

Denver Housing Authority 2023 Agency Plan



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| 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 | 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): 01/01/2023 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 2,967 Number of Housing Choice Vouchers (HCVs) 7,666 and 364 Special Program Vouchers Total Combined 10,997 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission | | | | | | | | | | | | |
| | 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. | | | | | | | | | | | | |
| | <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) | | | | | | | | | | | | |
| | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table> | PH | HCV | | | | | | |
| | PH | HCV | | | | | | | | | | | |
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| 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 checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input 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, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, 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, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, 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 checked="" type="checkbox"/> <input 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, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, 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>See Attachment 5. Capital Fund Year One and 5-Year Action Plan</p> |

Attachment 1. Plan Essential Elements

A. Violence Against Women Act (VAWA) (Denver Housing Authority ACOP 2019)

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.

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.

B. Deconcentration Policies that Govern Admissions (Denver Housing Authority ACOP 2019)

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 people 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.

C. Deconcentration Strategies (Denver Housing Authority ACOP 2019)

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 (i.e. Villages at Curtis Park, Benedict Park Place and Mariposa) applicant families at the sole discretion of the Owner.

D. Financial Resources (Denver Housing Authority 2022 Annual Budget)

The adopted budget for 2022 is \$296,204,777. 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 2022 due to three new properties, Gateway North and South, and Shoshone, that leased up in 2021. Also, 655 Broadway will lease up in 2022. The increase in non-dwelling rent is due to 2021 actuals that are lower than expected due to vacancies and rent abatements at the Kaleidoscope Collaborative Center, 1035 Osage, and Vida. Federal financial assistance is higher due to the conversion of 672 public housing units to the project-based section 8 program through a Section 18 disposition. These units are no receiving HAP funding through the HCV program. No Sales are budgeted for 2022. The variance in Interest Income is due to budget methodology. Interest income that is payable upon availability of cash flow is not budgeted. Therefore, the actuals received in 2021 are larger than the amount budgeted for 2022. Use of bond proceeds and Capital financing/Tax Credit Equity are both 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) was higher in 2021 as several projects than have been planned for 2020 were deferred to 2021 due to the pandemic.

Replacement reserves funding increased in 2022 due to units that were disposed from the Public Housing program and added to Denver Housing LLC, a non-HUD program. The units will now fund replacement reserves because they no longer have access to the Capital Fund Program. Capital Investments is budgeted lower as only projects that are close to financial closing are included in the budget and there are fewer in 2022. Additional development projects will be presented to the Board for approval during the year

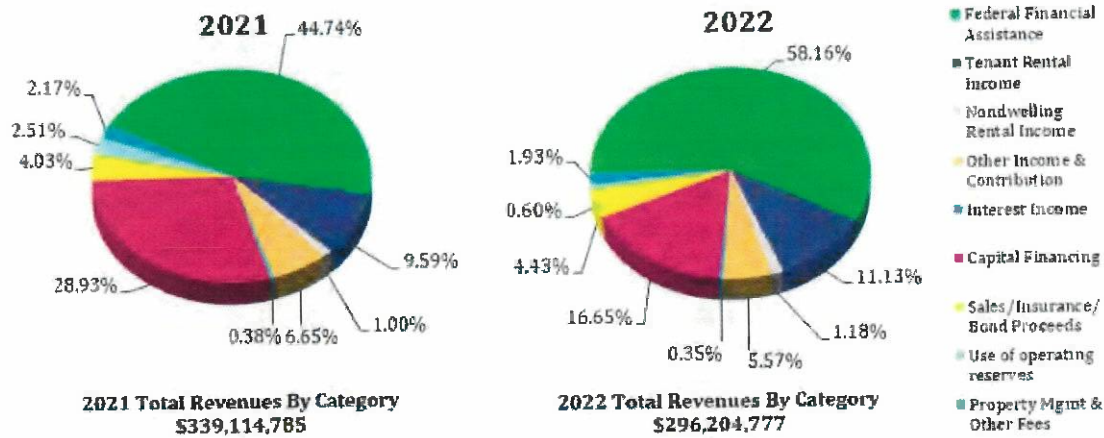
The highlights of the 2022 budget and the assumptions used in developing DHA's 2022 Operating Budget are as follows:

- The FY 2022 DHA Comprehensive budget is for \$296,204,777, a decrease of \$42,910,008 (13%) from FY 2021. The decrease is due to a smaller capital projects budget in 2022.
- The major Capital projects for 2022 are: 655 Broadway/Studebaker, Thrive and GreenHaus developments, as well as the 13th Street realignment.
- Use of \$1,784,529 of reserves are budgeted for:
- Administrative fee revenue is budgeted at 82% for HCV.
- HCV Housing Assistance Payments (HAP) are budgeted at 100%.
- The lease-up for the HCV program is budgeted at 98% for 2022.
- DHA will administer 7,831 HCV vouchers in FY2022. This is an increase of 766 HCV vouchers from 2021.
- DHA is budgeted to manage 5,607 rental units in 2022 between the public housing and other DHA HUD and non-HUD programs.
- Operating subsidy for the public housing program is budgeted at 95% funding in FY2022.
- Occupancy is projected at 95% for DHA's established rental developments

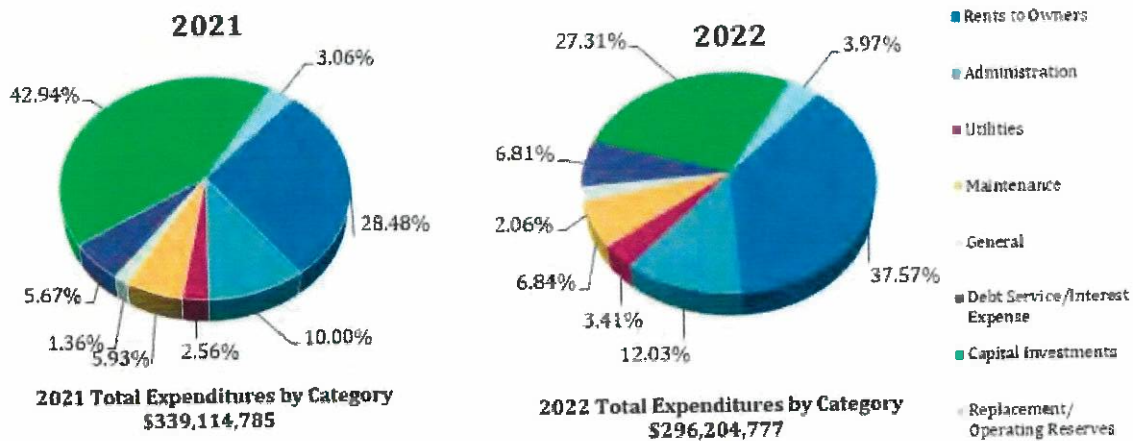
2022 BUDGET SUMMARY
COMPARATIVE SUMMARY OF REVENUES AND EXPENSES

| | 2020 | 2021 | 2021 YTD | | 2022 | Increase (Decrease) From |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|--------------------------------|
| | Actual | Budget | as of 9/30/21 | Annualized | Budget | Prior Year |
| Revenues | | | | | | |
| Rental income | \$27,534,188 | \$32,508,101 | \$21,168,031 | \$28,883,229 | \$32,969,135 | 14% |
| Nondwelling rental income | 1,995,969 | 3,406,488 | 2,030,850 | 2,707,800 | 3,495,650 | 29% |
| Management fees | 1,391,329 | 1,153,824 | 980,569 | 1,307,425 | 1,426,281 | 9% |
| Developer fees | 5,505,196 | 6,200,429 | 1,680,354 | 4,771,188 | 4,302,973 | (10%) |
| Federal financial assistance | 138,465,696 | 151,712,546 | 107,991,956 | 151,952,649 | 172,257,908 | 13% |
| Other Intergovernmental contributions | 6,502,747 | 16,943,782 | 8,112,372 | 8,776,849 | 9,523,825 | 9% |
| Other income | 2,846,453 | 5,598,221 | 4,800,010 | 6,400,013 | 6,964,672 | 9% |
| Sales proceeds | 11,007,932 | - | 2,026,266 | 5,126,266 | - | (100%) |
| Interest income | 5,029,556 | 1,290,888 | 2,120,947 | 2,827,929 | 1,035,810 | (63%) |
| Use of bond proceeds | 68,075,757 | 13,665,432 | 13,556,477 | 18,556,477 | 13,120,994 | (29%) |
| Use of reserves (program income) | 2,235,408 | 8,516,074 | 10,441,836 | 10,441,836 | 1,784,529 | (83%) |
| Capital financing/Tax Credit Equity | 42,089,683 | 98,119,000 | 49,371,109 | 65,055,758 | 49,323,000 | (24%) |
| Total | \$312,679,914 | \$339,114,785 | \$224,280,777 | \$306,807,419 | \$296,204,777 | (3%) |
| Expenses | | | | | | |
| Administration | \$31,297,866 | \$33,893,274 | 25,904,179 | \$34,405,572 | \$35,644,297 | 4% |
| Rent to owners | 96,099,180 | 96,576,428 | 71,563,449 | 95,417,932 | 111,280,034 | 17% |
| Utilities | 8,050,069 | 8,693,680 | 6,749,261 | 8,999,015 | 10,108,992 | 12% |
| Maintenance | 17,015,358 | 20,111,304 | 16,166,201 | 20,738,935 | 20,248,144 | (2%) |
| Debt service/Interest expense | 19,130,916 | 19,234,671 | 14,206,354 | 18,941,805 | 20,184,756 | 7% |
| General | 5,753,126 | 4,595,800 | 4,917,514 | 6,556,685 | 6,089,194 | (7%) |
| Replacement reserves | 1,267,897 | 1,334,692 | 1,001,019 | 1,334,692 | 2,843,704 | 113% |
| Contributions to Operating Reserves | 10,728,843 | 10,386,421 | 6,631,356 | 8,841,808 | 8,927,581 | 1% |
| Capital Investments | 123,336,659 | 144,288,515 | 77,241,444 | 111,570,975 | 80,878,075 | (28%) |
| Total | \$312,679,914 | \$339,114,785 | \$224,280,777 | \$306,807,419 | \$296,204,777 | (3%) |
| Net of Interfund transfers and Interfund revenues and expenses | | | | | | |

WHERE THE MONEY COMES FROM - ALL REVENUE



WHERE THE MONEY GOES - ALL EXPENDITURES



E. Substantial Deviation

Substantial deviation is defined as: 1) discretionary changes in the plans or policies of DHA 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 \$1,000,000 or greater.

F. Significant Amendment or Modification

Significant amendment or modification is defined as: 1) discretionary changes in the plans or policies of DHA 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 \$1,000,000 or greater.



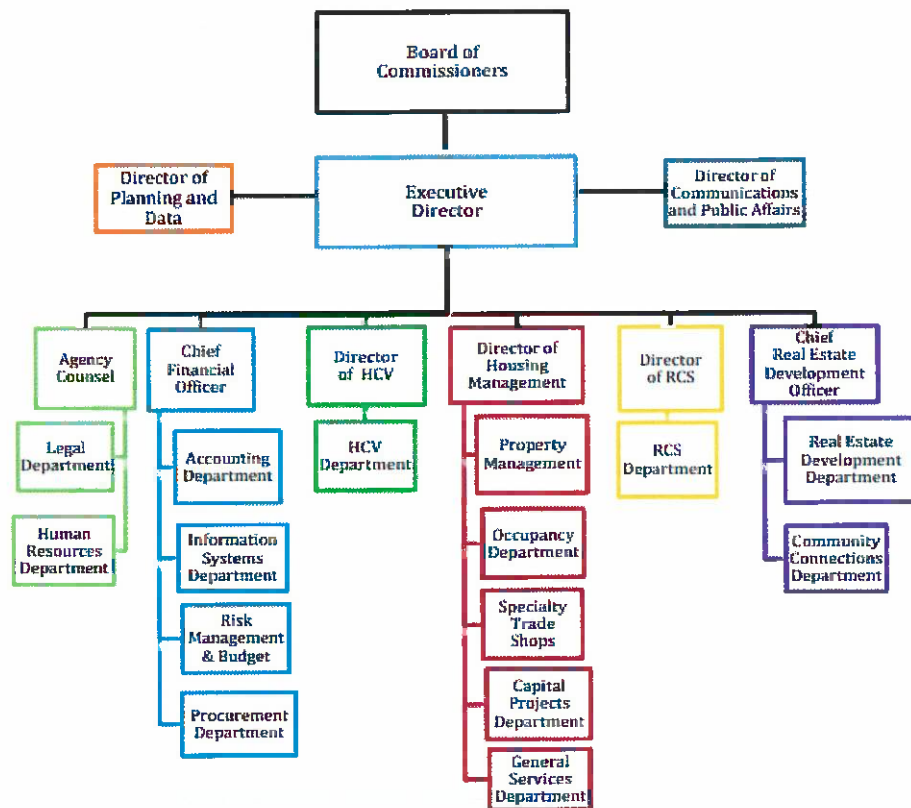
Attachment 2. Mission and Supporting Programs

"DHA develops and provides high-quality, affordable housing with responsive services, enabling people and communities to thrive."

DHA is a quasi-municipal corporation with a portfolio of over 12,000 units and housing choice vouchers, providing affordable housing to more than 26,000 very-low, low-, and middle-income individuals representing over 12,000 families. DHA's expanding property portfolio includes large-scale developments, mixed-use properties, and scattered site housing, as well as privately owned Housing Choice Voucher properties across the City.

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO 2022 ORGANIZATION CHART

DHA STRUCTURE



A. Choice Neighborhoods, Mixed Finance Modernization or Development

| Development Name* | Development Type | AMP | Unit Count | Anticipated Submission Date |
|---|---|------------------------|-------------|--|
| Sun Valley Homes/Annex | Choice Neighborhoods Note: Phase 3 closing scheduled 4 th qtr. 2022 (Grant to be completed in 2025) | 008/012 | 333 | Awarded December 2016 & 2019 |
| Westridge Homes | Mixed Finance (3 phase Redevelopment) | 006 | 200 | May 2023, 2024, 2025 |
| 1507-1529 West 44th/4408 Pecos 4490-4498 Pecos | Mixed Finance | 050 | 20 | October 2025 |
| 1755 South Pecos (Ruby Hill) | Mixed Finance | 070 | 25 | October 2025 |
| Walsh Manor Modernization | PH/LIHTC | 014 | 89 | October 2026 |
| Barney Ford Modernization | PH/LIHTC | 016 | 81 | October 2026 |
| Thomas Connole Modernization | PH/LIHTC | 020 | 100 | October 2026 |
| Quigg Newton Homes | Choice Neighborhoods | 007 | 380 | June 2025 |
| North Lincoln Homes | Choice Neighborhoods/ Mixed Finance | 553 | 206 | June 2031 |
| Columbine Homes | Choice Neighborhoods/ Mixed Finance | 005 | 200 | June 2037 |
| Available ACC Development | Mixed Finance | Agency Wide | Agency Wide | Pending Availability |
| Available ACC Development | Thomas Bean Tower-Transfer HAP Contract to PH (29) additional units (5) | 058 | 34 | 1 st Quarter 2023 |
| Available ACC Development | Triangolo Hall – Former Johnson & Wales dormitory building mixed Finance | Acquisition with Rehab | 33 | Second Quarter 2023 |
| Available ACC Development | Gaebe Hall Former Johnson & Wales dormitory building mixed Finance | Acquisition with Rehab | 39 | Second Quarter 2023 |
| Acquisition of land used for Sun Valley CNI – Phase 2 | 2617-2660 Holden Street Sun Valley Neighborhood | Acquisition | Zero | First Quarter 2021 |
| CFFP & EPC Financing | Debt Defeasance and/or refinancing (Debt Maturities in 2027) | Agency Wide | Agency Wide | EPC III –completed Dec 2021 & ongoing |
| Public Housing Portfolio | Evaluate RAD &/or other conversion & financing options | Agency Wide | Agency Wide | August 2020, September 2021 & on-going |

*All applications are contingent on funding availability



B. Demolition and/or Disposition

| C. Demolition/Disposition Activity Description | |
|---|--------------------------|
| 1a. Development name: Sun Valley Homes/Annex | Completed in 2020 |
| 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 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 | Completed in 2021 |
| 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: 31/12/21 – Demolition completed | |

| 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 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: 04/02/22 | |
| 5. Number of units affected: Land associated with 275 units in Zone B & C | |
| Coverage of action (select one) | |
| <input type="checkbox"/> Part of the development (single site) | |
| <input checked="" type="checkbox"/> Total development (Remaining portion) | |
| 7. Timeline for activity: | |
| a. Actual or projected start date of activity: 04/02/22 | |
| b. Projected end date of activity: Zone B land disposition completed 06/05/22 | |
| Zone C land disposition projected to be completed by 30/09/22 | |

| Demolition/Disposition Activity Description | |
|--|--------------------------|
| 1a. Development name: Sun Valley Homes/Annex | |
| 1b. Development (project) number: AMP-008 | Completed in 2021 |
| 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: 15/04/21 | |
| 5. Number of units affected: Remaining 88 of the original 333 (Zone C – Phase III) | |
| Coverage of action (select one) | |
| <input type="checkbox"/> Part of the development (single site) | |
| <input checked="" type="checkbox"/> Total development (Remaining portion) | |
| 7. Timeline for activity: | |
| a. Actual or projected start date of activity: 30/09/21 | |
| b. Projected end date of activity: 27/05/22 – Demotion completed | |

| 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"/> (Three Phases – 2022, 2023 & 2024) |
| 4. Date application approved, submitted, or planned for submission: 30/11/22 |
| 5. Number of units affected: 200 |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development (single site) <input checked="" type="checkbox"/> Total development (Three Phases – 2022, 2023 & 2024) |
| 7. Timeline for activity: a. Actual or projected start date of activity: 31/03/23 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 Completed in 2021 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input type="checkbox"/> |
| 4. Date application approved , submitted, or planned for submission: 16/11/20 |
| 5. Number of units affected: Dispersed East – 285 of the 360 total units in AMP 050 Dispersed West – 268 of the 348 total units in AMP 051 Dispersed South – 119 of the 272 total units in AMP 070 |
| 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 16/11/20 b. Projected end date of activity: 01/12/21 – Disposition completed |

| 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 Completed in 2021 |
| 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 4 th Ave Completed 15/01/19 – 2650 W Asbury Completed 15/04/19 – 3062 West 37 th Completed 30/09/21 – 120 Wolff (vacant parcel not disposed under this authorization. 120 – 136 Wolff units & vacant parcel disposed under Dispersed East, West & South DDA application approved on 16/11/20 (above). |

| 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: 30/09/24 b. Projected end date of activity: 30/09/25 |

| 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: 30/09/24 b. Projected end date of activity: 30/09/25 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Dispersed East (050) |
| 1b. Development (project) number: AMP-050 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission : 30/04/24 |
| 5. Number of units affected: Remaining 55 of 360 units |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 30/09/24 b. Projected end date of activity: 30/09/25 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Dispersed West (051) |
| 1b. Development (project) number: AMP-051 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission : 30/04/24 |
| 5. Number of units affected: Remaining 80 of 348 units |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 30/09/24 b. Projected end date of activity: 30/09/25 |

| Demolition/Disposition Activity Description |
|--|
| 1a. Development name: Dispersed South (070) |
| 1b. Development (project) number: AMP-070 |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission : 30/04/24 |
| 5. Number of units affected: Remaining 128 of 272 units |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development |
| 7. Timeline for activity: a. Actual or projected start date of activity: 30/09/24 b. Projected end date of activity: 30/09/25 |

| Demolition/Disposition Activity Description | |
|---|--|
| 1a. Development name: | Walsh Manor - 1790 West Mosier |
| 1b. Development (project) number: | AMP 014 |
| 2. Activity type: | Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> |
| 3. Application status (select one) | Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Disposition pending Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: | 30/04/25 |
| 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: 31/08/25 b. Projected end date of activity: 30/09/26 |

| 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: | 30/04/25 |
| 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: 31/08/25 b. Projected end date of activity: 30/09/26 |

| 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 : 30/04/25 |
| 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: 31/08/25 b. Projected end date of activity: 30/09/26 |

| 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 : 30/09/25 |
| 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: 31/01/26 b. Projected end date of activity: 30/09/31 |

| Demolition/Disposition Activity Description | |
|--|--|
| 1a. Development name: | North Lincoln Park Homes (NLP) and Columbine Homes (CH) |
| 1b. Development (project) number: | AMP 553 and AMP 005 |
| 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: | North Lincoln Park: 30/06/31 and Columbine Homes: 30/06/37 |
| 5. Number of units affected: | NLP – 206 units and CH – 200 units |
| 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: NLP - 30/09/31 & CH - 30/09/37 b. Projected end date of activity: NLP - 30/09/36 & CH - 30/09/42 |

D. Asset Repositioning of Public Housing

DHA manages a portfolio of 2,967 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 following parameters.



Derek Jost (July 1984-March 2022) DHA Manager of Maintenance and Operations

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.

E. Homeownership and Self Sufficiency



Gateway-Home Ownership Opportunities

The Denver Housing Authority's Resident and Community Connections Department (RCC) offers programs to housing authority residents that encourage and promote self-sufficiency and upward mobility. The programs, Home Ownership, Homebuyer's Club, First Time Homebuyer Education, Family Self Sufficiency Program (FSS), and Academies to Work (DHA's Education and Employment program) strive to provide resources to residents to empower them

to become self-sufficient. These efforts culminate, in many situations, with increased income and employability through industry recognized certifications, improved credit scores, decreased debt, and in some cases, home ownership. As a HUD Approved Counseling Agency, DHA provides homeownership counseling, foreclosure prevention, and financial fitness and homeownership education to the public.

F. 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 the PBV program and reduce or discontinue the issuance of new tenant-based vouchers so that the necessary PBV assistance is made available through attrition.

G. 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



Modernized Dispersed Unit

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 an Interior 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.

H. 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 current Faircloth limit of 4,092 units (4,106 base line less 14 converted through RAD) 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, HUD, RCB and LRC.

Four pending public housing acquisitions and conversions under consideration are as follows:

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



Johnson & Wales University

4. Conversion of Thomas Bean Tower-DHA is exploring options for converting 29 voucher-subsidized units back to public housing and converting community space into five additional public housing units for a total of 34 public housing units.

I. Financing and Debt Defeasance

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.

J. HUD Choice Neighborhoods Community Revitalization

DHA Delivers for Denver (D3)

In 2018, DHA and the City and County of Denver (City) entered into an Intergovernmental Agreement (IGA) to accelerate the affordable and permanent supportive housing (PSH) development and preservation pipelines in Denver. Under the IGA, the City will annually appropriate property tax revenue from its



Sun Valley Thrive

Affordable Housing Fund (AHF), approximately \$7.5 million per year, for 20 years to increase affordable and PSH options. With the AHF revenue source in place, DHA issued bonds amounting to \$129,810,000 in October 2019. DHA will use the bonds to develop 1,300 units of affordable housing. Additionally, buildings and land will be acquired to create PSH units through partnerships with selected PSH development partners. DHA has several developments in various stages of development. Two properties, 655 Broadway and Studebaker Lofts have been paired in a redevelopment project. The Broadway property is former office building on the Denver Health campus. Upon completion it will contain 110 residential units including 14 for transitional housing for discharged patients. The <https://breakthroughresource.com/project/sun-valley-green-haus-denver/> redevelopment of the Studebaker Lofts preserves workforce housing in downtown Denver. Abatement for 655 Broadway began late in 2020 and major construction will be complete in 2022. Westridge Homes is a 200+ unit property near the Knox St. light-rail station. Master planning is complete and pre-development is underway to add 164 units through demolition and new construction.

Sun Valley Revitalization

In 2013, DHA was awarded a Choice Neighborhoods Initiative (CNI) planning grant of \$500,000 for our Sun Valley property. Sun Valley is a 333-unit property that was built in the 1950s. This 33-acre site is one of the oldest housing sites in DHA's portfolio. The CNI grant provided funding to create a master plan for a mixed-income, higher density rental and homeownership community with active mixed-use commercial space. This plan was in line with the Decatur-Federal Station Area Plan which guides future growth and change near the light rail station which is minutes from the property. DHA was awarded a CNI Implementation grant for \$30 million in December 2016 which will be leveraged to redevelop this neighborhood. The first phase was completed in 2021 with 95 units at Gateway North and 92 units at Gateway South. Gateway South also includes 1,800 sqft of commercial space that contains Decatur Fresh, a DHA owned and operated market. Phase II of redevelopment includes 129 units at GreenHaus and 135 units at Thrive. Construction for both projects began in 2021. Phase III includes 165 units at Sol, 132 units at Joli, and 180 units at Flo. Construction for these three properties is expected to begin in 2023.



Sun Valley Redevelopment

K. West Denver Renaissance Collaborative

DHA will be consolidating the work of the West Denver Renaissance Collaborative (WDRC) into a new Planning and Data department. This department will build upon the WDRC initiative to help DHA plan, partner, and invest in the health and stability of the neighborhoods our residents call home. One area of new work will be increasing DHA's ability to prepare spatial analysis (mapping) critical to the management of DHA's properties, redevelopment planning, and understanding the growing need for affordable housing.



WDRC Ribbon Cutting

L. Designated Housing Plan

Currently DHA has an approved Designated Housing Plan for the Barney Ford, Walsh Manor and North Lincoln Mid-Rise developments. When the current plan expires, DHA will resubmit to HUD for an extension. In addition, DHA will continue to 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.

M. 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 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.

DHA-LED PROJECTS

| Project | Status | Units |
|-----------------|--------------------|-------------|
| Sun Valley | | 940 |
| • Gateway North | Complete | |
| • Gateway South | Complete | |
| • Thrive | Under construction | |
| • Greenhaus | Under construction | |
| • Sol | Design | |
| • Joli | Design | |
| • Fio | Design | |
| 655 Broadway | Under construction | 110 |
| Studebaker | Complete | 33 |
| Shoshone | Complete | 53 |
| Westridge | Design | 164 |
| TOTAL | | 1300 |

The City and 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 1,300 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 serving very low-income and special needs residents and individuals experiencing homelessness (permanent supportive housing). As part of this partnership, DHA has committed 300 project-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.

N. 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

INTRODUCTION | ABOUT DHA

BOARD OF COMMISSIONERS

DHA's Board of Commissioners consists of nine members appointed by the Mayor of Denver and approved by the City Council. The Board is responsible for establishing DHA policy, long-term goals, objectives, and direction.

Board members led the effort to update our mission, goals, and strategies for this Strategic Plan. Their leadership and passion provided the direction necessary to guide us to success in this process.



Grace Buckley
Chair



Richard J. Chavez
Vice Chair



Bruce Alexander
Treasurer



Craig Allen
Board Member



Fernando Sergio Ferrufino
Board Member



Marian Lawrence
Board Member



Melinda Pollack
Board Member



Maria Sepulveda
Board Member

INTRODUCTION | ABOUT DHA

DHA EXECUTIVE TEAM

Led by the DHA's Executive Director and supported by a team of talented and experienced experts, the Executive Team brings a disciplined and knowledgeable approach to DHA's housing development, management, and programming.

The Executive Team was instrumental in the Strategic Planning process, taking the goals identified by Board members and DHA staff, and refining them into strategies and detailed actions to be accomplished in the coming five years.



David Nisivoccia
Executive Director



Joshua Crawley
Agency Counsel



Nichole Ford
Chief Financial Officer



Erin Clark
Chief Real Estate
Investment Officer

INTRODUCTION | ABOUT DHA

RESIDENT COUNCIL BOARD

The Resident Council Board (RCB) is a city-wide resident organization, made up of representatives from each Local Resident Council (LRC). The RCB meets every other month to discuss resident issues and to assist DHA in the development of its policies and programs. The RCB provides an annual leadership conference.



Resident Council Board Members (left to right): Lauren Hawkins, Phyllis Mack, Josie Escamilla, Barbie Smith

WHERE WE ARE GOING | OVERVIEW

DHA's Strategic Plan contains five goals, driven by our dedication to our Mission and ambitions for the future. Each goal connects to a list of strategies and specific actions.

Our 2022—2027 Strategic Plan contains 35 Strategies, which connect to each Goal in greater detail, and 127 specific Actions that DHA staff will complete in the next five years to realize the Goals and further DHA's mission.

OUR MISSION

DHA develops and provides high-quality, affordable housing with responsive services, enabling people and communities to thrive.

2022—2027 Strategic Plan Goals

1. Preserve and expand affordable housing by balancing innovation with risks, prioritizing resources, and being responsive and equitable.
2. Build and maintain housing that meets the needs of households of all sizes and backgrounds.
3. Collect, monitor, and communicate agency outputs and outcomes and make data-driven decisions to support continuous improvement.
4. Ensure DHA residents and participants can successfully access and benefit from opportunities and services that address the diverse needs and goals of each household.
5. Develop an ecosystem to strengthen holistic and sustainable services and financial support through collaboration with community partners at property and neighborhood scale.

GOALS | RISK AND RESOURCES

Goal 1: Preserve and expand affordable housing by balancing innovation with risks, prioritizing resources, and being responsive and equitable.

STRATEGIES

1

Preserve, invest in, leverage, and integrate community needs and assets when developing properties.

2

Incorporate innovations in construction materials, techniques, and design in new and existing properties.

3

Plan for successful, long-term sustainable operations and services in new and existing developments.

4

Plan future development by assessing DHA's ability to leverage its financial assets and property portfolio, informed by broader market data.

5

Seek new opportunities, funding streams, and resources to support affordable housing.

6

Create a Capital Improvement Plan for existing properties based on identifying and prioritizing immediate capital needs and longer-term resilience and sustainability.

GOALS | AFFORDABLE HOUSING

Goal 2: *Build and maintain housing that meets the needs of households of all sizes and backgrounds.*

STRATEGIES

1

Use quantitative data to identify needs and inform decisions on property portfolio.

2

Use data on neighborhood and resident needs to inform the design and development of properties and related amenities and services.

3

Understand needs of people who are homeless and how DHA can help address their needs and backgrounds.

4

Meet the needs of people living in DHA properties through design and programming.

GOALS | IMPACT

Goal 3: Collect, monitor, and communicate agency outputs and outcomes and make data-driven decisions to support continuous improvement.

STRATEGIES

- 1 *Create system to centralize and analyze internal and external data.*
- 2 *Benchmark DHA performance and financial metrics to peer entities.*
- 3 *Measure and monitor DHA's program metrics, especially quality of life indicators, for continuous improvement.*
- 4 *Measure and monitor DHA's Diversity, Equity, and Inclusion (DEI) metrics for continuous improvement.*
- 5 *Measure and monitor DHA's Environmental, Social, and Governance (ESG) metrics for continuous improvement.*
- 6 *Obtain feedback from employees on improving DHA's workplace.*
- 7 *Assess the systems and technology used by DHA staff and clients for improvement and streamlining.*
- 8 *Develop focused external communications that highlight DHA's successes in alignment with its brand.*

Goal 4: Ensure DHA residents and participants can successfully access and benefit from **opportunities** and services that address the **diverse needs** and goals of each household.

STRATEGIES

1

Increase upward socioeconomic mobility of residents and participants through the development of opportunities for job creation, skill

2

Develop and expand supportive services for elderly and disabled residents and participants.

3

Develop and expand supportive services for youth and families for residents and participants.

4

Provide education, financial, and legal counseling resulting in increased financial stability and wealth building for residents and participants.

5

Develop and expand resources and services to HCV participants and low-income residents.

6

Inform property design with the needs of programming and supportive services.

7

Develop and expand fundraising and philanthropy to benefit resident services and successful outcomes.

8

Develop and invest in technology resources for residents and participants.

GOALS | COMMUNITY PARTNERSHIPS

Goal 5: Develop an ecosystem to strengthen holistic and sustainable services and financial support through collaboration with community partners at property and neighborhood scale.

STRATEGIES

1

Identify alternative revenue sources to support programs through innovative funding structures.

2

Evaluate and expand partnership-driven programs from site-level to neighborhood scale, where relevant and possible.

3

Develop programs that are self-sustaining in their finances, personnel, and organizational strength.

4

Improve the health of residents by providing preventative and holistic care through partnerships and conscientious development.

5

Evaluate needs and gaps in service provision to establish new partnerships.

6

Leverage DHA's community and office spaces as a site for partners to operate.

7

Expand existing and develop new partnerships with anchor institutions in Denver.

8

Invest in digital inclusion and infrastructure resources for residents internally and through external partnerships.

9

Share information and resources with outside partners to improve collaboration and outcomes.

HOW WE WILL GET THERE | IMPLEMENTATION

The Plan will be carried out over the next five years, with oversight from DHA's Board. Implementation of the Plan's strategies will be managed by DHA employees, with lead and supporting roles assigned to each Action, as well as timelines and metrics.

DHA's Executive Team will ensure accountability throughout the implementation process, assessing progress-to-goal via all-staff meetings, regular project team check-ins, and data tracking and reporting.



Mariposa Phase 4 Interactive Playground and Urban Garden

HOW WE WILL GET THERE | GET INVOLVED

The Plan is more than a report – it is a living, breathing document that needs your support. Help us reach our goals and make Denver a better home for all.

STAY INFORMED AND GET INVOLVED! | [DENVERHOUSING.ORG](https://denverhousing.org)



FUNDERS
Executive Department



RESIDENTS & PARTICIPANTS
Housing Management Division/
Housing Choice Voucher / Section 8



NONPROFIT PARTNERS
Resident Community Services/
Community Connections



GOVERNMENT AGENCIES
Communications and Public
Affairs Department



LANDLORDS
Housing Choice Voucher /
Section 8



VENDORS
Procurement Department



Greenhaus Under Construction in Sun Valley

Attachment 4. Supporting Documentation

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

Form 50077-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 2023 Agency Plan

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

DHA Resolution approving 2023 Agency Plan for Submission to HUD

Public Notice



Gateway North/South Rebuild



Original Sun Valley Homes

**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 2023

____ 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

DAVID NISIVOCIA

Title Chair DHA Board of Commissioners

David Nisivocia

Signature

[Signature]

Date

9.28.22

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 3/31/2024

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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Housing Authority of the City and County of Denver
PHA Name

CO001
PHA Number/HA Code

I hereby certify that all the statement above, 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 Executive Director: David Nisivoccia, Chief Executive Officer

Name of Board Chairperson:

Signature

Date

1.22.22

Signature

Date

9.28.22

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.* and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**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 2021 Annual 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.

The 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)

Name of Authorized **DAVID NISVOCUA**

Signature

Title Chair PHA Board of Commissioners

Date

9.28.22

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 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.)

See Attached

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

David Nisiovocia

Title

Chief Executive Officer

Signature

David Nisiovocia

Date

10/05/22

X

David Nisiovocia (Oct 5, 2022 13:03 MDT)

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
DHA AND COMPONENT UNIT PROPERTY CHARACTERISTICS AND UNIT COMPOSITION
(Includes Non-dwelling Units)

| DHA PROJECT NUMBER | NAME OF DEVELOPMENT | ADDRESS | DOFA* |
|---|--|--------------------------------|------------|
| PUBLIC HOUSING UNITS | | | |
| 005 | Columbine Homes | 201 S. Yuma | 03/01/1953 |
| 006 | Westridge Homes | 3537 W. 13th Ave. | 03/01/1952 |
| 007 | James Quigg Newton Homes | 4407 Mariposa St. | 06/01/1952 |
| 008 | Sun Valley Homes/Annex (units vacant & T/B demo) | 990 Alcott Way | 06/01/1954 |
| 555 | The Villages at Curtis Park** | 1107 27th Street | 03/17/2003 |
| 011/566 | Westwood Homes** | 3401 W. Kentucky | 10/01/1953 |
| 014 | Walsh Manor | 1790 W. Mosier Pl. | 08/01/1965 |
| 021/564 | Walsh Manor Annex** | 1775 W. Mosier Pl. | 09/01/1971 |
| 015/562 | A. B. Hirschfeld Towers** | 333 W. Ellsworth | 10/01/1967 |
| 016 | Barney Lancelot Ford Heights | 2024 Clarkson St. | 06/30/1968 |
| 017/563 | John R. Mulroy Apartments** | 3550 W. 13th Ave. | 01/01/1970 |
| 020 | Thomas F. Connole Apartments | 1710 Williams St. | 07/01/1971 |
| 553 | North Lincoln Park- Row type/Midrise | 1401/1425 Mariposa St. | 05/31/1997 |
| 050 | Dispersed East | Scattered Sites | 08/15/1981 |
| 051 | Dispersed West | Scattered Sites | 12/18/1982 |
| 070 | Dispersed South | Scattered Sites | 08/25/1984 |
| 558 | Thomas W. Bean Towers** (ACC units only) | 2350 Cleveland Pl. | 01/31/2006 |
| 559 | Benedict Park Place Block 1B** (ACC units only) | 305 Park Avenue West | 01/31/2007 |
| 560 | Benedict Park Place Block 3B** (ACC units only) | 305 Park Avenue West | 01/31/2009 |
| 561 | Benedict Park Place Block 4B** (ACC units only) | 305 Park Avenue West | 03/31/2010 |
| 565 | Benedict Park Place Block 5B** (ACC units only) | 305 Park Avenue West | 08/24/2011 |
| 567 | Tapiz at Mariposa** | 1099 Osage | 01/31/2012 |
| 569/573 | South Lowell** | 4725 S. Lowell Blvd. | 12/30/1996 |
| 568 | Mariposa Phase II** (ACC units only) | 933-943, 989 & 1011 Navajo St. | 11/30/2013 |
| 572 | Mariposa Phase III** (ACC units only) | 1295 W. 10th Avenue | 01/31/2014 |
| 574 | Mariposa Phase IV** (ACC units only) | 1295 W. 10th Avenue | 12/31/2014 |
| 575 | Mariposa Phase VI** (ACC units only) | 1295 W. 10th Avenue | 05/31/2016 |
| 577 | Vida I (9% unit) PH/LIHTC** | 4057 W. Colfax Avenue, 9% Unit | 10/31/2019 |
| 578 | Platte Valley - PH/LIHTC** (ACC units only) | 3011 Stout Street - Suite 100 | 12/31/2019 |
| 579 | Gateway South (9%) PH/LIHTC** (ACC units only) | 995 Decatur Street | 06/22/2021 |
| TOTAL PUBLIC HOUSING UNITS | | | |
| DENVER HOUSING CORPORATION (DHC) | | | |
| 151 | Pacific Place | 2020 S Vallejo St. | 12/01/1979 |
| 156 | Dispersed New Const. | Various | 05/08/1980 |
| 158 | Dispersed Sub Rehab. | Various | 05/08/1980 |
| 162 | DHC - Dispersed East | Scattered Sites | 08/15/1981 |
| 163 | DHC - Dispersed West | Scattered Sites | 12/18/1982 |
| 164 | DHC - Dispersed South | Scattered Sites | 08/25/1984 |
| TOTAL DHC | | | |
| DENVER HOUSING PROGRAM (DHP) | | | |
| 277 | Lincoln Park 57 | Various | N/A |
| TOTAL DHP | | | |
| GLOBEVILLE | | | |
| 422 | Globeville I | 351 East 51st Avenue | N/A |
| 423 | Globeville II | 351 East 51st Avenue | N/A |
| TOTAL GLOBEVILLE | | | |
| MOUNTAIN VIEW REDEVELOPMENT LLLP | | | |
| 152 | Mountain View | 1212 S. Federal | 09/01/1979 |
| 154 | Eliot Cottages | 1222 S. Federal | 08/25/1980 |
| TOTAL MOUNTAIN VIEW REDEVELOPMENT LLLP | | | |
| CSG REDEVELOPMENT PARTNERS | | | |
| 150 | Syracuse Plaza | 4333 S Syracuse | 11/01/1979 |
| 153 | Casa Loma | 3850 Alcott St. | 02/25/1980 |
| 155 | Goldsmith Village | 4343 S Syracuse | 06/01/1980 |
| TOTAL CSG REDEVELOPMENT PARTNERS | | | |
| OTHER LIHTC PARTNERS | | | |
| 555 | Villages at Curtis Park (tax credit & market rate units) | 1107 27th Street | 09/30/2000 |
| 427 | Vida II (4% unit) PBV/LIHTC | 4057 W. Colfax Avenue, 4% Unit | 10/31/2019 |
| 578 | Platte Valley (PBV/LIHTC) - Arapahoe Plaza | 3411 Arapahoe | 12/31/2019 |
| 455 | 3210 Shoshone (9%) PBV/LIHTC | 3210 Shoshone St | 07/15/2021 |
| 264 | Blake & Broadway - Studebaker Bldg. - LIHTC | | TBD |
| TOTAL OTHER LIHTC PARTNERS | | | |

HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
DHA AND COMPONENT UNIT PROPERTY CHARACTERISTICS AND UNIT COMPOSITION
(Includes Non-dwelling Units)

| DHA PROJECT NUMBER | NAME OF DEVELOPMENT | ADDRESS | DOFA* |
|--|---|--------------------------------|---------------|
| HOPE VI & CNI - MIXED FINANCE UNITS (Benedict Park/Mariposa/Sun Valley) *** | | | |
| 558 | Bean Towers LP - LIHTC | 2350 Cleveland Pl. | 01/31/2006 |
| 559 | Benedict Park Place Block 1B - LIHTC/MKT RATE | 305 Park Avenue West | 01/31/2007 |
| 560 | Benedict Park Place Block 3B - LIHTC/MKT RATE | 305 Park Avenue West | 01/31/2009 |
| 561 | Benedict Park Place Block 4B - LIHTC/MKT RATE | 305 Park Avenue West | 03/31/2010 |
| 565 | Benedict Park Place Block 5B - LIHTC/MKT RATE | 305 Park Avenue West | 08/24/2011 |
| 568 | Mariposa Phase II - Arches - LIHTC/MKT RATE | 933-943, 989 & 1011 Navajo St. | 11/30/2013 |
| 572 | Mariposa Phase III - Mariposa - LIHTC/MKT RATE | 1295 W. 10th Avenue | 01/31/2014 |
| 574 | Mariposa Phase IV - The Zephyr - LIHTC/MKT RATE | 1295 W. 10th Avenue | 12/31/2014 |
| 575 | Mariposa Phase VI - The Aerie - LIHTC/MKT RATE | 1295 W. 10th Avenue | 05/31/2016 |
| 576 | Mariposa Phase VII - PBV/LIHTC | 1295 W. 10th Avenue | 05/31/2017 |
| 576 | Mariposa Phase VII - RAD Conversion ACC to PBV | 1295 W. 10th Avenue | 05/31/2017 |
| 426 | Mariposa Phase VIII - LIHTC | 1295 W. 10th Avenue | 04/28/2017 |
| 431 | Gateway North (4%) - PBV/LIHTC | 1005 Decatur Street | 02/16/2021 |
| 579 | Gateway South (9%) - LIHTC/MKT RATE | 995 Decatur Street | 06/22/2021 |
| TOTAL HOPE VI & CNI - MIXED FINANCE UNITS | | | |
| SUBTOTAL - UNITS IN OPERATION | | | |
| Under Construction - to be placed in service in 2022/2023 | | | |
| 456 | Blake & Broadway - Studebaker Bldg. - LIHTC | 655 Broadway Boulevard | July 2022 |
| 457 | GHP LLLP- GreenHaus LIHTC Unit | 2797 - 2799 W 13th Avenue | January 2023 |
| 462 | SV GHP Condo 50 - Market Unit (GreenHaus) | 2797 - 2799 W 13th Avenue | January 2023 |
| 458 | THP LLLP- Thrive LIHTC Unit | 2660 W Holden Place | November 2022 |
| 463 | SV THP Condo 30 - Market Unit (Thrive) | 2660 W Holden Place | November 2022 |
| SUBTOTAL - UNITS UNDER CONSTRUCTION | | | |
| TOTAL UNITS | | | |

*DOFA - Date of Full Availability; **Properties owned by partnership; ***Excludes PH units in these Partnerships; TBD-To be determined.
PH units are shown under Public Housing Units above.

DENVER HOUSING AUTHORITY
Non-Residential Property Information
As of 12/31/2021

| Property | Address | | Land Area | | Comments |
|---|--|-------------|-----------|-------|--|
| | | | Sq. Ft. | Acres | |
| Improved Property | | | | | |
| 1035 Osage Administrative Office | 1035 Osage Street | Non-HUD | 17,765 | 0.41 | Built with New Market Tax Credit financing & DHP funds |
| 17th & Penn Commercial | 501 E. 17th Avenue | Non-HUD | 12,537 | 0.29 | Leased -Aces restaurant |
| Dispersed East Office | 5040 Paris Street | HUD | 24,721 | 0.57 | |
| Dispersed South Office | 2945 W. Florida | HUD | 37,000 | 0.85 | |
| Dispersed West Office | 2734 W. 9th Avenue | HUD | 33,571 | 0.77 | To be sold to City (SV CNI) |
| Dispersed West Maintenance Shop & Support Shops | 4595 Navajo Street | HUD | 52,165 | 1.20 | Formerly known as Boys & Girls Club |
| Sun Valley Land/property Acquisitions & People Center | 2617 & 2660 W Holden, 2516 & 2520 W 13th Ave | Non-HUD | 107,396 | 2.47 | Formerly known as Frontier Fire, Kasper & SV Acq. Properties |
| Curtis Park Horse Barn (Stable #3 - Horse-drawn Streetcars) | 1025 33rd St. | HUD/Non-HUD | 24,970 | 0.57 | AKA Posner Center |
| 901 Navajo & 1325 W 9th (Dwyer) | 901 Navajo | Non-HUD | 60,798 | 1.40 | D3 Bond - future site for |
| 4745 N Federal Blvd. | 4745 N Federal Blvd. | Non-HUD | 164,543 | 3.78 | D3 Bond - future site for |
| 1373 W Nevada, 1394 W Alameda & 316 S Pecos | 1330 W Alameda | Non-HUD | 61,400 | 1.41 | D3 Bond - future site for PSH |
| 3965 Fox Street | 3965 Fox Street | Non-HUD | 35,074 | 0.81 | D3 Bond - future site for |
| 1139 Delaware | 1139 Delaware | Non-HUD | 16,489 | 0.38 | D3 Bond - future site for |
| Johnson & Wales | 1740 & 1790 N. Pontiac | Non-HUD | 143,708 | 3.30 | D3 Bond - future site for |
| Legacy Lofts - Land Acq. | 2175 California | Non-HUD | 18,831 | 0.43 | D3 Bond - land acq. for PSH |
| Warren Residences - Land Acq. | 1359 Gilpin | Non-HUD | 15,611 | 0.36 | D3 Bond - land acq. for PSH |
| Fusion Studios - Land Acq. | 3737 N. Quebec | Non-HUD | 68,486 | 1.57 | D3 Bond - land acq. for PSH |
| Zuni Tank Farm - Warehouse Building | 2506 W 13th Avenue | Non-HUD | 15,000 | 0.34 | TBD - Sun Valley CNI Master Plan Redevelopment |
| Total | | | 910,065 | 13.72 | |

| | | | | | |
|---|--|--|----------------|-----------------|--|
| Vacant Land Holdings - Non-HUD | | | | Comments | |
| 17th & Penn Parking Lot | 1720-1746 Pennsylvania St. | | 24,573 | 0.56 | |
| W 10th Assemblage | 1200 W. 10th Avenue | | 17,790 | 0.41 | |
| 944 Osage (1390 W 10th Ave) | 944 Osage (1390 W 10th Ave) | | 61,941 | 1.43 | |
| Park Ave 3A (Note: 76% is non-HUD and 24% HUD) | 24th & Tremont | | 27,151 | 0.62 | Sale of property completed in 2021 - final reporting 2022. |
| Zuni Tank Farm (Parcels 4 & 5) in Sun Valley Neighborhood | 2506 & 2514 W 13th Avenue and 2501 W 11th Avenue | | 346,301 | 7.96 | Acquired from Xcel Energy by DHA's Sun Valley Zuni |
| 14th & Lipan | 1373 Lipan | | 6,260 | 0.14 | Memorial Park |
| Total | | | 484,016 | 11.32 | |

| | | | | | |
|-------------------------------------|------------------------------------|--|---------|-----------------|--|
| Vacant Land Holdings - HUD | | | | Comments | |
| 120 Wolff | 120 Wolff - excess land (parcel 2) | | 25,209 | 0.58 | Included in Disposition of Dispersed sites to DHC in 2021 - final reporting 2022 |
| Platte Valley (Remaining 2 parcels) | 3054 Champa & 3041 Stout | | 6,255 | 0.14 | HUD approved disposition to Habitat for Humanities |
| 46th & Pecos | 1599 W. 46th Avenue | | 20,860 | 0.48 | |
| Sun Valley Homes & Annex | Zones B & C | | 926,997 | 21.28 | Pending HUD approval for Disposition |
| 33rd & Arapahoe | 3299 Arapahoe | | 6,000 | 0.14 | Under Lease to Denver Urban Gardens (DUG) |

| DHA's Community Centers | | | |
|---|----------------------|--------------|--|
| Location | Address | | Leased to/Current Uses |
| Sun Valley Community Center | 990 Alcott Way | HUD | Building demolished in 4th QTR 2021 - CNI |
| King Trimbull Community Center | 929 29th St. | HUD | |
| Westwood Opportunity Center | 855 S. Irving St. | HUD | DHA RCS Activities |
| Mulroy Community Center | 3550 W. 13th Avenue | HUD | DHA RCS Activities |
| Quigg Newton Community Center | 4440 Navajo St. | HUD | DHA RCS Activities, Community College of Denver (GED, ESL), Rocky Mountain SER – Headstart, Department of Human Services, Denver Urban Gardens |
| North Lincoln Opportunity Center | 1401 Mariposa St. | HUD | DHA RCS Activities |
| Stapleton Recreation Center (City is in process of changing the name) | 10 E 51st Avenue | HUD | Leased to City and County of Denver - Rec Center |
| Benedict Park Place Enrichment | 2350 Cleveland Place | HUD | DHA RCS Activities, Earthforce |
| Vida Senior Activity Center | 1401 Mariposa St. | Non-HUD | DHA RCS Activities |
| Ganas Bldg (Auraria Community Center) | 1212 Mariposa | HUD/ Non-HUD | Denver Inner City Parish |

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 03/31/2020)

Applicant Name

Housing Authority of the City and County of Denver

Program/Activity Receiving Federal Grant Funding

Capital Fund 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

Title

Chair DHA Board of Commissioners

Signature



Date (mm/dd/yyyy)

09/28/2022

Previous edition is obsolete

form HUD 50071 (01/14)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**DENVER HOUSING AUTHORITY RESIDENT COUNCIL BOARD (RCB)
RESOLUTION IN SUPPORT OF THE DENVER HOUSING AUTHORITY 2023 AGENCY
ANNUAL PLAN AND CAPITAL 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 and Capital Plan for Fiscal Year 2023; and

WHEREAS, in July 2022 DHA staff prepared a draft of the Housing Authority of the City and County of Denver 2023 Agency Annual Plan and Capital Plan including required attachments; and

WHEREAS, in July 2022, 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 2023 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 2023 Agency Plan and Capital Plan.

| RCB Officers | Title | Address | Date |
|------------------------|-----------------------|---|-----------------|
| <u>Connel Cox</u> | <u>vice president</u> | <u>1337 Myrtle Street</u> <u>Denver CO 80204</u> | <u>8-09-22</u> |
| <u>Josie Escamilla</u> | <u>treasurer</u> | <u>1233 S Federal Blvd</u> <u>4725 S Lowell Blvd</u> | <u>8-9-2022</u> |
| <u>Lauren Hawkins</u> | <u>President</u> | <u>#1-204 Littleton, Co 80123</u> | <u>8-9-2022</u> |
| <u>Phyllis Mack</u> | <u>Sec.</u> | <u>1790 W. Meeker Pl</u> <u>8023</u> | <u>8-9-22</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, Dan Fechter, 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 and County of Denver** is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the **City and County of Denver** 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 the 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 Dan Fechter | Title Director of Administration & Federal Compliance |
| Signature Dan Fechter <small>Digitally signed by Dan Fechter Date: 2022.08.15 18:24:40 -0500</small> | Date August 15, 2022 |

RESOLUTION NO. 3515

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER,
COLORADO TO APPROVE SUBMISSION OF THE 2023 ANNUAL AGENCY PLAN AND
CAPITAL PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

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 2023; and

WHEREAS, DHA staff has prepared the Housing Authority of the City and County of Denver 2023 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, public hearings were held on August 18th and September 12th; and

WHEREAS, all comments received by the public are recorded in Attachment 4 of the 2023 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 2023 Annual Agency and Capital Fund Plan for submission to the Department of Housing and Urban Development.

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 12, 19, 26, & September 2, 9, 2022

Nicole Maestas
Signature

Subscribed and sworn to before me this
9 day of September, 2022.

Rosann R Wunsch
Notary Public

(SEAL)

ROSANN R WUNSCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024002315
MY COMMISSION EXPIRES FEBRUARY 28, 2028

PUBLIC NOTICE

The Housing Authority of the City and County of Denver (DHA) is extending the public comment period for its 2023 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.

The Plan is available for public review at <https://www.denverhousing.org/documents-library/Development/Business-Forms>. Written comments regarding the Plan can be submitted to wytaun@denverhousing.org on or before September 12, 2022. A second public hearing regarding the Plan will be held at the DHA Central Office located at 1035 Osage Street on Monday, September 12, 2022 @ 4:00 p.m. The meeting can also be attended via Microsoft Teams as detailed below.

Microsoft Teams meeting
Join on your computer or mobile app
Meeting ID: 230 539 376 81
Passcode: ZgFqte

All comments received by DHA will be submitted to the Department of Housing and Urban Development as an attachment to the 2023 Annual Plan.

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
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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):

July 1, 8, 15, 22, 29 & August 5, 12, 2022

Nicole Maestas
Signature

Subscribed and sworn to before me this
12 day of August, 2022.

Rosann R Wunsch
Notary Public

(SEAL)

ROSANN R WUNSCH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024002315
MY COMMISSION EXPIRES FEBRUARY 26, 2026

PUBLIC NOTICE

The Housing Authority of the City and
County of Denver (DHA) is soliciting pub-
lic comments regarding its 2023 Annual
Plan (Plan). The Plan is a comprehensive
guide to DHA public housing policies, pro-
grams, operations, and strategies for
meeting local housing needs and goals.

Beginning July 5, 2022 a copy of the Plan
will be available for public review at
<https://www.denverhousing.org/documents-library/Development/BusinessForms>. Written
comments regarding the Plan can be sub-
mitted to wtaunt@denverhousing.org on
or before August 17, 2022. A public hear-
ing regarding the Plan will be held at the
DHA Central Office located at 1035 Osage
Street on Thursday, August 18, 2022 @
4:00 p.m. The meeting can also be attend-
ed via Zoom as detailed below.

Join Zoom Meeting <https://us06web.zoom.us/j/82115967801?pwd=NVVyd0FpZFRPeUJMSW1ORWp1U0Nudz09>

Meeting ID: 821 1596 7801 Passcode: 208215

One tap mobile
+14086380968,82115967801# US (San
Jose) Dial by your location +1 408 638 0968
US (San Jose)
Meeting ID: 821 1596 7801

Find your local number: <https://us06web.zoom.us/j/82115967801?pwd=NVVyd0FpZFRPeUJMSW1ORWp1U0Nudz09>

All comments received by DHA will be sub-
mitted to the Department of Housing and
Urban Development as an attachment to
the 2023 Annual Plan.

Attachment 5. Capital Fund Grants

HUD 50075.1 Annual Statement

HUD 50075.2 Five Year Action Plan



| | | | | | | | |
|--|--|---|---------|--------------------------------------|-----------|---|----------|
| Part I: Summary | | Grant Type and Number: 2023 Capital Fund Grant Capital Fund Program No: C006P00150123 Date of CFFP: \ | | Replacement Housing Factor Grant No: | | FFY of Grant: 2023 Prepared: June 12, 2022 | |
| PHA Name: Housing Authority of the City and County of Denver | | Reserved for Disasters/Emergencies Final Performance and Evaluation Report | | | | | |
| Type of Grant Original Annual Statement | | Revised Annual Statement (revision no:) | | | | | |
| Performance and Evaluation Report for Period Ending: | | Summary by Development Account | | | | | |
| Line | | Original | Revised | Total Estimated Cost | Obligated | Total Actual Cost | Expended |
| | Debt Service-Securitization | \$599,050 | \$0 | | \$0 | | \$0 |
| 1 | Total non-CFFP Funds | | | | | | |
| 2 | 1406 Operation | \$1,000,000 | \$0 | | \$0 | | \$0 |
| 3 | 1408 Management Improvements Soft Costs | \$0 | \$0 | | \$0 | | \$0 |
| | Management Improvements Hard Costs | \$120,000 | \$0 | | \$0 | | \$0 |
| 4 | 1410 Administration | \$1,000,000 | \$0 | | \$0 | | \$0 |
| 5 | 1411 Audit | | | | | | |
| 6 | 1415 Liquidated Damages | | | | \$0 | | \$0 |
| 7 | 1430 Fees and Costs | \$835,000 | \$0 | | \$0 | | \$0 |
| 8 | 1440 Site Acquisition | | \$0 | | \$0 | | \$0 |
| 9 | 1450 Site Improvements | | \$0 | | \$0 | | \$0 |
| 10 | 1460 Dwelling Structures | \$4,100,000 | | | | | |
| 11 | 1465.1 Dwelling Equipment | | \$0 | | | | |
| 12 | 1470 Nondwelling Structures | | | | | | |
| 13 | 1475 Nondwelling Equipment | | | | | | |
| 14 | 1485 Demolition | | \$0 | | \$0 | | \$0 |
| 15 | 1490 Replacement Reserve | \$0 | | | | | |
| 16 | 1492 Moving to Work Demonstration | | \$0 | | \$0 | | \$0 |
| 17 | 1495.1 Relocation Costs | \$345,950 | \$0 | | \$0 | | \$0 |
| 18 | 1499 Development Activities | \$2,000,000 | \$0 | | \$0 | | \$0 |
| 19 | 1502 Contingency | \$0 | \$0 | | \$0 | | \$0 |
| | Amount of Annual Grant | \$10,000,000 | | | | | |
| | 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 | \$599,050 | | | | | |

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

| PHIA Name: Housing Authority of the City and County of Denver | | | Grant Type and Number: 2023 Capital Fund Capital Fund Grant No: CO01P00150123 Replacement Housing Factor Grant No: | | CFRP (Yes): | Prepared: June 12, 2022 |
|--|---|----------------------------|--|----------------------|-------------------|-------------------------|
| Development Number Name/PHIA Activities | General Description of Major Work Categories | Development Account No. | Quantity # of Units | Total Estimated Cost | Total Actual Cost | Status of Work |
| AMP 005 Columbine Homes | Dwelling Structures | 1450 | 200 | | | |
| | Replace roofs | | | \$1,050,000 | | |
| | Replace Appliances | | | \$300,000 | \$0 | \$0 |
| | Total Dwelling Structures | | | \$1,350,000 | \$0 | \$0 |
| Columbine | Subtotal | | | | | |
| AMP 014 Walsh Manor | Dwelling Structures | 1460 | 50 | | | |
| | Replace Roof | | | \$450,000 | | |
| | Replace parking lot | | | \$450,000 | | |
| | Total Dwelling Structures | | | \$900,000 | | |
| | Subtotal | | | \$900,000 | \$0 | \$0 |
| AMP 050 Dispersed East | Dwelling Structures | 1460 | 100 | | | |
| | Interior Modernization, Site Work, Finishes | | | | | |
| | Doors & Windows, Life Safety CO, | | | | | |
| | Furnace & H2O Heater Replacement; | | | | | |
| | Moisture Protection, MEP | | | \$400,000 | \$0 | \$0 |
| | Total Dwelling Structures | | | \$400,000 | \$0 | \$0 |
| | Subtotal | | | \$400,000 | \$0 | \$0 |
| East | | | | | | |
| AMP051 Dispersed West | Dwelling Structures | 1460 | 100 | | | |
| | Interior Modernization, Site Work, Finishes | | | | | |
| | Doors & Windows, Life Safety CO, | | | | | |
| | Furnace & H2O Heater Replacement, | | | | | |
| | Moisture Protection, MEP | | | \$500,000 | \$0 | \$0 |
| | Total Dwelling Structures | | | \$500,000 | \$0 | \$0 |
| | Subtotal | | | \$500,000 | \$0 | \$0 |
| West | | | | | | |
| AMP070 Dispersed | Dwelling Structures | 1460 | 100 | | | |
| | Interior Modernization, Site Work, Finishes | | | | | |
| | Doors & Windows, Life Safety CO, | | | | | |
| | Furnace & H2O Heater Replacement, | | | | | |
| | Moisture Protection, MEP | | | \$950,000 | \$0 | \$0 |
| | Total Dwelling Structures | | | \$950,000 | \$0 | \$0 |
| | Subtotal | | | \$950,000 | \$0 | \$0 |
| South | | | | | | |

| Part II: Supporting Pages | | | | | | |
|---|--|--|------------------------|----------------------|-------------------|--|
| PHA Name: Housing Authority of the City and County of Denver | | Grant Type and Number: 2023 Capital Fund Capital Fund Grant No: C001P00150123 Replacement Housing Factor Grant No: | | | CFPP (Yes): | Federal FY of Grant: 2023 Prepared: June 12, 2022 |
| 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 |
| 1408 | MIP Activities | 1408 | | | | |
| Hard Costs | Network Upgrades | | | \$120,000 | | |
| MIP Hard Cost | Subtotal | | | \$120,000 | \$0 | \$0 |
| Administration | Administrative Fee per Asset Management Regulations | 1410 | | \$1,000,000 | | |
| 1410 | Subtotal | | | \$1,000,000 | \$0 | \$0 |
| Fees and Costs | A&E Services | 1430 | | \$500,000 | | |
| 1430 | WalshAnnex Design Work | | | \$85,000 | | |
| | Project Management | | | \$250,000 | | |
| | Environmental Testing | | | \$835,000 | | |
| 1430 | Total A&E Services | | | \$835,000 | \$0 | \$0 |
| | Subtotal | 1490 | | \$53,045 | | |
| Operations | Thomas Bean Tower AMP-558 | | | \$62,700 | | |
| 1406 | Hirschfeld Towers AMP-562 | | | \$15,000 | | |
| | Mulroy Apartments AMP-563 | | | \$30,000 | | |
| | Walsh Annex AMP-564 | | | \$60,354 | | |
| | Westwood Homes AMP 566 | | | \$30,909 | | |
| | 1099 Osage AMP-567 | | | \$31,471 | | |
| | South Lowell AMP-569 | | | \$62,500 | | |
| | Mariposa Phase VII-576 | | | \$27,500 | | |
| | Platte Valley AMP-578 | | | \$16,500 | | |
| | Vida AMP-577 | | | \$8,500 | | |
| | Gateway North AMP-431 | | | \$601,521 | | |
| | Public Housing Only | | | \$1,000,000 | \$0 | \$0 |
| Operations | Subtotal | | | | | |
| Relocation | Relocation Services | 1495 | | \$145,950 | | |
| Activity | Thomas Bean Tower AMP-558 | | | \$200,000 | | |
| 1495.1 | Westridge Homes AMP 006 | | | \$345,950 | \$0 | \$0 |
| Relocation | Subtotal | | | \$2,000,000 | | |
| Demolition | Westridge Homes hazardous material abatement and demolition | | | | | |
| 1485 | Subtotal | | | \$2,000,000 | \$0 | \$0 |
| Development | Debt Service Payments from Securitization | | | \$599,050 | | |
| Debt Service | 9001 | | | \$599,050 | \$0 | \$0 |
| Debt Service | Subtotal | | | | | |
| 2023 Capital Fund Total | | | | \$10,000,000 | \$0 | \$0 |

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

| Part III: Implementation Schedule | | | | | | Federal FY of Grant: 2023 Prepared: June 12, 2022 | |
|--|---|-------------------------------|---|--|--------------------------------|--|--|
| PHA Name: The Housing Authority of the City and County of Denver | | | | | | Reasons for Revised Target Dates | |
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | All Fund Expended (Quarter Ending Date) | | Actual Expenditure End Date | Actual Expenditure End Date | |
| | Original Obligation End Date 6/1/2025 | Actual Obligation End Date | Original Obligation End Date 6/1/2025 | Actual Expenditure End Date 6/1/2027 | | | |
| 1406 Operations | June 2025 | | | June 2027 | | | |
| 1408 MIP | June 2025 | | | June 2027 | | | |
| 1410 Administration | June 2025 | | | June 2027 | | | |
| 1495 Relocation | June 2025 | | | June 2027 | | | |
| 1430 A&E | June 2025 | | | June 2027 | | | |
| 1485 Demolition | June 2025 | | | June 2027 | | | |
| 9005 Debt Services | June 2025 | | | June 2027 | | | |
| CO06P001006 Columbine Homes | June 2025 | | | June 2027 | | | |
| CO06P00114 Walsh Manor | June 2025 | | | June 2027 | | | |
| CO06P001050 Dispersed East | June 2025 | | | June 2027 | | | |
| CO06P001051 Dispersed West | June 2025 | | | June 2027 | | | |
| CO06P001070 Dispersed South | June 2025 | | | June 2027 | | | |

**U.S.. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 03/31/3030**

Capital Fund Program-Five Year Action Plan

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: 2024 PHA FY: 2024 | Est. Cost | FFY Grant: 2025 PHA FY: 2025 | Est. Cost | FFY Grant: 2026 PHA FY: 2026 | Est. Cost | FFY Grant: 2027 PHA FY: 2027 | Est. Cost |
| 1480 Physical Improvements | | Capital Activity | \$6,485,000 | Capital Activity | \$6,280,000 | Capital Activity | \$5,630,950 | Capital Activity | \$6,730,950 |
| 1406 Operations | | Operations | \$700,000 | Operations | \$700,000 | Operations | \$700,000 | Operations | \$700,000 |
| 1408 Management Improvements | | MIP | \$120,000 | MIP | \$120,000 | MIP | \$120,000 | MIP | \$120,000 |
| 1410 Administration | | Salaries of Modernization Staff, Admin, Clerks | \$950,000 | Salaries of Modernization Staff, Admin, Clerks | \$950,000 | Salaries of Modernization Staff, Admin, Clerks | \$950,000 | Salaries of Modernization Staff, Admin, Clerks | \$950,000 |
| 1485 Demolition | | | | | | | | | |
| 1499 Development | | Acc Units | \$1,145,950 | Acc Units | \$1,350,950 | Acc Units | \$2,000,000 | Acc Units | \$900,000 |
| 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 | | | \$10,000,000 | | \$10,000,000 | | \$10,000,000 | | \$10,000,000 |

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: 2024 PHA FY: 2024 | Est. Cost | FFY Grant: 2025 PHA FY: 2025 | Est. Cost | FFY Grant: 2026 PHA FY: 2026 | Est. Cost | FFY Grant: 2027 PHA FY: 2027 | 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 015/562 Hirschfeld | | | | | | | | Building Modernization: Scope of work based on PNA scheduled to be completed 2026. Year 1-Estimated \$70,000 per unit. | \$5,000,000 |
| AMP 017/563 Mulroy Apartments | | | | | | Building Modernization: Scope of work based on PNA scheduled to be completed 2024. Estimated \$80,000 per unit. | \$4,000,000 | | |
| AMP 021/564 Walsh Annex | | Building Modernization: Scope of work based on PNA scheduled to be completed 2023. Estimated \$100,000 per unit. | \$5,000,000 | Building Modernization: Scope of work based on PNA scheduled to be completed 2023. Estimated \$100,000 per unit. | \$5,000,000 | | | | |
| AMP 050 Dispersed East | | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 |
| AMP 051 Dispersed West | | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 |
| AMP 070 Dispersed South | | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 | Interior Modernization, Site Work, Finishes Doors & Windows, Life Safety CO, Furnace & H2O Heater Replacement, Moisture Protection, MEP | \$200,000 |
| AMP558 Bean Tower Public Housing | | | | | | | | | |

| 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: 2024 | Est. Cost | FFY Grant: 2025 | Est. Cost | FFY Grant: 2026 | Est. Cost | FFY Grant: 2027 | Est. Cost | PHA FY: 2027 | Est. Cost | | | | | |
| | | PHA FY: 2024 | | PHA FY: 2025 | | PHA FY: 2026 | | PHA FY: 2027 | | | | | | | | |
| 1406 | Operations | Operations | \$700,000 | Operations | \$700,000 | Operations | \$700,000 | Operations | \$700,000 | Operations | \$700,000 | | | | | \$700,000 |
| 1408 | Hard Costs | Network Upgrades | \$120,000 | Network Upgrades | \$120,000 | Network Upgrades | \$120,000 | Network Upgrades | \$120,000 | Network Upgrades | \$120,000 | | | | | \$120,000 |
| 1410 | Administration | Salaries of Modernization Staff, Admin, Clerks | \$950,000 | Salaries of Modernization Staff, Admin, Clerks | \$950,000 | Salaries of Modernization Staff, Admin, Clerks | \$950,000 | Salaries of Modernization Staff, Admin, Clerks | \$950,000 | Salaries of Modernization Staff, Admin, Clerks | \$950,000 | | | | | \$950,000 |
| Fees & Costs | | Project Management | \$75,000 | Project Management | \$75,000 | Project Management | \$75,000 | Project Management | \$75,000 | Project Management | \$75,000 | | | | | \$75,000 |
| 1430 | | Environmental Testing | \$35,000 | Mulroy Design | \$320,000 | Hirschfeld Design | \$35,000 | | \$700,000 | | | | | | | |
| Demolition | | Westridge Homes | \$500,000 | Environmental Testing | | | | | | | | | | | | |
| 1485 | | Abatement & Demo | | | | | | | | | | | | | | |
| Relocation | | Westridge | \$200,000 | Westridge | \$200,000 | Westridge | \$200,000 | | \$200,000 | | | | | | | |
| 1495 | | Walsh Annex | \$75,000 | Walsh Annex | \$50,000 | Mulroy | \$85,950 | Hirschfeld | \$55,950 | | | | | | | \$55,950 |
| Development | | Acquisition/development of ACC | \$1,145,950 | Acquisition/development of ACC | \$1,350,950 | Acquisition/development of ACC | \$2,000,000 | Acquisition/development of ACC | \$2,000,000 | Acquisition/development of ACC | \$2,000,000 | | | | | \$980,000 |
| 1499 | | eligible units and properties | | eligible units and properties | | eligible units and properties | | eligible units and properties | | eligible units and properties | | | | | | |
| Debt Service | | Annual Debt Service | \$599,050 | Annual Debt Service | \$599,050 | Annual Debt Service | \$599,050 | Annual Debt Service | \$599,050 | Annual Debt Service | \$599,050 | | | | | \$599,050 |
| Securitization | | | | | | | | | | | | | | | | |
| Total | | | \$10,000,000 | | \$10,000,000 | | \$10,000,000 | | \$10,000,000 | | \$10,000,000 | | \$10,000,000 | | \$10,000,000 | |