2020 Housing Report
Accomplishments for the third year of *Housing an Inclusive Denver*, Denver’s five-year comprehensive plan for affordable housing
Dear Community,

2020 was the first full year of operation for the newly formed Department of Housing Stability (HOST), which brought together homelessness resolution, housing opportunity, and housing stability services. It was also a year of challenges for all of us in Denver. On March 12, 2020, the City and County of Denver declared a State of Emergency due to the COVID-19 pandemic. From the beginning of our emergency response, HOST and agencies across the city leapt into action to collaborate with partners and deploy resources to ensure the safety of Denver’s most vulnerable residents and to keep people in their homes.

As of March 18, 2021, Denver has deployed more than $56.3 million to support emergency shelter services and supplies. At the beginning of the pandemic, shelter capacity was cut by more than half. Since then, we have regrown this capacity beyond what we had pre-pandemic by adding new auxiliary and permanent shelters. None of this would be possible without our community partners and funders, and I have the deepest gratitude for our collaborators who dove into the crisis and were critical in our response.

As the city faced the impacts of COVID – including job losses and compounding economic strain – more Denver residents faced housing instability and needed financial support. Denver is helping meet this unprecedented need through new program funds totaling nearly $22 million from the U.S. Department of Treasury, as well as more than $13 million in other federal and local funds that have been dedicated since March 2020, to boost housing assistance and help people stay in their homes.

Denver came together as a community in big ways in 2020. In November, Denver voters passed ballot Measure 2B, creating the Homelessness Resolution Fund. This fund will provide much needed resources for homelessness resolution and rehousing. I cannot thank the voters of Denver enough for approving this crucial step forward in helping our neighbors get housed and stay housed.

We also made big strides in affordable and supportive housing development in Denver in 2020. Despite the pandemic, we continued to move the needle on housing that is accessible to people of every income level. Affordable housing is critical to our residents and our community and will continue to be a top priority.

I couldn’t be prouder to represent a community like Denver during these trying times. We have come together time and time again for our city, our most vulnerable residents and everyone who suffered the impacts of this pandemic over this past year. Together, we will realize our goal of building a healthy, housed and connected Denver.

Respectfully,

Mayor Michael B. Hancock
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 2026.

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. I encourage you to visit and learn more about our work.

Britta Fisher, Executive Director

DEPARTMENT OF HOUSING STABILITY
SECTION 1: Housing an Inclusive Denver
   Fundamental Values
   Core Goals

SECTION 2: Funding Priorities
   Finance
   2020 Expenses
   Outcomes

SECTION 3: Strategies and Accomplishments
   Housing and Affordability Investments
   Legislative and Regulatory Strategies
   Strategic Use of Land to Support Affordable Housing
   Housing for Residents Experiencing Homelessness
   Affordable Home Ownership

SECTION 4: Appendix
   Units, Households, and Funding by Projects and Programs
   2020 Outcomes: Planned vs. Actual Investments
   Breakdown of AMI Levels Within 31-80% AMI
   Funding Sources by Eligible Uses
   Breakdown of Federal and Non-Federal Funds by Outcomes

2020 BY THE NUMBERS

CREATED
541
New affordable housing units

PROVIDED
6,160
Households with access to housing resources

PRESERVED
0
Existing affordable housing units *

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.
Safe and affordable housing is the foundation of stability for residents, and a key driver to creating and maintaining diverse and vibrant neighborhoods across Denver. The *Housing an Inclusive Denver* five-year plan, adopted by City Council in February 2018, provides background on the housing challenges in the City and County of Denver and identifies legislative, regulatory, and investment strategies aimed at addressing those challenges. Three years into the plan, Denver still faces affordable housing shortages. The strategies in the 2020 Action Plan sought to further meet the affordable housing challenges in Denver through innovative and data-driven solutions to ongoing and evolving challenges along the housing spectrum.

**FUNDAMENTAL VALUES**

Recognizing that addressing Denver’s housing challenges will require a range of partnerships and a robust set of investment and policy strategies, *Housing an Inclusive Denver* is organized around several fundamental values:

- **Leverage and enhance housing investments** with resources from public, private and nonprofit partners to support inclusive communities in Denver, including a focus on sustainability of the City’s existing resources for affordable housing development, preservation and programs.

- **Foster communities of opportunity** by aligning housing strategies and investments with unique neighborhood conditions that consider five opportunity outcomes: stable and affordable homes, jobs and economic mobility, comprehensive health services, access to quality education, and mobility and transit connections.

- **Support housing as a continuum** that serves residents across a range of incomes, including residents experiencing homelessness, those earning low wages or living on fixed-incomes such as seniors or residents with a disability, and working families.

- **Embrace diversity throughout neighborhoods** to ensure that Denver remains a welcoming community for all residents by focusing on policies, programs and investments that support inclusive, mixed-income communities.

Approved the contribution $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 2, 3, and 4 bedroom units.
Housing an Inclusive Denver focused on tools that address needs along the entire housing continuum, including housing for residents experiencing homelessness, affordable and workforce rental housing, and attainable homeownership. The plan sought to align the city and its partners’ actions between 2018-2023 according to four strategic goals:

**create**
affordable housing in vulnerable areas and areas of opportunity
by focusing on production that considers specific neighborhood conditions, including areas vulnerable to displacement and neighborhoods that have strong amenities such as transit, jobs, high quality education and health care. Measurable outcomes from investment and policies under this core goal include new units created.

**preserve**
affordability and housing quality
by investing to maintain affordability in non-subsidized units and preserving or continuing affordability of existing publicly subsidized affordable housing. Measurable outcomes from investment and policies under this core goal include existing units preserved.

**promote**
equitable and accessible housing options
by supporting programs and policies that help residents across the housing continuum access affordable housing. Measurable outcomes from investment and policies under this core goal include residents served through program investments or policy actions.

**stabilize**
residents at risk of involuntary displacement
by supporting programs and policies that help a resident maintain their existing housing or stay in their community. Measurable outcomes from investment and policies under this core goal include residents served through program investments or policy efforts.
**SECTION 2: FUNDING PRIORITIES**

*Housing an Inclusive Denver* represents the first effort by the city and its partners to align 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, but actual spending is prioritized each year according to housing needs, market conditions, historic accomplishments, and the pipeline of housing projects.

The city and its partners have taken several steps to align investments with *Housing an Inclusive Denver* goals, including doubling the Affordable Housing Fund to $30 million annually in 2018 and partnering with the Denver Housing Authority to create a $1.29 billion surge in bond funding. In November 2020, Denver voters approved Measure 2B to provide ongoing funding for homelessness resolution investments.

Investments previously in Denver Human Services were not integrated into the *Housing an Inclusive Denver* plan goals or language. This 2020 report does reflect accomplishments with resources to address homelessness resolution alongside a report of goals outlined in *Housing an Inclusive Denver*. A new strategic plan is under development for HOST that will pull together all funding under a shared strategic vision and goals. In addition, HOST received federal and local funds in specific response to the COVID-19 pandemic. These investments are included in the appendix of this report.

Funding priorities from *Housing an Inclusive Denver* include:

- **40% to 50% of housing resources** invested to serve residents earning at or below 30% of Area Median Income (AMI) and those experiencing homelessness who are seeking to access or maintain rental housing, including:
  - **20% to 25% of housing resources** to serve residents experiencing homelessness
  - **20% to 25% of housing resources** to serve residents earning at or below 30% AMI
- **20% to 30% of housing resources** invested to serve residents earning 31% to 80% AMI that are seeking to access or maintain rental housing.
- **20% to 30% of housing resources** invested to serve residents seeking to become homeowners or remain in homes they already own.
The city’s primary tool for driving the development and preservation of affordable homes is gap financing in affordable housing development projects. Projects that apply for this funding are evaluated according to published term sheets, with different terms depending on the type of product. The city updates its published term sheets to align with current market conditions and housing priorities as identified in *Housing an Inclusive Denver* and its annual action plan. Investments to develop and preserve affordable housing include:

- Leveraging Low Income Housing Tax Credits awarded by the Colorado Housing and Finance Authority to develop and preserve rental housing and supportive housing for residents experiencing homelessness
- Gap financing to acquire and rehabilitate existing income-restricted housing to extend long-term affordability
- Gap financing to develop affordable homeownership opportunities

In addition to creating and preserving affordable homes, the city supports partners that administer a variety of housing programs. These programs serve to promote access to affordable housing and stabilize residents at risk of displacement along the housing continuum, such as:

- Down payment assistance programs to help residents purchase a first home
- Temporary Rental and Utility Assistance to help stabilize residents experiencing a housing crisis to prevent displacement and homelessness
- Home repair programs to help current homeowners make necessary updates to their home and bring them into compliance with building codes

In response to the COVID-19 pandemic, HOST received new federal and local funds to help Denver’s most vulnerable residents with the fewest resources. These funds were not planned for, but they are outlined within this *Housing Report* in the Appendix. The impact of these funds is outlined in detail in the *HOST COVID-19 Response One Year Summary Report* that can be found at [www.denvergov.org/housing](http://www.denvergov.org/housing).
2020 EXPENSES: ALL HOUSING INVESTMENTS

FUNDING CATEGORIES
Administration: $5,357,632 (8%)
DHA IGA Payment: $7,994,381 (12%)
Development: $18,889,899 (29%)
Preservation: $250,000 (0.39%)
Programs: $31,967,467 (50%)

Total 2020 Expenditures*
$64,459,379
Includes federal, local, and other resources
*Does not include COVID-19 funds

SPENDING CATEGORIES
Homeless: $34,907,563 (68%)
0-30% AMI: $4,345,917 (9%)
31-80% AMI: $5,297,000 (10%)
Homeownership: $6,556,886 (13%)

AMI = Area Median Income calculated by Housing and Urban Development (HUD). 100% in 2020 in Denver was $70,000 for a single person household.
2020 PROGRESS: FUNDING PRIORITY GOALS

5-Year Allocation Goals

- **HOMEOWNERSHIP**: 20%-30% of funds
- **31-80% AMI RENTAL**: 20%-30% of funds
- **<30% AMI RENTAL**: 20%-25% of funds
- **HOMELESSNESS**: 20%-25% of funds

2020 Actual Spend*
By Population (All Funds)

- **HOMEOWNERSHIP**: 13% of funds
  - 31-80% AMI RENTAL: 10% of funds
  - <30% AMI RENTAL: 9% of funds
- **HOMELESSNESS**: 68% of funds

Three-Year Actual Spend
By 2018-2020

- **HOMEOWNERSHIP**: $26,024,968 (21%)
- **31-80% AMI RENTAL**: $33,519,218 (28%)
- **<30% AMI RENTAL**: $15,888,057 (13%)
- **HOMELESSNESS**: $45,727,527 (38%)
Housing an Inclusive Denver represents a shift from previous planning efforts that have focused primarily on citywide housing strategies with a preference for creation of new units. As such, the city and its partners will measure the effectiveness of housing investments not just by the number of units that are created and preserved, but also by the number of residents that are served through programmatic investments.

## 2020 OUTCOMES: UNITS AND HOUSEHOLDS

<table>
<thead>
<tr>
<th>Category</th>
<th>Units Created</th>
<th>Units Preserved</th>
<th>Units Access</th>
<th>Units Stabilize</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>248</td>
<td>0</td>
<td>2194</td>
<td>68</td>
<td>15089</td>
</tr>
<tr>
<td>&lt;30% AMI</td>
<td>55</td>
<td>0</td>
<td>30</td>
<td>5649</td>
<td>0</td>
</tr>
<tr>
<td>31-80% AMI</td>
<td>161</td>
<td>0</td>
<td>0</td>
<td>257</td>
<td>0</td>
</tr>
<tr>
<td>Homeownership</td>
<td>77</td>
<td>0</td>
<td>3936</td>
<td>139</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>541</strong></td>
<td><strong>0</strong></td>
<td><strong>6160</strong></td>
<td><strong>6113</strong></td>
<td><strong>15089</strong></td>
</tr>
</tbody>
</table>

## 2020 Outcomes vs. Housing an Inclusive Denver Five-Year Goals

<table>
<thead>
<tr>
<th>Category</th>
<th>Units Total</th>
<th>Households Total</th>
<th>$ Total</th>
<th>Percentage</th>
<th>Five-Year Plan Goal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>248</td>
<td>17351</td>
<td>$34,907,563</td>
<td>68%</td>
<td>20-25%</td>
</tr>
<tr>
<td>&lt;30% AMI</td>
<td>55</td>
<td>5679</td>
<td>$ 4,345,917</td>
<td>9%</td>
<td>20-25%</td>
</tr>
<tr>
<td>31-80% AMI</td>
<td>161</td>
<td>257</td>
<td>$ 5,297,000</td>
<td>10%</td>
<td>20-30%</td>
</tr>
<tr>
<td>Homeownership</td>
<td>77</td>
<td>4075</td>
<td>$ 6,556,886</td>
<td>13%</td>
<td>20-30%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>541</strong></td>
<td><strong>27,362</strong></td>
<td><strong>$51,107,366</strong></td>
<td><strong>100%</strong></td>
<td></td>
</tr>
</tbody>
</table>

**NOTE:** Households are deduplicated within each program, but Homeless households served may also be included in 0-30 AMI and 31-80 AMI Renter household counts. "Support" Note: homelessness investments previously funded by Denver Human Services were not originally included in Housing an Inclusive Denver goals but are reflected as HOST accomplishments for 2020.
The 2020 Action Plan presented an overview of the key actions that the city and its partners would take to implement legislative, regulatory and investment strategies outlined in Housing an Inclusive Denver. Not every recommendation from the five-year plan was highlighted for specific key actions during the year but will be part of a future annual action plan or the new Five-Year Strategic Plan for the Department of Housing Stability. Strategic priorities for 2020 and key accomplishments by strategy are listed below.

### HOUSING AND AFFORDABILITY INVESTMENTS

**Recommendation 1:** Analyze existing housing resources for performance, structure and sustainability. (Ongoing through 2021)

**Recommendation 2:** Explore opportunities to expand existing resources for housing investments. (Completed in August 2018)

**Recommendation 3:** Coordinate housing investments with the city’s other affordability resources. (Completed in October 2019)

**Recommendation 4:** Pursue regional collaboration with partners across the Denver metro area to promote inclusive communities. (Ongoing through 2021)

**Key Accomplishments**

- 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.
- Supported Development of Elevation Community Land Trust’s Chestnut Street project through $2.5 million investment to build 49 for sale homes in Five Points.
LEGISLATIVE AND REGULATORY STRATEGIES

Recommendation 1: Strengthen the City’s Preservation Ordinance. (Completed in October 2018)
Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing. (Continued in 2021)
Recommendation 3: Develop more consistent standards for affordable housing in major redevelopment areas. (Continued in 2021)
Recommendation 4: Enhance protections and assistance for renters, including exploring a rental registry. (Continued in 2021)
Recommendation 5: Stabilize households through tax relief programs. (Completed January 2019)
Recommendation 6: Explore a framework and methodology for determining a preference in new housing for residents at risk of displacement. (Continued in 2021)
Recommendation 7: Enhance the existing State Low Income Housing Tax Credit. (Future Plan)

Key Accomplishments

- 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 support a new Homelessness Resolution Fund, and HOST developed a plan to guide expenditures in the fund’s first year.

HOUSING AND SHELTER FOR RESIDENTS EXPERIENCING HOMELESSNESS

Recommendation 1: Expand investments in housing options for residents experiencing homelessness and integrate providers across the housing continuum. (Continued in 2021)
Recommendation 2: Build housing capacity through policy and funding alignment. (Ongoing through 2021)
Recommendation 3: Prioritize supportive services “gap” funding for approved supportive housing projects. (Completed December 2019)

Key Accomplishments

- 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.

- Opened 24/7 emergency shelters including at the Denver Coliseum and National Western Complex with screening and testing of guests in response to the COVID-19 pandemic.

- Provided 1,384 households with street outreach services and helped 334 households to stable housing outcomes.

- In partnership with Colorado Coalition for the Homeless, converted Quebec Street Hotel into Fusion Studios including 139 apartments for individuals transitioning out of homelessness.
• Worked with sheltering partners to expand the use of OneHome coordinated entry system to better connect people in need to housing and services to individuals and families experiencing homelessness.

AFFORDABLE AND WORKFORCE RENTAL HOUSING

Recommendation 1: Preserve existing income-restricted affordable rental housing in vulnerable neighborhoods and near transit. (Ongoing)
Recommendation 2: Preserve affordability of unsubsidized large-scale affordable rental properties. (Continued in 2021)
Recommendation 3: Preserve affordability of unsubsidized small-scale affordable rental properties. (Continued in 2021)
Recommendation 4: Promote programs that help households stay in their existing rental housing through comprehensive eviction assistance. (Ongoing)
Recommendation 5: Promote development of new affordable, mixed-income and mixed-use housing. (Ongoing)
Recommendation 6: Promote programs that help households access affordable rental housing. (Ongoing)

Key Accomplishments

• 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.
• Expanded the Down Payment Assistance Program to provide assistance of up to $15,000 to qualified first-time homebuyers earning up to 80% of the area median income.
• Provided a $3.3 million cash flow loan to support the renovation of Pancratia Hall into 72 units of affordable housing for families, including 3 and 4 bedroom units.
• Contributed $2.1 million for the development of The Reserves at Green Valley Ranch, a 132-unit garden-style LIHTC community with emphasis on family-sized units and 30% AMI.

STRATEGIC USE OF LAND TO SUPPORT AFFORDABLE HOUSING

Recommendation 1: Leverage publicly owned land for affordable housing development. (Continued in 2021)
Recommendation 2: Facilitate acquisition of land directly and through partners for housing development. (Completed in 2020)
Recommendation 3: Explore tools to promote long-term affordability of housing, including land trusts, throughout Denver communities. (Completed in 2020)

Key Accomplishments

• 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.
Units, households, and funding by specific projects and programs. Unit and service investments indicated reflect the year that funding was committed to a project. However, projects take multiple years to close on the city’s investment and start construction. It is more years from construction to completion. 

There was no city investment in preservation in 2020.

<table>
<thead>
<tr>
<th>Development</th>
<th>2020 Amount</th>
<th>Funding Source(s)</th>
<th>Units or Households (Actual)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7900 East Colfax</td>
<td>$1,440,000</td>
<td>HOME</td>
<td>72</td>
</tr>
<tr>
<td>Charity House</td>
<td>$1,800,000</td>
<td>HOME</td>
<td>30</td>
</tr>
<tr>
<td>Elevations Chestnut Street CLT</td>
<td>$2,450,000</td>
<td>Property Tax</td>
<td>49</td>
</tr>
<tr>
<td>Habitat Aria Townhomes</td>
<td>$1,250,000</td>
<td>Linkage Fee</td>
<td>28</td>
</tr>
<tr>
<td>Legacy Lofts (4% Tax Credit)</td>
<td>$1,100,000</td>
<td>HMI / HOME</td>
<td>5</td>
</tr>
<tr>
<td>Legacy Lofts (9% Tax Credit)</td>
<td>$2,202,899</td>
<td>HOME</td>
<td>64</td>
</tr>
<tr>
<td>Pancratia Hall</td>
<td>$3,300,000</td>
<td>Property Tax</td>
<td>72</td>
</tr>
<tr>
<td>Reserves at Green Valley Ranch</td>
<td>$3,000,000</td>
<td>Linkage Fee</td>
<td>144</td>
</tr>
<tr>
<td>Warren Residences</td>
<td>$2,100,000</td>
<td>Property Tax</td>
<td>48</td>
</tr>
</tbody>
</table>

Guide to Acronyms

ADU: Accessory Dwelling Unit
CALS: Colorado Affordable Legal Services
CDBG: Community Development Block Grant
CCH: Colorado Coalition for the Homeless
CHAC: Colorado Housing Assistance Corporation
CHN: Colorado Health Network
DHA: Denver Housing Authority
DURA: Denver Urban Renewal Authority
EOC: Energy Outreach Colorado
GES: Globeville / Elyria Swansea Neighborhoods
HMI: 
HOPWA: Housing Opportunities for Persons with AIDS
MHUW: Mile High United Way
NDHC: Northeast Denver Housing Center
NSP: 
PSH: Permanent Supportive Housing
RHAMP: Renter / Homeowner Access Modification Program
TBRA: Tenant Based Rental Assistance
TLC: Tenant Landlord Counseling
TRUA: Temporary Rental and Utility Assistance
UNE: United for a New Economy
VOA: Volunteers of America
VNA: Visiting Nurse Association
<table>
<thead>
<tr>
<th>Programs</th>
<th>2020 Amount</th>
<th>Funding Source(s)</th>
<th>Units or Households (Actual)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Access</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bridge to PSH (CCH)</td>
<td>$1,500,000</td>
<td>Property Tax</td>
<td>263</td>
</tr>
<tr>
<td>Bridge to PSH (Family Promise)</td>
<td>$160,866</td>
<td>Property Tax</td>
<td>16</td>
</tr>
<tr>
<td>Downpayment Assistance (CHAC)</td>
<td>$350,000</td>
<td>Property Tax</td>
<td>42</td>
</tr>
<tr>
<td>HOPWA Services (CHN)</td>
<td>$2,331,187</td>
<td>HOWPA</td>
<td>1,507</td>
</tr>
<tr>
<td>HOPWA Services (Empowerment)</td>
<td>$143,374</td>
<td>HOWPA</td>
<td>112</td>
</tr>
<tr>
<td>HOPWA Services (Vivent)</td>
<td>$261,195</td>
<td>HOWPA</td>
<td>144</td>
</tr>
<tr>
<td>Housing Counseling (Brothers)</td>
<td>$50,000</td>
<td>CDBG</td>
<td>513</td>
</tr>
<tr>
<td>Housing Counseling (CHAC)</td>
<td>$50,000</td>
<td>CDBG</td>
<td>754</td>
</tr>
<tr>
<td>Housing Counseling (DHA)</td>
<td>$29,254</td>
<td>CDBG</td>
<td>710</td>
</tr>
<tr>
<td>Housing Counseling (NDHC)</td>
<td>$115,000</td>
<td>CDBG</td>
<td>1,434</td>
</tr>
<tr>
<td>Housing Counseling (NEWSED)</td>
<td>$50,000</td>
<td>CDBG</td>
<td>483</td>
</tr>
<tr>
<td>Rapid Rehousing (VOA)</td>
<td>$375,000</td>
<td>Property Tax</td>
<td>152</td>
</tr>
<tr>
<td>Sunshine Homeshare</td>
<td>$60,000</td>
<td>Property Tax</td>
<td>30</td>
</tr>
<tr>
<td><strong>Stabilize</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency Home Repair (DURA)</td>
<td>$250,000</td>
<td>CDBG</td>
<td>31</td>
</tr>
<tr>
<td>Energy Outreach (EOC)</td>
<td>$300,000</td>
<td>Property Tax</td>
<td>32</td>
</tr>
<tr>
<td>Eviction Assistance (CLS)</td>
<td>$297,517</td>
<td>Property Tax</td>
<td>600</td>
</tr>
<tr>
<td>RHAMP (DURA)</td>
<td>$300,000</td>
<td>CDBG</td>
<td>17</td>
</tr>
<tr>
<td>Single Family Rehab (DURA)</td>
<td>$850,000</td>
<td>HOME</td>
<td>19</td>
</tr>
<tr>
<td>Tenant Landlord Services (Brothers)</td>
<td>$40,000</td>
<td>CDBG</td>
<td>1957</td>
</tr>
<tr>
<td>TBRA (CCH)</td>
<td>$566,000</td>
<td>HOME</td>
<td>68</td>
</tr>
<tr>
<td>Tenant Landlord Services (CALS)</td>
<td>$40,000</td>
<td>CDBG</td>
<td>976</td>
</tr>
<tr>
<td>TRUA (Brothers)</td>
<td>$1,000,000</td>
<td>Property Tax</td>
<td>452</td>
</tr>
<tr>
<td>TRUA (NDHC)</td>
<td>$1,300,000</td>
<td>Property Tax</td>
<td>664</td>
</tr>
<tr>
<td><strong>Support (Does not include COVID specific funding )</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Catholic Charities (supplies / staff – COVID response)**</td>
<td>$64,000</td>
<td>Property Tax</td>
<td>0</td>
</tr>
<tr>
<td>Legacy Lofts Recuperative Care Center*</td>
<td>$750,000</td>
<td>Property Tax</td>
<td>0</td>
</tr>
<tr>
<td>Warren Residence PSH*</td>
<td>$1,000,000</td>
<td>Property Tax</td>
<td>0</td>
</tr>
<tr>
<td>CCH Rehousing Collaborative*</td>
<td>$3,000,000</td>
<td>Property Tax</td>
<td>0</td>
</tr>
<tr>
<td>Homeless Resolution Services (various)</td>
<td>$14,631,112</td>
<td>General Fund</td>
<td>14,208</td>
</tr>
<tr>
<td>US Motels Denver North Inc**</td>
<td>$900,000</td>
<td>Homeless Services Fund</td>
<td>0</td>
</tr>
<tr>
<td>The Salvation Army**</td>
<td>$319,052</td>
<td>Homeless Services Fund</td>
<td>0</td>
</tr>
<tr>
<td>St. Francis Center (Day Shelter)</td>
<td>$480,038</td>
<td>Homeless Services Fund</td>
<td>49</td>
</tr>
<tr>
<td>VOA Women’s Shelter</td>
<td>$528,405</td>
<td>Homeless Services Fund</td>
<td>58</td>
</tr>
<tr>
<td>Denver Rescue Mission**</td>
<td>$2,273,054</td>
<td>Homeless Services Fund</td>
<td>0</td>
</tr>
</tbody>
</table>

* Not yet operational in 2020
** Funds for general operations
All Funds – Units by AMI Level for Units Created or Preserved

<table>
<thead>
<tr>
<th>HOMELESS</th>
<th>&lt;30%</th>
<th>31-40%</th>
<th>41-50%</th>
<th>51-60%</th>
<th>61-80%</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>248</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>248</td>
</tr>
<tr>
<td>&lt;30% AMI</td>
<td>0</td>
<td>54</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>54</td>
</tr>
<tr>
<td>31-80% AMI</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td>12</td>
<td>35</td>
<td>108</td>
</tr>
<tr>
<td>Homeownership</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>77</td>
</tr>
<tr>
<td>Total</td>
<td>248</td>
<td>54</td>
<td>7</td>
<td>12</td>
<td>35</td>
<td>185</td>
</tr>
</tbody>
</table>

2020 Outcomes: Planned vs. Actual

Note: Planned numbers of units created as well as households served through Access and Stabilize programs were projected at the time of publication of the 2020 Action Plan.

Subsequent to the date of publication, the COVID-19 pandemic significantly impacted Denver residents, governmental operations, federal funding priorities, and more. The pandemic required a community shift in priorities around housing and homelessness, while maintaining a commitment to the priorities and outcomes in Housing an Inclusive Denver.
2020 Planned vs Actual: Investments (no COVID-19 Relief funds)

2020 Budget (All Funds)

<table>
<thead>
<tr>
<th>Category</th>
<th>Planned</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>$3.6</td>
<td>$5.3</td>
</tr>
<tr>
<td>DHA IGA Payment</td>
<td>$7.9</td>
<td>$7.9</td>
</tr>
<tr>
<td>Development</td>
<td>$18.8</td>
<td></td>
</tr>
<tr>
<td>Preservation</td>
<td>$5</td>
<td>$25</td>
</tr>
<tr>
<td>Programs</td>
<td>$32</td>
<td></td>
</tr>
</tbody>
</table>

2020 Spending Priorities (All Funds)

<table>
<thead>
<tr>
<th>Category</th>
<th>Planned</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>$13.4</td>
<td>$34.9</td>
</tr>
<tr>
<td>&lt;30% AMI</td>
<td>$4.7</td>
<td>$4.3</td>
</tr>
<tr>
<td>31-80% AMI</td>
<td>$8.6</td>
<td>$5.3</td>
</tr>
<tr>
<td>Homeownership</td>
<td>$5.5</td>
<td>$6.5</td>
</tr>
</tbody>
</table>
2020 Spending Priorities
(All Funds - not COVID-19 Relief)

Funding Sources and Eligible Uses

Planned
- Homeless: 42%
- >30% AMI: 15%
- 31-80% AMI: 27%
- Homeowner: 17%

Actual
- Homeless: 68%
- >30% AMI: 9%
- 31-80% AMI: 10%
- Homeowner: 13%
<table>
<thead>
<tr>
<th>Source</th>
<th>Eligible Uses</th>
</tr>
</thead>
</table>
| **“$15M” - Property Tax Revenue**<br>DRMC 27-150(c) | ✓ Development and preservation of rental up to 80% AMI  
✓ Development and preservation of for-sale up to 100% AMI  
✓ Homebuyer assistance up to 120% AMI (incl. DPA & mortgage assistance)  
✓ PSH including services (no more than 10% of annual revenue)  
✓ Programs for “low-income at-risk” individuals in danger of losing housing, to mitigate displacement, for emergency repairs, or other programs  
✓ 8% for admin |
| **“$15M” - Linkage Fee Revenue**<br>DRMC 27-150(b) | ✓ “Increase supply” of rental and for-sale up to 80% AMI  
✓ Renter assistance programs up to 80% AMI  
✓ Homebuyer assistance programs up to 80% AMI (incl. DPA & mortgage assistance) |
| Metro Mortgage Assistance<br>Ord. No. 15-0584 | ✓ Primary purpose to provide funding for down payment and mortgage assistance  
✓ “Affordable housing related activities as approved by the Manager of Finance and the Director of OED”  
✓ No staff costs |
| Inclusionary Housing Ordinance<br>DRMC 27-103(z) | ✓ Primary purpose to fund future IHO incentive payments  
✓ “Creation or preservation of affordable housing in accordance with applicable city plans”  
✓ “Consider” spending funds generated from high-need zones in high-need zones  
✓ 5% for admin if available |
| Revolving Affordable Housing Loan Fund<br>RAHLF Program Guidelines (Master Funding Agreement Exh. B-1) | ✓ Development and acquisition/rehabilitation of rental up to 80%  
✓ Acquisition (land or property), hard and soft costs  
✓ Not for LIHTC-permitted “commercial property costs;” no hotels, motels, hospitals, nursing homes, dormitories, frat houses, sanitariums, or working capital  
✓ Interest rate is 30-day LIBOR + 2.6% (currently = 4.38%) |
| Housing for the Mentally Ill | ✓ Goebel Lawsuit - 764 P.2d 785; 1988 Colo. LEXIS 200; 12 BTR 1614; settlement reached in 1994 whereby Colorado funds treatment services at city-provided housing  
✓ Provide housing units for the mentally ill |
|--------------------------------|-----------------------------------------------|
| Affordable Housing Fund       | ✓ This is a fund that holds excess TABOR revenues. Ord 681 said these revenues would be used exclusively for affordable housing and transportation. Ord 1080 allocated $2.4M to the Affordable Housing for the below purposes:  
  • Low-income and Section 8 housing  
  • Development incentives  
  • Lead-based paint abatement |
| HOME Funds                     | ✓ New construction, acquisition, and rehab of permanent or transitional housing (rental and for-sale); including hard costs, site improvements, acquisition related to construction, related soft costs, refi of existing debt on a rehab, and relocation assistance  
✓ Programs: Tenant Based Rental Assistance (TBRA), down payment assistance  
✓ For TBRA & rental units, 90% of households must be 60% AMI and remainder 80% AMI; homeownership & DPA can be 80% AMI  
✓ NOT for public housing units except HOPE VI  
✓ CHDO operating expenses (up to 25% of grant amount)  
✓ 15% of grant amount is set aside for CHDOs to build affordable projects  
✓ 10% for admin and planning  
✓ Federal funds restrictions include: Davis-Bacon wages (if 12+ units funded by HOME), Section 3, environmental review |
| 24 CFR 92-205 through 92-217   |                                |
| HOME Funds – American Rescue Plan Allocation (PENDING) | To help communities provide housing, shelter, and services for people experiencing homelessness and other qualifying populations. |
| Community Development Block Grant 24 CFR 570-201 & 570-206 | ✓ Acquisition or long-term lease of real property for any public purpose  
✓ Cannot be used to build rental housing  
✓ Can be used for construction or acquisition/rehabilitation of public facilities including shelters for the homeless, “halfway
| Houses for run-away children, drug offenders or parolees; group homes for mentally retarded persons; and temporary housing for disaster victims” – but if owned by subrecipient, must be open for use by general public ✓  |
| Demolition and remediation of any buildings/improvements; prededvelopment costs including market studies, and some financing costs ✓  |
| Fair housing enforcement, education and outreach ✓  |
| Landlord outreach to increase participation in Section 8 ✓  |
| Public Services programs, incl. housing counseling, DPA (up to 15% of grant amount) ✓  |
| Federal funds restrictions include: Davis-Bacon wages, Section 3, environmental review ✓  |

---

| Skyline Housing  |
| Ord. No. 223 (1986) and attached “Expenditure Program for Skyline Funds”, March 18, 1986  |
| ✓ Governed by CDBG rules except can also be used to construct rental housing  |
| ✓ Primary purpose to provide additional housing opportunities to low/mod families and revitalize neighborhoods through new housing and rehab  |
| ✓ Innovative housing solutions encouraged  |
| ✓ Return vacant/boarded up buildings to use (acquisition and repair)  |
| ✓ Finance rehab of rental apartment buildings and SF homes  |
| ✓ Finance construction of new housing  |
| ✓ Provide funds for creative housing programs  |
| ✓ Provide grants for selected projects including housing for low income HHs  |
| ✓ Provide housing services and related housing activities  |
| ✓ Funds must revolve  |
| ✓ 51% must be spent on low/mod income residents  |
| ✓ Should have visible impact on community  |
| ✓ Federal funds restrictions include: Davis-Bacon wages, Section 3, environmental review  |

---

<p>| Rental Rehabilitation  |
| 24 CFR 511  |
| ✓ These are grant funds  |
| ✓ Purpose is to provide affordable, standard housing for low-income families – generally requires that 100% of funds be used for low-income  |
| ✓ Increase units for use by housing voucher and Sec 8 certificate holders  |
| ✓ Sufficient certificates/vouchers must be made available to families in Rental Rehab projects who are required to move out because of physical rehab activities or overcrowding and, at PHA’s discretion, to help families whose post-rehab rents would exceed 30% of their income  |
| ✓ Equitable share of funds spent on housing for families with children, esp. units with 3 or more bedrooms  |</p>
<table>
<thead>
<tr>
<th>Neighborhood Stabilization Program II</th>
</tr>
</thead>
<tbody>
<tr>
<td>OED NSP2 application and Federal Register Vol 81, No. 114, pp 38730-38732</td>
</tr>
</tbody>
</table>

- At least 70% of funds spent on units with 2 or more bedrooms
- Only used in neighborhoods where the median family income is <80% of the Denver SMSA median income
- Only used in neighborhoods where the rents for standard units are generally affordable to low-income families at the time of the selection of the neighborhood, and the neighborhood rents are not likely to increase at a rate significantly greater than the rate for rent increases that can be reasonably anticipated to occur in the market for the five-year period following the selection of the neighborhood
- After rehab, units must meet at least Sec. 8 Housing Quality Standards
- Projects must be primarily residential rental use (e.g. >51%, except for 2-story buildings)
- Projects must be in private ownership or have a plan to transfer to private
- May be used for manufactured housing under certain conditions
- Eligible costs include those to: correct substandard conditions, make essential improvements (including energy-related), permit handicapped accessibility, lead abatement, repair major housing systems in danger of failure, soft costs, relocation payments for those displaced by the rehab, information services to tenants
- Some pre-commitment costs are eligible, under certain circumstances
- Projects are not to be converted to condos, converted to another use, or sold for 10 years, and a covenant and lien must be recorded to this effect
- Grants cannot exceed 50% of total project costs, with some exceptions
- No more than $5,000 per unit for studios, $6,500 for 1-BR, $7,500 for 2-BR, $8,500 per unit for 3 or more bedrooms, except HUD may approve higher amounts (up to 240% of the original limits) in areas of high material and labor costs
- Up to 10% admin usable for granting entity
- HUD may de-obligate funds not committed within 3 years or spent within 5 years, after consultation with the grantee
- Federal funds restrictions include: Davis-Bacon wages, Section 3, environmental review

- Second mortgages, including counseling, marketing, project delivery
- Acquisition/Rehabilitation SF and MF for-sale and rental including marketing/project delivery
- Land banking
- Demolition
- Property redevelopment
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HOST General Fund</strong></td>
<td>For investments along the housing continuum, from residents experiencing homelessness, to those seeking to find new housing opportunities, and stabilize in homes they already live in.</td>
</tr>
<tr>
<td>Executive Order No. 145</td>
<td>The investments include:</td>
</tr>
<tr>
<td></td>
<td>✓ housing stability,</td>
</tr>
<tr>
<td></td>
<td>✓ homelessness resolution,</td>
</tr>
<tr>
<td></td>
<td>✓ and creation of housing opportunities that provide a range of options for residents throughout the City and County of Denver.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>FEMA</strong></th>
<th>Federal share of the eligible FEMA Public Assistance Program expenditures incurred in the response to the disaster.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Authority to enter into this Grant exists in the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended, 42 U.S.C. 5121-5206 and State Authority to enter this Grant exists in CRS §24-1-128.6</td>
<td>These expenditures Include:</td>
</tr>
<tr>
<td></td>
<td>✓ Emergency Protective Measures for establishing non-congregate shelters at hotels or motels for homeless persons who have tested positive for COVID-19, those who have been exposed, and high-risk individuals who have underlying health issues;</td>
</tr>
<tr>
<td></td>
<td>✓ Emergency Protective Measures for congregate shelters for homeless persons to assist with dedensifying and social distancing per Colorado Department of Public Health and Environment Public Health Order 20-24 dated March 25, 2020</td>
</tr>
<tr>
<td></td>
<td>✓ The execution of non-congregate and congregate shelters, temporary facilities, and anticipated construction, medical equipment, and emergency support.</td>
</tr>
</tbody>
</table>

| **Continuum of Care** | The CoC Program is designed to assist individuals (including unaccompanied youth) and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability. |
| 24 CFR part 578.1 | Continuum of Care Program funds may be used for projects under five program components: permanent housing, transitional housing, supportive services only, HMIS, and, in some cases, homelessness prevention. |
|                | One significant distinction between the Emergency Solutions Grants Program and the CoC Program can be found in the eligible activities and administration requirements for assistance provided under the rapid re-housing component in this interim rule. |
| **Emergency Solutions Grant**  
24 CFR Part 576 | Emergency Solutions Grants (ESG) funds can be used to provide a wide range of services and supports under the five program components:  
✓ Street Outreach,  
✓ Emergency Shelter,  
✓ Rapid Rehousing,  
✓ Homelessness Prevention,  
✓ and HMIS. |
| **Emergency Solutions Grant (CARES Act)** | The funds under this Agreement may only be used to prevent, prepare for, and respond to coronavirus, among individuals and families who are homeless or receiving homeless assistance, and to support additional homeless assistance and homelessness prevention activities to mitigate the impacts created by coronavirus. |
| **Housing Stability Private Grants**  
CB20-0076 | To administer private grants for the purpose of funding programs and services that are dedicated to individuals experiencing homelessness and other housing challenges. This Fund is sponsor-funded and non-lapsing. |
| **Shelter Support**  
2020 HOST-202057306 | To support of certain shelter facilities located within the City serving persons experiencing homelessness, specifically to offset the actual cost incurred by the Facilities for gas and electric utility services during the term of the Agreement. |
| **Affordable Housing Incentive Fund**  
CB18-0014 | To support affordable housing programs in the City and County of Denver. Authorized expenditures include:  
✓ the production or preservation of rental housing, including the funding of rental assistance programs, for qualified households earning eighty (80) percent or less of AMI;  
✓ the production or preservation of for-sale housing for qualified households earning one hundred (100) percent or less of AMI;  
✓ homebuyer assistance programs, including down payment and mortgage assistance programs, for qualified households earning one hundred and twenty (120) percent or less of AMI;  
✓ the development of permanent supportive housing for homeless persons and for “supportive services” associated with such housing; provided, however, in no event shall the amount expended from the “Affordable Housing Incentive Fee Fund” for “supportive services” exceed ten (10) percent of the balance in the fund on January 1 of each year;  
✓ programs supporting low-income at-risk individuals in danger of losing their existing homes,  
✓ for mitigation of the effects of gentrification and involuntary displacement of lower income households in those neighborhoods of the city that are most heavily impacted by rapidly escalating housing costs,  
✓ for homeowner emergency repairs, |
<table>
<thead>
<tr>
<th>Fund Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless Services Fund CB19-1198</td>
<td>To support existing programs and contracts that currently support 12 individuals experiencing homelessness and to ensure dedicated support to homeless programs in the future. Allowable expenditures include programs and services supporting individuals experiencing homelessness. This is an appropriated, non-lapsing fund.</td>
</tr>
<tr>
<td>2B - Homelessness Resolution Fund CB20-1412</td>
<td>To expand support for housing, shelter, and other services for those experiencing or exiting homelessness.</td>
</tr>
<tr>
<td>Emergency Rent &amp; Utility Assistance Program CR21-0596</td>
<td>To provide emergency rental assistance from the Department of the Treasury.</td>
</tr>
<tr>
<td>HOPWA 24 CFR Part 574 - Housing Opportunities for Persons With AIDS</td>
<td>To provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.</td>
</tr>
<tr>
<td>HOPWA (CARES Act)</td>
<td>The supplemental grant funds authorized under the CARES Act are to be used as additional funding to maintain operations, and for rental assistance, supportive services, and other necessary actions, in order to prevent, prepare for, and respond to COVID-19.</td>
</tr>
</tbody>
</table>

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

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 “practically-instant” housing that would normally take 3-4 years to build.
Detailed Breakdown of Federal Funds and Non-Federal Funds by Outcomes

2020 Dedicated Fund (Actuals)

FUNDING CATEGORIES
- Administration: $28,946 (0%)
- DHA IGA Payment: $7,994,381 (30%)
- Development: $12,100,000 (45%)
- Preservation: $0 (0%)
- Programs: $6,743,783 (25%)

SPENDING CATEGORIES
- Homeless: $5,885,866 (31%)
- 0-30% AMI: $4,265,917 (23%)
- 31-80% AMI: $4,692,000 (25%)
- Homeownership: $4,000,000 (21%)

Total 2020 Dedicated Fund Actual Expense
$26,867,110

Total 2020 Dedicated Fund Spending Priorities
$18,843,783
(Variance: Administration and DHA IGA payment not allocated to spending priorities)
2020 Dedicated Fund Outcomes (Actuals - continued)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>48</td>
<td>0</td>
<td>431</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>&lt;30% AMI Renters</td>
<td>55</td>
<td>0</td>
<td>30</td>
<td>1716</td>
<td>0</td>
</tr>
<tr>
<td>31-80% AMI Renters</td>
<td>161</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Homeownership</td>
<td>77</td>
<td>0</td>
<td>0</td>
<td>32</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>341</td>
<td>0</td>
<td>461</td>
<td>1748</td>
<td>0</td>
</tr>
</tbody>
</table>

2020 Federal Funds (Actuals with no COVID-19 funds)

- Total 2020 Federal Funds (does not include COVID-19) $15,296,566

- **Funding Source**
  - CDBG: $2,039,064 (13%)
  - HOME: $7,878,184 (52%)
  - HOPWA: $2,775,020 (18%)
  - NSP: $430,510 (3%)
  - Continuum of Care: $1,571,603 (10%)
  - Emergency Solutions Grant: $602,185 (4%)
2020 Federal Funds (Actuals with no COVID-19 funds)

**FUNDING CATEGORIES**
- Administration: $291,677 (1.9%)
- Development: $6,390,281 (41.8%)
- Preservation: $250,000 (1.6%)
- Programs: $8,364,607 (54.7%)

**Total 2020 Federal Fund Spending by Category**
- Administration: $291,677 (2%)
- Development: $6,390,281 (42%)
- Preservation: $250,000 (2%)
- Programs: $8,364,607 (55%)

**SPENDING CATEGORIES**
- Homeless: $12,630,634 (84%)
- 0-30% AMI: $80,000 (1%)
- 31-80% AMI: $358,000 (2%)
- Homeownership: $1,936,254 (13%)

**Total 2020 Federal Funds by Spending Priorities**
- $15,004,888
  - (Variance: Administration not allocated to spending priorities)

- Homeless: 84%
- >30: 1%
- 31-80: 2%
- Homeowner: 2%
Federal Fund Outcomes (Actuals – does not include COVID Relief Funds)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>195</td>
<td>0</td>
<td>1763</td>
<td>68</td>
<td>0</td>
</tr>
<tr>
<td>&lt;30% AMI Renters</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2933</td>
<td>0</td>
</tr>
<tr>
<td>31-80% AMI Renters</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Homeownership</td>
<td>0</td>
<td>0</td>
<td>3936</td>
<td>67</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>195</td>
<td>0</td>
<td>5699</td>
<td>3068</td>
<td>0</td>
</tr>
</tbody>
</table>
2020 Non-Federal Funds (Actuals with no COVID-19 funds)

**FUNDING CATEGORIES**
Administration: $5,037,008 (22.5%)
Development: $399,618 (1.8%)
Preservation: $0 ($0%)
Programs: $16,859,077 (75.6%)

**Total 2020 Non-Federal Fund Spending by Category**
$22,295,703

- Administration: 23%
- Development: 2%
- Preservation: 0%
- Programs: 76%

Note that 2020 was the first year that the new Department of Housing Stability had a shared budget across housing and homelessness resources. This set of charts for non-federal resources includes special revenue funds for housing and homelessness, as well as the General Fund support for homelessness resolution programs in the 2020 budget.

**SPENDING CATEGORIES**
Homeless: $16,391,063 (95%)
0-30% AMI: $0 (0%)
31-80% AMI: $247,000 (1%)
Homeownership: $620,632 (4%)

(Variance: Administration not allocated to spending priorities)
## Other Non-Federal Fund Outcomes (Actuals)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>14315</td>
<td></td>
</tr>
<tr>
<td>&lt;30% AMI Renters</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>31-80% AMI Renters</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Homeownership</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>14315</strong></td>
<td><strong>6</strong></td>
</tr>
</tbody>
</table>
2020 Federal Funds (Actuals with COVID-19 funds)

Total 2020 Federal Funds (including COVID-19 funds) $87,102,414

FUNDING SOURCE

CDBG: $2,039,064 (2.34 %)
HOME: $7,878,184 (9.04 %)
HOPWA: $2,775,020 (3.19 %)
HOPWA CARES: $361,660 (0.42 %)
NSP: $430,510 (0.49 %)
FEMA: $65,795,753 (75.54 %)
CARES ACT: 5,648,436 (6.48 %)
Continuum of Care: $1,571,603 (1.80 %)
Emergency Solutions Grant: $602,185 (0.69 %)
Funding Categories

- Administration: $291,677 (0.33%)
- Development: $6,390,281 (7.34%)
- Preservation: $250,000 (0.29%)
- Programs: $80,170,456 (92.04%)

Total 2020 Federal Fund Spending by Category

$87,102,414

Spending Categories

- Homeless: $79,524,833 (91.61%)
- 0-30% AMI: $80,000 (0.09%)
- 31-80% AMI: $5,090,575 (5.86%)
- Homeownership: $2,115,329 (2.44%)

(Variance: Administration not allocated to spending priorities)
Note that since FEMA funding to support emergency sheltering is structured on a reimbursement basis, the numbers outlined in this report reflect a point in time for expenditures on the COVID-19 emergency as of the publish date of this report. Due to this, amounts in specific funding sources may change as budget authority and reimbursements are processed.

### FUNDING CATEGORIES
- Administration: $0 (0%)
- Development: $0 (0%)
- Preservation: $0 (0%)
- Programs: $71,805,849 (100%

### Total 2020 COVID-19 Only Fund Spending by Category
- Programs

### SPENDING CATEGORIES
- Homeless: $66,894,198 (93.16%)
- 0-30% AMI: $0 (0%)
- 31-80% AMI: $4,732,575 (6.59%)
- Homeownership: $279,075 (0.25%)

### Total 2020 Federal Funds by Spending Priorities
- $71,805,849
Covid Relief Funds Outcomes (Actuals)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>774</td>
</tr>
<tr>
<td>&lt;30% AMI Renters</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1000</td>
<td>0</td>
</tr>
<tr>
<td>31-80% AMI Renters</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>257</td>
<td>0</td>
</tr>
<tr>
<td>Homeownership</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>40</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>1297</strong></td>
<td><strong>774</strong></td>
</tr>
</tbody>
</table>

Note: Many contracts receiving COVID-19 funds did not have a households served reporting requirement.
Acknowledgments

City & County of Denver Staff
Mayor Michael B. Hancock
Denver City Council Members
Strategic Planning Partners and Advisors

Throughout the year-long, ongoing emergency response to COVID-19, HOST’s top priorities have been saving lives and ensuring the safety of those experiencing homelessness and housing instability in Denver. The $56.3 million of emergency spending spent on emergency sheltering and supplies so far has had tremendous impact on our ability to meet these goals. It has also impacted many residents positively, from those who were previously living outside and are now inside to those who accessed emergency rental assistance or who have been reached while living unsheltered on the streets.

HOST remains committed to utilizing our resources to best serve residents in need.

*Critical partners in this area include:*

- Aramark
- Base Tactical
- Bayaud Enterprises
- Brothers Redevelopment Inc.
- Catholic Charities of Denver
- Colorado Affordable Legal Services
- Colorado Coalition for the Homeless (CCH)
- Colorado Housing Assistance Corporation
- Colorado Legal Services
- Colorado Village Collaborative
- Corporation for Supportive Housing
- Del Norte Neighborhood Development Corporation
- Denver Public Health
- Denver Rescue Mission
- Earthlinks
- East Colfax Community Collective
- Family Promise of Greater Denver
- GES Coalition
- Haven of Hope
- Interfaith Alliance
- International Medical Relief
- Jewish Family Services
- KM Concessions
- Mental Health Center of Denver
- Metro Denver Homeless Initiative
- Mile High United Way
- National Western Stock Show
- Northeast Denver Housing Center
- Securitas
- Senior Support Services
- Spark the Change
St. Francis Center
Stadium Medical
Stout Street Medical Center (CCH)
Strategy with Rox
The Delores Project
The Gathering Place
The Salvation Army
Urban Peak
Volunteers of America
Women’s Homelessness Initiative

Special thanks to city and other public partners that supported emergency response:

311 City Services
City Attorney’s Office
City Council
Colorado Department of Public Health and Environment (CDPHE)
Colorado Division of Housing – Department of Local Affairs
Colorado National Guard
Community Planning and Development
Denver Arts and Venues
Denver Department of Public Health and Environment (DDPHE)
Denver Economic Development & Opportunity (DEDO)
Denver Parks and Recreation (DPR)
Denver Public Library
Denver Human Services (DHS)
Department of Finance (DOF)
Department of Safety
Department of Transportation and Infrastructure (DOTI)
Division of Disability Rights (in HRCP)
General Services
Human Rights and Community Partnerships (HRCP)
Office of Colorado Governor Jered Polis
Office of Emergency Management
Office of Human Resources
Office of Denver Mayor Michael Hancock
Office of Social Equity and Innovation (OSEI)
Real Estate Division (DOF)
Regional Transportation District
State Emergency Operations Center

Special thank you to Denver Rescue Mission and Habitat for Humanity for use of photos.