

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

Date of Request: 5/21/2026

Please mark one: Bill Request or Resolution Request

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 with Green Valley Vistas Owner, LLC for \$4,750,000.00 for a term of 99 years for a cash flow loan to finance the construction of 156 income-restricted apartments to be rented to qualifying households between 30% to 80% AMI for 99-years at 5000 Tower Road, in Council District 11 (HOST-202684489).

3. Requesting Agency:

Department of Housing Stability (HOST)

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: Michael Davis	Name: Polly Kyle
Email: Michael.davis1@denvergov.org	Email: Polly.Kyle@denvergov.org

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

(who, what, why)

Green Valley Vistas will be a family-oriented development with a focus on households below 60% AMI and the inclusion of an Early Childhood Education center. The project will also partner with Denver Housing Authority and include Project Based Vouchers for families, serving an unmet need in a growing area of Denver. The development will be situated on 3.59 acres, and will feature a three-story, garden-style community and a range of onsite community amenities and services.

This project will help promote housing stability by prioritizing low-to-moderate income residents and increase affordable housing supply by delivering 156 newly constructed units with 85% of the total units being at or below 60% AMI. It will also include 3 and 4-bedroom units ideal for families. The site is strategically located near public transportation with bus stops within 2 blocks, a light rail station within two miles, elementary schools within a one-mile radius, as well as a variety of grocery stores, pharmacies, and restaurants within walking distance.

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

7. **City Council District:** Council District 11

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

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

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):
Green Valley Vistas Owner, LLC

Contract control number (legacy and new):
HOST-202684489

Location:
3892 South Grape Street
Denver CO, 80237

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):
99 years from fully executed contract

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)
\$4,750,000	N/A	N/A

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
99 years	N/A	N/A

Scope of work:

New Construction

- a. Green Valley Vistas Owner, LLC will build 156 new construction units for 30% - 80% AMI households.

Was this contractor selected by competitive process? Yes No **If not, why not?**

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

Source of funds: Affordable Housing Fund

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?
N/A

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____