

Denver's Dedicated Housing Fund: Implementation Next Steps

City Council Safety, Housing, Education
and Homelessness Committee

November 30, 2016

Overview of Housing Fund Next Steps:

- **Implementation:** Action items to effectively and efficiently invest funds into projects and programs

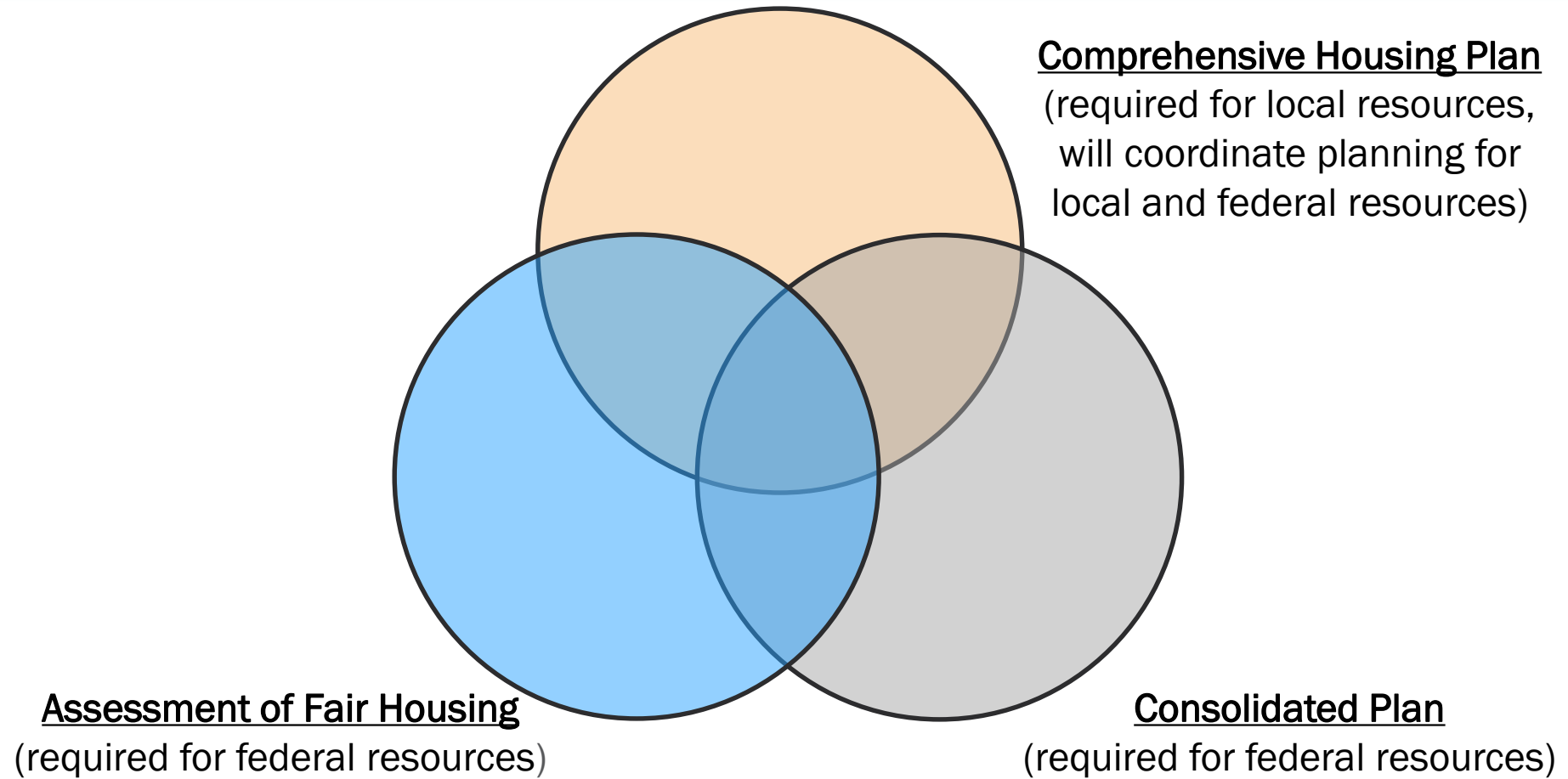
- **Comprehensive Planning:** long-term strategic planning and production goals for local, state and federal resources across homeless to housing spectrum
 - 3-5 year Comprehensive Housing Plan
 - Supplemental annual action plan and reports
 - Office of HOPE (Housing and Opportunities for People Everywhere)

Housing Fund Implementation Steps

Task	Timeline
1) Hire additional housing, legal and planning staff	October – December 2016
2) Develop Housing Fund Rules and Regulations	October – December 2016
3) Finalize 2017 term sheets for housing investments	October – December 2016
4) Finalize compliance and monitoring requirements for local funds	October – December 2016
5) Finalize 2017 shared tax credit application – CHFA, CDOH, OED	October – December 2016
6) Finalize 2017 program requirements and RFP/Q for Temporary Emergency Assistance, Land Acquisition and Innovative Housing Solutions	October – December 2016

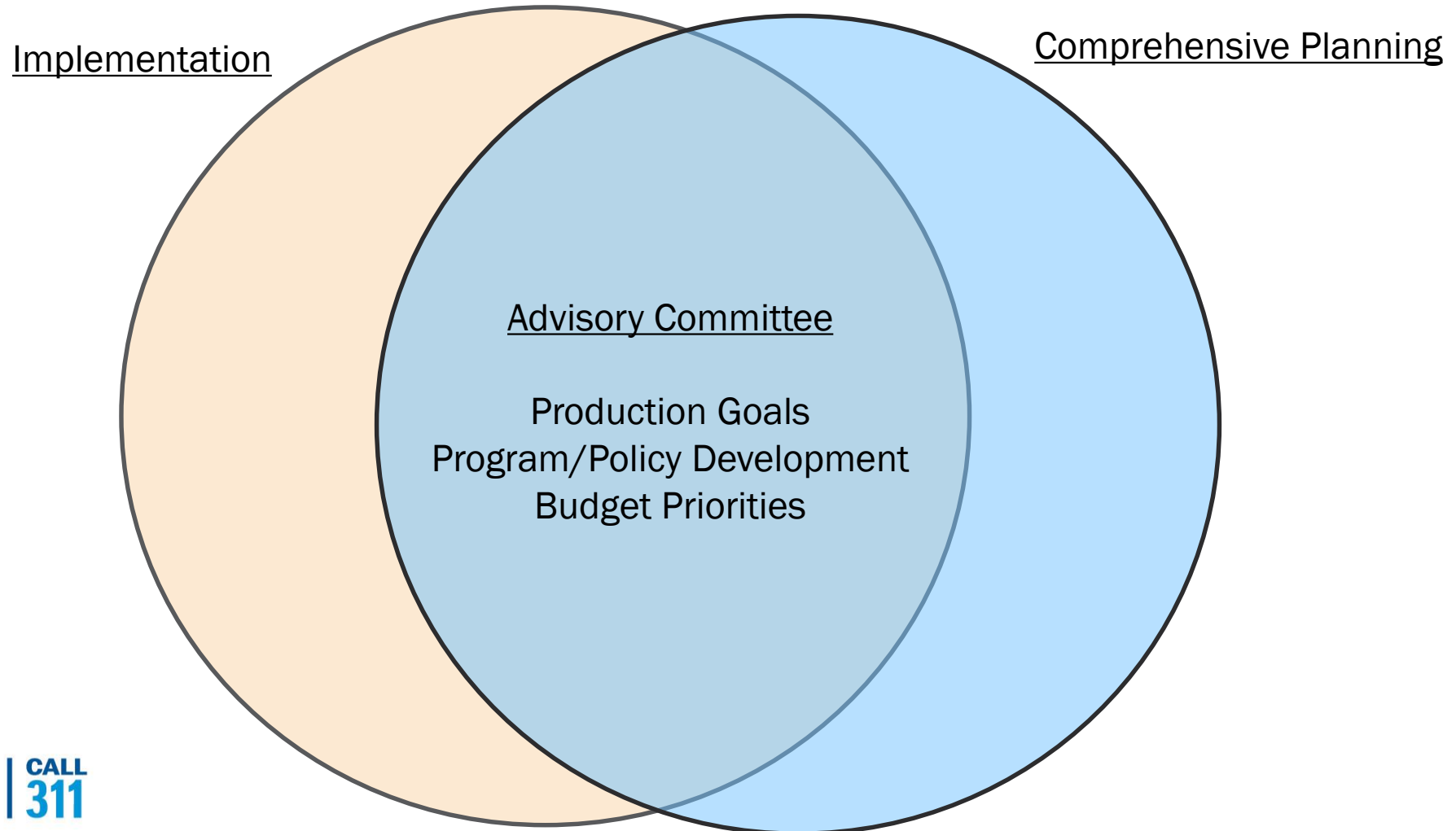
Comprehensive Planning Steps

Task	Timeline
1) Recommend and confirm Advisory Committee members	October – December 2016
2) Select Comprehensive Plan consultant(s) through competitive process	October – December 2016
3) Convene Advisory Committee, kick off Comprehensive Planning process	December 2016 - January 2017
4) Determine components of Comprehensive Plan and overall community/stakeholder outreach plan with input from Advisory Committee	December 2016 - January 2017
5) Begin data collection and outreach for Comprehensive Planning process	January 2017



Advisory Committee: 23-member body created to inform Comprehensive Planning process and annual budget priorities

- Recommend development and preservation production goals, including mix of rental and for-sale across income spectrum
- Recommend parameters on other expenditures, including land banking and supportive services
- Strategies to reduce displacement



- Executive Director of the Office of HOPE - TBD
- Executive Director of the Office of Economic Development – Paul Washington
- Executive Director of Community Planning and Development – Brad Buchanan
- Chief Financial Officer – Brendan Hanlon
- Top Homeless Official – Bennie Milliner
- Executive Director of the Denver Housing Authority – Ismael Guerrero
- Executive Director of the Denver Urban Renewal Authority – Tracy Huggins
- Executive Director of the Colorado Housing and Finance Authority – Cris White
- Executive Director of the Colorado Division of Housing – Alison George

- **Housing Finance Expert – Kevin Marchman**
- **Representative of Homeless Service Provider – John Parvensky**
- **Representative of Community Housing Development Organization – Veronica Barela**
- *Representative of Major Employer – to be determined*
- **Impacted Community Member – Randy Kilbourne**
- **Private-Sector, Commercial Real Estate Representative – Bill Pruter**
- **Private-Sector, Market Rate Single-Family Residential Real Estate Representative – Michael Warren**
- **Private-Sector, Market Rate Multi-Family Real Estate Representative – Kenneth Ho**
- **For-profit Affordable Housing Developer – Chuck Perry**
- **Nonprofit Affordable Housing Development – Heather Lafferty**
- **At-Large Community Member – Trini Rodriguez**

- **At Large Community Members – Jenny Santos**
- **Housing Advocate – Brad Weinig**
- **Council Representative – Robin Kniech**

2017 Budget for Housing Expenditures (Dedicated Housing Fund only)

- \$9.5 Million: Unit Development (~540 units)
- \$3.0 Million: Land Acquisition (~120 units)
- \$1.5 Million: Emergency Assistance (~266 households)
- \$1.0 Million: Administration
- \$0.5 Million: Reserves

- Office of HOPE (Housing Opportunities for People Everywhere) will help develop unified vision across homeless to housing spectrum, including coordinated communication and engagement strategies
- Ensure budget and policy priorities are coordinated across agencies (Office of Economic Development and Denver Human Services) to implement Comprehensive Planning for housing and homeless investments
- Currently vetting applications for HOPE Director, expect new hire to start in December 2016

Linkage Fee Next Steps

Task	Timeline
1) Hire additional plans review technician to help oversee linkage fee collection	October – December 2016
2) Develop linkage fee rules and regulations, including information required to determine exemptions, waivers, etc. from the fee	October – December 2016
3) Educate CPD customers on the linkage fee applicability and timeline through website and direct communications	October – December 2016
4) Update permit application to reflect square footage requirements under the linkage fee	October – December 2016
5) Incorporate linkage fee framework into existing Accela software	October – December 2016

Questions/Discussion