



CITY AND COUNTY OF DENVER
Housing & Neighborhood Development Services
Inclusionary Housing Program

Please fill out this plan completely and return to the Housing Manager. This plan must be approved, signed, and recorded prior to the issuance of building permits. For questions that require lengthy responses, please limit your essay or description to no more than 250 words or use attachments. When providing attachments, please reference the number of the section in this plan to which the attachment refers.

Affordable Housing Plan (AHP)

1. Developer and Project Information

Name of Developer:		Tax ID:	
Contact Person:		Title:	
Address:		Zip Code:	
Phone Number:		Fax:	
Email Address:		Reception No:	
Project Name:		Assigned AHP No:	
Project Location:		Nb'hood:	
Compliance Option:	<input type="checkbox"/> On-Site	<input type="checkbox"/> Off-Site	<input type="checkbox"/> Cash-in-Lieu
Compliance Type:	<input type="checkbox"/> Mandatory	<input type="checkbox"/> Voluntary (For Sale)	<input type="checkbox"/> Voluntary (Rental)

Project Description:

Briefly describe the development concept and design of this project

2. Justification For Off-Site or Cash-in-Lieu Option (If Selected)

Please provide justification for why Moderately-Priced Dwelling Units (MPDUs) will not be built on-site. If the cash-in-lieu option is selected, after completing this section and item 3a, skip to item #18.

3. Moderately Priced Dwelling Unit (MPDU) Information

Is this a one-phase project in which market-rate units and MPDUs will be developed simultaneously?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Please enter information about the entire project in item #3a

3a. Unit Information:

Total Units in Project:	
Number of MPDUs:	
Required MPDUs:	
Is Unit Info OK?	No

Structural Information:

# of Bldgs:	
# of Stories:	
Elevator(s):	<input type="checkbox"/> Yes
	<input type="checkbox"/> No

Parking Information:

Structured Parking:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
# of Structured Spaces:		
Total Parking Spaces:		
% Structured Paking:		

Remarks:

Enter specific information about the current phase of the project

3b. Unit Information:

Total Units in Phase:	
Number of MPDUs:	
Required MPDUs:	
Is Unit Info OK?	No

Structural Information:

# of Bldgs:	
# of Stories:	
Elevator(s):	<input type="checkbox"/> Yes
	<input type="checkbox"/> No

Parking Information:

Structured Parking:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
# of Structured Spaces:		
Total Parking Spaces:		
% Structured Paking:		

Remarks:

Enter information related to the offsite MPDUs only

3c. Unit Information:

Total Units in Project:	
Number of MPDUs:	
Required MPDUs:	
Is Unit Info OK?	No

Structural Information:

# of Bldgs:	
# of Stories:	
Elevator(s):	<input type="checkbox"/> Yes
	<input type="checkbox"/> No

Parking Information:

Structured Parking:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
# of Structured Spaces:		
Total Parking Spaces:		
% Structured Paking:		

Remarks:

4. IHO Classification and Incentives

Please Click Here and the Appropriate IHO Classification Will Be Selected Automatically

Standard	Special Cases	Exceptions/Voluntary
<input type="checkbox"/> Standard	<input type="checkbox"/> Large High Cost Structure	<input type="checkbox"/> Small-Scale (4 to 29 Units)
<input type="checkbox"/> High Cost Structure	<input type="checkbox"/> Large Non-Elevator Devt	<input type="checkbox"/> Rental

Click Here to Show Current Price List and Select the Target Area Median Income (AMI) Based on the Proposed Prices

<input type="checkbox"/> 50% or Less	<input type="checkbox"/> 60% or Less	<input type="checkbox"/> 65% or Less
<input type="checkbox"/> 80% or Less	<input type="checkbox"/> 95% or Less	<input type="checkbox"/> 100% or More

Supplemental Incentives: Please note that for each incentive requested, additional MPDUs may be required in addition to those calculated in Item #3 pursuant to Section 27-108 of the Ordinance.

<input type="checkbox"/> Density Bonus (10%)	<input type="checkbox"/> Parking Reduction (20%)
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Click For Applicable Rebate

<input type="checkbox"/> Standard (\$5,000 Rebate)
<input type="checkbox"/> Enhanced (\$10,000 Rebate)

Remarks:

5. Construction Schedule

<u>New Construction</u>	<u>Market Units</u>	<u>MPDUs</u>
Start Date:		
Finish Date:		
Duration (Months):	#VALUE!	

<u>Substantial Rehab</u>	<u>Market Units</u>	<u>MPDUs</u>
Start Date:		
Finish Date:		
Duration (Months):	#VALUE!	

6. Staging Plan

Please provide the proposed completion dates for each of the unit types in the development.

<u>Unit Type</u>	<u>Market-Rate Units</u>		<u>MPDUs</u>	
	<u>Number</u>	<u>Proposed Completion Date (Month-Year)</u>	<u>Number</u>	<u>Proposed Completion Date (Month-Year)</u>
Studio				
1 Bedroom				
2 Bedrooms				
3 Bedrooms				
4 Bedrooms				
Total Units	0		0	

7. Number and Size of Bedrooms

<u>Market Rate Units</u>	<u>Size (SF)</u>	<u>Number</u>	<u>% of Total</u>	<u>MPDUs</u>	<u>Size (SF)</u>	<u>Number</u>	<u>% of Total</u>
Studio				Studio			
1 Bedroom				1 Bedroom			
2 Bedrooms				2 Bedrooms			
3 Bedrooms				3 Bedrooms			
4 Bedrooms				4 Bedrooms			
Density Bonus				Density Bonus			
Reduced Parking				Reduced Parking			
Total Units		0		Total Units		0	

8. Exterior Design

Provide statement attesting that the exterior design of MPDUs shall be indistinguishable from other units in the development in terms of quality of finishes and general appearance, and that the interior of the MPDUs will be "functionally equivalent" to the market-rate units:

9. Dispersed Location of MPDUs

Provide a statement or diagram on the location of MPDUs within the development. If a site plan is available, indicate the location of MPDUs on the plan:

10. List of Other Real Property

List all other real property owned by the applicant within one mile of the development:

11. Specific Incentives Requested Based on IHO Classification

For each of the IHO classifications below, please indicate the total number of MPDUs to be built by area median income.

Standard	Standard Non-Elevator			High Cost Structure		
	<i># of MPDUs</i>	<i>Rebate</i>	<i>Total</i>	<i># of MPDUs</i>	<i>Rebate</i>	<i>Total</i>
<u>AMI of MPDUs</u>						
95% AMI	NA	NA	NA		\$5,500	
80% AMI		\$5,500			\$5,500	
65% AMI		\$5,500			\$5,500	
60% AMI		\$10,000			\$10,000	
50% AMI		\$10,000			\$10,000	
Total Units/ Rebate:	0			0		
Maximum Allowed:	0			0		
Exceptions	Small-Scale Development			Rental		
<u>AMI of MPDUs</u>	<i># of MPDUs</i>	<i>Rebate</i>	<i>Total</i>	<i># of MPDUs</i>	<i>Rebate</i>	<i>Total</i>
95% AMI	NA	NA	NA	NA	NA	NA
80% AMI		\$5,500			\$5,500	
65% AMI		\$5,500			\$5,500	
60% AMI		\$10,000			\$5,500	
50% AMI		\$10,000			\$10,000	
Total Units/Rebate:	0			0		
	0			0		
Special Cases	Large-Scale Development			Maximum Rebates Allowed		
<u>AMI of MPDUs</u>	<i># of MPDUs</i>	<i>Rebate</i>	<i>Total</i>	<i>IHO Class</i>	<i>Rebates Allowed</i>	
95% AMI		\$5,500		Standard Non-Elevator		
80% AMI		\$5,500		High Cost Structure		
65% AMI		\$5,500		Small-Scale Development		
60% AMI		\$5,500		Rental		
50% AMI		\$5,500		Large-Scale Development	\$250,000	
Total Rebate:	0					
	0					

12. Marketing Plan

Please provide detailed description of the marketing activities you will employ for initial selection of eligible households to occupy MPDUs, including: a) Project Advertisement b) Printed Brochures c) Types of Media Carrying Ads d) Sample Ad/Graphic e) Contact information for party responsible for marketing**.

**Note: IHO projects must list available MPDUs on the www.ColoradoHousingSearch.com website during the marketing period and as units are subsequently listed for sale or rent.

13. Legal Description

Attach legal description of property to be used for MPDUs

14. Estimated Pricing of MPDUs (Final pricing will be based on current prices at time of occupancy)

What is your Target Income Group?:

What is your Target Income Group?:

For Sale:

Price

Studio	
One Bedroom	
Two Bedrooms	
Three Bedrooms	
Four Bedrooms	

Rental:

Price

Studio	
One Bedroom	
2 Bedrooms	
3 Bedrooms	
4 Bedrooms	

15. Covenants

Please attach a completed copy of (the city's form for) covenants to encumber the MPDUs as well as the following optional information.

Name of Legal Counsel

Phone Number

16. Memorandum of Acceptance

Provide statement that the terms of this plan will bind the applicant and will run with the land upon approval of AHP by CPD and recording with the Clerk and Recorder of the City and County of Denver.

17. Other Information and Certification

Please submit other information that will help determine compliance with the Ordinance. Also provide prompt notification to the Housing Manager when each of the following activities occur:

1. Payment of pre-submittal fees
2. Project ground breaking
3. Start of marketing campaign
4. Receipt of a (Temporary) Certificate of Occupancy (CPD will schedule an inspection shortly thereafter)
5. Accepting sales contracts
6. Other

18. Cash-in-Lieu Payment Option

[Click Here to Show Current Price List](#)

If you selected the cash-in-Lieu payment option in Item 1, please calculate the amount of contribution due to the Housing Improvement Program Fund. All payments to this fund must be made and this AHP signed prior to the issuance of a building permit and/or certificate of occupancy.

DETERMINATION OF CASH-IN-LIEU AMOUNT					
<i>Bedroom</i>	<i>Total Units in Project</i>	<i>Minimum # of MPDUs for IHO Compliance</i>	<i>Current Max Price</i>	<i>Cash-in-Lieu Price</i>	<i>Total Amount</i>
	(A)	((B) = (A) x 0.1)*	(C)	((D) = (C) x 0.5)	((E) = (D) x (B))
Studio		0.0		\$0	\$0
One Bedroom		0.0		\$0	\$0
Two Bedrooms		0.0		\$0	\$0
Three Bedrooms		0.0		\$0	\$0
Four Bedrooms		0.0		\$0	\$0
Grand Total/Average	0	0.0	#DIV/0!	\$0	\$0

Note: * A fraction of a unit is rounded up to one unit. However, cumulative rounding of units shall not exceed the total allowed in the IHO. The total cash-in-lieu contribution is the product of the number of units allowed and the average cash-in-lieu price for all units allowed.

19. Certification

I, the undersigned, being the applicant or a duly authorized agent of the applicant, certify that the above information, to my actual knowledge, is true and correct and conforms to information contained in the recorded covenant for this development.

Print Name: Title:
Applicant-----

Signed: Date:
Applicant-----

20. Mailing Address

Please address all correspondence regarding this plan to:

Housing & Neighborhood Development Services
201 W. Colfax Avenue, Dept. 204
Denver, CO 80202
ATTN: Stephanie Inderwiesen
E-mail: stephanie.inderwiesen@denvergov.org

21. FOR OFFICIAL USE: Do not write below this line

Approved

Rejected

Approved With Condition

Signed:

Housing Manager

Date:
