

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: September 25, 2012

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:** To allow for the execution of a loan agreement between the City and County of Denver (City) and Del Norte Neighborhood Development Corporation (Del Norte).

3. **Requesting Agency:**

Office of Economic Development – Business and Housing Services

4. **Contact Person:**

▪ **Name:** Seneca Holmes
▪ **Phone:** 720-913-1533
▪ **Email:** seneca.holmes@denvergov.org

5. **Contact Person:**

▪ **Name:** Melissa Stirdivant
▪ **Phone:** 720-913-1541
▪ **Email:** melissa.stirdivant@denvergov.org

6. **General description of proposed ordinance including contract scope of work if applicable:**

The ordinance approves a loan agreement with Del Norte Neighborhood Development Corporation for the acquisition of vacant land, closing costs, consultant fees, appraisal and market study costs, and tap fees associated with the property to be developed at 1401 Irving Street, Denver, Colorado upon which Del Norte will construct an 80 unit affordable rental apartment complex with commercial/retail development on the lower floors. The project eligible under the NSP2 program regulations due to the fact that the property is currently a blight in the community. NSP2 was authorized under the American Recovery and Reinvestment Act (ARRA) of 2009. The City will provide a loan in the amount of \$3,900,000.00 to Renaissance Housing Development Corporation to implement NSP2. The Housing and Economic Recovery Act (HERA) of 2008 originally established NSP and appropriated funds to address the effects of abandoned and foreclosed properties and vacant and blighting properties in the nation's communities.

- a. **Contract Control Number:** Has not yet been assigned.
- b. **Duration:** Thirty (30) years from the date of the execution of the Promissory Note and Deed of Trust.
- c. **Location:** 1401 Irving Street, Denver, CO 80204
- d. **Affected Council District:** 1
- e. **Benefits:** Development of 80 affordable rental units and the elimination of the negative effects of a vacant and blighting property.
- f. **Costs:** \$1,000,000.00

7. **Is there any controversy surrounding this ordinance? Please explain.** None known.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

ORDINANCE/RESOLUTION REQUEST

Executive Summary

Purpose: To allow for the execution of a loan agreement between the City and County of Denver (City) and Del Norte Neighborhood Development Corporation, a Colorado nonprofit 501(c)3 corporation, for the acquisition and associated closing and development costs for the development of the 80 unit affordable rental property to be located at 1401 Irving Street, Denver, Colorado using Neighborhood Stabilization 2 (NSP2) funding.

Contract Entity: Del Norte Neighborhood Development Corporation

Contract Control Number: To be assigned

Contract Amount: \$1,000,000.00

Program: Neighborhood Stabilization Program 2 (NSP2)

Location: 1401 Irving Street, Denver, CO 80204

Description:

- **Grant Objective:** To assist local governments in addressing the effects of abandoned and foreclosed properties in the nation's communities. Eligible activities include:
 - Financing the purchase and redevelopment of foreclosed residential properties.
 - Purchase and rehabilitation of abandoned homes and residential properties.
 - Redevelopment of vacant properties.
- The City and County of Denver will be contracting with Del Norte Neighborhood Development Corporation to provide funding for acquisition of vacant land, closing costs, consultant fees, appraisal and market studies, and tap fees associated with the property to be developed at 1401 Irving Street, Denver, Colorado upon which Del Norte will construct an 80 unit affordable rental apartment complex with commercial/retail development on the lower floors. The apartments will be affordable to households with incomes up to 60% of the Area Median Income (AMI) which for a family of four is \$46,920. The AMI for the residents and unit set-aside is as follows:

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