Prioritization Policy

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What is HOST?

- Mayor Hancock formed new department
- Bring housing + homelessness together
- Executive order signed Oct. 23, 2019

DENVER
HOUSING STABILITY

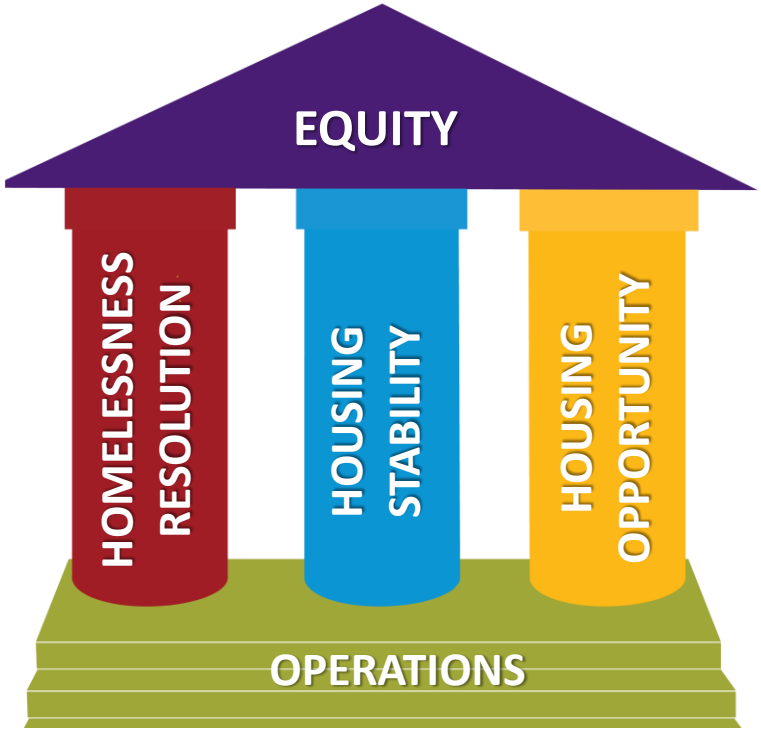
Healthy, housed, and connected.

We invest resources, create policy, and partner to provide housing stability, resolve episodes of homelessness, and create housing opportunities

How Does HOST do its Work?

EQUITY

Trauma Informed | Data Driven | Person Centered



Housing Stability

Homelessness Resolution

Housing Opportunity

Operational Support

Affordable Housing Resources

- Affordable Housing Fund: $30M annually
- Homelessness Resolution Fund (2B): $40M annually
- 2021 RISE Denver GO Bonds: $38.6M to Housing
- COVID Response
  - HOME ARP - $10.8M
  - ARPA - $308M total to city
    - $28M as Affordable Housing Fund match

metroDPA
down payment assistance

metroDPA provides home loans and down payment assistance in the form of a three-year forgivable loan

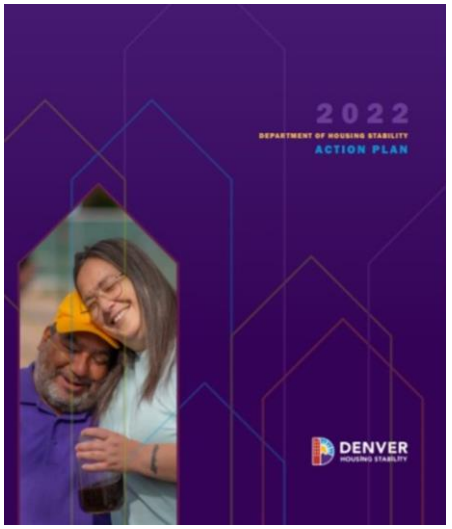
NEW Social Equity program offers additional down payment assistance to households displaced by redlining

More info at denvergov.org/metrodpa

Expanding Housing Affordability Policy Proposal

Denver is proposing policies to ensure that, as new housing is built, new affordable housing is created along with it.

What are HOST's 2022 Priorities?



Invest recovery funding to expand housing, stability programs, and in shelter and shelter alternatives

Create and preserve 1,400+ affordable homes

Serve 6,000+ households in stability programs

House at least 1,400 households experiencing homelessness

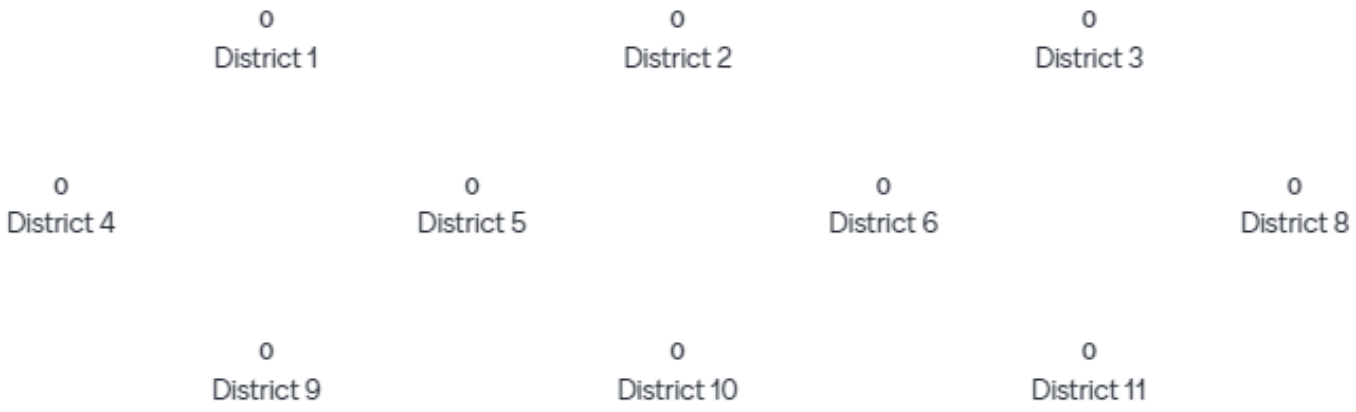
Expand efforts to address unsheltered homelessness

Advance critical policies that increase affordable housing supply and address involuntary displacement

Go to **www.menti.com** and use the code **8945 0418**

What City Council District do you live in? (Map linked in chat)

Mentimeter



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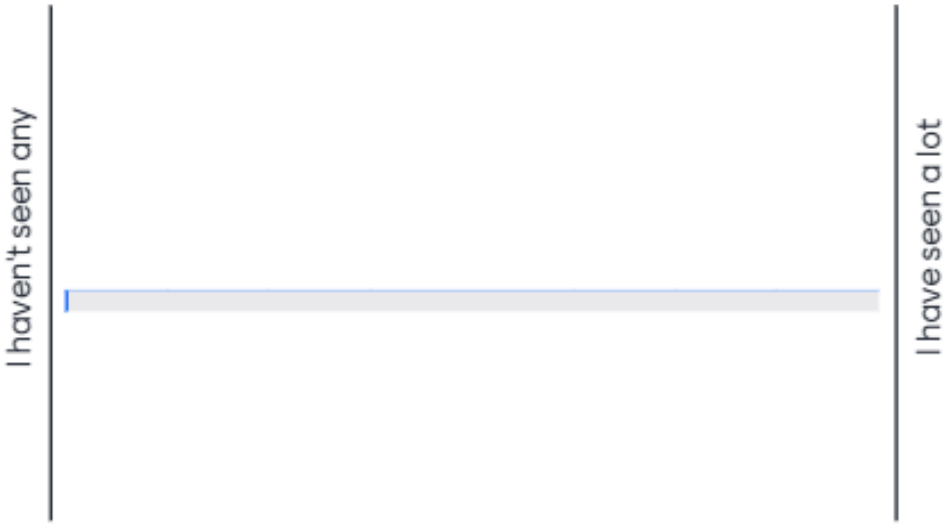
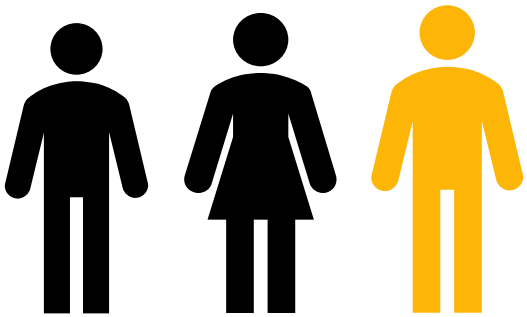
Have you seen or experienced gentrification in your neighborhood?

Mentimeter



Housing Cost Burden

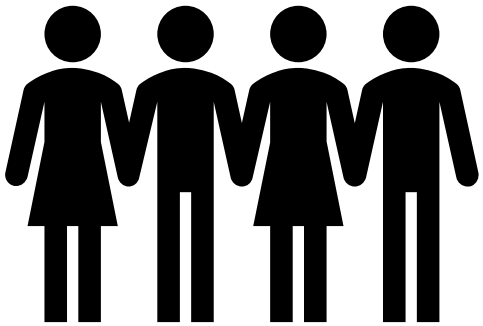
Rents and mortgages are increasing dramatically, and incomes are not keeping up



115,000+ Denver households spend more than 1/3 of their income on housing costs

Involuntary Displacement in Denver

Growth and gentrification
→ involuntary displacement



Involuntary displacement is when businesses or residents are forced out of their neighborhood of choice because of increasing property values

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Do you feel like you understand what involuntary displacement is?

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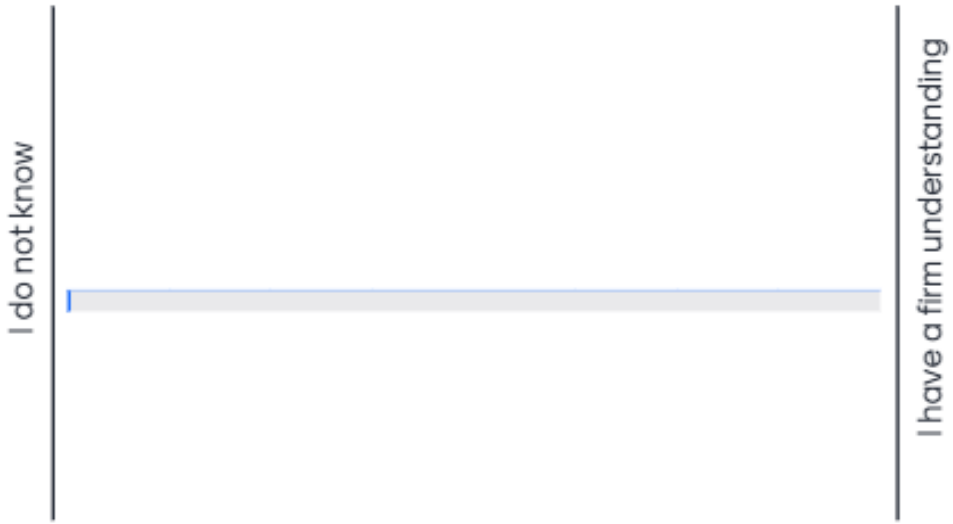


What can we do about it?

A **Prioritization Policy** will provide households at risk of or who have been displaced from their neighborhood with **priority access** to newly developed or preserved affordable housing.

Who Will Benefit?

Deep roots

Struggling with housing costs

Losing housing

Facing foreclosure

Impact of racial disparities

How Will It Work?

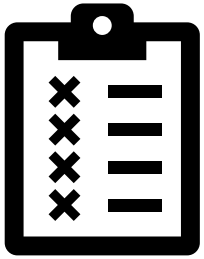
Affordable Rental Units

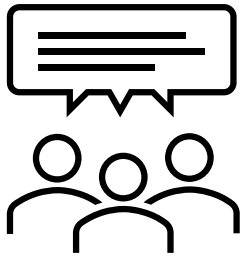
- New and newly preserved affordable housing units, including city-regulated affordable units
- Mandatory Housing: buildings 100+ units or in areas vulnerable to displacement
- Would apply to initial and subsequent lease-ups of vacant units

Affordable Homeownership Units

- Newly built homeownership units, including city-regulated affordable units
- Only when development is 10+ units
- Would apply at first sale, not subsequent sales

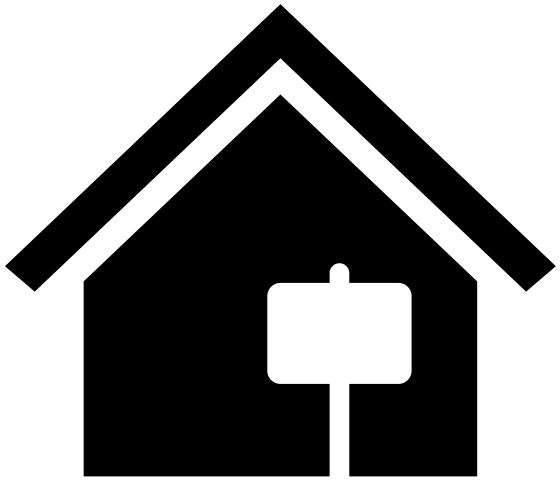
Policy Details





Marketing period for prioritized units:

- The prioritization policy would apply for the first 14 days in which applications are taken
- Property managers/sales teams must review applicants who apply under the prioritization policy first to identify eligible applicant(s)
- After 14 days, if no prioritized applicants are eligible, units could be leased or sold to residents without prioritization status.



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Do you think the 14-day application window will provide enough time for prioritized applicants to express interest?

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Policy Details

30% of units in qualifying developments set aside for the prioritization

Policy Details

- Duration of policy applicability for rental & homeownership units
- Policy compliance for rental & homeownership units

Eligibility Requirements

To be eligible for the program, applicants must have been displaced or at risk of displacement between 2000 and today and/or an applicant's family member was displaced from Denver between 1939-2000.

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Are these eligibility requirements clear to you?

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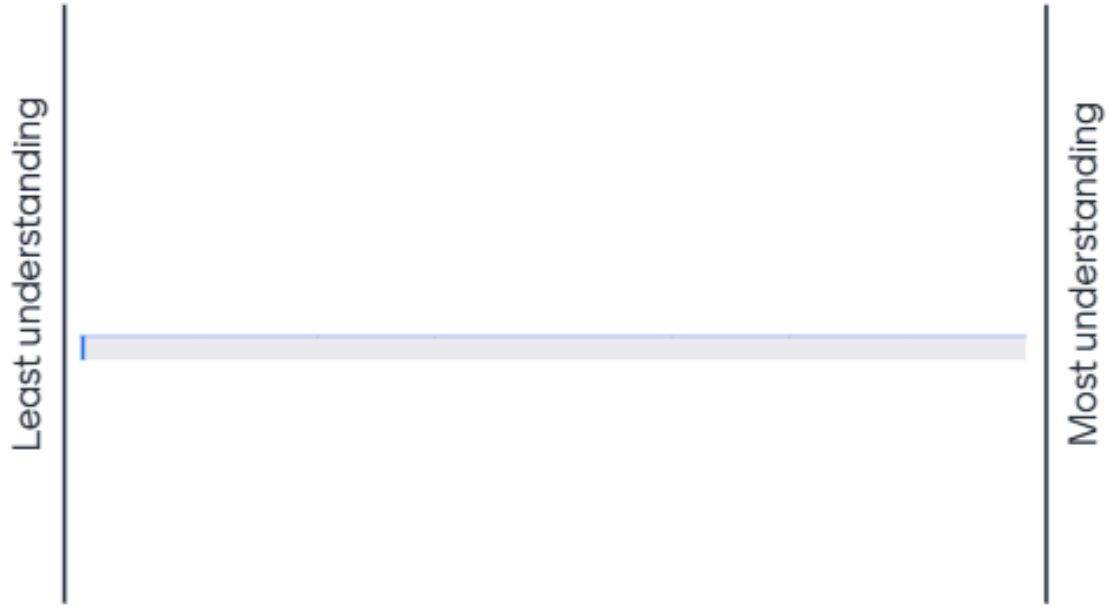

Displacement Qualification

Causes of displacement/vulnerability:

- Rent or mortgage is more than 40 percent of household income
- Renter must move because property owner selling or has sold their rental unit
- Renter must move because property owner is moving into the rental unit
- No cause eviction
- Eviction for nonpayment of rent
- Foreclosure
- Costly code violations
- Eminent Domain
- Redlined Neighborhoods

Scoring Criteria

1. Current or former Denver resident for	up to 20 points
5-9 continuous years (10 points)	
10-14 continuous years (+5 points)	
15+ continuous years (+5 points)	
2. Displaced or at risk of displacement from a neighborhood where they have lived for at least 5 years where an affordable housing development is being built	5 points
3. Displaced or at risk of displacement from a neighborhood where they have lived for at least 5 years where an affordable housing development is being built	5 points
4. Parent, grandparent, or primary guardian was displaced from Denver neighborhood	5 points
5. Applicant currently doubled up in housing or experiencing homelessness	3 points
6. Applicant or member of the household has a disability	2 points
7. Child/children in household eligible to be in Denver Public Schools	2 points

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Is the scoring system clear to you?

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Scoring Examples

1

2

3

Timeline

- Public input in Spring
- To City Council summer
- Build out of website, system
- Implementation anticipated 2023

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Do you think this will help address involuntary displacement in your community?

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What are your general thoughts about the policy proposal?

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Questions?
Comments?
Email:
Polly.Kyle@denvergov.org