

Attachment 2. Mission and Supporting Programs

"DHA's mission 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 was established in 1938 as a quasi-municipal corporation authorized by State law to operate in the City and County of Denver. The 1937 National Housing Act created housing authorities to clear slums and blight, to provide safe and sanitary housing for persons of low income and to stimulate business activity. Today, DHA's vision has been honed to reflect the goal that every individual or family shall have quality and affordable housing, in communities offering empowerment, economic opportunity, and a vibrant living environment.

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 & 2019
Platte Valley	MF Modernization	016	66	August 2018 – rental completed. Sale of land Complete
Westridge Homes	Mixed Finance	006	200	May 2022, 2023, 2024
3220 Shoshone	Mixed Finance	051	10	Closed Dec 2019 – construction complete
1507-1529 West 44th/4408 Pecos 4490-4498 Pecos	Mixed Finance	050	20	October 2024
1755 South Pecos (Ruby Hill)	Mixed Finance	070	25	October 2024
Walsh Manor Modernization	PH/LIHTC	014	89	October 2024
Barney Ford Modernization	PH/LIHTC	016	81	October 2024
Thomas Connole Modernization	PH/LIHTC	020	100	October 2024
Quigg Newton Homes	Choice Neighborhoods	007	380	September 2025
Available ACC Development	Mixed Finance	Agency Wide	Agency Wide	Pending Availability
Available ACC Development	Triangolo Hall – Former Johnson & Wales dormitory building mixed Finance	Acquisition with Rehab	33	First Quarter 2022
Available ACC Development	Gaebe Hall Former Johnson & Wales dormitory building mixed Finance	Acquisition with Rehab	39	First Quarter 2022
Available ACC Development	2617-2660 Holden Street Sun Valley	Acquisition for future development	Zero	Second Quarter 2022
CFFP & EPC Financing	Debt Defeasance and/or refinancing	Agency Wide	Agency Wide	EPC III – August 2021 & on-going
Public Housing Portfolio	Evaluate conversion Options	Agency Wide	Agency Wide	August 2020, September 2021 & on-going

*All applications are contingent on funding availability

B. Demolition and/or Disposition

Demolition/Disposition Activity Description
1a. Development name: Platte Valley Homes 1b. Development (project) number: AMP-016 Completed 2020
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input type="checkbox"/>
4. Date application approved , 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) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 24/08/18 b. Projected end date of activity: MF Rehab completed 24/08/18 Demolition completed 18/06/19 Disposition completed 30/04/21

Demolition/Disposition Activity Description
1a. Development name: Sun Valley Homes/Annex 1b. Development (project) number: AMP-008 Completed in 2020
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input type="checkbox"/>
4. Date application approved , 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 total units (Zone A – Phase I)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (single site) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 30/09/17 b. Projected end date of activity: Rental -Demo/Dispo completed 18/03/19 Disposition vacant land for HO completed 23/04/20

Demolition/Disposition Activity Description
1a. Development name: Sun Valley Homes/Annex 1b. Development (project) number: AMP-008
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: 16/07/20
5. Number of units affected: 187 of the remaining 275 units (Zone B – phase II) Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (single site) <input type="checkbox"/> Total development (Remaining portion)
7. Timeline for activity: a. Actual or projected start date of activity: 31/08/20 b. Projected end date of activity: 31/03/22

Demolition/Disposition Activity Description
1a. Development name: Sun Valley Homes/Annex 1b. Development (project) number: AMP-008
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 planned for submission : 30/09/21
5. Number of units affected: Land associated with 275 units in Zone B & C Coverage of action (select one) <input type="checkbox"/> Part of the development (single site) <input checked="" type="checkbox"/> Total development (Remaining portion)
7. Timeline for activity: a. Actual or projected start date of activity: 31/03/22 b. Projected end date of activity: 30/09/23

Demolition/Disposition Activity Description	
1a. Development name: Sun Valley Homes/Annex	
1b. Development (project) number: AMP-008	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	Disposition pending <input type="checkbox"/>
Planned application <input type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: 15/04/21	
5. Number of units affected: Remaining 88 of the original 333 (Zone C – Phase III)	
Coverage of action (select one)	
<input type="checkbox"/> Part of the development (single site)	
<input checked="" type="checkbox"/> Total development (Remaining portion)	
7. Timeline for activity:	
a. Actual or projected start date of activity: 30/09/21	
b. Projected end date of activity: 30/06/22	

Demolition/Disposition Activity Description	
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 <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission : 30/06/22	
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: 31/12/22	
b. Projected end date of activity: 30/09/25	

Demolition/Disposition Activity Description	
1a. Development name:	Dispersed East (050), Dispersed West (051) & Dispersed South (070)
1b. Development (project) number:	AMP-050, AMP-051 & AMP-070
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission:	16/11/20
5. Number of units affected:	Dispersed East – 285 of the 360 total units in AMP 050 Dispersed West – 268 of the 348 total units in AMP 051 Dispersed South – 119 of the 272 total units in AMP 070
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 30/11/20 b. Projected end date of activity: 31/12/21

Demolition/Disposition Activity Description	
1a. Development name:	Vacant land at 710 West 4 th Ave, 2650 West Asbury, 3062 West 37 th and 120 Wolff
1b. Development (project) number:	051/070
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input type="checkbox"/>
4. Date application approved , 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) <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 31/12/16 b. Projected end date of activity: 16/08/18 - 710 W 4th Ave Completed 15/01/19 – 2650 W Asbury Completed 15/04/19 – 3062 West 37th Completed 30/06/22 – 120 Wolff

Demolition/Disposition Activity Description	
1a. Development name: Dispersed East - 1507-1529 West 44 th /4408 Pecos 4490-4498 Pecos	
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 planned for submission : 30/04/24	
5. Number of units affected: 20	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (single sites) <input 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: 30/06/25	

Demolition/Disposition Activity Description	
1a. Development name: Dispersed South - 1755 South Pecos (Ruby Hill)	
1b. Development (project) number: AMP 070	
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 planned for submission : 30/04/24	
5. Number of units affected: 25	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (single sites) <input 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: 30/06/25	

Demolition/Disposition Activity Description	
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 planned for submission:	30/04/24
5. Number of units affected:	Remaining 55 of 360 units
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: 30/09/24 b. Projected end date of activity: 30/09/25

Demolition/Disposition Activity Description	
1a. Development name:	Dispersed West (051)
1b. Development (project) number:	AMP-051
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 planned for submission:	30/04/24
5. Number of units affected:	Remaining 80 of 348 units
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: 30/09/24 b. Projected end date of activity: 30/09/25

Demolition/Disposition Activity Description	
1a. Development name:	Dispersed South (070)
1b. Development (project) number:	AMP-070
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 planned for submission:	30/04/24
5. Number of units affected:	Remaining 128 of 272 units
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: 30/09/24 b. Projected end date of activity: 30/09/25

Demolition/Disposition Activity Description	
1a. Development name:	Walsh Manor - 1790 West Mosier
1b. Development (project) number:	AMP 014
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 planned for submission:	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: 30/06/25

Demolition/Disposition Activity Description	
1a. Development name:	Barney Ford Heights - 2024 Clarkson
1b. Development (project) number:	AMP 016
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 planned for submission :	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: 30/06/25

Demolition/Disposition Activity Description	
1a. Development name:	James 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 planned for submission :	30/04/25
5. Number of units affected:	380
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: 31/10/25 b. Projected end date of activity: 30/09/30

Demolition/Disposition Activity Description	
1a. Development name: Thomas Connole 1710 Williams Street	
1b. Development (project) number: AMP 020	
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 planned for submission : 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: 30/06/25	

C. Asset Repositioning of Public Housing

DHA manages a portfolio of 3,901 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 detailed conversion assessment in accordance with HUD regulations 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 Rental Assistance Demonstration (RAD), Section 18 Disposition, Choice Neighborhood Initiatives (CNI) and other potential HUD programs/options.

If the assessments are favorable, DHA will prepare a conversion plan in accordance with all applicable HUD regulations and PIH Notices. DHA submitted a Section 18 disposition for 672 of its Dispersed/scattered site units to convert the units to the project-based voucher program. The disposition application was approved on November 16, 2020 with conversion planned for completion in 2021. In third quarter 2020 DHA submitted an application to convert 14 public housing units in Mariposa VII to RAD. HUD approved and issued the commitment to enter into a Housing Assistant Payment (CHAP) on 03/18/2021. Additional assessments of the public housing Asset Management Projects (AMP) will continue in 2021 and beyond.

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. Vacancy Modernization Program

As outlined in the Capital Fund 5-Year Plan, DHA is pursuing a Capital Fund modernization program for its dispersed housing units. Based on 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.

G. 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.

Two pending public housing acquisitions under consideration are as follows:

1. Triangolo Hall – Former Johnson & Wales dormitory building containing 33 1- and 2-bedroom residential units and one common area. Minor capital needs; DHA feels this building provides an opportunity for a minor renovation and conversion to DHA public housing.
2. Gaebe Hall – Former Johnson & Wales dormitory building containing 39 1- and 2-bedroom units configured as jack-and-jill apartments. The capital needs for Gaebe Hall are more significant, so DHA feels this building is a better candidate for a renovation financed with LIHTC to facilitate a conversion to DHA public housing.
3. 2617-2660 West Holden Place- Current Sun Valley commercial property earmarked for acquisition and development consisting 107,396 square feet of land area.



I. HUD Connect Home 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 Connect Home 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.

J. 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 Implementation 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. The planned Sun Valley Homes revitalization is consistent with the Decatur-Federal Station Area Plan, City adopted General Development Plan and DHA Strategic Plan. In 2019, DHA applied for and received a supplemental CNI grant in the amount of \$4,000,000. The first phase of construction, Gateway North and Gateway South consisting of 187 mixed income units, was completed second quarter 2021. The twenty-two (22) month construction schedule for phase 2 known as GreenHaus and Thrive (264 mixed income units) began 1st quarter 2021. The third phase Joli and Flo buildings (279 mixed income units) is anticipated to begin in 2022. Upon completion, DHA will have replaced all 333 public housing (subsidized) units with 333 subsidized units, 218 income restricted (LIHTC) units and 179 market (unsubsidized) units totaling 730 mixed income rental units under the revitalization/transformation plan.

K. 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. One such method is the implementation of EPC phase III discussed further under paragraph O below.

L. 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.

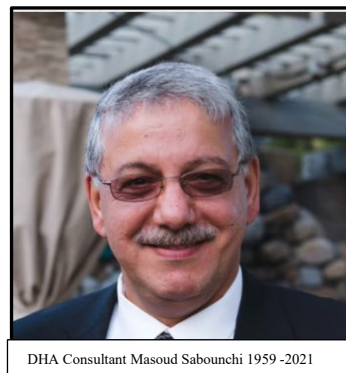
M. Designed Housing Plan

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.

N. City and County of Denver Affordable Housing Fund

The City and County of Denver (City) proposed a framework to double the Affordable Housing Fund annually. The proposal also expands the city’s ability to deliver on additional areas of housing needs identified in the Denver five-year Housing plan and included partnering with the Denver Housing Authority (DHA). The 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 \$129.8 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.



The goal is to secure the building, preservation or property, and partner with Permanent supportive housing providers to create over 6,000 affordable homes for families over the next five years

The City and Denver Housing Authority (DHA) entered into an Intergovernmental Agreement (IGA) whereby the City provides 20 years of property tax revenues dedicated to affordable housing allowing DHA to issue \$129.8 million in bonds. The bond proceeds will be used by DHA to meet the commitments under the IGA as outlined below:



1 - Directing about half of the DHA bond proceeds to go towards building new and preserving current affordable homes managed by DHA creating 1,293 units with the other half utilized for the land and property acquisition fund.

2 - 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 develop 1,200 units serve very low-income and special needs residents and individuals experiencing homelessness (permanent supportive housing). As part of this partnership, DHA has committed 300 projective based vouchers to support this effort.

3 - 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.

O. Phase III Energy Performance Contract

The Authority intends to design, finance, and construct a HUD Approved Energy Performance Contract (EPC) Phase III on the public housing portfolio. An EPC is a HUD approved program where a public housing authority are able finance energy and water conservation measures, as well as capital improvements, through the underwriting of future utility costs savings. The Authority successfully entered into an EPC Phase I in 2007, an EPC Phase II in 2012, and intends to complete an EPC Phase III in fourth quarter 2021 with the following goals:

- Refinance with a lower interest rate
- Capture excess utility savings
- Remove public housing properties from the EPC for Section 18 Disposition
- Finance capital improvements and energy conservation measures

P. Environmental Testing

DHA will continue to conduct environmental testing and abatement/mitigation at our public housing properties on an ongoing basis. Environmental testing will include, but not be limited to, Lead Based Paint, Asbestos, Radon and mold. All testing and abatement/mitigation services will be performed by licensed contractors.