

DENVER, CO

ROUND 1 AWARD: \$4,506,262



Overview: To expand housing supply and lower housing costs, HUD's Office of Community Planning and Development awarded **\$4.5 million to the City and County of Denver**. This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

More than 115,000 Denver households are housing cost burdened. The City has grown 19% in the last decade, and the availability of housing is not keeping pace. Denver has modernized local land use policies, launched initiatives to preserve affordable units, and created a housing fund to address local housing challenges.

PRO Housing funding will enable Denver to streamline land use regulations, launch housing enabling infrastructure loan fund, and build local capacity for housing development.

Restrictive Land Use Controls

- In Denver, local regulations restrict the development of duplexes, fourplexes and other housing typologies on approximately 70% of the land area.

Prohibitive Local Codes

- Denver's building, fire, and energy codes restrict multiunit buildings, exclude three- and four-unit properties, and present challenges to commercial-to-residential conversions.

Infrastructure constraints

- Inadequate infrastructure – including utility lines and electrical capacity – increase cost and delay the timeline of development.

**LOCAL BARRIERS
TO HOUSING
IDENTIFIED BY
DENVER**

**RECENT ACTIONS
TO BOOST
HOUSING SUPPLY
LOCALLY**

The City of Denver

- Updated local codes and policies to boost housing supply – including initiatives to remove historic biases that prohibited unrelated individuals from living together, to address barriers to the creation of accessory dwelling units, and to pilot adaptive reuse as a strategy to expand housing and revitalize downtown.
- Adopted a Mandatory Affordable Housing Ordinance which requires residential developers to provide a percentage of income-restricted, affordable rental units in new housing developments.
- Established an Affordable Housing Review Team (AHRT) to streamline the approval process of affordable housing development with 100% income-restricted units.
- Supported the creation or preservation of 1,602 affordable housing units in high opportunity areas from January 2022 through June 2023.



ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

Identify Opportunities for Regulatory and Process Reform

- Denver’s Department of Community Planning and Development will conduct an analysis of development regulations and process that impact housing development – including a review of existing land use policies and building codes.
- The analysis will enable Denver to identify opportunities to modernize land use controls such as parking, building height, lot coverage, setbacks, minimum lot size, and floor area ratio requirements.

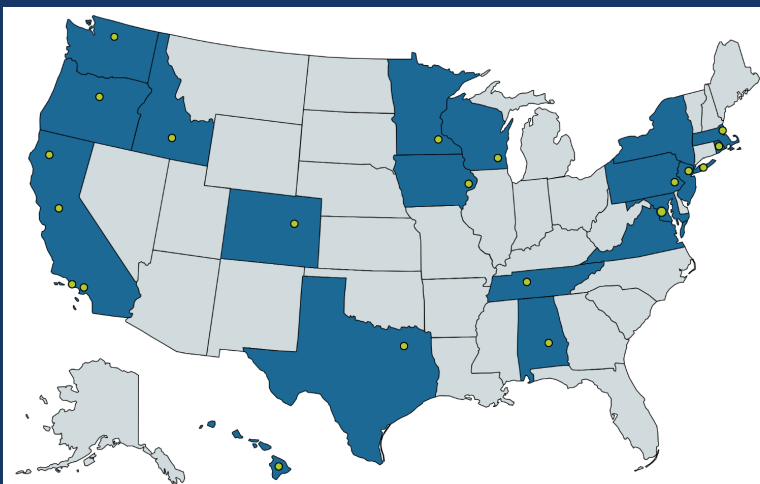
Expand Local Capacity for Housing Development

- The City of Denver will expand staffing capacity to fast-track the review of affordable housing development projects – addressing barriers associated with permitting procedures and approval timelines.
- To help developers and homeowners navigate regulations and approval processes, the City will create technical assistance tools to provide clarity, improve customer service, and reduce staff time needed to assist customers.

Launch an Infrastructure and Environmental Remediation Loan Fund

- To address increasing demand for financing related to rising or unexpected infrastructure costs, the City plans to create a contingency loan fund to finance strategic utility investments, infrastructure upgrades, and costs associated with environmental remediation.

HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.