Entry Form
2018 Annual Awards for Program Excellence
Entry Deadline: Friday, June 15, 2018, Midnight ET

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email awards@ncsha.org.**

Entry Title: Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

Category:

Subcategory:

Entry Summary: A 15-word (max) summary of the program, project, or practice you are entering.

HFA:

HFA Staff Contact:

Phone:

Email:

Visual Aids:
Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF?   Yes   No

Payment:
My HFA is mailing a check to NCSHA.

My HFA is emailing the credit card authorization form to awards@ncsha.org.

Colorado Housing and Finance Authority
Gap Map
Management Innovation

Brief Description
As Colorado Housing and Finance Authority (CHFA) keeps abreast of the housing affordability crisis occurring across our state, it is imperative to work with a clear understanding of who is being served and who is left "cost burdened". As part of a strategic initiative, CHFA wanted to better understand Colorado's market demographics, including where affordability gaps exist in the state's varied geographic regions and along the housing continuum from homelessness to long-term homeownership. This information allows CHFA to explore opportunities for new or enhanced products and services to meet the affordable housing needs of all Coloradans. To accomplish this objective, CHFA created a Gap Map consist creating a centralized data and visualization platform.

Innovative
This project integrated data from the Census American Community Survey, Colorado Division of Housing Rent and Vacancy Surveys, Housing and Urban Development (HUD), Colorado Association of REALTORS® (CAR), and the Point-in-Time and Housing Inventory Report on Homelessness. CHFA calculated income needed to afford rent, and income needed to afford a median priced home by dollar amount and by AMI. HUD CHAS data was used to provide renter cost-burdened data by area median income (AMI) level. This resulted in the Gap Map landing page, which provides data at a regionalized level. Drill-in capability allows the user to focus on one or more counties in Colorado. The Gap Map is meant to interact with the user, giving a wide variety of information.

Data is shaded by a higher concentration of homelessness, rent cost burden or homeownership cost (illustrated in Exhibit A):

- Homeless data shading is based upon the number of homeless individuals as a percentage of total population within the region and comes from Colorado's Point-in-time Homeless study.
- Rental housing data is divided into four columns based on AMI. Regions are shaded by the percent of cost burdened renters (30% or 50% cost burdened) in each region. This data is from the annual CHAS data released by HUD and is divided by:
    - Under 30% AMI
    - 31-60% AMI
    - 61-100% AMI
    - Above 100% AMI
- Homeownership data is shaded based on the AMI needed to afford a median priced home.

Replicable
The data used to develop the Gap Map is public, and is available to download for any census level geography. Rent and home price data could be used if available, or those data points could be excluded from a visualization. Tableau may be used as a visualization tool.

The rental housing by AMI is shaded by percentage of renter occupied households who pay 30% or more of income to rent. There is also a drop-down option shaded by percentage who pay 50% or more of income to rent. The homeownership category represents the income needed to afford a median priced single-family home. These shading options may be selected by the person who sets up the visualization.

Respond to a management challenge or opportunity

While access to this data has always been available publicly, as mentioned above, this project's objective was to make the data available in one place with consistent delivery. CHFA now has a "one stop shop" access to Colorado data rather than needing to pull data from several sources. Additionally, the Gap Map allows CHFA the opportunity to provide partners and affordable housing stakeholders across the state with access to this consolidated data set.

Achieve measurable improvements in agency operations
Access to this data source saves time. Prior to the Gap Map deployment, a staff member would need to obtain the data from several difference sources and then use a formula to calculate affordability. Now, that data is instantly available, and updated three times per year.

Provide benefits that outweigh costs
The data can be quickly and easily accessed, and the cost to produce the Gap Map was minimal. Public data was used and the visualization was developed internally by using CHFA's existing Tableau software. The benefits of having a consolidated source of data to share both internally and externally are extremely valuable for CHFA's affordable housing partners. With this resources, it is no longer necessary to spend time visiting several websites to access the data point – it is all in one location at the county level.

Demonstrate effective use of resources
Tableau is data visualization software that had been deployed internally for other uses. It allowed for an innovative approach to view consolidated data used in affordable housing. By having an external data source available to our partners, many of which are already using the tool, the industry can identify and approach affordable housing problems in a collaborative effort.

Achieve strategic objectives
CHFA's mission statement is "We strengthen Colorado by investing in affordable housing and community development." Data sharing across Colorado helps the organization fulfill its mission and gives users a better understanding of the affordable housing challenges that help CHFA make informed decisions.

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Visual Aids:
The Gap Map is available on Tableau's Public website:

https://public.tableau.com/profile/colorado.housing.and.finance.authority#!/vizhome/TheGapMapPublicVersion/GapMap

Exhibit A