

ORDINANCE/RESOLUTION REQUEST

Date of Request: 11/4/19

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: Request to amend the Loan Agreement for Moline @ Stapleton Apartments.

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: Chris Davis 720-913-1910	Name: Susan Liehe 720-913-1689
Email: christopher.davis@denvergov.org	Email: susan.liehe@denvergov.org

5. General a text description or background of the proposed request, if not included as an executive summary.
See Executive Summary

6. City Attorney assigned to this request (if applicable): TBD

7. City Council District: 8

Key Contract Terms

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

Vendor/Contractor Name: Moline@Stapleton Apartments, LLLP

Contract control number: OEDEV-201735845-00

Location: 2820 Moline St, Denver, CO 80239

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

Was this contractor selected by competitive process? N/A

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

Source of funds: General Fund

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

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

Who are the subcontractors to this contract? N/A

EXECUTIVE SUMMARY

On January 11, 2018, the city executed a Loan Agreement authorizing a \$2,600,000 loan for the development of Moline@Stapleton Apartments, a 180 unit affordable housing community located at the intersection of Moline Street and MLK Jr. Blvd in the Stapleton neighborhood. The unit affordability includes 14 units to tenants at or below 30% AMI, 22 units to tenants at or below 40% AMI, 18 units to tenants at or below 50% AMI, and 126 units to tenants at or below 60% AMI. The property has 25 VASH project-based vouchers for veterans and 11 Section 811 project-based vouchers for tenants with disabilities.

The construction is completed, and the property has begun leasing units. Because the property is now leasing, it is required to submit a "Placed in Service Application" to the Colorado Housing and Finance Authority (CHFA). The Placed in Service Application provides information CHFA needs to finalize and record a Land Use Restriction Agreement (LURA) for the project. Recording of the LURA allows the project's investor to claim tax credits for units occupied in 2019. Our recorded covenant will need to be subordinated to CHFA's LURA. The Loan Agreement, as approved, does not authorize the subordination of the city's recorded covenant to CHFA's LURA and will require the requested amendment.