South Lincoln Homes

- Why are we here?
- What has happened the last couple years?
- What is happening now?
Why are we here?

- DHA has been planning the redevelopment of South Lincoln.

- DHA will apply for a HOPE VI Grant from HUD in November 2009.
What has been happening?

• **Station Area Plan** –
  ▫ Collaboration between the City and DHA
  ▫ Over 18 months of planning with the RAC

• **South Lincoln Redevelopment Master Plan** –
  ▫ Collaboration between DHA and the Steering Committee
  ▫ Started in April 2009
  ▫ Physical plan completed in August 2009
What has been happening....

- South Lincoln Master Plan since April:
  
  5 Local Resident Council Meetings

  22 community meetings or group interviews to review goals, concerns, concept options and site amenities for the South Lincoln Redevelopment Master Master Plan.

  7 Steering Committee meetings to review comments by the community, troubleshoot design ideas and offer guidance to the Master Plan.

Over 320 comments have been received throughout the Master Planning process to shape the GOALS, DESIGN of the plan, community amenities, location of community spaces and ideal phasing concepts.
South Lincoln Master Plan

Source: Mithun
South Lincoln Redevelopment Goal

To create an energized transit community where people choose to live to experience environmental sustainability, cultural diversity, proximity to downtown, and a spectrum of housing options.

To integrate planning, design, and operations to promote economic, environmental, and social vitality.
South Lincoln Redevelopment

- 15.1 acres (DHA) + 2.4 acres (City)
- 800-900 units
- Mix of housing products and a range of income levels.
- Transit Oriented Development (TOD)
- Holistically Sustainable
Sustainable Communities

- Environmental
- Economic
- Equity (Social)

Striving for the right blend of these three concerns is a fundamental principle to the test of sustainability
Healthy Development Measurement Tool (HDMT)

South Lincoln Approach
Modification of San Francisco Department of Public Health’s Healthy Development Measurement Tool (HDMT)

- **Environmental Stewardship**
  - Decrease consumption of energy and natural resources
  - Restore, preserve and protect healthy natural habitats
  - Promote food access and sustainable urban and rural agriculture
  - Promote productive reuse of previously contaminated sites
  - Preserve clean air quality
  - Maintain safe levels of community noise

- **Sustainable Transportation**
  - Decrease private motor vehicles trips and miles traveled
  - Provide affordable and accessible transportation options
  - Create safe, quality environments for walking and biking

- **Public Infrastructure (People Infrastructure)**
  - Assure affordable and high quality childcare for all neighborhoods
  - Assure accessible and high quality educational facilities
  - Increase park, open space and recreation facilities
  - Assure spaces for libraries, performing arts, theatre, museums, concerts and festivals for personal and educational fulfillment
  - Assure affordable and high quality public health facilities
  - Assure access to daily goods and service needs, including financial services and healthy foods
  - Assure adequate public safety
  - Increase accessibility, beauty, safety and cleanliness of public spaces

- **Adequate and Healthy Housing**
  - Preserve and construct housing in proportion to demand with regards to size, affordability and tenure
  - Protect residents from involuntary displacement
  - Prevent concentrated poverty
  - Assure access to healthy quality housing

- **Healthy Economy**
  - Increase high-quality employment opportunities for local residents
  - Increase jobs that provide healthy, safe and meaningful work
  - Increase equality in income and wealth
  - Benefits and protects natural resources and the environment

- **Social Cohesion**
  - Promote socially cohesive neighborhoods free of crime and violence
  - Increase participation in social decision-making processes
  - Assure equitable and democratic participation throughout the planning process
South Lincoln Public Comment

- 60% - Goals & Vision for South Lincoln Homes
- 28% - Services for Resident Units
- 12% - Plan Comments and Ideas

Source: Mithun/DHA
South Lincoln Public Goals/Vision Breakdown

- **Site Amenities**
- **Safety & Security**
- **Replacement of Units**
- **Non-Residential Uses**
- **Transportation Access**
- **Economic Oppts/Jobs**

Source: Mithun/DHA
What is happening now?

- HUD announced the HOPE VI Grant availability
- DHA is working to apply for that grant in November 2009
- DHA will be working with the LRC between now and October to define:
  - Community and Support Services
  - Phasing
  - Relocation
Community & Support Services

CSS works with South Lincoln families to improve the quality of their lives and move toward self sufficiency.

Identifying Opportunities for Residents:
• Job training/certification programs
• Links to education
  Early Childhood Education
  GED
  ESL
  High Education
Phasing

• DHA and the LRC will work together to create a phasing plan

• The plan will emphasize allowing residents the ability to remain in the neighborhood during the redevelopment

• The redevelopment will take over 6-7 years and will leave buildings standing and rented until they are ready for redevelopment
Relocation

- Residents are protected by Federal Uniform Relocation Act of 1970 regulations

- DHA and the LRC will work together to create a relocation plan

- The plan will emphasize allowing residents choices of where and how they are relocated (Section 8, within the neighborhood, to another DHA site)

- Relocation is not expected to begin until 2011/2012
Please follow redevelopment progress:

• **On the web:**
  www.denverhousing.org/DHA/Development/South+Lincoln/

• **In person:**
  The Information Center: 1301 W. 10th Avenue
  1:00 – 3:00 pm on Tuesdays and Thursdays

• **Or contact DHA:**
  • Lynne Picard,
    email: lpicar@denverhousing.org, phone 720-932-3052
  • Kimball Crangle,
    email: kcrang@denverhousing.org, phone 720-932-3123