

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team  
at [MileHighOrdinance@DenverGov.org](mailto: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: 3/27/2017

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.)

Amends a loan agreement between the Denver Office of Economic Development and Habitat for Humanity of Metro Denver for \$1,391,300 in Neighborhood Stabilization II Funds from HUD in order to substitute an affordable housing covenant on a single unit at the College View development for one at the Sable Ridge development.

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 a loan agreement between the Denver Office of Economic Development and Habitat for Humanity of Metro Denver for \$1,391,300 in Neighborhood Stabilization II Funds from HUD in order to substitute an affordable housing covenant on a single unit at the College View development for one at the Sable Ridge development. The original loan helped to finance 51 units of for-sale housing for 60% AMI households, with a covenant for 20 years, at the Sable Ridge development in Montbello.

**\*\*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-GE1A008-02
- b. **Duration:** 30 years (matures 7/11/2031; no change proposed)
- c. **Location:** 15136 E. Andrews Drive, Denver Colorado 80239 and  
2668 S. Decatur Street, Denver Colorado 80219
- d. **Affected Council District:** 11 and 7
- e. **Benefits:** Affordable housing
- f. **Costs:** \$1,391,300 (NSP funds already loaned; no change proposed)

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

*To be completed by Mayor's Legislative Team:*

SIRE Tracking Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_

## ORDINANCE/RESOLUTION REQUEST

### Executive Summary

**Purpose:** This request is to amend a loan agreement between the Denver Office of Economic Development and Habitat for Humanity of Metro Denver for \$1,391,300 in Neighborhood Stabilization II Funds from HUD in order to substitute one affordable housing covenant on a unit at the College View development for one at the Sable Ridge development. The original loan helped to finance 51 units of for-sale housing for 60% AMI households, with a covenant for 20 years, at the Sable Ridge development in Montbello.

**Contract Entity:** Habitat for Humanity of Metro Denver

**Contract Control Number:** OEDEV-GE1A008-02

**Contract Amount:** \$1,391,300 (already disbursed; no new funds proposed)

**Program:** Neighborhood Stabilization Program II

**Location:** 15136 E. Andrews Drive, Denver Colorado 80239 and  
2668 S. Decatur Street, Denver Colorado 80219

**Description:** In February 2011, OED made a performance loan of \$1,391,300 to Habitat for Humanity of Metro Denver to provide 51 for-sale homes affordable to households at the 60% AMI level at their Sable Ridge property in Montbello. The resale price of the homes will be restricted for 20 years and any such resales are restricted to buyers whose income does not exceed 120% of AMI.

Habitat is in the process of closing sales on the few remaining homes in this development, except that one prospective homebuyer recently added a new income-producing household member, thereby bumping the family above the 60% AMI limit in their loan agreement. Habitat's model is to work with families for months to construct the home as well as to learn how to maintain the house and maintain their finances. Rather than turn this participating family away at the very end of the process, Habitat is requesting to place the City's covenant on the 51<sup>st</sup> home at a different Habitat development, in College View – South Platte. HUD has agreed to the substitution.

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