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# Affordable Housing Review Team

Meet & Greet | October 10, 2023

# AHRT Mission Statement

Collaborate with applicant teams to efficiently guide them through the City's entitlement process and deliver affordable units to market faster.

# AHRT Support For Projects

- ✓ Dedicated Staff
- ✓ Capacity Managed Queue
- ✓ Application/ Eligibility Requirements
- ✓ On-time/ Early Reviews
- ✓ Coordination with Project Development/Financing Schedule
- ✓ Prioritized Submittal Intake
- ✓ Project Prioritization across agencies

# Types of AHRT Projects

## New Construction and Renovations:

- Income Restricted Rental and For-Sale Affordable Housing including Permanent Supportive Housing (PSH)
- LIHTC Funded Development
- Single-unit, Two-unit, ADUs

## If capacity allows:

- Hotel/Motel conversions
- Shelters



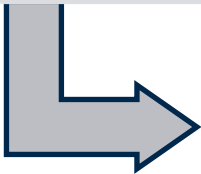
Northfield Flats | 4501 Xenia St

# Application Process



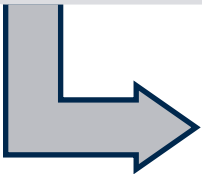
Warren Village III | 1390 W Alameda Ave

Apply!



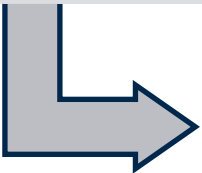
- Submit the AHRT Application to Program Administrator

Deliberation



- Program Administrator reviews application against eligibility criteria and program capacity

Determination



- Program Administrator provides Letter of Acceptance or Non-Acceptance to applicant

Submittal

- Submit Review Application

# Eligibility Criteria

This is a new program in Denver and while it gets underway, **projects that are 100% affordable will receive priority.** In addition to meeting the required criteria below, acceptance into the program also depends on the number of projects already participating and the team's capacity. As capacity increases, more qualifying projects can be accepted into the program.

In order to qualify for the program, projects must meet at least **one** of the following criteria:

- [Colorado Housing and Finance Authority](#) (CHFA) funded affordable housing projects
- Any project with a funding commitment from the city's [Department of Housing Stability](#) (HOST)
- Any [Denver Housing Authority](#) (DHA) project
- Any deed-restricted Accessory Dwelling Unit (ADU) that will be used for affordable housing
- Projects restricted by law, covenant, deed, contract, or any other legally enforceable instrument to provide affordable housing and developed by a community land trust or other non-profit developer (such as Habitat for Humanity)
- Any other affordable housing project that has dedicated at least 20% of the units for households earning 80% or less of the area median income and has a term affordability commitment in line with HOST requirements
- Projects that chose to comply with the "enhanced build on-site requirement" of the city's [Expanding Housing Affordability Ordinance](#)

# Types of Acceptance

Full Acceptance

Fully accepted. No further AHRT applications needed

Concept Only

CHFA Projects only; may need to resubmit for AHRT if project is not funded.

Rezoning Only

Acceptance for Rezoning process only.

LOG Only

For projects going straight to permit. Limited Project Coordination assistance provided.



# Customer Expectations



Holly38 | 3800 N Holly St

# What doesn't AHRT do?

- × Permit Expediting
- × Permit Approval in advance of SDP approval
- × Blanket exemption from Processes
- × Blanket exemption from all fees or development related costs

# What AHRT Projects Can Expect

On-time/ Early Reviews

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Schedule predictability

Most reviews are 4 weeks (3 weeks for review, 1 week to compile multi-agency comments)

Dedicated Reviewers

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Prioritization and standardization of review processes and code application

# What AHRT Projects Can Expect Cont.

## Rezoning

- 4.5-month typical process
- Faster internal review
- Slots on packed agendas
- Assistance with narrative writing
- Tip: Apply to AHRT first!

# What AHRT Projects Can Expect Cont..

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## High Touch Coordinated Review

- Proactive Issue Identification
  - Requires a more detailed Concept Plan Review
- Prioritized conflict/ code interpretation resolution
- Coordinated meetings available after:
  - 1<sup>st</sup> Concept Review
  - 1<sup>st</sup> SDP Review
  - 3<sup>rd</sup> SDP Review
  - 1<sup>st</sup> Building Permit Review

# What AHRT Projects Can Expect Cont...

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## Fee Reductions

- Many waived from DOTI for 20/80/20 dwelling units
  - Addressing
  - SSPR
  - TEP
  - SUDP (not including tap fees)
  - Many other fees
- Exceptions to MAH (DRMC Chapter 27, Article X)
  - linkage fee waivers and building permit fee reductions

# City Tips for Success



Montbello Freshlo | 12300 Albrook Dr

# City Tips for Success

Keep AHRT Project Coordinator and Program Administrator in the loop

Include AHRT as the first word in your email subject lines!

Open Communication about schedule changes

Timely responses to questions

Thorough Comment responses

Designate a specific Point of Contact (PM & Owner)

Attendance at Coordinated Meetings with decision makers (PM & Owner)

Provide questions in advance of meetings



# City Tips for Success Cont.

ZONING - Good Design combats NIMBYism!

PS - Submit AHRT Acceptance with your rezoning application!

FORESTRY - Always show trees in the ROW and front and side setbacks and indicate removal or protection.

Submit sanitary sewer peak flow calculations with your INITIAL Concept Plan submittal.

Provide a conceptual Grading and Utility Plan with INITIAL Concept Plan submittal.

At Concept projects over 0.5 acres- expect stormwater detention and, potentially, water quality treatment



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# Questions/Comments?

Please email [Angela.Thomas@denvergov.org](mailto:Angela.Thomas@denvergov.org)