

According to [Section 27-229](#) of the Denver Revised Municipal Code (DRMC) and the associated [Rules and Regulations](#), owners of a High Impact Development must complete a High Impact Development Compliance Plan (HIDCP) prior to City Council action and/or Site Development Plan (SDP) approval. A primary goal of this policy is to “encourage the construction of new affordable housing units alongside market rate housing units within mixed income residential developments by offering incentives to increase the overall supply and availability of housing.”

HIDCPs are primarily led by the Department of Housing Stability’s Catalytic Partnerships team, which is directed by Laia Mitchell (laia.mitchell@denvergov.org). The Catalytic Partnerships team is available to answer questions at any point in the process and is committed to identifying compliance options that achieve City priorities and support the success of development partners. At execution, each HIDCP shall:

“demonstrate how the proposed development meets or exceeds the relevant standards set forth in this article; Chapter 27, Article V, Division 2; and the goals of the HOST strategic plan, comprehensive plan goals, and any small area plan applicable to the area of high impact development.”

To better guide owners and developers in planning for their HIDCP, below are the terms that are typically negotiated during the HIDCP drafting process, including anticipated outcome ranges:

HIDCP Term	Anticipated Outcomes
Percentage of Units to be Income-Restricted	12% - 20%
Area Median Income (AMI) of Income-Restricted Rental Units	50% - 80% AMI
AMI of Income-Restricted Ownership Units	80% - 100% AMI

Please note that this table is only intended for early planning purposes and expectation setting. It is not binding, and final outcomes will be based on a range of factors including community feedback, HOST Strategic Plan goals, local small area plan goals, EHA requirements, and deliberations with City staff.

Standard Covenant Terms:

These terms allow less room for alternative outcomes, as they are expected of all Income-Restricted Units:

- Income-Restricted Units will be reasonably distributed among the market-rate units
- Income-Restricted Units will be of comparable size, quality, and design to market-rate units
- Income-Restricted Units will be constructed concurrently with market-rate units
- Income-Restricted Units will be accessible Dwelling Units, per Appendix R of the Denver Building and Fire Code, at a ratio equal to that of market-rate accessible Dwelling Units in the project

Alternative Terms:

Additionally, HIDCPs often include terms that are not considered standard. If these terms support City values and HOST Strategic Plan goals beyond what is required by affordable housing regulations – and align with the feedback heard during the required community outreach – then they may be used to offset a portion of a development’s affordable housing obligation. Each High Impact Development is unique, so these suggested HIDCP terms will not apply to every project:

- Land is donated for the provision of affordable housing
- Required Income-Restricted Units are offered for sale, rather than for rent
- A greater number of Income-Restricted Units than otherwise required have 2 or 3+ bedrooms
- A percentage of Income-Restricted Units are designated more deeply affordable (serving 30-40% AMI)
- Owner agrees to pay more than the standard linkage fee