

Participating Jurisdiction: City and County of Denver

Date: 3-24-2022

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state's boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

The pool of consultation partners consisted of individuals representing organizations across the housing and service provider sector. Among them, non-profit affordable housing developers, CDFIs, governmental entities and PHAs, and community-based organizations. Many of these partners, including community representatives, were sourced from the Department of Housing Stability's (HOST) strategic advisory committee, Housing Stability Strategic Advisors (HSSA). The goal was to consult a spectrum of Denverites from varied backgrounds and include individuals with lived experience confronting displacement, gentrification, and housing instability/homelessness, as well as those with professional expertise in housing policy and supportive services.

HOST invited the general public and all consultation partners to two online presentations in February 2022. The presentations were announced via a press release, targeted emails to the department of Housing Opportunity and Stability's listserv, and directly to a chosen contact at each of the consulted organizations. The City gave the consultation partners two weeks following the last presentation to provide feedback. After the last presentation, one general email reminder and, later, one personalized reminder email, was sent to the chosen contact at each partner organization that had not provided a response.

The presentations introduced the mandates and eligibilities associated with HOME-ARP funds, as well as a few ideas regarding how to spend any funds allocated to the development of affordable rental housing. At the end of both presentations and in multiple follow-up emails, all consultation partners and the general public were asked to provide feedback via a short survey or via email.

The survey questions, all optional, asked respondents how they would prioritize the allocation of funds to each eligible use and qualifying populations. Respondents were provided space to give feedback on a few strategy-level ideas under consideration, namely "buying down" 60% of AMI units to 30% of AMI units and hotel/motel acquisition(s). There was also space to provide any other thoughts/ideas/comments.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
AMBG Consulting	Consulting	Email/Survey Response, Optional Virtual Meeting	N/A
BlueLine Development, Inc.	Affordable Housing Consultant/Developer	Email/Survey Response, Optional Virtual Meeting	N/A
Colorado Coalition for the Homeless	Homeless Services Provider	Email/Survey Response, Optional Virtual Meeting	N/A
Colorado Division of Housing	State Housing Agency	Email/Survey Response, Optional Virtual Meeting	N/A
Colorado Housing Finance Authority	State Housing Finance Agency	Email/Survey Response, Optional Virtual Meeting	N/A
Colorado Village Collaborative	Service Provider	Email/Survey Response, Optional Virtual Meeting	N/A
Denver Human Services	City Government Agency	Email/Survey Response, Optional Virtual Meeting	N/A
Denver Indian Center	Community Organization/Service Provider	Email/Survey Response, Optional Virtual Meeting	N/A
Denver Housing Authority	Housing Authority	Email/Survey Response, Optional Virtual Meeting	N/A
Denver Rescue Mission	Services – Special Mission	Email/Survey Response, Optional Virtual Meeting	○ Noted that the production and preservation of affordable housing with supportive services was

			<p>the best use of the PJ's allocation.</p> <ul style="list-style-type: none"> ○ Recommended against the direct purchase of properties for homeless services due to maintenance concerns.
Dickerson Community Solutions	Non-profit service provider	Email/Survey Response, Optional Virtual Meeting	<ul style="list-style-type: none"> ○ Noted that the best use of the PJ's allocation would be the production/preservation of affordable housing or supportive services. ○ Recommended that the PJ tie HOME-ARP allocations to population-level outcomes aligned with the PJ's strategic plan. ○ Suggested that the PJ also look at acquisition and preservation beyond just hotel/motel conversions.
Enterprise Community Partners	National Non-profit/Investor/ CDFI	Email/Survey Response, Optional Virtual Meeting	<ul style="list-style-type: none"> ○ Recommended the PJ focus resources on homelessness prevention/rehousing by providing supportive services and TBRA to people currently facing eviction or who were evicted due to the pandemic. ○ Noted the importance of providing supportive services when housing people currently experiencing homelessness. ○ Recommended the PJ consider how dedicating HOME funds to acquisitions will complement allocations

			already made for that purpose at the City and State levels.
Gorman & Company	Affordable Housing Developer	Email/Survey Response, Optional Virtual Meeting	N/A
Habitat for Humanity of Metro Denver Inc.	Affordable Housing Developer	Email/Survey Response, Optional Virtual Meeting	Noted that the production and preservation of affordable housing was the best use of the PJ's allocation.
Metro Denver Homeless Initiative	CoC		<ul style="list-style-type: none"> ○ Noted that the production/preservation of affordable housing, TBRA, supportive services, and homeless prevention services would be the best uses of the PJ's allocation. ○ Recommended that the PJ allocate a portion of funds to supportive services in order to improve housing stability, as there is often a limited availability of such funds.
Olin Resident Council	Neighborhood Group	Email/Survey Response, Optional Virtual Meeting	○ N/A
Watson Wenk Group	Consulting	Email/Survey Response, Optional Virtual Meeting	<ul style="list-style-type: none"> ○ Noted that the best use of the PJ's allocation would be the production or preservation of affordable housing or TBRA. ○ Said that providing direct funding to households needing rental assistance would be a good use of the PJ's allocation but "buying down" the affordability of units from 60% of AMI to 30% of AMI is also important.

			<ul style="list-style-type: none"> ○ Recommended that the PJ use some of its allocation to increase support for a third “housing surge” (rapid homelessness-to-housed initiative).
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Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Public comment period:*** 3-22-2022 to 4-8-2022
- ***Public hearing:*** 4-6-2022

In the development of the allocation plan, HOST created a House America web page on its website and populated the HOME-ARP section with information on the eligible uses of funds, the creation of the allocation plan, and the dates for the presentations and public hearing. As mentioned in the description of the Consultation process above, the City hosted two presentations that were open to public and outlined the specifics of the HOME-ARP funds and the potential uses for the allocation under consideration.

In addition to the public hearing, comments on the proposal will be accepted until Friday April 8, 2022 via email at HousingDevelopment@denvergov.org. The public hearing is scheduled for April 6, 2022, 5:30-7:00 PM, and can be accessed via Zoom by clicking the following link:

<https://denvergov-org.zoom.us/j/83790752735>

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations

and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	22,833		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	2,325		
Rental Units Affordable to HH at 50% AMI (Other Populations)	7,946		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		24,769	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		13,928	
Current Gaps			28,426
Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)			

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless Populations:

Due to COVID-19, the city did not conduct an unsheltered count in 2021 but did collect information on those experiencing homelessness in a sheltered location. On a single night in February 2021, 3,752 individuals experienced homelessness and were staying in a sheltered location, a nearly 600-person increase from the year prior.

Denver's pre-pandemic Point-In-Time (PIT) count in January 2020 revealed a total of 4,171 persons experiencing homelessness, which equates to 56 out of every 10,000 residents. Of those, 996 were unsheltered. BIPOC Denverites experience homeless at a disproportionately high rate. While more than half (55%) of the population is white, only 43% of those experiencing homelessness in the 2020 count were white. The disparity is particularly stark among the American Indian or Alaska Native (AIAN) and Black communities, which account for 3% and 23% of those experiencing homelessness but only 1% and 8% of the population, respectively.

Individual and Families at Risk of Homelessness

The demographic composition of households within Denver that earn at or below 30% of the Area Median Income stands in contrast to the city's overall demographic composition. Of the 38,603 "extremely low-income" households, 15,412 (40%) have a white head of household and 23,191 (60%) are headed by a person of color, whereas these figures are 64% and 36%, respectively, for Denver as a whole.

The vast majority – 84% - of these extremely low-income (ELI) households are renters, older, and skew toward the smaller end of household size. Of the households that make under 30% of AMI, 24,780 contain just one person, while 5,834 contain two people, 7,989 contain three or more people, and 15,512 are over the age of 62.

Fleeing or attempting to flee domestic violence or human trafficking

According to HOME-ARP guidance, this population includes any individual or family who is fleeing, or attempting to flee, domestic violence, sexual assault, dating violence, human trafficking or stalking. It also includes cases where an individual or family reasonably believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit.

Data collected from the 2018 Metro Denver Homeless Initiative (MDHI) PIT count indicates that 7% of the respondents experiencing homelessness were currently fleeing domestic violence. That same year, 10% of stakeholders surveyed agreed that housing for households who have experienced domestic violence was the greatest unmet housing need. LGBTQ+ individuals especially can be at a heightened risk for violence and, according to youth.gov, make up an estimated 20-40% of the homeless youth population. Furthermore, transgender and gender-nonconforming individuals are at a greater risk of being unsheltered during periods of homelessness.

At Greatest Risk of Housing Instability

HUD defines other qualifying populations as households who (1) have previously been qualified as "homeless" as defined in 24 CFR 91.5 and are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness; or households who (2i) have annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs), or (2ii) have annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions of the "At risk of homelessness" definition established in paragraph (iii) of 24 CFR 91.5:

- (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- (B) Is living in the home of another because of economic hardship;
- (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
- (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;

- (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

In 2020, 1,831 households were served in rapid resolution, rapid-rehousing, supportive housing, transitional housing, and bridge housing programs and another 2,500 households received rent and utility assistance. The COVID-19 pandemic forced more residents to request assistance over the last two years.

Many households need housing services but have not yet been connected with OneHome, the regional coordinated entry system, led by the MDHI, in which Denver participates. Of the households assessed through OneHome in 2019, about 1,300 households needed permanent housing subsidies with supportive services, and another 675 households needed shorter-term rental assistance and supports.

Regarding definition 2i above, according to the American Community Survey 2019 1-year estimates, nearly 25,000 households in Denver have annual income that is less than or equal to 30% of the AMI and are experiencing severe cost burden.

Regarding definition 2ii above, 75,555 households have an income at or below 50% of the HUD Area Median Family Income and the City's 2019-2023 Consolidated Plan outlined the following housing characteristics that have been linked with instability and an increased risk of homelessness:

- Housing costs rising more rapidly than wages
- Job loss or hours being cut back
- Housing condition deterioration
- Households/individuals who have skipped a housing payment or sought additional employment to pay expenses and/or have sacrificed basic needs to pay their housing costs are also at an increased risk.
- Households that have experienced foreclosures are another measure of the proportion of residents at risk of homelessness.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness; and,***
- ***Those at greatest risk of housing instability or in unstable housing situations:***

Previous stakeholder feedback related to community development, like those compiled for the City's most recent Consolidated Plan, emphasized the need for affordable childcare services, youth activities, access to efficient public transportation for low income residents, job training and other programs for low income residents, and support for nonprofits and small businesses in the community. Yet, by a wide margin, however, affordable housing was the most frequently specified support service needed among those who indicated that support services for low income residents is an unmet needed.

Severely cost-burdened households are at a greater risk of homelessness than those who spend less than 50% of their income on housing. Of all households in Denver that earn <30% of AMI, 64% are severely cost-burdened and, as the Housing Needs Inventory and Gap Analysis Table above illustrates, the city has an acute shortage of units for these residents.

While it's true that most persons experiencing homelessness in Denver are single adults or couples without children, there are still too many families and unaccompanied youth without permanent housing. During the 2020 PIT count, 820 people in 247 households were experiencing homelessness as part of a family and many of them were newly homeless. Another 195 people were unaccompanied youth under the age of 25. Addressing the issue of family homelessness is crucial to protect and support children because children who experience homelessness are more likely to face academic achievement challenges, family separation, and behavioral health issues compared to children in general.

The needs of qualifying populations are also addressed on pages 6 and 11.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

Congregate and Non-Congregate Shelter Units

Denver has 1,744 non-congregate shelter beds and 949 non-congregate rooms.

Tenant-Based Rental Assistance (TBRA)

The City's contract with Colorado Coalition for the Homeless (CCH) provides TBRA to 54 households annually

Supportive Housing

There are currently 3,171 beds for supportive housing in the Denver metropolitan area.

Other

As mentioned above, many Metro Denver homeless service providers, including those funded by the City of Denver, participate in OneHome, a coordinated entry and housing placement program that enables community members to access and identify the housing and support needs of persons experiencing homelessness led by MDHI. Using the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), it matches residents with the appropriate level of service and housing intervention as efficiently as possible, while being respectful of client choice and local providers.

In September 2021, HOST launched an initiative to house 200 households in 100 days using a “housing surge” - an effort to help quickly get people rehoused when there are additional housing resources available to connect the two. A surge helps to expedite coordination of partners, including rapid rehousing, rapid resolution, and permanent supportive housing service providers. They are being used across the country to get people back into housing after the COVID-19 pandemic caused many to lose their homes. The surge's success was due, in part, to new emergency housing vouchers made available through HUD funds allocated through the American Rescue Plan to the Denver Housing Authority. Far

exceeding expectations, HOST was able to house 340 households (576 individuals) in those 100 days. A second surge is currently underway.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Housing Inventory

Despite an increasing supply of for-sale units, the median price of a single-family home in Denver reached \$545,000 in June 2021 and the S&P/Case-Shiller CO-Denver Home Price Index rose 51% over the five years leading up to that record high. Without subsidy, homeownership is now out of reach for many Denverites.

The largest gaps in Denver's housing inventory lie in the 0-60% of AMI range. As the city has grown at an unusually fast pace, the housing market worked to respond to a net increase in demand, adding approximately 34,000 rental units between 2010 and 2019. These new units, however, were not distributed evenly across all income ranges.

Denver experience two demographic shifts at once. One was the growth of households in the >120% of AMI range, driven largely by in-migration. The other was a decline in the number of households earning <50% of AMI by 8,147, nearly all of which were renters. This occurred as they left the city, doubled up to afford rent, or experienced increases in household income. Taken together, nearly 70% percent of all household growth in the previous decade was concentrated in the upper income ranges and was equally split by renters and owners. The supply of new units was then tailored to meet this demand.

Also impacted was the city's stock of Naturally Occurring Affordable Housing (NOAH). NOAH properties are typically older Class B or Class C rental buildings that remain affordable without subsidy or affordability covenants. Before the recent upward shift in home prices, NOAH served lower-income households, some of whom would "rent down" to save money for homeownership. But the supply of these units has declined substantially as properties were repositioned upmarket. The combination of a shrinking supply of NOAH units and new construction skewed towards one end of the market for years prior to the pandemic has left Denver with a shortage of nearly 19,000 rental units at or below 30% of AMI.

Service Delivery System

The Department of Housing Stability funds 2,693 shelter beds throughout the city. On a regional level, the Denver metropolitan area has 5,535 emergency, safe haven, and transitional housing beds and 5,781 permanent housing beds, which includes 3,171 for supportive housing 1,161 for rapid rehousing, and 1,449 for other permanent housing.

Yet, gaps in the service delivery system, particularly in the supply of affordable housing for residents experiencing homelessness, still exist. In 2018, more than 3,000 households experiencing homelessness were newly assessed for housing needs in the Metro Denver region, but only 661 of those households were ultimately housed. Additionally, in order for households to maintain their housing, supportive

services investments are critical. Though local funding commitments have increased, service providers report continued challenges appropriately resourcing long-term supportive services funding. Denver also lacks critical resources when it comes to providing services related to healthcare, health services, child care, and substance abuse.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The City previously outlined housing characteristics that have been linked with instability and an increased risk of homelessness in its 2019-2023 Consolidated Plan:

- Housing costs rising more rapidly than wages
- Job loss or hours being cut back
- Housing condition deterioration
- Households/individuals who have skipped a housing payment or sought additional employment to pay expenses and/or have sacrificed basic needs to pay their housing costs are also at an increased risk.
- Households that have experienced foreclosures are another measure of the proportion of residents at risk of homelessness.

Identify priority needs for qualifying populations:

The priority needs identified are the development of affordable housing and the acquisition and development of non-congregate shelter.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

HOST works closely with the community and its partners to determine the gaps in services and programs needed to provide all residents with adequate housing. The needs and gaps presented above were identified after reviewing all available resources to assist households experiencing homelessness and households at-risk of homelessness.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

For development activities, HOST typically receives applications for funding on a rolling basis throughout the year and not by soliciting RFPs for all funding opportunities, so it is important to retain flexibility regarding project characteristics during the selection process. HOST empowers its subrecipients to propose and deliver creative, impactful projects and will make selections based upon overall merit and alignment with the goals set forth in the Strategic Plan. As with any other form of subsidy that HOST deploys, a HOME-ARP allocation should complement additional public or private capital in order to leverage each dollar to the greatest extent possible.

When working with partners to curate projects, HOST works strategically with developers to identify service providers who would serve priority populations. Since services are delivered in concert with housing over many years, HOST’s structures its services contracts such that the develop/sponsor can ultimately choose the service provider. Before a selection is made, HOST completes a professional preference process for the intended service provider.

If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

N/A

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$0		
Acquisition and Development of Non-Congregate Shelters	\$8,420,331	78%	
Tenant Based Rental Assistance (TBRA)	\$0		
Development of Affordable Rental Housing	\$2,000,000	18%	
Non-Profit Operating	\$0		5%
Non-Profit Capacity Building	\$0		5%
Administration and Planning	\$400,000	4%	15%
Total HOME ARP Allocation	\$10,820,331		

Additional narrative, if applicable:

In September 2021, HOST published its Five-Year Strategic Plan: A Guide for Action 2022-2026, which outlined its funding priorities for the coming years and is a product of extensive community engagement, data-driven analysis, and collaboration with partners. The Strategic Plan informed HOST’s initial proposal for the use of HOME-ARP funding.

Furthermore, CCD rolled out a community engagement tool, RISE Together Denver, built specifically for soliciting community input on investment priorities for economic recovery funds, which will likely make up 47% of HOST’s 2022 projected budget. Input was received via a website that featured surveying, educational materials, and townhall live-streaming, telephone townhalls that were simulcast in English,

Spanish, Vietnamese, and Amharic, and several other presentations. In all, 6,200 people participated online or over the phone and 2,300 unique surveys were submitted.

When asked “which housing solutions would be the most helpful to you and your family,” 47% of online and townhall respondents chose increased affordable housing, while mortgage assistance, on-going rental assistance, and eviction prevention were chosen by 11%, 7%, and 6% of respondents, respectively. Meanwhile, 40% agreed that housing and support for people experiencing homelessness mattered most to them. Thus, the overarching message from community members was that they want to ensure their unhoused neighbors can access the appropriate resources and want to an expansion of the affordable housing stock.

HOME-ARP will be only one, albeit important, piece of HOST’s budget. As such, its purpose should not be determined in isolation. The breakdown of HOST’s total 2022 budget, including HOME-ARP funds, is as follows: 46% of funds are going toward shelter and services, 33% is planned for unit development and preservation, and 15% is for housing assistance. Utilizing its entire budget, HOST hopes to create or preserve 252 units, in total, at or below 30% of AMI this year.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The COVID-19 pandemic was an unexpected shock to economies around the globe. While Denver has made tremendous strides when it comes to rehousing and the provision of supportive services, COVID-19 introduced new challenges to the health of its already-unbalanced housing market. Unemployment quadrupled while requests for rent and utility assistance rose 270%. A year after the start of the pandemic, the number of people in shelters had risen by 60%.

What Denver needs most is more non-congregate shelter units and more affordable rental units. HOST plans to allocate \$8,420,331 to the acquisition and development of non-congregate shelters, \$2,000,000 to the development of affordable rental housing, and \$400,000 to administration and planning.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

As mentioned above, Denver is experiencing an acute shortage of units affordable to households at or below 30% of AMI. Therefore, HOST plans to “buy down” the affordability of units in its pipeline. As part of HOST's standard application process, a partner/partners will submit an application for gap financing. For projects that already include some 60% of AMI units, HOST will offer additional subsidy (in the form of HOME-ARP funds) to convert some or all of those 60% of AMI units to 30% of AMI units. This will allow HOST to engage multiple partners and impact several demographics. It may also facilitate greater geographic diversity with respect to the allocation of funds.

HOST estimates that its subrecipients will produce 33 affordable rental housing units with its HOME-ARP allocation.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

HOST aspires to guarantee that all Denverites have:

- equitable access to housing options that meet their affordability needs
- choice in when and under what circumstances they move or remain in their homes and neighborhoods
- at a minimum, rare, brief, and one-time experiences of homelessness

HOST's HOME-ARP allocation will meaningfully accelerate the rate of production/preservation of affordable rental units, bringing the City one step close to achieving these interrelated goals.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible project or activity.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

N/A

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

N/A

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

N/A

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing

guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity

N/A

Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

N/A

State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

N/A

Specify the required compliance period, whether it is the minimum 15 years or longer.

N/A

State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

N/A

Other requirements in the PJ's guidelines, if applicable:

N/A