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**Intergovernmental Agreement (IGA)
for the W. 13th Avenue Multimodal Project**

Presented by

**Elevate Denver Program Management Office
Denver Housing Authority**

Request for Council Action

Request – Bill #20-0079

- Council approval of an Intergovernmental Agreement (IGA) between the City and the Denver Housing Authority (DHA).
- The proposed IGA will allocate to DHA up to \$16.7M of Elevate Denver bond proceeds allotted to the W 13th Ave. Multimodal Reconstruction project.
- DHA will design, acquire property, and construct the W 13th Ave. project improvements in Sun Valley as part of its neighborhood redevelopment plan.

Agenda

- Background
- Project Scope
- Why an IGA?
- Financial Summary
- Requirements for Funding
- Past and Future Community Outreach
- Questions

Background: Project Goals

Project Goals

- Support Denver Housing Authority (DHA) in its efforts to revitalize the Sun Valley neighborhood.
- Continued collaboration between City and DHA to ensure community involvement and community voice is incorporated into design.
- Align with the goals of the 2017 13th Ave. Realignment Feasibility Study:
 - Connect Sun Valley to Downtown and surrounding neighborhoods.
 - Provide safe and convenient routes/facilities for all modes.
 - Extend a gridded street network to support community vitality and economic development.
 - Enhance 13th Avenue and Holden Place as green connections to parks and trails.
 - Create a street network that supports economic development.

Project Scope



Project Scope

- Align the intersection at Decatur St. and West Holden Pl.
 - DHA will continue to seek additional community design input
- Acquisition of real property interests for extension of Bryant St.
- Environmental remediation.
- Permitting.
- Transfer of completed improvements and acquired real property to CCD upon satisfactory completion.



Why an IGA?

- **Single Point of Contact and Coordination for Sun Valley Neighborhood**
 - DHA can serve as a single point of contact for neighborhood enterprises and organizations with issues and concerns.
 - DHA can better coordinate the construction of the project elements to align with the other projects (housing, environmental, utilities) associated with its work in Sun Valley, minimizing neighborhood disruption.
- **DHA can attain Economies of Scale**
 - DHA is mobilizing on a larger scale than just the W. 13th Ave. project in Sun Valley and has potential to achieve economies of scale.
 - DHA will complete future extension of Bryant St. from W. 12th Ave to W. 9th Ave.

Why an IGA?

- **DHA is an experienced project manager and is accepting risk of cost overruns**
 - DHA has completed/conveyed similar scope and leverages \$80M in housing projects in Sun Valley in concert with this project's construction (HUD CNI).
 - DHA has committed to complete the project even if costs do exceed \$16.7M.
- **DHA can better schedule work to meet its grant funding requirements from CCD and HUD**
 - DHA will purchase the necessary property from Xcel.
 - DHA can leverage existing design work.
- **IGA Provisions meet CCD objectives for**
 - Competitive Procurement, Prevailing Wage, and Public Art.
 - Small Business Enterprise, Equal Opportunity, and Minority and Woman Business Enterprise participation.

Financial Summary

- Financial Summary:
 - Elevate Denver Bond funding authorized is \$16.7 million:
 - ✓ First Issuance: \$0.5 million
 - ✓ Third Issuance: \$1.1 million
 - ✓ Fourth Issuance (projected 2020): \$15.1 million
- DHA assumes all risk of cost overages.
- IGA includes provisions to ensure timely performance, financial accountability, and that work meets CCD standards prior to transfer of improvements to CCD.

Requirements for Funding

- Competitive procurement, prevailing wage, public art, and SBE, MBE/WBE participation.
- Submission of design plans for City approval through Development Engineering Services process.
 - Any design options that include proposed real property interest acquisition impacts require approval from City's Real Estate Director.
- Quarterly draw requests with cash flows, budget, detailed reconciliation of expenditures, proof of payments.
 - Submit HUD Choice Neighborhoods Implementation Grant Quarterly Resident Relocation Report, which will be provided to City Council.
 - Final payment will not be made until the City formally accepts improvements.

Past and Future Community Outreach

- History of Outreach:
 - Supported by DHA and CCD's joint year-long community engagement (14 community meetings) via Community Advisory Committee, Sun Valley Local Resident Council, Sun Valley Community Coalition, and Sun Valley Community Open Houses
 - Extensive community engagement occurred during the 2017 13th Ave Realignment Study
- Upcoming Outreach:
 - Continued, joint CCD and DHA community outreach will occur, particularly regarding the intersection improvements at Decatur St. and W. Holden Place
 - Upcoming meetings scheduled Feb. 26, Feb. 27, Mar. 3 and Mar. 25

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Questions?