



ARAPAHOE COUNTY

Carrie Warren-Gully, District 1
Jessica Campbell, District 2
Jeff Baker, Chair Pro Tem, District 3
Leslie Summey, Chair, District 4
Rhonda Fields, District 5

Arapahoe County

Board of County Commissioners Study Session

Meeting Minute Summaries

Tuesday, February 11, 2025
1:00 PM

Administration Building
5334 S. Prince St.
Littleton, CO 80120
West Hearing Room

The Arapahoe County Board of Commissioners typically holds weekly study sessions on Monday and Tuesday. Study sessions (except for executive sessions) are open to the public and agendas are available online at arapahoe.legistar.com. Meetings marked with an asterisk () can be attended virtually via arapahoe.legistar.com while non-asteriked (*) sessions are open to in-person attendance only. The members of the Board of County Commissioners may choose to attend study sessions virtually.*

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Commissioners Present

Carrie Warren-Gully
Jeff Baker
Jessica Campbell
Leslie Summey
Rhonda Fields

Others Present

Ron Carl
John Christofferson
Michelle Halstead
Cooney Sarracino
Callie Pecore
Ed Bowditch
Jennifer Cassell
Elizabeth Loomis
Jason Reynolds

12:00 PM BREAK

1:00 PM *Legislative Update

Attachments: [Board Summary Report](#)
[2025 Legislative Issues Guide](#)
[2025 Internal Legislative Report](#)
[2025 Public Legislative Report](#)

The purpose of this study session was to provide information on the status of Colorado's state legislative session, including potential impacts to Arapahoe County, and seek Board direction on legislative positions or specific advocacy activities.

Staff presented updates on HB25-1146 Juvenile Detention Bed Cap, and HB25-1029 Municipal Authority over Certain Land.

Updates on HB25-1146 Juvenile Detention Bed Cap were presented. This bill would increase statewide juvenile detention bed cap to 254 for 2025 and 2026. For each year thereafter the cap would be set at 125% of the juvenile detention average daily population projection.

Staff recommended a support position for HB25-1146 and advised that there are legislatures who are against this bill and who will push for this bill to fail.

Staff further discussed background information regarding HB25-1146.

Commissioner asked staff how to address legislatures who are against HB25-1146.

Commissioner asked regarding fact sheets from District Attorney Council and if BOCC would be able to receive a copy.

Commissioner discussed funding cost for additional beds and asked staff what the direct impacts would be for Arapahoe County.

5-0 in favor of taking no position. Discussion will be extended as to receive more information from DA.

Updates on HB25-1029 Municipal Authority over Certain Land were presented. This bill would expand authority of cities over extra territorial lands that include open spaces and natural areas.

Staff recommendation was to take no position.

Commissioner noted interest in the positions made on bill by the cities within Arapahoe County.

Commissioner voiced concern regarding the erosion of land use authority.

Further discussion was held regarding verbiage and context of bill.

5-0 in favor of taking no position on HB25-1029.

Discussion was held on updates for bills that BOCC have taken positions on including SB25-012

Financial Assistance for County Jails, SB25-024 Judicial Officers, HB25-1030 Accessibility Standards in Building Codes, HB25-1086 Interstate Compact Placement Children Timing, HB25-1112 Local Authorities Enforce Vehicle Registration, HB25-1032 Improving Infrastructure to Reduce Homelessness, HB25-1097 Placement Transition Plans for Children, and HB25-1169 Housing Developments on Faith and Educational Land.

Further discussion was held regarding HB25-1097 and staff provided updates on the amendments being made.

Commissioner noted HB25-1097 and clarified the regulations already in place.

Commissioner recommended discussion be held with legislatures regarding HB25-1097 to advocate for amendments to reshape the bill.

Updates on HB25-1169 Housing Developments on Faith and Educational Land were discussed.

Brief discussion was held regarding SB25-001 Colorado Voting Rights Act, HB25-1130 Labor Requirements for Government Construction Projects, and SB25-020 Tenant and Landlord Law Enforcement.

Legislative update concluded with discussion on next steps.

Meeting went into Recess

STUDY SESSION TOPICS

2:00 PM *Housing Needs Assessment: 2025- 2029 Consolidated Plan

Attachments: [Board Summary Report](#)
[Presentation](#)

Meeting Reconvened

The purpose of this study session was to provide information and an opportunity for input to the Board of County Commissioners (BOCC) on the results of the Housing Assessment portion of Arapahoe County's Consolidated Plan. The Housing Assessment will include demographics and population trends, housing problems and cost burdens, disproportionate needs among certain groups, public housing needs, and a homeless needs assessment. Erich Chatham from Civitas LLC will provide a power point to highlight the findings of this study and will be available to answer questions.

A PowerPoint presentation was presented, a copy of which has been retained for the record.

Staff presented background information on the housing needs assessment: 2025-2029 consolidated plan. Staff explained that presentation would be to present data and that consolidated plan is still being developed and will be discussed further once finalized.

HUD programs and eligible activities were listed for Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME).

HUD consolidated plan process was presented.

Commissioner asked clarifying question regarding funding and usage.

Staff discussed five major components including needs assessment, housing market analysis, 5-year strategic plan, annual action plan, and citizen participation.

HUD 2024 fund allocation for both CDBG and HOME were presented.

Data was obtained through American Community Survey (ACS) Data and Comprehensive Housing Affordability Strategy (CHAS).

County population highlights were presented showing data for population, total households, and the median income.

Data and graphics regarding needs assessment were displayed. A chart showing the poverty rate from 2010-2022 in Arapahoe County and Colorado were presented.

Data and graphics showing the cost of housing from 2010-2022, and the age of housing both owner-occupied and renter-occupied were displayed and discussed.

Staff discussed housing problems as defined by HUD including lack of complete plumbing facilities, overcrowding, cost burden greater than 30% and lack complete kitchen facilities.

Commissioner asked regarding overcrowding based on census.

Graphic showing the homeowner housing cost burden was displayed and data was discussed.

Graphic showing the rental housing cost burden was displayed and data was discussed.

Data was displayed showing the housing needs by income group.

Staff discussed the housing needs of qualifying populations such as the elderly, disable, homeless, and survivors of domestic violence.

Gaps in the housing supply were discussed. A table was displayed showing the income range, maximum affordable gross rent, rental gap, maximum affordable home value, and cumulative renter purchase gap.

Staff concluded presentation with next steps.

Commissioner asked staff regarding rental gaps in the housing supply.

Commissioner asked staff for clarification regarding elderly population data provided and if planning for future growing population would be considered.

Presentation concluded without vote.

2:45 PM *HB24-1313 Transit Oriented Communities Implementation

Attachments: [Board Summary Report](#)
[Presentation](#)
[TOC Areas](#)

The purpose of this study session was to provide information on Arapahoe County's transit areas, reporting requirements to the Department of Local Affairs (DOLA), and progress on affordability and displacement mitigation strategies required by the law. Staff is seeking general direction on implementation; with eight Transit Areas and state-mandated deadlines, staff recommends focusing planning and zoning efforts in a few of the Transit Areas.

A PowerPoint presentation was presented, a copy of which has been retained for the record.

Staff discussed background information and the outline of the presentation.

Staff presented the state requirements on HB24-1313.

Key deadlines were reviewed and discussed.

Transit areas, transit centers and the differences were discussed.

Staff displayed graphic for the housing opportunity goal (HOG).

Staff provided examples and graphics showing the minimum density in transit center being 15 dwelling units per acre.

Arapahoe County transit areas were listed and discussed. A map showing these areas was displayed.

Staff presented Arapahoe County's HOG.

The recommendations of staff were presented.

Maps of the Federal Blvd, Four Square Mile, and Dry Creek area were displayed and reviewed.

A timeline for the implementation was presented.

Commissioner asked staff for clarification on the different possible locations for these communities. A map and street view were displayed regarding possible locations.

Discussion was held regarding all options for the communities.

Commissioners asked staff about the possibility of working with other local municipalities and partners.

5-0 in favor to proceed with staff recommendations.

Staff will present research results on a later date.

The meeting was adjourned.

***Virtual/Streamed**