



For Immediate Release

September 27, 2010

Contact:

Stella L. Madrid
Community Affairs Officer
720-932-3107
720-219-9059 (cell)
smadri@denverhousing.org

**DHA LAUNCHES PHASE 1 NEW CONSTRUCTION
1099 OSAGE APARTMENTS
FOR SOUTH LINCOLN MASTER PLAN**

Denver, CO – With the planting of a vegetable garden in the middle of Denver’s historic La Alma/Lincoln inner-city neighborhood, the Denver Housing Authority (DHA)-- accompanied by a collection of elected officials, community and business leaders, financial supporters and residents--will mark the first phase of the comprehensive redevelopment of the South Lincoln Homes.

The Groundbreaking Celebration for the South Lincoln Apartments, located at 1099 Osage Street is scheduled for Monday, September 27, 2010 at 10:00 a.m. The eight-story South Lincoln Apartments, which are being built through the use of a \$10 million American Recovery and Reinvestment Act (ARRA) Competitive Energy Modernization Grant award, will create 100 new public housing units for Denver’s low-income seniors. The total project cost at build out will be \$20.4 million.

100 Recovery Projects Changing America

The South Lincoln site will emphasize higher densities, diverse housing choices, a mix of uses, and outdoor environments that encourage healthful lifestyles. Construction of 1099 Osage is scheduled for completion by January 2012.

“Already recognized as one of the *100 Recovery Act Projects Changing America*, 1099 Osage is a testament to the outstanding vision, planning, and execution of the DHA,” states Congresswoman Diana DeGette. “This sustainable, transit oriented senior housing is a true example of how federal policies and investment can be leveraged to create short-term jobs and long-term solutions for local communities. I support this, and other efforts to bring HOPE VI funding for the completion of South Lincoln, and am confident that future projects will maintain the same commitment to excellence demonstrated here at 1099 Osage.”

Transforming A Neighborhood

DHA’s South Lincoln Homes, which currently holds 270 public housing units built over 50 years ago, is located in the heart of the La Alma/Lincoln Park, one of Denver’s oldest neighborhoods. The Authority is currently seeking a \$22 million HUD Hope VI grant award to complete the \$250 redevelopment of the 17.5-acre site.

According to Denver City Councilwoman Judy Montero, “The history of the La Alma Lincoln neighborhood reflects a community of fierce advocates that have persistently fought for a better quality of life. This project is a colossal example of their vision for the future that honors the history and culture of the neighborhood. We should be very proud of the willingness of the neighborhood advocates, DHA and the City to champion this project”.

Once completed in 2018, the redeveloped South Lincoln Homes site will include:

- 800-900 new residential units complimented with space for retail, office and a variety of community services.
- A central plaza providing a clear, safe linkage to the 10th and Osage Light Rail Station featuring park benches, seat walls and areas to wait for the light rail.
- “Green Streets,” with new tree plantings along with tree preservation and comfortable sidewalk widths to encourage walking, making it easier to meet

neighbors and provide better access to community amenities.

- Landscaped parks to provide places for gathering and outdoor activity.
- A flexible space for outdoor activities and events such as concerts, art exhibits, and street fairs.
- A community vegetable garden where residents of the community can have private plots.
- Flower and vegetable gardens for the Apartment building courtyard.

Transforming Lives

- Neighborhood based adult education, job training, job preparation and employment assistance programs as bridges that provide residents who are now largely dependent on public entitlements with the capability and confidence necessary to pursue mainstream avenues (vocational training, community college) to economic advancement.
- Improvement of preventative care and mental health offerings provided to South Lincoln residents by Denver Health, or set aside space on the site for a clinic.
- The cultural identity of the community will be communicated through the incorporation of artwork on the 10th Avenue promenade and in the neighborhood open spaces.

Sustainability and Energy Efficiency

- High performance buildings including: Energy Star appliances, LED and florescent lighting, advanced controls, tank less water heaters, low flow plumbing fixtures, highly efficient HVAC systems and solar water heating
- LEED certification for Neighborhood Development, New Construction and other Enterprise Green Communities criteria
- Aggressive carbon footprint reduction
- Sustainable materials utilization
- Natural process storm water management
- Community-wide recycling program

“After spending the last three years with the planning process and soliciting input from our residents, community partners and stakeholders, it’s exciting to reach the construction stage of our South Lincoln project,” states Ismael Guerrero, DHA’s Executive Director. “We deeply appreciate those who have supported us through these various stages and look forward to the successful completion of a quality and healthy living environment that our residents deserve.”

For additional South Lincoln Homes Information go to:

<http://www.denverhousing.org/development/SouthLincoln/Pages/default.aspx>

End #