



BOARD OF COMMISSIONERS

Myrna Hipp, Chairperson
Jeffrey Campos, Vice Chairperson
Terrance Ware, Treasurer
Tracy Huggins
William Mosher
Tracey Saulters
Awilda Marquez
Walter Jones
Lisa Flores

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

EMERGING ROLE IN DENVER'S COMMUNITY:

Continue priority of entrepreneurial efforts to increase non-HUD revenues through partnership with other entities. Be recognized as the developer of choice by the City for affordable, mixed-income/mixed-use housing, green- build sustainable housing, transit-oriented development (TOD), and community revitalization. Promote thriving communities and creating opportunities for client upward mobility and self-sufficiency.

NUMBER OF EMPLOYEES:

317 Full Time and Temporary Employees
(237 FTE 80 Temporary)

FISCAL YEAR BUDGET:

\$142,280,061

DHA annually serves over 24,000 very low, low and middle income residents in all its housing programs – Average length of stay 5.4 years



FEDERAL ASSISTED HOUSING PORTFOLIO:

10,531 Units/Housing Choice Vouchers

4,775 DHA Dwelling Units
5,756 Housing Choice Vouchers Section 8

LOTTERY PROCESS:

Since 1994, DHA has conducted a Section 8 Housing Choice Voucher (HCV) Lottery process. The lottery is a fair and transparent process. Random Choice Lottery Entries are accepted during a designated period of the year, traditionally once a year-1st quarter. All accepted lottery entries are held in a computer pool. Random computer drawings are conducted through December 31 of each year. Dates of drawing are published in public notices, and a list of random HCV ticket numbers are posted on DHA's website. On December 31 of each year, undrawn lottery entries are destroyed and a new lottery is conducted the next year. ***In 2009, DHA may only meet the needs of less than 5% within the lottery pool.***

MISSION:

DHA's mission is to serve the residents of Denver by developing, owning, and operating safe, decent and affordable housing in a manner that promotes thriving communities.

DHA BUSINESS UNITS

3,852 Low-Rent Housing
5,756 Section 8 Housing Choice Vouchers
568 Denver Housing Corporation
109 Denver Housing Program
153 Benedict Park Place
62 Globeville Units
29 Thomas Bean Towers

DHA HOUSING PROGRAMS

FEBRUARY 2009

FACT SHEET

ADMINISTERED OR FINANCED

10,531 Units

CORE BUSINESS OF HOUSING

DHA's vision is honed to reflect the goal that every individual or family shall have quality and affordable housing, in communities offering empowerment, economic opportunity, and a vibrant living environment.

HOUSING CHOICE VOUCHER (HCV) PROGRAM

Public/private program--formerly known as Section 8, low-income households rent units in the private sector and pay approximately 30% of adjusted income. *In FY2008, DHA contributed \$55,000,000 into the local economy through payments to private landlords through its 5,756 HCV.*

PUBLIC HOUSING

In 1940, DHA built, owned and managed its first federally subsidized housing serving families, elderly and non-elderly disabled individuals. *Today, DHA serves 9,034 individuals in its 3,852 public housing units.*

DISPERSED HOUSING PROGRAM

Over a 1/3 of DHA's low-income units are dispersed throughout the City and County of Denver. According to a 2002 independent study conducted by Wayne State University Why Not In My Back Yard?, *'The presence of DHA dispersed public housing units generally enhanced the value of near-by family homes across Denver as a whole.'*

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 owed and managed by DHA Housing Management Division*

LOW INCOME HOUSING TAX CREDIT

DHA continues to expand its workforce portfolio through use of HUD and non-HUD resources through creative leveraging of LIHTC and Tax-exempt financing. *To date DHA has financed 217 units using the LIHTC program.*

Average annual income for a family in public housing is a little over \$10,734 per year



CREATING OPPORTUNITIES

FAMILY SELF-SUFFICIENCY (FSS)

DHA's nationally recognized program provides families in all DHA program opportunities to become self-sufficient through progressive case management and access to a full array of education, employment and training programming on-site and off-site. *In 2008, over 1,563 adult head-of-households participated in the DHA FSS programming.*

YOUTH EMPLOYMENT PROGRAM

Since 2004, DHA has administered the City's DOL youth employment program. *Successful partnerships with the Mile High Youth Corp and other employment programs have resulted in over 394 youth trained and employed during 2008.*

SENIOR SERVICE PROGRAMS

DHA Senior program is coordinated to provide an array of essential senior services to enable DHA seniors to live independently. *In 2008, over 830 seniors received case management services to improve their lives.*

DHA HOMEOWNERSHIP PROGRAM

DHA award winning homeownership emphasizes financial literacy/competency and provides homeownership classes, money management, savings programs, postpurchase and foreclosure prevention counseling. *To date 130 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