

Park Hill Family Campus RR22-1561



Safety, Housing, Education, & Homelessness Committee

November 30, 2022

Adam Lyons, Lead Housing Development Officer

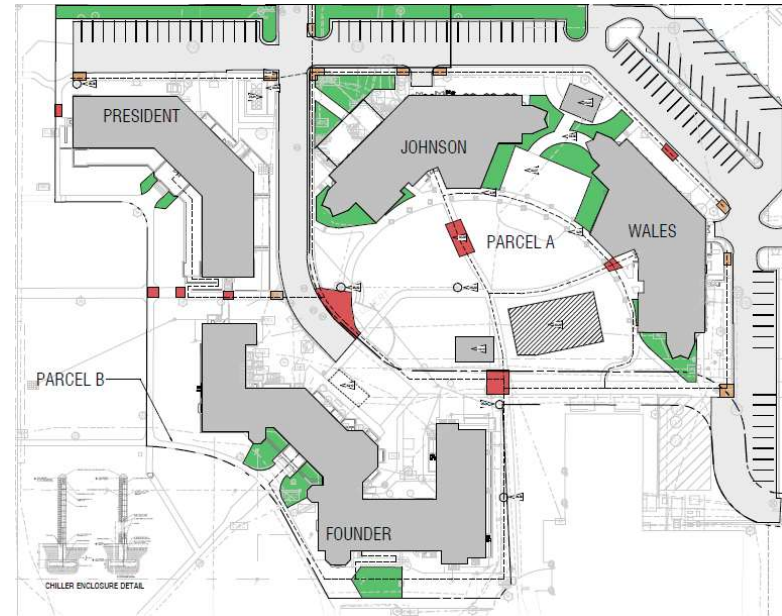
Department of Housing Stability



DENVER
HOUSING STABILITY

Park Hill Family Campus

- Archway Investment Corporation will provide 154 units of housing for households earning between 30% to 60% AMI
- Located at the NE corner of Quebec St. and Montview Blvd. in the South Park Hill neighborhood
- Historic preservation of four dormitories will include:
 - 154 units including 58 1BR, 70 2BR, and 26 3BR units
 - 10% of the units affordable at or below 30% of AMI
 - 23% of the units affordable at or below 50% of AMI



Park Hill Family Campus

Covenant Term	60 years from closing
Funding Source	Affordable Housing Fund: Linkage Fee
Contract Amount	\$3,850,000

Scope of Work

- The project received a 4% + State LIHTC allocation in 2021
- HOST is recommending a \$3,850,000 loan for gap financing development of the site.
- A 60-year covenant will be placed on the site

Project Details– 4% + State LIHTC

Sources	Total	%
Permanent Mortgage	\$14,997,000	22.6%
Federal LIHTC Equity (4%)	\$19,314,476	29.1%
State Tax Credit Equity	\$4,439,112	6.7%
Federal Historic Tax Credit	\$5,748,905	8.6%
HOST Loan	\$3,850,000	5.8%
DOH Loan	\$7,450,000	11.2%
Deferred Developer Fee	\$2,405,105	3.6%
Seller Carryback	\$4,250,000	6.4%
State Historic Tax Credit	\$3,600,000	5.4%
Income from Operations	\$413,240	0.6%
General Partner Equity	\$110	0.0%
Total	\$66,467,948	100.0%

- In addition to City funds, borrower will leverage private debt, LIHTC equity, Historic tax credit equity, state Division of Housing funds, Seller carryback, and deferred developer fee
- Overall total development cost is \$66.468M, or \$311,211 per unit without land cost

RR22-1561 Summary

- Provides a \$3,850,000 loan to Archway Investment Corporation, Inc
- \$1M of the loan will be repaid through project cash-flow with a term of 30 years; the remaining \$2.85M will be performance based and forgiven at 60-years, as long as the project remains in compliance
- All units affordable at or below 30% to 60% AMI
- City covenant recorded on the property for 60 years

Action Requested Today

Approval of RR22-1561:loan agreement with Archway Investment Corporation, Inc. for \$3,850,000 to provide funding for adaptive reuse affordable housing for Park Hill Campus Family Housing on the former Johnson & Wales University campus, located at 7150 Montview Boulevard in Council District 8 (HOST-202265780).

Questions?

Thank You!