

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by **3:00pm on Monday**. Contact the Mayor's Legislative team with questions

Date of Request: 08/12/2022 _____

Please mark one: Bill Request or Resolution Request

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 Park Avenue Housing Corporation Funding Agreement in the amount of \$5,000,000

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

4. Contact Person:

| | |
|--|---|
| Contact person with knowledge of proposed ordinance/resolution | Contact person to present item at Mayor-Council and Council |
| Name: Alex Dea | Name: Sabrina Allie |
| Email: Alex.Dea@denvergov.org | Email: Sabrina.Allie@denvergov.org |

5. General description or background of proposed request. Attach executive summary if more space needed:

Colorado Coalition for the Homeless (CCH) is requesting \$5,000,000 from the City and County of Denver in acquisition funding. CCH acquired the La Quinta Inn at 3500 Park Avenue West in December 2021 using a bridge loan. The funding requested from the City will partially pay off the bridge funding. This project currently serves as non-congregate shelter and will continue to provide 103 units of non-congregate shelter. CCH plans to redevelop the site in approximately three years to provide up to 200 units of permanent supportive housing. The City will place a 60-year covenant on the site that allows for a transition to supportive housing with executive director approval. For acquisition, CCH is also requesting \$5,500,000 from the Colorado Department of Local Affairs (DOLA) and will contribute \$1,080,000 in equity, including an operating reserve of \$500,000. The Denver Department of Housing Stability (HOST) is committed to funding the operating costs through 2022; the operating reserve will fund an additional two months of operations, and CCH is applying for operations funding from The Colorado Department of Housing (CDOH) for 2023 through when the project is redeveloped into supportive housing. The project is located in a Qualified Census Tract.

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

Eliot Schaefer

7. City Council District:

District 9

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):
Funding Agreement

Vendor/Contractor Name:
Park Avenue Housing Corporation

Contract control number:
HOST-202264362

Location:
3500 Park Avenue West, Denver, CO 80212

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):

This is a grant agreement through December 31, 2023, with a 60-year restrictive use covenant. The covenant shall encumber the property for sixty (60) years from the date of the recording of the covenant.

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) |
|---------------------------------------|--------------------------------|---------------------------------------|
| 5,000,000 | | |

| <i>Current Contract Term</i> | <i>Added Time</i> | <i>New Ending Date</i> |
|--|-------------------|------------------------|
| Grantee must satisfy all conditions set forth in this agreement on or before December 31, 2023, with a 60-year covenant ending 60 years from the date of recording of the covenant | - | |

Scope of work:

To finance the acquisition of 103 units of non-congregate shelter. Colorado Coalition for the Homeless plans to convert the project to supportive housing within four years from the closing date with Executive Director approval from HOST. Additionally, the covenant will include language that allows for zero occupancy during a three-year offline construction period. The 60-year affordable use period will not include the construction period.

Was this contractor selected by competitive process? N/A **If not, why not?** N/A

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

Source of funds:
American Rescue Plan Act (ARPA)

Is this contract subject to: W/MBE DBE SBE XO101 ACDBE N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

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