

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: May 12, 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 seeking approval for an amendment to Contract Control # OEDEV-201208979 which provided a \$475,000 loan to Urban Land Conservancy for the acquisition of property located 40th and Colorado for purposes of development of an affordable housing project..

3. Requesting Agency: Office of Economic Development

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

- **Name:** Jennifer Welborn
- **Phone:** (720) 913-3252
- **Email:** jennifer.welborn@denvergov.org

- **Name:** Paul Bunyard
- **Phone:** (720) 913-1629
- **Email:** paul.bunyard@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:

Amend and modify the existing current debt totaling \$920,000 by extending maturity date, modifying repayment schedule. Project details provided in the Executive Summary

*****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-201208979
- b. Duration:** Once approved, a new partnership will assume the loan, amount will be increased, maturity date will be extended to a term as required under the priority debt structure.
- d. Affected Council District:** 8
- e. Benefits:** The development will provide 156 units of affordable housing units supporting the 3x5 Initiative.
- f. Costs:** N/A

7. Is there any controversy surrounding this ordinance? *(Groups or individuals who may have concerns about it?)*

None Known

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Date Entered: _____

**Executive Summary:
Parkhill Village West**

- Borrower:** PHVW LLLP- (Current borrower is Urban Land Conservancy. At closing, they will assign the contract to PHVW LLLP and we will subsequently amend the contract with PHVW LLLP)
- Amount:** Existing principal of \$475,000. Increasing by \$275,000 in IHO funds to a new amount of \$750,000
- Interest Rate:** Interest accrual based on a note rate of 1% through September 1, 2016 payable annually on September 1st. The rate will then increase to 3% for the remaining term of the note.
- Payments:** Interest only payment of accrued interest due September 1, 2015 and September 1, 2016. Thereafter, principal, interest, shall be payable based on a 40 year amortization subject to Surplus Cash flow. 50% of "Surplus Cash Flow" as defined by the standard HUD Subordination Agreement and Surplus Cash Note allocated to repay soft debts will be divided between the State of Colorado and City of Denver allocated on the following formula. First funds available for soft debt repayment will be allocated to repay the amortized payment of the States soft debt. Any remaining surplus cash flow will be utilized to pay first the City's amortized payment accrued and payable, then additional funds will be applied as a principle reduction on the City's note until such time as the full balance of the note inclusive of all principal, interest, fees, or any other such cost as applicable under the loan agreement have been fully satisfied. Any unpaid balances due under the loan will become fully due and payable. This note will be due and payable upon sale of the property or refinance of the priority debt.
- Affordability:** 156 units will be restricted at AMI levels not to exceed 60% for a period of 20 years.
- Prior Encumbrances:** Increase to \$28,000,000

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