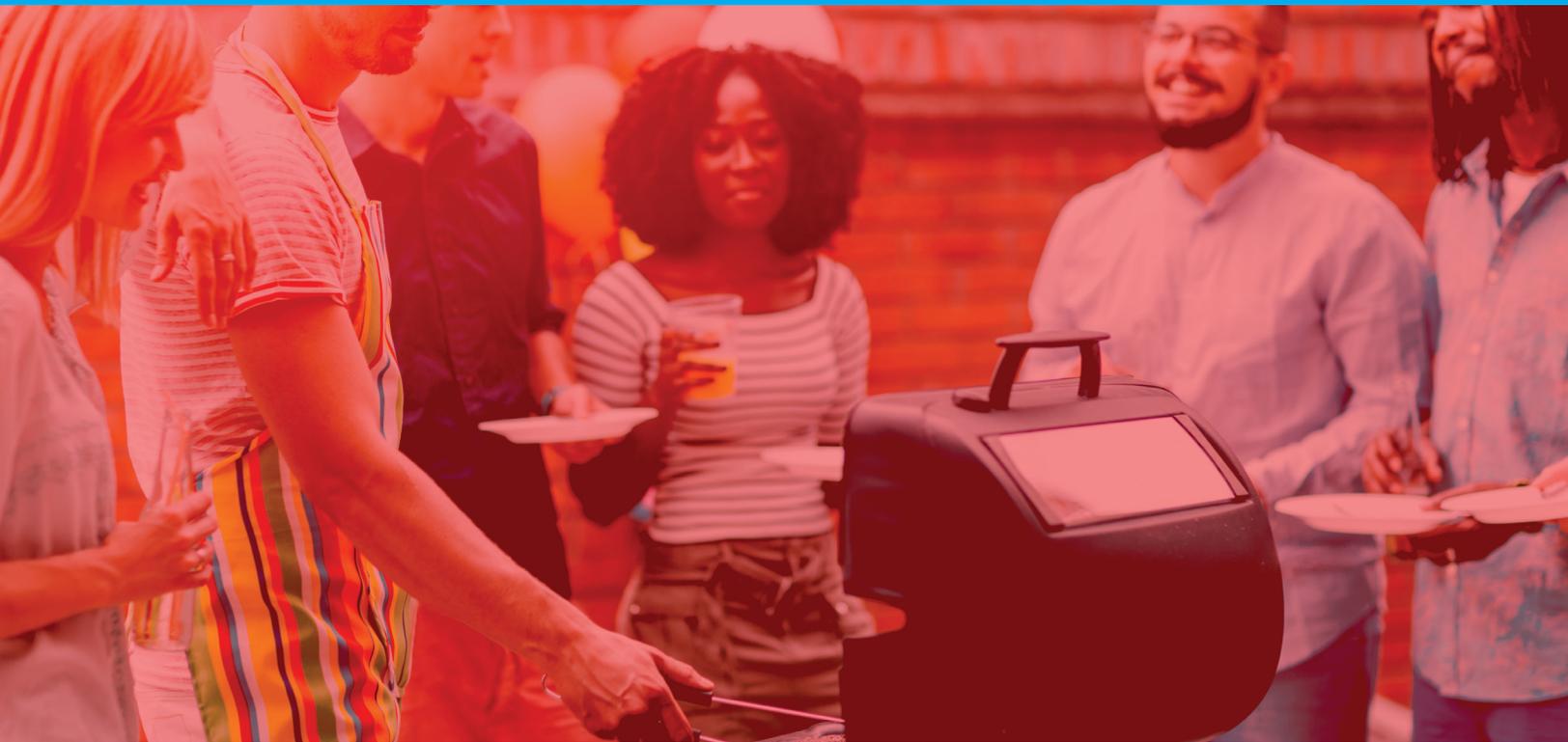


Benefiting Communities



Housing diversity builds great neighborhoods.

The cornerstone of a thriving community is housing for all. Every Coloradan is unique, so we need housing diversity to serve the needs of everyone in our community.

The cost of housing in Colorado is high, but does affordable housing really help? Do I want it in my neighborhood? This resource explores how affordable housing benefits communities and society as a whole. It transforms lives, making our neighborhoods a safe, healthy, and thriving place to live.

Affordable housing serves a wide population in Colorado, including our essential workers such as patrol officers, school teachers, and nurses. Too many Coloradans are struggling to find housing that works for their financial needs.

Minimum wage employees in Colorado must work at least 75 hours per week to afford a fair market 1 bedroom rental without being cost burdened. Statewide, a Coloradan must make \$22/hour to afford a 2 bedroom fair market rental housing.¹

1. Out of Reach Report. (2017). Out of Reach 2017: Colorado. Retrieved from nlhc.org/oor/colorado.



Living on the Edge.

Many hardworking Coloradans can only afford a home by a very slim margin. One unexpected expense like a car repair or a medical bill can mean cutbacks on essentials like food, heat, and child care. Or can even result in losing their home. Tens of thousands of people are one event away from a housing crisis.

Source: National Housing Conference, Paycheck to Paycheck, 2016

A boost for your local economy.

Affordable housing benefits people in a variety of ways by freeing financial resources to be used in other areas. This increases spending on food, healthcare, and other resources, thus contributing to the local economy and supporting businesses.

A study comparing low-income families who were housing cost burdened to those stably housed found that those not cost burdened had more disposable income, resulting in spending five times as much on health care, three times as much on food, and twice as much on retirement savings.²

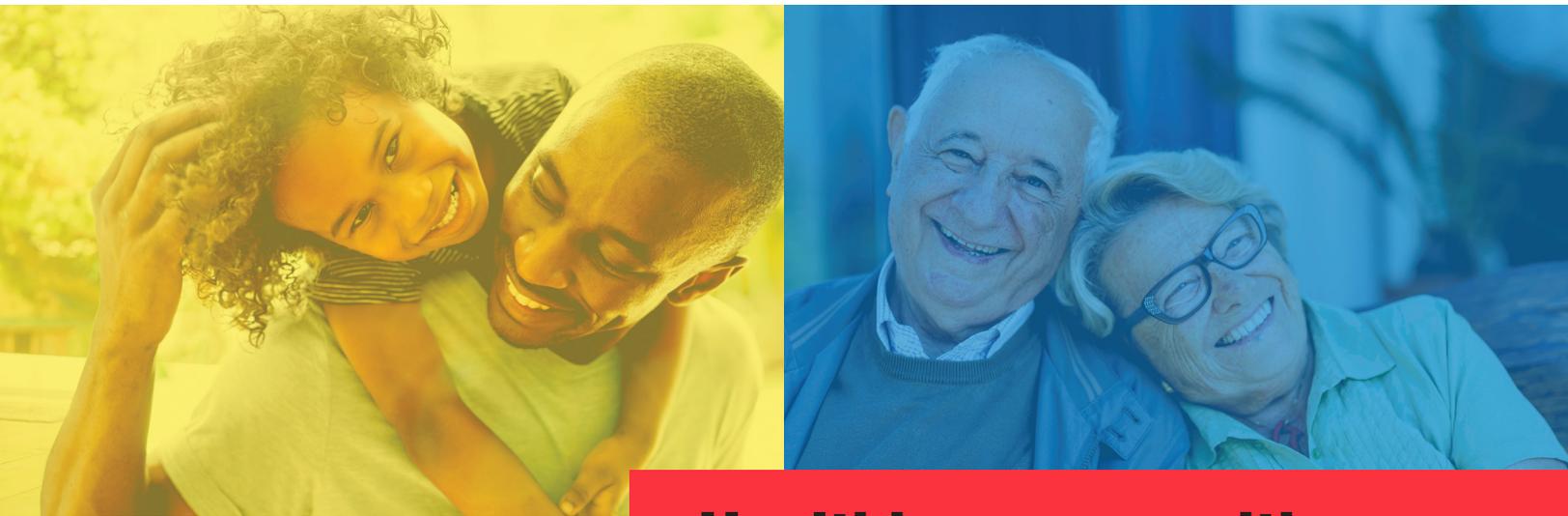
“Affordable housing is a critical element for a sustainable economy. Without the availability of affordable housing, challenges might exist like lower discretionary spending, diminished quality-of-life, neighborhood and community instability, or businesses struggling to find, keep or expand

their local workforce. To remain economically competitive we need to ensure access to housing at all levels for our communities to thrive.”

Kim Woodworth
Operations Director
Economic Development Council of Colorado

Housing also plays an expanded role in our collective economic vitality through generating local income and supporting jobs throughout the state. In fact, the one-year combined local economic impact of building and rehabilitating subsidized housing in Colorado includes \$113.1 million in incomes and supports 1,657 full-time equivalent jobs. Our entire community – from our local businesses to our neighbors – benefits from this economic activity each year.

2. Enterprise Community Partners. 2014. Impact of Affordable Housing on Families and Communities: A Review of the Evidence Base. Columbia, MD: Amy Brisson and Lindsey Duerr.



Healthier communities.

We all benefit when our neighbors are healthy. When people live in stable housing, they are able to get the medical resources they need and adopt healthier lifestyles. With affordable housing options, families are not forced to choose between shelter and good nutrition. This makes our communities a better place to live.

Families living in stable housing situations have twice as much disposable income to dedicate to healthcare, nutritious food, and insurance costs.³ Housing stability and food security increase individuals' abilities to maintain medical care and fulfillment of prescriptions resulting in decreased use of emergency health care, hospitalizations, and shorter inpatient stays.⁴

Compared to waitlisted families, children in subsidized housing are 28% less likely to be seriously underweight, 19% less likely to be food insecure, and 35% more likely to qualify as being in "well" health.⁵

"Poor housing is associated with increased risk of chronic illness, inadequate nutrition — especially among children — and poor mental health. High housing costs force many low-income families to make difficult choices and trade-offs that compromise what they need to live healthy lives. Stable, safe, and affordable housing is essential to healthy families and communities."

Khanh Nguyen
Portfolio Director
Colorado Health Foundation

"When families are faced with putting a substantial portion of their monthly income towards rent, as is increasingly the case in Colorado's metro areas, food budgets are the first to be cut in order to ensure that families continue to have a roof over their heads. The unintended consequence is that as hunger increases, health outcomes fall and medical costs go up, [which ultimately decreases a family's earning power]."

Joel McClurg
Director of Public Policy
Hunger Free Colorado

3. Enterprise Community Partners. 2014. Impact of Affordable Housing on Families and Communities: A Review of the Evidence Base. Columbia, MD: Amy Brisson and Lindsey Duerr.

4. Margot B. Kushel, Reena Gupta, Lauren Gee, & Jennifer S. Haas (2006). Housing Instability and Food Insecurity as Barriers to Health Care Among Low-Income Americans. Journal of General Internal Medicine, 21(1), 71–77.5.

5. Enterprise Community Partners. 2014. Impact of Affordable Housing on Families and Communities: A Review of the Evidence Base. Columbia, MD: Amy Brisson and Lindsey Duerr.



Denver's Mariposa District

Revitalizing neighborhoods.

We know you are wondering: when affordable housing becomes your new neighbor, what happens to the neighborhood you know? Evidence suggests that it will be revitalized. New housing built with the latest innovation and design features, along with investments in street lighting, landscaping, and new sidewalks, can enhance the character of the entire community.

In Denver, property values go up when affordable housing is developed and maintained. Affordable housing development in Denver is associated with an increase of \$7.35 per square foot in property values within 4,000 feet of a housing complex compared to surrounding regions.⁸ In a national study, Low-Income Housing Tax Credit development, one of the main ways of financing affordable housing, created a \$116 million economic benefit when considering the changes in home prices within the community.⁹

***“The plan of the Mariposa District was visionary because it didn’t just focus on land use, zoning, and housing, it also spoke to health, culture, and opportunity. [The redevelopment of Mariposa] created an art-centric community that celebrates diversity and the value of culture through a focus on the creative industries. The Mariposa District is a signature milestone in DHA’s history as a nationally recognized leader in housing and neighborhood revitalization.*”**

We are proud to have accomplished a major neighborhood transformation that was informed by residents and neighbors; that replaced all the original subsidized units and created 600 newly constructed units of intentional housing; and resulted in an economically and socially diverse neighborhood focused on health, opportunity, and inclusiveness.”

**Ismael Guerrero
Executive Director
Denver Housing Authority**

8. Cheryl Young (2016). There Doesn't Go the Neighborhood: Low-Income Housing has No Impact on Nearby Home Values. Trulia

9. Rebecca Diamond & Tim McQuade (2016). Who Wants Affordable Housing in their Backyard? An Equilibrium Analysis of Low Income Property Development. Stanford Graduate School of Business.

Better students, stronger classrooms.

In classrooms all over Colorado, children are struggling in their studies due to hardship at home. Frequent moves, substandard housing, and poverty issues can cause a lot of distractions for a child's studies. When these distractions are eliminated for children, more emphasis can be put on studying, thus enhancing the classroom as a whole.

Children in stable housing situations perform better in reading and math, a trend attributed to the decrease in student mobility, overcrowding, food insecurity, and exposure to poor environmental conditions causing health complications.⁶

Children who participate in the Moving to Opportunity program, which moves high-poverty families to low-poverty neighborhoods, see a 32% increase in college attendance rates predominately within higher quality colleges.⁷

“We know that out-of-school factors have enormous influence on school success. Children in stable housing perform better in school and have measurably higher grades and test scores in reading and math. More stable housing is also associated with decreased mobility, food insecurity, and health complications. All of these factors are determinants of school success.”

Rob Stein
Superintendent
Roaring Fork School District

6. Center for Housing Policy. 2011. *The Impacts of Affordable Housing on Education: A Research Summary*. Washington, DC: Maya Brennan.

7. Raj Chetty, Nathaniel Hendren, & Lawrence F. Katz (2016). *The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment*. *American Economic Review*, 106 (4)

Growing strong together.

The need for affordable housing in Colorado has never been greater. Housing Colorado is a comprehensive industry association that is dedicated to serving professionals who are designing, developing, and increasing support for affordable housing in Colorado. We don't just convene the building of affordable housing; we also tell the story of why it is essential to our communities today. We are called upon to lead, educate, activate and innovate to ensure that Colorado's communities are affordable, healthy, vibrant, and safe.

Please visit liveaffordablycolorado.org to learn more about the need for affordable housing and the reasons we should support it.