

Housing Connector

Safety, Housing, Education, & Homelessness Committee

May 22, 2024

Cole Chandler, Senior Advisor for Homelessness

Deputy Director of All In Mile High

Action Requested Today

Approval of the following:

- **#24-0676 – Housing Connector:** Approves a total of \$5,000,000 (American Rescue Plan Act Funding) for Housing Connector to support the All in Mile High initiative through housing navigation and lease up coordination, while also distributing time-limited move-in financial assistance and rental subsidies for 250 households transitioning from encampments to permanent housing.

2024 GOALS

VIBRANT DENVER

BUILD A SHARED VISION FOR A VIBRANT DENVER

Engage the public across the 11 council districts to envision vibrant neighborhoods and a vibrant downtown, identifying funding for both by Dec. 31, 2024.

AFFORDABLE DENVER

ALL IN MILE HIGH

Reach a total of 2,000 people moved indoors from unsheltered homelessness by Dec. 31, 2024.

3,000 AFFORDABLE HOMES

Permit, secure, finance or support the development and preservation of 3,000 long-term affordable housing units by Dec. 31, 2024.

SAFE DENVER

ROADS TO RECOVERY

Move 200 individuals struggling with addiction or mental health out of the criminal justice system and into a coordinated intervention, treatment, and rehabilitation pipeline by Dec. 31, 2024.

SAFE CITY

Reduce violent gun crime by 20% and improve customer satisfaction by 15% by Dec. 31, 2024.

GREAT GOVERNMENT

CUT PERMITTING TIME

Re-envision the development permitting process and reduce city review time by 30% by Dec. 31, 2024.

IMPROVE CITY SERVICES

Reduce our response time to the top 3 constituent concerns by 20% by Dec. 31, 2024.

EMPLOYEE ENGAGEMENT

Improve employee engagement by 5% by Dec. 31, 2024.

All In Mile High

Goal: Move a total of 2000 people indoors through the All In efforts by December 31, 2024

A. Move 750 people from All In sites to permanent housing

B. Move 250 people straight to housing from streets, and 750 people into All In sites

C. Provide a safe, stable, fully operational environment for our guests at All In sites.

D. Replace short term hotels and tent-based sites with long term NCS and micro-communities



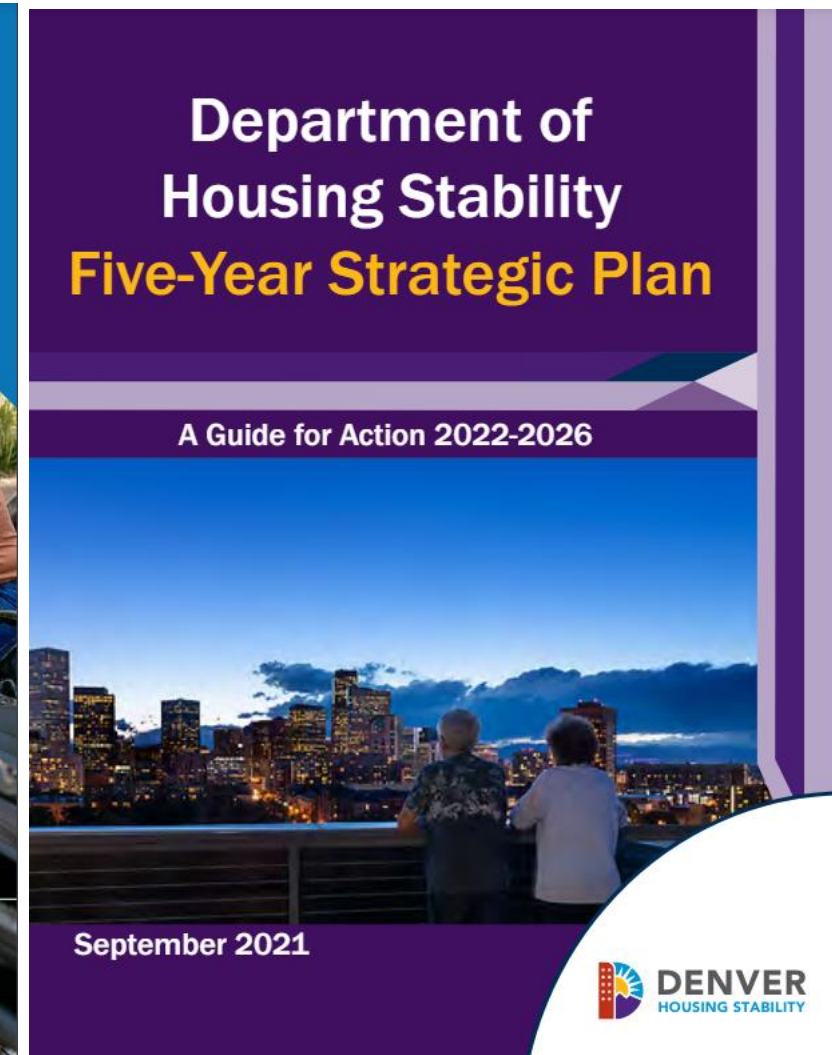
HOST 5 Year Strategic Plan and Mayor Johnston's 2024 Goals

HOST's Five-Year Strategic Plan outlines a high priority to reduce unsheltered homeless in Denver.

Additionally, HOST's 2024 Annual Action Plan outlines our goal this year of bringing an additional 1000 individuals indoors in 2024.

Both align with Mayor Johnston's 2024 All In Mile High Goal of moving 2000 people indoors from unsheltered homelessness by December 31, 2024.

Further, Encampment Resolution via housing-focused case management by skilled outreach teams to connect encampment residents with services and shelter and/or housing is a key 2024 priority named in HOST's 2024 Action Plan.



Housing Connector Overview

Housing Connector is a tech-for-good 501c3

Currently operating in Denver, CO, Washington State, Dallas TX, and Portland, OR

“Housing Connector is a bridge between [landlords] with vacant units and Community Partners who work with vulnerable populations searching for housing. We solve financial and resident challenges for [landlords] so they can feel secure in opening doors to more members of our community. For case managers, we provide a streamlined housing search process through our Zillow powered marketplace, and Housing Connector is able to facilitate solutions and bring multiple parties together to problem solve if issues arise.”





Street to Lease Concept and Pilot

- Street to Lease as a concept involves expertly engaging unsheltered individuals who are actively living on the street through our skilled outreach teams, connecting them with a unit in addition to stabilization and housing navigation case management, and one year of financial assistance (rent, utilities, etc.)
- This rapid intervention can resolve episodes of homelessness quickly, allowing the individual to stabilize over the coming year and design their next steps
- A street to lease pilot was conducted earlier this year.
- 12 individuals were engaged and all 12 were rapidly housed and continue to be.
- This pilot cemented the importance of strong coordination between the Mayor's office, HOST, DSOC, Housing Connector, and landlords.
- This contract will be specifically supporting the Street to Lease program

Project Summary: Housing Connector

- Housing Connector will support the All in Mile High initiative through housing navigation and lease up coordination, while also distributing time-limited move-in financial assistance and rental subsidies **for 250 households** transitioning from encampments to permanent housing.
- The contract would amount to **\$5,000,000 (in ARPA)** for a contract term of **5/1/24 – 5/31/26**.



**HOUSING
CONNECTOR**

Project Summary: Housing Connector (Building Housing Unit Availability)

- Through formal partnerships with community landlords and property managers, HC will increase the availability of units at or below Fair Market Rent that work most appropriately for priority populations being served through All in Mile High.
- Housing Connector will provide their Zillow-powered housing search marketplace to access units for service providers supporting the unsheltered homeless population.
- HC will provide trainings for service providers on Housing Connector platform and service model including stability support tickets, and case management and communication processes.
 - a. For the first month, trainings will be provided weekly
 - b. The second and third months will include initial, ongoing maintenance, and refresher trainings.
 - c. Monthly trainings and refresher courses will be provided the fourth month and thereafter
- Ultimately, less vacancies in our city and more doors being opened to individuals who may not have had that chance

Project Summary: Housing Connector (Rent, Utility, and Back up Assistance)

- One year of full rental and utility assistance
- Households will be provided with flexible stability funds, rent guarantee funding, mitigation and risk funding, lease mediation services, and ongoing case management.
- Housing Connector will be a first line of contact for landlords (and providing back up funding, i.e.: covering any damages, etc.).

Supportive Services

During the **12 months of full rental and utilities support** there is continuous housing stabilization case management to support participants to maintain their housing stability and plan for their futures.

An additional emphasis of case management will focus on Housing Navigation, or in other words, evaluating how best an individual will maintain their housing stability once they exit the program (workforce, reunification, housing subsidy, etc.)

HOST and contracted case managers will hold a case load of 1:20 and case managers will work closely with individuals on a weekly basis.

Housing Connector works very closely with the Denver Street Outreach Collaborative, Colorado Coalition for the Homeless, and HOST's Housing Stabilization team to ensure all tenant needs are met and ongoing communication with landlord is prioritized.

Wraparound support services are being provided to help all households to transition and stabilize into future permanent housing. Support services are provided by HOST and Colorado Coalition for the Homeless and include:

- mental and physical health care,
- peer navigation,
- workforce training,
- behavioral health and substance misuse support,
- and housing navigation.

Move In Kits will be available as well– Beds, pots and pans, couch, small table, basic linens, hygiene items



Housing Connector

Contract Term	May 1, 2024 - May 31, 2026
Funding Source	American Rescue Plan Act (ARPA)
Contract Amount	\$5,000,000

Scope of Work

- Housing navigation and lease up coordination, while also distributing time-limited move-in financial assistance and rental subsidies for 250 households transitioning from encampments to permanent housing
- 5/1/24 – 5/31/26

Questions?

Rapid Rehousing as a Bridge Housing Solution

PROCESS FOR RAPID REHOUSING

By connecting people with a home and providing them with rental assistance and supportive services to stay in their home, they are better able to deal with challenges that may have led to their homelessness, such as obtaining employment or substance abuse issues.

