



Community Notice of Funding Availability:

Community Stabilization Tool
Assisting Neighborhood Development





Who We Are

The Denver Urban Renewal Authority (DURA), created by the City and County of Denver in 1958, assists in the redevelopment of blighted property and helps foster the sound growth and development of Denver.

DURA's **mission** is to promote inclusive reinvestment, equitable growth, community building, and environmental sustainability throughout Denver.



DURA's **core values** reflect neighborhood stability and the preservation of community culture and heritage. Our investments are purposed to improve the physical characteristics of Denver neighborhoods.



DURA's **vision** is to:

1. Support new development capacity within the city
2. Sustain existing and important elements of communities citywide

1

First, DURA helps develop new areas by investing in and redeveloping sites that need improvement. They use Tax Increment Financing (TIF) to fill funding gaps and make these projects possible.

2

Second, DURA strengthens Denver's communities by supporting projects that help long-term residents and businesses thrive. In tough economic times, DURA invests in amenities that improve quality of life and stabilize property values. During economic booms, DURA works to prevent the displacement of residents and businesses. Our Community Investment Programs are key tools in this effort.

DURA's Community Programs

The purpose of DURA's Community Investment Programs (CIP) is to identify and support investment opportunities that align with our mission while allowing us to be flexible and support innovative and impactful projects in marginalized communities experiencing involuntary effects due to market conditions. Programs can fund commercial, residential, nonprofit and community projects.

Our programs will identify opportunities to stabilize and sustain neighborhoods and communities. They will be unique, targeted, and impactful for grant fund recipients, their projects, and the neighborhoods in which they live and work.

Community STAND Program Goals

DURA's first program available to the community is called **Community STAND: Stabilization Tool Assisting Neighborhood Development**.

The Authority plans to allocate grant funds to small businesses, nonprofit organizations, and business improvement districts (BIDs) within Urban Redevelopment Areas (URAs) that have historically lacked investment.

DURA specifically requests proposals from these types of organizations to support and fund their vision for their intended communities. These organizations must be located in the City and County of Denver within an existing URA or within a 1/2 mile of an existing URA. [Visit the program webpage to access our URA mapping tool.](#)

DURA will not fund any organizations, businesses or projects engaged in activities prohibited in **Attachment A**.

Community STAND Fund Applicant Requirements:

- ✔ Businesses engaged in permitted activities with \$2 Million or less in gross revenue
- ✔ Nonprofits designated by 501(c)(3), status
 - DURA will accept proposals from organizations that are either nonprofits or incubated by a nonprofit holding a 501(c)(3) designation. Please refer to the Proposal Submission Requirements section for further details.*
- ✔ Business Improvement Districts

Our Funding Priorities



Organizations with a multi-generational presence



Organizations proposing shovel-ready projects or projects that can be completed within one year of award



Organizations preserving the neighborhood culture



Community STAND Funding

Each applicant is eligible for funding from \$500 up to \$50,000 in a single grant.

STAND will not fund:

- ✘ Business operating expenses, including marketing costs
- ✘ Rental assistance
- ✘ Business and personal tax support
- ✘ Events
- ✘ Partisan causes
- ✘ Religious events

Community STAND Funding Areas

Community STAND seeks to allocate funds to small businesses, nonprofit organizations, and businesses to prevent the unintended consequence of these organizations moving from their original community due to DURA investment.

The program will provide resources to projects that provide physical improvements to businesses or public spaces. DURA is open to different ideas and will explore opportunities to provide unique investment in small businesses, nonprofits, and business improvement districts. Though not an exhaustive list, below are some sample projects for inspiration:

Inspiration Projects

- Façade improvements
- Furniture for organization — interior or exterior
- Costs associated with purchasing (owning) a space in your neighborhood
- Corridor greening and furniture
- Window replacement
- Landscaping
- Safety improvements: camera, lights, equipment
- Cultural markers such as a park bench or signage
- Alley clean-up/ beautification
- Graffiti removal
- Community garden or pocket park
- Business equipment: printers, manufacturing machine, restaurant equipment
- Public art installations
- Physical building improvements—roofing, FF&E, HVAC, etc.
- Design fees for improvements and expansion

Proposal Submission Requirements

Applicants are required to submit a proposal describing how they intend to utilize the Community STAND funding. A complete proposal will include the following sections:

1. Organization/business overview
2. Project description including the requested amount for funding
3. Narrative on how the project will support the goals of the Community STAND program
4. Demonstration of project readiness including full project budget and schedule
5. Demonstration of positive community impact
6. Project outcomes reporting plan
7. Organizational compliance attachments

1. Organization/business overview

Include the background of the organization:

- When was the organization founded?
- What goods and or services does your organization provide?

2. Project description

Provide a description of the project or initiative for which you are seeking funding. Include any partners and resources identified to support the project.

3. Demonstration of how the project will support the goals of the community STAND program

Community STAND seeks to keep organizations within their existing neighborhoods to support the neighborhood's existing culture. The narrative of your proposed project can support the prevention of immediate relocation or create community amenities or benefits that would prevent future relocation.

4. Demonstration of project readiness including full project budget and schedule

Applicants should demonstrate project readiness by demonstrating the project is financially feasible and can comply with all development requirements with the City/County of Denver with a positive tangible impact on the organization and/or the surrounding community.

▪ Full project budget

The applicant will provide a detailed budget of the requested funding. Please explain if the funding will be leveraged with other grants/funds to implement the proposed project.

▪ Full project schedule

The applicant will provide a schedule for the proposed project, including project milestones from implementation through completion. If this project is a part of a larger project or if the proposal is supporting an existing project with resources, include the entire schedule of the project, not just the portion proposed for funding. A schedule reflecting immediate implementation adds to the readiness of the project.



5. Demonstration of positive community impact

Applicants will demonstrate positive community impact with one or more letter(s) of support from the community.

6. Project outcomes reporting

Identify project outcomes for the proposal's success. How will we know if the project is successful? What measurable outcomes will be included to evaluate success? At what time intervals do you propose reporting outcomes? Please refer to the Outcomes Reporting Requirements portion of this NOFA for additional details.

7. Organization compliance attachments

Please include the following documents with your proposal to ensure organizational compliance with this NOFA. Please note: all organizations must adhere to DURA's acceptable business activities (Attachment A):

- Most recent tax return or 990 for nonprofits (if applicable)
- Current certificate of liability insurance
- Current business license
- Current state certificate of good standing

*If you are a sponsored nonprofit organization under a larger nonprofit designated 501(c)(3), please provide the sponsoring organization's credentials. Additionally, please submit a statement from the sponsoring nonprofit confirming their commitment to see the sponsored organization through the process, including performance outcome reporting.

Sponsoring organizations are responsible for sponsored organization's adherence to the community grant program. Please note: No administrative fees from the sponsoring organization are allowed in the program.



Project Outcomes Reporting Requirements

DURA expects grant recipients to provide periodic updates on the proposed project and the expected performance outcomes at the conclusion of the funding period. The following is required for necessary reporting:

- Performance outcome identification
- Updates on progress against intended outcomes (as proposed in the organization's grant application)
- Explanation if outcomes were not accomplished
- Qualitative data to support the reporting (stories, pictures, videos, etc.)

STAND Proposal Evaluation

Applicants are requested to submit proposals for funding in accordance with the proposal requirements outlined in this NOFA. Submissions will be evaluated according to the following:

- Alignment with DURA's mission, vision, and STAND program goals
- Project readiness
- Project outcomes clearly defined
- Demonstration of positive community impact

Proposal Submission Guidelines

Organizations are welcome to submit multiple proposals, either independently or in collaboration with others. As part of this grant program, DURA has identified 37 URAs across the City and County of Denver. Special emphasis will be placed on equitable distribution of funds, aiming to support as many URAs as the program's resources allow. Proposals must be submitted electronically via the website in PDF or MS Word format.

Proposals must be received by the Authority for review **no later than 2:00 p.m. Mountain Time on Tuesday, November 8.**

Community STAND NOFA Schedule

Event	Issue/Deadline Dates
Issue RFP	10/1/2024
Pre-Proposal Meeting (virtual)	10/16/2024
Questions Due	10/24/2024
Questions Answered	11/1/2024
RFP Due	11/8/2024
Notice of Award	December

Pre-Proposal Meeting



October 16, 10:00 a.m. MST.
Meeting link: us02web.zoom.us/j/6216077128?omn=89353088666

Technical Assistance

All requests for clarification or additional information must be submitted in writing via email no later than 3:00 p.m. on **October 24, 2024**. Inquiries regarding the 2024 Community STAND NOFA should be directed to:



April Simmons
communityprograms@renewdenver.org

DURA may elect to respond to questions at its sole discretion. If DURA does respond, questions received regarding this 2024 Community STAND NOFA, along with answers, will be shared with all responding parties through a notice on the DURA website at:



DURA Website
renewdenver.org/communityprograms

Governing Provisions and Limitations

The 2024 Community STAND process is subject to the following:

- A.** DURA assumes no liability for disclosure or use of data submitted in response to this NOFA for any purpose. All information which an applicant wishes to remain exempt from disclosure should be provided as a separate attachment and clearly marked as follows: "Confidential Commercial and Financial Information -- Exempt from Public Disclosure in Accordance with the Colorado Public Records Act." DURA makes no assurances that such information is or will remain confidential under the Colorado Public Records Act.
- B.** This NOFA is not to be construed as a contract or as a commitment of any kind; nor does it obligate DURA to award any contract or to pay for costs incurred prior to the execution of a formal contract, unless DURA specifically authorizes such costs in writing.
- C.** DURA values diversity and encourages responses from qualified SBE, MBE and WBE firms.
- D.** DURA reserves the right to accept or reject any or all proposals received, or to cancel or reissue this NOFA in part or its entirety.
- E.** DURA further reserves the right to make no award as a result of this solicitation in its sole discretion.
- F.** DURA reserves the right to correct any error(s) and/or make any changes to this solicitation as deemed necessary. Any changes will be posted to the DURA website.
- G.** DURA reserves the right to negotiate the final terms of any contract awarded as a result of this solicitation with the proposer selected and any such terms negotiated as a result of this NOFA may be renegotiated and/or amended to successfully meet the needs of DURA.
- H.** DURA reserves the right to contact any individual or entity listed in the proposal that may have knowledge of the proposer's experience, performance and qualifications.
- I.** Applicants shall not offer or provide any gratuities, favors or anything of monetary value to any officer, member, employee or agent of DURA for the purpose of having an influencing effect toward their own proposal or any other proposal submitted hereunder. In addition, no employee, commissioner, officer, or agency of DURA shall participate in the selection, award or administration of contract supported by DURA funds if a conflict of interest, real or apparent, would be involved.
- J.** Applicants shall not engage in any activity that is intended to restrict or eliminate competition. Violation of this provision may cause a proposal to be rejected. This does not preclude joint proposal as permitted above.
- K.** DURA reserves the right to request clarification or, explanation for, or verify any aspect of a response to this NOFA, and to require the submission of any price, technical, or other revision to the NOFA that results from negotiations conducted.
- L.** DURA reserves the right to award without discussion.
- M.** DURA reserves the right to extend, shorten, increase or decrease any contract awarded as a result of this NOFA.
- N.** Applicant shall be responsible for complying with all federal, state and local laws, statutes, ordinances, rules and regulations applicable to its program and for complying with all reporting requirements associated with the program. DURA shall not be responsible for determining compliance or reporting requirements as dictated in this paragraph but may terminate any award or contract based upon applicant's failure to comply with any such requirements.

Attachment A

Prohibited Uses and Businesses

No part of the Property will be occupied by or used for the retail business of (i) an adult book, adult novelty, adult video or adult entertainment store, car wash, tattoo parlor, pawnshop, massage parlor, hookah bar or lounge, dance hall, discotheque, nightclub, bar, billiard or pool hall, game parlor or video arcade (which shall be defined as any store containing more than four (4) electronic games), a store which has the sale of alcoholic beverages for consumption off premises as its principal business, a store which has the sale of firearms or weapons as its principal business, or a store (sometimes referred to as a "head shop"), which has the sale of drug paraphernalia or marijuana paraphernalia as its principal business; (ii) the renting, leasing or selling of or displaying for the purpose of renting, leasing or selling of any motor vehicle or trailer; (iii) an automotive maintenance or repair facility or retail automotive fuel filling station; or (iv) dispensing, growing or storing marijuana or providing consulting or advice primarily regarding marijuana.

