



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____	<input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES

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PROPOSED MAP AMENDMENT SUMMARY

The Housing Authority of the City and County of Denver (“DHA”) is a quasi-municipal corporation with a portfolio of over 5,441 units serving more than 26,000 very low, low and middle income individuals representing over 10,000 families in Denver. DHA continues to develop public and affordable housing in Denver with the goal of creating vibrant, revitalized, sustainable, transit oriented, and mixed-income communities of choice.

In 2018, the City of Denver adopted its Five-Year Housing Plan that outlines assistance and stabilization programs for low-income renters, homeowners and the Homeless, and calls for initiatives to encourage a greater supply of apartments and other housing that is affordable to people of low and moderate incomes. The City requested DHA’s assistance and partnership in accelerating the development, rehabilitation and preservation of affordable housing, which is called the DHA Delivers for Denver (D3) Program. Under the D3 Program, via an intergovernmental agreement (IGA) between DHA and the City of Denver, DHA is actively working to address the affordable housing shortage across Denver.

The D3 Program calls on DHA to establish a pipeline of future affordable housing development projects that will serve the City’s most vulnerable residents, who are very low-income and experiencing homelessness. The D3 Program provided DHA with funding to acquire land located throughout the City of Denver for future Supportive Housing development. Supportive Housing is safe, affordable, community-based housing that provides tenants who have experienced homelessness with the rights and responsibilities of tenancy, tenancy supportive services, and links to other supportive services using best practices for Supportive Housing, including Housing First. To date, DHA has acquired or is in the process of acquiring ten parcels of land for future Supportive Housing development. DHA will not serve as Developer of the housing; it will issue a Request for Proposals to select a partner who will develop, own, and operate the building.

Through the D3 Program, DHA acquired two parcels of land located adjacent to its existing Mariposa redevelopment at 1325 West 9th Avenue (Parcel Number: 0504400005000) and 901 Navajo Street (Parcel Number: 0504408008000) in Fall 2020. In 2021, DHA completed a parcel reconfiguration to a) divide 1325 West 9th Avenue into two parcels along the southern edge of 9th Avenue and b) assemble the northern portion of 1325 West 9th Avenue and all of 901 Navajo Street into a single parcel. The new parcel number for the assembled lot is 0504400012000 with the current address of 901 Navajo Street. DHA is now in the process of completing a zone lot amendment that will reflect the same boundaries as the parcel reconfiguration. **DHA is requesting a map amendment to rezone parcel 0504400012000 from I-A UO-2 to C-MX-8. The address of parcel 0504400012000 is 901 Navajo Street.**

The Property consists of approximately 1.40 acres of land located at the Northwest corner of Navajo St. and West 9th Ave. within the La Alma / Lincoln Park neighborhood of Denver. DHA anticipates issuing a competitive Request for Proposals to select a Development Partner in Fall 2021, with the goal of selecting a Partner that is capable of submitting an application for Low Income Housing Tax Credits (LIHTC) in 2022 to support the development of Supportive Housing on the site. The MX zoning is critical to allow for residential development on the parcel. The density provided by the rezoning will permit ample residential development and create the potential for ground floor community-serving space, in keeping with DHA’s existing development in the Mariposa District.

Throughout this document, DHA references the context of the site within the Mariposa District, or Mariposa redevelopment. The Mariposa District refers to the 17-acre redevelopment led by Denver Housing Authority of its South Lincoln Homes public housing property. The boundaries of the Mariposa District are 11th Avenue to the North, Mariposa Street to the East, 9th Avenue to the South, and the light rail line to the West. The Mariposa District includes eight phases of mixed-use residential and commercial redevelopment, including affordable and market-rate rental and for-sale

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housing. An image of the Mariposa District area from DHA’s Master Plan for the Mariposa redevelopment is included below.



DHA is requesting to rezone and redevelop the 901 Navajo Property to meet the following goals:

- Increase the amount of affordable and supportive housing opportunities within the City of Denver
- Allow residents of Supportive Housing to benefit from the services, amenities, and transit access available to residents of the Mariposa redevelopment
- Advance and develop in accordance with the neighborhood goals set forth in the La Alma / Lincoln Park neighborhood plan
- Advance and develop in accordance with Blueprint Denver’s goals
- Advance and develop in accordance with the D3 Permanent Supportive Housing Advisory Committee’s goals
- Advance and develop to support the goals and recommendations of the Housing an Inclusive Denver plan adopted by Denver City Council

For the reasons set forth in Exhibit A, the proposed rezoning is consistent with the criteria set forth in Section 12.4.10.7 of the Denver Zoning Code, which authorizes Denver City Council to approve an official map amendment.

EXHIBIT A: GENERAL REVIEW CRITERIA

General Review Criteria – DZC Sec. 12.4.10.7

Consistency with Adopted Plans:

The proposed map amendment is consistent with the City's adopted plans as outlined below:

Comprehensive Plan 2040

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with the Denver Comprehensive Plan 2040. The *italicized text* signals an excerpt from the Plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

Vision 1: Equitable, Affordable and Inclusive:

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.”***

Key goals of the 2040 plan to create an equitable, affordable, and inclusive city include:

1. *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.*
 - A. *Increase development of housing units close to transit and mixed use development*
 - C. *Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts*
2. *Build housing as a continuum to serve residents across a range of incomes, ages and needs.*
 - A. *Create a greater mix of housing options in every neighborhood for all individuals and families*
 - D. *Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.*
3. *Develop housing that is affordable to residents of all income levels.*
 - B. *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.*
 - D. *Develop and promote programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing.*
 - E. *Leverage available publicly owned land for affordable housing development*
5. *Reduce the involuntary displacement of residents and businesses.*
 - A. *Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability.*
8. *Increase housing options for Denver's most vulnerable populations.*
 - A. *Expand investments in housing options and services for people experiencing homelessness.*
 - B. *Partner with organizations to develop permanent and transitional housing affordable to very low-income populations.*
 - C. *Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place.*

The proposed map amendment to C-MX-8 will allow for the development of affordable housing for low and very-low income individuals as well as permanent supportive housing for those exiting homelessness. Located adjacent to the 10th and Osage Station and within the Mariposa District ensure the development of affordable housing close to transit opportunities with access to the necessary educational and employment services. While

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the Mariposa District already represents a range of affordability, there is no housing specifically targeting individuals exiting homelessness, a necessary housing option to combat the displacement of Denver’s most vulnerable population. The transition from I-A UO-2 to C-MX-8 aligns with 2040 Plan’s above key elements in that it will allow for the preservation and expansion of opportunities for safe, affordable, diverse living for moderate and low income families within the City and County of Denver.

Vision 2: Strong and Authentic Neighborhoods

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver’s neighborhoods are complete, unique, and reflective of our city’s diverse history”***.

Key goals include:

1. *Create a city of complete neighborhoods*
 - B. *Ensure neighborhoods offer a mix of housing types and services for a diverse population.*

The proposed map amendment will allow for a mix of affordable housing types and options available to a diverse population, including those experiencing homelessness. The services provided in the permanent supportive housing will continue to diversify the services provided in the Mariposa District to meet the needs of a range of individuals. The C-MX-8 zoning will also allow for a diversity of uses to complement the existing educational programs and employment opportunities currently offered in the Mariposa District.

Vision 3: Connected, Safe and Accessible Places

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver is connected by safe, high quality, multi modal transportation options.”***

Key goals include:

4. *Create an equitable and connected multimodal network that improves access to opportunity and services.*
 - B. *Use the multimodal network to connect vulnerable populations to employment, education, parks and health services.*

The proposed map amendment will apply to a property adjacent to the 10th and Osage Station, connecting residents to Auraria Campus, Downtown Denver, Denver Tech Center, DIA, other employment and education centers throughout Denver. Increased affordable and permanent supportive housing near transit will ensure strong multimodal connections for Denver’s most vulnerable population to various services and amenities.

Vision 5: Environmentally Resilient

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver is a thriving, sustainable city connected to nature and resilient to climate change.”***

Key goals include:

8. *Clean our soils, conserve land and grow responsibly*
 - B. *Encourage mixed-use communities where residents can live, work and play in their own neighborhood.*
 - C. *Focus growth by transit station and along high- and medium- capacity transit corridors*

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The proposed map amendment will allow for additional affordable and mixed-use opportunities adjacent to the 10th and Osage Station, connecting residents to Auraria Campus, Downtown Denver, Denver Tech Center, DIA, other employment and education centers throughout Denver.

Vision 6: Healthy and Active

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver is a city of safe, accessible and healthy communities.”***

Key goals include:

1. *Create and enhance environments that support physical activity and healthy living.*
 - B. *Promote walking, rolling and biking through the development of a safe and interconnected multimodal network*

3. *Ensure access to affordable, nutritious and culturally-diverse foods in all neighborhoods.*

The proposed map amendment will allow for affordable and permanent supportive housing options to the Mariposa District, an area focused on health improvements through the built environment. Mariposa includes an urban farm that brings fresh food to the neighborhood through weekly farmers markets, employment and educational opportunities to promote economic health, and improved pedestrian environment to promote healthy behaviors.

Blueprint Denver

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with Blueprint Denver. Specifically, the rezoning is consistent with Blueprint’s Goals, as well as the recommendations for Urban Centers, Community Centers, Growth Areas, and Street Types.

The *italicized text* signals an excerpt from Blueprint. The language that follows is used to detail how the proposed map amendment is consistent with the goals of Blueprint.

Chapter 2: A Vision for an Inclusive City:

The Blueprint Denver vision calls for three visions to create a more inclusive city – an equitable city, a city of complete neighborhoods and complete networks, and an evolving city. The proposed map amendment meets the following visions in multiple capacities. These are outlined below:

An Equitable City:

In creating an Equitable City, Blueprint Denver outlines three equity concepts: Improving Access for Opportunity, Reducing Vulnerability to Displacement, and Expanding Housing and Jobs Diversity.

1. *Access to Opportunity:*

Lincoln Park is a neighborhood with low access to opportunity. The proposed map amendment will allow for additional affordable housing opportunities to the neighborhood that will be well connected to transit and opportunities downtown. Opportunities provided in the Mariposa District will ensure residents have ongoing access to programs and services to further health and educational services.

2. *Reducing Vulnerability to Displacement:*

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The Lincoln Park Neighborhood increasingly vulnerable to involuntary displacement. The proposed map amendment will result in zoning that will allow people who live and work in the neighborhood to continue to have places to call home. Furthermore, it will expand housing options for individuals experiencing homelessness through the development of permanent supportive housing options.

3. *Expanding Housing and Jobs Diversity:*

The Mariposa District within Lincoln Park has transformed the area around the 10th and Osage station over the past 10 years. The proposed map amendment would allow for additional affordable options for Denver’s vulnerable homeless community, creating a mixed income, service rich community where residents can age safely and comfortable in their home.

Growth Area Strategy

Denver has experienced considerable growth which is projected to reach approximately 900,000 residents by 2040. Blueprint Denver has outlined various Growth Strategies to guide growth and achieve equity goals to benefit all residents. The Mariposa District within Lincoln Park has been designated as a Community Center and Corridors future growth area. Community Center areas are projected to “attract almost two-thirds of all new jobs and half of new household”. The proposed map amendment is in line with the Community Center growth area since it would allow for the development of additional housing options in the neighborhood.

Chapter 4:

Neighborhood Context – Urban Center

Land Use & Built Form: A high mix of uses throughout the area, with multi-unit residential in multi-story, mixed-use building forms Block patterns are generally regular with consistent alley access. Larger scale buildings close to the street.

Mobility: High levels of pedestrian and bicycle use and good access to high-capacity transit with minimal reliance on cars.

Quality of Life Infrastructure: Smaller public parks and privately owned, publicly accessible outdoor spaces and plazas, Trees are within planters and expanded streetscape planting areas.

The proposed map amendment falls within the Urban Center future neighborhood context. The uses allowed with the C-MX-8 zoning are compliant with the general guidelines for Urban Center, as it will bring multi-unit residential in a multi-story, mixed use building on an established regular block pattern. The proximity to the 10th and Osage Light Rail Station will ensure residents have access to high-capacity transit, with five lines connecting through the station. The proximity to Lincoln Park and various accessible green spaces scattered throughout the Mariposa Development, including the urban farm, will ensure residents have access to open space and plazas.

Future Places: Community Center – 901 Navajo St.

Land Use & Built Form: Typically a balance of either residential and employment; residential and dining/shopping; or employment and dining/shopping uses. Buildings are mid-scale, but vary by context and surrounding character. Buildings often orient to the street or other public spaces.

Mobility: Accessible to a larger area of surrounding neighborhood users by a variety of transportation options. Often connected through dedicated bike facilities, transit priority streets or rail service.

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Quality of Life Infrastructure: Open spaces promote social interaction and respond to the distinct uses within the center. Trees, plants and green infrastructure provide moments of relief from the more intense activity.

Future Places: High – Medium Residential – 901 N Navajo St.

Land Use & Built Form: A mix of uses, including multi-unit residential, but at a slightly lower intensity compared to the high residential areas. Height are generally up to 8 stories. There is a high lot coverage and shallow setbacks.

Mobility: A high degree of walkability and a continuous pedestrian network, Bicycle facilities are often protected and there is good access to transit. Vehicular access is consolidated, and parking is managed on-street as well as in parking garages.

Quality of Life Infrastructure: Good access to parks and other open spaces. Social spaces are provided in setbacks and key areas. Green infrastructure is often integrated into the streetscape or provided on-site. Regularly spaced street trees in planters or tree lawns. Trees and other plantings should be included on-site where space allows.

The proposed map amendment falls within the Community Center future places context. The uses allowed with the C-MX-8 zoning would further the balance of residential and educational opportunities within the neighborhood. The proximity to the 10th and Osage Light Rail Station, bike lanes along Mariposa and 13th Avenue, and the pedestrian friendly 10th Avenue ensure strong mobility and access for the community. Access to Lincoln Park and active and accessible green spaces and plazas throughout the Mariposa District ensure access to open space that promotes social interaction and respond to the uses within the center.

Additionally, the proposed map amendment falls within the High-Medium Residential future places context. The High-Medium Residential future places type calls for predominantly residential buildings with heights generally up to 8 stories. The C-MX-8 zoning will permit development up to the height generally seen in the High-Medium Residential future places context, and will allow for the development of a primarily residential building. The Mariposa District is a walkable area with a pedestrian network and access to the light rail station at 10th and Osage, in keeping with the High-Medium Residential context. In addition, access to La Alma-Lincoln Park will provide residents with strong access to open space.

Street Types: Local or Undesignated Streets

Land Use & Built Form: Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by their residential uses.

Mobility: Local streets provided the lowest degree of through travel but the highest degree of property access.

Quality of Life Infrastructure: Street trees within a lawn or planted area is generally used to separate people walking or rolling from traffic.

The proposed map amendment is focused primarily on allowing for the development of affordable and permanent supportive housing. The designated street types surrounding the property will allow for the necessary residential access points with limited travel necessary. The development of the property will

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be consistent with the surrounding neighborhood, enhancing the pedestrian connection to the light rail station and ensuring adequate tree lawns to further separate individuals rolling or walking from traffic.

Housing an Inclusive Denver

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with and helps to fulfill the goals and vision of the City's five-year housing plan, *Housing an Inclusive Denver*. The *italicized text* signals an excerpt from the Plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

Housing an Inclusive Denver is anchored by a series of fundamental values, including the following:

- *Foster Communities of Opportunity by aligning housing strategies and investments with unique neighborhood conditions that consider five opportunity outcomes: stable and affordable homes, jobs and economic mobility, comprehensive health services, access to quality education, and mobility and transit connections.*
- *Embrace diversity through neighborhoods to ensure that Denver remains a welcoming community for all residents by focusing on policies, programs, and investments that support inclusive, mixed-income communities.*

Additionally, the Plan provides a series of recommendations for policies, programs and investments that will accomplish affordable housing goals throughout Denver, including the following:

- *Leverage publicly owned land for affordable housing development.*
- *Facilitate acquisition of land directly and through partners for affordable housing development.*
- *Explore tools to promote long-term affordability of housing throughout Denver communities.*
- *Expand investments in housing options for residents experiencing homelessness and integrate providers across the housing continuum.*
- *Promote development of new, mixed-income, and mixed-use housing.*

The proposed rezoning and project will advance *Housing an Inclusive Denver's* fundamental values and its recommendations. As further described below, a core goal of the Mariposa redevelopment was to create a mixed-income community of choice that provides residents with access to transit, the outdoors, and a range of community amenities. By rezoning to C-MX-8 and developing a site in the Mariposa community for supportive housing, DHA and its partners will provide housing for Denver's most vulnerable residents in a mixed-income neighborhood with access to transit, education, and health care options. Additionally, the rezoning will allow DHA to leverage publicly owned land to create a permanently affordable housing development for residents of Denver experiencing homelessness.

La Alma / Lincoln Park Neighborhood Plan

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with the goals and vision of the 2010 La Alma / Lincoln Park Neighborhood Plan. The *italicized text* signals an excerpt from the Plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

Mixed-income and transit oriented development in the 10th & Osage station area are critical components of the La Alma / Lincoln Park neighborhood plan. At the outset of the planning process, stakeholders envisioned the look, feel, and function of the neighborhood in 2020:

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“La Alma / Lincoln Park in 2020 will be a stable, mixed-income residential neighborhood, with the Santa Fe corridor providing a vital core of arts and commercial uses that provide connections to surrounding neighborhoods, Downtown, and the Auraria campus...Transit oriented development in the 10th & Osage station area provides mixed-income housing and neighborhood serving commercial uses.”

To accomplish the group’s vision, the Plan established a series of goals for each Character Area within the neighborhood. The Transit Oriented Development Character Area, which includes 901 Navajo St., is guided by the following residential goals:

- *Housing density supports transit and sustainable growth.*
- *Housing options include a range of types for a variety of incomes.*

The Plan views development at the 10th and Osage station as an asset, writing that it “has excellent potential to serve as Denver’s model TOD because of the interest of Denver Housing Authority and the City to develop underutilized properties surrounding the station.” Further, the Plan suggests that the station “offers a key opportunity to provide significant amounts of transit oriented housing.” Through the redevelopment of South Lincoln Homes, the station area could become “a mixed-income neighborhood that seamlessly integrates market-rate and affordable housing and infuses additional market-rate housing into the station area.”

Lastly, the Plan addresses land use and building heights within the neighborhood, noting that building heights should:

- *Range from a minimum of 3-12 stories adjacent to the 10th and Osage light rail station.*
- *Range from 3-8 stories in the remainder of the station area and transition down to 3 stories along Mariposa.*

The rezoning of 901 Navajo St. to C-MX-8 will facilitate the full anticipated build-out of the 10th and Osage station area through the development of existing underutilized property. Further, it will contribute to the Plan’s goal for station area to become a mixed-income neighborhood because C-MX-8 allows for a variety of uses including retail, office, and residential. The Mariposa redevelopment offers housing that is affordable to residents at a range of income levels, but it does not yet provide supportive housing opportunities for residents who have experienced homelessness. The rezoning will allow the neighborhood and transit station to serve residents of Denver across the income spectrum, as the Plan envisioned. Additionally, the rezoning to C-MX-8 is consistent with the height guidance for 3-12 stories as it will allow buildings up to 8 stories.

Mariposa Redevelopment Plan

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with the goals of the 2010 South Lincoln Master Redevelopment Plan developed by Denver Housing Authority to guide the redevelopment of South Lincoln Homes. The *italicized text* signals an excerpt from the Plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

The South Lincoln Master Redevelopment Plan was completed in 2010 with the goal of guiding Denver Housing Authority’s Mariposa redevelopment. The focus of the plan was to create a framework for the redevelopment of South Lincoln Homes and the neighborhood directly adjacent to the 10th and Osage light rail station. The plan established a core vision for the South Lincoln redevelopment:

“The goal for the South Lincoln Redevelopment is to create an energized transit oriented community where people choose to live and to experience a neighborhood that is environmentally sustainable, culturally diverse, close to downtown, and offers a spectrum of housing options.”

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



The Plan's high-level vision was anchored by a series of goals for the redevelopment process, including the following:

- *Goal D: Increase access to the outdoors by providing varied opportunities for open space and "green" design solutions and materials.*
- *Goal E: Provide mixed-income redevelopment. Replace public housing, expand affordable housing, and attract market rate housing.*
- *Goal F: Provide opportunities to increase jobs and job training, particularly in emerging sectors of the economy.*
- *Goal L: Incorporate and expand opportunities for education on the site.*

DHA's proposed rezoning of 901 Navajo St. for future supportive housing development will fulfill the Plan's goal of providing a mixed-income redevelopment. By providing supportive housing on the site, the community will offer housing for residents across the income spectrum. Further, the Mariposa redevelopment fulfilled the Plan's above goals by providing a walkable community to residents with access to neighborhood amenities, including transit and education options. The rezoning and development of 901 Navajo St. will allow further residents to benefit from the amenities the neighborhood provides.

[Additional City Guidance](#)

In addition to this application being in full conformance with Denver's Comprehensive Plan 2040 and Blueprint Denver, we are including some references to key goals in the intergovernmental agreement signed between DHA and the City and County of Denver.

[*City and County of Denver and the Housing Authority of the City and County of Denver Intergovernmental Agreement*](#)

In August 2018, Denver City Council voted to approve an intergovernmental agreement (IGA) between the City and County of Denver and the Housing Authority of the City and County of Denver, which created the DHA Delivers for Denver ("D3") Bond Program. The goal of the IGA and D3 Bond Program was to quickly advance the goals of the City's Five-Year Housing Plan, *Housing an Inclusive Denver*. The partnership brings more funding to accelerate building and preserving much-needed affordable housing. It also provides funding for the acquisition of land for the future development of housing for Denver's lowest-income residents and those experiencing homelessness. The 901 Navajo Street site was acquired with funding provided by the D3 Bond Program. By rezoning the site and developing it into supportive housing for residents experiencing homelessness, DHA and its partners will be fulfilling the goals of the D3 Bond Program, as well as *Housing an Inclusive Denver*.

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



Uniformity of District Regulations and Restrictions

The proposed rezoning will result in uniformity of district regulations and restrictions in accordance with Section 12.4.10.7(B) of the Zoning Code. The proposed rezoning is consistent with the existing mixed-use zoning present throughout the 10th & Osage station area, the C-MX-8 zoning immediately adjacent to the site to the north, and the density goals suggested by the *La Alma / Lincoln Park Neighborhood Plan* and *Blueprint Denver*.

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



Public Health, Safety and General Welfare

The proposed official map amendment is an implementation of Denver Comprehensive Plan 2040 and Blueprint Denver and therefore furthers the public health, safety and general welfare of the City. The proposed development will provide additional deeply affordable housing opportunities for residents of Denver experiencing homelessness in a transit- and resource-rich area of the City.

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



ADDITIONAL REVIEW CRITERIA – DZC Sec. 12.4.10.8

Justifying Circumstances

- A. The existing zoning of the land was the result of an error: *Not Applicable*
- B. The existing zoning of the land was based on a mistake or fact: *Not Applicable*
- C. The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics over the land, including, but not limited to, steep slopes, floodplain, unstable soils and inadequate drainage: *Not Applicable*
- D. Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interests.
 - a. Changed or changing conditions in a particular area, or in the city generally**

The subject property in the map amendment is in the 10th and Osage station area and adjacent to Denver Housing Authority’s Mariposa redevelopment. The station area has developed and changed dramatically over the past decade as a result of DHA’s redevelopment of South Lincoln Homes and the City of Denver’s planning efforts around existing station areas. The original *La Alma / Lincoln Park Neighborhood Plan* contemplated development in this area in alignment with the density of DHA’s adjacent existing development, with the goal of creating a mixed-use, mixed-income community adjacent to transit. The proposed rezoning is in alignment with the changing conditions in the Mariposa community that have come to pass because of DHA’s community investment. Additionally, the proposed rezoning will help to advance and fulfill the original goals of the community’s neighborhood planning and DHA’s redevelopment plan for the Mariposa community.

b. A City adopted plan

The proposed rezoning is consistent with a series of adopted plans, including Blueprint Denver 2019, Comprehensive Plan 2040, Housing an Inclusive Denver, and the *La Alma / Lincoln Park Neighborhood Plan*. Specifically Blueprint Denver 2019 calls for a mix of uses to be provided on 901 Navajo Street. Currently zoned as I-A, the proposed map amendment to C-MX-8 falls within the Community Center and High-Medium Residential future places context. The uses allowed with the C-MX-8 zoning would further the balance of residential and educational opportunities within the neighborhood. The proximity to the 10th and Osage Light Rail Station, bike lanes along Mariposa and 13th Avenue, and the pedestrian friendly 10th Avenue ensure strong mobility and access for the community.

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

Urban Center (C-) Neighborhood Context - DZC Article 7

The C-MX-8 Zone District is part of the Urban Center Neighborhood Context. Article 7 of the Denver Zoning Code describes the Urban Center Neighborhood context as follows:

GENERAL CHARACTER – DZC 7.1.1

The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.

The proposed C-MX-8 Zone District allows for, and DHA’s proposed development is consistent with, Section 7.1.1 in that it supports multi-unit residential development in a multi-story mixed use building along local and collector streets with commercial uses along main and mixed-use streets.

STREET, BLOCK AND ACCESS PATTERNS – DZC 7.1.2

The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback

The 901 Navajo Street site, which recently was reconfigured via a parcel reconfiguration, is now consistent with the pattern of block shapes that exists along the rail tracks in the neighborhood. The proposed development will include a detached sidewalk, tree lawn, street and surface parking, and landscaping. As is, the parcel does not currently include a detached sidewalk, tree lawn, or landscaping. Redevelopment will allow for the addition of those features, which will create consistency with surrounding development in the neighborhood and the Urban Center Neighborhood Context.

BUILDING PLACEMENT AND LOCATION – DZC 7.1.3

All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

The proposed C-MX-8 Zone District will allow for consistent orientation with shallow front setbacks along Navajo Street with parking at the rear of the building.

BUILDING HEIGHT – DZC 7.1.4

The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



The proposed C-MX-8 Zone District will allow for moderate and high building heights to promote the dense urban character of the Mariposa redevelopment.

MOBILITY – DZC 7.1.5

There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.

The proposed C-MX-8 Zone District will be consistent with mobility goals by creating strong pedestrian connections along Navajo Street and promoting access to transit at the 10th and Osage light rail station.

General Purpose and Intent of Mixed Use Districts – DZC 7.2.2

General Purpose – DZC 7.2.2

- A. *The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge.*
- B. *The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods.*
- C. *The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.*
- D. *Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale.*
- E. *In the Urban Center Neighborhood Context, the Mixed Use zone districts require the same level of pedestrian enhancements as the Main Street zone districts. In the Urban Center Neighborhood Context, the primary difference between the Mixed Use zone districts and the Main Street zone districts is Main Street districts mandate storefront buildings at the street edge.*
- F. *Mixed use buildings have a shallow front setback range. The build-to requirements are high.*

The Mariposa redevelopment area is a precedent for the application of the Mixed-Use zone district, and is a safe, active, transit-oriented and pedestrian scaled neighborhood. The proposed C-MX-8 Zone District will support the existing Mixed Use district by creating an activated, pedestrian friendly environment along Navajo Street. It will also add to the vibrancy of the community by providing a new source of affordable housing for very low-income residents of Denver.

Specific Intent – DZC 7.2.2.2

Mixed Use – 8 (C-MX-8)

C-MX-8 applies to areas or intersections served primarily by arterial streets where a building scale of 3 to 8 stories is desired.

The proposed C-MX-8 Zone District is consistent with this specific intent as the site is located along key commercial and pedestrian activated intersections and is consistent with surrounding development patterns of 5 – 12 stories. The site does not directly abut arterial streets; however, it is located in an area served by 8th Avenue, an arterial street. Additionally, it is proximate to high-capacity transit.

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



EXHIBIT B: LEGAL DESCRIPTIONS

ZONE LOT 1 LAND DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 28, HUNT'S ADDITION TO DENVER AS DEPICTED ON THE OFFICIAL RE-SURVEY AT BOOK E06 AT PAGE 002 OF THE RECORDS OF THE COUNTY ENGINEER OF THE CITY AND COUNTY OF DENVER, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF WEST 9TH AVE.;

THENCE N89°17'10"W, 169.70 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 890000488 IN THE CITY AND COUNTY OF DENVER RECORDS, ON EXHIBIT A, SCHEDULE 5;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N13°56'13"W, 30.65 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,740.65 FEET, AND A LONG CHORD OF N12°45'24"W, 235.09 FEET;
- 2) THENCE NORTHERLY, A DISTANCE OF 235.11 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°20'48";

THENCE S89°45'20"E, 230.46 FEET TO AN INTERIOR CORNER OF LOT 28, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE WEST LINE OF LOTS 26 THROUGH 28 INCLUSIVE, BLOCK 28 HUNT'S ADDITION TO DENVER, S00°13'24"W, 55.39 FEET TO THE NORTHWEST CORNER OF LOT 25, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE NORTH LINE OF SAID LOT 25, S89°20'26"E, 70.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 25;

THENCE ALONG THE EAST LINE OF LOTS 21 THROUGH 25, INCLUSIVE, BLOCK 28, HUNT'S ADDITION TO DENVER, S00°13'24"W, 124.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE ALONG THE SOUTH LINE OF SAID LOT 21, N89°17'10"W, 70.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE S00°33'04"W, 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,986 SQUARE FEET OR 1.400 ACRES, MORE OR LESS.

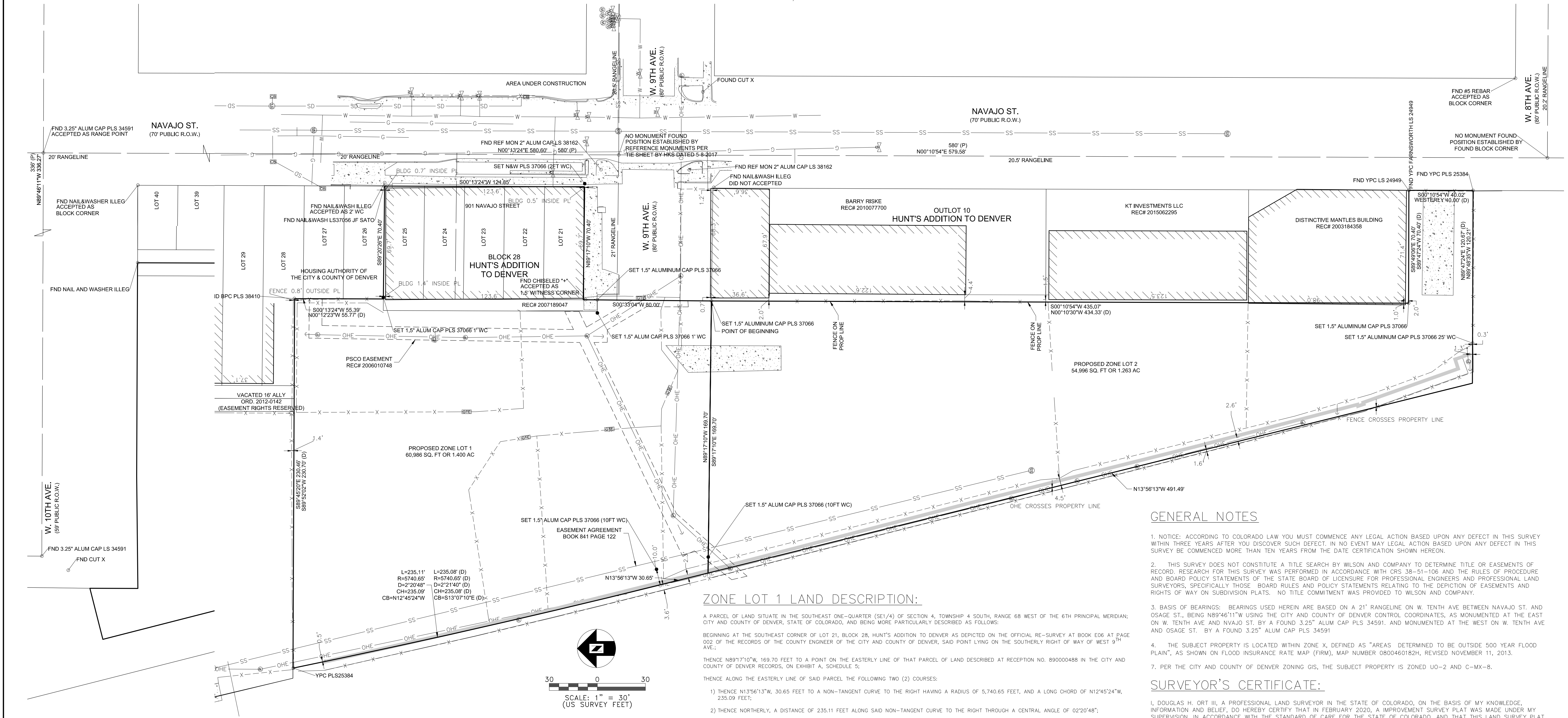
The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 21' RANGELINE ON W. TENTH AVE BETWEEN NAVAJO ST. AND OSAGE ST., BEING N89°46'11"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE EAST ON W. TENTH AVE AND NVAJO ST. BY A FOUND 3.25" ALUM CAP PLS 34591. AND MONUMENTED AT THE WEST ON W. TENTH AVE AND OSAGE ST. BY A FOUND 3.25" ALUM CAP PLS 34591.

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202

IMPROVEMENT SURVEY PLAT – PROPOSED ZONE LOTS
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH,
 RANGE 68 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.



ZONE LOT 1 LAND DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 28, HUNT'S ADDITION TO DENVER AS DEPICTED ON THE OFFICIAL RE-SURVEY AT BOOK E06 AT PAGE 002 OF THE RECORDS OF THE COUNTY ENGINEER OF THE CITY AND COUNTY OF DENVER, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF WEST 9TH AVE.;

THENCE N89°17'10"W, 169.70 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 890000488 IN THE CITY AND COUNTY OF DENVER RECORDS, ON EXHIBIT A, SCHEDULE 5;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N13°56'13"W, 30.65 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,740.65 FEET, AND A LONG CHORD OF N12°45'24"W, 235.09 FEET;
- 2) THENCE NORTHERLY, A DISTANCE OF 235.11 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°20'48";

THENCE S89°45'20"E, 230.46 FEET TO AN INTERIOR CORNER OF LOT 28, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE WEST LINE OF LOTS 26 THROUGH 28 INCLUSIVE, BLOCK 28 HUNT'S ADDITION TO DENVER, S00°13'24"W, 55.39 FEET TO THE NORTHWEST CORNER OF LOT 25, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE NORTH LINE OF SAID LOT 25, S89°20'26"E, 70.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 25;

THENCE ALONG THE EAST LINE OF LOTS 21 THROUGH 25, INCLUSIVE, BLOCK 28, HUNT'S ADDITION TO DENVER, S00°13'24"W, 124.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE ALONG THE SOUTH LINE OF SAID LOT 21, N89°17'10"W, 70.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE S00°33'04"W, 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,986 SQUARE FEET OR 1.400 ACRES, MORE OR LESS.

ZONE LOT 2 LAND DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING A PORTION OF RECEPTION NO. 2004036434, CITY AND COUNTY OF DENVER, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 28, HUNT'S ADDITION TO DENVER AS DEPICTED ON THE OFFICIAL RE-SURVEY AT BOOK E06 AT PAGE 002 OF THE RECORDS OF THE COUNTY ENGINEER OF THE CITY AND COUNTY OF DENVER, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF WEST 9TH AVE.;

THENCE S00°10'54"W ALONG THE WEST LINE OF SAID OUTLOT 10, 435.07 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 10;

THENCE S89°49'06"E, 70.40 FEET TO THE WESTERLY RIGHT OF WAY OF NAVAJO STREET AS MONUMENTED BY A YELLOW PLASTIC CAP LS 24949;

THENCE S00°10'54"W, 40.02 FEET ALONG THE WESTERLY RIGHT OF WAY OF NAVAJO STREET TO A YELLOW PLASTIC CAP LS 24949;

THENCE N89°48'35"W, 120.21 FEET;

THENCE N13°56'13"W, 491.49 FEET;

THENCE S89°17'10"E, 169.70 FEET TO THE POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF SAID OUTLOT 10.

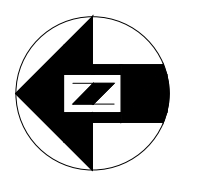
CONTAINING 54,996 SQUARE FEET OR 1.263 ACRES, MORE OR LESS.

L=235.11'
 R=5740.65'
 D=2°20'48"
 CH=235.09'
 CB=N12°45'24"W

L=235.08' (D)
 R=5740.65' (D)
 D=2°21'40" (D)
 CH=235.08' (D)
 CB=S13°07'10"E (D)

N13°56'13"W 30.65'

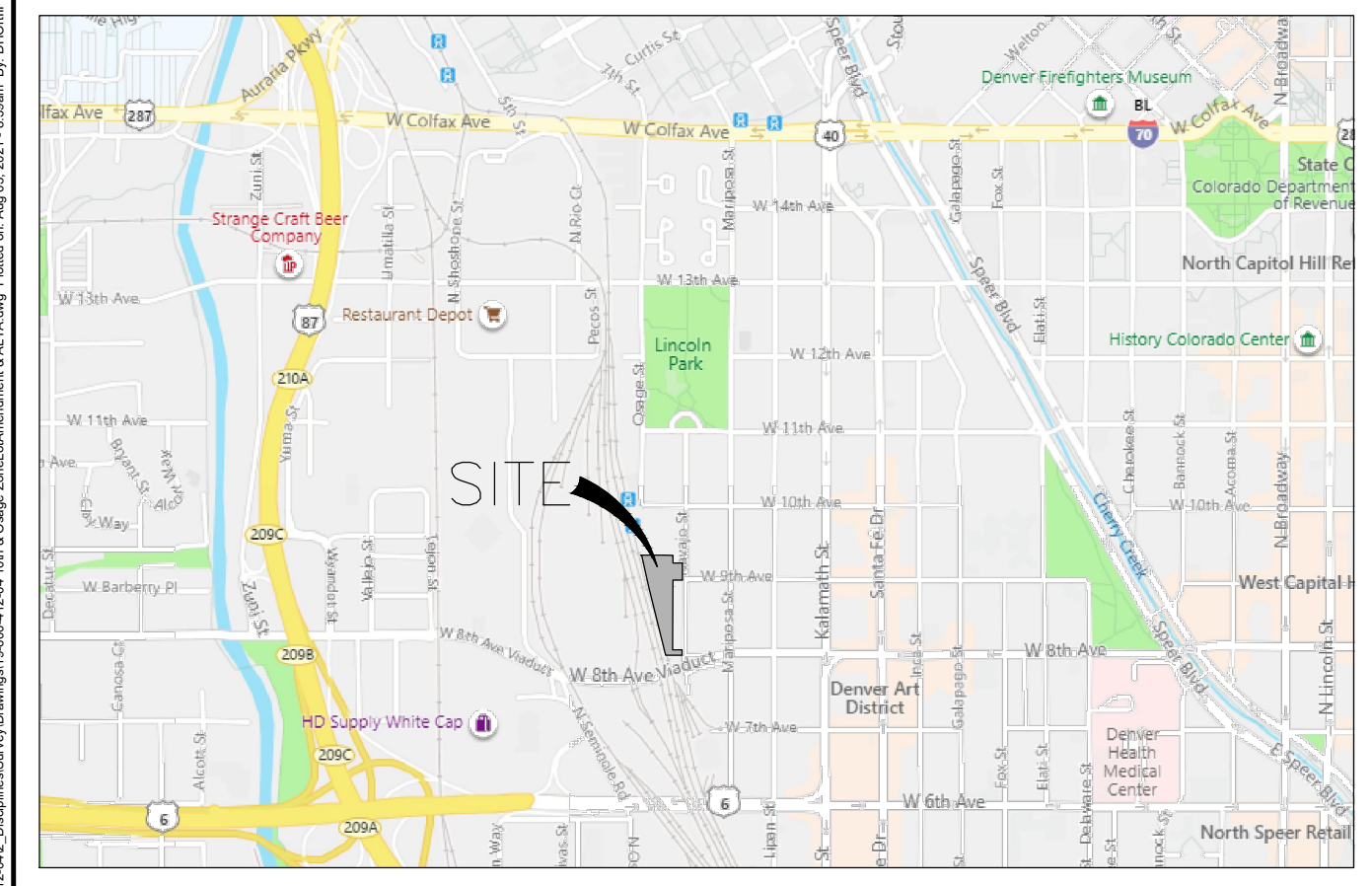
N13°56'13"W 491.49'



SCALE: 1" = 30'
 (US SURVEY FEET)

LEGEND

- = FOUND PROPERTY CORNER AS DESCRIBED
- = BOLLARD
- = SIGN
- = LIGHT POLE
- = ELECTRICAL MANHOLE
- = ELECTRICAL PULL BOX
- = SANITARY SEWER MANHOLE
- = STORM MANHOLE
- = TELEPHONE MANHOLE
- = FIBER VAULT
- = WATER VALVE
- = FIRE HYDRANT
- = FENCE LINE
- = OVER HEAD ELECTRICAL
- = ELECTRICAL LINE
- = WATER LINE
- = TELEPHONE LINE
- = GAS LINE
- = SANITARY SEWER LINE
- = STORM LINE
- = TREES
- PL = PROPERTY LINE

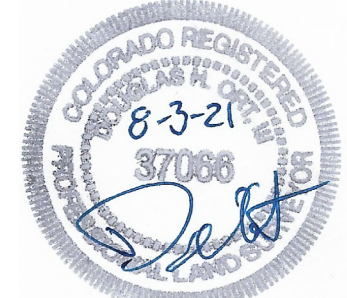


GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. NO TITLE COMMITMENT WAS PROVIDED TO WILSON AND COMPANY.
3. BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 21' RANGELINE ON W. TENTH AVE BETWEEN NAVAJO ST. AND OSAGE ST., BEING N89°48'11"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE EAST ON W. TENTH AVE AND NVAJO ST. BY A FOUND 3.25" ALUM CAP PLS 34591, AND MONUMENTED AT THE WEST ON W. TENTH AVE AND OSAGE ST. BY A FOUND 3.25" ALUM CAP PLS 34591.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0800460182H, REVISED NOVEMBER 11, 2013.
7. PER THE CITY AND COUNTY OF DENVER ZONING GIS, THE SUBJECT PROPERTY IS ZONED UO-2 AND C-MX-8.

SURVEYOR'S CERTIFICATE:

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN FEBRUARY 2020, AN IMPROVEMENT SURVEY PLAT WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS LAND SURVEY PLAT AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DOUGLAS H. ORT III, PLS 37066

INDEXING STATEMENT

DEPOSITED THIS _____ DAY OF _____, 2020, AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) _____ RECEPTION NUMBER _____

NO.		REVISION-DESCRIPTION	BY	DATE	CHKD	APPD	CLIENT APP:
03	REVISE LEGAL DESCRIPTIONS	DHO	08/02				
02	REVISE ZLA CONFIGURATION	DHO	02/24				
01	CLIENT COMMENTS	DHO	10/12				

19-600-412-04

WILSON & COMPANY
 1075 Broadway Suite 200
 Denver, CO 80202
 Phone: 303-297-2976
 Fax: 303-297-2993

ISP - PROPOSED ZONE LOTS
 10TH AND OSAGE
 DENVER CO 80202
 CITY AND COUNTY OF DENVER,
 STATE OF COLORADO

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



EXHIBIT C: PROOF OF OWNERSHIP

See proof of ownership on the following pages.

Below is an image of DHA's special warranty deed from the acquisition of 901 Navajo.

Special Warranty Deed – 901 Navajo Street

 2020161811
Page: 1 of 3
10/02/2020 11:54 AM R \$23.00 D \$320.76
City & County of Denver WD
Electronically Recorded

SPECIAL WARRANTY DEED

This Deed, made October 1, 2020
Between **Kalamath West Properties, L.L.C.**, a Colorado limited liability company, of the County of Denver, State of Colorado, grantor(s) and **The Housing Authority of the City and County of Denver**, a Colorado body corporate and politic, whose legal address is **1035 Osage Street, Denver, CO 80204** County of Denver, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of THREE MILLION TWO HUNDRED SEVEN THOUSAND SIX HUNDRED DOLLARS AND NO/100'S (\$3,207,600.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Denver, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee: \$ 320.76

also known by street and number as **901 North Navajo Street and a Portion of 1325 West 9th Avenue, Denver, CO 80204-3915.**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Recording Requested by:
FNTG-NCS Colorado

10025029

Special Warranty Deed
WDSpecial (DSI Rev. 04/03/19)

Page 1

Last Saved: 9/20/2020 3:41 AM by JY
Escrow No.: N0025029-020-JY

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



City & County of Denver

2020161811

2 of 3

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

KALAMATH WEST PROPERTIES, L.L.C.,
a Colorado limited liability company

By: Mark W. Dwyer
Mark W. Dwyer, Manager

STATE OF COLORADO
COUNTY OF Denver

}ss:

The foregoing instrument was acknowledged before me this 30th day of September
2020 by **Mark W. Dwyer as Manager on behalf of Kalamath West Properties, L.L.C., a Colorado
limited liability company.**

Witness my hand and official seal.

Jennifer A York
Notary Public
My Commission expires: 5/25/2023

JENNIFER A YORK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914006389
MY COMMISSION EXPIRES MAY 25, 2023

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



EXHIBIT D: OWNER AUTHORIZATION DOCUMENTS



3/30/2021

Community and Planning Development
The City and County of Denver

RE:

Zoning Map Amendment (Rezoning) Authorizing Documentation – 1325 West 9th Avenue and 901 Navajo Street

This letter serves as an authorization document designating and authorizing Ryan Tobin (Chief Investment Officer of the Housing Authority of the City and County of Denver), Haley Jordahl (Senior Development Program Manager for the Housing Authority of the City and County of Denver) and Annie Hancock (Development Program Manager for the Housing Authority of the City and County of Denver) to act on behalf of the Housing Authority of the City and County of Denver (DHA) to submit a zone map amendment for a DHA property located at 1325 West 9th Avenue and 901 Navajo Street, Denver, CO 80204.

Respectfully,

David Nisivoccia

David Nisivoccia (Apr 1, 2021 14:54 MDT)

David Nisivoccia

Executive Director

The Housing Authority of the City and County of Denver



04/08/2021 02:59 PM
City & County of Denver

R \$18.00

MIS

2021064608

Page: 1 of 2

D \$0.00

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named _____
Housing Authority of the City and County of Denver
2. The type of entity is a:

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input checked="" type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
<input type="checkbox"/>	
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 1035 Osage Street., Denver, CO 80204
5. The name position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is David Nisivoccia, Executive Director
6. The authority of the foregoing person(s) to bind the entity: is² not limited is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property: _____
N/A
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 11 day of February, 2021

David Nisivoccia

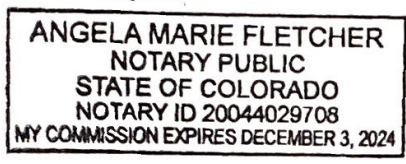
¹ This form should not be used unless the entity is capable of holding title to real property.
² The absence of any limitation shall be prima facie evidence that no such limitation exists.
³ The statement of authority must be recorded to obtain the benefits of the statute.

State of Colorado)
County of Denver) SS

The foregoing Statement of Authority was acknowledged before me this 11th day of February, 2021 by David Nisivocchia

Witness my hand and official seal.
My commission expires:

Angela Marie Fletcher
Notary Public



WHEN RECORDED RETURN TO:

RESOLUTION NO. 3259

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO AUTHORIZING OR RATIFYING THE EXECUTIVE DIRECTORS SIGNATURE, OR DESIGNEE, TO SIGN LEGAL DOCUMENTS IN CONJUNCTION WITH OPERATIONS AND DEVELOPMENT ACTIVITIES.

The Board of Commissioners (the “Board”) of the HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO (the “Authority” or “DHA”) does hereby consent to, approve, and adopt the following resolution:

WHEREAS, it is the policy of the Authority to require a resolution authorizing the Executive Director to enter into contracts for activities in excess of \$300,000; and

WHEREAS, both operational and development activities of the Authority often require signatures from the Executive Director; and

WHEREAS, the Executive Director acts on behalf of the Board and is informed by the Board as to approvals associated with both operational and development activities; and

WHEREAS, the Authority engages in numerous activities at any given time that are both time sensitive and that require signatures on legal documents to authenticate the nature and intent of such documents; and

WHEREAS, all activities of the Executive Director are under direct Authority and authorization of the Board where required; and

WHEREAS, it is endeavored to develop a uniform process by which signature authority is represented and assigned to provide transparency and uniformity in the designation of such authority to those seeking authentication via a signature; and

WHEREAS, is it also recognized and acknowledged that signatures may be obtained electronically when obtaining a handwritten signature is impracticable; and

WHEREAS, the Board also acknowledges that the form of electronic signature authorization should be uniform and standard and that prior to implementation of this process that staff shall ensure the form of authentication is secure; and

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby authorize and ratify the signature of the Executive Director, or Designee, as the official signature of the Authority on matters approved by the Board and within the powers of the Executive Director; and

BE IT FURTHER RESOLVED, that the Board does hereby require the Authority to formalize a standard process and form by which the Executive Director can assign signature authority to designated staff.

BOARD APPROVED FINAL FEBRUARY 14, 2019

**AGENDA ITEM
RESOLUTION NO. 3259**

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO AUTHORIZING OR RATIFYING THE EXECUTIVE DIRECTORS SIGNATURE, OR DESIGNEE, TO SIGN LEGAL DOCUMENTS IN CONJUNCTION WITH OPERATIONS AND DEVELOPMENT ACTIVITIES.

ITEM TO BE DECIDED:

Whether or not to approve Resolution No. 3259, which authorizes the signature of the Executive Director, or designee, on behalf of the Authority or any affiliate entity controlled by the Authority.

BACKGROUND:

The Executive Director, in the regular course of business, is required to sign documents on behalf of the Authority. This includes both operational and development activities. These types of activities are consistent with and limited to those items that, if required, have Board Authority via separate Resolution. Resolution 3259 will provide the requisite authority to the Executive Director, or Designee, to sign documents for such activities.

Further, by allowing for a uniform and standard process for designation of signature authority, the Authority's partners, lenders and investors alike will be able to rely on the process by which DHA authenticates its contractual dealings.

STAFF RECOMMENDATION:

Staff recommends that the Board approve Resolution No. 3259 authorizing the Executive Director, or Designee, signature on all operational and development matters if required or as approved by the Board.

RESOLUTION NO. 3393
RESOLUTION APPOINTING THE EXECUTIVE DIRECTOR OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF DENVER

WHEREAS, Ismael Guerrero, former Executive Director notified the Board of Commissioners (the “Board”) of the Housing Authority of the City and County of Denver (“the Authority”) that his last day with the Authority would be June 11, 2020; and

WHEREAS, soon thereafter the Board announced its intention to begin an executive search process to find a new Executive Director for the Authority; and

WHEREAS, the Board Chair appointed a five (5) Commissioner Search Committee to lead the search; and

WHEREAS, the Board retained Bridge Partners to provide executive search firm services to the Authority; and

WHEREAS, with the assistance of Bridge Partners, the Board conducted a comprehensive and inclusive national search to find a new Executive Director for the Authority; and

WHEREAS, the Authority received approximately 240 applications from individuals seeking to fill the position of Executive Director of the Authority; and

WHEREAS, the Search Committee narrowed the initial group of applicants down to a pool of eight (8) of the most qualified candidates for the purpose of conducting initial interviews; and

WHEREAS, after conducting the initial interviews, the Search Committee further narrowed the pool of remaining candidates down to a list of four (4) candidates; and

WHEREAS, after conducting additional interviews, the Board further narrowed the pool of remaining candidates down to a list of two (2) finalists; and

WHEREAS, on September 24, 2020, in accordance with state statute, the Board publicly announced that the finalists for the Executive Director’s position were David Nisivoccia and Preston Prince; and

WHEREAS, the Board then conducted another round of interviews with the finalists; and

WHEREAS, on October 2, 2020, the finalists participated in a virtual question and answer forum with the Authority’s employees; and

BOARD APPROVED FINAL October 16th, 2020

WHEREAS, on October 5, 2020, the finalists participated in a virtual question and answer forum with residents of the Authority; and

WHEREAS, on October 13, 2020, the Board publicly announced that the sole finalist for the Executive Director's position was David Nisivoccia; and

WHEREAS, the Board wishes to express its appreciation to Preston Prince for his very capable and impressive participation in this search process.

NOW, THEREFORE, BE IT RESOLVED, that the Board does hereby appoint David Nisivoccia as the Executive Director of the Authority, effective on or before January 18, 2021.

BE IT FURTHER RESOLVED, that the Board hereby authorizes the Search Committee to negotiate and the Board Chair to execute an employment agreement with Mr. Nisivoccia in accordance with the terms of the offer letter agreed to by the Authority and Mr. Nisivoccia dated October 14, 2020.

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



EXHIBIT E: ASSESSOR’S PARCEL NUMBERS

901 Navajo Street – 05044-00-012-000

EXHIBIT F: DHA Community & Stakeholder Outreach Program

DHA has been actively involved in the La Alma / Lincoln Park neighborhood since the beginning of the South Lincoln Homes redevelopment planning process over a decade ago. DHA has worked with the La Alma / Lincoln Park neighborhood over the past year as it has moved to acquire 901 Navajo St. and plan for the rezoning to C-MX-8. DHA has presented several times about 901 Navajo St. to the La Alma / Lincoln Park RNO. Additionally, DHA has met with the City and Count of Denver’s Community Planning and Development Department, Housing and Stability, and District 3 Councilwoman Jamie Torres.

Through the outreach, DHA gathered feedback from stakeholders to better understand how the rezoning can support the neighborhood.

DHA did not hold a pre-application meeting with Development Services to discuss the proposed rezoning, because DHA will not be the developer of the parcel. Following the rezoning, DHA will issue a Request for Qualifications to select a Development Partner to build supportive housing on the parcel. In partnership with DHA, the Development Partner will be responsible for initiating and completing the SDP process.

DATE	DESCRIPTION	CONTACTS	AGENDA
9/23/2019	Rezoning Pre-Application Meeting	CPD Development – Israel Cruz	Preliminary discussion of rezoning
9/25/2019	La Alma / Lincoln Park RNO	RNO Members	Preliminary discussion of DHA site acquisition and rezoning
10/3/2019	Meeting – City Council District 3	CW Torres & Staff	Preliminary discussion of DHA site acquisition and rezoning
2/26/2020	La Alma / Lincoln Park RNO	RNO Members	Continued update on DHA site acquisition and rezoning
8/13/20	La Alma / Lincoln Park RNO	RNO Members	Continued update on DHA site acquisition and rezoning; receipt of letter of support
8/28/20	Meeting – City Council District 3	CW Torres & Staff	Continued update on DHA site acquisition and rezoning
1/27/2021	HOST	HOST Staff	Presented rezone and D3 housing
2/18/2021	Rezoning pre-app meeting	CPD Development – Libbie Adams	Continued discussion of rezoning
3/18/2021	Meeting – City Council District 3	CW Torres & Staff	Continued update on DHA site acquisition and rezoning

The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
Exhibits



La Alma Lincoln Park
Registered Neighborhood
Association

Subject: DHA Proposed Rezone for parcels at 9th and Navajo

September 9, 2020

To: City of Denver Planning and Development

The La Alma Lincoln Park Neighborhood Association (LPNA) is a registered neighborhood organization (RNO) that represents the businesses and residents of La Alma Lincoln Park. This letter serves as a demonstration of support for the proposed rezoning of parcels at 1325 W 9th Ave and 901 Navajo Street. These parcels are currently zoned as I-A and are proposed to be changed to C-MX-8.

Representatives from Denver Housing Authority participated in multiple monthly meetings prior to March of this year to discuss plans and proposals for these properties. The neighbors present in these meetings provided lots of feedback which highlighted a strong desire for truly affordable housing and a concern regarding height. DHA was responsive to these concerns and upon returning to our group on Thursday, August 13, received unanimous support for their most recent proposal for eight stories and a focus on affordability and the inclusion of units for very low-income persons.

Information regarding this rezoning proposal was also sent to all residents and businesses on our listserv and posted on our facebook page to try to reach as many neighbors as possible with several weeks provided for feedback. No objections or concerns were raised from those communications.

We look forward to having more affordable housing in our neighborhood. It is one of the primary concerns raised by residents in the meetings.

Sincerely,

Christine Sprague, President
President, La Alma/Lincoln Park Neighborhood
Association
lincolnparkneighbors@gmail.com

LALP is a registered neighborhood organization. We strive to represent the interests of and build relationships between our ~6600 residents as well as business owners, students, and community stakeholders, and to share the pride in our sense of place. Our neighborhood extends from Colfax to W 6th Ave and the Platte river (I-25) to Speer Boulevard.

**The Housing Authority of the City and County of Denver
Map Amendment: 901 Navajo Street
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Exhibit G – Land Use Restriction

The subject property is owned by DHA and will be restricted in perpetuity as affordable housing using the following mechanism:

Proposed Land Use Restrictions:

As described above, the property will be developed as supportive housing by a Development Partner selected by DHA. DHA will retain ownership of the parcel and enter into a long-term land lease with the Development Partner that will require the site to be developed as affordable housing consistent with the requirements of the D3 Program. Additionally, DHA will record a permanent use covenant on the parcel that will restrict the property for affordable housing use in perpetuity. Further, the property will likely be restricted to the use of affordable housing through a 40 year land use restriction agreement (LURA) with the Colorado Housing and Finance Authority (CHFA) and a 60 year use covenant with the City and County of Denver (HOST) and Colorado Division of Housing (CDOH).