

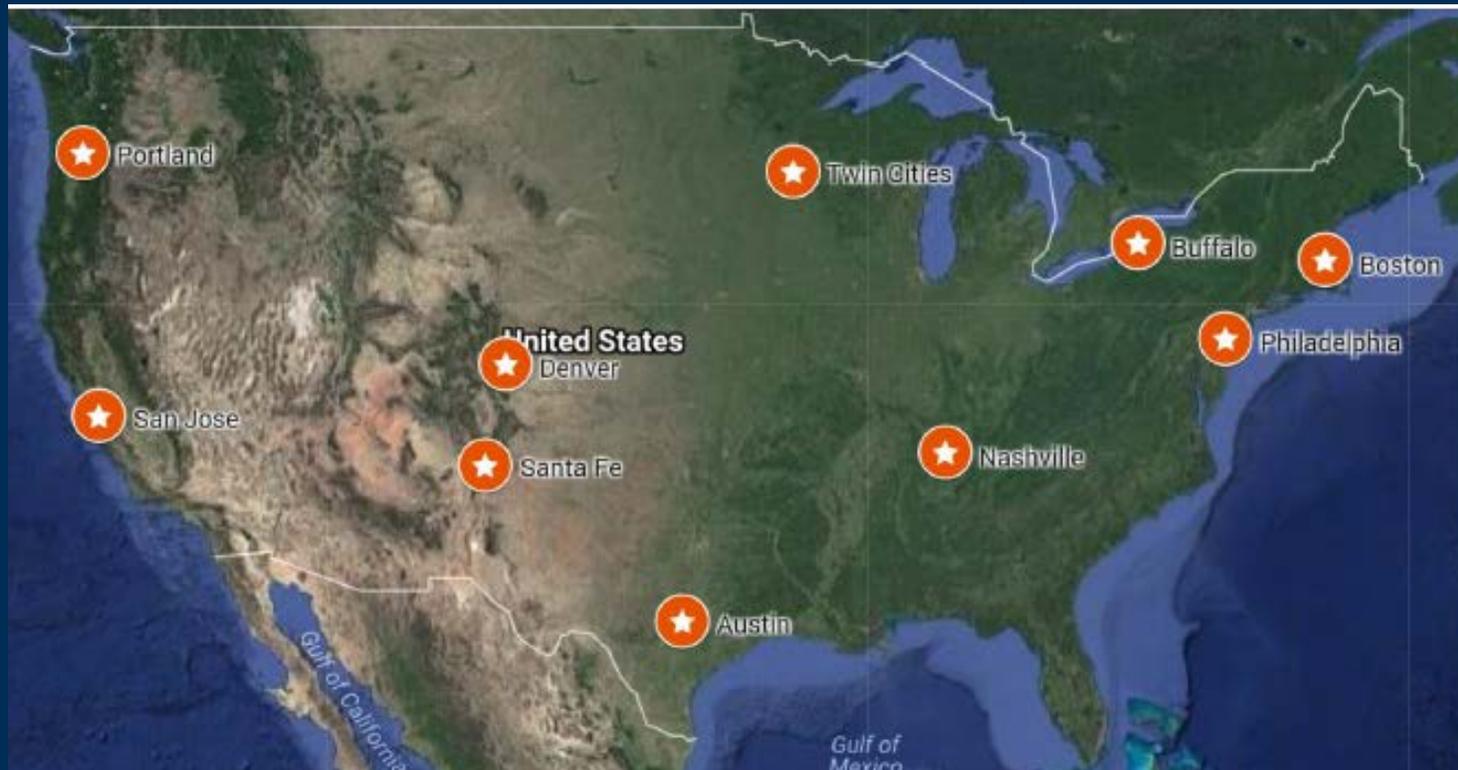
# Anti-Displacement Policy Network Update



**Denver City Council, Housing and Homelessness Working Group**  
**Melissa Thate, Housing Policy Officer**  
**August 23, 2018**

# Anti-Displacement Policy Network Cities

- **Austin, Boston, Buffalo, Denver, Nashville, Philadelphia, Portland, Santa Fe, San Jose, Twin Cities**



- **January** – Application submitted
- **March** – Denver selected
- **April** – Attended PolicyLink's Equity Summit

# Denver's ADPN Team

## Core team:

- Councilman Albus Brooks
- Councilwoman Robin Kniech
- Nola Miguel, GES Coalition
- Jenny Santos, Servicios de La Raza
- Tracy Winchester, Five Points Business District
- Sarah Showalter, CPD
- Melissa Thate, OED



Comprised of nearly fifty members  
from a range of organizations

# Anti-Displacement Policy Network (ADPN)

## Working to...

- Provide peer learning on best practices and build relationships
- Create comprehensive local policy plans or agendas
- Increase capacity to collect and use data
- Build public support and awareness to advance strategies
- Strengthen relationships between city and community groups
- Address state and national context

# Timeline: April 2018-April 2019

## Access, Align, Operationalize, and Sustain

	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
<b>1. Skill-building activities</b>													
1.1 Equity Summit 2018 (April 11-13)	X												
1.2 Learning labs (1st Thurs, 11am-12pm)		X	X	X	X	X	X		X	X	X	X	X
1.3 Working groups (topics and dates TBD)													
1.4 Expert TA (topics and dates TBD)													
1.5 Fall convening (Nov 13-14)								X					
<b>2. Develop anti-displacement strategy roadmap</b>													
2.1 Assess (policy assessment tool, strategy inventory)			X	X									
2.2 Align (narrative, public support, prioritize)						X	X						
2.3 Operationalize (10 leads and next steps, measure impact)										X	X		
2.4 Sustain (leadership, accountability)													
<b>3. Network evaluation and reporting</b>													
3.1 Regular team check-in calls			X	X		X	X			X	X		
3.2 City profiles and final report													
3.3 Final interviews													X

# Where we are today – ADPN Inventory Spreadsheet (Assess)

- **Tenant Protections/Rights**
  - Rent stabilization/control, Just cause eviction, SOI non-discrimination, Right to legal counsel, Rent and utility assistance, etc.
- **Preservation**
  - Property tax assistance, Home repair assistance, Preservation of unsubsidized affordable housing, etc.
- **Equitable Development**
  - Equitable development scorecard, preference policy, ADUs, zoning incentives and density bonuses, etc.
- **Community Ownership/Control of Land**
  - Community Land Trusts, Public land for affordable housing, increased pathways to affordable homeownership
- **Local Business, cultural, and religious institution stabilization**
  - Small business supports, Ownership of commercial space, Rent stabilization
- **Institutionalizing anti-displacement in plans and systems**
  - Anti-displacement strategies in housing plans, data collection and reporting, etc.

# Alignment of top policy priorities – What policies will we focus over the next 6 months, and who is the lead?

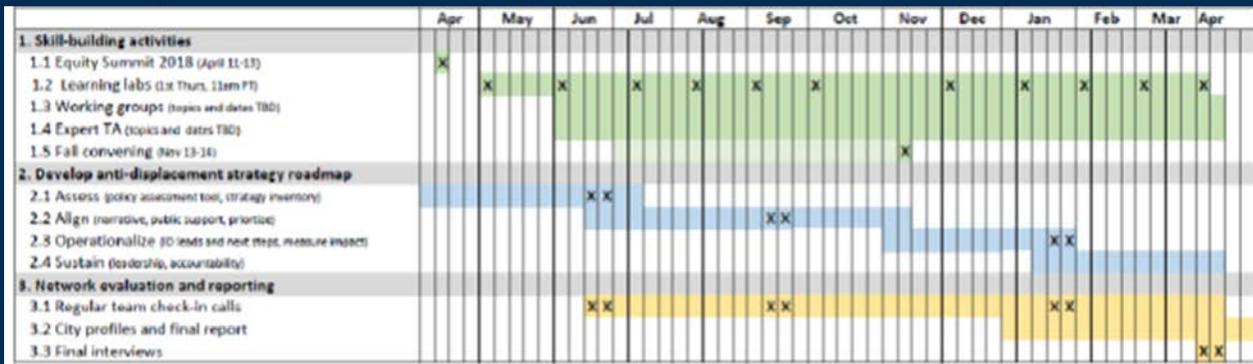
- **Tenant Protections/Rights** - Application fees, background checks, rental inspections, standardized leases (Rental registry); Big wins - SOI non-discrimination and legal services
- **Preservation** – Creation of preservation fund(s) for small sites, single family homes, and unsubsidized affordable housing
- **Equitable Development** – Creation of an equitable development scorecard (investment impact study); Preference policy research; Zoning incentives

# Alignment of top policy priorities – What policies will we focus over the next 6 months, and who is the lead?

- **Community Ownership/Control of Land** – Community banking; Joint partnerships for community control
- **Local Business, cultural, and religious institution stabilization** – Rent stabilization; Right of first refusal
- **Institutionalizing anti-displacement in plans and systems** – Data collection and reporting; Relationship building; Coordination with NEST

# Timeline

- September meeting-Complete tasks identified in August; identify measurable goals and outcomes
- October 2018 – April 2019 – Progress policy priorities (operationalize)
- November 13<sup>th</sup>-14<sup>th</sup> – Fall convening with all ADPN cities
- Spring 2019 – Final report and interviews
- 2019 and beyond... Continue the work (stabilize)



# QUESTIONS?

# Housing an Inclusive Denver Overview

Five-year plan outlines investments priorities along the income continuum:

- **20-25% of housing resources** to serve residents experiencing homelessness
- **20-25% of housing resources** to serve residents earning below 30% AMI in rental housing
- **20-30% of housing resources** to serve residents earning 31% to 80% AMI in rental housing
- **20-30% of housing resources** to serve residents in homeownership housing

Investments at each income level will support the plan's key goals:

- 🔨 Create affordable housing in vulnerable areas AND in areas of opportunity
- 🏠 Preserve affordability and housing quality
- 🤝 Promote equitable and accessible housing options
- 👥 Stabilize residents at risk of displacement



# Overview of Framework

1. Increase RMJ special tax rate by 2%, dedicate proceeds to the AHF (\$8M in 2019)
2. Increase annual “PAYGO” General Fund transfer to AHF by \$7M starting in 2019

**Local funding for AHF would = \$30M/year**

3. Contract with the Denver Housing Authority to bond current property tax mill, generating approximately \$105M:
  - 50% to accelerate DHA unit creation/preservation
  - 50% to fund land/property acquisition, create a longer-term pipeline serving most vulnerable residents

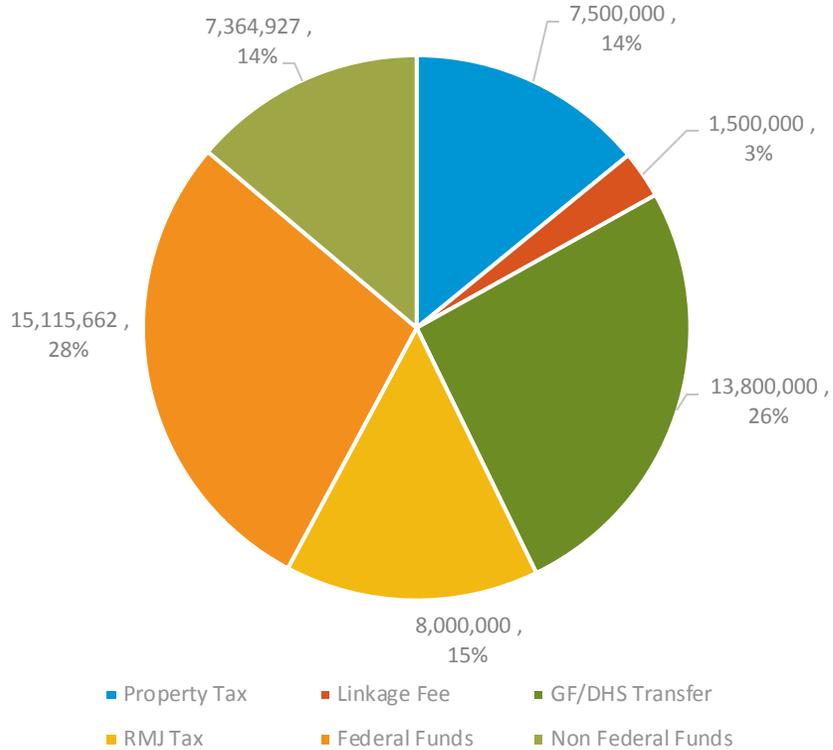
Annual Affordable Housing Fund’s Revenues (Local)	
Existing: Linkage Fee	\$1,500,000
Existing: General Fund/DHS Transfer <i>(backfills the linkage fee during initial ramp up)</i>	\$6,800,000
Existing: 0.442 mills for 20 years	\$7,500,000
New Starting in 2019: 2% RMJ	\$8,000,000
New Starting in 2019: Annual General Fund/DHS Transfer	\$7,000,000
<b>Total</b>	<b>\$30,800,000</b>

Property Tax Pass Through to DHA for Bonding	
Existing 0.442 mills for 20 years	\$7,500,000
Potential bond proceeds over 5 years	<b>\$105,000,000</b>

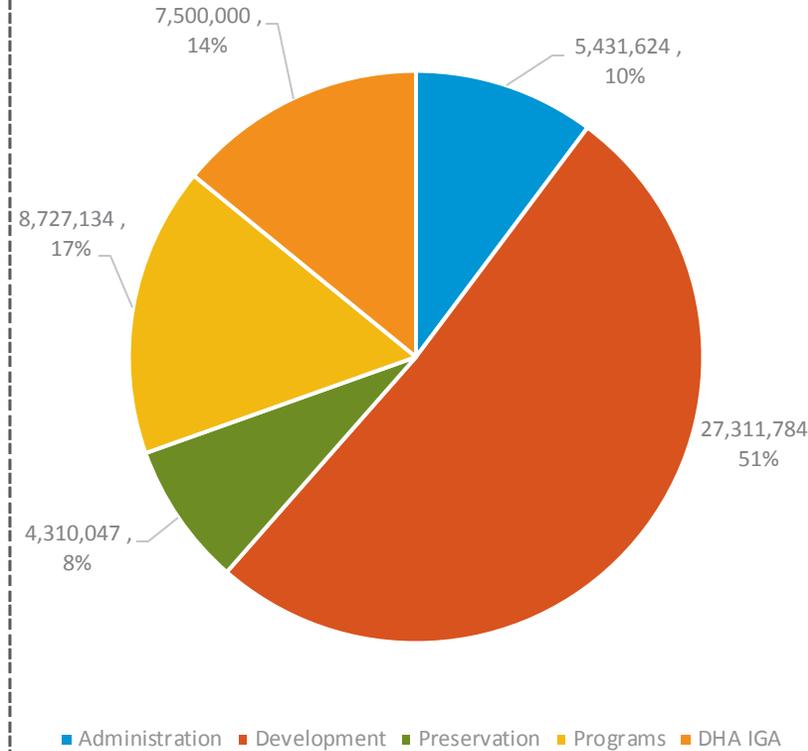
# 2019 Planned: OED Housing Investments

Budget by Funding Source



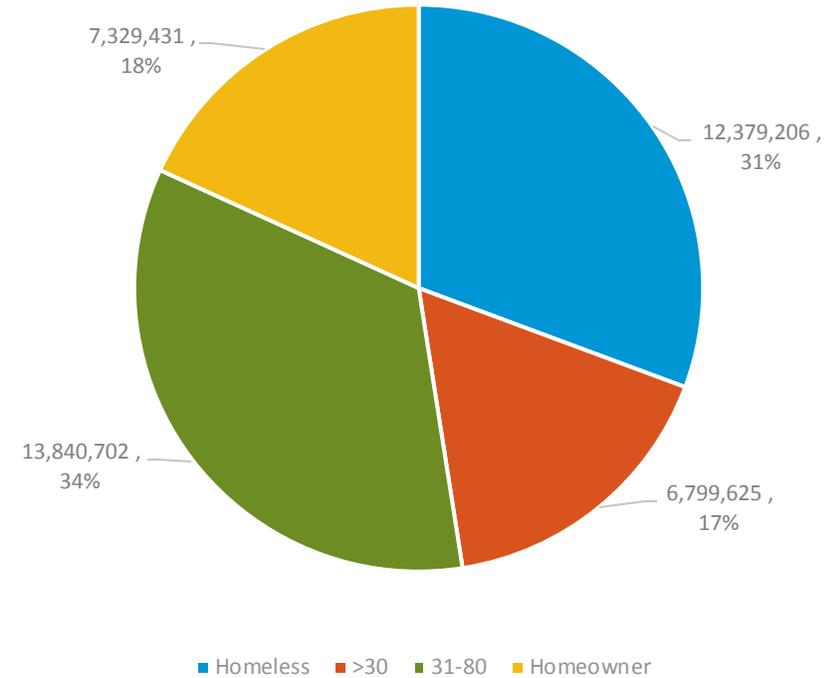
Total Budget: \$53,280,589

Budget by Investment Type



Total Budget: \$53,280,589

Spending Priorities



Total budget: \$40,348,965

Variance: Administration & DHA IGA not included

# Projected 2019 Outcomes from Housing Investments



## CREATE AFFORDABILITY

*2019 Anticipated (OED investments):*

*765 units*

*2019 Anticipated (DHA partnership):*

*200 units*

**TOTAL: 965 units**

Funding framework would provide surge in development pipeline:

- Add ~\$7M to OED development/preservation investments above 2018 levels
- Support DHA development/preservation of 200 units in 2019
- Support DHA acquisition of 1-2 parcels of land in 2019 for future development



## PRESERVE AFFORDABILITY

*2019 Anticipated (OED investments):*

*125 units*

Note, OED made updates to housing term sheets for 2018/2019 to increase funding levels across all multi-family projects in response to wider funding gaps, including bigger increase for projects serving vulnerable populations.

# Projected 2019 Outcomes from Housing Investments



## PROMOTE ACCESS

*2019 Anticipated: 4,400 households*



## STABILIZE RESIDENTS

*2019 Anticipated: 3,700 households*

Funding framework would also increase programmatic investments:

- Add ~\$1M above 2018 levels
- Focus on programs that stabilize residents at risk of displacement (ex: TRUA)

Note, OED will be conducting a competitive program application in fall for 2019 program investments from both federal and local funds.

# Housing and Affordability Investments: Proposed 2019

- *Recommendation: Analyze existing housing resources for performance, structure and sustainability.*
  - Key Action: Analyze first three years of implementation of the housing linkage fee and explore whether new feasibility analysis should be conducted.
- *(Continued from 2018) Recommendation: Coordinate housing investments with the City's other affordability resources.*
  - Key Action: Create shared process for evaluating proposed supportive housing and service funding across city (OED and DHS) and partner agencies.
- *Recommendation: Pursue regional collaboration with partners across the Denver Metro Area to promote inclusive communities.*
  - Key Action: Collaborate with regional partners to finalize and begin implementation of Analysis of Impediments recommendations.

# Legislative and Regulatory Priorities: Proposed 2019

- *Recommendation: Develop more consistent standards for affordable housing in major redevelopment areas.*
  - Key Action: Develop clear guidelines across city and partner agencies for affordable housing in redevelopment areas and process by which plans are executed.
- *(Continued from 2018) Recommendation: Stabilize households through tax relief programs.*
  - Key Action: Promote broader participation among eligible households in existing property tax relief programs, explore additional forms of tax relief for low- and moderate-income residents.
- *(Continued from 2018) Recommendation: Explore a framework and methodology for determining a preference in new housing for residents at risk of displacement.*
  - Key Action: Explore framework and methodologies to implement preference policy based on economic displacement in Denver.

# Strategic Use of Land to Support Affordable Housing: Proposed 2019

- *(Continued from 2018) Recommendation: Leverage publicly owned land for affordable housing development.*
  - Key Action: Develop and evaluate an inventory of land owned by public and quasi-public partners that can be utilized for affordable housing development.
- **Recommendation: Facilitate acquisition of land direction and through partners for housing development.**
  - Key Actions: Leverage partnership with Denver Housing Authority to strategically acquire land and properties to primarily serve residents experiencing homelessness and those earning 0-30% AMI.

# Housing for Residents Experiencing Homelessness: Proposed 2019

- *Recommendation: Expand investments in housing options for residents experiencing homelessness and integrate providers across the housing continuum.*
  - Key Action: Implement and utilize the Coordinated Entry System to help connect residents experiencing homelessness to appropriate housing resources.
- *Recommendation: Build housing capacity through policy and funding alignment.*
  - Key Actions: Coordinate and leverage investments into land acquisition, gap financing, supportive services across OED, DHS, DHA and state to serve residents experiencing homelessness.

# Affordable and Workforce Rental Housing: Proposed 2019

- *(Continued from 2018) Recommendation: Preserve existing income-restricted affordable rental housing in vulnerable neighborhoods and near transit.*
  - Key Action: Develop bridge financing tool to strategically acquire properties at risk of converting to market rate.
- *Recommendation: Preserve affordability of unsubsidized affordable rental properties.*
  - Key Action: Utilize experts in Denver's pool of preservation partners to explore creative tools to preserve unrestricted properties.
- *(Continued from 2018) Recommendation: Promote programs that help households stay in their existing rental housing through comprehensive eviction assistance.*
  - Key Actions: Support and streamline comprehensive eviction services including Temporary Rental and Utility Assistance programs, mediation services and legal representation for low and moderate-income residents.

# Attainable Homeownership: Proposed 2019

- *(Continued from 2018) Recommendation: Promote programs that help households maintain their existing homes.*
  - Key Action: Continue to target assistance to residents in vulnerable neighborhoods. Explore creative financing/refinancing opportunities that support existing homeowners.
- *(Continued from 2018) Recommendation: Preserve affordability of existing income restricted homeownership stock.*
  - Key Actions: Identify agencies from pool of preservation partners to help maintain affordability when properties are at risk of losing restrictions, conduct proactive outreach to homeowners to facilitate acquisition.
- *Recommendation: Preserve affordability of existing unsubsidized affordable for-sale housing.*
  - Key Actions: Explore creative tools for acquisition of existing affordable homes, including shared appreciation models.

# Draft 2019 Action Plan, Public Comment Period OPEN

- [Denvergov.org/oed](http://denvergov.org/oed)
  - Latest News
  - Draft 2019 Housing Action Plan
  - Online Survey
  - Closes September 14<sup>th</sup>

## Latest News



Aug 21, 2018

[Draft 2019 Housing Action Plan Available for Public Comment](#)

Aug 08, 2018

[Mayor Hancock's Proposal to Double Denver's Housing Fund and Provide \\$105 Million Funding Surge Advances](#)

*Online survey seeks feedback on draft 2019 Action Plan for Affordable Housing*

The Denver Office of Economic Development (OED) announces the release of a draft 2019 annual housing action plan for public comment. OED is soliciting feedback on the city's draft [2019 Action Plan for Affordable Housing](#). The action plan outlines specific work informed by [Housing an Inclusive Denver](#), the city's five-year comprehensive housing plan.

The [2019 Action Plan](#) is available for comment through September 14, 2018 through the following [online survey](#).

# Draft 2019 Action Plan, Public Comment Period OPEN

- OED Affordable Housing Newsletter



## 2019 ACTION PLAN: OPEN FOR COMMENT

We invite your review and input to the city's *2019 Action Plan for Affordable Housing*. Each year, an Action Plan outlines specific work informed by *Housing an Inclusive Denver*, the city's five-year comprehensive housing plan. The *2019 Action Plan* is available for comment through September 14. Please use this [survey link](#) for your comments.



# Proposed Timeline

- **August 15<sup>th</sup>**: Released for public comment
- **September 14**: Public comment period ends
- **September 19<sup>th</sup> and 20<sup>th</sup>**: Review feedback with Housing Advisory Subcommittees and discuss proposed changes, if any
  - Align 2019 Key Actions with Appropriate Subcommittees
- **October/November**: Finalize in coordination with budget approval process
- **December**: Begin Implementation

# QUESTIONS?