

Executive Summary

Lease Agreement | Project VOYCE

Department of Finance | Division of Real Estate

June 7, 2021

City Council Request:

Approval of a Lease by and between the City and County of Denver and Project VOYCE, for a 5-year term for provision of community services at 2900 Downing Street, Unit AA. The maximum term is through 6/30/2026 in the amount of \$600.00 per month for a total compensation of \$36,000.

RFP Process:

As a precursor to the RFP process, the Division of Real Estate with cooperation of Council District 9 conducted a community survey asking a broad range of respondents in the Whittier and surrounding neighborhoods to identify their greatest needs for the community that could potentially be served by a non-profit leasing the space at 2900 Downing St.

The survey resulted in 112 responses. Top needs of the community were identified as Healthy Food Access & Basic Needs, Educational Activities and Programs for Teens/Youth, and Arts & Cultural Programs.

An RFP advertised the availability of space via multiple media channels, with the goal of selecting a non-profit organization to provide services to the Whittier community. Five responses were received, and Project VOYCE was selected as the winner.

Project VOYCE and the Prosperity Collective:

Project VOYCE will lead the newly formed Prosperity Collective composed of non-profits Project VOYCE, Center for Community Wealth Building, and Creative Strategies for Change (the existing tenant leasing the 2900 Downing space). These are community-led entities whose services align with the community preferences identified in the survey as well as the Whittier Neighborhood Plan.

Project VOYCE administers a Healthy Food and Lifestyles program. Creative Strategies for Change serves residents and community members with arts-driven social and restorative justice programs for both youth and adults. The Center for Community Wealth Building works with entrepreneurs and aspiring business owners to build local economic resilience and community cohesion by strengthening neighborhood microbusinesses through culturally responsive business support.

The Prosperity Collective's programming advances the public health, safety, welfare, and economic security of the community. All programming is financially accessible, culturally relevant and rooted in a community context.

The proposed rent covers HOA dues and utilities.