

OED ORDINANCE/RESOLUTION REQUEST

Date of Request: 4/6/18

Please mark one: ☐ Bill Request or ☒ Resolution Request

1. Type of Request:

☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** *Start with an active verb, i.e., **approves, amends, dedicates**, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, or supplemental request. **Amends an existing contract between the Office of Economic Development (OED) and the Northeast Denver Housing Center (NDHC) to extend the NDHC's efforts to deliver the city's Temporary Rent/Utility Assistance (TRUA) program to help stabilize Denver renters and homeowners, extending the pilot phase funding of \$380,000 to a new total funding amount of \$880,000 and extending the duration of the program through December 31, 2018 (or sooner if funds are expended).***

3. Requesting Agency: Office of Economic Development

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Melissa Thate 720-913-1702	Name: Susan Liehe 720-913-1689
Email: melissa.thate@denvergov.org	Email: susan.liehe@denvergov.org

5. General a text description or background of the proposed request, if not included as an executive summary.

☒ See Executive Summary

6. City Attorney assigned to this request (if applicable): Julie Mecklenburg

7. City Council District: Citywide

****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):
Professional Services

Vendor/Contractor Name: Northeast Denver Housing Center

Contract control number: 201737266

Location: Citywide

Is this a new contract? ☐ Yes ☒ No **Is this an Amendment?** ☒ Yes ☐ No **If yes, how many?** First amendment

Contract Term/Duration (for amended contracts, include existing term dates and amended dates): Originally contracted through 10/31/18, now extended to run through 12/31/18.

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$380,000	\$500,000	\$880,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
12 months	2 months	12/31/18

Scope of work: To respond to inquiries/requests, work with applicants, and distribute temporary funding to qualified Denver renters and homeowners on behalf of the City and County of Denver in order to stabilize households. *See Executive Summary for additional program elements.*

Was this contractor selected by competitive process? If not, why not? Yes. TRUA was established by a 2017 RFP process, and NDHC was selected for participation in the pilot phase and this extended phase along with a second contractor, Brothers Redevelopment Inc.

Has this contractor provided these services to the City before? ☒ Yes ☐ No

Source of funds: City's Dedicated Affordable Housing Fund

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☒ N/A

WBE/MBE/DBE commitments (construction, design, DEN concession contracts): N/A

Who are the subcontractors to this contract? N/A

EXECUTIVE SUMMARY

Launched in late 2017 with \$865,000 between two community-based contractors, Denver's Temporary Rental/Utility Assistance (TRUA) program is designed to prevent displacement by assisting low- and moderate-income residents experiencing a housing crisis to maintain stability in the time it might take to find alternative housing. A housing crisis may be defined as job/income loss or other economic pressures, unsafe housing conditions, an energy shutoff notice, or potential eviction.

Funding for TRUA comes from the city's dedicated fund for affordable housing.

Based on the strong demand for and successful rollout of TRUA in its pilot phase, the city proposes to direct an additional \$1M to this critically needed program. With this contract amendment, and including the results of the program's three-month pilot phase (November 2017 through February 2018), TRUA seeks to serve a total 1,245 households with rental assistance and 204 households with utility assistance, broken down as follows:

■ **PILOT PHASE (11/1/17 through exhaustion of initial funds over 90 days)**

472 households – rental assistance

86 households – utility assistance

■ **EXTENDED PHASE (6/1/18 through 12/31/18)**

773 households – rental assistance

118 households – utility assistance

■ **COMBINED TOTAL (11/1/17 through 12/31/18)**

1,245 Households – rental assistance

204 households – utility assistance

■ **RESULTS BY CONTRACTOR**

Northeast Denver Housing

Pilot Phase – 193 households with rental assistance, 11 with utility assistance

Extended Phase – 367 rental assistance, 35 utility assistance

Total Both Phases – 560 rental assistance, 46 utility assistance

Brothers Redevelopment

Pilot Phase – 279 households with rental assistance, 65 with utility assistance

Extended Phase – 406 rental assistance, 93 utility assistance

Total Both Phases – 685 rental assistance, 158 utility assistance

Eligible households will be asked to provide proof of their residency at the current address for at least 60 days, evidence of the housing crisis, and fall within income limits (i.e., earning no more than \$47,000 for one person, or no more than \$67,100 for a household of four). Assistance payments are made directly to the landlord or utility company.

The city's five-year housing plan, *Housing an Inclusive Denver*, sets a stabilization goal of 10,000 households between 2018 and 2023. This stabilization includes the TRUA program in addition to such strategies as emergency home repair, single-family home rehabilitation, landlord/tenant services, and eviction assistance.

New in this extended phase of TRUA is additional emphasis on housing counseling, financial literacy, and benefits navigation, all prompted by the observation from the pilot phase that households being served need not just immediate assistance but also help with strategies for longer-term housing stability.

Two contractors will deliver TRUA, the other contractor being Brothers Redevelopment, Inc. As with the three-month pilot phase, Denver renters and homeowners will be encouraged to dial the city's Contact Center at 3-1-1, through which they will be referred to one of the two program contractors based on their ZIP code.