

Affordable Housing Challenges and Opportunities

Leadership Denver
January 5, 2017

Ismael Guerrero
Executive Director
Denver Housing Authority



Vision

Every individual or family will have
Quality and Affordable housing,
in communities offering
Empowerment,
Economic Opportunity, and
a Vibrant Living Environment.



DHA Housing Portfolio:

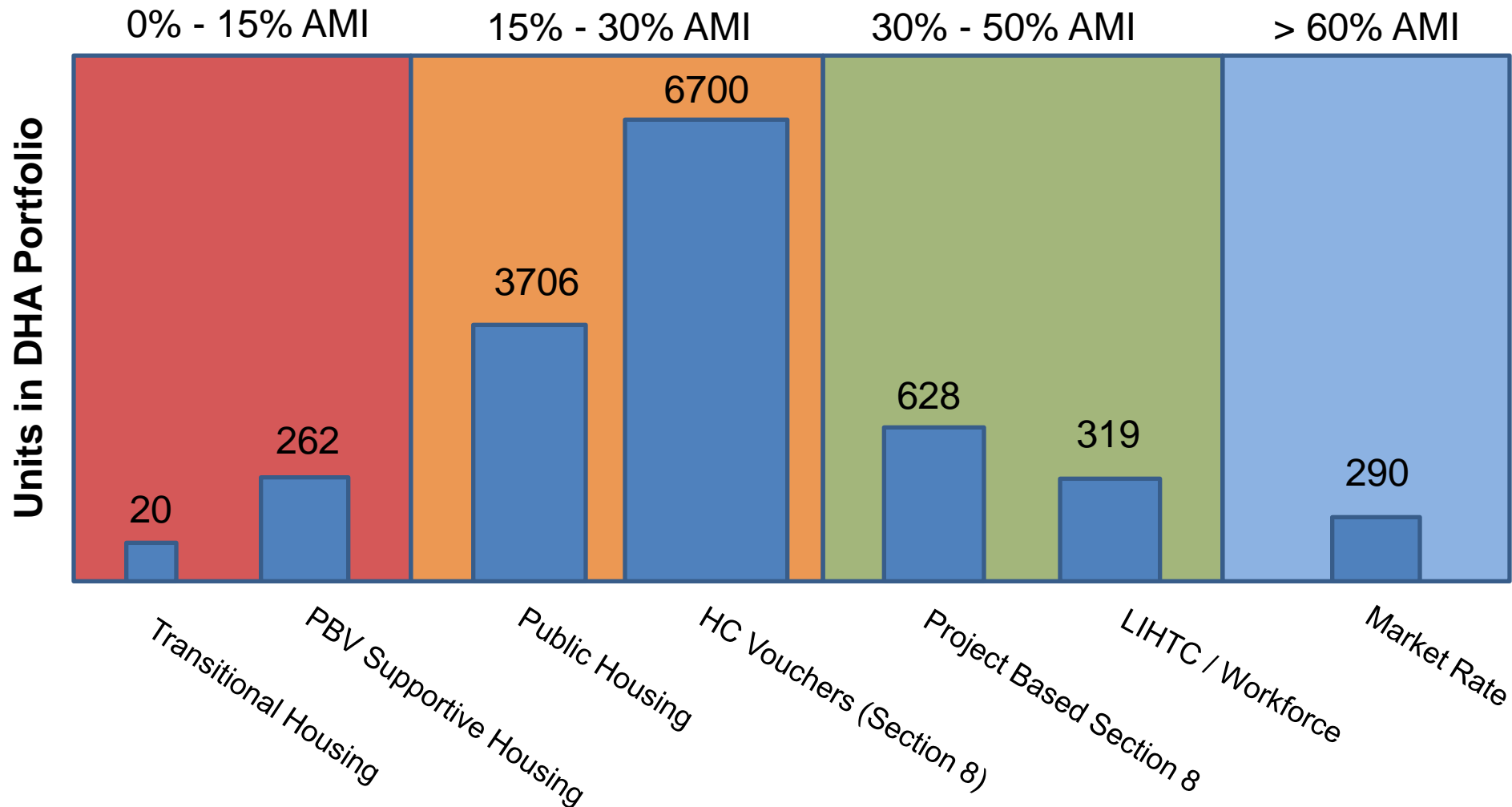
- Housing Units: 5,315
 - Public Housing - 3,706
 - HAP Section 8 - 628
 - Mixed-Income - 981
 - Housing Choice Vouchers: 6,700
-

TOTAL UNITS 12,015



DHA's Housing Impact – Affordable Housing Continuum

Area Median Income (AMI)



2010 Housing Plan Model v. 2012/13 Update

Rental Housing Gaps

2010

27,300

Households in need of
rental subsidies

8,300 earn less than \$5,000

4,600 earn \$5,000-\$10,000

9,000 earn \$10,000-\$15,000

5,400 earn \$15,000-\$20,000

2012/13

27,200

Households in need of
rental subsidies

6,800 earn less than \$5,000

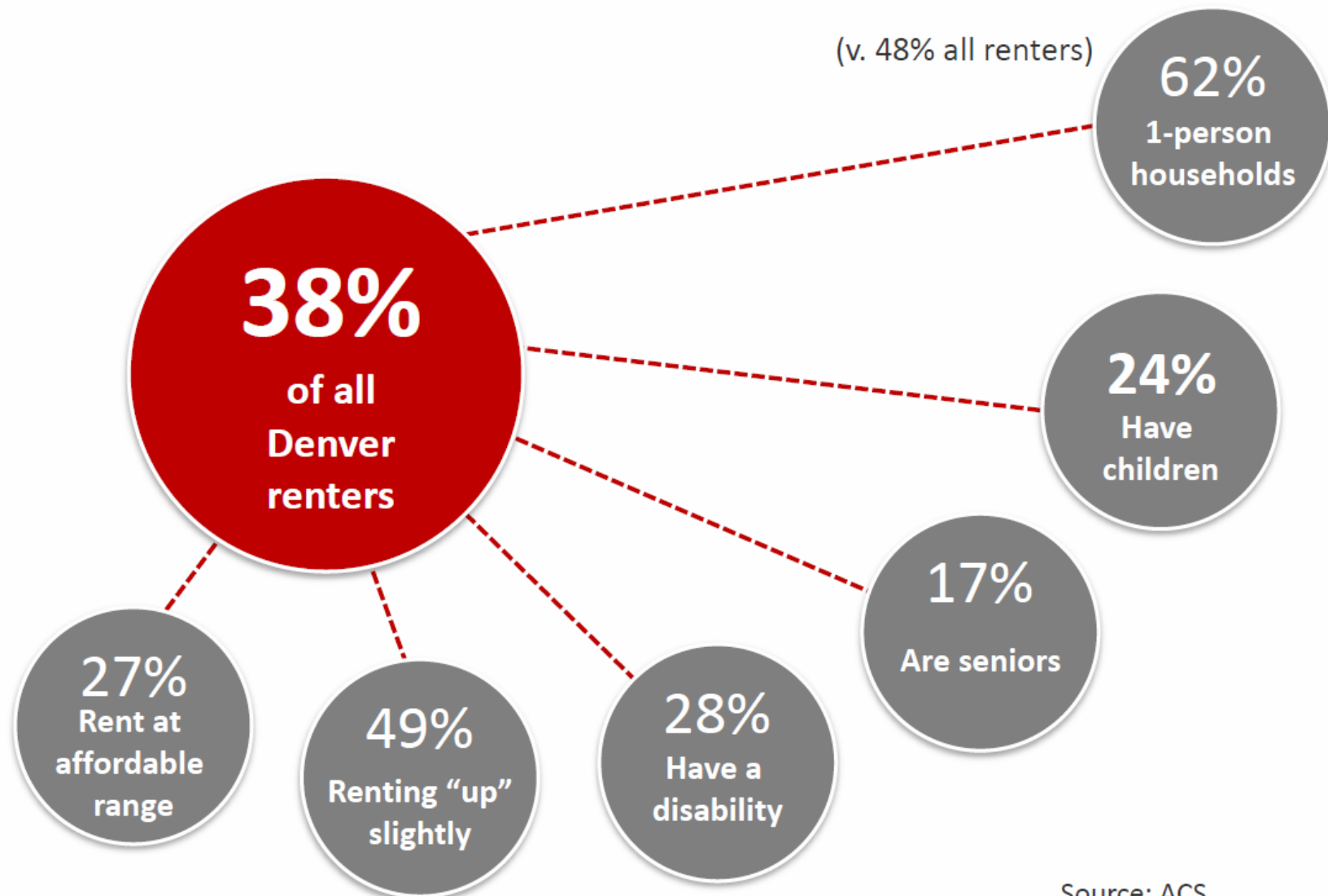
6,300 earn \$5,000-\$10,000

7,300 earn \$10,000-\$15,000

6,800 earn \$15,000-\$20,000

Who are they?

0-30% MFI Renters (<\$23,350)

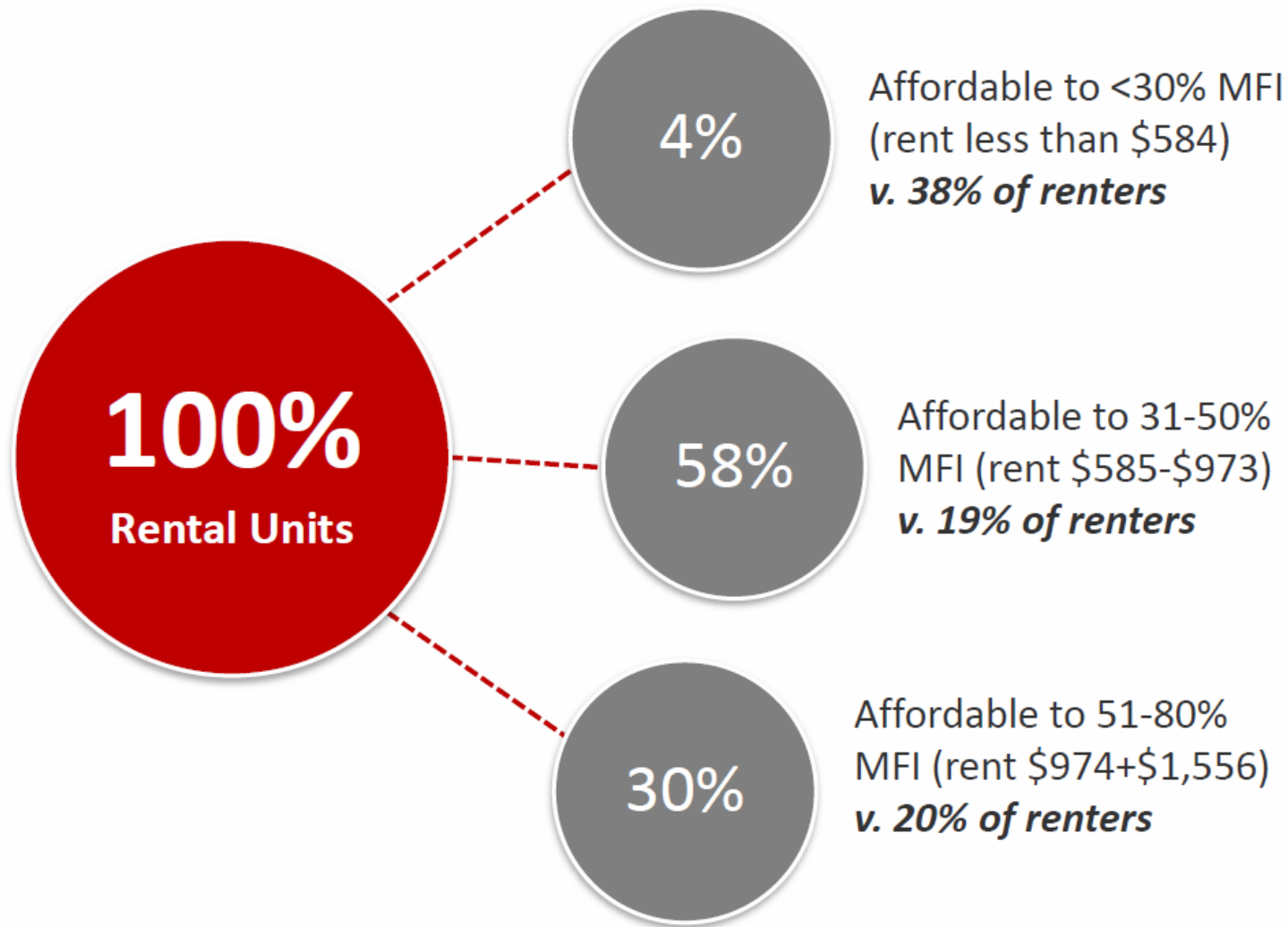


Source: ACS

(units priced to 31-50% MFI)

Role in providing affordable rentals

Private market



Needs of the Homeless

2013 PIT count: **4,900** in the City and County of Denver

**50% with
Children**

- 44% single
- 34% single parent with children
- 16% couple with children
- 6% couple no children
- 15% chronically homeless

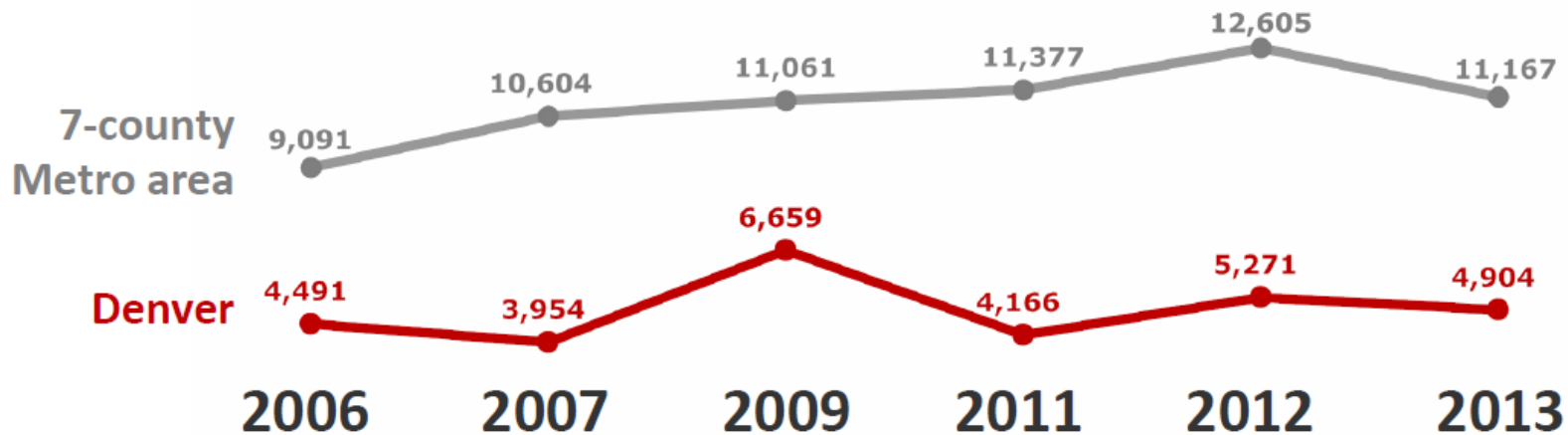
Very similar
to 2012

84% single

*Average
homeless
population
identified
in surveys:*

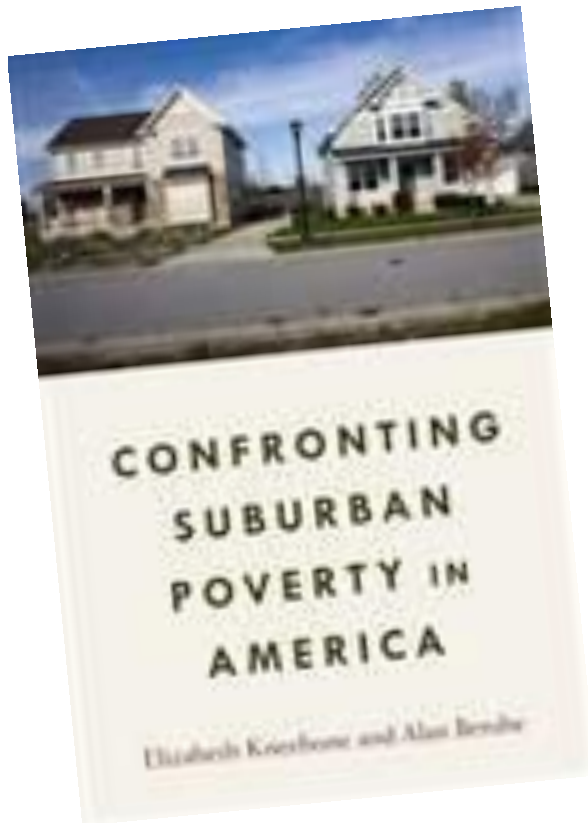
11,000
Metro area

4,900
Denver



Brookings Institute

Suburbanization of Poverty



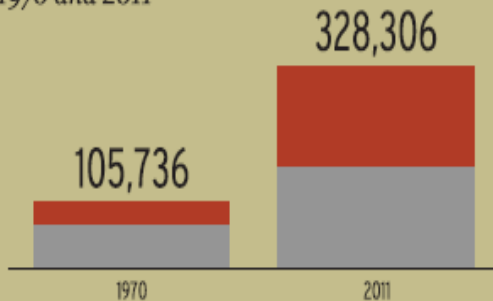
“...by our calculations, there now seemed to be more poor people in metro areas living outside of big cities than within them. “

CONFRONTING SUBURBAN POVERTY IN AMERICA

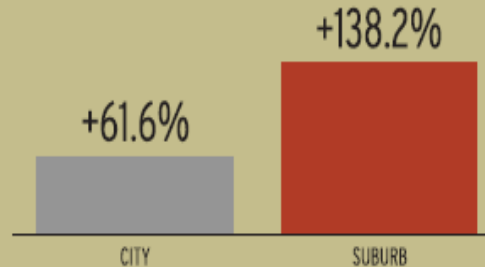
Denver-Aurora, CO Metro Area Profile

NUMBER OF POOR
1970 and 2011

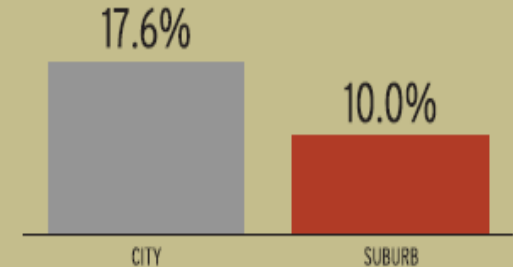
CITY
SUBURB



CHANGE IN NUMBER OF POOR
Percentage change, 2000 to 2011

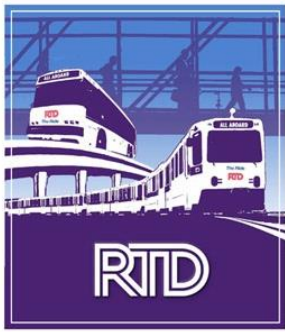


POVERTY RATE
2011



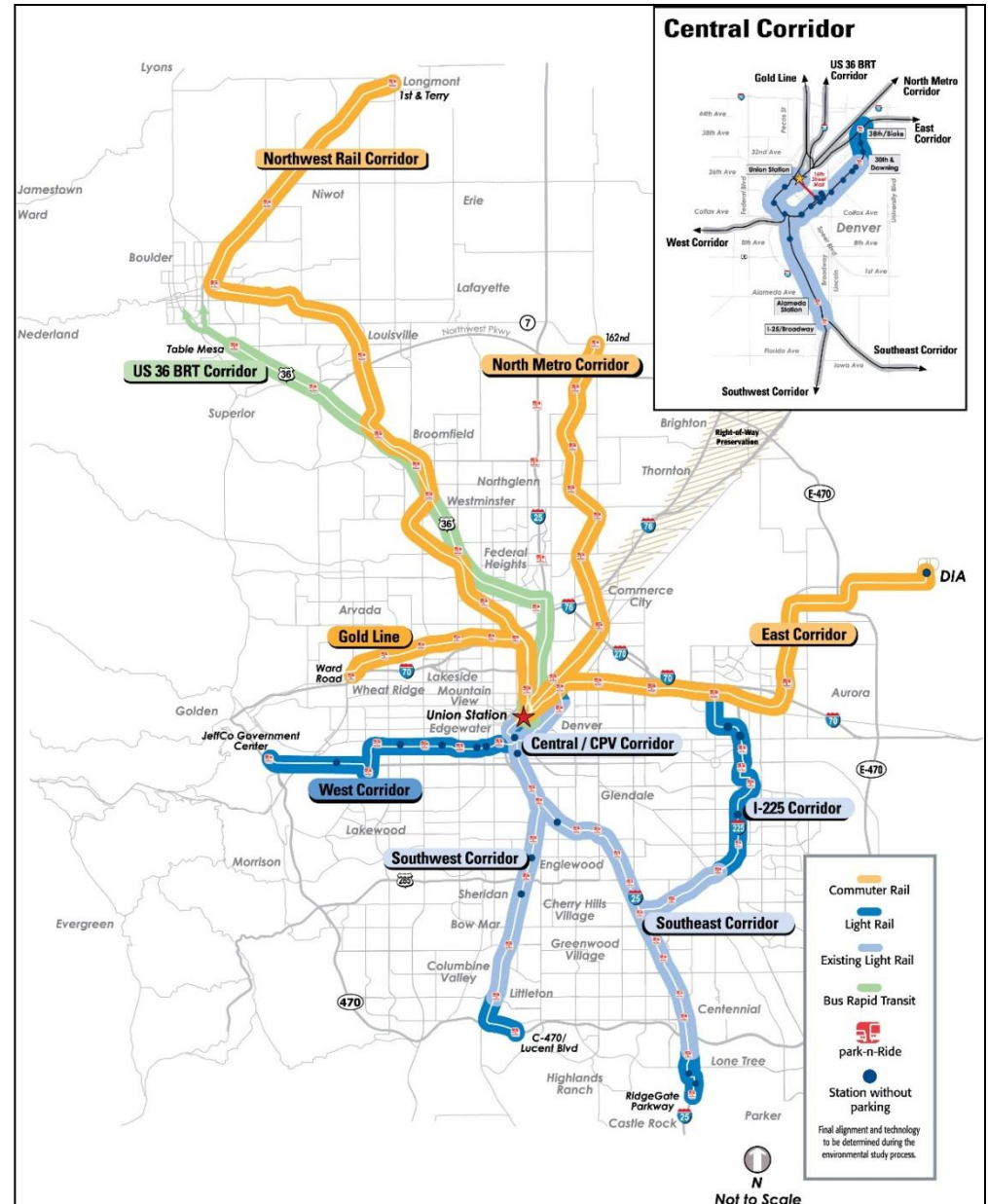
SOURCES

U.S. Census Bureau; U.S. Bureau of Labor Statistics; U.S. Department of Education; Covington, Freeman, and Stoll, "The Suburbanization of Housing Choice Voucher Recipients;" Tomer, Kneebone, Puentes, and Berube, "Missed Opportunity: Transit and Jobs in Metropolitan America"



FasTracks: Future TOD Opportunity

- Six (6) new rail corridors
- 70 new transit stations
- West Line Corridor - 2013
- East Line Corridor – 2016
- Gold Line Corridor – 2016
- North Line Corridor - 2018

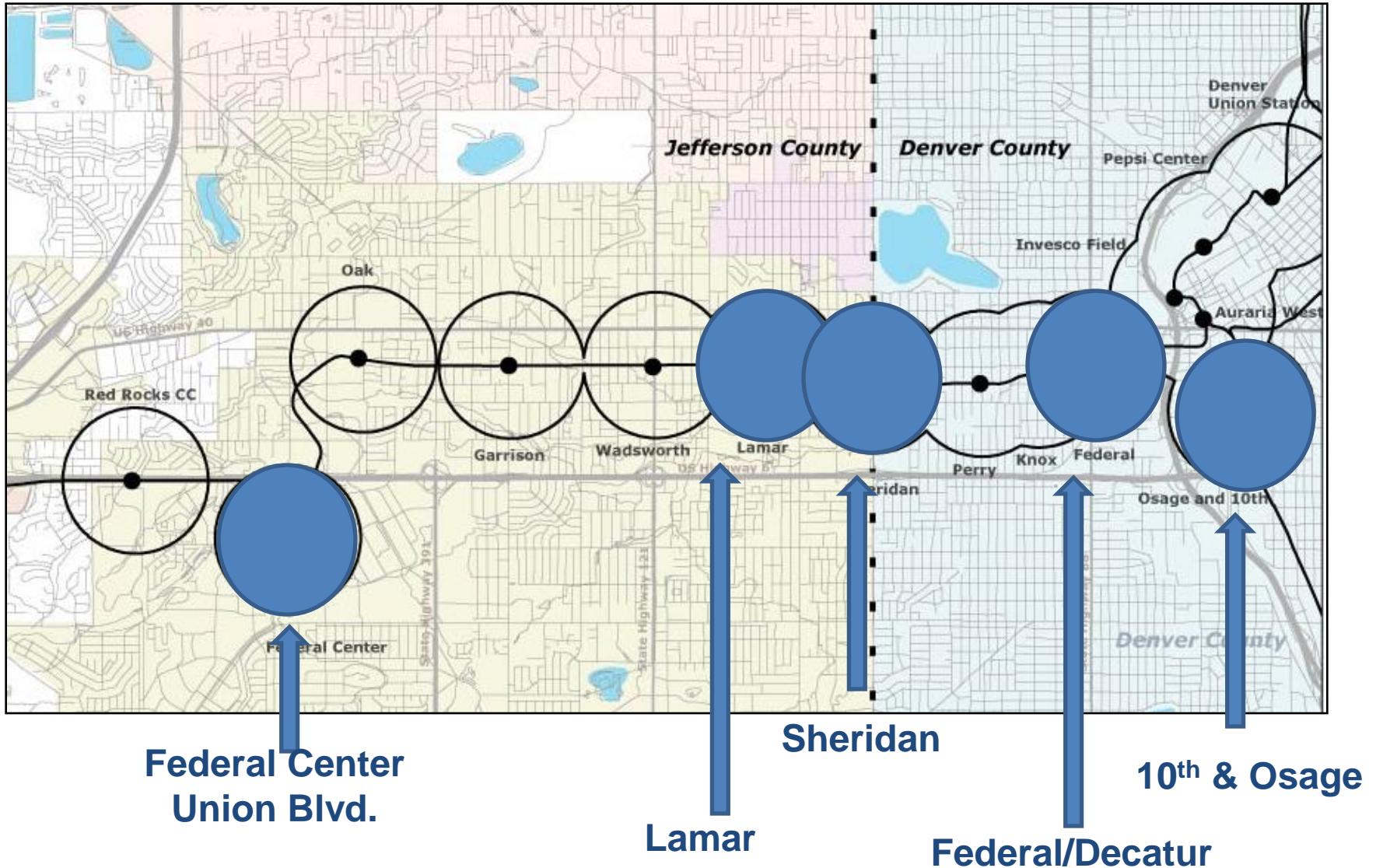




WEST LINE
CORRIDOR™

www.WestLineCorridor.org

Catalytic Projects at Transformative Stations



10th & Osage The MARIPOSA DISTRICT



Housing Developed by Del Norte



Denver Public Library



Mile High Vista

Project Costs:

- Land Purchase & Holding costs: \$2.75 million
- Design & Planning: \$500,000
- Remediation & Infrastructure: \$2 million
- Total: \$5.25 million

Development Costs:

- Library: \$10 million
- Housing: \$15 million
- Commercial: \$2 million
- Total: \$27 million

Jobs Created:

- 125 temporary (construction)
- 65 permanent

Total Cost: \$32.25 million

Lamar

STATION AREA PLAN





Sheridan Station 20 Minute Neighborhood

- Lakewood - Sheridan Station Area Plan
- Denver - Sheridan Station Area Plan
- Parks, Open Space, and Drainageways
- Lakewood / Denver City Boundary

Light Rail Features

- Light Rail Line
- Transit Station
- RTD Parking Structure

0 220 440 880
Feet

[illegible]

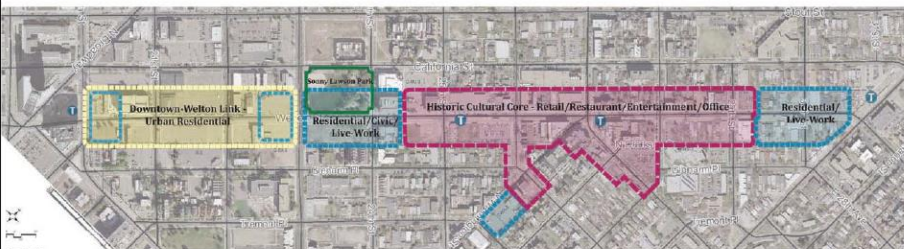
- RTD and City of Arvada signed an IGA making City responsible for building parking and bus facility by 2016
- City of Arvada and Arvada Urban Renewal (AURA) bought additional land needed for parking (Total of 9 acres in public ownership)
- RTD, City of Arvada and AURA did a joint RFP for a master developer
- Developer selected proposes to build structured parking and bus facility in new location to maximize development



- RTD owns 2 parking lots along the corridor that it has made available for development
- Corridor has struggled since RTD built LRT in 1994 to gain any momentum for revitalization until recently
- Waiting to see if upward trending market will generate interest in RTD sites (challenge for RTD sites to be catalytic by themselves)



FIVE POINTS
BUSINESS DISTRICT



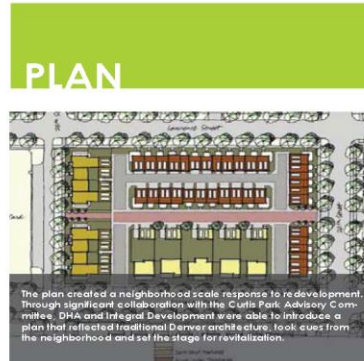
Five Points Welton Street Marketplace: Phase 2 Planning

- RTD working with City of Lakewood on a Master Developer RFP (RTD owns 15 acres and City plans to purchase 40+ acres from GSA)
- Goal is to leverage each others property to have a larger catalytic development



DHA TRANSFORMATIVE PROJECTS

CURTIS PARK



PARK AVENUE



SOUTH LINCOLN



SUN VALLEY

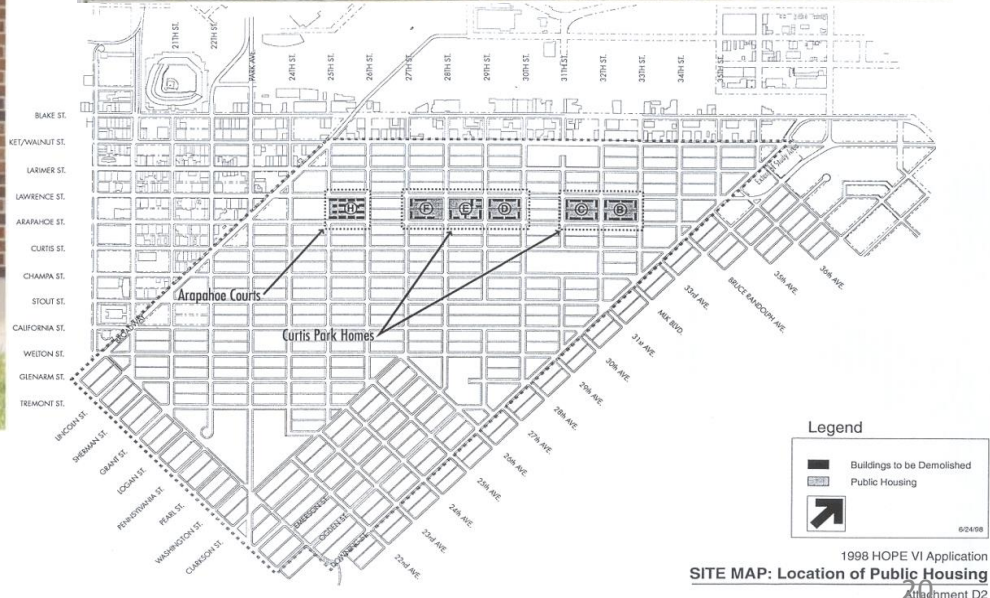


Before - Old Curtis Park Homes

- Historic Five Points/Curtis Park
- Accelerated decline in population
- Highest crime rate in the City
- “Identified impenetrable wall”
- Deterioration of housing stock



FY 1998



After-Revitalized Villages Curtis Park



- 1998 HOPE VI : \$25.7 MM
- Total Investment: \$132.1
- Demolished: 286 units
- Developed: 550
- Mixed Income: 345
- For Sale (planned) 205



Before - Old East Village Apartments



Benedict Park Place Transformed





MARiPOSA



the South Lincoln Redevelopment, Denver, CO

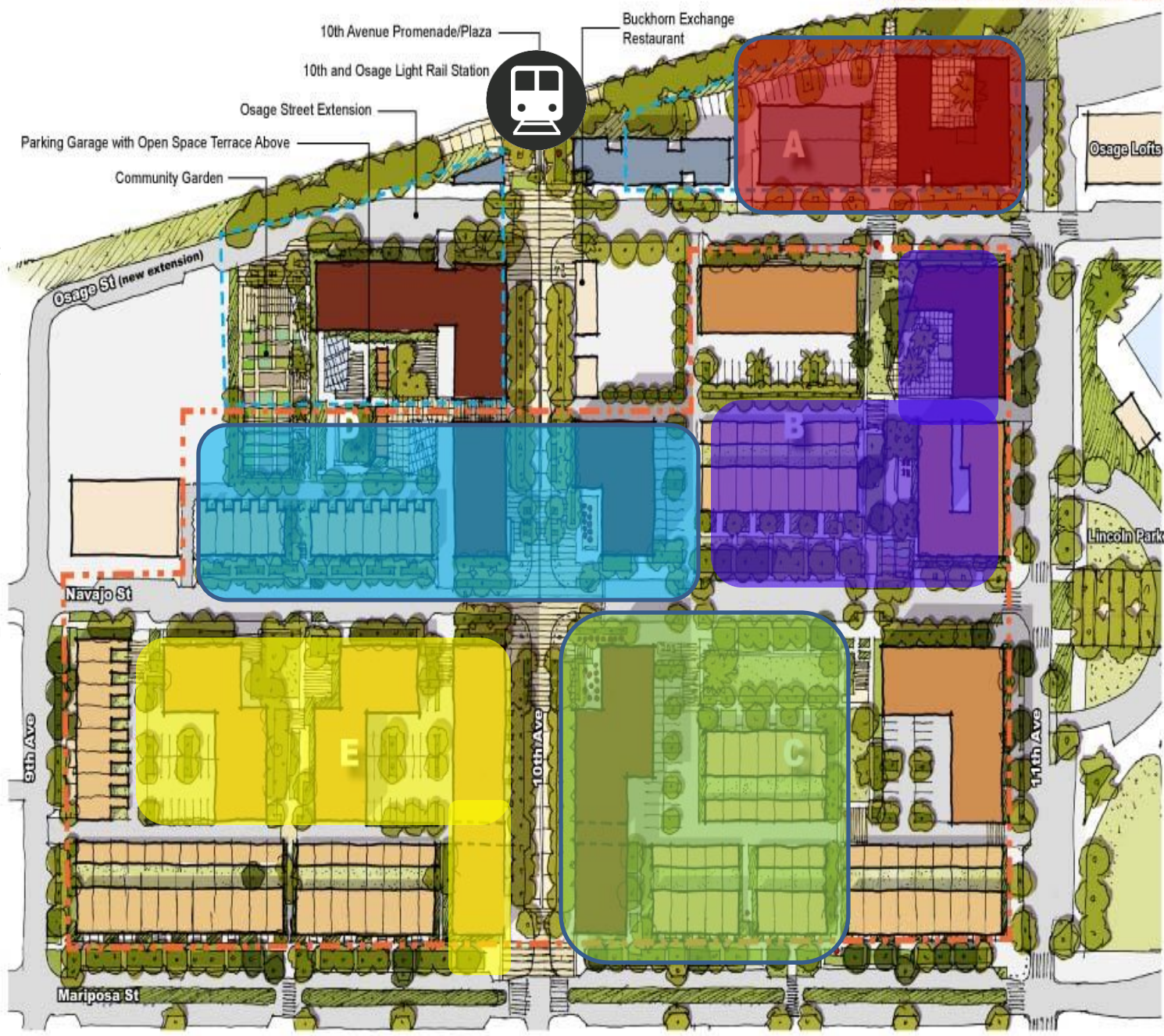
South Lincoln Homes site





- Phase 1: 2012
- Phase 2: 2013
- Phase 3: 2014
- Phase 4: 2014
- Phase 5: 2015

- LEGEND
- Existing buildings to remain
 - Townhouses
 - Flats: 3-5 stories
Type VB construction
 - Flats: 5-6 stories
Type III construction
 - Flats: 7-9 stories
Type III construction
 - Flex: 1-5 stories
 - Block designation
 - South Lincoln Parcel line
 - City Parcel line





MARIPOSA DISTRICT

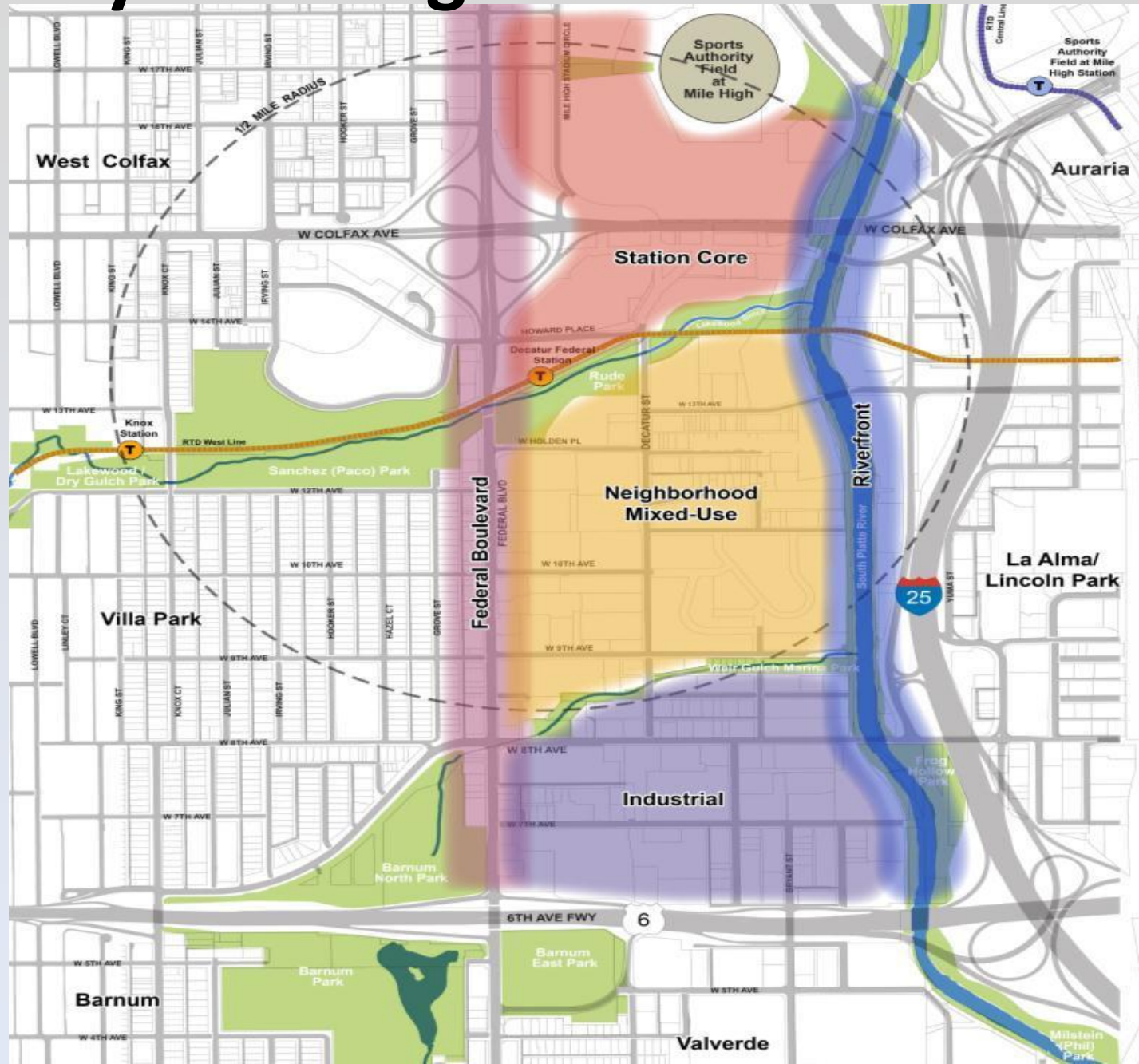




Decatur Federal Station Area Sun Valley Homes



Sun Valley Planning Districts



SUN VALLEY EcoDistrict



Sun Valley EcoDistrict – A CNI Plan for Transformation

Healthy Food Hub



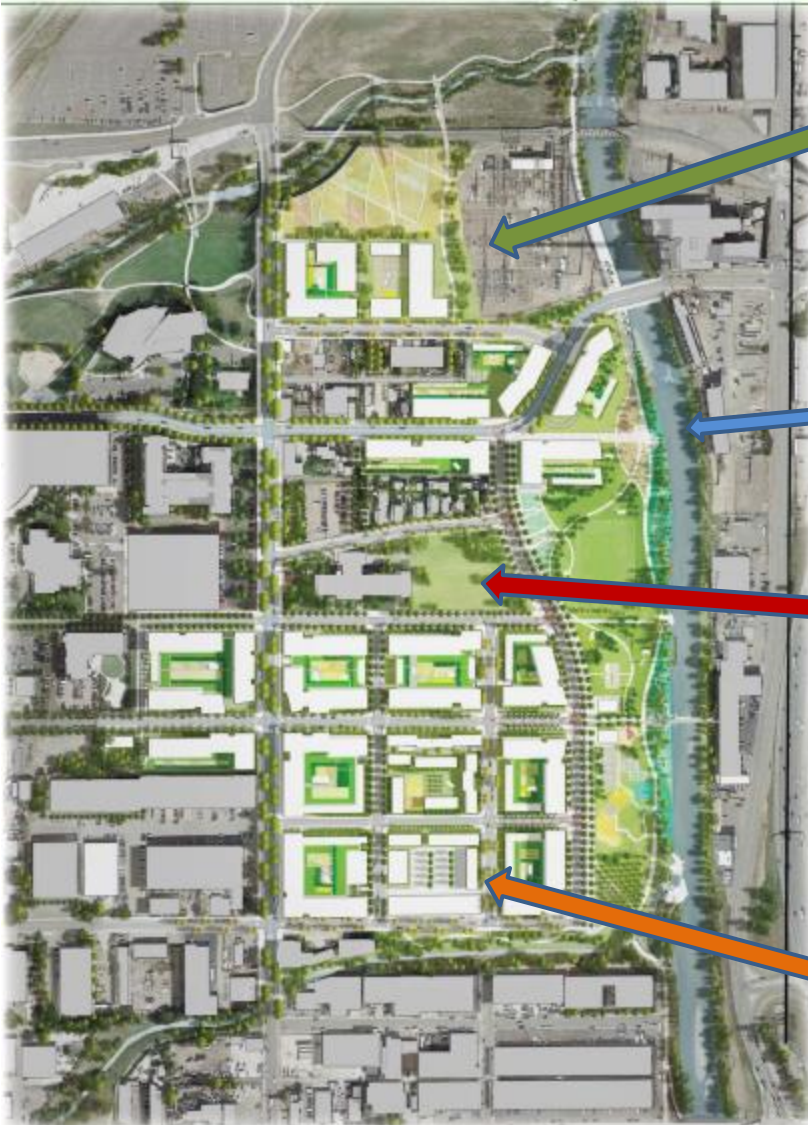
Activated Riverfront



Learning Campus



Innovation Zone





777 Grant Street

Denver, CO

720-932-3106

Executive Department

Visit us at:

www.denverhousing.org

