

Department of Housing Stability

Housing Development Financings

Safety, Housing, Education, & Homelessness Committee

August 12, 2020

Proposed HOST Project Investments

Pancratia Hall Lofts

- Resolution #20-0798
- \$3,300,000 cash flow loan
- 72 units
- Developer: Hartman Ely Investments & Proximity Green
- Entity: Pancratia Hall Partners, LLC

Vina / 48th & Race

- Resolution #20-0799
- \$3,750,000 cash flow loan
- 150 units
- Developer: Columbia Ventures
- Entity: 48 Race Residences, LLLP

Capitol Square Apartments

- Resolution #20-0800
- \$1,545,000 cash flow loan
- 103 units
- Developer: Brinshore & Mile High Development
- Entity: 1275 Sherman, LLLP

PANCRATIA HALL LOFTS

Safety, Housing, Education, & Homelessness Committee

Nick Emenhiser

Housing Development Officer
Department of Housing Stability



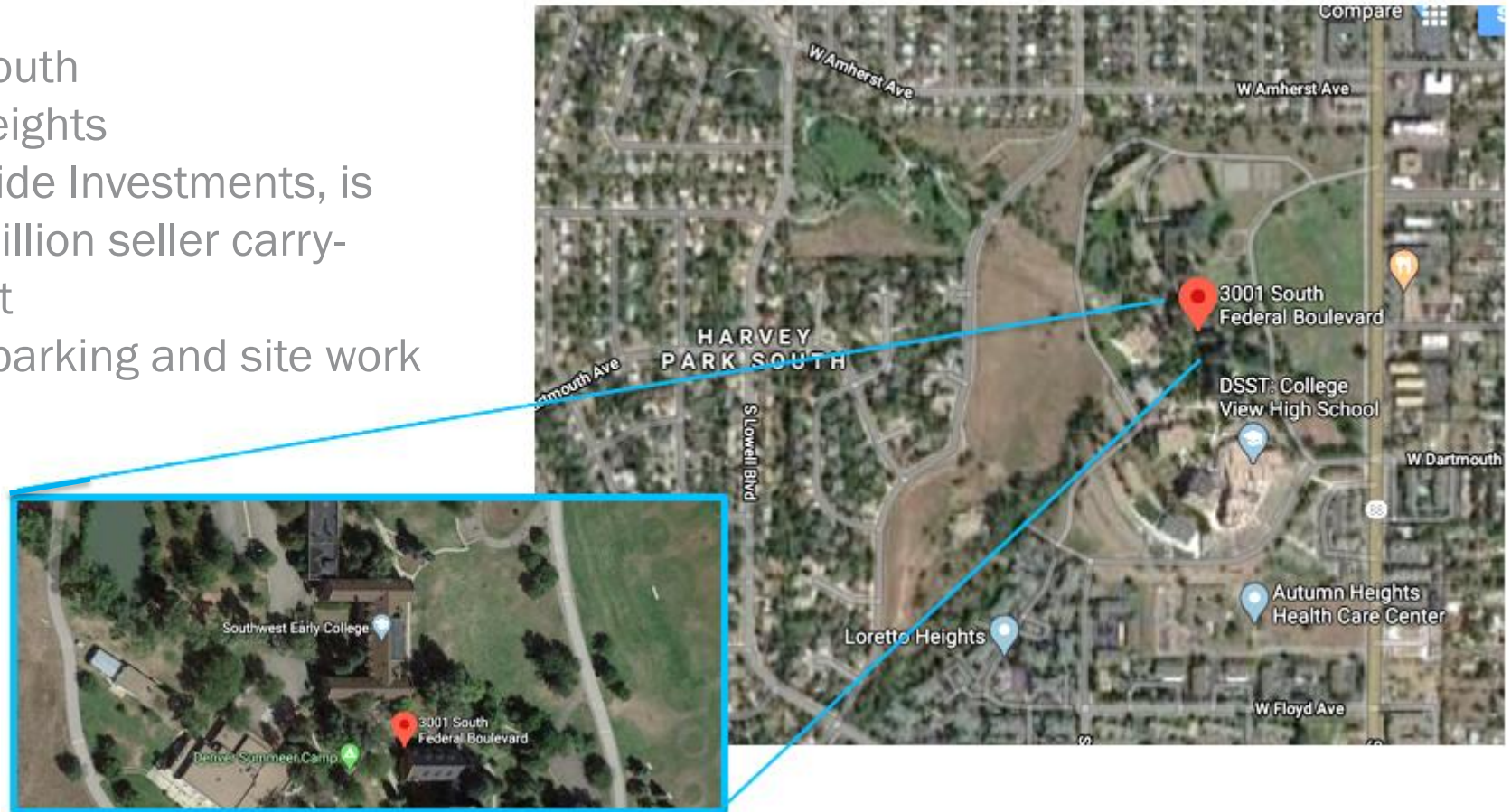
DENVER
HOUSING STABILITY

RESOLUTION #20-0798 SUMMARY

- Provides a \$3,300,000 cash flow loan to Pancratia Hall Partners, LLC
- Cash-flow dependent payments, expected to begin Year 9
- 1% interest, 40-year loan term
- City covenant for 60 years
- This project is utilizing 4% Low-Income Housing Tax Credits, state and federal Historic Tax Credits
- 72 units with emphasis on family-sized (2/3/4 BR) and very-low income (30% AMI) units
- 25% of the unit mix at 30% AMI
- Project is using income averaging to cross-subsidize 30% AMI units

PROJECT CONTEXT

- District 2, Harvey Park South
- First project in Loretto Heights
- Master developer, Westside Investments, is providing roughly \$1.4 million seller carry-back loan into the project
- Westside also providing parking and site work
- Walking distance to Buses 29, 35, 36



Viña - 48th & Race

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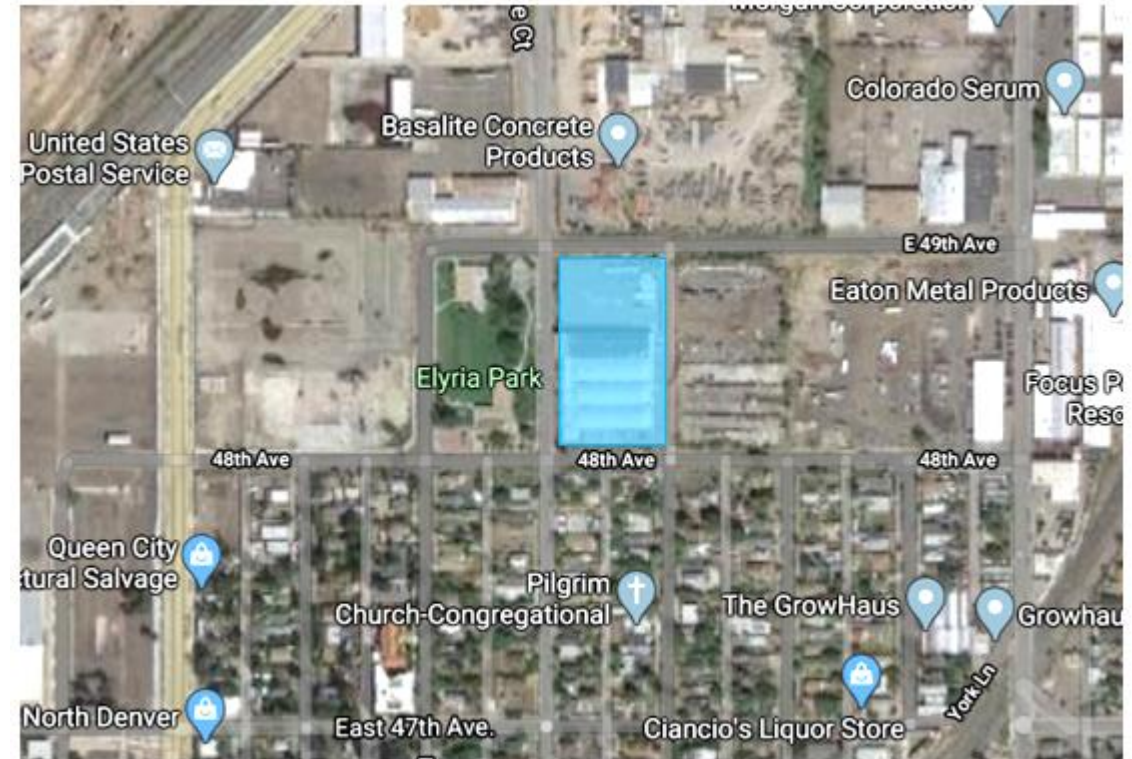
RESOLUTION #20-0799 SUMMARY

- Provides a \$3,750,000 cash flow loan to 48 Race Residences, LLLP
 - Cash-flow dependent payments, expected to begin Year 11
 - 1% interest, 60 year loan term
 - City covenant for 60 years
-
- Project is utilizing 4% Low-Income Housing Tax Credits and State Affordable Housing Tax Credits
 - New Markets Tax Credits to support Clínica Tepeyac on the ground level
 - 150 units with emphasis on family-sized (2/3 BR) and very-low income (30% AMI) units
 - 30% of the unit mix (45 units) at 30% AMI, no vouchers (easier to qualify)
 - More units at 30% AMI than all 19 affordable projects in defined market area
 - Project is using income averaging to cross-subsidize 30% AMI units



PROJECT CONTEXT

- District 9, Elyria-Swansea
- First phase of entire-block redevelopment, led by Urban Land Conservancy
- ULC will have 99-year land lease ensuring long-term affordability
- Phase 1 also includes space for Clínica Tepeyac
- Future phases will include more affordable and mixed-income housing
- Walking distance to RTD N Line station



CAPITOL SQUARE APARTMENTS

Safety, Housing, Education, & Homelessness Committee

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HOUSING STABILITY

RESOLUTION #20-0800 SUMMARY

- Provides a \$1,545,000 cash flow loan to 1275 Sherman, LLLP
- Cash-flow dependent payments, expected to begin Year 15
- 1% interest, 50-year loan term
- City covenant for 60 years
- State Land Board land lease for 50 years, plus 10-year operating extension
- Project is utilizing 4% Low-Income Housing Tax Credits and State Affordable Housing Tax Credits
- 103 units
- Moderate-income unit mix targeting downtown workforce

PROJECT CONTEXT

- District 10, Capitol Hill
- Sherman Street between 12th and 13th
- State Land Board site
- Walking distance to Civic Center
- Served by Buses 0, 15, and 10 and RTD's Civic Center Station



Questions?



APPENDIX - PANCRATIA



UNIT MIX

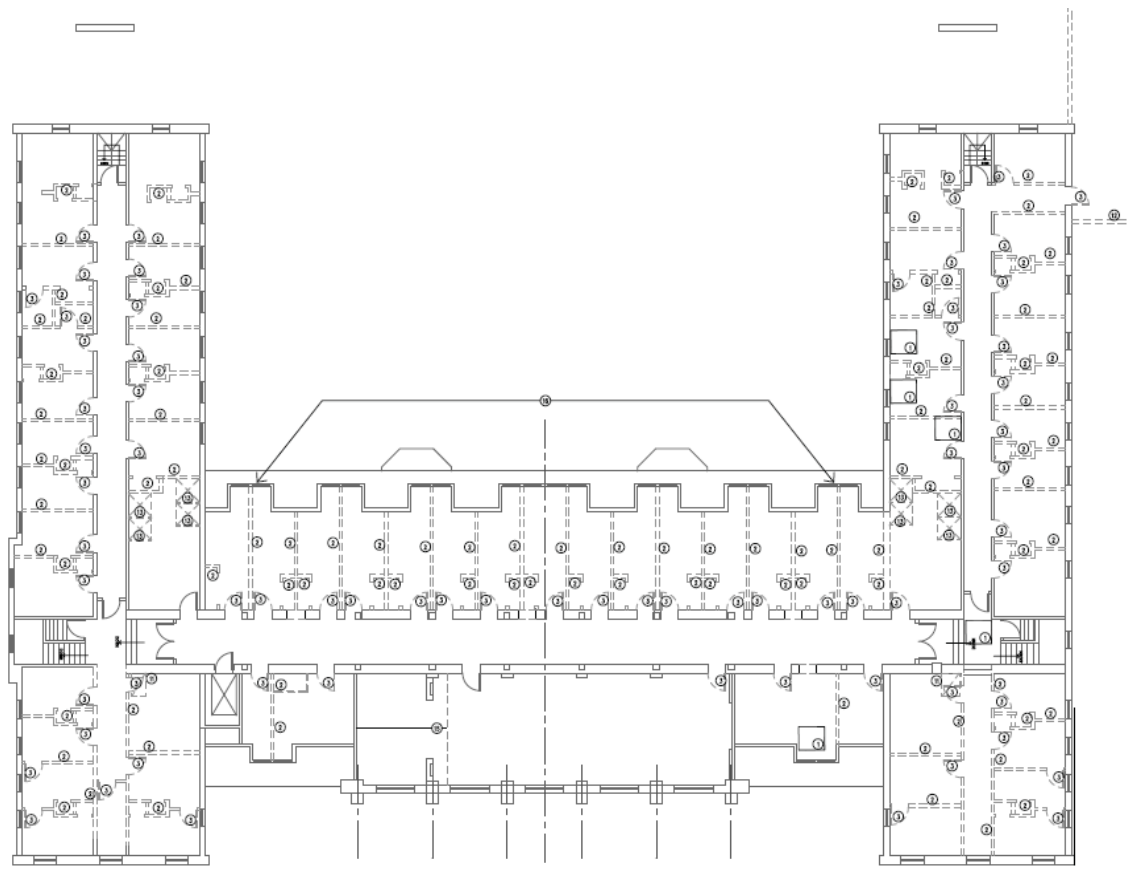
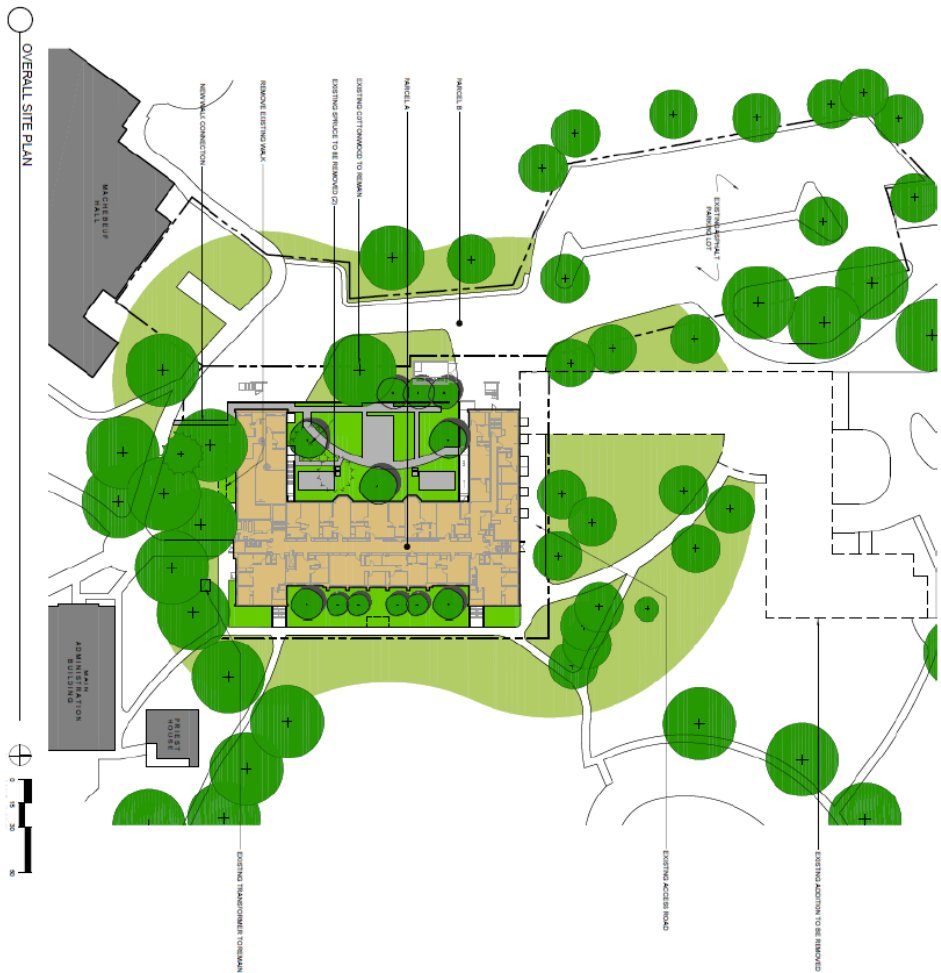
Unit Type	30% AMI	60% AMI	70% AMI	80% AMI
Studio	1	2	1	0
1BR	8	12	3	8
2BR	5	7	0	8
3BR	3	4	0	8
4BR	1	0	0	1
Total	18	25	4	25
% of Total	25.0%	34.7%	5.6%	34.7%

Context: 60% AMI for a single-person household is \$42,000, two-person household is \$48,000

PROJECT DETAILS

- Located on Loretto Heights campus in Harvey Park South
- In addition to City funds, borrower will leverage 4% tax credits, state/federal historic tax credits, Colorado Division of Housing funding, private debt, and deferred developer fee
- Developer is also deferring roughly half of developer fee as equity
- Overall \$24.56M project, \$341K per unit

Sources	Total	%
Permanent Loan (PAB)	\$6,890,563	28.1%
CHFA Capital Magnet	\$600,000	2.4%
Capital Magnet Grant	\$150,000	0.6%
Denver HOST	\$3,300,000	13.4%
CDOH	\$645,000	2.6%
LIHTC - 4%	\$6,407,474	26.1%
HTC (Fed & State)	\$3,574,167	14.6%
Deferred Dev Fee	\$854,810	3.5%
Seller Carryback Note	\$1,437,508	5.9%
Developer Equity	\$700,000	2.9%
Total	\$24,559,522	100.0%



APPENDIX - VINA



UNIT MIX

Unit Type	30% AMI	50% AMI	80% AMI
Studio	3	2	3
1BR	22	13	32
2BR	12	9	25
3BR	8	6	15
Total	45	30	75
% of Total	30.0%	20.0%	50.0%

Context: 60% AMI for a single-person household is \$42,000, two-person household is \$48,000

PROJECT DETAILS

- First phase of Urban Land Conservancy redevelopment of 48th & Race
- In addition to City funds, borrower will leverage federal 4% tax credits, state tax credits, New Markets Tax Credits, Colorado Division of Housing funding, private debt, and deferred developer fee
- Developer is also deferring roughly half of developer fee as equity
- Overall \$36.5M project, \$243K per unit

Sources	Total	%
CHFA 1st Mortgage	\$12,775,671	35.0%
Taxable Tail to CMF	\$650,000	1.8%
Denver HOST	\$3,750,000	10.3%
CDOH - HOME/HTF	\$1,125,000	3.1%
Deferred Developer Fee	\$1,646,000	4.5%
Federal Tax Credit Equity	\$12,720,749	34.9%
State Tax Credit Equity	\$3,720,588	10.2%
CMF Grant Funds	\$100,000	0.3%
Total	\$36,488,008	100.0%

APPENDIX – CAPITOL SQUARE



UNIT MIX

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI
1BR	6	6	16	23	13	9
2BR/1BA	0	0	1	2	2	0
2BR/2BA	1	1	5	9	5	4
Total	7	7	22	34	20	13
% of Total	6.8%	6.8%	21.4%	33.0%	19.4%	12.6%

Context: 60% AMI for a single-person household is \$42,000, two-person household is \$48,000

PROJECT DETAILS

- In addition to City funds, borrower will leverage 4% tax credits, state tax credits, Colorado Division of Housing funding, private debt, and deferred developer fee
- Developer is also deferring roughly 1/3 of developer fee as equity
- Overall \$32M project, \$311K per unit

Sources	Total	%
CHFA 1st Mortgage	\$11,500,000	35.9%
Denver HOST	\$1,545,000	4.8%
CDOH - HOME/HTF	\$1,050,000	3.3%
Deferred Developer Fee	\$1,248,028	3.9%
Federal Tax Credit Equity	\$11,969,319	37.3%
State Tax Credit Equity	\$4,740,000	14.8%
Total	\$32,052,347	100.0%