

What does success look like?

Exploring evaluating The Colorado Health
Foundation's affordable housing work



The Colorado Health Foundation™

What we believe and aim to achieve

Belief

That health is a basic human right.

Vision

That across Colorado each of us can say: “We have all we need to live healthy lives.”

Mission

To improve the health of Coloradans.

Rally Cry

Bringing health in reach for all Coloradans.

Values

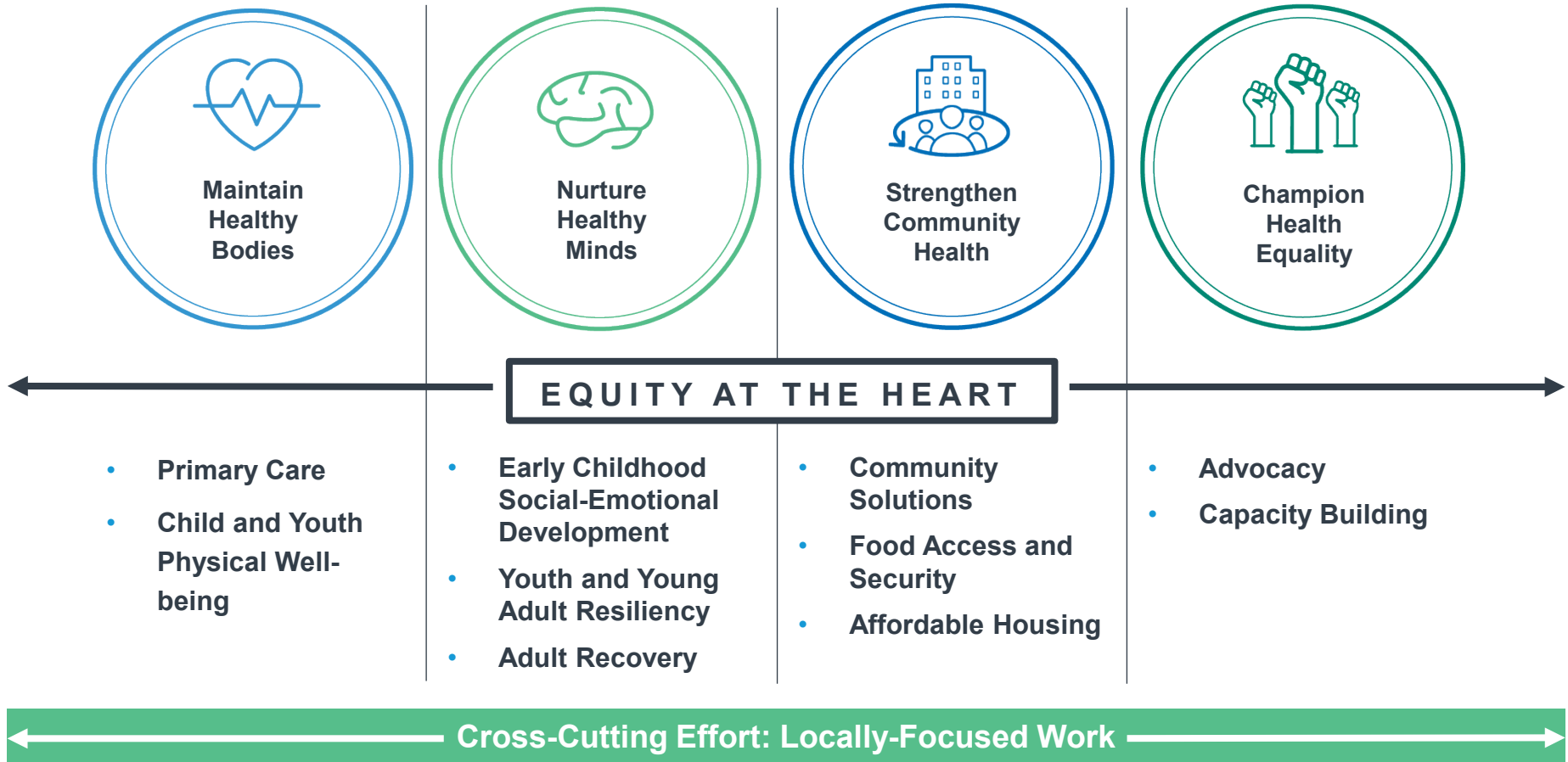
- Our stewardship commitment demands accountability and transparency.
- We treat all with whom we come into contact with respect and humility.
- Our staff and board are passionate and persistent.
- We are relentless in our efforts to achieve health equity and opportunity.
- To advance our mission, we and our work must be relevant and have lasting impact.

Cultural Attributes

Nimble
Fearless
Mission Obsessed
Equity-Propelled

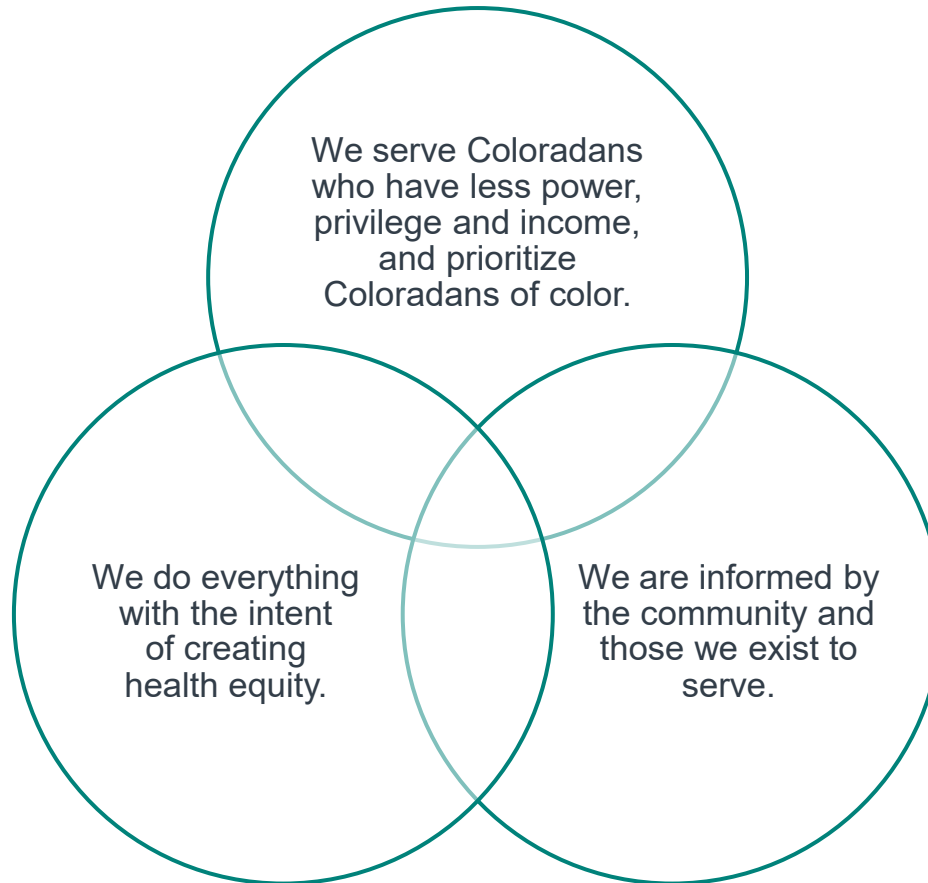


Funding priorities



Cornerstones of our work

THE PROMISES UPON WHICH OUR WORK IS BASED,
AND THAT WE EXPECT FROM OUR PARTNERS



Our “working” definitions

Health Equity

Exists when there are no unnecessary, avoidable, unfair, unjust or systemically-caused differences in health status.

Racial Justice

Exists when there is not only the absence or alteration of systems that create and perpetuate racial disparities in areas including health, education and wealth, but the presence of a transformed and fundamentally different systems that operate on behalf and inclusive of communities of color.



The affordable housing strategy

Future changes we are aiming to contribute to

Coloradans who live on low-income* and are excluded based on their race and ethnicity (i.e., BIPOC communities) have: 1) high-quality, safe, and affordable housing that supports their health, economic well-being, and dignity, 2) the power to shape and achieve the housing solutions they prefer and deserve, and 3) the ability to influence and change both policies, systems, and environments.

*Households living below 80% area median income and spending over 30% of their household income on housing

The major pathways of our work



Support models or approaches that: 1) increase or preserve the inventory of high-quality, safe, and affordable housing and 2) ,when applicable, include services addressing the other social determinants of health

Support policies and practices at the local, state, and federal levels focused on equitable, affordable, and community-centered housing

Build public support for affordable housing by using CHF's voice to cultivate public will and support the voices of others working to advance affordable housing



The community land trust model

- Established in the late 1960s by civil rights activists
- Used to ensure long-term housing affordability
- Can protect against gentrification and resulting displacement
- Enables equity building



Photo source: The Community Land Trust Model and Movement. Grounded Solutions Network: <https://groundedsolutions.org/tools-for-success/resource-library/community-land-trust-model-and-movement>

The Chaffee Housing Trust (CHT)



CHAFFEE HOUSING TRUST

A Commitment to Community

Key evaluation questions

What contribution did CHF make to the CHT?

- In what ways did CHF support the CHT? What difference did it make?

What is the benefit of the community land trust model, as seen through the CHT?

- What benefit does the stabilized housing have for homeowners?

What additional supports, if any, are needed to thrive once homeowners have stabilized housing?

What was the impact of CHF's financial contributions?

- Purchase of land to build additional housing
- Coverage of the costs of building new units
- Hiring of staff
- Securing of mortgages for homeowners

“The grants give us the freedom to do a lot of things and not worry about ... fundraising. The PRIs have been incredible leverage. One has been more used than the other, but both of those have allowed us to expand what we do and be creative. That's been a really huge part in growing a new and young organization that needs to pivot and be creative when things change or opportunities come up.”

-Chafee Housing Trust Leader

What were the benefits to homeowners?

- Access to affordable housing
- Alleviation of financial stress
- Increased stability and security for: work, education, mental and physical health, and leisure
- Stability during the pandemic
- Confidence in the future
- Increased social cohesion, civic engagement, and advocacy

"I have all my evenings off ... and I can go out after work and have a drink with my friends, or go out for dinner, or I can at least plan on having a vacation, which is pretty nice because I have a job that has benefits ... so it's all this stuff that comes behind of you taking that relief off your shoulders, and you start seeing that your life is evolving in a good way ... Everything started being better, easier. It became more smooth. I didn't have to work that hard for it. ... It's that I didn't have to stress about the rent. Also, I have a secure place to come."

– Chaffee Housing Trust Homeowner

"This opportunity has given me the chance to build my credit, to build equity in this home. Knowing I'm not going to get a hundred percent of the equity is fine with me, but then maybe one day, if I do sell, I can take that equity and put it down on something where I normally wouldn't have had it if I was renting."

– Chaffee Housing Trust Homeowner

What are the challenges?

- Affordability in rural areas
- The local economy
- Staffing the land trust
- Changing the perceptions of homeowners

"We certainly want this housing to go into either established neighborhoods or new neighborhoods that have good access to schools, to the downtown, to the facilities in the community.... Because housing is soaring, land prices are soaring, that is a really big challenge."

- Chaffee Housing Trust Leader

Housing as a platform

- Health
- Wealth
- Community
- Equity and justice



The stability and quality of our housing, and the conditions of our neighborhoods, play a critical role in shaping our health.