

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: 8/7/2026

1. Please mark one: ☐ Bill Request or ☒ Resolution Request
2. Does this request directly impact property within .5 miles of the South Platte River (Check map [HERE](#)) ☐ Yes ☒ No
3. Does this item fall under XO 66 (Prop 123) requiring it to skip Mayor-Council ☐ Yes ☒ No
4. Do you need to request a Waiver Request for this item ☐ Yes ☒ No
5. Type of Request:
- ☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change ☐ Other:
6. 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 contract with Northeast Denver Housing Center (NDHC), under the borrower entity 1600 Pearl LLLP, for \$4,522,862.00 with an end date of 12-31-2042 and a 60-year Covenant to provide vital housing in the North Capitol Hill neighborhood, in Council District 10 (HOST-202683206).

7. Requesting Agency: Department of Housing Stability

8. Contact

Person: <https://denvercity.sharepoint.com/:w:/s/HOSTCommunicationsTeamIsE/IQB3CuS3aiBcRpf6GZ6GXGWNAXI7UMacNed5t0ogf6o8cr0?CID=D3A838D6-EFB0-4923-A3D3-341A9E2F32A7&wdLOR=cF13EE159-9A26-48D3-8EA0-1AECDD3A9B1A0>

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: Polly.Kyle@denvergov.org

9. General description or background. 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 project consisting of 20 preservation units and 113 new construction units for qualified individuals and households between 30% - 80% AMI. Additionally, the project will include 25 middle income units rented to qualified individuals and households between 90% - 120% AMI. Funding for this project will be applied exclusively towards the 133 income restricted units between 30% - 80% AMI.

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 for direct 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.

10. City Attorney assigned to this request (if applicable): Mckenzie Brandon

11. City Council District: 10

****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 dba):
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?** _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):
60-year Covenant from the time of a fully executed contract.

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

<i>Current Contract Amount</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>
\$4,522,862		\$4,522,862

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
60 years		60 years from fully executed contract

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

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
Property Tax = \$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?
N/A

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