

Department of Housing Stability

STABILITY AND PREVENTION

2026 NEW AND AMENDED CONTRACTS

COMMUNITY PLANNING & HOUSING COMMITTEE

12.2.2025

Action Requested Today

Approval of the following new contracts:

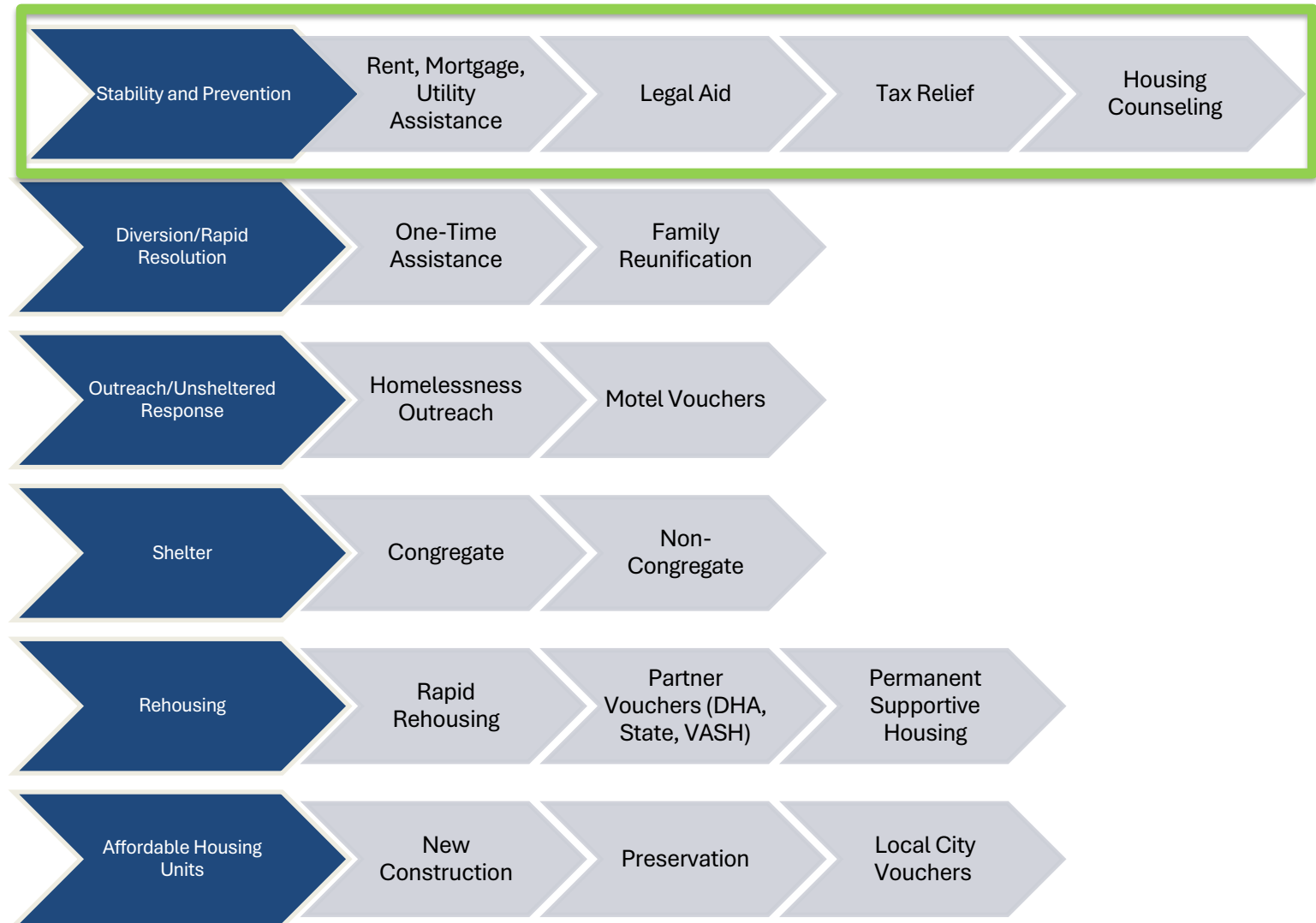
- 25-2000: Jewish Family Service, Temporary Rental and Utility Assistance (TRUA), \$3,777,392
- 25-2003: The Community Firm dba Community Economic Defense Project, TRUA CARE Center, \$2,265,224
- 25-1995: Brothers Redevelopment, TRUA, \$9,699,685
- 25-2005: The Community Firm dba Community Economic Defense Project, TRUA, \$13,893,442
- 25-1994: Brothers Redevelopment, Property Tax Relief, \$3,650,000
- 25-2004: The Community Firm dba Community Economic Defense Project, Property Tax Relief, \$3,650,000
- 25-1993: Brothers Redevelopment, Foreclosure Financial Assistance, \$1,350,000
- 25-1998: East Colfax Community Collective, Housing Resource Navigation, \$538,234

Future Action Items

The following contract will come through on a consent agenda next week:

- XXXXXX: The Community Firm dba Community Economic Defense Project, Housing Resource Navigation/Fair Housing Education and Enforcement, \$538,234

HOST's Spectrum of Work



Temporary Rental and Utility Assistance (TRUA)

Temporary Rental and Utility Assistance (TRUA)

- Provides up to 6-months of rental assistance and one payment per utility (Denver Water and Xcel Energy)
- May provide relocation assistance if unable to stabilize a household at their current residence
- Available to households at or below 80% area median income (AMI) who live in the City and County of Denver, are experiencing a financial hardship, and who have received a rent demand or are in the eviction process
- Households who receive TRUA in 2025 will be ineligible in 2026
- Following the 2026 budget process, \$16.1M available in 2025; \$15.1M available in 2026

Temporary Rental and Utility Assistance (TRUA) -2025

- As of 11/24/2025 – 1571 households served in 2025
- Average amount in assistance per household: \$7,633
- Average number of months of assistance: 4.9
- Most households served (68%) are at or below 30% AMI
- Most households served (65%) are female-headed households
- Higher percentage of BIPOC households served compared to the City's demographic

Temporary Rental and Utility Assistance (TRUA) – Research Project with Harvard’s The People Lab

- **Providers:** Brothers Redevelopment and The Community Firm dba Community Economic Defense Project
- **Process:** Randomized control trial began in January 2025 and is ongoing
- **Study Purpose:** Examine whether TRUA improves housing stability and reduces evictions and engagement with homelessness services
- **Data sources:** TRUA application, Denver County Court eviction records, Homelessness Management Information System (HMIS), and follow up surveys (3 and 9 months)

Temporary Rental and Utility Assistance (TRUA) – Research Project with Harvard’s The People Lab

November Interim Analysis (*non-definitive as research is ongoing*)

- Initial results suggest TRUA may reduce evictions and homelessness in the 3 months following the households’ initial application
- Reductions in homelessness for TRUA recipients appear to persist for at least 6 months, however the effects on evictions may fade over time
- TRUA recipients were 83% less likely to have HMIS enrollment for nonprevention services (indicating literal homelessness) within 3 months and 78% less likely within 6 months

Temporary Rental and Utility Assistance (TRUA) – DPS Pilot and Research

- **Provider:** Jewish Family Service (JFS)
- **Partners:** Denver Public Schools' (DPS) Family Connect Team; Social Impact Solutions
- **Research Partner:** OMNI Institute's Center for Social Investment
- **Additional Funders:** Denver Human Services, Gary Community Ventures, Colorado Health Foundation, Rose Community foundation, Colorado Trust
- **Process:** Referrals from 16 DPS pilot schools to Family Connect Team to JFS who provides rental/utility assistance, wraparound case management, and emergency supports
- **Study Purpose:** Examine whether TRUA and case management prevents homelessness (McKinney-Vento definition); monitoring the long-term effects on anticipated benefits like housing stability and school attendance for these students and their families, and considering these outcomes using a Social Return on Investment (SROI) framework
- **Data sources:** TRUA application, survey during program enrollment, JFS program and administrative data, DPS student data, 6- and 12-month check-ins with families

Temporary Rental and Utility Assistance (TRUA) – DPS Pilot and Research

August Interim Analysis (*research is ongoing*)

- **63 families** enrolled Jan-June 2025 supporting nearly **98 DPS students** and more than **70 other children**; up to 89 families through 11/24
- 89% were at or below 30% area median income (AMI)
- 40% self-reported experiencing homelessness in the two years prior
- 72% were utilizing at least one public benefit (most commonly Medicaid and SNAP)
- Most (66%) were in early stages of eviction process (rent demand)
- 60% were experiencing employment challenges; followed by 31% reporting difficulty with childcare and family caregiving responsibilities

Temporary Rental and Utility Assistance (TRUA) – DPS Pilot and Research

August Interim Analysis (*research is ongoing*)

- All households (hh) received rental/utility assistance (average of \$7,942/hh);
- 17 households received emergency financial assistance (eg vehicle related costs, healthcare/medical bills, etc.)
- 90% received case management services, 36% food assistance, 28% employment assistance, and 22% transportation assistance

Future interim analyses will provide information on the longer-term impacts of receiving these services for Denver families with DPS students

TRUA DPS Pilot Success Story

For a family with three young children under the age of eight, the threat of eviction was a frightening reality. Thanks to TRUA funds, they were able to avoid losing their home and maintain stable housing during a critical period.

Alongside the financial support, their case manager worked with the client to craft a personalized stability plan with real and manageable steps to help the family stabilize. Through ongoing check-ins and resource navigation, the family was connected to legal assistance, employment support, English language classes, and food bank services. This steady guidance made it easier for the family to focus on long-term goals rather than just immediate survival.

With housing secure and the right supports in place, the family set (and achieved) a savings goal of several hundred dollars. Those savings became the seed money for launching a small entrepreneurship venture, marking an exciting new chapter for them.

This story shows how timely assistance, paired with trusted guidance, can turn a crisis into an opportunity for lasting stability.

Property Tax Relief Program



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Property Tax Relief Program

- Provides a partial refund of property taxes paid, or the equivalent in rent, to qualifying Denver residents
- Program runs May 1st – April 30 and provides the rebate for the year prior
- Department of Housing Stability (HOST) began administering this program effective May 1st, 2025 (previously administered by Denver Human Services (DHS))
- Launched a new online application
- Contracted with two local non-profit providers following a competitive procurement process
- Conducted several outreach events to assist residents with applying
- Nonprofit providers offer call centers to assist with applying over the phone or in-person
- HOST/DHS staff returning calls from residents who call the city's property tax refund number to support the transition

Property Tax Relief Program – Current Eligibility*

	Groups	Financial eligibility
Who does the program serve?	Homeowners with disabilities	<= 60% of Area Median Income for the household's size. AMI is calculated by HOST.
	Homeowners 65+	
	Homeowners with children	
	Renters with disabilities	<= 25% of AMI for single renters, <=30% of AMI for two renters (renters' combined income must be <= 30%).
	Renters 65+	
What are other key program features?	• Property taxes must be paid in full for the tax year, for all participants. This also means people aren't eligible if they live in properties exempt from local property taxes. • Social Security benefits aren't counted as income for the purpose of eligibility, but the state's Adult Financial program benefits are. • Program Years run from May 1 through April 30. Applications and benefits relate to the calendar year preceding the May 1 date. For example, applications received from May 1, 2023 - April 30, 2024 relate to calendar year 2022. This set of applications and benefits is referred to as 'Program Year 2022'.	

*Proposed changes are currently being considered by Council's Budget and Policy Committee (see slide in the appendix)

Property Tax Relief Program

- As of 11/24/25 – 1,232 households have been served
 - 59% renters; 41% homeowners (approved to date)
- Average rebate amount for homeowners: \$1417
- Average rebate amount for renters: \$987
- Most 65+, with disability as second highest category
- Application is still open: [Denvergov.org/PropertyTaxRelief](https://denvergov.org/PropertyTaxRelief)

If you have any questions or require assistance with your application, please contact either of the following:

Colorado Housing Connects Hotline

- Call or Text 1-844-926-6632 (Monday-Friday, 8a.m.-4:30p.m.)
- [Send the CHC Hotline a message](#) (anytime)

CARE Center

- Call or Text (303) 838-1200 (Monday-Friday, 8:30a.m. - 5:30p.m.)
- [Chat with a representative](#) -works best with Google Chrome-(Monday-Friday, 8:30 a.m. - 5:30p.m.)

Action Requested Today

Action: Approve 25-2000 The Jewish Family Service (JFS) Temporary Rental and Utility Assistance (TRUA) Contract



- Adding 7 months for a new contract term of 1/1/2024-12/31/2026
- Adding \$1,250,000 for a new total contract amount of \$3,777,392
- Households anticipated to be served in 2026: 90
- Households anticipated to be served over the contract term: 275
- Brief description of services: Provides rental and utility assistance and case management services to eligible households with children enrolled in DPS schools

Action: Approve 25-2003 The Community Firm (TCF) dba Community Economic Defense Project (CEDP) CARE Center Contract



- Adding 12 months for a new contract term of 1/1/2024-12/31/2026
- Adding \$700,000 for a new total contract amount of \$2,265,224
- Households anticipated to be served in 2026: 2,000 TRUA applicants; 21,000 total customer service contacts
- Anticipated customer service contacts over the contract term: 82,000
- Brief description of services: Provides customer service support through calls, texts and chats to City and County of Denver residents seeking assistance from the TRUA program

Action: Approve 25-1995 Brothers Redevelopment Temporary Rental and Utility Assistance (TRUA) Contract



- Adding 12 months for a new contract term of 1/1/2025-12/31/2026
- Adding \$3,699,685 for a new total contract amount of \$9,699,685
- Households (HHs) anticipated to be served in 2026: 1950 *(some households may receive both services below and will only be counted once in this measure)*
 - 335 HHs with rental/utility assistance, 1,870 HHs with stability services
- Households anticipated to be served over the contract term: 4,419
- Brief description of services: Provides rental and utility assistance and housing stability services to eligible households in the City and County of Denver

Action: Approve 25-2005 The Community Firm (TCF) dba Community Economic Defense Project (CEDP) Temporary Rental and Utility Assistance (TRUA) Contract



- Adding 12 months for a new contract term of 1/1/2025-12/31/2026
- Adding \$3,699,685 for a new total contract amount of \$13,893,442
- Households (HHs) anticipated to be served in 2026: 1500 (*some households may receive both services below and will only be counted once in this measure*)
 - 600 HHs with rental/utility assistance, 2,000 HHs with stability services
- Households anticipated to be served over the contract term: 3200
- Brief description of services: Provides rental and utility assistance and housing stability services to eligible households in the City and County of Denver

Action: Approve 25-1994 Brothers Redevelopment Property Tax Relief Contract



- Adding 12 months for a new contract term of 05/01/2025 - 12/31/2026
- Adding \$2,450,000 for a new total contract amount of \$3,650,000
- Households anticipated to be served in 2026: 1,629
- Households anticipated to be served over the contract term: 2,715
- Brief description of services: The Property Tax Relief Program provides partial rebates to qualifying households for property taxes paid or the equivalent in rent.

Action: Approve 25-2004 The Community Firm (TCF) dba Community Economic Defense Project (CEDP) Property Tax Relief Contract



- Adding 12 months for a new contract term of 05/01/2025 - 12/31/2026
- Adding \$2,450,000 for a new total contract amount of \$3,650,000
- Households anticipated to be served in 2026: 1,478
- Households anticipated to be served over the contract term: 2,464
- Brief description of services: The Property Tax Relief Program provides partial rebates to qualifying households for property taxes paid or the equivalent in rent.

Action: Approve 25-1993 Brothers Redevelopment Foreclosure Financial Assistance Contract



- Adding 12 months for a new contract term of 06/01/2023-12/31/2026
- Adding \$350,000.00 for a new total contract amount of \$1,350,000
- Households anticipated to be served in 2026: 37
- Households anticipated to be served over the contract term: 137
- Brief description of services: Provides financial assistance to cure a homeowner's past-due mortgage, HOA, or any other judgement/lien jeopardizing homeownership. The program also provides referrals to other stabilizing resources and programs that help resolve a participant's immediate housing crisis.

Action: Approve 25-1998 East Colfax Community Collective (EC3) Housing Resource Navigation Contract

- Contract term: 1/1/2026 - 12/31/2028
- Total contract amount: \$538,234
 - 2026: \$175,000
 - 2027: \$179,375
 - 2028: \$183,859
- Households served per year: 175
- Brief description of services: Provides culturally competent technical assistance and language support to East Colfax residents (80220 & 80010) applying for emergency housing resources and ensures applicants are connected to all available resources designed to prevent involuntary displacement.



Future Action Items



Action: Review The Community Firm (TCF) dba Community Economic Defense Project (CEDP) Housing Resource Navigation/Fair Housing Contract

- Contract term: 1/1/2026 - 12/31/2028
- Total contract amount: \$538,234
 - 2026: \$175,000
 - 2027: \$179,375
 - 2028: \$183,859
- Households served per year: 220
- Brief description of services: Provides culturally competent technical assistance and language support to Denver households applying for emergency housing resources and ensures applicants are connected to all available resources designed to prevent involuntary displacement. Conducts interviews of potential victims of housing discrimination and works with administrative enforcement agencies for available remedies. Providers host fair housing educational trainings to increase knowledge of fair housing rights.



Questions?



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Appendix



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TRUA Contracts Summary – Next Request for Proposals (RFP) in 2026

Provider/Program	Time Added	New Contract Term	Amount Added	New Contract Total	Number of Households to be Served in 2026
Jewish Family Service/TRUA-DPS Pilot	7 months	1/1/2024-12/31/2026	\$1,250,000	\$3,777,392	90
Community Economic Defense Project/ CARE Center	12 months	1/1/2024-12/31/2026	\$700,000	\$2,265,224	2,000 TRUA applicants; 21,000 customer service contacts
Brothers Redevelopment - TRUA	12 months	1/1/2025-12/31/2026	\$3,699,685	\$9,699,685	1950 335 rental/utility assistance, 1,870 stability services
Community Economic Defense Project -TRUA	12 months	1/1/2025-12/31/2026	3,699,685	\$13,893,442	1500 600 rental/utility assistance, 2,000 stability services

Property Tax Relief Contracts Summary

Next Request for Proposals (RFP) in 2027

Provider	Time Added	New Contract Term	Amount Added	New Contract Total	Number of Households to be Served in 2026
Brothers Redevelopment	12 months	5/1/2025-12/31/2026	\$2,450,000	\$3,650,000	1,629
Community Economic Defense Project	12 months	5/1/2025-12/31/2026	\$2,450,000	\$3,650,000	1,478

Housing Navigation/Fair Housing Contracts Summary

Next Request for Proposals (RFP) in 2028

Provider	Program	Contract Term	3-Year Contract Total	Annual Number of Households Served
East Colfax Community Collective	Housing Resource Navigation	1/1/2026-12/31/2028	\$538,234	175
Community Economic Defense Project	Housing Resource Navigation/Fair Housing Education and Enforcement	1/1/2026-12/31/2028	\$538,234	220

Proposed Changes to Eligibility Criteria

	Groups	Financial Eligibility
Who does the program serve? Changes in red	Homeowners with disabilities	<=80% Area Median Income (AMI) for the household's size.
	Homeowners 62+	
	Homeowners with children	
	Homeowners who are a surviving spouse (non remarried)	
	Renters with disabilities	<=30% Area Median Income (AMI) for the household's size.
	Renters 62+	

For Discussion:

Should renters be phased out of the Property Tax Relief Program in 2030?

No Action Required - BuCu West Contract

- Contract term: 1/1/2026 - 12/31/2028
- Total contract amount: \$153,781.00
 - 2026: \$50,000.00
 - 2027: \$51,250.00
 - 2028: \$52,531.00
- Households served per year: 125
- Brief description of services: Provides culturally competent technical assistance and language support to Denver households applying for emergency housing resources and ensures applicants are connected to all available resources designed to prevent involuntary displacement.



No Action Required – Denver Metro Fair Housing Center (DMFHC) Contract



- Contract term: 1/1/2026 - 12/31/2028
- Total contract amount: \$307,563.00
 - 2026: \$100,000.00
 - 2027: \$102,500.00
 - 2028: \$105,063.00
- Households served per year: 80
- Brief description of services: Conducts interviews of potential victims of housing discrimination and works with administrative enforcement agencies for available remedies. Providers host fair housing educational trainings to increase knowledge of fair housing rights.

Denver 2025 Area Median Income

Area Median Income	HOUSEHOLD SIZE						HUD Income Designation
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	
80%	72,950	83,400	93,800	104,200	112,550	120,900	Low Income
70%	68,670	78,470	88,270	98,070	105,910	113,750	
65%	62,960	72,080	81,080	91,065	95,655	103,360	
60%	58,860	67,260	75,660	84,060	90,840	97,560	
50%	49,050	56,050	63,050	70,050	75,700	81,300	Very Low
40%	39,240	44,840	50,440	56,040	60,520	65,000	
30%	29,450	33,650	37,850	42,050	45,450	48,800	Extremely Low

