

DHA
DENVER HOUSING AUTHORITY



Why Partner with Public Housing Authorities (PHAs)?

Access	Access unique development platforms unavailable in private-only deals
Leverage	Leverage specialized financing tools and public land strategies
Scale	Scale opportunities across multiple sites and portfolios
Partner	Partner with long-term, mission-driven institutions

Key Takeaway:

PHAs are quasi-governmental entities – combining access to public funding resources with ability to invest in private market opportunities.



Why Partner with Public Housing Authorities (Cont.)

Unlock Access to Unique Development Platforms

- **PHAs Offer Diverse Development Pathways:**
 - Public housing redevelopment
 - Dispersed portfolio repositioning
 - Public-private partnerships (PPP) and joint ventures
 - Mixed-income and supportive housing initiatives
 - Mid-density, multifamily, and innovative housing pilots

Leverage Tools Not Readily Available in the Private Market

- **Partnering with PHAs can unlock access to:**
 - Real property and sales & use tax exemptions
 - Tax-exempt and taxable revenue bonds
 - Private Activity Bonds (PABs)
 - Project-Based Vouchers (PBVs) and PBRA
 - Opportunity Zone alignment opportunities
 - Land banking and land swaps

Access Long-Term, Mission-Aligned Partners

- **Developers benefit from:**
 - Stable long-term ownership partners
 - Public-sector credibility and community trust
 - Access to public funding alignment
 - Opportunities at scale across multiple neighborhoods
 - Partnerships that support both financial and community outcomes



What PHAs Look For in Private Partners

Mission Alignment Comes First

- PHAs prioritize partners who:
 - Understand that **financial return is only one metric**
- Demonstrate commitment to:
 - Housing stability
 - Community outcomes
 - Long-term affordability
- Recognize the importance of **reputation and public trust**

Respect for Governance and Public Accountability

- Plan for **Board approvals and public processes**
- Understand that transparency is required—not optional
- Build schedules that **anticipate governance timelines**

Collaborative Mindset—Not a Transactional One

- Engage early and communicate consistently
- Include the PHA before making binding commitments
- Treat the PHA as a **strategic co-developer**, not just a participant
- Respect internal decision structures and responsibilities

Execution Reliability Matters

- Manage risk responsibly
- Maintain strong relationships with lenders, investors, and contractors
- Demonstrate interest in **long-term stewardship—not short-term opportunism**

Key Takeaway:

The strongest PHA partnerships are built on trust, transparency, and shared responsibility for outcomes—not just deal execution.



Common Mistakes Developers Make



ASSUMING ALL PHAS OPERATE THE SAME WAY



TREATING ROI AS THE ONLY MEANINGFUL METRIC



DISCOUNTING GOVERNANCE-DRIVEN TIMELINES

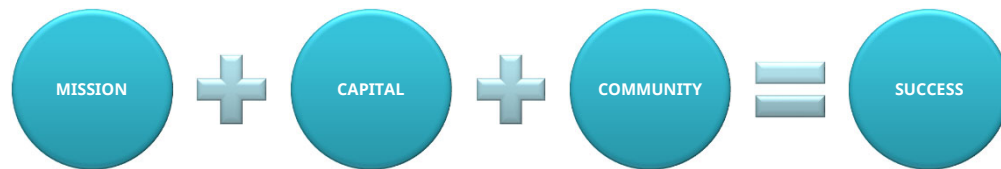
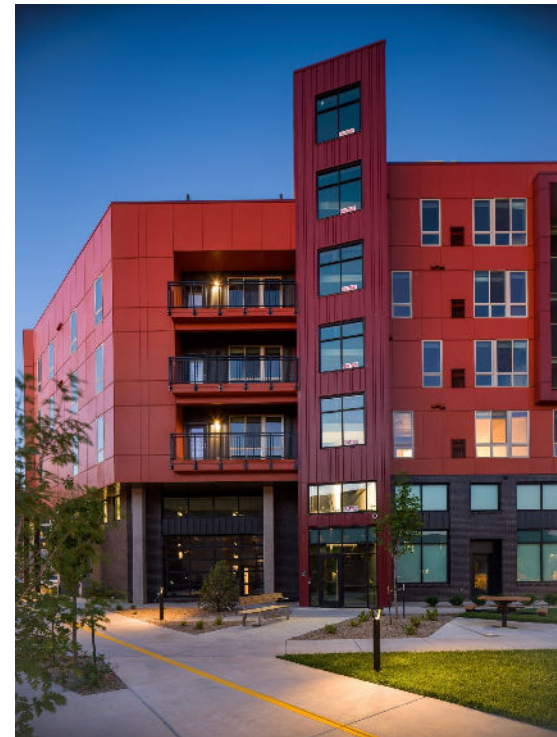


MAKING COMMITMENTS TO 3RD PARTIES BEFORE ENGAGING THE PHA



How to Be a Strong PHA Partner

- Learn the PHA's priorities, constraints, and governance framework
- Align project strategies with public outcomes
- Think in terms of long-term partnerships, not one-off deals
- Communicate early, consistently, and transparently





DHA's Development Toolbox

Development Activities

Public Housing
Community
Redevelopment

Dispersed Portfolio Repositioning

Accessory
Dwelling Units
(ADUs)

SF+

Mid-
Density

Multi-
Family

Public-Private Partnerships (PPP)

D3 PSH

Joint-
Ventures

Special Limited Partnerships (SLPs)

Mixed-Income
Pilot Program
(Non-LIHTC/<80% AMI)

Legacy Program
(LIHTC/<60% AMI)

Leverage / Investment Tools

Revenue Bond Loans
(Taxable & Tax-Exempt)

Private Activity Bonds
(PABs)

Restore-Rebuild*
(formerly Faircloth to RAD)

Acquisitions (ACQ)
Dispositions (DIS)
Land Banking
Land Swaps

PAB
+
LIHTC

\$103
Municipal
Bonds

Delegated
Bond Cap

Recycled
Bond Cap

Project-Based
Vouchers
(PBVs)

Project-Based
Rental Assistance
(PBRA)

Existing Project-
Based Voucher
Authority

Transfers of
Public Housing
Assistance

Opportunity
Zone Funds

*HUD's 2027 budget may end this program, with no new proposals accepted after 10/1/2027.