



Legislation Text

File #: 17-0768, Version: 1

**Contract Request Template (Contracts; IGAs; Leases)**

**Date Submitted:** 07-03-17

**Requesting Agency:** Office of Economic Development  
**Division:**

- **Name:** Susan Liehe
- **Phone:** 720-913-1689
- **Email:** susan.liehe@denvergov.org

**Item Title & Description:**

*(Do not delete the following instructions)*

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

**A resolution approving a proposed Amendment and Modification Agreement between the City and County of Denver and The Delores Project amending the loan agreement to consent to the replacement of the existing homeless shelter facility located on the property with a new shelter facility.**

Amends a loan agreement with The Delores Project (TDP) by adding formal consent to replace an existing shelter for women and transgender individuals experiencing homelessness with a new shelter facility that will be operated by TDP and in conjunction with the construction of 130 units of permanent supportive housing and workforce housing for 30% - 50% AMI residents located at 1290-1292 King Street in Council District 3 (OEDEV-GE68003-01). The last regularly scheduled Council meeting within the 30-day review period is on 8-14-17. The Committee approved filing this resolution by consent on 7-12-17.

**Affected Council District(s) or citywide?** Council District 3

**Contract Control Number:** OEDEV-GE68003-01

**Vendor/Contractor Name (including any "DBA"):** The Delores Project

**Type and Scope of services to be performed:** This request is to amend a loan agreement between OED and The Delores Project (TDP) that provided \$700,000 in CDBG (HUD) funds for the acquisition of a shelter at 1290-1292 King Street.

TDP has operated the facility acquired through this loan as a shelter for women and transgender individuals experiencing homelessness for the past ten years. TDP is now partnering with Rocky Mountain Mutual Housing Association, Inc. (RMMHA) to construct a new project on the property known as Arroyo Village Apartments. The new project will include a new shelter facility that will be operated by TDP as well as 130 units of permanent supportive housing and workforce housing restricted at 30% - 50% AMI. The new project will allow TDP to replace a functionally obsolete facility and to provide integrated services for emergency shelter guests and stably housed residents, improving the level of service that TDP is able to offer shelter guests.

The amendment provides the city's consent to replace the existing facility with the new facility. TDP will lease the new facility from Arroyo Village Apartments LLLP, a partnership between TDP and RMMHA; the amendment also authorizes OED to change the collateral for the loan to TDP's leasehold interest in the new facility and provides for another change in collateral if TDP ever acquires the new facility outright. The amendment also adds a covenant running with the land to secure the use of the new facility as a shelter until the end of the original loan term (May 24, 2037).

**Location (if applicable):**

**WBE/MBE/DBE goals that were applied, if applicable (construction, design, Airport concession contracts):**

**Are WBE/MBE/DBE goals met (if applicable)?**

**Is the contract new/a renewal/extension or amendment?**

**Was this contractor selected by competitive process or sole source?**

**For New contracts**

**Term of initial contract:**

**Options for Renewal:**

**How many renewals (i.e. up to 2 renewals)?**

**Term of any renewals (i.e. 1 year each):**

**Cost of initial contract term:**

**Cost of any renewals:**

**Total contract value council is approving if all renewals exercised:**

**For Amendments/Renewals Extensions:**

**Is this a change to cost/pricing; length of term; terms unrelated to time or price (List**

**all that apply)?**

***If length changing***

**What was the length of the term of the original contract?**

**What is the length of the extension/renewal?**

**What is the revised total term of the contract?**

***If cost changing***

**What was the original value of the entire contract prior to this proposed change?**

**What is the value of the proposed change?**

**What is the new/revised total value including change?**

***If terms changing***

**Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)** Amends a loan agreement between the Denver Office of Economic Development and The Delores Project (OEDEV-GE68003) that provided \$700,000 in CDBG (HUD) funds for the acquisition of a shelter at 1290-1292 King Street to allow a new shelter to be constructed on the property to satisfy the requirements of the loan agreement.