

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: 2/12/2026

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 with Archway Investment Corporation, Inc. for \$7,500,000.00 and a maturity date of 360 months from date of the Promissory Note to develop and construct 150 affordable rental units located at 5375 W 10th Avenue, Denver, CO 80214, in Council District 3 (HOST-202683228).

3. Requesting Agency: Department of Housing Stability (HOST)

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: Laura Allen-Hatcher	Name: Polly Kyle
Email: Laura.Allen-Hatcher@denvergov.org	Email: Polly.Kyle@denvergov.org

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

At the site of the former 62-unit Jody Apartments, Archway Investment Corporation, Inc. (Archway) proposes to build Creekside Flats, a 150-unit, transit-oriented, multifamily affordable housing project, more than doubling the number of affordable units on the site. Archway acquired a 99-year leasehold interest in the site from Urban Land Conservancy in July 2023. Creekside Flats was awarded 4% Low-Income Housing Tax Credits and State Tax Credits in 2024. Archway is requesting \$7,500,000 in gap financing from HOST.

Creekside Flats will serve individuals and families in a range of AMIs from 30% to 80%, with 1-, 2- and 3-bedroom units. Over 50% of Creekside Flats units will be 2 or 3 bedrooms to better accommodate families.

Creekside Flats will be a 4-story building utilizing Trauma-Informed Design including open unit layouts. Other building amenities will include flexible community spaces, a community kitchen, kids programming, mental health programming space, and an outdoor courtyard and playground.

Leveraging its Transit-Oriented Development location, Creekside Flats will offer EcoPasses for all residents, and ample on-site bike storage and repair stations.

All Creekside Flats units will be "visitable." 16 units fully will be accessible for mobility impairments and 8 units accessible for sensory impairment.

Although Creekside Flats is not a permanent supportive housing development, Archway is committed to providing supportive services to Creekside Flats residents, including health and wellness programs, mental health support, childcare, financial literacy programs, and community-building activities. Archway has partnered with Ardent Grove to provide mental health services, and Urban Peak to provide access to housing at Creekside Flats for youth who have experienced homelessness. Additionally, Archway is pursuing a partnership with Stake (through Enterprise's Renter Wealth Creation Fund) to provide a tenant equity building/cash-back feature for residents with timely rent payment.

Creekside Flats is a critical redevelopment that will replace the affordable housing lost at the Jody Apartments. A 60-year City covenant will be recorded to ensure that Creekside Flats provides a safe and vibrant community for generations to come.

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

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):
Loan Agreement

Vendor/Contractor Name (including any dba's): Archway Investment Corporation, Inc.

Contract control number (legacy and new): HOST-202683228

Location: 8585 W 14th Ave, Suite A, Lakewood, CO 80215

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):

Maturity date of 360 months following the date of the Promissory Note

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)
\$7,500,000	N/A	\$7,500,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
360 months	N/A	

Scope of work:

Develop and construct 150 affordable rental units to be leased to eligible households, for 60 years, as follows:

BEDROOMS	30% Units	50% Units	60% Units	70% Units	80% Units	Totals
1 Bedroom	10	5	40	2	8	65
2 Bedroom	8	8	32	5	8	61
3 Bedroom	4	2	4	4	10	24
TOTAL	22	15	76	11	26	150

Was this contractor selected by competitive process? Yes **If not, why not?** N/A

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

Source of funds: Affordable Housing Linkage Fee 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

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____