Denver Office of Housing Stability
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HOST HOUSING FINANCING APPLICATION INSTRUCTIONS

HOST reviews applications for financing as described in the table below. HOST staff are available to consult with you prior to submitting your application, ***and we recommend a pre-application meeting if you haven't worked with us before,*** but HOST is unable to make financing or timing commitments before a full application is received. HOST staff additionally reserves the right to exercise discretion with funding recommendations, which must be approved by Loan Review Committee.

- **Underwriting Guidelines**: Revised underwriting guidelines.
- **Term Sheet**: The City will consider investments using the current term sheet.
- **Application Template:** Required with your application.
- **Application Certification:** Must be submitted with your application**.**

Project Type	**How to Submit Materials**	**How and When HOST Reviews Applications**
9% Tax Credit 4%+State Tax Credit	Submit this completed form and all items on the Application Instructions to HOST.	**TAX CREDIT APPLICATION REVIEW** Applications are due to HOST by the same deadline that tax credit applications are due to CHFA. HOST will schedule site visits with all tax credit applicants. Once tax credit awards are announced, HOST will complete underwriting on applications submitted for successful projects. Applicants will be able to update materials as needed. **Funding is not committed until formally approved, and is *contingent on HOST funding availability and funding priorities.***

All materials must be submitted to the Housing Development Team at Housingdevelopment@denvergov.org.

<table>
<tr><td>4% Tax Credit</td><td>Submit this completed form and all items in the Application Instructions to HOST.</td><td rowspan="2">APPLICATION REVIEW
Applications can be submitted at any time.
HOST will review applications for completeness at the time of submission and notify applicants of any missing items.
HOST will evaluate all applications received based on completeness and the priorities and criteria published on the HOST website.
As part of HOST application review, HOST may schedule a site visit to your project site, as appropriate.
Following this review, HOST will either complete underwriting on your application, or give feedback on how your application can be updated and resubmitted to better address housing priorities and criteria.
Funding is not committed until formally approved, and is contingent on HOST funding availability and funding priorities.</td></tr>
<tr><td>Non-LIHTC Rental
For-Sale
Land Acquisition
Property Acquisition
Rehabilitation</td><td>Submit this completed form and all items in Application Instructions to HOST.</td></tr>
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I. Funding Opportunities

In February 2018, City Council adopted Denver's new five-year compre~~hensive housing~~ plan, Housing an Inclusive Denver, to guide investment and policy strategies that address housing needs along the income continuum. The housing plan outlines four key goals to create inclusive communities in Denver:

1) Create affordable housing in vulnerable areas AND in areas of opportunity
2) Preserve affordability and housing quality
3) Promote equitable and accessible housing options
4) Stabilize residents at risk of involuntary displacement

The housing plan also outlines investment priorities along the income continuum:

- 40 - 50% of housing resources will be invested to serve people earning 30% and below of the area median income (AMI) and those experiencing homelessness who are seeking to access or maintain rental housing, including:
- 20 - 25% of housing resources to serve residents experiencing homelessness
- 20 - 25% of housing resources to serve residents earning 30% AMI and below

- 20 - 30% of housing resources will be invested to serve people earning 31% to 80% AMI who are seeking to access or maintain rental housing
- 20 - 30% of housing resources will be invested to serve residents seeking to become homeowners or remain in homes they already own

The goals above are listed in further detail on the Funding Priorities tab of the Application Template. Priority will be given to projects that support these goals.

Leverage.
Please note that one of the additional Funding Priorities is leverage. Our evaluation will include review your other sources of equity from non-LIHTC, non-DOH, non-deferred developer fee sources, grants, soft seconds, etc. We will require in your narrative a description of 3 other sources sought in order to minimize your request from HOST, as well as projected response dates.

II. City Funding Limits

The City will consider investments using the current term sheet, available through the link at the top of page 1 . Investment amounts are subject to change. ***Acceptance is subject to HOST review and not guaranteed.***

III. Definitions

A. **"Accessible units"** are units that comply with the Fair Housing Act Guidelines (1991) and the 1986 American National Standards Institute (ANSI) A117.1 Standard or an equivalent or stricter standard. Public and common use areas must be readily accessible to and usable by people with disabilities. HOME regulation requires that 5% of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with mobility disabilities. An additional 2% of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities. HOST is adopting this standard for all City-funded affordable housing projects.
B. **"Affordable housing project"** refers to income-restricted housing units in which the City is a financial participant. Leases must be offered for no less than 12 months, and the tenant household should pay no more than 30% of their income toward rent
C. **"Community amenities"** include transit stations (train or bus), educational institutions (including early childhood education and higher education), recreational facilities, libraries, parks, healthcare or medical facilities, and grocery stores

D. **"D3"** stands for Denver Housing Authority (DHA) Delivers for Denver. References in this document refer to the portion of the intergovernmental agreement between the City of Denver and DHA to acquire properties and provide vouchers for the development of supportive housing.
E. **"Transit-oriented development"** means, according to the Federal Transit Administration (FTA), includes a mix of commercial, residential, office and entertainment centered around or located near a transit station.
F. **"Supportive Housing (SH)"** is defined as the following:
G. Supportive housing is a subset of affordable housing that provides residents with non-time-limited affordable housing and the rights and responsibilities of tenancy using the Housing First model. In addition, supportive housing provides residents with access to an array of intensive supportive services tailored to the prospective needs of the resident population. At least 40% of a building's units should be supportive housing units to be considered a supportive housing project.
    - **Eligible Tenants:** Defined as extremely low-income individuals/households that are experiencing homelessness or would be experiencing homelessness upon discharge/release from an institutional setting, and has a disabling condition, disabilities, or special needs, with a priority for those with a behavioral condition as verified by a knowledgeable professional. Tenants may have multiple barriers to obtaining and maintaining housing, including chronic or persistent mental illness, alcohol and/or substance abuse, and/or health issues. In addition, HOST will prioritize proposed developments that refer at least 50% of tenants residing in the property's SH units, including vacancies, using the regional coordinated entry system, OneHome. The Division of Housing will be responsible for reviewing and approving specific eligibility criteria for each project.
    - **Services Standards:** Development Partners must demonstrate that each proposed project will include a target staff-to-client ratio of no less than one staff person to every fifteen SH units. Staff should have the relevant education and experience needed to implement tenancy support services. Services must be offered on a volunteer basis to tenants. In addition, services are expected to be implemented in a manner reliant on current best practice models, including:
        - *Housing First:* Housing First is a homeless assistance approach that prioritizes providing non-time-limited housing to people experiencing homelessness, thus ending their homelessness. It is guided by the belief that people need basic necessities, including food and housing, before attending to other goals of self-sufficiency, such as employment, budgeting, or substance abuse treatment.
        - *Harm Reduction:* Harm Reduction is a set of practical approaches aimed to reduce the harm associated with substance use, rather than prevent

substance use itself. Harm reduction approaches recognize that individuals can be at different stages of recovery and that effective interventions should be tailored to each individual's stage.

    - *Trauma-Informed Care:* Trauma-informed care (TIC) is an approach to behavioral health service delivery that incorporates an understanding of past trauma and the impact it can have across settings, services, and populations. A trauma-informed approach recognizes the widespread impact of trauma, understands potential paths for healing, incorporates knowledge of trauma into policies and practices, and seeks actively to prevent re-traumatization.

- **Outcomes:** Supportive housing is an evidence-based housing model with a primary focus on resident stability in housing. Development Partners must identify proposed property and tenant outcomes, including housing stability, demographics, and recidivism to homelessness, incarceration, or hospitalization. All tenant must be reported in the Homeless Management Information System
- **Commitment to Quality:** The development team is expected to commit to the provision of high-quality supportive housing, as described in the Corporation for Supportive Housing Dimensions of Quality Supportive Housing Guidebook. The CSH Dimensions of Quality establish five key indicators of quality for supportive housing projects. More information on CSH's Dimensions of Quality can be found here. All successful supportive housing projects include the following dimensions and are:
    - *Tenant-centered:* Tenants play an active role in planning the supportive housing project, and all partners share a common commitment to helping tenants thrive
    - *Accessible*: Housing is affordable, in a location that meets tenants' needs, and accommodates persons with special needs
    - *Coordinated:* Roles, responsibilities and communication strategies are clearly established among the supportive housing partners, codified in written agreements and revisited regularly
    - *Integrated:* The project meets or exceeds community standards, and the partners actively engage in community dialogue
    - *Sustainable*: The project has funding that is adequate for its ongoing operations and allows it to target its intended tenants

IV. Required Application Materials

The following section lists required application materials for:

A. All projects, including projects that are applying to CHFA for 9%, 4%, or 4%+State tax credits
B. Additional requirements for projects that are **not** seeking tax credits from CHFA
C. LIHTC projects only
D. Supportive housing only

A. All Projects

The following items are required to be submitted for all applications.

1. **Ten-page maximum narrative.** Describe the project including answers to the following questions (please answer questions in order):
   a. What, if any special populations are served by the project?
   b. Is the project considered supportive housing? If so:
      - How many units will be supportive housing units?
      - What percentage of the supportive housing units will be sourced from OneHome?
      - How much in total services gap financing, if any, are you requesting from HOST?
   c. How does the project meet the goals of the Housing an Inclusive Denver housing plan and other adopted City plans serving the greater Denver Community (i.e. Blueprint Denver)?
   d. What accessibility features for persons with disabilities are offered in this project? Remember that minimum HUD standards are required for all housing development contracts.
   e. What is the desired period of covenant restriction, if in excess of the 60-year minimum requirement?
   f. How does this project's design accomplish energy efficiency?
   g. Are state and federal rebates, tax incentives for energy efficiency strategies, and renewable energy components being considered? What community amenities will residents of this project have access to, including any on-site community-serving uses? (See definition above)
   h. Is the proposed project site safely accessible to vehicles, public transportation services, bicycle lanes, and pedestrian movement? Do project activities involve improvements to transportation connections and accessibility?
   i. What process will the development team follow to maintain and protect funding priorities identified at this initial application stage, including energy efficiency performance targets and features, through the challenges of design and construction?
   j. Does this project have a covenant expiring within the next five years?

k. Describe sources of funding, especially non-tax credit, non-D3 and non-DOH sources
l. To justify this request as true gap funding, provide information on THREE other sources of secondary/ soft funding applied for in support of this project, and when you expect to receive responses/ determinations.
m. What is your community engagement plan? What community engagement activities have you completed to-date?
n. If there will be a commercial or non-residential component to the project, please describe.
o. Will existing retail and commercial services be adversely impacted or displaced by the proposed project? How are you mitigating development impacts on the surrounding community?
p. Do project activities involve fill, impoundment, drainage, and other hydrological impacts to wetlands? If so, what mitigating actions are being taken?
q. Does the project involve activities on buildings fifty years old or older? If so, the potential of the proposed project activities to affect (directly or indirectly) historic properties, including those at the proposed project site and surrounding area, will be evaluated.
r. If applicable, provide any background on coordination efforts with the Office of Archaeology and Historic Preservation, including Preservation Tax Credits.
s. How does the project relate to the existing land uses of the adjacent and surrounding properties?
t. Is any building on the project site currently occupied?
    - If yes, and you receive federal funds, you are required to notify occupants immediately about this application and inform them of their relocation rights, if you have not already done so. As applicable, provide information on relocation services and payments, replacement facilities or housing units, and number of directly displaced individuals or families.

2. **Development budget.** For projects early in the underwriting process, the Developer must provide reasonably accurate estimates of hard construction costs based on comparable projects (with respect to geographic location, size, density, product and construction type). Submit documentation supporting estimated hard construction costs for off-site improvements, on-site improvements and unit construction costs. Such documentation may include:
    a. Schedule of values for general contract or final approved construction costs from construction lender for projects completed within the last twelve months by the Developer of similar product type, construction type and density at similar construction costs, or

   b. Unaffiliated third-party cost estimates by an experienced cost estimator, architect, or general contractor.
   c. The Developer must identify whether such projects/bids were constructed subject to and/or assume payment of federal Davis Bacon wages.
   d. The Developer must specify the off-site improvement items included in the off-site hard construction cost line item.
3. **Sources and uses.** Identifying lenders, grantors, and equity provider.
4. **Proforma.** Completed operating proforma for the property.
5. **Sale Prices.** Proposed sale prices for the unit if applicable.
6. **Construction loan terms.** Financing assumptions must be provided for the construction interest index and spread, current construction loan rate, construction loan fee, construction loan term and extensions.
7. **Permanent loan terms.** Financing assumptions must be provided for the permanent loan including interest rate index and spread, current permanent loan interest rate, loan term, amortization term and permanent loan fee, if any, along with the forward commitment period and conversion requirements to permanent loan.
8. **Tax exempt bonds (if applicable).** Issuance costs for tax-exempt bonds must be provided, including, in addition to the construction loan costs listed above, the following: credit enhancement/letter of credit, trustee fee, underwriter fee, issuer fee, annual reporting/monitoring fee, underwriter counsel and bond counsel.
9. **Ground leases.** Developers proposing must-pay ground lease payments must submit an appraisal of the property, as defined in the ground lease, with proposed affordability restrictions and an appraisal of the value of the ground lease payments over the term of the ground lease. Value conclusions must be based on affordable rental income restrictions, not market rate.
10. **Residual Receipts**.
   a. Residual receipts shall be defined as: gross rental revenue plus other incidental revenue less, in the following order, the sum of vacancy expenses, annual operating expenses, must-pay annual debt service, must-pay ground lease payments, annual required deposits to operating, replacement and other required reserves, payment of any previously unpaid portions of the Developer Fee (without interest), and repayment of loans or advances made by the Developer or its affiliate(s) that were approved in advance by HOST to fund the development, operation or maintenance of the project including operating deficit loans (with interest at a rate not to exceed the rate on HOST's loan), annual general partner asset management fee (as approved by HOST, investors and lenders), and annual limited partner asset management fee (if any).
   b. The Developer must identify the proposed percentage sharing of residual receipts between HOST, the Developer and any other lenders and investors.

11. **Service Amenities.** Service amenities costs included in the operating budget must be for salary and payroll expenses for on-site employees providing social services to the project, sponsor employees dedicated to providing social services at the project at an identified FTE level, other direct expenses for on-site social services or payments to a third-party contracted to provide social services. Developer shall provide a social services plan to HOST identifying the services to be provided, funding sources, and annually renewable contracts with service providers.
12. **Borrower Financials.** Three years of audited financial statements or tax returns from general partner or both general partners in a joint venture.
    - Non-profit applicants - Audits or auditable financial statements
    - For-profit applicants - Current profit and loss statements, balance sheets, and federal tax returns; please redact any personally identifying information, including social security numbers and personal home addresses.
13. **Guarantor Financials.** Three years of audited financial statements or tax returns from guarantor, if different from above.
14. **Portfolio Summary**. List of properties owned by the borrower, with street addresses, NOI, debt service, net cash flow, DCR, occupancy, REAC score if any, and whether the borrower is guaranteeing it.
15. **Property taxes.** Proof of payment.
16. **W-9**. For the entity to which City and County of Denver would be making loan, if available.
17. **Title Report.** The Developer must submit a title report (current within 30 days of application submittal).
18. **Appraisal** (when available). The development method is preferred. The Developer must submit a third-party appraisal ordered by a lender completed by an independent MAI-certified appraiser within six months of application submittal to HOST documenting the appraised value of the site for its zoned use, taking into consideration all existing restrictions. Existing apartment properties should be valued in an "as-is" condition. Subsidized projects should be valued based on the existing subsidized rents (e.g. Section 8). Adaptive re-use properties, where an existing building is being converted into new apartments, should be valued in an "as-is" condition prior to the conversion. In both instances, the land value contribution must be determined and reported separately in the same appraisal report.
19. **Concept drawings**. Make sure to detail energy efficiency standards that are incorporated, planned and/or targeted as possible.
20. **Application Information and Certification.** See link at top of document.

21. **Development team experience.** Resumes and listed experience of development team (general contractor, attorney, architect, MEP Engineers, property management, and energy efficiency consultants, including energy modeler).
22. **Developer Pipeline, Staffing and Workload Levels -** Developer must identify a) the proposed project manager committed to the project, b) its current project pipeline including type of project, location, number of units and status, c) the number of project managers on staff and identify a workload of no more than three projects in different stages of development per staff member.
23. **Identity of Interest**
    a. Each Developer partner/entity must provide a description of any interlocking ownerships the entity may have with contractors, management companies, financial institutions or entities, or other contractors or consultants that might be involved in the project, and a description of how these services might be used for the project.
    b. An identity of interest between the Developer and the general contractor will be allowed, provided the project adheres to all general contractor and contracting guidelines contained in Section 3.2.3, at the sole discretion of HOST.
    c. An identity of interest between the Developer and the property manager will be allowed if the proposed property management fees and operating costs are in line with current industry standards, at the sole discretion of HOST.
24. **Status of Existing City and County of Denver and other quasi-governmental Loans**
    a. Each Developer partner/entity must disclose all existing loans with the City and County of Denver (City), Denver Urban Renewal Authority (DURA) and DHA.
    b. If any existing loan with the City, DHA, or DURA is or has been found in material default (regulatory or financial) the Developer partner/entity will be barred from pursuing further financial opportunities with HOST until HOST determines the default has been cured or an explicit waiver has been granted by the Executive Director of HOST.
25. **Environmental.** Applications for funding may be subject to an Environmental Review if the U.S. Department of Urban Housing (HUD) provides assistance, as required by the National Environmental Policy Act of 1969. Applications for funding may also be subject to the Uniform Relocation Act of 1970, National Historic Preservation Act of 1966, and related laws, as stated in HUD's regulations at 24 CFR parts 50 and 58. The project's scope of work and the proposed project's site existing environmental conditions contribute to the complexity of each review. The Environmental Review is subject to public notice dissemination in accordance with 24 CFR § 58.21 and may require solicitation of

comments from outside agencies. Estimated review time for the most common projects undertaken by the City and County of Denver, including acquisition, rehabilitation, demolition, and new construction, may range from 3 to 6 months. However, project schedules should incorporate sufficient time for consultation by outside agencies, including State, Local and Tribal consultation under Section 106 of the National Historic Preservation Act.

B. NON-LIHTC Applicants

Projects that are not seeking tax credits from CHFA must also submit the following documents:

1. **HOST Application Template.** See link at the top of this document.
2. **Evidence of Site Control.** If the Developer is not the current owner of the site the Developer must submit a Purchase and Sale Agreement (PSA) or option agreement showing the Developer has a current contract to purchase the site or an option to lease or lease agreement from the owner indicated on the title report. HOST must be added to the distribution list. The title report must include all underlying documents detailing all conditions to title identified in the report and must identify all encumbrances, easements and exceptions.
3. Environmental
    a. The Developer must provide a Phase I Environmental Report prepared by a qualified Environmental Professional that covers all parcels included in the proposed site. If the Phase I identifies any Recognizable Environmental Conditions (RECs), additional reports addressing the RECs must be submitted with the Application, including a Phase II Environmental Report. Phase I or Phase II reports must be no older than 12 months from the date of the Application.
    b. The Developer must identify any and all environmental permits that may be required for the site from the U.S. Army Corp of Engineers or any other agency with jurisdiction over granting entitlements for the site, along with the estimated cost and time schedule for obtaining such permits.
    c. Survey reports and tests for the presence of radon, asbestos, lead and mold, along with remediation costs must be performed.
    d. See also Section VI below.
4. **Funding commitment letters.** From all other financing sources.
5. **Organizational documents. F**or the borrowing entity including: articles of incorporation, by-laws, partnership agreement, and certificate of good standing from the Colorado Secretary of State.

6. **Map.** Indicating the project site location and showing streets, transit stations, and closest neighborhood services amenities (for example, grocery stores, schools, etc.)
7. **Market study.** Market studies for all projects should be prepared by a third-party market analyst approved by CHFA in accordance with CHFA market study standards, per Appendix A of the Qualified Allocation Plan. The study must identify whether there is demand for the number, size and type of rental housing proposed. A previously prepared market study by an experienced analyst will be accepted as long as data older than six months is updated to within six months of application to HOST.
8. **Developer fee.** The Developer must indicate: a) the payment schedule of the Developer Fee, including the percent and/or dollar amount paid of the fee to be paid at construction loan close, during construction, completion of construction/issuance of Certificates of Occupancy, at issuance of 8609, and stabilization; b) any deferred Developer Fee to be paid out of cash flow, including any interest to be paid on deferred Developer Fee.
9. **General Partner Asset Management Fee.** The Developer must identify the proposed annual general partner asset management fee, or comparable fee, to be paid to any entity of the Development team for ongoing management of the project, including any escalation rate applied to the asset management fee.
10. **Equity.** Details on equity partner RFP process, as well as one LOI from preferred tax credit equity partner, laying out equity pricing and draft payout timelines
11. **Debt.** Details on debt partner RFP processes, as well as one LOI each from one preferred construction lender and one preferred permanent lender.
12. **Capital Needs Assessment.** For existing buildings, the Developer must perform and submit a Physical Needs Assessment (CNA/ PNA) or Physical Condition Assessment (PCA) performed by a third-party PNA or PCA provider.
13. **Survey.** Developer must submit a professional survey (e.g. ALTA survey) plotting on the parcel map any and all easements identified in the title report or must submit evidence of agreement, or refusal, by the title company to insure over each easement, if any.

C. LIHTC Applicants

Projects will be fully underwritten after award of tax credits, if applicable. A link to revised underwriting guidelines is available at the top of page 1.

1. **Tax credit equity**. LIHTC tax credit equity assumptions, terms and conditions should be specified, including the following:
    a) Total equity amount based on estimated tax credit basis, equity yield (cents on the tax credit dollar) and tax credit rate. Equity yield and pricing should be stated separately for both Low Income Housing Tax Credits, State tax credits, and solar energy tax credits, if applicable.

b) Proposed partnership interest (percentage).
c) Developer Fee payment schedule specified as follows: ________ at construction loan close; $_______ at Certificate of Occupancy; $________ at 8609; $_________ at conversion, $_____ (specify other).
d) Timing of equity payments specified as follows: ________ at construction loan close; $_______ at Certificate of Occupancy; $________ at 8609; ___________ at conversion; $_____ (specify other).
e) Operating deficit guarantee: dollar limits and length of guarantee.
f) Construction completion guarantee: dollar/percentage limits and length of guarantee
g) Tax credit recapture guarantee: dollar/percentage limit.
h) Sale/right of first refusal price and term; option agreement, stipulate put provision if included
i) Replacement reserve requirements, including amount per unit per year, escalation assumptions, limits/approvals on withdrawals. The LP must not take the reserves upon exit.
j) Operating Reserve requirements, including annual percentage or per unit amounts, escalation assumptions, limits/approvals on withdrawals. Reserve accounts must remain with the property and may not be captured by limited or general partners upon exit.
k) Limited Partner monitoring or asset management fee in year one and escalation factor, if any.
l) General partner asset management fee $______ in year one, escalation and accrual assumptions.
m) Any other material terms or requirements.
n) List of requirements, and benchmarks as appropriate, to close partnership agreement and for each investment payment.
o) Assumed depreciation schedule for the Low Income Housing Tax Credits and for solar panels, as applicable.

D. Supportive Housing

1. **Supportive Services.** The Developer must submit a completed Colorado Division of Housing (DOH) Supportive Housing Service Plan and Budget Form to DOH and HOST. Services provided in SH projects may include any services listed in the DOH Supportive Housing Service Plan and Budget Form. It must identify the services to be provided, funding sources, and annually renewable contracts with service providers.
2. **Supportive Services Budget.** Supportive Services costs included in the operating budget must be for salary and payroll expenses for on-site employees providing social services to

the project, sponsor employees dedicated to providing supportive services at the project at an identified FTE level, other direct expenses for on-site supportive services or payments to a third-party contracted to provide social services.

3. **Supportive Housing Services Funding.** A maximum of $2 million will be allocated for Supportive Housing Services to qualifying supportive housing projects on a first-come basis throughout the year. Supportive Housing projects are expected to apply to the State of Colorado Division of Housing Request for Applications (RFA) to evaluate services plans and seek project-based vouchers (PBV). Supportive Housing projects are expected to budget at least $7,200 per unit per year on services. Services will be underwritten after submission of a response to the State of Colorado DOLA Division of Housing Request for Applications, likely after the award of tax credits.

V. Choice-limiting Activities

Pursuant to 24 CFR Part 58, all HUD-assisted projects are subject to the National Environmental Policy Act (NEPA). The City and County of Denver has assumed HUD's environmental review responsibilities under HUD's regulation 24 CFR 58.4. Any project that may receive HUD assistance from the City and County of Denver must receive written approval of a completed environmental review. In accordance with 24 CFR Part 58.22, all project partners or participants in the development process, including a subrecipient or contractor, are prohibited from committing or spending any project funds, including non-HUD funds, until the environmental review is completed. This prohibition on "choice-limiting actions" prohibits acquisition, demolition, disposition, rehabilitation, repair, new construction, site preparation, and leasing or any other activities that commit to future activities.

VI. Pre-application Meetings

HOST will meet with prospective applicants to learn more about projects and provide feedback in advance of application at applicant request.

VII. Inquiries

All inquiries regarding these guidelines should be directed to the Office of Housing Stability at Housingdevelopment@denvergov.org.