

1 **BY AUTHORITY**

2 RESOLUTION NO. CR20-1072  
3 SERIES 2020

COMMITTEE OF REFERENCE:  
Finance & Governance

4 **A RESOLUTION**

5 **Approving and evidencing the intention of the City and County of Denver,**  
6 **Colorado to issue an amount not to exceed \$5,100,000 of Multifamily Housing**  
7 **Revenue Bonds for La Alma.**

8 **WHEREAS**, the City and County of Denver, Colorado (the “City”) is a legally and regularly  
9 created, established, organized and existing home rule city, municipal corporation and political  
10 subdivision under the provisions of Article XX of the Constitution of the State of Colorado (the “State”)  
11 and the Home Rule Charter of the City (the “Charter”); and

12 **WHEREAS**, the City is authorized by its Charter, the County and Municipality Development  
13 Revenue Bond Act, constituting Article 3 of Title 29, Colorado Revised Statutes, as amended (the  
14 “Act”) and the Supplemental Public Securities Act, constituting Part 2, Article 57 of Title 11, Colorado  
15 Revised Statutes, as amended (the “Supplemental Public Securities Act”) to finance or refinance  
16 projects as defined in the Act to the end that residential facilities for low- and middle-income families  
17 or persons intended for use as the sole place of residence by the owners or intended occupants may  
18 be provided in order to promote the public health, welfare, safety, convenience and prosperity; and

19 **WHEREAS**, representatives of Community Preservation Partners, LLC, a California limited  
20 liability company (such entity, together with one or more related affiliates or successors or assigns,  
21 are collectively referred to herein as the “Borrower”), have advised the City that the Borrower intends  
22 to acquire, construct, renovate, rehabilitate, improve and equip an approximately 20 unit multifamily  
23 facility scattered site portfolio to be located at 519 W. 7th Avenue, 875-877 Fox Street, 616-618 W.  
24 9th Avenue and 1023-1033 W. 9th Avenue, all in Denver, Colorado (the “Project”), subject to the  
25 City’s financing the acquisition, construction, renovation, rehabilitation, improvement and equipping  
26 of the Project through the issuance of the City’s multifamily housing revenue bonds in an amount not  
27 to exceed \$5,100,000; and

28 **WHEREAS**, the issuance of the City’s multifamily housing revenue bonds to finance the  
29 acquisition, construction, renovation, rehabilitation, improvement and equipping of the Project is  
30 contingent upon the City receiving private activity bond volume cap allocation in the amount of  
31 \$5,100,000 from the statewide balance pursuant to C.R.S. § 24-32-1707, as amended; and

32 **WHEREAS**, the Project is located within the geographical boundaries of the City; and

1           **WHEREAS**, the Project will be known as La Alma (or such other name as determined by the  
2 Borrower); and

3           **WHEREAS**, the Borrower has represented to the City that the Project will qualify as a “project”  
4 within the meaning of the Act; and

5           **WHEREAS**, the City has considered the Borrower’s proposal and has concluded that the  
6 Project will provide affordable housing to low- and middle-income persons and families in the City  
7 and will promote the public health, welfare, safety, convenience and prosperity; and

8           **WHEREAS**, the City desires to indicate its intent to proceed with financing the Project through  
9 the issuance of the City’s multifamily housing revenue bonds;

10           **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY**  
11 **OF DENVER, COLORADO:**

12           **Section 1.** That in order to benefit the residents of the City and to induce the Borrower to  
13 undertake the Project, the City shall, subject to the provisions hereof, take all necessary and  
14 advisable steps to effect the issuance, in one or more series, of the City’s multifamily housing  
15 revenue bonds (the “Bonds”) pursuant to its Charter, the Act and the Supplemental Public Securities  
16 Act in the maximum aggregate principal amount of \$5,100,000 or such other amount as shall be  
17 determined and agreed upon by the Borrower and the City as may be necessary to finance the  
18 Project. The Bonds shall be special, limited obligations of the City payable solely from and secured  
19 by a pledge of revenues derived from and payable by the Borrower pursuant to the loan agreement  
20 with the City; the Bonds shall never constitute a debt, multiple fiscal year obligation or indebtedness  
21 of the City, the State or any political subdivision of the State within the meaning of any provision or  
22 limitation of the State Constitution or statutes and shall not constitute nor give rise to a pecuniary  
23 liability of the City or be a charge against the City’s general credit or taxing powers of, the City, the  
24 State or any county, municipality or political subdivision of the State. The Bonds shall not constitute  
25 a “multiple fiscal year direct or indirect debt or other financial obligation” of the City under Article X,  
26 Section 20 of the Colorado Constitution, nor shall the Bonds ever be deemed to be an obligation or  
27 agreement of any officer, director, agent or employee of the City in such person’s individual capacity,  
28 and none of such persons shall be subject to any personal liability by reason of the issuance of the  
29 Bonds.

30           **Section 2.** That the City hereby finds, determines, recites and declares that the issuance  
31 of the Bonds to finance the Project will provide affordable housing to low- and middle-income persons  
32 and families in the City and will promote the public health, welfare, safety, convenience and  
33 prosperity.

1           **Section 3.** That the City hereby finds, determines, recites and declares the City’s intent that  
2 this Resolution constitute an official indication of the present intention of the City to issue the Bonds  
3 as herein provided, subject to: (a) the Borrower obtaining a commitment for the purchase of the  
4 Bonds on terms which are acceptable to the City, its municipal advisor and its Bond Counsel; (b) the  
5 delivery of an approving opinion of Bond Counsel to the City; (c) the delivery of an appraisal, survey,  
6 title insurance, environmental audit and plans and specifications which are all acceptable to the City;  
7 (d) the Borrower obtaining sufficient debt and equity financing acceptable to the City; (e) the  
8 Borrower receiving all applicable approvals for the Project from the City and County of Denver,  
9 Colorado and any other relevant governmental entity; (f) City approval of the design of the Project;  
10 (g) if the Bonds are sold on an unrated basis, the Bonds may only be purchased by qualified  
11 institutional buyers or accredited investors in denominations acceptable to the City; (h) the execution  
12 and delivery of indemnity agreements and payment or reimbursement of costs and expenses, all to  
13 the satisfaction of the City; (i) the Borrower agreeing to post issuance compliance policies and  
14 procedures acceptable to the City; and (j) the adoption of a final bond ordinance by the City. The  
15 City’s discretion to accept or not to accept items relating to the Project or additional financing  
16 therefore or relating to credit, security, sale or marketing aspects of the Bonds is intended for the  
17 protection of the City’s interests, and any such acceptance shall not be construed to impose upon  
18 the City any duties to, nor to confer any rights against the City upon, any bondholders, investors or  
19 other third parties.

20           **Section 4.** The Borrower and the City will use their best efforts to obtain private activity  
21 bond volume cap allocation in the amount of \$5,100,000 from the statewide balance; and, upon the  
22 City receiving such private activity bond volume cap allocation, the City will award the Project up to  
23 \$5,100,000 of its private activity volume cap allocation (the “Allocation”). The Allocation, if and when  
24 provided by the City, shall be effective for the statewide balance award period, which is determined  
25 and may be extended by the Executive Director of the State of Colorado Department of Local Affairs.

26           **Section 5.** That no costs or expenses whether incurred by the City or any other party in  
27 connection with the issuance of the Bonds or the preparation or review of any documents by any  
28 legal or financial consultants retained in connection herewith shall be borne by the City. The City  
29 shall have the right to select and retain legal, financial and other consultants in connection with the  
30 proposed financing, and all fees, costs and expenses of such consultants, along with all other such  
31 costs and expenses shall be paid from the proceeds of the Bonds or otherwise borne by the Borrower  
32 regardless of whether the Bonds are issued. The City may require such deposits or advances as it

1 deems desirable for such fees, costs and expenses, and may require reimbursement of any such  
2 fees, costs and expenses paid by the City.

3 **Section 6.** That prior to any execution of a loan agreement, indenture of trust, bond  
4 purchase agreement, tax regulatory agreement or any other necessary documents and agreements  
5 in connection with such Bonds, such documents and/or agreements shall be submitted for approval  
6 to the City, and, if satisfactory to the City, their execution shall be authorized by ordinance of the City  
7 pursuant to law.

8 **Section 7.** That all public hearings scheduled and held in accordance with the Tax Equity  
9 and Fiscal Responsibility Act of 1982 (“TEFRA”) in connection with the issuance of the Bonds shall  
10 incorporate available and feasible innovative and inclusive technological solutions, subject to  
11 compliance with any applicable requirements under Section 147(f) of the Internal Revenue Code of  
12 1986, as amended, so that the public can continue to have fullest possible access to the TEFRA  
13 hearing while the City and County of Denver remains under a State of Local Disaster Emergency,  
14 as declared by the Mayor on March 12, 2020.



15 **Section 8.** That the agreements of the City set forth above are expressly conditioned upon  
16 the ability and willingness of the City to issue the Bonds as tax-exempt obligations under the Code.  
17 Nothing contained in this Resolution shall be construed as requiring the City to issue the Bonds and  
18 the decision to issue the Bonds shall be in the complete discretion of the City.

19 **Section 9.** That if any section, paragraph, clause or provision of this Resolution shall for  
20 any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section,  
21 paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

22 **Section 10.** That all bylaws, orders, resolutions and ordinances, or parts thereof,  
23 inconsistent herewith and with the documents hereby approved, are hereby repealed to the extent  
24 only of such inconsistency. This repealer clause shall not be construed as reviving any bylaw, order,  
25 or ordinance or part thereof.

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1 COMMITTEE APPROVAL DATE: October 6, 2020  
2 MAYOR-COUNCIL DATE: October 13, 2020  
3 PASSED BY THE COUNCIL: \_\_\_\_\_ October 20, 2020  
4  - PRESIDENT  
5 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
6 EX-OFFICIO CLERK OF THE  
7 CITY AND COUNTY OF DENVER  
8 PREPARED BY: KUTAK ROCK LLP DATE: October 15, 2020  
9 REVIEWED BY: Bradley T. Neiman, Assistant City Attorney  
10 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the Office of  
11 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
12 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to  
13 § 3.2.6 of the Charter.  
14 Kristin M. Bronson, Denver City Attorney  
15 BY: , Assistant City Attorney DATE: Oct 14, 2020