



License Agreement

4201 N. Monroe Street

FINGOV Committee
February 22, 2022

Requested Council Action

- The Department of Finance Division of Real Estate requests Council approval of a License Agreement with Colorado Village Collaborative (“CVC”) to lease vacant land located at 4201 N. Monroe Street for a Tiny Home Village

Tiny Home Village

History of Tiny Home Village model locally

Why Tiny Home Village

Ties to HOST 5 Year Strategic Plan

Tiny Home Village – Monroe Street

- Village will have 24 tiny home structures, one office structure, and one community building
- Village currently leased from City at 4400 N. Pearl Street will be closed at end of term on May 1, 2022
- 11 households will be relocated to Monroe Street
- Budget for Tiny Home Village in HOST: \$1 million
 - Combination of Homelessness Resolution Fund and Homeless Services Fund
- HOST - CVC contract expires 12/31/2023



Tiny Home Village - Details

Tiny Home Villages are healthy, secure, staffed, resource and service-rich environments that provide an indoor, individualized sheltering option for people experiencing unsheltered homelessness in Denver

Resources	Services
3 Shared Bathrooms	Homelessness Management Intake
Hand Sinks	Housing Referrals
Showers	Employment Referrals
Community Kitchen with microwave, stove, toaster, fridge / freezer	Physical/Mental/Dental Health Care referrals; also done on-site
Laundry	COVID Testing
Food/Community Meals	Housing & Employment Referrals
Electricity	Referrals & Transportation to Food Banks
Internet & DPL provided laptops	Benefits Navigation

How Are Residents Selected?

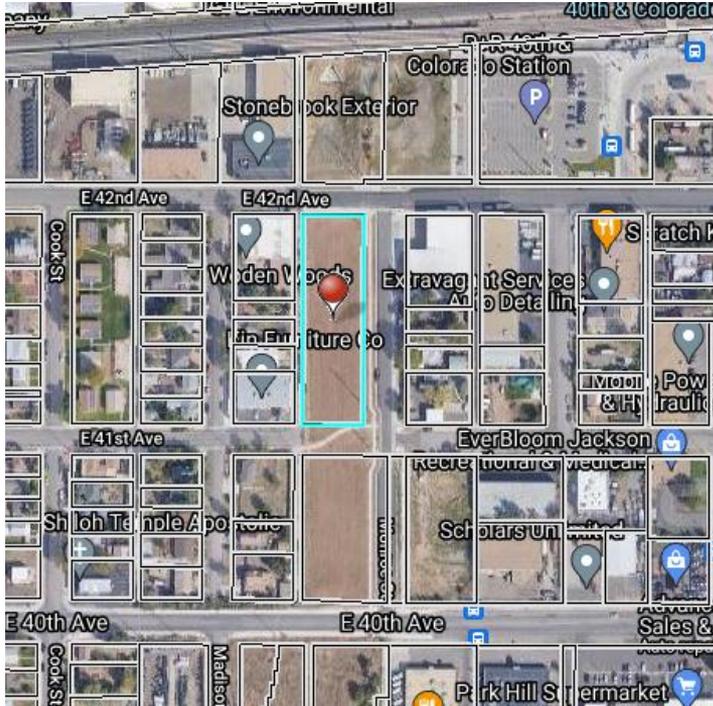
- When units are available, referrals are solicited from service providers and community members/organizations
- CVC evaluates applicants; preference given to people who do not fit the traditional shelter system (for example, have a pet or work nights) and have few options for survival
- Residents have an income of 30% of AMI or less
- All residents must be at least 18 years of age and unhoused when they apply

Tiny Home Village - Statistics

- Sheltered 67 unsheltered people
- 31 graduated to permanent housing
- Education assistance: 2 GED enrollments, 3 college enrollments, one college graduation
- 49 employment opportunities
- 54 health and dental referrals
- 43 mental health referrals
- 197 housing assistance referrals
- Goal is to move individuals from the streets to stable housing within an average of 12 months



Site Selection



- 4201 N. Monroe Street is a City owned vacant land parcel
- City will have an option to permit CVC to expand the Village onto the adjacent vacant parcel to the south
- City has no imminent plans for usage of these vacant parcels

Tiny Home Village Monroe Street

- 24 tiny homes in fenced area accommodating singles, couples, people with pets, people with disabilities, and more
- Residents sign 6-month Community Agreements with options to extend every 6 months based on continued work towards stability. Goal is for residents to move into more permanent situations within 12 months (or sooner!)
- Staffed and managed 24/7
- Community space with kitchen, resource referral area, space for mobile health providers, and more



Community Outreach

- CVC is required to make efforts to negotiate a Neighborhood Community Agreement within 14 days of execution of the license; they have already started the process through meetings with EGS & Partners and GES Coalition
- CVC attends and presents at GES Coalition meetings
- CVC has met with Sandra Ruiz-Parilla of EGS & Partners and attends / presents at the monthly community meetings
- CVC met with Focus Points Resource Center about collaboration and referrals to Tiny Homes in Swansea
- Outreach to residents living in RVs to refer them to CVC programs

License Agreement Terms

- Two-year term starting upon lease execution; two one-year renewal options at City's discretion
- Lease rate is \$10 per year
- Either party may terminate with 6 months notice
- License Agreement is supported by existing service contract between CVC and the City
- CVC is required to make efforts to negotiate a Neighborhood Community Agreement within 14 days of execution of the license

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Questions?