

# 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: 7/14/2023

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 grant agreement with Elevation Community Land Trust (ECLT) in the amount of \$6,220,000 to assist with the acquisition of at least 62 income-restricted housing units to be sold at prices affordable to qualifying households (HOST-202368736).

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: Adam Lyons	Name: Chris Lowell
Email: <a href="mailto:Adam.Lyons@denvergov.org">Adam.Lyons@denvergov.org</a>	Email: <a href="mailto:Christopher.Lowell@denvergov.org">Christopher.Lowell@denvergov.org</a>

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

Elevation Community Land Trust (ECLT) requests \$6,220,000 to acquire at least 62 homes over three years to create permanently affordable homeownership. The homes will be acquired in one of three ways:

1. Traditional acquisition and rehabilitation (ECLT acquires homes on the market, invests in rehabilitation, then sells the improvements to a household at or below 80% of the AMI);
2. The newly launched Doors to Opportunity program (a buyer-driven program that further leverages ECLT's capital to increase equitable opportunities for Black Indigenous and People of Colorado (BIPOC) households at or below 80% AMI);
3. The Stay in Place Program (a tool for existing low- to moderate-income homeowners to access equity by joining the land trust).

The funds contributed by the City will be matched at \$65,000 per unit by ECLT. Funds will be used as reimbursements based on the size of the units acquired and may not exceed:

- \$75,000 for 2-bedroom or smaller units
- \$90,000 for 3-bedroom units
- \$100,000 for 4 or more-bedroom units.

Of the total \$6,220,000 requested, the funding sources are as follows:

- American Rescue Plan Act (ARPA) and State and Local Fiscal Recovery Funds (SLFRF): \$5,520,000
- Impact Investment Funds: \$700,000

The income and occupancy restrictions will be secured by a 99-year ECLT land lease or deed restriction that will be recorded against the property and will run with the land or unit.

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

7. **City Council District:** All

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

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

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

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

## 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:**  
Elevation Community Land Trust

**Contract control number:**  
HOST-202368736

**Location:**  
1114 W. 7<sup>th</sup> Ave., Suite 101, Denver, CO 80204

**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):**  
HOST-202368736 – 9/1/2023-8/31/2026

**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>
\$6,220,000	N/A	\$6,220,000

  

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
9/1/2023-8/31/2026	N/A	8/31/2026

**Scope of work:**

The principal amount of the grant shall not exceed \$6,220,000.00, subject to the terms and conditions of the grant agreement. Funding will be provided in annual tranches over three years as detailed below:

- Year 1: \$2,540,000 (\$700,000 Impact Investment Funds and \$1,840,000 ARPA SLFRF)
- Year 2: \$1,840,000 (ARPA SLFRF)
- Year 3: \$1,840,000 (ARPA SLFRF)

In order to draw on subsequent annual tranches, ECLT is required to:

1. Draw down all ARPA SLFRF funds allocated to the prior year.
2. Demonstrate continuous progress in selling homes acquired under this Project to eligible homebuyers.
3. ECLT land lease recorded on each property acquired in the prior year.

Subsequent annual tranches may be made available sooner if milestones are accomplished before the current year's end.

Impact Investment Funds may only be used to reimburse for units acquired in the priority neighborhoods of Westwood, Globeville Elyria-Swansea, East Colfax, and Sun Valley.

**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

**Source of funds:**

American Rescue Plan Act (ARPA) and State and Local Fiscal Recovery Funds (SLFRF) and Impact Investment Funds

**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

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