

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto: MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: 2/05/2025

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.)

Amends an agreement with 1625 Birch LLC to edit Exhibit F of the agreement – Cash Flow Waterfall – to accommodate a change in the capital stack for an affordable housing preservation project located at 1625 and 1675 S Birch St Denver, CO 80222. With this amendment, one subordinate debt source will be changed from must-pay to a cash flow position. There is no change to the agreement amount or length, in Council District 6 (HOST-202580106/HOST-202582043-01).

3. **Requesting Agency:** Department of Housing Stability

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:

In August 2025, City Council approved a loan agreement of \$7,500,000 to support the acquisition of 194 affordable rental units for the S. Birch Street Preservation project located at 1625 & 1675 S. Birch Street, in the Virginia Vale neighborhood, to convert it from a market rate building to 100% affordable housing. This amendment allows an adjustment to the Exhibit F of the original loan agreement, the Cash Flow Waterfall, to accommodate a change of cash flow payments for a subordinate loan from must-pay to cash flow. The City payments will not be affected.

The Borrower, Kentro Group LLC, will be required to house people with low/moderate incomes as shown in the following table. The rental and occupancy restrictions detailed below will be secured by a covenant that will be recorded against the property and will run with the land for a minimum of 60 years.

	40% AMI	50% AMI	60% AMI	Total
1 bedroom	7	16	109	132
2 bedroom			62	62
Total	7	16	171	194

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

6. **City Attorney assigned to this request (if applicable):** Megan Waples

7. **City Council District:** Council District 6

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

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):
Kentro Group LLC, through its subsidiary KRF ARK Housing LLC

Contract control number (legacy and new):
(HOST-202582043) -current amendment
(HOST-202580106) - legacy contract

Location:
Kentro Group
1509 York Street, Suite 202
Denver, CO 80206

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):
March 13, 2025 – March 13, 2085

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

<i>Current Contract Amount</i> (A)	<i>Additional Funds</i> (B)	<i>Total Contract Amount</i> (A+B)
\$7,500,000	n/a	\$7,500,000

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
60 years	n/a	n/a

Scope of work:

Amend the cash flow of a subordinate loan that will not impact payments to the City.

Was this contractor selected by competitive process? N/A

If not, why not?

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

Source of funds: HOME (\$5,000,000) and CDBG (\$2,500,000)

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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

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