File #: 22-0524, **Version:** 1

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 5-2-22

Requesting Agency: Department of Housing Stability
Division:

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Phone Number:

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 Amendatory Agreement between the City and County of Denver and Community Outreach Service Center, Inc. to delay the contract start date.

Amends a contract with Community Outreach Service Center, Inc. by delaying the contract start date one (1) year for a new start date of 1-1-2023 and through 12-31-2038 to accommodate delays in financial closing of the supportive rental housing project Charity's House, located at 3022 Welton St. in Council District 9. No change to contract amount or scope (HOST-202055119-01). The last regularly scheduled Council meeting within the 30-day review period is on 6-13-22. The Committee approved filing this item at its meeting on 5-11-22.

Affected Council District(s) or citywide? City Council District 9

Contract Control Number: HOST-202055119-01

Vendor/Contractor Name (including any "DBA"): Community Outreach Services Center (COSC)

Type and Scope of services to be performed:
Supportive Housing Requirements

A. Supportive Housing Requirements: All 36 units in the subject property will be Supportive Housing Units. Furthermore, provision of Supportive Services is expected for all the 36 Supportive Housing Units. Except as provided below, 100% of all tenants residing in the SH units must be sourced through OneHome, the regional coordinated entry system maintained by City. An individual is eligible for the SH unit if the individual is registered in the OneHome database, earns at or below 30% of AMI, and meets the household size composition requirements. This requirement will be measured both initially and cumulatively as vacancies at the property are filled. Should no eligible applicant tenants be available through OneHome coordinated entry, tenants meeting the eligibility requirements may be sourced from MHCD waiting list.

B. Contractor Requirements:
   i. Outcomes and HMIS Reporting: Contractor must report all necessary data and information in the Homeless Management Information System ("HMIS"), managed by the Metro Denver Homeless Initiative ("MDHI") to accurately calculate the Measures required by this Agreement.
   ii. Commitment to Quality: The Contractor is required to commit to the provision of high-quality Supportive Housing, as described in the Corporation for Supportive Housing ("CSH") Dimensions of Quality Supportive Housing Guidebook. The CSH Dimensions of Quality establish five key indicators of quality for Supportive Housing projects. All successful Supportive Housing projects include the following dimensions and are:
      1. *Tenant-centered:* Tenants play an active role in planning the Supportive Housing project, and all partners share a common commitment to helping tenants thrive
      2. *Accessible*: Housing is affordable, in a location that meets tenants' needs, and accommodates persons with special needs
      3. *Coordinated:* Roles, responsibilities and communication strategies are clearly established among the Supportive Housing partners, codified in written agreements and revisited regularly
      4. *Integrated:* The project meets or exceeds community standards, and the partners actively engage in community dialogue
      5. *Sustainable*: The project has funding that is adequate for its ongoing operations and allows it to target its intended tenants
   iii. Supportive Services Standards: Contractor must have a staff-to-client ratio of no less than one (1) staff person to every fifteen (15) SH units. Staff must have the relevant education and experience needed to implement Supportive Services, as determined by the State of Colorado Office of Homeless Initiatives ("OHI"). Supportive Services must be offered on a volunteer basis to tenants of Supportive Housing Units. In addition, services are expected to be implemented in a manner reliant on current best practice models, including Housing First, Harm Reduction and Trauma-Informed Care. Intensive case management services must be available to residents of Supportive Housing Units, including the following services:
      1. Access to a multidisciplinary treatment team, including: Nursing care, case management, peer support, individual therapy and group therapy, and psychiatry/medication support.
      2. Housing stabilization: Contractor must provide assistance in healing from trauma, addiction, mental health issues and homelessness through assessment, treatment planning, benefit acquisition, care coordination, and crisis response. These interventions will support long-term housing stability.
      3. Linkage to community supports: Contractor must work to develop community supports through engagement, socialization, life skills, peer activities, and vocational programming.

Location (if applicable): 3022 Welton St.

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? Amendment

Was this contractor selected by competitive process or sole source?

For New contracts
Term of initial contract:

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:

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)? Dates only.

If length changing
What was the length of the term of the original contract?

What is the length of the extension/renewal? Start date delayed by one-year. From 1/1/2022-12/31/2037 to 1/1/2023-12/31/2038

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.)