



Legislation Text

File #: 20-1037, Version: 1

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

**Date Submitted:** 9-21-20

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

**Subject Matter Expert Name:**

Name: Megan Yonke
Email: megan.yonke@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 Agreement between the City and County of Denver and The St. Francis Center to deliver supportive services to formerly homeless individuals.**

Approves a contract with St. Francis Center for \$1,000,000 and through 12-31 -36 to deliver supportive services to formerly homeless residents at Warren Residences, a 48-unit supportive housing project located at 1630 East 14th Avenue in Council District 10 (HOST-202054973). The last regularly scheduled Council meeting within the 30-day review period is on 11-2-20. The Committee approved filing this item at its meeting on 9-30-20.

**Affected Council District(s) or citywide?** Council District 10

**Contract Control Number:** HOST-202054973

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

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

St. Francis Center is seeking two parallel contracts for both development and services for a supportive rental housing project at 1630 E. 14th Avenue. St. Francis Center is developing 48 Single Room Occupancy units with 50% of residents sourced from the One-Home coordinated

entry system, and 50% of residents comprised of individuals experiencing homelessness who would benefit from employment support services. Each unit will have a bed, desk, storage, and mini fridge, and each resident will have their own key to their unit. Shared amenities include laundry room, shared kitchen/lounge and eating area, restrooms on multiple floors, and a computer lab. All units will be restricted at 30% AMI for 99 years.

St. Francis Center is seeking \$1,000,000 for services gap financing in a contract for 15 years to ensure that high-quality services are maintained on the property, as well as \$2,100,000 (\$43,750 per unit) for hard and soft costs of renovating the building. The Denver Housing Authority (DHA) is acquiring the land as part of the DHA Delivers for Denver (D3) program and leasing the land to St. Francis Center for 99 years. This is not a tax credit project. A deed of trust to the benefit of the City will be recorded on the leasehold, and a covenant will be recorded on the leasehold.

**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:** 1/1/2021 - 12/31/2036

**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:** \$1,000,000

**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.)**