DHA's
Transit-Oriented Communities

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Denver Housing Authority

October 19, 2011
DHA Housing Portfolio:

- 5,116 housing units in 30 properties
  - 3,706 Traditional Public Housing
  - 628 Subsidized Units
  - 782 Mixed Income
- Administer over 6,000 tenant based vouchers
- All development activity is in-house

DHA Today - Sustainable, Mixed-Income TOD Communities

Building Sustainable Communities
DHA Residents are:
- Non-Disabled Age 18-50: 12%
- Disabled: 14%
- Under Age 12: 20%
- Senior Residents: 32%
- Age 12-17: 22%

Only 32% of Residents are able to work.

*Data as of September 2010

Building Sustainable Communities

Income by Household
- $0-10,000: 4%
- $10,001 - 20,000: 9%
- $20,001 - 30,000: 30%
- $30,001 - 40,000: 23%
- $40,001 - 50,000: 34%

54% of Residents earn less than $20,000.

Building Sustainable Communities
Revitalized Curtis Park Homes

- 1998 HOPE VI - $25.7 MM
- Total Investment - $132.1 MM
- Demolish 286 units
- 550 units of mixed income
- 345 rental units
- 205 homeownership

Conventional vs. Housing Tax Credits vs. HOPE VI

- **Conventional**
  - 80% Debt
  - 20% Equity

- **9% LIHTC**
  - 30% Debt
  - 10% Grants
  - 60% Equity

- **HOPE VI**
  - 20% Debt
  - 35% Grants
  - 45% Equity
Benedict Park Place

- 2002 HOPE VI - $20 MM
- Total Investment - $203.9 MM
- Demolish 249 units
- 688 units of mixed income
- 588 rental
- 100 homeownership

DHA one of the largest developers in Denver – led the region in progressive green building design
### Housing Mix - planned

<table>
<thead>
<tr>
<th>SOURCE</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Denver</td>
<td>$ 6,600,000</td>
</tr>
<tr>
<td>Tax Credit Equity</td>
<td>$ 45,890,001</td>
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<tr>
<td>Mortgage Debt</td>
<td>$ 20,984,209</td>
</tr>
<tr>
<td>GP Loan</td>
<td>$ 1,272,614</td>
</tr>
<tr>
<td>DHA Funded Reserve</td>
<td>$ 360,000</td>
</tr>
<tr>
<td>State HOME</td>
<td>$ 2,375,000</td>
</tr>
<tr>
<td>Habitat funds</td>
<td>$ 750,000</td>
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<tr>
<td>Total</td>
<td>$ 107,124,757</td>
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</tbody>
</table>

- Number of replacement housing units (on/offsite, homeownership) ........................................... 214
- Number of non Public Housing, subsidized units ........................................................................... 133
- Number of market-rate units ............................................................................................................. 457

### SOURCES

- RHF
- ARRA
- HOPE VI
- Deferred Developer Fees
FasTracks: Future TOD Opportunity

- 2004 – FasTracks approved by voters
- Six (6) new rail corridors
- 119 miles of tracks
- 70 new transit stations
- West Corridor – First New Line
Completed Planning Studies along the Corridor

<table>
<thead>
<tr>
<th>Station Area Plan</th>
<th>Residential (# units)</th>
<th>Office (s.f.)</th>
<th>Retail (s.f.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10th &amp; Osage</td>
<td>800 to 900</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Auraria West</td>
<td>1,760 to 2,400</td>
<td>436,000 to 2.4 million</td>
<td>65,400 to 910,000</td>
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<tr>
<td>Federal</td>
<td>3,580</td>
<td>510,000</td>
<td>165,000</td>
</tr>
<tr>
<td>Knox and Perry</td>
<td>6,000 to 8,000</td>
<td>215,000</td>
<td>0</td>
</tr>
<tr>
<td>Sheridan (Denver)</td>
<td>2,550</td>
<td>35,000 to 62,500</td>
<td>206,000</td>
</tr>
<tr>
<td>Sheridan (Lakewood)</td>
<td>570 to 1,020</td>
<td>35,000 to 62,500</td>
<td>68,000 to 117,500</td>
</tr>
<tr>
<td>Lamar Station</td>
<td>1,100 to 1,500</td>
<td>15,000 to 20,000</td>
<td>35,000 to 50,000</td>
</tr>
<tr>
<td>Colfax Corridor District</td>
<td>7.50 to 1,500</td>
<td>Minimal increase</td>
<td>0</td>
</tr>
<tr>
<td>Wadsworth Station</td>
<td>1,800 to 2,750</td>
<td>175,000 to 570,000</td>
<td>926,000 to 1.3 million</td>
</tr>
<tr>
<td>Gaston Station</td>
<td>300 to 475</td>
<td>10,000 to 15,000</td>
<td>5,000 to 10,000</td>
</tr>
<tr>
<td>Oak Station</td>
<td>1,210 to 2,000</td>
<td>1.5 to 2.0 million</td>
<td>885,000 to 1.2 million</td>
</tr>
<tr>
<td>Federal Center / GSA</td>
<td>1,400</td>
<td>3.2 million</td>
<td>212,000</td>
</tr>
<tr>
<td>Union Corridor District</td>
<td>700 to 1,200</td>
<td>2.3 to 3.5 million</td>
<td>485,000 to 775,000</td>
</tr>
</tbody>
</table>

+29,000 Units +12.5MM SF +4.9MM SF
Major Destinations

Existing Station Area Typology

Legend

- Major Destinations
- Existing Station Area Typology
- West Corridor Station Types
- Mix of Uses
- Blended
- Residential
- Low
- High
- Employment
Station Implementation

Transformational Stations
• Federal Center
• Oak
• Federal/Decatur
• Auraria West
• 10th & Osage

Neighborhood Infill Stations
• Red Rocks Community College
• Sheridan
• Knox and Perry
• Garrison

Intensification Stations
• Wadsworth
• Lamar

Priority Station Areas for Activities

Lamar (Lakewood)
• Immediate
• Metro West Housing Solutions project underway

Sheridan (Lakewood and Denver)
• Near-term
• Multi-jurisdictional coordination

Federal Center/Union Corridor (Lakewood)
• Long-term
• Land disposition opportunity and partnership with the GSA

Federal/Decatur (Denver)
• Long-term
• TIGER II grant from HUD/DOT
Connecting the West Corridor Communities

Full document available at:
www.westcorridor.org