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ARAPAHOE COUNTY

Arapahoe County

Board Summary Report

File #: 26-336 **Agenda Date:** 8/11/2026 **Agenda #:** 5.a.

To: Board of County Commissioners

Through: Katherine Smith, Director, Community Resources Department

Prepared By:
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Subject:
2026 Private Activity Bonds (PAB) Re-Adjusted Allocation

Purpose and Request:
The Board of County Commissioners (BOCC) is requested to approve and authorize the Chair to sign the allocation agreement with the Colorado Housing and Finance Authority (CHFA) regarding the assignment of a portion of the 2026 Private Activity Bonds allocation and the recommended distribution of that allocation.

Alignment with Strategic Plan: Economic Resilience and Stability - Maintain and improve affordable housing initiatives, including housing preservation and homeownership support.

Background and Discussion: The Board of County Commissioners (BOCC) heard a funding allocation recommendation for the reassignment of the County's 2026 Private Activity Bond allocation due to a change in the financing status of a project previously prioritized to receive $3,000,000 of the County's 2026 PAB allocation on July 28, 2026.

The BOCC reviewed the funding recommendation and instructed staff to schedule the item for consent agenda during a business meeting. Staff are requesting that the Board approve the allocation agreement with the Colorado Housing and Finance Authority (CHFA) and authorize the Chair to sign the agreement which would assign a portion of Arapahoe County's 2026 Private Activity Bond allocation for the purpose of generating 4% Low Income Housing Tax Credit (LIHTC) financing for the highest-ranking project still in need of Private Activity Bonds recommended for funding.

This allocation adjustment would increase the County's total PAB assignment for the Reserve at South Creek from $4,005,092 to $7,005,092, allowing the project to move forward with its financing plan while ensuring the County's available PAB allocation is fully utilized to advance affordable housing development priorities.

Private Activity Bonds (PABs) are a tax-exempt bonding authority that may be used to finance eligible projects at a tax-exempt interest rate or to support the issuance of Mortgage Credit Certificates. The State of Colorado administers the PAB allocation program pursuant to state statute (Section 24-321701 et seq., C.R.S.), which governs the allocation of the state's annual PAB authority.

Alternatives: The BOCC may recommend an alternative distribution of the County's 2026 PABs or may choose to relinquish the PABs to CHFA for statewide allocations at their discretion.

Fiscal Impact: Private Activity Bonds (PABs) are administered by the Department of Local Affairs (DOLA) through CHFA and limited by the IRS. This request does not have a direct fiscal impact on Arapahoe County's general budget but will provide a great benefit to increasing affordable housing in our jurisdiction.

Alignment with Strategic Implementation Strategies: N/A

Concurrence: Private Activity Bonds (PABs) are administered by the Department of Local Affairs (DOLA) through CHFA and limited by the IRS. This request does not have a direct fiscal impact on Arapahoe County's general budget but will provide a great benefit to increasing affordable housing in our jurisdiction.