

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **3:00pm on Monday**.

***\*All fields must be completed.\****

***Incomplete request forms will be returned to sender which may cause a delay in processing.***

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Date of Request: **November 9, 2015**

Please mark one: ☐ Bill Request or ☒ Resolution Request

1. Has your agency submitted this request in the last 12 months?

☐ Yes ☒ No

If yes, please explain:

2. **Title:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

Creates a loan agreement for \$785,000 in HOME funds (HUD) between the Denver Office of Economic Development and the project developer, Northeast Denver Housing Center, Inc. (NDHC), to support the construction of 84 affordable housing units at the Northfield at Stapleton Apartments project at 7955 Northfield Blvd.

3. **Requesting Agency:** Office of Economic Development

4. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Susan Liehe
- **Phone:** (720) 913-1689 office
- **Email:** susan.liehe@denvergov.org

5. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Doug Selbee
- **Phone:** (720) 913-1794
- **Email:** douglas.selbee@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

Creates a loan agreement for \$785,000 in HOME funds (HUD) between the Denver Office of Economic Development and the project developer, Northeast Denver Housing Center, Inc. (NDHC), to support the new construction of 84 affordable housing units at the Northfield at Stapleton Apartments project. Located north of I-70 at Northfield Boulevard and Spruce Way, this affordable housing project at 7955 Northfield Blvd. will include 84 units ranging in size from one to three bedrooms. These are being designed for households earning between 30, 40, 50 and 60 percent area median income and the project has secured 40 project-based vouchers (PBV). Plans call for a three-story building with private patios/balconies for each unit. The unit mix will be 21% one bedroom, 50% two bedroom, and 29% three bedrooms. The project has been awarded 4% Low Income Housing Tax Credits (LIHTC) through the Colorado Housing Financing Authority (CHFA).

***\*\*Please complete the following fields:*** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** OEDEV – 201524304
- b. **Duration:** 40 years
- c. **Location:** 7955 Northfield Blvd, Denver 80238
- d. **Affected Council District:** 8
- e. **Benefits:** Affordable housing
- f. **Costs:** \$785,000 from federal HOME Investment Partnerships funds

**7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain No.**

**Executive Summary**

**Purpose:** \$785,000 in HOME funds to provide construction and permanent financing on an 84 unit affordable rental housing project located at 7955 Northfield Blvd with the borrower as Northeast Denver Housing Center, Inc.

**Contract Entity:** Northeast Denver Housing Center, Inc.

**Contract Control Number:** OEDEV – 201524304

**Contract Amount:** \$785,000

**Program:** HOME

**Location:** 7955 Northfield Blvd, Denver, CO 80238

**Description:** The subject site measures 93,357 square feet or 2.14 acres and is located at 7955 Northfield Blvd. Improvements to the subject site will consist of one, three story building of wood-frame construction built over a post-tensioned slab on grade foundation. The building will feature cement-fiber panel exteriors with metal and brick accents, varied elevations, and low pitched and some flat roofs. Windows will be double-pane set in aluminum frames. The building will contain 84 affordable apartment units and be constructed as a three story walk-up. The building will meet and exceed the Enterprise Green Communities (EGC) standard. The subject's unit mix based on unit type and AMI is shown in the following table:

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	Total	%
1 Bd/1 bath	3	4	3	8	18	21%
2 Bd/1 bath	3	8	3	6	20	24%
2 Bd/2 bath	0	9	4	9	22	26%
3 Bd/2 Bath	3	10	3	8	24	29%
Total	9	31	13	31	84	100%
% of Total	11%	37%	15%	37%	100%	

Of the 84 units, nine will be restricted at 30% AMI, 31 at 40% AMI, 13 at 50% AMI, and 31 at 60% AMI. The improvements will contain 18 1 bed/1 bath units, 20 2 bed/1 bath units, 22 2 bed/2 bath units, and 24 3 bed/2 bath units. 13 of the ground floor units will be ADA-compliant apartments.