

# OED ORDINANCE/RESOLUTION REQUEST

Date of Request: 1/7/19

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:** Creates a contract between the Office of Economic Development and Brothers Redevelopment Inc. in the amount of \$1,000,000 for the latter to administer the Temporary Utility and Rental Assistance (TRUA) Program throughout 2019 to help stabilize income-qualified Denver renters who are facing immediate challenges with housing and/or utility bills.

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</b> 720-913-1702	Name: <b>Susan Liehe</b> 720-913-1689
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:** Brothers Redevelopment Inc.

**Contract control number:** OEDEV-201846944-00

**Location:** Citywide

**Is this a new contract?**  Yes  No **Is this an Amendment?**  Yes  No

**Contract Term/Duration:** January 1, 2019 through December 31, 2019.

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

<i>Current Contract Amount (A)</i>	<i>Additional Funds (B)</i>	<i>Total Contract Amount (A+B)</i>
\$1,000,000	0	\$1,000,000

  

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
1/1/19 – 12/31/19	0	12/31/19

**Scope of work:** To respond to inquiries/requests, work with applicants to ensure they meet program criteria, and distribute to landlords and/or utility companies the immediate funds to cover up to allowed limits of rent and/or energy bills.

**Was this contractor selected by competitive process?** Yes. This project was selected for funding through OED's Fall 2018 Notice of Funding Availability (NOFA), an annual citywide call for proposals on a range of housing and neighborhood projects funded through Denver's Community Development Block Grant (CDBG), other HUD funds such as HOME and Housing Opportunities for People with AIDS (HOPWA), and the city's Dedicated Fund for Affordable Housing. Funding for the TRUA Program comes solely from the city's Dedicated Fund for Affordable Housing. The full list of awardees through the NOFA for 2019 will be released later in 1Q 2019 when all contract negotiations are complete.

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

**Source of funds:** Dedicated Fund for Affordable Housing

**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

Originally launched in late 2017 as a pilot 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.

The strong response to the program, which was subsequently renewed with additional funds in May and December 2018, is expected to again disperse its full allocations for temporary rental and utility assistance.

OED's Notice of Funding Availability (NOFA) for 2019 housing and neighborhood programs included a request for TRUA program delivery applications to be funded in 2019.

To be eligible, residents are asked to provide proof of their residency at the current address for at least 60 days, evidence of their 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.

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

Households served by the TRUA program between November 1, 2017 and November 30, 2018 included 1,279 rental assistance payments to 961 unduplicated households, and 192 utility assistance payments to 164 unduplicated households.

To date, the average rental assistance payment through TRUA is \$1,200 per household and the average utility assistance amount is \$390 per household. The majority of the residents served have incomes 0-30% AMI, and a significant proportion of residents served are female heads of households.