

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **11:00 a.m. on Monday**. Contact the Mayor's Legislative team with questions

Date of Request: 6/30/2023

Please mark one:  Bill Request or  Resolution Request

## 1. Type of Request:

- Contract/Grant Agreement  Intergovernmental Agreement (IGA)  Rezoning/Text Amendment  
 Dedication/Vacation  Appropriation/Supplemental  DRMC Change  
 Other:

2. **Title:** (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves a loan agreement with the St. Francis Center in the amount of \$2,700,000 to assist with financing the development of 59 income-restricted housing units, which will be known as St. Francis Center West (HOST-202368730).

3. **Requesting Agency:** Department of Housing Stability (HOST)

## 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Alexander Marqusee	Name: Sabrina Allie
Email: <a href="mailto:Alexander.Marqusee@denvergov.org">Alexander.Marqusee@denvergov.org</a>	Email: <a href="mailto:Sabrina.Allie@denvergov.org">Sabrina.Allie@denvergov.org</a>

## 5. General description or background of proposed request. Attach executive summary if more space needed:

St. Francis Center West is a proposed 60-unit supportive housing community (59 permanent supportive housing units plus one on-site manager unit) for elderly tenants or households experiencing homelessness located at 221 Federal Blvd. in the Barnum neighborhood.

The project will be awarded a new 20-year Housing Assistance Payments (HAP) Contract with project-based vouchers provided by the Colorado Division of Housing (CDOH) for 59 units. Additional financing has been secured through 4% tax credits, as well as a grant and cash flow loan from CDOH.

Half of the unit occupants will be sourced from One Home with the other half sourced through current St. Francis Center program participants. Section 502 accessibility requirements apply, requiring 5% (13) of the units to meet ADA requirements for full accessibility, plus an additional 2% (2) of the units will meet vision and hearing-impaired requirements. All of the units will be visitable. The building will be elevator serviced and all indoor and outdoor amenities will have accessible features for people with disabilities.

The borrower will be required to house people with low/moderate incomes as shown in the following table:

Unit Type	30% AMI	50% AMI	Manager	Total Units
1BR	25	25	1	51
2BR	5	4	0	9
Total	30	29	1	60
% of Total	50%	48.30%	1.70%	100%

This project previously received HOST funding in January of 2022 for the acquisition of the site in the amount of \$1,000,000 which will be repaid at tax credit closing. The rental and occupancy covenant securing the rental and occupancy restrictions will run with the land for 60 years.

6. **City Attorney assigned to this request (if applicable):** Eliot Schaefer

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

7. **City Council District:** District 3

8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet below\*\***

### Key Contract Terms

**Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):**  
Professional Services > \$500K

**Vendor/Contractor Name:** The St. Francis Center

**Contract control number:** HOST-202368730

**Location:** 2323 Curtis St., Denver, CO 80205

**Is this a new contract?**  Yes  No **Is this an Amendment?**  Yes  No **If yes, how many?**   n/a  

**Contract Term/Duration (for amended contracts, include existing term dates and amended dates):**

The loan will mature and be due and payable on the sixtieth (60<sup>th</sup>) anniversary of the date of the promissory note (the “maturity date”), if not sooner paid. Repayment shall be forgiven by the City on the maturity date so long as the borrower is in compliance with all terms and conditions of this loan agreement and the covenant.

**Contract Amount (indicate existing amount, amended amount and new contract total):**

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>
\$2,700,000	N/A	\$2,700,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
The loan will mature and be due and payable on the sixtieth (60 <sup>th</sup> ) anniversary of the date of the promissory note (the “maturity date”), if not sooner paid. Repayment shall be forgiven by the City on the maturity date so long as the borrower is in compliance with all terms and conditions of this loan agreement and the covenant.	N/A	The loan will mature and be due and payable on the sixtieth (60 <sup>th</sup> ) anniversary of the date of the promissory note (the “maturity date”), if not sooner paid. Repayment shall be forgiven by the City on the maturity date so long as the borrower is in compliance with all terms and conditions of this loan agreement and the covenant.

**Scope of work:**

The proposed development is an apartment complex planned for a 0.614-acre site on the west side of Federal Boulevard across from its junction with West 2nd Avenue in the City and County of Denver, Colorado. The supportive housing development at this site is anticipated to include approximately 60 affordable multifamily units and be targeted for homeless seniors. The subject property is planned to include 51 one-bedroom/one-bath units and 9 two-bedroom/one-bath units. The development will be certified under the National Green Building Standard (NGBS) program. Prescriptive energy efficiency measures will include high performing insulation and windows, as well as Energy Star rated lighting and appliances. Advanced water conservation fixtures, and beyond-ADA design will ensure the project’s sustainability over the long term. The apartments will be cooled via packaged terminal air conditioner (PTAC) system and heated by electric baseboard heaters. Apartments will include a refrigerator, stove/oven, garbage disposal, microwave oven and two-bedroom units will include a washer and dryer.

**Was this contractor selected by competitive process?** No **If not, why not?** Gap financing for development

**Has this contractor provided these services to the City before?**  Yes  No

*To be completed by Mayor’s Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

**Source of funds:** Homelessness Resolution Fund

**Is this contract subject to:**  W/MBE  DBE  SBE  XO101  ACDBE  N/A

**WBE/MBE/DBE commitments (construction, design, Airport concession contracts):** N/A

**Who are the subcontractors to this contract?** N/A

---

*To be completed by Mayor's Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_