

# OED ORDINANCE/RESOLUTION REQUEST

Date of Request: 10/29/18

Please mark one:  Bill Request or  Resolution Request

**1. Type of Request:**

- Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment  
 Dedication/Vacation  Appropriation/Supplemental  DRMC Change  
 Other:

**2. Title: Amends an existing contract between the Office of Economic Development (OED) and the Northeast Denver Housing Center (NDHC) to extend the NDHC's efforts to deliver the city's Temporary Rent/Utility Assistance (TRUA) program to help stabilize Denver renters and homeowners, adding \$62,500 to the existing funding of \$880,000 to a new total funding amount of \$942,500 and extending the duration of the program through February 28, 2019.**

**3. Requesting Agency: Office of Economic Development**

**4. Contact Person:**

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: <b>Melissa Thate 720-913-1702</b>	Name: <b>Susan Liehe 720-913-1689</b>
Email: <b>melissa.thate@denvergov.org</b>	Email: <b>susan.liehe@denvergov.org</b>

**5. General a text description or background of the proposed request, if not included as an executive summary.**

See Executive Summary

**6. City Attorney assigned to this request (if applicable): Julie Mecklenburg**

**7. City Council District: Citywide**

**\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

## Key Contract Terms

**Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):**  
Professional Services

**Vendor/Contractor Name:** Northeast Denver Housing Center

**Contract control number:** 201737266

**Location:** Citywide

**Is this a new contract?**  Yes  No **Is this an Amendment?**  Yes  No **If yes, how many?** First amendment

**Contract Term/Duration (for amended contracts, include existing term dates and amended dates):** Currently contracted through 12/31/18, now extended to run through 2/28/19.

**Contract Amount (indicate existing amount, amended amount and new contract total):**

<i>Current Contract Amount</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>
\$880,000	\$62,500	\$942,500

  

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
11/1/17-12/31/18	2 months	2/28/19

Funding for TRUA comes from the city's dedicated fund for affordable housing.

**Scope of work:** To respond to inquiries/requests, work with applicants, and distribute temporary funding to qualified Denver renters and homeowners on behalf of the City and County of Denver in order to stabilize households. See *Executive Summary for additional program elements.*

**Was this contractor selected by competitive process? If not, why not?** Yes. TRUA was established by a 2017 RFP process, and Brothers Redevelopment was selected for participation in the pilot phase and this extended phase along with a second contractor, Northeast Denver Housing Inc.

**Has this contractor provided these services to the City before?**  Yes  No

**Source of funds:** City's Dedicated Affordable Housing Fund

**Is this contract subject to:**  W/MBE  DBE  SBE  XO101  ACDBE  N/A

**WBE/MBE/DBE commitments (construction, design, DEN concession contracts):** N/A

**Who are the subcontractors to this contract?** N/A

## EXECUTIVE SUMMARY

Launched in late 2017 with \$865,000 between two community-based contractors, Denver's Temporary Rental/Utility Assistance (TRUA) program is designed to prevent displacement by assisting low- and moderate-income residents experiencing a housing crisis to maintain stability in the time it might take to find alternative housing. A housing crisis may be defined as job/income loss or other economic pressures, unsafe housing conditions, an energy shutoff notice, or potential eviction.

Based on the strong demand for and successful rollout of TRUA in its pilot phase, the city provided an additional \$1M (\$500,000 per partner) to this critically needed program.

OED's Notice of Funding Availability (NOFA) for 2019 housing programs included a request for TRUA applications that could be funded in 2019. The NOFA applications are currently under review, and although the intent of OED is to have 2019 Housing Program contracts executed by January 1<sup>st</sup>, 2019, this additional funding is to ensure TRUA is available during the holiday season during which time rental and utility assistance programs are highly utilized in the event the 2019 TRUA contracts are not executed by January 1<sup>st</sup>.

- **HOUSEHOLDS SERVED TO DATE (Both Contractors) (11/1/17 through 9/30/18)**
  - Households served to date – 1,102 rental assistance payments to 822 unduplicated households, 191 utility assistance payments to 163 unduplicated households
  - Average rental assistance payment amount is \$1,200/hh and average utility assistance amount is \$392/hh
  - Majority of the residents served have incomes 0-30% AMI
  - A large proportion of residents served are female heads of households
  
- **EXPECTED NUMBER OF ADDITIONAL HOUSEHOLDS SERVED (Both Contractors) (10/1/18 through 2/28/19)**
  - 204 rental assistance payments to 184 unduplicated households, 29 utility assistance payments to 21 unduplicated households
  
- **COMBINED TOTAL (Both Contractors) (11/1/17 through 2/28/19)**
  - 1306 rental assistance payments to 1006 unduplicated households, 220 utility assistance payments to 184 unduplicated households
  
- **RESULTS BY CONTRACTOR**
  - **Northeast Denver Housing**
    - Households served to date (11/1/17-9/30/18) - 499 rental assistance payments to 370 unduplicated households, 39 utility assistance payments to 18 unduplicated households
    - Total Proposed (10/1/18 through 2/28/19)– 107 rental assistance payments to 82 unduplicated households, 15 utility assistance payments to 8 unduplicated households
  
  - **Brothers Redevelopment**
    - Households served to date (11/1/17-9/30/18) – 603 rental assistance payments to 452 unduplicated households, 152 utility assistance payments to 145 unduplicated households
    - Total Proposed (10/1/18 through 2/28/19)– 133 rental assistance payments to 102 unduplicated households, 14 utility assistance payments to 13 unduplicated households

Eligible households will be asked to provide proof of their residency at the current address for at least 60 days, evidence of the housing crisis, and fall within income limits (i.e., earning no more than \$50,350 for one person, or no more than \$71,900 for a household of four). Assistance payments are made directly to the landlord or utility company.

The city's five-year housing plan, *Housing an Inclusive Denver*, sets a stabilization goal of 10,000 households between 2018 and 2023. This stabilization includes the TRUA program in addition to such strategies as emergency home repair, single-family home rehabilitation, landlord/tenant services, and eviction assistance.

In the first extended phase of TRUA, OED and the TRUA partners added additional emphasis on housing counseling, financial literacy, and benefits navigation, all prompted by the observation from the pilot phase that households being served need not just immediate assistance but also help with strategies for longer-term housing stability.