



Legislation Text

File #: 17-0771, Version: 1

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

**Date Submitted:** 07-11-17

**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 Agreement between the City and County of Denver and Family Homestead providing a loan to Family Homestead for the acquisition of real property for use as an emergency and transitional housing facility for homeless families.**

Approves a loan agreement with Family Homestead in the amount of \$500,000 for 40 years to fund the purchase of six existing two-story apartment buildings from the Denver Housing Authority (DHA) to provide emergency and transitional housing for homeless families with children located at 3630-3666 Columbine Street, 3625-3685 Elizabeth Street, 2505-2511 East 36<sup>th</sup> Avenue, and 2520-2532 East 37<sup>th</sup> Avenue in Council District 9 (OEDEV-201732988). The last regularly scheduled Council meeting within the 30-day review period is on 8-21-17. The Committee approved filing this resolution by consent on 7-19-17.

**Affected Council District(s) or citywide?** Council District 9.

**Contract Control Number:** OEDEV-201732988

**Vendor/Contractor Name (including any "DBA"):** Family HomeStead

**Type and Scope of services to be performed:** In March 2016, Family HomeStead began operating an emergency and transitional housing program at a DHA-owned property at the southeast corner of E 37<sup>th</sup> Avenue and Columbine Street, known as Parkside Apartments, in the Clayton neighborhood. This loan will enable Family HomeStead to purchase the property from DHA and continue its use as emergency/transitional housing for 40 years. DHA is selling the buildings to Family HomeStead but is leasing the land for 99 years at \$10/year.

The Parkside Apartments are two-story walk-up townhomes arranged around a rectangular landscaped courtyard, with alley-accessed parking. They include 16 three-bedroom (1,028 sf) and 16 four-bedroom apartments (1,173 sf), all with full basements. One unit is used for client case management and onsite property management.

Families requiring emergency housing receive intensive case management services and rent-free independent apartments for 30-90 days. Referrals from the Denver Department of Human Services receive first priority for housing. Families needing six-month transitional housing will pay a minimal deposit and monthly rent of no more than 30% of their income. Priority is given to families leaving Family HomeStead's emergency housing program, shelters, and safehouses.

Family HomeStead has been housing homeless families since 1978, and now operates 87 private apartment units of emergency and transitional housing in seven locations in Denver and Lakewood. The organization provides a continuum of housing and social services funded by private local initiatives. In all, Family HomeStead's annual objective is to provide 24,000 days of emergency and transitional housing. Approximately 75% of the families that complete their supportive program achieve one or more of the following: move to next-step housing; obtain income to support next-step housing; and address the issues that caused their homelessness as identified in their case management plan.

**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:** 40 years

**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:** \$500,000

**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.)**