

Department of Housing Stability

2020 Program Contract Amendments

Safety, Housing, Education, & Homelessness Committee

January 8, 2020

Overview

- Background
- Homelessness Resolution Contracts
- Housing Stability Contracts
- Housing Opportunity Contracts
- Action Required Today



Background on These Awards

In 2018, a competitive Notice of Funding Availability (NOFA) was released for 2019 housing and homelessness programs, including a new category for innovative programs. \$7.9 million was awarded among 24 housing programs supporting residents across the housing continuum.

In 2019, HOST staff reviewed the performance of the 2019 contracts to determine contracts eligible for renewal in 2020. Contracts meeting performance objectives and monitoring reports without findings were recommended for an extension and additional funding for 2020.

Package total:

- \$15,084,567 in amended homelessness resolution, housing stability, and housing opportunity contracts.
- \$1,500,000 grant to the Department of Housing Stability for bridge housing vouchers and case management services.
- Total package will serve approximately 18,500 households over the two years.

HOMELESSNESS RESOLUTION

Awards in this Housing Investments Package

Amended and Extended HOST Contracts			
Agency	Type	Amount	Bill Number
Volunteers of America	Rapid Re-Housing	\$750,000	20-015
Colorado Coalition for the Homeless	Tenant Based Rental Assistance (TBRA)	\$1,132,000	20-009
Colorado Health Network	HOPWA	\$3,745,493	20-012
Empowerment Program	HOPWA	\$229,864	N/A
Rocky Mountain CARES	HOPWA	\$261,195	N/A
Total		\$6,118,552	

Grant Awarded to HOST			
Agency	Type	Amount	Bill Number
Colorado Health Foundation	Bridge Housing Vouchers and Case Management Services	\$1,500,000 (to HOST)	20-011

Contractor	Volunteers of America
Program Name	Rapid Re-Housing
Contract Amount (Funding Source)	\$750,000 (Affordable Housing Fund)
Bill Number	20-015
Scope/Outcomes	<ul style="list-style-type: none"> • Provides rent and other housing stability assistance for 3 months, then renewable monthly as eligible and needed up to 24 months • Referrals from OneHome, emergency overnight shelters, and day shelters • Serves people at or below 80% of the area median income and experiencing homelessness • Coordinated services: case management, housing navigation, and behavioral health services, as necessary • Approximately 340 households will be served

Contractor	Colorado Coalition for the Homeless
Program Name	HOME Tenant Based Rental Assistance (TBRA)
Contract Amount (Funding Source)	\$1,132,000 (HOME)
Bill Number	20-009
Scope/Outcomes	<ul style="list-style-type: none"> • Provides rent assistance and security deposits to transition households experiencing homelessness to permanent housing • Serves households at or below 60% of the area median income, who are homeless or at-risk of homelessness • Coordinated with case management and other supportive services • Up to 24-months of assistance • Approximately 94 households will be served

Contractor	Colorado Health Network
Program Name	Housing Opportunities for Persons with AIDS (HOPWA)
Contract Amount (Funding Source)	\$3,745,493 (HOPWA)
Bill Number	20-012
Scope/Outcomes	<ul style="list-style-type: none">• Provides rent assistance, deposit assistance, and supportive services for low-income people living with HIV (PLWH)• Day shelter for PLWH who are experiencing homelessness• Case management, housing navigation, treatment and nutrition education, vocational assistance, support groups, and more• Approximately 750 households will be served with rent and deposit assistance and an additional 2,300 households through supportive services

Contractor	The Colorado Health Foundation
Program Name	Grant Agreement
Contract Amount	\$1,500,000 (to HOST)
Bill Number	20-011
Scope/Outcomes	<ul style="list-style-type: none">• HOST to secure \$500,000 in matching funds from the business community• Provide 400 bridge housing vouchers for hardest to shelter residents• Provide increased case management services and supports for people experiencing homelessness• Provide expanded options for day shelter for people experiencing homelessness• Report on all evaluation findings, including the number of individuals reached by this initiative and the human impacts of the strategy• Report on plans for program scalability and sustainability

Summary of Additional Homelessness Resolution Contracts

– No Action Required

Contractor	Program	Amount	Summary
Empowerment Program	Housing Opportunities for Persons with AIDS (HOPWA)	\$229,864	<ul style="list-style-type: none"> • Case management • Peer support • Housing navigation services • Will serve approximately 168 households
Vivent Health (Rocky Mountain CARES)	Housing Opportunities for Persons with AIDS (HOPWA)	\$261,195	<ul style="list-style-type: none"> • Case management • Housing navigation • Short term rent, mortgage, or utility assistance • Will serve approximately 150 households

HOUSING STABILITY

Awards in this Housing Investments Package

Amended and Extended HOST Contracts			
Agency	Type	Amount	Bill Number
Brothers Redevelopment, Inc.	Temporary Rental and Utility Assistance (TRUA) Program	\$2,000,000	20-013
Northeast Denver Housing Center, Inc.	Temporary Rental and Utility Assistance (TRUA) Program	\$2,000,000	20-014
Colorado Legal Services	Legal Assistance (Eviction Court)	\$597,507	20-010
Denver Urban Renewal Authority	Single Family Rehabilitation	\$1,700,000	TBD
Denver Urban Renewal Authority	Emergency Home Repair	\$500,000	TBD
Denver Urban Renewal Authority	Rental/Homeowner Access & Modification	\$600,000	TBD
Total		\$7,397,507	

Contractor	Northeast Denver Housing Center
Program Name	Temporary Rental and Utility Assistance (TRUA) Program
Contract Amount (Funding Source)	\$2,000,000 (Affordable Housing Fund)
Bill Number	20-014
Scope/Outcomes	<ul style="list-style-type: none"> -Provides rental assistance for up to six months and utility assistance for up to two occurrences for households earning up to 80% of the area median income experiencing a housing crisis -Provides housing counseling services including one-on-one financial coaching -Partners with legal assistance in eviction court -Will serve approximately 1,000 unduplicated households with over 1,300 rental and utility assistance payments

Contractor	Brothers Redevelopment, Inc.
Program Name	Temporary Rental and Utility Assistance (TRUA) Program
Contract Amount (Funding Source)	\$2,000,000 (Affordable Housing Fund)
Bill Number	20-013
Scope/Outcomes	<ul style="list-style-type: none"> -Provides rental assistance for up to six months and utility assistance for up to two occurrences for households earning up to 80% of the area median income experiencing a housing crisis -Provides housing counseling services including one-on-one financial coaching -Partners with legal assistance in eviction court -Will serve approximately 1,000 unduplicated households with over 1,300 rental and utility assistance payments

Contractor	Colorado Legal Services
Program Name	Legal Assistance (Eviction Court)
Contract Amount (Funding Source)	\$597,507 (Affordable Housing Fund)
Bill Number	20-010
Scope/Outcomes	<ul style="list-style-type: none"> -Provides free legal assistance to households including in-court eviction representation -Serves households earning no more than 80% of the area median income -Coordinates closely with Temporary Rental and Utility Assistance Program and Denver Human Services resource navigator -Will serve approximately 1,100 households

Contractor	Denver Urban Renewal Authority
Program Name	Single Family Rehabilitation
Contract Amount (Funding Source)	\$1,700,000 (HOME)
Bill Number	TBD – Resolution request will be submitted following DURA’s Board approval
Scope/Outcomes	<ul style="list-style-type: none"> -Provides loans to address code compliance such as plumbing, heating, electrical, structural issues, windows, roofing, and lead-based paint abatement -Loan amounts not to exceed \$35,000 -Serves homeowner households earning at or below 80% of the area median income -Will serve approximately 40 households

Contractor	Denver Urban Renewal Authority
Program Name	Emergency Home Repair
Contract Amount (Funding Source)	\$500,000 (Community Development Block Grant – CDBG)
Bill Number	TBD – Resolution request will be submitted following DURA’s Board approval
Scope/Outcomes	<ul style="list-style-type: none"> -Provides no-interest deferred loans to support emergency home repairs for homeowners with income at or below 50% of the area median income -Emergency home repairs may include sewer system, plumbing, or electrical failure, unsanitary or unsafe conditions, loss of utilities, furnaces, leaking roofs, water heaters, asbestos removal associated with furnace installation -Will serve approximately 100 households

Contractor	Denver Urban Renewal Authority
Program Name	Rental/Homeowner Access & Modification Program (RHAMP)
Contract Amount (Funding Source)	\$600,000 (Community Development Block Grant - CDBG)
Bill Number	TBD – Resolution request will be submitted following DURA’s Board approval
Scope/Outcomes	<ul style="list-style-type: none"> -Provides residents with accessibility improvements to their rental or owner-occupied homes -Improvements may include installation of roll-in bathtubs or showers, grab bars, stair lifts, handrails, ramps, and other accessibility improvements -Serves households earning up to 50% of the area median income with a member of the household who has a disability -Will serve approximately 56 households

HOUSING OPPORTUNITY - Awards in this Housing Investments Package

Amended and Extended HOST Contracts			
Agency	Type	Amount	Bill Number
Colorado Housing Assistance Corp (CHAC)	Down Payment Assistance	\$700,000	TBD
Brothers Redevelopment, Inc.	Housing Counseling	\$100,000	N/A
CHAC	Housing Counseling	\$100,000	N/A
Northeast Denver Housing Center	Housing Counseling	\$230,000	N/A
Denver Housing Authority	Housing Counseling	\$58,508	N/A
NEWSED Community Development Corp	Housing Counseling	\$100,000	N/A
Colorado Affordable Legal Services	Tenant Landlord Counseling	\$80,000	N/A
Brothers Redevelopment, Inc.	Tenant Landlord Counseling	\$80,000	N/A
Sunshine Home Share Colorado	Home Share Program	\$120,000	N/A
Total		\$1,568,508	

Contractor	Colorado Housing Assistance Corporation
Program Name	Down Payment Assistance
Contract Amount (Funding Source)	\$700,000 (Community Development Block Grant – CDBG)
Bill Number	TBD – Resolution request will be submitted in January
Scope/Outcomes	<ul style="list-style-type: none">-Provides down payment assistance and closing costs up to \$15,000 to households earning no more than 80% of the area median income- Participants must attend housing counseling class-Will serve approximately 52 households

Summary of Additional Housing Opportunity Contracts – No Action Required

Contractor(s)	Program	Amount	Summary
Brothers; CHAC; DHA; NEWSED; NDHC	Housing Counseling	Brothers - \$100,000 CHAC - \$100,000 DHA - \$58,508 NEWSED - \$100,000 NDHC - \$230,000	-Provides housing counseling services including pre/post purchase education, credit repair and budgeting, foreclosure counseling, and referrals -Participants must be 80% AMI or below -Will serve approximately 5,800 households
Sunshine Home Share Colorado	Home Share Waiting List Reduction Program	\$120,000 (Affordable Housing Fund)	-Sharing home model to increase access to affordable housing by working with organizations currently at capacity with extensive waiting lists -Program matches homeowners with people in need of immediate affordable housing - Will serve approximately 85 households with home seeker and provider intakes and approx. 14 matches

Summary of Additional Housing Opportunity Contracts – No Action Required

Contractor	Program	Amount	Summary
Brothers Redevelopment	Tenant Landlord Counseling	\$80,000 (CDBG)	<ul style="list-style-type: none"> -Provides information regarding tenant/landlord rights and housing resource information through <i>Colorado Housing Connects</i> website and call line -Provides resources and referrals based on individual need -51% of residents served must be at or below 80% of AMI -Will serve approximately 2,600 households
Colorado Affordable Legal Services	Tenant Landlord Counseling	\$80,000 (CDBG)	<ul style="list-style-type: none"> -Provides information regarding tenant/landlord rights and responsibilities, fair housing laws, eviction defense, etc. -Offers dispute resolution information, referrals for legal assistance, and access to alternative housing. -51% of residents served must be at or below 80% of AMI -Will serve approximately 2,600 households

Action Required Today

Staff request your support for the following bill numbers:

- 20-015 – Volunteers of America: Rapid Re-housing
- 20-009 – Colorado Coalition for the Homeless: Tenant Based Rental Assistance
- 20-012 – Colorado Health Network: Housing Opportunities for Persons with AIDS
- 20-013 – Brothers Redevelopment Inc.: Temporary Rental and Utility Assistance
- 20-014 – Northeast Denver Housing Center: Temporary Rental and Utility Assistance
- 20-010 – Colorado Legal Services: Legal Assistance
- 20-011 – Colorado Health Foundation: Vouchers and Case Management Services

Appendix



2019 AREA MEDIAN INCOME LIMITS — DENVER

AMI	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30%	\$19,500	\$22,300	\$25,100	\$27,850	\$30,170	\$34,590
40%	\$26,000	\$29,720	\$33,440	\$37,120	\$40,120	\$43,080
50%	\$32,500	\$37,150	\$41,800	\$46,400	\$50,150	\$53,850
60%	\$39,000	\$44,580	\$50,160	\$55,680	\$60,180	\$64,620
65%	\$42,250	\$48,295	\$54,340	\$60,320	\$65,195	\$70,005
70%	\$45,500	\$52,010	\$58,520	\$64,960	\$70,210	\$75,390
80%	\$52,000	\$59,400	\$66,850	\$74,250	\$80,200	\$86,150
90%	\$58,500	\$66,870	\$75,240	\$83,520	\$90,270	\$96,930
95%	\$61,750	\$70,585	\$79,420	\$88,160	\$95,285	\$102,315
100%	\$65,000	\$74,300	\$83,600	\$92,800	\$100,300	\$107,700
110%	\$71,500	\$81,730	\$91,960	\$102,080	\$110,330	\$118,470
115%	\$74,750	\$85,445	\$96,140	\$106,720	\$115,345	\$123,855
120%	\$78,000	\$89,160	\$100,320	\$111,360	\$120,360	\$129,240

