MMC FULL CAUCUS
Wednesday, February 5
Denver Metro Chamber of Commerce
7:30 am – 10:00 am
Breakfast Sponsored by City of Wheat Ridge

AGENDA

Welcome & Introductions

MMC Retreat Priorities Debrief
  • MMC Vice Chair Jackie Millet

Boulder & Aurora Bridge House Ready to Work Programs
  • Isabel McDevitt, CEO, Bridge House & Jason Bachelor, Aurora Deputy City Manager
    o Focus - 40% of adult homeless population that doesn’t qualify for housing and cannot self-resolve
    o Sobriety-based and focused on exiting homelessness through stable employment
      ▪ 80% of people coming to them were unemployed
    o 3 out of 4 people graduate with an 87% retention rate (housed and employed) a year later
    o Congregate living in repurposed commercial space (net gain in housing units)
      ▪ Safe, stable, community-based housing that is not a shelter
      ▪ 44 persons in Boulder Bridge House
      ▪ 50 persons in Aurora Bridge House
      ▪ Counseling for debt relief, addiction recovery, and to clean up criminal backgrounds
    o Two social enterprises provide employment and job skills
      ▪ Landscaping and catering
      ▪ Build a resume, work history, and savings
Funding
- Aurora marijuana funds
- Boulder Permanent Inclusionary Zoning funds
- New market tax credits (which were traditionally used for economic development) means they don’t have to compete for scarce housing resources and it’s a net gain for the community

The Aurora Parks Department was convinced after seeing workers in Boulder
- Reliable and dependable
- Manpower for special events e.g., hanging holiday lights
- Do not compete with other services for dollars
- Work on Colfax doing cleanup in business districts

Flex Fund Impact Report
- Matt Meyer, Executive Director, Metro Denver Homeless Initiative
  - Presenting $6,000 from MMC Reception Platinum Sponsors Xcel Energy and Cigna to MDHI Flex Fund
  - Currently 1-1.5 months’ worth of operating budget remaining in fund
  - 81 providers throughout the region can access fund
  - Regional perspective and approach to homelessness
    - 239 formal requests to network from across the region
      - Fulfill about 58% of the requests – very thorough review to ensure that all other resources have been tapped before funds allocated “last dollar in” to exit homelessness
  - $15-40k in expenditures per month
    - 2/3 of funds for move in assistance
    - 1/3 for landlord mitigation
  - Flex Fund provides hard to find flexible funding
    - HUD funding is highly restrictive and geared towards the most vulnerable (as measured by VI-SPIDAT tool used across providers)
  - 331 individuals have moved into housing from homelessness
o Exploring expansion into eviction prevention which would roughly double the funding need
  ▪ It is much easier and less costly and traumatice to keep people housed than to re-house
o MMC commitment to the Flex Fund brought outside donations (Denver Fund, CHFA etc.,) and also because it goes directly to housing people (no administrative costs)
o Would like to match 3,000 households with housing per year from OneHome as prevention and diversion funding
  ▪ Could be used with Ready to Work

Update on Initiative 122
• Bill Ray, Campaign Director – No Campaign
• Working with nationally acclaimed CO based pollster and researcher
  o 256 ballot initiatives filed for 2020 ballot
  o 122 - No Growth ballot initiative
    ▪ Professional signature collectors hired
    ▪ Rumored pledge of $500k to collect signatures
      • Gray Wolf Reintroduction campaign spent closer to $900k to collect signatures
    ▪ Signatures due June 5th
  o Similar measure passed in Lakewood in 2019 (200)
  o Focus groups and research starting this month which should conclude end of Feb-early March
    ▪ Hold off on conversations until extensive research is completed
  o Will use professional fundraisers, press secretaries, and go into full campaign mode if 122 succeeds in getting signatures

Update on Empowering Transportation Planning Organizations HB20-1151
• Helps the metro area to have a statewide solution as goods and services have to be moved around the state and connections to recreational activities
• Importance of education and outreach
• Gas tax is declining and weights miles over people in terms of funding
  o Denser areas are not receiving fair share of investment
• Fees won’t fill the local gap
  o $16b over 20y to sustain local infrastructure and transit in 2035 plan
• 89% of recent funding from legislature is for CDOT
  o CDOT maintains just 17% of metro area miles and less just 25% paved miles
  statewide
  o Denver “serious” non-attainment for ozone
• 1151 will cut red tape and maximize flexibility
  o Local governments can choose how they use these dollars
  o TPOs choose IF they use authority
  o TPOs identify priorities & local share
  o TPOs decide funding type and amount
  o Voters still get the final say
• DRCOG has been successful in distributing funds
• Pass HB20-1151 and then we can negotiate the details
  o Something along the lines of an executive committee for oversite
• Minor change in statute and gives the state a necessary tool to address
  transportation needs
• Democrats will not pass fees without bipartisan comprise
  o Fee proposals for EVs and ridesharing
• Prop 110 sought a more equitable division of resources
  o Any new revenue source should not go through the HUTF
  o A conversation needs to occur about a more equitable split
• Language shows local flexibility and control but also the amount of collaboration
  we would need to utilize
• Isn’t just about roads – it’s about what regional and local mobility
• Allow the legislature to put this tool into the toolbox
  o May never be used
  o Would take time to work out how it would used
• Boulder county wants to know how this money would be split before agreeing
• Concerns about ensuring opt out and some using funding to maintain local infrastructure
  o Need reasonable assurance for equity and intent on working with RTD
• Regional organization – opportunities for changes that could make this workable
  o Reasonable assurance of equity
  o Other problem is RTD – how do we help RTD

Legislative Update
• Kevin Bommer, Executive Director, CML
  o CO Concern – specific ownership tax on heavy trucks will be scaled over time which is hit to local government revenue, not just statewide
    ▪ Already get a preferential rate on specific ownership tax
    ▪ 1151 has best shot of any significant transportation bill in the session and there is still work to do
  o Mayor Russell Stewart is a CML board member
  o HB20-1044
    ▪ Fire and police pension association bill
    ▪ Advocated by professional firefighters
    ▪ Death & disability plan
    ▪ Not a labor issue despite statehouse suggesting that it is
    ▪ Board rather than legislature will propose future contribution increases
    ▪ Asked for an amendment for increases to go to plan election
  o HB20-1282 - Oppose
    ▪ Not broadcasting safety communications
  o SB 10 – not using single use plastic lost
  o SB 93
    ▪ Construction defects
    ▪ Opposed unless amended
  o SB 147
    ▪ Annexation bill
    ▪ Local dispute in El Paso county
    ▪ Opposed
- HB20-1287 – CO Rights Act
  - Bipartisan
  - Will increase legal expenses, liability, etc
  - Opens up to all constitutional violations, not just civil rights violations
  - Would make it more lucrative for plaintiffs to go to State court instead of federal courts
  - Impacts state courts more than federal courts
- Legal counsel and advocacy team working at CML

**SB20-93 - Update and Impacts on Arbitration of Defects Claims**
- Scott Wilkinson, Partner, Davis and Ceriani, PC
- Works with CO Association of Homebuilders
- How SB 93 affects affordable housing stock
- Cost of insurance and possible litigation drive builders back out of market
- Requires arbiters to have experience on both builder and consumer side
  - typically have one or the other – which is why 3 arbiter panels are common
  - Arbitration removes outlier verdicts and relies upon verdicts that are more proportional to issues they are attempting to address in making awards
  - Want to prevent years of litigation before getting to arbitration process
  - Market has seen significant increase in affordable, multi-family housing since 2017 reforms and insurance prices are declining
- SB93 avenue to attack arbitration through standard form contract clauses and reintroduces uncertainty
- This form of bill has been around for 3 years
- Arbitration must follow federal law
  - If the effect of a state law is to disfavor contracts that look like arbitration agreements, it is preempted
- Components of this bill problematic
• Standard form contracts
• Limitations
  o Puts a dispute off 60 days
  o Over 100 miles
• Retroactivity application
• One sided appellate right
  o SB138 seeks to extend current 6-year period of repose to full decade
  o Already have disclosure requirements but want to specify additional categories that would not conflict with Federal Arbitration Act

The Public Option Pros and Cons
• Mike Kopp, PATH Board Member
  o Bill last year DOI and HCPF bring us recommendations
  o REMI partnership modeled economic impacts of public option in response to DOI and HCPF report and stakeholder recommendations
  o Stakeholder recommendation and report – REMI response is to the
  o Harsh on hospital profits
    ▪ Free enterprise and job creation are critical
    ▪ Need to be able to pay people more
    ▪ Profit motive is not intrinsically bad
    ▪ How much profit is too much and who decides?
      • Concerning to the business community
  o No bill yet
  o 12% of consumption dollars went to health insurance – now 15%
    • Know that it isn’t sustainable
    • Argue that higher costs are symptom not cause
    • Public Option would be used to move 5,700 uninsured onto public health option
      o Hospitals have to treat these people and provide services at lower cost
    • Cap on what you can charge is really a profit cap
    • Targeted cost reduction of 10%-15%
- Shift costs to other insurers or reduce cost by reducing overhead
  - Thinks where we could align is in identifying other drivers of cost and reducing those

- Lieutenant Governor Dianne Primavera
  - Number one concern for people who live in CO is the cost of healthcare
  - 1 in 5 people forgo needed healthcare and 1 in 3 can’t afford their prescriptions
  - Insurance, pharma, and hospital companies and organizations are acting as “toll booths”
  - Public option would increase competition and lower hospital prices
  - No bill in the legislature
    - Hospital reimbursement formula to bring rationality to pricing
      - CO hospital prices have gone up 71% and profit is up 280% since 2009
        - Colorado hospitals have 2nd highest profit margins in the US
      - Hospital provider fee gave additional funding to offset costs of accepting Medicaid and Medicare – hospitals kept prices high instead of lowering them
      - Require insurance companies to return profits from selling name brand drugs to Coloradans
      - Save people 9-18% on premiums
      - Does not create a new state-owned insurance company
        - Uses current infrastructure of private market
      - Would not require anyone to change coverage to public option
      - Will not force lay-offs, price increases, or reductions in care
      - Premium savings tied to increased job growth
      - Profits are enough to offset minimal costs of program
      - Anticipate that healthier people will increase workforce
        - ACA increased healthcare workforce – more than 30 % increase
  - 58% of Colorado voters support the public option

Adjourn
### 2020 CALENDAR

All Meetings at the Denver Metro Chamber of Commerce at 1445 Market Street 4th Floor, Denver unless noted.

<table>
<thead>
<tr>
<th>Meeting</th>
<th>Date &amp; Time</th>
<th>NOTE</th>
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<tbody>
<tr>
<td>Annual Retreat*</td>
<td>Saturday, January 11</td>
<td>* By invitation only</td>
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<td>8:30 am – 4:00 pm</td>
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<tr>
<td>Full Caucus</td>
<td>Wednesday, February 5</td>
<td><strong>Spotlight on Housing</strong></td>
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<td>7:30 am – 10:00 am</td>
<td>Topics: Homelessness; Construction Defects; and Initiative 122. Also: Legislative Update; Mobility Funding; and Public Health Option Pro &amp; Con</td>
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<td>Full Caucus</td>
<td>Wednesday, April 1</td>
<td><strong>Spotlight on Sustainability</strong></td>
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<td>7:30 am – 10:00 am</td>
<td>Topics: Xcel’s Clean Energy Transition (confirmed) &amp; Governors Energy Office (invited) Also: New Leadership at RTD with Interim GM and Board Officers (invited)</td>
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<tr>
<td>Full Caucus</td>
<td>Wednesday, June 3</td>
<td><strong>Spotlight on Aging &amp; Demographics</strong></td>
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<td>7:30 am – 10:00 am</td>
<td>Topics: State Demographer Elizabeth Garner, Age Friendly Communities with AARP (invited) and other speakers TBA</td>
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<td>Full Caucus</td>
<td>Wednesday, August 5</td>
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<tr>
<td>Full Caucus</td>
<td>Wednesday, October 7</td>
<td><strong>Spotlight on the Ballot</strong></td>
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<tr>
<td>Regional Reception*</td>
<td>Thursday, December 3</td>
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**Possible Lunch & Learn Topics**

- Special Districts with Colorado Homebuilders Association & SDA
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<tr>
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**Executive Committee (EC)**

**Note:**

- Executive Committee (EC) members serve for two-year terms.
- The City of Denver’s EC is appointed by the Mayor and confirmed by the City Council.
- The EC has four standing committees: Housing, Homelessness & Hunger (H3C), Environmental Stewardship (ENS), Economic Development (ED), and Transportation (T).
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READY TO WORK PROGRAM
There’s nothing in the world that can stop someone on a mission.

And our mission is to be unstoppable. In the face of homelessness, and in the face of doubt, we keep moving. There’s nothing in the world that can stop us from getting our job done. Every day, for every person, because it’s the right thing to do. And we’ll get even more done. Especially when you help us do it.
Is a **sustainable** business model

**Breaks expensive cycles** of homelessness, addiction, and incarceration

Provides a **multi-faceted, community-based**, solution for homelessness

Targets the **40% of adults** experiencing homelessness with the need, **capacity and desire to get back to work**
Ready to Work transforms lives one person at a time

- “I feel blessed. Getting out of homelessness is not as easy as becoming homeless, and I am so thankful for Bridge House and everything they helped me accomplish. I still am amazed that there are people in our community who care so much for those of us who just need a second chance.” – Kyle

- “Day by day I believed I could do more, that I could get back to where I was before I experienced homelessness. I saw other people having success and the staff believed I could, too” – Steven

- “We are all human. We are all going to experience difficulties beyond our control. Ready to Work gave me wings. Ready to Work doesn’t leave any part of you behind.” – Sue
Holistic Model

A HOLISTIC MODEL
Ready to Work has two locations in Metro Denver - Boulder and Aurora. We employ, house and support 94 individuals at any given time. 3 out of 4 Ready to Work trainees graduate with a mainstream job and housing.
Ready to Work is founded on work.

We empower our trainees with purpose.

The outdoor crew beautifies the community while creating meaningful work.
Paid, transitional work in Social Enterprise is a stepping stone to mainstream work

- Two work options – landscaping or food service
- 94 positions – 44 Boulder, 50 Aurora
- Up to 29 hours a week $11.10
- Build resume and references
- Earn and save money
- Commitment to 9 to 12 month program, begin to seek mainstream employment at 7 months
Ready to Work - Housing

Community living for 94 people – 50 men, 24 women
• 3 meals a day
• On site laundry
• Computer access, outdoor recreation, library
• 24/7 access and support
• Room and board of 1/3 per week
• Savings required
• Sobriety required
• Transportation
• Good proximity to services and employment sites
• 24/7 Staffing

Capital costs - $85k per RTW unit vs. $400k+ for a traditional housing unit
Ready to Work - Support

• Savings and financial management
• One-on-one case management – bi weekly
• Group meetings – bi weekly
• Job readiness classes – 4 topic areas
• Career counseling
• Sobriety support
• Mentoring
• Computer training
Budget Breakdown

**The Cost of Doing Nothing**

- **$150k per year** for highest users of Boulder County detox, hospital and ambulance (BCPH)
- **$45k per year** for prison (CO DOC)
- Up to **$550k per year** estimated for chronically homeless adult (USICH)

**RTW Trainee Costs**

- **$15k or 15% is earned** in trainee wages – funded by social enterprise
- **$5k in social enterprise expense**
- **$10k for one year** of housing and support services – requires gov’t and private support

**Community Cost for RTW Grad**

$0
IMPACT

Immediate:
- Housing exits from street and shelter
- Labor force for local municipality and businesses
- Trainees contribute as tax payers

Long term ROI:
- 72% graduate to mainstream employment and housing
- 85% 1 year retention rate
- $15,000 annual savings per trainee
- $28,000 est annual contribution per graduate
2019 Accomplishments

Nights off of the street – 24,000+
Meals – 80,000+
People hours worked – RTWA 21,820 RTWB 17,532
11,306 CTK

Employment –
Full time jobs obtained 62
Revenue earned – CTK: $645,000 RTW: $405,000
RTWA, $297,000 RTWB

Housing –
RTW Permanent housing 54
72% graduation rate

Support –$50,000+ saved by trainees, 600+
groups, 3000+ case management appointments
Next Steps & Thank you!

www.readytoworkco.org
Isabel McDevitt, CEO
isabel@boulderbridgehouse.org
MDHI Flex Fund

**Leading and advancing collaboration to end homelessness in our region**

* Dedicated to everyone in the metro region having a safe, stable place to call home*
Metro Denver Homeless Initiative (MDHI)

The Housing and Urban Development (HUD) designated Continuum of Care Organization

**Mission**
Leading and advancing collaboration to end homelessness in our region

**Vision**
Dedicated to everyone in the metro region having a safe, stable place to call home

**Region**
All seven counties of metro Denver (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson)
MDHI supports the homeless services network

**The Network**
- Annually $27 million in federal housing funds for the homeless
- 81 member organizations
- Representing and serving all seven Metro counties
- Annually match @ 3,000 homeless households to housing

**Core Capacity**
- CoC Collaborative Application to HUD
- Point in Time Count
- Homeless Management Information System
- Coordinated Entry System
Flex Fund Overview

- MDHI has been administering Flex Fund assistance since June 2018.

- Offers **Move-in Assistance** and **Landlord Mitigation** funds to households experiencing homelessness in Metro Denver.

- Organizations that partner with OneHome or are members of the Metro Denver Continuum of Care (CoC) can request assistance for individuals and families in need.
2019 Contributions

Arvada  Commerce City  Morrison
Aurora  Dacono  Northglenn
Bennet  Denver  Parker
Boulder  Edgewater  Sheridan
Bow Mar  Englewood  Superior
Brighton  Federal Heights  Thornton
Broomfield  Golden  Westminster
Castle Pines  Lafayette  Wheat Ridge
Castle Rock  Lakewood  Colorado Housing and Finance Authority (CHFA)
Centennial  Littleton  Personal and Private donations
Cherry Hills Village  Lone Tree  
Columbine Valley  Longmont  

The Denver Foundation
Metro Mayors Caucus
Eligible Program Participants

Individuals and Families experiencing homelessness in Metro Denver and have one last financial barrier preventing them from obtaining permanent housing.

Program participants of HUD Continuum of Care (CoC), Emergency Solutions Grants (ESG), and other supportive housing programs for persons experiencing homelessness in Metro Denver.
Types of Flex Fund Assistance

- **Move-in Assistance**: Security deposit, first month’s rent, application fees, one-time moving costs, relocation costs

- **Landlord Mitigation**: Supports landlord/property owners who rent to our community’s most vulnerable members and help tenants who were formerly homeless remain in good standing.
  - *Damage repairs, vacancy payments*
FLEX FUND SPENDING SUMMARY & HOUSEHOLD SERVED 2019
Other 2019 Program Information

- 139 households, or 331 persons, received assistance
- 239 formal requests submitted
- 58% of request fulfilled
- Average cost per household was $1100
Participating Organizations in 2019

**Boulder County:** Boulder Mental Health Partners, Safehouse Progressive Alliance for Non-violence (SPAN)

**Jefferson County:** Metro West Housing Solutions, Family Tree, Eaton Street Apartments, Jefferson Center for Mental Health

**Denver:** Saint Francis Center, Family Homestead, Denver Department of Human Services, Dr. Cog, Senior Support Services, Earthlinks, Denver Indian Family Resource Center, Rocky Mountain Cares, Mental Health Center of Denver, The Initiative, Burgwyn Residential Management

**Arapahoe:** Aurora Mental Health Center, Arapahoe County Human Services

**Adams:** Unison Housing Partners, Community Reach

**Regional:** Colorado Coalition for the Homeless, Volunteers of America, Colorado Division of Housing, Veterans Administration, Catholic Charities, Children’s Law Center, Mercy Housing
Flex Fund Expansion & Possibilities

Landlord Recruitment & Engagement ➔ Access to Affordable Housing

Targeted Eviction Prevention ➔ Upstream Prevention

OneHome Front Door: Diversion & Prevention ➔ Reduce Inflow
“I thank you for your help in getting another person out of harms way...”

– Recipient of Flex Fund assistance, October 2019
## Denver Metro New Home Activity
### Starts & Closings Snapshot (All Product)

<table>
<thead>
<tr>
<th>DENVER METRO</th>
<th>Type</th>
<th>3Q18</th>
<th>3Q19</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Qtr Starts</td>
<td>Condominium</td>
<td>122</td>
<td>517</td>
<td>323.8%</td>
</tr>
<tr>
<td></td>
<td>Townhome/Duplex</td>
<td>858</td>
<td>767</td>
<td>-10.6%</td>
</tr>
<tr>
<td></td>
<td>Detached</td>
<td>2,334</td>
<td>2,153</td>
<td>-7.8%</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>3,314</td>
<td>3,437</td>
<td>3.7%</td>
</tr>
<tr>
<td>Annual Starts</td>
<td>Condominium</td>
<td>993</td>
<td>1,337</td>
<td>34.6%</td>
</tr>
<tr>
<td></td>
<td>Townhome/Duplex</td>
<td>3,136</td>
<td>2,837</td>
<td>-9.5%</td>
</tr>
<tr>
<td></td>
<td>Detached</td>
<td>8,837</td>
<td>7,364</td>
<td>-16.7%</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>12,966</td>
<td>11,538</td>
<td>-11.0%</td>
</tr>
<tr>
<td>Qtr Closings</td>
<td>Condominium</td>
<td>109</td>
<td>154</td>
<td>41.3%</td>
</tr>
<tr>
<td></td>
<td>Townhome/Duplex</td>
<td>830</td>
<td>799</td>
<td>-3.7%</td>
</tr>
<tr>
<td></td>
<td>Detached</td>
<td>2,176</td>
<td>2,165</td>
<td>-0.5%</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>3,115</td>
<td>3,118</td>
<td>0.1%</td>
</tr>
<tr>
<td>Annual Closings</td>
<td>Condominium</td>
<td>428</td>
<td>982</td>
<td>129.4%</td>
</tr>
<tr>
<td></td>
<td>Townhome/Duplex</td>
<td>2,852</td>
<td>2,856</td>
<td>0.1%</td>
</tr>
<tr>
<td></td>
<td>Detached</td>
<td>8,377</td>
<td>8,519</td>
<td>1.7%</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>11,657</td>
<td>12,357</td>
<td>6.0%</td>
</tr>
</tbody>
</table>

Source: Metrostudy
Attached New Home Starts in Denver Metro Now Represent 37% of Activity

Source: Metrostudy
Condominium Starts and Closings Are Slowly Trending Back Up….
Denver/Boulder MSA’s
As of 2Q 2019
682 Active Housing Projects
95,095 Total Units
10,696 Closings Past 12 Mos.

27 Active Condo Projects
2,782 Total Units
1,352 Units Under Const.
982 Closings Past 12 Mos.

109 Future Condo Projects
16,898 Total Units

PLUS 34 Apartment/Condo Locations with 36,000 Potential Units
PLEASE OPPOSE SB20-093

Arbitration Requirements and Limits on Standard Form Contracts

The Homeownership Opportunity Alliance (“HOA”) has significant concerns that:

- SB20-093 will reverse the most positive impacts of HB-1279 and the Vallagio decision, which paved the way for a quintupling of vital condo construction since 2017.

- Vallagio affirmed the right of a developer to require that construction litigation disputes go to arbitration, and that the developer be consulted if a homeowner association wants to make a change to their governing documents.

- This brought a sense of predictability in the insurance market regarding the timing and process for dispute resolution. It did not guarantee an outcome.

- SB-93 reverses that predictability by subjecting contracts with arbitration clauses in them to litigation, and then potentially forcing all dispute resolution into court. This is costly and will drive insurance costs back up, which will impact housing costs and impact Colorado’s ability to develop attainable and affordable projects.

- Vallagio brought certainty and predictability to construction litigation in two major ways:
  - It eliminated the costs and fees associated with protracted fights about the arbitrability of construction disputes; and
  - It brought predictability to the outcome of the process (because arbitration—by virtue of its typical use of arbitrators with more relevant experience—encourages more consistent outcomes).

- SB20-093 threatens the benefits flowing from Vallagio in two major ways:
  - SB-93 forces the prospect of significant increases in litigation costs relating to the enforceability of arbitration agreements and, as such, is federally preempted.
    - The bill intends to curb pre-dispute arbitration provisions.
      - The FAA preempts any state rule discriminating on its face against arbitration and “displaces any rule that covertly accomplishes the same objective by disfavoring contracts that (coincidentally) have the defining

- Enacting a law that, at inception, has known enforceability issues ensures increased litigation concerning the enforceability of the same. This presents insurers with more uncertainty (in addition to increased litigation costs and fees), again driving up insurance prices.

- More broadly, the bill is going to make arbitration more difficult and more expensive for the very consumers the bill purports to help, all while introducing an extraordinary number of unintended consequences that are likely to have a far larger impact than any of the intended consequences possibly could (given the limitations imposed by the preemptive reach of the FAA).

- **Bottom line:** As it pertains to the housing industry, the SB-93 upsets the certainty the Vallagio decision brought and, in doing so, will result in increased insurance costs, fewer multi-family housing starts, and a detrimental impact on the availability of attainable housing in Colorado.

- In 2017, this legislature, including many currently elected legislators, fought and voted for fixes to our attainable and affordable housing crisis to promote building more attainable multi-family for-sale housing. SB-93 will undo that great work.

**We respectfully request you vote NO on SB-20-093**