



Legislation Text

File #: 23-0766, Version: 1

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

**Date Submitted: 6-12-2023**

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

**Subject Matter Expert Name: Adam Lyons**

**Email Address: [adam.lyons@denvergov.org](mailto:adam.lyons@denvergov.org) <<mailto: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 First Amendment to Loan Agreement between the City and County of Denver and EC Wildhorse LLC to increase the loan amount and revise the number of Low HOME Units being provided at Wildhorse Ridge development, located near Tower Road and 58th Avenue in Council District 11.**

Amends a loan agreement with EC Wildhorse LLC and Envolve Communities, LLC by adding \$718,000 for a new total of \$1,168,000 to cover increased construction costs and an additional three HOME units at Wildhorse Ridge development, located near Tower Road and 58th Avenue in Council District 11. No change to contract duration. (HOST-202160903 / HOST-202367972-01). The last regularly scheduled Council meeting within the 30-day review period is on 8-28-2023. The Committee approved filing this item at its meeting on 6-14-2023.

**Affected Council District(s) or citywide?  
Council district 11**

**Contract Control Number:  
HOST-202160903 / HOST-202367972-01**

**Vendor/Contractor Name (including any "DBA"):**  
**EC Wildhorse LLC**  
**Engolve Communities, LLC**

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

In consideration of the additional funds, three additional Low HOME Units will be provided.

- The \$1,168,000 HOST loan still accounts for just 2.5% of the total capital stack.
- The HOST loan will be fully repaid within 17 years, although Senior Lender requests (HUD 221(d)(4)) requires a 40-year term. The initial loan anticipated a 12-year repayment schedule.
- The Project Sponsor, Engolve Communities LLC, provided guaranty for the HOST loan.
- Project is 60% complete, on track to complete construction late summer 2023.
- Project is still within the window to allocate additional HOME funds.
- No further environmental review actions are needed.
- Additional funding is contingent on all City and federal compliance requirements being up to date and to HOST satisfaction.

**Location (if applicable):**

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

N/A

**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)?**

cost

***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?**

**\$450,000**

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

**\$718,000**

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

**\$\$1,168,000**

***If terms changing***

**Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)**