



Arapahoe County

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Board Summary Report

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Agenda #:

To: Board of County Commissioners

Through: Katherine Smith, Director, Community Resources Department

Prepared By:

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Presenter: Elizzebeth Loomis, Community Development Housing and Homeless Services Division Manager, Community Resource Department

Subject:

9:30 AM *2025-2029 Five-Year Consolidated Plan & 2025 Annual Action Plan Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and HOME Investment Partnership - American Rescue Plan (HOME-ARP) Allocations

Purpose and Request:

The purpose of this session is to review funding recommendations for the 2025 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) projects, seek direction from the Board of County Commissioners (BOCC) regarding the use of these funds, and obtain approval to submit the 2025-2029 Consolidated Plan and 2025 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for review.

To receive funding through the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME), HUD requires a Five-Year Consolidated Plan. Covering 2025 to 2029, this Plan is developed collaboratively to establish the County's vision, priorities, and strategies for community development. It includes a comprehensive needs assessment, identification of priority needs, specific goals and objectives, and planned strategies and activities to address those priorities. Additionally, the Plan requires a Housing Needs Assessment (HNA), an Analysis of Impediments to Fair Housing Choice, and annual updates through the Annual Action Plans. The process also involves community participation and establishes methods

for measuring performance and tracking progress of funded activities.

This session will also address the allocation of additional HOME-American Rescue Plan (HOME-ARP) funds in the amount of \$4,009, received on June 2, 2025, to support eligible administrative and planning activities in accordance with program guidelines.

Background and Discussion: Arapahoe County is in the process of developing the 2025-2029 Consolidated Plan and the 2025 Annual Action Plan. These plans aim to address housing, homelessness, special needs, and other community development priorities. The development process includes public hearings, focus groups, surveys, and interviews to ensure that the plans reflect the needs and aspirations of residents across the county.

To inform the planning process, three public meetings and focus groups were held on April 3, 8, and 10, 2024. These sessions provided a platform for agencies, community members, and municipal representatives to share insights on local needs. Additionally, phone interviews and a Housing Needs Survey were conducted to gather further input.

Arapahoe County's Community Development Block Grant and HOME Investment Partnerships programs, established in 1992, now operate as an Urban County/HOME Consortium, which includes Deer Trail, Englewood, Littleton, and Sheridan. As an entitlement community, the county receives annual Community Development Block Grant and HOME Investment Partnerships funds from the U.S. Department of Housing and Urban Development based on population and demographics, particularly focusing on low-to-moderate-income residents.

In addition to administering the county's Community Development Block Grant and HOME Investment Partnerships programs, the county's Community Development and Housing and Homeless Services (CDHHS) staff also administers the City of Centennial's Community Development Block Grant funds. Centennial is designated as a separate entitlement community and does not receive HOME Investment Partnerships (HOME) funds.

The 2025 Community Development Block Grant applications were released in April 2025 and were due by May 23, 2025. A total of seventeen applications were received requesting \$2,119,666 in assistance. Applications were reviewed by CDHHS staff and evaluated based on the proposed projects and community needs, including, but not limited to reasonable quantifiable goals, measurable community impact, addressing an unmet need, serving low-to-moderate income residents, cost reasonableness and effectiveness, leveraged funds, organizational resources and efficacy, past grant administration, staff experience, past performance, community support and consistency with County goals and priorities, specifically the Consolidated Plan.

Each of the four participating Urban County jurisdictions receive a portion of the CDBG award as a set-aside allocation, and the municipalities are provided the opportunity to direct their allocation to specific projects or defer to the County recommendations for community-wide projects. The set-aside amounts for participating jurisdictions include the following allocations: Deer Trail - \$10,000; Englewood - \$135,000; Littleton -

\$135,000; Sheridan - \$22,500. Glendale and Greenwood Village opted out of the Urban County and HOME Consortium agreement taking effect in 2025. For 2025 allocations, Deer Trail, Englewood and Littleton requested the use of their set-aside allocation to specific projects.

The CDBG program has spending limits for Administrative Costs (20%) and Public Service Projects (15%), which cannot be exceeded. The HOME program has a spending limit for Administrative Costs (10%) and a Community Housing Development Organization (CHDO) reserve (15%), which cannot be exceeded. Based on these restrictions, only 15% of the total CDBG award from HUD may be spent on Public Service Projects, plus 15% of the prior year program income. Only 20% of the total CDBG award from HUD may be spent on administrative costs. Based on our agreement with the City of Centennial, a maximum of 18% of the City of Centennial award may be spent on administrative costs, as opposed to the 20% deducted from the County CDBG award. The remaining balance after deducting administrative costs and Public Service projects is available for Public Facility and Public Infrastructure projects, which includes Community Based Development Organization (CBDO) - Housing projects (applies to Centennial and County programs).

Based on the aforementioned program details and restrictions, the 2025 funding recommendations are based on the following funding scenario:

2025 CDBG and HOME Awards:

City of Centennial CDBG Award - \$323,909

Centennial CDBG Administration - \$58,303

Centennial CDBG Public Services - \$48,586

Centennial CDBG Public Facilities/Public Infrastructure/Housing - \$217,020

Arapahoe County CDBG Award - \$959,221

County CDBG Administration - \$191,844

County CDBG Public Services - \$143,883

County CDBG Public Facilities/Public Infrastructure/Housing - \$623,494

Arapahoe County HOME Award - \$557,253.33

County HOME Administration - \$55,725

County HOME CHDO Reserve - \$83,587

County HOME Projects - \$417,941.33

City of Centennial- Community Development Block Grant Recommendations:**1. Centennial Public Infrastructure/Public Facility/Housing Activity *****Centennial Council Approved Project (Place Holder for PI/PF/HS Project)**

Funding Recommendation - \$217,020

CDHSS Staff will recommend SMHO - Starlight consistent with prior support for SMHO development projects creating new units of local affordable housing, however the decision is at the discretion of Centennial.

Project will create 73 new units of affordable housing in Downtown Littleton, exclusively available to households earning between 30% and 70% adjusted median income (AMI). The target population for this project includes individuals and families struggling to afford housing in the current market, including working families, aging out of foster care young adults, single parents, elderly individuals, and people with disabilities, all of whom need stable and affordable housing. The new affordable housing development will be equipped with modern amenities and communal spaces, including a community room, community garden and green spaces.

2. Centennial Public Service Activity *

Funding Recommendation - \$48,586

Requested amount will be utilized for an upcoming public service project(s) benefiting City of Centennial residents. Once a project is identified by City of Centennial staff, CDHHS staff will review the public service project budget and present a specific recommendation to the board for approval.

3. Centennial CDBG Program Administration

Funding Recommendation - \$48,586

CDHHS staff recommends allocating the maximum 18%, \$48,586, permitted for Centennial CDBG administration. These funds will support essential administrative activities, including program oversight, compliance monitoring, reporting, and coordination with project partners to ensure effective and compliant program management.

***Please note:** CDHHS staff is recommending broad approval for projects supported/funded with City of Centennial entitlement funds under the basic eligible project activity categories of public services, public infrastructure/public facilities/housing, and program administration. The proposed project recommendations for City of Centennial funds were provided to Centennial staff for consideration but have not been formally requested or approved by City Council. Therefore, should Council approve different projects or amounts, updates will be provided to the BOCC.

Arapahoe County- Community Development Block Grant (CDBG) Recommendations:**1. City of Englewood - Energy Efficient Englewood (E3)***Funding Recommendation - \$115,000*

Project will provide grants to low- and moderate-income City of Englewood homeowners for energy efficiency upgrades that would minimize their annual energy costs and contribute to the overall efficiency and sustainability of the owner-occupied homes. The grants are capped at \$10,000 and require a 20% match from the homeowner(s).

2. Deer Trail Housing Authority - Bijou Manor Roof Replacement*Funding Recommendation - \$100,000*

Project will replace the roofs on both Bijou Manor buildings, which is a 12-unit affordable housing complex on 4th Street in Deer Trail. Due to their limited experience and staffing capacity, CDHHS staff will work closely with Deer Trail to help facilitate the procurement and construction.

3. South Metro Housing Options (SMHO) - Starlight Development*Funding Recommendation - \$408,494*

The proposed project will create 73 new units of affordable housing at the intersection of W. Littleton Blvd and S. Delaware St in Littleton. All 73 units, upon completion, will be available to residents at, or below 70% AMI. Of the 73 units, 8 units will utilize project-based vouchers to support youth aging out of foster care. Completion is anticipated in 2027.

4. Centennial Housing Stability Program - McKinney-Vento*Funding Recommendation - \$25,000*

Project will support an estimated 12 selected McKinney-Vento families in the Chery Creek and Littleton school districts with rental housing assistance (deposits and rent). Families will be referred by McKinney-Vento liaisons' and participate in a five-week Financial Health Institute program for financial education and resources. Families will also have the opportunity for Arapahoe County rental assistance program for items and expenses not covered, or exceeded under CDBG program requirements, e.g. application fees, pet deposit/rent, rent exceeding 3 months, if applicable. Program will exclusively serve McKinney-Vento households who met CDBG income eligibility requirements.

5. Doctors Care - Health Insurance Initiative

Funding Recommendation - \$29,500

Project will support efforts to enroll Arapahoe County residents in affordable health care through Medicaid enrollment, ensuring a path toward long-term wellness. As a certified assistant site for Health First Colorado (Colorado's Medicaid program), Doctor's Care staff will support uninsured individuals with health care education, enrollment and navigation education and services at no cost to clients, helping individuals make educated decisions regarding their health insurance.

7. Family Tree - House of Hope Staffing*Funding Recommendation - \$29,500*

Project will partially support the staffing costs of the House of Hope Shelter in Englewood, which provides safe shelter, supportive services and case management to individuals and families experiencing or at-risk of homelessness. Assistance will help maintain and support the shelter's case manager to assist clients with services, referrals and support aimed at transitioning to economic independence and housing stability.

8. HAAT Force - Severe Weather Sheltering*Funding Recommendation - \$20,000*

Project will provide voucher-based emergency housing during severe cold and/or wet weather for unhoused individuals for whom other shelter options (particularly congregate shelter) are untenable due to pregnancy, physical disability, age, being a family with children, having a service animal, or other vulnerability. HAAT Force's program is specifically designed to meet the unique needs of their clients and will help to address unmet needs and limited options for emergency housing during severe weather.

9. Integrated Family Community Services (IFCS) - Hunger Alleviation Program*Funding Recommendation - \$20,000*

Project will support the Market at IFCS, which is the largest food pantry in Arapahoe County. Support will be used to assist with the cost of food purchases that provide consistent, equitable access to nutritious food for individuals and families experiencing food insecurity. The program focuses on serving low-to-moderate income residents and reducing barriers to basic sustenance for those most at risk. The market alleviates the financial burden of food expenses, enabling clients to manage other critical costs, such as housing, healthcare, childcare, transportation etc...

10. Project Angel Heart - Home-Delivered Meals*Funding Recommendation - \$19,883*

Project will support home-delivered, medically tailored meals to improve the health and quality of life of food-insecure, critically ill Arapahoe County and City of Centennial residents. Project Angel Heart provides individually tailored meals, delivered by volunteers that alleviate hunger and improve the physical, financial, and emotional health of vulnerable community members, helping to increase their self-sufficiency and ability to

remain independent in their own home.

11. Arapahoe County CDBG Program Administration

Funding Recommendation - \$191,844

CDHHS staff recommends allocating the full 20% maximum, \$191,844 for County CDBG administration. These funds will support essential administrative activities, including program oversight, compliance monitoring, reporting, and coordination with project partners to ensure effective and compliant program management.

Unfortunately, based on limited funds and the aforementioned funding recommendations, the following applications were not recommended for 2025 funding:

Archway Housing & Services - Supportive Services for Arapahoe Green

Request: \$30,000

Project Type: Public Service

Application to support the continuation and expansion of on-site supportive services at Arapahoe Green Townhomes.

Colorado Legal Services - Eviction Legal Assistance Program

Request: \$200,000

Project Type: Public Service

Application to support the staffing costs associated with the Arapahoe Eviction Diversion Clinic, including attorneys, paralegals and social workers.

Integrated Family Community Services - Homeless Prevention

Request: \$60,000

Project Type: Public Service

Application to provide one-time rent assistance to income qualified residents.

Village Exchange - Case Management

Request: \$30,000

Project Type: Public Service

Application to provide case management and supportive services addressing social determinants of health, achieving resiliency and self-sufficiency.

BridgeHouse - Ready to Work Energy Efficiency

Request: \$200,000

Project Type: Public Facility

Application for window replacements at the Ready to Work Aurora location to minimize the energy and utility expenses.

Family Tree - House of Hope Evaporative Coolers

Request: \$19,616

Project Type: Public Facility

Application to replace the evaporative coolers at the House of Hope Shelter in Englewood.

Village Exchange - Community Development

Request: \$105,000

Project Type: Public Facility

Application to support a current renovation project at their Aurora facility, including improvements to their elevator and entrance.

HOME Investment Partnership Program (HOME) Recommendations:

1. Community Housing Development Organization (CHDO) Set-Aside

Funding Recommendation - \$83,588.00

Participating Jurisdictions in the HOME program are required to set aside a minimum of 15% of their HOME allocations for housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of the housing. Community Housing Development Association, Inc. dba Grovewood Community Development (GCD), is Arapahoe County's CHDO and the required HOME-CHDO Set-Aside will be used to facilitate an affordable housing development project by GCD.

2. Multi-Family Affordable Housing Development Project - 1900 Chambers Rd Development

Funding Recommendation - \$600,000.00

CDHHS staff recommends allocating \$600,000 in HOME Investment Partnerships Program funds to support a

new affordable housing development at 1900 S. Chambers Rd in Aurora. Developed by Brothers Redevelopment, the project will create 60 affordable housing units specifically serving justice-impacted individuals. The development was awarded 9% Low-Income Housing Tax Credits (LIHTC) by the State of Colorado in May 2025, and the environmental review was completed the same month. The recommended funding includes \$426,951.05 from the County's 2024 HOME allocation and \$173,048.95 from the 2025 allocation, providing critical gap financing. Project partners include the Colorado Housing and Finance Authority (CHFA), the Department of Local Affairs (DOLA), and the City of Aurora. Service providers such as STRIDE Community Health Center, Aurora Mental Health & Recovery, and AllHealth Network will offer supportive services to residents.

3. Tenant Based Rental Assistance- Aurora Housing Authority

Funding Recommendation - up to \$334,569.12

CDHHS staff recommends allocating a total of \$334,569.12 to support the Tenant-Based Rental Assistance (TBRA) program, administered by the Aurora Housing Authority. This includes \$244,891.05 from the 2025 HOME Investment Partnership Program and up to \$89,678.07 from prior year HOME funds. The program provides up to 24 months of rental assistance to eligible households, with an average monthly benefit ranging from \$1,200 to \$2,000 depending on household size and the household's income contribution toward rent. Prior year funding will cover the program gap through October 1, 2025 after which the 2025 allocation will be used to continue assistance for participating households.

4. HOME Investment Partnerships Administration and Planning

Funding Recommendation - \$55,725.00

CDHHS staff recommends allocating \$55,725 for administration of the HOME Investment Partnerships Program, representing 10% of the total HOME funding allocation. These funds will support essential administrative activities, including program oversight, compliance monitoring, reporting, and coordination with project partners to ensure effective and compliant program management.

HOME Investment Partnerships - American Rescue Plan (HOME-ARP) Program Recommendations:

1. HOME-ARP Administration and Planning

Funding Recommendation - \$4,009.00

On June 2, 2025, an additional HOME-ARP allocation of \$4,009.00 was received from U.S. Department of Housing and Urban Development. CDHHS staff recommends allocating these funds to support eligible administrative and planning activities. This allocation will help ensure effective program management and compliance with HOME-ARP guidelines, enhancing the overall administration and delivery of services.

Fiscal Impact: The CDBG and HOME programs are entitlement programs awarded and distributed by the U.S. Department of Housing and Urban Development. Therefore, the allocation of these funds will not impact Arapahoe County general funds.

Alternatives: The Board of County Commissioners (BOCC) can provide input on the information included in the Final Draft of the Five-Year Consolidated Plan and recommend an alternative distribution of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and HOME-American Rescue Plan (HOME-ARP) funds.

Alignment with Strategic Plan:

- ☒ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☒ Be community focused

Staff Recommendation: CDHHS staff recommend the funding allocations outlined above, which encompass the 2025 CDBG, HOME, and HOME-ARP program awards for Arapahoe County and the City of Centennial. The completion of the 2025-2029 Consolidated Plan is a prerequisite for receiving CDBG and HOME funds from the U.S. Department of Housing and Urban Development.

Concurrence: N/A