
Denver Department of Housing Stability

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Chief Housing Officer & Executive Director

About Denver

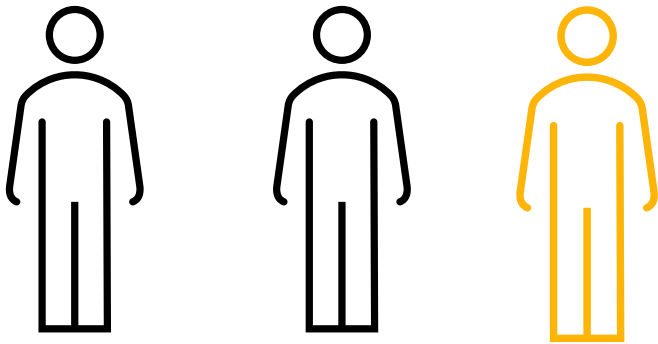


- Population: about 715,000
- Housing: 338,341 units (26,358 income-restricted units)
- Households: 318,445, average of 2.24 persons per household
- Economy/Jobs: 89% Service Providing, 11% Goods Producing
- Median household income: \$75,646
 - Median rent: \$1,783
 - Median sales price: \$605,250 for single family home, \$419,250 for Condo/Townhouse

Housing Cost Burden

1 in 3 Denver households are housing cost burdened.

Most <80% AMI = \$55k for single, \$78K family of four



Median rent: \$1,800 / month
Median single family home sales price: \$650,00

Rents and mortgages are increasing dramatically, and incomes are not

keeping up

Of 715,000 Denver households, **115,000** spend over 30%, and **48,000** spend over 50% of their income on housing costs

What is HOST?

- Mayor Hancock formed new department
- Bring housing + homelessness together
- Executive order signed Oct. 23, 2019



Healthy, housed,
and connected.

We invest resources,
create policy, and partner
to provide housing stability,
resolve episodes of
homelessness,
and create housing
opportunities

Who Does HOST Serve?

In 2022...

15,000+ in shelters

2,500+ through outreach

1,914+ households exited homelessness
to permanent housing

9,600+ in stability programs

1,000 affordable units created/preserved

Disproportionately:

- Black, Indigenous, and People of Color
- Female
- Over age 55
- Have a disabling condition

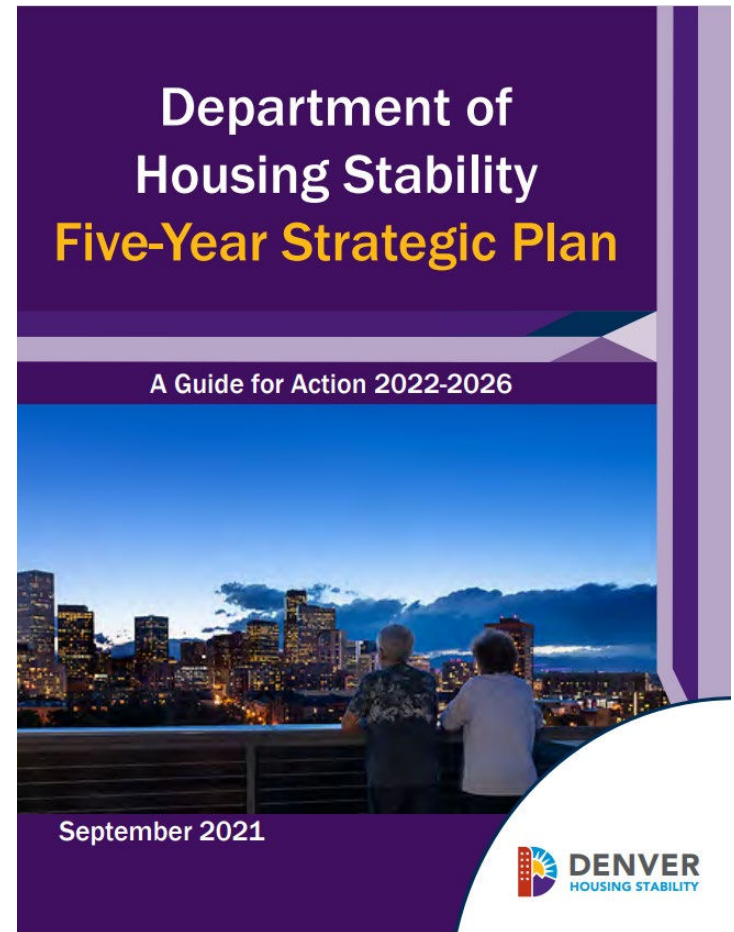


Affordable Housing Development & Preservation

HOST's Five-Year Strategic Plan

Topline Goals:

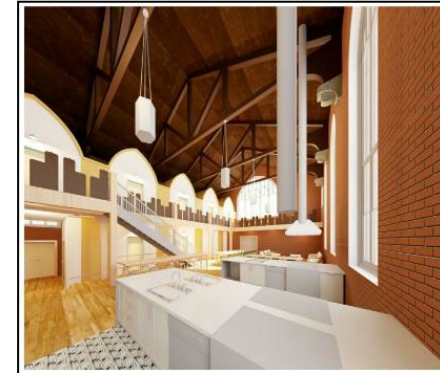
- Reduce unsheltered homelessness by 50% in five years
- Build 7000 units of affordable housing, including 900 supportive units
- Increase annual households served in rehousing and supportive housing from 1,300 to 1,800



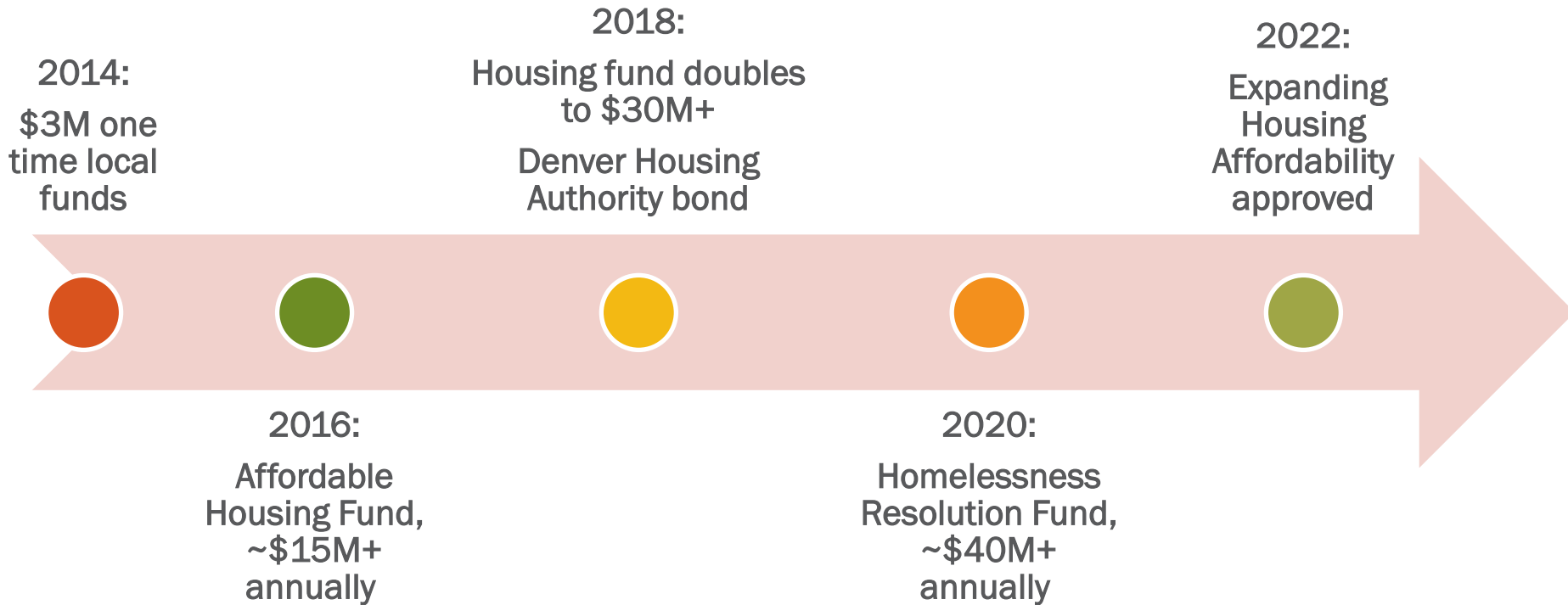
Affordable Housing Development

- 1,824 affordable homes under construction/preservation in progress
- Pipeline of 728 homes in planning/approved
- **8,787 affordable homes created** (6,566 city-funded) since July 2011

Total affordable homes in Denver:
25,925 (2,496 supportive housing units)



Affordable Funding Timeline



Denver's Affordable Housing Fund



- Property tax, linkage fee, marijuana sales tax, General Funds
- Funds: development, preservation, rent assistance, rapid rehousing

Homelessness Resolution Fund

- 0.25% sales tax
- Passed by voters in November 2020
- Funds: 24/7 shelters, tiny homes, rapid rehousing, permanent supportive housing



Expanding Housing Affordability Policy



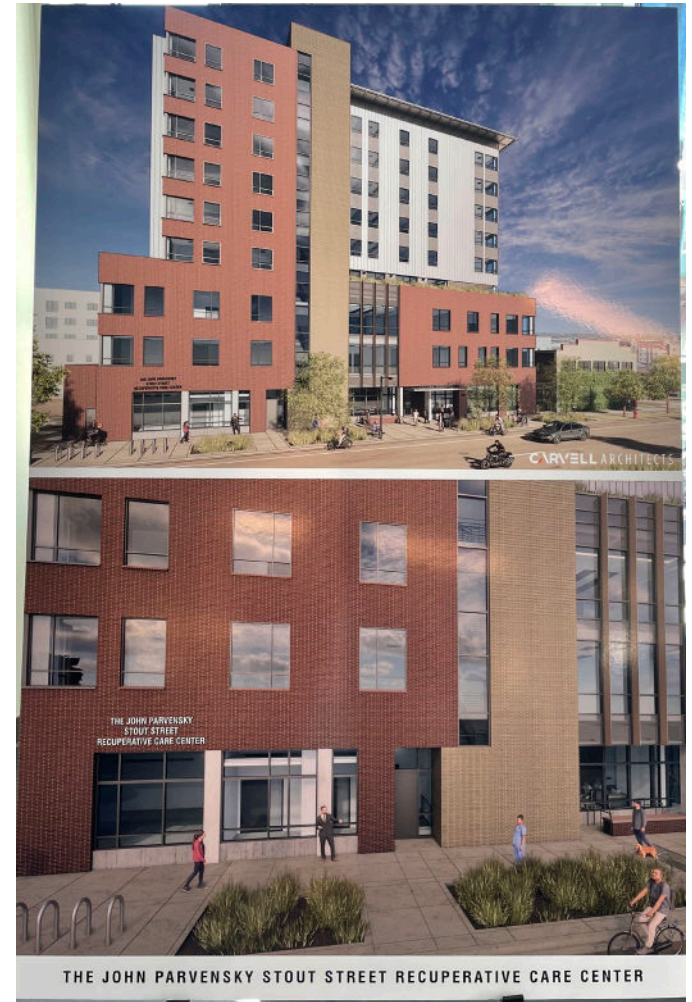
- 10+ unit residential development
- 8 to 12% affordable
- Build on site, fee in lieu and negotiated agreements
- Incentives like height, permit fee reductions

DHA D3 Program

Denver Housing Authority (DHA)

Delivers for Denver

- Partnership between City of Denver and Denver Housing Authority
- In 2019, DHA issued a ~\$130 million bond based on property tax partnership
- Expedite a pipeline of affordable and supportive housing projects



Legacy Lofts

Housing Success Stories

“

It's been a great process, a process I've never gone through before, but everybody that we have worked with has been excellent.”

*Zack, resident of Central Park
Urban Living Condos*



Zack in his new condo

“

I had been homeless for five years. When I came to Colorado, it was a lightbulb of hope.”

*Timisha, rehoused through HOST and our
partners*

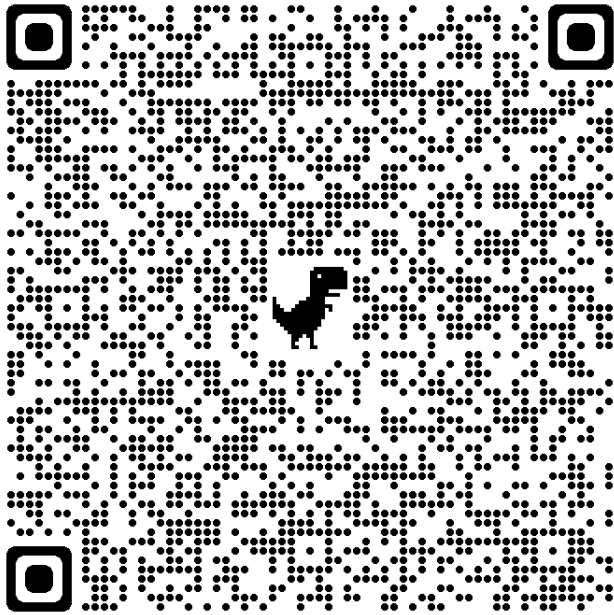


COVID-19 emergency shelter at the
Denver Coliseum

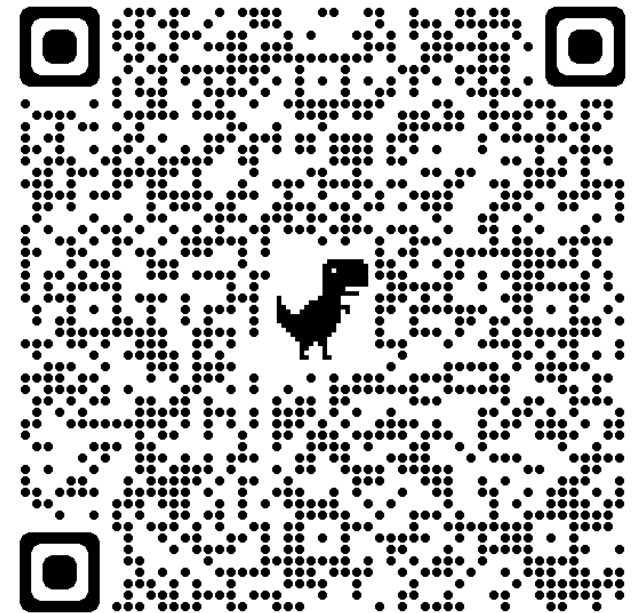
Partnering with Denver

[Denvergov.org/housing](https://denvergov.org/housing) -> Partner Resources

Housing development
and compliance resources:



Funding/procurement
opportunities:



Thank You!