



REQUEST FOR INTEREST:

PARTNERSHIPS FOR AFFORDABLE HOUSING DEVELOPMENT

LOCATION: City of Centennial, Colorado

**STATEMENT OF INTEREST RESPONSES DUE:
May 30, 2025, 2:00 PM Mountain Standard Time**

A statement of interest submitted under this Request for Interest (“RFI”) is not binding or promissory. Responses will be used for planning purposes and for the continued development of the City’s affordable housing approach. In addition, the City of Centennial, Colorado (the “City”) may issue further RFIs. Failure to respond to this RFI **does not** preclude the ability to respond to any further RFIs or Requests for Proposals (“RFP”).

This RFI is issued solely for City information and planning purposes. It does not constitute an RFP or any promise to issue an RFP. This RFI does not require the City to commit to a contract for any supply or service or funding. All costs associated with responding to this RFI will be solely at the interested party’s expense.

This RFI is available at:

CentennialCO.gov/Housing

Responses should be submitted by email to:

Housing@CentennialCO.gov

Questions should be submitted by email to:

Housing@CentennialCO.gov

RESPONDENT'S CERTIFICATION

Note: Please return this page with your statement of interest.

The undersigned, as an authorized agent of the Respondent, hereby certifies:

() familiarization with all instructions and specifications stated in this RFI;

Company Name

Authorized Signature

Mailing Address

Printed Name

City, State, Zip Code

Title

Federal Employee ID Number (FEIN)

Phone Number

Type of Entity (sole proprietorship, LLC,
partnership, LLP, corporation, etc.)

Fax Number

Web site (if applicable)

Email Address

1. Introduction

1.1. **Timeline:**

- Issue Date: April 11, 2025
- Deadline for Questions: May 9, 2025
- **Submission Due Date: May 30, 2025 2:00 PM Mountain Standard Time**

The City reserves the right to modify any timelines, requirements, or the RFI itself. The City may withdraw or modify the RFI at any time.

1.2. Summary: The City of Centennial is committed to expanding affordable housing opportunities that align with community needs. Centennial is seeking Statements of Interest (SOI) from experienced and reputable developers interested in constructing and/or rehabilitating for-sale or for-rent affordable housing in Centennial, Colorado. This RFI is the first step in the City's engagement with the development community.

Developers should respond to this RFI if they are interested in developing affordable housing within the City of Centennial. The City will use submissions to begin conversations with the development community and to guide the City's approach to affordable housing.

1.3. Background: The City of Centennial completed a Housing Needs Assessment in July 2022 (available at centennialco.gov/housing). The City opted-in to funding available through Proposition 123 with a commitment of supporting at least 108 affordable housing units from 2024-2026. In order to meet the City's goals, the City is requesting concepts for the development of affordable rental and homeownership projects from experienced developers of high quality affordable housing. The City is willing to consider contributions to high quality projects, including, but not limited to, access to state funding through Prop 123 and similar sources, construction use tax reimbursements, private activity bonds, deferred development fees, and dedicated staff for entitlements and permitting. The purpose of this RFI process is to help the City identify developers interested in partnering with Centennial toward the goal of affordable housing development.

The City encourages all interested providers or groups of providers to respond. The City welcomes responses from developers, nonprofit organizations, cooperatives, non-traditional providers, and others. This RFI is intended for all entities that may participate in affordable housing development and operation. The purpose of the RFI is to inform the City of previously unknown partnership opportunities. The City is open to and encourages creative and innovative solutions that fulfill the City's stated goals, including actions by the City.

2. Objectives

2.1. Scope: The City is interested in a variety of development types, including new construction, adaptive reuse, mixed-income projects, mixed-use projects, rehabilitation of existing affordable units, and buy-down or conversion of planned market-rate units. Centennial is interested in all unit sizes—from studios to multi-bedroom layouts—to accommodate a diverse resident base, including families, workforce housing, and singles. Projects incorporating design elements that allow for varied household needs, such as accessible features for individuals with disabilities and family-friendly layouts, are encouraged.

2.2. Development Location: The City of Centennial sees the greatest opportunity for affordable development within the Midtown Centennial area (roughly bordered by S Yosemite St., S Havana St., E Arapahoe Rd., and E County Line Rd. A map is available at: <https://www.centennialco.gov/files/sharedassets/public/v/2/documents/community-development/centennial-next-plan-2023.pdf>)

Within the Midtown Centennial area, Arapahoe Urban Center, located at the southwest corner of I-25 and E Arapahoe Rd. recently received expanded zoning allowances which now permit multi-story residential buildings (<https://www.centennialco.gov/Government/City-Projects-and-Initiatives/Arapahoe-Urban-District-4-AUC-4>). Submissions are encouraged to focus on past projects near public transit, community services, and employment centers to support accessible living, though proximity to these features is not a strict requirement.

2.3. Affordability Standards: The City's approach to affordability is adaptable based on available funding sources and desired incentives. Affordability thresholds will be based on the Denver-Aurora-Lakewood MSA Area Median Income (AMI). Centennial is most interested in rental units priced to remain affordable for households earning up to 60% of the AMI and ownership opportunities affordable for households earning up to 120% of the AMI. AMI averaging may be used to achieve these targets. Submissions may address affordability at multiple levels while aligning with Centennial's workforce housing priorities.

2.4. Incentives: The City is prepared to consider several funding and financial incentives to facilitate affordable housing projects. Each of these arrangements is subject to negotiation and final approval by the City Council at their sole discretion. Potential incentives include:

- **State Funding:** Access to state funding programs, including Proposition 123 funds, which can be leveraged to offset project costs and ensure financial viability.
- **Construction Use Tax Reimbursements:** Eligible projects may qualify for reimbursement of construction use taxes, reducing the initial financial burden of development.

- **Private Activity Bonds:** Developers may also request tax-exempt private activity bonds, enabling access to lower-cost financing options. Centennial receives an annual allocation of over \$6M in private activity bonds.
 - **Dedicated Staff Support:** The City offers dedicated staff assistance to streamline the entitlement and permitting process, ensuring an efficient and straightforward pathway through the regulatory requirements.
 - **Site Identification Support:** City Staff can offer assistance to identify parcels that meet criteria defined in Statements of Interest. Please note, the City's identification of parcels does not replace community engagement and other due diligence items required prior to development.
 - **Proposer-identified Strategies:** Centennial is open to additional requests and encourages proposers to highlight other ways the City can make projects feasible.
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3. **SOI Submission Requirements**

Please limit submissions to no more than 25 pages.

Responses should be submitted by email to Housing@CentennialCO.gov

3.1. Respondent's Certification: included on page 2 of this RFI

3.2. Table of Contents: Include page numbers.

3.3. Letter of Interest summarizing:

- Contact information for the primary firm and any partners (firm name, address, phone and contact person).
- A statement of the proposer's understanding of the goals of this project.
- Please describe what you feel to be the best project for Centennial with the capacity to be financed and constructed.

3.4. Statement of Qualifications:

- **Firm Background:** Provide basic firm information, including the year the firm was formed, company history, mission statement, and approach to housing development.
- **Team Qualifications:** Identify key personnel. Include their roles, qualifications, and past relevant experience.
- **Financial Capacity:** Summarize the firm's experience securing project financing for previous projects.

3.5. Past Projects:

- Provide between three and five examples of projects that could be applicable to Centennial's context, demographics, and objectives stated above. For each project, include as much of the following as possible:
 - Overall development description (Site acreage, building square footage, mix of uses, on-site parking, and open space)
 - Housing description (number and mix of units, including size, number of bedrooms, income restrictions)

- Site plan and building rendering or photos of completed project
- Length and type of deed restrictions or rent limits, if applicable
- Site criteria that encouraged or supported development
- External funding and incentives used to reach identified affordability levels

3.6. Project Approach:

- Explain your approach to resident outreach and partnerships with local organizations.
 - Describe any additional community benefits typical of your projects (for example, sustainable design and construction practices, transit-oriented development, community character benefits, shared open space, diversity of housing options, etc.).
 - Any additional information you feel is relevant for the City to fully evaluate your firm or concept.
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4. SOI Review

4.1. Review Panel

- Submittals will be reviewed by a panel of City Staff to include staff from the City Manager’s Office, Community Development Department, Economic Development Department, Public Works Department, and other City departments as relevant.
- The City, at its discretion, may also share concepts with South Metro Housing Options, Arapahoe County Housing Division, and/or other groups for feedback.

4.2. Review Results

- Responses will be used to identify desirable projects and guide the approach to affordable housing developments within the City.
 - The City may reach out to discuss your submittal and project options further.
 - The submission of a concept creates no obligation for any action on the part of the City. Centennial reserves the right to act upon any number of submissions received through this RFI.
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5. Additional Instructions

- 5.1.** All responses shall become the property of the City and shall be retained in accordance with the City’s records retention schedule.
- 5.2.** Any and all costs incurred by the Respondent in the preparation and delivery of the RFI are the sole responsibility of the Respondent and will not be reimbursed by the City.
- 5.3.** The City is a Colorado governmental entity. Therefore, all information included in responses and other written information submitted by the respondent to the City is subject to the provisions of the Colorado Open Records Act, Colorado Revised Statutes Sections 24-72-201, et seq. (“CORA”). Respondents should

expect that the response may be viewed by the general public and competitors once submitted to the City. Under CORA, trade secrets, privileged information, and/or confidential commercial, financial, geological or geophysical data may not be subject to disclosure under CORA (“Confidential Information”). If respondent requests any restrictions on the use or inspection of Confidential Information contained within the response, Respondent must:

- (a) clearly identify and segregate any portion(s) of its response that it believes constitutes Confidential Information as defined above,
- (b) place a cover page on such segregated Confidential Information requesting that such Confidential Information be restricted from inspection under CORA, and
- (c) state with such request, on the cover page, the statutory basis for the request under CORA (the reasons the segregated information is Confidential Information as defined above).

Neither a response in its entirety, nor response price information will be considered Confidential Information. Any information that will be included in any resulting contract cannot be considered Confidential Information. Co-mingling of Confidential Information with information that is not Confidential Information is not acceptable.

If Respondent fails to satisfy (a) through (c) set forth above, the City may treat the entire response as a public record available for inspection by the public under CORA. However, if Respondent satisfies (a) through (c), the City intends to redact or withhold such identified and segregated material in response to a CORA request. If the City is subject to a legal challenge (e.g., mediation, litigation) as a result of the redaction or withholding of such Confidential Information, Respondent shall be responsible to enter into an agreement with the City to cover all City costs incurred, including penalties that may be imposed by a judge, to defend its CORA response, with the City retaining full discretion on how to defend and to what extent. If Respondent fails to enter into such agreement, it shall be discretionary with the City whether to defend the legal challenge.