

## **Executive Summary**

### **Financial Agreement – Amendment #1**

#### **Colorado Village Collaborative**

**Site located at 4001 Monroe Street, Denver, CO 80216**

Department of Finance | Division of Real Estate

June 12, 2023

### **City Council Request**

- Approval of the Amendatory Agreement to the financial agreement with Colorado Village Collaborative (“CVC”) to provide an additional \$500K for the Tiny Home Village expansion located at 4001 Monroe Street. The new maximum contract will be \$640K. The expansion will accommodate a maximum of 20 homes and one community center building. The funding will support moving the units to the site, sewer, water and electrical connectivity, fencing, site work grading and construction.

### **Populations Served**

- The CVC Tiny Home Village located at 4201 Monroe Street has 24 residential structures, 1 office and 1 community space building. This expansion will add an additional 20 residential structures, 1 office and 1 community center. These units will service people experiencing homelessness and are occupied 24/7.

### **Background**

- CVC entered into a revocable license (FINAN-202161442-00) for the site located at 4121 Monroe Street in Denver on 3/15/2022. This license was a 2-year term with 2 options to extend for an additional year each for a maximum of 4 years if exercised. The initial 2-year term expires 3/14/2024. This agreement also allowed for CVC to expand onto the southern site located at 4001 Monroe Street with notification to the Director of Real Estate. This option was exercised on 4/13/2022.
- The license was amended (FINAN-202161442-01) to update Section 1 of the agreement with the new address. The site now located at 4121 Monroe Street was formerly known as 4201 Monroe Street. The address was changed by the Assessor’s Office because two parcels had the same address.
- CVC entered into a Financial Agreement (FINAN-202262799-00) with the City to receive \$140,000 of financial support in the process of obtaining all necessary approvals or, and developing and constructing, a sanitary sewer line to serve this site.
- The amendment to this financial agreement would provide an additional \$500,000 of funding to support moving the units to the 4001 Monroe Street site, sanitary sewer line, water and electrical connectivity, fencing, site work, grading, project management and construction.
- HOST has a service agreement (HOST-202157471-00) with CVC for a term of 3 years, expiring 12/31/2023 which supports both Monroe Street sites (4121 and 4001 Monroe

Street). If CVC exercises both term renewal options, HOST will also renew the term of this agreement closer to its expiration to coincide with the term of the license agreement.

- HOST has a participatory budget agreement (HOST-202367225) to provide the funding needed for this amendment.

### **Detailed Scope of Work**

- Utilities - Disconnect at old site and install at new site including electrical, water, and construction/extension of sanitary sewer. The sanitary sewer line work is shown on the attached Utility Plan for the Expanded Project Site.
- Prepare Community Building for transport and move
- Prepare and move tiny homes / structures / decks / miscellaneous materials from 2251 E 37th Ave
- Anchor structures
- Build new deck
- Site work and grading
- Fencing
- Storage of materials as necessary during move
- Overall project management of the village relocation
- Design, engineering, permitting fees

### **Benefits of the Acquisition**

- Prioritizes our citywide commitment to housing needs in our community
- Provides a resource center to serve multiple needs for those housed on-site
- Supports the City's plan to help provide additional support as outlined in the 3-year strategy
- Increases the number of units available by 20
- Creates greater capacity within an integrated sheltering and rehousing system
- Will provide the needed services to occupy this site as a Tiny Home Village

## Details

<b>Party 1:</b>	City and County of Denver
<b>Part 2:</b>	Colorado Village Collaborative ("CVC")
<b>Property Address:</b>	4001 Monroe Street, Denver, CO 80216
<b># Units:</b>	The proposed expansion by CVC at this site will add an additional 20 residential structures, 1 office and 1 community center
<b>Council District:</b>	9 – Candi CdeBaca
<b>Use:</b>	Tiny Home Village supporting those experiencing homelessness

## Terms and Costs

<b>Contract Details:</b>	Amendment to a Financial Agreement
<b>Contract Type:</b>	Expense Contract – Financial Agreement
<b>Contract Control Number:</b>	FINAN-202262799-00/FINAN-202367259-01
<b>Maximum Contract Amount:</b>	\$640,000
<b>Term Expiration:</b>	12/31/2023