

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: **5-26-17**

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.)*

Amends a loan agreement between the Denver Office of Economic Development and the Housing Authority of the City and County of Denver for \$1,500,000 in Skyline funds and \$1,500,000 in CDBG funds to enable a lot adjustment that releases 6,000 square feet from the Deed of Trust that secures the CDBG loan, enables City signature on related documents, also enables the release of Deeds of Trust on other properties in Denver that secure the Skyline loan, both in exchange for early repayment of that loan.

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:

Amends contract #OEDEV-201100871 with the Housing Authority of the City and County of Denver to enable a lot adjustment that releases 6,000 square feet from the Deed of Trust that secures the CDBG loan. The existing loans financed the construction of a 100-unit senior housing facility (the Tapiz Apartments) at 1099 Osage, plus construction of a non-profit community facility. At Tapiz, 51% of the units are required to have Section 8 rents until July 2031.

At this time, DHA plans to build its headquarters at 1095 Osage, the site adjacent and to the south of Tapiz. The headquarters design requires an additional 6,000 sf to accommodate the building and its required parking. Therefore, DHA requests this adjustment to facilitate the new development. On the 6,000 sf to be released at Tapiz, there is currently a community garden that has been relocated across Osage to the Mariposa development, plus 12 parking spaces that will be relocated and dedicated in the headquarters parking structure. The lot amendment will not have a material impact on the City's security interest in the Tapiz Apartments, which is guaranteed by an assignment of rents in that building. The amendment also allows City signature on related documents that respond to Community Planning and Development requirements for the development.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

The amendment also allows release of Deeds of Trust at 4301 Elizabeth, 2400 Stout, and 1373 Lipan, which secure the Skyline loan, in exchange for early repayment of that loan, \$1,000,000 of which is due in 2020 and \$500,000 of which is due in 2030.

****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-201100871
- b. **Duration:** 7 years
- c. **Location:** 1099 Osage Street, Denver 80204
- d. **Affected Council District:** 3
- e. **Benefits:** Affordable housing
- f. **Costs:** none

7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?)
Please explain.

None known.

Purpose: Request to amend current loan agreement.

Contract Entity: Housing Authority of the City and County of Denver

Contract Control Number: OEDEV-201100871

Contract Amount: The current balance on this loan is \$3,000,000

Program: Skyline HSG and CDBG (\$1,500,000 each)

Location: 1099 Osage Street, Denver 80204

Description: Amends contract #OEDEV-201100871 with the Housing Authority of the City and County of Denver to enable a lot adjustment that releases 6,000 square feet from the Deed of Trust that secures the CDBG loan. The existing loans financed the construction of a 100-unit senior housing facility (the Tapiz Apartments) at 1099 Osage, plus a non-profit community facility. At Tapiz, 51% of the units are required to have Section 8 rents until July 2031.

The amendment also allows release of Deeds of Trust at 4301 Elizabeth, 2400 Stout, and 1373 Lipan, which secure the Skyline loan, in exchange for early repayment of that loan, \$1,000,000 of which is due in 2020 and \$500,000 of which is due in 2030.

EXECUTIVE SUMMARY

Denver Housing Authority is requesting some minor adjustments to the Tapiz Apartment lot lines at 1099 Osage to facilitate development of DHA's headquarters building at 1095 Osage.

In 2011, the City and County of Denver assisted the Denver Housing Authority with financing 100 apartments for seniors and persons with disabilities at 1099 Osage, the Tapiz Apartments. At the Tapiz, 51% of the homes are required to have Section 8 rents until July 2031. Onsite community amenities include the Osage Café, where the Youth Employment Academy (YEA) trains youth in restaurant management; Arts Street, where the YEA supports youth with arts classes and studio space; and a community-accessible computer room with 20 computers.

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At this time, DHA wishes to build a new headquarters and community building on the lot immediately south of the Tapiz Apartments. The new building will also house an expansion of the Osage Café, the Mercado at Mariposa, a healthy “grab’n’go” café facing the light rail stop at 10th and Osage. In addition, there will be a collaborative resource facility that includes shared office space for nonprofits and small business startups. In order to accommodate the parking requirements of the new structure, DHA needs an additional 6,000 sf of land. **DHA is requesting the City’s permission to move the lot line that separates the Tapiz Apartments from the HQ site.**

The southern 6,000 sf of the Tapiz property is currently used for parking and community gardens. The community gardens would be relocated across Osage Street to DHA’s Mariposa property and the 8 parking spaces would be replaced by 12 dedicated spaces in the parking garage serving the new structure.

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