



**DENVER
HOUSING
AUTHORITY**

What does the Denver Housing Authority do?

1

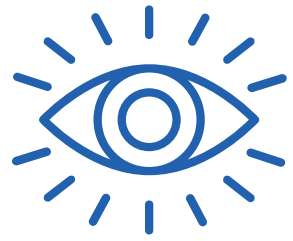
DHA is the largest Housing Provider in Colorado supporting over **13,000** housing stability opportunities.

2

DHA provides housing for more than **26,000** very low, low and middle-income individuals representing over **12,000** families.

3

Administers Housing Choice Vouchers and Public Housing programs from HUD.



Vision

That every individual or family shall have quality and affordable housing, in communities offering empowerment, economic opportunity and a vibrant living environment.



Mission

To develop and provide high-quality, affordable housing with responsive services, enabling people and communities to thrive.

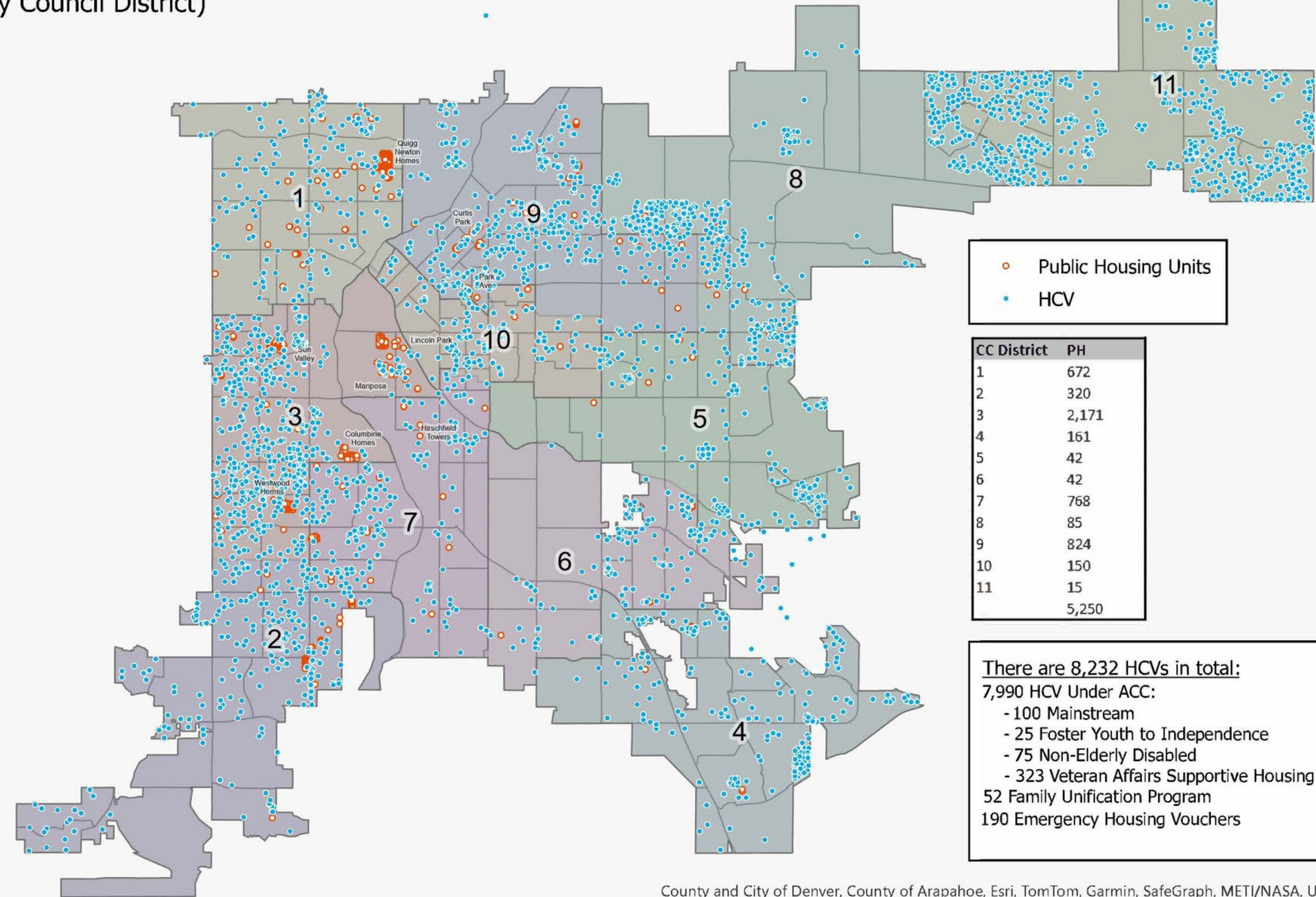


Housing Portfolio Overview



Public Housing & Housing Choice Voucher Properties

(by City Council District)

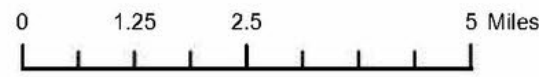


● Public Housing Units
● HCV

CC District	PH
1	672
2	320
3	2,171
4	161
5	42
6	42
7	768
8	85
9	824
10	150
11	15
	5,250

There are 8,232 HCVs in total:
7,990 HCV Under ACC:
 - 100 Mainstream
 - 25 Foster Youth to Independence
 - 75 Non-Elderly Disabled
 - 323 Veteran Affairs Supportive Housing
 52 Family Unification Program
 190 Emergency Housing Vouchers

County and City of Denver, County of Arapahoe, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA,



Planning & Data Department
 1035 Osage Street
 Denver, CO 80204

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11 October, 2024

Map by Mandy Rees,
 University of Colorado Denver

DHA'S CORE FUNCTIONS



Housing Assistance Programs

Administer federal programs such as Section 8 Housing Choice Vouchers and public housing programs. These programs provide financial assistance to eligible families to help cover the cost of housing.



Public - Private Partnerships

Form partnerships with private developers, nonprofits, and other entities to create affordable housing developments and mixed-income communities.



Develop and Manage Public Housing

Responsible for constructing, managing, and maintaining approx. 6,000 public housing properties throughout Denver and ensuring that these properties are safe, affordable, and livable for residents.



Resident - Centered Design and Supportive Services

Provide or facilitate supportive services for residents, including job training, educational programs, and healthcare referrals, helping individuals move toward self-sufficiency.

Housing Continuum



HOMELESS	EMERGENCY SHELTERS	TRANSITIONAL HOUSING	SOCIAL HOUSING	AFFORDABLE RENTAL HOUSING	AFFORDABLE HOME OWNERSHIP	MARKET RENTAL HOUSING	MARKET HOME OWNERSHIP
<p>Veteran Affairs Supportive Housing (VASH),</p> <p>Emergency Housing Vouchers,</p> <p>HOST allocated vouchers</p>	<p><i>DHA Continuum of Care (CoC)</i></p>	<p>Permanent Supportive Housing</p>	<p>Public Housing</p> <p>Project - Based Vouchers</p> <p>DHA is a primary allocator of PBVs, along with CDOH and the City of Denver, to provide subsidy for households earning 30% of AMI and below.</p>	<p>LIHTC</p> <p>Special Limited Partnerships</p> <p>Housing Choice Vouchers</p>	<p>CLT Partnerships</p> <p><i>HCV Homeownership application</i></p>	<p>Mixed - Income</p> <p>CNI SV Rental Housing</p>	<p>CNI SV Homeownership</p> <p>ADU Program</p> <p>Partnering to minimize displacement</p>

Community - Responsive Planning & Development



Highlights

Mariposa Redevelopment

A nationally recognized mixed-income, transit-oriented community that replaced outdated public housing with modern, sustainable housing. Mariposa has won awards for its innovation and community-driven approach.

West Denver Renaissance Collaborative (WDRC)

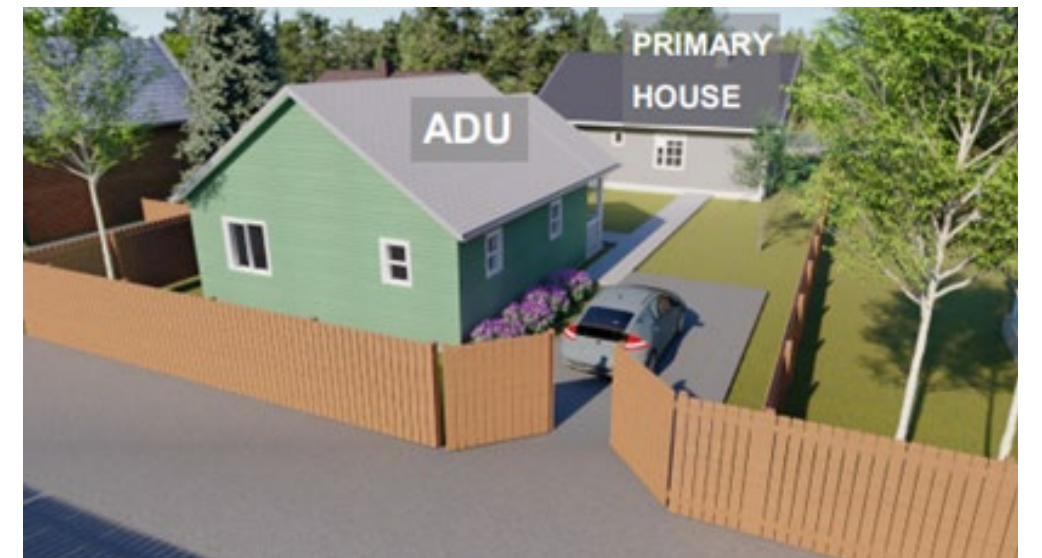
DHA is a long-held partner in west Denver leading community responsive projects like the Single Family+ Accessory Dwelling Unit (ADU) Program that helps homeowners build affordably restricted housing, preserve primary homes, and build intergenerational wealth in place.

Sun Valley Redevelopment

DHA is leading the transformation of Denver's Sun Valley neighborhood, one of the city's historically lowest-income areas, into a vibrant, mixed-use, mixed-income community with enhanced connectivity and opportunity.

Housing Choice Voucher (HCV) Program

DHA manages the largest HCV program in Denver, providing rental assistance to thousands of low-income families, seniors, and individuals with disabilities. DHA is recognized by HUD as a High Performer Agency in the management of its voucher programs.



Areas of Focus



Engaging Community & Advancing Equity

DHA is advancing equity for our residents, our staff, and in our affordable housing development approach and outcomes.



Sustainability Initiatives

DHA incorporates green building practices and energy-efficient technologies into its developments to reduce environmental impact while improving quality of life for residents.



Resident Services Programs

DHA offers extensive programs in education, job training, financial literacy, and health, helping residents improve their economic outcomes and quality of life.

Advancing Equity

Community - Responsive Planning & Development

- Understanding Community
- Clear on what, why, how, & when
- Multi-faceted community engagement
- Local Connectors / Navigators
- Follow through on community-driven goals and investments
- Phased Development
- 1:1 equitable relocation (choices and RRR)
- Diversity of housing options: units/sizes/incomes
- Holistic communities: healthy, green, quality, and sustainable with economic opportunity



Sun Valley CNI
Transformation



WDSF+ ADU Program - Affordably Restricted Units

Program Facts

DHA partners to help homeowners develop affordably restricted ADUs throughout Denver.

Program Goals:

- Stabilize homeowners
- Provide wealth building opportunity
- Create new long term affordable units
- Promote equitable access to ADU development

2024 to Date:

- 4 Participants signed a program contract
- 3 Currently in Financing or Site Feasibility
- 3 Applicants waiting for zoning
- 54 Homeowners applied to receive technical assistance
- 117 Applicants for site review



WDSF+ ADU Program - Affordably Restricted Units

Program Outcomes

24 homeowners and 48 families positively impacted

- 14 ADUs completed/occupied
- 10 In construction or permitting
- 12 Family size ADUs (2 or 3-bedrooms)

18 Average Years in Neighborhood - Long Term Residents

88% ADUs Built to House Family

63% Low-Income Program Participants

75% BIPOC Homeowners

50% Women-Led Households

34% AMI Average Current Monthly Rent



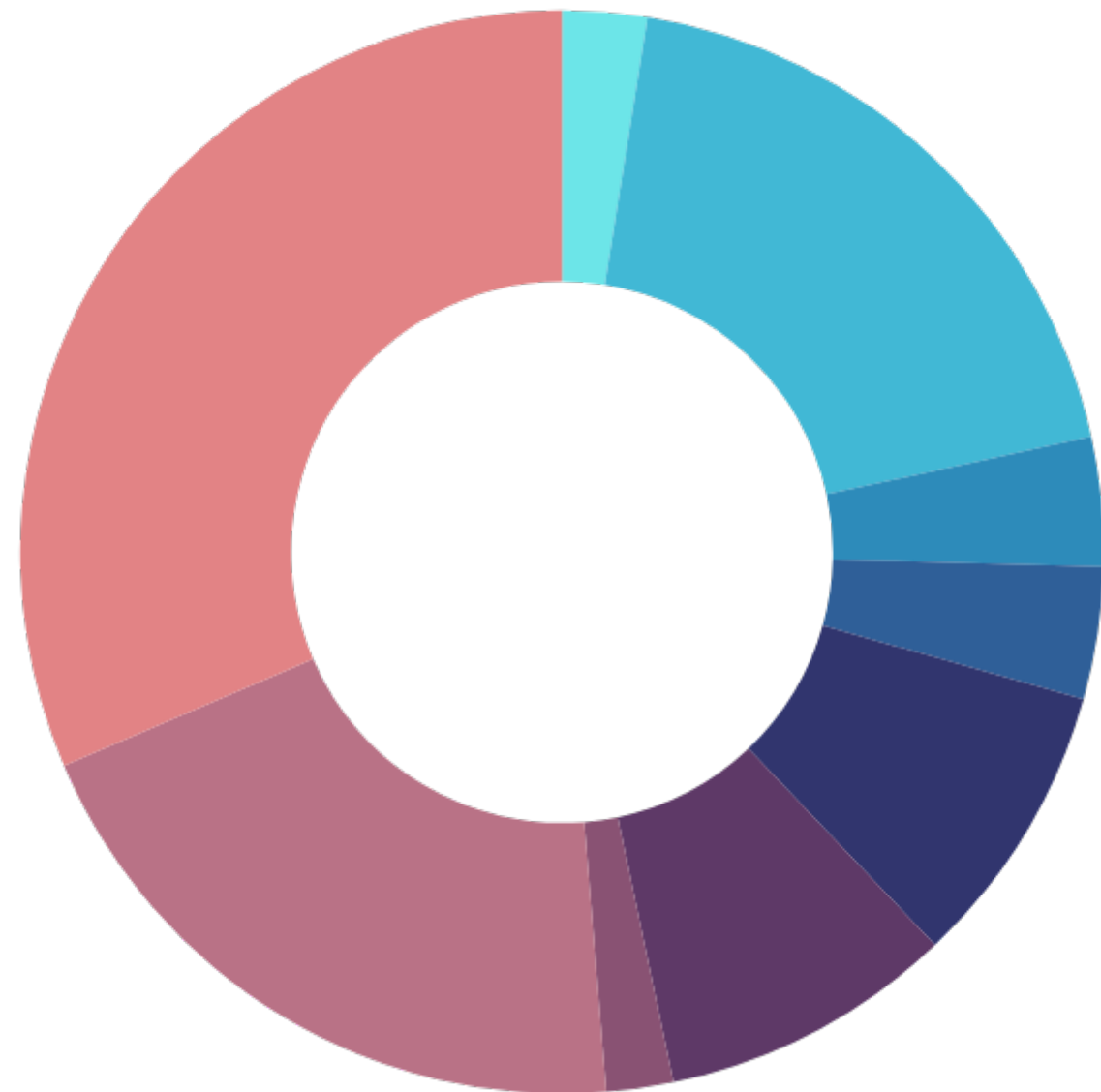
Resident and Community Connections



Mission: Improving the quality of life for all DHA residents and neighboring communities by providing core services in self-sufficiency, health and aging, community building, digital inclusion, and youth programming.



RCC Services Provided



\$7,164,714

Annual Investment

\$180,885

Housing Stability

TBD Recently Implemented

\$180,885

Supportive Services

2.3K people Served

\$276,005

Youth Development

280 Youth Served

\$282,725

Community Engagement

18 Resident Councils

\$612,098

Education and Employment

213 Clients

\$629,824

Financial Self - Sufficiency

756 Clients

\$143,000

Home Ownership

1,454 Clients

\$1,422,871

Social Enterprises

Osage Cafe, Decatur Fresh

\$2,252,651

Non Profit Affiliate Support

Partnership with Friends

of DHA and YEA

RCC Services Continuum

Housing Navigators

Connecting individuals experiencing housing instability or homelessness to DHA housing programs.

Youth Development

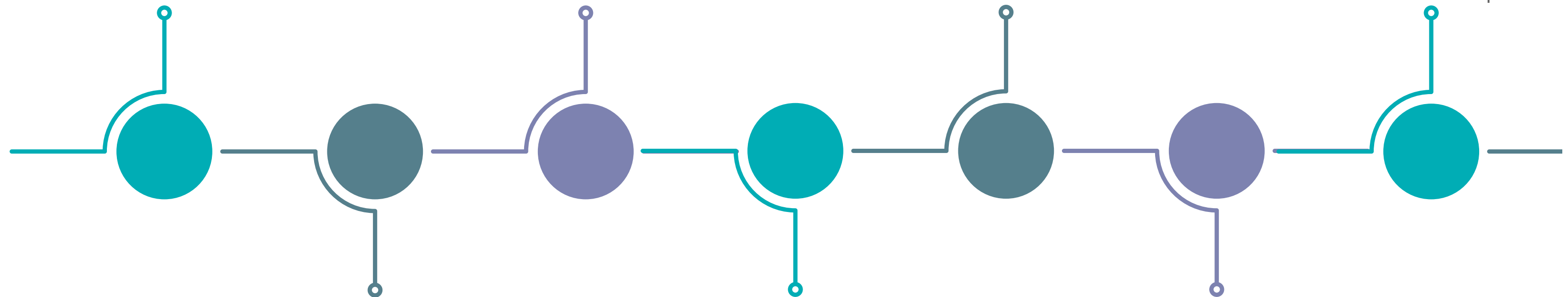
Connecting families with ECE and afterschool programs to help break the generational cycle of poverty.

Education and Employment

Providing workforce development programs to support job attainment and career development.

Homeownership

Providing homebuyer education and housing counseling to support families in navigating and prepare for homeownership.



Supportive Services

Supporting families in navigating programs and benefits to improve overall quality. Includes food access, healthcare, employment services, and financial education.

Community Engagement

Empowering communities through leadership opportunities and resource sharing.

Financial Self Sufficiency

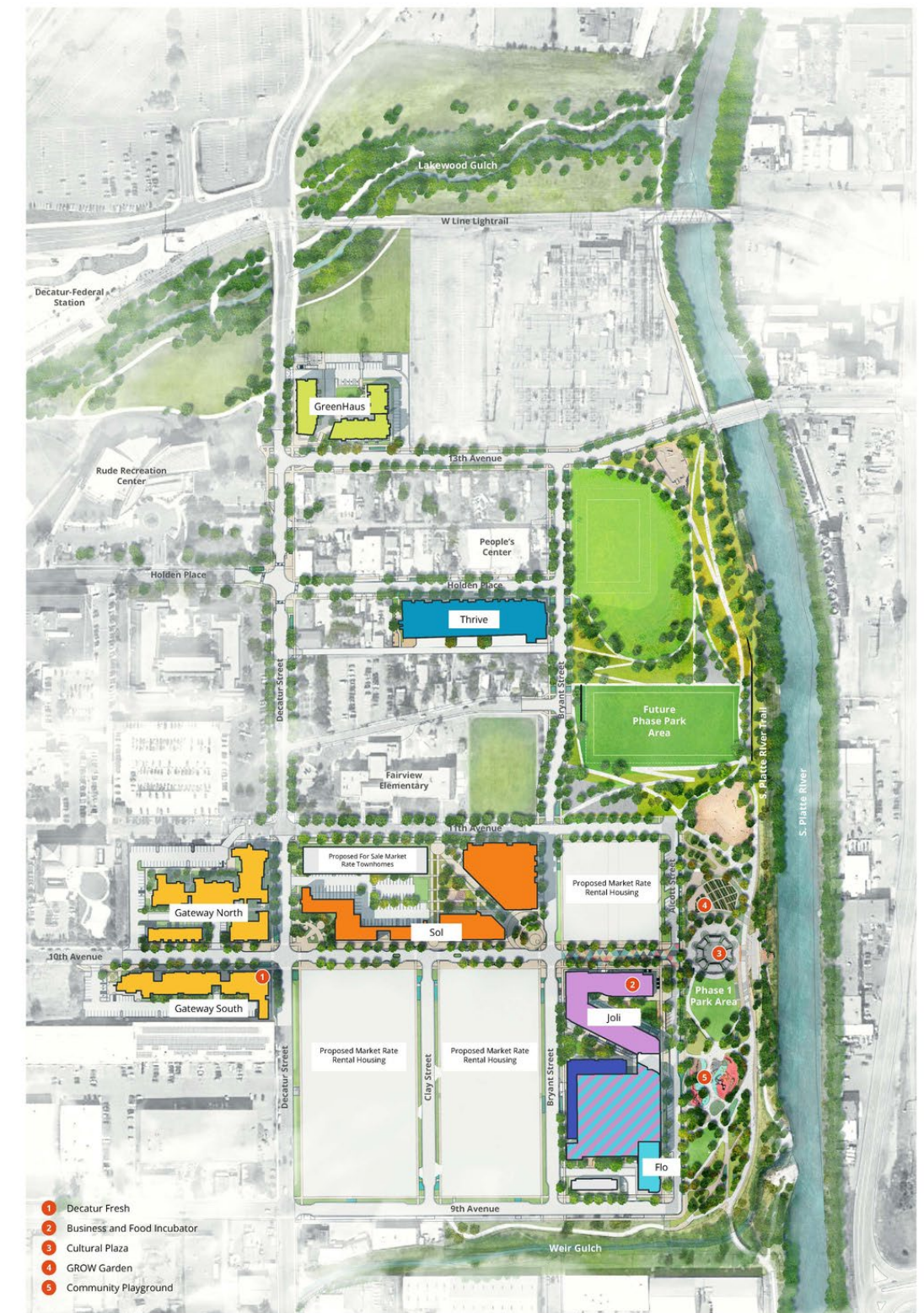
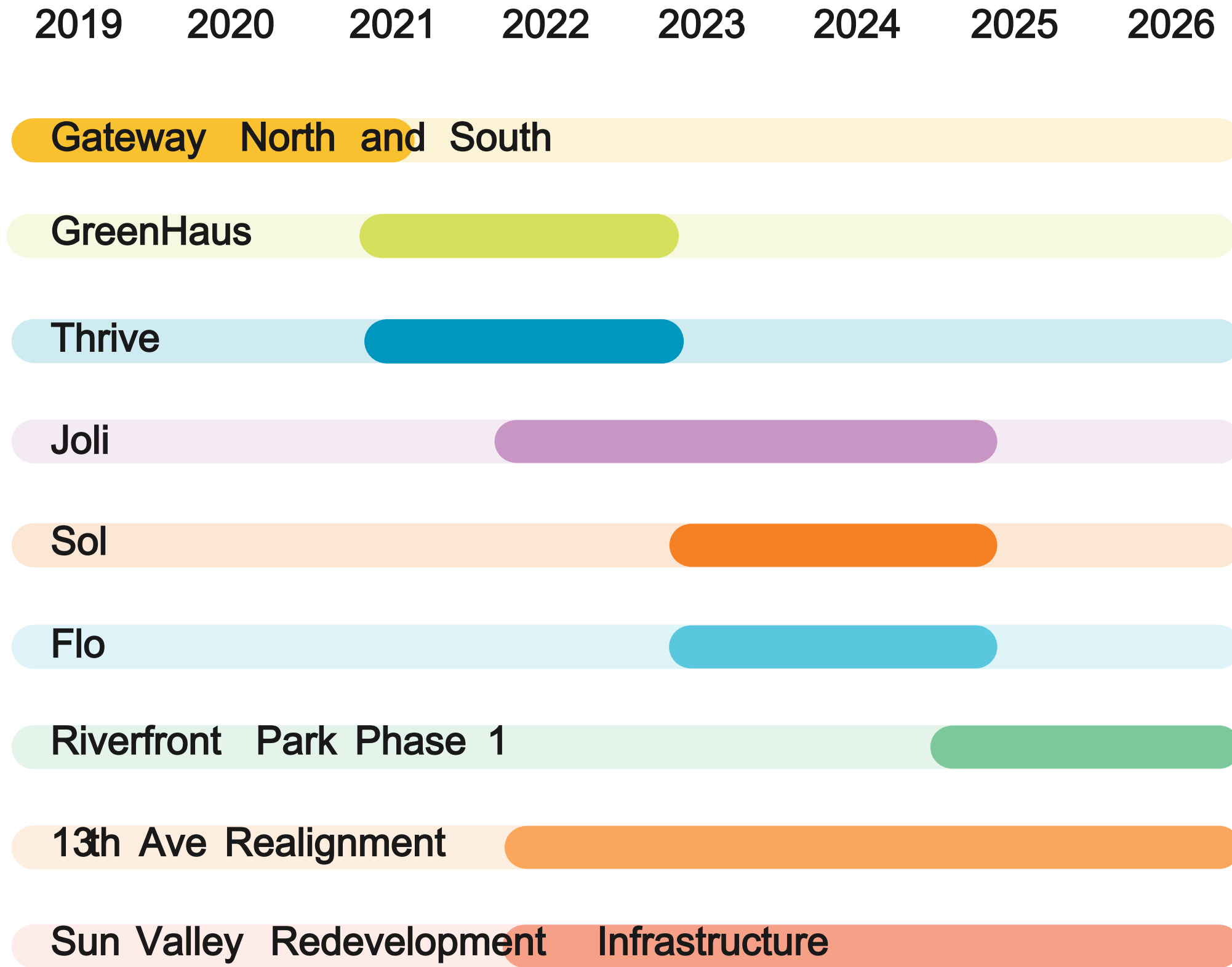
Providing financial education and tools to build savings, budget, repair credit, reduce debt, and work towards financial independence.

Development/ Construction Management



Category	Details	Total (est) Development Cost	City Investment
Completed Housing Developments	30 developments 3,228 Units (92% IRUs)	\$490,285,174	\$54,122,188 (HOME, CDBG, D3)
Commercial/Infrastructure Projects (Completed)	<ul style="list-style-type: none"> • Decatur Fresh Market • 13th Ave Realignment • 32nd & Shoshone Realignment 	\$18,410,000	18,410,000 (Elevate GO Bonds)
Commercial/Infrastructure Projects (In Progress)	<ul style="list-style-type: none"> • Food Incubator • Riverfront Park (Phase I) • Xcel Tank Farm Remediation • Riverfront Park (Phase II) 	\$36,230,874	
Pipeline Housing Developments	6 developments Est. 2,408 Units (>75% IRUs)	\$1,311,586,687	\$30,759,879
Affordably-restricted ADUs	<ul style="list-style-type: none"> • 24 ADUs - 48 HHs impacted • 101 Homeowners received 1:1 ADU Technical Assistance 	\$6,143,159 (per unit TDC \$255,965)	\$930,000 (\$38,750 per unit)
Special Limited Partnerships (SLPs)	<ul style="list-style-type: none"> • 8,567 IRUs since 2004 • 3,546 IRUs projected in prospective application pipeline for 2025-2026 	N/A	Approx. \$729,382 tax savings per project in the first 5 years OR Approx. \$145,876 tax savings per project per year

Sun Valley Timeline



D3 Bond Program - Two Subprograms

DHA Direct Program Facts

DHA uses less than 50% of the D3 Bond Net Proceeds for construction gap funding for approved DHA self-developments.

Program Goals :

- Leverage max. 49.9% of net bond proceeds to create up to 1,300 new housing units primarily serving households earning 80% of AMI or below at the following communities:
 - Sun Valley
 - 32nd & Shoshone
 - 1510 Blake (Studebaker Lofts) + 655 Broadway
 - Westridge

D3 PSH Program Facts

- DHA partners with third party developers to construct or rehabilitate improvements on properties purchased using D3 Bond funds, thus providing a “leg-up” to the affordable housing community by acquiring properties in advance and retaining ownership of the land.

Program Goals :

- Leverage min. 50.1% of net bond proceeds to acquire properties throughout Denver.
- Create 1,200 units of housing, including at least 600 units serving very low-income households (0%-30% AMI) in perpetuity

Partners To Date :



Subsidy/ Financing Tools & Innovations





Development Finance:

DHA- Specific Tools

Ability to Issue Revenue Bonds

Taxable or Tax-Exempt. Backed by the revenue generated from the housing project itself, such as rental income. Ability to bring private capital to affordable housing developments at below-market interest rates, using DHA's credit rating and balance sheet as credit enhancements--resulting in improved cash flow and potential for deeper affordability, enhanced services, and healthier operations.

Access to HUD Grants (incl. Choice Neighborhoods)

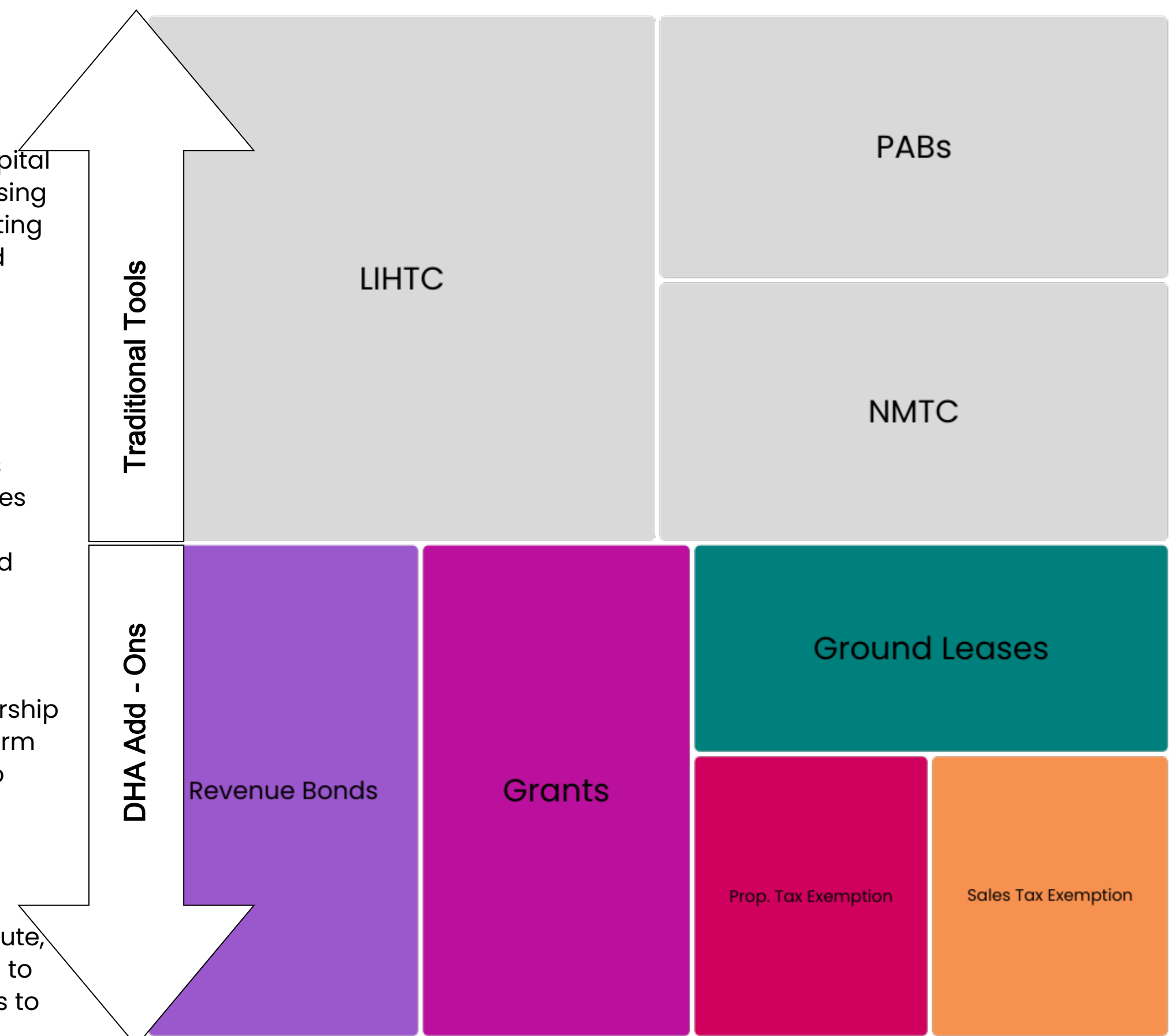
Competitive program only available to housing authorities. Leverages significant public and private dollars to support locally-driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation.

Ground Leases

Although not unique to Housing Authorities, DHA regularly retains ownership of the land underlying its housing developments, thus ensuring long-term public ownership and passing land cost and property tax savings on to project to maintain deep affordability.

Statutory Tax Exemptions

As a Housing Authority, DHA is a tax-exempt entity. Pursuant to CO statute, DHA is further able invest in housing by extending its tax-exempt status to third parties developing units for low-income persons. This also applies to labor and materials used to construct affordable housing.



Traditional Tools

DHA Add - Ons

LIHTC

PABs

NMTC

Ground Leases

Revenue Bonds

Grants

Prop. Tax Exemption

Sales Tax Exemption