

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: 7/10/2017

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: *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

Provide a \$500,000 performance loan to Family HomeStead to purchase from the Denver Housing Authority six existing two-story apartment buildings used to provide emergency and transitional housing for homeless families with children.

3. Requesting Agency: Office of Economic Development

4. Contact Person: *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Andrea Morgan
- **Phone:** 720-913-1663
- **Email:** andrea.morgan@denvergov.org

5. Contact Person: *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Susan Liehe
- **Phone:** 720-913-1689
- **Email:** susan.liehe@denvergov.org

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

Provide a \$500,000 performance to Family HomeStead to purchase from the Denver Housing Authority six existing two-story apartment buildings to provide emergency and transitional housing for homeless families with children. The structures include 33 apartments and are known as Parkside Apartments, located at 3630-3666 Columbine St, 3625-3685 Elizabeth St, 2505-2511 E 36th Ave, and 2520-2532 E 37th Ave, Denver, CO 80205, in the Clayton neighborhood. Repayment of the loan will be deferred and forgiven after 40 years unless the buildings are refinanced, sold, or change use.

****Please complete the following fields:** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** OEDEV-201732988
- b. **Duration:** 40 years
- c. **Location:** 3630-3666 Columbine St, 3625-3685 Elizabeth St, 2505-2511 E 36th Ave, and 2520-2532 E 37th Ave, Denver, CO 80205.
- d. **Affected Council District:** 9
- e. **Benefits:** Affordable housing
- f. **Costs:** \$500,000 General Funds

7. Is there any controversy surrounding this ordinance? *(Groups or individuals who may have concerns about it?)* **No**

Executive Summary

Purpose: This request is to provide a \$500,000 performance loan to Family HomeStead to purchase from the Denver Housing Authority six existing two-story apartment buildings to provide emergency and transitional housing for homeless families with children. The structures include 33 apartments and are known as Parkside Apartments, located at 3630-3666 Columbine St, 3625-3685 Elizabeth St, 2505-2511 E 36th Ave, and 2520-2532 E 37th Ave, Denver, CO 80205, in the Clayton neighborhood. Repayment of the loan will be deferred and forgiven after 40 years unless the buildings are refinanced, sold, or change use.

Contract Entity: Family HomeStead

Contract Control Number: OEDEV-201732988

Contract Amount: \$500,000

Program: General Funds

Location: 3630-3666 Columbine St, 3625-3685 Elizabeth St, 2505-2511 E 36th Ave, and 2520-2532 E 37th Ave, Denver, CO 80205

EXECUTIVE SUMMARY

In March 2016, Family HomeStead began operating an emergency and transitional housing program at a DHA-owned property at the southeast corner of E 37th Avenue and Columbine Street, known as Parkside Apartments, in the Clayton neighborhood. This loan will enable Family HomeStead to purchase the property from DHA and continue its use as emergency/transitional housing for 40 years. DHA is selling the buildings to Family HomeStead but is leasing the land for 99 years at \$10/year.

The Parkside Apartments are two-story walk-up townhomes arranged around a rectangular landscaped courtyard, with alley-accessed parking. They include 16 three-bedroom (1,028 sf) and 16 four-bedroom apartments (1,173 sf), all with full basements. One unit is used for client case management and onsite property management.

Families requiring emergency housing receive intensive case management services and rent-free independent apartments for 30-90 days. Referrals from the Denver Department of Human Services receive first priority for housing. Families needing six-month transitional housing will pay a minimal deposit and monthly rent of no more than 30% of their income. Priority is given to families leaving Family HomeStead's emergency housing program, shelters, and safehouses.

Family HomeStead has been housing homeless families since 1978, and now operates 87 private apartment units of emergency and transitional housing in seven locations in Denver and Lakewood. The organization provides a continuum of housing and social services funded by private local initiatives. In all, Family HomeStead's annual objective is to provide 24,000 days of emergency and transitional housing. Approximately 75% of the families that complete their supportive program achieve one or more of the following: move to next-step housing; obtain income to support next-step housing; and address the issues that caused their homelessness as identified in their case management plan.