

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: 10/28/2025

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: Funding Agreement

2. **Title:** Approves a funding agreement with MHMP 21 Navajo LLLP (Mercy Housing Mountain Plains as General Partner) for \$2,820,000.00 with an end date of 12-31-2046 to help provide wrap-around supportive services to the residents of the DHA Delivers for Denver (D3) Permanent Supportive Housing (PSH) housing development know as 9th & Navajo, located at 1347 W 9th Ave. The Homelessness Resolution Funds are to be issued in 20 annual increments of \$141,000.00, in Council District 3 (HOST-202579811).

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:

9th & Navajo is a 190-unit project with 94 PSH units for which HOST has provided both City gap financing and rental support vouchers. The third leg of HOST support for this project is Tenant Supportive Services. Contractor will combine City funding with Federal and State (including Medicaid) to provide PSH residents with on-site case managers and counselors, and all residents with no cost services for behavioral health, housing stability, health & wellness, financial literacy, job readiness, and youth services. Additionally, Contractor will initially capitalize the project's services budget with developer fees and will maintain the services budget with surplus cash flow of the project. Proposed service providers include Mercy Housing, WellPower, Denver Indian Health and Family Services, and the Native American Housing Circle.

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: Funding Agreement

Vendor/Contractor Name (including any dba's): MHMP 21 Navajo LLLP

Contract control number (legacy and new): HOST-202579811

Location: 1600 Broadway St, Suite 2000, Denver, CO 80202

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): 1/1/2027 – 12/31/2046

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>
\$2,820,000	N/A	\$2,820,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
1/1/2027 – 12/31/2046	N/A	N/A

Scope of work: Deliver high-quality Supportive Services to the residents of the 94 income-restricted PSH units in the 9th & Navajo project following the Corporation of Supportive Housing standards. Staff-to-Client ration shall be no less than 1-to-15. Objective4s and Outcomes are as follows:

Resources	Activities	Outputs	Metric	Outcomes	Metric	Impacts
Housing Specialists	• Supportive services • Case Management Services • Community Supports • Timely submission of invoices • Participant feedback	Households Served	94	Households exiting to permanent housing	80%	Expand pathways to successful rehousing
Case Managers						
Rental subsidies		Maintain/Increase income at annual assessment/exit	80%	HH housing retention one year of program exit	85%	Improve homelessness resolution system for families
Landlord partners		Percentage of clients engaged in Case Management	85%	Length of time between enrollment and lease up is less than or equals to 30 days	80%	
Homeless Management Information System (HMIS) use		One year Housing Retention Rate	80%	Negative exits	Less than 20%	
Staff training						
Program Policies						
HOST funding						

Assumptions: Unless otherwise indicated, data will be pulled from the Homeless Management Information System (HMIS). Contractor will pull its own reports as needed from HMIS to compile and send the following required documents to HOST in a single packet. Data quality must be in alignment with expectations and standards outlined by COHMIS (<https://cohmis.zendesk.com/hc/en-us>).

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Was this contractor selected by competitive process? No **If not, why not?** Approved by HOST Loan Review Committee

Has this contractor provided these services to the City before? ☐ Yes ☒ No Contractor is a Single Purpose Entity for the development of 9th & Navajo; Mercy Housing Mountain Plains has developed and operated affordable housing in Denver previously.

Source of funds: Homelessness Resolution Funds

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? Mercy Housing Mountain Plains, WellPower, Denver Indian Health and Family Services, and the Native American Housing Circle are proposed partners.

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