



# 2020 Housing Report

Accomplishments for the third year of ***Housing an Inclusive Denver***, Denver's five-year comprehensive plan for affordable housing



**DENVER**  
HOUSING STABILITY

## 2020: YEAR THREE OF A Five-Year Plan

Dear Neighbors,

As the Executive Director of the Department of Housing Stability (HOST), I am happy to present the *2020 Housing Report*. The report reflects our progress toward goals outlined in *Housing an Inclusive Denver*. Last year was HOST's first full year bringing support for housing, shelter, and services under one roof, integrating housing funds previously managed by Denver Economic Development and Opportunity and homelessness funds previously managed by Denver Human Services.

As we worked to align services across HOST's portfolio, 2020 also presented us with new challenges and a world changed by the COVID-19 pandemic. HOST continued to work toward the goals outlined in *Housing an Inclusive Denver* while also balancing the administration of new federal and local dollars to support emergency response for our most vulnerable residents. In response to the pandemic, we also shifted our long-term planning to create a one-year *2021 Action Plan* to drive our work for the current year.

In partnership with our Housing Stability Strategic Advisors and community stakeholders, we are developing a Five Year Strategic Plan in 2021. This will guide our work throughout the income and housing spectrum, including housing stability, homelessness resolution, and homeownership from 2022 through 2027.

While much of our emergency response during the pandemic was focused on the safety of our unhoused neighbors, through policy and funding partnerships in 2020 we also created or preserved more than 500 affordable housing units, stabilized more than 4,500 households at risk of displacement, and provided more than 6,000 households with greater access to housing resources.

Thank you to community members, partners, service providers, developers and partner agencies for your collaboration and dedication to this work. And thank you to Denver voters for the passage of Measure 2B, which will enable us to have additional dedicated funding sources to help more individuals and families out of homelessness and into housing.

In addition to annual reports, HOST provides ongoing reporting on programs and projects throughout each year on our website at [denvergov.org/housing](https://denvergov.org/housing). I encourage you to visit and learn more about our work.



## CORE GOALS



affordable housing in vulnerable areas and in areas of opportunity



affordability and housing quality



equitable and accessible housing options



residents at risk of involuntary displacement

## KEY STRATEGIES

- ✓ Leveraging and enhancing housing investments
  - ✓ Fostering communities of opportunity
  - ✓ Supporting housing as a continuum
- ✓ Embracing diversity throughout neighborhoods

“

Community investments like the Sheridan Station Apartments are making a lasting difference in the lives of families and helping to keep Denver affordable and accessible for generations to come. This is a prime example of how we're removing the barriers holding back our residents from the prosperity they've earned and fulfilling the promise of equity and opportunity in our city for all our residents”

MAYOR MICHAEL B. HANCOCK

2020

# Total Spending

## Funding Priorities

*Housing an Inclusive Denver* represents the alignment of housing investments to serve populations along the income continuum, targeting resources to serve the most vulnerable residents.

The five-year plan includes projected investment goals to serve each population. Actual spending is prioritized each year. Due to the COVID-19 pandemic and the alignment of all housing and homelessness resources under HOST, spending in 2020 looked quite different from what was outlined in the 2020 Action Plan.

The city and its partners evaluate annual progress toward and align investments with the *Housing an Inclusive Denver* goals through the Annual Plan development process. Reporting back to the community through this report provided an opportunity to share achievements and acknowledge challenges and changes in meeting the goals of both *Housing an Inclusive Denver* and that year's Annual Plan.

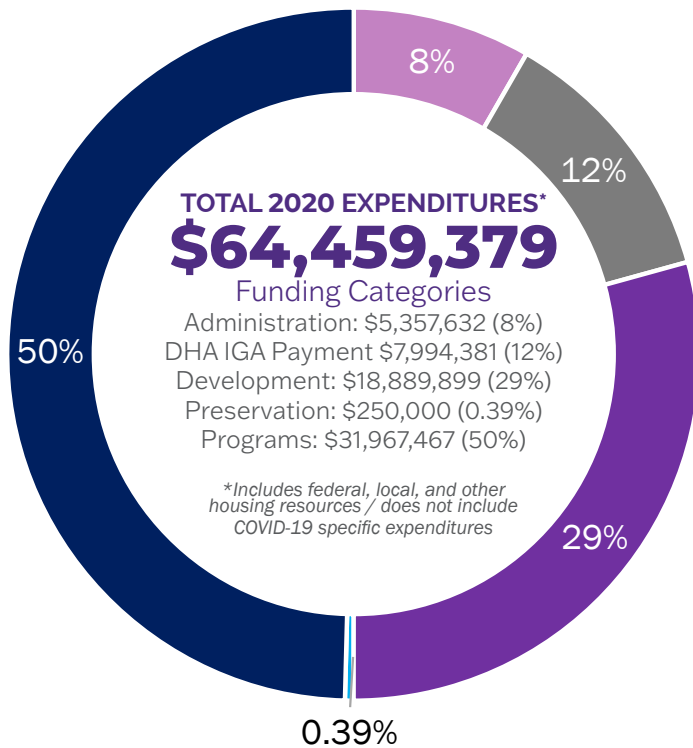
In 2020, the city invested \$19,139,899 to create 541 housing units. Additionally, the city invested \$45,319,480 to serve more than 26,000 households through programmatic assistance, shelter, and services. (These amounts do not include COVID-19 specific funding.)

It is important to note that the Department of Housing Stability was created in October of 2019; 2020 was the first year of HOST having its own budget. This report reflects expenditures and outcomes from federal and local funds for affordable housing that are outlined in the *Housing an Inclusive Denver* plan. It also reflects support for homelessness resolution, such as general fund and other resources, previously included in Denver Human Services' budget. COVID-19 relief funds of more than \$55 million from both federal and state sources issued in response to the pandemic and their impacts are outlined in the full report found at [denvergov.org/housing](https://denvergov.org/housing).

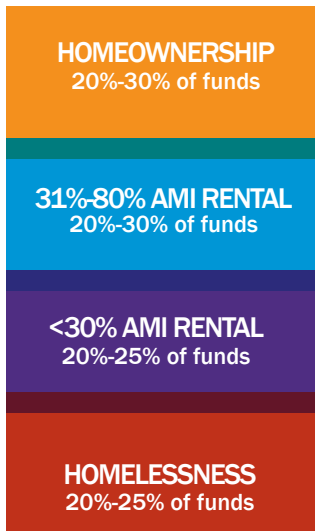
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“This development approach of converting a hotel property brings much-needed affordable units to our community in the fastest manner possible. We're excited to continue to innovate with partners like the Colorado Coalition for the Homeless, to deliver new models like this one at Fusion Studios.”

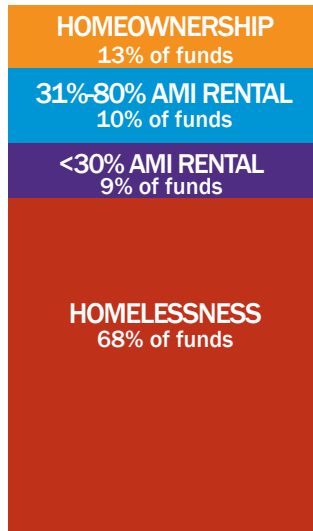
BRITTA FISHER, EXECUTIVE DIRECTOR, DEPT. OF HOUSING STABILITY



5-Year Allocation Goals



2020 Actual Spend\*  
By Population (All Funds)



AMI = Area Median Income calculated by HUD. 100% AMI in 2020 in Denver was \$70,000 for a single person household.

\*Note: 2020 spending reflects homelessness resources previously included in DHS budget and not included in the original Housing an Inclusive Denver plan. Additionally, it does not include expenditures directly related to COVID-19 response.

2020

# Accomplishments

## Housing and Affordability Investments

- Invested more than \$55 million in partnership with the Federal Emergency Management Agency (FEMA) to provide emergency shelter and supports for those experiencing homelessness in response to COVID-19.
- Served 2,500 households with rental and utility assistance through Temporary Rental and Utility Assistance (TRUA); 1,116 through regular program and 1,257 through COVID Relief.

## Legislative and Regulatory Strategies

- As of May 2021, City Council adopted a new licensing program for rental units within Denver that will be implemented over coming years to track long-term rental units city-wide.
- Received strong support from voters for a new sales tax to create a Homelessness Resolution Fund, and HOST developed plan guide expenditures in the fund's first year.

## Housing and Shelter for People Experiencing Homelessness

- In partnership with Colorado Coalition for the Homeless, converted Quebec Street Hotel into Fusion Studios including 139 apartments for individuals transitioning out of homelessness.
- Invested \$4 million to support the Rehousing Collaborative, a partnership between some of the largest service providers in Denver to connect persons experiencing homelessness to stable housing.
- Worked with sheltering partners to transition from serving guests overnight to round-the-clock sheltering in response to COVID-19 pandemic.



*HOST contributed \$600,000 for supportive services and DHA contributed nearly \$5M in D3 funds to support Fusion Studios, an innovative 139-unit supportive housing project. The renovation of the former hotel is a "nearly-instant" housing that would normally take 3-4 years to build.*

## Affordable and Workforce Rental Housing

- Expanded the Down Payment Assistance Program to provide assistance of up to \$15,000 to qualified first-time homebuyers earning up to 80% of area median income.
- Provided a \$3.3 million cash flow loan to support the renovation of Pancreatia Hall into 72 units of affordable housing for families, including 3 and 4 bedroom units.

## Strategic Use of Land to Support Affordable Housing

- Selected Mercy Housing as a development partner for 82 affordable housing units with an Early Childhood Education Center at City owned site in the East Colfax neighborhood.
- Through partnerships with the Denver Housing Authority on the DHA Delivers for Denver (“D3”) agreement, including an adaptive reuse office space into housing and respite care in partnership with Denver Health.

## Attainable Homeownership

- Approved the contribution of \$1,260,000 to Habitat for Humanity Metro Denver for the development of 28 townhomes at Aria Homes By Habitat, a multi-generational, inclusive community with two, three, and four bedroom units.
- Supported Development of Elevation Community Land Trust’s Chestnut Street project through \$2,500,000 investment to build 49 for sale homes in Five Points.



*HOST contributed \$2.3 million for the Atlantis Apartments, an 84-unit infill project serving tenants with a disabling condition. The four-story project, located in the Baker neighborhood, includes office space and a community conference room on the ground level.*

## 2020 BY THE NUMBERS



CREATED

541

New affordable housing units



PRESERVED

0

Existing affordable housing units\*



PROVIDED

6,160

Households with access to housing resources



STABILIZED

6,113

Households at risk of displacement



SUPPORTED

15,089

Households through shelter and services\*

\* No 2020 city investment for preservation of units.

\*\*This includes Investments previously in Denver Human Services were not integrated into the Housing an Inclusive Denver plan goals or language.

To view or download the full 2020 Housing Report and *Housing an Inclusive Denver* five-year plan, or 2021 Action Plan, please visit: [denvergov.org/housing](https://denvergov.org/housing)



**DENVER**  
HOUSING STABILITY

The Department of Housing Stability builds a healthy, housed, and connected Denver.

DEPARTMENT OF HOUSING STABILITY

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