SECTION 4 RECIPIENT SPOTLIGHT
Ute Mountain Housing Authority

Impact Summary
New stable, permanent supportive homes for homeless and extremely low-income people in Towaoc, CO

Section 4 Outcomes
Funding secured for 11-unit Permanent Supportive Housing (PSH) project

How Section 4 Funds Were Used
Hired a consultant to train staff and implement the first tribal supportive housing project in Colorado

Section 4 Helps UMHA Navigate Complex Funding Application
Located in rural Southwest Colorado, on approximately 1,000 square miles of land, Ute Mountain Ute Reservation is home to nearly 2,000 tribal members. Their cultural history is rich, but quality homes are scarce and the average per capita income is just $12,598. Ute Mountain Housing Authority’s (UMHA) mission is to provide affordable housing for local tribal families. Currently there is a waitlist with over 130 applicants hoping for housing assistance.

A 2014 Section 4 grant helped UMHA establish a comprehensive plan that positioned homelessness as their top concern. Since then, UMHA has focused on creating Permanent Supportive Housing (PSH), an effective housing model that includes counseling and behavioral health services. PSH has been proven to help people with the most severe challenges permanently stay out of homelessness and improve their health conditions, while lowering emergency public service costs.

In 2016, UMHA used Section 4 funds to hire a consultant to help them navigate the complex PSH development process – the first ever supportive housing project on Tribal lands in Colorado. Through intense work and engagement with the community, UMHA produced a plan for 11 new PSH homes with full state and tribal support.

Section 4 Outcomes
Funding secured for 11-unit Permanent Supportive Housing (PSH) project

Technical Assistance from Enterprise
Training, technical assistance and peer learning via the Pathways Home Supportive Housing Toolkit.

Groundbreaking Ceremony

Ute Tribe To Develop Colorado’s First Supportive Housing on a Tribal Reservation

Section 4 Capacity Building
The Section 4 Capacity Building for Community Development and Affordable Housing program strengthens low-income urban and rural communities by providing flexible support to nonprofit organizations to develop affordable housing, finance small businesses, revitalize commercial corridors, and address community needs.

HUD Section 4 is the only federal program that exclusively focuses on increasing the effectiveness of local community development organizations.

Through direct financial assistance, training, and guidance, Section 4 helps these organizations to maximize their impact in communities and to provide essential, sustainable services to vulnerable families and individuals.

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Enterprise and Section 4 Increase Colorado’s Capacity to Address Chronic Homelessness

The Colorado Governor’s Office and the Colorado Housing Finance Authority set a goal to create 5,800 new permanent supportive housing units in the state, which required a significant investment in the capacity of local housing organizations. State leaders partnered with Enterprise Community Partners to bring its proven training program, the Pathways Home Supportive Housing Toolkit, to Colorado. The toolkit uses technical assistance and peer learning to help nonprofits, housing authorities, and other homeless service providers learn the nuts and bolts of planning high-quality supportive housing.

With the help of the Pathways Home training and Section 4 funding, UMHA successfully capitalized on a new state funding initiative for projects targeting homeless and/or special needs populations. The resulting 11-unit South Towaoc Permanent Supportive Housing project is the first ever permanent supportive housing project on a reservation in Colorado, the first project-based voucher contract from the Colorado Division of Housing for a tribal deal, as well as the first state-funded contract and first grant from the Colorado Housing Finance Agency. This trailblazing project raises the bar for addressing homelessness within tribal communities in Colorado, and sets the stage for a 20-year, 200-unit comprehensive South Towaoc development project planned by UMHA.

Impact of Section 4 Support

Section 4 funds supported a housing development consultant to guide and educate Ute Mountain Housing Authority in the complex process of obtaining state funding and HUD project-based vouchers. As a result, UMHA secured financing to develop the state’s first permanent supportive housing on Tribal land, helping very high-need homeless individuals transition into housing, become healthier, and increase their economic self-sufficiency.

Housing Security

Eleven new permanent supportive homes in Towaoc will provide critical stability and wrap-around services to help homeless individuals progress toward self-sufficiency and better health.

Economic Impact

Permanent Supportive Housing is an intervention that has been proven, through research studies, to reduce public spending on Medicaid, emergency hospital services, incarceration and other public services.

Enterprise Expertise Maximizes Section 4 Funds

Enterprise was instrumental in the development of the Pathways Home Supportive Housing Toolkit and its roll-out in Colorado. With these trainings, community development organizations are making significant strides in their ability to develop permanent supportive housing in Colorado, Minnesota, Utah, and New Mexico. Enterprise connected UMHA with the leading Pathways Home Toolkit consultant for this Section 4 grant, ensuring that they had the support they needed to successfully develop high-quality supportive housing.

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Ute Mountain Housing Authority is located in Towaoc, Colorado, where:

- 48% of people live in poverty
- 45% of renters pay more than 30% of their income on rent
- $24,500 is the median household income

From the American Community Survey 2015 data