



# Arapahoe County

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## Board Summary Report

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**File #:** 25-317

**Agenda Date:** 6/10/2025

**Agenda #:** 6.f.

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**To:** Board of County Commissioners

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

**Prepared By:**

Jeremy Fink, Community Development Administrator, Community Resources Department

**Subject:**

Centennial Community Development Block Grant (CDBG) Allocation to South Metro Housing Options - Montview Flats

**Purpose and Request:**

The Board of County Commissioners is requested to adopt a resolution authorizing the approval of the recommended allocation of Centennial Community Development Block Grant (CDBG) funds to South Metro Housing Options (SMHO) for the Montview Flats project for an additional \$275,000 (total of \$600,000 with \$325,000 previously approved) and to authorize the submittal of a substantial amendment for the 2024 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for their review and approval.

**Background and Discussion:** The Board of County Commissioners (BOCC) heard a funding recommendation for Centennial CDBG funds to SMHO for the Montview Flats project for \$275,000 at the study session held on May 27, 2025. The BOCC reviewed the funding recommendation and instructed staff to schedule the item for consent agenda during a business meeting. The narrative below is a copy of the background and discussion portion of the Board Summary Report (BSR) presented to the BOCC during the aforementioned study session, without any changes:

During the July 2, 2024, study session, the BOCC reviewed funding recommendations for the 2024 CDBG allocations, which were subsequently approved during the August 6, 2024, BOCC Business Meeting. The 2024 allocations included an award from the City of Centennial CDBG program (administered by Arapahoe County) in the amount of the \$325,000 for the SMHO-Montview Flats project. At the time, County staff anticipated a future CDBG and/or HOME request depending on SMHO's ability to secure all necessary funding and absorb any potential anticipatory cost increases.

In addition to the Centennial CDBG allocation, the BOCC approved a County CDBG award of \$300,000 to SMHO-Montview Flats during an April 14, 2025 study session and subsequent April 22, 2025, Business Meeting. The County CDBG recommendation and allocation was presented to the BOCC in response to a funding gap and request from SMHO for additional funds from local partners, including the City of Littleton, City of Centennial and Arapahoe County.

The Montview Flats project is a 50-unit affordable housing development just south of downtown Littleton on Rapp Street. The project will exclusively serve residents earning between 30-70% AMI and currently has a total development budget of \$25,504,842.

Based on the development budget, current secured project funding, and available Centennial CDBG funds, CDHHS staff is recommending an additional award of \$275,000 in Centennial CDBG funds to address the projects funding gap, ensure the overall project feasibility, and support regional efforts to provide new affordable housing units.

The City of Centennial Council approved the additional \$275,000 allocation to SMHO-Montview Flats on May 6, 2025, which, if approved by the BOCC, will bring the total CDBG support for the project to \$900,000 (\$600,000 from Centennial and \$300,000 from the County.) Please note, the award amount is contingent upon the successful environmental clearance, and the allocation of funds by the U.S. Department of Housing and Urban Development (HUD) and may be subject to adjustment accordingly.

**Alternatives:** The BOCC may choose to accept or decline the proposed CDBG funding recommendation or choose an alternative funding allocation.

**Fiscal Impact:** The CDBG program is an entitlement program awarded and distributed by HUD. Therefore, the allocation of these funds will not impact Arapahoe County general funds.

**Alignment with Strategic Plan:**

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

**Concurrence:** N/A