

# 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: 1/29/2026

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 a loan agreement between the City and County of Denver and Northeast Denver Housing Center (NDHC), under the borrower entity 1600 Pearl LLLP, in the amount of \$4,522,862.00 in a cash flow loan for 60 years to finance the construction of 113 income-restricted units and the rehabilitation of 20 income-restricted units, for a total of 133 income-restricted units to be rented to qualifying households, in Council District 10 (HOST-202683206).

## 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: Michael Davis	Name: Polly Kyle
Email: Michael.davis1@denvergov.org	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:**  
(who, what, why)

The developer of the project is Northeast Denver Housing Center, a longstanding nonprofit partner and developer of affordable housing across Denver. 1600 Pearl is a 133-unit preservation and new construction project consisting of a 20-unit preservation on an existing building and 113 new affordable units between 30% - 80% as well as middle income units rented between 90% - 120% AMI. Funding for this project will be applied toward the 133 income restricted units in a 158-unit building.

This project, located at 1616 – 1642 North Pearl Street, in North Capitol Hill, will provide vital housing for working professionals and families. Included in the project are 16 3-bedroom units, which will provide essential affordable housing opportunities for families near downtown in an area that has historically lacked affordable housing for families. The site is in a transit-orient community, which can provide quick access to downtown, Union Station, and is within .5 miles of major bus routes to provide transportation across metro Denver. Centrally located, it also provides easy access to economic opportunities, social services, and community-based support for tenants.

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

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

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

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

7. **City Council District:**  
Council District 10

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):**  
1600 Pearl LLLP

**Contract control number (legacy and new):**  
HOST-202683206

**Location:**  
2416 E. Colfax Ave  
Denver, CO 80206

**Is this a new contract?**  Yes  No **Is this an Amendment?**  Yes  No **If yes, how many?** 0

**Contract Term/Duration (for amended contracts, include existing term dates and amended dates):**  
60 years from fully executed contract

**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>
\$4,522,862	n/a	\$4,522,862

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
60 years	n/a	n/a

**Scope of work:**

1. Housing preservation
  - a. NDHC will provide renovations to an existing building for households 30% - 80% AMI without displacing or relocating any tenants during construction.
2. New Construction
  - a. On the same lot as the existing preservation building, NDHC will build 138 new construction units for 30% - 80% AMI households as well as 15 3-bedroom units for households between 90% - 120% AMI.

**Was this contractor selected by competitive process?**  Yes  No **If not, why not?**

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

**Source of funds:**  
NSP 2 = \$2,554,054.42  
HOME = \$1,777,933.89

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

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

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

Affordable Housing Fund = \$190,873.69

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?**

None

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