

*Denver Housing Authority
2022 Agency Plan*



Streamlined Annual PHA Plan (High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: Housing Authority of the City and County of Denver PHA Code: CO001 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2022 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 3,901 Number of Housing Choice Vouchers (HCVs) 7,069 Total Combined 10,970 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B. Annual Plan Elements	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>See Attachment 1.PHA Plan Elements</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>See Attachment 2. New Activities</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See attachment 3. DHA Mission & Goals</p>
B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

C.	Other Document and/or Certification Requirements.
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment 4. Supporting Documentation</p>
C.2	<p>Civil Rights Certification. Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment 4. Supporting Documentation</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment 4. Supporting Documentation-Resolution in Support of Agency Plan</p>
C.4	<p>Certification by State or Local Officials. Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment 4. Supporting Documentation</p>
D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The Denver Housing Authority 2020-2024 Action Plan was approved in EPIC on 03/03/21</p> <p>See Attachment 5. Capital Fund Year One and 5-Year Action Plan</p>

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:

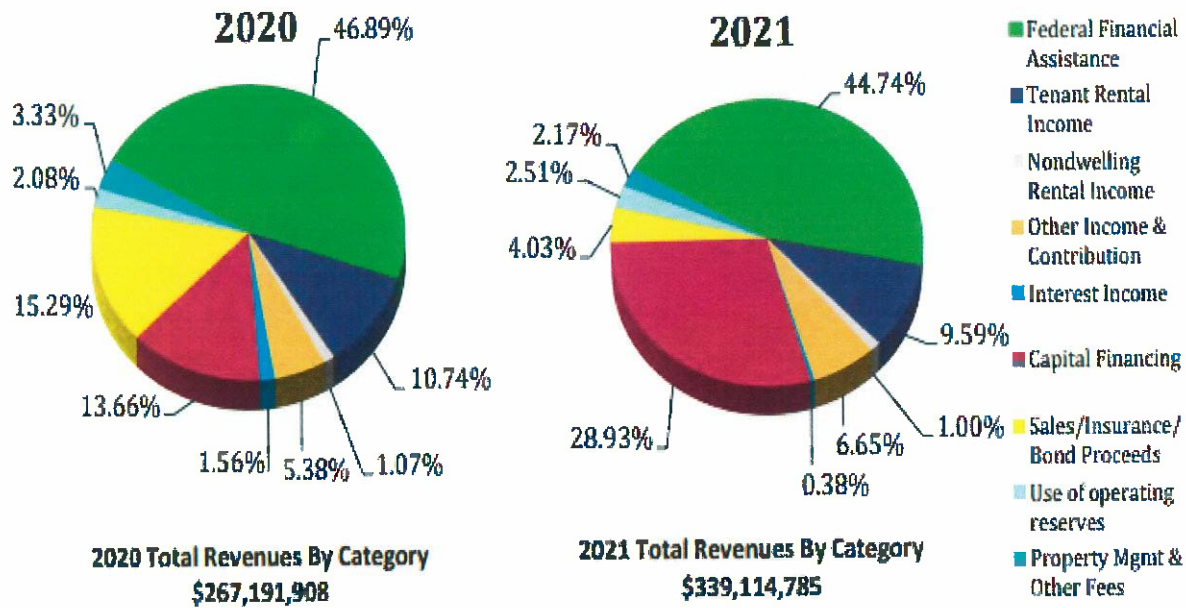
- Use of \$8,516,074 of reserves are budgeted for:

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

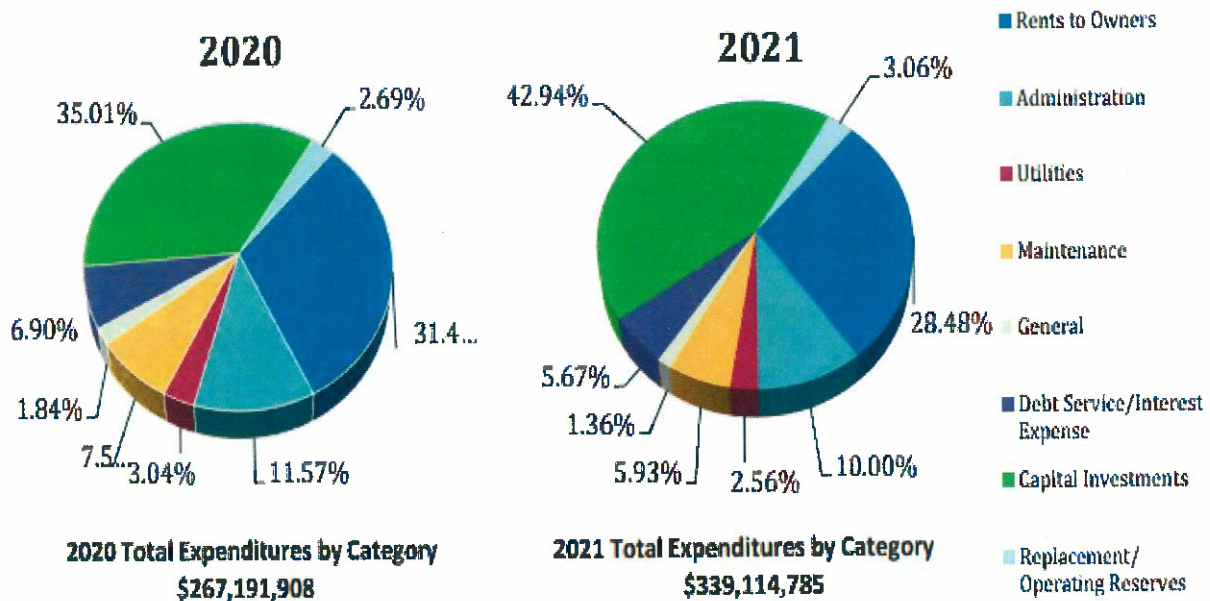
- The FY 2021 DHA Comprehensive budget is for \$339,114,785, an increase of \$71,922,877 (27%) from FY 2020.
- The major Capital projects for 2021 are: Gateway South, 655 Broadway/Studebaker, Shoshone, Thrive and GreenHaus developments, as well as the 13th Street realignment.
- Administrative fee revenue 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	
Nonrenting 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	1,153,924	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.

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 for homeownership in process.
Westridge Homes	Mixed Finance	006	200	May 2021, 2022, 2023
3220 Shoshone	Mixed Finance	051	10	Closed Dec 2019 – under construction
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
CFPP & EPC Financing	Debt Defeasance and/or refinancing	Agency Wide	Agency Wide	EPC III - October 2020 & on-going
Public Housing Portfolio	Evaluate conversion Options	Agency Wide	Agency Wide	August 2020, July 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	
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 of vacant land 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 :	31/03/21
5. Number of units affected:	Land associated with 187 units in Zone B
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: 31/07/21 b. Projected end date of activity: 30/09/22

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 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:	31/01/23
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: 30/04/23 b. Projected end date of activity: 30/09/24

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 Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	30/09/21
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: 31/03/22 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 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:	31/08/20
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:	Dispersed West - 3220 Shoshone
1b. Development (project) number:	AMP-051 Completed 2019
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:	02/07/19
5. Number of units affected:	10 of the 358 DW units
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: 30/09/19 b. Projected end date of activity: 11/12/19

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 30/06/20 – 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 :	30/04/23
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: 30/09/23 b. Projected end date of activity: 30/09/24

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:	30/04/23
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: 30/09/23 b. Projected end date of activity: 30/09/24

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:	30/04/23
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: 30/09/23 b. Projected end date of activity: 30/09/24

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

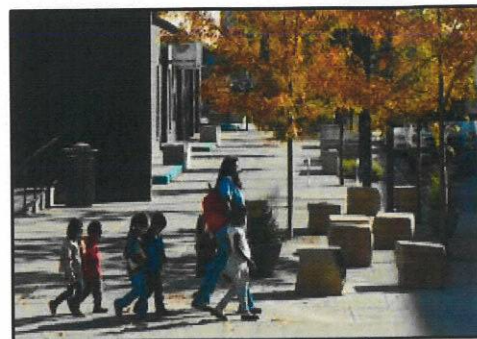
Demolition/Disposition Activity Description	
1a. Development name:	Barney Ford Heights - 2024 Clarkson
1b. Development (project) number:	AMP 016
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> 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. In 2021, DHA submitted a Section 18 disposition for 672 of its Dispersed/scattered site units to convert the units to the project based voucher program. In third quarter 2021 DHA will be submitting an application to convert 14 public housing units in Mariposa VII to RAD. 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.

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



DHA Consultant Masoud Sabounchi 1959 -2021

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.

Attachment 3. DHA Mission and Goals

VISION

DHA's vision is that every individual or family shall have quality and affordable housing, in communities offering empowerment, economic opportunity, and a vibrant living environment.

MISSION STATEMENT

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.

VALUES

- **Respect**

We treat tenants, employees, Board of Commissioners, and the public with a high level of respect.

- **Honesty**

We promote and encourage the highest level of ethics within the city and community.

- **Teamwork**

We promote a cooperative working relationship among tenants, employees, Commissioners, and external partners because; we are all members of a team striving to improve housing and economic opportunities in our community.

- **Integrity**

We conduct our internal and external affairs with impartiality and equity. We strive to "do the right thing", even when it is difficult.

- **Diversity**

We embrace the personal and cultural variations that enrich our community.

- **Excellence**

By utilizing the creativity and innovation of staff, board and tenants, we shall continue to lead the nation in providing high quality housing and tenant services.

GUIDING PRINCIPLES AND STRATEGIES

I. Promote Collaborative Partnerships and Teamwork

DHA will be a leader in forming strategic partnerships that lead to the maximum leveraging of financial, human and organizational resources. DHA staff will be recognized for being open, engaged and dependable and for their focus on advancing the mission of the agency at every opportunity.

II. Manage Our Assets Responsibly

DHA will utilize industry best practices to maintain and modernize our real estate portfolio. Our residential properties will be healthy and thriving communities. Our commercial properties will be managed and leveraged to provide maximum benefit to DHA and to our mission.

III. Expand Housing Opportunities for All

DHA will be recognized as one of the City of Denver's top developers by designing and developing award-winning residential communities that create a continuum of housing opportunities for those most in need. Our developments will lead to neighborhood revitalization through strategic alliances with community stakeholders and strategic leveraging of mixed-use market opportunities.

IV. Fiscally Responsible Operations

DHA will be recognized for its sound fiscal management; the diversity of its revenue generating initiatives; and its innovative financing strategies. DHA will align its financial resources to best support its strategic goals and the overall mission of the agency.

V. Empower Our Residents

DHA residents will be empowered to participate in the governance and oversight of the organization and will be supported in their individual and collective efforts to improve their condition and the quality of their neighborhood.

VI. Maximize Opportunities for Disadvantaged Residents, Businesses and Communities

DHA will promote resident employment and micro-business formation. DHA will be recognized for its innovative programs that achieve high levels of MBE/WBE participation and create economic impact in the communities we serve.

Denver Housing Authority Strategic Plan

Recognizing the dynamic shifts underway in the realm of public, affordable housing and the opportunities and challenges that the current housing market presents, the Denver Housing Authority undertook a strategic planning process in 2018 to align its mission and vision with the anticipated demands of FYs 2019-2021.

DHA's leadership sought a plan that embodied these key principles:

1. A bold plan embracing the changing environment and seeking new ways to achieve the mission of the organization;
2. A grounded plan with a high likelihood of implementation; and
3. An inclusive plan developed from multiple perspectives – from leadership to line staff – that built broad ownership of the plan's goals and strategies.

Finance and Administration

Finance and Administration (Finance) will excel at supporting DHA's departments will maintaining outstanding control and compliance outcomes.

Key Program Initiatives	<p>Finance will have an effective LEAN Team. Finance will increase use of electronic workflows. Finance will develop an Enterprise Risk Management model. Finance will evaluate reserves and debt load to benefit DHA development and operational opportunities.</p>
Strategic Goals	<ol style="list-style-type: none"> 1. Collaborate with City of Denver Peak Academy to produce an active and effective LEAN Team 2. Create paperless Personnel Action processes within the PDS payroll software 3. Create a paperless workflow process for Resident/Client Applications 4. Conduct an MIS Risk Assessment and implement mitigation plans 5. Finance will review current procedures and introduce an Enterprise Risk Management framework 6. Partner with Real Estate to manage balance sheet reserves and debt to achieve strategic investment of DHA Capital assets.
Performance Metrix	<ul style="list-style-type: none"> • Service Processing Times • Audit Report of Findings • Creation of analysis tool • Financial Dashboard with Balance Sheet Ratios

Housing Choice Vouchers

Housing Choice Vouchers (HCV) will provide the highest level of customer service to ensure that housing units meet HUD housing quality standards and that families are educated on benefits of obtaining housing in neighborhoods of opportunity.

Key Program Initiatives	HCV will improve client success through Gold Star Renters Program. HCV will expand housing options through Housing Providers. HCV will improve program service and quality.
Strategic Goals	<ol style="list-style-type: none"> 1. Improve Client Experience by expanding Gold Star Renter by 10% 2. Increase Housing Opportunities by increasing the number of units accessible to HCV clients through a 10% increase in Housing Providers 3. Improve Housing Quality by decreasing inspection failures by 5% 4. Decrease late HAP Payments (more than 60 days) to less than 5% 5. Increase number of HP's receiving initial payment within 30 days of lease signing to 50% 6. Increase Staff Performance and Productivity through new skills training opportunities and LEAN rapid improvement events 7. Achieve 100% lease up of 125 LIVE Denver Vouchers
Performance Metrix	<ul style="list-style-type: none"> • HCV Voucher Utilization • Project Based Voucher Property Lease Rates • Gold Star Renter Participation Rates • Number of Active Housing Providers • On-time HCV Payment Rate • LEAN Rapid Improvement Events • HCV SEMAP Score

Resident and Community Services

Resident and Community Services (RCS) supports low-income residents of DHA and surrounding communities with opportunities to achieve self-sufficiency.

Key Program Initiatives	<p>RCS will enhance On-Site Self-Sufficiency services to residents in mixed-income and non-public housing communities. RCS will Improve resident tenancy skills. Connect Home Denver will expand digital inclusion initiatives at Senior/Disabled properties. RCS will improve staff recruitment and retention.</p>
Strategic Goals	<ol style="list-style-type: none"> 1. Expand RCS self-sufficiency programming to mixed-income and non-public housing communities 2. Improve Resident tenancy skills and behaviors through transitional support, resident training, reduction of poor behaviors like late payments and damage to units 3. Expand Connect Home Denver digital inclusion initiatives with focus on increasing connectivity and digital literacy at senior and disabled communities. 4. Improve the reach and effectiveness of Welcome Neighbor Program. 5. Improve staff recruitment, training, and retention through expanded training, improved work experience, and professional development opportunities.
Performance Metrix	<ul style="list-style-type: none"> • Increase number of properties receiving on-site resident services. • Increased referrals from RCS Service Coordinators. • Increased number of residents attending financial coaching and classes. • Decrease resident late payments and damage to units. • Increase CHD digital literacy classes and property connectivity. • Improve RCS contract employee benefits status.

Legal and Personnel

Legal/Personnel ensure that DHA staff succeed and excel through on-time training, career advancement, and timely appreciation; and that DHA properties are safe and healthy places to live and work.

Key Program Initiatives	<p>Legal/Personnel will maintain policies and procedures up to date. Legal/Personnel will support health and safety initiatives at DHA communities. Legal/Personnel will continuously improve New Hire Orientation. Legal/Personnel will expand Training and Leadership Development opportunities. Legal/Personnel will lead DHA's Succession Planning efforts. Legal/Personnel will launch Employee Recognition Program.</p>
Strategic Goals	<ol style="list-style-type: none"> 1. New Hire Orientation and First Year Onboarding Improvements 2. Offer improved Leadership Training in 2019 3. DHA Succession Planning Program Implemented 4. All Employee Survey – Workplace Improvement Action Plan 5. DHA Employee Recognition Program 6. Launch new Employee Wellness Program 7. Continuous Updates to DHA Policies and Procedures 8. Ensure clear coordination of HUD Audits and Reviews 9. Health And Safety of DHA Staff and Properties
Performance Metrix	<ul style="list-style-type: none"> • Improved engagement scores on All Employee Survey • Increased Best Places To Work overall ratings • Decreased recruitment time to fill vacant positions • Increased number of staff attending training/development classes • Improved Legal Department Service Quality Benchmarks

Workforce Development and Community Initiatives

Workforce Development and Community Initiatives (WDCI) strives to make all DHA communities active, vibrant, and healthy places to live while delivering quality education and employment opportunities to residents of all ages.

Key Program Initiatives	<p>WDCI will provide Sun Valley Residents with access to education, employment, healthy food, and active living options.</p> <p>WDCI will evaluate and expand the Healthy Living Initiative Toolkit to WDRC neighborhoods.</p> <p>WDCI will improve resident access to innovative, demand-driven job opportunities through training academies.</p> <p>WDCI will improve access to career education opportunities for young adults.</p>
Strategic Goals	<ol style="list-style-type: none"> 1. Sun Valley Choice Neighborhoods Initiatives <ol style="list-style-type: none"> a. Grow Garden / Grow Market Initiated in 2019 b. Initiate Launch of Sun Valley Healthy Living Initiative Campaigns 2. Expand and Enhance Healthy Living Initiatives <ol style="list-style-type: none"> a. Launch HLI at Westridge Community b. Develop an HLI strategy for VIDA Community c. Evaluate Health Outcomes of Mariposa HLI efforts 3. Education, Employment, and Training <ol style="list-style-type: none"> a. Complete Employer Surveys in demand-driven industries b. Develop One New Career Academy c. Improve Post-Secondary Options, including certificate programs and trade unions d. Expand Section 3 Employment Opportunities 4. Youth Employment Academy <ol style="list-style-type: none"> a. Secure 2 new funding relationships for YEA b. Launch the 1035 Mercado job training program c. Increase Social Enterprise Sales by 10% or more
Performance Metrix	<ul style="list-style-type: none"> • Increase access to behavioral health services in Sun Valley • Increase early childhood education utilization by 10% • Launch new HLI Campaigns in Sun Valley and Westridge • Increase number of Career Academy offerings • Improve HUD Section 3 Program benchmarks • Increase number of Academy Certificates awarded to residents • Increase employment placement and increased earned income benchmarks • Increase YEA academy graduates • Increase Art Street Client commissions

Housing Management

Housing Management (HMD) will deliver outstanding property management through high quality service to residents, staff, and partners.

Key Program Initiatives	<p>HMD will expand services to provide in-House Management of all DHA Properties. HMD will fully establish its Commercial Management program. HMD will ensure successful staff transitions. HMD will successfully manage all property capital improvements.</p>
Strategic Goals	<ol style="list-style-type: none"> 1. HMD will pursue in-house management of all new DHA housing developments, including VIDA, new Sun Valley Mixed-Income Communities, and future affordable housing developed through the D3 Affordable Housing Bond Initiative 2. Establish and Perform to Industry Best-Practices Benchmarks related to occupancy, physical conditions, financial ratios, and quality resident experience. 3. Fully launch DHA's Commercial Management group to professionally manage all of DHA's commercial assets, including future management of 1035 Osage Multitenant Offices and VIDA Health Clinics 4. Enhance HMD recognition and reputation through property branding and marketing 5. Improve recruitment, training, and on-boarding of new staff through succession planning, leadership and professional growth opportunities, and on-time performance evaluations. 6. Increase Staff Performance and Productivity through new skills training opportunities and LEAN rapid improvement events
Performance Metrix	<ul style="list-style-type: none"> • Residential Unit Occupancy Rates • Commercial Space Occupancy Rates • Property Branding and Marketing Initiatives • Staff Trainings • Property REAC Scores • HUD PHAS Score

Real Estate

Real Estate (RE) advances DHA's core housing goals by delivering quality affordable housing units through creative, sustainable development and innovative financing investments.

Key Program Initiatives	RE will develop a clear, detailed 3-5 year housing production pipeline. RE will identify and secure new leveraged investment sources to advance housing and community serving commercial development. RE will lead master planning and development of neighborhood transformation efforts at Sun Valley and Westridge communities.
Strategic Goals	<ol style="list-style-type: none"> 1. Maintain Three Year Housing Development Pipeline <ol style="list-style-type: none"> a. Sun Valley Choice Neighborhood Development Plan b. Westridge Community vision and planning c. Denver Health Senior Housing Partnership d. Shoshone Apartments 2. D3 Bonds – Land Acquisition and Permanent Supportive Housing Partnerships 3. Incorporate Active Living Guidelines into all DHA Housing Communities 4. Expand and Enhance ground level commercial activation of DHA mixed-use properties 5. Finalize Planning and Financing for Sun Valley EcoDistrict Infrastructure Subdivision 6. Collaborate with MIS and HMD on implementation of next generation technology at 1035 Osage
Performance Metrix	<ul style="list-style-type: none"> • Increase units owned/managed by DHA • Increase community serving commercial space owned by DHA • Increase number of PBV partnerships in PSH Pipeline • Increased total affordable housing funding secured by DHA

Executive and Commissioners

Executive Department (ED) and the Board of Commissioners (BOC) provide strategic leadership and support to all DHA departments, programs, and stakeholders in advancing DHA's Mission.

Key Program Initiatives	<p>ED will lead DHA relocation efforts to new office space at 1035 Osage. ED will initiative new affordable housing opportunities through WDRC. ED will ensure smooth, effective on-boarding of new Commissioners. ED will lead new DHA branding refresh campaign. ED will collaborate with Personnel on making DHA a Best Places to Work organization.</p>
Strategic Goals	<ol style="list-style-type: none"> 1. Ensure well-coordinated transition to new offices at 1035 Osage 2. Recruitment and On-Boarding of new Commissioners in 2019 3. Successful Launch of WDRC Single-Family Plus Program 4. Collaborate with Personnel on Best Places To Work action plans 5. DHA Branding Refresh Completed 6. Launch new Quarterly BOC Strategic Plan Report and Dashboard 7. Enhanced Employee Communications through social media platforms 8. Complete updating of Agency Continuity Plans 9. Improve visibility and appreciation of DHA's resident programs and initiatives 10. Identify and establish comparative benchmarks with other PHA's 11. Improve Commissioner engagement at BOC and Committee meetings 12. Improve technology for alternate meeting participation options 13. Engage with City neighborhood equity and anti-displacement initiatives
Performance Metrix	<ul style="list-style-type: none"> • Secure appointment and on-boarding of new commissioners • Increase utilization and following on Social Media platforms • Increase number of positive DHA stories across all media • Complete and successful transition to new DHA branding across all collateral material and departments • Increase knowledge and engagement in Agency Continuity Plan • Increase All Employee Survey scores across strategic engagement and communication benchmarks

Attachment 4. Supporting Documentation

Form 50077-ST-HCV-HP Certification of Compliance with PHA Plans and Related Regulations

Form 5077-CR Civil Rights Certification

Form 50070-Certification for a Drug-Free Workplace

Form 50071-Certification of Payments to Influence Federal Transactions

RCB Resolution in support of DHA 2022 Agency Plan

Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan

DHA Resolution approving 2022 Agency Plan for Submission to HUD

Public Notice



**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual PHA Plan for the PHA fiscal year beginning 2022, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City and County of Denver

CO001

PHA Name

PHA Number/HA Code

XX Annual PHA Plan for Fiscal Year 2022

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official <i>GRACE M BUCKLEY</i>	Title Chair DHA Board of Commissioners
Signature <i>Grace M Buckley</i>	Date <i>10/14/21</i>

**Civil Rights Certification
(Qualified PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the Annual PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City and County of Denver

CO001

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

GRACE M BUCKLEY

Name of Authorized Official

Title Chair DHA Board of Commissioners

Signature



Date

10/14/21

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
The Housing Authority of the City and County of Denver

Program/Activity Receiving Federal Grant Funding
Capital Fund, LBP and Housing Related Hazards Grants

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official GRACE M BUCKLEY	Title Chair, DHA Board of Commissioners
Signature <i>Grace M. Buckley</i>	Date 10/14/21

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

The Housing Authority of the City and County of Denver

Program/Activity Receiving Federal Grant Funding

Capital Fund, LBP and Housing Related Hazards Grants

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

GRACE M BUCKLEY

Title

Chair, DHA Board of Commissioners

Signature

Grace M Buckley

Date (mm/dd/yyyy)

10/14/21

**DENVER HOUSING AUTHORITY RESIDENT COUNCIL BOARD (RCB)
RESOLUTION IN SUPPORT OF THE DENVER HOUSING AUTHORITY 2022
AGENCY ANNUAL PLAN**

WHEREAS, U.S. Department of Housing and Urban Development regulations require the Housing Authority of the City and County of Denver ("DHA") to prepare and submit an Agency Annual Plan for Fiscal Year 2022; and

WHEREAS, in August 2021 DHA staff prepared a draft of the Housing Authority of the City and County of Denver 2022 Agency Annual Plan including required attachments; and

WHEREAS, in August 2021, DHA staff reviewed the Plan directly with the Denver Housing Authority Resident Council Board; and

WHEREAS, the Denver Housing Authority Resident Council Board supports the Denver Housing Authority 2022 Agency Annual Plan; and

WHEREAS, the RCB and the DHA have developed a strong working relationship;

NOW THEREFORE, BE IT RESOLVED, that the Denver Housing Authority Resident Council Board hereby supports the Denver Housing Authority's 2022 Plan.

RCB Officers	Title	Address	Date
<u>Mark Adair</u>	<u>President</u>	<u>333 W Elsworth Av</u> <u>#305 Denver Co</u> <u>4725 S Lowell Blvd</u>	<u>10/4/21</u>
<u>Lauren Hawkins</u>	<u>Vice Pres</u>	<u>Littlton, Co 80123</u>	<u>9-30-21</u>
<u>Josie Escamilla</u>	<u>Treasurer</u>	<u>1212 S Federal Blvd</u> <u>Denver Co 80219</u>	<u>10-1-21</u>
<u>Phyllis Mack</u>	<u>Sec.</u>	<u>790 W. 116th St</u>	<u>10-01-21</u>
<u>Barbie Smith</u>	<u>Sargent of Arms</u>	<u>1379 Mariposa St.</u>	<u>10-3-21</u>

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Rachel King, the Director of Administration & Federal Compliance
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the City & County of Denver
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the


City & County of Denver
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The proposed projects and activities in Denver Housing Authority s Agency Plan support several Strategic Goals within Denver s HUD Consolidated Plan and Analysis of Impediments. Examples include. create and preserve affordable housing, foster equitable access to city and neighborhood amenities and services, assist people who are at-risk of homelessness, assist populations with special needs, and affirmatively further fair housing choice.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Rachel King	Dir. of Admin. & Federal Compliance
Signature	Date
	10/4/21

RESOLUTION NO. 3465

**RESOLUTION TO APPROVE THE 2022 ANNUAL AGENCY PLAN OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF DENVER**

WHEREAS, 24 CFR Part 903.4 and 905 outline the U.S. Department of Housing and Urban Development requirements for submission of an Annual Agency Plan and Capital Fund Plan by Public Housing Authorities; and

WHEREAS, the regulations require the Housing Authority of the City and County of Denver ("DHA") to prepare and submit an Annual Agency Plan and Capital Fund Plan update for Fiscal Year 2022; and

WHEREAS, DHA staff has prepared the Housing Authority of the City and County of Denver 2022 Annual Agency Plan and Capital Fund Plan ("Plan") update including required attachments; and

WHEREAS, DHA staff advertised the availability of the Plan in the Denver Post for review and comment for a 45 day period by the public in accordance with federal regulations; and

WHEREAS, the Plan was posted on the DHA web site; and

WHEREAS, all comments received by the public are recorded in Attachment 4 of the 2022 Agency plan; and

WHEREAS, DHA staff reviewed the Plan with the Denver Housing Authority Resident Council Board and have received a resolution in support of the Plan; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners does hereby approve and adopt the Housing Authority of the City and County of Denver 2022 Annual Agency and Capital Fund Plan for submission to the Department of Housing and Urban Development.

AGENDA ITEM
Resolution No. 3465

ITEMS TO BE DECIDED:

Whether to formally approve Resolution No. 3465 which adopts the combined Housing Authority of the City and County of Denver 2022 Annual Agency and Capital Fund Plans.

BACKGROUND: 24 CFR Part 903.4 and 905 outline the U.S. Department of Housing and Urban Development requirements for submission of a 5-Year Agency Plan and Capital Fund Plan including annual updates by Public Housing Authorities. The regulations require the Housing Authority of the City and County of Denver ("DHA") prepare and submit both an Annual Agency Plan and Capital Fund Plan update for Fiscal Year 2022. Accordingly, Housing Authority staff prepared the Housing Authority of the City and County of Denver 2022 Annual Agency and Capital Fund Plans ("Plan") to comply with the regulations contained in 24 CFR Part 903.4 and 905.

As required, the Plan was advertised and made available for public review and comment for at least 45 days. In compliance with COVID-19 protocol for public gatherings, DHA requested and was granted permission by the HUD Field Office to forgo the public hearing requirement in favor of a Zoom meeting and submission of written comments directly to Wayne Taunton of the Housing Management through the DHA email system.

In addition, the Plan was reviewed during virtual meetings with the Resident Council Board and the Resident Council Board Officers. All comments received by the aforementioned entities or the general public are recorded in Attachment 4 of the 2022 Plan.

Upon approval by HUD, the Plan and supporting documents will remain available for review on the Denver Housing Authority website.

BOARD COMMITTEE REVIEW:

This resolution was presented to the combined Finance & Operations and Housing Opportunities and Community Impact Committees for review. The committees approved the document to move on to the full board for final approval.

STAFF RECOMMENDATIONS:

Staff recommends that the Board approve Resolution No. 3465.

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas** being first duly sworn under oath, states and affirms as follows:

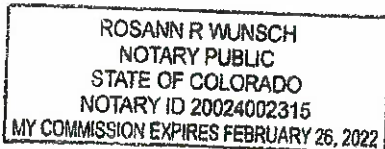
1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in The Denver Post on the following date(s):

August 20, 27 &
September 3, 10, 17, 24, 2021
Nicole Maestas
Signature

Subscribed and sworn to before me this 24 day of September, 2021.

Rosann R Wunsch
Notary Public

(SEAL)



PUBLIC NOTICE

The Housing Authority of the City and County of Denver (DHA) is soliciting public comments regarding its 2022 Annual Plan (Plan). The Plan is a comprehensive guide to DHA public housing policies, programs, operations, and strategies for meeting local housing needs and goals.

Beginning August 20, 2021 a copy of the Plan will be available for public review at <http://www.denverhousing.org/aboutus/agencyplan/Pages/default.aspx>. Written comments regarding the Plan can be submitted to wtaunt@denverhousing.org on or before October 2, 2021. A public hearing regarding the Plan will be held via Zoom on Monday, October 4th @ 4:30 as detailed below.

Join Zoom Meeting
<https://zoom.us/j/96705232574>

Meeting ID: 967 0523 2574
One tap mobile
+14086380968,,96705232574# US (San Jose)

Dial by your location
+1 408 638 0968 US (San Jose)
Meeting ID: 967 0523 2574
Find your local number:
<https://zoom.us/j/ab70WOLpLG>

All comments received by DHA will be submitted to the Department of Housing and Urban Development as an attachment to the 2022 Annual Plan.

Attachment 5. Capital Fund Grants

HUD 50075.1 Annual Statement

HUD 50075.2 Five Year Action Plan

HUD 50075.1 Annual Statement LBP Grant



Part I: Summary		Grant Type and Number: 2022 Capital Fund Grant		Replacement Housing Factor Grant No:		FFY of Grant: 2022	
PHA Name: Housing Authority of the City and County of Denver		Capital Fund Program No: CO06P00150122		Date of CFFPA		Prepared: July 12, 2021	
Type of Grant		Reserved for Disasters/Emergencies		Revised Annual Statement (revision no:)			
Original Annual Statement		Final Performance and Evaluation Report					
Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Revised		Total Actual Cost	
Line	Summary by Development Account	Original	Revised	Obligated	Expended		
	Debt Service-Securitization	\$599,050	\$0	\$0	\$0		
	Total non-CFP Funds						
1	1406 Operation	\$700,950	\$0	\$0	\$0		
2	1408 Management Improvements Soft Costs	\$0	\$0	\$0	\$0		
3	Management Improvements Hard Costs	\$120,000	\$0	\$0	\$0		
4	1410 Administration	\$750,000	\$0	\$0	\$0		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$455,000	\$0	\$0	\$0		
8	1440 Site Acquisition						
9	1450 Site Improvements						
10	1460 Dwelling Structures	\$4,300,000	\$0	\$0	\$0		
11	1465.1 Dwelling Equipment						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve	\$0	\$0	\$0	\$0		
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs	\$275,000	\$0	\$0	\$0		
18	1499 Development Activities	\$300,000	\$0	\$0	\$0		
19	1502 Contingency	\$0	\$0	\$0	\$0		
	Amount of Annual Grant	\$7,500,000	\$0	\$0	\$0		
	Amount Related to LBP Activities						
	Amount Related to 504 Compliance						
	Amount Related to Security-Soft Costs						
	Amount Related to Security-Hard Costs						
	Amount Related to Energy Conservation						
	Collateralization Expenses or Debt Service						

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary	
PHA Name: Housing Authority of the City and County of Denver	Grant Type and Number: 2020 Capital Fund Grant Capital Fund Program No: CO06P00150120 Date of CFFP:
Type of Grant Original Annual Statement Performance and Evaluation Report for Period Ending:	Replacement Housing Factor Grant No: Reserved for Disasters/Emergencies Final Performance and Evaluation Report
Signature of Executive Director	Signature of Public Housing Director
_____ Date	_____ Date
_____ Revised Annual Statement (revision no:)	FFY of Grant: 2020 Prepared: July 23, 2019

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number: 2022 Capital Fund			Federal FY of Grant: 2022	
PHA Name: Housing Authority of the City and County of Denver		Capital Fund Grant No: CO01P00150122	CFEP (Yes):	Prepared: July 12, 2021		
Development Number Name/PHA Activities	General Description of Major Work Categories	Development Account No.	Quantity # of Units	Total Estimated Cost	Total Actual Cost	Status of Work
AMP 558 Bean Tower	Dwelling Structures Building Modernization: Scope of work based on PNA & Design to be completed 2022. Estimated \$67,000 per unit.	1460	50	\$4,150,000	\$0	\$0
Mulroy	Total Dwelling Structures Subtotal			\$4,150,000	\$0	\$0
AMP 050 Dispersed East	Dwelling Structures Environmental Remediation Per Testing	1460	100	\$50,000	\$0	\$0
East	Total Dwelling Structures Subtotal			\$50,000	\$0	\$0
AMP051 Dispersed West	Dwelling Structures Environmental Remediation Per Testing	1460	100	\$50,000	\$0	\$0
West	Total Dwelling Structures Subtotal			\$50,000	\$0	\$0
AMP070 Dispersed	Dwelling Structures Environmental Remediation Per Testing	1460	100	\$50,000	\$0	\$0
South	Total Dwelling Structures Subtotal			\$50,000	\$0	\$0
1408 Hard Costs	MIP Activities Network Upgrades	1408		\$120,000	\$0	\$0
MIP Hard Cost Administration	Total Dwelling Structures Subtotal			\$120,000	\$0	\$0
1410	Administrative Fee per Asset Management Regulations	1410		\$750,000	\$0	\$0
1410	Total Dwelling Structures Subtotal			\$750,000	\$0	\$0

Part II: Supporting Pages

PHA Name: Housing Authority of the City and County of Denver		Grant Type and Number: 2020 Capital Fund Capital Fund Grant No: C001P00150120 Replacement Housing Factor Grant No:			Federal FY of Grant: 2022 Prepared: July 12, 2021	
Development Number Name/PHA Activities	General Description of Major Work Categories	Development Account No.	Quantity # of Units	Total Estimated Cost	Total Actual Cost	Status of Work
Fees and Costs 1430	A&E Services Mulroy Design Work PNA/Design Bean Tower , Walsh Environmental Testing	1430		\$120,000 \$85,000 \$250,000	\$0	
1430	Subtotal			\$455,000	\$0	\$0
Operations 1406	Thomas Bean Tower AMP-558 Hirschfeld Towers AMP-562 Mulroy Apartments AMP-563 Walsh Annex AMP-564 Westwood Homes AMP 566 1099 Osage AMP-567 South Lowell AMP-569 Mariposa Phase VII-576 Platte Valley AMP-578 Vida AMP-577 Gateway North AMP- Public Housing Only	1490		\$53,045 \$62,700 \$15,000 \$30,000 \$60,354 \$30,909 \$31,471 \$62,500 \$27,500 \$16,500 \$8,500 \$302,471		
Operations	Subtotal			\$700,950	\$0	\$0
Relocation Activity 1495.1	Relocation Services Thomas Bean Tower AMP-558 Westridge	1495		\$50,000 \$225,000		
Relocation	Subtotal			\$275,000	\$0	\$0
Development 1499	Debt Service Payments from Securitization			\$300,000		
Development	Subtotal			\$300,000	\$0	\$0
Debt Service 9001	Debt Service Payments from Securitization			\$599,050		
Debt Service	Subtotal			\$599,050	\$0	\$0
2022 Capital Fund Total				\$7,500,000	\$0	\$0

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S., Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0274
 Expires 02/28/2022

Part III: Implementation Schedule

PHA Name: The Housing Authority of the City and County of Denver

Federal FY of Grant: 2022
Prepared: July 12, 2021

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Fund Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1406 Operations	6/1/2024	June 2024	6/1/2026	June 2026	
1410 Administration	June 2024	June 2024	June 2026	June 2026	
1495 Relocation	June 2024	June 2024	June 2026	June 2026	
1430 A&E	June 2024	June 2024	June 2026	June 2026	
1499	June 2024	June 2024	June 2026	June 2026	
Development Number CO06P001558 Bean Tower	June 2024	June 2024	June 2026	June 2026	
CO06P001050 Dispersed East	June 2024	June 2024	June 2026	June 2026	
CO06P001051 Dispersed West	June 2024	June 2024	June 2026	June 2026	
CO06P001070 Dispersed South	June 2024	June 2024	June 2026	June 2026	

Capital Fund Program-Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 03/31/2020

Part I: Summary

Development Name/HA-Wide	Year One	Work Statement Year 2		Work Statement Year 3		Work Statement Year 4		Work Statement Year 5	
		FFY Grant: 2023 PHA FY: 2023	Est. Cost	FFY Grant: 2024 PHA FY: 2024	Est. Cost	FFY Grant: 2025 PHA FY: 2025	Est. Cost	FFY Grant: 2026 PHA FY: 2026	Est. Cost
1480 Physical Improvements		Capital Activity	\$5,130,950	Capital Activity	\$5,130,950	Capital Activity	\$5,130,950	Capital Activity	\$5,130,950
1406 Operations		Operations	\$600,000	Operations	\$600,000	Operations	\$600,000	Operations	\$600,000
1408 Management Improvements		MIP	\$120,000	MIP	\$120,000	MIP	\$120,000	MIP	\$120,000
1410 Administration		Salaries of Modernization Staff, Admin, Clerks	\$750,000	Salaries of Modernization Staff, Admin, Clerks	\$750,000	Salaries of Modernization Staff, Admin, Clerks	\$750,000	Salaries of Modernization Staff, Admin, Clerks	\$750,000
1485 Demolition									
1499 Development		Acc Units	\$300,000	Acc Units	\$300,000	Acc Units	\$300,000	Acc Units	\$300,000
9001 Bond Debt Obligation Securitization		Annual Debt Service	\$599,050	Annual Debt Service	\$599,050	Annual Debt Service	\$599,050	Annual Debt Service	\$599,050
Capital Fund Total			\$7,500,000		\$7,500,000		\$7,500,000		\$7,500,000

Part II
Capital Fund Program-Five Year Action Plan
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 03/31/2020

Development Name/HA-Wide	Work Statement Year 1		Work Statement Year 2		Work Statement Year 3		Work Statement Year 4		Work Statement Year 5	
	Year One	Est. Cost	FFY Grant: 2023 PHA FY: 2023	Est. Cost	FFY Grant: 2024 PHA FY: 2024	Est. Cost	FFY Grant: 2025 PHA FY: 2025	Est. Cost	FFY Grant: 2026 PHA FY: 2026	Est. Cost
AMP 006 Westridge			Planned Redevelopment		Planned Redevelopment		Planned Redevelopment		Planned Redevelopment	
AMP 007 Quigg Newton			Planned Redevelopment		Planned Redevelopment		Planned Redevelopment		Planned Redevelopment	
AMP 017/563 Mulroy Apartments			Building Modernization: Scope of work based on PNA scheduled to be completed 2022. Estimated \$70,000 per unit.	\$3,500,000						
AMP 021/564 Walsh Annex					Building Modernization: Scope of work based on PNA scheduled to be completed 2022. Estimated \$80,000 per unit.	\$4,410,950			Building Modernization: Scope of work based on PNA scheduled to be completed 2022. Estimated \$80,000 per unit.	\$4,245,950
AMP 050 Dispersed East							Interior Modernization, Site Work, Finishes Doors & Windows, Life Safely CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP	\$200,000	Interior Modernization, Site Work, Finishes Doors & Windows, Life Safely CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP	\$200,000
AMP 051 Dispersed West							Interior Modernization, Site Work, Finishes Doors & Windows, Life Safely CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP	\$200,000	Interior Modernization, Site Work, Finishes Doors & Windows, Life Safely CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP	\$200,000
AMP 070 Dispersed South							Interior Modernization, Site Work, Finishes Doors & Windows, Life Safely CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP	\$200,000	Interior Modernization, Site Work, Finishes Doors & Windows, Life Safely CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP	\$200,000
AMP558 Bean Tower Public Housing 1406 Operations			Building Modernization: Scope of work based on PNA scheduled to be completed 2022. Estimated \$64,000 per unit. Operations	\$4,500,000	Building Modernization: Scope of work based on PNA scheduled to be completed 2022. Estimated \$64,000 per unit. Operations	\$1,000,000				
				\$600,000		\$600,000	Operations			\$600,000

Part II Capital Fund Program-Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 03/31/2020

Part II: Supporting Pages

Development Name/HA-Wide	Year One	Work Statement Year 2		Work Statement Year 3		Work Statement Year 4		Work Statement Year 5	
		FFY Grant: 2023 PHA FY: 2023	Est. Cost	FFY Grant: 2024 PHA FY: 2024	Est. Cost	FFY Grant: 2025 PHA FY: 2025	Est. Cost	FFY Grant: 2026 PHA FY: 2026	Est. Cost
1408 Hard Costs		Network Upgrades	\$120,000	Network Upgrades	\$120,000	Network Upgrades	\$120,000	Network Upgrades	\$120,000
1410 Administration		Salaries of Modernization Staff, Admin, Clerks	\$750,000	Salaries of Modernization Staff, Admin, Clerks	\$750,000	Salaries of Modernization Staff, Admin, Clerks	\$750,000	Salaries of Modernization Staff, Admin, Clerks	\$750,000
Fees & Costs 1430		Project Management Environmental Testing	\$35,000 \$35,000	Project Management Environmental Testing	\$35,000 \$35,000	Project Management	\$70,000	Project Management PNA Design Hirschfeld	\$35,000 \$200,000
Demolition 1485		Westridge Homes	\$500,000	Westridge Homes	\$500,000				
Relocation 1495		Relocation Bean Tower	\$60,950	Relocation Bean Tower	\$60,950	Relocation Walsh Annex	\$50,000	Relocation Walsh Annex	\$50,000
Development 1499		Acquisition/development of ACC eligible units and properties	\$300,000	Acquisition/development of ACC eligible units and properties	\$300,000	Acquisition/development of ACC eligible units and properties	\$300,000	Acquisition/development of ACC eligible units and properties	\$300,000
Debt Service Securitization		Annual Debt Service	\$599,050	Annual Debt Service	\$599,050	Annual Debt Service	\$599,050	Annual Debt Service	\$599,050
Total			\$7,500,000		\$7,500,000		\$7,500,000		\$7,500,000