



Arapahoe County

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Board Summary Report

File #: 25-327

Agenda Date: 7/21/2025

Agenda #:

To: Board of County Commissioners

Through: Katherine Smith, Director, Community Resources

Prepared By:

Nancy Sonnenfeld, Community Development Administrator, Community Development, Housing and Homeless Services Division, Community Resources

Presenters: Elizzabeth Loomis, Division Manager, Community Development, Housing and Homeless Service, Community Resources

Subject:

1:15 PM *Denver Regional Council of Governments' Regional Housing Needs Assessment SB24-174

Purpose and Request:

The purpose of this study session is to present the Denver Regional Council of Governments' Regional Housing Needs Assessment for consideration that the County participate in the Denver Regional Council of Governments (DRCOG) Regional Housing Needs Assessment (RHNA) to fulfill the requirements of the Sustainable Affordable Housing Assistance Act (Colorado Senate Bill 24-174).

Background and Discussion: Senate Bill 24-174 mandates that local governments conduct and publish a housing needs assessment by December 31, 2026. However, local governments can be exempt from this requirement if they participate in a regional housing needs assessment that complies with the Department of Local Affairs (DOLA) methodology. DRCOG's RHNA has been conditionally approved by DOLA, allowing local governments in the DRCOG region to use it for compliance with the state law.

Arapahoe County does complete a Housing Needs Assessment (HNA) every five years, as a part of HUD's required Consolidated Plan process. This HNA already completed by Arapahoe County for the 2025 Consolidated Plan does not currently meet the requirements outlined by the State of Colorado for the local HNA needed for SB24-174.

On May 5, 2025, the Board of County Commissioners approved the public presentation of DRCOG's RHNA and the consideration for use of meeting the local housing needs assessment requirements associated with SB24-174. This study session is being held to present the information from this RHNA and to allow for public comment on the use of this assessment.

Fiscal Impact: There is currently no fiscal impact to the County budget and no additional funding is requested. If the BOCC decides not to utilize DRCOG's RHNA to meet our local requirement, additional funding would need to be allocated in order to complete an additional Housing Needs Assessment for Arapahoe County that meets SB24-174 requirements.

Alternatives: The Board could choose not to direct staff to move forward with participating in the DRCOG's Regional Housing Needs Assessment.

Alignment with Strategic Plan:

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

Staff Recommendation: Staff recommend approving the use of the Denver Regional Council of Governments (DRCOG) Regional Housing Needs Assessment (RHNA) to fulfill the requirements of the Sustainable Affordable Housing Assistance Act (Colorado Senate Bill 24-174).

Concurrence: N/A