
Expanding Housing Affordability Outcomes

Community Planning & Housing Committee

February 24, 2026

Agenda

- Overview of Expanding Housing Affordability
- Update on Mandatory Affordable Housing Outcomes
 - Overview of Pipeline
 - High Impact Developments
 - Fee-in-lieu Projects
 - Construction Status for Income-Restricted Units
- Update on Linkage Fee Outcomes
- Q & A

EHA - Program Overview

All new development contributes to affordable housing

 **1-9 Units**

 **Linkage Fee**
\$5 – 8 per/sf



**Affordable Housing Fund
Housing Creation**

 **10+ Units**

 **Mandatory Housing**
8-15% of units affordable
focused at 60% AMI

Enabling for
Alternative Compliance

And providing
Meaningful Incentives



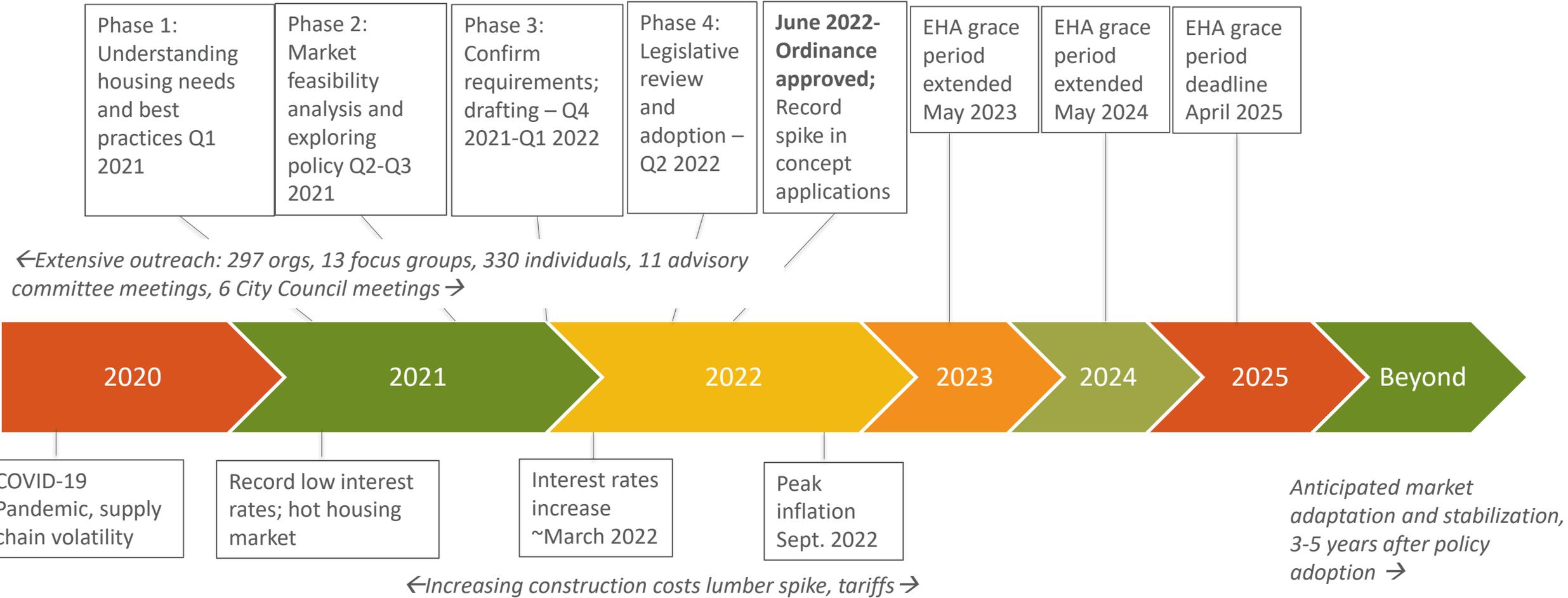
**Hotel
Office
Retail
Industrial**

 **Linkage Fee**
\$2.50 – 9 per/sf



**Affordable Housing Fund
Housing Creation**

Expanding Housing Affordability (EHA) Timeline



EHA Pipeline

	Total Projects	Total Units	Total Income-Restricted Units	Percent Enhanced	Total Fees-in-Lieu
Signed Agreements	42	4755	423	26%	\$ 9,770,665
Draft (Unsigned) Agreements	18	1637	147	28%	\$ 290,573
Total	60	6392	570	27%	\$ 10,061,238
High Impact Developments	6	9752	1560		

* Note: Excludes fully affordable projects and rezoning sites with no development plans

- 12 agreements were signed from 2022-2024; in 2025, 28 were signed.
- 17 (28%) projects are ownership developments. The rest are for rent.
- 8 (13%) projects are paying fee-in-lieu. The rest intend to build IRUs on-site.
- Projects range in size:
 - 25% are < 20 units
 - 43% are 20-99 units
 - 32% are 100+ units

EHA Pipeline – High Impact Developments

Project	Date finalized	Estimated Total Housing Units	Estimated IRUs	AMI Levels
Cherry Creek West	Sept. 2024	800	12% of rental units 96 units	60% AMI
KSE Arena	Oct. 2024	6,000	18% of rental & ownership units 1,080 units	Various
4507 N. Rifle Way	Jan. 2025	268	15% of rental units 40 units	70% AMI
8340 Northfield Blvd	June 2025	1,200	10% of rental units 120 units	60% AMI
Rock Drill RiNo	Sept. 2025	800	10% of rental units 80 units	50% AMI
Denver Spur	Ongoing	684	144 rental units	Various

EHA Pipeline – Fee-in-Lieu Projects

Project Description	Agreement Status	Total Units	Anticipated Fee Obligation	Paid?
Townhomes	Recorded 6/30/25	14	\$284,040	Yes
Townhomes	Recorded 7/3/25	27	\$581,146	No
Townhomes	Recorded 2/10/26	13	\$290,573	No
Townhomes	Signed 10/14/24	98	\$2,324,583	No
Condominiums	Signed 5/13/25	38	\$2,222,302	No
Rental Apartments	Signed 11/7/25	145	\$3,486,875	No
Townhomes	Signed 2/18/26	22	\$581,146	No
Townhomes	Drafted	16	\$290,573	No
			\$10,061,238	

Projects with Income-Restricted Units in Plan Review

Address	Compliance Option	#IRU or Fee-in-Lieu
1936 N. Grove St.	on-site	2
1700 Julian St.	fee-in-lieu	\$581,146
1725 S. Pearl St.	on-site	1
2833 Welton St.	on-site	12
3120 W. Jewell Ave.	fee-in-lieu	\$290,573
3700 Delgany St.	on-site	27
4001 Fillmore	Negotiated Alt.	3
4925 W. 11th Ave.	on-site	21
4935 W. 29th Ave.	on-site	5
817 W. 8th Ave.	on-site	5
2290 S. Josephine	fee-in-lieu	\$290,573
1055 Clermont St.	on-site	39
2055 N. Bryant	fee-in-lieu	\$290,572
2501 W. 26th Ave.	on-site	7

Projects with Income-Restricted Units in Construction

Address	Compliance Option	#IRU or Fee-in-Lieu
19106 E. 64th Ave.	on-site	23
18996 E. 64th Ave.	on-site	23
1290 S. Santa Fe Dr.	on-site	8
2150 S. Josephine St.	fee-in-lieu	\$290,573
3838 Perry St.	on-site	2
4801 W. 10th Ave.	on-site	3
1680 S. Colorado Blvd.	on-site	9
2500 E. 2nd Ave	on-site	38

Projects with Income-Restricted Units Built

Address	Construction Status	Compliance Option	#IRU or Fee-in-Lieu
1025 Broadway	Permit Finaled 7.10.25	on-site	2
3699 S. Monaco	Permit Finaled 12.10.25	on-site	13
4101 E. Louisiana Ave.	Permit Finaled 12.30.25	on-site	3

Linkage Fee Affordable Housing Investments

Since 2022: 21 investments totaling \$48,287,654; resulting in 1,026 affordable units

- Central Park Urban Living Flats
- Mosaic Community Campus
- St. Francis Apartments West
- The Reserves at Green Valley Ranch
- The Rose on Colfax
- Aria Townhomes
- Chestnut Lofts
- Clara Brown Commons
- Montbello FreshLo
- Central Park Condos
- Unita Senior Apartments
- 29th and Welton
- Albion Apartments
- All Saints Apartments
- Ruby Vista
- The Irving at Mile High Vistas
- 10th and Sheridan
- Beeler Park Flats



Questions?