



Legislation Text

File #: 22-0446, Version: 1

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 4-18-22

**Requesting Agency: Department of Housing Stability
Division:**

**Subject Matter Expert Name: Jack Wylie
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Phone Number:**

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 First Amendment and Modification Agreement between the City and County of Denver and The St. Francis Center to correct the maturity date of the loan made to The St. Francis Center for the acquisition of real property to be developed as affordable housing.

Amends a loan agreement with the St. Francis Center to correct a clerical error and make the loan term 1-22-2022 through 2-1-2025 with the possibility of two, one-year extensions, as originally intended, for land acquisition for construction of affordable housing at 221 North Federal Boulevard in Council District 3. No change to overall loan amount. (HOST-202262614-01, HOST-202054973-01). The last regularly scheduled Council meeting within the 30-day review period is on 5-23-22. The Committee approved filing this item at its meeting on 4-27-22.

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

Contract Control Number: HOST-202262614-01, HOST-202054973-01

Vendor/Contractor Name (including any "DBA"): St. Francis Center

Type and Scope of services to be performed:

The only change is to the correct a clerical error to reflect the originally intended loan agreement terms.

Background: St. Francis Center intends to acquire the 221 N. Federal Blvd. site to construct a 3-story, 60-unit building consisting of approximately 51 1-bedroom and 9 2-bedroom units. The site is 26,728 square feet, zoned E-MX-3. This site is currently owned by The Burgwyn Company, which had planned to develop the property into low-income housing titled “Barnum Residences.” However, this project was not successful in attaining Low Income Housing Tax Credits (project was not selected for the 2020 4% + state, or the 2021 9% LIHTC rounds). The Burgwyn Company has decided to sell the property.

St. Francis Center is “a refuge for men and women who are homeless in the metro Denver area, providing shelter along with services that enable people to meet their basic needs for daily survival and to transition out of homelessness.” At this early acquisition stage, 80% of the project’s units will be restricted at 80% of the Area Median Income (AMI). As the project advances and secures vouchers and other financing, the project team will work to amend the covenant to a more restrictive income limit and unit mix.

St. Francis Center is requesting \$1,000,000 for site acquisition. Funding for this acquisition will come from the Affordable Housing Fund (Linkage Fee). The site is not eligible for DHA Delivers for Denver funding (D3), as it is located in Council District 3 and is limited by the cap set in the D3 agreement. St. Francis Center intends to apply for a 4% LIHTC financing in March 2022. An application for project-based vouchers and services funding will be submitted to the Colorado Division of Housing (CDOH) at the same time, requesting 60 project-based vouchers. As the project advances, St. Francis Center intends to apply for HOST and CDOH gap financing, as well as \$1,000,000 in services funding from HOST.

Location (if applicable): 221 N. Federal Blvd.

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

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

Is the contract new/a renewal/extension or amendment? 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)? Length of term. 1/22/2022-2/1/2025 with 2 potential 1-year extensions.

If length changing

What was the length of the term of the original contract? 36 years

What is the length of the extension/renewal? 1/22/2022-2/1/2025 with 2 potential 1-year extensions.

What is the revised total term of the contract? 1/22/2022-2/1/2025 with 2 potential 1-year extensions.

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.)