



# The Transformation of Sun Valley and What's Next

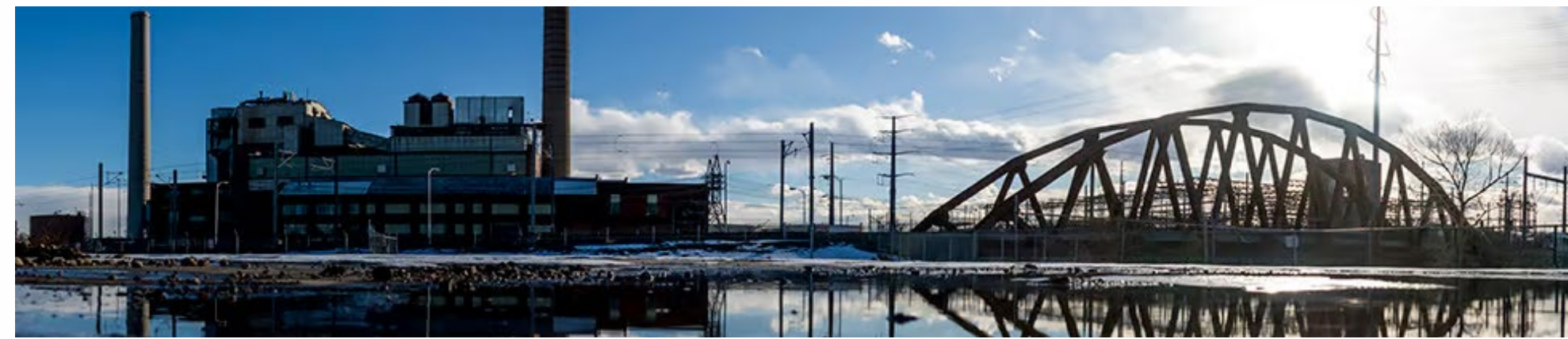




# Sun Valley Roots : A Community Before Change

In 2015, Sun Valley had been shaped by decades of historic disinvestment. Home to 1,400 very low-income residents, in 333 public housing units, with up to 25 homeowners, the area experienced significant challenges:

- Failing infrastructure
- Aging public housing
- Limited food access
- Unmet resident needs





# Planning for Well - Being: Assessing Needs in Sun Valley

- The HLI focused on six determinants of the built environment.
- The six determinants helped guide the community engagement, planning, design and decision-making process.
- A primary driver is that the built environment accounts for 40-60% of what determines length and quality of life.



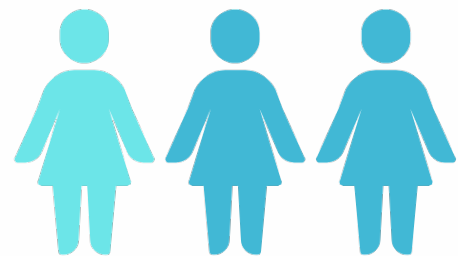
# Sun Valley's Needs Health



**45%**  
of adults are  
**considered obese**



**23.5%**  
of residents indicate having  
**poor mental health**



**1/3**  
adults **unemployed due  
to health problems**

# Neighborhood



**86%**  
of households **in poverty**  
(12.8% citywide)



**42%**  
of residents have **trouble  
accessing fresh foods**

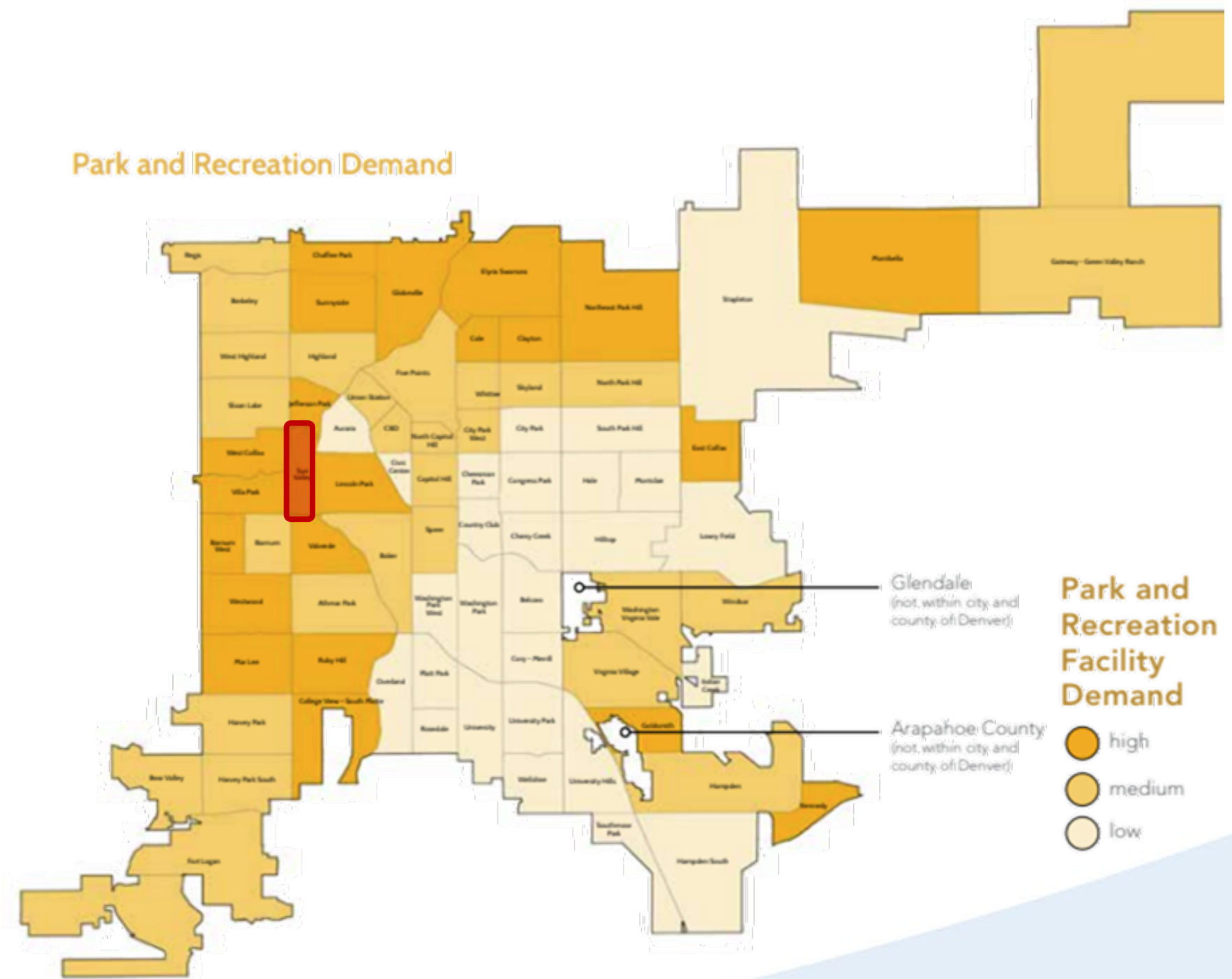


**50%**  
of residents had **access to  
a computer with internet  
access**

# Denver Parks & Rec Game Plan - 2019

A “High Needs Neighborhood” is considered in greatest demand for park and recreation facilities and is determined by:

- 1 Low car ownership
- 2 High ethnic and racial diversity
- 3 Higher population density
- 4 Lower Income
- 5 Greater levels of obesity and chronic disease





# Building Together: The Power of Community Responsive Planning

Continuous input, engagement  
and feedback from the Sun Valley  
Community through:

- Community Workshops
- Community Advisory Committee (CAC)
- Local Resident Council (LRC)
- Focus Groups
- Intentional Design
- Ongoing Engagement



# Community Priorities (Grow Principles)



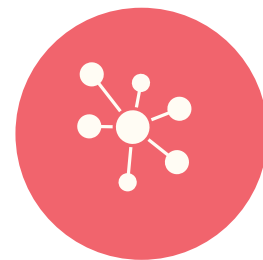
**Youth & Education**



**Intentional Housing**



**Access to Food**



**Connections & Open Space**



**Opportunity**



**Sustainable Infrastructure**



# Transforming Sun Valley

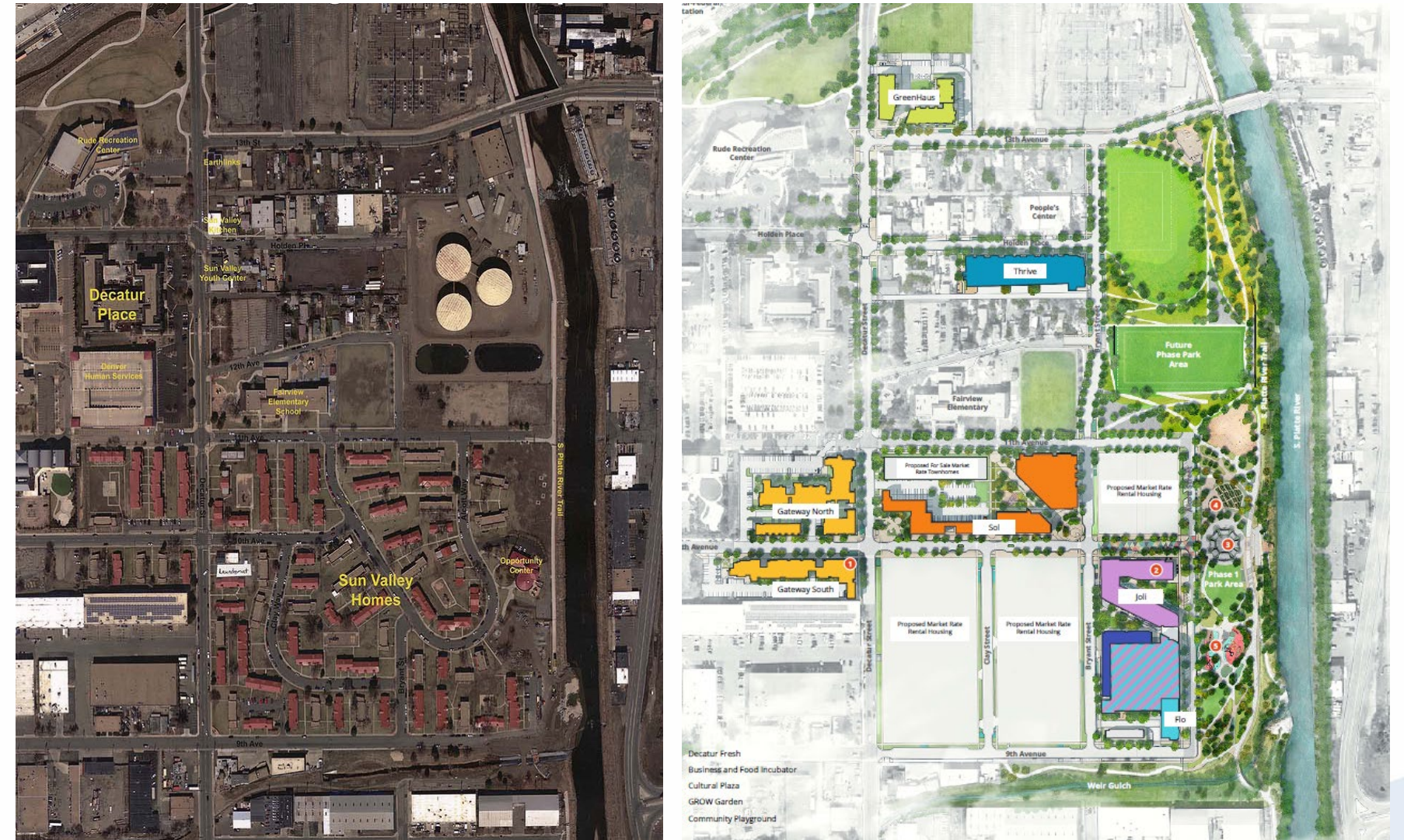




# Sun Valley Redevelopment : Rebuilding for Access & Opportunities

The Sun Valley Redevelopment is made possible through a \$34 million HUD Choice Neighborhoods Implementation grant, and over \$60 million through the DHA Delivers for Denver (D3) bond program with the City of Denver, which DHA leveraged into over \$500 million in new development.

**\$34M** → **\$500M**



Residents of Sun Valley come from  
**33 CULTURAL BACKGROUNDS**  
with over  
**30 LANGUAGES**  
spoken in the home.





# Housing Deliveries:

## Fulfilling DHA's Commitment



**Gateway North**

- 95 homes
- 43 replacement homes



**Gateway South**

- 92 homes
- 27 replacement homes



**GreenHaus**

- 129 homes
- 63 replacement homes



**Thrive**

- 135 homes
- 62 replacement homes



**Joli**

- 133 homes
- 59 replacement homes



**Sol**

- 169 homes
- 80 replacement homes



**Flo**

- 212 homes
- Serving older residents and those with disabilities

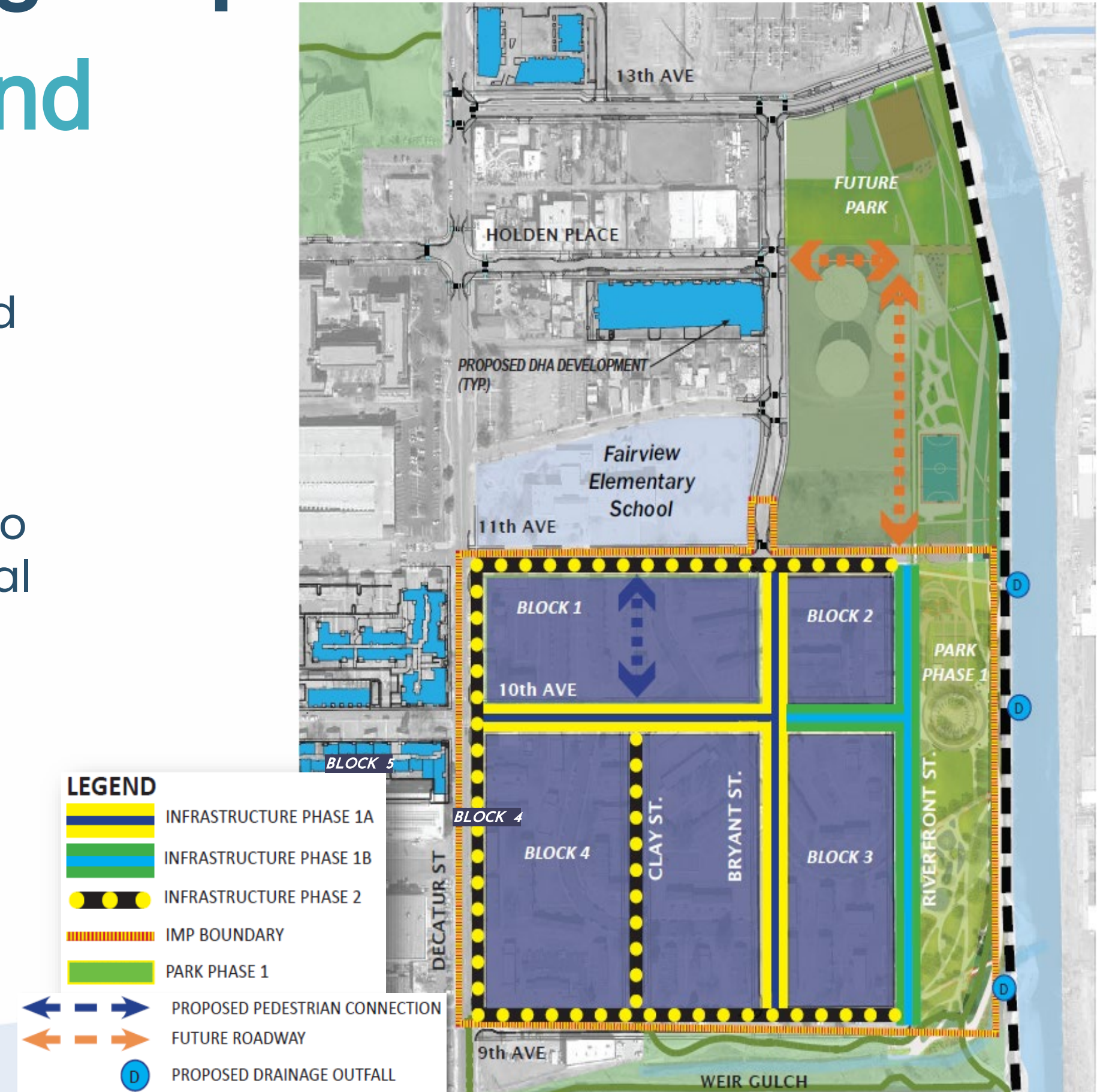
**965 Newly-Constructed Rental Apartments and Townhomes**  
for New and Returning Sun Valley Residents



# Infrastructure Investments (Re)connecting People and Places

An Infrastructure Master Plan (“IMP”) was initiated by the Denver Housing Authority and the City to refine the development vision for the Sun Valley Redevelopment, incorporating updated mobility data from the surrounding neighborhoods, and to serve as a regulatory tool to augment the General Development Plan (GDP).

- Districts & uses
- Circulation
- Open space
- Water and drainage
- Phasing



# What's Next?

## South Platte Riverfront Park



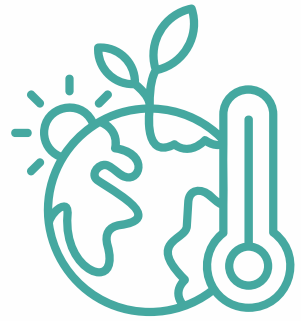


# Riverfront Park Phase I: Park Area and Community Amenities





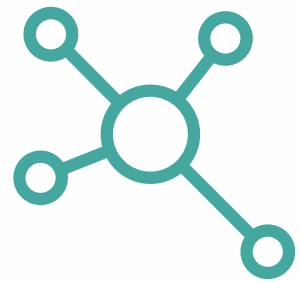
# More Than Green Space —A Space for Everyone



Environmental  
Health



Equity &  
Inclusion



Mobility &  
Connectivity



Physical, Mental  
& Social Health



Ethnobotanic Gardens



Cultural Plaza & Event Plaza



Park Splash Feature & Playground



Tranquility Gardens



# City - DHA Partnership



2024 City-DHA Intergovernmental Agreement (IGA) to implement Phase 1 of Riverfront Park per approved Infrastructure Master Plan (IMP)



Approximately 5-acre site located between W. 9th Avenue to W. 11th Avenue



City Investments: \$3M

- \$2M of Elevate Bond Funds
- \$1M of City Capital Improvement Program Funds



DHA Investments: \$5.5M

- Tax Increment Financing and Other DHA Funds



City’s Departments of Parks and Recreation (“DPR”) to manage, operate and control park facilities and will coordinate with DHA on design, construction, and installation of park improvements.

| Source of Funds                                                                                               |             |
|---------------------------------------------------------------------------------------------------------------|-------------|
| Advance from DHA LOC reimbursed via Elevate GO Bond draws appropriated by August 2024 IGA during construction | \$2,000,000 |
| Advance from DHA LOC reimbursed via draws on Denver Capital Improvement Funds appropriated by August 2024 IGA | \$1,000,000 |
| Advance from DHA LOC repaid via DHC LOC following SV land sales + TIF Revenues                                | \$5,500,000 |
| Advance from DHA LOC repaid via sale of non-HUD parcel(s) or other available DHA Funds                        |             |
| TOTAL                                                                                                         | \$8,500,000 |

| Use of Funds                                         |             |
|------------------------------------------------------|-------------|
| 90% - 100% Design Completion + Permit-Ready Drawings | \$500,000   |
| Hard Construction Costs                              | \$6,500,000 |
| Soft Construction Costs                              | \$1,500,000 |
| TOTAL \$8,500,000                                    |             |



# Path to Phase 1 Delivery in 2026





# Impact at a Glance

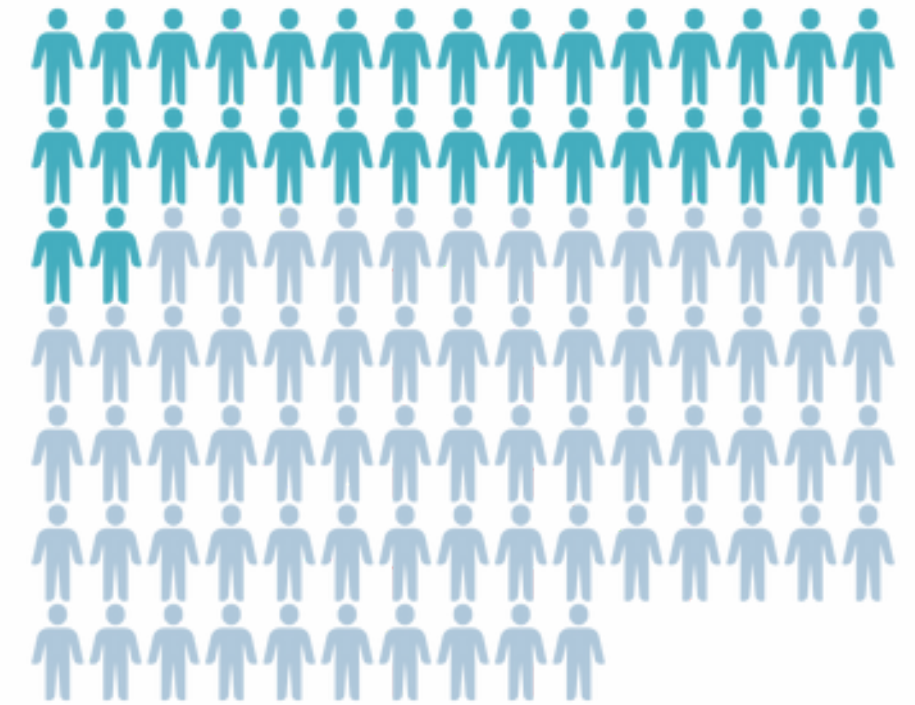
## Maximizing Impact Through Public - Private Partnerships

The Sun Valley transformation replaced **333 aging public housing units** with **965 modern, energy-efficient homes** within a vibrant, mixed-income community.

**333 units** → **965 homes**

DHA increased a \$34 million HUD CNI Grant to a \$500 million investment in affordable housing and infrastructure.

**\$34M** → **\$500M**



**32%**

of Sun Valley Residents  
have returned so far

# Sun Valley: Impact





# Community Investments in Sun Valley



## Grow Gardens

Commercial garden  
operated by Denver  
Botanic Gardens



## Decatur Fresh

Grocery market,  
workforce training  
program



## Food Incubator

Social enterprise for  
local food  
entrepreneurs



## People Center

Community center  
offering resources,  
education, ESL, mental  
health care and more



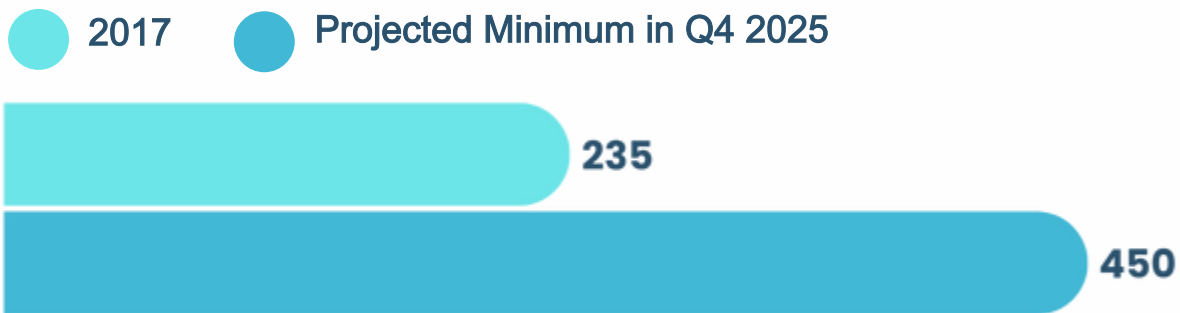
# The Community We Built

## Homes

- 763 LIHTC Units (0-80% AMI)
- 202 Unrestricted units
- 1:1 public housing replacement



## Neighborhood Children



## Opportunity

### Before

- Unsafe playgrounds
- Food desert

### After

- Community spaces
- Spaces for mental restoration
- Outdoor play spaces
- Culturally inclusive art
- Access to fresh food

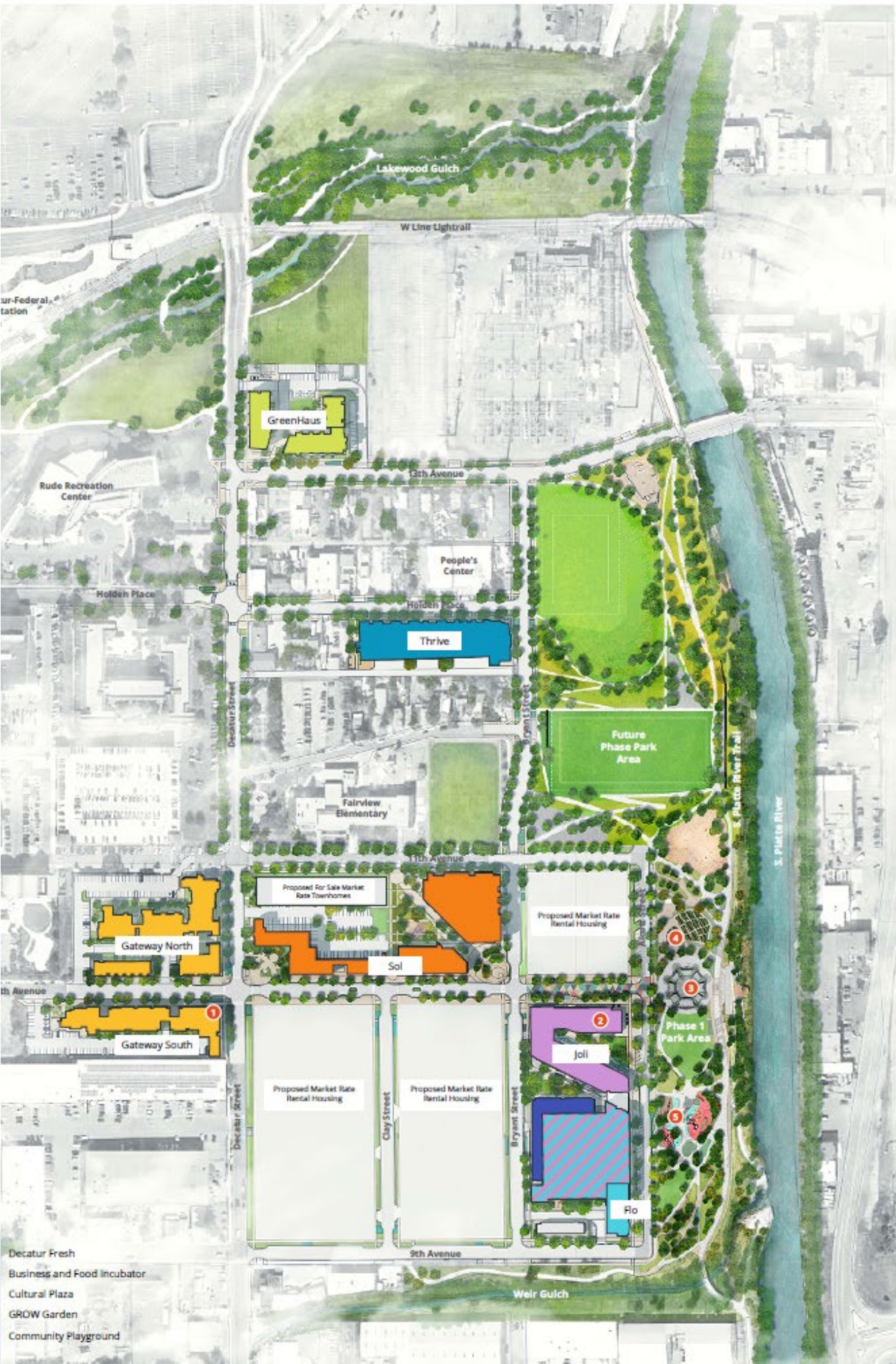
## Infrastructure

### Before

- Curved roads
- Dead-end streets
- Lack of public realm and sidewalks

### After

- Street grid
- Greenery and Irrigation
- Lighting and wayfinding
- Safety Elements
- Pedestrian connections
- Streetscape





# Questions

