

# Residential Health Stakeholder Priorities

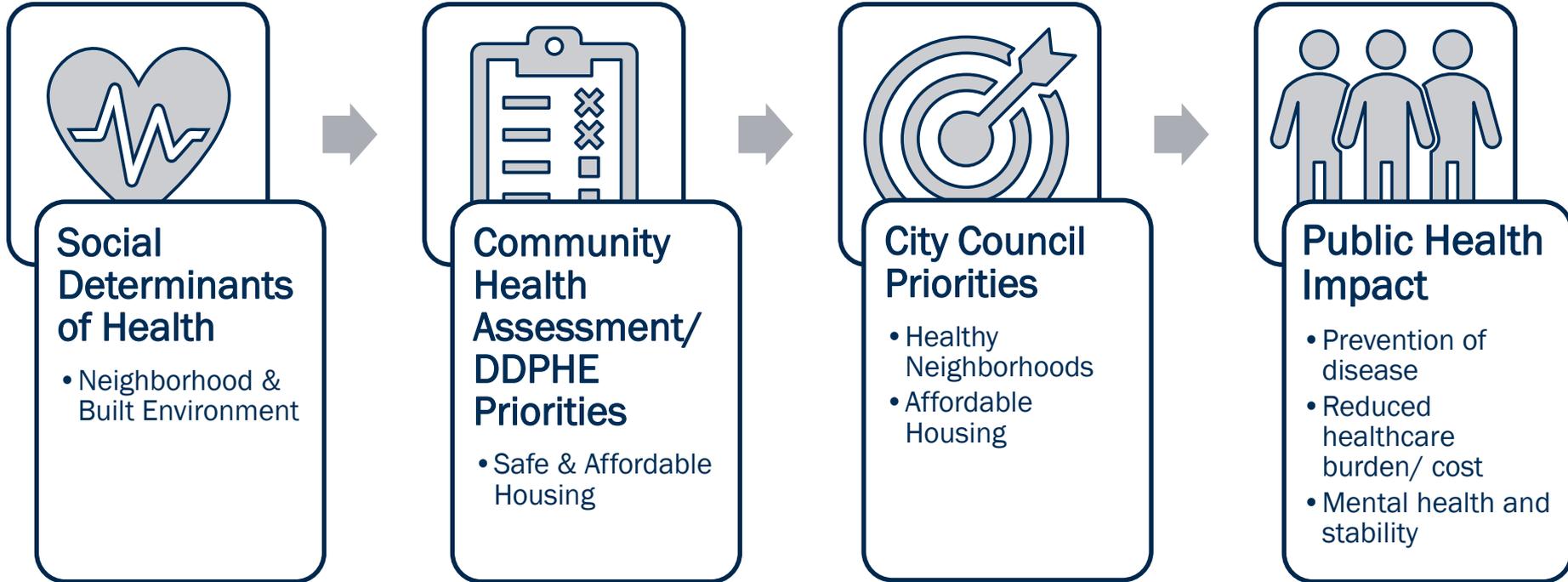
February 25, 2026

**Protect, Improve and Promote the Health & Environment of Denver**

# Presentation Overview

- Residential Health as a Policy Priority
- Residential Health (RH) Program Overview
- Background & Intent of RH Stakeholder Series
- Timeline
- Stakeholder Recommendations
- Program Changes by DDPHE
- Regulation Revisions
- Public-Facing Dashboards

# Advancing Health Equity & Outcomes



# Residential Health Program Overview

## Conduct Residential Health Investigations

- Investigate complaints (1,815 complaints in 2025)
- Routine inspections of overnight shelters and boarding homes
- Proactive inspections for some large, multi-unit properties
- Consultation regarding emergency & transitional housing

## Investigate Complex Residential Cases with Multi-Agency Involvement

- Meth contaminated residential properties
- Hoarding
- Neglect and derelict properties
- Many referrals/joint investigations with other agencies (Medical Examiner, DPD, DFD, Community Planning & Development)

# Authority and Purpose

Dwellings shall be designed, maintained, and occupied in a manner that protects public health and safety and conforms to the minimum standards of habitability.



[Chapter 27, DRMC](#)



[Rules and Regulations Governing Residential Health](#)

# Health and Safety Violations

- Pest infestations
- Mold & water damage
- Sanitation concerns
- Heating
- Lack of utilities
- Methamphetamine contamination



# Compliance Processes

Notices of Violation issued for violations of the Housing Code and regulations

Placards restrict access for unsafe conditions

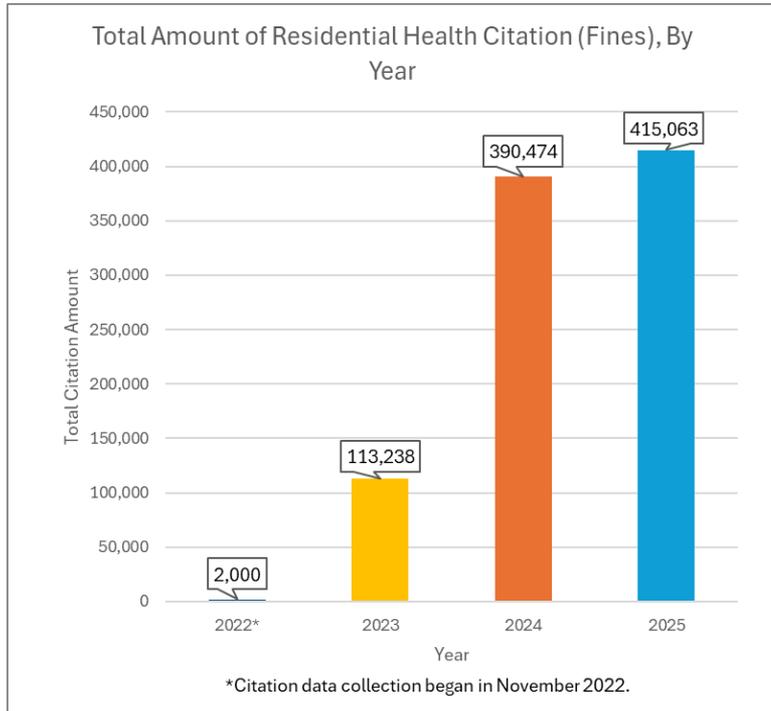
Failure to correct an issue can result in a summons to court or administrative citations

Repeat issues may impact the residential rental license

DDPHE has no authority or direct involvement with Warranty of Habitability processes

		<b>City and County of Denver</b> Rules and Regulations Governing Residential Health Chapter 27 DRMC			
		<b>Notice of Violation</b>		Date:	06/03/2025
				Complaint #:	2025-DDPHECOMP-0001260
				Facility ID:	2025-DDPHEFAC-0015108
Facility Name:	Residential Health - 231 N Logan St, Unit 10, Denver CO 80203	Phone (307) 256-1280	Inspection Type:	Complaint Investigation	
Address:	231 N Logan ST, UNIT# 10, DENVER, CO		Inspection #:	6910438	
Responsible Party:	Misty Anderson		Result:	Uncorrected with Reinspection	
<p>A complaint (2025-DDPHECOMP-0001260) was filed with the Denver Department of Public Health and Environment on 06/02/2025. During the investigation of the dwelling conducted on 06/03/2025, violations not in compliance with the requirements of the City and County of Denver Residential Housing Regulations, promulgated pursuant to Chapter 27 of the D.R.M.C., were identified.</p> <p><b>Violations:</b></p> <p><b>2-209 - Interior Walls, Ceilings and Floors</b></p> <p>2-209 A. Floors, interior walls and ceilings, and other members such as baseboards, moldings, and door frames shall be: 1. Maintained in sound condition, good repair, and be secure; and 2. Free from holes, cracks, breaks, dampness, mold associated with dampness, loose or peeling paint, lead hazards, loose or peeling plaster or wallpaper; and 3. Free from sags, bulges, and unevenness that would permit harborage of insects and rodents or cause injury by tripping or from falling building material.</p> <p><b>Observation:</b> At time of inspection, Investigator observed visible water damage, staining, sagging and dark moldlike substance in cabinet beneath kitchen sink. At time of inspection, Investigator observed backing panel of this cabinet under kitchen sink was</p>					

# Residential Health Info & Background



In 2025, the Residential Health Program:

- Included 9 investigators
- Investigated 1,815 complaints
- Issued 99 administrative citations
- Fined \$415,063 in administrative citations
- Filed 31 liens in 2025 totaling \$520,734
- In 2026 DDPHE began fining for lack of residential rental license

# Stakeholder Engagement

In 2024, Council and tenant unions advocated for increased RH staffing

Mayor/City Council approved funding for two new ends-dated (2026) positions to expand RH work and partnerships focused on habitability and tenant rights

DDPHE to host 2025 RH Stakeholder Meeting Series

Partners: tenant unions, tenants, Council offices, Department of Housing Stability (HOST), Denver Licensing & Consumer Protection (DLCP), Mayor's Office

# Timeline

December 2024

Coordination and ideation meetings for the 2025 series begin

February 13, 2025

Establish meeting series goals, norms and expectations

July 23, 2025

Community presentation, policy recommendations, high-level data

December 11, 2025

Proactive Property Inspections, public dashboard development, regulation revision planning

January/February 2026

Rules and regs feedback, Proactive Property Inspections adjustments, plan to memorialize the meeting series

# Stakeholder Recommendations

Advocates submitted 40 pages of recommendations in eight "suites" in June 2025 (many do not pertain to DDPHE role/authority)

27 DDPHE relevant recommendations broken across 4 suites:

Suite E: Tenant Protection

Suite F: Tenant Empowerment

Suite G: Reporting and Accessibility

Suite H: Enforcement / Compliance Follow-Through

# Responsive Changes: Communication with Tenants

- Complainants now copied on orders and notices of violation.
- DDPHE confirms correction with tenant before closing complainant.
- Reports and violations posted publicly in Accela now.
- Public-facing dashboard/map to search complaints, violations and fines going live this month.
- Now including tenant rights resources by default through 311 and staff email signatures.
- Ongoing collaboration with unions and advocates & possible reg changes.

# Letter From Mayor: 2026 Priorities

- Revise Residential Health Regulations
- Possible Meet and Confer Policy
- Public violation and enforcement dashboard
- Focus on Proactive Property Inspections for worst offenders
- License renewal accountability

# Additional Focus Areas:

- Escalate fines more quickly for repeat violations
- Evaluate common areas during complaint response
- Work with CAO to evaluate fining out of state investor/property owners

# Residential Health Regulation Revisions

Anticipated ordinance and regulations changes in 2026-2027; leveraging 2025 Stakeholder Series work

## Possible Focus Areas

-  Maximum indoor temperatures
-  Requirements for landlords to post/share tenant rights info, violations, enforcement actions
-  Increased DDPHE access to licensee documents (tenant communications, work orders, etc)
-  Integrating protections for second-hand smoke exposure

# Public-Facing RH Dashboards

## Use Cases:

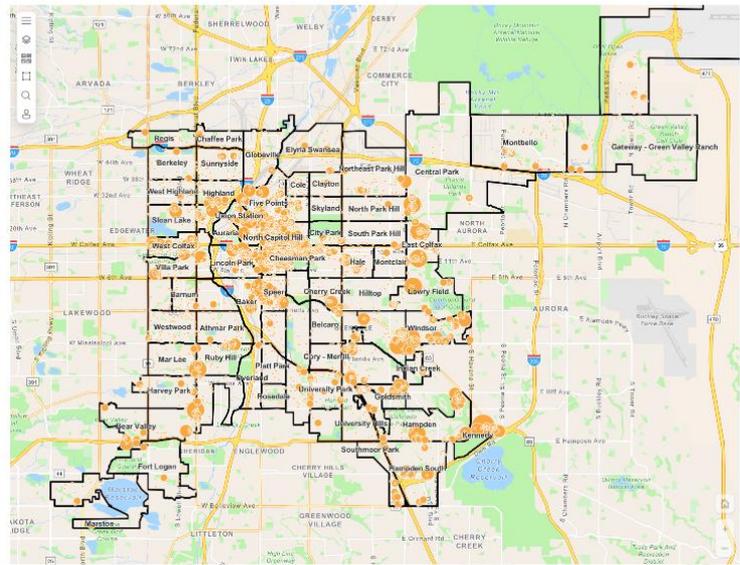
- Enable tenants to assess the condition of their accommodation
- Help prospective tenants make more informed decisions
- Enable the City and other organizations to easily determine higher risk areas/properties
- Inform legal housing-related cases
- Communicate DDPHE/Residential Health's work and impact

# Search By Complaint

## Search For Complaints By Map

Each point on the map represents an address that DDPEH has received a residential housing complaint since 2022. The size of the point indicates the number of complaints an address has received. Complaints that do not have verified addresses will not appear on the map.

The map takes a moment to load, thank you for your patience.





**PUBLIC HEALTH INVESTIGATIONS**  
DENVER PUBLIC HEALTH & ENVIRONMENT

DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT  
**PUBLIC HEALTH INVESTIGATIONS**  
Residential Health Complaint Data

Last Update:  
12/27/2025 2:00 AM

Select a Page to Visit: 1

## Search Complaints By Complaint ID or Address Below

Complaint ID

Search

Address No.

Search

Street Name

Search

Apt. Suite, Or Unit No.

Search

Date Complaint Received

Clear all filters

### Search Results

Number of Complaint Cases	Number of Inspections	Number of Citations (Fines) Issued	Earliest Record Open Date
<b>5,791</b>	<b>5,363</b>	<b>362</b>	<b>05/13/2022</b>
Number of Cases in Progress	Number of Violations	Total Amount of Citations (Fines) Issued	Latest Record Open Date
<b>137</b>	<b>29,098</b>	<b>\$613,278</b>	<b>12/22/2025</b>

## Complaint Information

The table below contains summary details on complaint cases found based on the search parameters. # status, outcome, date, the number of inspections, the number of violations, the number of citations (if Notice of Violation documents found on the DDPEH website).

Complaint ID	Complaint Address	Owner/Party Name	Complaint Date	Complaint Outcome	Inspection Date	Date Assigned	Initial Response Date	Date Closed	# of Inspections	# of Violations	# of Citations	Total Amount Fined	Link to NDV Documents
2022-SDPEHCOMP-11200 E DENVER, CO	3471 W 17TH AVE		Closed	Resolved	5/13/2022		6/26/2022	1	2	0	0.00		
2022-SDPEHCOMP-1640 E 29TH DENVER, CO	UNIT 101		Closed	Unsubstantiated	5/16/2022		6/4/2022	1	0	0	0.00		
2022-SDPEHCOMP-1548 N GRAND ST DENVER, CO	80236		Closed	Unsubstantiated	5/26/2022		7/6/2022	0	0	0	0.00		
2022-SDPEHCOMP-308 W DENVER, CO	WASHINGTON ST		Closed	Unsubstantiated	05/24/2022	5/24/2022	7/26/2022	0	0	0	0.00		
2022-SDPEHCOMP-7251 LITTLEBLAKE DENVER, CO	OK ART 1-3		Closed	Resolved	05/27/2022	5/27/2022	6/24/2022	1	4	0	0.00		
<b>Total</b>								<b>5243</b>	<b>28688</b>	<b>362</b>	<b>613,278.00</b>		

## Inspection Information

The table below contains information on inspections (scheduled, cancelled, and conducted), violations observed, citations (fines), and general violations court hearings, issued for each complaint selected. Citations (fines) are issued if violations have not been corrected by the set compliance deadline.

Complaint ID:  To view only the inspection, violation, and citation data of specific complaint, use the Complaint ID filter to (de)select the desired complaint(s).

Complaint ID	Complaint Address	Type	Inspection / Citation Amount / Court Hearing Date	Citation Outcome	Inspection / Citation Status	Inspection / Hearing Outcome	Violation	Violation Status	Investigator's Comments
2022-SDPEHCOMP-4110 E HALE PARK DENVER, CO	UNIT 4-0	Complaint Investigation	12/16/2025 2:55:00 PM	step Completed	Unconnected with	2-207 - Heating and Water	Non-Compliant	2-207 1. Entry chaffing and dwelling unit shall have an approved manner and are maintained in sound	

# Commitment to Partners & Thank You

Denver Metro Tenants Union  
Colorado Poverty Law Project  
GES Coalition  
East Colfax Collective

Justice For The People  
Redress Movement  
Mejia Consulting  
TK Investigations

City Council Partners  
Mayor's Office  
DDPHE Leadership