

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: 03/04/2026

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 loan agreement between the City and County of Denver and WOLFF 23 LLC in the amount of \$1,725,000.00 to support the development of 23 affordable for-sale units located at 4801 W 10<sup>th</sup> Ave in Council District 3 (HOST-202582195).

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: <a href="mailto:Andrew.Johnston@denvergov.org">Andrew.Johnston@denvergov.org</a>	Email: <a href="mailto:Polly.Kyle@denvergov.org">Polly.Kyle@denvergov.org</a>

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

Wolff 23 LLC requests a \$1,725,000 performance loan from the Affordable Housing Fund to support the development of 23 affordable for-sale condominium units known as Wolff Flats. Units will be sold at affordable prices to qualifying households. The Wolff Flats project is located at 4801 W 10<sup>th</sup> Ave in the Villa Park neighborhood.

Wolff Flats will be a newly constructed affordable homeownership project consisting of 23 for-sale condominiums for purchase by households at or below 80% area median income (AMI). Wolff Flats will be a single, 3-story, wood-framed walkup building with a double-loaded corridor and two stairwells. The exterior will be finished with brick, stucco and metal panels under a flat rubber membrane roof. The project will consist of twenty 1-bedroom units and three 2-bedroom units.

The Borrower will be required to sell the condominium units to households with low/moderate incomes. The initial max sales price and occupancy restrictions detailed below will be 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

To be completed by Mayor's Legislative Team:

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

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

- 6. **City Attorney assigned to this request (if applicable):** Megan Waples
- 7. **City Council District:** District 3
- 8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

**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-202582195

**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):**  
60 months (5 years) following the closing of the loan.

**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>
\$1,725,000		\$1,725,000

  

<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:**

To finance the development of 23 affordable for-sale condominium units to be sold at affordable prices to qualifying households.

**Was this contractor selected by competitive process?** N/A

**If not, why not?** Gap financing for new construction

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

**Source of funds:** Affordable Housing Fund (Property Tax)

**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: \_\_\_\_\_