

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **9:00a.m. on Friday**. Contact the Mayor's Legislative team with questions

Date of Request: 4/8/2024

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 the funding agreement between the City and County of Denver and Elevation Community Land Trust in the amount of \$975,000 to assist acquisition of 13 existing rental units to be converted to condominiums to be sold at prices affordable to qualifying households (HOST-202473534).

3. Requesting Agency: Department of Housing Stability

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Laura Allen-Hatcher	Name: Christopher Lowell
Email: Laura.Allen-hatcher@denvergov.org	Email: Christopher.Lowell@denvergov.org

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

Elevation Community Land Trust (ECLT) requests \$975,000 as a grant to acquire an existing 13-unit rental apartment building located on Trenton Street in the East Colfax neighborhood, for the purpose of creating permanently affordable homeownership opportunities in Denver.

ECLT plans to redevelop the Trenton building into 13 condominiums with nine 1-bedroom and four 2-bedroom units, each with 1 bathroom. These homes will be sold to families at or below 80% AMI in Denver and most importantly create affordability in a neighborhood that is experiencing a fast-paced transition due to the impact of market investors and developers.

Immediately upon acquisition, ECLT will commence: 1) conversion of the building to condominiums, 2) rehab of the units and common areas, 3) relocation of existing tenants, and 4) marketing of the units for sale.

If ECLT fails to convert the Property to condos within 12 months, they will be required to operate the building as affordable rental, serving people with low/moderate incomes at or below eighty percent ("80%") of the Area Median Income ("AMI") and at or below 80% AMI affordable rents, both as published annually by HOST and adjusted for unit size. The foregoing notwithstanding, existing tenant households over 80% AMI will be allowed to remain in place. Any new tenant households must be at or below 80% AMI. These rental and occupancy restrictions will be secured by a Covenant that will be recorded against the property and will run with the land for a minimum of 99 years.

Once the units are converted to condominiums, ECLT will, with the cooperation of HOST, replace the Covenant with a City-approved 99-year Master Land Lease restricting resale AMI and price levels to serve low-to-moderate income buyers. Each individual buyer will be required to execute and record a Denver Lease Rider.

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Income & Unit Mix:

Unit Type	80%AMI
1BR	9
2BR	4
Total	13
% of Total	100%

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

Eliot Schaefer

7. **City Council District:**

District 8

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:

Elevation Community Land Trust

Contract control number:

HOST-202473534

Location: 1114 W 7th Avenue, Suite 101 Denver, Colorado 80222

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):

No payments are required under the proposed funding agreement. ECLT will have 24 months from the date of the Conditional Approval of Credit (2/29/2024) to complete all draw down requests, including retainage.

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>
(A)	(B)	(A+B)
\$975,000	N/A	\$975,000

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

Scope of work:

To finance acquisition of 13 existing rental units to be converted to condominiums to be sold at prices affordable to qualifying households.

Was this contractor selected by competitive process? N/A **If not, why not?** Gap financing for acquisition

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

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Source of funds:

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

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: _____