



Board Summary Report

File #: 26-070

Agenda Date: 2/3/2026

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To: Board of County Commissioners

Through: Katherine Smith, Director, Community Resources

Prepared By:

Elizzebeth (Lizze) Loomis, Division Manager, Community Development, Housing and Homeless Services

Subject:

Adopting a definition of “Persons of Low Income”

Purpose and Request:

Staff requests that the Board of County Commissioners affirm the definition of “Persons of Low Income” as adopted by the Arapahoe County Housing Authority as households in Arapahoe County with incomes at or below eighty percent (80%) of the Area Median Income (AMI), as determined and published annually by the U.S. Department of Housing and Urban Development (HUD)” for purposes of C.R.S. § 29-4-227.

Alignment with Strategic Plan: Economic Resilience and Stability - Enhance property tax assistance programs to reduce financial strain on vulnerable populations.

Background and Discussion: Adoption of a formal definition of “Persons of Low Income” as households in Arapahoe County with incomes at or below eighty percent (80%) of the Area Median Income (AMI), as determined and published annually by the U.S. Department of Housing and Urban Development (HUD), for purposes of C.R.S. § 29-4-227, aligns ArCHA’s and the County’s operational standards with applicable federal and state requirements. This definition ensures the consistent application of income limits across ArCHA and County housing programs, including development partnerships and tenant-based assistance programs.

Alternatives: The alternatives would be to either modify the definition proposed for adoption by the Arapahoe County Housing Authority Board or to decline approval of the adoption of a definition of “low-income persons” by the Arapahoe County Housing Authority Board.

Fiscal Impact: N/A

Alignment with Strategic Implementation Strategies: N/A

Concurrence: County Attorney’s Office