

ABOUT THE D3 PROGRAM

The DHA Delivers for Denver (“D3”) Program is a partnership and intergovernmental agreement (IGA) between the City and County of Denver and DHA. In 2019, DHA issued a municipal bond backed by city property tax allocations that generated \$120 million in revenue. The purpose of the D3 Program is to expedite a pipeline of affordable housing projects and to accomplish the goals of Denver’s Five Year Housing Plan.

LOCAL EFFORTS ALIGN WITH A NATIONAL VISION

Locally, DHA entered into D3 in order to support the City in its policy goals. DHA’s development directly aligns with the vision of the City’s Five Year Housing Plan.

Federal agencies aim to boost the supply of quality, affordable rental units by working with state and local governments. DHA’s organizational goals are in direct alignment with this effort.

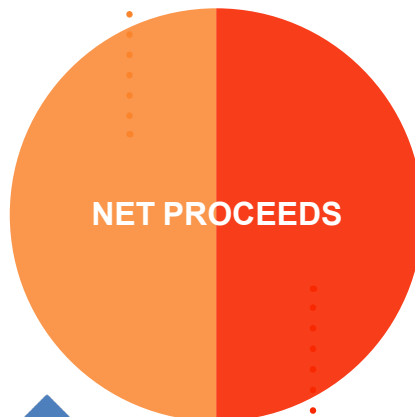
Building affordable housing takes time. It takes an average of 4-5 years from planning a project to leasing to new residents.

D3 FUNDING ALLOCATIONS | D3 funding was divided into two halves:

- \$62 million provides gap funding for DHA’s direct development projects. It will create 1,300 units of housing. **DHA is under construction on 7 of 11 projects – 60% of the way there.** We must be under construction on all DHA-led projects by 2024. DHA’s direct pipeline includes the completion of our Sun Valley redevelopment, which received a federal Choice Neighborhoods grant.
- \$62.5 million provides funding for the acquisition of land throughout Denver for supportive housing projects. DHA uses the funding to acquire land, then issues a Request for Proposals (RFP) for a Development Partner to build, own and operate. Development Partners will build 1200 units of housing, 600 of which are supportive housing for residents exiting homelessness. The IGA gives DHA 10 years to see all properties under construction. **Currently, DHA has allocated 80% of the funding and 296 units are under construction or leased.**

DIRECT DEVELOPMENT
49.9% / \$60M

With this funding, DHA was able to compress 10 years of development into 5 years.



\$60M turned into a \$680M investment

We are over halfway there and ahead of schedule!

LAND ACQUISITION
50.1% / \$60M

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	
• Flo	Design	
655 Broadway	Under construction	110
Studebaker	Complete	33
Shoshone	Complete	53
Westridge	Design	164
TOTAL		1300

D3 SUPPORTIVE HOUSING PROJECTS

Project Name	Sponsor	CC District	D3 Allocation	PSF Land Cost	Status
Fusion Studios	CCH	8	\$4,958,450	\$154	In operation as permanent supportive housing
1325 W. 9th Ave.	DHA Direct Acquisition	3	\$3,207,600	\$68	DHA plans to issue RFQ for Developer in early 2022
4745 N Federal	DHA Direct Acquisition	1	\$10,950,000	\$67	CCD is leasing from DHA for provision of shelter space thru 2022
Charity's House	Blueline	9	\$950,000	\$63	Under construction
3965 Fox St.	DHA Direct Acquisition	9	\$5,000,000	\$142	DHA closed on acquisition in July 2020
1300 Alameda	DHA Direct Acquisition	7	\$4,000,000	\$36	Warren Village selected as development partner
Warren Apts.	Blueline	10	\$1,250,000	\$80	In operation as permanent supportive housing
Legacy Lofts	CCH	9	\$5,000,000	\$250	Under construction; lease-up will begin in Winter 2022
1139 Delaware	DHA Direct Acquisition	10	\$3,000,000	\$181	DHA closed on acquisition in March 2021
Triangolo & Gaebe Halls	DHA Direct Acquisition	8	\$9,500,000	\$61	DHA closed on acquisition in June 2021
1101/1123 Delaware	DHA Direct Acquisition	10	\$2,850,000	\$242	DHA anticipates closing on parcel in December 2021