

American Recovery and Reinvestment Act Funds



Funding Sources:

HUD – ARRA

Project Value:

\$ 35,412,687

Location:

Benedict Park Place Block 4B
2215 & 2275 Court Place

Benedict Park Place Block 5B
2200 Court Place

Mulroy Apartments and Opportunity Center
3550 W. 13th Ave.

Westwood Homes
855 Irving St.

South Lincoln Highrise
10th & Osage St.

Columbine Homes
201 S. Yuma St.



Project Background

The federal American Recovery and Reinvestment Act (ARRA) of 2009 was signed into law on February 17, 2009, and was established to help stimulate local economies, create new jobs, retain jobs and address infrastructure needs. The Recovery Act included the designation of \$1 billion in public housing capital funds.

The Denver Housing Authority was awarded five competitive HUD stimulus grants and related ARRA funding. The funding allowed DHA to invest over \$35 million in new construction, modernization and energy efficiency improvements to its public housing portfolio, leveraging over \$100 million in total investments.

ARRA Requirements:

The federal stimulus program mandated new policies, statutory guidelines and stringent reporting requirements for all stimulus grant agencies, administrators, project contractors and subcontractors.

These guidelines included, but were not limited to: detailed and accurate monthly reporting of job hours, jobs created and retained, Davis Bacon wages, Resident Employment (Section 3) and Buy America provisions. Most prominent of these requirements was that all contracted work had to be obligated within 12 months.

Small, Minority and Woman-Owned Business Outreach:

DHA launched the ARRA stimulus program by hosting an outreach session with several local business leaders, minority and woman Chamber presidents and business partners to present an overview of the upcoming projects. Project information and bidding schedules for ARRA funded projects were also presented during DHA's Annual Procurement Open House and through our automated E-Procurement notification system.

Capital Fund Award

As part of the ARRA public housing capital fund formula award, DHA was required to use the funds in accordance with projects identified for capital improvements of public housing row-type, high-rise, dispersed portfolio and non-residential properties.

The ARRA capital fund formula included, but was not limited to: small, medium and large capital improvement projects such as roof replacements; exterior and interior improvements; landscaping; installation of energy efficient systems, retrofits for ADA compliance, and A&E work.

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ARRA Goals Reached:

- DHA obligated 100% of its HUD ARRA formula funding 12 days ahead of deadline.
- The ARRA stimulus funds were successful in helping to fuel the local economy through construction contracts and jobs.
- Public housing residents received employment opportunities as a result of the stimulus funding (Section 3).

Sustainability and Energy Efficiency:

The capital improvement stimulus dollars has funded the following DHA construction projects:

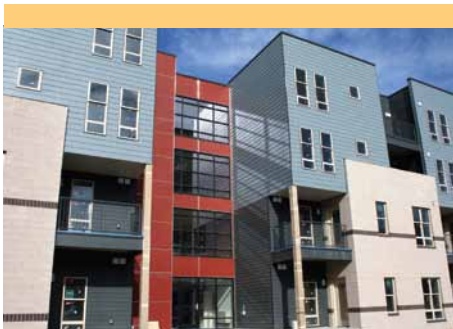
Benedict Park Place, Block 4B:

Complete infrastructure and streets. Transit oriented development: Orange Line light rail.

Cost: \$1.1 million in ARRA funding,
\$25.8 million project cost

Start: May 2007

Complete: June 2010



Benedict Park Place, Block 5B:

Construction of a new multifamily property. LEED-certified. Transit oriented development: Orange Line light rail.

Units: 90, including 30 public housing

Cost: \$4.9 million in ARRA funding,
\$22.9 million project cost

Start: May 2010

Complete: October 2011



Westwood Homes:

Renovations including interior and exterior upgrades, energy efficiency improvements, solar and other renewable energy installations.

Units: 192 public housing

Cost: \$10 million in ARRA funding,
\$26 million project cost

Start: August 2010

Complete: February 2012



John R. Mulroy Apts. & Community Center:

Interior and exterior improvements to the Mulroy Community Center and enhancements to improve pedestrian access to its future neighborhood light rail station.

Units: 50 public housing

Cost: \$1.34 million ARRA funding,
\$2.25 million project

Start: August 2010

Complete: February 2012

South Lincoln Highrise:

New construction of a high rise serving seniors. First phase of the South Lincoln Homes Redevelopment. Transit oriented development: Osage Station light rail.

Units: 100 public housing

Cost: \$10 million in ARRA funding,
\$24.8 million project cost

Start: September 2010

Complete: March 2012



Columbine Homes:

Installation of 64-40 Gallon Energy Star water heaters.

Cost: \$150,000 of ARRA funding
(total cost)

Start: October 2009

Complete: March 2010

