



Legislation Details (With Text)

File #: 21-1014 **Version:** 1

Type: Resolution **Status:** Adopted

File created: 9/1/2021 **In control:** Safety, Housing, Education & Homelessness Committee

On agenda: 9/27/2021 **Final action:** 9/27/2021

Title: A resolution approving a proposed Loan Agreement between the City and County of Denver and REDI Corporation, for the development and construction of a housing project known as Rhonda's Place with 49 affordable units and one manager unit that will serve individuals experiencing homeless. Approves a performance loan agreement with REDI Corporation for \$1,500,000 and through 10-31-81 to construct a 50-unit housing project called Rhonda's Place located at 203 South Federal Boulevard with 49 affordable units and one manager unit serving those experiencing chronic homelessness in Council District 3 (HOST-202160196). The last regularly scheduled Council meeting within the 30-day review period is on 10-18-21. The Committee approved filing this item at its meeting on 9-15-21.

Sponsors:

Indexes: Emily Lapel

Code sections:

Attachments: 1. RR21 1014 HOST Rhonda's Place Development, 2. Rhonda's Place - Safety Committee 9.15, 3. 21-1014 Filed Resolution_REDI Corporation 202160196-00 ecs, 4. 21-1014 Loan Agreement [Homelessness Resolution Fund] REDI Corporation 202160196-00, 5. 21-1014 Filed Resolution_REDI Corporation, 6. 21-1014 - signed

Date	Ver.	Action By	Action	Result
9/27/2021	1	Council President	signed	
9/27/2021	1	City Council	adopted	Pass
9/15/2021	1	Safety, Housing, Education & Homelessness Committee	approved for filing	Pass

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 9-1-21

Requesting Agency: Department of Housing Stability
Division:

Subject Matter Expert Name:

Name:	Elvis Rubio
Email:	Elvis.Rubio@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 Loan Agreement between the City and County of Denver and REDI Corporation, for the development and construction of a housing project known as Rhonda's Place with 49 affordable units and one manager unit that will serve individuals experiencing homeless.

Approves a performance loan agreement with REDI Corporation for \$1,500,000 and through 10-31-81 to construct a 50-unit housing project called Rhonda's Place located at 203 South Federal Boulevard with 49 affordable units and one manager unit serving those experiencing chronic homelessness in Council District 3 (HOST-202160196). The last regularly scheduled Council meeting within the 30-day review period is on 10-18-21. The Committee approved filing this item at its meeting on 9-15-21.

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

Contract Control Number: HOST-202160196

Vendor/Contractor Name (including any "DBA"): REDI Corporation

Type and Scope of services to be performed:

REDI Corporation will construct a 50 one-bedroom unit building on South Federal Boulevard as a non-D3 project serving those experiencing homelessness. Forty-nine of these units will be affordable at 30% of AMI, and one unit will be a unit for an on-site manager. The mission of REDI is "to provide special needs persons with affordable housing facilities and services specifically designed to meet their physical, social and psychological needs and to promote their health, security and happiness." Rhonda's Place will allow individuals who use wheelchairs to approach, enter, and use all common spaces. The design will comply with UFAS, 24 C.F.R. 40, ADA Standards (where applicable), and Appendix A to 28 C.F.R. 36. The building will offer an elevator, so all floors are accessible. Three units will be reserved for persons with mobility disabilities and 1 unit will be reserved for persons with hearing or visual disabilities. Fifty percent of the unit tenants will be sourced from OneHome. REDI Corporation is contracting with Blueline Development to complete the buildout. REDI Corporation is requesting \$1,500,000 in housing development gap financing (\$30,612 per unit of the 49 units) and \$825,000 in services gap financing (\$1,122 per unit per year for 15 years). The total development cost is \$16,057,714 (\$321,154 per unit for 50 units). REDI will record a 60-year covenant and a collateralized deed of trust.

Construction complete est. Fall 2022 • Residents begin moving in Dec. 2022

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: 11/1/2021 - 10/31/2081

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: \$1,500,000

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.)