



HOUSING LINKAGE FEE – REQUEST FOR REDUCTION OR WAIVER

The Affordable Housing Permanent Funds Ordinance (codified at Article V, Chapter 27 of the Denver Revised Municipal Code) requires the payment of a linkage fee for all new development. However, the Executive Director of the Department of Housing Stability may reduce or waive the amount of the linkage fees that would otherwise be imposed. **Any applicant requesting such reduction or waiver must demonstrate that the required fee exceeds the amount needed to mitigate the actual demand for affordable housing created by the development.** The application for such reduction or waiver must include information showing the reduced affordable housing impacts created by the development, based on the actual characteristics of the development including, for example:

- 1) The unique characteristics and space utilization of the workforce that will occupy a non-residential development and the demand of that particular workforce for affordable housing;
- 2) A non-residential development that will involve a structure built for and suitable solely for a specific use involving few or no employees; or
- 3) The unique characteristics of the residents who will occupy a residential development, and the likelihood those particular residents, due to their disposable household income or projected spending patterns, will not drive additional employment requiring additional affordable housing.

If you feel the above applies to your project, please complete the below and return to Brad Weinig (Bradley.Weinig@denvergov.org) at the Department of Housing Stability with all supporting documentation.

1. APPLICANT/DEVELOPER INFORMATION

Contact Name: _____	Title: _____
Business Name: _____	Address: _____
Telephone: _____	Email: _____

2. PROJECT INFORMATION

Project Name: _____	Address: _____
Neighborhood: _____	Council District: _____

Project Log Number where fees were assessed (if requesting a reduction/waiver): _____

Development Type: _____

- _____ Multi-unit Dwellings *(designed under the IBC)*
- _____ Industrial, Manufacturing, Wholesale, Agricultural
- _____ Commercial Sales, Services, Repair, Civic, Public, Institutional
- _____ Single or Two Unit Dwellings *(including multi-unit dwelling designed and regulated under the International Residential Code)*

If Multi-Unit Dwellings, Single or Two Unit Dwellings:

Total # of Units: _____ Residential Type: For-sale Rental

Parcel Number(s): _____

3. PROJECT DESCRIPTION:

4. LEGAL DESCRIPTION:

5. REDUCTION OR WAIVER REQUEST



Applicant/developer seeking:

_____ Reduction to the linkage in [X] amount
_____ Waiver of the linkage fee

Description of the request for a Reduction or Waiver of the linkage fee, including a justification for how the required fee exceeds the amount needed to mitigate the actual demand for affordable housing created by the development:

6. ATTACHMENTS

Provide any documentation in support of the request for Reduction or Waiver of the linkage fee.

7. CERTIFICATION – APPLICANT/DEVELOPER

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.

Applicant Name Title Date

FOR OFFICIAL USE: DO NOT WRITE BELOW THIS LINE

8. HOST APPROVAL

Approved Denied

Comments:

Signed: _____
HOST Executive Director Date

NOTE: This decision may be appealed within 15 days from the date of the decision above in accordance with the Affordable Housing Permanent Funds Ordinance Rules and Regulations. The refund will be issued after the appeal timeframe has concluded and no appeal of this decision has been received by the Executive Director of the Department of Community Planning and Development.