

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: 4/30/2026

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:** Approves a loan agreement with Blue Room House One LLC for \$1,500,000.00 with a maturity date of 180 months (15 years) from the date of the Promissory Note, to develop and construct 54 affordable rental units at 817 W. 8th Ave, Denver, CO 80204, in Council District 3 (HOST-202684150).

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:

Blue Room House One (BRH1) will consist of 52 studio and two 1-bedroom units serving households at 30% AMI - 80% AMI.

BRH1 is an innovative project that combines several unique goals aligned with the HOST and the State of Colorado housing priorities. These priorities include modular construction, deep affordability, mixed-income levels, and a tenant equity vehicle (TEV) and tenant programming aimed at alleviating credit burdens to help with a path to homeownership.

Located in the Sante Fe Arts District of Denver; the project site benefits from proximity to schools, healthcare, employment centers, and many other of Denver's urban amenities.

BRH1 will be an all-electric building with four levels of wood frame over a one-level podium served by one elevator core. A 1,200 square foot ground-floor retail space will enhance the street-level pedestrian environment. The project is transit-oriented with limited parking and prioritizes multi-modal transportation due to its proximity to major bus routes and a location just ½ mile from Osage RTD Station. More importantly, this project will demonstrate the benefits achieved from using volumetric modular construction. This delivery method provides increased speed to market and an overall reduction in the carbon footprint of construction while demonstrating the viability of modular construction for urban infill development.

BRH1 will be the developer's pilot project in their long-term plan to increase affordability without continuing to rely heavily on concessionary government funding. BRH1 delivers affordability through savings via off-site modular construction. Volumetric modular benefits from a 20% shortened construction schedule and significantly reduced construction waste. Coupled with replication of the development and construction teams, process, and design – lessons learned from the development of BRH1 should result in hard and soft cost savings that can translate into deeper affordability in future projects.

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): Blue Room House One LLC

Contract control number (legacy and new): HOST-202684150

Location: 490 S. Santa Fe Drive, Unit E, Denver, CO 80223

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 180 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)
\$1,500,000	N/A	\$1,500,000

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

Scope of work: Develop and construct 54 affordable rental units to be leased to eligible households, for 60 years, as follows:

Unit Type	30% AMI	60% AMI	70% AMI	80% AMI	# of Units	% of Total
Studio	3	40	9		52	96.3%
1BR				2	2	3.7%
Total	3	40	9	2	54	
% of Total	5.6%	74.1%	16.7%	3.7%		100.0%

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: Affordable Housing 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

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