

## Attachment 2. New Activities

### A. Hope VI, Choice Neighborhoods or Mixed Finance Modernization or Development

| Development Name*                                 | Development Type     | AMP         | Unit Count  | Anticipated Submission Date |
|---|----------------------|-------------|-------------|-----------------------------|
| Sun Valley Homes/Annex                            | Choice Neighborhoods | 008/012     | 333         | Awarded December 2016       |
| DHA Central Office                                | Office/Commercial    | Agency Wide | Zero        | 08/16/2017                  |
| Vida-West Colfax                                  | Mixed Finance        | New         | 176         | October 2017                |
| Platte Valley                                     | MF Modernization     | 016         | 66          | December 2017               |
| Westridge Homes                                   | Mixed Finance        | 006         | 200         | July 2019                   |
| 3220 Shoshone                                     | Mixed Finance        | 051         | 10          | April 2019                  |
| 1507-1529 West 44th/4408 Pecos<br>4490-4498 Pecos | Mixed Finance        | 050         | 20          | April 2020                  |
| 1755 South Pecos (Ruby Hill)                      | Mixed Finance        | 070         | 25          | April 2020                  |
| Walsh Manor Modernization                         | PH/LIHTC             | 014         | 89          | October 2021                |
| Barney Ford Modernization                         | PH/LIHTC             | 016         | 81          | October 2021                |
| Quigg Newton Homes                                | Choice Neighborhoods | 007         | 380         | September 2024              |
| Available ACC Development                         | Mixed Finance        | Agency Wide | Agency Wide | Pending Availability        |
| CFFP & EPC Financing                              | Debt Defeasance      | Agency Wide | Agency Wide | Pending Funding             |

\*All applications are contingent on funding availability

### B. Demolition and/or Disposition

| Demolition/Disposition Activity Description  |
|--|
| 1a. Development name: 777 Grant Administrative Office<br>1b. Development (project) number: AMP-99  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)<br>Approved <input checked="" type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input type="checkbox"/> |
| 4. Date application <b>approved</b> , submitted, or planned for submission: 30/08/17   |
| 5. Number of units affected: None - Central Office   |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development (single site)<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 02/01/17<br>b. Projected end date of activity: 30/06/19  |

| <b>Demolition/Disposition Activity Description</b>                          |  |
|---|--|
| 1a. Development name:   | South Lincoln Homes  |
| 1b. Development (project) number:   | AMP-010  |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)  | Approved <input checked="" type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input type="checkbox"/> |
| 4. Date application <b>approved</b> , submitted, or planned for submission: | 10/11/15   |
| 5. Number of units affected:  | Vacant Land  |
| 6. Coverage of action (select one)  | <input type="checkbox"/> Part of the development (single site)<br><input checked="" type="checkbox"/> Total development <b>Remaining portion of the development</b>      |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 10/10/15<br>b. Projected end date of activity: 30/11/18   |

| <b>Demolition/Disposition Activity Description</b>                          |  |
|---|--|
| 1a. Development name:   | Platte Valley Homes  |
| 1b. Development (project) number:   | AMP-016  |
| 2. Activity type:   | Demolition <input checked="" type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>  |
| 3. Application status (select one)  | Approved <input checked="" type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input type="checkbox"/> |
| 4. Date application <b>approved</b> , submitted, or planned for submission: | 14/06/18   |
| 5. Number of units affected:  | 66 of 147  |
| 6. Coverage of action (select one)  | <input checked="" type="checkbox"/> Part of the development (AMP)<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 24/08/18<br>b. Projected end date of activity: 30/12/19   |

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: Sun Valley Homes/Annex<br>1b. Development (project) number: AMP-008  |
| 2. Activity type: Demolition <input checked="" type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>  |
| 3. Application status (select one)<br>Approved <input checked="" type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input type="checkbox"/> |
| 4. Date application <b>approved</b> , submitted, or planned for submission: Demolition approved on 05/06/18 & Disposition approved on 18/09/18   |
| 5. Number of units affected: 58 of 333 (Zone A)  |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development (single site)<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 30/09/17<br>b. Projected end date of activity: 31/01/19  |

| <b>Demolition/Disposition Activity Description</b>  |
|---|
| 1a. Development name: Sun Valley Homes/Annex<br>1b. Development (project) number: AMP-008   |
| 2. Activity type: Demolition <input checked="" type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input checked="" type="checkbox"/>  |
| 4. Date application approved, submitted, or <b>planned for submission</b> : 31/03/20  |
| 5. Number of units affected: Remaining 275 of the original 333 (Zone B)<br>Coverage of action (select one)<br><input type="checkbox"/> Part of the development (single site)<br><input checked="" type="checkbox"/> Total development (Remaining portion) |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 31/10/19<br>b. Projected end date of activity: 30/09/24   |

| <b>Demolition/Disposition Activity Description</b>                                   |                     |
|--|---------------------|
| 1a. Development name: Westridge Homes  |                     |
| 1b. Development (project) number: AMP-006  |                     |
| 2. Activity type: Demolition <input checked="" type="checkbox"/>                     |                     |
| Disposition <input checked="" type="checkbox"/>                                      |                     |
| 3. Application status (select one)   |                     |
| Approved <input type="checkbox"/>  |                     |
| Submitted, pending approval <input type="checkbox"/>                                 | Disposition pending |
| Planned application <input checked="" type="checkbox"/>                              |                     |
| 4. Date application approved, submitted, or <b>planned for submission</b> : 30/04/19 |                     |
| 5. Number of units affected: 200   |                     |
| 6. Coverage of action (select one)   |                     |
| <input type="checkbox"/> Part of the development (single site)                       |                     |
| <input checked="" type="checkbox"/> Total development                                |                     |
| 7. Timeline for activity:  |                     |
| a. Actual or projected start date of activity: 30/11/18                              |                     |
| b. Projected end date of activity: 30/09/25  |                     |

| <b>Demolition/Disposition Activity Description</b>                                   |                     |
|--|---------------------|
| 1a. Development name: Dispersed East (050)   |                     |
| 1b. Development (project) number: AMP-050  |                     |
| 2. Activity type: Demolition <input type="checkbox"/>                                |                     |
| Disposition <input checked="" type="checkbox"/>                                      |                     |
| 3. Application status (select one)   |                     |
| Approved <input type="checkbox"/>  |                     |
| Submitted, pending approval <input type="checkbox"/>                                 | Disposition pending |
| Planned application <input checked="" type="checkbox"/>                              |                     |
| 4. Date application approved, submitted, or <b>planned for submission</b> : 30/06/20 |                     |
| 5. Number of units affected: 360   |                     |
| 6. Coverage of action (select one)   |                     |
| <input type="checkbox"/> Part of the development                                     |                     |
| <input checked="" type="checkbox"/> Total development                                |                     |
| 7. Timeline for activity:  |                     |
| a. Actual or projected start date of activity: 30/10/20                              |                     |
| b. Projected end date of activity: 31/12/22  |                     |

| <b>Demolition/Disposition Activity Description</b>                          |  |
|---|--|
| 1a. Development name:   | Dispersed West (051)   |
| 1b. Development (project) number:   | AMP-051  |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)  | Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or <b>planned for submission</b> : | 30/06/20   |
| 5. Number of units affected:  | 338 of the 358 DW units  |
| 6. Coverage of action (select one)  | <input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 30/10/20<br>b. Projected end date of activity: 31/12/22   |

| <b>Demolition/Disposition Activity Description</b>                          |  |
|---|--|
| 1a. Development name:   | 3220 Shoshone  |
| 1b. Development (project) number:   | AMP-051  |
| 2. Activity type:   | Demolition <input checked="" type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>  |
| 3. Application status (select one)  | Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or <b>planned for submission</b> : | 30/04/19   |
| 5. Number of units affected:  | 20 of the 358 DW   |
| 6. Coverage of action (select one)  | <input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 30/09/19<br>b. Projected end date of activity: 31/12/20   |

| <b>Demolition/Disposition Activity Description</b>                          |  |
|---|--|
| 1a. Development name:   | Dispersed South (070)  |
| 1b. Development (project) number:   | AMP-070  |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)  | Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or <b>planned for submission</b> : | 30/06/20   |
| 5. Number of units affected:  | 272  |
| 6. Coverage of action (select one)  | <input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development  |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 30/10/20<br>b. Projected end date of activity: 31/12/22   |

| <b>Demolition/Disposition Activity Description</b>                          |  |
|---|--|
| 1a. Development name:   | Vacant land at 710 West 4 <sup>th</sup> Ave, 2650 West Asbury,<br>3062 West 37 <sup>th</sup> and 120 Wolff   |
| 1b. Development (project) number:   | 051/070  |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)  | Approved <input checked="" type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input type="checkbox"/> |
| 4. Date application <b>approved</b> , submitted, or planned for submission: | 14/12/16   |
| 5. Number of units affected:  | 0  |
| 6. Coverage of action (select one)  | <input checked="" type="checkbox"/> Part of the development (single sites)<br><input type="checkbox"/> Total development   |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 31/12/16<br>b. Projected end date of activity: 30/06/19   |

| <b>Demolition/Disposition Activity Description</b>                          |  |
|---|--|
| 1a. Development name:   | Vacant Land 2500 Lawrence St & 3293 Arapahoe   |
| 1b. Development (project) number:   | 004/009  |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)  | Approved <input checked="" type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input type="checkbox"/> |
| 4. Date application <b>approved</b> , submitted, or planned for submission: | 19/10/15<br>amendment approved 08/10/16  |
| 5. Number of units affected:  | 0  |
| 6. Coverage of action (select one)  | <input type="checkbox"/> Part of the development (single sites)<br><input checked="" type="checkbox"/> Total development   |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 08/12/04<br>b. Projected end date of activity: 31/12/19   |

| <b>Demolition/Disposition Activity Description</b>                          |  |
|---|--|
| 1a. Development name:   | Vacant Land 2658 Arapahoe St. & 1022 27 <sup>th</sup> St.<br>(Curtis Park Arapahoe Strip)  |
| 1b. Development (project) number:   | 009  |
| 2. Activity type:   | Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)  | Approved <input checked="" type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input type="checkbox"/> |
| 4. Date application <b>approved</b> , submitted, or planned for submission: | 14/12/16   |
| 5. Number of units affected:  | 0  |
| 6. Coverage of action (select one)  | <input checked="" type="checkbox"/> Part of the development (single sites)<br><input type="checkbox"/> Total development   |
| 7. Timeline for activity:   | a. Actual or projected start date of activity: 31/12/16<br>b. Projected end date of activity: 31/12/18   |

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: 1507-1529 West 44 <sup>th</sup> /4408 Pecos<br>4490-4498 Pecos   |
| 1b. Development (project) number: AMP 050  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or <b>planned for submission</b> : 30/04/20   |
| 5. Number of units affected: 20  |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development (single sites)<br><input type="checkbox"/> Total development   |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 30/09/20<br>b. Projected end date of activity: 30/06/22  |

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: 1755 South Pecos (Ruby Hill)   |
| 1b. Development (project) number: AMP 070  |
| 2. Activity type: Demolition <input checked="" type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or <b>planned for submission</b> : 30/04/20   |
| 5. Number of units affected: 25  |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development (single sites)<br><input type="checkbox"/> Total development   |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 30/09/20<br>b. Projected end date of activity: 30/06/22  |



| <b>Demolition/Disposition Activity Description</b>   |  |
|--|--|
| 1a. Development name: Walsh Manor 1790 West Mosier   |  |
| 1b. Development (project) number: AMP 014  |  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input checked="" type="checkbox"/> |  |
| 4. Date application approved, submitted, or <b>planned for submission</b> : 30/04/21   |  |
| 5. Number of units affected: 89  |  |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development (single sites)<br><input checked="" type="checkbox"/> Total development   |  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 31/10/21<br>b. Projected end date of activity: 30/06/22  |  |

| <b>Demolition/Disposition Activity Description</b>   |  |
|--|--|
| 1a. Development name: Barney Ford 2024 Clarkson  |  |
| 1b. Development (project) number: AMP 016  |  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/> Disposition pending<br>Planned application <input checked="" type="checkbox"/> |  |
| 4. Date application approved, submitted, or <b>planned for submission</b> : 30/04/21   |  |
| 5. Number of units affected: 89  |  |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development (single sites)<br><input checked="" type="checkbox"/> Total development   |  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 31/10/21<br>b. Projected end date of activity: 30/06/22  |  |

| <b>Demolition/Disposition Activity Description</b>                                   |  |
|--|--|
| 1a. Development name: Quigg Newton Homes 4407 Mariposa                               |  |
| 1b. Development (project) number: AMP 007  |  |
| 2. Activity type: Demolition <input checked="" type="checkbox"/>                     |  |
| Disposition <input checked="" type="checkbox"/>                                      |  |
| 3. Application status (select one)   |  |
| Approved <input type="checkbox"/>  |  |
| Submitted, pending approval <input type="checkbox"/> Disposition pending             |  |
| Planned application <input checked="" type="checkbox"/>                              |  |
| 4. Date application approved, submitted, or <b>planned for submission</b> : 30/04/24 |  |
| 5. Number of units affected: 89  |  |
| 6. Coverage of action (select one)   |  |
| <input type="checkbox"/> Part of the development (single sites)                      |  |
| <input checked="" type="checkbox"/> Total development                                |  |
| 7. Timeline for activity:  |  |
| a. Actual or projected start date of activity: 31/10/24                              |  |
| b. Projected end date of activity: 30/09/30  |  |

### C. Conversion of Public Housing

DHA manages a portfolio of 3,797 public housing units. The public housing units are a mix of row-type, high-rise, single family, duplex, triplex, four-plex, and multi-plex units located throughout the City and County of Denver’s jurisdictional boundaries. DHA intends to conduct a periodic conversion assessment in accordance with 24 CFR 972.218 to explore the voluntary conversion of the public housing units in whole or at select developments. The assessment will be conducted within the parameters of the “Long Term Strategic Plan” adopted by DHA’s Board of Commissioners, which has specific goals and measurable tasks for the Agency.

1. Evaluate aging, obsolete and underperforming assets and develop long-range capital and financing plans.
2. Develop goals and recommendations on demolition, disposition, or voluntary conversion of public housing properties.
3. Evaluate the benefits of the conversion of Public Housing to Project-Based Assistance under RAD.

If the assessment is favorable, DHA will prepare a conversion plan in accordance with 24CFR 972.



#### **D. Homeownership**

The Denver Housing Authority's Resident and Community Services Department (RCS) offers programs to housing authority residents that encourage and promote self-sufficiency and upward mobility. The programs, Family Self Sufficiency Program (FSS), Homeownership Program, ROSS Service Coordinator Programs, and employment programming, strive to provide resources to residents to empower them to become self-sufficient. These efforts culminate, in many situations, with home ownership. As a HUD Approved Counseling Agency, DHA provides homeownership counseling, foreclosure prevention, and financial fitness and homeownership education to the public.

#### **E. Project-Based Vouchers**

DHA will operate a PBV program using up to 20% of its Voucher program budget authority. At least annually, DHA will determine the number of vouchers needed for PBV program and reduce or discontinue the issuance of new tenant-based vouchers so that the necessary PBV assistance are made available through attrition.

#### **F. Occupied Unit Finish Modernization Program**

Several DHA tenants have occupied their units over seven years without the benefit of flooring replacement or unit painting. The DHA Occupied Unit Finish Modernization Program is designed to identify tenants that have occupied their units for 7+ years and update their unit finishes where needed. Units will be evaluated for the program by the Site Managers during annual housekeeping/PM inspections. Implementation of the program will follow all 24 CFR 905-Capital Fund, 2 CFR 200-Procurement, and 24 CFR 58-Environmental Review regulations.

#### **G. Vacancy Modernization Program**

As outlined in the Capital Fund 5-Year Plan, DHA is pursuing a Capital Fund modernization program for its 1,123 dispersed housing units. Based on the 2012 Physical Needs Assessments, a large percentage of the dispersed units will require both exterior and interior improvements over the next 10 years. The goal of the dispersed modernization program is to bring the units up to a 20 year life cycle, increase energy efficiency and make the units more marketable.

The modernization program can be broken out into two scopes of work; interior and exterior. The exterior improvements (roofing, windows, siding, site work...) will be completed while the units remain occupied in a sequential manner. The interior improvements (removal and replacement of cabinetry, countertops, sinks, interior doors, water heaters, tubs, flooring, toilets and appliances) are more costly



and time consuming to perform in occupied units. Therefore, DHA will initiate a Vacancy Modernization Program. Under the program, all required interior modernization work will be performed in vacant units over the next ten years under the supervision of the DHA Portfolio Manager and Site Managers. The program is intended to increase the efficiency of the modernization work while eliminating the need for tenant relocation. Implementation of the program will follow all 24 CFR 905-Capital Fund, 2 CFR 200-Procurement, and 24 CFR 58-Environmental Review regulations.

## **H. Available ACC Units**

The Denver Housing Authority will continuously explore options for increasing its portfolio of ACC eligible public housing units either through acquisition or development to the 4,106 total units allowed under the Faircloth limits outlined under Section 9(g)(3)(A) of the Housing Act of 1937. Each option will be evaluated against both the short term and long term goals of the Housing Authority, available funding sources and HUD regulations. All projects receiving approval from Housing Authority staff to move forward will be vetted through the proper interest groups including, but not limited to, the City and County of Denver, RCB and LRC.

## **I. Central Office Facilities**

In an effort to decrease operating costs and better serve the community, the Denver Housing Authority has closed on the financing and construction of a Community Resource Facility to include DHA's new corporate headquarters at 1035 Osage using nonfederal funds. Completion is scheduled for April 2019.



## **J. HUD ConnectHome Digital Opportunity Demonstration**

The Housing Authority of the City and County of Denver (DHA) was selected by HUD Office of the Secretary and the White House to participate in the 2015 ConnectHome Digital Opportunity Demonstration project, consistent with HUD 2014-18 Strategic Plan Goal 3; "Using Housing as a Platform to Improve Quality of Life." DHA is one of 28 communities and public housing agencies designated via a competitive process to explore and develop plans to increase access for affordable high-speed broadband internet to children and families in DHA public housing, including digital literacy skills. As a demonstration project, DHA will identify family developments which house DHA computer labs in their local Opportunity Centers. This demonstration project encourages HA's to also incorporate broadband access in HUD new residential construction substantial rehabilitation and Choice Neighborhood Implementation (CNI) Grants. The Denver Mayor's Office and DHA are the designated lead agencies for this demonstration project.

**K. HUD Choice Neighborhoods Community Revitalization**



Choice Neighborhoods - DHA has identified the Sun Valley Homes and Sun Valley Annex as a transit-oriented development (TOD) site and planned community revitalization. In 2016, DHA applied for and was awarded a \$30,000,000 Choice Neighborhoods Planning Grant from HUD. The CNI grant provided funds to implement the Transformation Plan for the

Sun Valley development and the surrounding neighborhood into a healthy, sustainable mixed-use, mixed-income, TOD neighborhood. This planned Sun Valley Homes revitalization is consistent with the Decatur-Federal Station Area Plan, City adopted General Development Plan and DHA 2016-2018 Strategic Plan.

**L. Financing and Debt Defeasance**

In an effort to decrease the annual cost of debt service, DHA will continually explore options for the refinance and/or defeasance of existing public housing related debt including, but not limited to, the use of excess operating reserves.

**M. West Denver Renaissance Collaborative**

The Denver Housing Authority is proud to be an implementing partner of the West Denver Renaissance Collaborative (WDRC). The WDRC is a collective impact organization integrating the efforts of community members, public agencies, non-profits and foundations working to create and implement a model for resilient urban regeneration in West Denver. The mission of the WDRC is to facilitate the revitalization of West Denver in an equitable fashion.

**N. Designed Housing Plan**

DHA will seek Designated Housing Plans for public housing projects for occupancy for elderly family and non-elderly persons with disabilities, or mixed population development(s) as necessary to address the increasing need as changing demographics with growing aging population and non-elderly persons with disabilities.

**O. City and County of Denver Affordable Housing Fund**

The City and County of Denver is proposing a framework to double the Affordable Housing Fund annually and partner with the Denver Housing Authority (DHA) to generate an estimated \$105 million funding surge for affordable housing over the next five years. The proposed partnership with DHA brings more funding in the form of bonds to accelerate building and preserving much-needed affordable

housing and increases the land available for future affordable housing use for Denver's lowest-income residents and those experiencing homelessness. By leveraging DHA's expertise in serving those most in need, the proposal also expands the city's ability to deliver on additional areas of housing needs identified in the Housing an Inclusive Denver five-year plan. The proposal will improve the alignment of Denver's Affordable Housing Fund with the five-year housing plan. Through this proposal, Denver will be able to secure the building, preservation or property needed for over 6,000 affordable homes for families over the next five years. The proposal directs about half of the newly doubled fund to support those experiencing homelessness and very low income individuals and families, and allocates the other half to fulfill other priorities within the five-year plan, including support for workforce families, long-time residents who want to stay in their homes and first-time homebuyers.



#### Proposal Framework:

- Appropriates property tax revenues from the Affordable Housing Fund to DHA annually for a twenty-year period to support bond issuance to generate an estimated \$105 million for affordable housing.
- Backfilling the property tax revenue in the Affordable Housing Fund by increasing the city's special marijuana sales tax by 2 percent to 5.5 percent, generating an estimated \$8 million per year.
- Contributing an additional yearly \$7 million from the General Fund to the Affordable Housing Fund starting in 2019.
- Removing the 2026 sunset on the Affordable Housing Fund to support housing needs well into the future.
- Directing about half of the newly doubled Affordable Housing Fund to support residents most burdened by housing costs (0-30% AMI and those experiencing homelessness) and allocates the other half to fulfill other priorities within the 5-year plan.
- Directing about half of the DHA bond proceeds to go towards building new and preserving current affordable homes managed by DHA, with the other half utilized for the land and property acquisition fund.
- Focusing the new land and property acquisition fund on securing small, geographically diverse sites across the city to create a pipeline for future projects that will serve very low-income residents and individuals experiencing homelessness. As part of this partnership, DHA has committed 300 projective based vouchers to support this effort.
- DHA, OED, Colorado Division of Housing and the Colorado Housing and Finance Authority will collaborate as an advisory group to inform specific site acquisitions and partners for vertical development.