Housing Forum Resources

Compilation of resources made available for community members at the Mill Levy Advisory Council’s housing forum

09/24/19
What is the role of the Mill Levy Advisory Council?

The Denver Human Services (DHS) Mill Levy Advisory Council serves as the voice of residents in the City and County of Denver. It reviews current needs and gaps in existing services to make recommendations for essential services and bold innovations to the executive management team at DHS on the administration and dispensation of dedicated mill levy dollars to best serve residents with intellectual and developmental disabilities (I/DD).

The mill levy dedicated to serving people with I/DD in Denver was approved in 2003 by nearly 70% of voters, and was further defined in a 2017 companion ordinance.

What are the values guiding the council, as identified by members?

The council’s stated values are courage, loyalty, empowerment, and sustainability.

- **Courage**: Be courageous, go beyond the ordinary to push boundaries and create something workable.
- **Loyalty**: Maintain good relationships and trust. Demonstrate commitment to the process, to individuals and families with intellectual and developmental disabilities, and to the greater Denver community.
- **Empowerment**: Be responsive to needs in a way that empowers and includes people.
- **Sustainability**: Build something that lasts beyond the money we spend on it.

Through these values and their work, the council strives to build faith, trust, and hope with the Denver community.

How often does the council meet?

The council must hold at least four meetings per year and may schedule additional meetings or executive sessions based on needs to meet council goals. Meetings are announced on the DHS website, [denvergov.org/humanservices](http://denvergov.org/humanservices), supported by social media posts and stakeholder outreach.

How does the council make recommendations?

After discussion, review, and public engagement, the council may vote to make statements of recommendation to DHS about priority needs identified throughout the discovery process. Potential bidding opportunities that result from this process can be found on the DHS website.

What supports are in place to minimize the possible duplication of services?

DHS is aware that the system that supports people with I/DD is varied and complex. DHS’ mill levy program manager works as a liaison to the community of existing providers and services, including the Denver Community Centered Board (CCB), Rocky Mountain Human Services (RMHS).

Additionally, all members of the council scan for and identify existing efforts that seek to address the needs of Denver residents with I/DD. As the CCB for Denver and a contractor with DHS through mill levy dollars, the mill levy programs of RMHS are of particular interest to the council.

The council structure accounts for this by holding two unique members:

- A CCB delegate that serves as a non-voting member. This person is a source of information from RMHS to the council as it relates to current programs and potential historical or institutional knowledge.
- The council elects one of its own members to sit on the RMHS Community Advisory Council, which meets to discuss mill levy programs and other related community topics.
### MILL LEVY ADVISORY COUNCIL MEMBERS

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
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<tr>
<td>Dr. Ann Pierce (co-chair)</td>
<td>Denver Human Services, retired</td>
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<tr>
<td>J.J. Tomash, Ph.D., BCBA-D (co-chair)</td>
<td>BehaviorSpan</td>
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<tr>
<td>Tim Lomas, GISP (RMHS CAC member)</td>
<td>Boulder County</td>
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<tr>
<td>Betty Lehman</td>
<td>Lehman Disability Planning</td>
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<tr>
<td>Kendall Rames, MA, LPC</td>
<td>Urban Peak Denver</td>
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<tr>
<td>Lauren Weinstock</td>
<td>Artist/Writer/Advocate</td>
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<tr>
<td>Kate Williams</td>
<td>Denver Regional Mobility and Access Council</td>
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<tr>
<td>Jennifer Beck (non-voting member)</td>
<td>Rocky Mountain Human Services</td>
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**Dr. Ann Pierce**
Dr. Barbara “Ann” Pierce, a former intake supervisor with Denver Human Services, has spent the last two decades working directly with children and families. Her work in mental health is grounded in leadership, education, and empowerment. She has an extensive background in psychotherapy, clinical supervision, and trauma. Dr. Pierce is guardian of her oldest brother, who has an intellectual and developmental disability. She recognizes the great need for advocacy, and is driven to make a difference in the lives of those who cannot advocate for themselves.

**J.J. Tomash, Ph.D., BCBA-D**
Dr. J.J. Tomash, CEO and owner of BehaviorSpan, has studied and applied behavior analysis for over 16 years. He has worked in virtually every setting where an individual might need help. He has spoken at several international conferences, published multiple articles in peer-reviewed journals, and received research awards. Through his academic and practical studies of behavior analysis, Dr. Tomash has acquired a deep respect for behavior analysis as a tool to improve people’s lives. He hopes to help create programs that will dramatically improve lives well into the future.

**Tim Lomas, GISP**
Tim Lomas, a geospatial solutions engineer at Boulder County, has spent years navigating the school systems, IEPs, care providers, doctors, therapists, and more. His oldest son has autism and has been with Rocky Mountain Human Services (RMHS) since 2007, thus accessing the mill levy program firsthand. Lomas’s interest in the Mill Levy Advisory Council began when he learned that DHS planned to program additional funds through community participation. Lomas is cross-appointed to serve on RMHS’ Community Advisory Council as a voting member.

**Betty Lehman**
Betty Lehman, disability advisor for Lehman Disability Planning, has served 30 years as an advocate for individuals with special needs and their families. She spearheaded 14 state statutes, creating hundreds of millions of dollars in funding. Betty has supported hundreds of families to develop their lifetime plans with realistic forethought, defined values, and goals for the entire family. Lehman authored Special Directions©, a parent perspective planning tool which include philosophies, knowledge, and advice for their child’s quality of life.

**Kendall Rames, MA, LPC**
Kendall Rames, deputy director of Urban Peak Denver, is a licensed therapist who has worked with adolescents and young adults for over 30 years in various residential treatment centers. She has spent the last 17 years at Urban Peak, where she has encountered a significant lack of clinical, developmental, and age-appropriate services for youth and young adults with intellectual and developmental disabilities. Rames seeks to identify any barriers to services and advocate for changes that can have a positive impact for individuals and their families.

**Lauren Weinstock**
Lauren Weinstock has worked with children and adults with intellectual and developmental disabilities, and their families, since she was 13 years old. She has been a job coach, an apartment living coach, and an advocate. She loves searching for resources and connecting people to them, as well as helping others learn how to access what they need. Lauren is a mother of five. Her middle son has Down syndrome, hearing loss, and severe articulation disorder. She joined the Mill Levy Advisory Council to be a resource and disseminate information to help others.

**Kate Williams**
Kate Williams is executive director of the Denver Regional Mobility and Access Council and serves on the RTD Board of Directors. She is a long-time disability advocate. In her past, she worked as an area resource coordinator for the American Council of the Blind and before that, she ran a national sports center for the disabled. Williams is passionate about supporting current advocates to expand their circle of influence, and hopes to bring issues with equity for persons with intellectual and developmental disabilities to the mainstream.

**Jennifer Beck**
Jennifer Beck, director of communications and outreach at RMHS, serves on the Mill Levy Advisory Council as the Denver CCB delegate and is a non-voting member. Her background and expertise is in nonprofit communications. Before joining RMHS in 2018, she was national director of development communications at National Jewish Health for eight years. Beck looks forward to learning and contributing to conversations to support the Mill Levy Advisory Council’s work to create a more inclusive Denver community.
Dedicated mill levy funding to provide services to residents with intellectual and developmental disabilities (I/DD) is no longer required to go to Rocky Mountain Human Services (RMHS), the community-centered board for Denver. To inform the allocation of a portion of the funding, Denver Human Services (DHS) hired an independent consultant to gather feedback on the needs of Denver residents with I/DD and make recommendations. DHS and the consultant worked with a steering committee comprised of individuals who have a deep knowledge of services for people with I/DD, as identified by the Department and the Mayor’s Commission for People with Disabilities.

### KEY FINDINGS

#### 1. The Top Five Biggest Challenges Identified for Denver Residents with I/DD Were...

- **Relief of housing cost burden** (87% identified as “big problem”)
- **Waiting list** for services (70% identified as “big problem”)
- Adequate **mental health services** (65% identified as “big problem”)
- Obtaining **employment** (63% identified as “big problem”)
- **Transition to adulthood** (54% identified as “big problem”)

#### 2. People Don’t Have a Good Understanding of the Dedicated Mill Levy

- Only **24%** of people and families receiving services have a good or excellent understanding of the mill levy and only **19%** have a good or excellent understanding of the services it funds.
- **54%** of all respondents have a **poor or fair understanding** of the mill levy (including service providers, policymakers, and others).

#### 3. Those Who Accessed Mill Levy-Funded Services through RMHS Rated Them Favorably

- Of the individuals, families, and organizations that applied to RMHS for mill levy services, **66% had a positive experience**, 12% had a neutral experience, and 6% indicated not applicable. Only 17% indicated they had a negative experience.
- On a scale of 1 to 10, with 10 being the most positive, **mill levy services provided through RMHS scored an average of between 7.2 and 7.9 for people and families receiving services** and between 7.7 and 8.1 for providers. Individualized client assistance is the highest-rated mill levy program.
- For those who applied to RMHS for mill levy funds, 71% rated the response from approval to receiving funds as positive and 74% rated response to questions or requests for assistance as positive.
**HOW FEEDBACK WAS GATHERED**

**Key informant interviews** with eight community experts and leaders in providing services to people with I/DD.

Web-based, 37-question survey between April 30 and July 1 generated **417 responses**.

- 164 respondents identified as a self-advocate, guardian of a person with I/DD, or a family member of a person with I/DD.
- 147 identified as providers, including host home family, health care provider, school person, case manager, or direct service provider.

**Three focus groups** including:

- 15 self-advocates
- six individuals with I/DD experiencing homelessness and staff helping to connect them to resources and find housing, and
- 14 early childhood providers and leaders.

Public meeting in central Denver with two sessions attended in person, by phone, and on Facebook Live by **over 60 people**.

**RECOMMENDATIONS**

- DHS should establish a formal structure to gather input on how to disperse dedicated mill levy funding such as an advisory committee that identifies and prioritizes needs to address.
- DHS should look at ways to relieve the burden of housing cost in Denver for people with I/DD and service providers who may not otherwise be able to afford to live here.
- DHS should explore ways to encourage the employment of people with I/DD in Denver.
- DHS should focus on the needs of those on the waiting list for services.
- DHS should develop more resources to support transitions to adulthood.
- DHS should enhance the capacity in Denver to provide mental health services for people with dual diagnoses of mental health and a developmental disability.
DENVER PROPERTY TAX RELIEF PROGRAM
FREQUENTLY ASKED QUESTIONS — 2018 TAX YEAR

Am I eligible for this program?
Applicants must meet the following criteria to be eligible for the Denver Property Tax Relief Program:

- Homeowners must:
  - Have turned 65 years of age or older during 2018, or have been disabled all of 2018, or have a dependent minor child who resided with you all of 2018; and
  - Owned the property that they lived in throughout 2018, within the City and County of Denver, paid your 2018 property taxes.
  - If a homeowner is 65 years of age or older or a person with a disability, the homeowner must have had an income equal to or less than thirty-five percent (35%) of the Denver Area Median Income (AMI) in 2018. See chart below for AMI.
  - If a homeowner has a dependent minor child, the household must have an income equal to or less than forty percent (40%) of the Denver Area Median Income in 2018. See chart below for AMI.

- Renters must:
  - Have turned 65 years of age or older during 2018, or have been disabled all of 2018; and
  - Paid rent at the same property that they lived in throughout 2018 within the City and County of Denver
  - If a renter is a single applicant, the renter must have had a total 2018 income of $16,200 or less. If two renters or less are applying for one household, their combined total income must be $23,700 or less.

- Additionally:
  - Property taxes for the dwelling unit are paid in full for 2018 (renters and homeowners)
  - No other Denver Property Tax Relief refunds have been authorized for the dwelling; and
  - Applicant (or at least one full-time member of the household) is eligible to receive public assistance

What is 35% AMI and what is 40% AMI?
Area Median Income (AMI) is a federal calculation based on census data from every geographic area. The table below outlines 35% AMI and 40% AMI respectively:

<table>
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<tr>
<th>Percent AMI</th>
<th>1 Person</th>
<th>2 People</th>
<th>3 People</th>
<th>4 People</th>
<th>5 People</th>
<th>6 People</th>
</tr>
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<tr>
<td>35%</td>
<td>$22,050</td>
<td>$25,200</td>
<td>$28,350</td>
<td>$31,465</td>
<td>$33,985</td>
<td>$36,505</td>
</tr>
<tr>
<td>40%</td>
<td>$25,200</td>
<td>$28,800</td>
<td>$32,400</td>
<td>$35,960</td>
<td>$38,840</td>
<td>$41,720</td>
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</table>

AMI limits are set yearly by the U.S. Department of Housing and Urban Development. More information is here.

What is the definition of a person with a disability?
For this program, a person is considered to be disabled if they were unable to engage in any substantial gainful activity due to any physical or mental impairment, determined within a reasonable degree of medical certainty, and who receives a public benefit payment from the Social Security Administration, the State of Colorado, or Denver Human Services (DHS).

What is considered “income”?
Income used for purposes of determining eligibility includes, but is not limited to, the following:

- Employment wages
- Spousal maintenance/alimony
- Rental payments
- Federal Social Security benefits
- Old Age Pension
- Aid to the Needy Disabled
- Pension or annuity benefits
- Veteran benefits
- Taxable and nontaxable interest
- Dividends
- Worker’s compensation payments
- Unemployment compensation payments

Income does not include outright gifts, Child Support, TANF benefits, or Medicare payments.

What information/documentation is required for my application to be processed?
- Names and dates of birth, for all household members and signature of applicant
- A completed Med-9 for the Colorado Aid to the Needy Disabled (AND) program, or a Third Party Query Procedure (TPQY) form or Benefits Planning Query (BPQY) form from Social Security, if you are disabled, stating the date the disability began
- Proof of all income received by you, minor children and other adults who contribute to household expenses.
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- If you are a renter, copies of your rent receipts for the entire year of 2018; OR your property landlord/owner must either complete the landlord section of the application or provide a letter with the same information
- If your spouse/partner passed away in 2018 or 2019, a copy of the death certificate
- If this is your first time applying for the program, a copy of a valid ID for the applicant

When is my application due?

2018 applications can be submitted between May 1, 2019 and April 30, 2020.

Where can I get and/or submit my application?

DHS will mail applications to those who applied in the previous year. After May 1, 2019, you can also obtain an application online at www.denvergov.org/propertytaxrelief or at any of the following locations:

- Denver Human Services, Richard T. Castro Center, 1200 Federal Blvd, Denver, 80204,
- Denver Human Services East Office 3815 Steele St, Denver, 80205
- Denver Human Services Arie P. Taylor Municipal Center (Montbello), 4685 Peoria St, Denver, 80239

You can submit your application by mailing it, along with all supporting documentation, to the 1200 Federal Blvd. address listed above, attention to: Property Tax Relief. You may also drop it off at any DHS office.

How much is the cash benefit?

For 2018 applications submitted between May 1, 2019 and April 30, 2020, the minimum assistance amount is $372 or the total amount paid in property taxes or rent, whichever is less. That amount may be increased based on your income.

If approved, when will I be notified and receive my check?

Applications are processed in the order received. You may be contacted and asked to provide additional documentation. If your application is approved, you will be mailed a check (the assistance payment will not be a credit on your property taxes). Processing your application and mailing your check (if approved) may take several months. Please wait at least six months after the date your application is submitted before contacting DHS about the status of your application.

I live in a nursing home, am I eligible?

No, nursing home residents are not eligible for this program.

Are owners or renters of mobile homes and/or mobile home spaces eligible for a refund?

Yes, if the spaces are subject to property taxes and those taxes have been paid.

What if I am over 65 or disabled, but my spouse/partner is not?

Only one of you needs to meet that eligibility criteria, so long as all other criteria are met. Both you and your spouse/partner must be included on the application.

Can both my spouse/partner and I each claim refunds on separate applications?

No, only one refund may be claimed by a married couple whether they live in the same or separate dwellings. The same is true for couples who live together and share expenses – only one person should apply for the refund.

Suppose two people (not husband and wife) reside in the same dwelling unit. May both claim a refund?

No, only one Denver Property Tax Relief program refund will be authorized for a dwelling unit.

I am 63 years old and live in Denver; however, my spouse is 65 or over and lives outside of Denver. Do either of us qualify?

No, because the applicant must qualify by both age and residency.

The eligible applicant died prior to filing an application. Who can apply for a refund?

The deceased person’s Personal Representative or Administrator of the Estate may file on behalf of the deceased, providing the deceased was living during the entire year of eligibility. A death certificate and proof of legal status required.
DENVER PROPERTY TAX RELIEF APPLICATION

Applications for the Denver Property Tax Relief Program must be submitted between May 1, 2019 and April 30, 2020. You must meet the following criteria to be eligible for the program:

Homeowners must:
- Have turned 65 years of age or older during 2018, or have been disabled all of 2018, or have a dependent minor child who resided with you all of 2018; and
- Owned the property that you lived in throughout 2018, within the City and County of Denver, paid your 2018 property taxes.

Renters must:
- Have turned 65 years of age or older during 2018 or have been disabled all of 2018, and
- Paid rent at the same property that you lived in throughout 2018 within the City and County of Denver

Please select one of the following: I am a: □ Renter □ Homeowner

FOR APPLICANT ONLY: PLEASE COMPLETE ALL SECTIONS

<table>
<thead>
<tr>
<th>NAME (LAST, FIRST, MIDDLE)</th>
<th>SOCIAL SECURITY NUMBER</th>
<th>DID YOU LIVE IN THE HOUSEHOLD ALL OF 2018?</th>
<th>WERE YOU DISABLED ALL OF 2018?</th>
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<td>DATE OF BIRTH (MONTH, DAY, YEAR)</td>
<td>EARNINGS/WAGES</td>
<td>SOCIAL SECURITY BENEFITS</td>
<td>OTHER INCOME</td>
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<td>MAILING ADDRESS (ADDRESS, CITY, STATE, ZIP CODE)</td>
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HOUSEHOLD MEMBERS OVER 18 CONTRIBUTING TO HOUSEHOLD EXPENSES

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<tr>
<th>NAME (LAST, FIRST, MIDDLE)</th>
<th>SOCIAL SECURITY NUMBER (OPTIONAL)</th>
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<th>DISABLED ALL OF 2018?</th>
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### FOR HOMEOWNERS ONLY: HOUSEHOLD DEPENDENTS UNDER AGE 18

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PLEASE LIST THE COMPLETE ADDRESSES OF ALL PLACES YOU LIVED IN 2018

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<tr>
<th>ADDRESS, CITY, STATE, ZIP CODE</th>
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<th>START DATE MONTH, DAY, YEAR</th>
<th>END DATE MONTH, DAY, YEAR</th>
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I AFFIRM THAT THE INFORMATION I'VE PROVIDED ON THIS APPLICATION IS, TO THE BEST OF MY KNOWLEDGE, TRUE, CORRECT AND COMPLETE.

APPLICANT SIGNATURE

DATE

The City and County of Denver is also offering an additional $50 to your benefit amount to assist residents with increased wastewater fees. This additional assistance will not be permanent.

FURTHER PROOF OF ELIGIBILITY MAY BE REQUIRED TO PROCESS YOUR APPLICATION. PLEASE NOTE, PROCESSING YOUR APPLICATION AND MAILING YOUR CHECK (IF APPROVED) MAY TAKE SEVERAL MONTHS.

FOR RENTERS ONLY: TO BE COMPLETED BY LANDLORD

Note: either this section must be signed by your landlord, or all of your 2018 rent receipts must be sent in with this application.

I certify the above applicant(s) paid a total of $______________________________ in rent (excluding utilities) in 2018.

LANDLORD NAME

LANDLORD SIGNATURE

LANDLORD TITLE

PHONE NUMBER

DATE

If you had more than one landlord in 2018, each must provide this information, along with a name, signature, and phone number.

TO BE COMPLETED BY DENVER HUMAN SERVICES

DATE APPLICATION RECEIVED: ______________________

APPLICATION NUMBER: ______________________

DID THE LANDLORD/OWNER PAY ALL PROPERTY TAXES?

☐ YES

☐ NO

IF YES, AMOUNT PAID: __________________________________________________________

APPROVED

DENIED, REASON: __________________________________________________________

PENDING / REASON: __________________________________________________________

LETTER SENT DATE: _________________________________________________________

PROCESSED BY: ______________________
WHO IS DISABILITY LAW COLORADO?

Disability Law Colorado protects and promotes the rights of people with disabilities and older people in Colorado through direct legal representation, advocacy, education and legislative analysis. We are committed to increasing opportunities for adults and children with disabilities to live, work and attend school in the community, enjoying independent and productive lives. We also protect the right of people in institutions to be treated with dignity and respect.

COLORADO'S PROTECTION & ADVOCACY SYSTEM

In 1977, the governor designated Disability Law Colorado to be Colorado's Protection and Advocacy (P&A) System for people with developmental disabilities. Over time, Congress expanded the P&A Network which now includes eight federally mandated programs that allow us to reach out to more people with disabilities. Today, Disability Law Colorado is recognized as a leader in the National Disability Rights Network made up of Protection and Advocacy programs from every state and territory.

COLORADO'S LONG-TERM CARE OMBUDSMAN & LEGAL ASSISTANCE DEVELOPER FOR ELDERS PROGRAMS

In 1988 Disability Law Colorado was selected to administer the Colorado Long-Term Care Ombudsman Program (including the PACE Ombudsman in 2017) and the Legal Assistance Developer for Elders Program. Both of these programs work together to protect and promote the rights of Colorado's older adults to improve their quality of life and protect them from neglect and abuse.

PUBLIC POLICY & LEGISLATIVE ANALYSIS

As we continue our commitment to protect and promote disability rights, elder rights and quality long-term services in Colorado, you'll find Disability Law Colorado:

- **In the conversation:** Informing and shaping the debate on disability rights, elder rights and long-term care; providing perspective to the media, partner groups, opponents, and thought leaders.
- **At the ballot:** Our advocacy efforts put important policies on the ballot, giving Coloradans the power to advocate for disability and elder rights with their votes.
- **At the legislature:** Elected leaders rely on Disability Law Colorado's expertise and unique insights on disability rights, elder rights and long-term care, often looking to us to better understand their communities' needs. We advance legislation and assist coalition partners with their goals.
- **In the community:** Disability Law Colorado connects with local leaders and residents from communities across Colorado through outreach events and educational meetings, and also builds strong coalitions to elevate issues.

www.DisabilityLawCO.org
STORY OF IMPACT | PROTECTING ELDER RIGHTS

A gentleman who was improperly admitted to an assisted living home contacted the ombudsman. After meeting with him, the ombudsman discovered that he had been improperly admitted to a secure (locked) unit by his wife. The wife was also using undue influence to coerce him into signing a Power of Attorney (POA) and petitioned the court for emergency guardianship. This was likely related to a pending multi-million dollar sale of his real estate. He requested ombudsman assistance to correct paperwork with the facility where his wife had improperly admitted him and limited his right to visitors, and use of phone and mail through the POA. Through the coordination of Adult Protective Services, the client’s private attorney, the ombudsman and a private case manager an agreement was made whereby the wife dropped the guardianship petition and he moved with support to his daughter’s home where he was able to complete the sale.

STORY OF IMPACT | PROTECTING DISABILITY RIGHTS

Disability Law Colorado worked with a young man with significant intellectual/developmental disabilities. Jack Splitt was an outgoing gregarious young man who had spent his time in school mainstreamed with his typical peers, receiving special education supports and services in the classroom. Unfortunately, during middle school, Jack’s medical needs increased and he was hospitalized. Though the law requires that children receiving special education services under an Individualized Education Program (IEP) be educated in whatever setting they find themselves, including a hospital, the school district failed to provide services to Jack while he was in the hospital for almost a year. Jack’s parents contacted Disability Law Colorado, at which time DLC immediately intervened and filed a complaint with the Colorado Department of Education. In response, the school district arranged for Jack to have all his services – both academic and therapeutic – provided to him in the hospital. When Jack left the hospital, DLC also ensured that his services in his local school were appropriate.

DISABILITY LAW COLORADO PRIORITIES

Abuse and Neglect in Facilities – We will act to ensure that people with disabilities are free from serious abuse and neglect in facilities, including: jails, prisons, regional centers, day programs, children’s residential treatment centers and state mental health institutes.

Community Integration – We will work to ensure that people with disabilities can overcome legal obstacles that either prevent them from leaving an institution to live in the community or put them at risk for institutionalization.

Employment – We will work with individuals and systemically on legal issues faced by people with disabilities in or entering the workforce.

Education – We will work on systemic issues with students with disabilities and their families to ensure that they are receiving appropriate educational services from birth through higher education.

Service & Assistance Animals – We will work on systemic legal issues related to the rights of a person with a disability to use a service or assistance animal.

Equal Access – We will work on systemic legal issues to ensure that people with disabilities living in the community have equal access to housing, services and businesses.

Colorado Long-Term Care Ombudsman and Colorado PACE Ombudsman – These programs work to support the legally guaranteed rights to quality care and quality of life for residents of assisted living facilities and nursing homes as well as participants of the Program of All-Inclusive Care for the Elderly (PACE) across Colorado.

Legal Assistance Developer Program – The Legal Assistance Developer provides state leadership in securing and maintaining the legal rights of older individuals as well as developing the state’s capacity to improve the quality and quantity of legal services provided to elders. Rights issues and discrimination in any setting.
WHAT ANTI-DISCRIMINATION LAW APPLIES TO HOUSING AND WHO ENFORCES THE LAW?

- The Fair Housing Act (FHA) applies to most housing
- In certain circumstances, the FHA exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members
- Complaints filed under the FHA are investigated by the Office of Fair Housing and Equal Opportunity (FHEO), which is part of the U.S. Department of Housing and Urban Development (HUD)

WHAT IS PROHIBITED UNDER THE FHA?

- In the sale or rental of housing, no one may take the following actions on the basis of race, color, national origin, religion, sex, familial status, or disability:
  - Refuse to rent or sell housing
  - Refuse to negotiate for housing
  - Make housing unavailable
  - Deny a dwelling
  - Set different terms, conditions, or privileges for the sale or rental of a dwelling
  - Persuade owners to sell or rent for profit
  - Deny anyone access to or membership in a facility or service related to the sale or rental of housing
- It is illegal for anyone to threaten, coerce, intimidate, or interfere with anyone who is exercising a fair housing right or assisting others who are exercising that right
- It is also illegal to advertise or make statements that indicate a limitation or preference based on race, color, national origin, religion, sex, familial status, or disability – this applies to housing covered under the FHA and single-family and owner-occupied housing that is otherwise exempt from the FHA
**AS AN INDIVIDUAL WITH A DISABILITY, DO I HAVE ANY ADDITIONAL PROTECTIONS UNDER THE FHA?**

- Yes, your landlord may not:
  - Refuse to let you make reasonable modifications, at your expense, if necessary for you to use the housing (sometimes, the landlord is allowed to limit changes to situations where you agree to pay for restoration of the property to the original condition when you move out)
  - Refuse to make reasonable accommodations in rules, policies, practices, and services if changes are necessary for you to use the housing

- New buildings ready for occupancy after 3/13/1991 with four or more units and an elevator:
  - must make public/common areas accessible to persons with disabilities
  - must have doors and hallways that are wide enough for wheelchairs
  - all units must have
    - an accessible route into and through the unit
    - accessible light switches, electrical outlets, thermostats, etc.
    - reinforced bathroom walls to allow later installation of grab bars
    - kitchens and bathrooms that can be used by individuals who use wheelchairs

***DISCLAIMER: This is not intended as legal advice, but rather for informational purposes only. Always consult a lawyer if you have questions about your legal rights.***

References:

Disability Law Colorado – [www.disabilitylawco.org](http://www.disabilitylawco.org)
WHAT LAWS PROTECT RESIDENTS WITH DISABILITIES?

The Fair Housing Amendments Act (FHA) protects people from discrimination when they are renting, buying, or securing financing for any housing. The prohibitions specifically cover discrimination because of race, color, religion, sex, familial status, national origin, and disability. 42 U.S.C. § 3601 et seq.

Section 504 of the Rehabilitation Act (Section 504) states that no qualified individual with a disability shall be “excluded from the participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving federal financial assistance.” This includes housing that receives federal financial assistance. 29 U.S.C. § 794.

The Colorado Anti-Discrimination Act (CADA), like the FHA, protects people with disabilities from discrimination in housing practices, such as renting, selling, or leasing. Colo. Rev. Stat. § 24-34-501 et seq. However, CADA also provides protection from discrimination based on sexual orientation.

Title III of the Americans with Disabilities Act (ADA) offers protection from discrimination based on disability for people with disabilities. The law covers places of public accommodation that may exist in areas of housing, such as a leasing office open to the public or a public parking area. 42 U.S.C. § 12101 et seq.

WHAT IS A DISABILITY?

Under the civil rights protections listed above, the term "disability" means:

1) A physical or mental impairment that substantially limits one or more of an individual’s major life activities; or
2) A record of such an impairment; or
3) Being regarded as having such an impairment.

42 U.S.C. § 3602(h).

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1 The FHA uses the term “handicap” rather than the term “disability.” Both terms have the same legal meaning. See Bragdon v. Abbott, 524 U.S. 624, 631 (1998) (noting that definition of “disability” in the Americans with Disabilities Act is drawn almost verbatim “from the definition of ‘handicap’ contained in the Fair Housing Amendments Act of 1988”). This document uses the term “disability,” which is more generally accepted.
1) **Substantial Limitation:** A physical or mental impairment that substantially limits one or more major life activities is not meant to be a demanding standard, but should instead be construed broadly in favor of expansive coverage. An impairment that is episodic or in remission is a disability if it would substantially limit a major life activity when active. Major life activities include activities such as walking, breathing, and caring for oneself and also include major bodily functions, such as bladder and brain functions.

The determination of whether an impairment substantially limits a major life activity must be made without regard to the ameliorative effects of mitigating measures (with the exception of “ordinary eyeglasses or contact lenses”). 42 U.S.C. § 12102(4)(E). For example, a person with an amputated leg would still be substantially limited in the major life activity of walking even though a prosthetic leg could significantly cure their limitations.

2) **Record of Such an Impairment:** The term “record of such an impairment” means you have a history of, or have a record of having, a mental or physical impairment that substantially limits one or more major life activities.

3) **Regarded as Having Such an Impairment:** To determine whether a person is regarded as having a disability, the focus for establishing coverage is on how a person has been treated based on a real or perceived impairment regardless of whether the person has an actual disability.

It is important to note that a person who is covered by the law because of being regarded as a person with a disability is not entitled to reasonable accommodations. Therefore, you must show that you have either an actual or record of disability in order to qualify for reasonable accommodations.

**WHAT HOUSING IS COVERED BY THE FHA?**

The FHA covers all housing except:

- Any single-family house sold or rented by an owner, unless such private individual owner owns more than three such single-family houses at any one time; or
- Rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner maintains and occupies one of such living quarters as his residence (meaning duplexes, triplexes and quadraplexes if the owner lives in one of the units).
For more details, see 42 U.S.C. § 3603(b).

**WHAT ARE MY RIGHTS AS A RESIDENT WITH A DISABILITY?**

The FHA prohibits discrimination against individuals with disabilities. This means that in the sale or rental of housing, a covered person or entity may not take the following actions on the basis of race, color, national origin, religion, sex, familial status, or disability:

- Refuse to rent or sell housing;
- Refuse to negotiate for housing;
- Set different terms, conditions, or privileges for the sale or rental of a dwelling;
- Advertise any preference or limitation;
- Make housing unavailable;
- Deny a dwelling; or
- Deny anyone access to or membership in a facility or service related to the sale or rental of housing.

The FHA also requires housing providers to make reasonable accommodations for individuals with disabilities and to allow individuals with disabilities to make reasonable modifications to a housing unit. Both of these are discussed in greater detail below.

Additionally, the FHA provides that it is illegal for anyone to threaten, coerce, intimidate, or interfere with anyone who is exercising a fair housing right or assisting others who are exercising that right. The FHA also protects residents from retaliation for having made a complaint, testifying, assisting, or participating in any manner in a proceeding under the FHA.

**WHAT ARE REASONABLE ACCOMMODATIONS?**

Reasonable accommodations are changes, exceptions, or adjustments to a rule, policy, practice, or service that may be necessary for an individual with a disability to have an equal opportunity to use and enjoy a dwelling. A “nexus” between the requested accommodation and the resident’s disability must exist.

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2 Colorado has similar statutory law—the Colorado Anti-Discrimination Act—but for ease of reading, we will refer only to the FHA.

The housing provider will have to cover costs of any reasonable accommodation.

**Example:** A housing provider has a policy of providing unassigned parking spaces to residents. A resident with a mobility impairment, who is substantially limited in her ability to walk, requests an assigned accessible parking space close to the entrance to her unit as a reasonable accommodation. There are available parking spaces near the entrance to her unit that are accessible, but those spaces are available to all residents on a first come, first served basis. The provider must make an exception to its policy of not providing assigned parking spaces to accommodate this resident.

The housing provider must grant the requested accommodation unless it would cause an undue financial burden on the housing provider or would fundamentally alter the nature of the provider’s operations. This is a case-by-case determination, and the FHA suggests that the provider and the resident should engage in an interactive process to reach an agreement. If there is an undue burden or fundamental alteration with the requested accommodation but an alternative, reasonable accommodation would effectively meet the requester’s disability-related needs, the provider must grant it.  

**WHAT ARE REASONABLE MODIFICATIONS?**

Reasonable modifications are structural changes made to existing premises in order to afford a person with a disability full enjoyment of the premises. They include structural changes to the interior or exterior of dwellings and to common and public use areas. **The resident is responsible for paying the cost of the modification.**

To show that a modification is necessary, there must be a nexus between the requested modification and the individual’s disability. Modifications typically found to be reasonable include widening doorways to make rooms more accessible for persons who use wheelchairs; installing grab bars in bathrooms; and altering a walkway to provide access to a public or common use area. This list is not exhaustive.

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*If the housing provider is a housing authority or a recipient of federal financial assistance (not including recipients of Low Income Housing Tax Credits and private owners accepting Section 8 vouchers), the housing provider must pay for reasonable modifications. HUD has posted further information at http://www.hud.gov/offices/tax/disabilities/sect504faq.cfm*
Example: A resident, whose arthritis impairs the use of her hands and causes her substantial difficulty in using the doorknobs in her apartment, wishes to replace the doorknobs with levers. Since there is a relationship between the resident’s disability and the requested modification and the modification is reasonable, the housing provider must allow her to make the modification at the resident’s expense.

The resident is obligated to restore those portions of the interior of the dwelling to their previous condition only where “it is reasonable to do so” and where the housing provider has requested the restoration. In general, if the modification does not affect the housing provider’s or subsequent resident’s use or enjoyment of the premises, the resident cannot be required to restore the modification to its prior state.

WHAT IS THE PROCESS FOR REQUESTING REASONABLE ACCOMMODATIONS?

The FHA does not require a request for a reasonable accommodation to be made in any particular manner or at a particular time. A resident or applicant for housing makes a reasonable accommodation request whenever she makes clear to the housing provider that she is requesting an exception, change, or adjustment to a rule, policy, practice, or service because of her disability. This request can be made by a family member or someone else who is acting on her behalf.

It is helpful to have the request made in writing. However, housing providers must give appropriate considerations to all reasonable accommodation requests, even if made orally.

WHAT MEDICAL INFORMATION MUST THE RESIDENT PROVIDE TO THE HOUSING PROVIDER?

If a person’s disability is obvious, or otherwise known to the provider, and if the need for the requested accommodation is also obvious or known, then the housing provider may not request any additional information. If the disability is known or obvious but the need for the accommodation is not, the provider may request only information that is necessary to evaluate the disability-related need for the accommodation.

Example: A rental applicant who uses a wheelchair advises a housing provider that he wishes to keep an assistance dog in his unit even though the provider has a “no pets” policy. The applicant’s disability is readily apparent but the need for an assistance animal is not obvious to the provider. The housing provider may ask the applicant to provide information about the disability-related need for the dog.
For guidance on service and assistance animals in housing, please see “Resource Guide – Requirements for Service and Assistance Animals” available on our website.

If a person’s disability is not obvious and that person is requesting a reasonable accommodation, the housing provider may ask for disability-related information that:

1. is necessary to verify that the person has a physical or mental impairment that substantially limits one or more major life activities or a record thereof,
2. describes the needed accommodation, and
3. shows the relationship between the person’s disability and the need for the requested accommodation (called a “nexus”).

A doctor or other medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual’s disability may provide verification of a disability. Typically an individual’s medical records or detailed information about the resident’s disability is not necessary.

WHAT SHOULD I DO IF I BELIEVE I WAS DISCRIMINATED AGAINST?

If you suspect you have been the subject of housing discrimination, you may file a complaint with the Department of Housing & Urban Development (HUD) or with the Colorado Civil Rights Division (CCRD) **within one year** after the alleged denial. You may file a complaint with HUD/CCRD by phone, by mail, online (HUD), or in person (CCRD). Additionally or alternatively, you may file a lawsuit in court **within two years** of the alleged denial.

Make sure you are aware of deadlines for filing the charges. **Failure to file before the deadline may cause you to lose your right to file a claim or lawsuit.**
WHERE CAN I FILE A CHARGE OF HOUSING DISCRIMINATION BASED ON DISABILITY?

Colorado Civil Rights Division (CCRD)
1560 Broadway, Suite 1050
Denver, CO 80202
Phone: (303) 894-2997
Toll Free: (800) 262-4845
V/TTY: (711) 894-2997
askdora.colorado.gov (click Civil Rights)
There are satellite offices in Pueblo and Grand Junction, but all intakes must be initiated by contacting the Denver Office.

U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (HUD)
1670 Broadway, 25th Floor
Denver, CO 80202
Phone: (303) 672-5437
Toll Free: (800) 877-7353
V/TTY: (303) 672-5248
Complaints made to HUD regarding Colorado housing are often referred to CCRD for investigation.

HOW QUICKLY MUST I FILE IN ORDER TO PROTECT MY LEGAL RIGHTS?

If you are filing with CCRD, you must file within 1 year from the date the discrimination occurred.

If you are filing with HUD, you must file within 1 year from the date the discrimination occurred.

You do not need to and should not file with both agencies. However, to protect your legal rights to file and administrative complaint of discrimination, you must file with HUD or CCRD within these timeframes; failure to do so will result in your inability to file a claim with either agency.

If you are filing a private lawsuit, you must file within 2 years from the date the discrimination occurred. You do not need to file with HUD or CCRD in order to file a private suit under the Fair Housing Act or the Colorado Anti-Discrimination Act.

WHAT IS THE PROCESS FOR FILING A CHARGE WITH HUD/CCRD?

As the charging party, you should be prepared to provide the who, what, when, where and how of the discrimination. For example, your charge should include:

- Your name, address, and telephone number;
- The name and address of the housing or property where the problem occurred;
• The property owner’s information, if known;
• The name, address, and telephone number of the person or company who discriminated against you; and
• The last date of alleged discrimination.

When you file a charge of disability discrimination with HUD or CCRD, you will be assigned a charge number. If your charge appears to appropriately allege discrimination, an investigator will be assigned and will have primary responsibility for handling your complaint. The housing provider that you filed a charge against will have the opportunity to respond to your statements alleging discrimination. Therefore, HUD or CCRD may request that you submit additional information related to your charge. You may be offered the chance to mediate with the housing provider, but mediation will occur only if you and the housing provider voluntarily agree to it.

After the claim has been investigated, HUD/CCRD will determine if there is “reasonable cause” to substantiate discrimination and may initiate further agency action. If HUD/CCRD finds there is “no reasonable cause” to substantiate discrimination, HUD/CCRD will close the case and you may file your complaint of discrimination in court. If HUD/CCRD finds that there is “reasonable cause,” they may choose to pursue a civil action against the housing provider in front of an Administrative Law Judge.

During the investigation, the 2-year deadline for filing a private lawsuit is tolled, allowing you to file a case in court after the investigation is completed, if you so decide.

For additional information on this process, visit:
• https://www.colorado.gov/pacific/dora/civil-rights/filing-a-charge (CCRD), and
• https://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/complaint-process (HUD)
Housing Lawyer Referral List

The attorneys listed below have identified themselves as having knowledge of housing law and an understanding of disability. These attorneys embrace the following values in providing services and advocacy for people with disabilities:

- Empowerment;
- Self-determination;
- Independence; and
- Inclusion.

Disability Law Colorado neither receives nor pays any compensation from/to these attorneys for their placement on this list.

Murray Law LLC
1888 Sherman St, #200
Denver, CO 80203
(720) 600-6642
http://www.smurraylaw.com
Specialties: Employment Law, Civil Rights, Disability Discrimination

Rathod | Mohamedbhai LLC
2701 Lawrence St
Denver, CO 80205
(303) 578-4400
http://www.rmlawyers.com
Specialties: Civil Rights, Disability Discrimination, Employment Law

Phyllis A. Roestenberg, Esq.
217 East 7th Ave
Denver, CO 80203
(303) 955-8417
http://www.phyllisroestenberg.com/
Specialties: Civil Rights, Discrimination, Housing
Internet Resources

**Department of Justice**
- U.S. Department of Justice: [www.justice.gov](http://www.justice.gov)
- Housing and Civil Enforcement: [https://www.justice.gov/crt/housing-and-civil-enforcement-section](https://www.justice.gov/crt/housing-and-civil-enforcement-section)

**Department of Housing and Urban Development**

**Colorado Civil Rights Division**
- CCRD: [https://www.colorado.gov/pacific/dora/civil-rights/housing-discrimination](https://www.colorado.gov/pacific/dora/civil-rights/housing-discrimination)

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*Disability Law Colorado distributes this material for informational purposes only. It does not constitute legal advice. For further assistance, we suggest you contact the phone numbers/internet sites referred to in this publication, or seek the counsel of a referral attorney listed above.*

***
Sample Letter Requesting a Reasonable Accommodation from Your Housing Provider

[Date]

Mr. / Ms. [Name of Building Manager]
[Housing Provider Name]
[Address]

Dear Mr. / Ms. [Name of Building Manager]:

I live at [address] in [unit number] and have lived there since [date]. I am a qualified individual with a disability, as defined by the Fair Housing Amendments Act of 1988.

Our building's rules state [insert rule you wish to have an exception to]. Because of my disability, I need the following accommodations: [list accommodations]. Please let me know what, if any, additional information you need in order to better understand my disability and the limitations it imposes.

Under the Fair Housing Amendments Act, it is unlawful discrimination to deny a person with a disability a reasonable accommodation of an existing building rule or policy if such accommodation may be necessary to afford such person full enjoyment of the premises.

If you have any questions about my request, you can contact me in writing or by phone. However, I ask that you respond in writing to this request within two weeks of the date of this letter. Thank you very much.

Sincerely,
[Your name]
[Your full address]
[Your phone number]

*** This resource sheet is for informational purposes only. Nothing herein shall be understood to be legal advice. For specific legal advice an attorney should be consulted. ***
Denver Urban Renewal Authority (DURA)-RHAMP

The only program offered to both renters and homeowners, this program grants up to $10,000 to assist Denver residents with qualifying disabilities to make accessibility modifications in and around their home.

RHAMP is a grant program funded by the City of Denver, Office of Economic Development's Division of Business and Housing Services and operated by DURA. RHAMP grants provide the funding and technical expertise to Denver residents with eligible disabilities as defined by the Americans with Disabilities Act.

ELIGIBLE IMPROVEMENTS

Participants may use grant funds to make necessary modifications to their homes, including but not limited to:

- Accessible ramps
- Lifts for chairs and stairs
- Grab bars
- ADA bathroom fixtures
- Roll-in showers

As a grant, the funds do not need to be repaid; however, if the grant recipient relocates, all property improvements must stay with the property.

As part of DURA’s commitment to the client, DURA oversees the work being performed by the contractor to make sure modifications are completed quickly, at a competitive price, with the highest quality work, and in the best interest of the client.

Renters must have a 12-month lease with their landlord in order to participate in RHAMP. These grants will only be offered with a waiver from the property owner agreeing not to increase the grantee’s rent solely based on the improvements to the units (pertains to rental grantees only). All modifications to the landlord/homeowners property shall remain with the property when the grantee moves out.

*CONTACT THE DURA OFFICE (303.534.3872 OR INFO@RENEWDENVER.ORG) FOR THE APPLICABLE INCOME LIMITS IF YOUR HOUSEHOLD SIZE EXCEEDS 8 PEOPLE.*

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The Single Family Rehabilitation (SFR) program is designed to help low to moderate-income Denver homeowners make their homes safe and livable.

Homeowners can make essential repairs and necessary upgrades to their home using zero to one-percent (0-1%) interest loans of up to $34,999. As part of the overall project, a minimum of $5,000 must be spent on the exterior of the home. The interest rate and loan terms will vary depending on your household size and income.

**ELIGIBLE IMPROVEMENTS**

The SFR program is designed for major home rehabilitation such as roofing, plumbing, siding, gutters and window repair or replacement — as well as some kitchen and bathroom repairs like tile and cabinetry. A lead-based paint risk assessment is performed at no cost in all SFR projects.

As part of DURA’s commitment to the homeowner, DURA oversees the work being performed by the contractor to make sure repairs are completed quickly, at a competitive price, with the highest quality work, and in the best interest of the homeowner.

**TO QUALIFY FOR THE SFR PROGRAM, YOU MUST BE A DENVER RESIDENT, OWN AND LIVE IN YOUR HOME, AND HAVE A HOUSEHOLD INCOME AT OR BELOW THE THRESHOLDS LISTED IN THE TABLES BELOW.**

*CONTACT THE DURA OFFICE (303.534.3872 OR INFO@RENEWDENVER.ORG) FOR THE APPLICABLE INCOME LIMITS IF YOUR HOUSEHOLD SIZE EXCEEDS 8 PEOPLE*

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Denver Urban Renewal Authority (DURA)-Emergency Home Repair

The Emergency Home Repair (EHR) program is designed to address problems that pose an immediate danger to the health and safety of low-income Denver homeowners. The program offers zero percent (0%) interest, perpetually deferred loans of up to $10,000. Deferred loans are only due upon sale or refinance of the house or when the owner ceases to occupy the home.

ELIGIBLE IMPROVEMENTS
Loan funds from the EHR Program can be used to make essential emergency home repairs such as roofing and gutters, heating, electrical, and plumbing. Some appliance replacements (hot water heater or furnace) are also offered through this program.

As part of DURA’s commitment to the homeowner, DURA oversees the work being performed by the contractor to make sure repairs are completed quickly, at a competitive price, with the highest quality work, and in the best interest of the homeowner.

TO QUALIFY FOR THE EHR PROGRAM, YOU MUST BE A DENVER RESIDENT, OWN AND LIVE IN YOUR HOME, AND HAVE A HOUSEHOLD INCOME AT OR BELOW THE THRESHOLDS LISTED IN THE TABLES BELOW.
*CONTACT THE DURA OFFICE (303.534.3872 OR INFO@RENEWDENVER.ORG) FOR THE APPLICABLE INCOME LIMITS IF YOUR HOUSEHOLD SIZE EXCEEDS 8 PEOPLE.

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Denver Urban Renewal Authority (DURA) Non-Copper Service Line Program

In partnership with Denver Water, this pilot program helps homeowners reduce their risk of lead exposure and offers the following opportunities:

DURA/DENVER WATER PILOT PROGRAM

Loans for non-copper service line replacement.
Using a filter, running the faucet for a couple of minutes before using water, and cleaning faucet aerators can reduce lead in water. But if you have a non-copper service line, the best action is to replace that line. DURA provides eligible property owners zero- to two-percent (0-2%) interest loans based on income, then oversees contractors' work. Loans have repayment periods of 5 to 15 years. Qualification is based on income and applies to residents of the City and County of Denver and Denver Water Total Service contract recipients. To learn more, talk to one of our program specialists at (303) 534-3872.

RELATED DENVER WATER OPPORTUNITIES

Free water quality testing.
Request a lead test, and Denver Water will send you a kit. 303-893-2444

Help learning the likelihood your line is not made of copper.
Denver Water does not have records on your service line material, because property owners own the lines. But if your home was built, and water tap installed before 1951, the line likely contains lead. For help finding these dates, call 303-893-2444.
Denver Urban Renewal Authority (DURA)-Lead Based Paint Hazard Control Program

Lead poisoning is the No. 1 preventable environmental health threat to children in the United States.

The leading causes of lead poisoning are ingestion of contaminated dust and soil found in or around older houses. Children under the age of 6 are most at risk of becoming lead poisoned because of how quickly they grow and develop. Even low levels of lead can potentially cause permanent brain and nervous system damage, learning and behavioral problems, and result in a lower IQ.

The Lead-Based Paint Hazard Control Program is designed to protect children under the age of 6 from exposure to lead-based paint. The federally funded grant program is managed through a partnership between the Denver Department of Public Health and Environment (DDPHE) and the Denver Urban Renewal Authority (DURA). The funding is part of a $127 million effort by the U.S. Department of Housing and Urban Development (HUD) to better protect families from lead-based paint and other home health and safety hazards.

Program Benefits
Through this program, qualifying homeowners will receive a full lead-risk assessment, an abatement plan and abatement services, which can average $6,500 per home. This program is available to homeowners and landlords. The program is free for homeowners and covers 100 percent of all costs. For landlords, the program covers $6,000 and 90 percent of costs that exceed grant funding.

Eligibility
To qualify, applicants must meet all four of the following requirements:

1. This program is only available to residents of the City and County of Denver.
2. Live in a home built prior to 1978.
3. Be the parent or caregiver of a child or children under the age of 6, or an expectant mother. The child does not have to reside with the family full time. Caregivers with a child who spends a significant amount of time in the residence (defined as at least three hours per day, two days a week and a total of 60 hours a year) qualify.
4. Have a household income equal to or less than 80 percent of the Denver area median income based on the family size as defined by HUD: for 2019, earning $52,000 or less for one person, or $74,250 for a family of four. Contact us for limits for other household sizes.

The rule establishes standards for lead-based paint hazards (including hazards from lead in dust and soil) in most pre-1978 housing and child-occupied facilities. In addition, paint in deteriorating condition — peeling, chipping, cracking or bubbling — on a friction or impact surface, as in the opening and closing of windows or doors, or on certain chewable surfaces, like window sills, are also defined as a hazard.

HUD Healthy Homes Initiative
This program is also compliant with the HUD Healthy Homes initiative, which offers $5,000 grants for lead-hazard clients to address other health and safety issues and services such as fire alarms, pest control and mold mitigation. (The program recognizes 29 total eligible hazards including lead hazards).

Talk with a DURA staff member to see if you’re eligible for these services.

Apply Now
If you meet all four of the above requirements, call DURA at (303) 534-3872 or fill out the form below to let us know you’re interested in the Lead-Based Paint Hazard Control Program and to see if you meet the eligibility requirements.

Home Modification Tax Credit

The Income Tax Credit for Retrofitting Home for Health bill (HB18-1267) created a state income tax credit of up to $5,000 to help people with an illness, impairment or disability retrofit their residence for greater accessibility and independence. The credit is available for retrofits completed in tax years 2019 through 2023.

NEW starting August 2nd: The Colorado Legislature recently passed clarifying legislation (HB19-1135) to make dependents and spouses eligible. It also allows for up to a $5,000 credit per person in the family with a disability.

Maximum tax credits per year are limited to $1,000,000.

Available Funding to Date

Basic Program Eligibility Criteria

Requirements for qualified individuals

- Have an illness, impairment or disability that necessitates the requested home modification; and
- Be a state income taxpayer with an adjusted family income at or below the income limit, which is $150,000 for the 2019 income tax year.
- Anticipate owing more in state income taxes over the next five years than the value of the work or $5,000, whichever is less.
- If the qualified individual is not the homeowner of the residence being modified, they must have the owner’s permission to modify the residence.

* The Colorado Legislature has passed clarifying legislation (HB19-1135) to make dependents and spouses eligible, effective August 2, 2019. It also allows for up to a $5,000 credit per person in the family with a disability.

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Requirements for eligible residence

- The residence being modified must exist before the work begins - the work may not be completed during initial construction of the residence.
- The residence must be currently occupied as the home of the qualified individual and the person for whom the retrofit is required.
- The residence must be located in Colorado.

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Requirements for modification to the residence

Retrofits (or modifications) to the residence must:

- Be necessary to ensure the health, welfare, and safety of the qualified individual and/or their dependents);
- Increase the residence’s visitability;
- Enable greater accessibility and independence in the residence for the qualified individual and/or their dependent(s);
- Be required due the qualified individual’s and/or their dependent(s) illness, impairment or disability;
- Allow the qualified individual and/or their dependent(s) to age in place;
- Meet the Division of Housing’s Home Modification Construction Specifications; and
- Be completed in the tax year for which the qualified individual will receive the tax credit.

*Please note, durable medical equipment and other items that are not installed or affixed to the residence are not eligible modifications.

---

Find out if you are eligible. Already have an account?

Pre-Qualification Survey Manage Application
Reference Material

Home Modification Tax Credit Program Guidelines
Modification Examples - Home Modification Look Book
Construction Specifications
Dispute Resolution

Instructional video:

Examples of Eligible Modifications
Accessible Entrances

Modifications, adaptations, or improvements

Changes made to the residence may include, but are not limited to:

- Installing or building ramps
- Modifying bathrooms
- Installing grab-bars
- Widening doorways
- Modifying kitchen facilities
- Installing specialized electric and plumbing systems that are necessary to accommodate medically necessary equipment and supplies

Contact

If you have any questions, please contact us at dola_homemodtaxcredit@state.co.us or at 303-864-8425 or 303-864-7849.
2019 Housing Legislation

This was a big year for housing. Not only did the legislators provide significant funding for affordable housing, they also tackled manufactured housing, landlord-tenant issues, supportive services, developers incentives, and a host of other related issues. Housing Colorado played a unique role in the process by unifying the voice of organizations engaged in the development, financing, and management of affordable housing. We leveraged our extensive partnerships with related industries to ensure legislation was effective, based on good business practices, and balanced the needs of those who manage properties with residents. Following is a brief synopsis of housing related bills, the date the bill takes effect, and a link to the full text.

Funding

HB1228 – Increase Tax Credit Allocation Affordable Housing

- Doubles the state tax credit from $5 million to $10 million.
- Although legislation takes effect January 1, 2020, CHFA has committed that if bill is signed in time, could include in 2019 round of 4% awards.

HB1245 – Affordable Housing Funding From Vendor Fee Changes

Goes into effect January 1, 2020.

- Raises estimated $45-55 million per year. No sunset.
- At least one-third for households whose annual income is less than or equal to 30% AMI.
- Fiscal year 2019-2020 - funding reduced by $55 million for reinsurance

HB1322 – Expand Supply Affordable Housing

Goes into effect: July 1, 2020

- $30 million/year from FY 2020 - 2023 (3 years) when certain budget conditions are met.
- In addition to existing programs for land acquisition and infrastructure financing for affordable housing, includes Acquisition, construction and renovation of for sale homes in non-urban areas for households making up to 120% AMI, and downpayment assistance programs for households up to 100% of AMI.
- Rental assistance programs for homeless families with dependent children Medicaid clients in nursing homes wishing to transition to independent living, family unification, homeless or disabled veterans, households below 60% AMI and survivors of domestic violence.

Developer incentives

HB19-1319 - Incentives Developers Facilitate Affordable Housing

- Requires each state agency and state institution of higher education to submit list of all nondeveloped real property owned by or under their control.
Eliminates “clawback” provision for property tax exemption granted on affordable housing properties that either distribute income or sell property.

Supportive Services

HB19-1009 -- Substance Use Disorders Recovery
- Amends existing legislation to include individuals with substance use disorders, those transitioning from a mental health institute, psychiatric hospital, residential treatment program or engaged in the community transition specialist program eligible for housing vouchers.
- Increases amount of general funds from the Marijuana Tax Cash program by $1 million for the voucher program for four years starting with state fiscal year 2019-2020.

Landlord – Tenant

SB19-180 – Eviction Legal Defense Fund
- Creates a statewide eviction legal defense grant program that awards grants to qualifying organizations to provide legal advice, counseling and representation for indigent clients who are experiencing or at immediate risk of an eviction.
- Appropriates $750,000 in FY209-2020 from the General Fund.

HB19-1106 - Rental Application Fees

Goes into effect August 2, 2019
- Prohibits landlords from charging rental application fees unless the landlord uses the fees to cover the cost of processing the application.
- Limits the time-frame of using credit or rental history checks to 7 years and limits the time-frame for background checks to 5 years except for certain convictions.
- Requires landlords to provide documentation for every denied rental application.

HB19-1118 - Time Period To Cure Lease Violation
- Requires a landlord (with a few exceptions) to provide a tenant 10 days to cure a violation for unpaid rent or for a first violation of any other non-substantial condition or covenant of a lease agreement, before the landlord can initiate eviction proceedings.

HB19-1170 Residential Tenants Health And Safety Act
Revises current definition of warranty of habitability breach if residential premises:
- Uninhabitable or otherwise unfit for human habitation or in a condition that is materially dangerous or hazardous to the tenant’s life, health, or safety; and
- The landlord has received reasonably complete written or electronic notice of the condition and failed to commence remedial action by employing reasonable efforts within 24 hours, where the condition is materially dangerous or hazardous to the tenant’s life, health, or safety; or 72 hours, where the premises is uninhabitable or otherwise unfit for human habitation.
- Adds two conditions to the list of conditions that render a residential premises uninhabitable: lacking functioning appliances, or there is mold that is associated with dampness, which if not remedied, would materially interfere with the health or safety of the tenant.
- Includes electronic notification to list of acceptable forms of tenant notification.
- Grants to county courts jurisdiction to provide injunctive relief related to a breach.
- States that if a tenant gives a landlord notice of a condition that is imminently hazardous to life, health, or safety the landlord, at the request of the tenant, shall move the tenant to a comparable dwelling unit, as selected by the landlord, at no expense or cost to the tenant, or to a hotel room, as selected by the landlord, at no expense or cost to the tenant.
- Allows a tenant who satisfies certain conditions to deduct from one or more rent payments the cost to repair or remedy a condition causing a breach, with the exception of those tenants living in rental housing funded with federal, state, regional or local grant or loan programs;
- Repeals the requirement that a tenant notify a local government before seeking an injunction for a breach;
- Repeals provisions that allow a rental agreement to require a tenant to assume certain responsibilities concerning conditions and characteristics of a premises;
- Prohibits a landlord from retaliating against a tenant in response to the tenant having made a good-faith complaint.
- States that if the same condition that substantially caused a breach recurs within 6 months after the condition is repaired or remedied, other than a condition that merely involves a nonfunctioning appliance, the tenant may terminate the rental agreement 14 days after providing the landlord written or electronic notice of the tenant’s intent to do so.

HB19-1328 – Landlord and Tenant Duties Regarding Bed Bugs
January 1, 2020
Requires prompt notification of landlord by tenant of bed bugs and requires a response from landlord within 96 hours.

Manufactured Housing

HB19-1011 - Scope Of Manufactured Home Sales Tax Exemption
Goes into effect September 1, 2019.
Clarifies the scope of an existing state sales and use tax exemption for manufactured homes.

HB19-1238 – Clarification of Manufactured Housing Standards
Goes into effect August 2, 2019
Technical amendments to inter-state building requirements for significant alterations to manufactured housing.
Other

HB19-1003 - Community Solar Gardens Modernization Act

Goes into effect August 2, 2019, with the exception of Section 4.

Amends current statute authorizing the creation of community solar gardens (CSGs):

- Increases the maximum size of a CSG from 2 megawatts to 5 megawatts;
- Removes the requirement that a CSG subscriber's identified physical location be in the same county as, or a county adjacent to, that of the CSG, while retaining the requirement that it be within the service territory of the same electric utility; and
- Requires all photovoltaic electrical work on a CSG of greater than 2 megawatts to be supervised by a licensed master electrician, licensed journeyman electrician, or licensed residential wireman, and comply with all applicable electrical codes and standards.

HB19-1050 - Encourage use of xeriscaping in common areas

Augments existing law that establishes the right of unit owners in common interest communities to use water-efficient landscaping.

HB19-1084 - Notice to Property Owners Whether Area Blighted

Goes into effect September 1, 2019

Reduces time frame established in current law within which an urban renewal authority must notify a property owner from within 30 days if their property designation is changed from blighted to unblighted to 5 days.

HB19-1085 - Grants For Property Tax Rent And Heat

Goes into effect August 2, 2019

Expands existing program for rebates on property tax, rent, or heat and fuel expenses for low-income seniors or individuals with disabilities. Repeals requirement that landlord must pay property taxes for eligibility. Increases grant amounts and establishes annual inflation adjustment.

HB19-1135 - Clarify Income Tax Credit for Retrofitting A Home

Goes into effect August 2, 2019

Clarifies income tax credit for retrofitting a residence is available for changes made to a residence that benefit a qualified individual's dependent.

HB19-1272 – Housing Authority Property in Colorado New Energy Improvement

Goes into effect August 2, 2019

Clarifies that Housing Authority exemption from payment of special assessments does not preclude them from applying to include eligible properties into the NEID.

HB19-1309 – Mobile Home Park Act Oversight

Increases regulation and oversight of mobile home parks, and grants counties the power to enact ordinances for mobile home parks, extending the time to move or sell a mobile home after eviction.
proceedings, creating the "Mobile Home Park Act Dispute Resolution and Enforcement Program", and makes an appropriation.

HB19-1320 – Hospital Community Benefit Accountability
*Goes into effect August 2, 2019.*
Establishes a 15-member hospital community accountability board for each of Colorado’s 7 regions. Requires nonprofit hospitals to complete annual community health needs assessment and annual community benefit implementation plan. In other states housing has been identified as a critical element to the implementation plan thus becoming eligible for federal funding.

Didn’t pass

HB19-1075 - Tax Credit Employer-assisted Housing Pilot Program
Establishes pilot program to that creates a state income tax credit for a donation made to a sponsor that is used solely for the costs associated with employer-assisted affordable housing in rural areas

HB19-1096 - Colorado Right to Rest
Establishes rights for people experiencing homelessness

SB19-067 - Rural Development Grant Program Creation
Creates a rural development grant program for early stage rural businesses. Grants can be used for prototypes, proof of business models.

SB19-225 Authorize Local Governments to Stabilize Rent
Repeals statutory language prohibiting local governments from controlling rent on private residential property and allows local governments to enact regulations that would stabilize rent.

SB19-226 Voluntary Housing Agreements Unincorporated Areas
Enables voluntary housing agreements to be entered into between counties and developers to increase the supply of affordable housing.
Do you have an intellectual or developmental disability?
Do you need help finding day programs, in-home services, transportation or other services? Network of Care can help you find a provider. Visit drcog.networkofcare.org/idd for all these, and more!

It's easy: Click “Service Directory”

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<tr>
<th>SERVICE DIRECTORY</th>
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<tr>
<td>Use the Service Directory to find programs and services.</td>
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Then select the type of service you need:

For example, if you need help with chores, select “In-Home Services” and then “Home Maintenance and Minor Repair Services.”

<table>
<thead>
<tr>
<th>Categories</th>
<th>Program/Agency Name</th>
<th>Keyword</th>
<th>Advanced Search</th>
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<td>Choose a Category:</td>
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<td>Assessment and Counseling</td>
<td>Housitry</td>
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<td>Assistive Technology</td>
<td>In-Home Services</td>
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<td>Behavior Services</td>
<td>Independent Living Services</td>
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<td>Care-giver Services</td>
<td>Information and Advocacy</td>
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<td>Crisis and Emergency Services</td>
<td>Insurance and Benefits</td>
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<td>Day Programs</td>
<td>Legal Services</td>
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<td>Education</td>
<td>Recreation and Leisure</td>
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<td>Employment</td>
<td>Residential and Inpatient Care</td>
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<td>Food &amp; Household Needs</td>
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<td>Health Care</td>
<td>Transportation</td>
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You’ll see a list of providers who can help you with minor home repairs and chores.

Need help using Network of Care?

Call 303-480-6700.
¿Su hijo tiene problemas en la escuela?

Tiene su niño ó niña dificultad para:
¿Terminar el trabajo de la escuela? • ¿Sentarse quieto en el salón de clase?
¿Seguir las reglas de la escuela? • ¿Llevarse bien con otros niños ó niñas?

Su niño ó niña:
¿Resiste ir a la escuela? • ¿Resiste hacer la tarea?
¿Tienen crisis frecuentes? • ¿No le gustan las transiciones?

¿Tiene su hijo necesidades especiales?

¿Le gustaría saber mas acerca de como hablar con la gente en la escuela de su niño o niña?

¿Le gustaría obtener apoyo e información de alguien que sí le va a escuchar?

¡Contáctenos!
719-531-9400
parentadvisor@peakparent.org
www.PEAKparent.org

917 E Moreno Ave #140,Colorado Springs, CO 80903
Does your child struggle in school?

**Does your child have trouble:**
Finishing school work? Following school rules? Sitting still in class? Getting along with other children?

**Does your child:**
Resist going to school? Resist doing homework? Have frequent meltdowns? Dislike transitions?

**Does your child have special needs?**

**Would you like to know more about how to talk to people at your child’s school?**

**Would you like to get support and information from someone who will listen?**

**Contact PEAK Parent Center:**
719-531-9400
parentadvisor@peakparent.org
www.PEAKparent.org

917 E Moreno Ave #140, Colorado Springs, CO 80903
Friends of Man is an all-volunteer charity founded in 1982. We depend on you, the professional who is in direct, local contact with the applicant, to be our link with people who need help.

Who Can Serve as a Referring Professional?
Social Worker, Patient Navigator, Health Care Professional, Clergy, Therapist, Teacher, Employer

Who Cannot Serve as a Referring Professional?
Vendors, Friends, Family

Who is Eligible for Assistance?
- Colorado resident for at least one year. If less, please request Out-of-State Guidelines
- Total household income of 300% or less of Federal Poverty Guidelines
- Persons living in a stable environment, not homeless or in institutional care
- U.S. citizens
- Non-citizens who provide proof of residency for at least 5 years, as well as documentation (preferably tax returns, ITIN) of work history in the United States

What assistance is available to Colorado applicants?
- Wheelchairs
- Prostheses
- Eyeglasses
- Clothing
- Food
- Daycare
- Dental
- Prescriptions
- Therapy
- Medical Equipment
- Mobility Equipment
- Vans Lifts, Hand Controls
- Hearing Aids
- Orthopedic Shoes
- Limited Home Mods (no walk-in tubs)

What does NOT qualify for funding?
- Back bills (items or services that have already been ordered or received, or work started)
- Utilities, rent, other ongoing expenses
- Exams, diagnostic procedures
- Emergencies

Payment Policy  If funding is awarded, Friends of Man pays vendors directly, only AFTER the item or service has been provided per our written approval

Tips to Facilitate the Application Process
- Application filled out completely, including background (e.g., information about work history, family relationships, medical issues, obstacles, etc.)
- Income and expenses of everyone living in the household
- Printed name, legible signature, and date for both the caseworker and applicant on page 4

Required Attachments
- Photo ID of the applicant (either mailed or scanned, as faxed copies are usually illegible)
- Vendor estimate on letterhead
- Physician documentation for requests involving disability or illness

7/2019
Specific Guidelines for Types of Request

You may request a checklist for the item or category of need of your request

**Hearing Aids:** An audiogram with speech results and written estimate from the vendor including hearing aid make and model and warranty. Only low-cost, low-technology hearing aids unless a special requirement is documented. We do not pay for exams or Hear Now application fees.

**Eyeglasses:** Written estimate, low cost ($250 or less) from vendor who will follow our Payment Policy

**Bus Passes:** For school children and working adults only

**Clothing for Children and Working Adults:** A letter from your supervisor authorizing you to accompany the applicant shopping at Target. A list of clothing items requested for each applicant.

**Daycare for Currently Employed Applicants:** Estimate from a licensed provider listing cost, days and hours being requested, and a statement that the applicant is current on monthly daycare payments.

**Dental:** Please request our Dental Checklist. Check if applicant is eligible for Medicaid benefits (1-800-221-3943) or Colorado Health Dept. Senior Dental benefits (303-692-2470).

**Home Modifications, Ramps:** Applicant must own home, and additional requirements as in Medical Equipment, listed below. Friends of Man does not consider walk-in tubs, repairs or improvements.

**Vehicle Adaptations:** Copy of driver’s license, registration, proof of insurance, independent verification of vehicle’s condition, and written vendor estimate. Physician documentation of medical need.

**Prescriptions:** List of Prescriptions and cost at King Soopers or City Market Pharmacy, and Physician letter verifying prescription list and description of need and condition of applicant.

**Medical Equipment, Supplies, Procedures, Mobility Equipment, Wheelchairs, Prostheses, Assistive Technology:** Written vendor estimate, a letter from the applicant’s physician describing his/her overall health and the specific need. Amount of copayment that has been found or requested.

**Food:** During a temporary period of medical treatment.

**Gasoline:** For transportation to medical treatment. Must own vehicle. Submit copy of license, registration, and current proof of insurance.

*Please call or email if you have questions before or during the application process*

FRIENDS OF MAN
P. O. Box 937, Littleton CO 80160-0937
Phone: (303) 798-2342  Fax: (303) 798-2345
www.friendsofman.org  volunteers@friendsofman.org

Signed Application Forms may be mailed or emailed, not faxed
Subsequent documentation may be faxed or emailed
APPLICATION FOR ASSISTANCE

(Referring Professional: In lieu of filling out the following two lines you may attach your business card)

<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Caseworker</th>
<th>Phone</th>
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<tr>
<th>Address</th>
<th>City/State/Zip</th>
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(Referring Agency: Application to be filled out by or with the assistance of a referring professional, not the vendor.)

APPLICANT: (If the request is for a child, the parent is considered as the “applicant.”)

<table>
<thead>
<tr>
<th>Last Name</th>
<th>First Name</th>
<th>Age</th>
<th>Date of Birth</th>
<th>Sex</th>
<th>SSN #</th>
<th>Phone #</th>
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<tr>
<th>Mailing Address</th>
<th>Apt. #</th>
<th>City, State, Zip</th>
<th>US Citizen?</th>
<th>ITIN #</th>
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<tr>
<th>Street Address (If different from above)</th>
<th>Apt. #</th>
<th>City, State, Zip</th>
<th># of years there</th>
<th>Medicaid #</th>
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<th>Rent or Own?</th>
<th>Current Market Value</th>
<th>Equity</th>
<th>Loan Balance</th>
<th>Landlord or Mortgage Co.</th>
<th>Landlord’s Phone #</th>
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<th>Applicant’s Previous Address</th>
<th># of years there</th>
<th>Reason for relocation to current address</th>
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Household Members: EVERY person living in household (Attach an additional page, if necessary)

<table>
<thead>
<tr>
<th>Name</th>
<th>Age</th>
<th>Relationship</th>
<th>Monthly take-home Income</th>
<th>Source of Income</th>
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| ASSISTANCE REQUESTED: (Attach prescription and/or vendor estimate, if applicable) |
| Description of item or service needed |
|                                       |
|                                       |

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<th>Amount of Request</th>
<th>One Time</th>
<th>Monthly for Months</th>
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<p>| VENDOR INFORMATION: (If the case is approved by Friends of Man, monies are paid directly to the vendor/provider. Checks are NOT payable to the applicant.) |</p>
<table>
<thead>
<tr>
<th>Vendor/Provider</th>
<th>Address</th>
<th>Phone #</th>
<th>FAX #</th>
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Only COMPLETELY filled out and SIGNED Applications can be considered (see pages 4 and 5)
TOTAL HOUSEHOLD FINANCIAL INFORMATION

For Friends of Man to process this case, TOTAL monthly income and expenses of EVERYONE living in the house is REQUIRED

MONTHLY HOUSEHOLD INCOME:

<table>
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<tr>
<th>Program</th>
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<th>Program</th>
<th>Date Started</th>
<th>Monthly Amount</th>
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<tr>
<td>SOCIAL SECURITY</td>
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<td>A.N.D.</td>
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<td>FOOD STAMPS</td>
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<td>VA</td>
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<tr>
<td>OTHER (Please explain)</td>
<td>$</td>
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TOTAL MONTHLY HOUSEHOLD INCOME: $______________

MONTHLY HOUSEHOLD EXPENSES:

<table>
<thead>
<tr>
<th>Rent/Mortgage</th>
<th>Trailer/Lot Space</th>
<th>Gas/Electric/Propane</th>
<th>Phone</th>
<th>Cell Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>$</td>
<td>$</td>
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</tr>
<tr>
<td>Water/Sewer</td>
<td>Food (without food stamps)</td>
<td>Health Insurance</td>
<td>Dental Insurance</td>
<td>Insurance Policies</td>
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<td>$</td>
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<td>Auto Payment(s)</td>
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<td>Term Life:</td>
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<tr>
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<tr>
<td>Auto Repairs</td>
<td>Public Transportation</td>
<td>Clothing</td>
<td>$</td>
<td>Burial:</td>
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<tr>
<td>$ (Total Balance $________)</td>
<td>$</td>
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<tr>
<td>Daycare</td>
<td>Pharmacy</td>
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<td>Dental</td>
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<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
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</tr>
<tr>
<td>Therapy</td>
<td>Entertainment/Dining</td>
<td>Cigarettes/Tobacco</td>
<td>Household</td>
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<tr>
<td>$</td>
<td>$</td>
<td>$</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cable/Internet</td>
<td>Pet(s)</td>
<td>Other (Please explain)</td>
<td></td>
<td>$</td>
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<tr>
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MONTHLY INSTALLMENT PAYMENTS:

Please list monthly payments on credit cards, to department stores, doctors, etc. not listed above

<table>
<thead>
<tr>
<th>Creditor</th>
<th>Types of Items Purchased</th>
<th>When Purchased</th>
<th>Monthly Payment</th>
<th>Balance Due</th>
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<tbody>
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<td>$</td>
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</tbody>
</table>

TOTAL MONTHLY HOUSEHOLD EXPENSES: $______________
# APPLICANT’S EMPLOYMENT:

- Employed
- Unemployed
- Disabled
- Retired
- Student
- Veteran

<table>
<thead>
<tr>
<th>Name of Employer</th>
<th>Address</th>
<th>Type of Business</th>
<th>Hours Per Week</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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Any other helpful information regarding unusual deductions, job situation, etc.?

<table>
<thead>
<tr>
<th>Previous Employer(s)</th>
<th>Type of Business</th>
<th>Position Held</th>
<th>Start Date of Employment</th>
<th>End Date of Employment</th>
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<tbody>
<tr>
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</table>

(Attach an additional page, if necessary)

# SPOUSE OR SIGNIFICANT OTHER’S EMPLOYMENT:

- Employed
- Unemployed
- Disabled
- Retired
- Student
- Veteran

<table>
<thead>
<tr>
<th>Name of Employer</th>
<th>Address</th>
<th>Type of Business</th>
<th>Hours Per Week</th>
</tr>
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<tbody>
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Any other helpful information regarding unusual deductions, job situation, etc.?

<table>
<thead>
<tr>
<th>Previous Employer(s)</th>
<th>Type of Business</th>
<th>Position Held</th>
<th>Start Date of Employment</th>
<th>End Date of Employment</th>
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(Attach an additional page, if necessary)

# APPLICANT’S RESOURCES:

- Name of Bank (Checking)
- Name of Bank-IRA-Investments (Savings)

<table>
<thead>
<tr>
<th>Name of Bank (Checking)</th>
<th>Account #</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Name of Bank-IRA-Investments (Savings)</th>
<th>Account #(#s)</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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# AUTOMOBILE:

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<tr>
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<th>Model</th>
<th>Year</th>
<th>Purchase Price</th>
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<th>Balance Due</th>
<th>Finance/Funding Source</th>
</tr>
</thead>
<tbody>
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</table>

<table>
<thead>
<tr>
<th>2nd Automobile Make</th>
<th>Model</th>
<th>Year</th>
<th>Purchase Price</th>
<th>When Purchased/Leased</th>
<th>Balance Due</th>
<th>Finance/Funding Source</th>
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<tbody>
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</tbody>
</table>

Condition of Vehicle #1
Condition of 2nd Vehicle

# BACKGROUND INFORMATION:

**UNEMPLOYED:** If applicant or other household adults are unemployed, please explain why and describe their plans for returning to work.

**EDUCATION:** What is the applicant’s education level? Any special training or skills? Military service? (Branch and Dates)
**BACKGROUND INFORMATION (CONT.):**

**GENERAL:** Please describe the situation of the applicant which would explain why he/she needs help from Friends of Man at this time. Include any information that you think would help us to reach a decision.

*(Attach an additional page, if necessary)*

**HEALTH:** Is the applicant disabled? What is his/her physical, mental, and emotional condition? How does the applicant manage daily living tasks? What does he/she do during the day?

**Name and Phone # of M.D.:**

**COPAYMENT INFORMATION:**

How much can the applicant or the family contribute? If nothing, please explain.

What other organizations have been contacted and how much has been pledged?

**SIGNATURES:**

Only SIGNED applications can be considered.

Please be sure that both applicant and referring professional sign below.

I, the applicant give permission for the release of this information to another agency for possible co-payment.

☑ YES ☐ NO

Has the applicant previously applied to FRIENDS OF MAN?

☑ YES ☐ NO

When?

________________________

What did Friends of Man help with?

________________________________

The applicant and referring agency agree to defend, indemnify and hold FRIENDS OF MAN harmless from any and all claims, disputes, liabilities or causes of action arising out of the agreement to provide assistance, or the providing of assistance, or arising out of services and goods sold or provided to recipients of assistance through FRIENDS OF MAN.

**SIGNATURE OF PERSON REFERRING:** ________________ DATE: __________

Print Name of Person Referring: __________________________

**SIGNATURE OF APPLICANT/CLIENT:** ________________ DATE: __________

Print Name of Applicant/Client: __________________________
FRIENDS OF MAN
Release Form

THIS FORM MUST BE SIGNED, DATED AND RETURNED WITH THE APPLICATION IN ORDER FOR THE APPLICATION TO BE PROCESSED.

WAIVER OF LIABILITY, RELEASE AND HOLD HARMLESS AGREEMENT

I, __________________________, my heirs, family members, personal representatives, guests, invitees, successors and assigns ("Donee") hereby release and hold harmless, Friends of Man, its affiliates, board of directors, officers, agents, representatives, employees and partners, collectively and/or individually ("Friends of Man"), from and against any and all liabilities, claims, judgments and attorneys’ fees, arising out of, or in any manner related to, any property (including equipment) or services Friends of Man provides or causes to be provided to me, including any damage to personal property or personal injury or death of any person that may occur as a result of my use of the property or service, whether the damage, personal injury or death is probable, improbable, foreseeable or unforeseeable, and even where the damage, personal injury or death is caused or contributed to, in any manner, including, but not limited to, any acts or errors and/or omissions of any kind, by Friends of Man.

This agreement shall be interpreted according to Colorado law. It is to be construed as broadly and inclusively as is permitted by relevant Colorado law.

My signature below signifies that I have read and understand the above written waiver of liability agreement and agree to all of its terms and conditions. I acknowledge that no other warranties, guarantees or terms and/or conditions are otherwise expressed or implied. If any portion of this document is held invalid, the balance will remain in effect.

APPLICANT’S NAME (Printed): ____________________________________________

SIGNED: __________________________________________________________________

DATED: __________________________________________________________________
How Friends of Man Works

A large network of referring professionals (health care and social workers, clergy, counselors, etc.) submit applications on behalf of people in need of assistance, and Friends of Man carefully considers each application according to our guidelines. If a request is approved, Friends of Man pays a vendor directly for the needed items or services. Our flexibility in this respect is unusual and allows us to be able to help where other resources cannot.

As a Friend of Man, your support touches many lives, helping to alleviate suffering and restore human dignity.

This brochure is paid for by Friends of Man volunteers
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Friends of Man
The 100% Charity

P.O. Box 937
Littleton, CO 80160-0937
303.798.2342

www.friendsofman.org

Neither Friends of Man nor the Institute for the New Man has any religious or political affiliations.
Friends of Man is a non-profit, tax-exempt, 501c3 charity where every dollar contributed by donors goes directly to aid individuals and families in need of assistance.

Friends of Man was founded in 1982 not only to help those in need, but also to provide donors with the opportunity to have 100% of their gift be used only for charitable purposes. How is this done? First, there are no salaries: Directors, officers, and more than 30 retirees and professionals volunteer their time and skill. And second, these volunteers also pay all the costs (capital and administrative) of running the organization through their donations to the Institute for the New Man.

That's how all charitable contributions to Friends of Man are used 100% -- dollar for dollar -- to touch many lives and help those in need.

**What Friends of Man Does**

Friends of Man gives help to people who have nowhere to turn. It may be an elderly person on a fixed income, a working family whose child is struck by severe illness, an accident victim, a disabled person, or a schoolchild whose family can't afford basic needs.

Friends of Man helps people of all ages with a large variety of needs:

- Mobility Equipment: (prostheses, wheelchairs, van lifts and modifications, ramps, home modifications)
- Medical Equipment and Procedures
- Hearing Aids, Dentures, Glasses
- Clothing, Food, Prescriptions
- Training, Therapy, Short-term Daycare
- And More!!

Friends of Man assists with all of these needs for people in our home state of Colorado. Friends of Man also assists with a more limited list of needs throughout the United States.
DRMAC Rides
Independence for people with intellectual developmental disabilities

DRMAC Rides is a Volunteer Driver program of the Denver Regional Mobility & Access Council, 190 E. 4th Ave., Suite 440, Denver, CO 80206
Gift the gift of independence!

DRIVERS NEEDED! Do you have two hours, once or twice a month, to help someone who will never be able to drive?

You can help your neighbors who have intellectual and developmental disabilities with simple trips... to Special Olympics events, part time jobs, social gatherings or school.

You don't have to drive both ways or wait for the rider. DRMAC provides training and may even lower your auto insurance costs!

Give someone a lift--and the gift of independence!

For information, call 720-655-5656 or email rides@drmac-co.org
Denver Mill Levy Services
at
Rocky Mountain Human Services

2018 Annual Report
Rocky Mountain Human Services (RMHS) is honored to serve Denver residents with intellectual and developmental disabilities (I/DD) and their families. The Denver mill levy dedicated to Denver residents with I/DD helps to make our important work possible.

In this report, you’ll read the stories of two families and one organization that have received mill levy support to meet their very different needs. All of the 4,265 Denver families who accessed mill levy dollars in 2018 had their own unique uses for this funding. That’s what makes this source of funding and the way RMHS administers it so special. The RMHS Mill Levy Program supports individuals and families where and how they need it, and our service coordinators take pride in finding solutions personalized to the individual.

RMHS has made tremendous changes in its mill levy program in recent years that have resulted in about two-thirds of the mill levy funding we receive going to support organizations that are offering unique programs and provide direct support to address the individual needs of Denver residents with I/DD. We are leading the way statewide in using mill levy funds efficiently, effectively and transparently.

Thank you to Denver property-tax payers for your support of the I/DD community. Through our partnership with you, Denver Human Services and the City and County of Denver, we are supporting thousands of Denver residents with I/DD to pursue their vision for an improved quality of life.

Sincerely,

Shari Repinski
Executive Director
What is the RMHS Mill Levy Program?
In 2003, Denver residents approved a mill levy, or property tax, to support individuals with intellectual and developmental disabilities (I/DD) in Denver.

Denver Human Services partners with Rocky Mountain Human Services (RMHS) to use the mill levy to achieve two common goals.
1. Increasing access to services.
2. Increasing options to address individual needs.

How does RMHS use the mill levy funding it receives?
RMHS uses mill levy funding in three ways:
1. Client-Directed Funds: To empower Denver residents with I/DD to directly access mill levy funds to meet their individual needs for services and support.
2. Community Partners: To support individuals, nonprofit organizations and businesses that provide unique I/DD services and support.
3. Enhanced RMHS Services: To provide additional support to Denver residents who access RMHS services by eliminating wait lists, enabling service coordinators more time to work with clients, and enhancing clinical programs.

RMHS Mill Levy Program
Who Received Services in 2018

**Ages**

- Birth to Age 3: 50%
- Age 3 to 17: 29%
- Age 18 and Older: 21%

**Ethnicity**

- Hispanic/Latino: 35%
- White: 44%
- African American/Black: 13%
- Other: 8%

**Individuals (Total Population Served)**

- 4,265

**Children (Ages 0 to 18)**

- 3,350

**Adults (Ages 18+)**

- 915
Community-Based Services
City of Denver — Where Clients Live
Based on point-in-time data from Jan. 1, 2019

2018 Expenses by Area
- Client and Family-Directed Assistance: 31%
- External Initiatives: 32%
- RMHS Services: 37%
Louis Reed unexpectedly became a single father of twins six years ago after his partner, Kate, gave birth to their daughters, Annika and Sasha. Kate suffered an aneurism and stroke four days after childbirth that required emergency surgery and put her in a coma. She was left with a permanent traumatic brain injury and paralysis on the right side of her body. Kate remained at Craig Hospital for four months until she could come home to her family. Louis and the twins moved in with Kate's parents, Maggie and Ken Morris.

When Annika and Sasha were 2 years old, Sasha became a client of the Rocky Mountain Human Services (RMHS). Sasha was diagnosed with autism spectrum disorder and Dravet syndrome, a rare genetic dysfunction of the brain that causes seizures. She needs constant monitoring and a controlled environment for her safety.

Today, Sasha is in the state-funded Family Support Program, which provides support and services to families who are caring for family members from age 3 to age 17 with developmental delays or disabilities. The program surrounds families with the resources they need to achieve their goals. Case managers tailor support plans to each family. Services can include respite, assistive technology, parent and sibling support, and therapy.

If RMHS relied on state funding alone for the Family Support Program, more than 800 families would have been waiting for services in 2018. Mill levy funding eliminated the need for a wait list.

The mill levy has also helped Sasha's family in other ways. Last year, the girls’ mother moved into a home for women with brain injuries, a major change for the twins. At the same time, their father was working toward becoming a certified nursing assistant, which would enable him and the girls to move out of Maggie and Ken's house. Sasha was getting bigger and faster and required a more manageable environment for monitoring. The move also allowed Maggie and Ken freedom to focus on Maggie's medical needs as she had been diagnosed with cancer.

Sasha's service coordinator put in a request for rental assistance through the RMHS Mill Levy Client Assistance Program, a program through which Denver residents with intellectual and developmental disabilities can request funding to meet their individual needs.

Then, their service coordinator went to work to find Louis and the twins a good place to live. The Client Assistance Program paid for the family's deposit and first month's rent for an apartment in the same school district with suitable programs to support Sasha's development.

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RMHS Services
RMHS has used mill levy funding internally to:

- Reduce wait time for children from birth to age 18 to receive assessments for developmental delays and disabilities, so they can receive therapies as soon as possible (Early Intervention).
- Provide additional funding beyond state dollars for direct services and case management for families of children ages 3 and older with I/DD (Family Support Services Program). Without mill levy, more than 800 individuals would wait for services.
- Clients enrolled in Medicaid waivers can access additional services, including day habilitation, respite, transportation and residential habilitation, through mill levy funding.
- Offer trainings, such as first aid, to family members and providers.
- Implemented a wait-list coordinator position to ensure people waiting for other services are accessing mill levy-funded services as needed.
“It’s traumatic enough that mommy’s not here,” said their grandmother, Maggie. “Now, the girls get to stay in the same school, and it’s close enough that we can get them after school.”

Louis started his new career in January 2019. It would’ve taken the family a lot longer to save the money for a deposit without the RMHS Mill Levy Client Assistance Program.

Client Assistance funding also paid for a trampoline that allows Sasha to release energy in a contained way, special lamps that help her sleep, a sensory swing and a weighted blanket. These items have helped her adapt to her new environment.

“RMHS has just helped us tremendously,” Maggie said. “It’s been a really rough road, and they’ve been there every step of the way.”

RMHS Services

<table>
<thead>
<tr>
<th>RMHS Programs Providing Mill Levy-Funded Services</th>
<th>2018 Mill Levy Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Intervention</td>
<td>$ 736,738</td>
</tr>
<tr>
<td>Family Services and Support</td>
<td>718,080</td>
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<tr>
<td>Life Essentials Provider Network</td>
<td>597,990</td>
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<tr>
<td>Service Coordination</td>
<td>1,031,655</td>
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<tr>
<td>Children’s Clinical</td>
<td>1,428,426</td>
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<tr>
<td>Behavioral Health</td>
<td>244,055</td>
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<tr>
<td>Community Outreach and Communications</td>
<td>147,179</td>
</tr>
<tr>
<td>RMHS Initiatives</td>
<td>170,000*</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 5,074,123</strong></td>
</tr>
</tbody>
</table>

*2018 total is an estimate due to changes in budget structure across two contract terms.
Eighteen-year-old Gustavo Garcia may be legally blind, but that doesn’t mean he can’t see.

With relatively new technology, Gustavo can read and learn more easily in school, see the faces of his friends and family, and so much more.

“I can see almost like anyone else,” Gustavo said.

The adaptive technology is a pair of digital glasses – eSight – designed to give the blind sight. The glasses cost between $6,000 and $10,000, but thanks to the Rocky Mountain Human Services (RMHS) Mill Levy Client Assistance Program, the glasses were free to Gustavo’s family. Denver residents with intellectual and developmental disabilities can request funding to meet their individual needs through the Client Assistance Program.

Gustavo has been an RMHS client for most of his life. His journey toward gaining sight began when his mother, Xochith, discovered eSight on Pinterest. The family researched more and were able to access a pair for Gustavo to try at an event. Gustavo put on the glasses and found he could see his mother’s face and read without assistance, bringing tears to Xochith’s eyes.
The glasses can help people with a wide variety of conditions that cause blindness. In Gustavo’s case, his optic nerve didn’t fully develop. Gustavo is also on the autism spectrum, and he started losing his hearing at age 15. This makes the gift of sight all the more valuable.

The Garcia family was struggling with medical and financial hardships when they were introduced to the technology. Gustavo’s father, Ricardo, had been diagnosed with a heart problem. He could no longer work as an auto-body technician. They were forced to dig into Ricardo’s retirement to pay home and medical expenses, almost losing the house where Gustavo has spent the last 15 years of his life.

Xochith discovered she was eligible to be paid as a family caregiver for Gustavo through a state program, and Ricardo found he was able to get disability income that saved their house. The combined income is supporting the family while Ricardo waits for heart surgery that could put him back to work.

Xochith still knew she had to find a way to get Gustavo eSight glasses – the only problem was the price. But their RMHS Service Coordinator Emily Fraser thought that the RMHS Mill Levy Client Assistance Program might cover the cost. About two weeks later, Gustavo’s request for mill levy funding was approved.

Now, the glasses will help Gustavo in high school and support his goal of going to college.

Gustavo wants to eventually become a motivational speaker and help others with similar disabilities overcome challenges. His advice: “Keep pushing through it,” because things get better.

Gustavo is looking forward to the day when his hearing can be fixed, too.

"Now that I have the eyes, I’m waiting for the ears," he said.
A group of school-aged children are clustered around a volleyball net. One team serves and a water balloon sails through the air, exploding on a now drenched opposing team, causing a second explosion of laughter and cheers. This was the scene on water day at a Connect Us summer camp.

This may sound like a typical summer camp, but something different is at play. Children who are typically developing and children with disabilities are having fun together. Connect Us, a metro area nonprofit, is dedicated to connecting kids through the power of play.

“We all want to be connected,” said Stephanie Schiff, Connect Us founder and executive director. “We have an innate desire to make friends and develop positive relationships.”

Schiff founded Connect Us in 2009 after watching her 5-year-old son struggle socially. She observed the hurdles her son faced on the playground and dedicated herself to creating a safe environment for children to play. The pilot program was a weekly summer camp.

Today, Connect Us does much more, including recess facilitation and after-school groups, but the mission has remained the same – to develop the skills in young children necessary to becoming socially competent, self-confident and resilient individuals through physical, creative and collaborative play in a guided learning environment.
In 2018, the organization celebrated its 10th anniversary summer camp. The camp is physically located in Greenwood Village, so attendees are primarily Arapahoe County residents. In 2018, Connect Us served significantly more Denver children, thanks to mill levy funding through Rocky Mountain Human Services (RMHS). Connect Us used the funding to provide scholarships to 12 Denver children with disabilities.

RMHS, in collaboration with its Community Advisory Council, selects organizations and companies to receive mill levy funding for programs that provide unique services to individuals with intellectual and developmental disabilities. In 2018, 21 “external initiatives” received RMHS mill levy funding.

“Connect Us is harnessing the power of play to support children to be empowered and have the tools necessary to be self-confident, resilient and feel successful with their peers,” Schiff said.

### 2018 RMHS External Initiatives Mill Levy Recipients

- Ability Connection Colorado: RAMP Extension Program
- Active Community Access
- Arts & Community Exploration - ACE (Jewish Family Service)
- ASPEN Program (Tennyson Center for Children)
- Autism Society of Colorado: Autism 101 Community and Police Training
- Colorado Cross Disability Coalition: Probate Power
- Denver Regional Council of Governments: DD Network of Care Website
- Guided by Humanity Yoga
- Homelessness Project (CFPD)
- Laradon Early Intervention Family Navigator
- Laradon Expansion of Behavioral Services
- Parent to Parent
- Pizzability
- Project World (Activity Options)
- Resource Ability (Financial Health Institute)
- REVEL: Mentor Program
- Self-Employment Education (Celebrate EDU)
- Social Inclusion (Connect Us)
- StellarCare Vacations
- Supported Employment Collaborative: Goodwill & Jewish Family Service
- T.A.C.T.
- THRIVE: Project Independence
- The Wayfaring Band

### RMHS Community Advisory Council

- Pamela Bisceglia, Chair
- Lynette Johnson
- Brian Lewno
- Tim Lomas
- Anne Patton