

1A-Housing Stability Services & Affordable Housing Expansion Program

**COMMUNITY RESOURCES** 

### Agenda

### Housing Stability Services (HSS)

-Housing Navigation and Case Management

-Arapahoe County Rental and Mortgage Assistance Program (ACRMA) Arapahoe County 10-Year Housing Strategic Plan (10-HSP) Affordable
Housing
Expansion
Program (AHEP)

Housing Stability Services:

Expanding Housing Navigation & Arapahoe County Rental & Mortgage Assistance Program

## Bridging the Gap

- Housing Stability Services is a new, comprehensive program that integrates the Arapahoe County Rental Assistance and Mortgage Program with the Housing Stability Coordinators and Case Management Program to deliver a seamless, wraparound approach to housing support to enhance the quality of life for Arapahoe County residents.
- By combining immediate financial assistance with personalized case management, dedicated Housing Stability Coordinators, and connections to critical supportive services to overcome housing barriers, maintain stable housing, and achieve long-term self-sufficiency.
- This integrated model reflects Arapahoe County's commitment to not just preventing eviction or foreclosure, but fostering resilient, thriving communities where every household can secure safe, stable, and sustainable housing.

**Prevent Evictions**: Provide timely rental assistance to eligible households to avert displacement and maintain housing continuity.

**Support Housing Stability**: Address temporary income gaps or unforeseen financial hardships to promote sustained housing security.

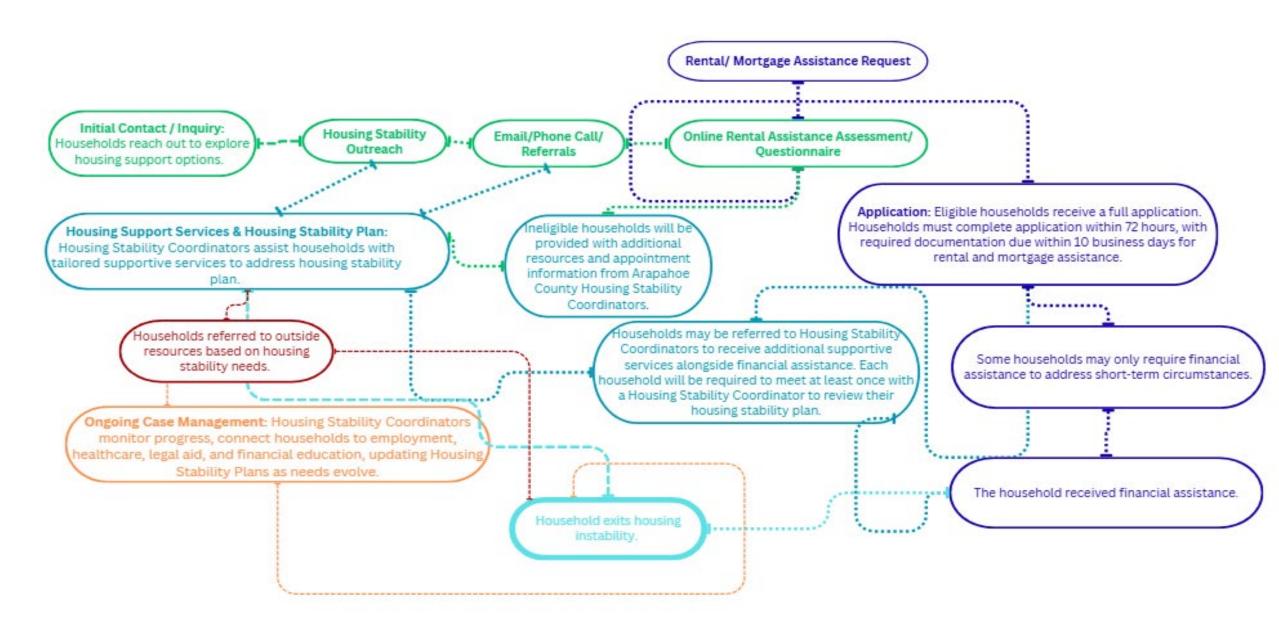
Housing Stability Case Management: Provide individualized support, resource navigation, and ongoing follow-up to help households overcome barriers and maintain long-term housing stability.

**Prioritize High-Risk Residents**: Ensure equitable access to assistance for individuals and families most vulnerable to housing instability.

**Ensure Regulatory Alignment**: Operate in compliance with federal and state standards and established best practices for rental assistance programs.

Program Goals

### Arapahoe County Housing Stability Services



# Housing Stability Coordinator & Case Management

#### Dedicated Housing Stability Coordinators will:

- Each household is assigned a Housing Stability Coordinator (formerly Housing Navigators), who serves as the primary point of contact throughout the program. Coordinators provide a comprehensive, client-centered approach to housing stability by:
- Conducting thorough assessments of the household's housing situation, financial health, income, and support networks
- Identifying immediate and long-term risks and needs related to housing stability
- Developing tailored Housing Stability Plans with short-term objectives (e.g., securing rental or utility assistance) and long-term goals (e.g., building savings, transitioning to permanent affordable housing) for each household
- Facilitating access to program services and community resources, including rental/mortgage assistance, utility support, workforce programs, public benefits, healthcare, and legal services
- Monitoring household progress and adjusting interventions to ensure effective, sustainable outcomes

The Arapahoe County Rental and Mortgage Assistance Program provides short-term financial support up to three months or \$10,000 to households earning at or below 80% of the Area Median Income (AMI). The program is designed to prevent eviction and foreclosure, promote housing stability, and reduce homelessness, while connecting residents to additional resources to improve their quality of life.

Arapahoe
County Rental
and Mortgage
Assistance
Program
(ACRIMA)

#### Budget Request-ACRMA

- The program is supported by a total allocation of \$1,200,000 to provide rental assistance and support housing stability for eligible households.
- Reserve for Vulnerable Populations: To ensure equitable access, up to \$200,000 of the total funding will be reserved for households that include one or more of the following populations: Veterans, Survivors of domestic violence, dating violence, sexual assault, stalking, or human trafficking, Seniors (55+) or Adults with Disabilities (18+), Families with dependent children, Second Chance or Justice-Impacted individuals

### ACRMA Program Details

- Maximum Assistance: Eligible households may receive up to \$10,000 or an amount covering up to three months of rent or mortgage payments.
- Eligible Expenses: Rent or mortgage payments, Utilities (electricity, water, gas, sewer), Security deposits and administrative fees, Short-term placement costs
- Eligibility Criteria Income: Household income must not exceed 80% of the Area Median Income (AMI) for Arapahoe County.
- Residency: Applicant must have their primary residence in Arapahoe County.
- Housing Status: Must have a current lease or mortgage agreement with all adults and children listed on the lease.
- Demonstrated Need: Must provide County-recognized documentation of eviction or economic hardship.
- Income Verification: All adult (18+) household members must submit income documentation.

### **ACRMA Impact**

Projected Estimated Average Assistance per Household based on 2025 data: \$5,000

Reserved for Vulnerable Populations: Approximately 40 households will be prioritized from a dedicated reserve to ensure those facing the greatest housing instability receive timely support

General Pool Funding: Approximately 200 households will be assisted through the general funding pool, addressing urgent housing needs across the broader community

Arapahoe County 10-Year Housing Strategic Plan (10-HSP)

## Arapahoe County 10-Year Housing Strategic Plan (10-HSP)

- The Arapahoe County Housing Authority (ArCHA) plans to develop the Arapahoe County 10-Year Housing Strategic Plan (10-HSP).
- This strategic plan will incorporate insights from the 2024 Market Value Analysis (MVA) to identify housing needs, opportunities, and gaps across the county.
- By leveraging these existing resources, the 10-HSP will provide a data-driven roadmap to guide the development, preservation, and prioritization of affordable housing over the next decade.
- This initiative ensures that housing investments are targeted effectively, promoting long-term stability and equitable access for low- and moderate-income residents throughout Arapahoe County.

## Affordable Housing Expansion Program

The Affordable Housing Expansion Program, administered by the Arapahoe County Housing Authority (ArCHA), is a strategic approach aimed at expanding and preserving the supply of safe, high-quality, and affordable housing within the community.

- Funding & Administration: The program is supported by a \$4 million initial investment and \$1 million in annual funding, overseen by a dedicated program administrator.
- **Program Objectives:** Focused on the acquisition, construction, and rehabilitation of residential units, the program serves low- and moderate-income households at or below 60% of the area median income (AMI).
- Strategic Approach: Through robust partnerships, community engagement, and sustainable development practices, the program ensures long-term housing stability and contributes to neighborhood revitalization.
- Local Prioritization: The initiative emphasizes the development of affordable housing in unincorporated areas of Arapahoe County, ensuring compliant, effective, and sustainable housing solutions for residents.

Category	Amount	Purpose
Land Acquisition and Site Preparation	\$1.4 million	Secure parcels, conduct surveys, environmental assessments, grading, and site prep
Construction and Rehabilitation of Housing Units	\$2.0 million	Build new affordable units; upgrade existing units to meet safety, accessibility, and energy-efficiency standards
Infrastructure and Utility Improvements	\$600,000	Install/upgrade water, sewer, electricity, roads, sidewalks, and other essential utilities

### Initial \$4 Million Investment (Capital Development):

Category	Amount	Purpose
Land Acquisition and Site Prep	\$200,000	Expand development sites and prepare new parcels for future construction
Construction and Rehabilitation	\$600,000	Continue building new units and rehabilitating existing housing to maintain quality and meet demand
Infrastructure and Utility Improvements	\$200,000	Upgrade or expand utilities and infrastructure to support new and existing developments

**Ongoing \$1 Million Annual Development Funding:** 

Benefits of Investment

Priority of placement in calculated units

Deed Restricted properties with dedicated affordable housing units and oversight

Continuum for placement options for Housing Stability Services

Program Income

Possible Land Banking

Limited Liability Partnerships

Possible Cash-in-lieu



### ARAPAHOE COUNTY

Q & A



Thank you!