



Legislation Text

File #: 18-0554, Version: 1

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

**Date Submitted:** 5-8-18

**Requesting Agency:** Economic Development

**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 Brandon VOA Family Housing LLC to build 103 income-restricted apartments at 1555 Xavier Street, including both permanent supportive housing and housing for families at 60% AMI and below.**

Approves a forty-year \$1,560,000 loan agreement with Brandon VOA Housing LLC to build 103 apartments at 1555 Xavier Street including both permanent supportive affordable housing and housing for families at 60% of the area median income (AMI) and below in Council District 1 (OEDEV-201840084-00). The last regularly scheduled Council meeting within the 30-day review period is on 7-9-18. The Committee approved filing this item at its meeting on 5-23-18.

**Affected Council District(s) or citywide?** CD 1

**Contract Control Number:** OEDEV-201840084-00

**Vendor/Contractor Name (including any "DBA"):** Brandon VOA Housing LLC

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

Brandon Courtyard Apartments is a new 103-unit apartment development to be constructed at 1555 Xavier Street in west Denver near Colfax Avenue. Located on an important legacy site for VOA, the project will provide permanently affordable rental for a range of single families, veterans, and homeless residents.

The property will serve 59 homeless individuals, 44 families, and one managers unit. Rent

subsidies include seven Section 811 vouchers, 39 Project Based vouchers, and 13 VASH vouchers. The income ranges of residents will be between \$18,900 and \$53,940. In all, Brandon Courtyard Apartments will provide 103 affordable apartments, plus one onsite manager's apartment. Onsite management and service coordination will be provided by VOA Colorado. Site amenities include a community lounge area, enclosed courtyard, resource center, 4th floor lounge, and rooftop deck. Shopworks Architecture is the architect and BC Builders is the GC.

Of the total, 59 homes will be available for people experiencing homelessness, with 13 targeted to veterans and 7 targeted to residents with disabilities.

The project's financing includes the award of HUD-Veterans Affairs Supportive Housing (VASH), Section 811, and Section 8 vouchers to enable Brandon Courtyards to serve these families. The remaining 44 homes will be available to other income-qualified families, including 25 two-bedroom and 11 three-bedroom apartments.

The VASH program combines Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and clinical services provided by the VA. Case managers connect veterans experiencing homelessness with support services such as health care, mental health treatment and substance use counseling to help them in their recovery process and with their ability to maintain housing in the community. Among VA homeless continuum of care programs, HUD-VASH enrolls the largest number and largest percentage of veterans who have experienced long-term or repeated homelessness.

Volunteers of America is a national, nonprofit, faith-based organization dedicated to helping those in need rebuild their lives and reach their full potential. Since 1896, they have supported and empowered the community's most vulnerable groups, including at-risk youth, the frail elderly, low-income families, homeless individuals and families, women and children escaping domestic violence, and those seeking affordable housing solutions.

Through more than 30 distinct human service programs throughout the state of Colorado, including housing and healthcare, the Volunteers of America/Colorado Branch helps more than 200,000 Coloradoans each year.

Construction is expected to start in June and full occupancy is expected in April 2020.

**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:** Forty 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: \$1,560,000**

**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.)**