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# Denver Economic Development & Opportunity Denver Human Services

Housing  
Neighborhood Development  
Business Development

# Welcome

## Agenda:

- Review of our HUD-funded programs (5 min)
- Briefing of identified housing and community (10-12 min) development needs and proposed projects
- Review Regional Analysis of Impediments to Fair Housing Choice (10-12 min)
- Discussion – Q&As, comments, suggestions

# Meeting Etiquette

To ensure that everyone in attendance has a chance to voice their opinion:

- Please limit your comments to 2 minutes on each subject. This will give everyone an equal chance to make comments.
- Please do not interrupt or debate others. There are no right or wrong opinions in our discussion today.
- If you have more to say or have very detailed questions, visit us after the hearing or send an email to [Rachel.King@denvergov.org](mailto:Rachel.King@denvergov.org)



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# HUD Planning Process

# Community Development Block Grant

The following studies are required by all communities receiving Community Development Block Grant (CDBG) funds:

- **Consolidated Plan and Action Plan**—Con Plan is a 5-year plan that evaluates housing and community development needs and then guides how funds will be spent over the next five years. Action Plans are annual updates that specify how funds will be spent each year of the Con Plan cycle.
- **Fair Housing Study**—Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) are conducted once every 5 years and look at disparities in access to housing and economic opportunities for protected classes (race, color, religion, national origin, sex, disability, familial status).

Other HUD funds received by Denver are HOME funds, ESG, and HOPWA. Planned allocation of these funding sources are included in the Con Plan.

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# Analysis of Impediments to Fair Housing Choice

# Denver-Aurora-Boulder County Regional AI

Cities and counties receiving federal housing and community development funds are required by HUD to complete an AI, to evaluate barriers to housing choice. This requirement is linked to the Federal Fair Housing Act of 1968. The requirement is designed to aid local leaders and community stakeholders in developing housing goals that will ultimately increase fair housing choice, build opportunity for all residents, and strengthen communities.

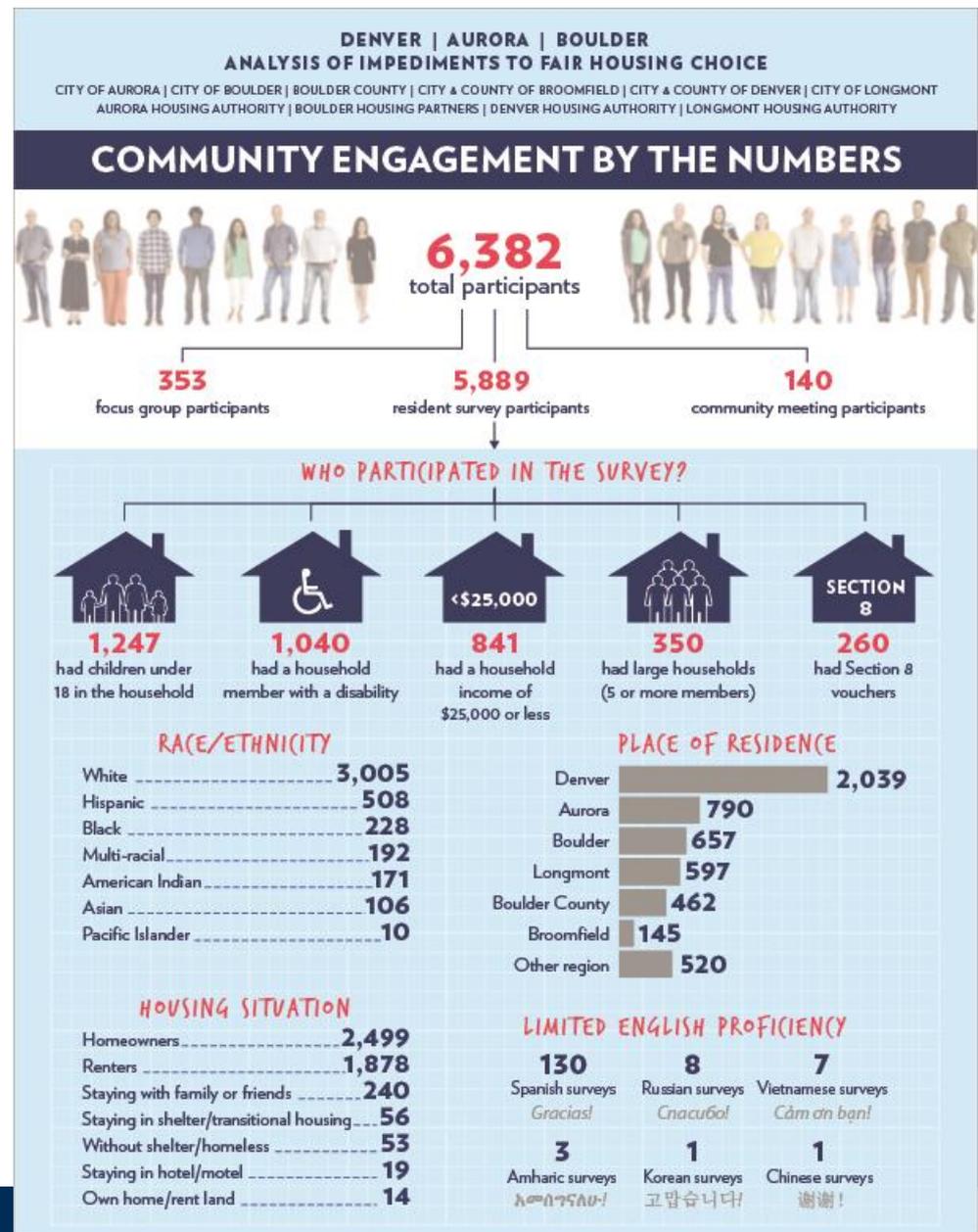
## Participants:

- City and County of Denver
- Denver Housing Authority
- City of Aurora
- Aurora Housing Authority
- City of Boulder
- Boulder Housing Partners
- Boulder County
- Boulder County Housing Authority
- City and County of Broomfield
- City of Longmont
- Longmont Housing Authority

# Community Engagement

## Denver Participants:

- Resident focus groups:** Attended by 350 residents representing a wide variety of protected classes
- Resident survey:** Completed by more than 2,000 Denver residents
- Stakeholder focus groups:** Represented persons experiencing homelessness, persons with disabilities and frail elderly, K-12 education, job training and community/technical colleges
- Project website:** Accessed by 2,000 residents



# Summary of Regional Challenges

- **Severe shortage of housing, especially affordable rental housing for families.**  
*Disproportionate impact on families, including Hispanic, African American, and certain national origins who have larger household sizes and live with extended families.*
- **Displacement of residents due to redevelopment of multifamily units, sales of rental units owned by investors, and landlords stopping acceptance of Housing Choice Vouchers.** *Surveys of residents indicate that displacement significantly disproportionately affects African American, Native American, Hispanic, large families and persons with disabilities.*
- **“3x income requirements” for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI).**  
*Disproportionate impact on persons with disabilities and those living on a fixed income.*
- **Lack of accessible housing.** *Disproportionate impact on persons with disabilities.*
- **Housing discrimination.** *About one in four African American residents, residents with disabilities, Native American residents and Hispanic residents felt they experienced housing discrimination.*

# Challenges mostly unique to Denver

- Lack of information about housing availability, renters' rights, and landlord tenant mediation services.
- Denver residents with Section 8 vouchers far exceed residents in any other jurisdiction for displacement concerns. Seventy-one percent say they have Section 8 and are worried their landlord will stop accepting vouchers; this compares to 49 percent in the region overall; 46 percent in Aurora; and just 16 percent in the City of Boulder. This concern likely reflects the diminishing stock of affordable rentals, particularly those that fall within HUD's fair market rent range, in Denver.
- Denver residents are also more likely to say they face barriers due to crumbling or old sidewalks; cannot access fresh or healthy food in their neighborhoods; and live in high crime neighborhoods.

# Draft Denver Fair Housing Plan

*Primary theme of goals: Create a more equitable housing environment for vulnerable residents, create accessible housing, combat displacement, improve resources for renters*

Goal #	FAIR HOUSING GOAL	PROTECTED CLASS AFFECTED AND DISPROPORTIONATE IMPACT
1	<p><b>Conduct an analysis of existing accessible rental units and create a database for people with disabilities to more easily find affordable accessible rental units</b></p> <p><b>Based on the findings, explore additional strategies (programs, policy initiatives) to better connect residents with disabilities to accessible and appropriate units (e.g., smartphone app showing accessible and vacant units paired with information about fair housing rights)</b></p>	<p>Persons with disabilities who need accessible and affordable housing</p>
2	<p><b>Explore a rental registry to promote the safety and well-being of all renters, as well as implement more standard lease practices, including those that prohibit potentially discriminatory practices</b></p>	<p>Families, larger households, refugee families</p>
3	<p><b>Add more income-restricted affordable housing, with a focus on providing units for the special populations such as people with disabilities, families, and larger households</b></p>	<p>Families, larger households, refugee families, and people with disabilities</p>

# Draft Denver Fair Housing Plan (continued)

Goal #	FAIR HOUSING GOAL	PROTECTED CLASS AFFECTED AND DISPROPORTIONATE IMPACT
4	Explore strategies (programs, policy initiatives) to promote preservation and rehabilitation of income-restricted and unsubsidized affordable housing, with a focus on resident groups most vulnerable to displacement	Families, larger households, refugee families
5	Provide comprehensive eviction assistance to residents at risk of eviction, including connecting residents to financial assistance, mediation options and legal resources if needed	African Americans, refugees, immigrants, LEP households
6	Explore preference policies for residents at risk of displacement including people experiencing homelessness	Families, larger households, refugee families
7	Implement land use strategies captured in <i>Housing an Inclusive Denver</i> and <i>Blueprint Denver</i> , through Neighborhood Planning Initiatives that promote mixed income neighborhoods via height incentive overlays, expansion of ADUs and attached products, and developer incentives for affordable housing	All residents

# Draft Denver Fair Housing Plan (continued)

Goal #	FAIR HOUSING GOAL	PROTECTED CLASS AFFECTED AND DISPROPORTIONATE IMPACT
8	<b>Ensure effective implementation of Denver's new policy to prevent discrimination on the basis of source of income</b>	Low income renters with alternative sources of income including Housing Choice Vouchers, SSDI, child support. Disproportionately likely to be persons with disabilities, single parents
9	<b>Leverage partnership with Denver Housing Authority to strategically acquire geographically dispersed land and properties to serve residents experiencing homelessness and very low-income residents</b>	Low income renters with alternative sources of income including Housing Choice Vouchers, SSDI, child support. Disproportionately likely to be persons with disabilities, single parents
10	<b>Expand the City's investments in housing the most vulnerable residents through permanent supportive, bridge, and transitional housing units and programs</b>	Extremely low income renters, residents with disabilities, residents in recovery, persons experiencing domestic violence
11	<b>Explore innovative programs like Bridge housing to house people experiencing homelessness and address barriers to securing housing such as credit history and criminal backgrounds until a permanent unit is available</b>	Extremely low income renters, residents with disabilities, residents in recovery, persons experiencing domestic violence

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# Consolidated Plan & Action Plan

# Purpose of the Consolidated Plan

- To identify a jurisdiction's housing and community development needs, priorities, goals and strategies; and
- To stipulate how federal funds will be allocated to housing and community development needs in the community.

## Informed by:

- ✓ Data analysis
- ✓ Other planning efforts in the City
- ✓ Community engagement from the AI
- ✓ Stakeholder survey and interviews
- ✓ Community meetings

# What does Denver receive from HUD?

<b>Programs</b>	<b>Estimated Annual Funding Allocations</b>
<b>Community Development Block Grant (CDBG)</b>	<b>\$6,797,000</b>
<b>HOME Investment Partnerships Program (HOME)</b>	<b>\$2,936,000</b>
<b>Emergency Solutions Grants Program (ESG)</b>	<b>\$582,000</b>
<b>Housing Opportunities for Persons with AIDS (HOPWA)</b>	<b>\$2,279,000</b>
<b>TOTAL</b>	<b>\$12,594,000</b>

# Top Needs Identified in Con Plan Research

- **Affordable Housing**—rental housing affordable to low/moderate income, housing for those transitioning out of homelessness, accessible housing for people with disabilities and ownership opportunities for low/moderate-income residents.
- **Housing and Services for Homeless**—supportive services (case management, mental health care, homeless prevention) for persons who are experiencing homelessness or are at-risk; and permanent supportive housing.
- **Equity/Affirmatively Further Fair Housing**—neighborhood equity, disproportionate impact of housing shortage and 3x income requirements, lack of affordable (and voucher accepting) units for families, displacement, lack of accessible housing, lack of info on housing availability, renter’s rights and landlord/tenant mediation, and housing discrimination.
- **Transportation and Mobility**—transportation services (particularly for low/moderate income), transit-oriented development, and accessibility for residents with mobility challenges.
- **Public Facility and Infrastructure Improvements**—sidewalks, street lights and drainage, parks/community centers, and energy efficiency improvements.

# Top Needs Identified in Con Plan Research

- **Neighborhood Support Services**—education, employment and training programs, crime awareness, health services, childcare, and youth programming for low/moderate income persons.
- **Business and Workforce Support**—job creation, retention and training, employment and contracting opportunities to very low, and low income residents and/or eligible businesses, transportation and childcare.
- **Services for Special Populations**—projects/services targeted to households containing persons with a disability, elderly households, large families, female headed households with children, limited English proficient households, and those at risk of homelessness. Specific needs include supports for residents transitioning out of homelessness, supportive services for people with disabilities transitioning out of institutions, supports that help seniors age in place, and mental health resources.
- **Services for Low and Moderate Income Populations**—rental assistance, after school care, child care, public safety education, healthy food access, and mental health resources.



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# 2019 HUD Action Plan

# HUD 2019 Proposed Action Plan Projects

Program	Fund Source	Amount Estimated	Indicator	2019 Goal
<b>Housing</b>				
Community Housing Development Organization-CO	HOME	\$75,000	NA	-
Community Housing Development Organization- SA	HOME	\$500,000	Housing Units	n/a
Downpayment Assistance for Homeownership	CDBG	\$350,000	Households	35
Housing Access and Modification	CDBG	\$300,000	Housing Units Individuals/	30
Housing Support (housing counseling)	CDBG	\$374,254	Households	5,400
Rental Housing Development and Preservation	HOME	\$1,000,000	Housing Units	10
For-Sale Development and Preservation	HOME	\$500,000	Housing Units	n/a
Emergency Rehabilitation	CDBG	\$250,000	Housing Units	34
Single Family Rehabilitation	HOME	\$850,000	Housing Units	20
Tenant Based Rental Assistance	HOME	\$632,000	Households	54

# HUD 2019 Annual Action Plan Projects

Program	Fund Source	Amount Estimated	Indicator	Goal
<b>Economic Development</b>				
Revolving Loan Fund	CDBG	\$1,000,000	Jobs	12
Neighborhood Business Revitalization	CDBG	\$1,000,000	Jobs	4
Economic Development Initiative	CDBG	\$500,000	Businesses	345
<b>Neighborhood Development</b>				
Neighborhood Improvements	CDBG	\$500,000	Pub Fac./People	5/5,000
Neighborhood Facilities and Improvements	CDBG	\$2,000,000	Pub. Fac./People	2/15,000
Neighborhood Support	CDBG	\$800,000	People/LMA	700
<b>HOPWA</b>				
Supportive Services	HOPWA	\$711,925	People	1,300
Tenant Based Rental Assistance	HOPWA	\$751,200	Households	100
Short Term Rent Mortgage Utility Assistance	HOPWA	\$96,000	Households	80
Permanent Housing Placement	HOPWA	\$100,000	Households	100

# Emergency Solutions Grant

The ESG program provides funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents, (5) rapidly re-house homeless individuals and families, and (6) prevent families/individuals from becoming homeless. For more information and resources about ESG, go to HUD's OneCPD website at [www.OneCPD.info](http://www.OneCPD.info).

Emergency Solutions Grant – 2018				
Program	Fund Source	Amount Estimated	Indicator	2018 Goal
Administration	HESG	\$43,650	N/A	-
Prevention	HESG	\$20,000	People	15
Rapid Re-Housing	HESG	\$345,000	People	175
Shelter	HESG	\$173,350	People	20,000

# How to Continue to Participate?

## Tell us what you think today!

Call the City:

Rachel King at 720.913.1669

Send an e-mail to:

Rachel.King@denvergov.org

Send a letter to:

Rachel King

ATTN: Draft 2019 Con Plan/Action Plan/AI

City & County of Denver

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Denver, CO 80202

The Draft 2019 Consolidated Plan, Action Plan, and Regional AI will be available for comment at: [www.denvergov.org/economicdevelopment](http://www.denvergov.org/economicdevelopment) (*see Reports and Studies*) from May 31<sup>st</sup> through July 1<sup>st</sup>