

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MailHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Please mark one: ☐ Bill Request or ☒ Resolution Request Date of Request: 04/07/2025

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 a loan agreement between the City and County of Denver and The Empowerment Program, Inc. for \$3,150,000.00 and 60 years to finance the demolition and new construction of a multi-family residential structure to create 70 income restricted Permanent Supportive Housing (PSH) units to be leased at affordable rents to qualifying households at 1777 Franklin St, Denver CO 80218 in Council District 10 (HOST-202577817).

3. **Requesting Agency:** Department of Housing Stability

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: Kendra Garrett	Name: Polly Kyle
Email: Kendra.Garrett@denvergov.org	Email: Polly.Kyle@denvergov.org

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

The Empowerment Program, Inc. requests a \$3,150,000 performance loan of Homelessness Resolution Funds to support the development of 70 affordable rental units for the Chrysalis Apartments project. The Chrysalis Apartments project is located at 1777 Franklin St, in the City Park West neighborhood.

The Chrysalis Apartments will be a newly constructed 7-story Permanent Supportive Housing (PSH) development consisting of 70 units, all at 30% AMI subsidized with Colorado Division of Housing (CDOH) Project Based Vouchers (PBVs). The existing building on this lot will be demolished and Chrysalis Apartments will be constructed in its place. The unit mix includes studio, one- and two-bedroom units. Designed with trauma informed principles in mind and fully accessible, this development will include a community room, kitchen, and a small outdoor garden/meditation space. Additionally, this development is located less than 1/4mile from local bus stop #20, is within one mile of the light rail, and is situated along a protected bike path on Franklin Street

The Borrower will be required to house people with low/moderate incomes as shown in the following table. The rental and occupancy restrictions detailed below will be secured by a Covenant that will be recorded against the property and will run with the land for a minimum of 60 years.

Unit Type	30% AMI
Studio	30
1BR	35
2BR	5
Total	70

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

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

7. **City Council District:** District 10

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):
Professional Services > \$500K

Vendor/Contractor Name (including any dba's):
The Empowerment Program, Inc

Contract control number (legacy and new):
HOST-202577817

Location: 1777 Franklin St, Denver CO 80218

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):
720 months (60 years) following the closing of the loan.

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>
\$3,150,000	N/A	\$3,150,000

<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 the demolition and new construction of a multi-family residential structure to create 70 income restricted Permanent Supportive Housing (PSH) units to be leased at affordable rents to qualifying households

Was this contractor selected by competitive process? N/A

If not, why not? Gap financing for new construction

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

Source of funds:

Homeless Resolution 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: _____