DENVER
HOUSING STABILITY

2024
ANNUAL REPORT

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A Letter from Mayor Mike Johnston

During my first full year as Mayor of the City and County of Denver, we set ambitious goals as the start of our journey toward a vibrant, affordable, and safe city. I'm proud to say that during this last year, we turned those bold goals into substantial progress for Denver.

When I look back at our 2024 goals around housing and homelessness, there is much to be proud of. Working with our partners, we delivered the largest one-year reduction in street homelessness in recorded history through Denver's All In Mile High. Together, we brought 2,233 persons experiencing unsheltered homelessness indoors, while also helping 850+ people exit homelessness to permanent housing. These efforts have meaningfully changed the landscape of unsheltered homelessness in Denver. While there is still more work to do, we're energized by what's possible when we act with urgency, compassion and purpose.

Ensuring everyone who has served our country has access to a private, safe, and stable place to sleep in Denver is a point of pride for our city. To make this happen, one of our most impactful goals of 2024 was to end the cycle of veteran street homelessness. Together with a coalition of partners including the U.S. Department of Veterans Affairs, we achieved this in December 2024, making Denver the largest city in the nation to reach this milestone. Last year was also a banner year for affordable housing in Denver. The city permitted, secured, financed, or supported the development and preservation of 3,022 long-term affordable housing units, ensuring that many Denverites will be able to afford to live in our city in housing that is affordable and safe. At a time when rising costs are impacting families across our communities, expanding affordable housing is more important than ever.

All this incredible progress couldn't happen without our partners and community. Resolving episodes of homelessness, stabilizing households at risk of homelessness, and building affordability are paramount for our city — these things don't happen in silos. I'm deeply grateful to our partners, community members, and city staff who show up every day with care, determination and heart to serve our communities. You carry the momentum of our progress forward.

Collective effort is how we achieve collective prosperity. Together, we will continue building a Denver that's vibrant, affordable, and safe for all.

Sincerely,

Mayor Mike Johnston

OUR VISION

While Denver housing prices and median rent has spiked drastically over the past decade, incomes have not increased as quickly. Denver faces a significant shortage of affordable homes, particularly for those at the lowest income levels. More than 133,000 of Denver's 350,000 households pay more than the recommended 30% of their income for housing, putting them one unexpected car repair, major medical bill or job loss away from potentially losing their housing.[1]

In the face of these challenges, HOST's vision is to create a healthy, housed and connected Denver. We do that by investing resources, creating policy, and building partnerships to provide housing stability, resolve episodes of homelessness, and create and preserve affordable housing. Our work is guided by our overarching core value of equity. Our work is person centered, trauma informed, and data driven. HOST invests funds into affordable housing development and preservation, supportive housing, and affordable rental programs. HOST invests resources and partners with other organizations to provide rent and utility assistance, affordable rental housing and homeownership opportunities, tenant and landlord counseling services, eviction and foreclosure assistance, down payment assistance, and other services. HOST contracts with nonprofits that operate shelters, rapid rehousing, diversion programs, and outreach teams who contact persons experiencing homelessness.

1 IPUMS USA: Version 14.0 ACS 2023 1-Year Survey Data. Minneapolis, MN: IPUMS, 2024. *https://doi.org/10.18128/D010.V14.0*

HOST's Five-Year Strategic Plan

In 2021, the Department of Housing Stability (HOST) published its Five-Year Strategic Plan. The plan is the culmination of two years of community engagement to chart the direction for the department through 2026 in our collective vision to create a healthy, housed and connected Denver.

What is Affordable Housing?

Affordable housing is typically defined as housing that requires the occupant to pay no more than 30% of their gross income for housing costs (i.e., rent or mortgage payment plus the cost of utilities).[2] Whether a household's housing is affordable depends on two factors: (1) their income, and (2) how much they pay each month for their rent or mortgage and utilities. Because households' incomes vary, the same set of housing costs may be affordable to one household and not be affordable to another.

To ensure affordable homes go to those who need it, the City places legal requirements on the affordable housing it funds or that it requires through policy. These requirements specify how many units must be rented or sold to households at set income levels and that they must be rented or sold at affordable prices. Those income levels are expressed as a percentage of the area median income to accommodate changes in income over time. This is also called income-restricted affordable housing.

HOST has a priority for deeply affordable homes, which we define as those that are affordable (i.e., require no more than 30% of the household's income) for households earning at or below 30% of the area median income. There are two reasons for our focus on deep affordability. First, households at the lowest income levels are paying more than 30% of their income on housing at the highest rates. Second, the market does not naturally produce units affordable to those households without significant public subsidy as the cost of constructing housing is generally higher than what can be financed from rents collected at these affordable rates. For more information on this, see the Setting the Stage section and Appendix A1 of HOST's Five-Year Strategic Plan.

2 U.S. Department of Housing and Urban Development. (n.d.). "Glossary of Terms to Affordable Housing." *https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm.*

What We Hope to Achieve:

Summary of Strategic Plan Goals and Targets

In order to achieve our vision of a healthy, housed, and connected Denver, HOST's Five-Year Strategic Plan established desired impact statements for the core overarching value of Equity, the three pillars of the work – Housing Opportunity, Housing Stability, and Homelessness Resolution, and the foundational support of Operations. Through the efforts outlined in the strategic plan and this annual action plan, HOST will help create a Denver where:

Advance Equity	Race no longer predicts outcomes for involuntary displacement, homelessness, homeownership, or cost burden.
Housing Opportunity	Residents have equitable access to housing options that meet their affordability needs and the opportunity to increase wealth through home ownership.
Housing Stability	Residents have the choice in when and under what circumstances they move or remain in their homes and neighborhoods.
Homelessness Resolution	Residents experience homelessness rarely and, if they do, it is brief and one-time.
Operations	Denver residents and partners will receive efficient, timely and transparent support, and have confidence that HOST is measuring what matters and effectively engaging the community.

HOST VISION

Healthy. Housed. Connected.

To this end, the Five-Year Strategic Plan established 14 important, measurable goals, each undergirded by measurable targets and strategies needed to achieve them:

2024 ACTION PLAN

While the Five-Year Strategic Plan articulates the department's best thinking when it was developed, it was intended to provide strategic vision that would evolve over time as needs change. As such (and described on page 56 of the five-year plan), the department committed to publish annual reports that track progress on our goals, and annual action plans that detail the upcoming year's priorities.

Strategies

In 2024, HOST implemented many strategies from our five-year plan. Specifically, we committed to:

- Bring an additional 1,000 people out of unsheltered homelessness through the House1000 Initiative;
- Serve more than 3,500 households experiencing homelessness in rehousing and supportive housing programs;
- Create and preserve 1,765 affordable homes through investment in the affordable housing pipeline, and effective implementation of Denver's Mandatory Affordable Housing Ordinance, contributing toward Denver's Citywide goal to create and preserve 3,000 affordable units;
- Serve more than 9,300 households in housing stability programs, including providing legal counsel in eviction proceedings for at least 2,000 households annually, and explore possible funding sources for housing stability (e.g., rent and utility assistance, eviction legal defense) to increase levels of support that can be provided on an ongoing basis;
- Partnered to expand the Affordable Housing Review Team (AHRT) to ensure efficient consideration and review of affordable housing projects and reduce permitting times;
- Expand support for the supportive housing pipeline by working with partners to maximize the effectiveness of housing choice vouchers, including city-funded project-based vouchers; and
- Develop and implement engagement strategies that go beyond City Council and Registered Neighborhood Organizations, and focuses on two-way communication with more intentional listening in coordination with Citywide outreach and engagement efforts.

2024 Outcomes

In 2024, HOST and its partners:

- Created 799 new affordable housing units.
- Preserved 338 existing affordable housing units.
- Served 18,397 households with housing stability programs.
- Exited 3,191 households experiencing homelessness to permanent housing.
- Exited 439 households to housing from street outreach & shelter alternative programs.

2024 Progress Toward Goals

As part of the department's commitment to being data-driven and its ongoing efforts to enhance transparency and communication with stakeholders, HOST has developed a public dashboard to track progress on its Five-Year Strategic Plan goals.

This dashboard provides key insights into the department's achievements and detailed reporting on its progress toward primary goals and targets. Up-to-date data and additional reporting across each of our areas of work, as well as our overarching core value of equity, are available on our website. The dashboard also includes a guide explaining how we calculate our data. We invite you to explore it!

Highlights of Progress Toward HOST 5-Year Strategic Goals from 2022-2026, as of 5/1/25

Housing Opportunity

- Units created = 2,274
  Goal: 6,050
- Units preserved = 982
  Goal: 950
- Households served through opportunity programs = 7,286
  Goal: 10,000
- Supportive housing units created = 576
  Goal: 900

Housing Stability

- Households served by stability programs = 43,304
- Households served by eviction legal defense = 7,817

Homelessness Resolution

- Household exits to permanent housing = 7,032
- Households served, rehousing & supportive housing annually = 3,165
  Goal: 3,000
- Household exits to housing from street outreach & shelter alternative programs = 1,159

Operations

- Average working days to fully executed contract (under $500k) = 75 days
  Goal: 60 days
- Average working days to procurement decision = 25 days
  Goal: 30 days

2024 Policy Achievements, Innovative Programs, and Other Expansions

In 2024, HOST and partners launched innovative policies and programs that help implement goals of our strategic plan toward equity, mixed-income housing development, and support for those at risk of displacement.

Over 2,000 Brought Indoors Through All In Mile High

In October 2024, Mayor Mike Johnston announced a major milestone: Denver had surpassed its goal of moving 2,000 people indoors—more than two months ahead of schedule—through the All In Mile High initiative.

Since launching in July 2023, the city has brought 2,233 individuals indoors, moved 850+ people to permanent housing, and permanently closed over 350 blocks from encampments.

"You don't need us to tell you that All In Mile High has been a success. You can just go downtown and see for yourself," said Mayor Johnston. "We heard Denverites loud and clear when they told us they want real solutions to homelessness. We are delivering on that and continuing to build on real momentum, not by moving people from block-to-block, but by providing the dignity and compassion that comes with having your own bed and the support needed to improve your circumstance."

The city's innovative Housing Command Center also launched in 2024, which coordinates service provider efforts and connects residents with permanent housing at a centralized in-person resource center. By year-end, the program doubled permanent housing placements for participants, making AIMH more effective and impactful than ever.

Denver Ends the Cycle of Veteran Homelessness

This year, Mayor Mike Johnston announced that Denver has ended the cycle of street homelessness for veterans. Thanks to a collaborative effort with the U.S. Department of Veterans Affairs and key community partners, the city has built a responsive system that ensures every veteran has access to a safe, stable, and private place to sleep at night.

Through expanded outreach, improved facilities, and increased transitional housing, more than 100 veterans came indoors from summer 2024 through year-end. Of the few who remained outdoors, all were either connected with services or knew a space awaited them.

Denver's coordinated response now allows the city to identify and assist veterans on the same day they experience homelessness—an unprecedented step toward ending homelessness altogether. For the first time, the tools, partnerships and commitment to resolve veteran homelessness as it happened were available. Partners like the VA, Metro Denver Homeless Initiative, Denver Housing Authority, and Volunteers of America Colorado helped make this breakthrough possible.

Veterans themselves are seeing the impact. "Thanks to these life-changing resources, I've not only escaped homelessness, but rebuilt my life," said Navy veteran Brian Asbeck.

Mothership Campus Transforms Youth Homelessness Services

Denver's first-ever bond-funded shelter opened in 2024, marking a major milestone in addressing youth homelessness. Located at 1630 S. Acoma St., Urban Peak's new Mothership campus consolidates all of Urban Peak's services on one site, expands its overnight shelter capacity from 40 to 136 beds, and expands the age range of those sheltered to as young as age 12. The project was made possible in part by $16.7 million in RISE Denver bond funding.

The Mothership includes six different housing "neighborhoods". These are designed to provide transitional space for youth between the stabilization of a shelter bed and long-term, independent housing. The neighborhoods not only provide youth with an opportunity to learn life skills and form community among their peers, but also to be flexible in how they're used.

Pay-for-Success Housing Model Shows Early Wins

Denver partners celebrated promising results from the Housing to Health (H2H) pilot, a pay-for-success initiative designed to house individuals experiencing chronic homelessness who also interact frequently with the criminal legal system and emergency healthcare.

Launched in 2022, H2H is Denver's second pay-for-success housing initiative and aims to improve health, reduce incarceration, and lower public costs. The program leverages local housing resources, $11.75 million from six private funders, and up to $5.5 million in the form of a Social Impact Partnership Pay for Results Act grant from the U.S. Department of Treasury to deliver permanent supportive housing to at least 125 people experiencing chronic homelessness and suffering from frequent mental and behavioral health crises requiring emergency care.

The first independent evaluation from the Urban Institute confirmed strong early success. A total of 29,459 adjusted housing days were delivered across 69 participants within the first 18 months, resulting in an initial investor payment of $567,085.75. And 80% of participants housed remained stably housed for at least six months. This data confirms that permanent supportive housing, when paired with trauma-informed care and wraparound services, can stabilize lives while reducing long-term public costs.

Mobile Home Park Investment Curbs Displacement, Helps Residents Toward Cooperative Ownership

In 2024, HOST partnered with nonprofit Sharing Connexion to protect long-time residents of the Capitol City Mobile Home Park from displacement. Located in the Westwood neighborhood, the park was slated for sale to market-rate developers prior to the public investment. HOST provided a $2.6 million loan to support Sharing Connexion's interim acquisition of the park. The HOST funding enabled the nonprofit to acquire the property and serve as a bridge while park residents form a cooperative, raise funds, and work toward purchasing the park themselves.

The Capitol City Mobile Home Park contains 78 mobile home spaces, 60 of which are leased to income-qualifying households at 80 percent of the area median income. Once the community meets specific affordability requirements and transitions to cooperative ownership, the City's loan will be forgiven, representing a long-term investment in housing stability and community empowerment.

Denver Invests in Creative Housing Solution: Historic Capitol Hill Mansion Becomes Permanently Affordable

HOST took a bold step to preserve affordability and expand housing options by awarding a $1 million grant to support the transformation of a historic Capitol Hill mansion into the city's first permanently affordable housing cooperative.

Formerly home to the Starkey International Institute for Household Management, the 10-bedroom, 7-bath Georgian-style mansion, called "The People's Mansion", will be renovated and operated by the Boulder Housing Coalition. The property is being converted into a 19-bedroom cooperative, offering affordable housing to individuals earning between 30–80% of the area median income (AMI).

The HOST grant played a pivotal role in enabling the nonprofit's $2.8 million purchase of the landmark property. In exchange, all rooms will remain permanently income-restricted, ensuring the building serves Denver's affordability goals. This unique partnership demonstrates how public investment can unlock long-term affordability in unexpected places and preserve history while providing housing for the future.

FINANCIAL LANDSCAPE

2024 Actual Expenditure of Funds

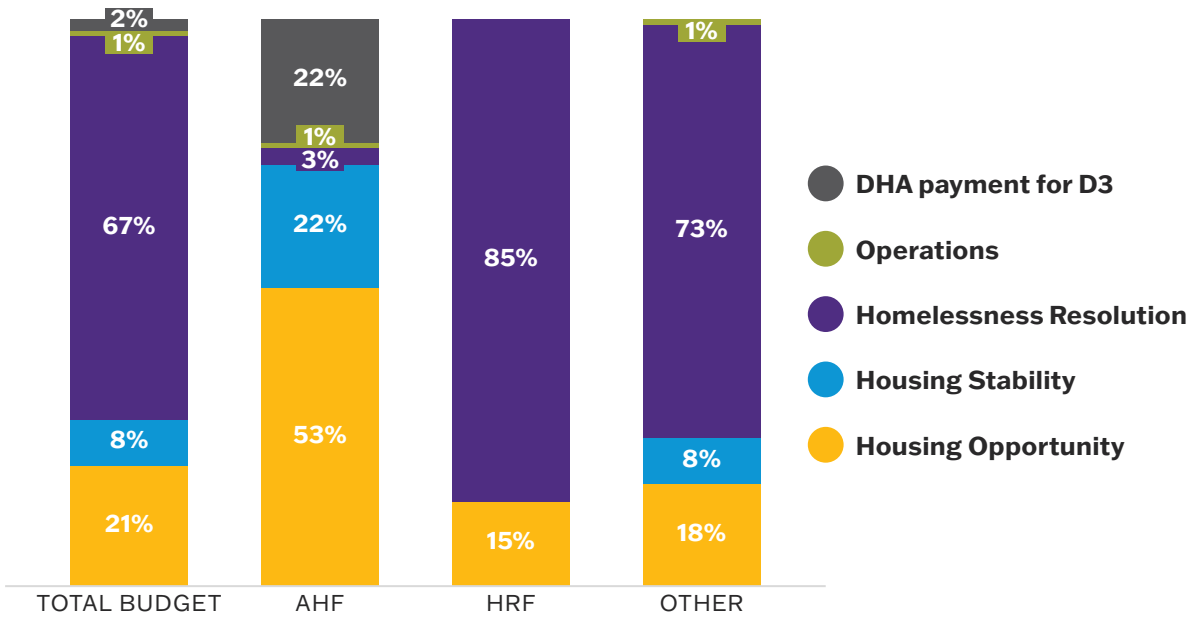
This section describes how dollars expended in 2024 were allocated between HOST's pillars of work (see figure 1) and by its primary investment types (see figure 2).

In 2024, 67% of HOST's expenditures went toward homelessness resolution, which includes both shelter and services and housing programs for households experiencing or exiting homelessness; 21% of expenditures went toward housing opportunity, which helps create and preserve affordable housing and support homeownership; 8% went toward housing stability, which helps people remain in their homes and neighborhoods of choice, prevent eviction, and prevent foreclosure.

In 2024, approximately one-third of HOST's expenditures went toward housing. Specifically, 17% went toward housing assistance and 15% went toward the creation and preservation of affordable homes. An additional 2% supported the Denver Housing Authority (DHA) Delivers for Denver (D3) program, which will create 2,500 units of affordable housing. Expenditures for the Affordable Housing Fund and Homelessness Resolution Fund are consistent with the eligible uses for those funds. Consistent with the City's intergovernmental agreement with DHA for D3, the property tax portion of Denver's Affordable Housing Fund went to support the D3 program, representing 22% of expenditures in that fund in 2024.

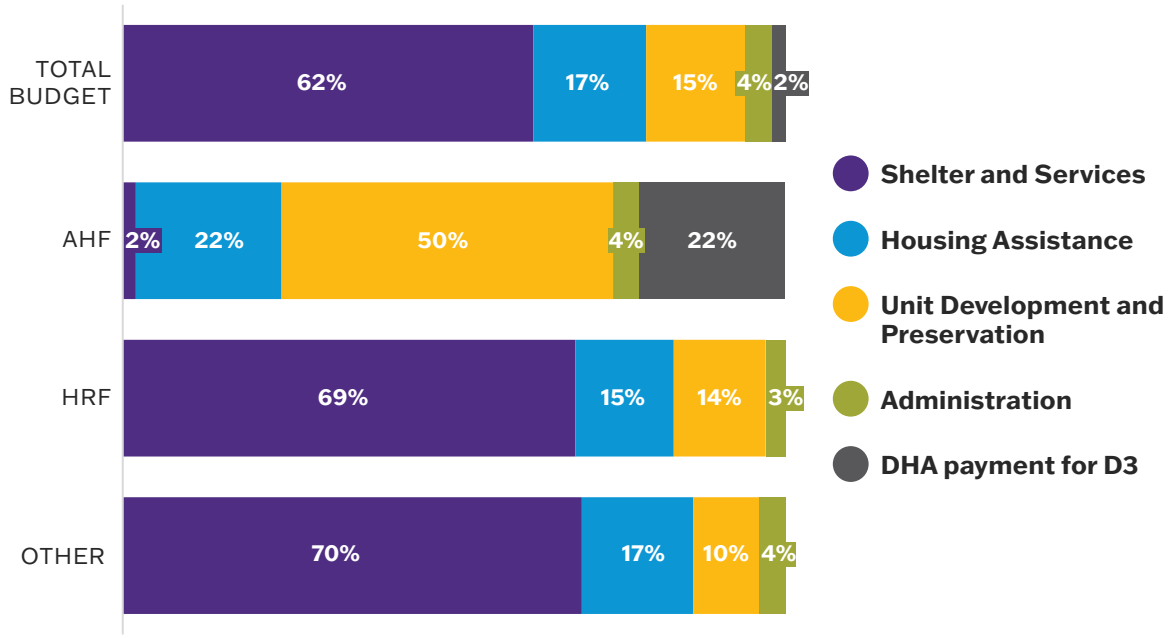
Note, additional housing projects have been supported with resources from the 2024 budget that will expend in future years. Development projects generally cross multiple budget years between funding assignment, contract development, permitting and development.

FIGURE 1: ACTUAL EXPENDITURES BY PILLAR AND REVENUE SOURCE FOR 2024



Note: Other includes all revenue sources that are not in the Affordable Housing Fund (AHF) and Homelessness Resolution Fund (HRF) including federal grants, other funds, and recovery funds.

FIGURE 2: ACTUAL EXPENDITURES BY PILLAR AND INVESTMENT TYPE FOR 2024



Note: Other includes all revenue sources that are not in the Affordable Housing Fund (AHF) and Homelessness Resolution Fund (HRF) including federal grants, other funds, and recovery funds.

CONCLUSION

In 2024, HOST continued to advance its Five-Year Strategic Plan against the backdrop of Denver's ongoing housing affordability challenges, inflation, and rising development costs. Despite these headwinds, we remained focused on our mission to ensure all Denver residents are healthy, housed, and connected.

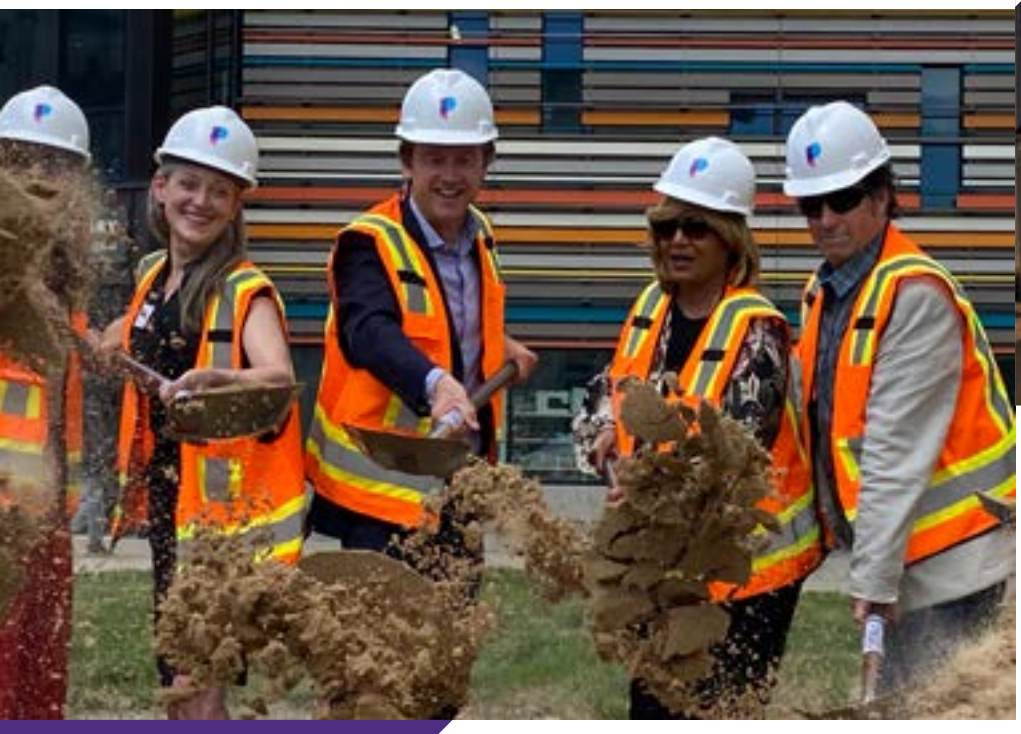
We expanded our response to homelessness by building on the momentum of All In Mile High—which has brought a total of 2,233 individuals indoors while transitioning 850+ people to permanent housing. These efforts represent a continued shift toward housing-focused interventions and permanent solutions.

To address housing affordability, we prioritized the creation and preservation of affordable homes. While cost escalations in construction, land, and financing continue to put pressure on the pipeline, HOST invested strategically to support 1,137 affordable homes—helping Denver stay on track toward its broader goal of supporting 3,000 units annually.

Housing stability remained a cornerstone of our work. HOST supported over 18,000 households with services like rent and utility assistance and legal counsel for those facing eviction.

Recognizing that a more equitable housing system must be inclusive and responsive, we prioritized language access, culturally relevant communication, and deeper community engagement.

Looking ahead, we will continue adapting to market conditions, refining our strategies, and collaborating with partners across sectors to address the complex housing challenges our city faces. While the landscape remains difficult, HOST is committed to achieving the goals outlined in our Five-Year Strategic Plan—and, more importantly, to building a city where every Denver resident has access to stable, affordable housing and a pathway to opportunity.



ACKNOWLEDGEMENTS

The work of HOST would not be possible without our many partners inside the City and County of Denver and the greater Denver community. Thank you for your support in creating a city where people are healthy, housed, and connected.

Denver Mayor

Mike Johnston

City Council Members

Amanda Sandoval, District 1, Council President

Kevin Flynn, District 2

Jamie Torres, District 3

Diana Romero Campbell, District 4

Amanda Sawyer, District 5

Paul Kashmann, District 6

Flor Alvidrez, District 7

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APPENDIX

Appendix A. Glossary of Terms

Accessory Dwelling Unit (ADU) is an acronym used to refer to a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs go by many different names throughout the U.S., including accessory apartments, secondary suites, and granny flats.

All in Mile High is Denver's multi-agency effort to move people experiencing unsheltered homelessness off the streets and into permanent units, converted hotels, and tiny home micro-communities. The effort began on July 18, 2023, and has resulted in over 2,000 people brought indoors during the initial 15 months while permanently closing 18 of the city's largest encampments.

Area median income (AMI) is commonly used to generate data about geographic areas and divides households into two equal segments with the first half of households earning less than the median household income and the other half earning more.

Black, Indigenous, and People of Color (BIPOC) is a person-first language term that enables a shift away from terms like "marginalized" and "minority."

Chronic Homelessness has been defined as a single individual (or head of household) with a disabling condition who has either experienced homelessness for longer than a year, during which time the individual may have lived in a shelter, Safe Haven, or a place not meant for human habitation, or experienced homelessness four or more times in the last three years.

Congregate Shelters are shared shelter facilities that house persons experiencing homelessness in common spaces, such as traditional day and overnight shelters. In contrast, **non-congregate shelters** house persons experiencing homelessness in single or roommate accommodations, such as hotel rooms.

Equity is when everyone, regardless of who they are or where they come from, has the opportunity to thrive and acknowledges that treating every person or place exactly the same may not result in fair opportunities to succeed.

Housing Choice Vouchers (HCV) are the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants can find their own housing, including single-family homes, townhouses, and apartments. Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

Housing Cost-Burden is defined by HUD as families who pay more than 30% of their income on housing, and may have difficulty affording necessities, such as food, clothing, transportation, and medical care.

Housing First is an approach that offers permanent, affordable housing as quickly as possible for individuals and families experiencing homelessness, and then provides the supportive services and connections to the community-based supports people need to keep their housing and avoid returning to homelessness.

Homeless Management Information System (HMIS) is a HUD-required integrated data system for homeless service providers. Any program that receives HUD funds is required to use HMIS. HOST also requires programs it funds to use HMIS, and, starting in 2020, is getting contract reporting from the HMIS system. Colorado has a statewide HMIS. Metro Denver Homeless Initiative (MDHI) oversees the HMIS system for Metro Denver. MDHI's role includes setting up new programs, site monitoring to ensure standards are met (e.g., data quality, timeliness of entry, compliance with privacy notices and release of information practices), and reporting.

Department of Housing Stability (HOST) is abbreviated as HOST taken from the letters HO in the word housing and ST in the word stability.

The U.S. Department of Housing and Urban Development (HUD) administers the **Community Development Block Grant** entitlement program and allocates annual grants to larger cities (and urban counties) like Denver to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.

Low-Income Housing Tax Credits (LIHTC) is a program for which state and local agencies allocate approximately $8 billion in tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

OneHome is the Metro Denver Coordinated Entry System. Coordinated Entry is a national best practice to match households experiencing homelessness with housing in a coordinated way across the community. Communities across the country use this type of coordinated approach to end homelessness. In Denver alone, over 2,000 households are assessed and entered into OneHome annually. OneHome uses the database, Homeless Management Information System (HMIS), to collect data needed for coordinated entry.

Permanent Supportive Housing (PSH) is an intervention that combines affordable housing assistance with voluntary support services to address the needs of chronically homeless people. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment, and employment services.

Persons or People Experiencing Homelessness (PEH) is the preferred term for individuals who are unhoused.

Point-in-Time (PIT) Count is a one- night count of those experiencing homelessness in the Metro Denver area, administered through the Metro Denver Homelessness Initiative.

Redlining is the systematic denial of various services to residents of specific, often racially associated, neighborhoods or communities, either explicitly or through the selective raising of prices.

Registered Neighborhood Organizations (RNO) are groups formed by residents and property owners within a neighborhood who meet regularly and whose organizational and contact information is kept on file with the City's Community Planning and Development Department.

Section 8 is the previous name for the Housing Choice Voucher program. See HCV reference above.

Social Impact Bond programs are a unique type of performance-based contract where private and/or philanthropic lenders loan funds to accomplish a specific objective and are repaid based on whether the program achieves its goals.

Supportive Housing is an intervention that combines affordable housing assistance with voluntary support services on an as-needed basis. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment, and employment services.

Temporary Rental and Utility Assistance (TRUA) programs offer resources to Denver residents who are facing financial hardship to help prevent eviction.

Appendix B. Additional Financial Information

This appendix provides additional information on funding sources available to the Department of Housing Stability (HOST) and funding streams outside of HOST that support housing and homelessness.

Description of Ongoing Revenue Sources for HOST

This section describes the major revenue sources HOST uses on an ongoing basis to achieve our goals.

City General Fund: The City's General Fund is the largest of the City's operating funds. It includes all resources not restricted legally to a specific use. The major source of revenue for the General Fund is sales and use tax, which accounts for approximately 55% of the fund revenue. The General Fund is allocated to City agencies on an annual basis through the budget process. HOST is one of about 35 agencies receive funding from the General Fund.

Affordable Housing Fund: The Affordable Housing Fund (AHF) is one of HOST's Special Revenue Funds, which is restricted to specific uses and allocated annually. Created in 2016 and doubled in 2018, the Affordable Housing Fund is resourced through property tax, a per square foot fee on new development called a "linkage fee," sales tax on recreational marijuana, and the General Fund. The linkage fee structure was updated through the Expanding Housing Affordability project in 2022. The Affordable Housing Fund is administered by HOST and provides approximately $42 million annually to help address Denver's affordable housing needs. Specific uses of the Affordable Housing Fund include the production and preservation of rental, homeownership and supportive housing as well as programmatic supports such as homebuyer assistance and other services.

Homelessness Resolution Fund: The Homelessness Resolution Fund (HRF) is HOST's second major Special Revenue Fund and is also allocated annually. Passed by voters in 2020, the Homelessness Resolution Fund is funded by a 0.25% sales tax to support residents experiencing and exiting homelessness. The fund is expected to generate approximately $50 million annually, though actual sales tax collection depends on economic factors. As outlined in the Denver Revised Municipal Code, eligible uses of the Homelessness Resolution Fund include capital, operations and programmatic support for housing, shelter and other services for persons experiencing or exiting homelessness.

Federal grants and other sources: A portion of HOST's budget comes from ongoing federal grants and other funding sources. Federal grants are primarily from the U.S. Department of Housing and Urban Development (HUD) and are allocated annually to Denver based on the HUD budget. Revenue sources in the Other Funds category include one-time donations and smaller funding sources that are replenished when loans are paid back.

Description of COVID Response and Recovery Funding for HOST

Denver has the opportunity to invest a substantial infusion of additional resources to help the City recover from the COVID-19 pandemic. Through RISE Together Denver, the City solicited community input on investment priorities for recovery funding, and housing and homelessness have been consistently named as top priorities.

American Rescue Plan Act (ARPA) State and Local Funding: ARPA provides state, local, territorial, and Tribal governments with funding to support COVID-19 response efforts, replace lost revenue and strengthen support for public services and jobs, support economic stabilization for households and businesses, and address public health and economic disparities that created inequitable impacts of the pandemic.[1] State and Local ARPA funding must be obligated December 31, 2024 and spent by December 31, 2026. These funds were initially awarded to projects in two tranches through the 2022 and 2023 budget processes. ARPA resources may also be reallocated based on actual funding needs and community needs and priorities.

Complementary Funding Streams Outside of HOST

While HOST manages a large amount of revenue, many other funders support housing development and programs to bolster housing stability and resolve homelessness. To ensure that these efforts maximize the use of available resources, HOST works with a range of supportive partners.

City Partners: HOST coordinates with its partner city agencies in the use of these resources. It works with Denver Economic Development and Opportunity (DEDO) on the use of Community Development Block Grants (CDBG) and HUD grant monitoring and reporting, Denver Human Services (DHS) on supports for families experiencing homelessness and property tax rebate approaches, and the Department of Finance (DOF) on the Social Impact Bond project.

Statewide Partners: HOST also works closely with the Colorado Division of Housing (CDOH) within the Department of Local Affairs (DOLA) and the Colorado Housing and Finance Authority (CHFA). CDOH supports affordable housing development through the allocation of rental assistance vouchers and gap financing, and funds housing stability and homelessness resolution programming. CHFA awards low-income housing tax credits and Private Activity Bonds that are a critical component of an affordable development's capital stack.

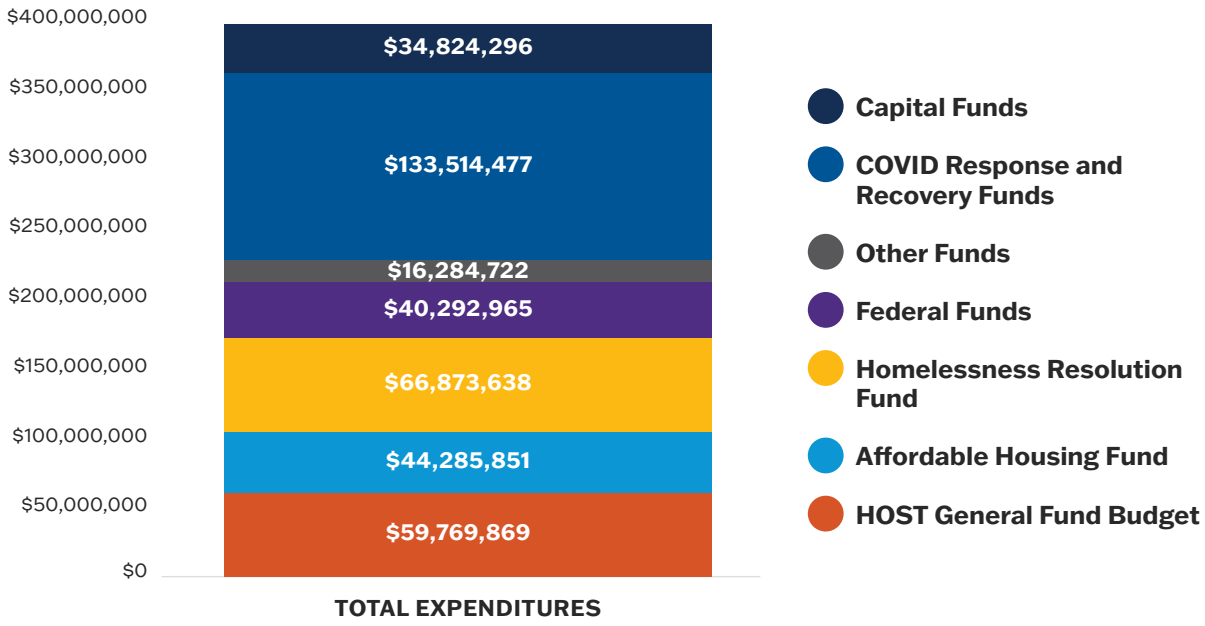
Supportive Partners: HOST partners with Denver Housing Authority (DHA) and the development community to create new affordable housing. HOST works with DHA to create innovative solutions for land acquisition to support a strong pipeline of affordable and supportive housing units, including the DHA Delivers for Denver (D3) bond initiative. HOST also works with developers to provide gap financing after the developer has already raised other funds for the majority of their project costs.

Philanthropic Partners: Private funders, foundations, and businesses are also investing in interventions that support HOST's work. A collection of private funders came together in April 2019 to partner with the City and HOST to expand services available in Denver's shelters and bridge housing opportunities to provide more safe, stable places for people to stay while connecting to permanent housing. This also included capital investments in safety and accessibility improvements. In addition, the Caring for Denver Foundation provides an important new resource for mental health and substance misuse services.

1 U.S. Department of the Treasury. (n.d.). *Coronavirus State and Local Fiscal Recovery Funds*. https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds.

Additional Financial Information

FIGURE 3: 2024 ACTUAL EXPENDITURES FOR THE DEPARTMENT OF HOUSING STABILITY – SUMMARY



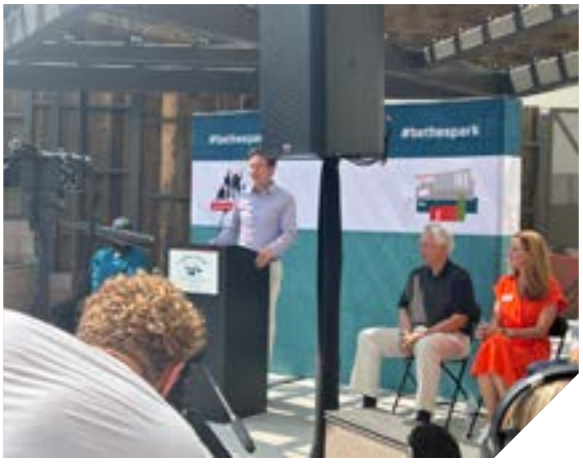


FIGURE 4: 2024 ACTUAL EXPENDITURES FOR THE DEPARTMENT OF HOUSING STABILITY – DETAIL

Funding Source	Amount	Percentage
HOST General Fund Budget	**$59,769,869**	**15.10%**
Affordable Housing Fund	**$44,285,851**	**11.20%**
Property Tax	$24,671,495	55.70%
Linkage Fee Projected Revenue & Carry Forward	$19,614,356	44.30%
Homelessness Resolution Fund	**$66,873,638**	**16.90%**
Federal Funds	**$40,292,965**	**10.20%**
Colorado Department of Local Affairs - Strong Communities	$1,432,855	3.60%
Colorado Department of Local Affairs - Regional Navigation Campus	$24,437,719	60.70%
Colorado Department of Local Affairs - Transformational Homelessness Response (THR)	$2,940,674	7.30%
Community Development Block Grant (CDBG)	$0	0.00%
Continuum of Care (COC)	$1,923,200	4.80%
Emergency Solutions Grant (ESG)	$635,989	1.60%
EDI Community Projects	$1,440,000	3.60%
HOME Investment Partnerships Program	$4,930,241	12.20%
Housing Opportunities for People with AIDS	$1,801,828	4.50%
Neighborhood Stabilization Program II	$0	0.00%
Social Impact Partnerships To Pay For Results Act - Evaluator	$750,459	1.90%
Other Funds	**$16,284,722**	**4.10%**
Affordable Housing Fund	$58,099	0.40%
Affordable Housing Incentive Fee Fund - 16811	$1,419,940	8.70%
Community Development – Donation	$12,875	0.10%
Community Development – State Grants	$688,255	4.20%
Denver Public Schools Motel Grant	$0	0.00%
Homeless Services Donations Fund	$403,471	2.50%
Homeless Services Fund	$0	0.00%
Homeless Shelter Utility Support	$94,315	0.60%
Inclusionary Housing Ordinance	$3,059,228	18.80%
Mandatory Affordable Housing Fee-In-Lieu Fund - 16815	$0	0.00%
Metro Mortgage Assistance	$454,858	2.80%
Performance Contracts (SIB) (GF Transfer)	$3,439,688	21.10%
Housing Stability Private Grants Fund	$459,945	2.80%
Rental Rehabilitation	$572,167	3.50%
Revolving Affordable Housing Loan Fund	$0	0.00%
Skyline Housing	$5,621,881	34.50%
Capital Funds	**$34,824,296**	**8.80%**
RISE Denver GO Bond	$18,300,149	52.50%
HOST Capital Fund	$7,814,300	22.40%
ARPA Capital Project Fund	$8,709,847	25.00%
COVID Response and Recovery Funds	**$133,514,477**	**33.70%**
ARPA	$84,717,819	63.50%
ERAP	$100,985	0.10%
FEMA	$48,695,673	36.50%
Total	**$395,845,818**	**100.00%**

FIGURE 5: ACTUAL EXPENDITURES BY PILLAR AND REVENUE SOURCE FOR 2024

	Total Budget	AHF	HRF	General, Federal, Other, Capital and Recovery Funds
Total Budget	**$395,845,818**	**$44,285,851**	**$66,873,638**	**$284,686,329**
Housing Opportunity	$84,465,820	$23,311,720	$9,719,184	$51,434,916
DHA payment for D3	$9,658,638	$9,658,638	$0	$0
Housing Stability	$32,587,900	$9,577,304	$0	$23,010,596
Homelessness Resolution	$265,166,704	$1,210,026	$57,143,172	$206,813,506
Operations	$3,966,755	$528,162	$11,281	$3,427,312

Note: AHF stands for Affordable Housing Fund; HRF stands for Homelessness Resolution Fund. These funds are broken out separately from other funds in order to provide greater transparency into how HOST plans to expend locally-generated, dedicated funding sources for housing and homelessness. Similar to HOST's expenditures in Housing Opportunity, HOST's payment to DHA for the D3 Initiative supports the development of affordable housing units in Denver. Because dollars paid to DHA for the D3 Initiative are not available to be directly invested by HOST, it is categorized separately. Operations is a division of HOST that includes staff for communications and engagement, finance, contracting and procurement, data systems administration and reporting, policy and strategic planning, and executive support.

FIGURE 6: ACTUAL EXPENDITURES BY INVESTMENT TYPE AND REVENUE SOURCE FOR 2024

	Total Budget	AHF	HRF	General, Federal, Other, Capital and Recovery Funds
Total Budget	**$395,845,818**	**$44,285,851**	**$66,873,638**	**$284,686,329**
Housing	$136,337,124	$41,811,253	$19,495,746	$75,030,125
Housing Assistance	$66,828,702	$9,798,111	$10,004,151	$47,026,440
Unit Development & Preservation	$59,849,784	$22,354,504	$9,491,595	$28,003,685
Unit Development & Preservation: DHA payment for D3	$9,658,638	$9,658,638	$0	$0
Shelter & Services	$244,913,102	$769,949	$45,248,823	$198,894,330
Administration	$14,595,593	$1,704,649	$2,129,069	$10,761,875

Note: AHF stands for Affordable Housing Fund; HRF stands for Homelessness Resolution Fund. These funds are broken out separately from other funds in order to provide greater transparency into how HOST plans to expend locally-generated, dedicated funding sources for housing and homelessness. Similar to HOST's expenditures in unit development and preservation, HOST's payment to DHA for the D3 Initiative supports the development of affordable housing units in Denver. Because dollars paid to DHA for the D3 Initiative are not available to be directly invested by HOST, it is categorized separately. Administration includes planned expenditures on staffing across HOST as well as planned spending on professional services, data systems investments, staff training, etc.

DENVER
HOUSING STABILITY

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