



LIVE WEBINAR

Innovative Neuro-Inclusive Housing Models in Colorado

Hosted by:
Inclusive Housing Coalition



Wednesday, Oct. 18



12-1 p.m.



[Register Now](#)



Learn more at ihccolorado.org.

About Us



IHC is a Colorado 501(c)3 Non-profit Organization Incorporated in 2022.

Our Vision

Colorado residents with I/DD have affordable residential opportunities that enable them to be an integral part of their neighborhood and greater community.

Our Mission

Address the unique affordable housing crisis experienced by people with I/DD by generating awareness and influencing partnerships towards building diverse opportunities in Colorado.



What We Do



A Collective Voice for Neuro-Inclusive and Affordable Housing

Information



Convening Opportunities



Training



Bridging the Knowledge Gaps



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The Grove at Cottonwood in Broomfield

Neuro-inclusive, Affordable, Accessible Place to Call Home

Gina Coufal

Founder & CEO

FRIENDS of Broomfield

Kristin Hyser

Executive Director

Broomfield Housing Alliance





Mission

Dedicated to enhancing communities by creating opportunities for individuals with intellectual and developmental disabilities through an innovative and person centered approach.



Broomfield Housing Alliance

Mission

Partnering to create abundant, attainable, inclusive and sustainable housing that gives all residents of Broomfield an opportunity to thrive.

Vision of a Neuro-Inclusive Community

- Intentional neuro-inclusive, affordable community offering safe, accessible independent, supportive housing
- Priority Populations - IDD, Seniors, small families
- Up to 40 units, mix of 1 and 2 bedrooms
- Consumer-Controlled Service Model
- Transportation Solutions
- Common House
 - Onsite Property Management & Resident Services (e.g., service navigation and referral, job placement support, transportation, conflict resolution/mediation, cooking classes, etc.)
 - Dining Room/Warming Kitchen
 - Game Room/Multipurpose, Computer Room
 - Meeting Space for Occasional Service Providers
 - Space and organized events to socialize with neighbors, friends and family
- Community Guidelines to ensure safety and comfort for residents and neighbors
- Create a community where people of all neuro-abilities can call home and thrive



Resources & Financing

- CHFA Small Scale Housing Technical Assistance
- Land and Predevelopment
- 9% Low Income Housing Tax Credits
- HUD HOME-ARPA Funds
- Prop 123
- DOLA DOH Transformational Grant
- Housing Vouchers (Project-Based, 811s, CAT, etc.)
- Philanthropic
- BHA Equity
- CCOB Gap Financing
- \$\$\$+++



Elements of Success

- ★ Strong Partners
- ★ Leverage Expertise, Listen & Learn
- ★ The Opportunity!
- ★ Do not lose sight of who you are serving and why!

For more information:

www.broomfieldhousingalliance.org

www.friendsofbroomfield.org

www.broomfieldvoice.com/bha-cottonwood

THANK YOU!

A unique collaboration
between the
Douglas County
Housing
Partnership
and
Wellspring
Housing



Unity
ON PARK



ABOUT

- In collaboration with the **Wellspring Community**, the **Douglas County Housing Partnership (DCHP)** and **Wellspring Housing** intend to convert a hotel into an apartment community!
- Unity on Park Street is an innovative project that brings much-needed housing opportunities to the Town of Castle Rock and Douglas County.
- The hotel will be renovated into 42 units comprised of 20 studio apartments and 22 one-bedroom apartments.





ABOUT

- DCHP will provide on-site property management, maintenance, and compliance services.
- Wellspring Housing will provide two on-site staff members who will function as resident assistants in the community.
- This affordable housing project will be an intentional community for both nondisabled and disabled adults.





INDEPENDENT LIVING PROGRAM

- This affordable housing project will be an intentional community for both nondisabled and disabled adults.
- All residents of Unity on Park Street need to be able to live independently.
- The estimated percentage of adults with IDD is anticipated at less than 50% of the total residents.
- Residents who wish to, may participate in the Independent Living Program, which is designed to empower residents and boost housing stability.





FINANCING

- Total Development Costs of approximately \$11 million
- \$3 million in an ARPA grant from Douglas County
- \$4 million in APRA grant from the Colorado Division of Housing
- \$500K grant from the Mil Levy fund through Developmental Pathways
- \$650K in fee waivers from the Town of Castle Rock
- \$492K in deferred developer fees
- Mortgage of \$2.75 million from MidWestOne Bank
 - Used DCHP Bonding Capacity to create loan with a 4% interest rate





Reclaiming Hope with Housing





COMMUNITY ACCESS TEAM (CAT)

October 17, 2023

Ann Watts,
Community Access Team Manager
DOLA Division of Housing



COLORADO
Department of Local Affairs

The Community Access Team (CAT) helps people with disabilities stay in their homes and communities and out of nursing facilities or other institutions by making their homes affordable, safe and accessible.

- CATVouchers State Housing Vouchers
- Section 811 Project Rental Assistance (PRA)
- Housing for Persons with AIDS (HOPWA)
- Medicaid Home Modifications
- Home Modification Tax Credit
- IRSS Home Inspection Program



CATV State Housing Vouchers

Partnership with HCPF/Medicaid - Started to support a federal demonstration grant program

- Since 2019, a permanent part of Medicaid's State Plan
- For people exiting institutions who are eligible for Home and Community Based Services (HCBS) waivers
- Medicaid provides support services to help people leave nursing homes & live in the community

Guided by Housing Choice Voucher regulations, but...

- State \$\$
- Tenant-based
- Exiting institutions with Transition Services
- SLS-HCBS members avoiding placement on DD-HCBS
- Can also serve those at-risk, including homeless



Section 811 Project Rental Assistance (PRA)

Federal grant for project-based subsidies in integrated housing

- 1st award helped create 91 units in 7 projects
- 2nd award will help create about 80 units

Serves

- Non-elderly disabled (under 62)
- Same priorities as CATVouchers

DOH's role

- Selects projects
- Contracts with projects
- Refers eligible tenants & administers “vouchers”
- Monitors projects



Housing for Persons with AIDS (HOPWA)

Federal formula grant from HUD + CARES Act funds

- Single contract w/Colorado Health Network
- Formula \$\$ provides Tenant Based Rental Assistance (TBRA) and support services, Permanent Housing Placement
- CARES Act \$\$ adds more TBRA & support services

DOH's role

- Manage/monitor contract w/CHN
- HUD's Consolidated Plan & CAPER reporting



Medicaid Home Modifications

Partnership with HCPF/Medicaid

- A benefit for people with certain HCBS waivers
- To increase independence in their own homes & avoid institutionalization

DOH's role

- Reviews requests for consistency with an OT/PT evaluation
- & for compliance with program regulations
- Inspects completed work (10%)
- Resolves client complaints

Typical Mods: ramps, bathrooms, kitchens, widening doorways & so much more - check out our Look Book!



Home Modification Tax Credit

State income tax credit, started in 2019

- Max income 2023 = \$172,554
- Must owe state income taxes (not a refundable credit)
- Have to be able to pay for the work up front
- Up to \$5,000 per person with a disability

DOH role

- Reviews requests for compliance with program guidelines
- Inspects completed work (10%)
- Provides a Tax Certificate to the taxpayer
- Reports to Dept. of Revenue



IRSS Home Inspection Program

Partnership with HCPF/Medicaid

- IRSS = Individual Residential Support Services
- Benefit for people with developmental disabilities
- Provides Host Homes with 24/7 support
- & other types of “residential settings” with intensive, in-home support

DOH’s role

- Track information on each home
- Inspect about 1,700 homes each year
- Work w/HCPF to resolve complaints, concerns





**Ann Watts,
Community Access Team Manager
DOLA Division of Housing
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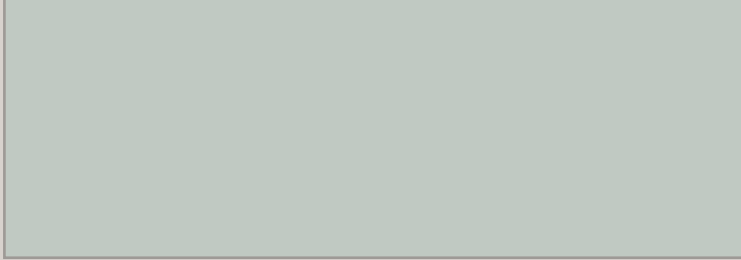


COTTONWOOD

COMMUNITY ALTERNATIVES, INC.

People Serving People











































A SPECIAL THANKS TO OUR SUPPORTING PARTNERS

- Department of Housing Stability | City and County of Denver
- Rocky Mountain Human Services
- JPL Cares