

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

Please mark one: ☐ Bill Request or ☒ Resolution Request Date of Request: 05/19/2025

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 Mile High Ministries for \$750,000.00 and 720 months to finance the limited rehabilitation of a 35-unit income-restricted building to be leased at affordable rents to qualifying households , in Council District 3 (HOST-202579358).

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: 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:

Mile High Ministries requests \$750,000 as a non-recourse performance loan to support the rehabilitation of Joshua Station. Joshua Station is a 35-unit two story former motel that houses up to 35 families in a two-year program. The project is located at 2330 W Mulberry Place, in the Lincoln Park neighborhood.

In 2001, Mile High Ministries purchased and repurposed the motel to provide deeply affordable rental housing paired with comprehensive continuum of care and self-sufficiency programming aimed at ending poverty and homelessness for two generations of family members. Families at Joshua Station are typically comprised of 2-4 children and a single mom. In addition to extreme poverty and trauma caused by homelessness and domestic/or sexual violence, some families are also challenged with past drug/alcohol addictions and/or mental illness.

The building features a steel and lightweight concrete elevated exterior walkway that provides access to the second-floor units throughout the building. The walkway was observed in poor condition, with extensive rust and deteriorated metal support members, cracked concrete walkway, and compromised masonry walls observed throughout the elevated walkway assembly. Joshua Station is in urgent need of safety repairs to the 2nd floor walkways and 6 exterior staircases of the building.

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.

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Unit Type	30% AMI	50% AMI	# of Units	% of Total
2BR	30	5	35	100.0%
Total	30	5	35	
% of Total	85.7%	14.3%		

6. City Attorney assigned to this request (if applicable): Megan Waples

7. City Council District: District 3

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

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):
Mile High Ministries

Contract control number (legacy and new):
HOST-202579358

Location:
913 Wyandot Street Denver, Colorado 80204

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 following the closing of the loan (Maturity); provided, however, that the loan will be forgivable on the maturity date if the property has maintained compliance and affordability requirements.

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>
(A)	(B)	(A+B)
\$750,000	N/A	\$750,000

<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 limited rehabilitation of a 35-unit income-restricted building to be leased at rents affordable to qualifying households.

Was this contractor selected by competitive process? N/A

If not, why not? Gap financing for preservation

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

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Source of funds:

Homelessness 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

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