

HOUSING AN INCLUSIVE DENVER

Annual Action Plan (2019)



DENVER
THE MILE HIGH CITY

CONTENTS

Introduction	4
Current Housing and Demographic Conditions	7
2019 Housing Investments	12
2019 Projected Housing Outcomes	20
2019 Projected Strategies	28
Implementation	42
Appendix 1. Supporting Tables	46
Appendix 2. Eligibility Criteria for Housing Funds	52
Appendix 3. 2019 Housing Term Sheets	57
Appendix 4. Development, Preservation and Program Tools	58

ACKNOWLEDGEMENTS

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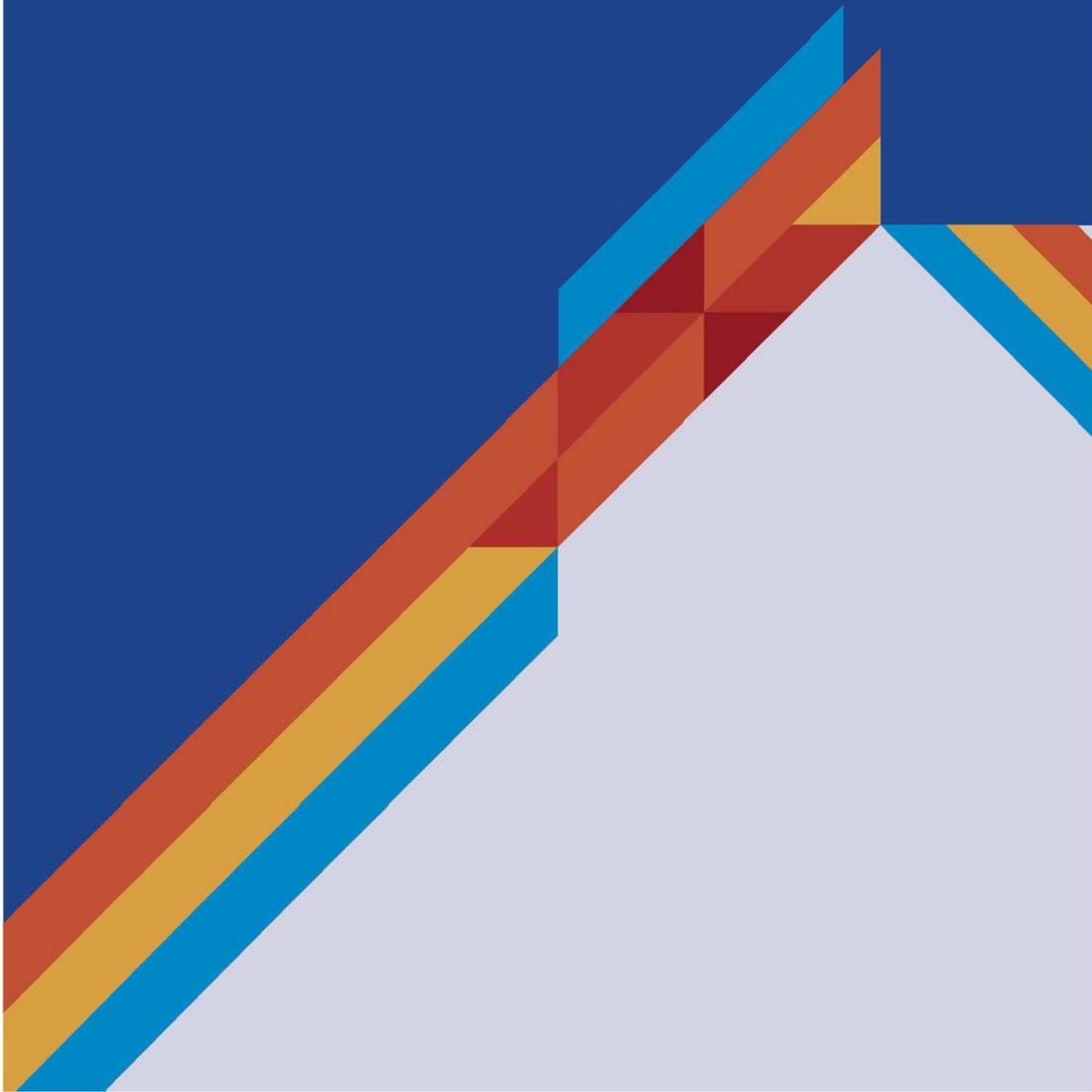
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Section 1
INTRODUCTION





SECTION 1. INTRODUCTION

Denver prides itself on being an open, inclusive, and welcoming place to live. 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.

Housing an Inclusive Denver is focused on tools that address a continuum of housing needs, 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 1) create affordability, 2) preserve affordability, 3) promote access to housing, and 4) stabilize residents at risk of displacement.

Housing an Inclusive Denver details funding priorities that are associated with specific populations along the housing continuum.

- **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.

Available housing resources must be aligned on an annual basis to achieve these goals over the five-year planning period. The purpose of this 2019 Annual Action Plan is to guide the City's housing investments and policy priorities in support of *Housing an Inclusive Denver* over the coming year.

This document will outline:

- Current housing and demographic conditions to drive prioritization of housing resources in 2019;
- Overview of 2019 resources available for investment in development, preservation and programs;
- Projected investments in 2019 based on current pipeline of projects and programs;
- Key action items from the *Housing an Inclusive Denver* plan that the City and its partners will focus on in 2019 to expand the affordable housing toolbox and promote the core goals of the plan; and
- The City and its partners' steps to implement the 2019 Action Plan priorities

HOUSING AN INCLUSIVE DENVER'S CORE GOALS



Create affordable housing in vulnerable areas AND in 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.



Preserve 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 and residents served through program investments or policy actions.



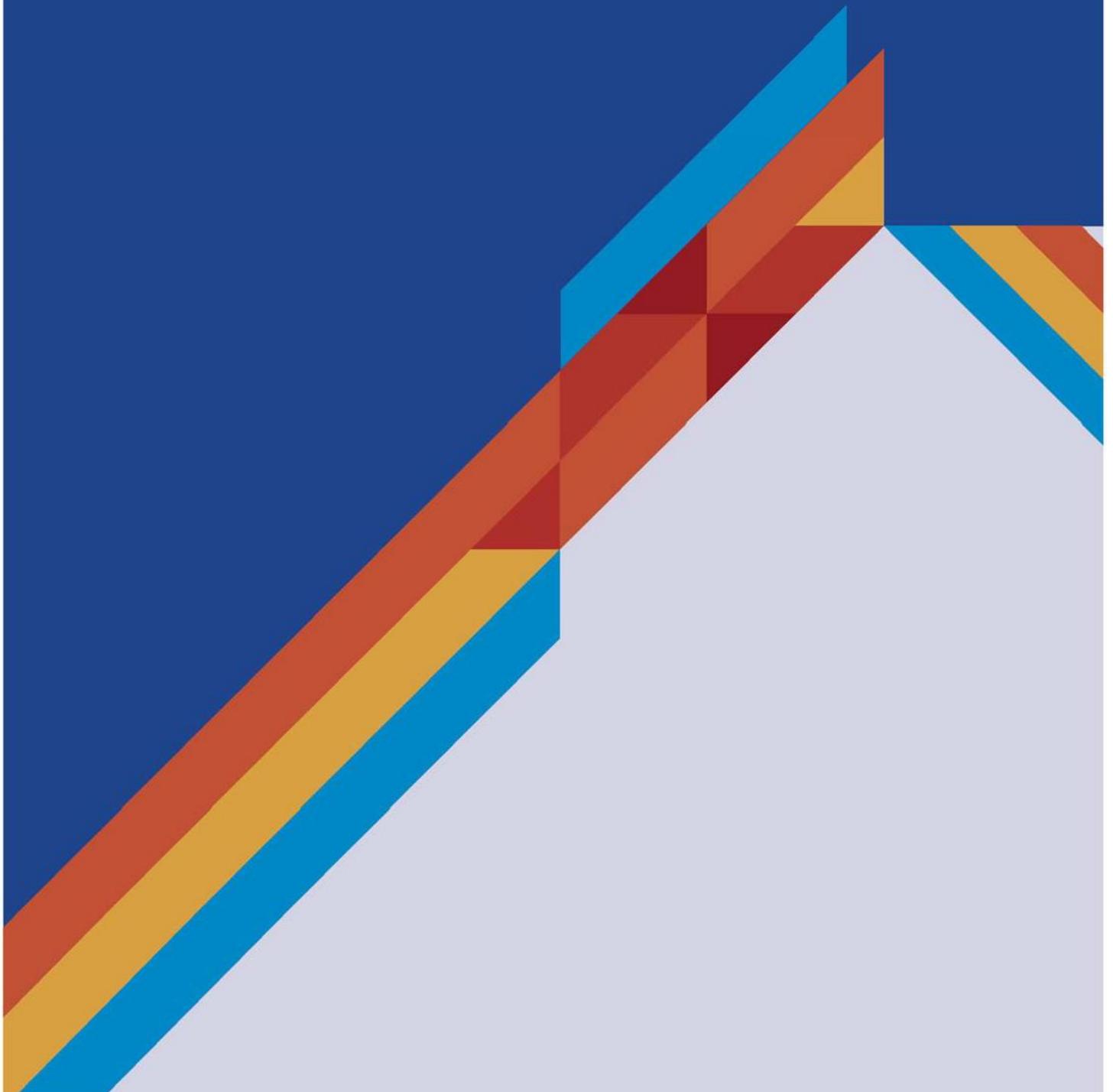
Promote equitable and accessible housing options by supporting programs and policies that help residents across the housing continuum access affordable housing. Measurable outcomes from investment and policies under this core goal include residents served through program investments or policy actions.



Stabilize 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

CURRENT HOUSING & DEMOGRAPHIC CONDITIONS





SECTION 2.

CURRENT HOUSING AND DEMOGRAPHIC CONDITIONS

Residents Experiencing Homelessness

Slight increase in count of residents experiencing homelessness. In January 2018, 3,445 households reported experiencing homelessness on a given night in Denver. While the point-in-time picture of people living without homes is a single snapshot in time and fails to capture the full range of households moving in and out of homelessness throughout the year, the 2018 count represents an increase over 2017 counts by approximately three percent. More than fifty percent of the residents experiencing homelessness that were identified through the point-in-time analysis in 2018 were living in emergency shelter; approximately thirty percent of the residents were living in transitional housing or in a Safe Haven; and the remaining approximately twenty percent of residents were living unsheltered on the street. Find more detail on these proportions in Figure 2.1 below.

In addition to the point-in-time count, the waitlist for the Coordinated Entry System, OneHome, which provides a regional common assessment tool for targeting housing to those experiencing homelessness, has more than 2,071 households and the eligibility list for the Denver Social Impact Bond Project targeting homeless frequent users of the jail system includes approximately

2,700 individuals.

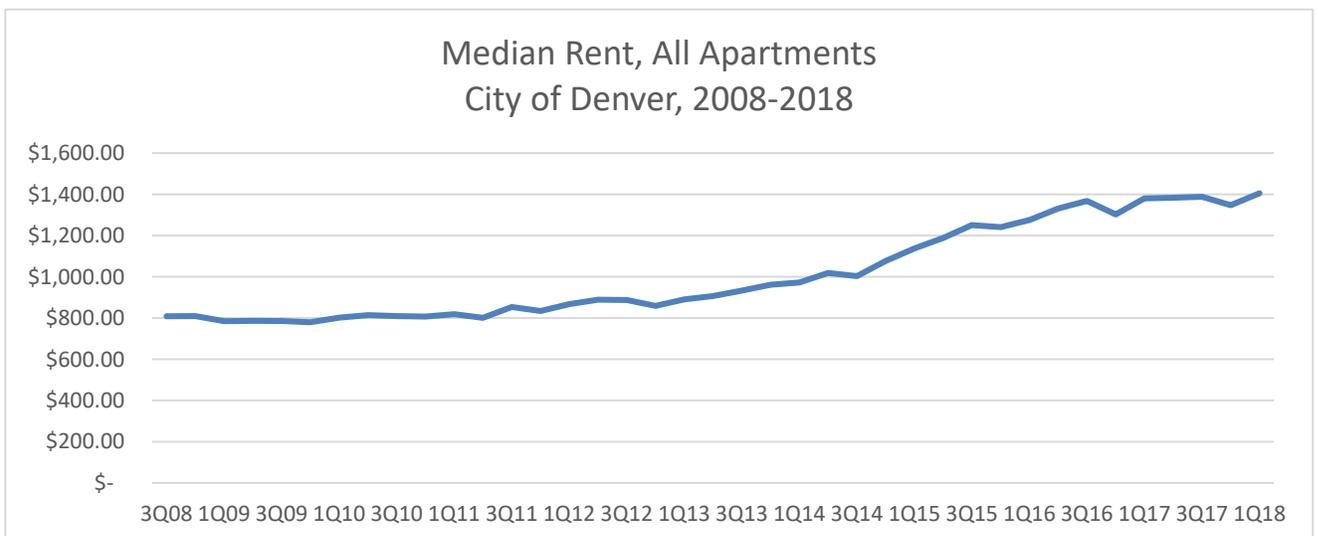
Figure 2.1 HUD Household Types by Living Situation, 2018

Living Situation by Household Type on January 29, 2018		Emergency Shelter	Transitional Housing	Safe Haven	Unsheltered	Total
HUD Household Type	Household without children	1,663	450	22	597	2,732
	Household with at least 1 adult and at least 1 child	156	544	0	10	710
	Household with only children under 18	1	0	0	2	3
	Total	1,820	994	22	609	3,445

Affordable and Workforce Rental Housing

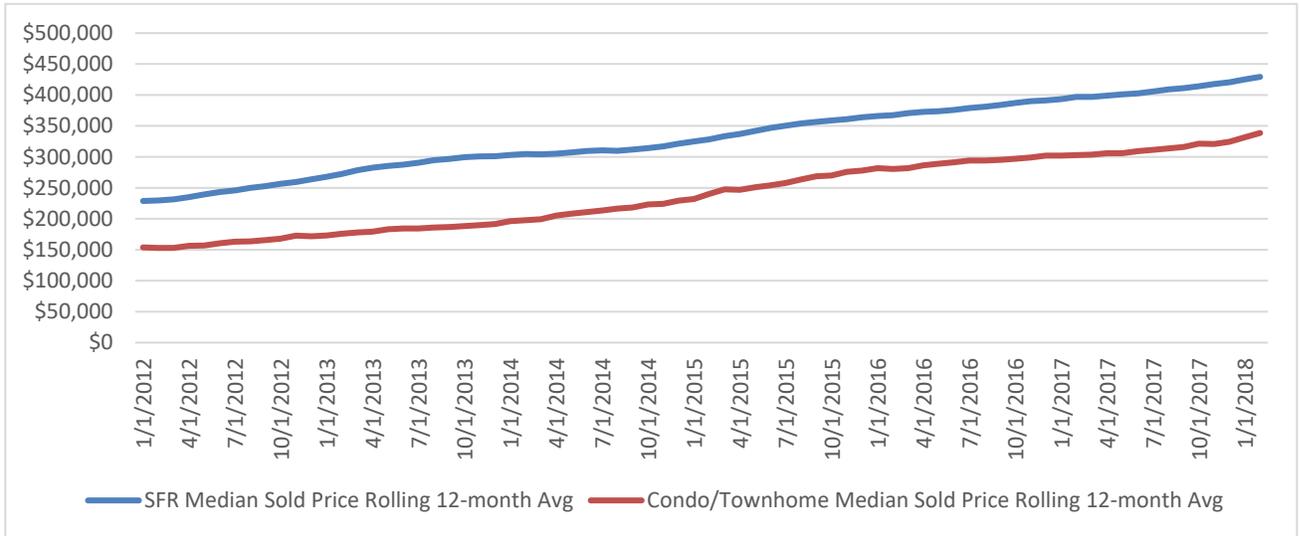
Increasing Rents. Median rent for all apartments in the City and County of Denver stood at \$1,406 at the end of the first quarter of 2018, representing an increase of 4.3% over the end of 2017. This represents the highest ever median rent in Denver and an increase of 74% over the last nearly ten years – in the third quarter of 2008, the median rent for all apartments in Denver was only \$808.

Figure 2.2 Median Rent, All Apartments, City of Denver, 2008-2018



Source: Apartment Association of Metro Denver, Quarterly Rent & Vacancy Survey

Figure 2.3 Median Home Prices, City of Denver, 2012-2018



Source: Denver Metro Association of Realtors, Monthly City and County Market Trends Reports

Find more information about the change in median rent in Figure 2.4 of the Appendix.

Attainable Homeownership

Increase in Median Sales Price. The cost of for-sale housing also continued to grow in 2018. The median price of a single-family home sold in the City and County of Denver in 2018 was \$470,000, an increase of 11.9% over 2017. The price of condos and townhomes increased at a similar rate. In 2018, the median condo or townhome sold in Denver cost \$378,200, an increase of 16.4% over 2017. The continued climb of Denver home prices outpaced the trend both regionally and nationally – according to data from the National Association of Realtors, the median sales price of existing homes climbed 4.9% nationally and 7.2% in the West from May 2017 to 2018.

Increase in Cost Burdened Households. The City and its partners measure the need for affordable housing in part based on the number of Denver households who pay more than 30% of their gross income for housing, including utilities.

The U.S. Department of Housing and Urban Development (HUD) defines these households as “cost burdened” when it comes to housing. As seen in Figure 2.5 below, over 110,000 total households citywide were considered cost-burdened in 2016 (the most recent data available). Any household paying more than 50%

of gross income for housing costs is considered “severely cost burdened.” More than 50,000 total households in Denver were severely cost-burdened. The majority of these households earn less than 80% of the Area Median Income (in 2016, \$44,900 for an individual or up to \$64,100 for a family of four). Over 92,000 households earning at or below 80% AMI were cost-burdened and of these households, over 49,000 were severely cost burdened.

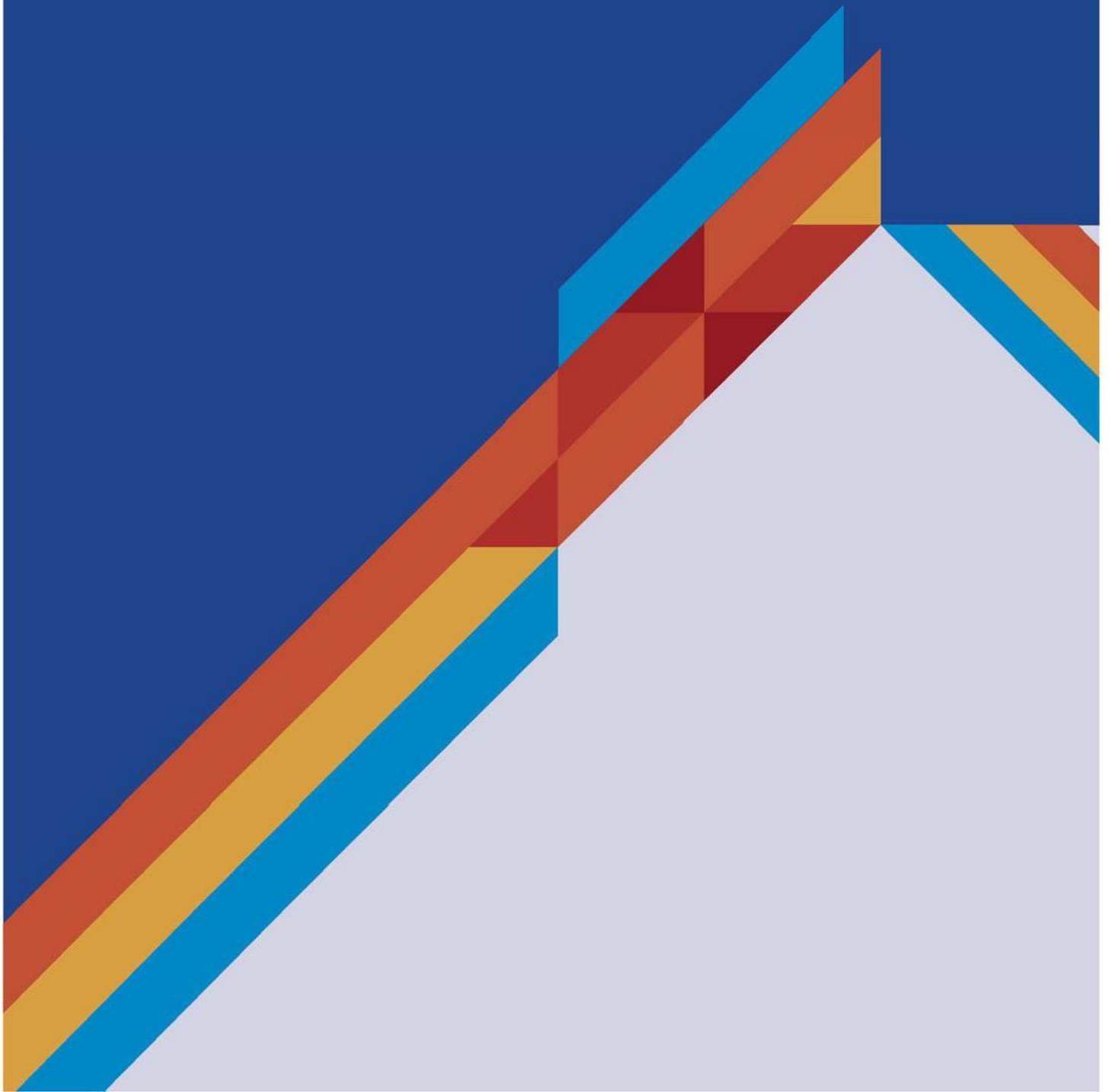
Find a breakdown of cost-burdened households by renters, homeowners, and household size in Figures 2.6 –Figures 2.12 of the Appendix.

Figure 2.5 Cost Burdened and Severely Cost-Burdened Households

All Denver Households, 2016					
Area Median Income	Not Cost-Burdened <i>paying less than 30% of income for housing</i>	Cost-Burdened <i>paying 30%-49% of income for housing</i>	Severely Cost Burdened <i>paying 50% or more of income for housing</i>	% paying more than 30% for housing costs	% paying more than 50% for housing costs
< 30% AMI	7,524	6,704	28,153	82%	66%
31-50% AMI	8,478	12,639	14,651	76%	41%
51-60% AMI	6,040	7,839	3,797	66%	21%
61-80% AMI	17,669	15,550	2,859	51%	8%
81-100% AMI	22,016	8,515	607	29%	2%
101-120% AMI	18,947	4,756	209	21%	1%
> 121% AMI	111,790	3,695	381	4%	0%
TOTAL	192,464	59,698	50,657	36%	17%

Source: American Community Survey, 2016 1-Year Estimates, via University of Minnesota Integrated Public Use Microdata Series

Section 3
2019 HOUSING INVESTMENTS





SECTION 3.

2019 HOUSING INVESTMENTS

The City's primary tool for driving the development and preservation of affordable homes is by investing in gap financing in affordable housing development projects. Projects that apply to the Office of Economic Development (OED) are evaluated according to published term sheets, with different terms depending on the type of housing product. OED updates its published term sheets on an annual basis to align with current market conditions and housing priorities as identified in *Housing an Inclusive Denver* and this 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 and to extend long-term affordability
- Gap financing to develop affordable homeownership opportunities

See Appendix 2 for more information about the City's typical investment per unit in housing development and preservation.

In addition to creating and preserving affordable homes, the Office of Economic Development 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:

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

See Appendix 2 for more information about the City’s typical investment into programs.

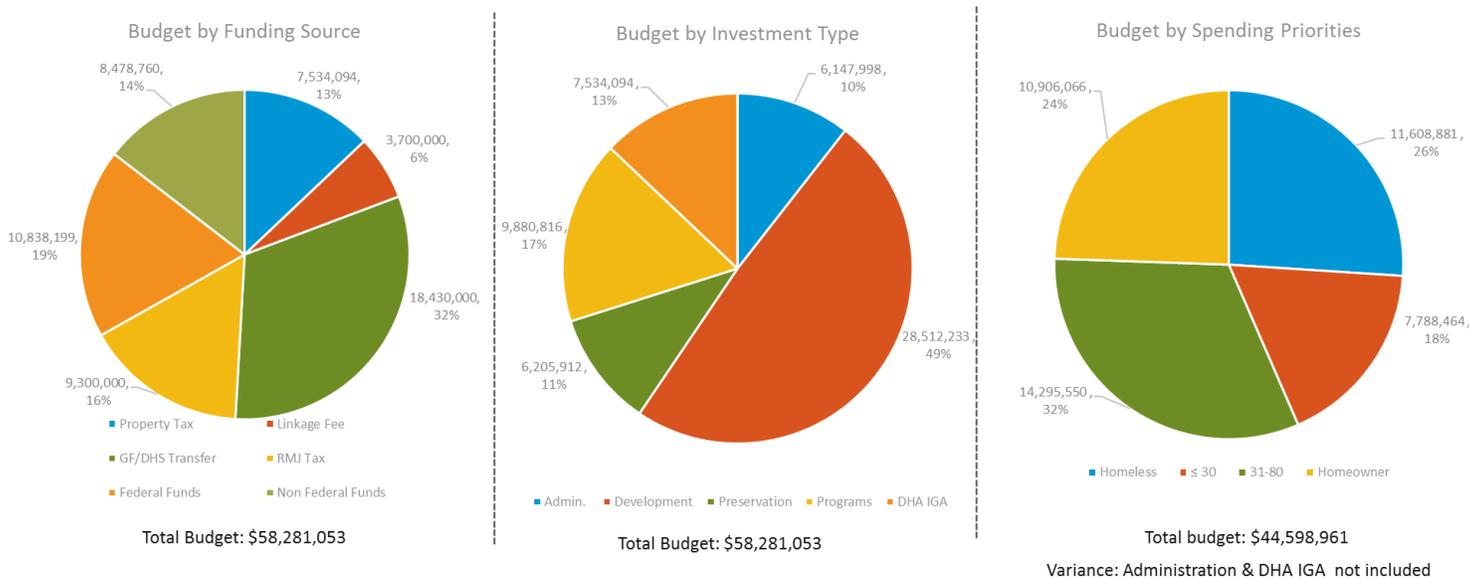
Figure 3.11

2019 Planned: OED Housing Investments	
Summary – All Funds	
TOTAL STARTING BALANCE 2019 ALL FUNDS	\$ 58,281,053.00
TOTAL OF ADMIN AND/OR RESERVES*	\$ (13,682,092.00)
TOTAL 2019 ALL FUNDS AVAILABLE FOR INVESTMENT	\$ 44,589,961.00

**Reserves include funds that are set aside for a specific purpose, including refunds under the housing linkage fee, rebates for units constructed under the historic IHO, and the DHA IGA.*

Figure 3.12

2019 Planned: OED Housing Investments



The targets along the income spectrum in *Housing an Inclusive Denver* include:

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

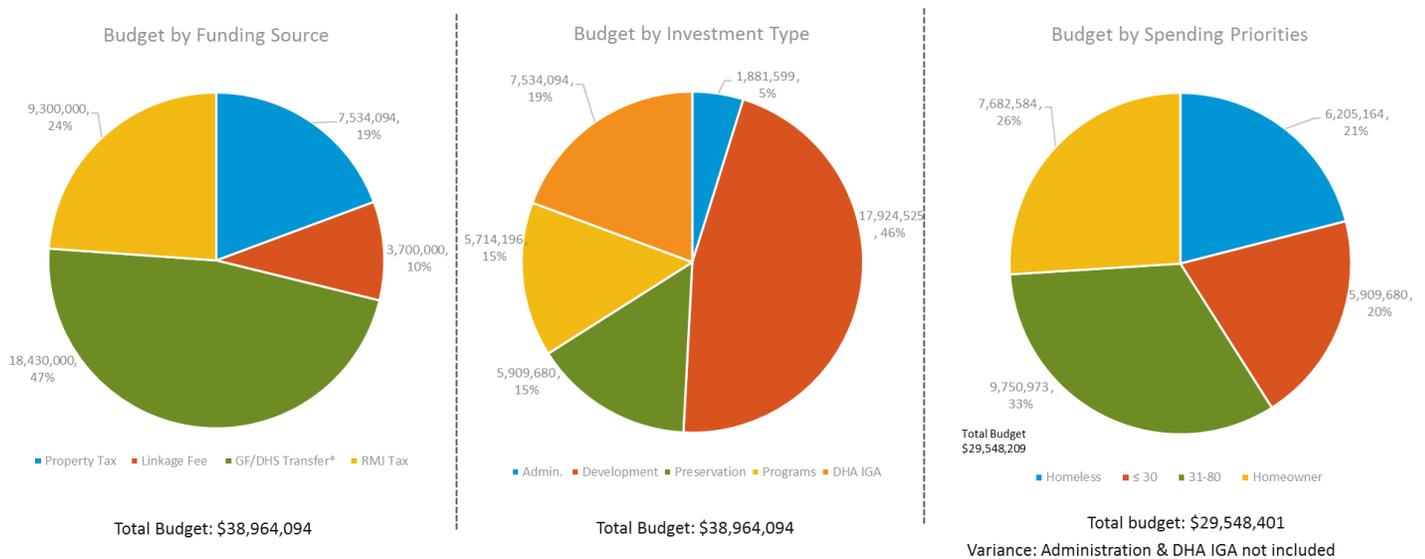
Figure 3.13

2019 Planned: Dedicated Housing Funds	
Property Tax Revenue Fund 2019 Budget	\$ 7,534,094.00
Affordable Housing Linkage Fee Revenue Fund 2019 Appropriation	\$ 3,700,000.00
General Fund/Denver Human Service Fund Transfer	\$ 18,430,000.00
Recreational Marijuana Sales Tax	\$ 9,300,000.00
STARTING BALANCE 2019 LOCAL FUNDS	\$ 38,964,094.00
TOTAL OF ADMIN AND/OR RESERVES*	\$ (9,415,693.00)
TOTAL 2019 LOCAL FUNDS AVAILABLE FOR INVESTMENT	\$ 29,548,401.00

**Reserves include funds that are set aside for a specific purpose, including refunds under the housing linkage fee, rebates for units constructed under the historic IHO, and the DHA IGA.*

Figure 3.14

2019 Planned: Dedicated Housing Fund



The actual percentages of investments into each population area along the income continuum will differ year to year depending on the City and its partners' pipeline of projects, historic accomplishments under the five-year plan, and current market conditions.

The process to secure funding for the development and preservation of affordable housing can take multiple years, with many projects competing for Low

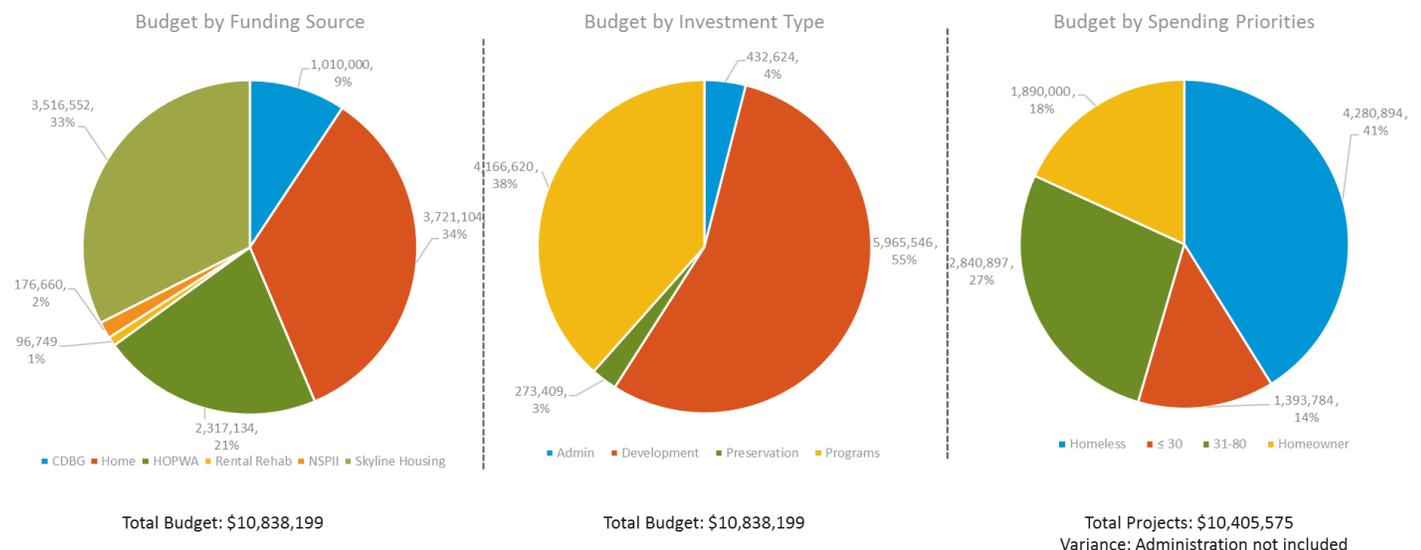
Figure 3.15

2019 Planned: Federal Housing Funds	
Community Development Block Grants	\$ 1,010,000.00
HOME Funds	\$ 3,721,104.00
Housing and Opportunities for Persons with AIDS (HOPWA)	\$ 2,317,134.00
Rental Rehabilitation	\$ 96,749.00
Neighborhood Stabilization Program II	\$ 176,660.00
Skyline Housing	\$ 3,516,552.00
TOTAL STARTING BALANCE 2019 FEDERAL FUNDS	\$ 10,838,199.00
TOTAL OF ADMIN AND/OR RESERVES*	\$ (432,624.00)
TOTAL 2019 OTHER FUNDS AVAILABLE FOR INVESTMENT	\$ 10,405,575.00

**Reserves include funds that are set aside for a specific purpose, including refunds under the housing linkage fee and rebates for units constructed under the historic IHO.*

Figure 3.16

2019 Planned: Federal Housing Funds



Income Housing Tax Credits in multiple annual rounds before receiving an award of tax credits. As such, the Office of Economic Development's pipeline of affordable development and preservation projects can vary each year depending on these awards and when projects plan to secure financing and begin construction.

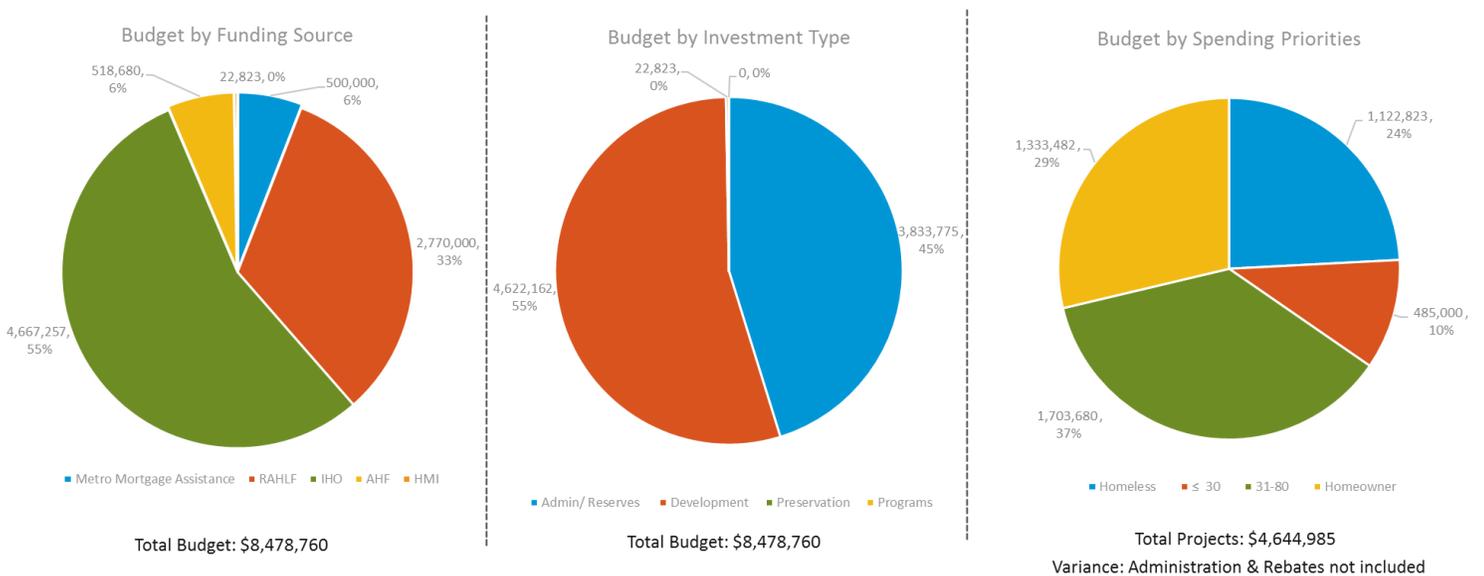
Figure 3.17

2019 Planned: Other Non-Federal Housing Funds	
Metro Mortgage Assistance	\$ 500,000.00
Revolving Affordable Housing Loan Fund	\$ 2,770,000.00
Affordable Housing Fund	\$ 518,680.00
Housing for the Mentally Ill	\$ 22,823.00
Inclusionary Housing Ordinance	\$ 4,667,257.00
TOTAL STARTING BALANCE 2019 OTHER FUNDS	\$ 8,478,760.00
TOTAL OF ADMIN AND/OR RESERVES*	\$ (3,833,775.00)
TOTAL 2019 OTHER FUNDS AVAILABLE FOR INVESTMENT	\$ 4,644,985.00

**Reserves include funds that are set aside for a specific purpose, including refunds under the housing linkage fee and rebates for units constructed under the historic IHO.*

Figure 3.18

2019 Planned: Other Non-Federal Housing Funds



The adoption of *Housing an Inclusive Denver* represents a shift for the City in setting specific targets for investment of housing resources along the income continuum.

Historically, the majority of projects that have sought financing from the City and that have been awarded funding have included a significant number of units affordable to residents earning approximately 60% of AMI. The primary factor contributing to this trend is the limitation for Low Income Housing Tax Credits to be used to support units at or below this income level. Depending on the project, these tax credits can represent between 40-70% of a project's capital stack, with the City's gap financing typically representing between 5-10% of the stack.

OED and its partner agencies took a number of steps in 2018 to align the housing development pipeline with the *Housing an Inclusive Denver* goals of investing between 40-50% of housing resources to support residents that are experiencing homelessness and very low-income residents (those who earn at or below 30% AMI).

These steps include:

- An update of the 2018/2019 Investment Term Sheets to incentivize financial support for projects that include a significant number of units that serve residents experiencing homelessness and/or very low-income residents.
- Doubling the City's affordable housing fund and partnering with the Denver Housing Authority to leverage an approximately \$105 million surge in bond funding that will support acquisition of land and buildings to drive a long-term pipeline of projects that support residents experiencing homelessness and/or very low-income residents.

While these and other efforts represent significant steps toward alignment of the housing pipeline with the goals of *Housing an Inclusive Denver*, the timeline between acquisition of land, application for competitive or non-competitive tax credits, and construction of affordable units can take a number of years. Given this consideration, OED expects that units developed and preserved in 2019 will represent a closer alignment with the goals of the plan compared to previous years, but may still include a larger proportion of units at close to 60% AMI compared to future years of plan implementation.

As previously noted, investments in 2019 include a framework to double the existing Affordable Housing Fund from an average of \$15 million annually to \$30 million annually. This framework and partnership with the Denver Housing Authority was approved by City Council in August 2018 for implementation primarily starting in 2019. Resources for the Affordable Housing Fund in 2018 included a portion of a property tax mill and a per square foot "linkage fee" on

new commercial and residential development to support housing development, preservation and programs.

Development projects that submitted site development plans (SDPs) to the Department of Community Planning and Development (CPD) prior to the adoption of the linkage fee received an exemption, where projects that applied for an SDP (or just a building permit for smaller projects that do not require an SDP) after January 1, 2017 began paying the new fee. Collection under the city's existing linkage fee is expected to increase in 2019 compared to previous years as more projects apply for an SDP or building permit under the new fee structure. However, there are still a number of large development projects that will be grandfathered in 2019 and collection from the fee is still ramping up. For this reason, the General Fund will provide a portion of funds to help supplement the linkage fee collection.

Additional resources for the Affordable Housing Fund under the framework adopted by Council will come from an additional general fund transfer of approximately \$7 million and a new 2% sales tax on recreational marijuana above the current rate of 3.5%, which is expected to collect approximately \$9.3 million in 2019 to support affordable housing. As referenced in Figure 2.11 and 2.12, the City is projected to invest \$58,281,053 into housing development, preservation and programs in 2019. (Note, this includes a one-time appropriation of approximately \$6.7 million in proceeds from the sale of a parcel of city-owned land.)

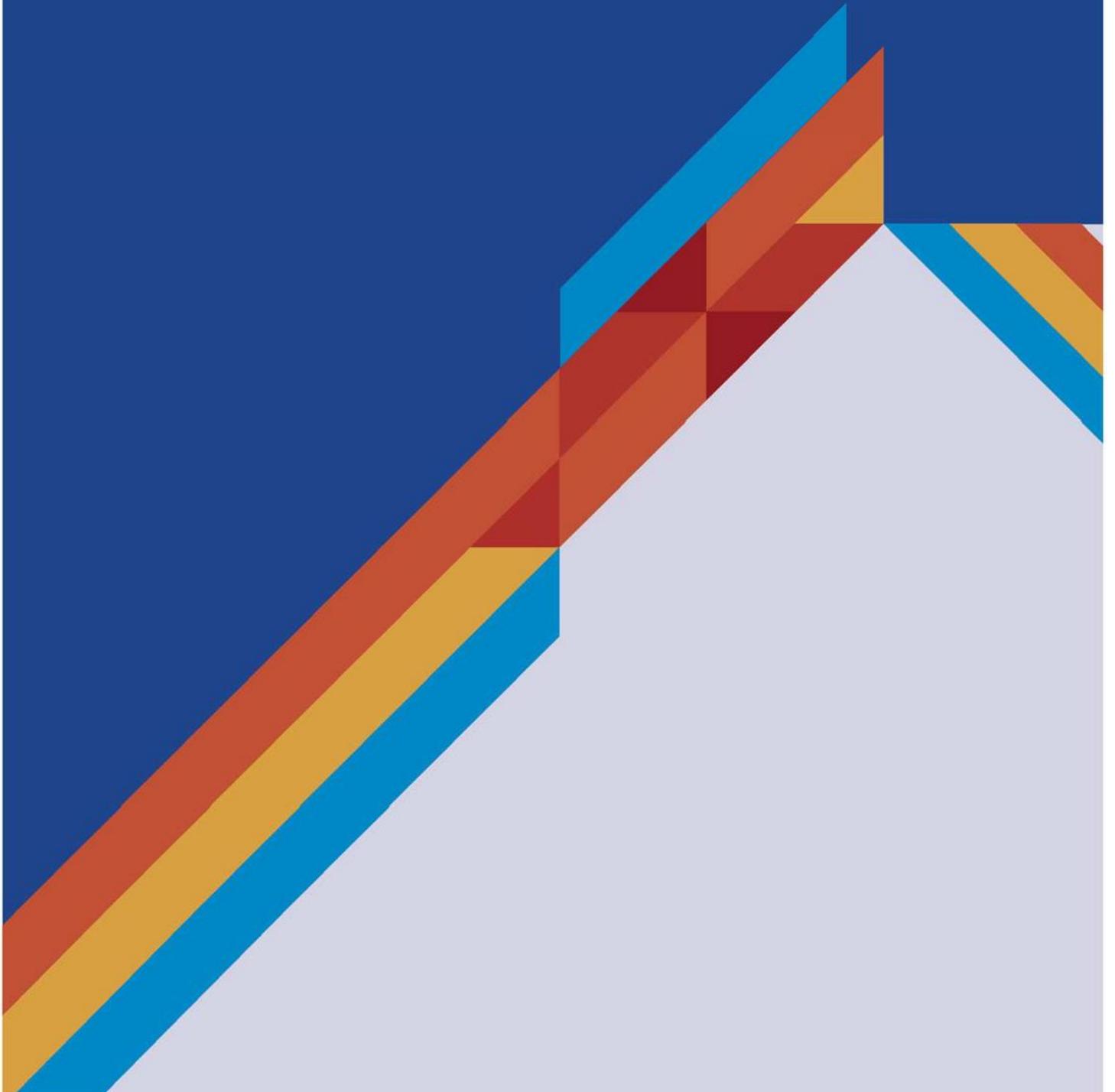
Of the funds available for investment by the City, approximately \$7.5 million will be paid to the Denver Housing Authority under an Intergovernmental Agreement (IGA) to accelerate development, rehabilitation and preservation of affordable units. Under the IGA approved by City Council in August 2018, the City will transfer the allocated property tax collections to DHA over the twenty-year period, with the Denver Housing Authority projecting to issue approximately \$105 million in bonds over a five-year period between 2019 – 2023 to support the housing outcomes identified in *Housing an Inclusive Denver*.

Through this funding surge, DHA is proposing to invest approximately 50% of the net bond resources to support development and preservation of at least 1,294 affordable units over the next five years at sites they currently own at Sun Valley, Westridge and Shoshone. The additional approximately 50% of the net bond resources would support the acquisition of land and buildings at small scattered sites throughout the city to accelerate a pipeline of projects that serve

Denver's most vulnerable populations. Modeling from DHA with input from technical experts indicate that these resources could be used to acquire between 10-15 sites citywide over the next five years and support development, rehabilitation and preservation of at least 1,200 affordable units over the next five to ten years.

The remaining \$44,598,961 in 2019 funds (removing administration and other reserves) would be available for investment by the Office of Economic Development into development, preservation and programs along the income continuum. Section 4 of this plan includes a projection for the outcomes that would be achieved with the increase to the Affordable Housing Fund and partnership with the Denver Housing Authority to issue bonds.

Section 4
**2019 Projected
Housing Outcomes**





Projected Development and Preservation Outcomes

In 2017, the Office of Economic Development created and publicized a set of term sheets, which provided a discrete and standardized set of financing products to the City’s development community. The term sheets were developed with the goal of creating predictability and transparency for the City’s borrowers, and to promote a streamlined underwriting and decision-making process for City staff.

In 2017, OED’s term sheets also included incentives to guide the development community toward the City’s policy goals. As an example, the City offered a “performance loan” where the City’s investment is forgiven if affordability and other terms of the loan agreement are maintained (compared to a loan with strict repayment standards and interest paid to the City) to developments that restricted a certain percentage of their units for very low-income residents. These more favorable loan terms were designed to encourage the creation of housing for very low-income residents.

OED solicited input in 2018 from the development community and other stakeholders to inform updates to the term sheets to further incentivize a

pipeline of projects that will meet the goals of *Housing an Inclusive Denver* and respond to changing market conditions. See Appendix 3 for the adopted 2018/2019 term sheets.

Overview of changes to the term sheets for 2018/2019 investments:

- Projects applying for tax credit gap financing were previously incentivized to construct units for very low-income residents by converting a repaying loan to a performance loan, or grant, if the project included a minimum number of units for these populations. Updates to the term sheets for 2018/2019 increased the minimum threshold of units required to meet this standard and focused the incentive to more specifically serve populations outlined in *Housing an Inclusive Denver*.
- Funding gaps are widening on multi-family projects across products and income levels due to increased construction, land and operation costs in the current market. To support the goals of the plan and help support feasibility of projects, funding amounts per unit and per product were increased for all term sheet products. To incentivize the production of Permanent Supportive Housing and housing for very low-income residents, OED's per-unit and per-project funding amounts for these units saw a greater increase in funding amounts for 2018/2019 compared to other units.
- In response to feedback that cash flow loans create some complications for borrowers and staff in a capital stack, product types in the 2018/2019 term sheets were changed from cash-flow loans to balloon or deferred amortizing loans to reduce the administrative burden that managing cash flow loans places on city staff.
- The Revolving Affordable Housing Loan Fund (RAHLF) product was discontinued in 2018/2019 because it is not competitive in comparison with OED's existing soft loan products. To align with the 2019 Priority Strategies outlined in Section 5 of this Annual Action Plan, OED plans to begin conversations with the Colorado Housing and Finance Authority around re-purposing the RAHLF as a preservation-oriented bridge financing tool.
- In 2017, property acquisition and rehabilitation products were previously listed separately, but with similar funding levels and requirements. In response to feedback, the two products were combined into a single loan product intended to support preservation projects.

- In 2017, the minimum affordability period for products designed to provide gap financing for Low Income Housing Tax Credits (LIHTC) was 30 years, with a minimum affordability period of 20 years for other non-LIHTC rental products. In response to feedback from stakeholders and the public, the minimum affordability of *all* rental products was raised to 30 years. For-sale developments starts at a 20-year minimum affordability period and can be increased with additional per unit subsidies. Policy discussions with stakeholders in 2018 are expected to inform a new minimum affordability period for all products, with term sheets updated as appropriate to reflect those minimums.

These changes to the 2018/2019 term sheets will have an impact on the number of units created and preserved in the upcoming years as per unit amounts have increased across product types generally. Further, to align with the goals of the housing plan, the 2018/2019 term sheets provide additional funding above already increased subsidies for Permanent Supportive Housing units and those serving very low-income households. As a result, fewer units may be created or preserved due to the higher costs.

As outlined in Section 3, Figure 3.12, approximately \$34.72 million of available funds in 2019 are projected to support development and preservation projects through gap financing from OED. Since the pipeline of development projects can take several years from concept, to financial closing, to construction, the projected number of units created and preserved in the upcoming year are based on possible investments into projects that are in early stages of OED's pipeline and some assumptions for typical unit investments for product types that are not associated with a specific project at this time.

OED is projecting to create or preserve approximately 890 units in 2019 based on these investments as outlined in Figure 4.1 below.

As outlined in Section 3, this Annual Action Plan includes assumptions for the investments and outcomes of the increased funding framework and partnership with the Denver Housing Authority (DHA) to leverage an approximately \$105 million surge in bond funding that will support the development and preservation pipeline. While the IGA received approval from City Council in August 2018, DHA is still finalizing actual revenue amounts with its bond investor. However, based on projections available at this time, DHA is

expecting to leverage a series of bonds to support implementation of its agreement with the City as the development pipeline progresses.

DHA is projecting to leverage approximately \$1.65 million in net bond resources in 2019 to support development and preservation of projects in their pipeline. While DHA could support predevelopment efforts at more than one site in 2019, the agency is projecting to apply for tax credits for the first phase of their Westridge project located in the West Colfax neighborhood and for the Shoshone project located in the Highlands neighborhood. Together, these two projects are expected to support development of approximately 200 units at a variety of income levels.

In addition to the approximately \$1.65 million investment in net bond proceeds to support these projects, DHA is projecting to invest approximately \$8.12 million in net bond proceeds to support acquisition of two geographically dispersed sites that would drive the long-term pipeline of Permanent Supportive Housing and housing for very low-income households. The acquisition of these two sites, expected to be between 1-2 acres in size each, will be completed in 2019 but are not expected to have a vertical development partner that would seek tax credits for construction at the site(s) until 2020. Specific unit outcomes associated with land acquisition through the DHA partnership will be counted at the time of financing for vertical construction as it is anticipated that some projects may also seek city gap financing.

Figure 4.1 Estimated Flow of Investments through Denver Housing Authority

FLOW OF FUNDS	2019	2020	2021	2022	2023	2024	Total	% of Total
DHA Pipeline:	\$1,650,204.80	\$13,321,210.20	\$4,278,235.00	\$18,944,011.00	\$2,597,383.00	\$9,388,107.00	\$50,179,151.00	47.80%
Land/Partnerships:	\$8,120,571.43	\$8,404,791.43	\$8,698,959.13	\$9,003,422.70	\$9,318,542.49	\$6,951,721.99	\$50,498,009.17	48.10%
Admin:	\$813,000.00	\$803,000.00	\$803,000.00	\$803,000.00	\$803,000.00	\$200,000.00	\$4,225,000.00	4.00%
Total Deployed/Yr	\$10,583,776.23	\$22,529,001.63	\$13,780,194.13	\$28,750,433.70	\$12,718,925.49	\$16,539,828.99	\$104,902,160.17	100%

Note: Estimated bond assumptions are based on current projections from the DHA and are subject to change based on actual bond revenue with investment partners and market conditions over the five-year time period.

Projected Programmatic Outcomes

As outlined in Section 3, Figure 3.12, approximately \$9.88 million of available funds in 2019 are projected to support housing programs. OED released a competitive application round for 2019 program investments in the fall of 2018. This competitive Notice of Funding Availability (NOFA) process will prioritize program investments that align with the goals of the *Housing an Inclusive Denver*, and will be used to allocate both federal and local funds for programmatic investments as appropriate.

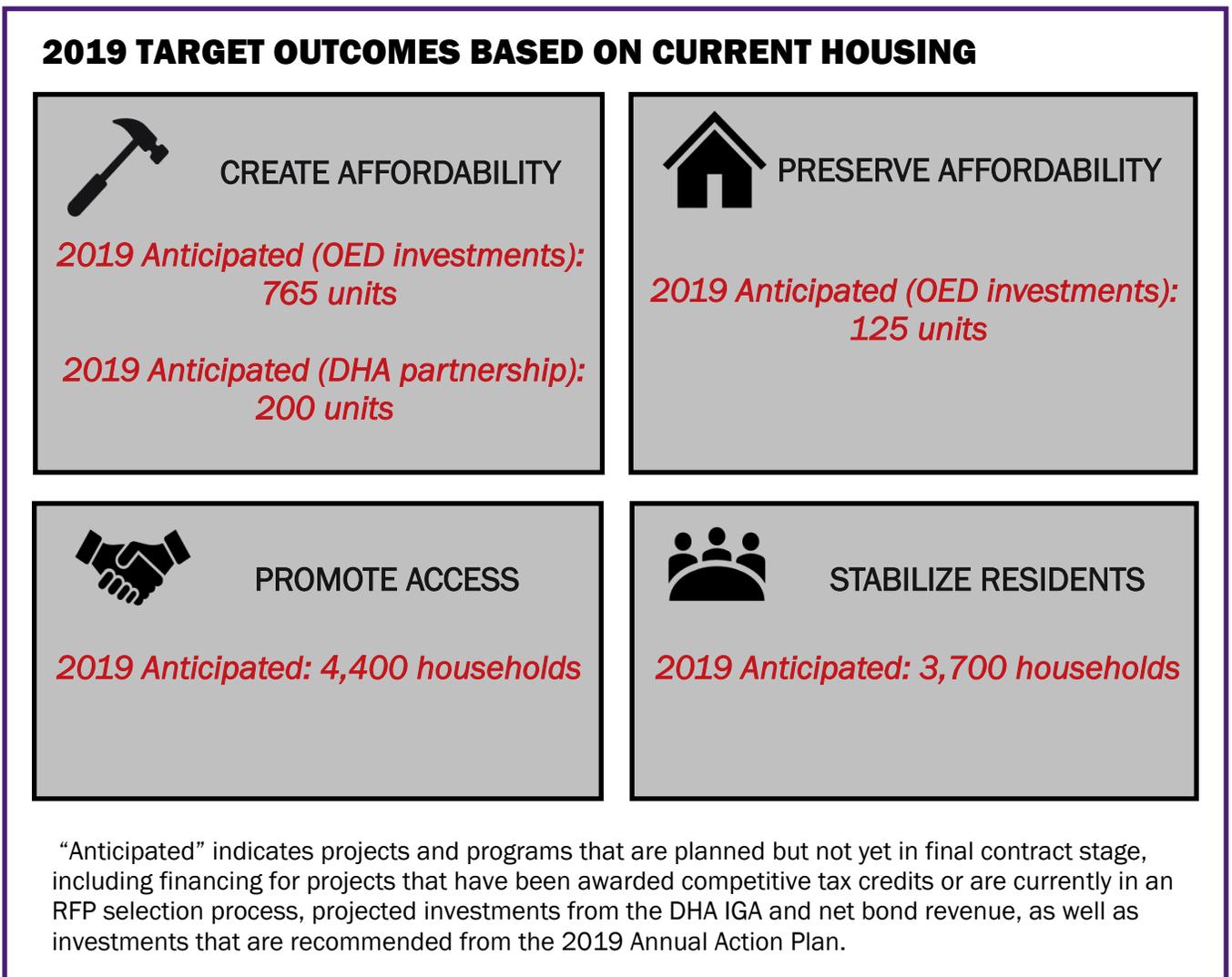
Since the program application and awards are pending as of the date of this Annual Action Plan release, estimates for the 2019 program outcomes are based on 2018 contract projections with a few additional assumptions:

- In 2018, OED partnered with the Denver Housing Authority to launch the new LIVE Denver Program with a \$1.18 million city investment intended to leverage outside employer and foundation resources to serve at least 125 households. Since this pilot is expected to last between two and five years depending on the timeline for initial lease up of available units, no additional investment is anticipated for this program in 2019.
- In 2017, the City and its partners launched the Temporary Rental and Utility Assistance (TRUA) program with an initial investment of \$865,000. The funds were anticipated to support program assistance for a full year, but were expended within four months to support households at risk of displacement. An additional \$1,000,000 was added for 2018, and with an increase in the city's dedicated Affordable Housing Fund contribution pending approval from City Council, OED is proposing to increase the amount of funding available for the TRUA program to \$1,500,000 in 2019.
- OED is working across city and state agencies to develop a common set of supportive service quality standards and funding ranges for the investment of dedicated Affordable Housing Funds in connection with the development of Permanent Supportive Housing units. These standards and funding ranges are expected to be available for implementation starting in 2019. With the increased annual revenue and partnership with the Denver Housing Authority to accelerate the pipeline of Permanent Supportive Housing Units, OED is proposing to increase the amount of funding available for supportive services to \$2,500,000 in 2019.

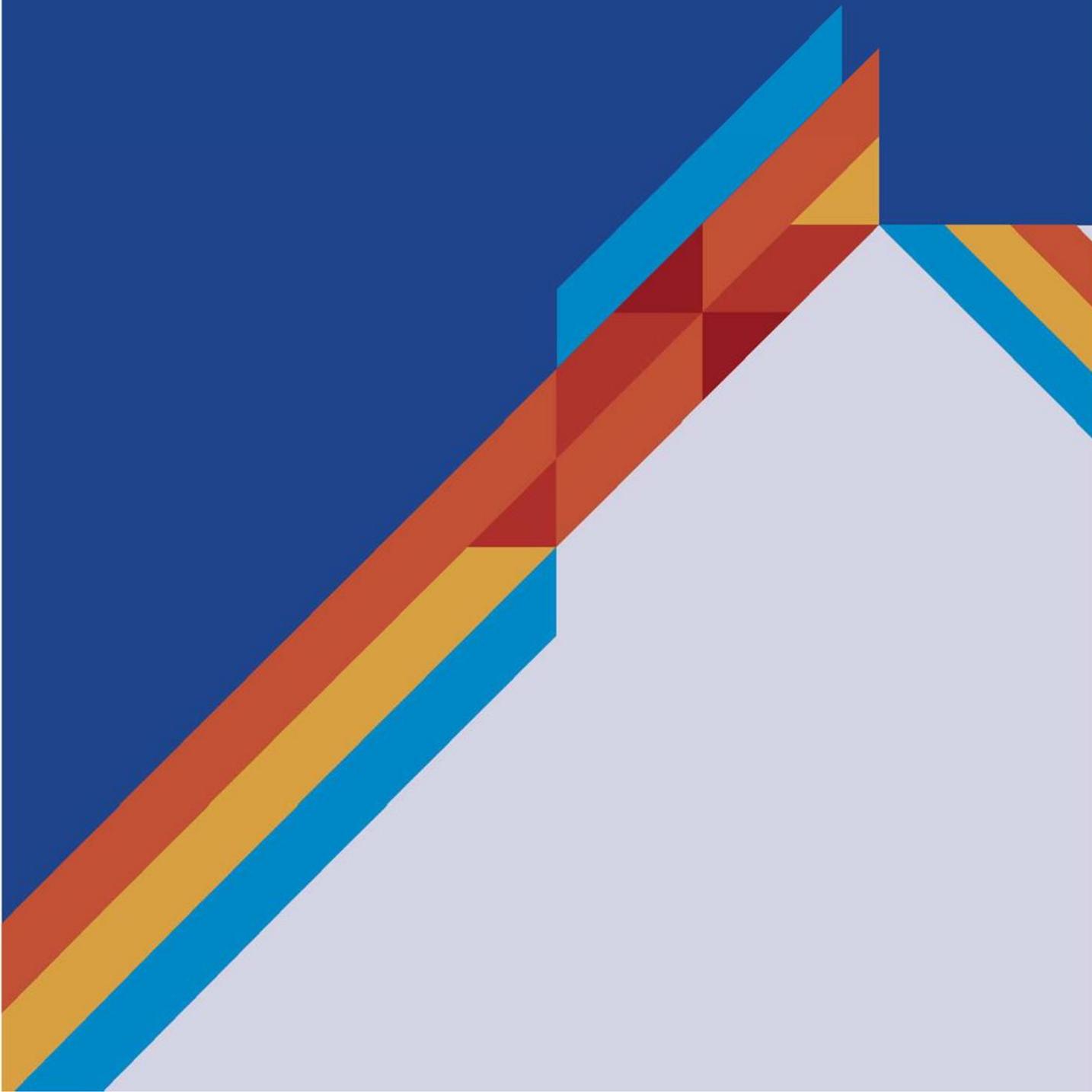
- In addition to TRUA funds that provide emergency assistance for renters and homeowners experiencing a housing crisis, OED and its partners have a range of existing tools to support residents at risk of displacement citywide and especially in the most vulnerable neighborhoods. OED is proposing to increase the amount of funding available to support programs that help mitigate displacement with an additional \$1,100,000 investment in 2019 from the city’s General Fund and Recreational Marijuana Taxes.

OED is projecting to serve approximately 8,100 households through programmatic investments in 2019 as outlined in Figure 4.1 below.

Figure 4.2



Section 5
2019 PRIORITY STRATEGIES





SECTION 5. 2019 PRIORITY STRATEGIES

The 2019 Annual Action Plan represents an overview of the key actions that the City and its partners will take to implement the legislative, regulatory and investment strategies outlined in *Housing an Inclusive Denver*. The 2019 Annual Action Plan is designed to address current conditions in the Denver housing market and guide the City's effort to tackle these unique housing challenges. With this in mind, not every recommendation from the five-year plan is highlighted for specific key actions in 2019, but may have been addressed as part of a historic plan or future annual action plan under *Housing an Inclusive Denver*.

Housing and Affordability Investments

Recommendation 1: Analyze existing housing resources for performance, structure and sustainability.

When Article V, Chapter 27 of the Denver Revised Municipal Code (D.R.M.C.) that created the dedicated Affordable Housing Fund was adopted in 2016, the

ordinance required a three-year period of implementation prior to analysis of the fee amount and effectiveness in addressing the city's housing needs. The City and its partners' analysis of the first three years of implementation of the linkage fee should include a survey of comparable linkage fees across the metro area and nation and any applicable changes over the last several years in addition to exploration of the feasibility of the fee on residential and commercial development.

Key Action in 2019:

- Analyze the first three years of implementation of the housing linkage fee and explore whether a new feasibility analysis should be conducted ahead of the January 1, 2020 date outlined in the Affordable Housing Fund.

Anticipated Timeline: Q3–Q4 2019

Anticipated Investment: Administrative

HAC Subcommittee (Proposed): Finance

Recommendation 2: Explore opportunities to expand existing resources for housing investments (2018 Annual Action Plan).

The City and its partners conducted an in-depth analysis of the costs and benefits of specific funding options as part of the 2018 Annual Action Plan. A framework to double the city's affordable housing fund from \$15 to \$30 million annually and partner with the Denver Housing Authority to leverage \$105 million in bond revenue received City Council approval in August 2018.

(Continued from 2018) Recommendation 3: Coordinate housing investments with the City's other affordability resources.

The City and its partners are focused on coordinating housing and affordability investments to ensure that limited resources are invested as effectively as possible to serve Denver's low and moderate-income households in need. As part of this effort, the City and its partners are focused on coordinating outreach and communication efforts, policy and programmatic tools, and data collection across city agencies administering housing and affordability resources. The City is working with Corporation for Supportive Housing (CSH) to create a common set of supportive services quality standards and funding ranges to establish a supportive services funding program. The initial analysis and recommendations are expected to be available in October 2018.

Key Action in 2019:

- Implement a common set of supportive service quality standards and funding ranges for a Permanent Supportive Housing Services Program across city and partner agencies.

Anticipated Timeline: Q1–Q4 2019

Anticipated Investment: Administrative

HAC Subcommittees (Proposed): Policy and Programs

Recommendation 4: Pursue regional collaboration with partners across the Denver Metro Area to promote inclusive communities.

Since housing and affordability challenges do not start and stop at Denver’s boundaries, the City and its partners are pursuing regional partnerships to create inclusive communities. While changes at the federal level have impacted local requirements to plan to affirmatively further fair housing, Denver and its regional partners have continued to pursue an analysis of the opportunities and barriers to fair housing in the Metro Area.

Key Action in 2019:

- Collaborate with regional partners to finalize and begin implementation of the recommendations outlined in the regional Analysis of Impediments.
- Work with local and regional partners to complete an analysis on the inventory of affordable accessible rental units and create a database for people with disabilities to more easily find affordable accessible rental units.

Anticipated Timeline: Q1–Q4 2019

Anticipated Investment: Administrative

HAC Subcommittee (Proposed): Policy and Programs

Legislative and Regulatory Priorities

Recommendation 1: Strengthen the City’s Preservation Ordinance. (2018 Annual Action Plan)

The City and its partners are proposing amendments to clarify language in the Preservation Ordinance with regard to the right of first refusal and notification requirements, as well as update the minimum affordability period required for projects receiving city subsidies. Proposed changes will be brought to City Council in fall 2018.

Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing.

The City and its partners adopted a new height incentive overlay in February 2018 for the 38th and Blake station area that allows developers to build above

their base zoning in exchange for an increased affordable housing contribution. A similar overlay is proposed to be replicated at the Central Platte Valley (CPV) – Auraria site under the Downtown Area Plan with some modifications to accommodate large catalytic sites and calibrate the requirements to a new plan area and increased height allowances. In addition, the City and its partners have included affordability strategies to promote inclusive communities into the updated Blueprint Denver land use and transportation plan, which is anticipated to be brought before City Council for adoption in early 2019. Implementation of Blueprint Denver is planned to include exploration of a citywide height incentive to promote affordable and mixed-income housing development at key transit locations throughout Denver.

Key Action in 2019:

- Explore development of a citywide height incentive to promote affordable and mixed-income housing development at key transit locations throughout Denver as part of the implementation of the updated Blueprint Denver plan.
- Explore a reduction or waiver of permit fees through Community Planning and Development as part of a package of incentives that provide value and incentivizes production of affordable and mixed-income housing projects.
- Explore partnership with Denver Water to reduce or waive water tap fees to further incentivize construction of affordable and mixed-income housing projects.

Anticipated Timeline: Q1–Q4 2018

Anticipated Investment: Administrative

HAC Subcommittee (Proposed): Production and Preservation, Policy and Programs, Finance

Recommendation 3: Develop more consistent standards for affordable housing in major redevelopment areas.

Since Denver has a limited supply of undeveloped land that can be used to support affordable and mixed-income development, the City and its partners will work to develop clear standards for when and how an affordable housing plan should be created for a major redevelopment area. In addition, the City will collaborate across City agencies to ensure that the process to develop an affordable housing plan is transparent, predictable and effectively coordinated.

Key Action in 2019:

- Develop clear standards for the circumstances when an affordable housing plan (such as sites with an Infrastructure Master Plan, Metro District, Tax Increment Finance Area, or similar tools) should be created for a major redevelopment site and provide clear guidance on the process to develop and execute the plan.

Anticipated Timeline: Q1–Q4 2018

Anticipated Investment: Administrative

HAC Subcommittee (Proposed): Production and Preservation, Policy and Programs

Recommendation 4: Enhance protections and assistance for renters, including exploring a rental registry.

Denver has limited affordable options available within the city if low- and moderate-income renters are displaced, and limited legal protections to ensure renters can remain in their communities and live in safe, decent conditions. Changes to the City's anti-discrimination ordinance were approved by City Council in August 2018 to protect residents from discrimination on the basis on their source of income, including rental assistance such as through Housing Choice Vouchers.

Key Actions in 2019:

- Coordinate with the Department of Human Rights and Community Partnerships (HRCP) to implement ordinance changes that protect residents from discrimination based on the source of their income, including outreach to existing owners and managers of rental housing.
- Expand and analyze research on best practices in peer cities using a rental registry in partnership with City Council to inform recommendations on the exploration of a rental registry in Denver as appropriate.
- Based on peer city analysis, evaluate the administrative resources required to implement a rental registry if pursued in Denver in partnership with Community Planning and Development, Excise and License, and the Department of Public Health and Environment.

Anticipated Timeline: Q1–Q4 2019

Anticipated Investment: Administrative

HAC Subcommittee (Proposed): Policy and Programs

(Continued from 2018) Recommendation 5: Stabilize households through tax relief programs.

The City of Denver already offers several forms of tax relief for seniors and disabled veterans through a number of programs aimed at providing property tax exemptions, deferrals, and rebate payments. A proposal to expand eligibility for the existing senior and disabled property tax rebate program was announced in September 2018, including a proposed increase in the 2019 budget to accommodate program modification that would provide rebates for homeownership households with children up to 40% AMI. The proposal is pending City Council approval and is expected to be considered in fall 2018. If the program expansion is approved, the City and its partners will focus in 2019 on broadening participation through more robust outreach.

Key Action in 2019:

- Coordinate with City Council, the Department of Finance, and the

Department of Human Services to promote broader participation among eligible households in existing and expanded property tax relief programs if approved to stabilize residents at risk of displacement.

Anticipated Timeline: Q1–Q4 2019

Anticipated Investment: \$3,100,000 from Denver Human Services

HAC Subcommittee (Proposed): Finance

(Continued from 2018) Recommendation 6: Explore a framework and methodology for determining a preference in new housing for residents at risk of displacement.

In connection with the upcoming Analysis of Impediments, the City and its partners will take steps in 2019 to explore a policy that provides preference in new affordable housing for residents that have been or are at-risk of displacement. As part of this policy approach, the City and its partners will leverage best practices from peer cities that have developed similar preferences and ensure that any proposed framework and methodology to develop and apply a preference for new projects does not have unintended negative impacts on “protected classes” under the Fair Housing Act.

Key Action in 2019:

- Leverage data collected from the Analysis of Impediments to explore a framework and methodology for a preference policy in new housing based on economic displacement.

Anticipated Timeline: Q1–Q4 2019

Anticipated Investment: Administrative

HAC Subcommittee (Proposed): Policy and Programs

Recommendation 7: Enhance the existing State Low Income Housing Tax Credit. (Future Annual Plan)

Strategic Use of Land to Support Affordable Housing

(Continued from 2018) Recommendation 1: Leverage publicly owned land for affordable housing development.

As part of an effort to implement Executive Order 100 to identify and prioritize affordable housing when disposing of city owned property, the City and partners focused in 2018 on developing an inventory of properties that could be used for affordable housing. In 2019, the City and its partners will create a clear and predictable process for disposition of city owned land to promote the goals outlined in *Housing an Inclusive Denver* and implement the process by

selecting partners for housing development.

Key Action in 2019:

- Develop a clear and predictable process to dispose of city owned properties for affordable and mixed-income housing development where appropriate. Start disposition process for key parcels identified as part of 2018 analysis of current city inventory available for housing development.

Anticipated Timeline: Q1–Q3 2019

Anticipated Investment: To Be Determined depending on property, value of land could be contributed to enhance feasibility of housing development

HAC Subcommittees (Proposed): Finance; Production and Preservation

Recommendation 2: Facilitate acquisition of land directly and through partners for housing development.

Acquisition of land and property is a key component of the partnership with the Denver Housing Authority to leverage approximately \$105 million in bonds. Initial modeling from DHA indicates that they could acquire between 10-15 scattered site properties for future development between 2019-2023 with one to two acquisitions in 2019 alone.

Key Action in 2019:

- Leverage partnership with Denver Housing Authority to strategically acquire geographically dispersed land and properties to serve residents experiencing homelessness and very low-income residents.

Anticipated Timeline: Q1–Q4 2019

Anticipated Investment: Approximately \$7.5 million from Property Tax funds to support DHA agreement

HAC Subcommittees (Proposed): Finance; Production and Preservation

(Continued from 2018) Recommendation 3: Implement tools to promote long-term affordability of housing, including land trusts, throughout Denver communities

The City conducted a Request for Information (RFI) in 2018 to gather information from outside partners about the range of land trust models operating or proposing to operate in Denver. The City and its partners will use information gathered through the RFI to inform a comprehensive strategy to address homeownership promotion and preservation, as well as long-term affordability. The City will also use information gathered through the RFI to partner directly with organizations aimed at acquiring, rehabilitating, and/or redeveloping acquired properties to support land trusts and long-term affordable homeownership models. With rapidly rising housing costs that put

residents at risk of displacement, the City and its partners will focus on vulnerable areas for long-term affordable homeownership investments.

Key Actions in 2019:

- Invest into land acquisition, rehabilitation and/or redeveloping acquired properties in partnership with organizations that utilize a land trust model and otherwise promote long-term affordable homeownership. Investment structure should focus on providing resources that can be deployed quickly to acquire properties in vulnerable areas and stabilize communities at risk of displacement.
- Evaluate the partnerships and investment structure aimed at quick deployment of resources for acquisition, rehabilitation and/or redevelopment to explore development of a more robust funding tool aimed at preservation of affordable homeownership opportunities in the future.

Anticipated Timeline: Q1 2019

Anticipated Investment: \$3M for land trust partnerships, General Fund/RMJ

HAC Subcommittees (Proposed): Finance; Production and Preservation

Housing for Residents Experiencing Homelessness

Recommendation 1: Expand investments in housing options for residents experiencing homelessness and integrate providers across the housing continuum.

To approach housing across the continuum from homelessness to homeownership, the City will better connect housing options to shelter providers, transition more people from homelessness to housing, divert more people away from shelters to rapid rehousing programs, and continue to transition people who are not accessing shelters to housing options through the Denver Street Outreach Collaborative and other partners. Metro Denver Homeless Initiative (MDHI), Denver’s Road Home, and homeless service providers across the region have worked together over the past four years to establish policies and procedures for the Coordinated Entry Systems (CES), OneHome, to identify access points to house Denver’s most vulnerable households.

Denver’s Road Home has also piloted two Diversion programs – one focusing on families, and the other on individuals. Each program is intended to provide households with a range of supportive services and flexible financial assistance designed to quickly resolve their housing crisis, and connect them with safe housing outside of the homeless crisis response system. Preliminary results on these pilot programs are promising, with over two thirds of households engaging in Diversion services and becoming stably or permanently housed – in a time frame

of less than 30 days for the majority of households, and at an average cost of \$199 per housed outcome. These piloted programs need longevity to inform next steps for expansion and program modeling to drive participants to the best housing outcomes.

Key Actions in 2019:

- Expand implementation of the Coordinated Entry System (CES), OneHome, collaborating with housing and service providers to serve vulnerable populations and subpopulations in Denver. Implementation should include an evaluation and continued discussion with providers and other funding partners regarding effective outreach strategies, supportive service provision, and the use of OneHome for housing options supported through the Affordable Housing Fund.
- Develop and align policies with MDHI, the organization currently overseeing OneHome, to ensure that all City housing resources dedicated to serve residents experiencing homelessness are targeted appropriately, while maintaining flexibility to serve local needs.
- Employ shelter diversion strategies when people enter the system to help them identify immediate alternate housing arrangements.

Anticipated Timeline: Q1–Q4 2019

HAC Subcommittees (Proposed): Policy and Programs

Recommendation 2: Build housing capacity through policy and funding alignment.

The City and its partners at local and state agencies are working to coordinate efforts that support residents experiencing homelessness and create a strong pipeline of permanent supportive housing. As part of this collaboration and increase in investment through the DHA agreement, the City is working to establish shared criteria for the use of city funds for supportive services.

Key Actions in 2019:

- Develop criteria for providing operating subsidies from the dedicated affordable housing fund to create new supportive housing units and align review processes with the existing supportive service review conducted by the Colorado Division of Housing for tax credit projects.
- Leverage existing funding streams for supportive housing such as Medicaid, Medicare, and TANF to create more streams of funding for on-site supportive services and operating services.

Anticipated Timeline: Q1–Q3 2019

Anticipated Investment: \$2,500,000 for Supportive Services, General Fund/RMJ

HAC Subcommittees (Proposed): Policy and Programs

Recommendation 3: Prioritize supportive services “gap” funding for approved supportive housing projects (2018 Annual Action Plan).

City agencies are developing a set of quality standards and funding ranges for supportive services in 2018 that will be implemented in 2019.

Affordable and Workforce Rental Housing

(Continued from 2018) Recommendation 1: Preserve existing income-restricted affordable rental housing in vulnerable neighborhoods and near transit.

The City and its partners will continue to work in 2019 to preserve properties with existing income-restrictions, prioritizing preservation opportunities that serve individuals at risk of homelessness, very low-income residents, families, seniors and those with special needs. Funds will be leveraged to the extent possible with other existing tools such as the Regional Transit Oriented Development (TOD) Fund.

Key Action in 2019:

- Develop a bridge finance tool that leverages public and private resources to strategically acquire affordable properties at risk of converting to market rate pricing while long term finance options can be assembled.

Anticipated Timeline: Q1–Q3 2019

Anticipated Investment: \$2,770,000, Repurpose of Existing Revolving Affordable Housing Loan Fund

HAC Subcommittees (Proposed): Production and Preservation; Finance

Recommendation 2: Preserve affordability of unsubsidized large-scale affordable rental properties. (Future Annual Plan)

Recommendation 3: Preserve affordability of unsubsidized small-scale affordable rental properties. (Future Annual Plan)

(Continued from 2018) Recommendation 4: Promote programs that help households stay in their existing rental housing through comprehensive eviction assistance.

The City has already taken steps to support renters experiencing a housing crisis by connecting rental assistance programs across the continuum of eviction assistance, especially in neighborhoods at risk of gentrification. The City and its partners will evaluate data collected from the eviction assistance

pilot programs and continue to refine program guidelines to assist renters experiencing a housing crisis.

Key Actions in 2019:

- Continue to support and streamline comprehensive eviction services including the Temporary Rental and Utility Assistance Program, mediation services and legal representation for low and moderate-income residents.

Anticipated Timeline: Q1–Q4 2019

Anticipated Investment: \$1,500,000 for TRUA, General Fund/RMJ, additional investments possible through the 2019 Notice of Funding Availability (NOFA) application process.

HAC Subcommittee (Proposed): Policy and Programs

Recommendation 5: Promote development of new affordable, mixed-income and mixed-use housing. (Future Annual Plan)

Recommendation 6: Promote programs that help households access affordable rental housing (2018 Annual Action Plan).

Attainable Homeownership

(Continued from 2018) Recommendation 1: Promote programs that help households maintain their existing homes.

Nearly half of all cost-burdened homeowners live in vulnerable neighborhoods throughout the city, and with property values rising in these areas, many households are struggling to keep up with the rising costs of taxes and the cost of critical home repairs. In 2019, the City and its partners will focus on stabilizing households through home repair programs and other strategies that help residents at risk of displacement.

Key Actions in 2019:

- Target outreach for existing homeowner rehabilitation programs and other programmatic investments to low- and moderate-income homeowners in vulnerable neighborhoods.
- Promote ongoing education for existing homeowners through financial literacy, focusing on outreach to low- and moderate-income residents in vulnerable neighborhoods.
- Consider increased rehabilitation assistance and consider broadening eligibility.
- Promote and expand property tax relief programs.

Anticipated Timeline: Q1–Q4 2019

Anticipated Investment: TBD

HAC Subcommittees (Proposed): Policy and Programs; Production and Preservation

Recommendation 2: Promote development of new affordable and mixed-income homeownership stock. (Future Annual Plan)

(Continued from 2018) Recommendation 3: Preserve affordability of existing income restricted homeownership stock.

In 2018, OED conducted an analysis of its inventory of approximately 1,200 affordable housing that were created under rezoning agreements, the historic Inclusionary Housing Ordinance, and other Large-Scale Development Agreements. To address the approximately 300 potential violations that were discovered, the City created a Compliance Resolution Program to bring homeowners back into compliance with the covenant on their home while preserving the city's affordable housing stock long-term. The City and its partners are continuing to support current homeowners by introducing an Affordable Homeownership Recovery Program (AHRP) that would support good faith purchasers through modifications to the IHO, supporting rules and regulations, and other mechanisms such as a performance deed of trust to ensure compliance with the program. The program would allow owners that purchased their home without knowledge of the restrictions (and that are not able to qualify for the income standards under the IHO) to remain in the home, but recover lost affordability at the time of sale by extending the terms of the covenant. The proposed AHRP is under consideration by City Council at the time of the release of this annual action plan.

Key Actions in 2019:

- Continue to educate existing homeowners, realtors, title companies and other real estate professionals about requirements of the City's affordable homeownership covenants.
- If approved by City Council, implement the Affordable Homeownership Recovery Program to support good faith purchasers through modifications to the Inclusionary Housing Ordinance and supporting rules and regulations, and other mechanisms such as a performance deed of trust to ensure compliance with the program.

Timeline: Q1–Q4 2019

Anticipated Investment: Administrative

HAC Subcommittee (Proposed): Production and Preservation

Recommendation 4: Preserve affordability of existing unsubsidized affordable for-sale housing.

Preservation of existing affordable homeownership opportunities for Denver residents is an important strategy to mitigate the displacement of residents due to rising home values. The City is interested in homeownership models that preserve homeowner equity and enhance maintenance on homes at risk of converting to market rate.

Key Action in 2019:

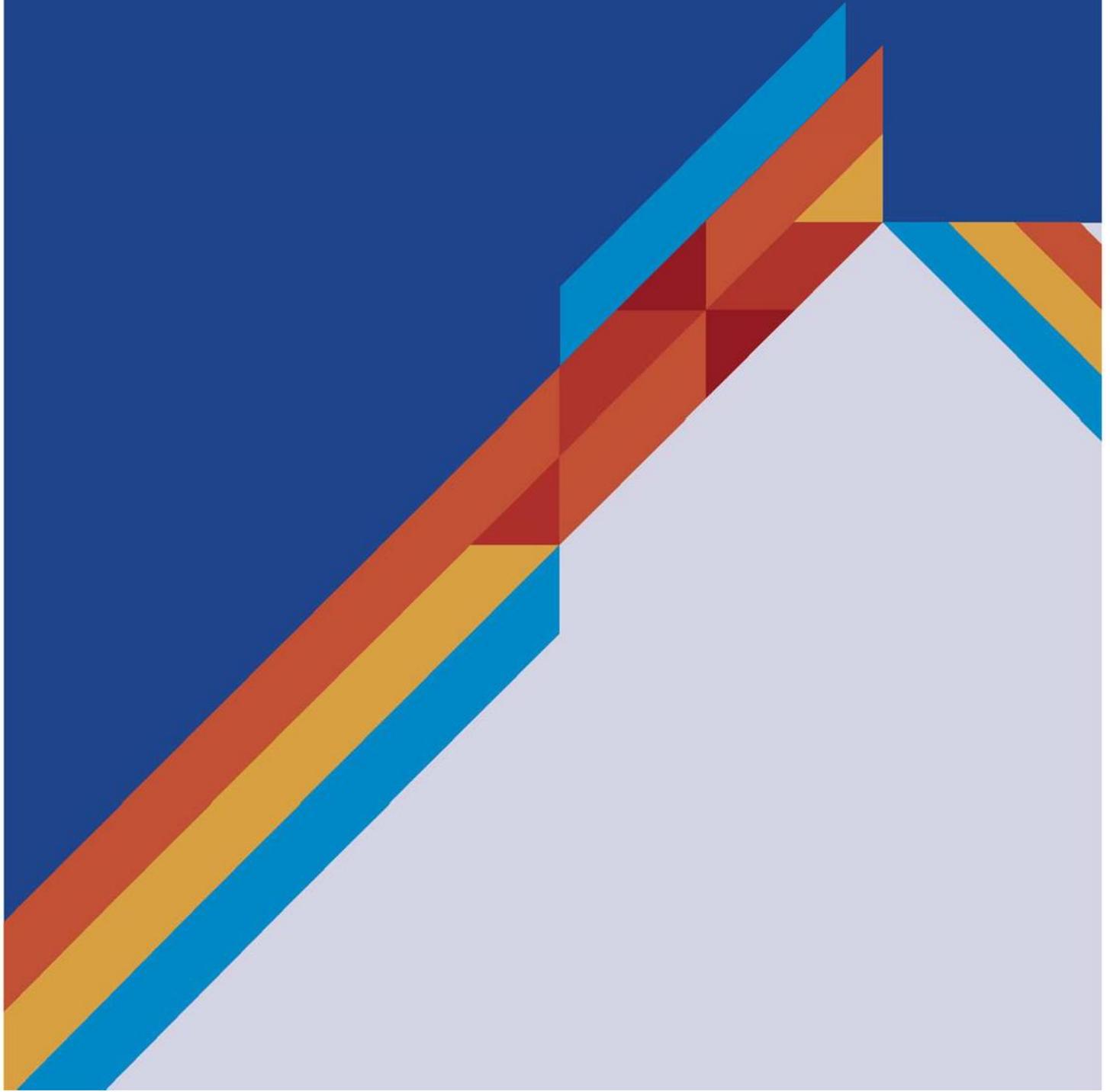
- Explore creative tools for acquisition of existing affordable homes to preserve homeownership, including models such as a “shared appreciation loan,” rehabilitation and refinancing arrangements, and purchase of land that could help a moderate-income homeowner to stay in their homes and resell to moderate-income homebuyers.

Anticipated Timeline: Q1–Q4 2019

HAC Subcommittee (Proposed): Production and Preservation

Recommendation 5: Promote programs that help households access for-sale housing. (Future Annual Plan)

Section 6
IMPLEMENTATION





SECTION 6. IMPLEMENTATION

Implementation of the priorities outlined in this 2019 Annual Action Plan will require partnerships across the City and its public and private partners to leverage limited resources and identify additional resources where possible. Implementation will also require some steps for the City and its Housing Advisory Committee to align structure and action with the priorities outlined in this plan.

1) Evaluation of Housing Programs

As part of the implementation of the strategies outlined in the *Housing an Inclusive Denver* plan, members of the Housing Advisory Committee have recommended that City agencies evaluate the existing programmatic investments across the Office of Economic Development and the Department of Human Services according to the fundamental values and goals identified in the five-year plan. While the components of a program evaluation are a topic for additional discussion with the Housing Advisory Committee Policy and Program Subcommittee in 2018 and 2019, analysis of existing and planned investments could include:

- A focus on *outcomes* not just *outputs* of housing investments, for example, measuring the number of households served (outputs) as well as the kind of amenities the household was able to access through the housing programs, such as high-quality schools, transit or health care (outcomes)
- Identifying a clear “front door” for new programmatic investments

2) Balance of Competitive and Rolling Investment Opportunities

Historically, the Office of Economic Development has invested housing development and preservation funds partly on a rolling basis and partly on a competitive or time-limited basis. Rolling applications allow flexibility for projects to respond to market conditions and catalytic investment opportunities. Alternatively, investments funded through competitive procurement processes can more specifically address desired outcomes in prospective projects and allow for more effective comparison between projects in a given year, according to established priorities.

OED uses time-limited applications when evaluating Low Income Housing Tax Credit applications in the Colorado Housing and Finance Authority’s competitive 9% and 4%+State rounds. For those comparisons, OED evaluates projects using multiple criteria, including how well they meet the City’s priorities and how efficiently they use City funds. In 2019, OED staff will continue to work with the Housing Advisory Committee Production and Preservation Subcommittee to assess the efficacy of evaluation tools in assisting us to choose the projects that best meet the City’s goals.

OED uses a competitive Request for Proposals (RFP) process when choosing a partner to accomplish a specific development objective. In 2018, OED used a Request for Qualifications (RFQ) process to select a set of pre-qualified preservation partners, to whom OED then issues an RFP when the City is notified of a specific preservation opportunity. OED also intends to use a competitive RFP process in 2018 into 2019 to choose developers for the two East Colfax sites that the City purchased in 2017.

As the Office of Economic Development begins implementation of *Housing an Inclusive Denver*, the agency will seek input from members of the Housing Advisory Committee and other stakeholders about the most effective balance of flexible and competitive investments to drive outcomes identified through the core goals of the Plan.

3) Collaboration between Agencies and External Partners

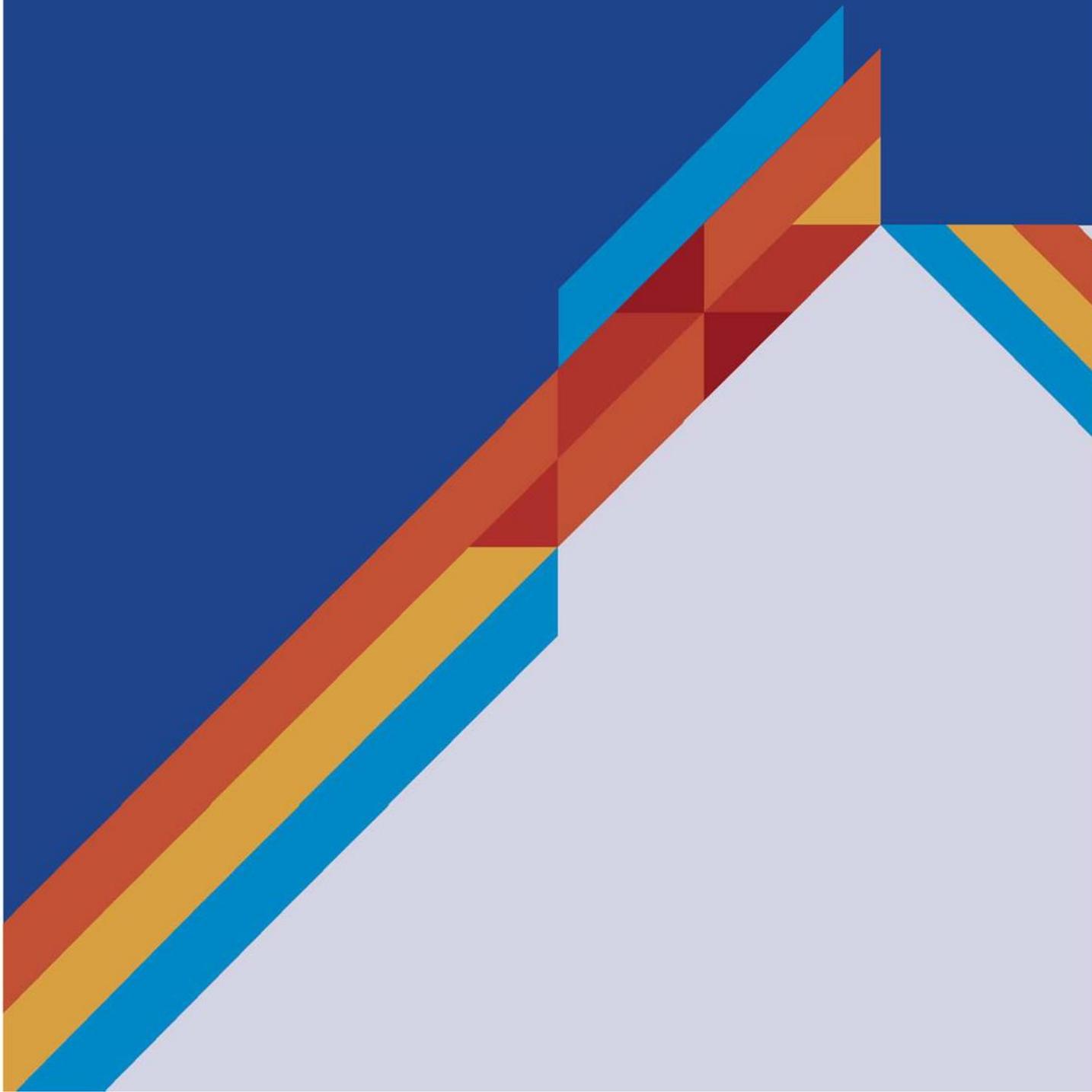
Denver’s Road Home (DRH) convened an Advisory Committee for Housing People Experiencing Homelessness, made up of stakeholders impacted by homelessness

and those providing direct services to people experiencing homelessness. While the Committee kicked off their meetings in June 2018, DRH and OED staff are working together to determine how the new Advisory Committee will interact and inform the work of OED's Housing Advisory Committee, convened starting in 2017 to advise the city's housing strategies along the full income spectrum.

In addition to this collaboration with external experts to inform the city's strategies along the housing continuum more broadly, a new advisory group will be established through the partnership with the Denver Housing Authority to issue approximately \$105 million of bond proceeds. The makeup of this advisory committee will be focused on the public agencies that help provide funding for affordable housing to inform the selection of specific locations and partners for the development of sites acquired under the agreement. This advisory group would inform outcomes from investments under the agreement and would also work to align investments across the agencies to serve residents experiencing homelessness and very low-income residents to the extent possible starting in 2019.

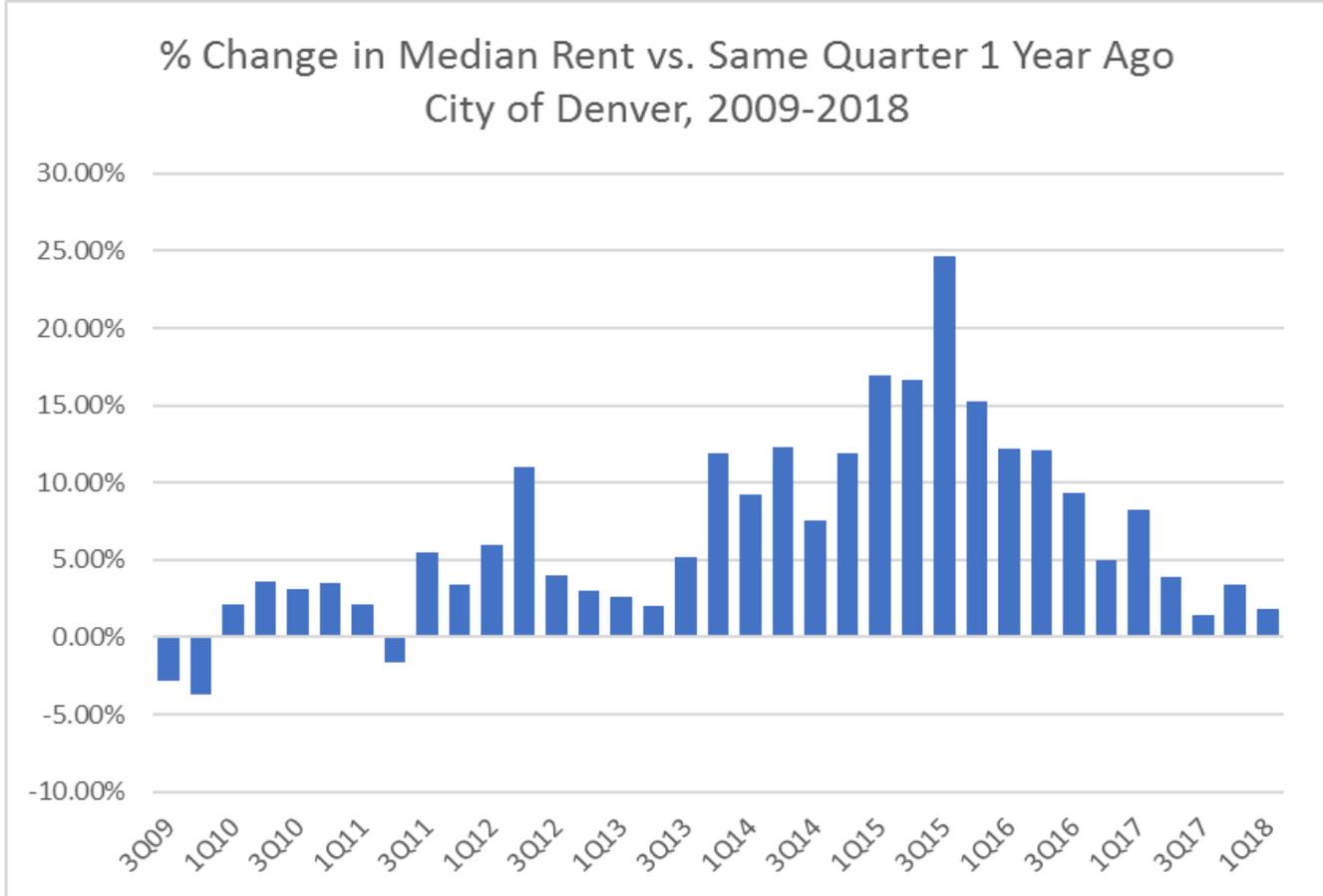
The Neighborhood Equity and Stabilization Team, or NEST, was announced as a new initiative in the Mayor's July 2018 State of the City address. NEST will be used to better support residents and businesses facing significant changes to their neighborhoods and deploy services specifically tailored to neighborhoods at risk of losing their identity and affordability as they experience surges in public and private investments. Along with community partners and other city agencies, the Office of Economic Development and Housing Advisory Committee will play an important role in collaborating to help inform and achieve the goals of NEST. Key objectives will be to build a better understanding of how public and private investments shape neighborhoods, and how to mitigate the impacts of those investments through new strategies and better coordination of existing strategies.

Section 5
APPENDICES



APPENDIX 1. SUPPORTING TABLES

Figure 2.4



Source: Apartment Association of Metro Denver, Quarterly Rent & Vacancy Survey

Figure 2.6

Denver Homeowner Households, 2016					
Area Median Income	Not Cost-Burdened <i>paying less than 30% of income for housing</i>	Cost-Burdened <i>paying 30%-49% of income for housing</i>	Severely Cost Burdened <i>paying 50% or more of income for housing</i>	% paying more than 30% for housing costs	% paying more than 50% for housing costs
< 30% AMI	1,261	1,993	6,243	87%	66%
31-50% AMI	4,734	3,516	3,784	61%	31%
51-60% AMI	3,542	2,424	1,356	52%	19%
61-80% AMI	8,564	4,937	1,232	42%	8%
81-100% AMI	11,500	3,184	383	24%	3%
101-120% AMI	10,125	2,387	209	20%	2%
> 121% AMI	75,461	2,447	254	3%	0%
TOTAL	115,187	20,888	13,461	23%	9%

Source: American Community Survey, 2016 1-Year Estimates, via University of Minnesota Integrated Public Use Microdata Series

Figure 2.7

Denver Renter Households, 2016					
Area Median Income	Not Cost-Burdened <i>paying less than 30% of income for housing</i>	Cost-Burdened <i>paying 30%-49% of income for housing</i>	Severely Cost Burdened <i>paying 50% or more of income for housing</i>	% paying more than 30% for housing costs	% paying more than 50% for housing costs
< 30% AMI	6,263	4,711	21,910	81%	67%
31-50% AMI	3,744	9,123	10,867	84%	46%
51-60% AMI	2,498	5,415	2,441	76%	24%
61-80% AMI	9,105	10,613	1,627	57%	8%
81-100% AMI	10,516	5,331	224	35%	1%
101-120% AMI	8,822	2,369	0	21%	0%
> 121% AMI	36,329	1,248	127	4%	0%
TOTAL	77,277	38,810	37,196	50%	24%

Source: American Community Survey, 2016 1-Year Estimates, via University of Minnesota Integrated Public Use Microdata Series

Figure 2.8

Denver Renter Households, 2016		
	Total Renter Households 2016	Change from 2015
All Denver Renter Households	146,005	690
Earning < \$10,000	15,148	-1,912
Earning \$10,000 - \$19,999	18,268	1,399
Earning \$20,000 - \$34,999	24,244	-1,358
Earning \$35,000 - \$49,999	22,384	185
Earning \$50,000 - \$74,999	27,445	303
Earning > \$75,000	38,516	2,073

Source: American Community Survey, 2015 & 2016 1-Year Estima

Figure 2.9

ALL HOUSEHOLDS, CITY AND COUNTY OF DENVER, 2016										
Household Size										
	1		2		3		4		5+	
Not Cost Burdened	57,872	51.6%	71,470	73.7%	23,955	63.8%	26,072	74.9%	13,095	61.4%
Cost Burdened	27,090	24.2%	14,474	14.9%	8,128	21.6%	5,357	15.4%	4,649	21.8%
Severely Cost Burdened	27,202	24.3%	11,015	11.4%	5,479	14.6%	3,379	9.7%	3,582	16.8%
TOTAL	112,164		96,959		37,562		34,808		21,326	

Source: American Community Survey, 2016 1-Year Estimates, via University of Minnesota Integrated Public Use Microdata Series

Figure 2.10

HOUSEHOLDS EARNING LESS THAN 80% AMI, CITY AND COUNTY OF DENVER, 2016										
Household Size										
	1		2		3		4		5+	
Not Cost Burdened	18,992	29.3%	7,997	29.0%	3,448	23.6%	5,055	38.9%	4,219	35.2%
Cost Burdened	19,087	29.5%	8,901	32.3%	5,883	40.2%	4,667	35.9%	4,194	35.0%
Severely Cost Burdened	26,654	41.2%	10,669	38.7%	5,292	36.2%	3,263	25.1%	3,582	29.9%
TOTAL	64,733		27,567		14,623		12,985		11,995	

Source: American Community Survey, 2016 1-Year Estimates, via University of Minnesota Integrated Public Use Microdata Series

Figure 2.11

2016 Denver Income Limits				
Area Median Income	1 person	2 persons	3 persons	4 persons
30% AMI	\$16,850	\$19,250	\$21,650	\$24,300
50% AMI	\$28,050	\$32,050	\$36,050	\$40,050
60% AMI	\$33,660	\$38,460	\$43,260	\$48,060
80% AMI	\$44,900	\$51,300	\$57,700	\$64,100
100% AMI	\$56,100	\$64,100	\$72,100	\$80,100

Source: U.S. Department of Housing and Urban Development

Figure 2.12

2018 Denver Income Limits				
Area Median Income	1 person	2 persons	3 persons	4 persons
30% AMI	\$18,900	\$21,600	\$24,300	\$26,950
50% AMI	\$31,500	\$36,000	\$40,500	\$44,950
60% AMI	\$37,800	\$43,200	\$48,600	\$53,940
80% AMI	\$50,350	\$57,550	\$64,750	\$71,900
100% AMI	\$63,000	\$72,000	\$81,000	\$89,900

Source: U.S. Department of Housing and Urban Development

APPENDIX 2. ELIGIBILITY CRITERIA FOR HOUSING FUNDS

CITY AND COUNTY OF DENVER FUNDING SOURCES FOR AFFORDABLE HOUSING

Source	Eligible Uses
"\$15M" - Property Tax Revenue <i>DRMC 27-150(c)</i>	<ul style="list-style-type: none"> • Development and preservation of rental up to 80% AMI • Development and preservation of for-sale up to 100% AMI • Homebuyer assistance up to 120% AMI (incl. DPA & mortgage assistance) • PSH including services (no more than 10% of annual revenue) • Programs for "low-income at-risk" individuals in danger of losing housing, to mitigate displacement, for emergency repairs, or other programs • 8% for admin
"\$15M" - Linkage Fee Revenue <i>DRMC 27-150(b)</i>	<ul style="list-style-type: none"> • "Increase supply" of rental and for-sale up to 80% AMI • Renter assistance programs up to 80% AMI • Homebuyer assistance programs up to 80% AMI (incl. DPA & mortgage assistance)
Metro Mortgage Assistance <i>Ord. No. 15-0584</i>	<ul style="list-style-type: none"> • Primary purpose to provide funding for down payment and mortgage assistance • "Affordable housing related activities as approved by the Manager of Finance and the Director of OED" • No staff costs
Inclusionary Housing Ordinance <i>DRMC 27-103(z)</i>	<ul style="list-style-type: none"> • Primary purpose to fund future IHO incentive payments • "Creation or preservation of affordable housing in accordance with applicable City plans" • "Consider" spending funds generated from high-need zones in high-need zones • 5% for admin if available
Revolving Affordable Housing Loan Fund <i>RAHLF Program Guidelines (Master Funding Agreement Exh. B-1)</i>	<ul style="list-style-type: none"> • Development and acq/rehab of rental up to 80% • Acquisition (land or property), hard and soft costs • Not for LIHTC-permitted "commercial property costs"; no hotels, motels, hospitals, nursing homes, dormitories, frat houses, sanitariums, or working capital • Interest rate is 30-day LIBOR + 2.6% (currently = 4.38%)
Housing for the Mentally Ill	<ul style="list-style-type: none"> • 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 • Provide housing units for the mentally ill

Source	Eligible Uses
Affordable Housing Fund <i>Ord. No. 681 (2000) and 1030 (2000)</i>	<ul style="list-style-type: none"> • 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: • Low-income and Section 8 housing • Development incentives • Lead-based paint abatement
HOME Funds <i>24 CFR 92-205 through 92-217</i>	<ul style="list-style-type: none"> • 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 • Programs: Tenant Based Rental Assistance (TBRA), down payment assistance • For TBRA & rental units 90% of households must be 60% AMI and remainder 80% AMI; homeownership & DPA can be 80% AMI • NOT for public housing units except HOPE VI • CHDO operating expenses (up to 25% of grant amount) • 15% of grant amount is set aside for CHDOs to build affordable projects • 10% for admin and planning • Federal funds restrictions include: Davis-Bacon wages (if 12+ units funded by HOME), Section 3, environmental review
Community Development Block Grant <i>24 CFR 570-201 & 570-206</i>	<ul style="list-style-type: none"> • Acquisition or long-term lease of real property for any public purpose • Cannot be used to build rental housing • Can be used for construction or acq/rehab 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 • Demolition and remediation of any buildings/improvements; predevelopment costs including market studies, and some financing costs • Fair housing enforcement, education and outreach • Landlord outreach to increase participation in Section 8 • Public Services programs, incl. housing counseling, DPA (up to 15% of grant amount) • Federal funds restrictions include: Davis-Bacon wages, Section 3, environmental review

Source	Eligible Uses
<p>Skyline Housing <i>Ord. No. 223 (1986) and attached "Expenditure Program for Skyline Funds", March 18, 1986</i></p>	<ul style="list-style-type: none"> • Governed by CDBG rules except can also be used to construct rental housing • Primary purpose to provide additional housing opportunities to low/mod families and revitalize neighborhoods through new housing and rehab • innovative housing solutions encouraged • return vacant/boarded up buildings to use (acquisition and repair) • finance rehab of rental apartment buildings and SF homes • finance construction of new housing • provide funds for creative housing programs • provide grants for selected projects including housing for low income HHs • provide housing services and related housing activities • Funds must revolve • 51% must be spent on low/mod income residents • Should have visible impact on community • Federal funds restrictions include: Davis-Bacon wages, Section 3, environmental review

Source	Eligible Uses
Rental Rehabilitation 24 CFR 511	<ul style="list-style-type: none"> • These are grant funds • Purpose is to provide affordable, standard housing for low-income families – generally requires that 100% of funds be used for low-income • increase units for use by housing voucher and Sec 8 certificate holders • 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 • equitable share of funds spent on housing for families with children, esp. units with 3 or more bedrooms • At least 70% of funds spent on units with 2 or more bedrooms • Only used in neighborhoods where the median family income is <80% of the Denver SMSA median income • 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 are for the five-year period following the selection of the neighborhood. • After rehab, units must meet at least Sec. 8 Housing Quality Standards • Projects must be primarily residential rental use (eg, >51%, except for 2-story buildings) • Projects must be in private ownership or have a plan to transfer to private • May be used for manufactured housing under certain conditions • 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 • Some pre-commitment costs are eligible, under certain circumstances • 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 • Grants cannot exceed 50% of total project costs, with some exceptions • 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 • Up to 10% admin usable for granting entity • HUD may de-obligate funds not committed within 3 years or spent within 5 years, after consultation with the grantee • Federal funds restrictions include: Davis-Bacon wages, Section 3, environmental review

Source	Eligible Uses
Neighborhood Stabilization Program II <i>OED NSP2 application and Federal Register Vol 81, No. 114, pp 38730-38732</i>	<ul style="list-style-type: none"> • Second mortgages, including counseling, marketing, project delivery • Acq/Rehab SF and MF for-sale and rental including marketing/project delivery • Land banking • Demolition • Property redevelopment • Admin up to 10% of total • Can serve families up to 120% AMI • At least 25% of funds and program income used for <50% AMI families • After closeout, NSP program income may be transferred to CDBG program and will become CDBG program income

APPENDIX 3. 2019 HOUSING TERM SHEETS

2018/2019 OED Housing Investment Term Sheets

As of August 10, 2018



The proposed term sheets are designed to provide transparent and predictable investment guidelines for the Office of Economic Development's (OED) borrowers. Term sheets are intended to streamline decision-making and create more efficient processes for contract development and execution. Loan requests outside of the adopted term sheets will be considered on an exception basis, but would require approval from OED's Loan Review Committee. Term sheets will be used to guide investment decisions for OED's local and federal funds and OED will determine whether local funds, federal funds or some combination thereof are appropriate given the proposed development and population served. OED will continue to evaluate all proposed investment opportunities based on overarching housing priorities. OED's project specific priorities include mixed-income development, deeply affordable units for households earning below 30% of the Area Median Income, and affordable housing for special populations. OED's location specific priorities include housing in proximity to transit, in neighborhoods vulnerable to gentrification and in areas with "access to opportunity" factors such as high quality education, good paying jobs and other amenities.

Purpose	4% LIHTC + State Credits		9% LIHTC		4% LIHTC		For Sale Development Construction of for-sale units below 80% AMI	Land Acquisition Acquisition of land for development of affordable housing	Property Acquisition/Rehabilitation Acquisition and preservation of existing affordable housing (income restricted or naturally occurring)		Non-LIHTC Support income restricted units in alignment with housing plan goals within mixed income developments, not supported by LIHTC	RAHLF** Enhance feasibility of 4% LIHTC projects and stimulate more 60% AMI and 80% AMI units within market rate developments								
	incentivize more units below 30% AMI		incentivize more units below 30% AMI		Enhance feasibility of 4% LIHTC projects and incentivize more units below 30% AMI				Very Low Income (VLI) >25% of units at 30% AMI	not VLI			Very Low Income (VLI) >20% of units at 30% AMI	not VLI						
	Very Low Income (VLI) >30% of units at 30% AMI	not VLI	Very Low Income (VLI) >40% of units at 30% AMI	not VLI	Very Low Income (VLI) >25% of units at 30% AMI	not VLI														
	OR Providing PSH units*		OR Providing PSH units*		OR Providing PSH units*															
Loan Type	Performance loan	Balloon or Deferred Amo	Performance loan	Balloon or Deferred Amo	Performance loan	Balloon or Deferred Amo	Performance loan	Balloon payment loan	Performance loan	Balloon or Deferred Amo	Repaying loan	Repaying loan								
Possible Funding Sources	Federal, Local		Federal, Local		Federal, Local		Federal, Local	Federal, Local	Federal, Local		Federal, Local	RAHLF								
Maximum Loan*	\$3,750,000	\$2,125,000	\$3,000,000	\$1,500,000	\$5,250,000	\$3,750,000	\$3,000,000	\$2,500,000	\$3,750,000	\$1,875,000	\$1,500,000	\$1,000,000								
Maximum Loan per Unit*	\$25,000/unit	\$15,000/unit	\$20,000/unit	\$10,000/unit	\$35,000/unit	\$25,000/unit	\$35,000/unit	\$25,000/planned unit	\$50,000/unit	\$25,000/unit	\$25,000/unit	\$20,000/unit								
* Loans above these amounts may be considered on an exception basis, but would require approval by the OED Loan Committee																				
Minimum Affordability **	30 years		30 years		30 years		20 years	30 years once constructed	30 years		30 years	20 years								
Maximum Loan Term **	Covenant term		Covenant term		Covenant term		5 years	5 years	Covenant term		40 years	40 years								
Loan Amortization	NA		NA		NA		NA	Interest Only	NA		Up to 40 years	Up to 40 years								
** Affordability term must match or exceed loan term																				
Interest Rate	NA		1%		NA		1%		NA		1%		1 with Libor + 2.5%							
Repayment	Required at loss of affordability		3 year payment holiday, option for amortizing (covenant term) or balloon payment		Required at loss of affordability		3 year payment holiday, option for amortizing (covenant term) or balloon payment		Required if units are not completed and sold to income-qualified buyers within 5 years		5 year term with up to two one-year extensions		Required at loss of affordability		3 year payment holiday, option for amortizing (covenant term) or balloon payment		Interest only first 10 years, followed by 30 year amortization with a call option at 15 years or later, subject to rights of First Mortgage lender		Interest only first 10 years, followed by 30 year amortization with a call option at 15 years or later, subject to rights of First Mortgage lender	
Repayment Source	NA		Cash flow, refinance, or sale		NA		Cash flow, refinance, or sale		NA		Sale of land or refinance, subordinate position behind Regional TOD or other lenders		NA		Cash flow, refinance, or sale		Net operating income of the project		Net operating income of the project	
Prepayment	NA or No penalty		NA or No penalty		NA or No penalty		NA		No penalty		No penalty		No penalty		No penalty		No penalty		No penalty	
Recourse	Non-recourse		Non-recourse		Non-recourse		Non-recourse		Non-recourse		Non-recourse		Non-recourse		Non-recourse		Non-recourse		Non-recourse	
Reserves	As required by priority lender		As required by priority lender		As required by priority lender		As required by priority lender		As required by priority lender		As required by priority lender		As required by priority lender		As required by priority lender		As required by priority lender		As required by priority lender	
DSC (combined)	NA		105%		NA		105%		NA		NA		105%		105%		105%		105%	
Loan Call	At refinance or sale		At refinance or sale		At refinance or sale		NA		Due upon sale or development of the property		At refinance or sale		At refinance or sale		Due upon refinance of senior debt or sale of the property					
Special Rules							Additional \$5k/unit per 5 years of additional covenant length up to total of \$40k		At least 51% of the units developed on the property must be affordable to households < 80% AMI		Investment will take into account number of built alternative units required to offset the housing linkage fee. Build alternative units will not be subsidized.									

Footnotes: * Permanent Supportive Housing (PSH) is defined as housing that is decent, safe, affordable, community-based housing that provides tenants with the rights of tenancy and links to intensive supportive services using the Housing First model.**OED and the Colorado Housing and Finance Authority (CHFA) are analyzing the RAHLF funds for repurpose to align with the goals of Housing an Inclusive Denver.

1. Multiple funding products may be used on the same project in some cases. City funding may be utilized to refinance another city funding product when appropriate. 2. Neighborhood and other priorities will be communicated via additional documents alongside the term sheets on at least an annual basis. 3. These term sheets are effective through the end of 2019, subject to revision by OED.

APPENDIX 4. DEVELOPMENT, PRESERVATION AND PROGRAM TOOLS

CORE GOALS FROM HOUSING AN INCLUSIVE DENVER



Create affordable housing in vulnerable areas AND in 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.

Tools to Create Affordability Based on 2018/2019 Term Sheets						
Tool	Description of Tool	Per Unit/ Household Cost	AMI Limits	Typical AMI Served	Minimum Affordability Length*	Typical/ Anticipated Funding Source
Land Acquisition	Acquisition of land for development of affordable housing.	\$25,000 (up to)	0-80%	0-80%	30+ Years	Federal and Local—project dependent
4% LIHTC (non-competitive)	Enhance feasibility of 4% LIHTC projects and incentivizes more units at or below 30% AMI.	\$35,000 (up to) if >25% of units are at 30% AMI or providing PSH units	0-60%	0-60%	30+ Years	Federal and Local—project dependent
4%/State LIHTC (competitive)	Incentivizes more units at or below 30% AMI	\$25,000 (up to) if >30% of units are at 30% AMI or providing PSH units	0-60%	0-60%	30+ Years	Federal and Local—project dependent
9% LIHTCs (competitive)	Incentivize more units at or below 30% AMI.	\$20,000 (up to) if >40% of units are at 30% AMI or providing PSH units	0-60%	0-60%	30+ Years	Federal and Local—project dependent
Non-tax credit gap financing	Supports income restricted units in alignment with housing plan goals within mixed income developments, not supported by LIHTC	\$25,000 (up to)	0-80%	0-80%	30+ Years	Federal and Local—project dependent

For Sale Development	Construction of for-sale units for 80% of AMI or lower.	\$35,000 (up to)	0-80%	0-80%	20+ Years	Federal and Local—project dependent
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* Revisions to the minimum affordability lengths are currently being considered



Preserve 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.

Tools to Preserve Affordability Based on 2018/2019 Term Sheets						
Tool	Description of Tool	Per Unit/ Household Cost	AMI Limits	Typical AMI Served	Minimum Affordability Length*	Typical/ Anticipated Funding Source
Property Acquisition/Rehabilitation	For acquisition and rehabilitation of existing affordable housing (income restricted or naturally occurring).	\$50,000 (up to) if >25% of units are at 30% AMI or providing PSH units	0-80%	0-80%	30+ Years	Federal and Local—project dependent
4% LIHTC (non-competitive)	Enhance feasibility of 4% LIHTC projects and incentivizes more units below 30% AMI.	\$35,000 (up to) if >25% of units are at 30% or providing PSH units AMI	0-60%	0-60%	30+ Years	Federal and Local—project dependent
4%/State LIHTC (competitive)	Incentivizes more units at 30% AMI	\$25,000 (up to) if >30% of units are at 30% AMI or providing PSH units	0-60%	0-60%	30+ Years	Federal and Local—project dependent
Non-tax credit gap financing	For-sale preservation	\$25,000 (up to)	0-80%	0-80%	30+ Years	Federal and Local—project dependent

*Revisions to the minimum affordability lengths are currently being considered



Promote 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.

Tools to Promote Access to Housing Based on 2017 Investments						
Tool	Description of Tool	Per Unit/ Household Cost	AMI Lim- its	Typical AMI Served <small>(based on 2017 outcomes)</small>	Minimum Affordability Length	Typical/ Anticipated Funding Source
Supportive Services <i>(note: new program not yet approved)</i>	<i>Mental/behavioral health services for people experiencing homelessness living in permanent supportive housing</i>	\$10,000	Homeless	Homeless	TBD	Property Tax Fund
Homeownership counseling	Housing counseling and education for low/moderate income households seeking to purchase, maintain and retain homes	\$103	0-80%	0-80%	One-time	Community Development Block Grants
Downpayment assistance	Downpayment assistance for purchase of home	\$10,000	0-80%	0-80%	One-time	Community Development Block Grants
Housing and Opportunities for Persons with AIDS assistance	Tenant Based Rental Assistance (TBRA), Short Term Rent Mortgage Utility Assistance, Supportive Services, and Permanent Housing Placement programs for persons with AIDS.	\$1,000	0-80%	0-30%/ Homeless	One-time	HOPWA Funds
LIVE Denver Program <i>(note: new program not yet approved)</i>	<i>Creates immediate affordable housing options by connecting vacant rental units with working families and individuals.</i>	\$11,000	0-80%	40-80%	One-time pilot program	Property Tax Fund

Tools to Stabilize Residents at Risk of Displacement Based on 2017 Investments

Tool	Description of Tool	Per Unit/ Household Cost	AMI Limits	Typical AMI Served <small>(based on 2017 outcomes)</small>	Minimum Affordability Length	Typical/ Anticipated Funding Source
<i>Accessory Dwelling Units Program</i> <i>(note: new program not yet approved)</i>	<i>Homeowner education forums, connections to trusted refinance and rehabilitation providers, and an ADU education and development program for qualifying homeowners.</i>	\$25,000	0-80%	<i>TBD</i>	<i>One-time</i>	<i>TBD, Dependent on program guidelines</i>
Property Tax Rebates	Not OED funding	\$500	0-30%	0-30%	One-time	General Fund
Single Family Home Repair	To provide low- and no-interest rehabilitation loans to income-qualified homeowners.	\$42,000	0-80%	36% (0-30%) 50% (30-50%) 14% (50-80%)	One-time	HOME Funds
Emergency Home Repair	No-interest emergency repair loans to income-qualified homeowners to address needs such as plumbing, electrical, heating, roof, sewer and other systems that may pose an immediate danger to the health and safety of the household.	\$7,400	0-50%	67% (0-30%) 33% (30-50%)	One-time	Community Development Block Grants

Tools to Stabilize Residents at Risk of Displacement con't.

Tool	Description of Tool	Per Unit/ Household Cost	AMI Limits	Typical AMI Served <small>(based on 2017 outcomes)</small>	Minimum Affordability Length	Typical/ Anticipated Funding Source
Rental and Homeowner Modification Program	To remove architectural barriers for income-qualified persons with disabilities in their owner-occupied and rental units.	\$9,000	0-50%	41% (0-30%) 59%(30-50%)	One-time	Community Development Block Grants
Tenant Counseling	Tenant/Landlord Rights and Related Housing Information and Referral Services program.	\$30	0-80%	0-30%	One-time	Community Development Block Grants
Rental and Utility Assistance	Rental and utility assistance: Includes Tenant Based Rental Assistance (TBRA) and Temporary Rental and Utility Assistance (TRUA) Program	TRUA: \$1,700 TBRA: \$10,000	0-80% TRUA 0-60% TBRA	0-30% TRUA Homeless TBRA	TRUA-up to 6 months of rental assistance, up to two months of utility assistance TBRA-up to two years	TRUA: Property Tax Fund TBRA: HOME funds