



Legislation Text

File #: 23-0044, Version: 1

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

**Date Submitted: 1-17-2023**

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

**Subject Matter Expert Name: Adam Lyons  
Email Address: Adam.Lyons@denvergov.org  
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 Agreement between the City and County of Denver and Habitat for Humanity of Metro Denver, Inc. to make critical infrastructure improvements required to build six affordable single-family homeownership units with up to three accessory dwelling units in the Villa Park neighborhood, located in Council District 3.**

Approves a funding agreement with Habitat for Humanity of Metro Denver, Inc. for \$736,183 and through 3-31-2024 as part of the state's Innovative Housing Incentives Grant Program to make critical infrastructure improvements required to support housing and to build six affordable single-family homeownership units with up to three accessory dwelling units in the Villa Park neighborhood, located in Council District 3 (HOST-202266092). The last regularly scheduled Council meeting within the 30-day review period is on 3-13-2023. The Committee approved filing this item at its meeting on 1-25-2023.

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

**Contract Control Number:** HOST-202266092

## Vendor/Contractor Name (including any "DBA"):

### Type and Scope of services to be performed:

Denver was awarded a total of \$1,429,993 from the Colorado Department of Local Affairs (DOLA) to assist with the Villa Park and West Denver Renaissance Collaborative (WDRC) Accessory Dwelling Unit (ADU) projects. Specifically, \$736,183 for the Villa Park Project and \$693,810 for the WDRC ADUs project.

The Affordable Housing Development Incentives Grant Program is part of HB21-1271 DOLA Innovative Housing Strategies. The intent of the program is to carry out the purposes of HB21-1271, which seeks to promote the development of innovative affordable housing projects. HB21-1271 explicitly prioritizes geographic and housing type diversity and local action that is permanent, impactful, and exemplary of best practices in affordable housing development.

#### Eligibility:

- Projects

Definition: "Affordable housing" is defined in the statute as housing for families or individuals earning up to 80% of the area median income (AMI) for rental housing and up to 140% AMI for affordable homeownership. Applicants should demonstrate that the project addresses one or more AMI ranges with significant local need. Affordable housing can include both income- and deed-restricted units and naturally occurring affordable housing (NOAH) as long as rents meet the AMI limits.

- Eligible expenses may include but are not limited to the following: Local government fees related to residential development (including tap fees levied by special district water utilities), local government development review costs associated with rezoning for residential (e.g., traffic demand studies), infrastructure extensions for affordable or mixed-income developments, improvements to an affordable housing or mixed income project (e.g., construction or rehabilitation costs, façade improvements, landscaping, playground/park or other amenities on site), land acquisition dedicated for future affordable projects, predevelopment costs (with pre-approval from DOLA).

DOLA scored projects based on the following criteria:

- Readiness and capacity
- Impact on housing needs
- Sustained and equitable support
- Community benefits
- Sustainable development
- Extra points- Rehabilitation/Repurpose, energy efficient standards, long-term affordability

#### Scope of work:

##### Villa Park: Grant amount of \$736,183

The Villa Park sites (sites along the Lakewood Gulch in Villa Park) are located in an area of Denver that either has never had infrastructure installed such as sidewalks, alleys, or installed a street in such a way as to not meet any engineering safety standards. These critical improvements will allow Habitat to build affordable homes for sale.

Villa Park will develop six affordable units with up to three ADU's.

##### Site Development Scope:

- Reconstruction of right of way including - \$1,000,000
  - Meade Street
  - Curb, Gutter & Sidewalk at frontages of all properties
  - Alley extension at Stuart property
  - Alley drive pans at Meade & Newton
- Extension of water line in Meade Street - \$50,000 (includes stubbing in services)
- Relocation of existing power pole on 1086 Meade Street - \$10,000
- Extension of sewer line for Stuart property - \$100,000

#### Location (if applicable): Villa Park

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

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

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

New

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

N/A

**For New contracts**

**Term of initial contract:**

Grant execution date through 03/31/2024

**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:**

\$736,183

**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.)**