

PROJECTS

UNDER

CONSTRUCTION



Vida at Sloan's Lake

DHA's new senior and disabled building with wraparound healthcare services.

Project Specs

- 176 units of senior and disabled housing
 - 64 ACC units between 30% and 60% AMI
 - 111 PBV units between 30% and 60% AMI
- 25,000 sqft of ground floor commercial space
- Senior Activity Center

Project Tenants/Partners

- Denver Health – primary/mental health clinic
- Fresenius – dialysis clinic

Project Updates

- ### Construction
- 2020 Eagle Award Project of the Year
 - 2020 ABC Rocky Mountain Chapter Project of the Year
 - 2021 NAIOP Community Impact Award

Leasing

- 1,195 applicants
- Lease up completed
- Denver Health open
- Fresenius Clinic open

Project Budget

TDC = \$64.3 million

- 9% LIHTC Partnership - Vida Housing Partners I LLLP
- 4% LIHTC Partnership – Vida Housing Partners II LLLP
- NMTC – Vida Commercial Partners, Inc

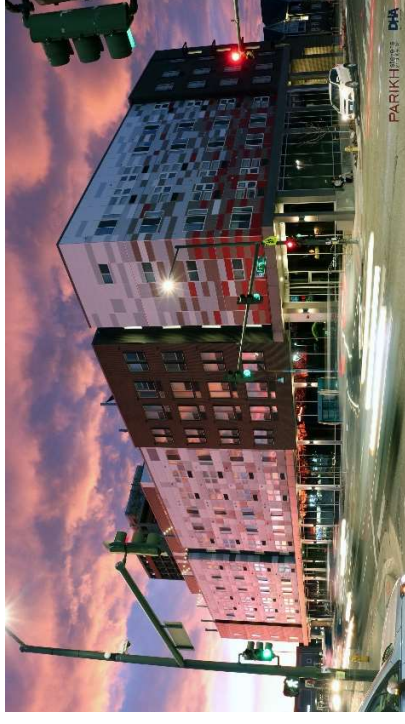
Resolutions Passed

- Resolution 2948 – 6/11/2015 - Predevelopment Budget for St. Anthony's
- Resolution 3058 – 8/11/2016 - Vida RFP Financing
- Resolution 3068 – 10/13/2016 - Predevelopment Budget
- Resolution 3085 – 1/12/2017 - Intent to Issue Bond
- Resolution 3120 – 7/13/2017 - Land Acquisition
- Resolution 3122 – 7/13/2017 - Land Purchase and DURA Redevelopment

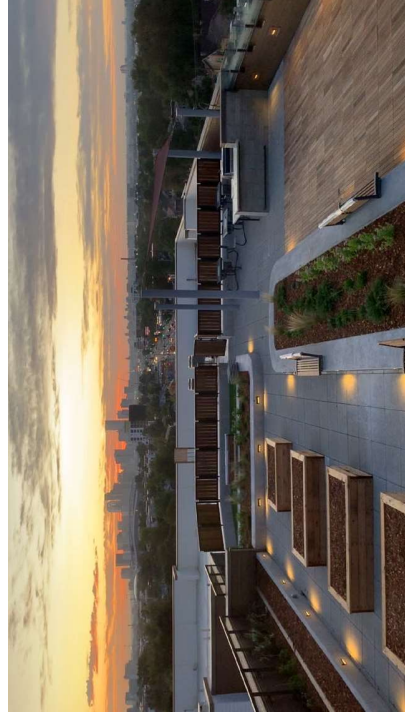
- Resolution 3132 – 8/10/2017 - Vida NMTC Entity
- Resolution 3133 – 9/14/2017 - TIF Lender Selection
- Resolution 3143 – 10/12/2017 - 4% LIHTC
- Resolution 3144 – 10/12/2017 - 9% LIHTC
- Resolution 3145 – 10/12/2017 - NMTC
- Resolution 3146 – 10/12/2017 - Issuance of the Authority's Multifamily Housing Revenue Bond

Project Timeline

- 1-2014 – Feasibility study for senior housing at the St. Anthony's redevelopment
- 6-2015 – DHA selects A&E Team and GC to begin concept design and cost estimates
- 9-2016 – Financing partners selected to move forward with project
- 9-2016 – DHA awarded 4% and 9% LIHTC
- 7-2017 – Land purchase approved
- 10-2017 – Vida NMTC Entity established
- 11-2017 – Project closed
- 11-2017 – Construction begins
- 4-2019 – Waitlist for Vida opens
- 10-2019 – Construction complete
- 11-2019 – Place-in-service
- 10-2020 – Lease-up complete
- Q2-2021 – Conversion to permanent financing



PARIKH PARTNERS DHA
Vida - Colfax



Vida – Rooftop

1035 Osage – Corporate Office

DHA's new central office, 1035 Osage, is a collaborative resource facility with ground floor retail space and shared workspace for non-profit partners.

Project Specs

- 65,000 sqft of commercial space
- 25,000 sqft of collaborative shared space
- 178 parking spaces

Project Tenants/Partners

- Choice Market – ground floor "grab and go" market providing fresh food and educational opportunities
- Enterprise Communities
- Kaleidoscope Management – managing partner for non-profit collaborative space

Project Updates

Construction

- Choice Market opened on September 30.
- RTD plaza improvements completed in October
- 7th Floor TI Completed

Leasing

- Ongoing marketing and leasing activities for collaborative shared space and 7th floor space
- DHA offices fully moved

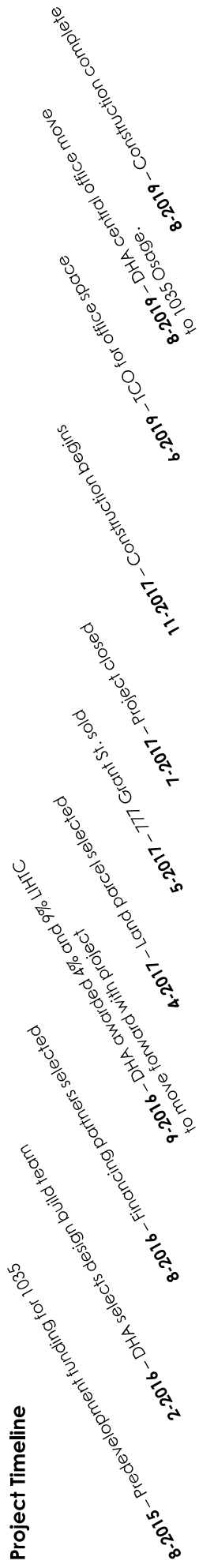
Project Budget

TDC = \$40.2 million

Resolutions Passed

- Resolution 2968 – 8/13/2015 - Predevelopment Funding for 1035
- Resolution 3023 – 2/11/2016 - Design-Build Services for Central Office
- Resolution 3036 – 4/14/2016 - Selection of Land Parcel
- Resolution 3110 – 5/11/2017 - Disposition of Vacant Land
- Resolution 3111 – 5/11/2017 - Purchase and Sale of 777 Grant St.
- Resolution 3121 – 7/27/2017 - Ratifying Closing Documents

Project Timeline



1035 Osage – Osage and 11th



1035 Osage - Rooftop

Platte Valley

Redevelopment of DHA's oldest public housing community.

Project Specs

- 18 new senior and disabled units with central elevator and covered parking
 - 14 one bdrm PBV units between 30% and 60% AMI
 - 4 two bdrm PBV units between 30% and 60% AMI
- 50 rehabbed family units with new washer/dryers, air conditioning, fenced courtyards
 - 20 one bdrm units between 30% and 60% AMI
 - 22 two bdrm units between 30% and 60% AMI
 - 8 three bdrm units between 30% and 60% AMI
- 15 for sale lots for homeownership opportunities

Project Updates

Construction

Family Units - Stout/Champa

- CO received beginning of July

Senior Building - 34th and Arapahoe

- CO received end of August

Leasing

- 13 market rate homeownership lots sold
- Under contract with Habitat for Humanity for affordable homeownership
- Lease up completed in Buildings A, B, C and Arapahoe

Project Budget

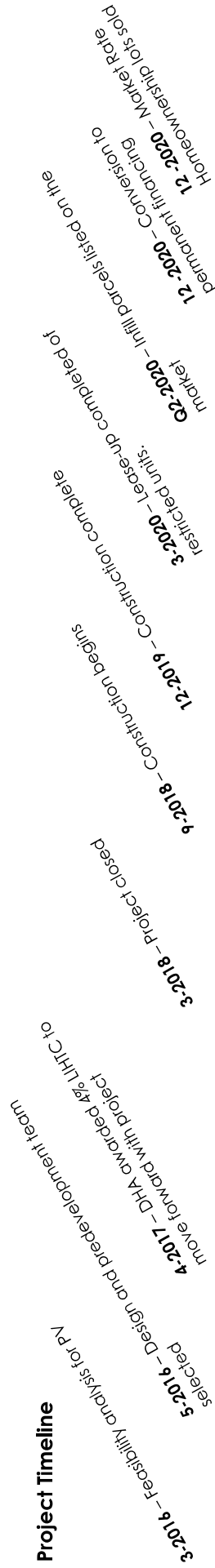
TDC = \$40.2 million

Resolutions Passed

Resolution 3027 – 3/1/2016 - Predevelopment Funds for Feasibility Analysis
 Resolution 3044 – 5/12/2016 - Design and Predevelopment with Millender White
 Resolution 3027 Amend. 1 – 10/12/2017 - Predevelopment for A&E
 Resolution 3147 – 10/12/2017 - Inventory Removal App.
 Resolution 3027 Amend. 2 – 1/18/2018 - Predevelopment for closing
 Resolution 3177 – 2/8/2018 - Section of TC Equity Investor, Construction Lender, and Direct Purchaser of Bonds

Resolution 3194 – 3/8/2018 - Delegation of \$30M Bond Cap
 Resolution 3204 – 6/14/2018 - Authorize DHA as the GP
 Resolution 3205 – 6/14/2018 - Predevelopment funds for PV Homeownership units
 Resolution 3206 – 6/14/2018 - Issuance of Housing Revenue Bonds
 Resolution 3207 Amend 1 – 5/9/2019 – Predevelopment Funds for Homeownership Lots
 Resolution 3361 – 6/11/2020 - Resolution Authorizing the Sale of Vacant Land Located at 3002 - 3056 Champa Street and 3041 - 3055 Stout Street.

Project Timeline

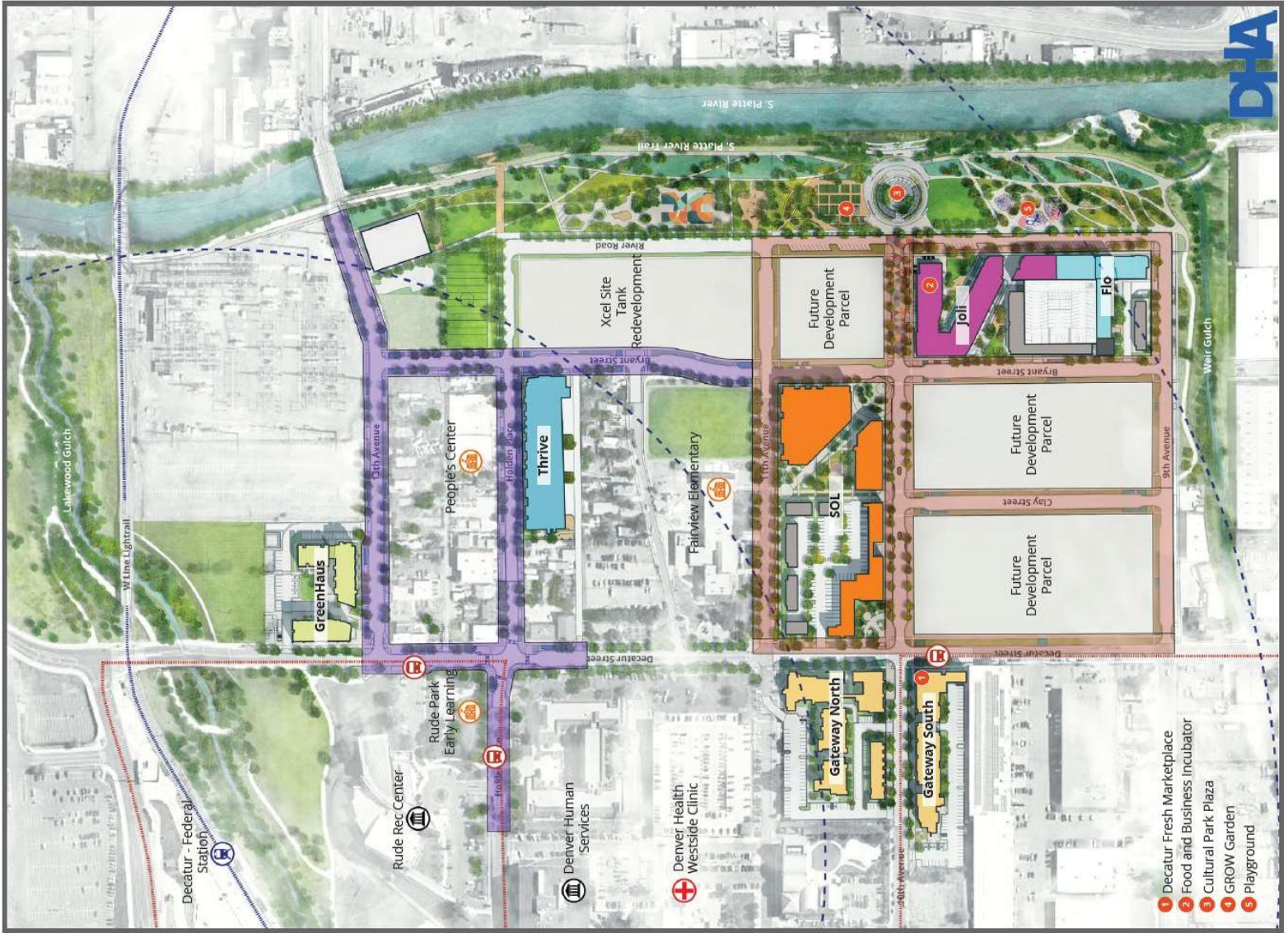
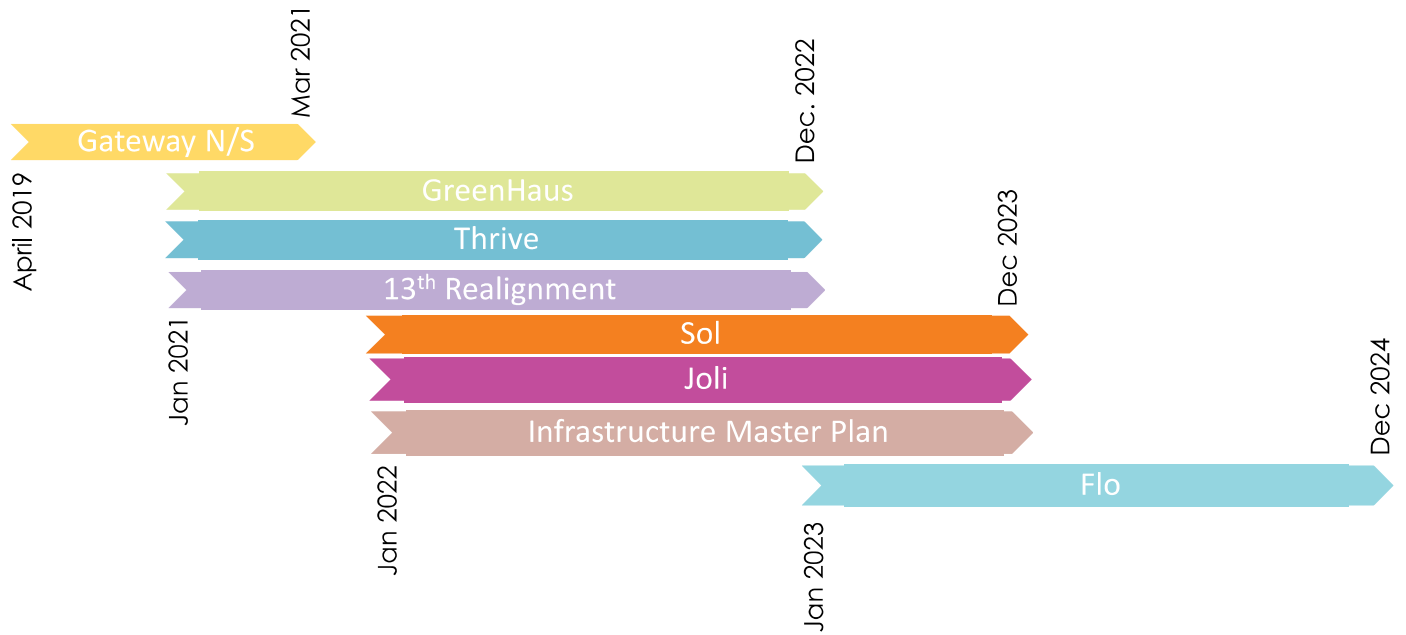


Senior and Disabled Units – Arapahoe and 34th



Family Units – Champa St.

Sun Valley



Sun Valley – Housing Phase I

Gateway North

Project Specs

- 6 stories
- 95 units of housing
 - 43 one to five bdrm PBV units between 30% and 60% AMI
 - 52 one to three bdrm LIHTC units at 60% AMI
- 2,597 sqft of ground floor commercial space

Project Updates

- Closed in February 2019
- Construction commenced in April 2019
- TCO received
- Lease-up underway

Resolutions Passed

Resolution 3169 – 1/12/2018 – Predevelopment Funding for Gateway
Resolution 3179 – 4/12/2018 – Inventory removal for Sun Valley Homes
Resolution 3223 – 9/13/2018 – Selection of TC Equity Investor, Construction and Permanent Financing, and Direct Purchaser of Bonds
Resolution 3238 – 11/8/2018 – Construction Contractor at Gateway North, South, Rowhomes, Infrastructure
Resolution 3241 – 11/8/2018 – 4% LIHTC
Resolution 3243 – 11/8/2018 – Intent to Issue Bond to Finance GWN and Reimburse Expenditures
Resolution 3244 – 11/8/2018 – Multifamily Housing Revenue Bond for GWN

Gateway Home Ownership

Project Specs

- 6 townhome units (3 bedroom/2 bath)
- 3 Affordable at 80% AMI

Project Updates

- Units listed on MLS and Colorado Housing Search May 2021
- Open House held on May 27, 2021
- Closed on 2883 W 10th, 2889 W 10th, 2893 W 10th, 2895 W 10th and 2899 W 10th Ave, 2887 W 10th

Resolutions Passed

Resolution 3193 – 4/12/2018 – LOC for the Development of Homeownership Units



Sun Valley – Gateway North



Sun Valley – Gateway North and Gateway Rowhomes



Sun Valley – Gateway Rowhomes

Sun Valley – Housing Phase I

Gateway South

Project Specs

- 6 stories
- 92 units of housing
 - 27 one to three bdrm ACC units between 30% and 60% AMI
 - 31 one to three bdrm LIHTC units between 40% and 60% AMI
 - 34 one to two bdrm market rate units
- 2,727 sqft of ground floor commercial space

Project Updates

- Closed in March 2019
- TCO received June 22, 2021
- Lease-up underway

Resolutions Passed

Resolution 3169 – 1/12/2018 – Predevelopment Funding for Gateway
Resolution 3179 – 4/12/2018 – Inventory removal for Sun Valley Homes
Resolution 3238 – 11/8/2018 – Construction Contractor at Gateway North, South, Rowhomes, Infrastructure
Resolution 3242 – 11/8/2018 – 9% LIHTC
Resolution 3320 – 11/8/2019 – Issuance of PAB

Decatur Fresh

Project Specs

- 1,800 sqft of ground floor commercial space in Gateway South
- Healthy marketplace for the residents of Sun Valley
- Market working in collaboration with Grow Garden

Project Updates

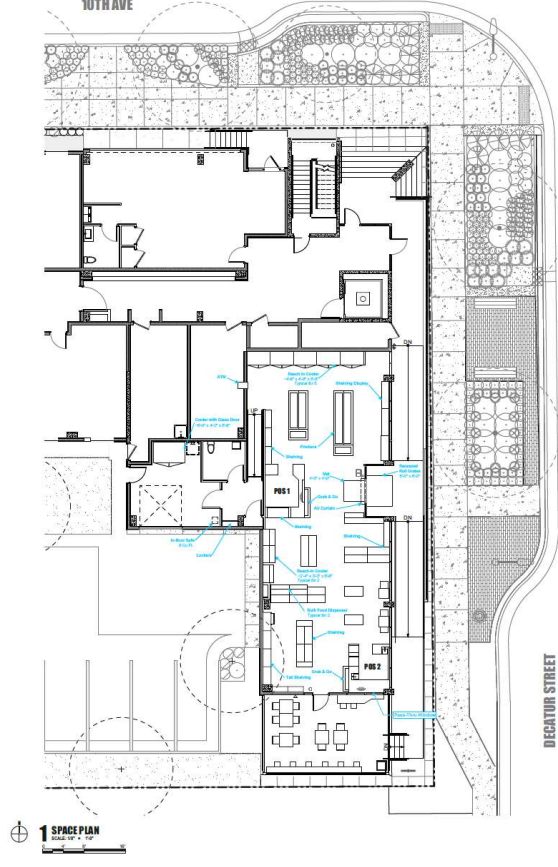
- TCO received August 2, 2021
- Licensing, hiring, and stocking underway
- Opened November 2, 2021

Resolutions Passed

Resolution 3377 – 8/13/2020 – Authorizing DHA Borrow Funds to Finance Build Out of the Grow Market Space in the Multifamily Affordable Housing Project known as Gateway South Project and Enter into Certain Loan Documents Relating to such Loan, and Enter into such Other Documents as Customary and Appropriate to Accomplish the Funding of the Loan.



Sun Valley – Gateway South



Decatur Fresh Market Design



Sun Valley – Housing Phase II

GreenHaus

Project Specs

- 129 units of new housing
 - 63 PBV units between one bdrm and five bdrms
 - 26 one to four bdrm units between 40% and 60% AMI
 - 50 market rate units
- 3,000 sqft ground floor commercial retail space

Project Updates

- Construction started January 18, 2021
- Parking garage complete
- Cores complete
- Framing underway

Resolutions Passed

Resolution 3261 – 2/14/2019 – Purchase of Lot N
 Resolution 3266 – 2/14/2019 – Predevelopment Funding
 Resolution 3392 – 10/8/2020 – Authorizing Selection of Finance Partners
 Resolution 3403 – 12/10/2020 – GreenHaus LIHTC Partnership and DHA Joint Authorizing Resolution
 Resolution 3404 – 12/10/2020 – GreenHaus Housing Partners Condo 50 LLC and DHA Joint Authorizing Resolution
 Resolution 3405 – 12/10/2020 – Resolution Authorizing the Issuance of the Authority’s Taxable Revenue Bonds, Series 2020, in Connection with the GreenHaus Project

Thrive

Project Specs

- 135 units of new housing
 - 62 PBV/TPV units
 - 43 workforce housing (60-80% AMI)
 - 30 market rate (condo) units ~20%
- Currently vacant land

Project Updates

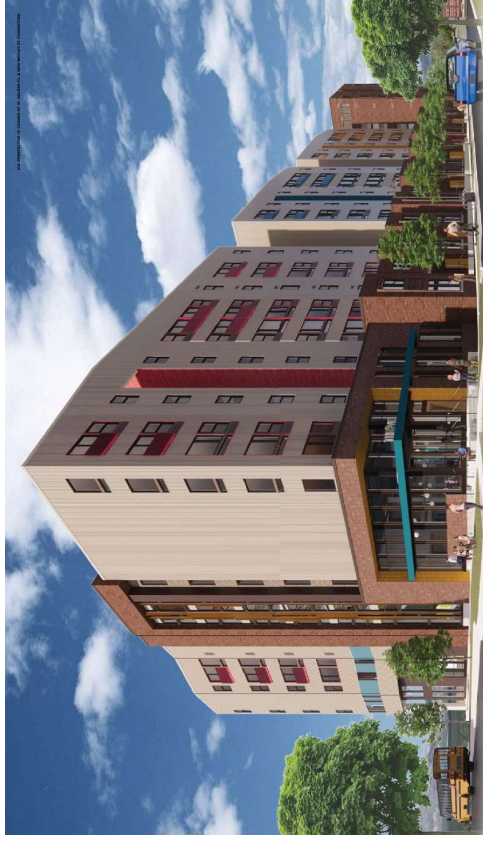
- Construction started February 17, 2021
- Foundations complete
- Cores and podium complete
- Framing underway

Resolutions Passed

Resolution 3156 – 12/14/2017 – Site Control of 2617 W Holden.
 Resolution 3286 – 5/9/2019 – Predevelopment Funding
 Resolution 3331 – 1/16/2020 – Issue Private Activity Bonds to Finance the Acquisition, Construction, Rehabilitation and Equipping of Multi-Family Residential Housing Facilities known as Phase II of Sun Valley Development Plan
 Resolution 3392 – 10/8/2020 – Authorizing Selection of Finance Partners
 Resolution 3416 – 1/28/2021 – Issuance of Tax-Exempt Multi-Family Housing Bonds and Taxable Multifamily HO
 Resolution 3418 – 1/28/2021 – Thrive Housing Partners LIHTC Partnership and DHA Joint Authorizing Resolution
 Resolution 3419 – 1/28/2021 – SV THP Condo 30 LLC and DHA Joint Authorizing Resolution
 Resolution 3441 – 6/10/2021 – Thrive Market Rate Unit Owner and Denver Housing Authority Joint Resolution-Opportunity Zone Investment



Sun Valley – GreenHaus



Sun Valley – Thrive (Holden/Bryant SW Perspective)



Sun Valley – Thrive (Mkt. Rate Condo Typ. Floor Plan)

Sun Valley – Infrastructure (Off-Site)

Xcel Tank Farm

Project Specs

- Acquisition of the Xcel Tank Farm – 4.1 acres

Resolutions Passed

- Resolution 3413 – 1/28/2021 – Purchase of 2506 W 13th Ave
- Resolution 3437 – 6/10/2021 – Predevelopment activities for 2506 W 13th Ave

13th St. Realignment

Project Specs

- Acquisition of properties in the Sun Valley Neighborhood necessary for realignment
- Realignment of 13th Ave, Bryant St. and Holden Pl to improve access points and linkages into and out of the neighborhood.

Project Updates

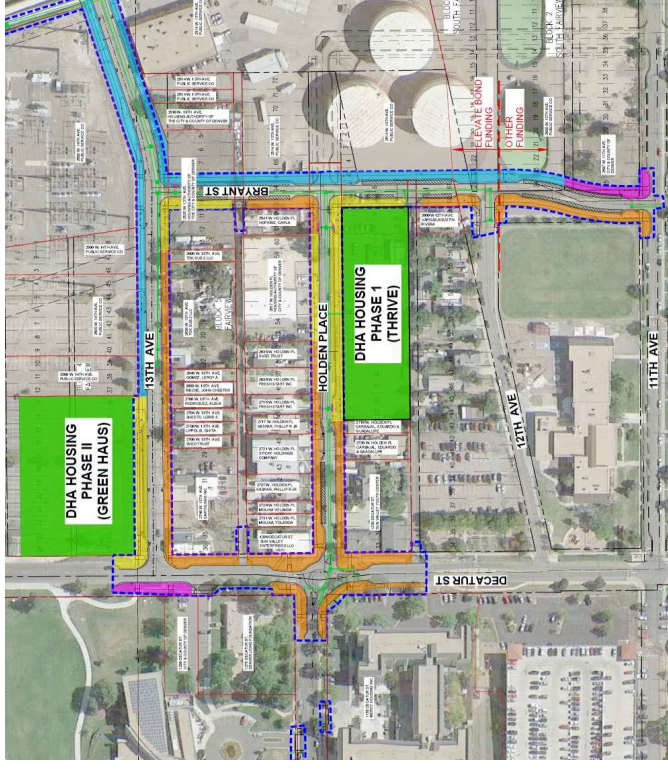
- Property acquisitions underway
- Realignment studies complete
- City approved 13th Ave and Bryant St. realignment infrastructure to move forward
- Outreach to community members regarding construction and conflicts underway.
- Denver Arts and Venues RFP underway for art installations
- Construction underway

Resolutions Passed

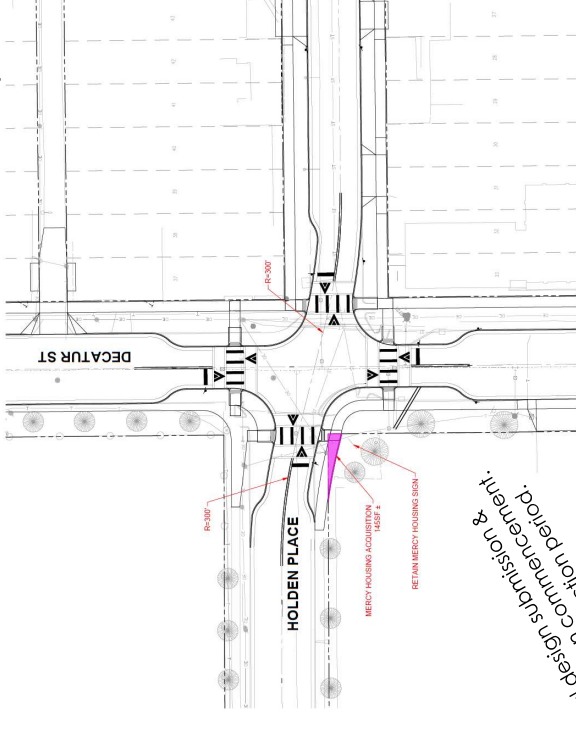
- Resolution 3042 – 5/12/2016 – Purchase of 2516 and 2520 W. 13th Ave. for 13th Ave realignment
- Resolution 3135 – 8/24/2017 – Purchase of 2617 w Holden Pl for 13th Ave realignment
- Resolution 3305 – 9/12/2019 – Purchase of 2608 W 13th Ave, 2700 W 13th Ave, and 2635 Holden Pl.
- Resolution 3333 – 1/16/2020 - Intergovernmental Agreement (“IGA”) between the Housing Authority of the City and County of Denver and the City and County of Denver, Colorado
- Resolution 3334 -1/16/2020 - Authorizing the Execution of a Purchase and Sale Agreement with the Xcel Energy for Land Associated with the 13th Avenue Realignment Project
- Resolution 3321 – 2/13/2020 – Authorizing use of funds and predevelopment budget for Sun Valley CNI Transformation plan – 13th Ave. Realignment Infrastructure Project
- Resolution 3413 – 1/28/2021 – Purchase and Sale Agreement with Public Service Company of Colorado for Property Located at 2506 W 13th Ave.

Project Timeline

- 2017 – GO Bond Approved
- 12-2019 – Confirmed w/draft IGA – 13th Ave GO Bond Project Scope
- 1-2020 – Final form of IGA approved by DHA Board for execution
- 3-2020 – City Council action of IGA approved for erection
- 8-2020 – 90% CD Paving
- 8-2020 – First formal design submission
- 01-2021 – Final design submission & Project Construction commencement: 16 to 20 month construction period.



13th Ave Infrastructure Improvements



Holden and Decatur Intersection

Sun Valley – Infrastructure (On-Site)

Infrastructure Master Plan

Project Specs

- Update and refine mobility assumptions in the Decatur-Federal GDP and define necessary infrastructure necessary for Sun Valley.
- Area between 9th and 11th Ave and Decatur and Riverfront Park.

Project Updates

- Final IMP Submitted in July 2021
- Final IMP Review Underway

Metro District

Project Specs

- Formation of a metro district in Sun Valley to generate proceeds to construct the subdivision plat and infrastructure required for continued development in the Sun Valley Neighborhood.

Project Updates

- Feasible Preliminary Model prepared by EFG
- LOI submitted for the formation of the district
- Election in May 2022

Riverfront Park

Project Specs

- 11-acre Riverfront park along the South Platte River.

Project Updates

- Conceptual planning underway in conjunction with Denver Parks
- IGA underway with the City for the design and construction of park

Resolutions Passed

Resolution 3262 Amend #1 – 2/13/2020 – Authorizing the use of LOC for Predevelopment Activities in Conjunction with the Formation of a Metro District in Sun Valley
Resolution 3437 – 6/10/2021 – Resolution Authorizing Entity Formation and Use of the Line of Credit for Predevelopment Activities for the Property Located at 2506 W. 13th Ave

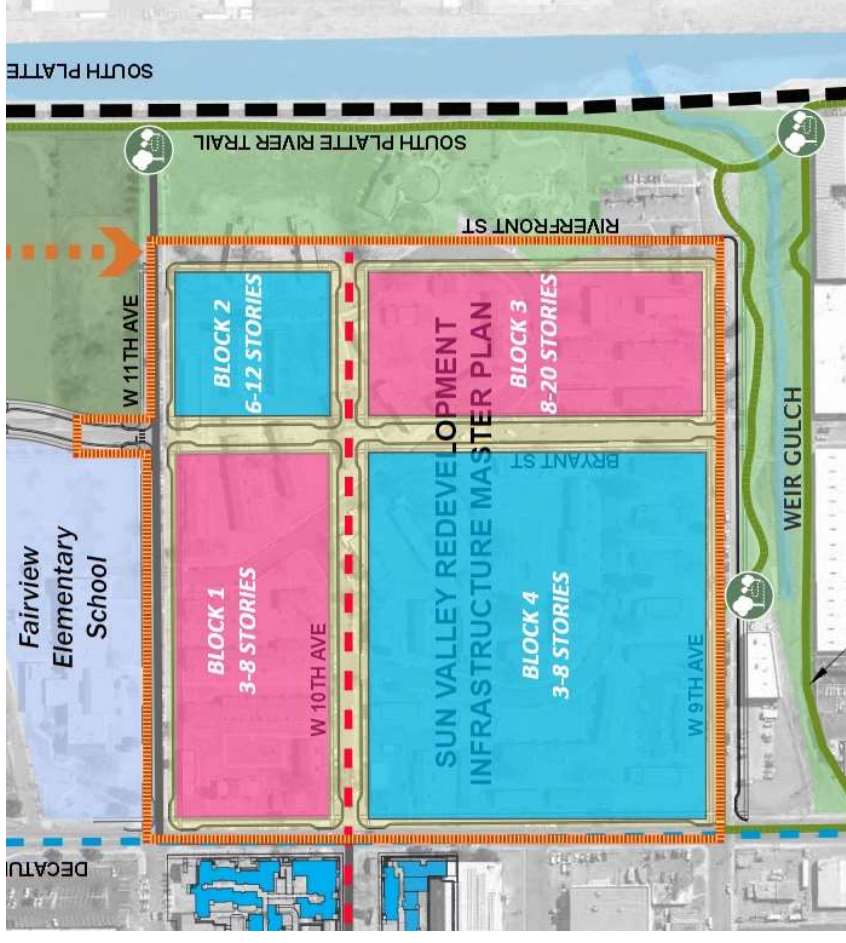
Weir Gulch

Project Specs

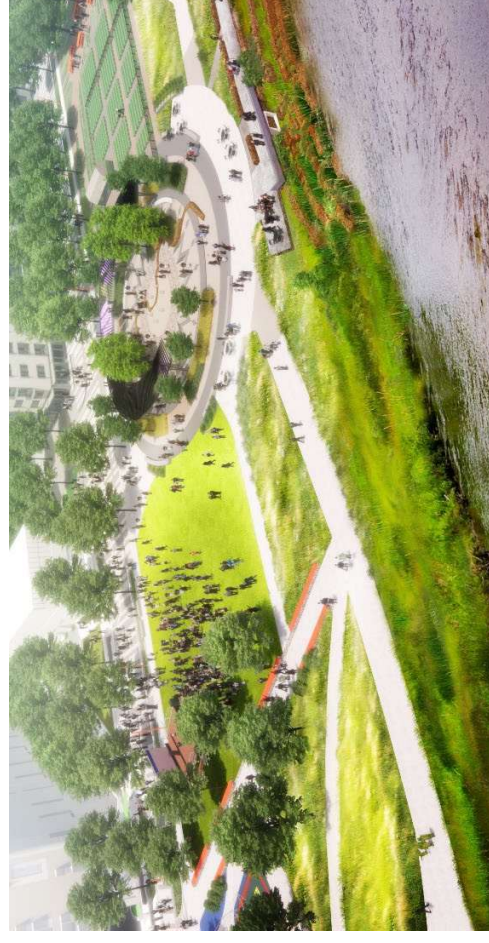
- Remapping the Sun Valley floodplain and Weir Gulch
- Alternative floodplain and Weir Gulch improvements in discussion
- Acquisition of properties in the Sun Valley neighborhood to improve
- Improved bike and ped connections

Resolutions Passed

Resolution 3262 – 2/14/2019 – Authorizing the use of LOC for Predevelopment Activities in Conjunction with the Formation of a Metro District in Sun Valley
Resolution 3412 – 1/28/2021 – Use of Eligible HUD Funds for the Design and Implementation of Infrastructure Related to the Sun Valley Development



On-Site Infrastructure Improvements



Park Conceptual Design

Sun Valley – Community

Healthy Living Initiative

Project Specs

- The HLI focuses on action around health determinants and the built environment.
- Qualitative and Quantitative data in response to community health needs and priorities.
- Campaigns included Safe & Inclusive, Healthy & Active, Pause & Connect and Opportunity for All.

Project Updates

- Presented to DHA in February 2019

People Center

Project Specs

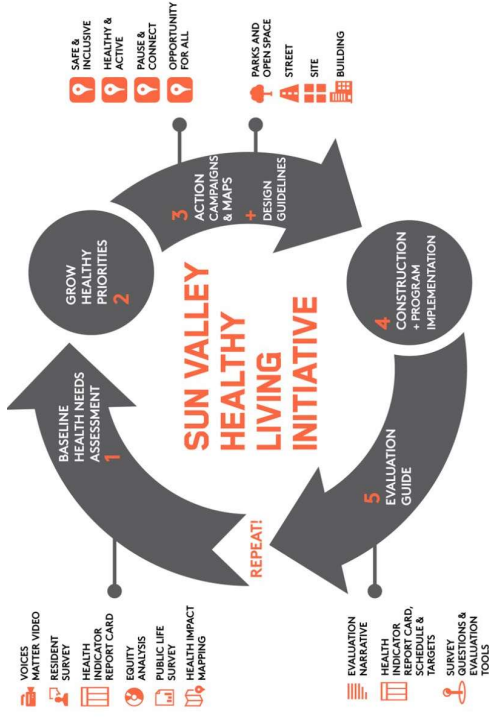
- Hub for the Sun Valley residents during the redevelopment and relocation
- Office, meeting space, computer lab for services and programs

Project Updates

- People Center fully operational

Resolutions Passed

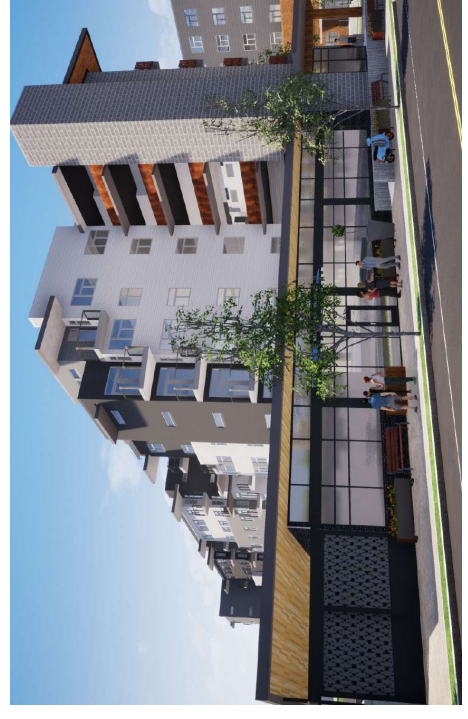
Resolution 3195 – 4/12/2018 – Use of LOC for Tenant Improvements at the CNI People Center at 2617 W Holden Pl.



Health Living Initiative



Grow Garden



Grow Market – Gateway South

Grow Garden

Project Specs

- Partnership with Denver Botanic Gardens to bring healthy food to the community
- Raised and irrigated garden beds for outdoor growing space

Project Updates

- Construction completed in April 2019
- Planting commenced in May 2019
- First Sun Valley farmers market held in July 2019
- Grow Garden will remain open throughout the winter

Resolutions Passed

Resolution 3194 – 4/12/2018 – Use of Proceeds and Development Budget for Activities Identified in the Critical Community Investment Plan

32nd and Shoshone

Redevelopment of an existing 10 public housing unit complex in Denver's Lower Highlands Neighborhood.

Project Specs

- 3 story structure
- 53 units of 1, 2, and 3 bdrm housing
- Upgraded Right of Way improvements
- Onsite parking structure for tenants
- Increasing affordability in a rapidly gentrifying neighborhood
- Located close to downtown Denver with access to employment, education, and transit options
- Part of DHA's D3 Bond Initiative Pipeline
- Completion in July 2021



32nd and Shoshone – ROW Improvements

Project Updates

- CO received August 30, 2021
- Leasing underway
- DHA bidding intersection improvements for 32nd and Shoshone

Resolutions Passed

- Resolution 3264 – 2/14/2019 – Predevelopment Funds from DHA's D3 Bond Program
- Resolution 3281 – 5/9/2019 – Inventory Removal Application
- Resolution 3287 – 5/9/2019 – Construction Contractor Selection
- Resolution 3291 – 6/14/2019 – Selection of TC Equity Investor, Construction and Permanent Financing, and Direct Purchaser of Bonds
- Resolution 3311 – 10/10/2019 – 9% LIHTC and PBV Joint Resolution
- Resolution 3435 – 6/10/2021 - Resolution Authorizing and Providing for the Execution and Delivery of an Intergovernmental Agreement (IGA) Between the Housing Authority of the City and County of Denver



32nd and Shoshone – Shoshone St.

Project Timeline

- 2-2019 – Predevelopment for funds through the D3 Bond Initiative
- 4-2019 – Zoning approved by City Council
- 5-2019 – GC selected
- 6-2019 – 9% LIHTC Application submission to CHFA
- 6-2019 – Demo and Dispo app submission to HUD
- 9-2019 – Residents relocated
- 10-2019 – DHA awarded 9% LIHTC to move forward with project
- 12-2019 – Project Financial Closing
- 12-2019 – Construction Start

655 Broadway/Studebaker

Redevelopment of Denver Health's vacant office building and moderate rehab of the downtown Studebaker Lofts.

Project Specs

655 Broadway

- 110 units of new housing
 - 14 units of SRO housing
 - 36 PBV units
 - 60 units between 50% and 60% AMI
- Partnership with Denver Health to provide transitional housing options for Denver's discharged patients.
- On-site health and wellness programs to promote aging in place and coordinate long term housing options.
- Part of DHA's D3 Bond Initiative Pipeline

Studebaker Lofts

- 33 units of rehabbed workforce housing
 - 4 studio units at 60% AMI
 - 19 one bdrm units at 60% AMI
 - 10 two bdrm units at 60% AMI
 - Kitchen, bathroom and common area upgrades
- Part of DHA's D3 Bond Initiative Pipeline

Project Updates

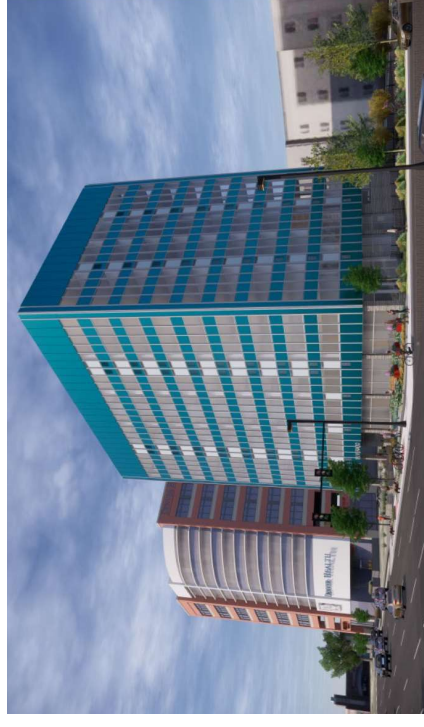
- Closed in January 2021
- Studebaker – all 33 units completed. Lease-up underway. Elevator upgrades underway.
- 655 Broadway under construction – framing and interior walls underway, MEP rough-ins underway, building exteriors underway, utilities underway, installing windows and HVAC.

Resolutions Passed

- Resolution 3219 – 9/13/2018 – Predevelopment Loan from Key Bank LOC
- Resolution 3224 – 9/13/2018 - Authorizing the Execution of a Purchase and Sale Agreement Associated with Denver Health for 655 Broadway
- Resolution 3225 – 9/13/2018 - Transfer, Dissolution, Reorganization, Purchase or Sale of Studebaker to Ensure Long Term Affordability
- Resolution 3224 Amend #1 – 1/16/2020 - Authorizing the Execution of a Purchase and Sale Agreement Associated with Denver Health for 655 Broadway
- Resolution 3552 Amend #1 – 1/16/2020 - Transfer, Dissolution, Reorganization, Purchase or Sale of Studebaker to Ensure Long Term Affordability
- Resolution 3347 - 3/12/2020 – Approving Selective Demolition and Abatement Contractor and Funds
- Resolution 3219 Amendment # 1 – 5/14/2020 – Additional Predevelopment Loan from D3 Bond Program
- Resolution 3359 – 6/11/2020 - Authorizing the selection of a tax credit equity investor, construction, & permanent financing for 655 Broadway and 1510 Blake Street
- Resolution 3386 – 10/8/2020 – 655 Broadway and Studebaker Bond Resolution
- Resolution 3388 – 10/8/2020 – 4% LIHTC Blake and Broadway Housing Partners Joint Resolution

Project Timeline

- 9-2018 – Redevelopment Resolution for 655 Broadway and Studebaker
- 2-2019 – 4% LIHTC Application submitted
- 4-2019 – Option Agreement with Denver Health executed
- 5-2019 – DHA awarded 4% LIHTC to move forward with project
- 8-2019 – Kick-off design
- 1-2020 – PSA for Studebaker finalized
- Nov – 2020 – Acquisition of 655 Broadway
- Q4-2020 – Acquisition and Selective Demolition of 655 Broadway
- Q4 – 2020 – Scheduled Financial Closing



655 Broadway



655 Demo Underway