

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**. Contact the Mayor's Legislative team with questions

Date of Request: 1/09/2023

Please mark one: Bill Request or Resolution Request

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 Habitat for Humanity of Metro Denver, Inc in the amount of \$575,000, under contract control number HOST-202265752

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

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Adam Lyons	Name: Sabrina Allie and Derek Woodbury for Mayor-Council
Email: Adam.Lyons@denvergov.org	Email: sabrina.allie@denvergov.org and derek.woodbury@denvergov.org

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

Habitat for Humanity Metro Denver requests \$575,000 in order to build six (6) affordable homeownership units in the Villa Park neighborhood. The land has been donated for \$50 from the City and County of Denver. In addition to the houses, Habitat for Humanity will construct up to 3 Accessory Dwelling Units (ADUs). These units will either be used by the homeowner privately or rented out to affordable renters. The ADUs are not included in the unit count as they are not guaranteed to be rented to income-qualified tenants. The City of Denver loan will be a five-year performance loan and a 90-year covenant will be recorded on each site. We have agreed to fund these units over the term sheet maximum due to the very large bedroom sizes being built and increasing construction costs across the board. As part of the funding stack, Habitat is receiving \$736,139 in an Innovative Housing Incentives Grant Program (IHOI) grant to assist with some extensive infrastructure work that will occur on this site.

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

Eliot Schaefer

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):
Loan Agreement

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Vendor/Contractor Name:

Habitat for Humanity of Metro Denver, Inc

Contract control number:

HOST-202265752

Location:

1049 Stuart Street, 1066 Newton Street, 1076 Meade Street, 1077 Meade Street, and 1080 Meade Street

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):

12/31/2022-12/31/2027

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)
\$575,000		

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
See above for terms of the loan agreement		

Scope of work:

Six income-restricted units are to be constructed and sold at prices affordable to qualifying households. Habitat will be required to sell the units to people at or below 80% AMI as detailed in the table below. The sale and occupancy restrictions have been secured by a covenant (90 years) that was recorded on the property when the land was sold to Habitat.

Unit Type	Number of Units	Approx. Sq. Ft. of Units
2 Bedroom	1	576 sq. ft.
3 Bedroom	1	860 sq. ft.
4 Bedroom	1	1300 sq. ft.
4 Bedroom w/ ADU	3	1900 sq. ft.

Was this contractor selected by competitive process? N/A If not, why not? N/A

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

Source of funds:

Affordable Housing Property Tax 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?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

N/A

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Date Entered: _____