

Department of Housing Stability

PROPERTY TAX RELIEF PROGRAM UPDATE
TENANT LEGAL SERVICES 2025 REPORT
COMMUNITY PLANNING & HOUSING COMMITTEE
7/28/2026



DENVER
HOUSING STABILITY

Property Tax Relief Program Update

Ian Cohn, HOST Program Officer

HOST's Spectrum of Work



Program Background

The Denver Property Tax Relief Program provides a partial refund of property taxes paid, or the equivalent in rent, to qualifying Denver residents. Eligible applicants receive a payment of at least \$372. Renters can receive a maximum payment of \$1,000 and Homeowners can receive a maximum payment of \$1,800.

- Average refund in the 2024-2025 program year (2023 rebates) was \$1,148.00
- Average refund to date in the 2025-2026 program year (2024 rebates) is \$1,180.00
 - Average refund to Renters: \$985.00
 - Average refund to Homeowners: \$1,407.00

2024 Rebate Application Data

Program Year May 1 – April 30	Rebate Year	Applications Received	Applications Paid
2020-2021	2019	3,099	2,505
2021-2022	2020	3,260	2,586
2022-2023	2021	3,700	2,952
2023-2024	2022	3,912	3,194
2024-2025	2023	4,355	3,336
2025-2026 *	2024	3,895	2,636 **

2024 Rebate Beneficiary Breakdown:

- Applications Received: 3,895
 - Homeowners: 1,808 (46%)
 - Renters: 2,087 (54%)
- Applications Paid: 2,636
 - Homeowners: 1,220 (46%)
 - Renters: 1,416 (54%)

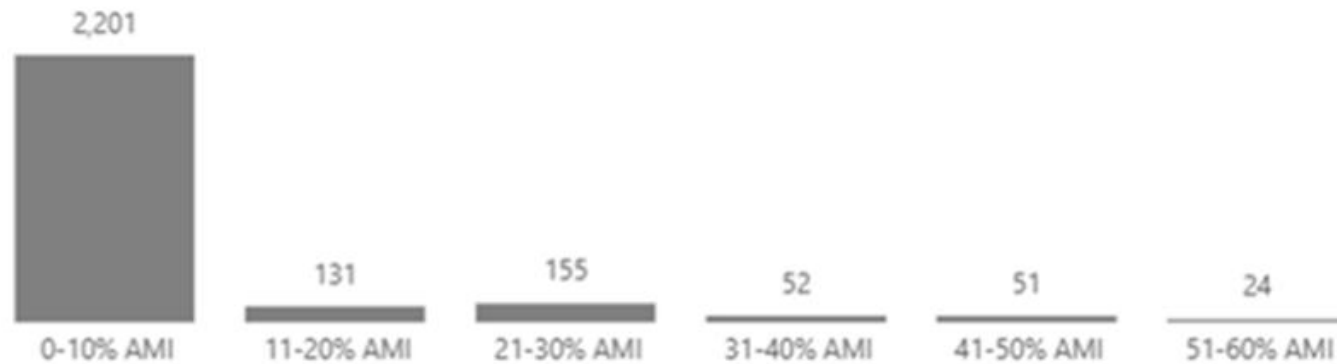
There are ~475 applications still pending for 2024 rebates, 350 (73%) of which are from homeowners.

* HOST absorbs program and launches online application May 1, 2025

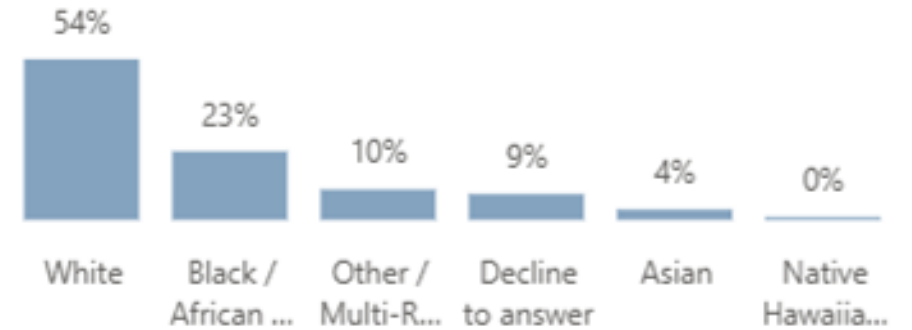
** Data current through July 14, 2026. Any data previously provided by DHS cannot be verified by HOST.

Demographic Data

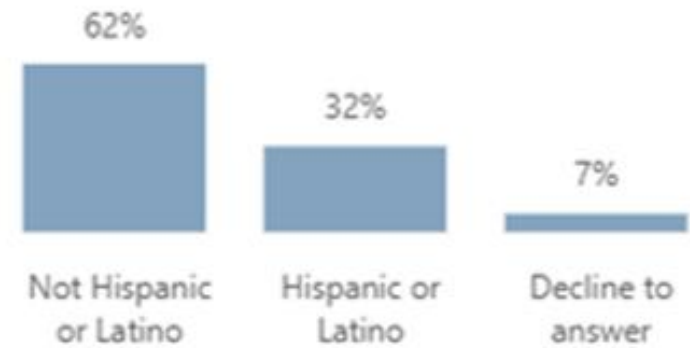
Households Served by AMI



Households Served by Applicant Race



Households Served by Applicant Ethnicity



Demographic Data

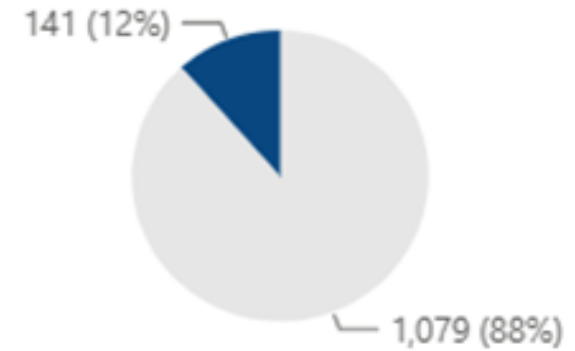
Age Eligible

- Yes
- No



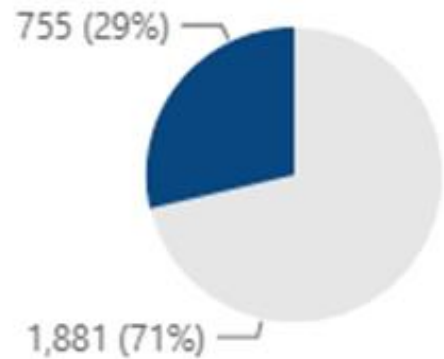
Children Present

- No
- Yes



Disability Verified

- No
- Yes



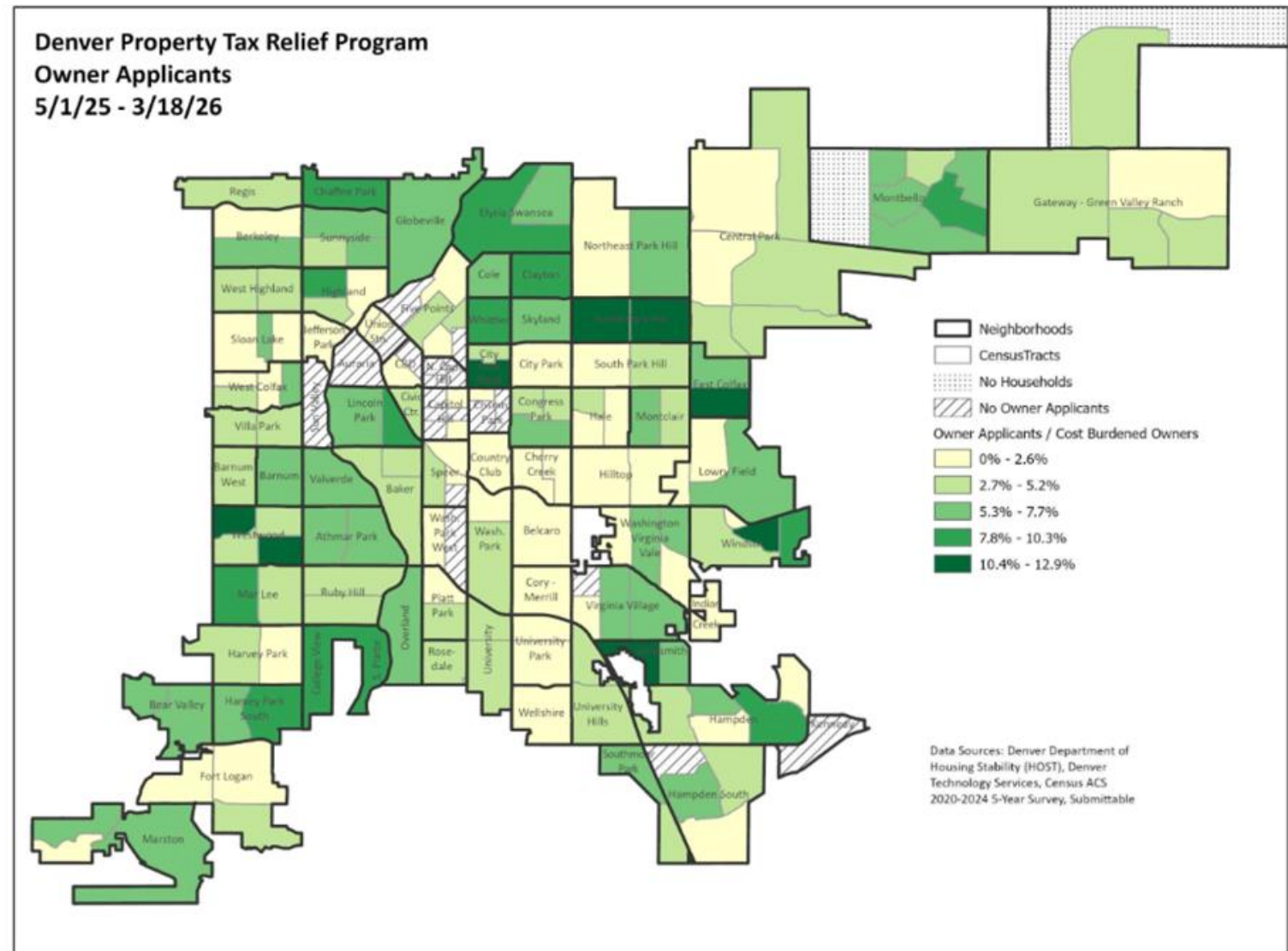
Program Eligibility Changes

Program Year	May 1, 2025 – April 30, 2026	May 1, 2026 – April 30, 2027
Property Tax/Rebate Year	2024 Rebates	2025 Rebates
HOMEOWNERS		
AMI Level (according to calendar year AMI limits)	2024 annual income less than or equal to 60% AMI	2025 annual income less than or equal to 80% AMI
Eligibility Criteria (applicable for the entire calendar year)	- Homeowner was 65 years old or older, or - Homeowner was disabled according to program definition, or - Homeowner lived with at least one dependent minor child	- Homeowner was 62 years old or older, or - Homeowner was disabled according to program definition, or - Homeowner lived with at least one dependent minor child, or Homeowner is a surviving spouse according to program definition
RENTERS		
AMI Level (according to calendar year AMI limits)	2024 annual income less than or equal to 25% AMI for single person HH, 30% AMI for 2+ person HH	2025 annual income less than or equal to 30% AMI (for all renter households)
Eligibility Criteria (applicable for the entire calendar year)	- Renter was 65 years old or older, or - Renter was disabled according to program definition	- Renter was 62 years old or older, or - Renter was disabled according to program definition

Homeowner Applicants as % of Cost Burdened Owners

HOST targeted outreach and in-person application support to neighborhoods with fewer applications as a percentage of cost burdened homeowners (paying 30%+ of household income on housing expenses).

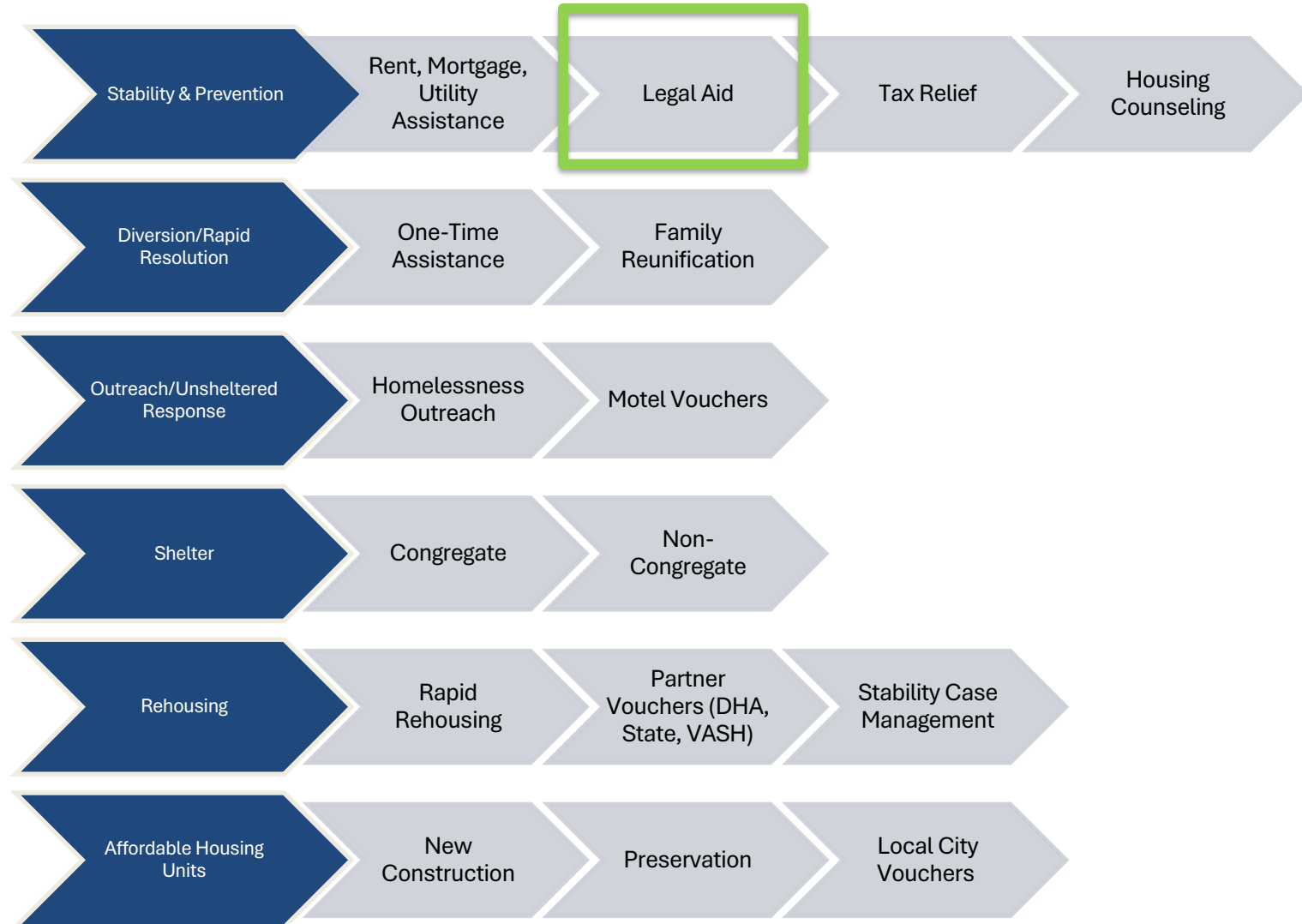
HOST will continue to update maps annually to determine where outreach efforts were successful and where additional resources are needed to reach eligible Homeowners.



Tenant Legal Services 2025 Report

Karissa Johnson, HOST Housing Policy Officer

HOST's Spectrum of Work



Eviction Legal Assistance: Eligibility & Services

Household Eligibility Criteria:

- Household income at or below 80% of Area Median Income (AMI)
- Denver Resident

Services provided

- **Limited Representation:** Used for cases that are not technical or complex and/or do not require a court appearance. Primarily used in cases that are form intensive and unlikely to expand in scope.
- **Full Representation:** Use for cases are more technical or complex and likely require court appearance. Includes legal research, document filings, court appearances, etc.

Eviction Legal Assistance: Access

Eligible households may receive free eviction legal assistance accessed via the on-site eviction clinic and/or by directly contacting one of four providers

- Colorado Poverty Law Project 303-532-2641 or <https://www.copovertylawproject.org/>
- Colorado Economic Defense Project 303-838-1200 or <https://cedproject.org/>
- Colorado Affordable Legal Services 303-996-0010 or <https://coloradoaffordablelegal.com/>
- Colorado Legal Services 303-837-1313 or <https://www.coloradolegalservices.org/>

Source: denvergov.org/EvictionHelp



FREE LEGAL ASSISTANCE

ROOM 163
Denver County Courthouse
1437 Bannock St.

Monday – Friday
8 A.M. – 12 P.M.

The graphic features a purple background with a stylized yellow and orange sun or moon in the upper right corner. A large, semi-transparent yellow and orange shape, resembling a stylized 'D' or a large arrow, points towards the bottom right. The text is arranged in a clear, hierarchical manner, with the most important information (Free Legal Assistance) at the top, followed by the location (Room 163, Denver County Courthouse) and the hours (Monday-Friday, 8 A.M. - 12 P.M.).

Eviction Legal Assistance: 2025 Outcomes

3,584 Households Served

Average Cost Per Case: \$681.87

Race	#	%
American Indian / Alaska Native	76	2%
Asian	37	1%
Black or African American	1079	30%
Multi-Racial / Other ¹	940	26%
Native Hawaiian or Other Pacific Islander	59	2%
White	1393	39%
TOTAL	3584	100%

Ethnicity	#	%
Hispanic/Latino	1332	36.6%
Non-Hispanic/ Non-Latino	2036	56.2%
Declined To Respond	216	7.2%
Additional Demographics	#	%
Female-Headed Household	1803	50%
Households with a Person with Disability	1242	35%
Households in Subsidized Housing	641	18%
Households with a Person over age 62	386	11%

Eviction Legal Assistance: 2025 Outcomes

Income Levels of Covered Individuals		
< 30% AMI	2819	78%
31% - 50% AMI	562	16%
51% - 80% AMI	203	6%
TOTAL	3584	100%
Income ineligible	29	<1%

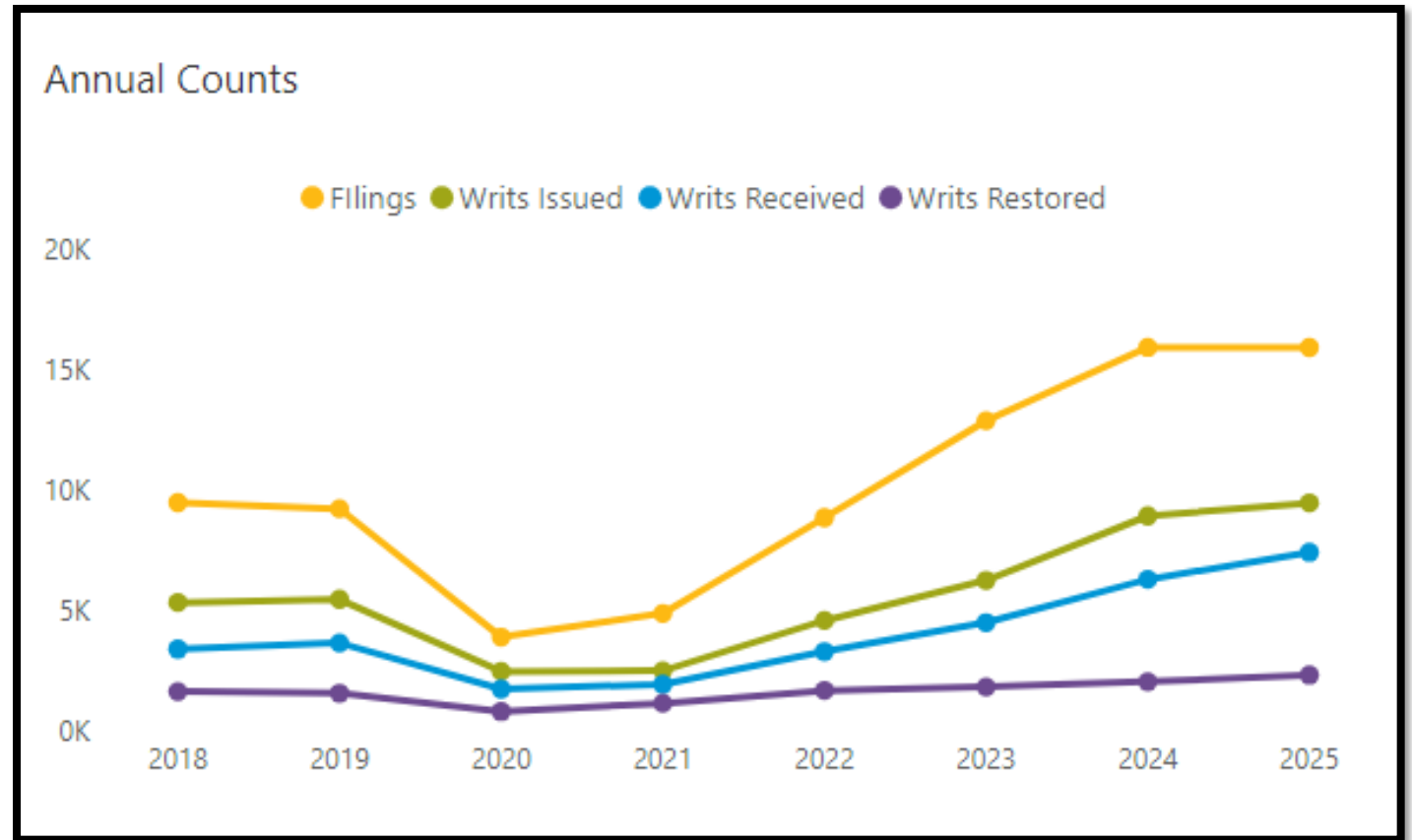
Individuals Served or Denied		
Full Representation	604	17%
Limited Representation	2980	83%
Total Served	3584	100%
Denials (over income)	29	<1%

Case Disposition/Outcome	#	%
Case Dismissed	1192	33%
Client had to move with or without additional time provided	66	2%
Filing An Answer or other brief legal service	1257	35%
Stipulation Agreement Entered	463	13%
Judgement Vacated	361	10%
Judgement for Possession	238	7%



Eviction Legal Assistance: 2025 Outcomes

- Despite rising eviction filings, the number of writs issued, received, and restored have not increased at the same rate
- Most tenants are not forcibly removed from their homes. This type of removal after an eviction is a rare occurrence.
- 15953 eviction filings but only 2333 executed writs in 2025
- Denver's 15953 evictions DO NOT represent unique households



[Open in Power BI](#)

Denver Evictions Dashboard

Data as of 2/10/26, 11:21 AM

Filtered by Year (is greater than or equal to 2018 and is less than or equal to 2025)

Questions?



DENVER
HOUSING STABILITY