

Transit Oriented Development



Benefits of Mixed-Income Transit Oriented Neighborhoods

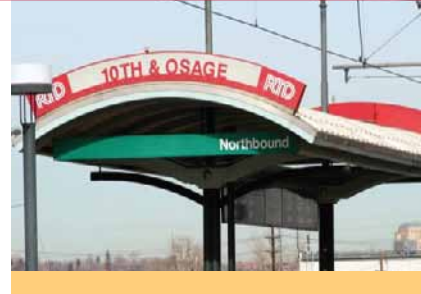
DHA's new transit oriented development is anchored in creating sustainable communities, strategically leveraging affordable housing funding with innovative public/private financing to create mixed-use, mixed income housing supported by commercial and neighborhood retail development.

DHA's TOD sites:

- **Provide truly affordable** housing by minimizing transportation costs in relation to household income.
- **Increase ridership** by providing easy access for those individuals who use transit the most.
- **Low-income households** in Denver are four times as likely as higher-income households to use transit.
- **Broaden access** to opportunity by connecting lower-income households to opportunities both in their own neighborhoods and others in the region that can be easily reached on the transit system.
- **Alleviate gentrification** pressures near transit stations by making conscious decisions to preserve opportunities for affordable housing near transit stops, thereby enabling low-income households to benefit from the transit investment in their neighborhoods.
- **Increase employers'** access to metro workforce by enabling lower-wage workers—who make up a large percentage of the metro area workforce—to live in areas with good transit access.

DHA has incorporated the guiding principles of *Blueprint Denver*, *Stations Area Plans* & *Small Area Plans* with integrated land use and transportation planning in all DHA TOD redevelopment efforts since 2007.

Transit Oriented Development (TOD) is high-density, mixed-use residential and commercial development created near multi-modal transit zones. Affordable housing located near transit allows families and seniors to live an affordable lifestyle with convenient access to employment, education, retail and a variety of community opportunities.



Background

In November 2004, voters in the Denver Metropolitan Region passed the FasTracks ballot measure allowing sales tax revenues to fund the expansion of the Denver light rail system with six new transit lines by 2015. The FasTracks expansion brings major opportunities for redevelopment and reinvestment to surrounding station areas.

The Denver Housing Authority has become an active partner with the Regional Transportation District, the City, various local agencies and neighborhood groups in creating transit villages located along light rail corridors adjacent to such DHA-owned developments as South Lincoln Park Homes, Sun Valley Homes and Westridge Homes.

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Project	RTD Light Rail Station	Year Built	Number of Units	Development/ Investment Cost
The Villages at Curtis Park	Downing Street Station Orange Line – D	2008 Rental	232	\$ 132.1M
		Homeownership	257	HUD \$ 25.7M Leverage 5:1
Benedict Park Place	17th & Welton Street Orange Line – D	2010 Rental	688	\$ 203.9M
		Homeownership	100	HUD \$ 20M Leverage 10:1
Future TOD Projects				
South Lincoln Park Homes	10th & Osage	2010-2018	800 to 900	\$ 300M
Sun Valley Homes	900 Alcott Way	2011 (Planning)	TBD	TBD
Westridge Homes	3500 West 13th Ave.	TBD	TBD	TBD



Building Sustainable Communities

Building Green and Energy Efficient Developments



DHA "Green" Highlights

- Awarded a 12-year contract to Honeywell in 2007 to implement a comprehensive energy efficient program to upgrade infrastructures, add renewable energy technology, improve facilities, lessen environmental impact and decrease utility costs. Savings of approximately \$1.8 million in energy costs annually.
- Installed \$1.9 million geothermal system at AB Hirschfeld Towers in 2009, transforming the 42-year old building into the largest residential geothermal earth heating and cooling system in Denver.
- The second phase of Benedict Park Place, a 15-acre redevelopment project, was feted with the "2009 Gold Hard Hat Award for Outstanding Green Building Project" by Colorado Construction as Best Project of 2009.
- The final phase of Benedict Park Place will incorporate a 100kw photovoltaic solar program. Using SunPower T5 Roof Tile system 96-cell solar panels, the project will be the site of the first all-in-one, non-penetrating photovoltaic rooftop at a public housing authority in the United States.

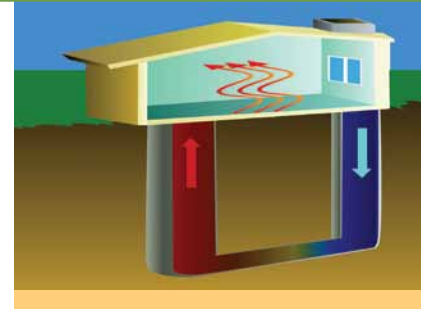
Background

Consistent with the Mayor's Green Print Denver Plan, the Denver Housing Authority is committed to energy conservation and new energy initiatives to improve and reduce the carbon footprint within DHA developed, owned and managed properties.

DHA has led the region in progressive building design and integration of green build, incorporating LEED certified guidelines and implementing advanced geothermal pilot projects. These projects are funded through public/private ventures, complex multi-layered financial structures and the leveraging of HUD capital funds through energy performance contracts.

In addition to green build energy conservation initiatives, DHA has been recognized for its water conservation initiatives since 2003.

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Project Renovation/ Modernization	Location	Year	Number of Units	Development/ Investment Cost
Public Housing Developments (Energy Performance Contract)	Citywide Family Row-type Highrise Buildings	2007 - 2008	3,800	\$ 11M
Three Towers - AB Hirschfeld Towers (Geothermal) Walsh Manor Mulroy	West Denver Historic District Southwest Denver Northwest Denver	2008	359	\$ 4M
Denver Housing Corporation Public Housing Capital Fund ARRA	Southwest Denver	2008	254	\$ 250,000
	Citywide	2009	2,954	\$ 7.8M
New Construction Projects				
Benedict Park Place - New Construction – LEED Certified Phase 3-B Phase 5-B	Central East Denver Five-Points Historic District	2008	91	\$ 16M
South Lincoln	West Denver	2010 2011	90 800-900	\$ 18M \$ 20M

