



To: Members of the Denver City Council
From: Brad Buchanan, Executive Director of Community Planning and Development (CPD) and Emily Collins, EHA Administrator
Cc: Angela Casias, Mayor's Office Legislative Director and Molly Urbina, Deputy COO
Re: Expanding Housing Affordability – Effective Date Report #6
Date: July 1, 2025

This memo is intended to serve as the final report as committed to in the April 25, 2022 memo to City Council and mandated in Section 4(d) of Ordinance 24-0455 related to the grace period included as part of the Expanding Housing Affordability (EHA) policy, and as follow up to our last presentation on May 13, 2024, before City Council at the public hearing for the final ordinance grace period approval date extension request.

Summary of Pre-EHA Grace Period

The EHA Ordinance came into effect July 1, 2022. The grace period associated with the ordinance has been updated in response to City review times and backlogs.

- Original deadline for project approval was August 30, 2023
- 1st Revised deadline for project approval was granted by City Council in May 2023 and extended the deadline to August 31, 2024 or December 31, 2024 for projects with associated Large Development Review (LDR) or Subdivision applications.
- 2nd Revised deadline for project approval was granted by City Council in May 2024 and extended the deadline to April 18, 2025. Council also adopted a 90-day inactivity period for the remaining grace period projects, a reduction in the typical 180-day inactivity period, in an effort to have projects submit to city review staff sooner to address any outstanding comments and obtain approval by April 18, 2025.

Outreach Strategies

CPD implemented multiple outreach strategies in advance of the April 18, 2025, deadline, including:

1. Starting in June 2024, monthly email correspondence to all contacts with an active application.
2. Starting in January 2025, weekly email correspondence to all contacts with an active application.
3. February 2025, phone correspondence to all contacts with an active application.
4. Inactivity Tracking and Notification
 - a. Manually tracking standard 180-day inactivity period since January 2024 and sending individual email correspondence to projects hitting that threshold
 - b. Manually tracking revised 90-day inactivity period since May 2024 and sending individual email correspondence to projects hitting that threshold
 - c. Maintaining documentation of all notifications sent
5. Starting in June 2024, began identifying high review-cycle projects for individual contact to discuss critical pathways to approval.
6. SDND staff has maintained monthly focus weeks since 2023 to focus on Pre-EHA project queue.

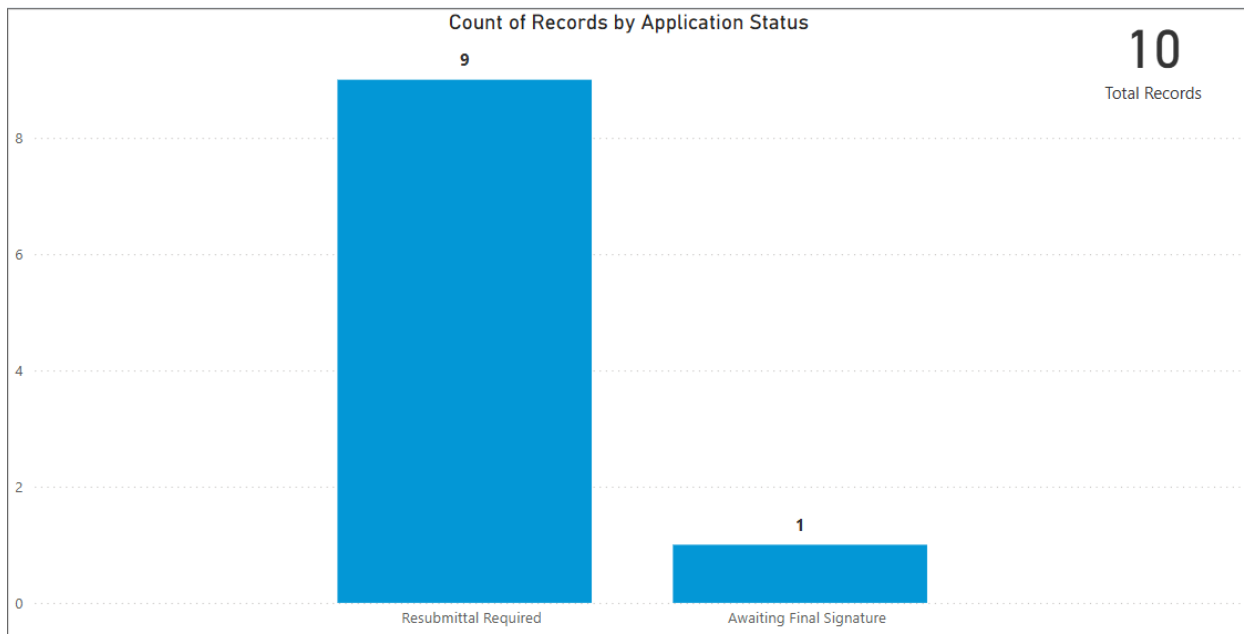
Community Planning and Development
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7. Starting in February 2025, CPD and DOTI staff received weekly confirmation list of Pre-EHA projects that are active in their queue.

Pre-EHA Queue Status

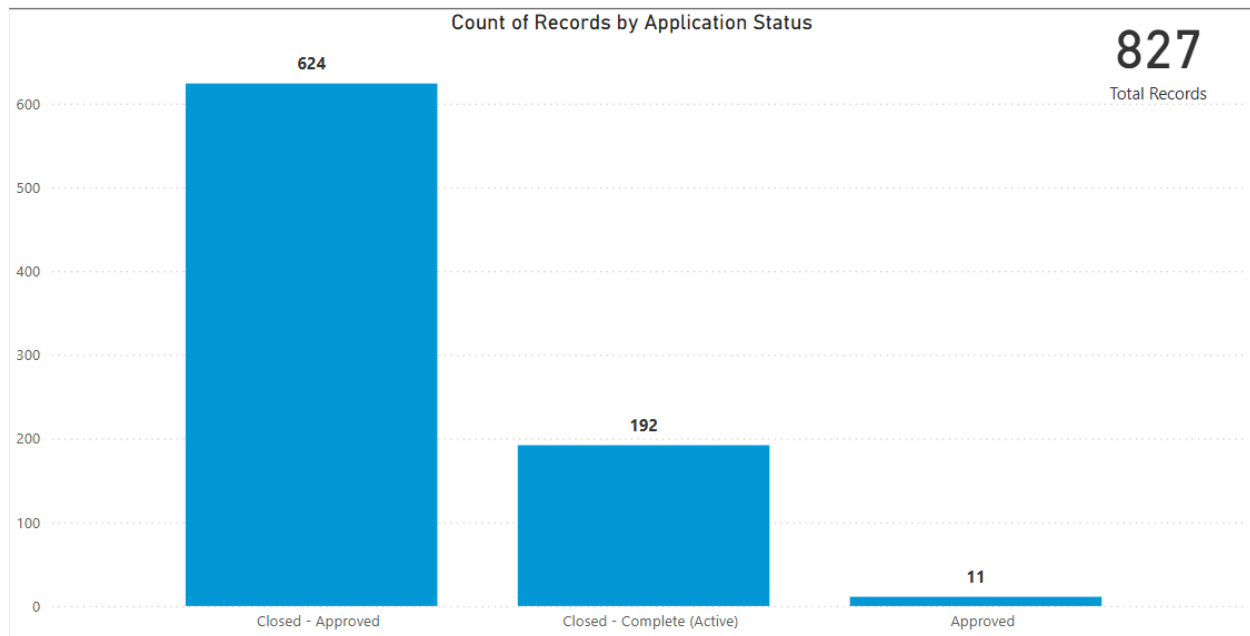
The initial queue included 1,558 development projects actively in review on July 1, 2022. As of this memo only 10 projects that were in review did not achieve final approval and will be subject to the EHA ordinance. Overall, 53% of projects achieved approval and 46% did not achieve final approval either due to inactivity or being withdrawn as shown in the following charts.

Projects Not Meeting Grace Period Deadline



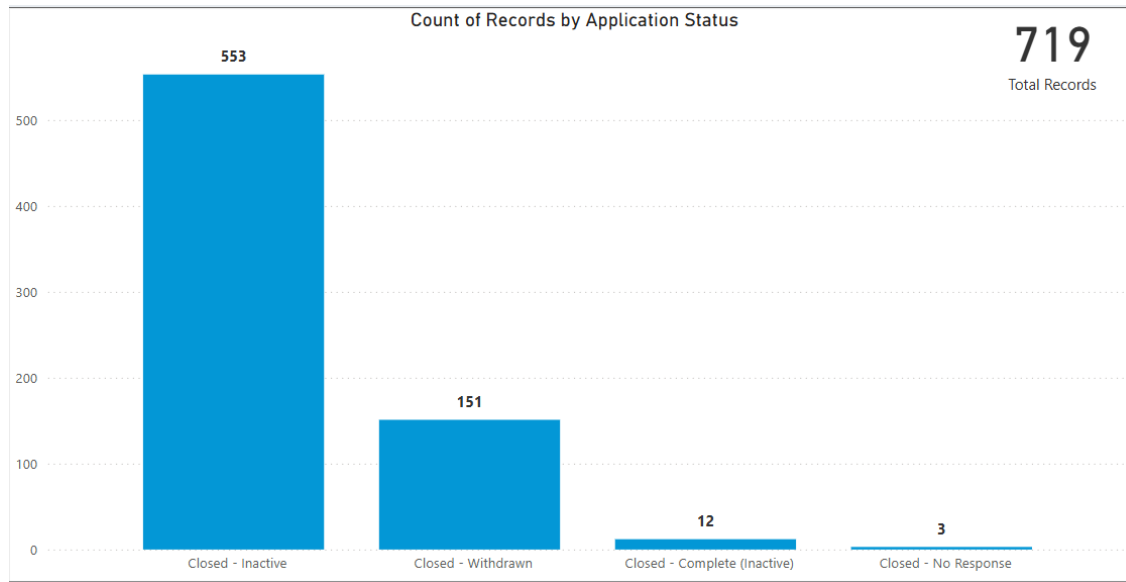
Number of Projects Approved (53%)

- 192 concepts
- 635 SDPs



Number of Projects Closed- Inactive/Withdrawn (46%)

- 225 concepts
- 464 SDP
 - 21 projects were closed due to inactivity for not meeting the 90-day resubmittal deadline adopted by Council.



Number of Projects Approved by Council District

The following chart depicts the final number of Site Developments approved in each council district.

