



DHA D3 Pipeline & PSH Pipeline

DHA Pipeline – D3 Bond Program





DHA Pipeline – D3 Bond Program

DHA Direct D3 Project Pipeline:

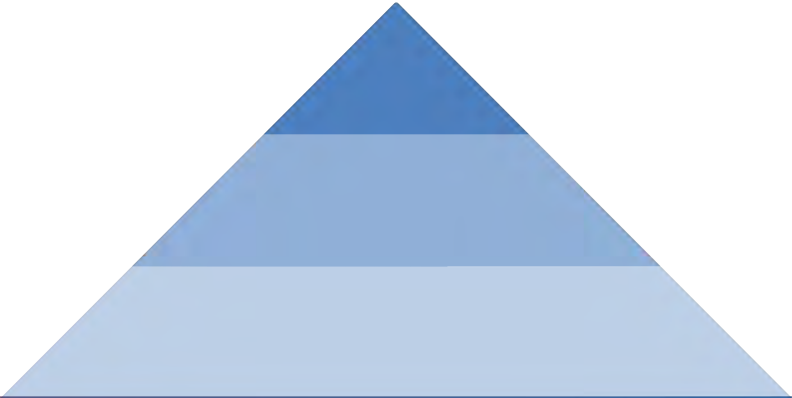
Project Description	Council District	Deal Type	Closing Date Estimated Closing	Est. Total Units	Low Income PH/PBV Units	Total Project Cost	Total \$ D3 Funds	% of Total D3 Funds	CNI Funds	CCI Funds	CDBG Funds
Shoshone	1	2019 - 9%	Dec. 2019	53	10	\$28,450,910	\$4,035,000	7%			
Broadway-Blake (scattered sites)	3 & 9	2019 - 4% + State	Nov. 2020	143	36	\$48,889,916	\$13,000,000	22%			
Gateway North	3	2018 - 4%	Dec. 2018	95	43	\$40,690,249	\$0	0%	\$2,500,000		
Gateway South	3	2018 - 9%	Dec. 2018	92	27	\$32,602,757	\$0	0%	\$2,142,000	\$542,000	\$375,000
Greenhaus	3	2020 - 9%	Dec. 2020	129	63	\$57,645,519	\$8,415,000	14%	\$5,489,000		
Thrive	3	2020 - 4%	Feb. 2021	135	62	\$61,415,070	\$0	0%	\$3,100,000		
SOL	3	2021 - 4%	May 2022	165	79	\$79,101,469	\$6,600,000	11%	\$4,214,928		
Joli	3	2021 - 9%	June 2022	132	59	\$66,008,795	\$7,064,885	12%	\$1,914,072	\$3,958,000	\$750,000
Flo - Senior*	3	2021 - 4% + State	Q4 2022	212	106	\$80,125,975	\$10,200,000	17%			
Westridge - Phase I*	3	2022 - 4% + 9%	Q1 2023	144	44	\$71,278,045	\$7,625,000	13%			
* Project timing and unit mix TBD			Totals	1300	529	\$566,208,705	\$60,037,855	100%	\$19,360,000	\$4,500,000	\$1,125,000
Units Delivered/Under Construction % of Total D3 Scope of Work				647 50%	Amount of D3 Committed: Total Leverage Factor:		\$25,450,000 9.43	42%			

Sun Valley Infrastructure Costs

Sun Valley On-Site Infrastructure – District 3	
Project Costs	Total
Abatement & Demo	\$4,606,250.00
Riverfront Park	\$6,015,982.00
Other Project Costs	\$18,839,029.79
Total Project Costs	\$29,461,261.79

Xcel Tank Farm - District 3	
Project Costs	Total
Land Acquisition	\$6,200,000.00
Remediation	\$3,000,000.00
Other project Costs	\$3,381,000.00
Total Project Costs	\$12,581,000.00

13th Ave Project - District 3	
Total Project Costs	\$16,433,054.73



655 Broadway



Shoshone



Sun Valley Transformation Plan

Phase 1: Gateway North & South

- 187 units
- Decatur Fresh Marketplace

Phase 2: Greenhaus & Thrive

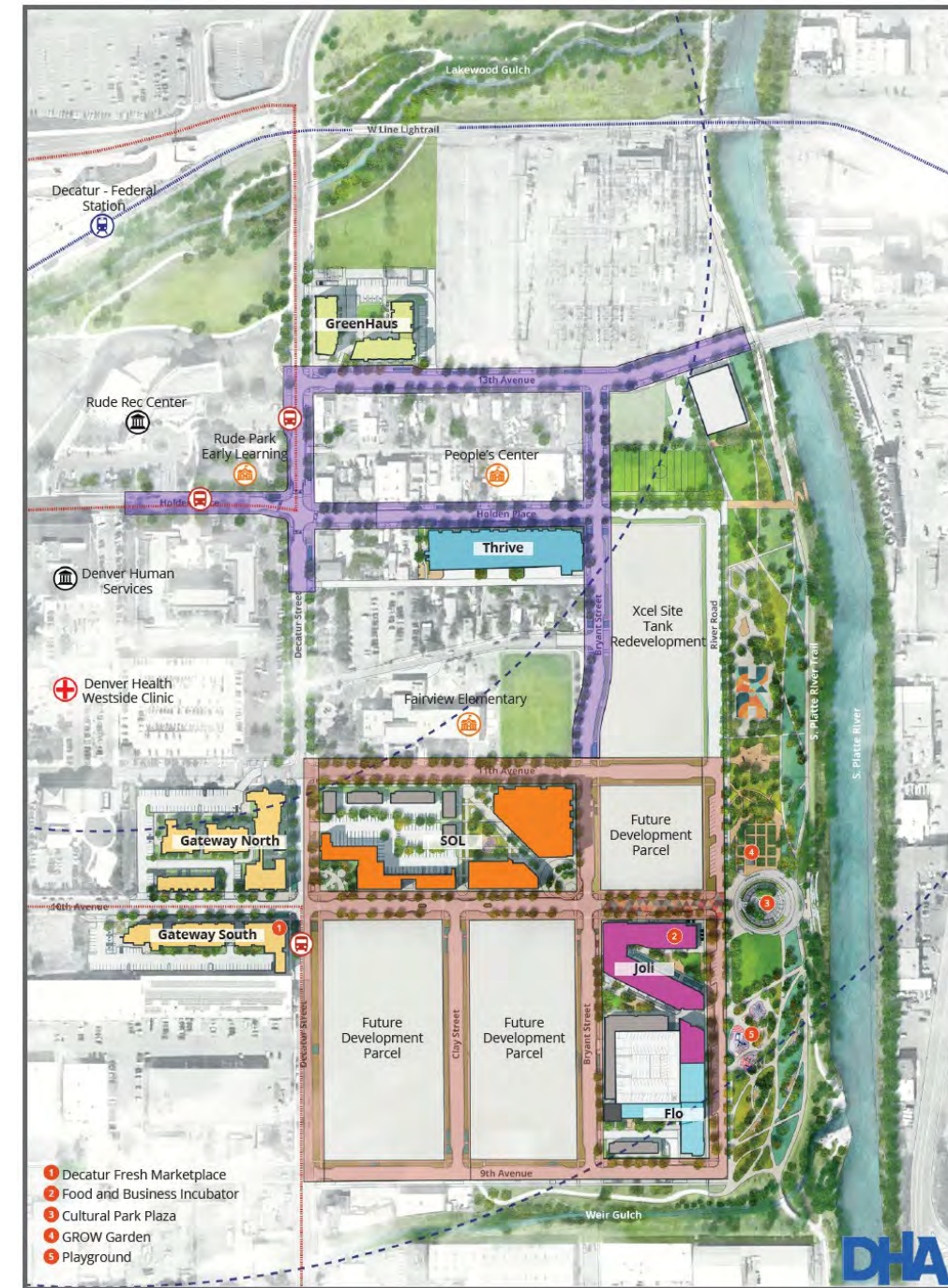
- 264 units
- 13th Ave realignment & Bryant St. connection – Elevate Bond Project

Phase 3: Sol & Joli

- 297 units
- On-site Infrastructure
- Sun Valley Riverfront Park – Phase 1
- Food and Business Incubator

Phase 4: Flo

- 212 units



Joli and Flo



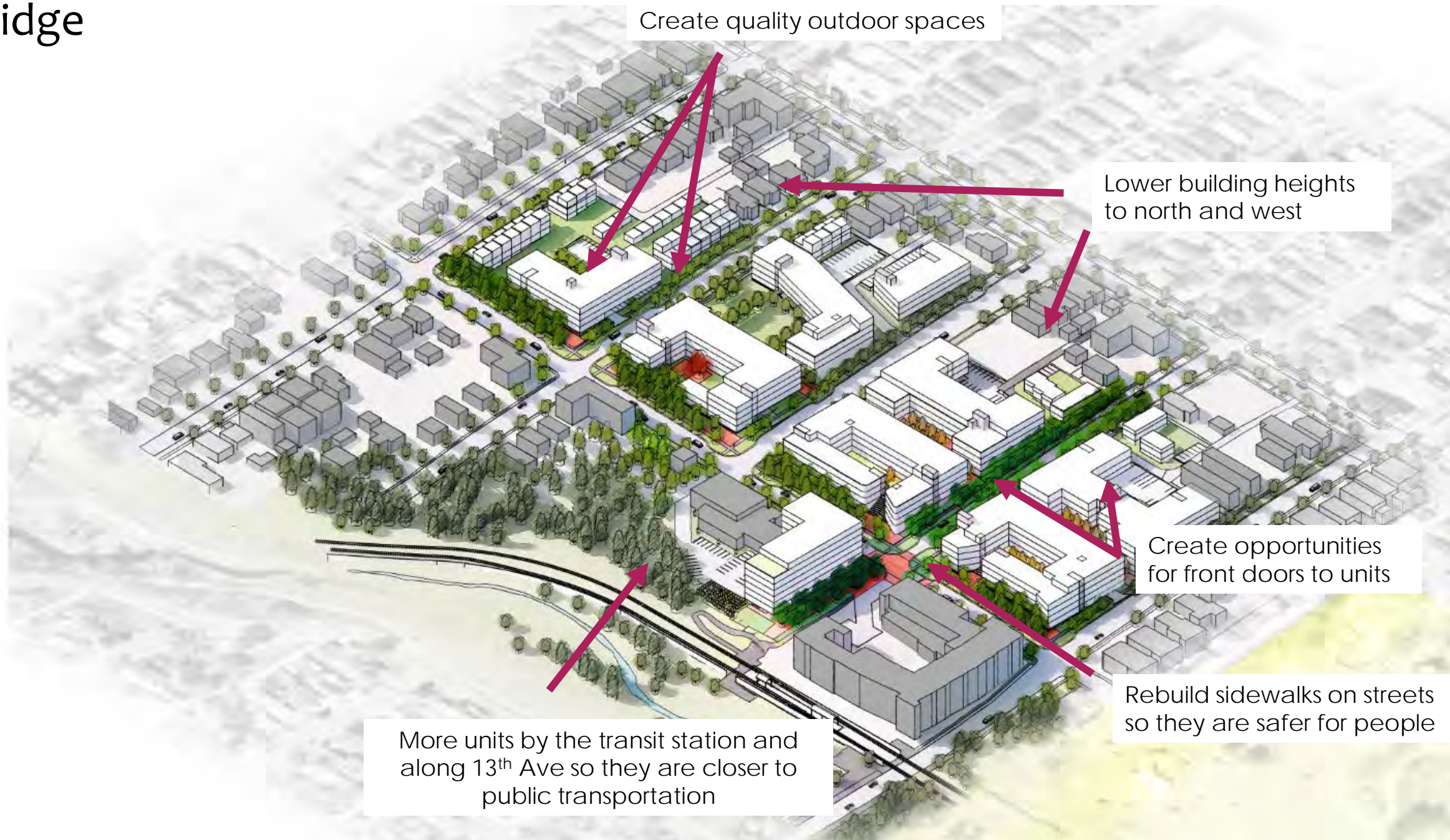
Sol, Joli and Flo



Sun Valley Riverfront Park



Westridge

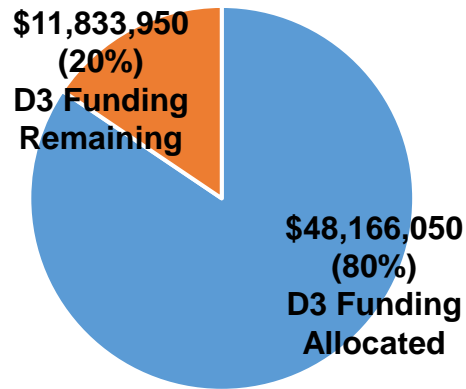


D3 PSH Investments

- To date, DHA's Board has approved 11 D3 supportive housing acquisitions and committed 80% of the D3 PSH Fund



D3 Funding Allocations



PSH Unit Production



Sponsor	Project Name	CC District	D3 Allocation	Total Units	PSH or <30% AMI Units	Status
CCH	Fusion Studios	8	\$4,958,450	139	139	In operation as permanent supportive housing
DHA Direct Acquisition	1325 W. 9 th Ave.	3	\$3,207,600	TBD	TBD	DHA plans to issue RFQ for Developer in early 2022
DHA Direct Acquisition	4745 N Federal	1	\$10,950,000	TBD	TBD	CCD is leasing from DHA for provision of shelter space thru Fall 2023
Blueline	Charity's House	9	\$950,000	36	36	Under construction; lease up will begin in Summer 2023
DHA Direct Acquisition	3965 Fox St.	9	\$5,000,000	TBD	TBD	DHA closed on acquisition in July 2020
DHA Direct Acquisition	1394 Alameda	7	\$1,500,000	72	50	Warren Village selected as Developer in Fall 2021
Blueline	Warren Apts.	10	\$1,250,000	48	48	In operation as permanent supportive housing
CCH	Legacy Lofts	9	\$5,000,000	98	98	Under construction; lease-up will begin in Winter 2022
DHA Direct Acquisition	1101-1139 Delaware	10	\$5,850,000	TBD	TBD	DHA closed on acquisition in March 2021
DHA Direct Acquisition	Johnson & Wales	8	\$9,500,000	TBD	TBD	DHA closed on acquisition in June 2021
Total			\$48,166,050	393	371	



DENVER HOUSING AUTHORITY

THANK YOU.

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