

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at 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.

Date of Request: September 8, 2014

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.)*

An ordinance request to enter into an agreement with the Mile High Transit Oriented Development Fund to transfer the City's current investment of \$2.5M in the Denver TOD Fund to the Mile High Transit Oriented Development Fund for a period of 10 years. The Mile High Transit Oriented Development fund will acquire properties within a 7 county area that are in proximity to public transit for the development of income-restricted residential housing and mixed use space.

3. Requesting Agency: Office of Economic Development

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

- **Name:** Jeff Romine
- **Phone:** (720) 913-1526
- **Email:** Jeff.Romine@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:** Seneca Holmes
- **Phone:** (720) 913-1533
- **Email:** seneca.holmes@denvergov.org

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

In 2009 the City of Denver worked with Enterprise Community Partners and the Urban Land Conservancy to create the Denver TOD Fund. The purpose of the Denver TOD Fund is to acquire land in proximity to public transit for the development of income restricted housing units. The City of Denver invested \$2.5M into the Denver TOD Fund, which leveraged a total capitalization of \$15M. Over a period of 5 years the fund has acquired land for the creation of 570 affordable housing units and 100,000 sq ft of mixed use space. Due to the success of the TOD fund, the original investment partners wish to grow the fund into the Mile High Transit Oriented Development Fund. The new fund will be capitalized at \$24M and will expand eligible property acquisition from Denver County to a 7 county regional area (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson Counties). Denver requests approval to move its \$2.5M investment from the original TOD Fund into the new Mile High Transit Oriented Development Fund for a period of 10 years. All Denver investment funds will continue to be used for transactions within the City and County of Denver. No less than \$12M and as much as \$16.8M of the new fund will be available for Denver transactions.

*****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:** TBD
- b. **Duration:** 10 years
- d. **Affected Council District:** Citywide
- e. **Benefits:** Anticipated creation of 1,000 preserved or created income restricted units in Denver and 1,000 regionally
- f. **Costs:** No new costs. Request is to transfer existing investment into another fund

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

7. **Is there any controversy surrounding this ordinance?** (*Groups or individuals who may have concerns about it?*)
None known.

Executive Summary

Purpose: The purpose of the Mile High Transit Oriented Development Fund is to build on the success of the Denver TOD Fund and preserve or create 2,000 new units of affordable housing along with other supportive community assets in proximity to transit (½ mile of light rail, ¼ mile of high frequency bus corridor). The fund will provide financing for land acquisition for income restricted housing development. The fund will target the development of for-sale units at 95% Area Median Income (AMI) and below and rental units at 60% AMI and below. The fund will serve a 7 county regional area, however, funds invested from the City and County of Denver may only be used in Denver.

Contract Entity: Mile High Transit Oriented Development Fund
Contract Control Number: TBD
Contract Amount: \$2.5M (transfer of existing investment, no new funds)
Program: OED Housing
Location: 7 County Regional Area (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson Counties)

Description:

- Similar to the TOD Fund, the Mile High Transit Oriented Development Fund will have a number of investors from the foundation, non-profit, government and quasi-government sectors. The fund capitalization stack is as follows:

Denver Projects:

Organization	Investment
City & County of Denver	\$2,500,000
Enterprise Community Partners	\$500,000
MacArthur	\$1,000,000
Ford	\$1,500,000
Gates Family Foundation	\$500,000
Denver Foundation	\$125,000
Rose Foundation	\$250,000
Enterprise Community Loan Fund (EQ2)	\$1,500,000
Enterprise Community Loan Fund Regular	\$3,125,000
Mile High Community Loan Fund	\$500,000
Mercy	\$500,000
Total	\$12,000,000

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Regional Projects:

Organization	Investment
Colorado Housing & Finance Authority	\$2,00,000
Colorado Division of Housing	\$500,000
Enterprise Community Partners	\$500,000
MacArthur	\$1,000,000
Ford	\$1,500,000
Gates Family Foundation	\$500,000
Denver Foundation	\$125,000
Rose Foundation	\$250,000
Enterprise Community Loan Fund (EQ2)	\$1,500,000
Enterprise Community Loan Fund Regular	\$3,125,000
Mile High Community Loan Fund	\$500,000
Mercy	\$500,000
Total	\$12,000,000

- All of the \$12M invested for Denver projects must be used in Denver and up to 40% of the regional projects investment may also be used for Denver projects.
- The targeted interest rate of the fund will be between 3.5% and 4%
- The Mile High Transit Oriented Development Fund will use the following criteria to evaluate proposed transactions:
 - Transit Access- Public transit, car alternatives, bike/pedestrian infrastructure
 - Education Access- Preschool, K-12, and adult educational programs
 - Employment Access- 15 min non-car commute to employment center or anchor institution
 - Healthy Food/Open Space- Proximity to 24-hour grocery and/or daily markets, safe access to open space
 - Healthcare Access- Non-car access to 24-hour emergency care, clinics, and primary care physicians
 - Community Services Access- Opportunity to services including daycare, after school programs, financial counseling, banking, legal, etc.
 - Energy Efficiency- Energy efficiency and design components that meet or exceed Green Communities/LEED standards

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