The Mandatory Affordable Housing Ordinance ("Ordinance") codified at Article X, Chapter 27 of the Denver Revised Municipal Code ("DRMC") specifies that all developments of ten (10) acres or greater OR developments that use a city approved financing tool, such as tax increment financing or metropolitan districts, must comply with the High Impact Development requirements of the Ordinance. The requirements for High Impact Developments are specified in Division 3, Article X, Chapter 27 of the DRMC. The Executive Director ("Director") of the Department of Housing Stability ("HOST") may waive the application of the High Impact Development requirements if the applicant requests such a waiver and demonstrates that circumstances unique to the proposed development limit or eliminate the practical application of this division. In such a case, the applicant must comply with the mandatory affordable housing requirements for residential developments (Division 2, Article X, Chapter 27 of the Denver Revised Municipal Code) and the Linkage Fee Ordinance (Division 2, Article V, Chapter 27 of the Denver Revised Municipal Code), as applicable.

To request a waiver from the High Impact Development requirements, please complete this form and return it to HOST, along with supporting documentation for review. Applicant must demonstrate that the unique circumstances of the project limit or eliminate the practical application of the High Impact Developments division of Article X, Chapter 27 of the DRMC.

I. CONTACT INFORMATION FOR APPLICANT	
Name:	Phone Number:
Email:	
Applicant Business Address:	Applicant Business Name (if applicable):

II. PROJECT INFORMATION	
Project Name:	Project Record Number(s) and Type:
Project Address:	*Indicate record number type (e.g., Project Master, Concept, Zoning)*
Development Site Size: _____	
Is the development planning to use Tax Increment Financing (TIF)? ☐ Yes ☐ No	
Is the development planning to use a metropolitan district? ☐ Yes ☐ No	
Market Area (LINK to site with Market Area Map): ☐ Typical Market Area ☐ High Market Area	

III. PROJECT DESCRIPTION
Attach additional documentation if needed

Department of Housing Stability
201 W. Colfax Avenue #1101
Denver, CO 80202
p: 720.913.1999

IV. JUSTIFICATION FOR WAIVER OF HIGH IMPACT DESIGNATION

Description of the request for a waiver of High Impact Development requirements and justification:

Attach additional documentation if needed

V. APPLICANT APPROVAL

I, the undersigned, being the Applicant, or a duly authorized agent of the Applicant, hereby certify that the information provided above, to my actual knowledge, is true and correct.

Print Name *Signature* *Date*

VI. HOST DECISION

The requested waiver of the high impact designation has been: ☐ approved ☐ denied

Comments:

Department of Housing Stability – Print Name *Signature* *Date*

Department of Housing Stability
201 W. Colfax Avenue #1101
Denver, CO 80202
p: 720.913.1999