

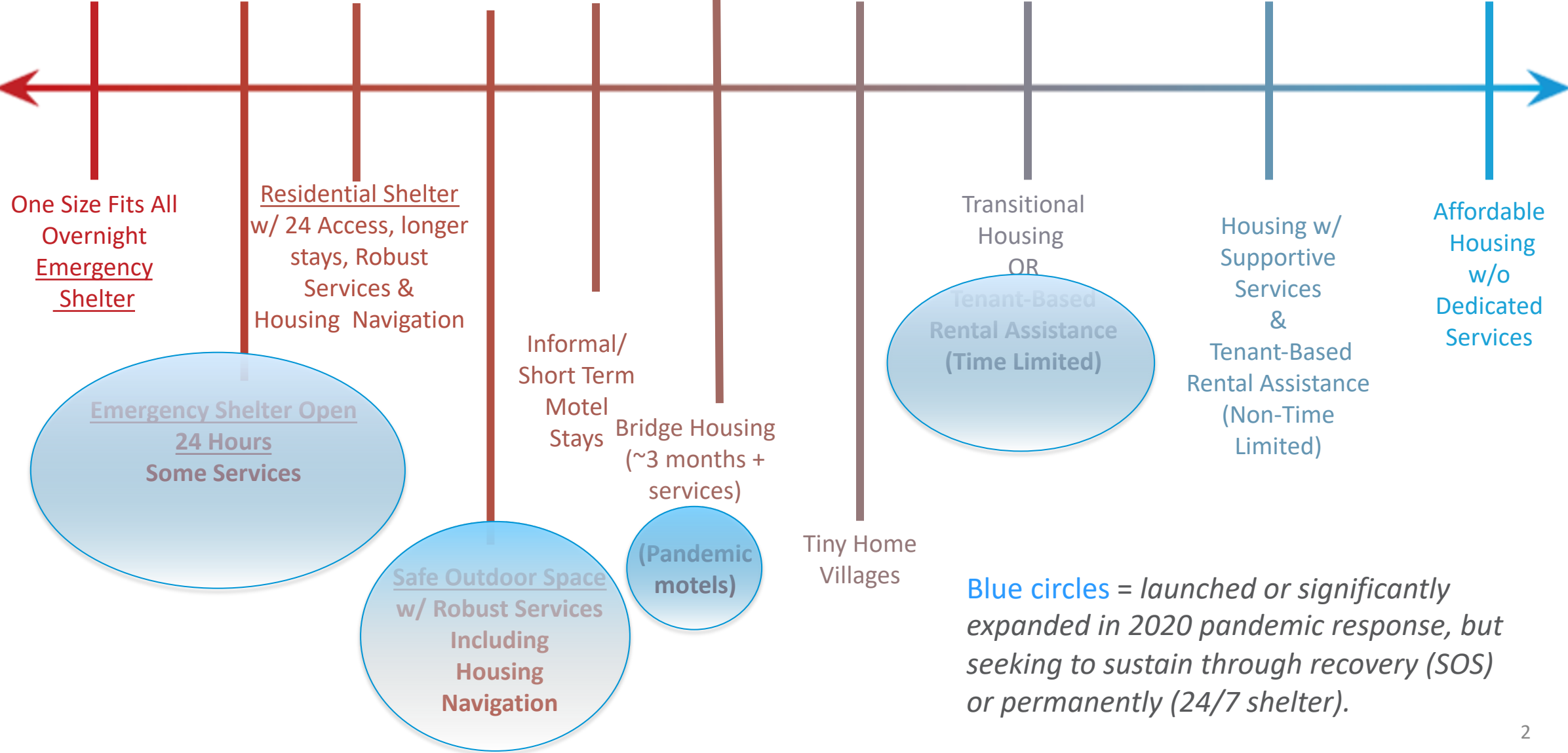


Presentation to INC on City Context for Safe Outdoor Spaces June 2021

**Councilwoman Robin Kniech
Denver City Council, At-Large**

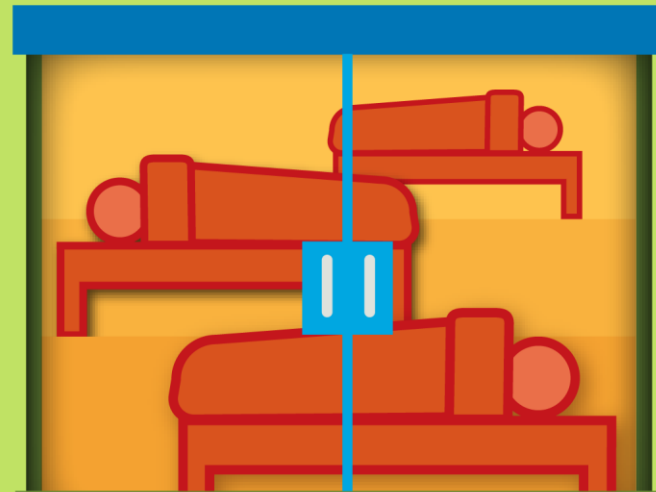


Continuum of Strategies for Sheltering and Rehousing People



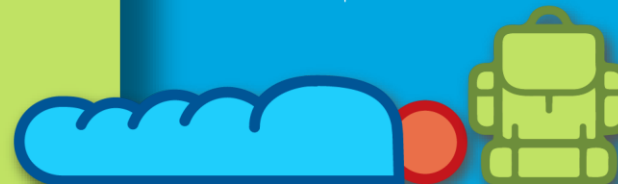
Denver Providers Serve More People Experiencing Homelessness Than You See

3x as many
with shelter



76%
IN SHELTERS

24%
UNSHELTERED



Denver Providers Serve

11,000+ in shelters
1,300+ through
outreach programs

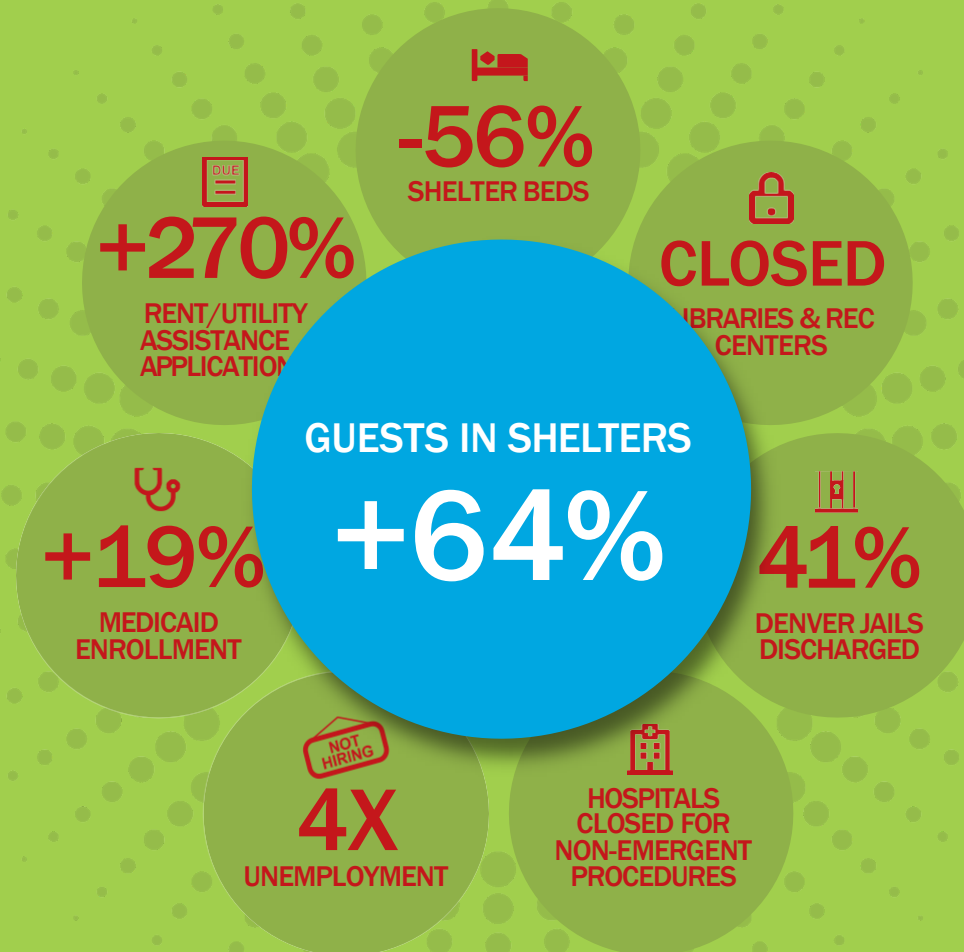
53% guests in shelters and 57% of outreach clients are BIPOC compared to 46% of the population overall

During COVID-19, we began sheltering people in hotels; hotels disproportionately serve women and older adults

More than 40% of Point-in-Time count respondents in shelter and unsheltered situations report a disabling condition



How COVID Changed the Landscape



Pandemic Emergency Shelter Spending

\$57 million
in emergency spending

Transitioned
existing shelters
to 24/7

800+ FEMA hotel
rooms for
vulnerable,
medically
referred for
isolation

200+ hotel rooms
to meet capacity
in
non-congregate
shelter

**NOW
SERVING
~2,200
PEOPLE
EACH
NIGHT**

Denver Providers Serve

1,800+ in rehousing and
supportive housing programs

60% of households served in rehousing
programs are BIPOC, compared to
46% of the population overall

Rehousing programs serve a
high proportion of women (44%)

30% are age 55 and older

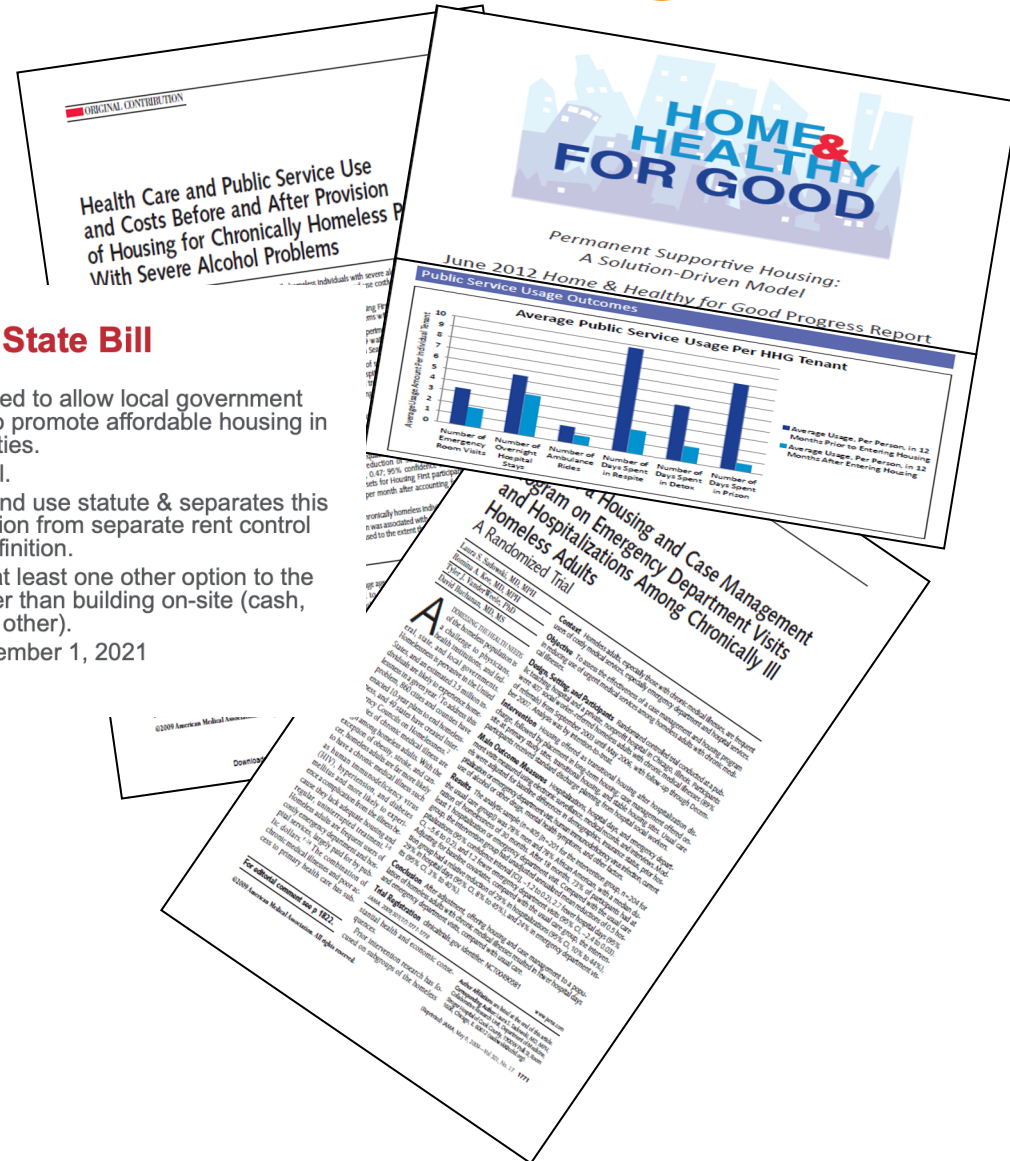


Evidence for Supportive Housing

- 79% to 83% stay housed one year or more
- 40% to 60% reduction in jail days
- 24% to 34% fewer emergency room visits
- 27% to 29% fewer inpatient admissions and hospital days
- 87% fewer days in detox and fewer psychiatric inpatient admissions

State Bill

- Narrowly tailored to allow local government the authority to promote affordable housing in their communities.
- Purely optional.
- Amends the land use statute & separates this type of regulation from separate rent control statute and definition.
- Must provide at least one other option to the developer other than building on-site (cash, land donation, other).
- Effective September 1, 2021



Outcomes in CO/Denver Generally

80-85% of folks remain housed after one year

Ex: St. Francis Apartments at Cathedral Square:

- Open 2 years ago (Jan. 16, 2018) - 14 apartments have turned over
- 3 Single parent families “graduated” to larger apts. better suited for young children and voluntarily relinquished the project-based voucher for a tenant-based voucher
- 2 individuals needed a higher level of care (Skilled Nursing Facilities)
- 1 eviction has been issued; two mutual lease rescissions
- 6 deaths

Ex: Arroyo Village:

- 100% of residents remained housed in the first 14 months (no evictions)
 - 4 residents moved on to non-supportive housing (increased their income, no longer needed intensive supportive services)
- 95% of residents accessing supportive services
- 63% have some income from SSDI or employment

National studies show that supportive housing not only **resolves homelessness** and **increases housing stability**, but also **improves health** and **lowers public costs** by reducing the use of publicly-funded crisis services, including shelters, hospitals, psychiatric centers, jails, and prisons.





Affordable Housing Fund 2021 Budget (as adopted, may not include federal sources)

2021 Affordable Housing and Property Tax and Other Local Revenue Fund	
Administration	\$1,542,008
Land Acquisition (D3)	\$8,112,372
Development & Preservation	\$4,237,018
Housing Assistance	\$3,493,783
Supportive Housing Dev & Svcs	\$4,525,000
Sub Total	\$21,910,181
2021 Linkage Fee Fund	
Development & Preservation	\$5,000,000
Total	\$26,910,181



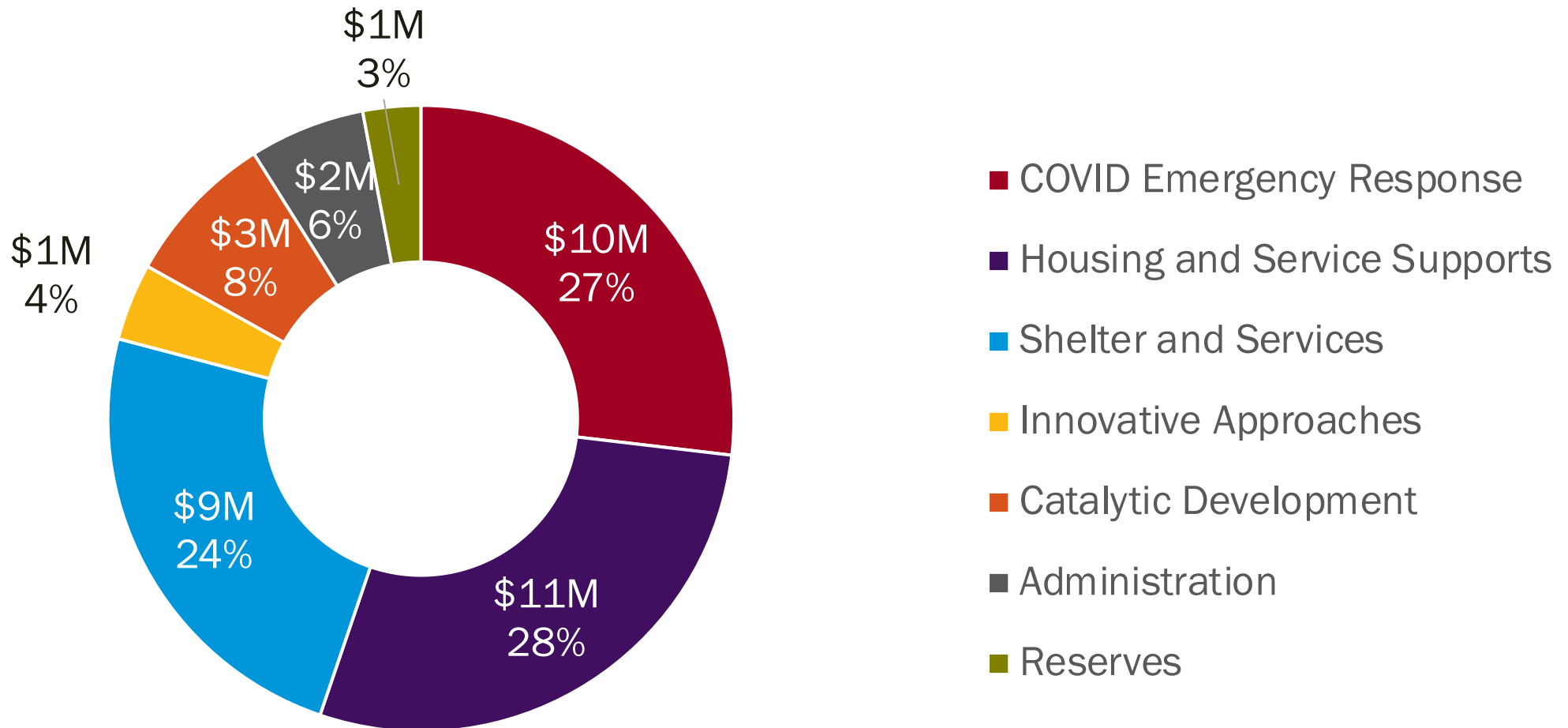
AHF 2021 Revenue (as adopted, excludes some emergency pandemic funds)

2021 Affordable Housing and Property Tax and Other Local Revenue Fund	
Property Tax <i>Includes Restored Mills \$494,109</i>	\$8,606,481
Sales & Use Tax (RMJ)	\$9,603,700
Interest Income	\$0
Miscellaneous Other	\$3,700,000
Sub Total	\$21,910,181
2021 Linkage Fee Fund	
Expected Collections	\$5,000,000
Total	\$26,910,181

2021 Uses for the Homelessness Resolution Fund

Category	Description
COVID Emergency Response (27%)	Support for safe transition from emergency congregate and non-congregate supports, including 800 rooms of Activated Respite and Protective Action (if a lesser amount is needed funds will be reallocated)
Housing and Service Supports (28%)	Support to expand rehousing opportunities (e.g., supportive housing, rapid rehousing, bridge housing, etc.) for at least 500 households and create at least 80 additional units.
Shelter and Services (24%)	Support for 24/7 shelter and services while people are unhoused, supporting more than 430 beds under 24/7 model and deepening services at more than 700 additional beds
Innovative Approaches (4%)	Investment in creative smaller and pilot approaches
Catalytic Development (8%)	Investment developments that combine shelter and housing, acquiring or developing at least 100 units of shelter and/or housing
Administration (6%)	Support for HOST to successfully administer and report out on funding
Reserves (3%)	Flexible funding to meet unforeseen needs, buffer against lower than projected tax collection

Proposed Uses of Homelessness Resolution Fund in 2021



Housing Stability Programs Prevent Homelessness

Demand for rent and utility assistance spiked
60% in January 2021 over December 2020.

Mortgage
assistance
delivered to 40
households

\$7 million
provided 2,500
households
with rent+utility
assistance

\$49 million in
federal
emergency
rental
assistance
funds

Components of a Comprehensive Housing Strategy



Why "Inclusionary Housing"?

- Creates a modest, but steady supply of moderate-income housing.
- While great need for low-income, there is also need among those earning 60-80% of Area Median Income.
- Promotes mixed-income communities.
- Leveraging market growth for moderate-income housing allows local governments to dedicate more of their limited, public resources to lower-income housing.
- Land is scarce, as development continues in strong markets it is becoming harder to “just build the affordable somewhere else.”

HB1117 – Signed by Governor

- Will allow local government the authority to promote affordable housing in their communities through their land use regulations (allows inclusionary housing).
- Must provide at least one other option to the developer other than building on-site (cash, land donation, other).
- An amendment requires other land use measures be in place in order to enact inclusionary housing (Denver has met this requirement)
- Effective September 1, 2021

Denver Numbers

Growth Alone ≠ Affordability

- 62,483 new apartments since 2000
- Majority luxury:*
 - 96% in 2015
 - 62% in the past 5 years

Losing Ground While Supply Grew

- Loss of 28,154 apartments for those earning less than 60% of AMI since 2010 (rent increases, flipped)
- Cost burden among those earning \$50-75,000/year grew from 12% in 2010 to **41% in 2019**
- Just under 1/3 of *all* Denver rentals are now “high end”

Denver's 2021 Process

- Task Force launched 2019, in 2021 examining all market tools (incentive, inclusionary & linkage)
- Developers, community, housing experts etc.
- Utilizing market needs and model pro forma analysis to examine economics
- Considering inclusionary options alongside incentive-only approach, so city is prepared with options should state bill pass
- Examining effective date, grandfathering process for projects at Site Development Phase
- Examining incentives
- Earliest timeline for completion of work – late 2021