

# Department of Housing Stability

## Rental/Utility and Mortgage Assistance Contracts

Safety, Housing, Education, & Homelessness Committee  
June 24, 2020

# Agenda

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- Background Data on Housing Instability
- Temporary Rental and Utility Assistance (TRUA) Program Data and Program Adjustments Due to COVID-19
- Overview of Rent/Utility and Mortgage Assistance Program Contracts
- Action Requested Today



## Denver Cost Burdened Households Prior to COVID-19

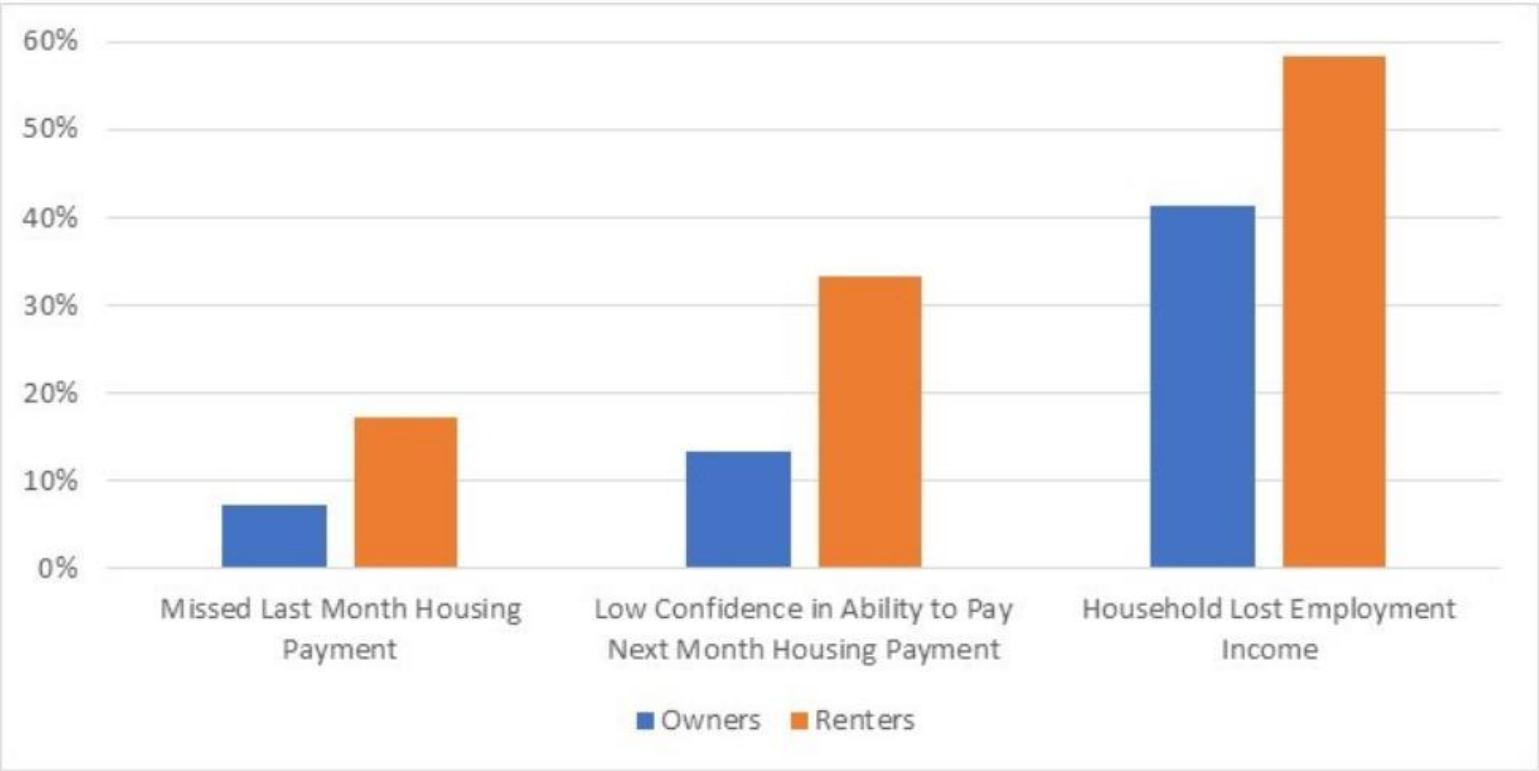
All Denver Households, 2017							
Area Median Income	Not Cost Burdened <i>Paying less than 30% of income for housing</i>	Cost Burdened <i>Paying between 30%-49% of income for housing</i>	Severely Cost Burdened <i>Paying more than 50% of income for housing</i>	Total	% Cost Burdened <i>Paying between 30%-49% of income for housing</i>	% Severely Cost Burdened <i>Paying more than 50% of income for housing</i>	% Cost Burdened or Severely Cost Burdened <i>Paying more than 30% of income for housing</i>
< 30% AMI	6,035	4,107	24,257	34,399	12%	71%	82%
31-50% AMI	6,928	12,214	15,416	34,558	35%	45%	80%
51-60% AMI	7,035	12,379	3,249	22,663	55%	14%	69%
61-80% AMI	17,271	11,340	2,762	31,373	36%	9%	45%
81-100% AMI	20,711	8,741	1,503	30,955	28%	5%	33%
101-120% AMI	20,638	4,331	391	25,360	17%	2%	19%
> 121% AMI	117,820	5,159	840	123,819	4%	1%	5%
<b>Total</b>	<b>196,438</b>	<b>58,271</b>	<b>48,418</b>	<b>303,127</b>	<b>19%</b>	<b>16%</b>	<b>35%</b>

46% of Denver renter households and 24% of Denver homeowner households were cost burdened (paying more than 30%) or severely cost burdened (paying more than 50%) of their income on housing costs

Source: American Community Survey, 2017 1-Year Estimates, via University of Minnesota Integrated Public Use Microdata Series

# National Census Data Shows One Quarter of Adults Are Facing Housing Insecurity Due to COVID-19

### Housing Stability Measures by Housing Tenure



Source: U.S. Census Bureau Pulse Survey for May 7-12

- Nearly a quarter of all adults reported housing insecurity –either missing their rent or mortgage payment last month and/or expressing little or no confidence in their ability to afford their next housing payment
- Nearly 3 out of 5 renting respondents experienced a loss of employment income in their household, compared to 2 out of 5 homeowners
- Slightly more homeowners than renters were able to defer their previous month’s housing payments

Source: [Enterprise Community Partners Blog](#)

## Temporary Rental and Utility Assistance Program (TRUA) Background

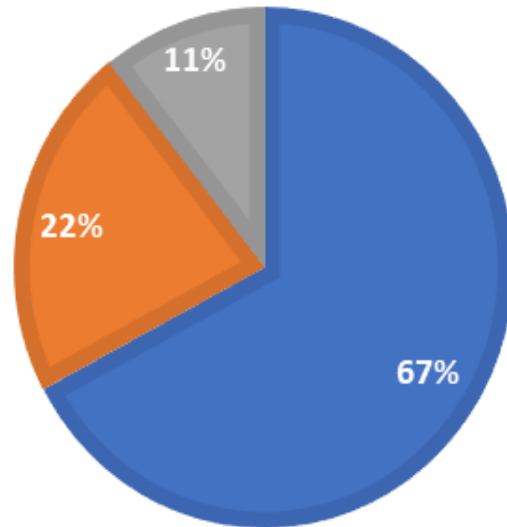
- \$2 million awarded in 2019; additional \$2 million awarded in 2020
- Substantial increase in the number of applications received and number of households served
  - Increased personnel funding and streamlined processes
- Will leverage Coronavirus Relief Funds to continue to serve residents who have a financial hardship that may be unrelated to COVID-19

# Households Served by TRUA January 2019 – May 2020

1,700 unduplicated households served; 996 in 2019 and 704 Jan-May 2020

## HOUSEHOLDS SERVED BY AREA MEDIAN INCOME

■ 0-30% AMI ■ 31-50% AMI ■ 51-80% AMI



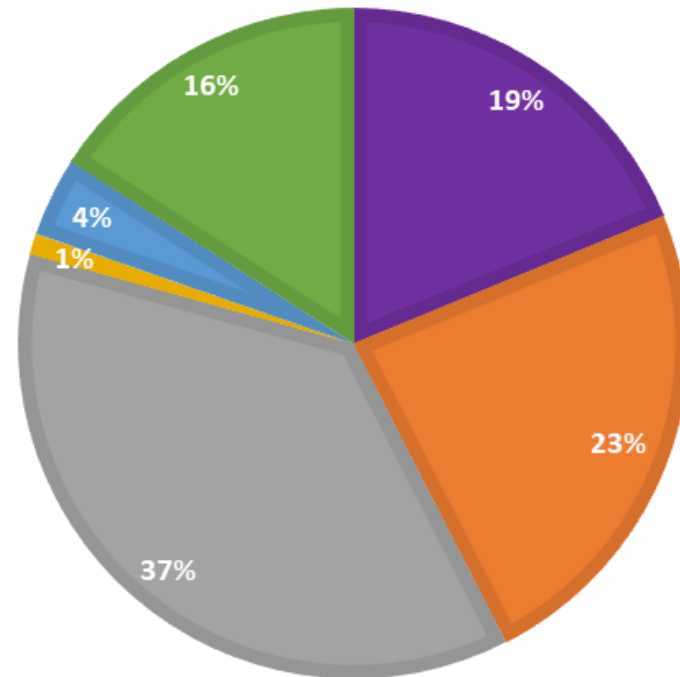
January 2019 –May 2020 averages:

- 2019 served ~83 households/month
- 2020 served ~140 households/month

# Households Served by TRUA January 2019 – May 2020

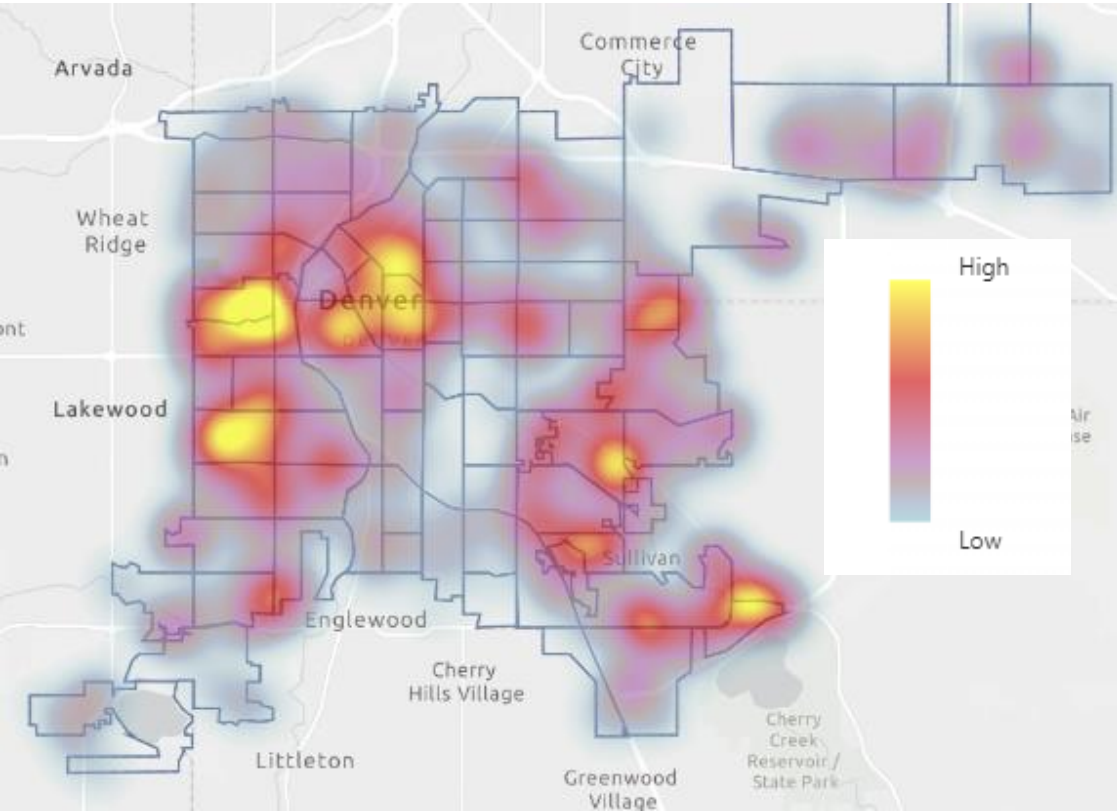
HOUSEHOLDS SERVED BY RACE AND ETHNICITY

- White, Not Hispanic or Latino
- White, Hispanic or Latino
- Black/African American (including Hispanic or Latino)
- Asian (including Hispanic or Latino)
- American Indian/Alaska Native (including Hispanic or Latino)
- Other Multi Racial (including Hispanic or Latino)



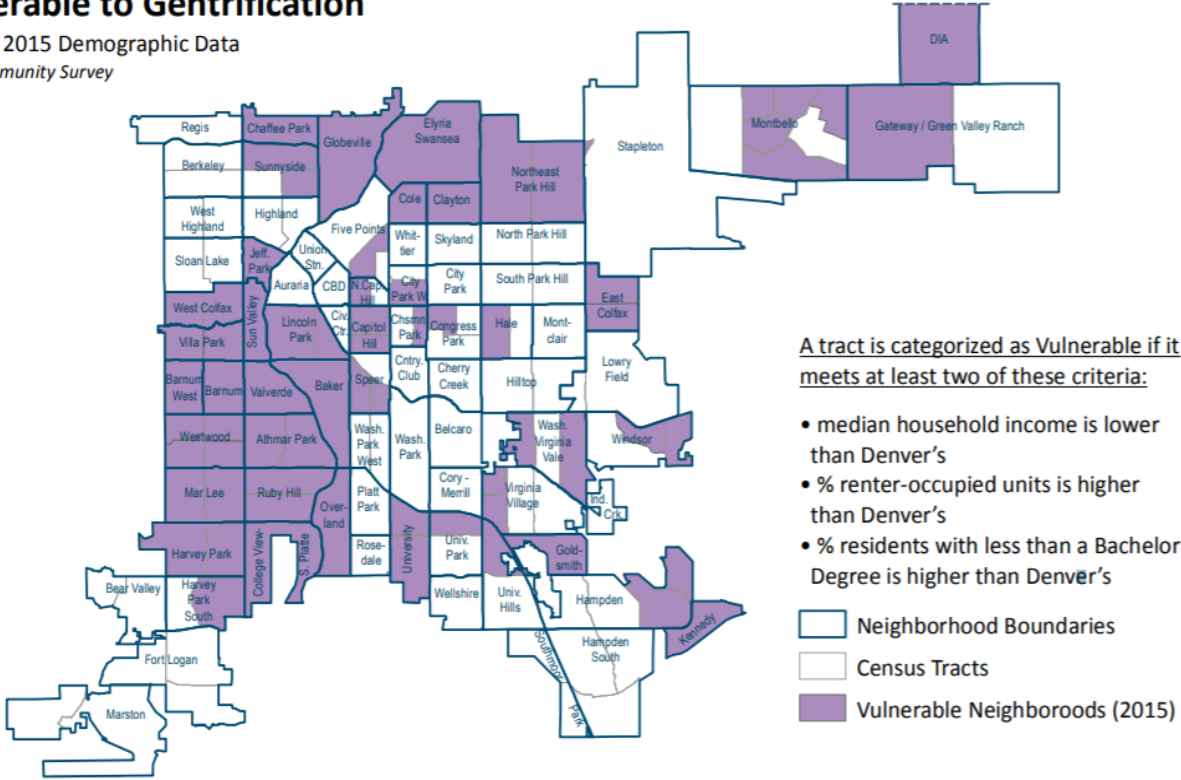
Partnership with the Office of Social Equity and Innovation and The People Lab at UC Berkeley on racial equity project to develop and evaluate outreach strategies and use among vulnerable groups

# Households Served by TRUA



## Areas Vulnerable to Gentrification

UPDATE: Based on 2015 Demographic Data  
 Source: American Community Survey



Source: [DEDO Gentrification Study Updated Maps](#)



## Changes Due to the COVID-19 Public Health Emergency

- Program guidelines and implementation processes:
  - Removing requirements for length of time in current residence and sustainability action plans for multiple months of assistance
  - Removing requirement for residents to pay a portion of the amount due for existing and new contracts
- Stay at home orders and remote administration of the program
  - Accepting cell phone and email pictures of documents
  - Providing online applications and drop boxes

## Background on Coronavirus Relief Funds

- Phase 1 Emergency Deployment: \$4M in rent/utility assistance, \$1M in mortgage assistance
  - Part of the \$20 million allocated to key areas impacted by COVID **that can be quickly operationalized**
- The CARES Act requires Coronavirus Relief Fund only be used to cover expenses that
  - (1) are necessary expenditures **incurred due to the public health emergency** with respect to the Coronavirus Disease 2019 (COVID-19);
  - (2) were **not accounted for in the budget** most recently approved as of March 27, 2020
  - (3) were incurred **March 1, 2020 -December 30, 2020**

Source: [U.S. Department of the Treasury](#)

Contractor	Colorado Housing Assistance Corporation (CHAC)
Program Name	Coronavirus Temporary Mortgage Assistance Program
Contract Amount (Funding Source)	\$1,000,000 (Coronavirus Relief Funds)
Resolution Number	20-0579
Scope/Outcomes	<ul style="list-style-type: none"> <li>• Provides up to 3 months of mortgage assistance to residents who have a financial hardship due to the impacts of the COVID-19 public health emergency</li> <li>• Serves residents at or below 80% of the area median income</li> <li>• Must be primary residence and be in the City and County of Denver</li> <li>• Will serve approximately 180 unduplicated households</li> </ul>

<b>Contractor</b>	<b>Brothers Redevelopment, Inc</b>
Program Name	Coronavirus Emergency Rental and Utility Assistance Program
Contract Amount (Funding Source)	\$2,000,000 (Coronavirus Relief Funds)
Resolution Number	20-0580
Scope/Outcomes	<ul style="list-style-type: none"> <li>• Provides up to 6 months of rental assistance and up to 2 occurrences of utility assistance to residents who have a financial hardship due to the impacts of the COVID-19 public health emergency</li> <li>• Serves residents at or below 80% of the area median income</li> <li>• Will pay full amount due</li> <li>• Leverages partnerships with West Denver Renaissance Collaborative and Colorado Sunshine Home Share</li> <li>• Will serve approximately 360 unduplicated households</li> <li>• Residents will access through same 311 process as TRUA</li> </ul>

<b>Contractor</b>	<b>Northeast Denver Housing Center Inc.</b>
Program Name	Coronavirus Emergency Rental and Utility Assistance Program
Contract Amount (Funding Source)	\$2,000,000 (Coronavirus Relief Funds)
Resolution Number	20-0581
Scope/Outcomes	<ul style="list-style-type: none"> <li>• Provides up to 6 months of rental assistance and up to 2 occurrences of utility assistance to residents who have a financial hardship due to the impacts of the COVID-19 public health emergency</li> <li>• Serves residents at or below 80% of the area median income</li> <li>• Will pay full amount due</li> <li>• Leverages partnership with Del Norte</li> <li>• Will serve approximately 360 unduplicated households</li> <li>• Residents will access through same 311 process as TRUA</li> </ul>

<b>Contractor</b>	<b>Brothers Redevelopment, Inc</b>
Program Name	Temporary Rental and Utility Assistance Program (TRUA) – Amendment
Contract Amount (Funding Source)	\$2,000,000 (Affordable Housing Fund)
Resolution Number	20-0600
Scope/Outcomes	<ul style="list-style-type: none"> <li>• No additional funds</li> <li>• Revises program guidelines to remove requirements for residents to pay a portion of the amount due; live in current residence for at least 60 days; and provide sustainability action plans for multiple months of assistance</li> <li>• Provides up to 6 months of rental assistance and up to 2 occurrences of utility assistance to residents who have a financial hardship</li> <li>• Will pay full amount due</li> <li>• Serves residents at or below 80% of the area median income</li> <li>• Will serve approximately 855 unduplicated households</li> </ul>

<b>Contractor</b>	<b>Northeast Denver Housing Center Inc.</b>
Program Name	Temporary Rental and Utility Assistance Program (TRUA) – Amendment
Contract Amount (Funding Source)	\$2,300,000 (Coronavirus Relief Funds)
Resolution Number	20-0599
Scope/Outcomes	<ul style="list-style-type: none"> <li>• Adds \$300,000 to existing \$2,000,000 for a total of \$2,300,000</li> <li>• Revises program guidelines to remove requirements for residents to pay a portion of the amount due; live in current residence for at least 60 days; and provide sustainability action plans for multiple months of assistance</li> <li>• Provides up to 6 months of rental assistance and up to 2 occurrences of utility assistance to residents who have a financial hardship</li> <li>• Will pay full amount due</li> <li>• Serves residents at or below 80% of the area median income</li> <li>• Will pay full amount due</li> <li>• Will serve approximately 1,000 unduplicated households</li> </ul>

## Action Required Today

Staff requests your support for the following resolution numbers:

- 20-0579 – Colorado Housing Assistance Corporation (CHAC) – Coronavirus Temporary Mortgage Assistance Program
- 20-0580 – Brothers Redevelopment, Inc - Coronavirus Emergency Rental and Utility Assistance Program
- 20-0581 – Northeast Denver Housing Center Inc.- Coronavirus Emergency Rental and Utility Assistance Program
- 20-0600 – Brothers Redevelopment, Inc – Temporary Rental and Utility Assistance Program (TRUA) Amendment
- 20-0599 - Northeast Denver Housing Center Inc.- Temporary Rental and Utility Assistance Program (TRUA) Amendment



# Appendix



## 2020 Denver Area Median Income (AMI)

% AMI	HOUSEHOLD SIZE					
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
<b>30%</b>	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$35,160
<b>50%</b>	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000
<b>60%</b>	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600
<b>80%</b>	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100
<b>90%</b>	\$63,000	\$72,000	\$81,000	\$90,000	\$97,200	\$104,400
<b>95%</b>	\$66,500	\$76,000	\$85,500	\$95,000	\$102,600	\$110,200
<b>100%</b>	\$70,000	\$80,000	\$90,000	\$100,000	\$108,000	\$116,000
<b>110%</b>	\$77,000	\$88,000	\$99,000	\$110,000	\$118,800	\$127,600
<b>115%</b>	\$80,500	\$92,000	\$103,500	\$115,000	\$124,200	\$133,400
<b>120%</b>	\$84,000	\$96,000	\$108,000	\$120,000	\$129,600	\$139,200



## Denver Cost-Burdened Data - Homeowners

Denver Homeowner Households, 2017							
Area Median Income	Not Cost Burdened <i>Paying less than 30% of income for housing</i>	Cost Burdened <i>Paying between 30%-49% of income for housing</i>	Severely Cost Burdened <i>Paying more than 50% of income for housing</i>	Total	% Cost Burdened <i>Paying between 30%-49% of income for housing</i>	% Severely Cost Burdened <i>Paying more than 50% of income for housing</i>	% Cost Burdened or Severely Cost Burdened <i>Paying more than 30% of income for housing</i>
< 30% AMI	1,548	1,736	5,908	9,192	19%	64%	83%
31-50% AMI	3,791	4,006	4,323	12,120	33%	36%	69%
51-60% AMI	4,007	3,443	810	8,260	42%	10%	51%
61-80% AMI	7,766	4,262	1,127	13,155	32%	9%	41%
81-100% AMI	10,418	3,116	822	14,356	22%	6%	27%
101-120% AMI	10,240	2,513	182	12,935	19%	1%	21%
> 121% AMI	77,973	3,923	692	82,588	5%	1%	6%
<b>Total</b>	<b>115,743</b>	<b>22,999</b>	<b>13,864</b>	<b>152,606</b>	<b>15%</b>	<b>9%</b>	<b>24%</b>

Source: American Community Survey, 2017 1-Year Estimates, via University of Minnesota Integrated Public Use Microdata Series

## Denver Cost-Burdened Data - Renters

Denver Renter Households, 2017							
Area Median Income	Not Cost Burdened <i>Paying less than 30% of income for housing</i>	Cost Burdened <i>Paying between 30%-49% of income for housing</i>	Severely Cost Burdened <i>Paying more than 50% of income for housing</i>	Total	% Cost Burdened <i>Paying between 30%-49% of income for housing</i>	% Severely Cost Burdened <i>Paying more than 50% of income for housing</i>	% Cost Burdened or Severely Cost Burdened <i>Paying more than 30% of income for housing</i>
< 30% AMI	4,487	2,371	18,349	25,207	9%	73%	82%
31-50% AMI	3,137	8,208	11,093	22,438	37%	49%	86%
51-60% AMI	3,028	8,936	2,439	14,403	62%	17%	79%
61-80% AMI	9,505	7,078	1,635	18,218	39%	9%	48%
81-100% AMI	10,293	5,625	681	16,599	34%	4%	38%
101-120% AMI	10,398	1,818	209	12,425	15%	2%	16%
> 121% AMI	39,847	1,236	148	41,231	3%	0%	3%
<b>Total</b>	<b>80,695</b>	<b>35,272</b>	<b>34,554</b>	<b>150,521</b>	<b>23%</b>	<b>23%</b>	<b>46%</b>

Source: American Community Survey, 2017 1-Year Estimates, via University of Minnesota Integrated Public Use Microdata Series

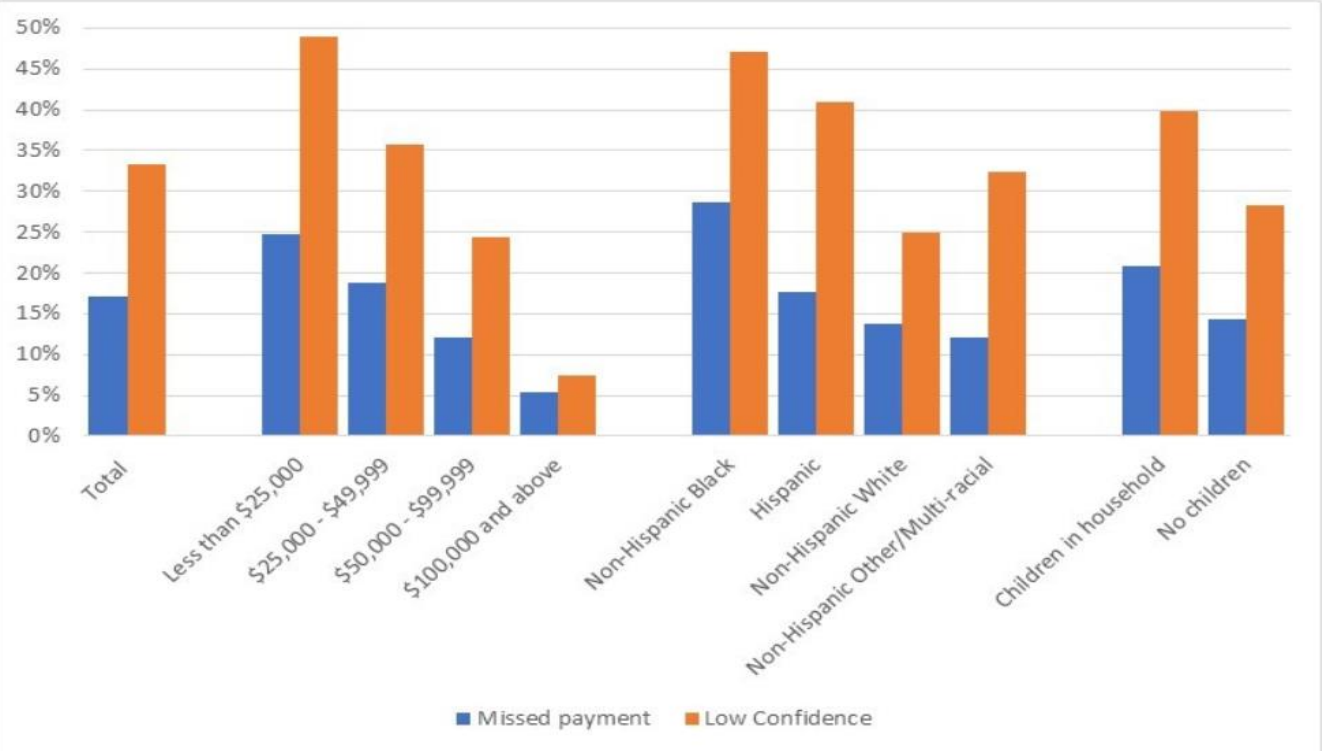
## Zip Code Distribution – Rent/Utility Assistance

Brothers Redevelopment: 80227, 80219, 80221, 80211, 80210, 80212, 80209, 80223, 80236, 80202, 80216, 80110, 80204, 80235, 80123.

NDHC: 80203, 80205, 80206, 80207, 80218, 80238, 80239, 80247, 80249, 80010, 80014, 80220, 80222, 80224, 80230, 80231, 80237, 80246

# National Census Data Shows One Quarter of Adults Are Facing Housing Insecurity Due to COVID-19

## Renter Housing Stability Metrics by Income, Race/Ethnicity and Presence of Children



- Renters with lower incomes had much higher shares of not paying rent last month
- Hispanic and black renters reported much higher shares with difficulty paying rent compared to non-Hispanic white renters
- Renter households with children report greater housing instability relative to those without children

Source: [Enterprise Community Partners Blog](#)

Source: U.S. Census Bureau Pulse Survey for May 7-12