Denver Housing Authority

South Lincoln Redevelopment
HOPE VI Resident Training
October 20, 2010
South Lincoln Homes:
HOPE VI Resident Training

• 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 2010.

• Resident Training
  ▫ General Principals of Development
  ▫ Technical Assistance Available
  ▫ Capacity Building

*We want all residents to be able to participate in the development and implementation process!*
Why are we here?

To discuss DHA’s HOPE VI Process:

• Physical Plan – phased unit development (General Principles of Development)

• Demolition Plan – phased demolition (General Principles of Development)

• Planned Community & Supportive Services (Technical Assistance)

• Other proposed activities (Technical Assistance/Capacity Building)

• Relocation/Reoccupancy Plans (Technical Assistance/Capacity Building)

• Section 3 Opportunities (Technical Assistance/Capacity Building)

• Implementation Process – what happens next?
What has been happening?

• **Station Area Plan**
  - Collaboration between the City and DHA
  - Over 18 months of planning with the RAC
  - Passed by City Council in September 2010

• **South Lincoln Redevelopment Master Plan**
  - Collaboration between DHA and the Steering Committee
  - Started in April 2009
  - Physical plan completed in August 2009

• **1099 Osage**
  - Design with Steering Committee and community through 2010
  - Ground ‘planting’ was September 27, 2010
  - Scheduled to open in January 2012
What has been happening....

• **South Lincoln Master Plan in 2009:**
  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 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.
What has been happening....

• 1099 Osage design planning since 2010:
  8 Local Resident Council Meetings

13 community meetings or group interviews to review goals, concerns, concept options and site amenities for 1099 Osage.

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

160 comments have been received throughout the 1099 Osage design process to shape the GOALS, DESIGN of the plan, community amenities, location of community spaces and ideal phasing concepts.
Overview:
South Lincoln Master Redevelopment Plan
South Lincoln Redevelopment
Master Plan

• 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
South Lincoln Master Planning Comments

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
**BUILDING DESIGN Goals/Vision Breakdown**

- **Safety/Security**
- **Private Outdoor Spaces**
- **Large or tall windows**
- **Gardens**
- **Ease of Access**
- **Non-residential**
- **Programming senior space**
- **Interior community space w/character**
- **Sustainable & Green**
- **Noise**
- **Views**
- **Quick response**
- **Design of bldg must relate to surrounding (scale & material)**
- **Public Art**
- **Parking**
- **Trees good**
- **Access to views good**
- **Design of bldg must relate to surrounding**
- **Programming senior space**
- **Sustainable & green**
- **Maintenance**
- **Parking**
- **Noise**
- **Need for stormwater solution**
- **Shade impact of bldg**

**Detailed Goals:**
- Safety/security
- Stairs not good (design option)
- Need for private outdoor spaces
- Gardens desirable
- ADA & ease of access
- What are the non-residential uses
- Parking
- Graffiti concern
- Large windows in units
- Public art
- Support for public outdoor space
- Trees good
- Access to views good
- Design of bldg must relate to surrounding (scale & material)
- Programming senior space
- Interior community space w/character
- Sustainable & green
- Maintenance
- Noise
- Need for stormwater solution
- Shade impact of bldg
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 Homes: Proposed Master Redevelopment Plan

Source: Mithun
Overview:
South Lincoln **HOPE VI** Plan
South Lincoln 2010 HOPE VI Physical Plan

Represents a portion of the South Lincoln Master Redevelopment Plan

- The entire redevelopment plan is too big to fund with ONE grant source,
  - Ex: 1099 Osage was funded by a different grant than HOPE VI

- By breaking the Master Plan into smaller grant funding requests, each application is more realistic,

- DHA will seek another grant source for the remaining portion of the Redevelopment Master Plan (HOPE VI, Choice Neighborhoods, other).
DHA has worked with the Steering Committee, Residents and the LRC to develop a phased demolition plan.

The plan emphasizes allowing residents the ability to remain in the neighborhood during the redevelopment.

The redevelopment will take over 7 years and will leave buildings standing and rented until they are ready for redevelopment.
Existing Buildings and Proposed Buildings

* 254 occupied currently
* ~800 units at completion (7+ years)
Phase I: 1099 Osage

Funded by ARRA (not HOPE VI)
New units constructed on vacant parcel
- Start construction fall 2010
- Finish construction January 2012
Demolition to occur in 2012 (if get H6 Award)

Demolish 38 two-bedroom units:
1300, 1306, 1310, 1314, 1318, 1322 W. 10th Avenue
971, 975, 979, 983, 987, 991 Navajo Street
949, 953, 957, 961, 965, 969 Navajo Street
933, 935, 937, 939, 941, 943, 945, 947 Navajo Street
1301, 1305, 1309, 1313, 1317, 1321 W. 10th Avenue
1003, 1005, 1009, 1011, 1015, 1017 Navajo Street

Newly constructed (all Public Housing):
100 senior/disabled elevator (94 one-beds, 6 two-beds)
Phase II Construction:

**Funded by HOPE VI**

Construct (all mixed income):

- **B4**: 49 elevator units + ground floor retail
- **D2**: 32 elevator units (Artist Bldg/studio space)
- **D3**: 8 row units
- **D4**: 6 row units
Demolition to prepare for Phase III

Demolish 82 units:
18 one-bedrooms, 12 two-bedrooms, 34 three-bedrooms, 16 four-bedrooms, 2 five-bedroom units:
953, 959, 965, 971, 977, 983, 989, 995 Mariposa
1218, 1222, 1226, 1230, 1234, 1238, 1242, 1246 W. 10th Avenue
1248, 1252, 1256, 1260, 1264, 1268, 1272, 1276 W. 10th Avenue
952, 958, 964, 970, 978, 982, 988, 994 Navajo
1278, 1282, 1286, 1290, 1294, 1298 W. 10th Avenue
1200, 1204, 1208, 1212, 1216 W. 10th Avenue
1201, 1205, 1209, 1213, 1217 W. 10th Avenue
1285, 1289 W. 10th Avenue
1005, 1011, 1017, 1023, 1029, 1035, 1041, 1047 Mariposa
1221, 1225, 1229, 1233, 1237, 1241, 1245, 1249 W. 10th Avenue
1253, 1257, 1261, 1265, 1269, 1273, 1277, 1281 W 10th Avenue
1006, 1012, 1018, 1024, 1030, 1036, 1042, 1048 Navajo

Newly constructed:
195 units
Phase III Construction:

Funded by HOPE VI

Construct:
C3: 6 row units (DHA mixed income)
C4: 82 elevator units (DHA mixed income)
E1: 78 elevator (non DHA units)
Demolition to prepare for Phase IV (final demo phase with 2010 H6)

Demolish 66 units:
6 one-bedrooms, 56 two-bedrooms, 4 three-bedrooms, 0 four-bedrooms, 0 five-bedroom units:
1008, 1016, 1024, 1032, 1040, 1048 Osage
1021, 1023, 1027, 1029 Navajo
1031, 1035, 1037, 1041, 1043, 1045, 1049 Navajo
1050, 1054, 1058, 1062, 1066, 1070, 1074 Osage
1076, 1080, 1084, 1088, 1092, 1096, 1098 Osage
1356, 1364, 1370, 1378, 1384, 1392, 1398 W. 11th Ave
1300, 1308, 1314, 1322, 1328, 1336, 1342, 1350 W. 11th Ave
1051, 1055, 1057, 1061, 1063, 1067, 1069, 1073 Navajo
1075, 1079, 1081, 1085, 1087, 1091, 1093, 1097 Navajo

Newly constructed:
266 units
Phase IV Construction:

Final Phase funded by 2010 HOPE VI grant

Construct: (all mixed income)
B1: 42 elevator units + ground floor office/retail
B2: 42 elevator units
B3: 8 row units
The next phases will be funded by a different grant application or funding source
Demolition to prepare for Phase V

After receipt of second grant funding (H6, CNI, other)

Demolish 38 units:
10 one-bedrooms, 4 two-bedrooms, 14 three-bedrooms, 8 four-bedrooms, 2 five-bedroom units:
1200, 1204, 1208, 1212, 1216 W. 11th Ave
1284, 1288, 1292, 1296, 1298 W. 11th Ave
1051, 1057, 1063, 1069, 1075, 1081, 1087, 1093 Mariposa
1220, 1224, 1228, 1232, 1236, 1240, 1244, 1248 W. 11th Ave
1252, 1256, 1260, 1264, 1268, 1272, 1276, 1280 W. 11th Ave
1050, 1056, 1062, 1068, 1074, 1080, 1088, 1098 Navajo
Phase V Construction:

Funded by 2nd HOPE VI/other Grant Application

Construct:
C1: 68 units
C2: 13 units
C5: 7 units
Demolition to prepare for Phase VI

Funded by 2nd HOPE VI/other Grant Application

Demolish 42 units: 6 one-bedrooms, 24 two-bedrooms, 10 three-bedrooms, 4 four-bedrooms, 2 five-bedroom units:
905, 911, 917, 923, 929, 935, 941, 947 Mariposa
1201, 1205, 1209, 1213, 1217 W. 9th Ave
1279, 1283, 1287, 1291, 1295 W. 9th Ave
1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243 W. 9th Ave
1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271 W. 9th Ave
904, 910, 916, 922, 928, 934, 940, 946 Navajo Street
Phase VI Construction:
Funded by 2nd HOPE VI/other Grant Application

Construct:
A3: office space TBD
B5: 40 units + ground floor retail
D1: 63 units + ground floor retail
E2: 8 units
E3: 12 units
E4: 8 units
E5: 44 units
E6: 44 units

Newly constructed: 756 units
Note: MP calls out 761 units b/c we assumed 105 in 1099 Osage instead of 100
Note: does not include any off-site/in-neighborhood units
H6: 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
H6: Other Redevelopment Activities

* public art program
* community garden
* 10th Avenue Plaza at Navajo
* spaces built for retail and commercial uses
H6: Relocation

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

- DHA and the LRC will work together to create a relocation plan based on the phasing shown earlier

- 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 2012
H6: Re-occupancy

• South Lincoln Residents who wish to return to the redevelopment may do so
  ▫ Tenant in good standing with DHA
  ▫ Fit within the Resident-Selection Criteria as defined by South Lincoln residents

• Will also be in a phased approach and done as buildings are completed

• 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 2012
H6: Section 3 and Job Opportunities

ASSET Program

Assisting Sustainability by Seeking Employment & Training

• DHA’s ASSET Program has been designed to support the HUD Section 3 program.

• DHA strives to create sustainable economic opportunities for public housing residents through partnerships with our contractors.
H6: Section 3 and Job Opportunities

- Provides Access to Job Training/Readiness
  - Resume Writing
  - OSHA Safety Certification
  - Introduction to Construction – RRCC
  - Fall Protection Training
  - Sherwin Williams – Painter’s Training

- Provides Access to Job Openings with DHA & its Contractors
  - Milender White
  - Pinkard Construction
  - Alpine Roofing

- Each Phase will have ASSET Opportunities
  - Advertised through Job Fairs
  - Offered to those registered with DHA
Resident Selection Criteria

In order to return to the new South Lincoln development, what criteria do you think should be applied?

- Participation in a Job Training Program (51.4%)
- Participation in a Mentor Program (38.3%)
- Participation in Community Service (54.1%)

* Results taken from 2010 South Lincoln Resident Survey
## Resident Selection Criteria

Should the following groups be allowed to live at the redeveloped South Lincoln Homes?

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>No eviction in the last 3 years (except for financial difficulty or as the victim of domestic violence)</td>
<td>88%</td>
<td>12%</td>
</tr>
<tr>
<td>Positive Landlord References</td>
<td>84%</td>
<td>16%</td>
</tr>
<tr>
<td>Chronic Nuisance Behavior that disrupts the community</td>
<td>8%</td>
<td>92%</td>
</tr>
<tr>
<td>Convicted of selling or distributing drugs in the last 3 years</td>
<td>7%</td>
<td>93%</td>
</tr>
</tbody>
</table>

*Results taken from 2010 South Lincoln Resident Survey*
Resident Selection Criteria

Should the following groups be allowed to live at the redeveloped South Lincoln Homes?

<table>
<thead>
<tr>
<th>Category</th>
<th>Yes 14%</th>
<th>No 86%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family members who have been involved in selling or distributing drugs in the last 3 years</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family members who have been involved in violent criminal activity in the past 3 years</td>
<td>14%</td>
<td>86%</td>
</tr>
<tr>
<td>Those who interfere with the health, safety, and right to peaceful enjoyment of property</td>
<td>16%</td>
<td>84%</td>
</tr>
<tr>
<td>Those currently abusing drugs or alcohol</td>
<td>9%</td>
<td>91%</td>
</tr>
</tbody>
</table>

*Results taken from 2010 South Lincoln Resident Survey*
Resident Selection Criteria

Should the following groups be allowed to live at the redeveloped South Lincoln Homes?

<table>
<thead>
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<th>Category</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Those enrolled in a job training, education program or are working</td>
<td>51%</td>
<td>49%</td>
</tr>
<tr>
<td>Those who are assisting in the community such as community service activities</td>
<td>54%</td>
<td>46%</td>
</tr>
<tr>
<td>Those who have decided NOT to work towards self sufficiency even if they are able</td>
<td>17%</td>
<td>83%</td>
</tr>
<tr>
<td>Senior Population</td>
<td>98%</td>
<td>2%</td>
</tr>
<tr>
<td>Disabled Population</td>
<td>98%</td>
<td>2%</td>
</tr>
</tbody>
</table>

*Results taken from 2010 South Lincoln Resident Survey*
Please follow redevelopment progress:

- **On the web:**
  www.denverhousing.org/Development/SouthLincoln/

- **In person:**
The Information Center: 1301 W. 10^{th} Avenue
  9:00am – 4:00 pm, weekdays

- **Or contact DHA:**
  - Tanisha Lucero (at the Information Center)
    email: tlucer@denverhousing.org, phone 303-592-2324
  - Lynne Picard
    email: lpicar@denverhousing.org, phone 720-932-3052
  - Kimball Crangle
    email: kcrang@denverhousing.org, phone 720-932-3123