

ORDINANCE/RESOLUTION REQUEST

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

All fields must be completed.

Incomplete request forms will be returned to sender which may cause a delay in processing.

Date of Request: 10/16/17

Please mark one: Bill Request or Resolution Request

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

Yes No

If yes, please explain:

2. Title: *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

Provides a \$3,000,000 cash flow loan to Dominion, an integrated affordable housing development and property management firm, to create 252 units of affordable, income-restricted multifamily rental housing 5810 Argonne Street, Denver.

3. Requesting Agency: Office of Economic Development

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

- **Name:** Haley Jordahl
- **Phone:** (720) 913-1707
- **Email:** haley.jordahl@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/resolution including contract scope of work if applicable:

This request is to provide a \$3,000,000 cash flow loan to Dominion, an integrated affordable housing development and property management firm based in Minneapolis, MN, to create 252 units of income-restricted rental housing at 5810 Argonne Street, Denver. The development will include 12 one-bedroom units, 120 two-bedroom units, and 120 three-bedroom units. In addition to City funds, the borrower will leverage private debt and 4% LIHTC equity to complete the project. Repayment of the loan will take place over 30 years at an interest rate of 1%. The units will be income-restricted at 60% of area median income (AMI) for 30 years.

- a. **Contract Control Number:** OEDEV-201735583-00
- b. **Duration:** October 15, 2017 – April 30, 2019
- c. **Location:** 5810 Argonne Street, Denver, CO 80249
- d. **Affected Council Districts:** District 11 – Stacie Gilmore
- e. **Benefits:** Provides 252 affordable one-, two-, and three-bedroom apartments available exclusively to households earning up to 60% of area median income (AMI).
- f. **Costs:** \$3,000,000.00 Housing General Funds

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

None at this time.

ORDINANCE/RESOLUTION REQUEST

EXECUTIVE SUMMARY

Purpose:	This request is to provide a \$3,000,000 cash flow loan to Dominion to create 252 units of affordable, income-restricted rental housing at 5810 Argonne Street in Denver.
Contract Entity:	Denver Leased Housing Associates VI, LLLP
Contract Control Number:	OEDEV-201735583-00
Contract Amount:	\$3,000,000
Program:	General Funds
Location:	5810 Argonne Street, Denver, CO 80249

EXECUTIVE SUMMARY

Dominium, an integrated affordable housing development and property management firm based in Minneapolis, is proposing to develop a 252-unit affordable, income-restricted rental community adjacent to Pena Station, to be known as East Range Crossings. East Range Crossings will be located at 5810 Argonne Street. The City's cash flow loan will support the acquisition of the property and construction of the development; in addition to OED financing, the development leverages \$32.5 million in senior debt and \$25.9 million in 4% low-income housing tax credit (LIHTC) equity allocated by the Colorado Housing and Finance Authority.

East Range Crossings will be a multifamily development comprised of ten residential buildings, each incorporating a mix of one-, two-, and three-bedroom units available to households earning at or below 60% of area median income (AMI). The development will place an emphasis on housing for families with children through its mix of unit types; in total, the property will provide 12 one-bedroom, 120 two-bedroom, and 120 three-bedroom units.

To supplement the apartments, the community will also provide a range of common amenities designed to support residents, including covered parking, a community kitchen and clubroom, a business center, a fitness center, a yoga room, on-site management, a fire pit and grill stations, a pool, and two playgrounds intended for children at a range of ages. The development will be located approximately one mile from Pena Station, so is intended to provide housing proximate to transit for those working at Denver International Airport, downtown, or along the light rail route.

The developer, Dominion, was founded in 1972 and is the fifth largest owner, developer, and manager of affordable housing in the country. Dominion has strong experience developing affordable housing, and this will be the firm's first new development Denver. Currently, the firm's property management arm, Dominion Management Services, LLC, manages two income-restricted properties in Denver as part of its 26,000-unit portfolio that spans 23 states.