



# **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:

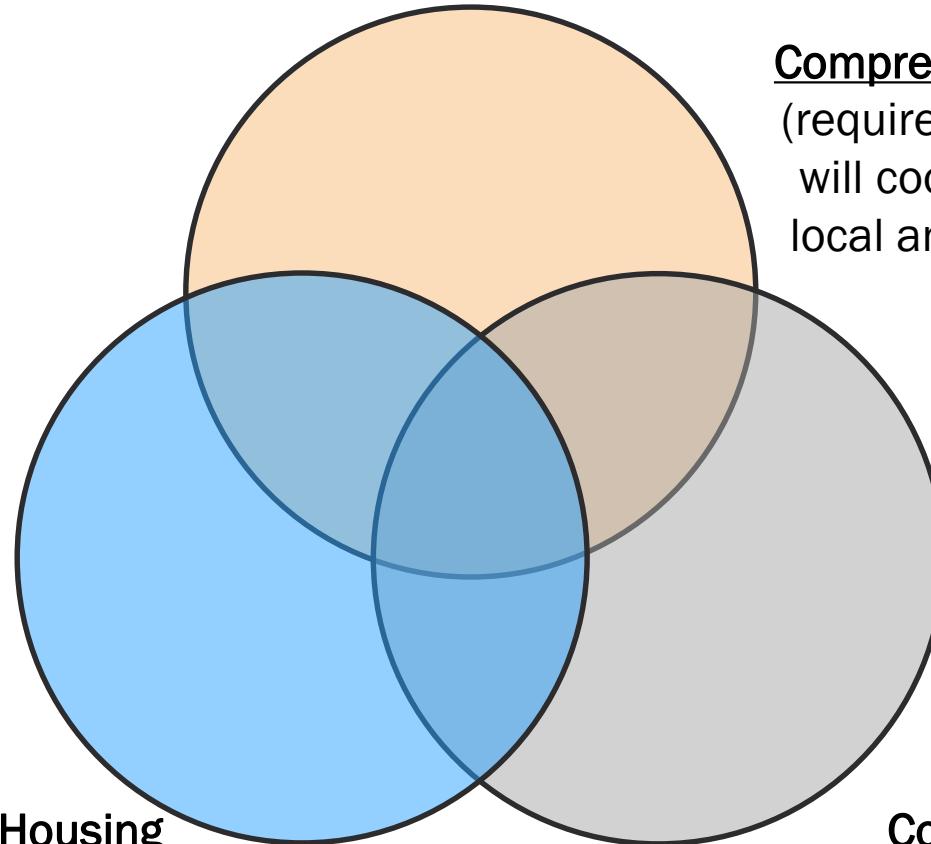
- **Implementation:** Action items to effectively and efficiently invest funds into projects and programs
- **Comprehensive Planning:** long-term strategic planning and production goals for local, state and federal resources across homeless to housing spectrum
  - 3-5 year Comprehensive Housing Plan
  - 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



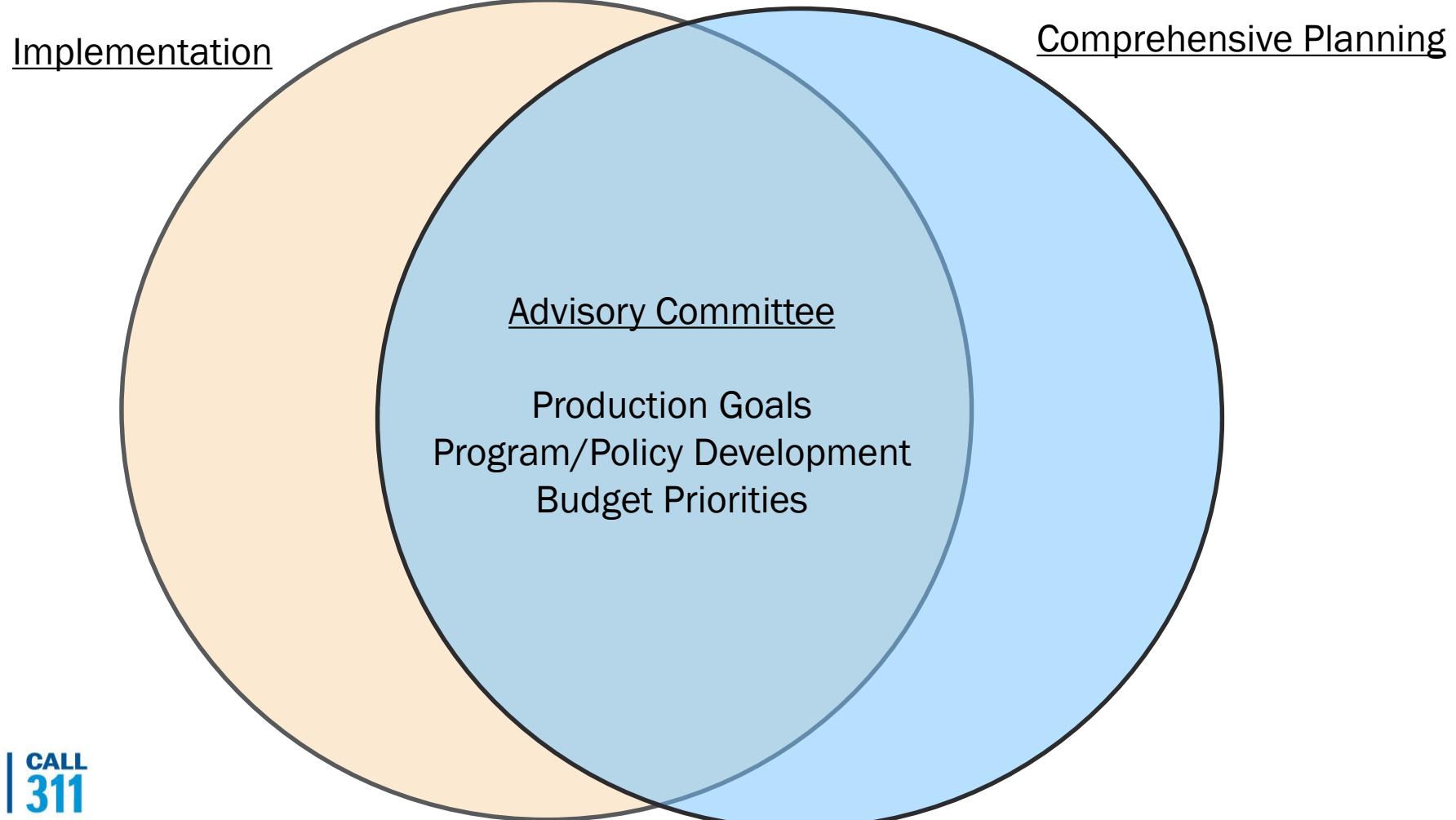
**Assessment of Fair Housing**  
(required for federal resources)

**Comprehensive Housing Plan**  
(required for local resources,  
will coordinate planning for  
local and federal resources)

**Consolidated Plan**  
(required for federal resources)

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