



DHA

DENVER HOUSING AUTHORITY

Sun Valley CAC
July 27, 2022

Housing and Infrastructure

DHA Housing

13th Ave

On-Site Infrastructure

District

Housing

13th Ave Bond Project

Sun Valley - 13th Ave Phasing and Timeline

SHEET NO. 21



Phase 1A
Jan 24 2022 to June 27 2022

Phase 2
March 1 2022 to Nov 2022

Phase 5
Dec 2022 to April 2023

Phase 4
Augs 2022 to Dec 2022

DHA (Green Haus) Project

DHA (Thrive) Project

Phase 1
Aug 9 2021 to June 2022

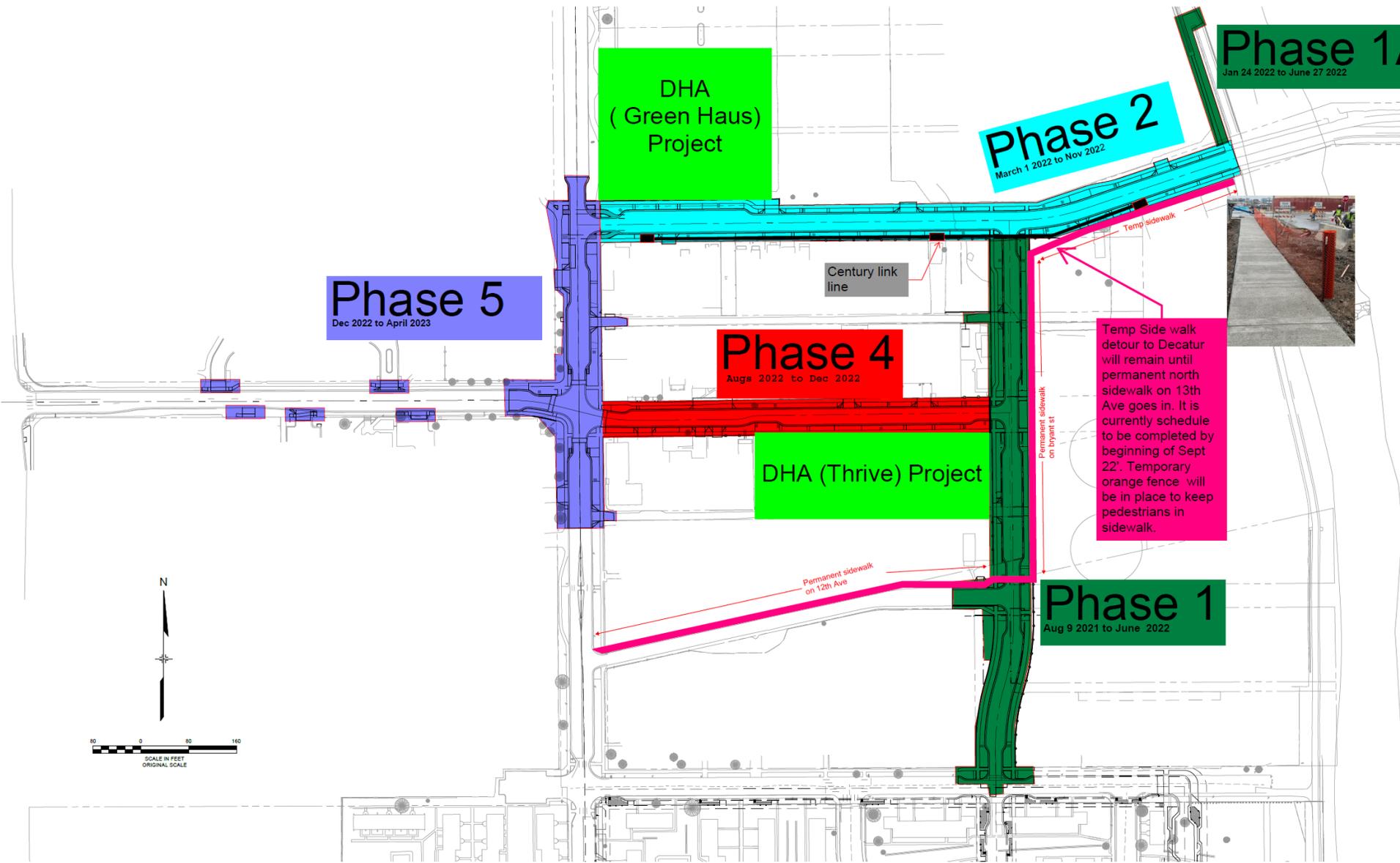
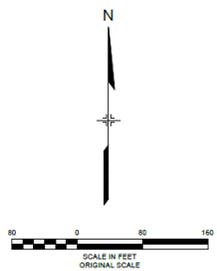


Temp Side walk detour to Decatur will remain until permanent north sidewalk on 13th Ave goes in. It is currently schedule to be completed by beginning of Sept 22'. Temporary orange fence will be in place to keep pedestrians in sidewalk.

Permanent sidewalk on Bryant st

Permanent sidewalk on 12th Ave

Century link line



On-Site Infrastructure

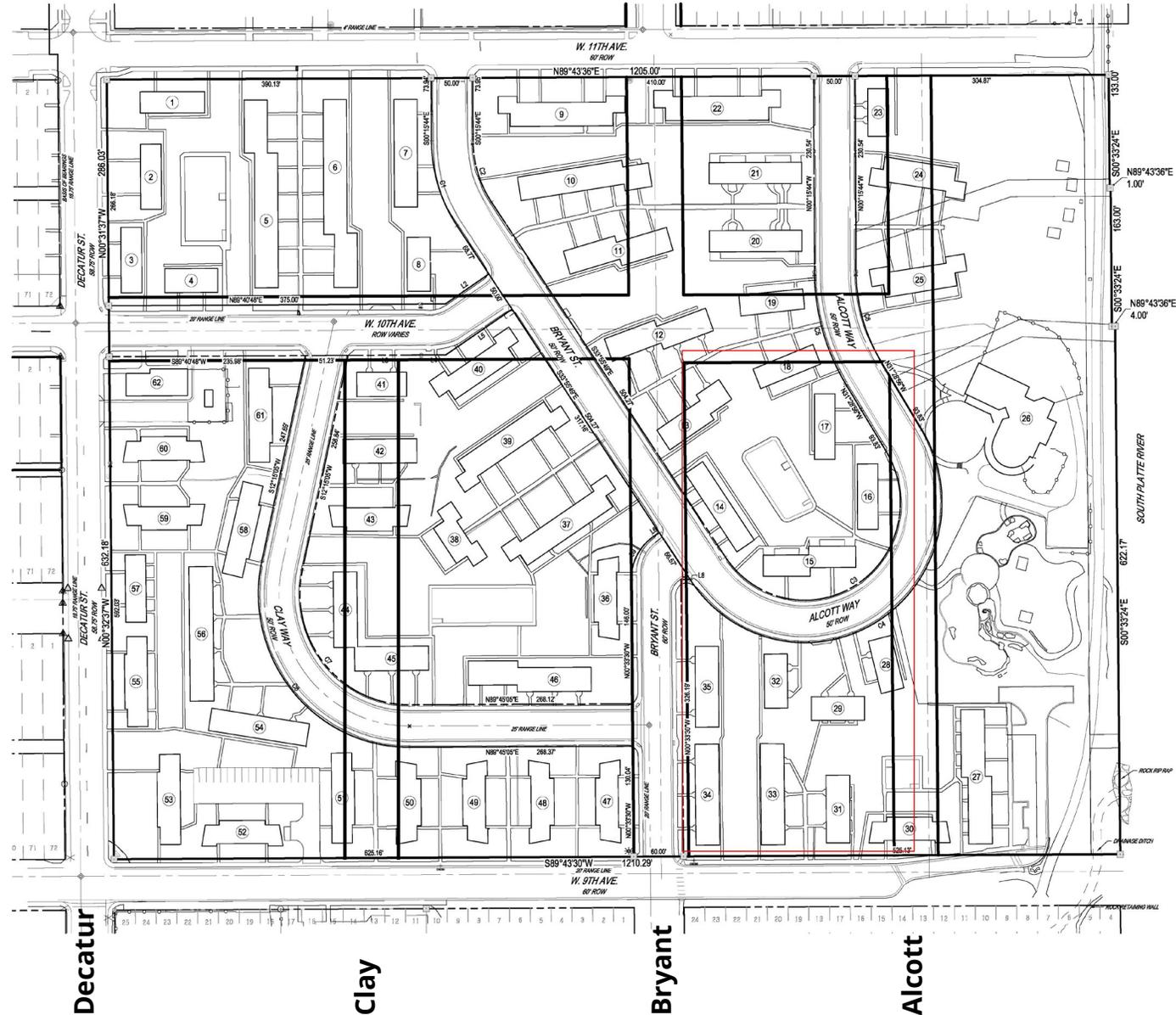
Sun Valley - On Site Infrastructure

SITUATED IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY & COUNTY OF DENVER, STATE OF COLORADO.

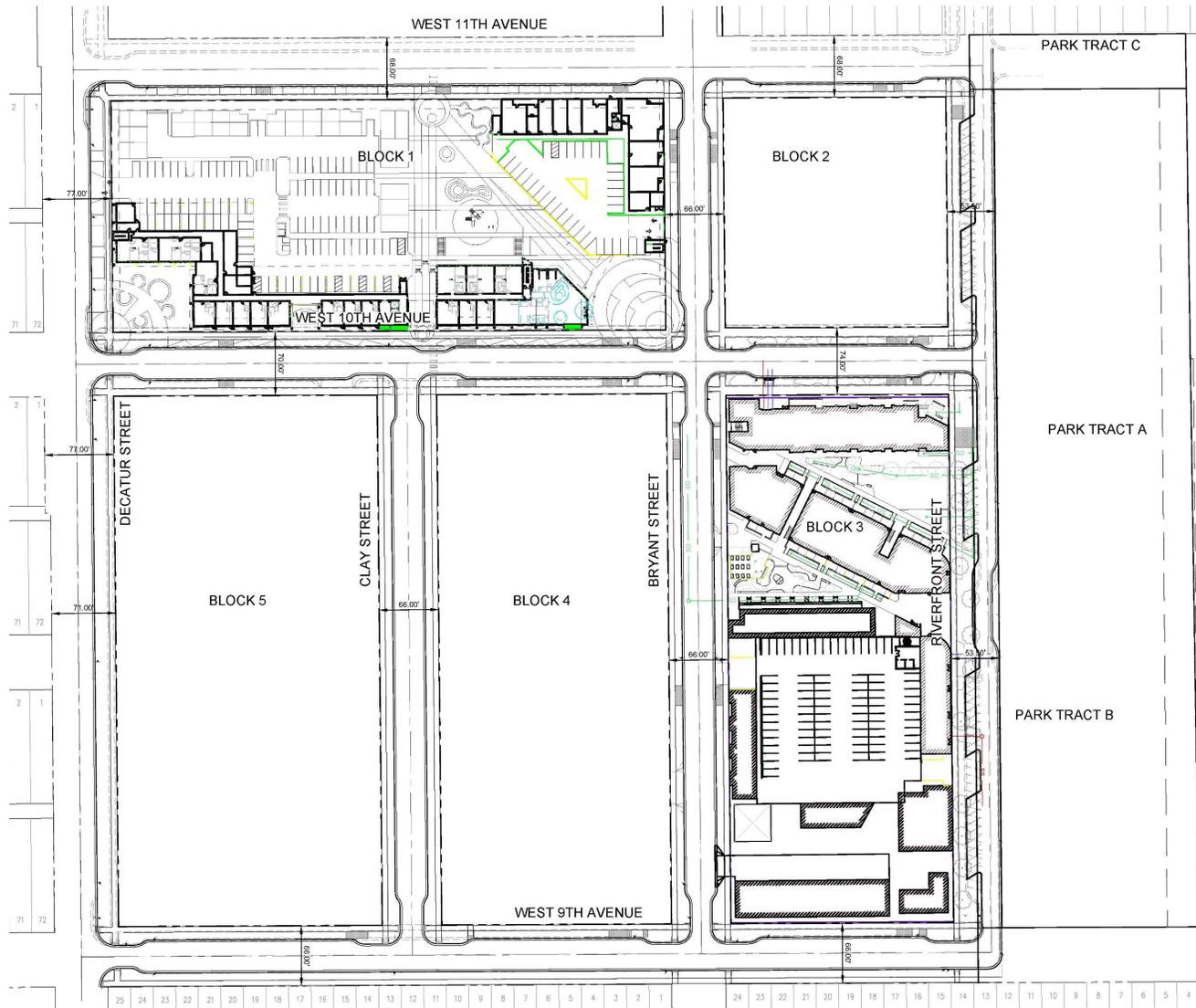
11th Ave

10th Ave

9th Ave



Sun Valley - On Site Infrastructure



Overlapping Construction Efforts:

- **Infrastructure**
April 2022 – Nov 2023
- **Block 3 (Joli)**
July 2022 – June 2024
- **Block 1 (Sol)**
Sept 2022 – August 2024

Blocks 2, 4, 5, and Park Tract A/B will remain vacant and available for use by GCs.

Denver Urban Renewal Authority (DURA)

Sun Valley Homes Urban Redevelopment Project



Source: <https://www.sunvalleyredevelopment.com/>

Sun Valley Homes Urban Redevelopment Project: Meeting Overview



In March 2021, the Denver Housing Authority submitted an application to DURA requesting the creation of an urban redevelopment area and use of property tax increment to support the redevelopment of a portion of the former Sun Valley Homes and Sun Valley Annex housing sites.

Community Meeting Outline

- Who we are and what we do
- DURA's role in the project
- Process and Next Steps
- Questions and Answers

The Denver Urban Renewal Authority



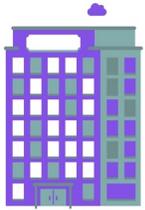
An overview

- Responsible for urban renewal activities throughout Denver
- Charged under state law with helping the City eliminate blighted areas
- A “civic entrepreneur” that works with and through City government
- Two Departments: **Redevelopment** and **Housing**

Uses powers of Urban Renewal Law (TIF and condemnation) to support redevelopment of blighted areas.

Administers and implements residential rehabilitation loan and grant programs for homeowners in Denver.

What Does DURA Do?



- Urban Renewal Objectives
 - Core objective: Eliminate blighted conditions and stimulate continued growth of a blighted area
 - Other objectives: affordable housing, open space, transportation improvements, historic preservation, economic revitalization, sustainability
 - **Key question #1:** Is the area blighted?



- How does DURA help?
 - By filling a financial gap for redevelopment projects that will eliminate the blighting conditions of an area and further other public objectives
 - Tax Increment Financing (TIF)
 - **Key question #2:** But for our assistance, does this Project happen?



- What documents govern this?
 - **Urban Redevelopment Plan:** establishes the boundaries of **the Urban Redevelopment Area**, defines the **Redevelopment Project**, outlines the **objectives** for urban renewal activity, describes **conformance with applicable City Plans** and authorizes the use of **TIF**



- Who approves?
 - DURA Board of Commissioners, Denver Planning Board, Denver City Council (public hearing) and agreements with DPS and UDFCD if TIF is requested

Sun Valley Homes Redevelopment Project – Project Description



The Project:

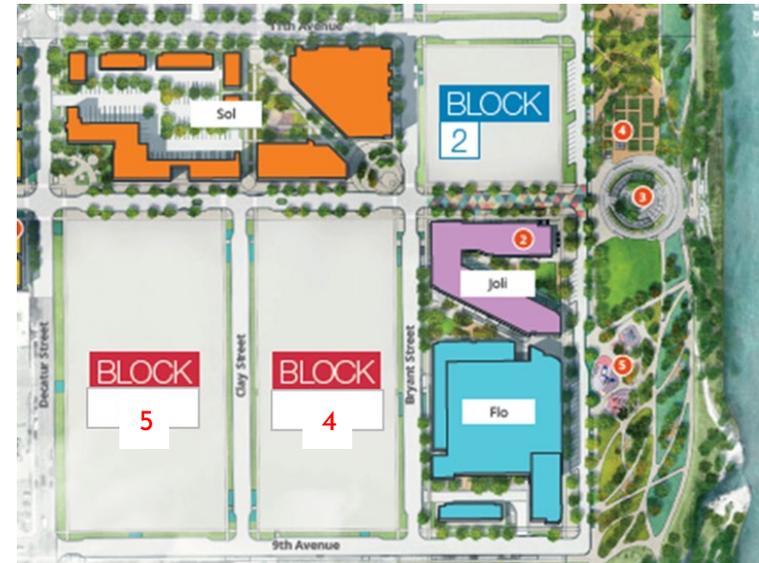
- Redevelopment of Sun Valley Homes site into an urban mixed-income neighborhood center consistent with the adopted plans for the area
- Project will allow for delivery of final housing component of DHA's Transformation Plan

DURA assistance only associated with land development burden.

- Civil infrastructure improvements include:
 - Creation of new riverfront park and plazas
 - Construction of a new Riverfront Drive along the the park from 11th Ave. to 9th Ave.
 - Extension of Bryant Street & 10th Ave
 - Modernization of the existing rights-of-way to include appropriate pedestrian and bicycle accommodations
 - Stormwater and sanitary sewer upgrades

Completed Project Area: Five urban blocks & park

- DHA will retain ownership of two blocks for Sol, Joli and Flo mixed-income housing developments
- DHA will sell three blocks (2, 4 & 5) to private residential developers



Sun Valley Homes Urban Redevelopment Plan

DURA Analysis – Is it Blighted?



Blighted Area definition: *an area that, in its present condition and use and, by reason of the presence of **at least four** of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:*

11 Factors of Blight:

1. Deteriorated or deteriorating structures
2. **Defective or inadequate street layout**
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
4. **Unsanitary or unsafe conditions**
5. **Deterioration of site or other improvements**
6. **Unusual topography or inadequate public improvements or utilities**
7. Defective or unusual conditions of title rendering the title non-marketable
8. Conditions that endanger life or property by fire or other causes
9. Buildings that are unsafe or unhealthy for people to live or work in
10. **Environmental contamination of buildings or property**
11. **Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial underutilization or vacancy of buildings, sites, or improvements**

Sun Valley Homes Urban Redevelopment Plan

DURA Analysis – Is it Blighted? Conditions Study Exhibits



Sun Valley Homes Urban Redevelopment Plan: City Plan Compliance



Goals related to creating mixed-income housing communities

“Create a greater mix of housing options in every neighborhood...”

“Ensure neighborhoods offer a mix of housing types and services for a diverse population”

“Increase the development of affordable housing and mixed-income housing particularly in areas near transit, services and amenities.”

“Capture 80% of new housing growth in regional centers, community centers and corridors...”

“Promote and incentivize the development of affordable and family-friendly housing...in and near regional centers, community centers and community corridors.”

“Support a mixture of incomes”

“Create high quality residential communities”

Goals related to parks and open space

“Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods.”

“Ensure equitable access to parks and recreation amenities for all residents.”

“Expand the supply of parks...relative to Denver’s population growth.”

“Ensure attractive streets and outdoor spaces in all centers and corridors, giving priority to pedestrian spaces and amenities.”

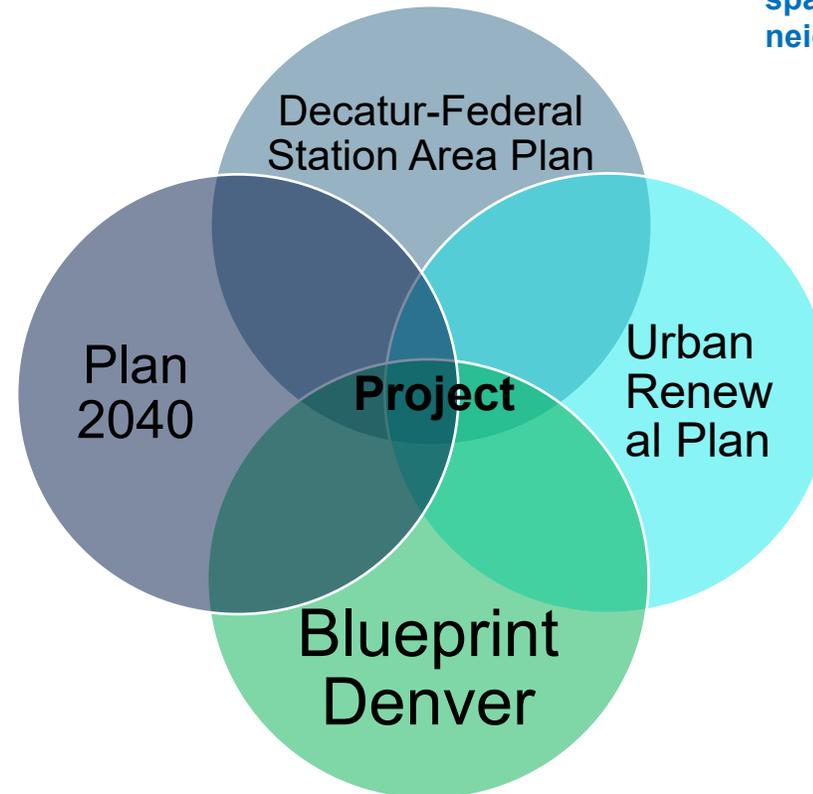
“Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth.”

“Improve the visual environment.”

“Ensure all residents and employees have access to recreation.”

“Clean up riverfront heavy industry.”

“Establish new riverfront park and riverfront park drive.”



Sun Valley Homes Urban Redevelopment Plan: Objectives



The main objectives of the Urban Redevelopment Plan are to:

- Eliminate blight; renew and improve character of the Area.
- Improve access to transportation options, parks and open space.
- Promote a diverse mix of housing options.
- Promote equitable access to basic services and amenities.
- Enhance the multimodal transportation network serving the Area.
- Encourage land use patterns that result in a more environmentally sustainable city.
- Encourage land use patterns that result in a more pedestrian-oriented city.
- Encourage the creation of a complete and inclusive neighborhood.
- More effectively use underdeveloped land within the Area.
- Encourage land use patterns within Area and its environs where pedestrians are safe and welcome.
- Improve the economy of the City by upgrading property value.
- Encourage high and moderate density development where appropriate.
- Achieve the goals as outlined in adopted City Plans.

Sun Valley Homes Urban Redevelopment Plan: Tax Increment Commitment



Approval of:

- Property Tax Increment Area
- All sources of tax increment derived from project area only
- Terminates at earlier of satisfaction of financial commitment or 25 years

TIF Commitment:

- Financial commitment: ≈\$10MM reimbursement obligation (≈20% of project budget)
- DHA pays/finances cost of project up front and is reimbursed over time if/when tax increment is generated, up to the commitment amount

Additional Cooperation:

- DURA required to enter into agreements with other taxing entities DPS, UDFC and GID
- Allows taxing entities to determine impact of project on services and request funds to offset any significant impact

But For our involvement does the project happen?

- Financial gap associated with difference of cost to delivering horizontal improvements and land sale revenue generated from selling three blocks
- DURA assistance will help deliver desired neighborhood amenities in addition to the new street grid & infrastructure needed to support the mixed-income housing program

Project costs eligible for reimbursement:

- Site Infrastructure (new utilities, roads, sidewalks, etc)
- Environmental remediation
- Riverfront park costs



Sun Valley Homes Redevelopment Project: Proposed Schedule



- Denver Planning Board – August 3, 2022
- FinGov Council Committee – August 9, 2022
- DURA Board Meeting – August 18, 2022
 - Urban Redevelopment Plan
 - DURA City Cooperation Agreement
 - DURA Urban Drainage and Flood Control District Letter Agreement
 - DURA/DPS Intergovernmental Agreement
 - DURA/GID Intergovernmental Agreement
- City Council Consideration of Urban Redevelopment Plan, Cooperation Agreement:
 - First Reading – August 22, 2022
 - Public Hearing – August 29, 2022

Sun Valley Homes Redevelopment Project



Questions?



Community

Decatur Fresh
People's Team



DHA

DENVER HOUSING AUTHORITY

THANK YOU.

www.sunvalleyredevelopment.com

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