

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 Kappa Housing, Inc. for \$1,050,000.00 with a 60-year covenant which shall re-lend funds to Kappa Tower III, LLLP, to finance 30 income-restricted units to be rented to qualifying senior households between 30% to 50% AMI. This project is located at 9095 East 48th Ave, in Council District 8 (HOST-202580585).

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)

Using a portion of land from the previously developed Kappa Tower II project, Kappa Housing, Inc. will develop a second phase with Kappa Tower III, which will provide 30-income restricted 1 and 2-bedroom units for seniors between 30% and 50% AMI. Kappa Tower III will provide vital housing and support for seniors in the Central Park neighborhood. The location is adjacent to public transportation with direct access to Central Park Station to the South, and a bus stop on Northfield directly across from Central Park Boulevard. The location is very walkable with a large shopping and entertainment district nearby and community-based support for tenants.

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

7. **City Council District:** Council District 8

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):
Kappa Housing, Incorporated

Contract control number (legacy and new):
HOST-202580585

Location:
9020 E. Northfield Boulevard
Denver CO, 80223

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):
60 years from fully executed contract

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>
\$1,050,000	N/A	\$1,050,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
60 years	N/A	60 years from fully executed contract

Scope of work:
New Construction

- a. On the adjoining lot of Kappa Tower II, Kappa Housing, Incorporated will build 30 new construction 1 and 2-bedroom units for 30% - 50% AMI senior 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: \$510,000
Housing Incentive Program: \$540,000

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: _____