

## 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: 3/29/16

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.) Creates a loan contract with the Metro Health Center of Denver for \$600,000 in general funds to provide construction and permanent financing on a 60-unit affordable rental housing project located at 1601 S. Federal Blvd.

**3. Requesting Agency:** Office of Economic Development

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

- **Name:** Louis Kolker
- **Phone:** 720-913-1663
- **Email:** Louis.Kolker@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:**

This loan of \$600,000 in general funds will provide construction and permanent financing on a planned 60-unit affordable rental housing project located at 1601 S. Federal Blvd in the MarLee Neighborhood of Denver. The Sanderson Apartments will offer units to renters at 30%, 40%, and 50% AMI levels and has secured 60 project based vouchers (PBV). This project will provide Permanent Supportive Housing (PSH) to the City of Denver's highest priority and most vulnerable homeless individuals--those who are the heaviest users of Denver's public safety net system. The project is a recipient of Colorado's Social Impact Fund (SIB). The unit mix will consist of 100% one bedrooms. The borrower is the Mental Health Center of Denver (MHCD).

**\*\*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 – 201525041-00
- b. **Duration:** 40 years
- c. **Location:** 1601 S. Federal Blvd, Denver 80219
- d. **Affected Council District:** 2
- e. **Benefits:** Affordable housing
- f. **Costs:** \$600,000

**7. Is there any controversy surrounding this ordinance?** (Groups or individuals who may have concerns about it?) **Please explain:** The neighborhood is concerned the site does not contain sufficient parking, even though MHCD has provided evidence showing that homeless individuals at seven of their owned and operated properties, as well as comparable properties owned and operated by CCH and St. Francis, have even lower parking ratios than what MHCD requested of the City's Board of Adjustments. The Board of Adjustments hearing was held February 23, 2016, and the Board awarded MHCD's variance request.

To be completed by Mayor's Legislative Team:

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

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

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## Executive Summary

**Purpose:** \$600,000 in general funds to provide construction and permanent financing on a 60-unit affordable rental housing project located at 1601 S. Federal Blvd with the borrower as Mental Health Center of Denver

**Contract Entity:** Mental Health Center of Denver

**Contract Control Number:** OEDEV – 201525041-00

**Contract Amount:** \$600,000

**Program:** General Funds

1601 S. Federal Blvd

**Location:** 1601 S. Federal Blvd, Denver, CO 80219

**Description:** The subject site is located at 1601 S Federal Blvd and measures 1.43 acres or 62,291 square feet. The site is irregular in shape and slopes downward from north to south following the grade of S Federal Blvd. The site is zoned S-CC-3x for suburban, commercial corridor with a height limit of 3 stories with special provisions. Improvements to the site will consist of one, three story C-shaped structure of wood frame construction over post-tensioned slab foundation. The roof will be flat with built-up membrane cover. The exterior of the building will be of stucco and painted cement board with wood and metal accents. The building will face both South Federal Boulevard and West Iowa Avenue. The main lobby will be accessed from the parking area along its west elevation with secondary access from South Federal Boulevard. The building will be elevator serviced. The improvements will contain 60 one-bedroom units (42 units/acre) averaging 450 square feet. The subject's unit mix based on unit type and AMI is shown in the following table:

| Unit Type    | 30% AMI | 40% AMI | 50% AMI | Mgr. Unit | Total Units | % of Total |
|--------------|---------|---------|---------|-----------|-------------|------------|
| 1 bed/1 bath | 15      | 6       | 39      | 0         | 60          | 100.0%     |
| Total        | 15      | 6       | 39      | 0         | 60          | 100.0%     |
| % of Total   | 25.0%   | 10.0%   | 65.0%   | 0.0%      | 100.0%      |            |

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