

Attachment 1. Plan Essential Elements

Violence Against Women Act (VAWA) (Denver Housing Authority ACOP 2017)

The Violence Against Women Act (VAWA) provides special protections for victims of domestic violence, dating violence, and stalking who are applying for or receiving assistance under the public housing program. For a more in depth explanation please review DHA's Violence Against Women Act Procedure which is available upon request from DHA Staff and is available on DHA's Website. Under Colorado Law Landlords are obligated to comply with State Laws that provide protection for victims of domestic violence. Specifically, C.R.S. § 38-12-402 and its revisions, if any.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. (Denver Housing Authority ACOP 2017)



The Housing Authority adopted the revised Admissions and Continued Occupancy Policies on 02/01/2017. The Admissions and Continued Occupancy Policies ("ACOP") is DHA's written statement of policies used to carry out affordable housing programs in accordance with federal law and regulations, HUD requirements, and state and local laws. All issues related to public housing not addressed in this ACOP are governed by the federal

regulations, the Department of Housing and Urban Development ("HUD") handbooks and guidebooks, HUD notices, and applicable state and local laws.

DHA will review and update the ACOP as needed to reflect changes in regulations, DHA operations, or when needed to ensure staff consistency in operation. If the ACOP conflict with the HUD regulations listed above, the HUD regulations will have precedence.

Deconcentration Policy (Denver Housing Authority ACOP 2017)

It is the policy of DHA to provide for the deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments, pursuant to current HUD regulations, and any subsequent amendments. Toward this end, DHA has instituted local preferences and will continue to affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income residents will not be steered toward higher income developments.

Prior to the beginning of each DHA fiscal year, staff will analyze the income levels of families residing in each of our developments. Based on this analysis, and the then current HUD regulations, DHA will determine which, if any, DHA developments are above, within, or below the DHA Established Income Range (EIR). Any developments above the EIR will be designated as high-income. Any developments with incomes below the EIR will be designated as low-income. Based on this analysis, DHA will determine the marketing strategies and whether or not additional incentives will have to be developed and implemented to deconcentrate poverty.

Deconcentration Strategies (Denver Housing Authority ACOP 2017)

DHA may, in its sole discretion, utilize one or more of the following strategies to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development: 1) incentives designed to encourage families with incomes below the EIR to accept units in developments with incomes above the EIR, and vice versa; 2) target investments and capital improvements; and 3) continue use of working family preferences. These strategies may be used at different times, or under different conditions, but will always be used in a consistent and non-discriminatory manner. Deconcentration incentives may apply to Mixed Income Developments applicant families at the sole discretion of the Owner.

Financial Resources (Denver Housing Authority 2021 Annual Budget)

The adopted budget for 2021 is \$339,114,785. As in prior years, majority of DHA’s operating revenues is coming from federal financial assistance to provide low-income housing. Rental revenues are budgeted higher in 2021 due to three new properties, Gateway North and South, and Shoshone. The increase in Nondwelling rent is due to 2020 actuals that are lower than expected due to vacancies at Mariposa II, 1035 Osage, and Vida. Other governmental contributions are budgeted higher due to an IGA with the City and County of Denver for the 13th Street realignment. Interest income is budgeted lower due to decreased interest rates and a lower investment balance due to the use of bond proceeds. Use of bond proceeds is budgeted lower due to budget methodology as only projects that are close to financial closing are included. Additional development projects will be presented to the Board for approval during the year. Use of reserves (program income) of are budgeted higher due to several projects moving from 2020 to 2021. Capital financing is budgeted higher due to the increased number of construction projects (Gateway South, Shoshone, GreenHaus, Thrive and Broadway/Studebaker).

The highlights of the 2021 budget and the assumptions used in developing DHA’s 2021 Operating Budget are as follows:

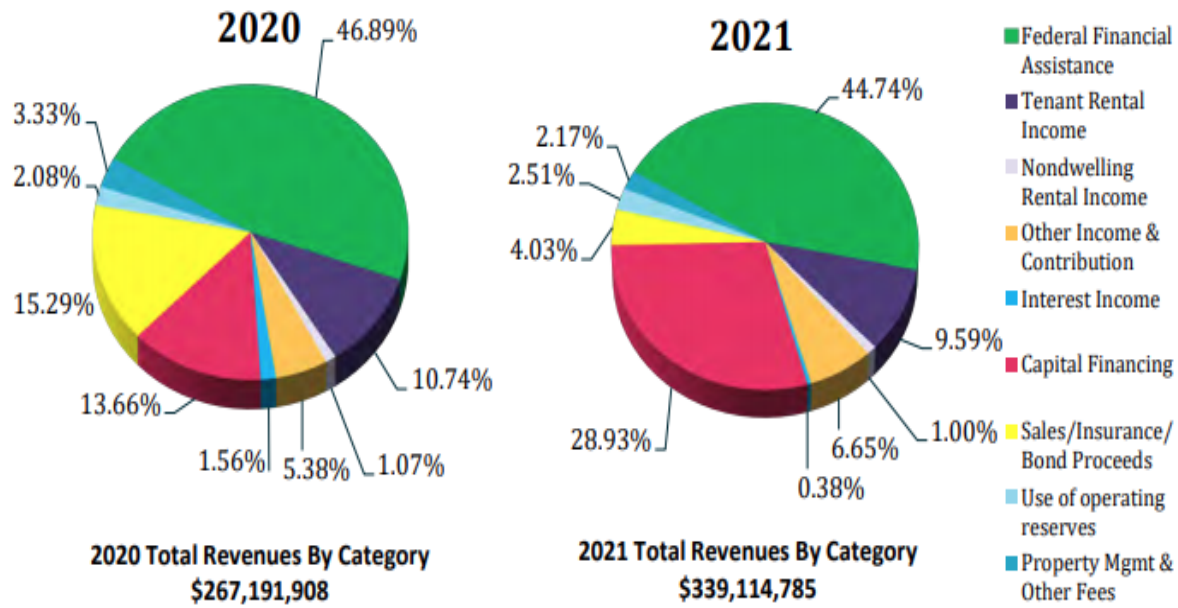
- Use of \$8,516,074 of reserves are budgeted for:

Program	Purpose	Operating	Capital	Total
General Fund (COCC)	Administrative costs	555,000	-	555,000
Public Housing	Administrative costs	1,000,000	-	1,000,000
HCV	Administrative costs	-	-	-
DHP	Administrative costs/Capital	67,328	6,257,000	6,324,328
Resident Services	Administrative costs	351,000	-	351,000
	Total Use of Unrestricted Reserves	\$ 1,973,328	\$ 6,257,000	\$ 8,230,328
Program	Purpose	Operating	Capital	Total
Component Units	Administrative costs	285,746	-	285,746
	Total Use of Restricted Reserves	\$ 285,746	\$ -	\$ 285,746
	Total Use of Reserves	\$ 2,259,074	\$ 6,257,000	\$ 8,516,074

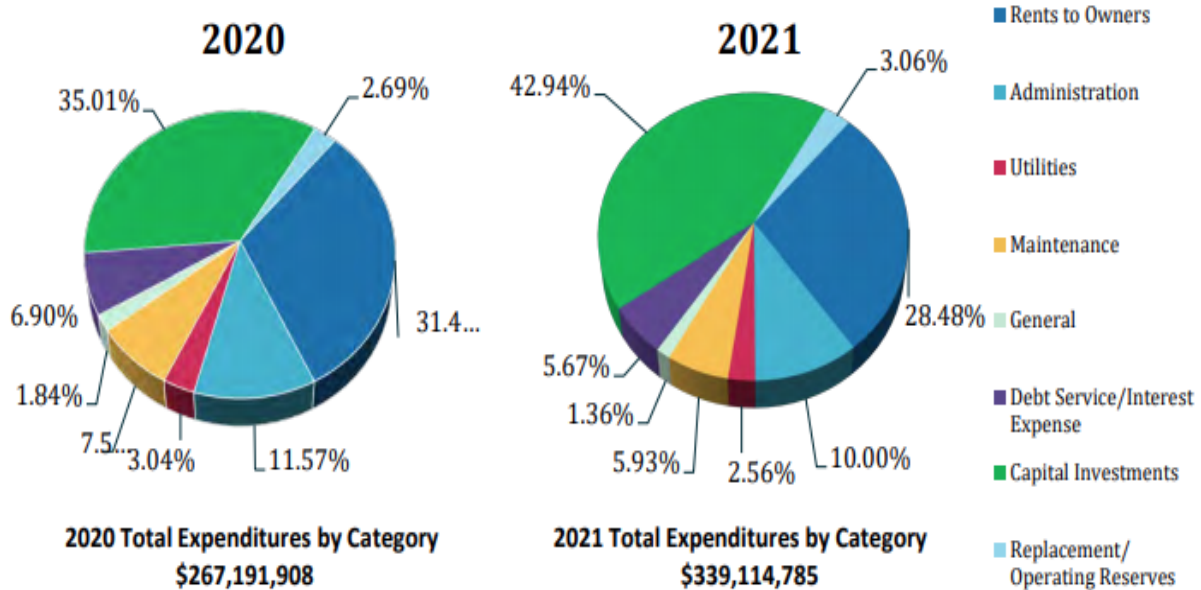
- The FY 2021 DHA Comprehensive budget is for \$339,114,785, an increase of \$71,922,877 (27%) from FY 2020.
- The major Capital projects for 2021 are: Gateway South, 655 Broadway/Studebaker, Shoshone, Thrive and GreenHaus developments, as well as the 13th Street realignment.
- Administrative fee revenue is budgeted at 81% for HCV.
- HCV Housing Assistance Payments (HAP) are budgeted at 100%.
- The lease-up for the HCV program is budgeted at 99% for 2021.
- DHA will administer 7,065 HCV vouchers in FY2021. This is an increase of 62 HCV vouchers from 2020.
- DHA is budgeted to manage 5,499 rental units in 2021 between the public housing and other DHA HUD and non-HUD programs.
- Operating subsidy for the public housing program is budgeted at 97.8% funding in FY2021.
- Occupancy is projected at 97% for DHA's established rental developments.

2021 BUDGET SUMMARY					
COMPARATIVE SUMMARY OF REVENUES AND EXPENSES					
	2019	2020 YTD		2021	Increase (Decrease)
	Actual	as of 9/30/20	Annualized	Budget	From Prior Year
Revenues					
Rental income	\$26,598,660	\$20,323,553	\$27,098,071	\$32,508,101	
Nondwelling rental income	1,194,609	2,094,875	2,793,167	3,406,488	22%
Management fees	1,295,001	849,602	1,132,803	1,153,824	2%
Developer fees	7,391,643	3,630,730	6,523,372	6,200,429	(5%)
Federal financial assistance	119,617,620	103,091,244	145,609,817	151,712,546	4%
Other intergovernmental contributions	6,695,690	7,994,381	8,615,572	16,943,782	97%
Other income	2,910,078	3,778,147	5,037,529	5,598,221	11%
Sales proceeds	2,009,202	12,306,121	12,306,121	-	(100%)
Interest income	5,114,634	2,830,596	3,774,128	1,290,888	(66%)
Use of bond proceeds	-	55,680,982	64,697,877	13,665,432	(79%)
Use of reserves (program income)	2,400,726	2,115,728	2,115,728	8,516,074	303%
Capital financing/Tax Credit Equity	73,890,851	25,209,815	46,946,197	98,119,000	109%
Total	\$249,118,714	\$239,905,774	\$326,650,382	\$339,114,785	4%
Expenses					
Administration	\$27,767,950	\$24,941,492	\$33,255,323	\$33,893,274	2%
Rent to owners	82,729,867	71,909,935	95,879,913	96,576,428	1%
Utilities	7,343,386	6,357,921	8,477,228	8,693,680	3%
Maintenance	17,379,208	15,969,392	19,292,523	20,111,304	4%
Debt service/Interest expense	15,662,140	14,064,953	18,753,271	19,234,671	3%
General	4,711,205	3,581,829	4,775,772	4,595,800	(4%)
Replacement reserves	788,344	689,640	919,520	1,334,692	45%
Contributions to Operating Reserves	10,264,661	5,302,097	7,069,463	10,386,421	47%
Capital Investments	82,471,953	97,088,515	129,451,353	144,288,515	11%
Total	\$249,118,714	\$239,905,774	\$317,874,366	\$339,114,785	7%
Net of interfund transfers and interfund revenues and expenses					

WHERE THE MONEY COMES FROM – ALL REVENUE



WHERE THE MONEY GOES – ALL EXPENDITURES



Substantial Deviation

Substantial deviation is defined as: 1) discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or 2) plans of the agency which require formal approval of the Board of Commissioners or the addition of any large capital item to the Capital Fund 5-Year Action Plan. Large capital items are defined as any work item that is 10% or more of the previous 5 year average annual Capital Fund Grant award.

Significant Amendment or Modification



Significant amendment or modification is defined as: 1) discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners or 2) the addition of any large capital item to the Capital Fund 5-Year Action Plan. Large capital items are defined as any work item that is 10% or more of the previous 5 year average annual Capital Fund Grant award.