

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: 3/4/2026

Please mark one: Bill Request or Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

Yes No

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 the Funding Agreement between the City and County of Denver and WOLFF 23 LLC in the amount of \$1,518,000.00 to support the development of 23 affordable for-sale units located at 4801 W 10th Ave, in Council District 3 (HOST-202683012).

3. **Requesting Agency:** Department of Housing Stability

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Andrew Johnston	Name: Polly Kyle
Email: Andrew.Johnston@denvergov.org	Email: Polly.Kyle@denvergov.org

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

The purpose of the request is to provide a City and County of Denver subgrant award in the amount of \$1,518,000 to Wolff 23 LLC. The Funding agreement between the City and County of Denver and Wolff 23 LLC is a pass through of State Affordable Housing Funds.

The State of Colorado's State Affordable Housing Fund provides grant funds to eligible local governments to support the creation and preservation of affordable homeownership opportunities. Funding can be used to build new homes, acquire and rehabilitate existing properties, or prepare sites for future development.

Wolff 23 LLC will use these funds for costs related to the construction of Wolff Flats, a project consisting of 23 affordable condominium housing units located at 4801 W 10th Ave in the Villa Park neighborhood. The units will provide affordable housing to households at or below 80% Area Median Income (AMI). The units will remain affordable secured by a Covenant that will be recorded against the property and will run with the land for a minimum of 70 years.

FOR-SALE UNITS		
Unit Size	Maximum AMI	MAX Initial Sales Price
1 Bedroom	80% AMI	\$285,704
2 Bedroom	80% AMI	\$328,644

6. **City Attorney assigned to this request (if applicable):** Megan Waples

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

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

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 (including any dba's): WOLFF 23 LLC

Contract control number (legacy and new): HOST-202683012

Location: 6007 S. Saint Paul Way, Centennial, Colorado 80121

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

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):
Funding Agreement execution date through February 29, 2028

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

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$1,518,000		\$1,518,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
See contract term/duration above		See contract term/duration above

Scope of work:

Funds are to be used for Construction costs related to the development of 23 affordable for-sale condominium units known as Wolff Flats.

Was this contractor selected by competitive process? N/A

If not, why not? Pass through State awarded funds

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

Source of funds: State Affordable Housing 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

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