



## Legislation Text

File #: 19-0077, Version: 1

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

**Date Submitted:** 1-29-19

**Requesting Agency:** Office of Economic Development  
**Division:**

**Subject Matter Expert Name:**

Name: Susan Liehe 720-913-1689
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**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 bill for an ordinance approving a proposed Agreement between the City and County of Denver and Denver Urban Renewal Authority to administer a Single-Family Rehabilitation Program for income-qualified Denver homeowners.**

Approves an intergovernmental agreement with the Denver Urban Renewal Authority for \$850,000 and through 5-31-20 to administer the 2019 Single Family Rehabilitation Program to help preserve existing housing stock and stabilize occupants who are at or below 80% Area Median Income, citywide (OEDEV-201946950-00). The last regularly scheduled Council meeting within the 30-day review period is on 3-11-19. The Committee approved filing this item at its meeting on 2-6-19.

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

**Contract Control Number:** OEDEV-201946950-00

**Vendor/Contractor Name (including any "DBA"):** Denver Urban Renewal Authority

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

The Single Family Rehabilitation (SFR) program is designed to help low to moderate-income Denver homeowners make their homes safe and livable.

In 2019, qualified homeowners will be able make essential repairs and necessary upgrades to their home using zero to one-percent (0-1%) interest loans of up to \$35,000. As part of the overall project, a minimum of \$5,000 must be spent on the exterior of the home, if needed. The interest rate and loan terms will vary depending on each household size and income.

In addition to meeting code requirements, the SFR program is designed for major home rehabilitation such as roofing, plumbing, siding, gutters and window repair or replacement. A lead-based paint risk assessment is performed at no cost in all SFR projects.

As part of DURA's commitment to the homeowner, DURA oversees the work being performed by the contractor to make sure repairs are completed quickly, at a competitive price, with the highest quality work, and in the best interest of the homeowner.

In this 15-month contract period, DURA is expected to rehab 20 homes using both \$850,000 in HUD HOME funds and program income. The SFR program is currently designed to make loans up to \$35,000, of which a minimum of \$5,000 be utilized for improvements to the exterior of the home. The borrower must occupy the home as their principal residence. The SFR loans will be no-interest perpetually deferred loans, or one-percent interest payback loans amortized over 20 years as set forth in the SFR Scope of Services, or a combination of the two. Loans will be secured by a mortgage lien on the property. The mortgage lien will be similar to any security agreement for a long-term home improvement loan.

The administrative overhead for managing the SFR program will be paid at a rate of 10% of the total contract award.

DURA has administered the Single Family Rehabilitation (SFR) program for Denver for more than 40 years. This program contributes to the maintenance of Denver's existing housing stock and the integrity of older neighborhoods, especially when affordable housing is difficult to come by in the booming Denver housing market. Additional details about qualifications and applying for the SFR program can be found at [renewdenver.org](http://www.renewdenver.org) <<http://www.renewdenver.org>>.

**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:** 3/1/19 - 5/31/20

**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:** \$850,000

**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.)**