



# 2019 Housing Report

FULL REPORT

Accomplishments for the second year of ***Housing an Inclusive Denver***, Denver's five-year comprehensive plan for affordable housing



**DENVER**  
HOUSING STABILITY

## **Acknowledgments**

City & County of Denver Staff  
2019 Denver's Housing Advisory Committee (HAC)

### **2019 COMMITTEE CHAIR**

Heather Lafferty, Executive Director and CEO, Habitat for Humanity of Metro Denver

### **2019 COMMITTEE VICE CHAIR**

Randy Kilbourn, Community Transition Coordinator, Atlantis Community

### **Ex-Officio Members**

Eric Hiraga, *Executive Director, Denver Economic Development & Opportunity, City and County of Denver*

Jill Jennings Golich, *Interim Executive Director, Community Planning and Development*

Britta Fisher, *Executive Director, Department of Housing Stability and Chief Housing Officer, City and County of Denver*

Brendan Hanlon, *Chief Financial Officer, City and County of Denver*

Chris Conner, *Denver's Road Home / Program Director, City and County of Denver*

Ismael Guerrero, *Executive Director, Denver Housing Authority*

Tracy Huggins, *Executive Director, Denver Urban Renewal Authority*

Cris White, *Executive Director, Colorado Housing and Finance Authority*

Alison George, *Executive Director, Colorado Division of Housing*

### **Mayoral Appointments**

John Parvensky, Executive Director, Colorado Coalition for the Homeless

Veronica Barela, Former President and CEO, NEWSED Community Development

Carl Patten, Director, Community Benefit, Centura Health

Bill Pruter, Chief Financial Officer, Nichols Partnership

Jessica Dominguez, Love Thy Neighbor

Kenneth Ho, Development Manager, Lennar Multi-Family Communities

Chuck Perry, Managing Partner, Perry Rose LLC

Jennie Rodgers, VP,-Denver Market Leader, Enterprise Community Partners

Kevin Marchman, Board Chair, Stapleton Development Corporation

### **Denver City Council Appointments**

Jenny Santos, Health Coverage Guide, Servicios de La Raza

Monique Johnson, Program Officer, Colorado Health Foundation

Robin Kniech, At-Large Councilmember



## Dear Community,

Our ultimate goal is to create a healthy, housed, and connected Denver. In 2019, we made great strides toward that vision through the establishment of the Department of Housing Stability (HOST), elevating the issues of housing and homelessness to that of a core city service, just like police, fire, zoning, planning and street paving.

Under Britta Fisher’s leadership, HOST has brought together all of our resources to bear to tackle these complex issues with compassion, dignity and care for all residents. 2019 was a monumental year not only with the establishment of the new department, but through continued investments across the homelessness-to-home ownership spectrum. Critical funding decisions made in previous years – namely, the establishment of Denver’s first Affordable Housing Fund and the subsequent doubling of this fund – enabled us to invest more than \$57 million in 2019 toward housing stability for all Denver residents.

Affordable housing is not only critical for our residents’ quality of life, but also for our economy. Housing is the foundation of any thriving city, and Denver is no exception. Stable housing provides individuals with the security of health, community and creativity. While affordability continues to be a challenge in our city, HOST is incorporating new and innovative approaches – including land trusts, accessory dwelling units and home sharing models – to further support housing stability citywide.

Especially now, the foundation we’ve laid in 2019 will be key to our efforts to rebuild our local economy and protect all our residents from the impacts of the COVID-19 pandemic. As we look ahead, we remain committed to helping our most vulnerable residents who are experiencing homelessness, supporting our residents who seek an affordable place to call home, and ensuring residents can stay in the homes they already have.

Respectfully,

A handwritten signature in black ink, appearing to read "M. Hancock", with a long horizontal line extending to the right.

Mayor Michael B. Hancock





**Dear Neighbors,**

As the Executive Director of the Department of Housing Stability, I am happy to present the 2019 Housing Report. The report demonstrates our progress toward goals outlined in *Housing an Inclusive Denver*, our five-year plan.

2019 was a year of transition. On October 23, 2019, Mayor Michael B. Hancock signed Executive Order 145 to create the Department of Housing Stability (HOST), bringing together housing and homelessness efforts across the city to invest resources, create policy, and partner with various organizations to help keep residents in the homes they live in, quickly resolve an experience of homelessness, and connect residents to new housing opportunities. HOST will continue to work toward the goals outlined in *Housing an Inclusive Denver* while creating a Five-Year Strategic Plan that spans the full breadth of the new department.

With the leadership and partnership of the Mayor, members of the Housing Advisory Committee, community partners and stakeholders, we have continued to progress toward our five-year goals. Through policy and funding partnerships, we created or preserved more than 1,100 affordable housing units, stabilized more than 5,000 households at risk of displacement, and provided over 6,300 households with greater access to housing resources.

Thank you to community members, partners, service providers, developers and partner agencies for your collaboration and dedication to this work. Together we will build a healthy, housed and connected Denver.

A handwritten signature in black ink that reads "Britta Fisher".

**Britta Fisher, Executive Director**  
**DEPARTMENT OF HOUSING STABILITY**

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## 2019 BY THE NUMBERS



CREATED

946

New affordable housing units



PRESERVED

173

Existing affordable housing units



PROVIDED

6,304

Households with access to  
housing resources



STABILIZED

5,745

Households at risk of  
displacement

## SECTION 1: HOUSING AN INCLUSIVE DENVER

Safe and affordable housing is the foundation of stability for residents, and a key driver to creating and maintaining diverse and vibrant neighborhoods across Denver. The *Housing an Inclusive Denver* five-year plan, adopted by City Council in February 2018, provides background on the housing challenges in the City and County of Denver and identifies legislative, regulatory and investment strategies aimed at addressing those challenges. Two years into the plan, Denver still faces affordable housing shortages. The strategies in the 2019 Action Plan sought innovative and data-driven solutions to ongoing and evolving challenges along the housing spectrum.

### FUNDAMENTAL VALUES

Recognizing that addressing Denver’s housing challenges will require a range of partnerships and a robust set of investment and policy strategies, *Housing an Inclusive Denver* is organized around several fundamental values:

- **Leverage and enhance housing investments** with resources from public, private and nonprofit partners to support inclusive communities in Denver, including a focus on sustainability of the City’s existing resources for affordable housing development, preservation and programs.
- **Foster communities of opportunity** by aligning housing strategies and investments with unique neighborhood conditions that consider five opportunity outcomes: stable and affordable homes, jobs and economic mobility, comprehensive health services, access to quality education, and mobility and transit connections.
- **Support housing as a continuum** that serves residents across a range of incomes, including residents experiencing homelessness, those earning low wages or living on fixed-incomes such as seniors or residents with a disability, and working families.
- **Embrace diversity throughout neighborhoods** to ensure that Denver remains a welcoming community for all residents by focusing on policies, programs and investments that support inclusive, mixed-income communities.



*The city provided financing in 2019 to support the renovation of 112 homes for seniors and people with disabilities at the Olin Apartments.*

## OUR CORE GOALS

*Housing an Inclusive Denver* is focused on tools that address needs along the entire housing continuum, including housing for residents experiencing homelessness, affordable and workforce rental housing, and attainable homeownership. The plan seeks to align the city and its partners' actions between 2018-2023 according to four strategic goals:



### affordable housing in vulnerable areas and areas of opportunity

by focusing on production that considers specific neighborhood conditions, including areas vulnerable to displacement and neighborhoods that have strong amenities such as transit, jobs, high quality education and health care. Measurable outcomes from investment and policies under this core goal include new units created.



### affordability and housing quality

by investing to maintain affordability in non-subsidized units and preserving or continuing affordability of existing publicly subsidized affordable housing. Measurable outcomes from investment and policies under this core goal include existing units preserved.



### equitable and accessible housing options

by supporting programs and policies that help residents across the housing continuum access affordable housing. Measurable outcomes from investment and policies under this core goal include residents served through program investments or policy actions.



### residents at risk of involuntary displacement

by supporting programs and policies that help a resident maintain their existing housing or stay in their community. Measurable outcomes from investment and policies under this core goal include residents served through program investments or policy efforts.

## SECTION 2: FUNDING PRIORITIES

*Housing an Inclusive Denver* represents the first effort by the city and its partners to align housing investments to serve populations along the income continuum, targeting resources to serve the most vulnerable residents. The five-year plan includes rough investment goals to serve each population, but actual spending is prioritized each year according to housing needs, market conditions, historic accomplishments, and the pipeline of housing projects.

The city and its partners have taken several steps to align investments with *Housing an Inclusive Denver* goals, including doubling the Affordable Housing Fund to \$30 million annually in 2018 and partnering with the Denver Housing Authority to create a \$129 million surge in bond funding.

In 2019, HOST took additional steps to make innovative housing development investments, including in Elyria-Swansea, at a project at 48<sup>th</sup> and Race St. that is slated to have 150 income-restricted residential units, as well as retail and health clinic space, all located along a corridor of the RTD's FasTracks expansion.



*In December 2019, the city approved a \$3,675,000 performance loan to support La Tela, a 92-unit affordable condo project in the Santa Fe Arts District.*

In 2019, the city invested \$27,527,600 to create and preserve 1,119 units. Additionally, the city invested \$17,489,369 to serve more than 12,000 households through programmatic assistance.

Funding priorities from *Housing an Inclusive Denver* include:

- **40 to 50% of housing resources** invested to serve residents earning at or below 30% of Area Median Income (AMI) and those experiencing homelessness who are seeking to access or maintain rental housing, including;
  - **20 - 25% of housing resources** to serve residents experiencing homelessness
  - **20 - 25% of housing resources** to serve residents earning at or below 30% AMI
- **20 to 30% of housing resources** invested to serve residents earning 31 to 80% AMI that are seeking to access or maintain rental housing.
- **20 to 30% of housing resources** invested to serve residents seeking to become homeowners or remain in homes they already own.



## FINANCE

The city's primary tool for driving the development and preservation of affordable homes is gap financing investments in affordable housing development projects. Projects that apply for this funding are evaluated according to published term sheets, with different terms depending on the type of product. The city updates its published term sheets to align with current market conditions and housing priorities as identified in *Housing an Inclusive Denver* and its annual action plan. Investments to develop and preserve affordable housing include:

- Leveraging Low Income Housing Tax Credits awarded by the Colorado Housing and Finance Authority to develop and preserve rental housing and supportive housing for residents experiencing homelessness
- Gap financing to acquire and rehabilitate existing income-restricted housing to extend long-term affordability
- Gap financing to develop affordable homeownership opportunities

In addition to creating and preserving affordable homes, the city supports partners that administer a variety of housing programs. These programs serve to promote access to affordable housing and stabilize residents at risk of displacement along the housing continuum, such as:

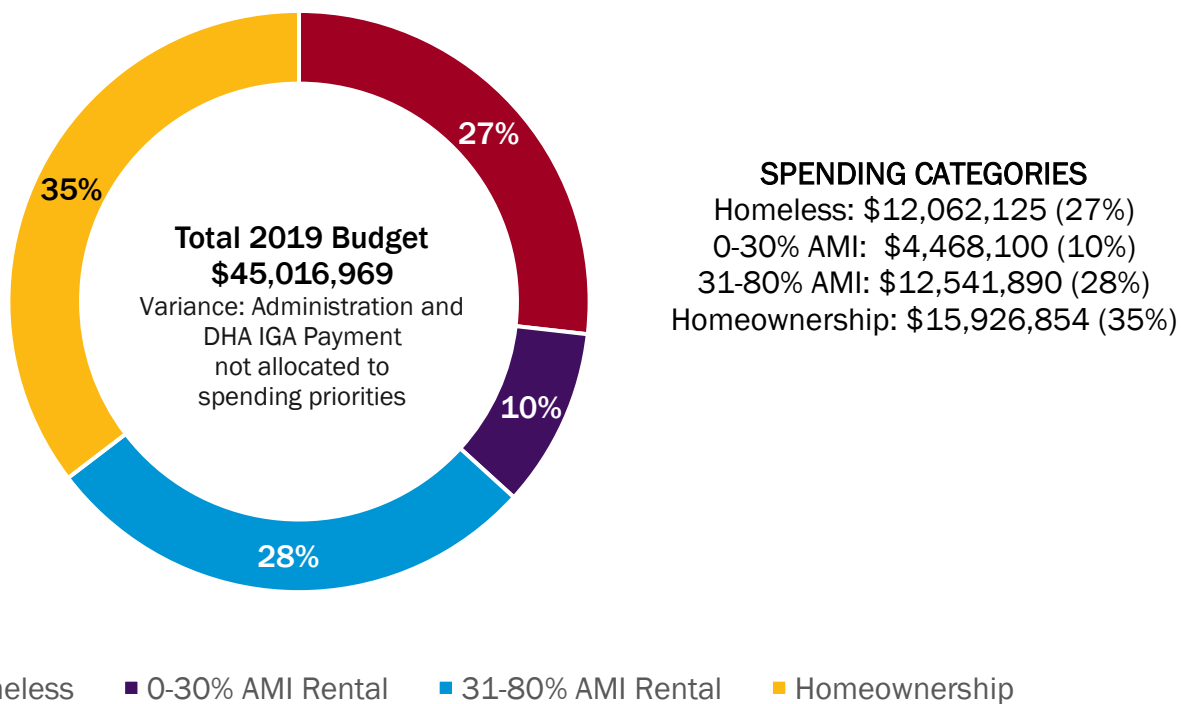
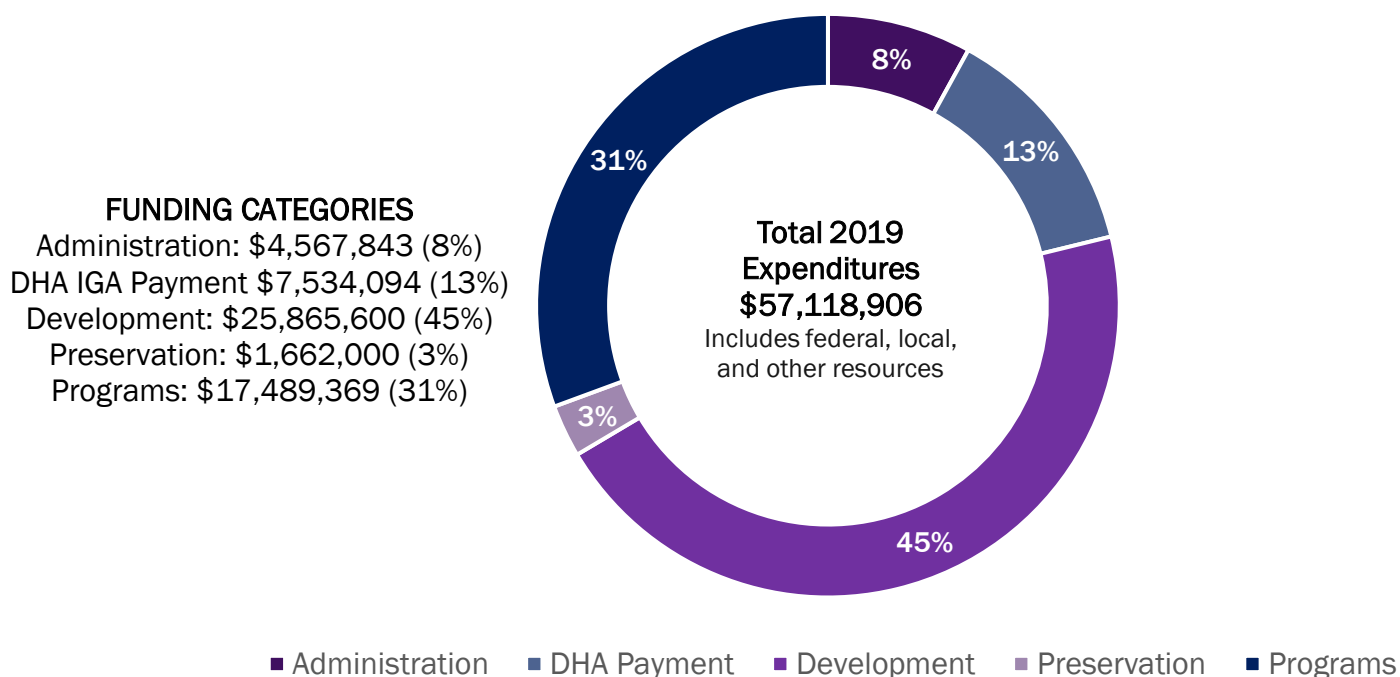
- Down payment assistance programs to help residents purchase a first home
- Temporary Rental and Utility Assistance to help stabilize residents experiencing a housing crisis to prevent displacement and homelessness
- Home repair programs to help current homeowners make necessary updates to their home and bring them into compliance with building codes



The city invested \$3,750,000 to support the construction of 150 income restricted apartments serving families earning from 30% to 80% of area median income. Located just a few blocks from RTD's National Western Center Station, the project provides strong connections to jobs, education, and more.

## 2019 EXPENSES: ALL HOUSING INVESTMENTS

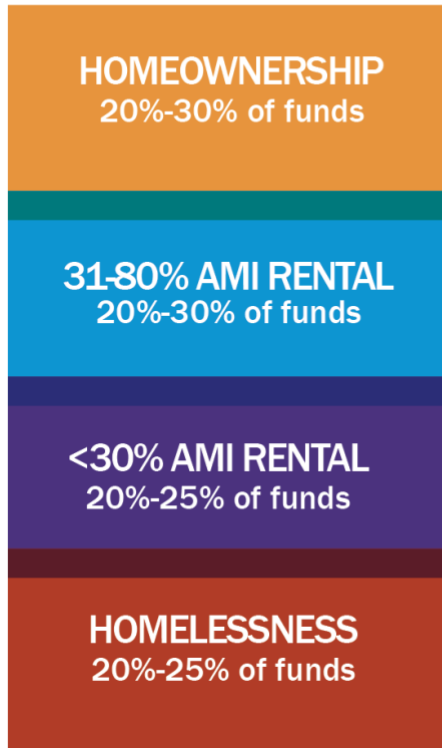
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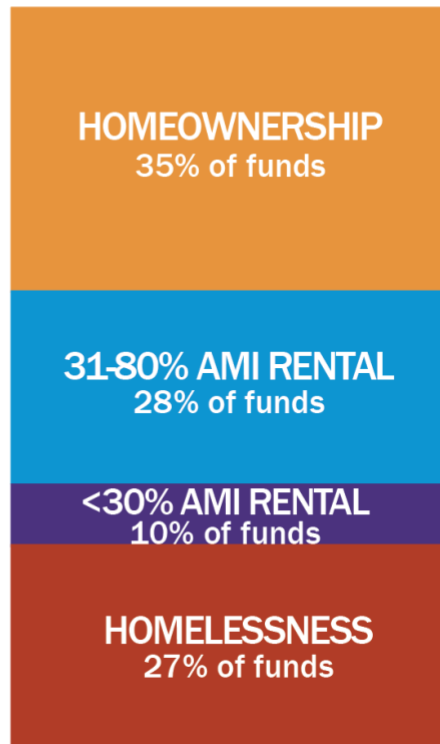
AMI = Area Median Income calculated by Housing and Urban Development (HUD). 100% in 2019 in Denver was \$65,000 for a single person household.

2019 PROGRESS: FUNDING PRIORITY GOALS

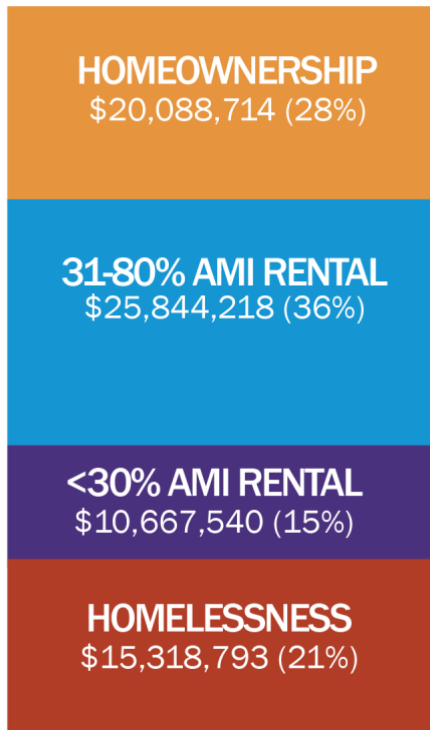
5-Year  
Allocation Goals



2019 Actual Spend  
By Population (All Funds)



2-Year Actual Spend  
2018-2019  
By Population (All Funds)







## OUTCOMES

*Housing an Inclusive Denver* represents a shift from previous planning efforts that have focused primarily on citywide housing strategies with a preference for creation of new units. As such, the city and its partners will measure the effectiveness of housing investments not just by the number of units that are created and preserved, but also by the number of residents that are served through programmatic investments. The five-year outcome metrics include:

- Creating at least 2,000 units between 2018 and 2023
- Preserving at least 1,000 units between 2018 and 2023
- Serving at least 20,000 households seeking to access housing between 2018 and 2023
- Serving at least 10,000 households seeking to stabilize in existing housing between 2018 and 2023

### 2019 OUTCOMES: UNITS AND HOUSEHOLDS

	 CREATE [UNITS]	 PRESERVE [UNITS]	 ACCESS [HOUSEHOLDS]	 STABILIZE [HOUSEHOLDS]
Homeless	16	0	2819	63
<30% AMI	87	0	2468	3477
31-80% AMI	399	173	395	1248
Homeownership	443	0	3433	192
Total	945*	173	6,300**	5,326***

\*Avenida del Sol has one rental unit at 96 – 120% AMI

\*\*4 households at 81+ AMI were served

\*\*\*419 households at 81+ AMI were served

**NOTE:** Households are deduplicated within each program, but Homeless households served may also be included in 0-30% AMI and 31-80% AMI Renter household counts

### 2019 Outcomes vs. *Housing an Inclusive Denver* Five-Year Goals

	UNITS TOTAL	HOUSEHOLDS TOTAL	\$ TOTAL	\$ PERCENTAGE	FIVE-YEAR PLAN GOAL
Homeless	16	2882	\$12,062,125	27%	20-25%
<30% AMI	87	5945	\$4,486,100	10%	10-25%
31-80% AMI	572	1643	\$12,541,890	28%	20-30%
Homeownership	442	3625	\$15,926,854	35%	20-30%
Total	1,118*	14,095**	\$45,016,969		

\*Avenida del Sol has one rental unit at 96 – 120% AMI

\*\*Includes 539 households served through programs in "Other" category, so does not match total of households served in Access and Stabilize categories above

**NOTE:** Households are deduplicated within each program, but Homeless households served may also be included in 0-30% AMI and 31-80% AMI Renter household counts



## SECTION 3: STRATEGIES AND ACCOMPLISHMENTS

The 2019 Annual Action Plan presented an overview of the key actions that the city and its partners would take to implement legislative, regulatory and investment strategies outlined in *Housing an Inclusive Denver*. Not every recommendation from the five-year plan was highlighted for specific key actions during the year but will be part of a future annual action plan or the new Five-Year Strategic Plan for the Department of Housing Stability. Strategic priorities for 2019 and key accomplishments by strategy are listed below.



### HOUSING AND AFFORDABILITY INVESTMENTS

**Recommendation 1:** Analyze existing housing resources for performance, structure and sustainability. (Continued in 2020)

**Recommendation 2:** Explore opportunities to expand existing resources for housing investments. (Completed in August 2018)

**Recommendation 3:** Coordinate housing investments with the city's other affordability resources. (Completed in October 2019)

**Recommendation 4:** Pursue regional collaboration with partners across the Denver metro area to promote inclusive communities. (Continued in 2020)

#### Key Accomplishments

- To curb community impacts of a federal government shutdown, the City launched a Temporary Mortgage Assistance Program which provided assistance to 32 homeowners who faced hardship due to unexpected changes in their employment status.
- Expanded community land trust and other long-term affordability investments across seven separate projects currently underway that collectively will provide 345 income restricted apartments/condominiums for at least 90 years.
- Program investments featured a new category of innovative housing programs, which included support for 600 households through eviction legal assistance, as well as a home sharing model to match homeowners with home seekers.

## LEGISLATIVE AND REGULATORY STRATEGIES

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- Recommendation 1:** Strengthen the City's Preservation Ordinance. (Completed in October 2018)
- Recommendation 2:** Expand and strengthen land use regulations for affordable and mixed-income housing. (Continued in 2020)
- Recommendation 3:** Develop more consistent standards for affordable housing in major redevelopment areas. (Continued in 2020).
- Recommendation 4:** Enhance protections and assistance for renters, including exploring a rental registry. (Continued in 2020)
- Recommendation 5:** Stabilize households through tax relief programs. (Completed January 2019)
- Recommendation 6:** Explore a framework and methodology for determining a preference in new housing for residents at risk of displacement. (Continued in 2020)
- Recommendation 7:** Enhance the existing State Low Income Housing Tax Credit. (Future Annual Plan)

### Key Accomplishments

- Created the Department of Housing Stability (HOST) to bring together housing and homelessness resources and raise housing and homelessness to the level of a core city service. HOST integrates city programs, services, and investments that were formerly under Denver Economic Development & Opportunity's Housing Division and Denver Human Services under one roof.
- Updated the zoning code to make possible tiny home village in Globeville neighborhood, which provides an alternative to shelter along with other services for persons experiencing homelessness.

## STRATEGIC USE OF LAND TO SUPPORT AFFORDABLE HOUSING

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- Recommendation 1:** Leverage publicly owned land for affordable housing development. (Continued in 2020)
- Recommendation 2:** Facilitate acquisition of land directly and through partners for housing development. (Continued in 2020)
- Recommendation 3:** Explore tools to promote long-term affordability of housing, including land trusts, throughout Denver communities. (Continued in 2020)

### Key Accomplishments

- Selected development partners to produce 155 units of income-restricted housing across two separate City-owned parcels on E. Colfax Ave.
- Acquired nine parcels along the 4900 block of Washington St. for future affordable housing development to increase equitable housing and community development opportunities.
- Made innovative investments across housing development, including extending the Transportation Oriented Development (TOD) Fund for an additional ten years to the year 2029, providing a means to further leverage investments at mass transit sites for affordable housing.

## HOUSING FOR RESIDENTS EXPERIENCING HOMELESSNESS

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**Recommendation 1:** Expand investments in housing options for residents experiencing homelessness and integrate providers across the housing continuum. (Future Annual Plan)

**Recommendation 2:** Build housing capacity through policy and funding alignment. (Future Annual Plan)

**Recommendation 3:** Prioritize supportive services “gap” funding for approved supportive housing projects. (Completed December 2019)

### Key Accomplishments

- HOST was created toward the end of 2019 to integrate resources across the housing spectrum. Throughout the year, HOST partnered with Denver Human Services to serve persons experiencing homelessness prior to the creation of the new department, such as:
  - More than 1,600 people experiencing homelessness assisted through programmatic investments such as rehousing and connection to housing + services.
  - Implemented and expanded the Coordinated Entry System (OneHome).
  - Secured new funding source to support bridge housing, shelter improvements and expanded services for day and 24-hour sheltering.
  - Launched a Peer Navigator Program, in which people experiencing homelessness entering a shelter can seek support and guidance from those with lived experience of homelessness who have successfully found and maintained housing.
- Purchased Crossroads Shelter for \$10.5 million to ensure continuation of services for up to 400 men experiencing homelessness in a shelter that has been operating for more than 35 years.

## AFFORDABLE AND WORKFORCE RENTAL HOUSING

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**Recommendation 1:** Preserve existing income-restricted affordable rental housing in vulnerable neighborhoods and near transit. (Continued in 2020)

**Recommendation 2:** Preserve affordability of unsubsidized large-scale affordable rental properties. (Continued in 2020)

**Recommendation 3:** Preserve affordability of unsubsidized small-scale affordable rental properties. (Continued in 2020)

**Recommendation 4:** Promote programs that help households stay in their existing rental housing through comprehensive eviction assistance. (Completed in July 2019)

**Recommendation 5:** Promote development of new affordable, mixed-income and mixed-use housing. (Ongoing through 2023)

**Recommendation 6:** Promote programs that help households access affordable rental housing. (Completed in July 2019)

### Key Accomplishments

- Stabilized 996 households facing a housing crisis or eviction through the Temporary Rental and Utility Assistance (TRUA) Program.
- Established a forgivable loan program that supports the construction of accessory dwelling units in west Denver as a method to promote housing stability and wealth building for moderate income residents.
- Helped more than 11,000 households access housing through programs such as down-payment and home repair assistance, counseling services, and more.

## SECTION 4: APPENDIX

Units, households, and funding by specific projects and programs. Unit and service investments indicated reflect the year that funding was committed to a project. However, projects take multiple years to close on the city's investment and start construction. It is more years from construction to completion.

	2019 Amount	Funding Source(s)	Units or Households (Actual)
<b>Development</b>			
<b>Create</b>			
48th & Race	\$3,750,000	Linkage Fee and Property Tax	150
Atlantis II	\$2,300,000	Property Tax	84
Avenida Del Sol	\$1,415,000	Property Tax	80
Capitol Square	\$1,545,000	Linkage Fee	103
Central Park Urban Living	\$2,640,000	Linkage Fee	132
College View Phase II	\$325,600	Property Tax	8
Elevations Acquisition	\$3,000,000	Property Tax	60
GES Affordable Housing Collaborative	\$2,000,000	Property Tax	18
Habitat Acquisition I	\$485,000	Property Tax	10
Habitat Laradon Townhomes	\$420,000	Linkage Fee	7
Homeownership Project	\$110,000	Property Tax	0
Kappa Tower II	\$700,000	Linkage Fee	70
La Tela	\$3,675,000	Property Tax	92
The Stella	\$3,500,000	Property Tax	132
<b>Preserve</b>			
Barth Hotel	\$162,000	Property Tax	61
Olin Hotel	\$1,500,000	Property Tax	112

### Guide to Acronyms

ADU	Accessory Dwelling Unit
CALS	Colorado Affordable Legal Services
CDBG	Community Development Block Grant
CCH	Colorado Coalition for the Homeless
CHAC	Colorado Housing Assistance Corporation
CHN	Colorado Health Network
DHA	Denver Housing Authority
DURA	Denver Urban Renewal Authority
EOC	Energy Outreach Colorado
GES	Globeville / Elyria Swansea Neighborhoods
HOPWA	Housing Opportunities for Persons with AIDS
MHUW	Mile High United Way
NDHC	Northeast Denver Housing Center
PSH	Permanent Supportive Housing
RHAMP	Renter / Homeowner Access Modification Program
TBRA	Tenant Based Rental Assistance
TLC	Tenant Landlord Counseling
TRUA	Temporary Rental and Utility Assistance
UNE	United for a New Economy
VOA	Volunteers of America
VNA	Visiting Nurse Association



## Units, households, and funding by specific projects and programs, continued

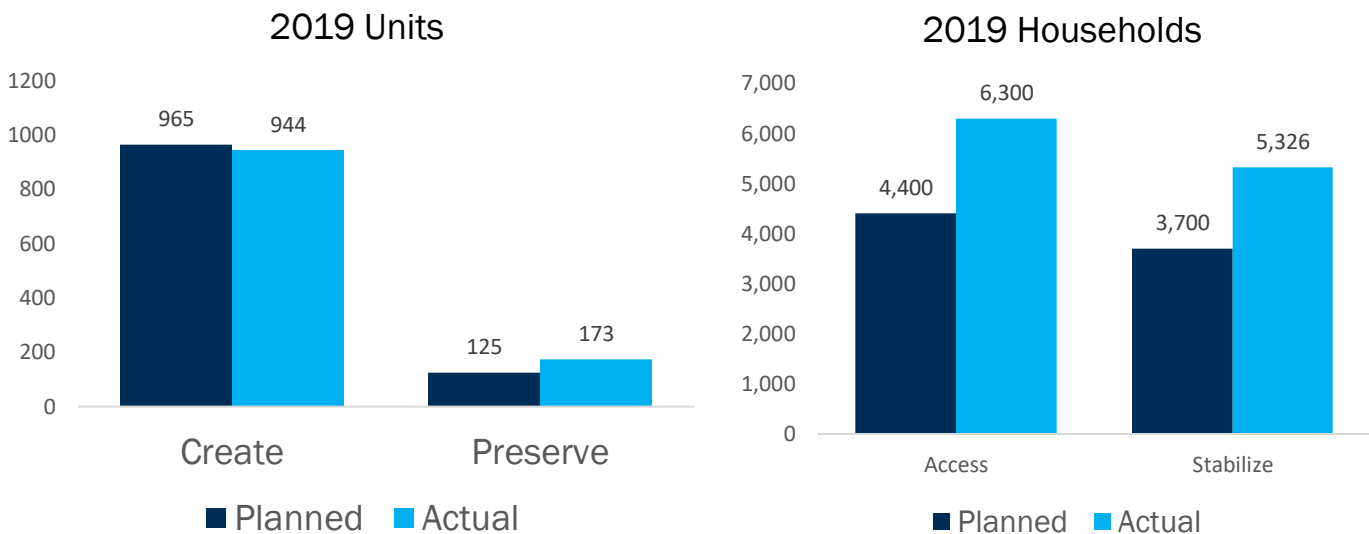
	2019 Amount	Funding Source(s)	Units or Households (Actual)
<b>Programs</b>			
<b>Access</b>			
Bridge to PSH 2019 (CCH)	\$485,000	Property Tax	410
Charity House Services	\$950,000	Property Tax	0
Downpayment Assistance 2019 (CHAC)	\$350,000	CDBG	33
Matched Savings (Brothers)	\$150,000	Property Tax	0
HOPWA Services 2019 (CHN)	\$1,414,306	HOWPA	1098
HOPWA Services 2019 (Empowerment)	\$86,490	HOWPA	1025
HOPWA Services 2019 (VNA)	\$158,329	HOWPA	107
Housing Counseling 2019 (Brothers)	\$50,000	CDBG	440
Housing Counseling 2019 (CHAC)	\$50,000	CDBG	727
Housing Counseling 2019 (DHA)	\$29,254	CDBG	560
Housing Counseling 2019 (NDHC)	\$115,000	CDBG	1114
Housing Counseling 2019 (NEWSSED)	\$50,000	CDBG	559
Rapid Rehousing 2019 (VOA)	\$375,000	Property Tax	184
Sunshine Homeshare	\$60,000	Property Tax	43
<b>Stabilize</b>			
Emergency Home Repair 2019 (DURA)	\$250,000	CDBG	63
Energy Outreach 2019 (EOC)	\$450,000	Property Tax	46
Eviction Assistance 2019 (CLS)	\$299,990	Property Tax	602
GES Displacement Database (UNE)	\$35,000	Property Tax	47
Lead Based Paint (DURA)	\$250,000	CDBG	1
RHAMP 2019 (DURA)	\$300,000	CDBG	31
Single Family Rehab 2019 (DURA)	\$850,000	HOME	19
Temporary Mortgage Assistance 2019 (MHUW)	\$485,000	CDBG	33
Tenant Landlord Services 2019 (Brothers)	\$40,000	CDBG	1909
TBRA (CCH)	\$566,000	HOME	63
Tenant Landlord Services 2019 (CALC)	\$40,000	CDBG	1516
TRUA 2019 (Brothers)	\$1,000,000	Property Tax	515
TRUA 2019 (NDHC)	\$1,000,000	Property Tax	481
<b>Other</b>			
Crossroads Shelter	\$7,000,000	CDBG / Skyline Housing	400
Fusion Studios	\$600,000	Property Tax	139

## All Funds – Units by AMI Level for Units Created or Preserved

	HOMELESS	<30%	31-40%	41-50%	51-60%	61-80%	TOTAL
Homeless	16	0	0	0	0	0	16
<30% AMI	0	87	0	0	0	0	87
31-80% AMI	0	0	43	79	322	128	572
Homeownership	0	0	0	0	97	285	382
Total	16	87	43	79	419	413	1057*

\*AMI levels TBD for 60 units in Elevation Community Land Trust project; one rental unit and one owner unit restricted to above 80% AMI and not included here.

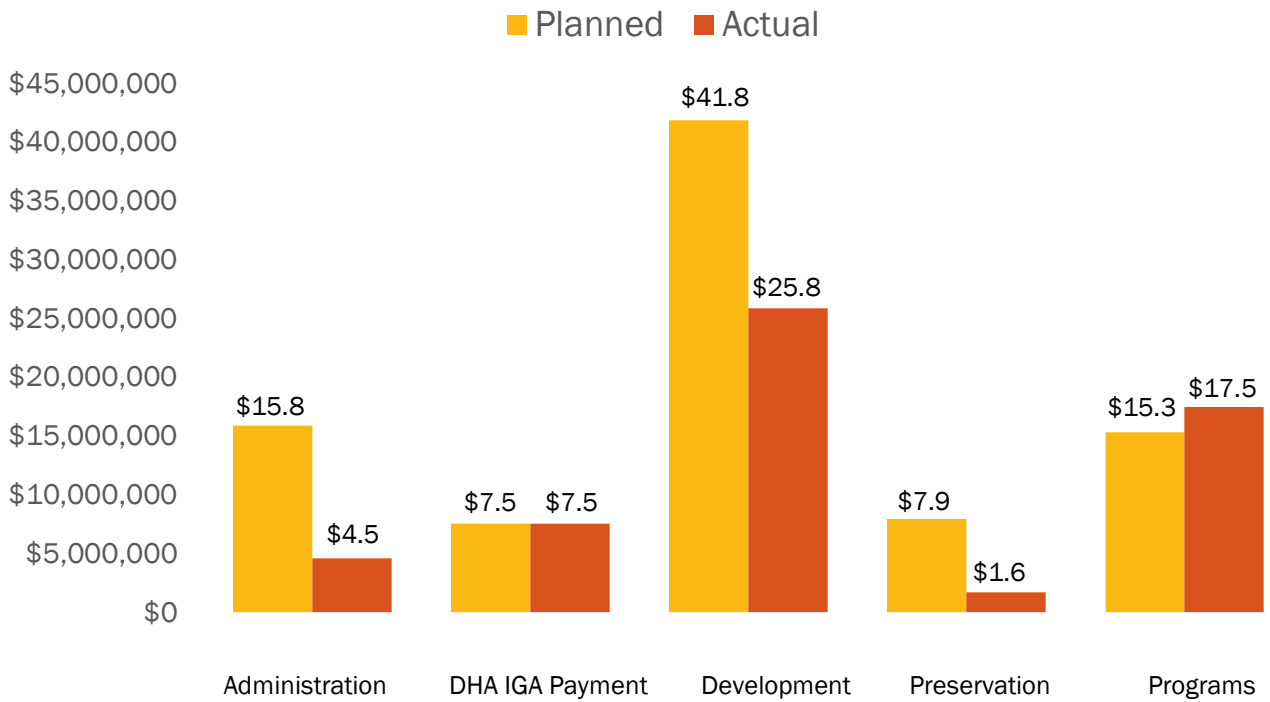
## 2019 Outcomes: Planned vs. Actual



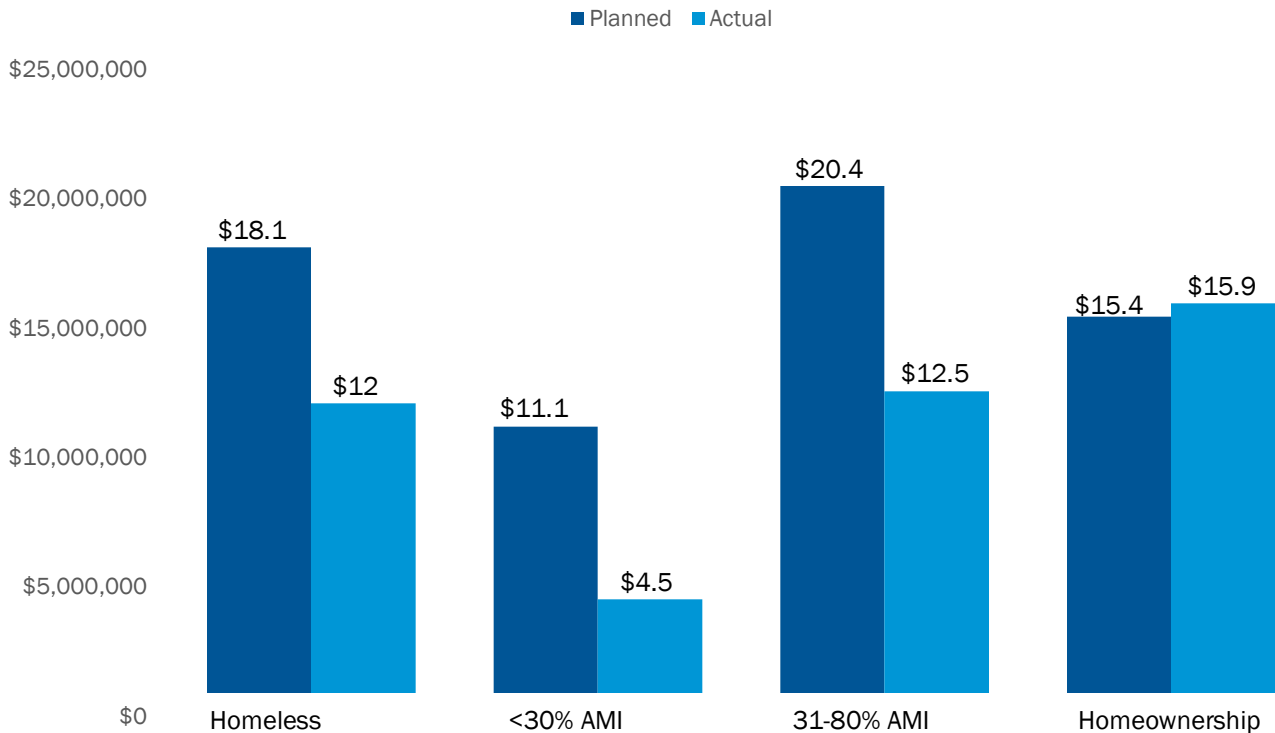
*Note: Planned numbers of households served through Access and Stabilize programs were projected at the time of publication of the 2019 Action Plan. Subsequent to the date of publication, additional funds were allocated for innovative housing programs. Through the NOFA process, an additional \$2.6 million was awarded to nine programs that served 1,366 households in 2019. In addition, the programs included in the 2019 Action Plan projections, on the whole, outperformed their contract goals for numbers of households served.*

## 2019 Planned vs Actual: Investments

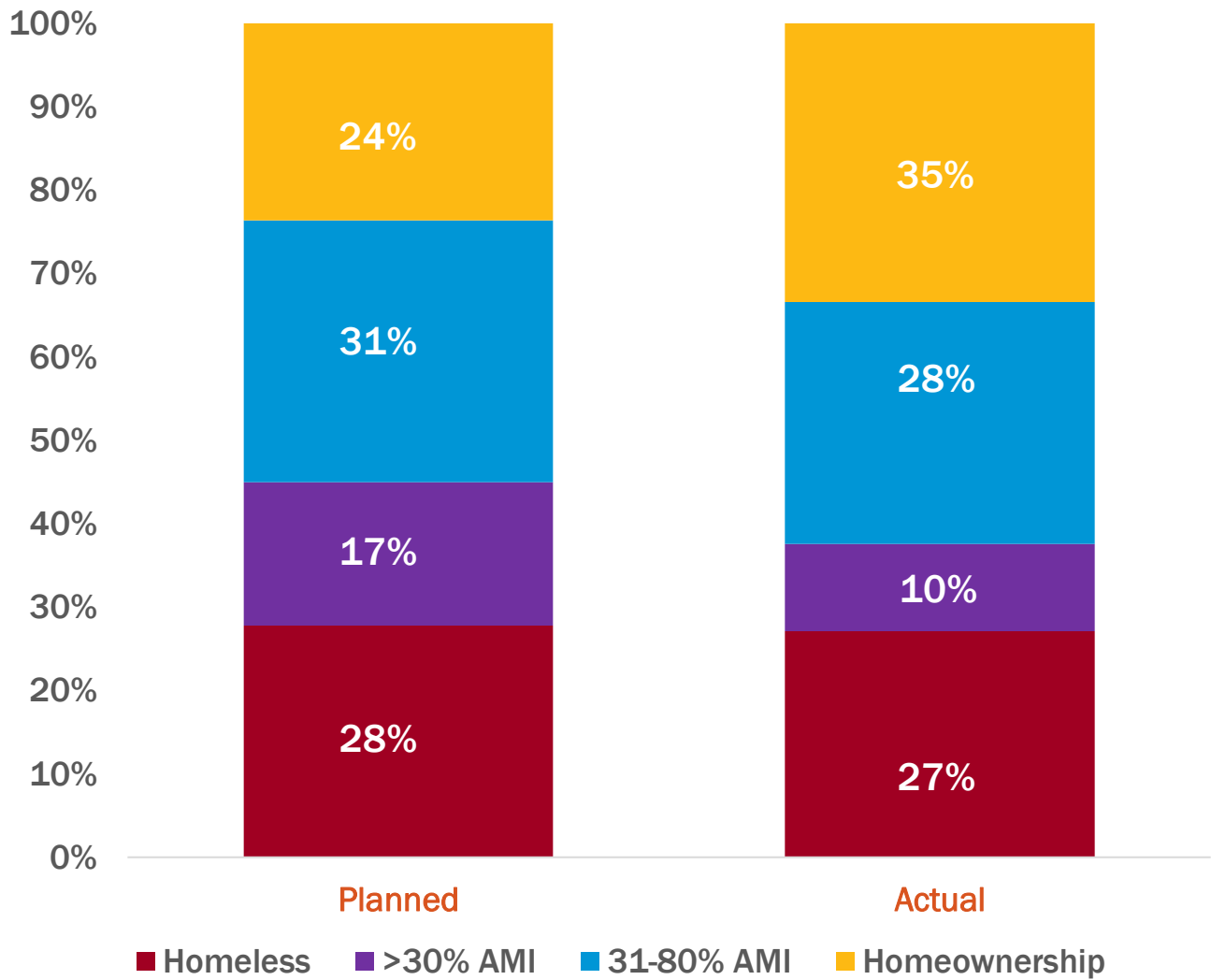
### 2019 Budget (All Funds)



## 2019 Spending Priorities (All Funds)



## 2019 Spending Priorities (All Funds)





## Funding Sources and Eligible Uses

Source	Eligible Uses
<b>“\$15M” - Property Tax Revenue</b> <i>DRMC 27-150(c)</i>	<ul style="list-style-type: none"> <li>✓ Development and preservation of rental up to 80% AMI</li> <li>✓ Development and preservation of for-sale up to 100% AMI</li> <li>✓ Homebuyer assistance up to 120% AMI (incl. DPA &amp; mortgage assistance)</li> <li>✓ PSH including services (no more than 10% of annual revenue)</li> <li>✓ Programs for “low-income at-risk” individuals in danger of losing housing, to mitigate displacement, for emergency repairs, or other programs</li> <li>✓ 8% for admin</li> </ul>
<b>“\$15M” - Linkage Fee Revenue</b> <i>DRMC 27-150(b)</i>	<ul style="list-style-type: none"> <li>✓ “Increase supply” of rental and for-sale up to 80% AMI</li> <li>✓ Renter assistance programs up to 80% AMI</li> <li>✓ Homebuyer assistance programs up to 80% AMI (incl. DPA &amp; mortgage assistance)</li> </ul>
<b>Metro Mortgage Assistance</b> <i>Ord. No. 15-0584</i>	<ul style="list-style-type: none"> <li>✓ Primary purpose to provide funding for down payment and mortgage assistance</li> <li>✓ “Affordable housing related activities as approved by the Manager of Finance and the Director of OED”</li> <li>✓ No staff costs</li> </ul>
<b>Inclusionary Housing Ordinance</b> <i>DRMC 27-103(z)</i>	<ul style="list-style-type: none"> <li>✓ Primary purpose to fund future IHO incentive payments</li> <li>✓ “Creation or preservation of affordable housing in accordance with applicable city plans”</li> <li>✓ “Consider” spending funds generated from high-need zones in high-need zones</li> <li>✓ 5% for admin if available</li> </ul>
<b>Revolving Affordable Housing Loan Fund</b> <i>RAHLF Program Guidelines (Master Funding Agreement Exh. B-1)</i>	<ul style="list-style-type: none"> <li>✓ Development and acquisition/rehabilitation of rental up to 80%</li> <li>✓ Acquisition (land or property), hard and soft costs</li> <li>✓ Not for LIHTC-permitted “commercial property costs;” no hotels, motels, hospitals, nursing homes, dormitories, frat houses, sanitariums, or working capital</li> <li>✓ Interest rate is 30-day LIBOR + 2.6% (currently = 4.38%)</li> </ul>
<b>Housing for the Mentally Ill</b>	<ul style="list-style-type: none"> <li>✓ Goebel Lawsuit - 764 P.2d 785; 1988 Colo. LEXIS 200; 12 BTR 1614; settlement reached in 1994 whereby Colorado funds treatment services at city-provided housing</li> <li>✓ Provide housing units for the mentally ill</li> </ul>
<b>Affordable Housing Fund</b> <i>Ord. No. 681 (2000) and 1030 (2000)</i>	<ul style="list-style-type: none"> <li>✓ This is a fund that holds excess TABOR revenues. Ord 681 said these revenues would be used exclusively for affordable housing and transportation. Ord 1080 allocated \$2.4M to the Affordable Housing for the below purposes:</li> </ul>

	<ul style="list-style-type: none"> <li>• Low-income and Section 8 housing</li> <li>• Development incentives</li> <li>• Lead-based paint abatement</li> </ul>
<p><b>HOME Funds</b> 24 CFR 92-205 through 92-217</p>	<ul style="list-style-type: none"> <li>✓ New construction, acquisition, and rehab of permanent or transitional housing (rental and for-sale); including hard costs, site improvements, acquisition related to construction, related soft costs, refi of existing debt on a rehab, and relocation assistance</li> <li>✓ Programs: Tenant Based Rental Assistance (TBRA), down payment assistance</li> <li>✓ For TBRA &amp; rental units, 90% of households must be 60% AMI and remainder 80% AMI; homeownership &amp; DPA can be 80% AMI</li> <li>✓ NOT for public housing units except HOPE VI</li> <li>✓ CHDO operating expenses (up to 25% of grant amount)</li> <li>✓ 15% of grant amount is set aside for CHDOs to build affordable projects</li> <li>✓ 10% for admin and planning</li> <li>✓ Federal funds restrictions include: Davis-Bacon wages (if 12+ units funded by HOME), Section 3, environmental review</li> </ul>
<p><b>Community Development Block Grant</b> 24 CFR 570-201 &amp; 570-206</p>	<ul style="list-style-type: none"> <li>✓ Acquisition or long-term lease of real property for any public purpose</li> <li>✓ Cannot be used to build rental housing</li> <li>✓ Can be used for construction or acquisition/rehabilitation of public facilities including shelters for the homeless, “halfway houses for run-away children, drug offenders or parolees; group homes for mentally retarded persons; and temporary housing for disaster victims” – but if owned by subrecipient, must be open for use by general public</li> <li>✓ Demolition and remediation of any buildings/improvements; predevelopment costs including market studies, and some financing costs</li> <li>✓ Fair housing enforcement, education and outreach</li> <li>✓ Landlord outreach to increase participation in Section 8</li> <li>✓ Public Services programs, incl. housing counseling, DPA (up to 15% of grant amount)</li> <li>✓ Federal funds restrictions include: Davis-Bacon wages, Section 3, environmental review</li> </ul>
<p><b>Skyline Housing</b> Ord. No. 223 (1986) and attached “Expenditure Program for Skyline Funds”, March 18, 1986</p>	<ul style="list-style-type: none"> <li>✓ Governed by CDBG rules except can also be used to construct rental housing</li> <li>✓ Primary purpose to provide additional housing opportunities to low/mod families and revitalize neighborhoods through new housing and rehab</li> <li>✓ Innovative housing solutions encouraged</li> <li>✓ Return vacant/boarded up buildings to use (acquisition and repair)</li> <li>✓ Finance rehab of rental apartment buildings and SF homes</li> <li>✓ Finance construction of new housing</li> <li>✓ Provide funds for creative housing programs</li> <li>✓ Provide grants for selected projects including housing for low income HHS</li> <li>✓ Provide housing services and related housing activities</li> </ul>

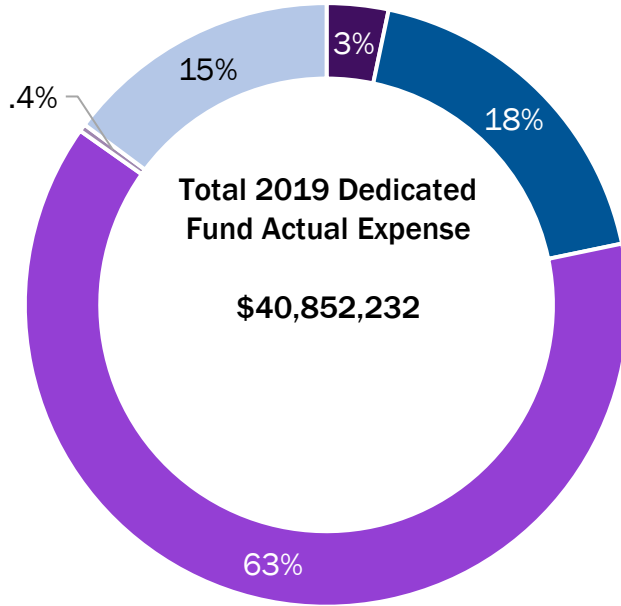
	<ul style="list-style-type: none"> <li>✓ Funds must revolve</li> <li>✓ 51% must be spent on low/mod income residents</li> <li>✓ Should have visible impact on community</li> <li>✓ Federal funds restrictions include: Davis-Bacon wages, Section 3, environmental review</li> </ul>
<p><b>Rental Rehabilitation</b> 24 CFR 511</p>	<ul style="list-style-type: none"> <li>✓ These are grant funds</li> <li>✓ Purpose is to provide affordable, standard housing for low-income families – generally requires that 100% of funds be used for low-income</li> <li>✓ Increase units for use by housing voucher and Sec 8 certificate holders</li> <li>✓ Sufficient certificates/vouchers must be made available to families in Rental Rehab projects who are required to move out because of physical rehab activities or overcrowding and, at PHA's discretion, to help families whose post-rehab rents would exceed 30% of their income</li> <li>✓ Equitable share of funds spent on housing for families with children, esp. units with 3 or more bedrooms</li> <li>✓ At least 70% of funds spent on units with 2 or more bedrooms</li> <li>✓ Only used in neighborhoods where the median family income is &lt;80% of the Denver SMSA median income</li> <li>✓ Only used in neighborhoods where the rents for standard units are generally affordable to low-income families at the time of the selection of the neighborhood, and the neighborhood rents are not likely to increase at a rate significantly greater than the rate for rent increases that can be reasonably anticipated to occur in the market for the five-year period following the selection of the neighborhood</li> <li>✓ After rehab, units must meet at least Sec. 8 Housing Quality Standards</li> <li>✓ Projects must be primarily residential rental use (e.g. &gt;51%, except for 2-story buildings)</li> <li>✓ Projects must be in private ownership or have a plan to transfer to private</li> <li>✓ May be used for manufactured housing under certain conditions</li> <li>✓ Eligible costs include those to: correct substandard conditions, make essential improvements (including energy-related), permit handicapped accessibility, lead abatement, repair major housing systems in danger of failure, soft costs, relocation payments for those displaced by the rehab, information services to tenants</li> <li>✓ Some pre-commitment costs are eligible, under certain circumstances</li> <li>✓ Projects are not to be converted to condos, converted to another use, or sold for 10 years, and a covenant and lien must be recorded to this effect</li> <li>✓ Grants cannot exceed 50% of total project costs, with some exceptions</li> <li>✓ No more than \$5,000 per unit for studios, \$6,500 for 1-BR, \$7,500 for 2-BR, \$8,500 per unit for 3 or more bedrooms, except HUD may approve higher amounts (up to 240% of the original limits) in areas of high material and labor costs</li> <li>✓ Up to 10% admin usable for granting entity</li> </ul>

	<ul style="list-style-type: none"> <li>✓ HUD may de-obligate funds not committed within 3 years or spent within 5 years, after consultation with the grantee</li> <li>✓ Federal funds restrictions include: Davis-Bacon wages, Section 3, environmental review</li> </ul>
<p><b>Neighborhood Stabilization Program II</b>  OED NSP2 application and Federal Register Vol 81, No. 114, pp 38730-38732</p>	<ul style="list-style-type: none"> <li>✓ Second mortgages, including counseling, marketing, project delivery</li> <li>✓ Acquisition/Rehabilitation SF and MF for-sale and rental including marketing/project delivery</li> <li>✓ Land banking</li> <li>✓ Demolition</li> <li>✓ Property redevelopment</li> <li>✓ Admin up to 10% of total</li> <li>✓ Can serve families up to 120% AMI</li> <li>✓ At least 25% of funds and program income used for &lt;50% AMI families</li> <li>✓ After closeout, NSP program income may be transferred to CDBG program and will become CDBG program income</li> </ul>



## Detailed Breakdown of Federal Funds and Non-Federal Funds by Outcomes

### 2019 Dedicated Fund (Actuals)



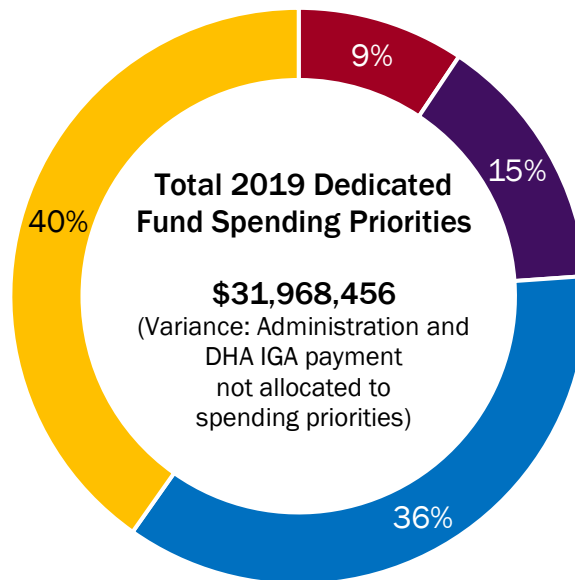
**FUNDING CATEGORIES**

Administration	\$1,348,682 (3%)
DHA IGA Payment	\$7,534,094 (18%)
Development	\$25,755,600 (63%)
Preservation	\$162,000 (.4%)
Programs	\$6,050,856 (15%)

■ Administration ■ DHA IGA Payment ■ Development ■ Preservation ■ Programs

**SPENDING CATEGORIES**

Homeless	\$2,997,866 (9%)
0-30% AMI	\$4,637,100 (15%)
31-80% AMI	\$11,472,890 (36%)
Homeownership	\$12,860,600 (40%)



■ Homeless ■ 0-30% AMI ■ 31-80% AMI ■ Homeownership

## 2019 Dedicated Fund Outcomes (Actuals)



**CREATE**  
[UNITS]



**PRESERVE**  
[UNITS]



**ACCESS**  
[HOUSEHOLDS]



**STABILIZE**  
[HOUSEHOLDS]

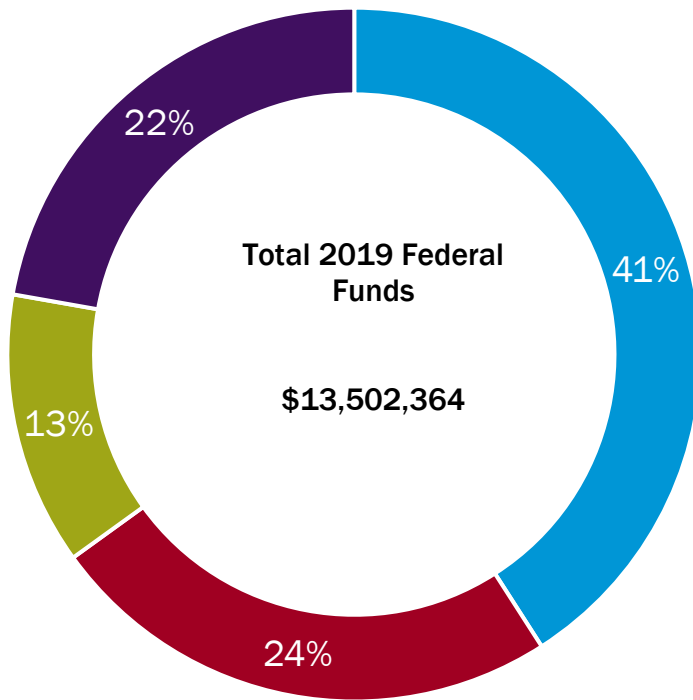
Homeless	16	0	594	0
<30% AMI Renters	87	0	590	1277
31-80% AMI Renters	399	61	47	377
Homeownership	443	0	0	79
<b>Total</b>	<b>945*</b>	<b>61</b>	<b>639</b>	<b>1,733**</b>

\*Avenida del Sol has one rental unit at 96 - 120% AMI

\*\*1 household at 81+ AMI was served

Note: households are deduplicated within each program, but Homeless households served may also be included in the 0-30% AMI and 31 - 80% AMI renter household counts.

## 2019 Federal Funds (Actuals)

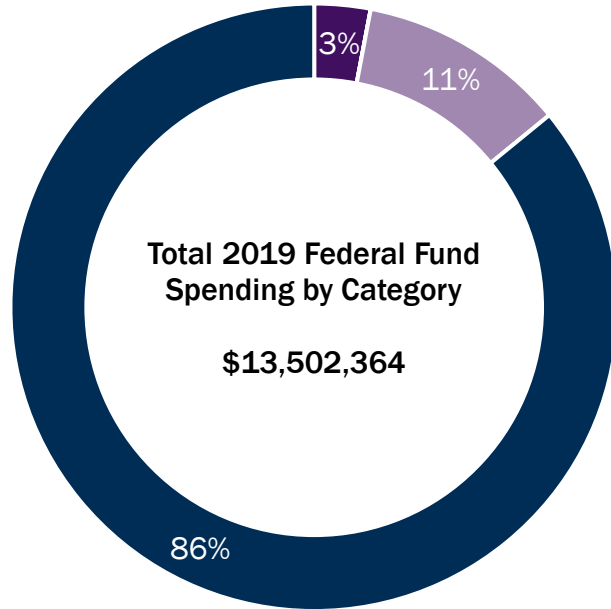


**FUNDING SOURCE**  
 CDBG: \$5,524,254 (41%)  
 HOME: \$3,258,471 (24%)  
 HOPWA: \$1,719,639 (13%)  
 Skyline Housing: \$3,000,000 (22%)

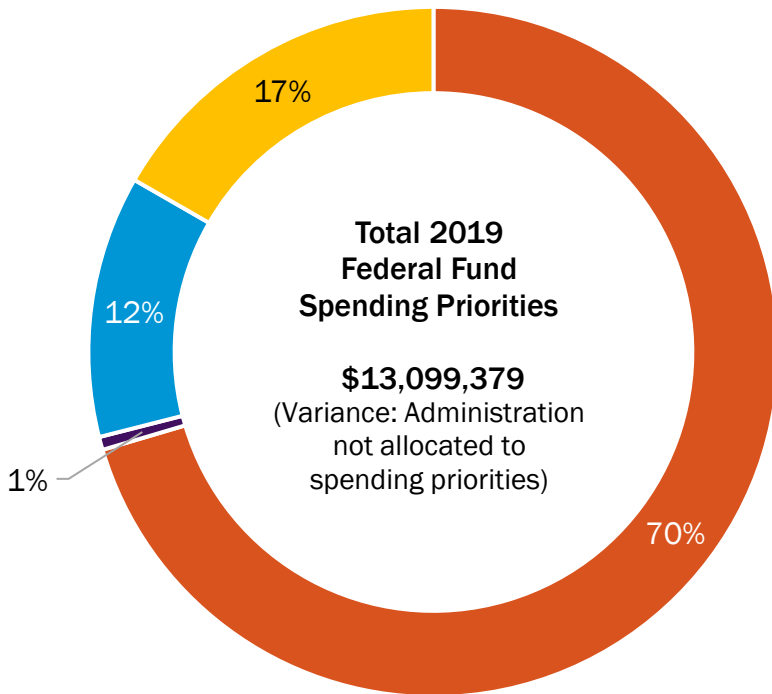
■ CDBG ■ HOME ■ HOPWA ■ Skyline Housing

2019 Federal Funds (Actuals) - continued

**FUNDING CATEGORIES**  
 Administration: \$402,985 (3%)  
 Preservation: \$1,500,000 (11%)  
 Programs: \$11,599,379 (86%)



■ Administration ■ Preservation ■ Programs



**SPENDING CATEGORIES**  
 Homeless: \$9,225,125 (70%)  
 0-30% AMI: \$80,000 (1%)  
 31-80% AMI: \$1,608,000 (12%)  
 Homeownership: \$2,186,254 (17%)

■ Homeless ■ 0-30% AMI ■ 31-80% AMI ■ Homeownership

## Federal Fund Outcomes (Actuals)

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**CREATE**  
[UNITS]



**PRESERVE**  
[UNITS]



**ACCESS**  
[HOUSEHOLDS]



**STABILIZE**  
[HOUSEHOLDS]

	CREATE [UNITS]	PRESERVE [UNITS]	ACCESS [HOUSEHOLDS]	STABILIZE [HOUSEHOLDS]
Homeless	0	0	2,225	63
<30% AMI Renters	0	0	1,878	2,200
31-80% AMI Renters	0	112	348	871
Homeownership	0	0	3,433	113
<b>Total</b>	<b>0</b>	<b>112</b>	<b>5,663*</b>	<b>3,602**</b>

\*4 households at 81+ AMI were served

\*\*418 households at 81+ AMI were served

*NOTE: Households are deduplicated within each program, but Homeless households served may also be included in 0-30% AMI and 31-80% AMI Renter household counts.*