

DELIVERING FOR DENVER



OUR MISSION

The mission of the Denver Housing Authority 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 BOARD OF COMMISSIONERS

The DHA Board of Commissioners consists of nine members appointed by the Mayor of Denver and approved by the City Council. Each member serves a five-year term. There is currently one Board vacancy. The Board is responsible for establishing DHA policy, long-term goals, objectives and direction. The Board of Commissioners is also responsible for hiring the Executive Director.

Board meetings are held the second Thursday of each month at 4:00 p.m. Location and/or changes are posted three days prior to the meeting at the front entrance of the DHA main administrative offices located at 777 Grant Street; or can be obtained by calling the DHA Executive Offices at (720) 932-3106; or by visiting our Web site at www.denverhousing.org.

PICTURED FROM LEFT TO RIGHT:

- Trinidad Rodriguez
Chair
- Marian Lawrence
Vice Chair
- Richard (Jim) Chavez
Treasurer
- Craig Archibald
- Lisa Flores
- Michelle Harper
- Myrna Hipp
- Dr. Eric Lee



For information about the Denver Housing Authority or to download a copy of this Annual Report, please visit our Web site at www.denverhousing.org.



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REVITALIZING DENVER NEIGHBORHOODS

The Denver Housing Authority continued to stimulate community growth and energize inner-city neighborhoods through the redevelopment of the 50 year-old South Lincoln Homes.

MARIPOSA: Where the Arts and Workforce Development Intersect



As the second phase of Mariposa's construction was launched, DHA's commitment to integrating the arts into its living environments while preparing its residents for productive futures continued to take shape as it welcomed Arts Street to its new home at 1079 Osage.

Art Street is dedicated to cultivating underserved youth into a creative and competent workforce by using the power of the arts. The team of students quickly announced its Mariposa presence with the creation of "The Limit Has No Sky" mosaic mural, a colorful vision of various symbols of peace artfully assembled using nearly 11,000 pieces of tile.

In addition, workforce development through the culinary arts was established at the Tapiz at Mariposa apartments with the opening of the Osage Café. The restaurant, part of the DHA Youth Employment Academy, shares the goal of teaching at-risk young people skills that can open the door to a culinary career.

Mariposa ground was broken in 2012 on the \$2 million Youth Media Studio, which will serve thousands of at-risk Denver youth as a centralized location for music education and digital arts-based programming.



BUILDING A SUSTAINABLE FUTURE

Green Building Results In Measureable Reductions in Energy Consumption



Firmly established as a national public housing "green" leader, DHA increased its energy saving initiatives through its Power Purchase Agreement. As a result, \$16 million in solar panels were installed on 750 housing units, representing one of the largest multi-family housing solar electric projects in the country.

An additional \$18 million in new energy retrofits were completed throughout the Authority's housing sites including the replacement of furnaces, refrigerators, boilers, windows and more. The program generated \$2.5 million in utility savings via reduced consumption in 2012.

PARTNERING TO CHANGE LIVES

The Denver Housing Authority holds a long-standing commitment to collaborating with community partners to coordinate critical services and programs that provide stability for its 26,000 residents and the city's homeless.

Homeless Vets and Their Families Served By Del Norte's Veterans Apartments

HUD Secretary Shaun Donovan led the May 2012 dedication of Del Norte's new Veterans Apartments, Colorado's first self-contained apartment building dedicated to serving homeless veterans and their families. Nearly half of the property's residents are female veterans, many living with their children.

DHA, along with several housing, human services and funding partners, teamed to develop the 26-unit site with the needs of families top of mind. Units are fully furnished with either two or three bedrooms and include an onsite conference/media room featuring 13 computer stations, a community garden and numerous living amenities.



BRINGING HEALTHY FOOD FOR HEALTHY LIVING



Through its partnership with the Urban Farmers Collaborative (UFC), DHA expanded its promotion of wellness and access to healthy foods with the completion of Sustainability Park. Located in Denver's historic Curtis Park neighborhood, the 2.4 acres (one city block) is home to pilot projects like LED streetlights, three urban farms, and sidewalks built from recycled materials.

The UFC will use 21,000 square feet to introduce organic farming techniques, distribute fresh local produce, educate DHA residents on urban farming practices and create green jobs for neighborhood youth and residents.

By partnering with Denver Urban Gardens, DHA established food and community vegetable gardens at several additional urban housing sites including:

- Benedict Park Place Community Garden
- Mulroy Garden @ Knox Station
- Westwood Homes Community Gardens
- Tapiz Apartments at Mariposa Gardens

2012 FINANCIAL STATEMENTS (UNAUDITED)

	2012	2012
	Primary Government	Discretely Presented Component Units
ASSETS		
Cash	\$ 27,075,934	\$ 6,418,938
Investments	47,973,121	1,793,614
Accounts Receivable	800,836	73,041
Notes Receivable	136,676,472	—
Due from other funds/DPCU	4,047,591	—
Prepaid Expenses, Inventory and Other	1,454,796	5,374,110
Capital Assets, Net	146,838,635	224,090,587
Total Assets	\$ 364,867,385	\$ 237,750,290
LIABILITIES		
Accounts Payable	\$ 1,705,554	\$ 5,271,011
Accrued Expenses	4,242,614	14,099,290
Security Deposits and Unearned Revenue	4,063,150	322,403
Due to other funds/PG	14,547	4,047,591
Current Notes/Bonds Payable	1,552,874	4,151,979
Long-Term Debt	41,789,338	152,797,737
Total Liabilities	\$ 53,368,077	\$ 180,690,011
NET POSITION		
Net invested in capital assets	\$ 103,496,423	\$ 67,140,871
Restricted	27,251,676	5,846,110
Unrestricted	180,751,209	(15,926,702)
Total Net Position	\$ 311,499,308	\$ 57,060,279
Total Liabilities and Net Position	\$ 364,867,385	\$ 237,750,290
REVENUE		
Rental Revenues	\$ 9,165,664	\$ 6,770,016
Intergovernmental Revenue	83,855,671	2,922,474
Capital Grants	15,175,976	—
Capital Contributions from		
General and Limited Partners	—	26,649,119
Property Management fee/Developer fee revenue	5,875,609	—
Investment Income	1,189,578	9,549
Other Income	8,477,014	489,139
Total Revenues	\$ 123,739,512	\$ 36,840,297
EXPENSES		
Administration	\$ 14,776,576	\$ 2,550,274
Tenant Services	2,433,743	8,208
Utilities	5,474,782	1,411,703
Ordinary Maintenance	7,677,140	2,567,906
General and Other Expenses	6,788,277	539,212
Non-Routine Maintenance	695,050	310,629
Housing Assistance Payments	56,106,857	—
Interest Expense	1,357,620	4,442,189
Depreciation and Amortization	10,494,310	8,186,135
Total Expenses	\$ 105,804,355	\$ 20,016,256
Change in Net Assets	\$ 17,935,157	\$ 16,824,041

