



Board Summary Report

File #: 26-292

Agenda Date: 6/9/2026

Agenda #: 6.f.

To: Board of County Commissioners

Through: Katherine Smith, Director, Community Resources

Prepared By:

Nancy Sonnenfeld, Community Development Administrator, Community Development and Housing Stability Services Division

Subject:

Affordable Housing Development Grant 2026 Allocation Adjustment and Authorization to Sign Purchase Agreement

Purpose and Request:

The Board of County Commissioners is requested to approve an adjustment of the funding recommendations for the 2026 Affordable Housing Development Grant (AHDG) and authorize the Director of Community Resources to sign any documents related to the purchase of the property at 15001 Oxford Road. The Board of County Commissioners (BOCC) reviewed the 2026 AHDG recommendations, presented by Community Development Housing and Stability Services (CDHSS) staff, during a study session on March 2, 2026, and approved on the March 31, 2026 Consent Agenda.

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

Background and Discussion: In December 2025, the Board of County Commissioners (Board) approved a one-time allocation of \$4,000,000 to support affordable housing initiatives, along with an ongoing annual allocation of \$1,000,000 in subsequent years.

During the March 2, 2026 Study Session the BOCC reviewed two funding recommendations for the 2026 Affordable Housing Development Grant (AHDG) presented by CDHSS staff; purchasing approximately 7.5 acres at 15001 Oxford Road in Aurora in the amount of \$3,500,000 through the Arapahoe County Housing Authority (ArCHA) and \$500,000 to fund predevelopment activities for future County-led affordable or attainable housing projects, and approved the items on the March 31, 2026 Consent Agenda.

As part of the due diligence process in consideration of the purchase of the Oxford Road parcel, an appraisal was conducted in April 2026, valuing the property at \$3,400,000.

CDHSS staff therefore recommends adjusting the proposed purchase price of the Oxford Vista parcel downward by \$100,000, and adding that balance to the \$500,000 approved for pre-development activities from the 2026 Affordable Housing Development Grant Program allocation.

Additionally, in order to avoid any potential concerns regarding jurisdictional authority, CDHSS staff recommends that the purchase of the referenced parcel on Oxford Road in Aurora be conducted by the County instead of the ArCHA. As a result, the BOCC also needs to authorize the Director of Community Resources to execute the purchase agreement and any related documents for the property at Oxford Vista.

Alternatives: The Board of County Commissioners may opt to pursue an alternative allocation of 2026 Affordable Housing Development Grant Program funds or an alternative approach to the acquisition of the vacant parcel on Oxford Road.

Fiscal Impact: The Board of County Commissioners retains the discretion to propose alternative actions or modifications to any of the recommendations presented above. The allocation to recommended projects reduces the amount of funding available in the Affordable Housing Grant program.

Alignment with Strategic Implementation Strategies: The attached framework helps Arapahoe County institutionalize values-based, transparent decision-making, documenting how we make decisions and carry out actions to achieve the County's strategic plan.

Concurrence: County Attorney's Office