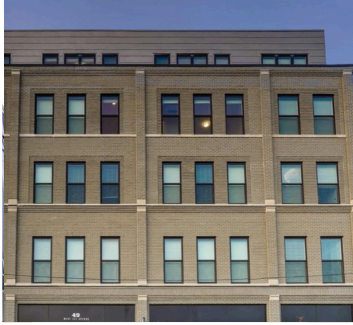


2019
Housing Report

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

DENVER
HOUSING STABILITY

2019: YEAR TWO OF A
Five-Year Plan

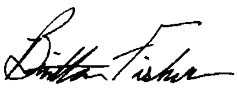
Dear Neighbors,

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 in 2019, we created or preserved more than 1,100 affordable housing units, stabilized more than 5,000 households at risk of displacement, and provided more than 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.



Britta Fisher, Executive Director
DEPARTMENT OF HOUSING STABILITY

CORE GOALS

create

affordable housing in vulnerable areas and in areas of opportunity

preserve

affordability and housing quality

promote

equitable and accessible housing options

stabilize

residents at risk of involuntary displacement

KEY STRATEGIES

- ☑ Leveraging and enhancing housing investments
- ☑ Fostering communities of opportunity
- ☑ Supporting housing as a continuum
- ☑ Embracing diversity throughout neighborhoods

Housing is foundational, and it matters – that's why people who are stably housed are healthier, they are better able to stay employed, and children are better able to grow up happy and healthy."

MAYOR MICHAEL B. HANCOCK

2019
Total Spending

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. Actual spending is prioritized each year according to housing needs, market conditions, historic accomplishments, and the pipeline of housing projects.

Housing developments often take several years to move from concept to closing. Therefore, annual investments include some projects that were initiated prior to the adoption of the five-year plan.

The city and its partners evaluate annual progress toward and align investments with the *Housing an Inclusive Denver* goals through the Annual Plan development process.

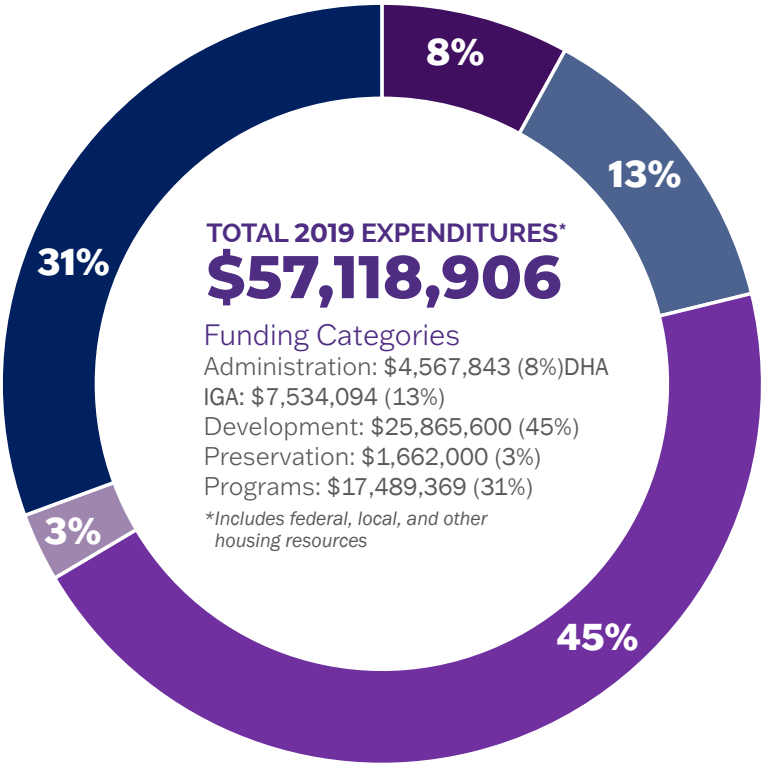
In 2019, the city invested $27,527,600 to create and preserve 1,119 units. Additionally, the city invested $17,489,369 to serve more than 12,000 households through programmatic assistance.

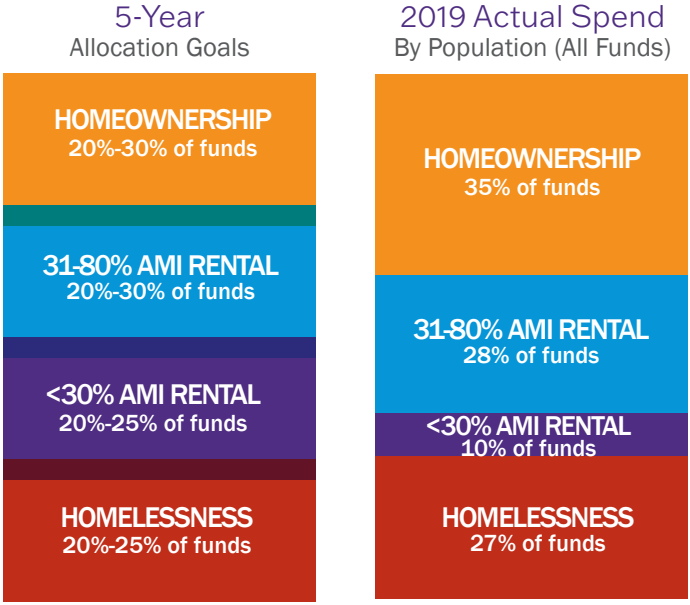
It is important to note that the Department of Housing Stability was created in October of 2019. This report reflects expenditures and outcomes from federal and local funds for affordable housing that are outlined in the *Housing an Inclusive Denver* plan, which were administered under Denver Economic Development & Opportunity (DEDO) prior to the creation of HOST. The Five-Year Strategic Plan that is being created for HOST will align all housing and homelessness resources, and future annual reports will reflect expenditures across the entire continuum.

“

Partnerships and a community response are paramount to improving conditions for our most vulnerable residents. We all know we have a shared responsibility to ensure that those experiencing homelessness are treated with dignity and compassion.”

BRITTA FISHER, EXECUTIVE DIRECTOR, DEPT. OF HOUSING STABILITY





AMI = Area Median Income calculated by HUD. 100% AMI in 2019 in Denver was $65,000 for a single person household.

2019 Accomplishments

Legislative and Regulatory Strategies

- 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.

Housing and Affordability Investments

- To curb community impacts of a federal government shutdown, the city and its partners launched a Temporary Mortgage Assistance Program which provided assistance to 32 homeowners who faced hardship due to unexpected changes in their employment status.
- Extended the highly successful Denver Regional Transit Oriented Development Fund to the year 2029, providing a means to further leverage investments at transit sites for affordable housing.
- 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.
- Secured funding from business community to invest more than $11 million in bridge housing vouchers, shelter improvements, and service expansion at existing shelters.

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

Strategic Use of Land to Support Affordable Housing

- 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.

Housing for Residents Experiencing Homelessness

- Purchased Crossroads Shelter to preserve hundreds of beds for men experiencing homelessness at a site that has been providing this service for more than 35 years.
- 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.
- 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.

Affordable and Workforce Rental Housing

- 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.

Attainable Homeownership

- Provided financing to support the construction of 327 income restricted homeownership units across 8 projects in Central Park, Cole, College View, Globeville, Elyria Swansea, and Villa Park neighborhoods.

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.

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

To view or download the full 2019 Housing Report and *Housing an Inclusive Denver* five-year plan, please visit:

denvergov.org/housing

DENVER
HOUSING STABILITY

At the Department of Housing Stability we are committed to ensuring all Denverites have a roof over their heads. We invest resources, create policy, and partner with various organizations to help keep residents in the homes that they already live in, quickly resolve an experience of homelessness, and connect residents to new housing opportunities.

DEPARTMENT OF HOUSING STABILITY

101 W. COLFAX AVE., 6TH FLOOR, DENVER, CO 80202
DENVERGOV.ORG/HOUSING

HOUSINGSTABILITY@DENVERGOV.ORG