Pipe Dreams & Picket Fences:
Direction from Denver’s Houseless People on Housing Needs & Priorities in the Context of Today’s Public Housing

March 8th 2023 Report Release
Housekeys Action Network Denver
* BIGGEST THANK YOU TO *

Houseless Community of Denver
HAND Outreach Team
Service and Resource Locations who let us survey there
Volunteer Data enterers and Expert Data analysts
Artwork & written content editors
Poverty and Community Economic Development class of DU’s Graduate School
Lauren Brown, PhD candidate
Western Regional Advocacy Project

Start up Project Funders: Buck Foundation, Denver Foundation, Matt Wright, Max Appel
The Question:
When you talk about wanting housing, what are you thinking of?

The Answers:
“**A small one or two bedroom apartment. A small house to own would be, or is, my goal but it seems like a pipe dream these days.**”

“**Not sure if white picket fences are still on the table? That being said I would love a spot to raise a tiny dog and maybe a kid**”
The 2022 Housing Survey
Asked 24 Questions
Houseless Voices

● 2022 Housing Survey conducted by HAND Outreach Team
  ○ Surveyed anywhere houseless people gather
  ○ $15 VISA gift cards for taking the survey - most took between 15-20 min
  ○ Surveyed 828 houseless individuals total

● Other opportunities for input
  ○ 124 houseless attendees across 4 Community Forums: General, AA-DAS-Black, Spanish-Speaking, Queer
  ○ 38 in-depth interviews
  ○ Dozens provided additional input during peer review phase at Community Meetings

Over 1,000 houseless people in Denver gave direction for this report
First-HAND Experience

From being surveyed, to surveying others
Teri Washington - Survey Outreach, Interviews, Community Forum

- HAND came out to where I was - “there is hope out here”
  - The Housing Survey asked questions about the type of housing we wanted
- Community Meetings
  - Bringing my own lived experience to HAND and the fight
- Being in HAND & conducting the Housing Survey
  - “Giving, retrieving, then fighting”
- In-depth interviews
  - “You see the harm that this City has done”
- Leading the African American/Descendants of American Slaves/Black Community Forum
  - “That’s when it got real”
2022 Housing Survey Data Analysis

- 828 paper surveys were entered into a database by many volunteers with data expert guidance.
- Data then analyzed with help of data experts.
- Open-ended written answers throughout give authentic answers.
  - Multi-tier thematic analysis of responses shows trends and patterns in answers.
- Reflections on Survey Methodology
  - Paper surveys
  - Outreach team
### Housing Survey Demographics

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>2022 HAND Survey</th>
<th>2022 PIT Count</th>
<th>2022 Denver Census</th>
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<tbody>
<tr>
<td>White</td>
<td>45.7% (n=351)</td>
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<td>27.6% (n=212)</td>
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<td>Asian</td>
<td>2.6% (n=20)</td>
<td>0.5%</td>
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</tbody>
</table>
Public Housing Research

Housing Costs, Rent Burden

- How much is rent increasing in Denver?
- How many people are rent cost burden at Area Median Income (AMI) levels?

Fiscal Trends

- What is the national trend in spending on public housing?
- What is the trend for State and local funding for low-income housing?
- Where is this money going (AMI, housing programs)?

Units Lost

- How many public housing units have been lost/gained nationally?
- How many public housing units have been lost/gained in Denver?

Vouchers

- How does the Housing Choice Voucher (HCV) program work in Denver (how you apply, time it takes to find units, cost requirements, acceptance rate of vouchers)?
- How many people apply in the lottery, how many get a voucher, and how many ultimately get housing?
Public Housing Research Methodology

- Initial research by DU’s Poverty and Community Economic Development class with Professor Daniel Brisson MSW, PhD, under the direction of HAND and WRAP.
  - Students provided reports at the end of the quarter with not only what they found but how they found it and any barriers finding the answers.
- Further research by Lauren Brown PhD candidate.
  - Included calls and meetings with Denver Housing Authority (DHA), and in depth reading of DHA materials.
- Data was collected from primary government sources in all cases when possible and alternative secondary sources where the government sources did not have available data.
Cause and Effect

HUD’s budget authority was cut by 77% from 1978 to 1983. Since 1983 Laws Criminalizing Homelessness tripled (Calif.).
"Don't just show up on my door every day and make it a weekly thing. So I guess, autonomy. Not crazy restrictions. I can have visitors, just obviously no one moving in or something like that. Maybe social interactions, personally I would love to have an outdoor space available... Like my own private yard or front patio, or a common area."

- Hillary, HAND one-on-one interview
Do houseless people want housing?

2022 Housing Survey Respondents Moving Into Affordable Housing

- Unsure: 10.2%
- No: 82%
- Yes: 7.1%

665 respondents

2022 Housing Survey - Housing/Vouchers Awarded but Refused

- Yes: 57%
- No: 43%

748 respondents

“DUMB question, DUH!”
And, are they really refusing housing? If so, why?

"Because don’t trust CCH [Colorado Coalition for the Homeless] to find housing other than their housing."

"Englewood House turned me down after living on the streets for 2 years. Because of background. Not ok! Also what does that have to do with me living somewhere, taxes-paying citizen."

"I was called by the Salvation Army and was told I was given a place, but they were waiting, why it was an eviction, and I was asked to get my [Social Security] card and my I.D. which I did. All they did was give me false hope. Then they never called me back."

"Only because mail sent to MHCD [Mental Health Center of Denver, or WellPower] who didn’t forward to me until after deadline."

### 2022 Housing Survey - Reasons for Refusing Housing or Vouchers

<table>
<thead>
<tr>
<th>Reason</th>
<th>Number of Respondents</th>
</tr>
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<tbody>
<tr>
<td>Other - didn’t refuse*</td>
<td>17</td>
</tr>
<tr>
<td>Distrust/false hope*</td>
<td>7</td>
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<tr>
<td>Found other housing</td>
<td>6</td>
</tr>
<tr>
<td>Ext. circumstance*</td>
<td>5</td>
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<tr>
<td>Unsure</td>
<td>4</td>
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<tr>
<td>Bad location</td>
<td>4</td>
</tr>
<tr>
<td>Inattentive program</td>
<td>4</td>
</tr>
<tr>
<td>Alternative to renting*</td>
<td>3</td>
</tr>
<tr>
<td>Didn’t finish process</td>
<td>3</td>
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<tr>
<td>Too expensive</td>
<td>3</td>
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<tr>
<td>Limited good housing</td>
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<tr>
<td>&quot;Yes&quot;, no reason</td>
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</tr>
<tr>
<td>Pets</td>
<td>1</td>
</tr>
<tr>
<td>Uncategorizable</td>
<td>7</td>
</tr>
</tbody>
</table>

Number of respondents
“When you talk about wanting housing, what are you thinking of?”

- 8 of 825 respondents - less than 1%! - don’t want any form of housing
  - 20 responses (2.4%) name alternate forms of housing, such as RVs, motels
- Nearly 60% desire **Personal Qualities** (human aspects of housing like **Safety**, **Autonomy**, & **Community**) above housing’s physical characteristics (**Housing Structure** or **Amenities**).
  - This theme of Personal Qualities is repeated throughout the report.
Top recurrent theme: Personal Qualities

2022 Housing Survey Respondents Past Housing Situations - Reasons for Preference

Regarding pre-listed housing situation options

- Personal qualities*
- Community
- Money-related*
- Process-related*
- Amenities*
- Resources/support

Number of responses

Past housing situation type:
- Owned
- Rented, lease
- Rented, no lease
- Subsidized
- Service programs
- Family/friends

Graph showing the number of responses for each housing situation type and the reasons for preference, with personal qualities being the most common reason for preference in owned housing, and process-related reasons being more prominent in other situations.
Unprompted Mentions of Personal Qualities

66.1% for reasons for preferring housing situations
- Autonomy/Freedom - 50.0% (n=111)
- Privacy - 12.2% (n=27)
- Safety - 6.3% (n=14)
- Stability - 6.3% (n=14)
- Responsibility - 5.0% (n=11)
- Comfort - 4.5% (n=10)
- Less strain - 4.5% (n=10)
- Home - 2.7% (n=6)
- Pride in work - 2.3% (n=5)
- Dignity - 1.4% (n=3)
- Better mindset - 1.4% (n=3)
- Peace - 1.4% (n=3)
- Opportunity - 0.9% (n=2)
- Health - 0.9% (n=2)
- "Makes sense" - 0.5% (n=1)

59.6% when thinking about wanting housing
- Safety - 21.7% (n=107)
- Autonomy/Freedom - 16.5% (n=81)
- Community, including family or pets - 15.9% (n=78)
- Home or place to live - 15.7% (n=77)
- Stability - 14.4% (n=71)
- Privacy - 5.9% (n=29)
- Health-related - 3.9% (n=19)
- Other personal qualities - 3.5% (n=17)
- Comfort - 2.6% (n=13)

14.3% for the meaning of affordable housing
- It means “a lot”/“everything” - 28.2% (n=33)
- Better life, opportunity - 18.8% (n=22)
- Safety/security - 11.1% (n=13)
- Peace/stability - 8.5% (n=10)
- “Place to live” - 7.7% (n=9)
- “Home” - 6.0% (n=7)
- Other personal quality - 6.0% (n=7)
- Comfortability - 5.1% (n=6)
- Rest/sleep - 5.1% (n=6)
- “Roof over my head”, warmth - 3.4% (n=4)

2.9% for preferring affordable unit or voucher
- Privacy - 75.0% (n=9)
- Stability - 25.0% (n=3)
Physical qualities: Housing Structure & Amenities

- 29.6% when thinking about wanting housing
  - Apartment - 61.9% (n=151)
  - House - 23.8% (n=58)
  - General “housing”, or described the desired size only (i.e. 1-bedroom) - 9.8% (n=24)
  - Room for rent - 4.5% (n=11)
  - RELATED TO SIZE (n=65):
    - 1-bedroom - 52.3% (n=34)
    - Studio - 24.6% (n=16)
    - 2-bedroom - 18.5% (n=12)
    - 3-bedroom - 3.1% (n=2)
    - 5-bedroom - 1.5% (n=1)
- 11.4% for reasons for preferring housing situations
  - House (n=20)
  - Apartment (n=19)
- 6.6% behind why people want the ability to choose between housing units and vouchers
- 5.1% of “other” unlisted desired housing types
  - Apartment - 60.7% (n=17)
  - House - 39.3% (n=11)

- 28.8% when thinking about wanting housing
  - “Controlled climate” - 33.9% (n=80)
  - Bath/hygiene - 20.3% (n=48)
  - Location - 14.4% (n=34)
  - Cooking/kitchen - 11.4% (n=27)
  - Outside element - 5.9% (n=14)
  - Other amenities - 5.1% (n=12)
  - Storage - 4.7% (n=11)
  - Utilities - 4.2% (n=10)

- 8.6% for reasons for preferring housing situations
  - Bath/hygiene - 17.2% (n=5)
  - Outside element - 17.2% (n=5)
  - Location - 17.2% (n=5)
  - Amenities in general - 13.8% (n=4)
  - Cooking/kitchen - 13.8% (n=4)
  - Having extra space - 10.0% (n=3)
  - Bed/sleep - 10.3% (n=3)

- 4.6% of “other” housing rule dealbreakers
"What about if all the housing was just affordable for everyone, no matter who you are?"

- HAND African American / Black / Descendants of American Slaves Houseless Community Forum attendees
88.4% (n=518) need rent under $1,000 a month.

16.7% (n=98) need housing to be completely free to be affordable.

154 people stated that affordable housing must enable them to cover other life expenses besides housing:

"It means something that I can pay according to my budget, to be able to get ahead with my family and to be able to have opportunities to start a business or study..."

"Less than cost of living, i.e. food, gas, etc."

"Within my budget, but not having to sacrifice food and transportation"

Affordability was also named the top barrier and top support needed for housing.

“What price would [housing] need to be for you to afford it?”

2022 Housing Survey - Price of Actual Affordable Housing

- $0-199: 175
- $200-399: 104
- $400-599: 82
- $600-799: 34
- $800-999: 16
- $1000-1199: 11
- $1200-1399: 6
- $1400-1599: 2
- $1600-1799: 1
- $1800-1999: 1
- $2000-2199: 0
- $2200-2399: 0
- $2400-2599: 3
- $2600+: 0

Number of respondents
Median Rent Currently $1,440

Median rent for a 1-bedroom: $1,440
Median rent for a 2-bedroom: $1,780

$222.02 rent increase in one year

MEDIAN RENT IN DENVER
A minimum wage worker would need to work 69 hours per week in order to afford a modest one-bedroom apartment.

In Colorado, only 29 affordable and available apartments exist for every 100 people at or below 30% AMI.

For 100% AMI, there are 102 such apartments for every 100 people. (NLIHC, 2022b)

- For someone on fixed income ($879 SSI) an affordable rent is $264/month.
- In the Denver Metro area, 86 percent of renter households with extremely low-income (at or below 30% Area Median Income), are cost-burdened.
- Only 2.6% of survey respondents could this afford median rent in Denver.
"Yeah, talk to a case manager and they fill out the paperwork for you and they say, we'll get back with you. And they end up quitting, moving, quitting, moving, and [you] have to start all over. You end up dying before ever getting it..."

- Keith, HAND one-on-one interview
“What is the process you need to go through to get into housing?”

First: Program participation
106 of 165 responses named specific programs: by far the most named was Colorado Coalition for the Homeless (CCH) at 41% of all answers naming programs.

Second: Seek support
Of 154 support responses:
- Case management/counselor - 60.4% (n=93)
- Expert/general support - 17.5% (n=27)
- Information or resources - 9.7% (n=15)
- Community support - 6.5% (n=10)
- Financial support - 5.8% (n=9)
Qualifying for Housing

Housing is not accessible just to rent, but rather, a person must prove they fit a specific criteria before being able to live there.

- Many housing options, including those accessed through the VI-SPDAT assessment, are based on specific qualifications.
- HUD’s definition of “chronically homeless” is used to acquire funding, and limits who qualifies for housing resources, leaving out countless people in the process.

“When you don’t have the capacity to meet the demand, you make it harder to become eligible.”
- Paul Boden

Good Morning,

Thank you all for reaching out to us regarding this issue. The urgency of this situation is clear, and I understand that we all want to help as quickly as possible. However, Douglas County doesn’t currently have an emergency shelter or a housing voucher program.

I have reached out to MDHI to see what options may be available and to see if he may qualify for the OneHome program. Unfortunately, the OneHome entry system must follow HUD’s definition of “literally homeless” and it does not include staying with friends or family. Access to the OneHome program isn’t an option for him, currently.

Below is a list of shelter’s that would be available to him from Douglas County’s access point. We recommend that if he becomes homeless again, that a VI-SPDAT be conducted by one of these agencies to aid in the process of resource qualification and to get on housing wait lists.
“If you have gone through that housing process, does that process work?”

2022 Housing Survey Respondents' Faith in Housing Process

- Unsure: 31.5%
  - Yes: 21.8%
  - No: 23.6%
- Somewhat: 23.2%
“Are you on a housing waitlist?”

2022 Housing Survey Respondents on Housing Waitlist(s)

- Yes: 27.8% (226 respondents)
- In the past: 7.7% (63 respondents)
- Unsure: 10.8% (88 respondents)
- No: 53.7% (437 respondents)
Waiting for Housing

- Respondents wait an average of 2.4 years on waitlists, & almost 4 years total for housing.
- DHA public housing waitlist times are comparable - now averaging almost 2 years.
Waiting… For what?

- OneHome wait time is not tracked, your chance of getting housing gets worse each year:
  - Less than 12.5% (n=540) households got housing out of all the people who accessed One Home in 2021 (4,325) compared to less than 20.4% in 2018.
Out of 793 respondents:

1. Not having money - 53.0% (n=420)
2. Bad credit score - 38.0% (n=301)
3. Not having a phone - 35.3% (n=280)
4. Not having official documents - 32.8% (n=260)
5. Having a felony - 31.8% (n=252)
6. Not having internet - 28.6% (n=227)
7. Difficulty of paperwork - 28.6% (n=227)
8. Racial discrimination - 21.7% (n=172)
9. Having a disability - 21.4% (n=170)
10. Police displacement - 17.2% (n=136)
11. Eviction/back rent - 16.1% (n=128)
12. Physical health needs - 13.7% (n=109)
13. Other barriers - 11.5% (n=91)
   - Top “other” housing barriers brought up were related to trauma, not having support, and other legal issues.
14. Requiring an ADA unit - 5.8% (n=46)
15. Immigration status - 4.3% (n=34)
"I was in one of those kinds of programs a few years ago, The Next Step at Denver Rescue Mission. You can’t work proper hours because they won’t let you. Those programs have so many rules to them that it makes it impossible."

- HAND Community Meeting attendee
“If you've lived in a homeless or supportive housing program (non-shelter), how would you describe your experience there?”

34.9% (n=279) of respondent stated they have lived in a SHP.
In spite of explicitly excluding shelters, 27% named shelters. 3 people named prisons.

Negative experiences
- Dangerous/unsafe - 21.6% (n=41)
- No housing-specific support - 17.9% (n=34)
- "Bad" synonyms - 16.8% (n=32)
- Negative feelings - 13.2% (n=25)
- Controlling program/staff - 11.1% (n=21)
- Chaotic/unruly - 5.3% (n=10)
- Competition for resources - 5.3% (n=10)
- Unhealthy/unhygienic - 4.7% (n=9)
- Other negative aspect - 4.2% (n=8)

Positive experiences
- Good" synonyms - 38.2% (n=47)
- Supports positive trajectory - 18.7% (n=23)
- Supportive community/staff - 16.3% (n=20)
- Positive feelings - 14.6% (n=18)
- Better than other options - 12.2% (n=15)
- Housing-specific support - 4.9% (n=6)

Neutral experiences
- “OK" synonyms - 47.7% (n=21)
- General program aspect - 36.4% (n=16)
- Both bad & good, unsure - 15.9% (n=7)
Oh, and FYI… Shelters Suck…

"It was a very bad experience. There was a girl that got stabbed to death while I was there."

- Sue, HAND one-on-one interview

"They'll paste it up there for you to look at and you're thinking it's the same rules, but you see other things, then they try to highlight what they changed if you're not paying attention."

- Mark, HAND one-on-one interview
"Having a spot to call my own without a bunch of stipulations or policies that are really hard to follow. Able to have visitors, time away from the outside world. Not feeling like I'm constantly watched by higher authority or other people in a sense of what I do where I'm putting my items."

- Myriah, HAND one-on-one interview
“What house rules would be deal-breakers for you to accept that housing?”

Out of 793 respondents:

- Curfew - 48.8% (n=387)
- No/limited guests - 44.4% (n=352)
- Room checks - 40.2% (n=319)
- Religious requirements - 39.6% (n=314)
- No roommates/partners - 39.2% (n=311)
- Distance with no transportation support - 36.9% (n=293)
- No animals - 35.9% (n=285)
- No weed - 33.8% (n=268)
- Requiring prescribed medications - 32.8% (n=260)
- Criminal background checks/exclusions - 31.1% (n=247)
- ID checks at front entrance - 30.5% (n=242)
- Gender-segregated - 27.6% (n=219)
- No alcohol - 26.6% (n=211)
- Mandatory case management - 25.2% (n=200)
- No illegal substances - 21.6% (n=171)
- Other deal-breakers - 11.0% (n=87)
"What support would you need, if any, to stay in the housing?"

2022 Housing Support - Supportive Services Needed to Stay in Housing

One third - 33.4% - only need **affordability** when it comes to housing

Next biggest support needed? That of their community via **guest allowances**
“Filling a $54 billion affordable housing hole with $1.4 billion in homeless assistance funding is an exercise in futility that can never be compensated for by any amount of local coordination or consolidation.”

- Paul Boden
Fastest growing area for federal housing assistance is Tenant Based Rental Assistance through HCVs.

- Project Based Vouchers (PBV) and Project Based Rental Assistance (PBRA) are also prevalent.
- The number of households receiving tenant-based HCVs has steadily increased since 1993, reaching a total of 2.3 million in 2022.
  - In Denver, there was an increase of only 1,429 HCV issued in the last 10 years.

There was an **18% reduction** in funding for the public housing capital fund. This reduction is “matched” by a **13% increase** in funding for tenant-based vouchers.
LIHTC funding increases don’t match housing price increases

- Low Income Housing Tax Credit (LIHTC) has become the go-to funding source for private developers who include low-income units
- Federal and State tax credits increased 181% from 2012 - 2021
  - This does not match an equally high increase in rental units
- Most LIHTC housing is at 60% Average Median Income (AMI).

In all of Colorado, over the last 10 years, only 3,029 housing units have been built with LIHTC funding for people under 30% AMI compared to 12,588 housing units for 40-70% AMI.
Subsidizing Housing for the Rich

When the data on Mortgage Interest Deductions is broken down by Adjusted Gross Income (AGI), it’s clear that the policy disproportionately benefits those with an AGI of $100,000 or greater.

The total in tax deductions awarded nationwide was just under $200 billion in 2019, while the entire budget for the Department of Housing and Urban Development (HUD) was $53 billion.
HUD spending has remained between $25 - 75 billion for the last 10 years.
... While Total Federal Funds & Funds for War Go Up.
"You got unemployment, you got social security, but I'm gonna still make you wait 5, 7, 9, 50, 11 years. No, we tired of that... What, I'm supposed to die on this? I am. I'm not finna die in these streets. That's not fair to us. People got health conditions, all kind of things that they need to be inside for."

- HAND African American / Black / Descendants of American Slaves Houseless Community Forum attendee
National Loss of Public Housing

The national public housing program saw a **228,289 net unit loss between 2011 and 2021.**

When we add this to the 261,419 units of public housing lost between 1995 and 2010, that makes a total of **489,708 units lost in 25 years.**
Denver’s Loss of Public Housing

The national public housing program saw a **731 net unit loss** between 2011 and 2021.

As of 2021, there are a total of 3,242 public housing units in Denver.
"I've had a voucher for months, and keep in mind, the voucher took me six months of beating my head against a wall for three or four days a week. Just dead end, after dead end, after dead end. I have a housing voucher and I'm still unhoused. What's up with that? I'm really curious about what the numbers of vouchers out there are compared to the people that have actually been able to utilize them."

- HAND Queer Houseless Community Forum attendee
Voucher Knowledge, Access, & Use

2022 Housing Survey Respondents' Knowledge of Housing Vouchers

- Yes: 361 (45.9%)
- No: 425 (54.1%)

2022 Housing Survey - Respondents' Success Acquiring Housing with Vouchers

- Yes: 283 (56.4%)
- No: 219 (43.6%)
“Do you think it’s better to offer people a specific unit they can afford or a housing voucher where they have to find a landlord to accept the voucher?”

2022 Housing Survey - Preference for Affordable Housing Units vs. Housing Vouchers

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<th>Preference</th>
<th>Percentage</th>
<th>Count (n)</th>
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<td>Housing barrier</td>
<td>16.9%</td>
<td>69</td>
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<td>Support or services</td>
<td>15.2%</td>
<td>62</td>
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<tr>
<td>Having the ability to choose</td>
<td>14.9%</td>
<td>61</td>
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<tr>
<td>Differs by individual</td>
<td>12.0%</td>
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<tr>
<td>Unsure</td>
<td>11.0%</td>
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<tr>
<td>Any housing/both in general</td>
<td>9.8%</td>
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<td>Affordability</td>
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<td>Easier</td>
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<td>Housing in-hand</td>
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</tr>
<tr>
<td>Uncategorizable</td>
<td>3.4%</td>
<td>14</td>
</tr>
<tr>
<td>Anti-voucher</td>
<td>3.2%</td>
<td>13</td>
</tr>
<tr>
<td>Personal quality</td>
<td>2.9%</td>
<td>12</td>
</tr>
<tr>
<td>Faster</td>
<td>2.7%</td>
<td>11</td>
</tr>
<tr>
<td>Demographic-specific</td>
<td>2.7%</td>
<td>11</td>
</tr>
<tr>
<td>Individual initiative</td>
<td>2.4%</td>
<td>10</td>
</tr>
<tr>
<td>No reason for answer given</td>
<td>2.4%</td>
<td>10</td>
</tr>
<tr>
<td>Whatever’s available</td>
<td>1.5%</td>
<td>6</td>
</tr>
<tr>
<td>Reduce houselessness</td>
<td>1.5%</td>
<td>6</td>
</tr>
<tr>
<td>Benefits landlords</td>
<td>0.7%</td>
<td>3</td>
</tr>
<tr>
<td>Fairness</td>
<td>0.5%</td>
<td>2</td>
</tr>
<tr>
<td>Hotel voucher</td>
<td>0.2%</td>
<td>1</td>
</tr>
</tbody>
</table>
Voucher Funding Increases... Households Housed Does Not

Between 2011 - 2021:

- Nationally:
  - There was a net gain of 350,985 housing vouchers funded
  - Simultaneously there has been a decrease of 135,178 people housed with vouchers.

- In Denver:
  - There was an increase of 1,429 housing vouchers issued.

HUD does not report/share data on number of vouchers able to be used each year, but they do report total households housed with vouchers. This data does not show all the people issued a voucher who never found a place with it, but does show that an increase in vouchers issued does not mean an increase in people housed.
120 days to find housing

+ 

Voucher payment coverage of $1,364, not including utilities

= 

Cannot find housing in time or meet a median rent of $1,440

**HOUSING VOUCHER STEP by STEP PROCESS**

1. An individual is drawn from the lottery pool for a potential housing voucher.

2. A letter, checklist, and an application packet are mailed to the address provided in their submission.

3. Letter includes the date and time of a required interview with the HCV Admissions Eligibility Department, where the applicant is either approved or denied.

4. If the applicant is approved, they are issued a voucher to find housing.

5. Now, the tenant must find a landlord in the private market willing to lease to them.

*Voucher extension reverted back to 120 days from 240 days post covid. No extensions are currently given and if the recipient does not find housing in this time period, the voucher expires and is reissued to a new applicant.*
LOTTERY APPLICANTS HAD ROUGHLY A 6% CHANCE OF THEIR APPLICATIONS BEING PULLED.
HOUSING CHOICE VOUCHER

Part 2

- NAMES PULLED
- APPLICATIONS PROCESSED
- VOUCHERS IN HAND
- FOUND HOUSING

- Names Pulled 1,000
- Applications Processed 344
- Vouchers in Hand 214
- Found Housing 77

Roughly 8% chance of finding housing if your name was pulled from the lottery.

Updated to 500 by the end of 2022. That is roughly a 50% chance of having a voucher issued to you if your name is pulled from the voucher pool.
Housing Choice Voucher

Part 3

- **Total # of Lottery Entries**
- **# of People That Found Housing**

That is roughly a **0.4%** chance of finding housing as a result of entering the lottery.
"Spend less money trying to put up fences around the city and shit like that, and maybe put that toward people's rent or, you know, use some abandoned buildings that are all over and are being used for nothing."

- George, HAND one-on-one interview
“What do you think the government could do better with housing to address homelessness?”

Of 216 housing-specific responses, top 3:
- Make housing affordable - 26.9% (n=58)
- Give/provide housing - 23.1% (n=50)
- More housing in general - 16.7% (n=36)

Of 152 demographic-specific responses, top 3:
- Houseless - 36.2% (n=55)
- Disabled/mental health conditions - 15.1% (n=23)
- Support for all/everyone - 11.2% (n=17)

Of 142 housing barrier responses, top 3:
- Housing process - 49.3% (n=70)
- Communication issues - 17.6% (n=25)
- Discrimination - 12.0% (n=17)

Of 139 government-critical responses, top 3:
- Take action/help in general - 28.8% (n=40)
- Criminalization of houselessness - 21.6% (n=30)
- Corrupt nature in general - 12.9% (n=18)
35 Action Directives (here are 10 of them...)

1. Create housing that does not require a case manager to be the gatekeeper to access that housing.
2. End credit checks in housing applications.
3. End criminal background checks in housing applications.
4. Ensure rental properties policies, housing vouchers etc. are available to all, regardless of immigration status.
5. Create housing options that do not require IDs, birth certificates, SS cards, or passports.
6. Housing providers should have the resources to connect residents who are more in-need to those additionally-needed services - including deeper, critical levels of assistance.
7. Allow residents to have visitors to ensure equitable guest policies regardless of past houselessness.
8. Redirect funding back to creating actual public housing units instead of primarily investing in housing vouchers for the private market.
9. Reestablish funding for public housing at the scale of the need, including maintenance and quality construction.
10. Make housing a public good, not a commodity on the market. Federal, State and local governments have a responsibility to create housing as public infrastructure to ensure all have a place to live, regardless of income.
Questions?

- Contact Housekeys Action Network Denver at info@housekeysactionnetwork.com or 701-484-2634

**Housing is a Human Right!**

Organize!

Take Action!

Make our Voices Heard!!!