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## **DHA Selects Mithun for South Lincoln Homes Master Planning Effort**

The Denver Housing Authority began its effort to redevelop the South Lincoln Homes with the selection of Mithun—an international leader and advocate for sustainable design and urbanism—as the Master Planner of the site. Recognized for its innovative work in carbon reduction strategies and energy neutral methods, Mithun is nationally renowned for merging community, public/private sector, design, infrastructure, open space, environment and technology.

This 15.1 acre site, located adjacent to the 10th & Osage light rail station, currently provides 270 public housing units originally built in 1954. DHA plans to redevelop the site to include a mix of housing products targeting a range of income levels as well as incorporate new economic opportunities; foster a sustainable transit oriented development; and attract a broad resident base.

In addition to the selection of Mithun, DHA hired Perry Rose, LLC to assist in the creation of economic development opportunities in and around the site.

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## **2009 DHA Job Fair—Over 500 Job Seekers Attend**

Nearly 500 job seekers attended a DHA sponsored Resident Opportunities & Self-Sufficiency Employment program Job Fair at Thomas Bean Towers on April 2<sup>nd</sup>.

Wide ranges of employment opportunities were available at the fair including hospitality, customer services, construction, medical, food service, security, banking, public service and more. Nineteen employers participated with company staff, on-site job applications and information for job seekers.

Case managers worked in advance with participants and DHA residents in preparation for the Job Fair by providing them with resume writing assistance, interview preparation and other job seeking techniques. Employment classes covering such topics as Getting Organized to Get a Good Job, Dress for Success, Interviewing Skills, Resume Writing Skills and My 30-Second Commercial—Why Would We Hire You? were provided throughout the day by Knowledge Stream. The DHA Job Fair turned out to be a win for everyone: Attendees gained invaluable job seeking skills and job leads; and employers benefited from a broad range of skilled, able and ready job seekers.

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## **Culinary Arts Project—School to Work Alliance Program**

The School to Work Alliance Program (SWAP), a collaborative effort of the State and local school districts, has been working with The Denver Inter-Agency Transition Team to help identify and resolve gaps in transition services for Denver youth and coordinate service delivery among youth service providers. The goals are to create more job opportunities for students during the school year and improve communication with youth service agencies.

This past year SWAP, ACE Career Paths and the Denver Housing Authority teamed up to develop a culinary program for youth modeling a similar curriculum that DHA had in place for its adult clients. Class sizes for the youth program were made smaller in order to provide more one-on-one attention.

The DHA youth culinary program included modified job readiness classes, CPR and First Aid certification, eight weeks of culinary classes, preparation and serving three Board of Commissioners luncheons, a Serve Safe exam and, finally, graduation.

Ace West and Denver SWAP targeted youth who were interested in the culinary field and helped connect them with the DHA program. SWAP and ACE Career Paths provided job-coaching assistance throughout the program, bus passes and transportation training, case management, follow-up and job placement.

Mark, a graduate of George Washington High School, found a job working in a deli shortly after completing the program this fall. According to Mark, “Without the training I received from the culinary program, I would not have been able to do my job.”

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## **Section 8 Department—SEMAP Score Above the Grade**

### **The U.S. Department of Housing and Urban Development Designates DHA 2008 Section 8 High Performer**

Congratulations are in order, again, for the DHA Section 8 staff! For another consecutive year the team has been designated as a “High Performer” for its 2008 fiscal year end Section 8 Management Assessment Program (SEMAP), with a total score of 103. The DHA Section 8 program scored every top achievable score in the 15 scoring indicators for Rent Reasonable, Housing Quality Standards Quality Control and Enforcement, Expanding Housing Opportunities, Timely Annual Reexaminations, Lease-up, Self-Sufficiency and Deconcentration Bonus points.

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## **Capital Fund Program—Incentives and Rebates by Denver Water Department for DHA Irrigation Efficiency**

Since 2005, DHA has partnered with the Denver Water Department (DWD) to design and implement water efficient irrigations systems and Xeriscape landscaping in two of its large family developments.

DWD conservation specialists visited two DHA developments and conducted a free audit on their irrigation systems. Denver Water specialists outlined a list of recommended landscape and irrigation changes in order to maximize water savings.

Based upon these suggestions, the Lincoln Park Homes development implemented a thorough landscaping plan replacing much of the existing sod, switching to water-efficient Xeriscape landscaping, changing sprinkler heads, adding drip irrigation and installing new controllers with rain sensors. The changes resulted in a 25% reduction of sod coverage and a reduction in irrigation water use by 6-8 million gallons annually.

“Our partnership with Denver Water enhances the appearance of our properties in a manner that is both economically and ecologically sustainable,” said Ismael Guerrero, Executive Director of the Denver Housing Authority.

More information go to: [http://www.denverwater.org/cons\\_xeriscape/conservation/dha\\_success.html](http://www.denverwater.org/cons_xeriscape/conservation/dha_success.html)

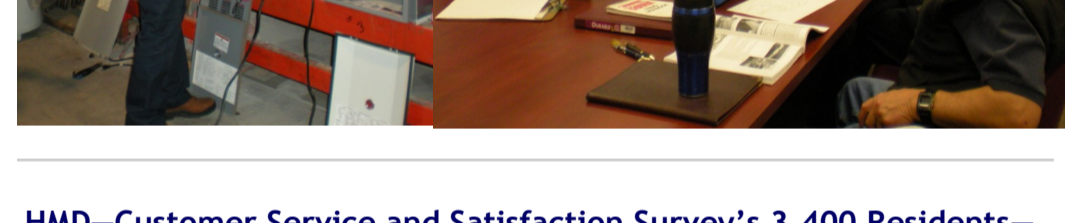
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## **Housing Management Division Opens Staff Achievement Center—Invest in Staff Training**

In March 2009, the HMD launched the long awaited Staff Achievement Center (SAC) at Thomas Bean Tower and the DHA Warehouse. The Achievement Center was designed and developed within the HMD to invest in its field staff—from maintenance supervisors and technicians to labor and skills tradesmen. The goal of the Center is to provide up-to-date hands-on maintenance and trade skills training to HMD field staff in their job category. Training classes are hands-on and include carpentry, electrical, plumbing, gas and HVAC.

Certified HMD staff conduct weekly classes in this unique training Center. All classes require two full days of intensive training with the exception of HVAC, which requires three full days due to the complexity of the systems. Each session is staffed by four instructors, enabling one-on-one training in all technical and specialty skill areas. To date, 32 HMD staffs have been trained at the new Staff Achievement Center.

According to Esther Campbell, Deputy Director of HMD, “We are very proud to be able to invest in our workers with this type of on-site Achievement Center. All the feedback that we have received from attendees has been very positive.”



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## **HMD—Customer Service and Satisfaction Survey’s 3,400 Residents—Overall Satisfaction Very High**

RMC Research Corporation recently presented the results of their DHA Resident Satisfaction Survey. The survey was developed and administered to approximately 3,400 residents of all DHA high rises, row-type housing and over 1,000 dispersed units across the city.

With a 29% response rate, the results indicated that overall satisfaction levels with DHA are very high. The 20-question survey measured overall customer satisfaction with the agency and satisfaction with policies and procedures, property/building, maintenance and repair, communication, service, local resident council involvement and safety and security.

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## **Fitness Room —Staff and Building Tenants—Committed to Health and Wellness**

In a continuing effort to better meet the health and wellness needs of its employees, DHA has made significant improvements to the Fitness Room. The newly established Fitness Committee members—Cherri Eareckson, Lori Oleskvich, Theresa Gomez and Tally Maez—worked tirelessly to design and furnish the new Fitness Room in order to make it more attractive and enjoyable for all employees.

The DHA Fitness Room, located on the lower-level (B1) floor at DHA headquarters, offers a variety of equipment and on-site trainers. Hours of operation are 6:30 a.m. – 8:30 p.m., Monday thru Friday. There is no cost to DHA and Entravision employees for using the facility. The variety of equipment available for use includes treadmills, a rowing machine, an elliptical bike, small free weights, a weight machine, bosu ball, various exercise DVDs and tapes and assorted endurance training items.

A most recent addition to the Fitness Room is expanded cable television service. All local channels as well as HGTV, Fit TV, MSNBC, CNN and other news channels are now available.

Employees must fill out a waiver form and sign the procedure form found on the Intranet under General Services. They can then get card access from General Services staff added to their existing badge.

According to Laura Correll, “DHA and Entravision staffs have stated numerous times that they love the benefit of having a modern and accessible on-site fitness room in the building.” Enjoy!

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Questions or comments? E-mail us at [webmaster@denverhousing.org](mailto:webmaster@denverhousing.org) or call 720.932.3107

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