

Denver Housing Authority Fact Sheet



South Lincoln Homes Redevelopment

The South Lincoln Homes Redevelopment is a proposed mixed-use, mixed-income transit oriented community planned and developed by the Denver Housing Authority in partnership with the City and County of Denver.

DHA's goal for the South Lincoln Homes is to transform the 17.5-acre site into a holistic development maintaining the core attributes of a highly green, sustainable community promoting a healthy lifestyle, mobility, integration of the arts and educational opportunities for the diverse mix of new and existing residents.

Once completed in 2016, South Lincoln Redevelopment will feature 800-900 new residential units complimented with space for retail, office and a variety of community services. An existing light rail station at 10th & Osage will provide a direct link to existing and future RTD FasTracks lines, providing access to services and amenities throughout the metropolitan region.

South Lincoln Highrise

Phase I of DHA's redevelopment of the South Lincoln Homes was launched in January with the planning and design of the new South Lincoln – 10th & Osage Senior Highrise and Community Facility.

Scheduled for completed in 2012 this 1.2-acre site will include 100 energy efficient units with sweeping views of the Front Range mountains. The balance of the site will contain mixed uses to support transit oriented development (TOD) and neighborhood revitalization.

West Corridor Transit Oriented Development (TOD)

The West Corridor is a 12.1-mile light rail transit corridor between the Denver Union Station in downtown Denver and the Jefferson County Government Center in Golden, serving Denver, Lakewood, the Denver Federal Center, Golden and Jefferson County. The West Corridor is the first FasTracks corridor to be implemented and will open in 2013.

To fully realize the potential of the West Corridor transit investment, the Denver Housing Authority, Metro West Housing Solutions (formerly Lakewood Housing Authority), and cities of Denver and Lakewood are partnering on a corridor-wide, strategic TOD implementation plan that will leverage the public transit investment to attract, shape and accelerate private investment along the corridor, benefiting everyone.

The redevelopment of the South Lincoln Homes represents DHA's first step in creating affordable housing along Denver's West Corridor.



Sustainability Park

While creating plans for demolishing and redeveloping its obsolete public housing community located at 26th and Lawrence Street, the Denver Housing Authority will convert a vacant city block into a demonstration pilot Sustainability Park. DHA's goal is to change a neighborhood eyesore into a demonstration project in sustainability that the surrounding community can interact, learn and observe.

The conversion of the area will be developed in three possible stages:

- (1) Sustainable Park (up to three-year demonstration pilot)
- (2) Residential Single Family Development
- (3) Multi-Family Apartment Development (maximum development)

Denver Housing Authority Fact Sheet



Mission

To serve the residents of Denver by developing, owning and operating safe, decent and affordable housing in a manner that promotes thriving communities.

- Established in 1938
- Serves over 25,000 very low, low and middle-income residents
- Average length of stay for a family in public housing is 4 years and 8 months
- Average annual income for a family in public housing is \$10,513 per year



Board of Commissioners:

Myrna Hipp, *Chairperson*
Walter Jones, *Esq.*, *Vice Chair*
Lisa C. Flores, *Treasurer*
William Mosher
Jeffrey M. Campos
Marian Lawrence
Richard (Jim) Chavez
Michelle Harper
Trinidad Rodriguez

Executive Staff:

Ismael Guerrero
Executive Director
Sarasu Zachariah
Chief Financial Officer
Tina Segura
Chief Operating Officer Section 8 & Client Services
Christopher Parr
Director of Development
Loretta Lovell
Director of Procurement and Special Projects

Number of Employees:

302 Full-Time and Temporary Employees (242 FTE; 65 Temporary)

Fiscal Year Budget:

\$140,542,484

Federally Assisted Housing Portfolio:

10,785 Units/Housing Choice Vouchers
4,876 DHA Dwelling Units
5,909 Housing Choice Vouchers Section 8

Business Units:

Low-Rent Housing	3,886
Section 8 Housing Choice Vouchers	5,909
Denver Housing Corporation	568
Denver Housing Program	109
Benedict Park Place	214
Globeville	62
Thomas Bean Towers	29

Portfolio Administered or Financed:

10,785 Units

Number of Energy Efficient Units:

4,246



Denver Housing Authority Fact Sheet

Housing Choice Voucher (HCV) Program:

The Housing Choice Voucher public/private housing program—formerly known as Section 8—provides low-income households with rental units in the private sector while paying approximately 30% of adjusted income. Through 2010, DHA worked with 2,734 Section 8 landlords. In FY 2010, DHA contributed \$55,000,000 into the local economy through payments to private landlords through its 5,909 HCVs.

DHA conducts random computer drawings for the HCV through December 31st. Dates of drawing are published in public notices and a list of random HCV ticket numbers are posted on DHA's Web site. On December 31st of each year, undrawn lottery entries are purged and a new lottery is conducted the following year. In 2010, DHA projects to meet the needs of less than 5% within the HCV lottery pool.

Housing Partnership Programs:

Since 1978, DHA has sustained strong partnership to finance, develop and operate low income Section 8 assistance housing. Under the Denver Housing Corporation (DHC), an instrumentality of DHA, 1,139 units are owned and managed by the DHA Housing Management Division.

Dispersed Housing Program:

Over one third of DHA's low-income units are dispersed throughout the City and County of Denver.

Low-Income Housing Tax Credit:

DHA continues to expand its workforce portfolio through the use of HUD and non-HUD resources, creatively leveraging LIHTC and tax-exempt financing. For FY 2010, DHA has financed 690* units using the LIHTC program (*includes public housing LIHTC units).



Creating Opportunities:

Family Self-Sufficiency (FSS)

DHA's nationally recognized Family Self-Sufficiency program provides families in all DHA program opportunities to become self-sufficient through progressive case management, providing access to a full array of education, employment and training programming both on and off site. In 2009, over 2,800 adult head-of-households participated in the FSS program.

Youth Employment Program/Youth Employment Academy (YEA)

Since 2004, DHA has administered the City's youth employment program. In 2009, DHA Resident & Community Services Department had over 2,140 youth visits to its youth programs (i.e., education, afterschool program, education & training). In the summer of 2009, 288 DHA youth successfully completed their academic achievement and summer youth work experience through the Youth Employment Academy. Further, in 2009, in partnership with the Mile High Youth Corp and other employment programs, over 45 youths were trained and employed at Benedict Park Place.

Assisting Sustainability by Seeking Employment & Training (ASSET)

In late 2008, as DHA became a forerunner in public housing transformation and sustainability, DHA developed its Assisting Sustainability by Seeking Employment & Training (ASSET) program. DHA has identified emerging industries with job needs today in multifamily, mixed use, commercial developments. These industries include: solar electric, energy auditing, wind, solar, thermal and weatherization; conventional construction – electricians, plumbers, carpenters, framers, and concrete; hybrid vehicle repair industry, energy efficient systems installation and maintenance, geothermal installation as well as new transit systems and heavy highway work.

DHA recognizes that trained and qualified candidates are needed to fill these various positions. As a result, DHA has established quality community training partners to provide residents with the latest technologies and training. DHA currently works with the following training providers in emerging industries including, but not limited to: Red Rocks Community College; Arapahoe Community College; Quintas; CITC; Ahern Rentals; Milender White; Mile High Youth Corps and the Office of Economic Development Workforce Centers.

The goal of ASSET, the Resident Employment & Opportunity Program, is to invest in the community as partners with our vendors and subcontractors. To date, 142 participants have successfully completed the ASSET program. DHA's greatest investment is more than the structures and edifices that are left when the project is completed – our greatest investment is the people.

Senior Service Programs

DHA's Senior Program is coordinated to provide an array of essential services to enable resident seniors to live independently. In 2009, over 1,650 seniors received case management services to improve their lives.

Home Ownership Program

DHA's award-winning home ownership program emphasizes financial literacy and competency, providing home ownership classes, money management, savings programs, post purchase and foreclosure prevention counseling. In 2009, over 540 head-of-households successfully completed DHA's homeownership program. To date, 152 DHA families have purchased a home.

Strategic Partnerships:

Office of the Mayor
Green Print Denver
Mayors Commission on Homelessness
Office of Economic Development
Denver Public Schools
Denver Department of Human Services
Denver Police Department
Denver's Office of Strategic Partnerships
Colorado Division of Housing
Boys and Girls Clubs
Colorado Housing & Finance Authority
Colorado Housing Assistance Group
Community Colleges
DU Bridge Project
Health SET
Key Bank
Knowledge Stream
Metropolitan State College
Mile High United Way
US Bank



Transforming Neighborhoods:

The Denver Housing Authority continues to strategically transform obsolete public housing developments into vibrant, high density, integrated and diverse residential communities.

These large-scale, multi-year redevelopment projects incorporate:

- Multiple renewable energy measures
- Sustainable and healthy living principles, and
- Convenient connections to mass transit

AB Hirschfeld Towers

In 2009 DHA concluded the massive reconstruction of the historic AB Hirschfeld Towers, transforming the 42 year-old structure into the largest residential geothermal earth heating and cooling system in Denver. The \$32 million renovation of the site into a sustainable energy efficient building included the drilling of 80 geothermal cores to 450 feet each for closed loop ground source on the 2.4-acre site.



Benedict Park Place

DHA's ambitious redevelopment of the 15 acres at Benedict Park Place began with the leveraging of \$20 million in HUD HOPE VI funds into a total project investment of \$205.4 million.

Once completed in 2010, the site will provide 633 mixed income rental and home ownership residential units, including:

- 189 rehabilitated units for seniors at Thomas Bean Towers
- 20,000 square feet of community space
- 15,000 square feet of retail space
- An Urban Garden in collaboration with the adjacent Ebert Elementary School that will help teach students the importance of healthy, fresh food



continued ►