

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**. Contact the Mayor's Legislative team with questions

Please mark one: ☐ Bill Request or ☒ Resolution Request Date of Request: 2/14/2022

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 performance loan agreement with Mile High Ministries through contract control number HOST-202161467 for \$1,825,000 to construct a 61-unit affordable housing rental project known as Clara Brown Commons, serving low- to moderate-income households.

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: Nick Emenhiser	Name: Derek Woodbury
Email: nicholas.emenhiser@denvergov.org	Email: Derek.Woodbury@denvergov.org

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

- a. **Contract Control Number:** HOST-202161467
- b. **Duration:** 60 years
- c. **Location:** 3700 N. Gaylord St.
- d. **Affected Council District:** 9
- e. **Benefits:** Affordable for-sale housing for low- to moderate-income households
- f. **Costs:** \$1,825,000

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

7. City Council District: 9

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):

Vendor/Contractor Name: Mile High Ministries

Contract control number: HOST-202161467

Location: 913 N. Wyandot St., Denver, CO 80204

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):

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>
\$1,825,000	n/a	\$1,825,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
60 years	n/a	March 2082

Scope of work:

See executive summary.

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: HOME Investment Partnerships Program

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

Executive Summary

This project marks the first phase of the Clara Brown Commons redevelopment, which spans a full city block bordered by 37th Ave., 38th Ave., York St. and Gaylord St. in the Cole neighborhood. Developed by Mile High Ministries, the project features this 61-unit family LIHTC development. Future phases will include 17 Habit for Humanity homes and a non-profit business center. A Tiny Home Village for persons experiencing homelessness is currently operating on the site, as a temporary offering prior to the redevelopment.

The proposed HOST performance loan of \$1,825,000 would support hard and soft costs associated with construction. The financing would not require repayment, so long as affordability is maintained over the course of a 60-year covenant to be placed on the property.

Mile High Ministries is leveraging other funds at a ratio of nearly 1:14 for the \$26.6 million rental project. Other public funding sources include Low Income Housing Tax Credits (4%), State housing tax credits and private activity bond funds from the Colorado Housing and Finance Authority.

Nearly one third of the units are deeply affordable, serving households earning up to 30 percent of the area median income (AMI). The project includes an emphasis on larger, family-sized units as detailed in the unit mix as follows:

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Unit Type	20% AMI	30% AMI	50% AMI	60% AMI	80% AMI	Total Units	% of Total
1BR	1	4	3	3	3	14	23.0%
2BR	1	7	7	8	5	28	45.9%
3BR	1	5	6	5	2	19	31.1%
Total	3	16	16	16	10	61	100%

Context: 60% AMI for a single-person household is \$44,016, two-person household is \$50,304

On-site resident services will be provided, including adult education and jobs services. These resident services will be different from qualified supportive housing services intended for individuals exiting chronic homelessness, and more appropriate for low-income families.

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