

Office of HOPE

SafeHouse Committee Update
May 24, 2017

Housing Update

- I. Office of HOPE introduction
 - Overview of Office of HOPE Strategy
 - Short Term Action Agenda
 - Eviction Assistance Program Overview
- II. Update on Comprehensive Housing Plan
- III. Introduction to Housing Advisory Committee leadership

HOUSING PIPELINE



Eviction Assistance Program

Office of Economic Development

Department of Environmental Health

Department of Human Services

Sheriff Department

Eviction Assistance Program

Pilot Program Summary:

- Harness Data:
 - Harness OED, DHS and DEH data to identify “highly vulnerable neighborhoods” and provide target eviction assistance funding to those neighborhoods
- Make Impactful Investments:
 - Target a broad array of investments to mitigate displacement in identified “highly vulnerable neighborhoods” (including the neighborhoods of Globeville and Elyria-Swansea)
- Strategically Align:
 - Continue the Pilot DHS Program, and connect DHS resources and data to the OED and DEH initiatives, as well as those in the Sheriff Department in order to address the full spectrum of eviction (from point of financial distress to placement in an alternate housing unit) to make impact investments

Department of Environmental Health

- Data: Tenant/Landlord Complaints and Investigations
 - Analysis of complaint and investigation data where eviction was a concern identifies “high complaint neighborhoods”
 - Westwood, Barnum, and Overland neighborhoods (Council Districts 3 and 7)
- Application of data and DEH role in pilot program:
 - Community outreach via partnership with Office of HOPE to create Eviction Assistance Guide to distribute to residents in identified vulnerable neighborhoods

Office of Economic Development

- Data: Gentrification Study
 - Analysis of demographic factors at census tract level that make a neighborhood vulnerable to growth and change that could lead to displacement identifying “vulnerable neighborhoods”
- Application of data and OED role in pilot program
 - Temporary housing assistance for households experiencing a housing crisis, aimed at preventing eviction. Assistance targeted to households in “vulnerable neighborhoods”

Analysis of Data Summary

- Comparison shows corroboration with DEH analysis of “high complaint neighborhoods” and OED analysis of “vulnerable neighborhoods” identifying the following “highly vulnerable” neighborhoods:
 - Westwood, Barnum and Overland neighborhoods (Council Districts 3 and 7)
 - Park Hill (Council District 8)

Eviction Court Collaboration

Purpose: To help Denver residents stay housed by providing resources and assistance on-site at eviction court.

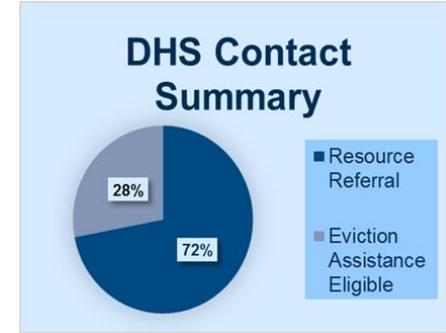
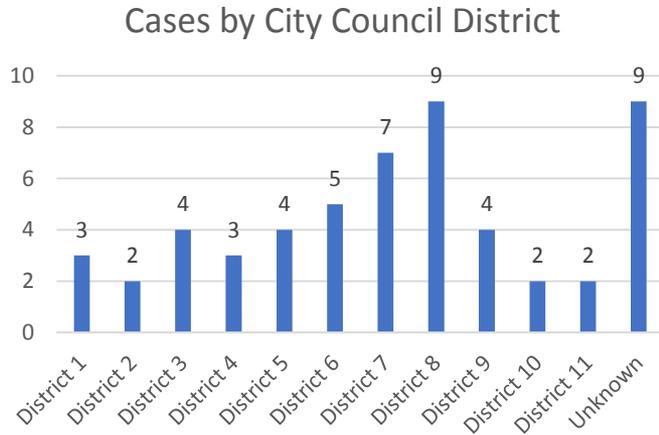
A DHS Outreach worker will provide ongoing case management to interested parties that may lead to:

- Housing stability (Eviction Assistance, Deposit Assistance, Housing Referral)
- Employment
- Other DHS benefit assistance (SNAP, MED, CASH ASSISTANCE)
- Resource referral and navigation with community partners

Client Contacts	Case Management Intake Assessments	Resource Referrals	Eviction Assistance Applications Submitted	Approved Applications		Denied Applications	
90	54	36	25	9	\$5939 (Total)	16	\$14,682

Department of Human Services

- Eviction Court Pilot and Data Analysis
 - 12 of 54 families requesting eviction assistance identified in neighborhoods from Council Districts 3, 7, and 8



OTHER REFERRALS PROVIDED

- Available permanent housing
- Veteran Services
- Burial Assistance
- Emergency Shelter
- LEAP

Denver Sheriff Department

- Distribute Eviction Assistance Guides to individuals and families living in vulnerable neighborhoods
- 600 flyers on DHS program has been distributed to individuals being served with eviction notices

Next Steps

- OED: Completion of the RFP responses
- DHS: Extension of the In-Court Service Program
- Sheriff Department: Provide Tenant Right's Pamphlet
- DEH: Complete Data Analysis on landlords with repeat violations
- Council and Administration: Consider Landlord Registry

I-70 Environmental Mitigation

- Targeted support for families in Elyria-Swansea (renter occupied homes) whose homes are scheduled to receive environmental mitigation
- Leverage funding with Gary Investments to ensure all families receive the necessary supports to eliminate any experience with homelessness

Comprehensive Housing Plan

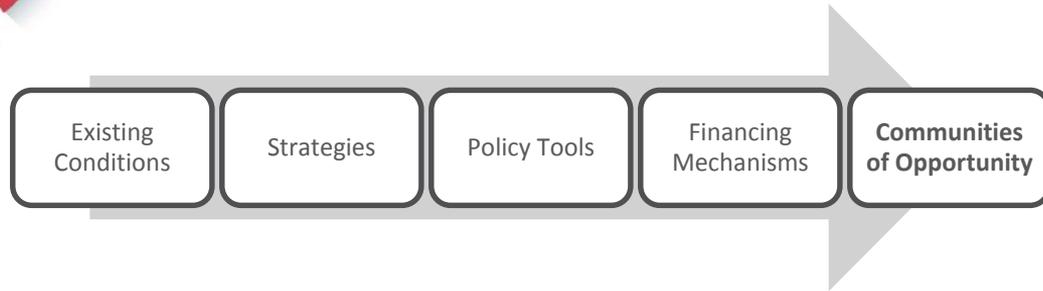
- Enterprise and team selected through a competitive process
- Focus on aligning strategies along the entire continuum of need from homelessness to homeownership
- Approach to policy development and investment strategies to create “communities of opportunity”



Project Approach



A “community of opportunity” is one that provides healthy, affordable, and appropriate housing, ample transportation options and mobility, and supportive community resources for all residents.



Timeline

Phase 1: Existing Conditions Analysis (through May 2017)

- Housing market analysis
- Housing and homeless needs assessment

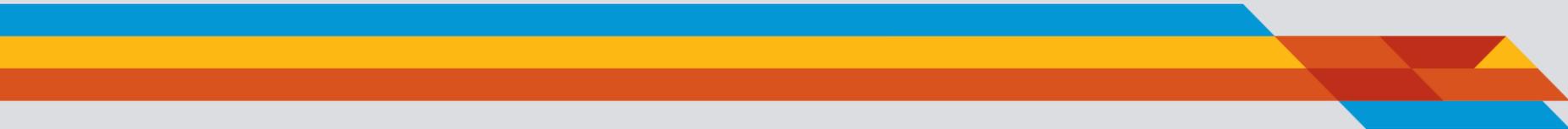
Phase 2: Goal-setting, strategy development and resource alignment (June – July 2017)

- Stakeholder and community outreach with Housing Advisory Committee, focus groups, a series of public forums and an online survey
- Develop draft housing policy recommendations and investment strategies

Phase 3: Plan development (July – August 2017)

- Continued stakeholder and community outreach
- Refine plan recommendations and develop action plan for achieving goals

Comprehensive Housing Plan submitted to City Council for approval September 2017

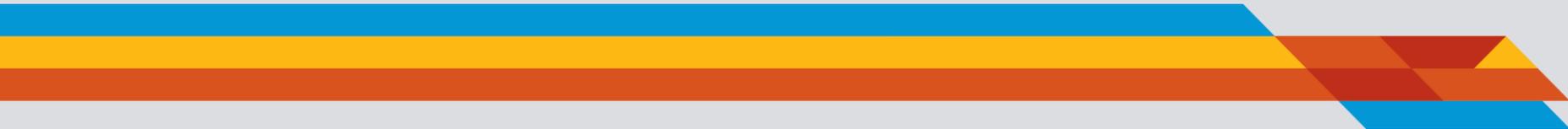


Questions/Discussion

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APPENDIX

Comprehensive Housing Plan

- 1) Housing and homeless needs assessment of current and projected housing needs for low and moderate income residents, including subpopulations
- 2) Housing market analysis to compare housing supply to housing need for households at a range of income levels
- 3) Align policy recommendations and programmatic investments with current and projected housing needs, including:
 - Measurable goals for development and preservation of rental and for-sale housing
 - Strategies aimed at mitigating displacement in areas of the city vulnerable to gentrification
 - Investment strategies for housing resources available for supportive services
 - Investment strategies for housing resources available for land banking and other tools to preserve locations in the city for future development of affordable housing

Housing Advisory Committee

(CHAIR) Kevin Marchman, Board Chair, Stapleton Development Corporation

(VICE CHAIR) Heather Lafferty, CEO and Executive Director, Habitat for Humanity of Metro Denver

(SECRETARY) Brad Weinig, TOD Senior Program Director, Enterprise Community Partners

Amy Mueller Edinger, Interim Executive Director of the Office of Economic Development

Brad Buchanan, Executive Director of Community Planning and Development

Erik Soliván, Executive Director of the Office of HOPE

Brendan Hanlon, Chief Financial Officer

Bennie Milliner, Denver's Road Home

Ismael Guerrero, Executive Director of the Denver Housing Authority

Tracy Huggins, Executive Director of the Denver Urban Renewal Authority

Cris White, Executive Director of the Colorado Housing and Finance Authority

Alison George, Executive Director of the Colorado Division of Housing

John Parvensky, Executive Director, Colorado Coalition for the Homeless

Veronica Barela, President and CEO, NEWSED Community Development

Randy Kilbourn, Member of Cross-Disability Coalition and Denver Metro Fair Housing Center

Bill Pruter, Chief Financial Officer, Nichols Partnership

Michael Warren, Denver Area Development Manager, Metropolitan Homes and Metropolitan Residential Advisors

Kenneth Ho, Development Manager, Lennar Multi-Family Communities

Chuck Perry, Managing Partner, Perry Rose LLC

Trinidad Rodriguez, Senior Vice President and Managing Director of Public Finance, D.A. Davidson & Co.

Jenny Santos, Health Coverage Guide, Servicios de la Raza

Robin Kniech, At-Large Councilmember