

**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**. Contact the Mayor’s Legislative team with questions

**Date of Request: 05/02/22**

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.)

Amends an agreement with Community Outreach Service Center, Inc. for \$950,000 over 15 years to deliver supportive services to formerly homeless residents at Charity’s House at 3022 Welton St. (HOST-202055119).

**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: Megan Yonke	Name: Jack Wylie
Email: <a href="mailto:megan.yonke@denvergov.org">megan.yonke@denvergov.org</a>	Email: <a href="mailto:jack.wylie@denvergov.org">jack.wylie@denvergov.org</a>

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

In 2020, the City entered into two parallel agreements with Community Outreach Services Center, Inc. (COSC) for both development and operation of a supportive rental housing project at 3022 Welton Street called Charity’s House. COSC is developing 36 one-bedroom units with 50% of residents sourced from the One-Home coordinated entry system, focusing on individuals reentering society from the criminal justice system. All units will be restricted at 30% AMI for 99 years. This project is a DHA Delivers for Denver (D3) project, and the perpetual landowner will be the Denver Housing Authority.

Due to delays in financial closing, the project opened later than anticipated. The purpose of this amendment is to begin the period of performance of the 15-year services contract in 2023, rather than 2022.

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

**7. City Council District:** 9

**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:** Community Outreach Services Center (COSC)

**Contract control number:** HOST-202055119-01

**Location:** 3022 Welton Street, Denver, Colorado 80205

**Is this a new contract?**  Yes  No **Is this an Amendment?**  Yes  No **If yes, how many?** 1

**Contract Term/Duration (for amended contracts, include existing term dates and amended dates):**

Current Agreement: January 1, 2022 through January 31, 2037

Amendment: January 1, 2023 through December 31, 2038

**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)
\$950,000	\$0	\$950,000

  

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
1/1/2022-12/31/2037	N/A	1/1/2023-12/31/2038

**Scope of work:**

**Supportive Housing Requirements**

- A. **Supportive Housing Requirements:** All 36 units in the subject property will be Supportive Housing Units. Furthermore, provision of Supportive Services is expected for all the 36 Supportive Housing Units. Except as provided below, 100% of all tenants residing in the SH units must be sourced through OneHome, the regional coordinated entry system maintained by City. An individual is eligible for the SH unit if the individual is registered in the OneHome database, earns at or below 30% of AMI, and meets the household size composition requirements. This requirement will be measured both initially and cumulatively as vacancies at the property are filled. Should no eligible applicant tenants be available through OneHome coordinated entry, tenants meeting the eligibility requirements may be sourced from MHCD waiting list.
- B. **Contractor Requirements:**
  - i. **Outcomes and HMIS Reporting:** Contractor must report all necessary data and information in the Homeless Management Information System (“HMIS”), managed by the Metro Denver Homeless Initiative (“MDHI”) to accurately calculate the Measures required by this Agreement.
  - ii. **Commitment to Quality:** The Contractor is required to commit to the provision of high-quality Supportive Housing, as described in the Corporation for Supportive Housing (“CSH”) Dimensions of Quality Supportive Housing Guidebook. The CSH Dimensions of Quality establish five key indicators of quality for Supportive Housing projects. All successful Supportive Housing projects include the following dimensions and are:
    1. *Tenant-centered:* Tenants play an active role in planning the Supportive Housing project, and all partners share a common commitment to helping tenants thrive
    2. *Accessible:* Housing is affordable, in a location that meets tenants’ needs, and accommodates persons with special needs
    3. *Coordinated:* Roles, responsibilities and communication strategies are clearly established among the Supportive Housing partners, codified in written agreements and revisited regularly
    4. *Integrated:* The project meets or exceeds community standards, and the partners actively engage in community dialogue

*To be completed by Mayor’s Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

5. *Sustainable*: The project has funding that is adequate for its ongoing operations and allows it to target its intended tenants
- iii. Supportive Services Standards: Contractor must have a staff-to-client ratio of no less than one (1) staff person to every fifteen (15) SH units. Staff must have the relevant education and experience needed to implement Supportive Services, as determined by the State of Colorado Office of Homeless Initiatives (“OHI”). Supportive Services must be offered on a volunteer basis to tenants of Supportive Housing Units. In addition, services are expected to be implemented in a manner reliant on current best practice models, including Housing First, Harm Reduction and Trauma-Informed Care. Intensive case management services must be available to residents of Supportive Housing Units, including the following services:
1. Access to a multidisciplinary treatment team, including: Nursing care, case management, peer support, individual therapy and group therapy, and psychiatry/medication support.
  2. Housing stabilization: Contractor must provide assistance in healing from trauma, addiction, mental health issues and homelessness through assessment, treatment planning, benefit acquisition, care coordination, and crisis response. These interventions will support long-term housing stability.
  3. Linkage to community supports: Contractor must work to develop community supports through engagement, socialization, life skills, peer activities, and vocational programming.

Was this contractor selected by competitive process?      Yes                      If not, why not? n/a

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

Source of funds: General 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

---

*To be completed by Mayor’s Legislative Team:*

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_