

# ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by **3:00pm on Monday**.

Date of Request: 3-12-18

Please mark one:  Bill Request or  Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes  No

2. **Title:** Provides a \$1,750,000 performance loan to Habitat for Humanity of Metro Denver to build 32 for-sale townhomes for families at up to 80% AMI, with income restrictions for 60 years, in Elyria-Swansea.

3. **Requesting Agency:** Office of Economic Development

4. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Andrea Morgan
- **Phone:** 720-913-1663
- **Email:** andrea.morgan@denvergov.org

5. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Susan Liehe
- **Phone:** 720-913-1689
- **Email:** susan.liehe@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

Provides a \$1,750,000 performance loan to Habitat for Humanity of Metro Denver to acquire vacant land from Denver Housing Authority on which to build 32 three- and four-bedroom townhomes (16 duplexes) for families at up to 80% AMI in Elyria-Swansea at 43<sup>rd</sup> and Elizabeth. This project was originally envisioned in OED's 2017 JumpStart plan as a way to partially offset the loss of owner-occupied housing in the neighborhood due to the I-70 project. This project is in the rezoning process and is expected to come before Council for a decision later this spring; the loan will be contingent upon a successful rezoning.

**\*\*Please complete the following fields:** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** OEDEV-201736222-00
- b. **Duration:** 5 years (on loan – not property income restriction)
- c. **Location:** 4301 and 4349 Elizabeth Street, 4348 Columbine Street, 2500 E 44th Avenue
- d. **Affected Council District:** 9
- e. **Benefits:** Affordable housing
- f. **Costs:** \$1,750,000 General Funds

7. **Is there any controversy surrounding this ordinance?** *(Groups or individuals who may have concerns about it?)*  
Please explain

None known

RR18 0296

## ORDINANCE/RESOLUTION REQUEST

### Executive Summary

- Purpose:** Provides a \$1,750,000 performance loan to Habitat for Humanity of Metro Denver to acquire vacant land from Denver Housing Authority on which to build 32 three- and four-bedroom townhomes (16 duplexes) for families at up to 80% AMI in Elyria-Swansea on the block bounded by 43<sup>rd</sup>, 44<sup>th</sup>, Elizabeth, and Columbine. This project is in the rezoning process and is expected to come before Council for a decision later this spring; the loan will be contingent upon a successful rezoning.
- Contract Entity:** Habitat for Humanity of Metro Denver
- Contract Control Number:** OEDEV-201736222-00
- Contract Amount:** \$1,750,000
- Program:** General Funds
- Location:** 4301 and 4349 Elizabeth Street, 4348 Columbine Street, 2500 E 44th Avenue
- Description:** This project was envisioned in OED's JumpStart 2017 to partially offset the loss of 56 owner-occupied homes in the neighborhood due to the I-70 expansion. Habitat for Humanity's Homeownership program will provide 32 homes to qualified families at an affordable mortgage rate, no down payment and a set monthly mortgage rate that does not exceed 30% of family's gross monthly income.
- All homes will be affordable for buyers at or below 80% AMI. Habitat is intent on ensuring that some of the homes will be financially accessible to local Globeville, Elyria & Swansea low-income residents, which will be at a level closer to 50-60% AMI. GES residents will be given priority for selection of these units, which will be accomplished with a First Look-type marketing program directed at GES residents ahead of all others, and by offering GES residents increased down-payment assistance/forgivable 2nd mortgages to reduce their repayable 1st mortgage costs to an affordable level.
- For the first 20 years, the home sales will be restricted to 80% AMI buyers. For the next 40 years (bringing the total to 60 years of income restriction), the homes will be restricted to 100% AMI buyers.
- The project design accommodates infill development of a currently vacant lot, preserves the low-rise building height characteristic of the area, creates open and inviting building facades, and improves neighborhood walkability by maintaining a street block of safer sidewalks with proximity to parks and schools.
- The proposed project is located near key neighborhood resources and amenities. Swansea Elementary School is 0.3 miles away and Bruce Randolph School (grades 6-12) is 0.7 miles away. Local stores are located around the property, with the closest full-service grocery store (Safeway) less than a mile away. Durham Park is within close walking distance to the project site and Inner City Health Center is located 0.7 miles from the project site. The project is 0.1 miles

from the #44 bus line, 1.25 miles from the 40<sup>th</sup> Street station on the A light rail line, and 0.5 miles from two I-70 access ramps.

Though not specifically targeted to special populations, Habitat will build as many units as the site may allow to be “ADA-visitible” and will, to the greatest extent feasible, accommodate accessibility needs of families that are selected to purchase a home.

Habitat’s Homeownership Education curriculum includes Financial Education classes that cover Banking, Credit & Debt, Estate Planning, Mortgages, Budgeting and Saving. Additionally, Habitat has a working partnership with the non-profit mPowered, which provides additional financial counseling to Habitat’s clients. mPowered shares office space within Habitat’s headquarters for easy client access.

Although not certified LEED, all homes are designed to meet or exceed ENERGY STAR for New Homes certification. New homes that earn the ENERGY STAR label use 15-30 percent less energy than typical, comparable new homes.