



Legislation Text

File #: 18-1529, Version: 1

**Contract Request Template (Contracts; IGAs; Leases)**

**Date Submitted:** 12-26-18

**Requesting Agency:** Office of Economic Development  
**Division:**

**Subject Matter Expert Name:**

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**Item Title & Description:**

*(Do not delete the following instructions)*

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

**A resolution approving a proposed Second Amendatory Agreement between the City and County of Denver and Brothers Redevelopment, Inc. to increase funding and extend the term to deliver the city's Temporary Rental and Utility Assistance (TRUA) Program.**

Amends a contract with Brothers Redevelopment Inc. by adding \$22,500 for a new total of \$1,007,500 and one month for a new end date of 1-31-19 to deliver the city's Temporary Rent/Utility Assistance (TRUA) program to help prevent displacement by assisting low and moderate-income residents experiencing a housing crisis to maintain stability while obtaining alternative housing by providing rental assistance, utility assistance and other services, citywide (201737244). The last regularly scheduled Council meeting within the 30-day review period is on 2-25-19. The Committee approved filing this item at its meeting on 1-2-19.

**Affected Council District(s) or citywide?**

**Contract Control Number:** 201737244

**Vendor/Contractor Name (including any "DBA"):** Brothers Redevelopment, Inc.

**Type and Scope of services to be performed:**

Originally 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, 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.

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.

- **HOUSEHOLDS SERVED TO DATE (Both Contractors) (11/1/17 through 10/31/18)**
  - Households served to date - 1,198 rental assistance payments to 945 unduplicated households, 192 utility assistance payments to 164 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) (11/1/18 through 1/31/19)**
  - 142 rental assistance payments to 95 unduplicated households, 28 utility assistance payments to 21 unduplicated households
  
- **COMBINED TOTAL (Both Contractors) (11/1/17 through 1/31/19)**
  - 1340 rental assistance payments to 1040 unduplicated households, 220 utility assistance payments to 184 unduplicated households

■ **RESULTS BY CONTRACTOR**

■ **Northeast Denver Housing**

- Households served to date (11/1/17-10/31/18) - 541 rental assistance payments to 493 unduplicated households, 39 utility assistance payments to 18 unduplicated households
- Total Proposed (11/1/18 through 1/31/19)- 97 rental assistance payments to 65 unduplicated households, 15 utility assistance payments to 8 unduplicated households

■ **Brothers Redevelopment**

- Households served to date (11/1/17-10/31/18) - 657 rental assistance payments to 452 unduplicated households, 153 utility assistance payments to 146 unduplicated households
- Total Proposed (11/1/18 through 1/31/19)- 45 rental assistance payments to 30 unduplicated households, 13 utility assistance payments to 13 unduplicated households

**Location (if applicable):**

**WBE/MBE/DBE goals that were applied, if applicable (construction, design, Airport concession contracts):**

**Are WBE/MBE/DBE goals met (if applicable)?**

**Is the contract new/a renewal/extension or amendment?**

**Was this contractor selected by competitive process or sole source?**

**For New contracts**

**Term of initial contract:**

**Options for Renewal:**

**How many renewals (i.e. up to 2 renewals)?**

**Term of any renewals (i.e. 1 year each):**

**Cost of initial contract term:**

**Cost of any renewals:**

**Total contract value council is approving if all renewals exercised:**

**For Amendments/Renewals Extensions:**

**Is this a change to cost/pricing; length of term; terms unrelated to time or price (List all that apply)?**

***If length changing***

**What was the length of the term of the original contract?**

11/1/17-12/31/18

**What is the length of the extension/renewal?**

1 month

**What is the revised total term of the contract?**

11/1/17 - 1/31/19

***If cost changing***

**What was the original value of the entire contract prior to this proposed change?**

\$985,000

**What is the value of the proposed change?**

\$22,500

**What is the new/revised total value including change?**

\$1,007,500

***If terms changing***

**Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)**