



# DHA

DENVER HOUSING AUTHORITY

DHA D3 Pipeline & PSH Pipeline

# DHA Pipeline – D3 Bond Program



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## DHA Direct D3 Project Pipeline:

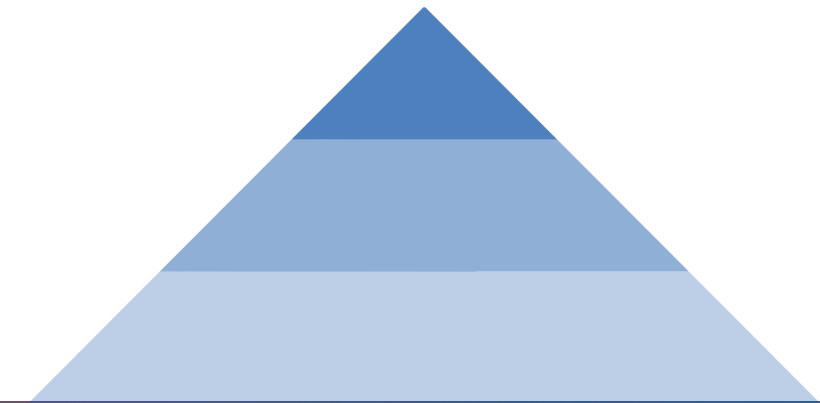
Project Description	Council District	Deal Type	Closing Date Estimated Closing	Est. Total Units	Low Income PH/PBV Units	Total Project Cost	Total \$ D3 Funds	% of Total D3 Funds	CNI Funds	CCI Funds	CDBG Funds	
Shoshone	1	2019 - 9%	Dec. 2019	53	10	\$28,450,910	\$4,035,000	7%				
Broadway-Blake (scattered sites)	3 & 9	2019 - 4% + State	Nov. 2020	143	36	\$48,889,916	\$13,000,000	22%				
Gateway North	3	2018 - 4%	Dec. 2018	95	43	\$40,690,249	\$0	0%	\$2,500,000			
Gateway South	3	2018 - 9%	Dec. 2018	92	27	\$32,602,757	\$0	0%	\$2,142,000	\$542,000	\$375,000	
Greenhaus	3	2020 - 9%	Dec. 2020	129	63	\$57,645,519	\$8,415,000	14%	\$5,489,000			
Thrive	3	2020 - 4%	Feb. 2021	135	62	\$61,415,070	\$0	0%	\$3,100,000			
SOL	3	2021 - 4%	May 2022	165	79	\$79,101,469	\$6,600,000	11%	\$4,214,928			
Joli	3	2021 - 9%	June 2022	132	59	\$66,008,795	\$7,064,885	12%	\$1,914,072	\$3,958,000	\$750,000	
Flo - Senior*	3	2021 - 4% + State	Q4 2022	212	106	\$80,125,975	\$10,200,000	17%				
Westridge - Phase I*	3	2022 - 4% + 9%	Q1 2023	144	44	\$71,278,045	\$7,625,000	13%				
* Project timing and unit mix TBD				<b>Totals</b>	<b>1300</b>	<b>529</b>	<b>\$566,208,705</b>	<b>\$60,037,855</b>	<b>100%</b>	<b>\$19,360,000</b>	<b>\$4,500,000</b>	<b>\$1,125,000</b>
				<b>Units Delivered/Under Construction</b>	<b>647</b>	<b>Amount of D3 Committed:</b>		<b>\$25,450,000</b>	<b>42%</b>			
				<b>% of Total D3 Scope of Work</b>	<b>50%</b>	<b>Total Leverage Factor:</b>		<b>9.43</b>				

## Sun Valley Infrastructure Costs

Sun Valley On-Site Infrastructure – District 3	
Project Costs	Total
Abatement & Demo	\$4,606,250.00
Riverfront Park	\$6,015,982.00
Other Project Costs	\$18,839,029.79
<b>Total Project Costs</b>	<b>\$29,461,261.79</b>

Xcel Tank Farm - District 3	
Project Costs	Total
Land Acquisition	\$6,200,000.00
Remediation	\$3,000,000.00
Other project Costs	\$3,381,000.00
<b>Total Project Costs</b>	<b>\$12,581,000.00</b>

13th Ave Project - District 3	
Total Project Costs	
	\$16,433,054.73



655 Broadway



Shoshone



# Sun Valley Transformation Plan

## Phase 1: Gateway North & South

- 187 units
- Decatur Fresh Marketplace

## Phase 2: Greenhaus & Thrive

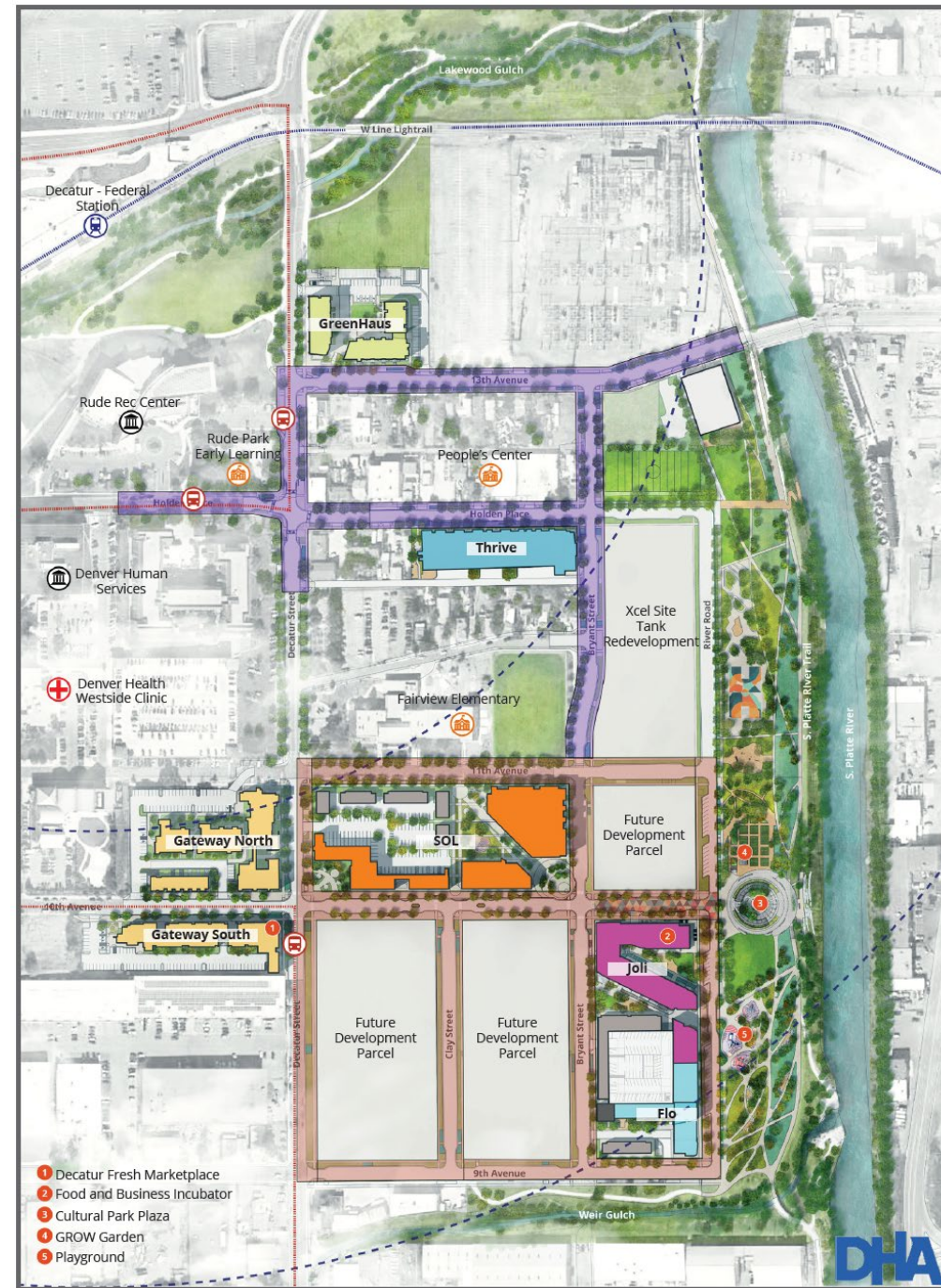
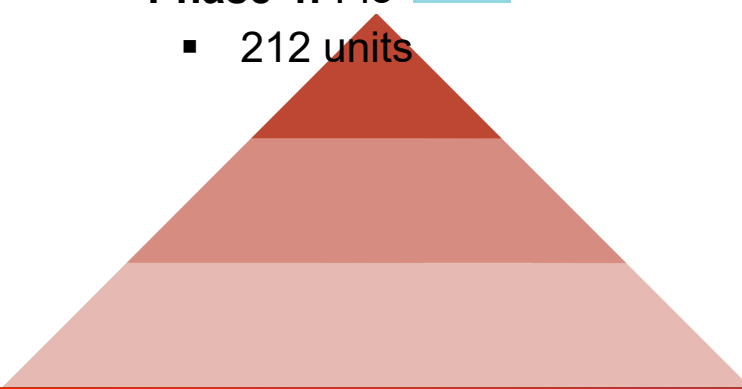
- 264 units
- 13<sup>th</sup> Ave realignment & Bryant St. connection –  Elevate Bond Project

## Phase 3: Sol & Joli

- 297 units
- On-site Infrastructure 
- Sun Valley Riverfront Park – Phase 1
- Food and Business Incubator

## Phase 4: Flo

- 212 units



# Joli and Flo



# Sol, Joli and Flo





# Sun Valley Riverfront Park



# Westridge

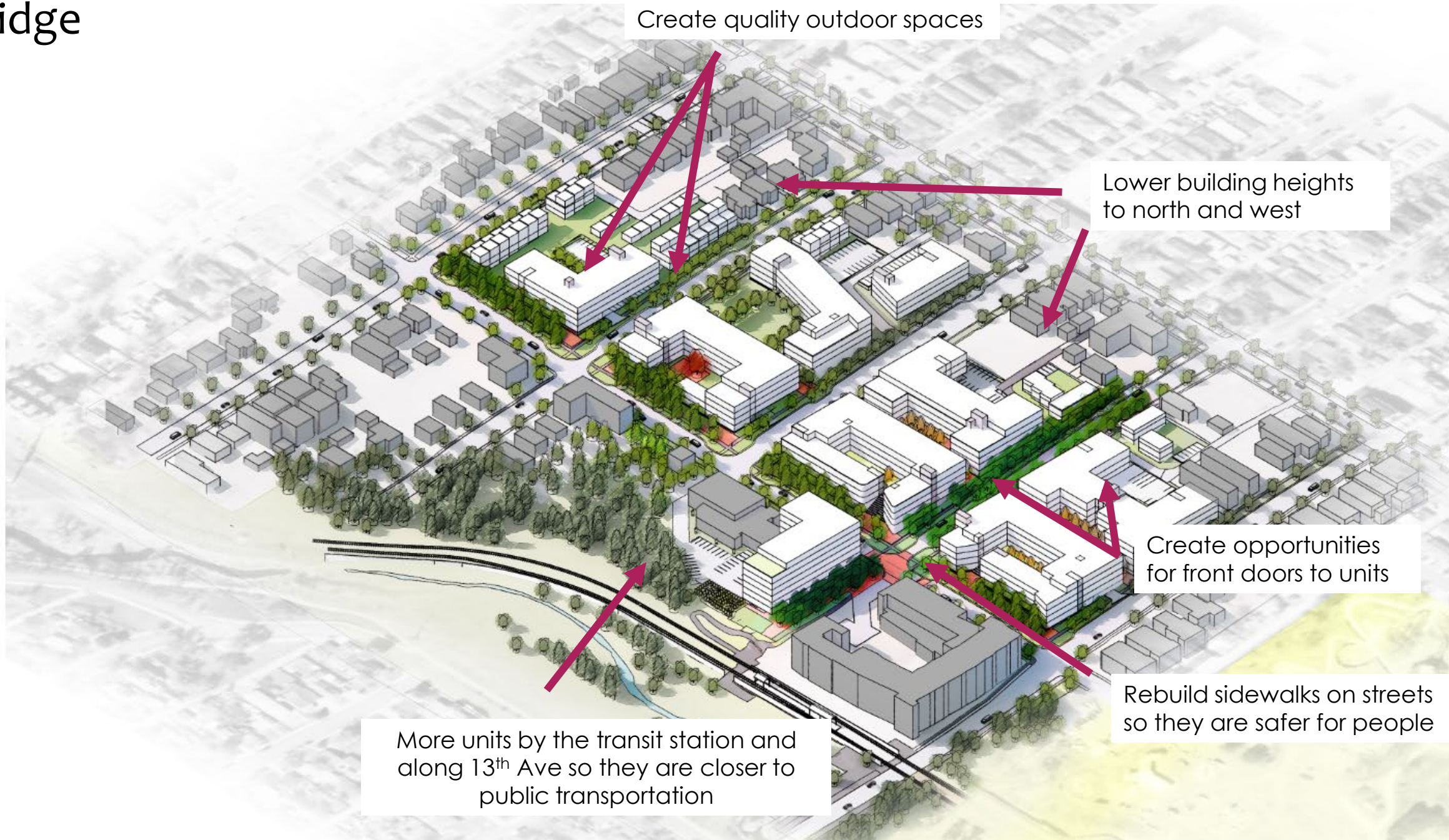
Create quality outdoor spaces

Lower building heights to north and west

Create opportunities for front doors to units

Rebuild sidewalks on streets so they are safer for people

More units by the transit station and along 13<sup>th</sup> Ave so they are closer to public transportation

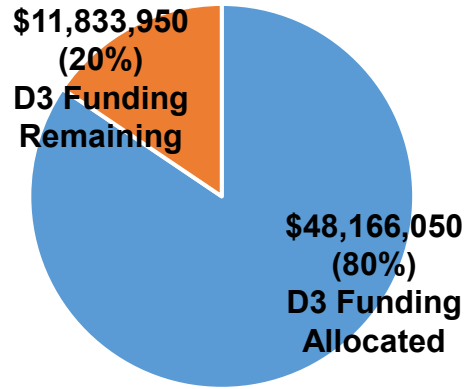


# D3 PSH Investments

- To date, DHA's Board has approved 11 D3 supportive housing acquisitions and committed 80% of the D3 PSH Fund



## D3 Funding Allocations



## PSH Unit Production



Sponsor	Project Name	CC District	D3 Allocation	Total Units	PSH or <30% AMI Units	Status
CCH	Fusion Studios	8	\$4,958,450	139	139	In operation as permanent supportive housing
DHA Direct Acquisition	1325 W. 9 <sup>th</sup> Ave.	3	\$3,207,600	TBD	TBD	<b>DHA plans to issue RFQ for Developer in early 2022</b>
DHA Direct Acquisition	4745 N Federal	1	\$10,950,000	TBD	TBD	CCD is leasing from DHA for provision of shelter space thru Fall 2023
Blueline	Charity's House	9	\$950,000	36	36	Under construction; lease up will begin in Summer 2023
DHA Direct Acquisition	3965 Fox St.	9	\$5,000,000	TBD	TBD	DHA closed on acquisition in July 2020
DHA Direct Acquisition	1394 Alameda	7	\$1,500,000	72	50	<b>Warren Village selected as Developer in Fall 2021</b>
Blueline	Warren Apts.	10	\$1,250,000	48	48	In operation as permanent supportive housing
CCH	Legacy Lofts	9	\$5,000,000	98	98	Under construction; lease-up will begin in Winter 2022
DHA Direct Acquisition	1101-1139 Delaware	10	\$5,850,000	TBD	TBD	DHA closed on acquisition in March 2021
DHA Direct Acquisition	Johnson & Wales	8	\$9,500,000	TBD	TBD	DHA closed on acquisition in June 2021
<b>Total</b>			<b>\$48,166,050</b>	<b>393</b>	<b>371</b>	



# DHA

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# THANK YOU.

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