

City of Denver Community Planning and Housing

May 5, 2026



DHA
DENVER HOUSING AUTHORITY

The Path to Self-Sufficiency

Aligning Work Requirements
with Household Reality



DHA
DENVER HOUSING AUTHORITY

Who We Serve: LIPH & HCV



11,889 Families

(27,500+ Residents)



10,995

Children



4,062

Elderly Residents



6,357

Individuals w/
Disabilities



12,520

Working-Age Adults

Of working-age adults, **9,681** are non-disabled, and only **39%** are currently wage earners, **demonstrating significant barriers to employment.**



Barriers to Workforce Participation

Caregiving Responsibilities

3,200+

households
have a single adult
serving as the
primary caregiver



2,820 caring for children



283 caring for elderly individuals



780 caring for individuals with disabilities

Caregiving responsibilities place real constraints on workforce participation.

Many residents must balance employment with full-time caregiving demands, limiting their ability to work consistent hours, pursue training, or advance in their careers.

Barriers to Workforce Participation

Economic & Education Constraints

Typical Wages:

Avg HH \$15,000

Avg FSS HH @ Year 5 \$45,557

80% AMI (Denver, Family of 3) \$100,000

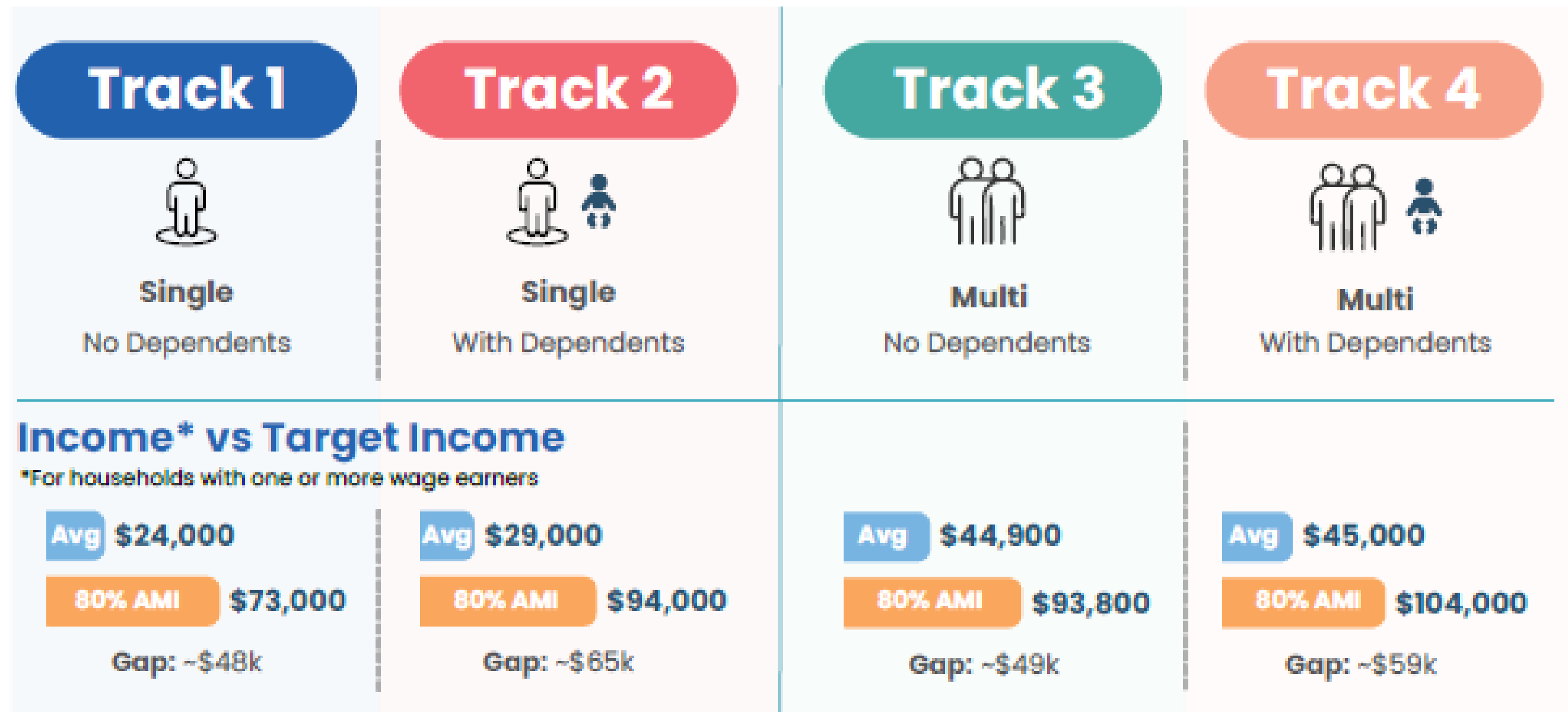
Bridging this gap requires sustained income growth over time.

Most entry-level roles do not provide a pathway to self-sufficiency without access to education, training, and career advancement opportunities.

Many of these working age adults also lack high school equivalency and/or higher level degrees limiting career growth opportunities.



A Path to Self-Sufficiency: A Tiered Approach



Self-sufficiency is not linear. Aligning household composition with programmatic requirements and timelines will help establish realistic pathways to self-sufficiency.

Understanding Tiers

Track 1



Single

No Dependents

Income* vs Target Income

Avg \$24,000

80% AMI \$73,000

Gap: ~\$48k

Workforce Requirement

Part-time in Year 1, progressing to full-time

Individuals pursuing HSE or higher education should be exempted

Program Path

Workforce Development and FSS

Time in Housing

4-5 Years

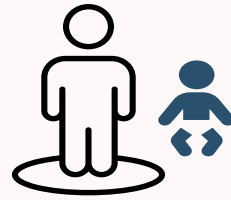
Key Insights

Fastest path to self-sufficiency

No caregiving barriers allow for steady income growth and transition to market-rate housing within 3-5 years.

Understanding Tiers

Track 2



Single

With Dependents

Income* vs Target Income

Avg \$29,000

80% AMI \$94,000

Gap: ~\$65k

Workforce Requirement

Flexible participation based on caregiving responsibilities; exemptions should apply

Individuals pursuing HSE or higher education should be exempted

Program Path

Service Coordination, Workforce Development and FSS

Time in Housing

6-10 Years

Key Insights

Longest timeline due to caregiving demands

Care responsibilities limit workforce participation, requiring more time, support, and gradual income growth.

Understanding Tiers

Track 3



Multi

No Dependents

Income* vs Target Income

Avg \$44,900

80% AMI \$93,800

Gap: ~\$49k

Workforce Requirement

1 full-time + 1 part-time earner initially, moving to 2 full-time earners by Year 2

Individuals pursuing HSE or higher education should be exempted

Program Path

Workforce Development, FSS, Housing Counseling

Time in Housing

3-5 Years

Key Insights

Highest mobility and quickest exit potential

Multiple adults enable faster income growth and a quicker path to self-sufficiency.

Understanding Tiers



Multi

With Dependents

Income* vs Target Income

Avg \$45,000

80% AMI \$104,000

Gap: ~\$48k

Track 4

Workforce Requirement

1 full-time earner required, second adult can work part-time or focus on caregiving

Individuals pursuing HSE or higher education should be exempted

Program Path

Service Coordination, Workforce Development and FSS

Time in Housing

5-7 Years



Key Insights

Balanced earning potential with caregiving needs

Dual earners increase income potential, but caregiving responsibilities require flexibility and time.

A Path to Self-Sufficiency: The ROI of Supportive Services

Comparing projected costs and outcomes of Track 2 households over a ten-year period

Without Supportive Services	With Supportive Services
<p>Family Profile:</p> <p> Single With 2 Dependents</p>	<p>Family Profile:</p> <p> Single With 2 Dependents</p>
<p>YEAR 1 – 10: Stabilization</p> <ul style="list-style-type: none">Starting Income: \$0Rent Subsidy: \$1,890SNAP: \$768 <p>Total Subsidy towards family: \$31,896/year</p> <p>Total federal subsidy towards family over 10 years: \$318,960</p> <p>Outcome: slow to no wage growth, continued SNAP benefits, higher ongoing housing subsidy, prolonged reliance on public assistance & delayed or no exit from subsidized housing</p>	<p>YEAR 1 – 2: Stabilization</p> <ul style="list-style-type: none">Income: \$0Rent Subsidy: \$1,890SNAP: \$768Resident Services: ROSS <p>Total Subsidy towards family: \$31,896/year</p> <hr/> <p>YEAR 3 – 4: Workforce Development</p> <ul style="list-style-type: none">Income: \$15,000Rent Subsidy: \$1,218SNAP: \$768Resident Services: Workforce Dev. <p>Total Subsidy towards family: \$26,844/year</p> <p>+ \$5,052 in savings per year</p>

A Path to Self-Sufficiency: The ROI of Supportive Services

Comparing projected costs and outcomes of Track 2 households over a ten-year period

Resident Services ROI

Resident services investment per HH

- ROSS: \$471 annually
- Workforce Dev: \$1,914 annually
- FSS: \$2,511 annually

Total investment over 10 years:
\$17,325

Total federal dollars saved over 10 years:
\$134,184

ROI
774%

YEAR 5 – 9: FSS

- Income: \$53,968
- Rent Subsidy: \$590
- SNAP: \$0
- Resident Services: FSS

Total Subsidy towards family: **\$7,080/year**

+ \$24,816 in savings per year

YEAR 10: Move Out

Outcome: through supportive services, the household is able to stabilize and access workforce development programs, allowing for **sustained wage growth and exit from subsidized housing.**

Leveraging Rezoning to Increase Homeownership Opportunities

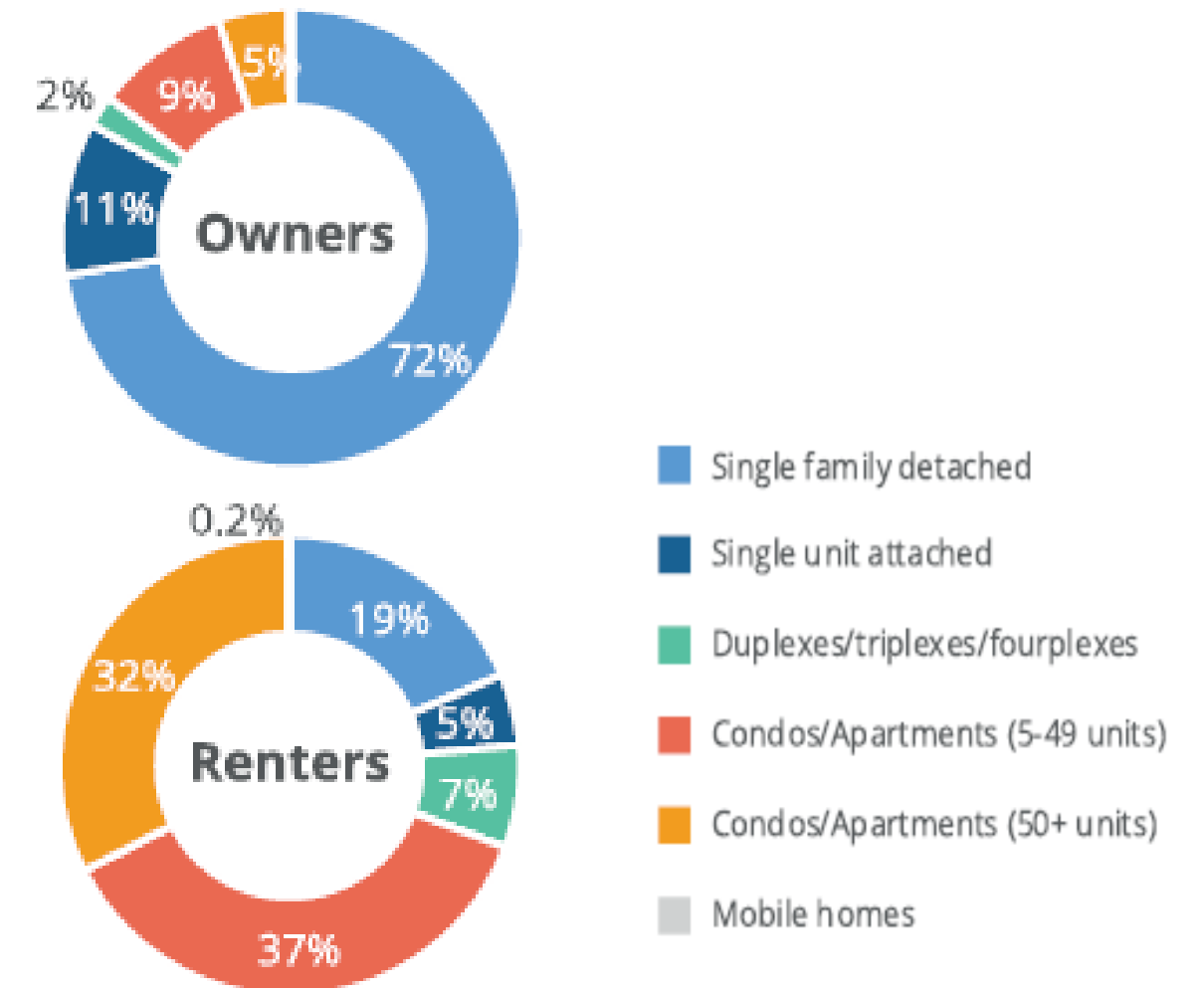
**ADU and Single Family Plus
Pilot Programs**

The logo for the Denver Housing Authority (DHA) is located on the right side of the slide. It features the letters "DHA" in a large, bold, white sans-serif font. Below the letters, the words "DENVER HOUSING AUTHORITY" are written in a smaller, white, all-caps sans-serif font. The logo is set against a background of several overlapping circles in various shades of blue, teal, and orange.

DHA
DENVER HOUSING AUTHORITY

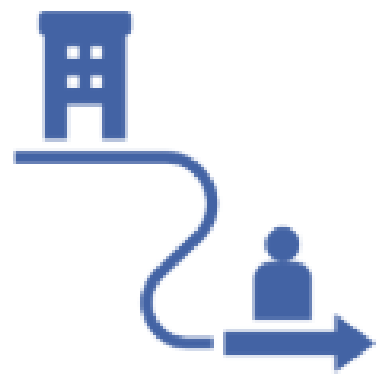
SF+ Homeownership Pilot Project – need

- Projected rental & owner unit gaps
 - 21,300 owner unit need by 2032 - up to ½ is <80% AMI
 - 33,200 rental unit need by 2032 - the majority <80% AMI
- 45% of Denver housing units are SF
- **Community Responsive Opportunity**
 - Infill & Preservation is needed
 - DHA owns 490 scattered sites
 - Address involuntary displacement
 - Leverage existing partnerships & investments: ADU Program, DHA Financial Self Sufficiency, Homeowner Preparation, and the West Denver Community Connector Program



Denver Housing Unit Structures, 2019

SF+ Homeownership Pilot Project – need



26,750

Households that left Denver in 2024



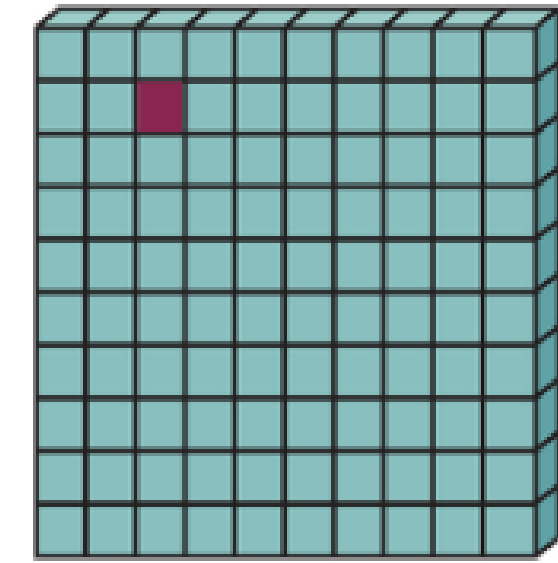
25%

Portion of homes considered affordable for 100% AMI or below



50%

Renter households who are cost burdened

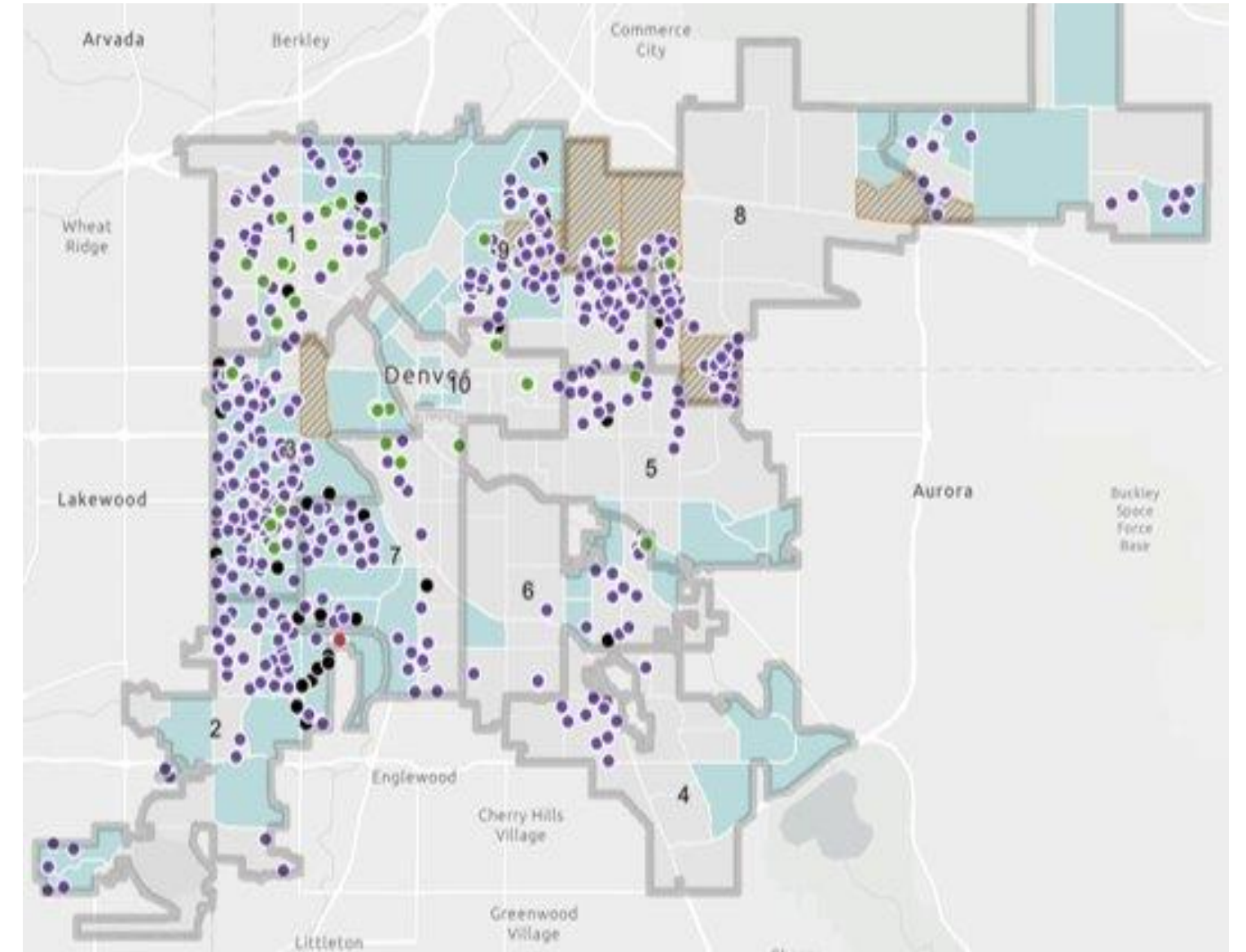


<1%

Of the 352,593 housing units in the city, are income restricted homeownership units

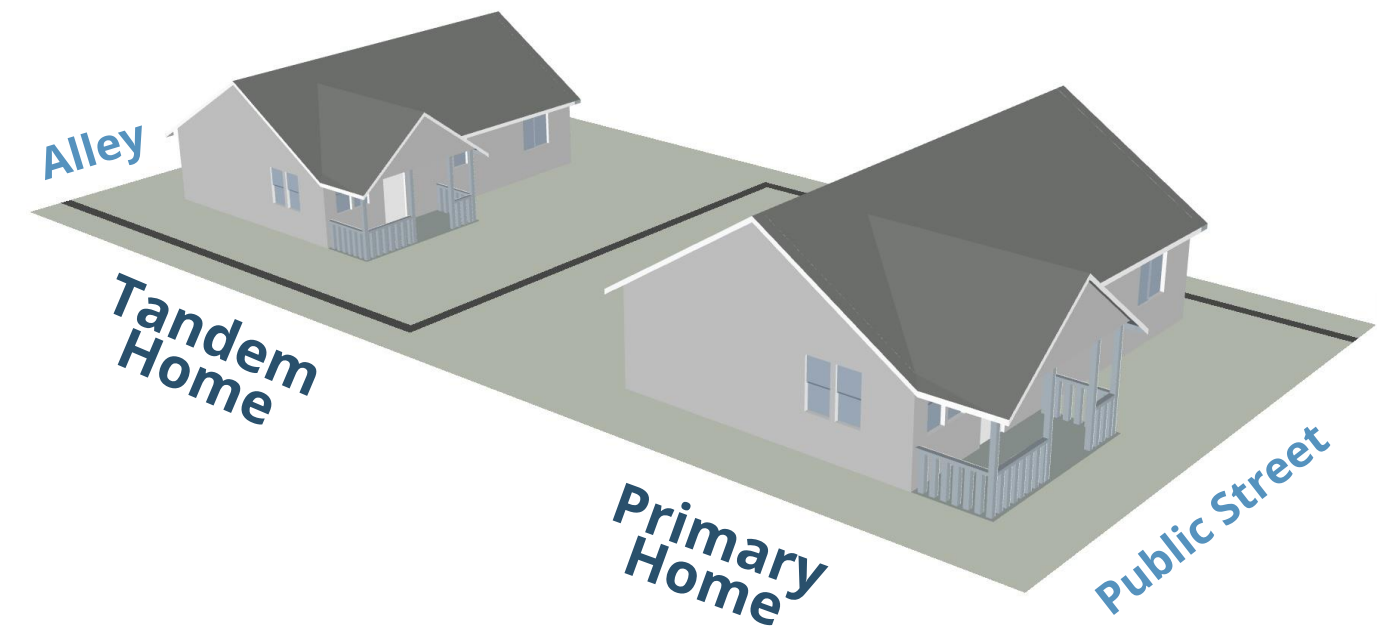
DHA Scattered Sites

	Single Family+ & Homeownership		Middle Density		Multifamily		Portfolio Totals	
	Units	Sites	Units	Sites	Units	Sites	Units	Sites
# Public Housing (PH)	12	8	74	25	321	32	407	65
Project-Based Vouchers (PBV)	299	274	328	142	50	10	677	426
Total	311	282	402	167	371	42	1084	491
Total Acres	45		31		38		114	



SF+ Homeownership Pilot Project – overview

- Develop and sell 10 affordable tandem homes on DHA single family scattered sites
- Timeframe 1-2 years
 - Sales price: \$250,000-\$280,000
 - 2–3-bedroom tandem homes
 - Available to households <100% AMI
 - Targeting 60-80% AMI
- Land trust for long-term affordability
- Leverage existing partnerships, assets, & programs
- Funding: Prop 123 (10 units) and HOST (6 of 10 currently)
- Phase 1 - 10 sites are in Districts 1 (1 unit), 3 (4 units), 6 (1 unit), 7 (1 unit), 8 (3 units)



DHA's Toolbox and Housing Development Pipeline

Ongoing and Future work

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DHA

DENVER HOUSING AUTHORITY



DHA's Development Toolbox

Development Activities

Public Housing
Community
Redevelopment

Dispersed Portfolio Repositioning

Accessory
Dwelling Units
(ADUs)

SF+

Mid-
Density

Multi-
Family

Public-Private Partnerships (PPP)

D3 PSH

Joint-
Ventures

Special Limited Partnerships (SLPs)

Mixed-Income
Pilot Program
(Non-LIHTC/<80% AMI)

Legacy Program
(LIHTC/<60% AMI)

Leverage / Investment Tools

Revenue Bond Loans
(Taxable & Tax-Exempt)

Private Activity Bonds
(PABs)

Restore-Rebuild*
(formerly Faircloth to RAD)

Acquisitions (ACQ)
Dispositions (DIS)
Land Banking
Land Swaps

PAB
+
LIHTC

\$103
Municipal
Bonds

Delegated
Bond Cap

Recycled
Bond Cap

Project-Based
Vouchers
(PBVs)

Project-Based
Rental Assistance
(PBRA)

Existing Project-
Based Voucher
Authority

Transfers of
Public Housing
Assistance

Opportunity
Zone Funds

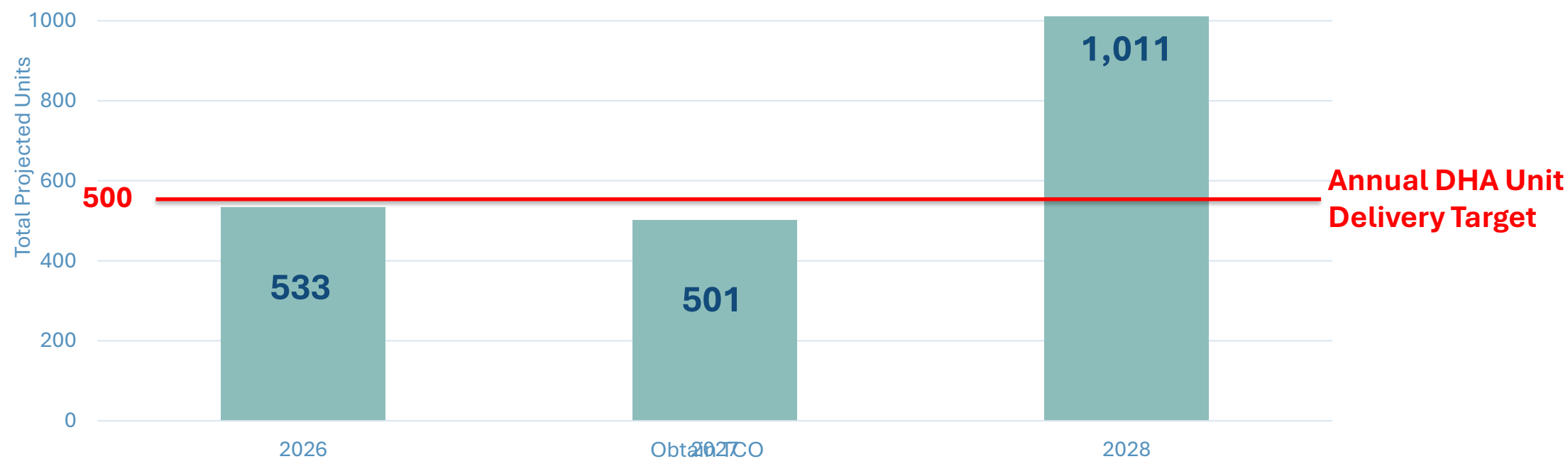
*HUD's 2027 budget may end this program, with no new proposals accepted after 10/1/2027.



Executive Snapshot Dashboard – 2026 Overview

As of April 27, 2026

2,045
Total Projected Unit Deliveries



12
Neighborhoods

7
Council Districts

20
Development Partners

16
Active Deals

3
Other Projects*

5
Project Deliveries

10
Financial Closings

1
Property Closing

2
Construction Starts

1
Business Opening

655 Broadway
Permanent Window
Replacement

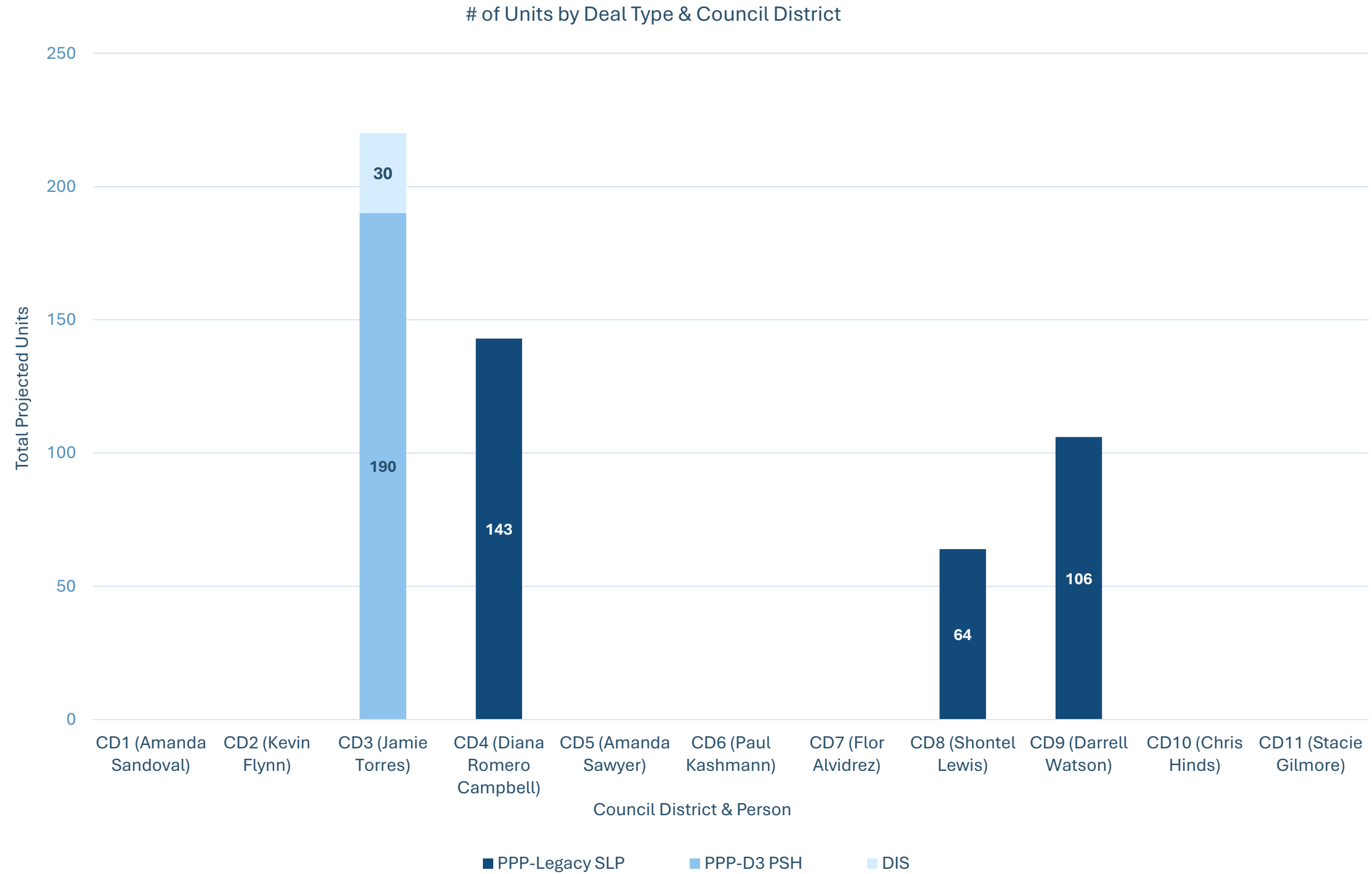
Sun Valley
Riverfront Park
(Phase I)

Eats on the Platte
(Sun Valley Food Hall)

*Do not have a Unit Delivery, Financial Closing, or Property Closing in 2026.



Pipeline Milestone Report – 2026 DHA Unit Deliveries





Pipeline Milestone Report – 2026 DHA Unit Deliveries*

5
Total Deals

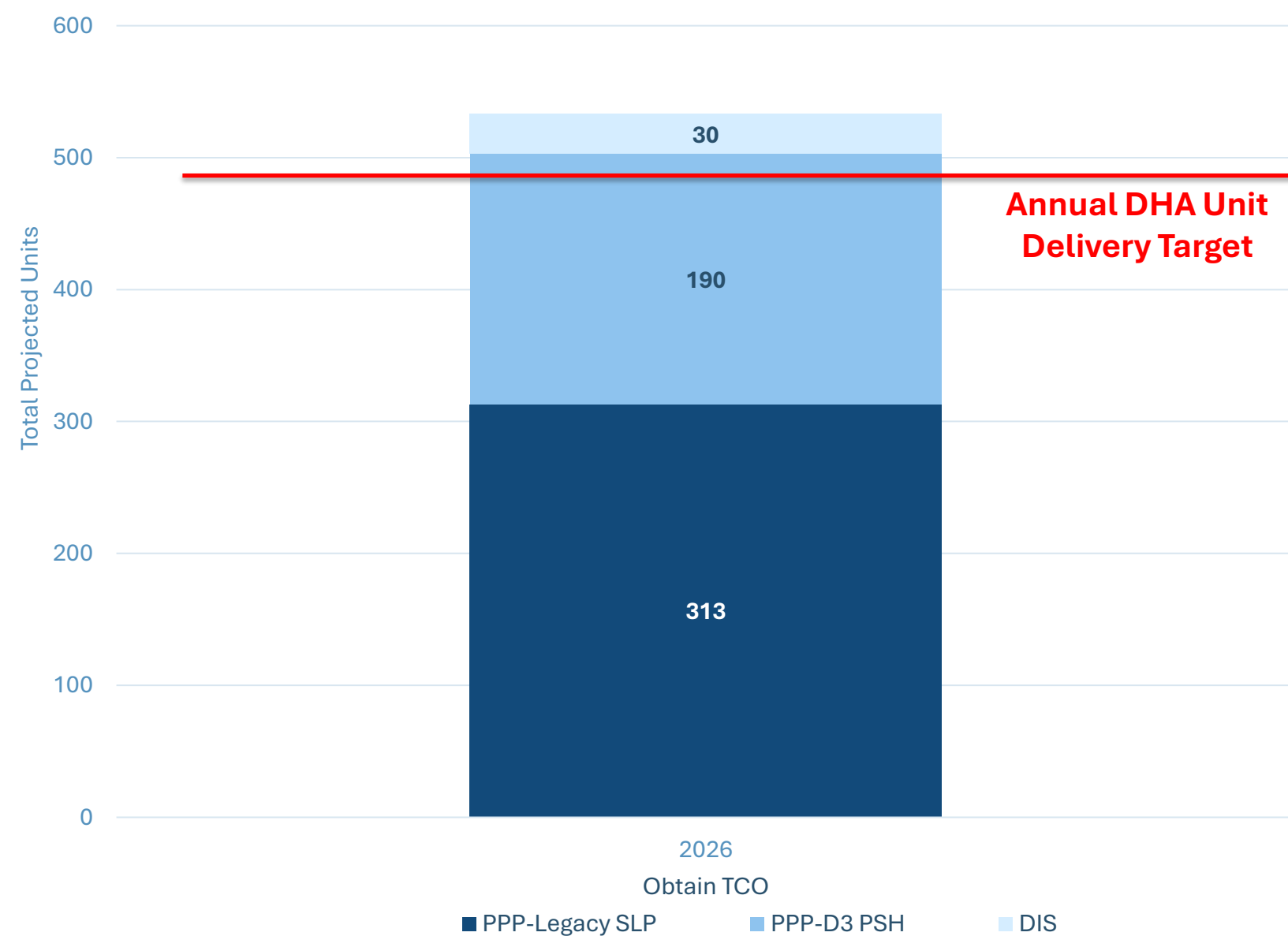
533
Total Projected Units

59%
Legacy SLP Units

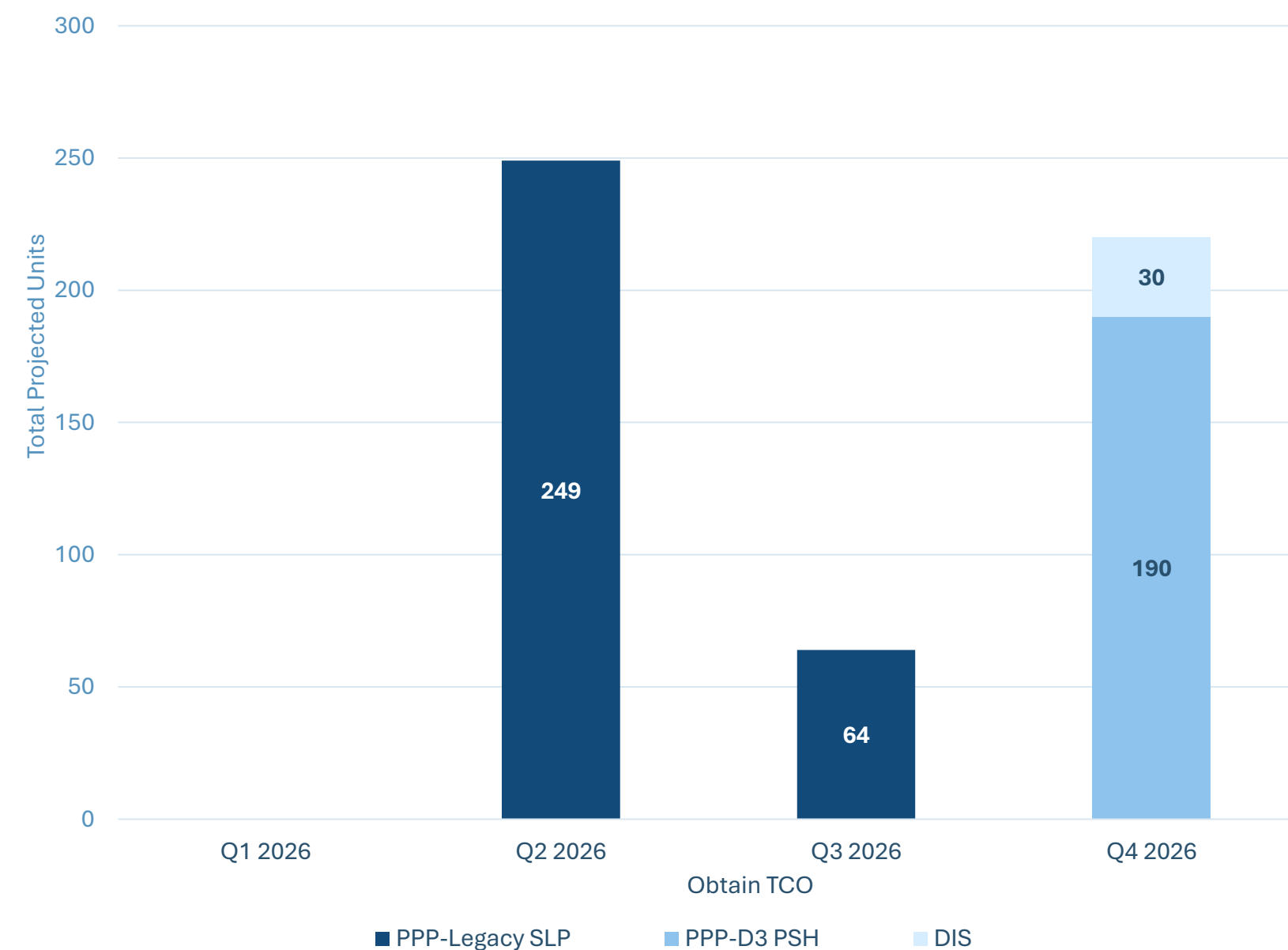
36%
D3 PSH Units

5%
DIS Units

of Units by Deal Type & Obtain TCO Date (By Year)



of Units by Deal Type & Obtain TCO Date (By Quarter)



*Achieving Temporary Certificate of Occupancy (TCO)



Pipeline Milestone Report – 2026 DHA Financial Closings

10
Total Deals

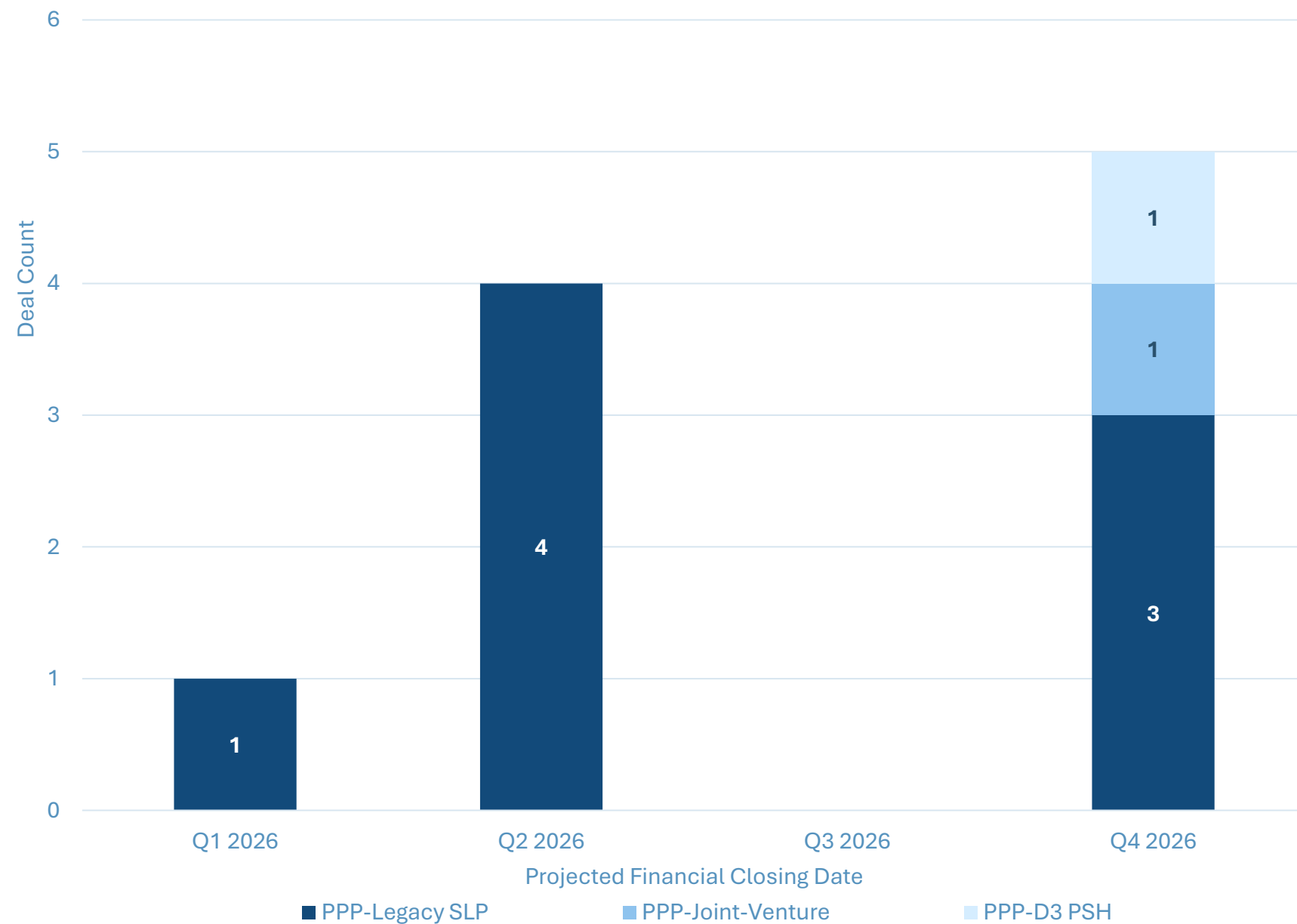
1,119
Total Projected Units*

79%
Legacy SLP Units

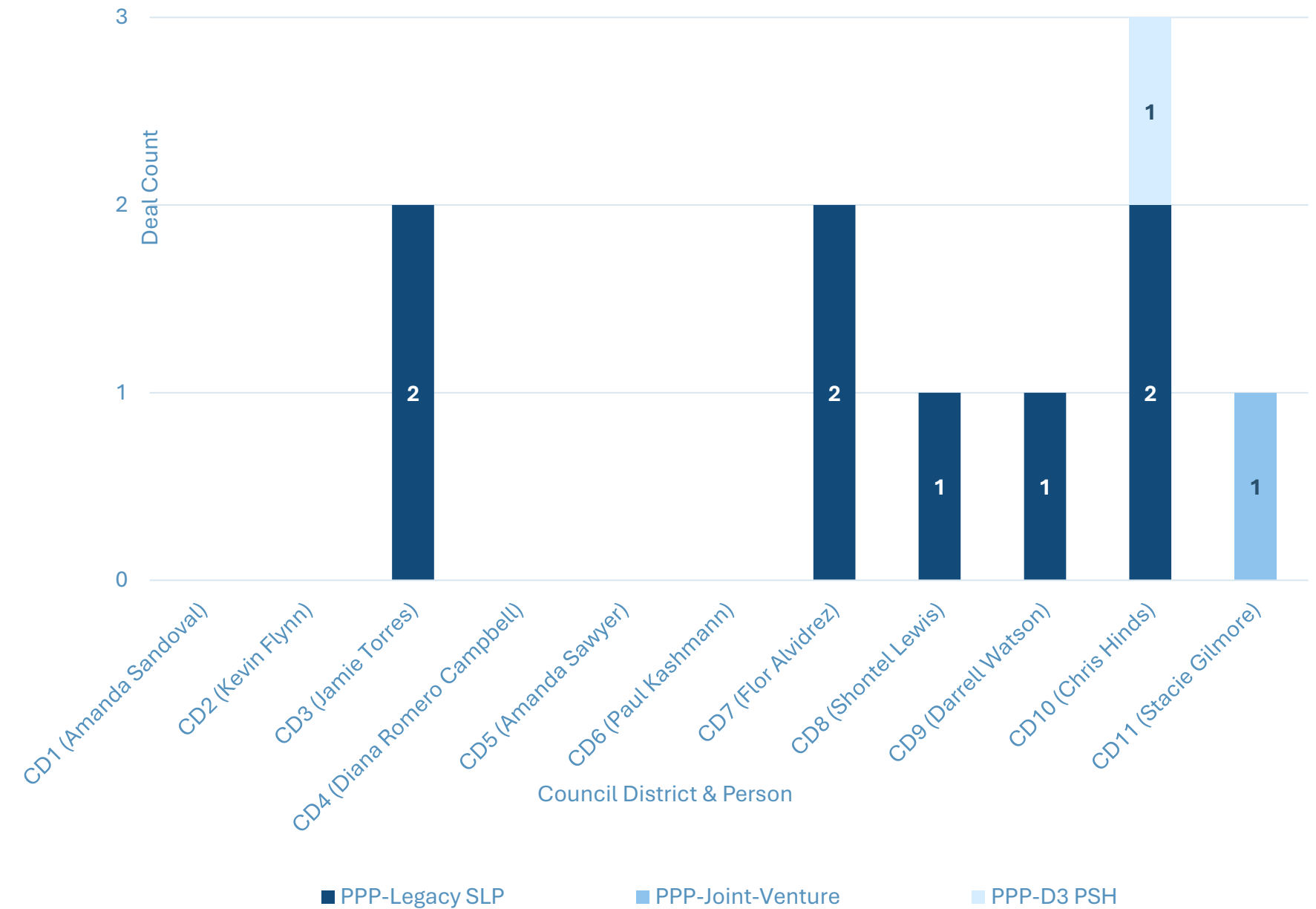
14%
PPP-Joint-Venture Units

7%
D3 PSH Units

of Deals by Financial Closing Date (By Quarter)



of Deals by Council District



*Achieving Temporary Certificate of Occupancy (TCO) in 2027 and 2028.



Pipeline Milestone Report – 2026 DHA Property Closings

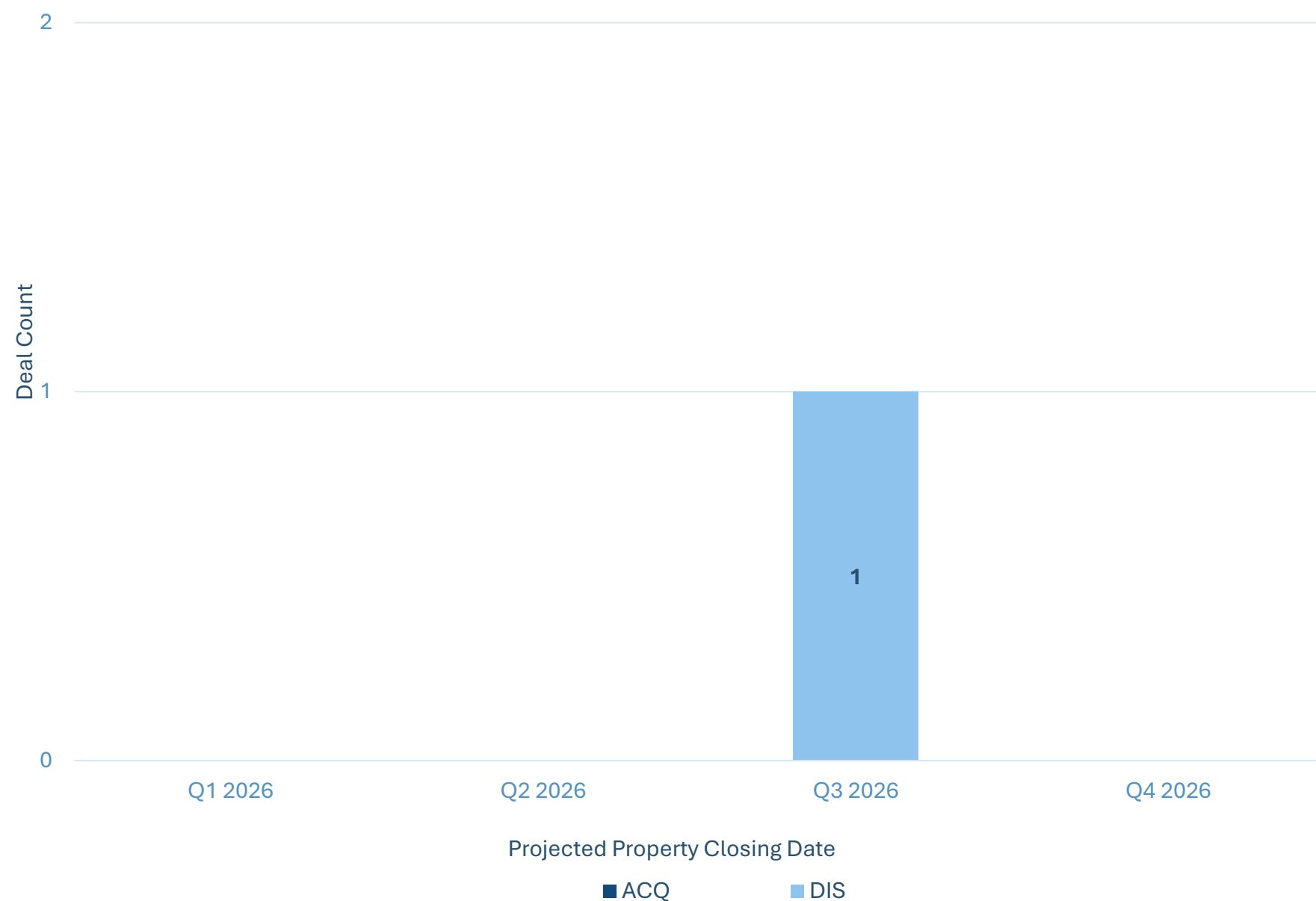
1
Total Deal

393
Total Projected Units*

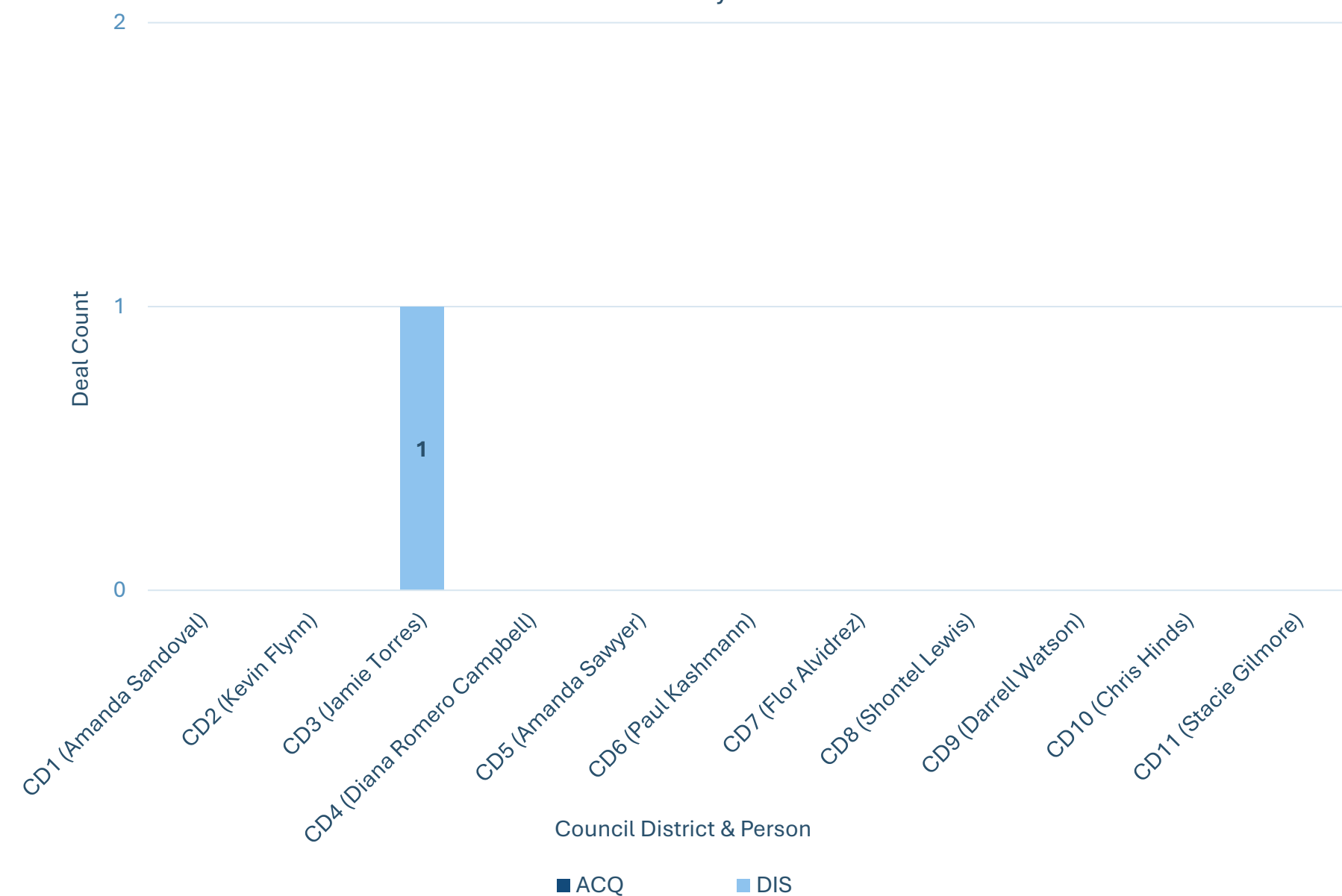
100%
Dispositions

0%
Acquisitions

of Deals by Property Closing Date (By Quarter)



of Deals by Council District



*Achieving Temporary Certificate of Occupancy (TCO) in 2027 and 2028.



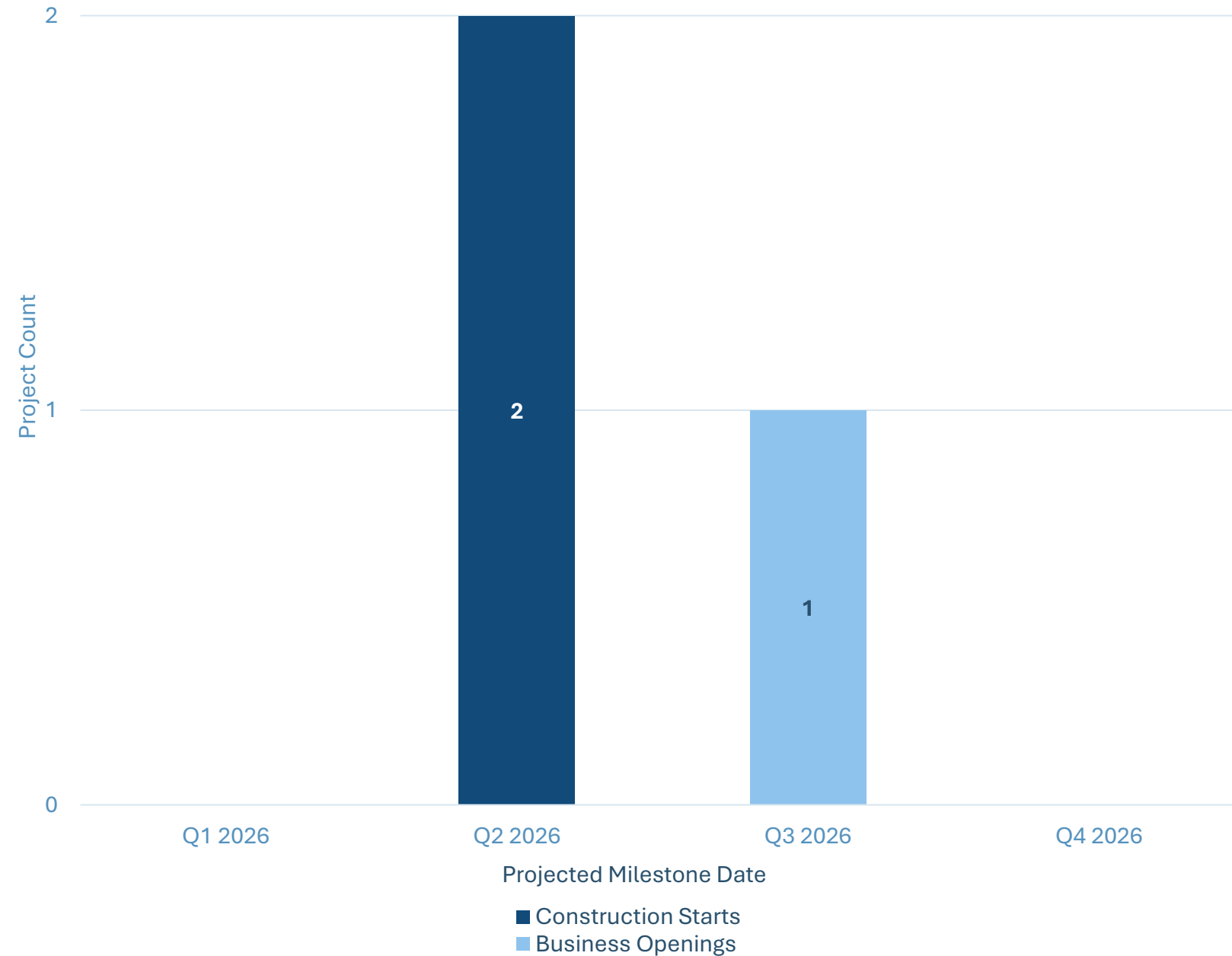
Pipeline Milestone Report – 2026 DHA Other Milestones

3
Total Projects*

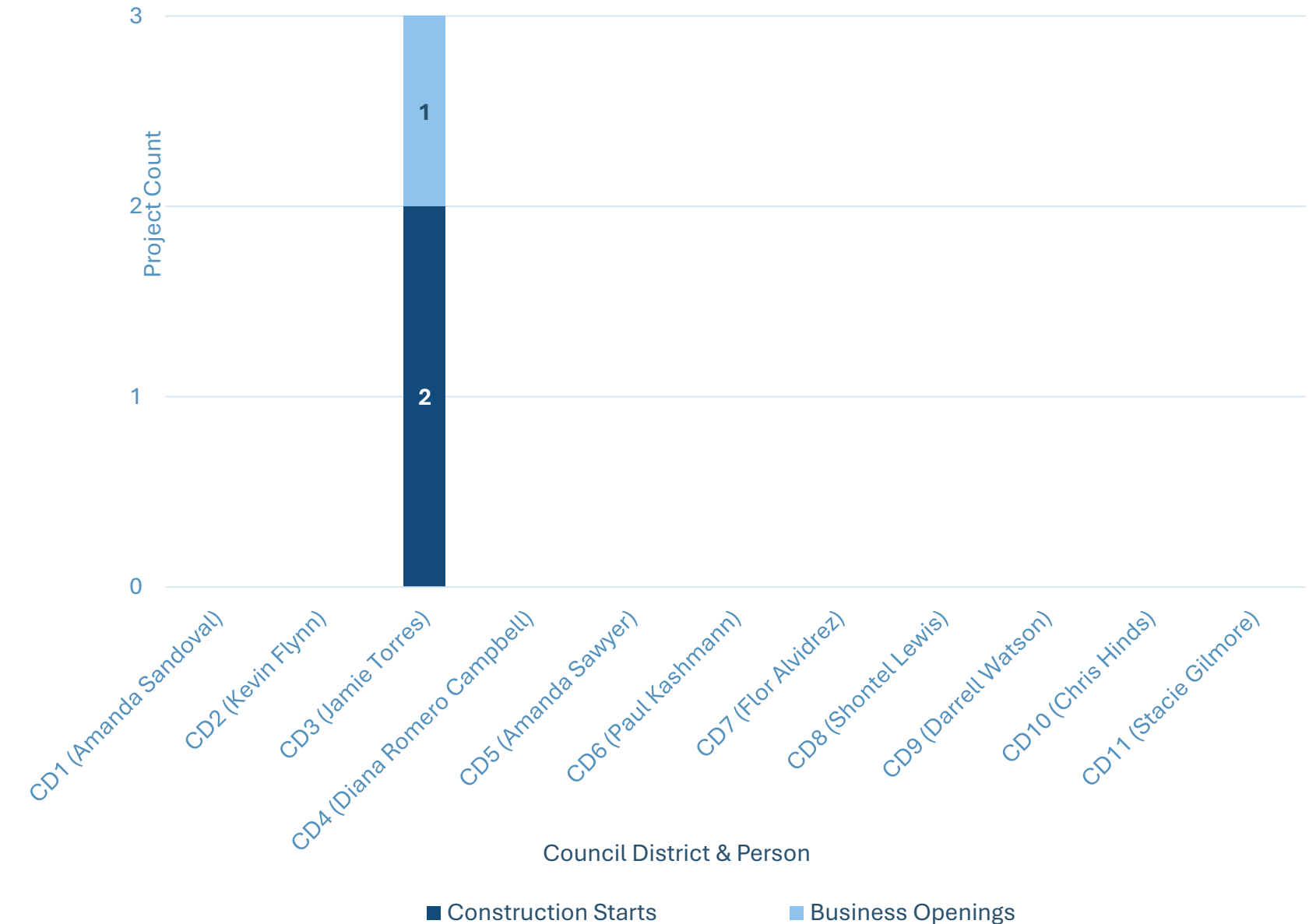
2
Construction Starts
655 Broadway Permanent Window Replacement
Sun Valley Riverfront Park (Phase I)

1
Business Opening
Eats on the Platte
(Sun Valley Food Hall)

of Projects by Milestone (By Quarter)



of Projects by Council District



*Do not have a Unit Delivery, Financial Closing, or Property Closing in 2026.



Thank you



Housing Choice Voucher Programs

U. S. Department of Housing and Urban Development



Office of Public Housing

Region VIII, Denver
1670 Broadway Street
Denver, Colorado 80202-4801

Phone: 303-672-5372
Fax: 303-672-5065
Web: www.hud.gov

The Section Eight Management Assessment Program (SEMAP) is HUD’s tool for assessing PHA performance in managing the HCV Program.

April 27, 2026

SENT VIA ELECTRONIC MAIL

Joaquin Cintron Vega
Executive Director
Denver Housing Authority
1035 Osage St.
Denver, CO 80204-4206
officials@denverhousing.org

Dear Mr. Cintron Vega:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Denver Housing Authority. Per 24 CFR 985.1, SEMAP enables the Department of Housing and Urban Development to better manage the Section 8 tenant-based program by identifying Public Housing Agency’s capabilities and deficiencies related to the administration of the Section 8 Program.

The final SEMAP score for the Fiscal Year Ended December 31, 2025 is 104 percent, scoring 135 of a possible 135 points. Your overall performance rating is High.

PHAs submit a SEMAP certification within 60 days after their fiscal year-end, and HUD field offices review and score the submission within 120 days.

PHAs are rated as high performers (score above 90), standard performers, or troubled performers (score below 60). SEMAP helps HUD target monitoring and assistance to PHAs needing improvement and ensures residents receive quality housing at correct subsidy costs.

Denver Housing Authority is designated by HUD as a High Performing Agency.

#	Indicator	Potential	Scored
1	Selection From Waiting List	15	15
2	Reasonable Rent	20	20
3	Determination of Adjusted income	20	20
4	Utility Allowance Schedule	5	5
5	HQS Control Quality	5	5
6	HQS Enforcement	10	10
7	Expanding Housing Opportunities	5	5
8	Payment Standards	5	5
9	Timely Annual Reexaminations	10	5
10	Correct Tenant Rent Calculations	5	5
11	Pre-Contract HQS Inspections	5	5
12	Annual HQS Inspections	10	10
13	Lease-Up	20	20
14	Family Self Sufficiency	NA	NA
15	Deconcentration Bonus	BONUS	5