



## Board Summary Report

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**File #:** 26-129

**Agenda Date:** 3/2/2026

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**To:** Board of County Commissioners

**Through:** Katherine Smith, Director, Community Resources

**Prepared By:**

Elizbeth (Lizze) Loomis, Division Manager, Community Development and Housing Stability Services

**Presenter:** Elizbeth (Lizze) Loomis, Division Manager, Community Development and Housing Stability Services

**Subject:**

2:45 PM \*Affordable Housing Development Grant 2026 Allocations

**Purpose and Request:**

County staff are seeking direction from the Board of County Commissioners regarding the allocation of \$4,000,000 in Affordable Housing Development Grant funds, consistent with the Board's December 2025 direction.

**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. This action reflects the Board's continued commitment to advancing economic resilience and housing stability across Arapahoe County. The approved funding is intended to maintain and expand affordable housing opportunities, support housing preservation efforts, and promote pathways to stable housing and homeownership for low- and moderate-income households.

In response to this direction, County staff established the Affordable Housing Development Grant Program to strategically deploy these funds in a manner that maximizes long-term community benefit and strengthens the County's housing development pipeline. The program is designed to support projects that demonstrate readiness, financial feasibility, and alignment with County housing priorities, while leveraging additional public and private investment where possible.

Staff recommends approval of two funding allocations under the Affordable Housing Development Grant Program; purchasing approximately 7.5 acres at 15001 Oxford Road in Aurora in the amount of \$3,500,000.00 through the Arapahoe County Housing Authority (ArCHA) and \$500,000.00 to fund predevelopment activities for future County-led affordable or attainable housing projects. Approval will advance the County's affordable housing pipeline and support long-term housing stability objectives.

**Oxford Vista Extension Project** - County staff recommend that the Arapahoe County Housing Authority (ArCHA) acquire approximately 7.5 acres located at 15001 Oxford Road in Aurora, currently owned by Urban Land Conservancy. The parcel is part of the larger 31-acre Oxford Vista campus and represents a strategic opportunity to secure site control in a high-opportunity area of the County. The proposed purchase price for the property is \$3,500,000.00.

Acquisition of this property will position the County to advance the future development of more than 120 affordable housing units. Upon purchase, the site would be landbanked until it reaches a development-ready stage. At that time, the County would partner with the Aurora Housing Authority to construct the proposed housing, leveraging a public-private partnership model to maximize resources and long-term community benefit.

The proposed project will be adjacent to the Oxford Vista campus, a service-enriched environment that hosts programming and emergency housing operated by Family Tree (GOALS program), a childcare development facility, and office space supporting Human Services, ADWorks!, and youth workforce training initiatives. This coordinated approach is designed to promote housing stability, reduce barriers to employment, and create sustainable pathways for households transitioning from emergency shelter or housing instability into permanent, affordable housing.

Under this approach, the County would assume financial and administrative responsibilities associated with acquisition and interim ownership. These responsibilities include closing costs, environmental assessments, feasibility and due diligence studies, ongoing site security and maintenance, and holding costs during the landbank period. The County would also coordinate and fund any necessary zoning modifications, setback adjustments, or other land use approvals required to facilitate development, and would manage interim ownership risk and project coordination responsibilities.

By acquiring this property and partnering with the Aurora Housing Authority, the County will secure a highly strategic site for affordable housing and demonstrate leadership in innovative public-private solutions to address the region's housing needs. This acquisition represents a key step in implementing the County's housing strategy, promoting economic resilience, housing stability, and long-term affordability for residents across the community.

**Predevelopment Activities for Future Projects** - Staff further recommends allocating the remaining \$500,000.00 to support predevelopment activities for future County-led affordable or attainable housing projects anticipated within the next 12 to 18 months.

Predevelopment activities are a critical component of successful housing development and may include environmental assessments, geotechnical studies, site analysis, feasibility studies, market analyses, financial modeling, conceptual design, and other due diligence activities necessary to determine project viability. Funding these early-stage efforts will ensure that prospective projects are thoroughly evaluated, financially sound, and strategically aligned with identified community needs prior to significant capital investment.

This allocation will allow the County to proactively respond to emerging development opportunities, reduce risk, and strengthen its ability to compete for external funding sources. By investing in predevelopment readiness, the County enhances its capacity to leverage federal, state, and private

funding and to bring forward well-positioned projects that address gaps in the affordable and attainable housing market.

Should any funds remain unexpended from either recommendation, those funds will be returned to the Affordable Housing Development Grant Program for future eligible projects. This approach ensures continued fiscal responsibility and alignment with the Board's direction to build a sustainable, long-term framework for affordable housing development within Arapahoe County.

**Alternatives:** The Arapahoe County Board of County Commissioners may opt to pursue an alternative selection of affordable housing projects for advancement or, alternatively, award funding for the Oxford Vista Extension as a grant to the Aurora Housing Authority rather than acquiring the property.

**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 would reduce the amount of funding available in the Affordable Housing Grant program for 2026.

**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.

**Staff Recommendation:** County Staff request consideration and approval of the proposed recommendations presented above.

**Concurrence:** N/A