



ARAPAHOE COUNTY

2025 – 2029 Consolidated Plan

Board of Commissioners Study Session

**Department of Community Resources
Community Development, Housing and Homeless Services
June 17, 2025**

In Partnership with Civitas LLC





Background

- U.S. Department of Housing and Urban Development (HUD) offers numerous federal programs for community development and affordable housing
- Every five (5) years, Arapahoe County must submit to HUD a Consolidated Action Plan which outlines the County's planned use of funds for eligible projects and programs that work to: revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, primarily serving low- and moderate-income residents.
- Arapahoe County receives two grants, Community Development Block Grant and HOME Investment Partnership Program, from HUD on an annual basis as part of the Consolidated Plan program as an Urban County and HOME Consortium.
- Key feature of these grants is ability to choose how funds will be used.



What is an Urban County?

HUD designation enabling direct receipt of Community Development Block Grant (CDBG) funds:

- Requires a minimum population of 200,000+ (excluding entitlement cities)
- Involves execution of cooperation agreements every three years
- Administered by the county government

Why Urban County Status Matters

- Facilitates regional planning and strategic investment
- Extends support to non-entitlement jurisdictions

Urban County

Arapahoe County Urban County consists of the City of Sheridan, City of Englewood, City of Littleton, Town of Deer Trail, Unincorporated Arapahoe County and one entitlement community, City of Centennial.



Project Angel Heart



ARAPAHOE COUNTY

Community Development Block Grant (CDBG):

Established through the Housing and Community Development Act of 1974 to streamline federal community development programs.

Purpose:

To provide decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income individuals and families.

National Objectives:

- Benefit low- and moderate-income persons (at least 70% of funds)
- Aid in the prevention or elimination of slums or blight
- Meet urgent community development needs posing serious and immediate threats to health or welfare

Eligible Activities:

Acquisition of real property; Rehabilitation of residential and non-residential structures; Construction of public facilities and improvements (e.g., water and sewer facilities, streets); Public services (e.g., job training, social services, food banks); Relocation and demolition; Planning and administration

County Development Block Grant

- **2025 Allocation:** \$1,283,130
- **2025 Estimate Program Income:** \$20,000
- **Grant Cycle:** October 1, 2025- September 30, 2026



Englewood E3 Program

HOME Consortium

Arapahoe County Urban County consists of the City of Sheridan, City of Englewood, City of Centennial, City of Littleton, Town of Deer Trail and Unincorporated Arapahoe County.

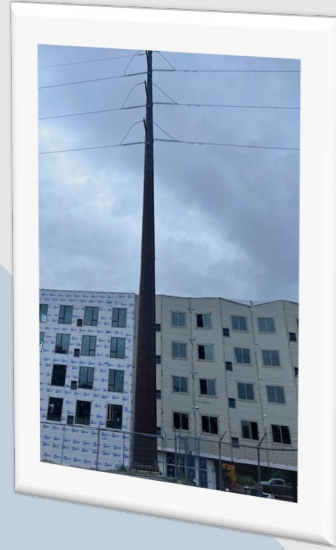


Trails at Lehow

What is a HOME Consortium?

A structured partnership of local governments that jointly access HOME Investment Partnerships Program funds.

- Includes at least one non-entitlement community
- Requires designation of a lead entity (typically the county)
- Operates under a formal multi-year consortium agreement



HOME Consortium Purpose

Facilitates investment in affordable housing, including:

- New construction
- Rehabilitation
- Tenant-based rental assistance
- Homebuyer assistance
- Enables participation by smaller jurisdictions
- Supports a coordinated regional housing strategy

HOME Investments Partnership Program



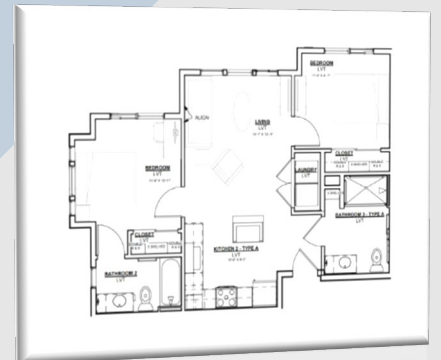
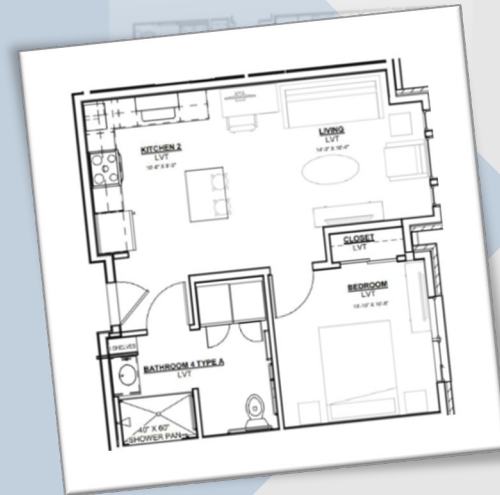
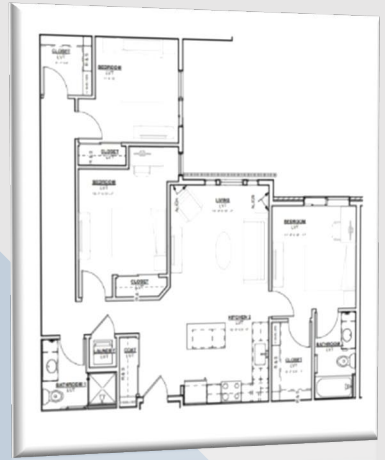
Arapahoe County Urban County consists of the City of Sheridan, City of Englewood, City of Centennial, City of Littleton, Town of Deer Trail and Unincorporated Arapahoe County.

Established by the Cranston-Gonzalez National Affordable Housing Act of 1990.

Purpose: to provide funding dedicated exclusively to increasing the availability of adequate, affordable housing for low- and very low-income households. It is the largest federal block grant program specifically dedicated to affordable housing.

Current types of programs: Tenant Based Rental Assistance, New Multifamily Construction and Rehabilitation of Multifamily Construction

2025 Allocation: \$557,253.33



Consolidated Plan



- Consolidated Plan is a comprehensive analysis and strategic plan that identifies community needs, prioritizes needs and detail how needs will be addressed.



Affordable Housing



Homeless Services



Human & Social Services



Economic Development



Public Improvements/ Infrastructure

- The County must promote fair housing opportunities to residents regardless of race, color, religion, national origin, disability, familial status or sexual orientation
- Provides a baseline of how the County proposed to use grant funds to address identified community needs for the next 5 years
- To receive grant funds, Arapahoe County must complete a Consolidated Plan/ Annual Action Plan and submit the Plan to HUD prior to August 16, 2025

Legal and Regulatory Basis for the Consolidated Plan



- Code of Federal Regulations (24 CFR Part 91) outlines requirements for Consolidated Submissions under HUD's Community Planning and Development Programs
- CFR 24 §91.1 mandates that jurisdictions develop a plan and strategy to support viable urban communities by:
 - Providing decent housing
 - Creating a suitable living environment
 - Expanding economic opportunities—particularly for low- and moderate-income residents
- The Plan must be grounded in a participatory process among citizens, organizations, businesses, and stakeholders
- Submission of a Consolidated Plan is required to receive federal funding

Process of the Consolidated Plan



Community Engagement Meeting- April 2024

Needs Assessment	<ul style="list-style-type: none">Analyze housing, homelessness and community development needs.Late Spring and Early Summer 2024
Market Analysis	<ul style="list-style-type: none">Evaluate housing supply, cost and condition – MVA conducted by Reinvestment Fund in 2024
Community Engagement & Stakeholder Consultations	<ul style="list-style-type: none">Public Agencies, private organizations, public housing authorities, residents and service providerSpring and Summer 2024
Strategic Plan	<ul style="list-style-type: none">Local Priorities/ GoalsWinter 2024 and Spring 2025
Annual Action Plan	<ul style="list-style-type: none">Proposed activities/ projects for FY 2025
Citizen Participation Plan	<ul style="list-style-type: none">Public Hearing – June & July 2025Comment period



- Social Media Posts
- Newspapers (Denver Post & Colorado Community Media)
- Online Surveys
- Flyers
- Emails to Stakeholders
- Social Platform- Change the Trend
- Virtual Public Meeting/ Stakeholder Meetings
- Community Engagement Meeting
- Partnered with local Municipalities
- Arapahoe County: Housing Reports webpage

Citizen Participation





American Community Survey (ACS) Data

- Census Bureau Data
- 2018 – 2022 ACS 5-Year Estimates were used (Most recently available data)

Comprehensive Housing Affordability Strategy (CHAS)

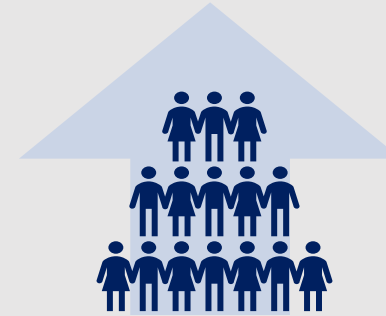
- Custom tabulation of ACS data from the Census Bureau for HUD
- Demonstrates extent of housing problems and needs
- 2016 – 2022 CHAS data were used (most recently available data)

What are the data sources for the Consolidated Plan?

- U.S. Census Bureau (Decennial Census, American Community Survey)
- HUD's Comprehensive Housing Affordability Strategy (CHAS) data
- HMIS (Homeless Management Information System)
- Local housing market studies and appraisals
- Input from public meetings, surveys, and stakeholder consultations
- Economic and employment data from the Bureau of Labor Statistics and local agencies

County Population Highlights

Population: 145,543
+25.9% over last 10 years



Total Households: 62,035
23.4% Increase



Median Income: \$97,179
57.9% Increase





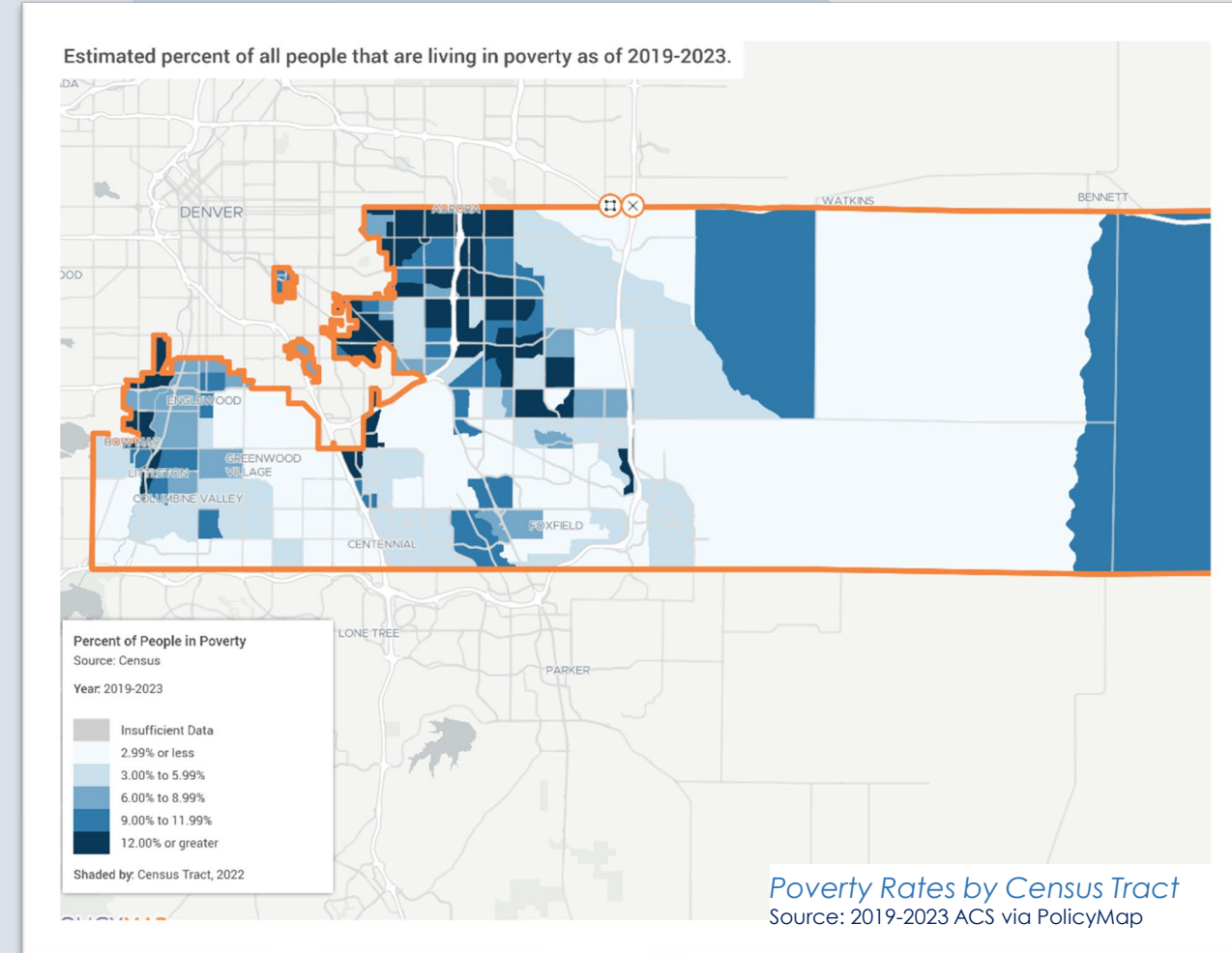
Needs Assessment

Table: Poverty Rate – 2013 to 2023

	2013	2023
Arapahoe County	12.1%	8.5%
Colorado (statewide)	13.2%	9.4%
Source: 2013 and 2023 American Community Survey Data		

Low to Moderate Income (LMI)

- LMI = Less than 80% of Area Median Income (AMI)
 - Based on **2024** HUD income limits for the **Denver-Aurora-Lakewood, CO MSA**
- Household of 1: \$71,900
- Household of 2: \$82,150
- Household of 3: \$92,400
- **Household of 4: \$102,650**
- Household of 5: \$110,900



*Note: While the map cuts off the eastern edge of the County, the easternmost census tract shown here extends to the eastern edge of the County.

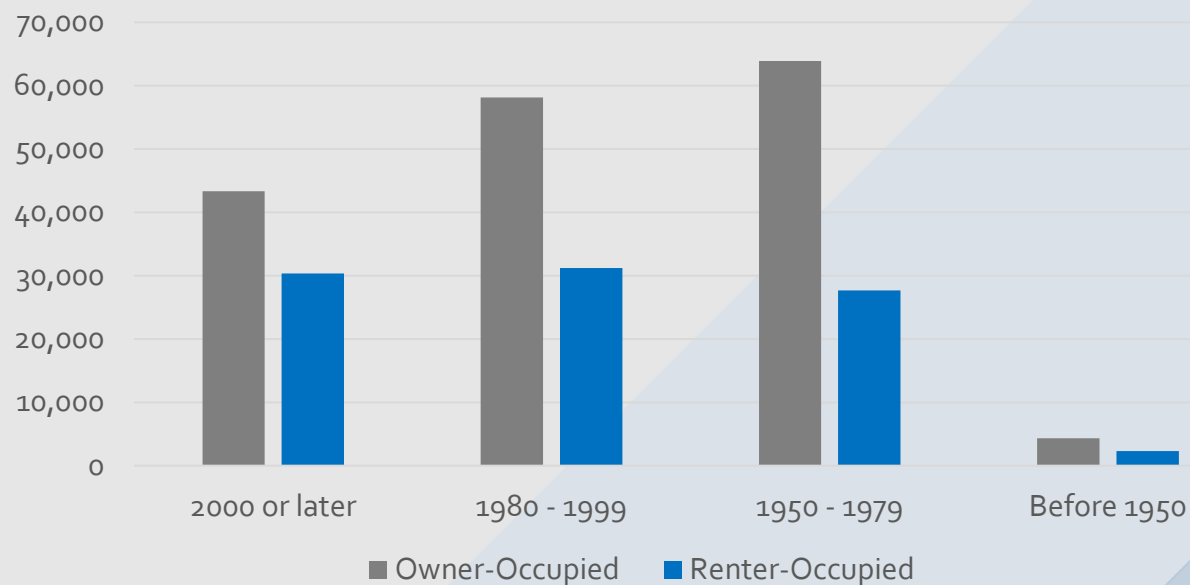


Housing Profile

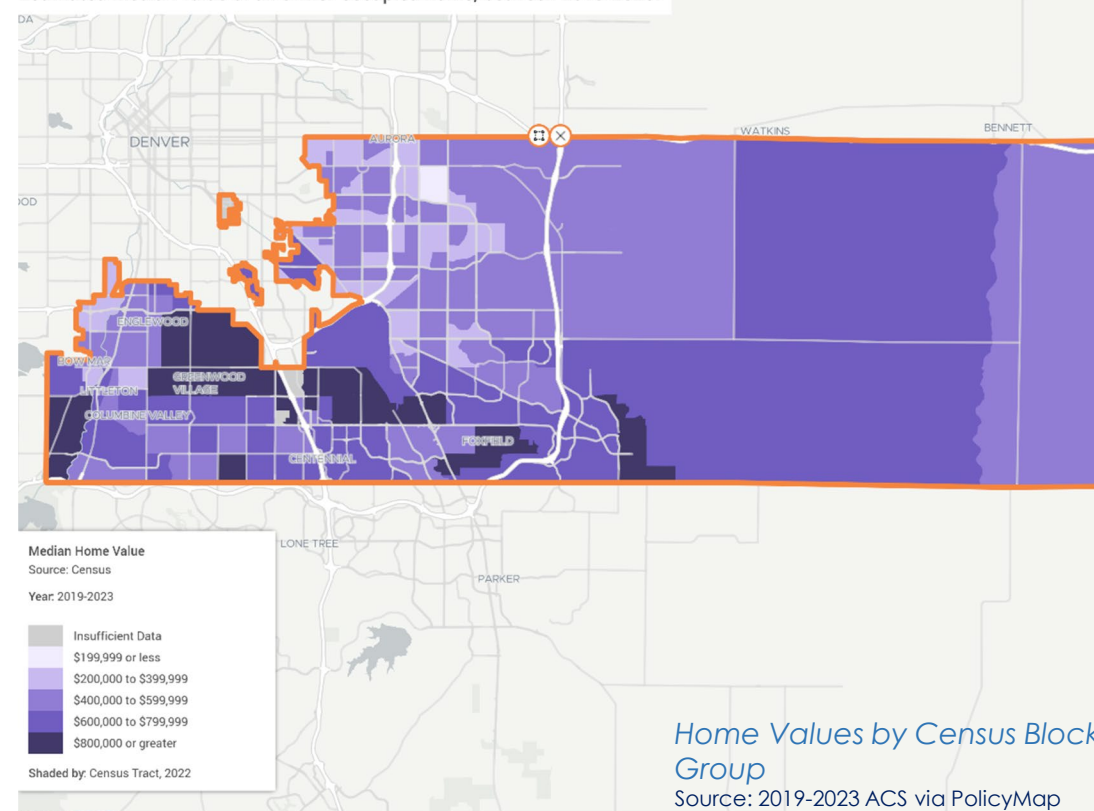
Table: Cost of Housing– 2013 to 2023

	2013	2023	Rate
Median Home Value	\$227,417	\$516,951	+127.3%
Median Contract Rent	\$862	\$1,692	+96.2%
Median Income	\$60,651	\$97,179	+57.9%
Source: 2010 and 2022 American Community Survey Data			

Age of Housing



Estimated median value of an owner-occupied home, between 2019-2023.



*Note: While the map cuts off the eastern edge of the County, the easternmost census tract shown here extends to the eastern edge of the County.



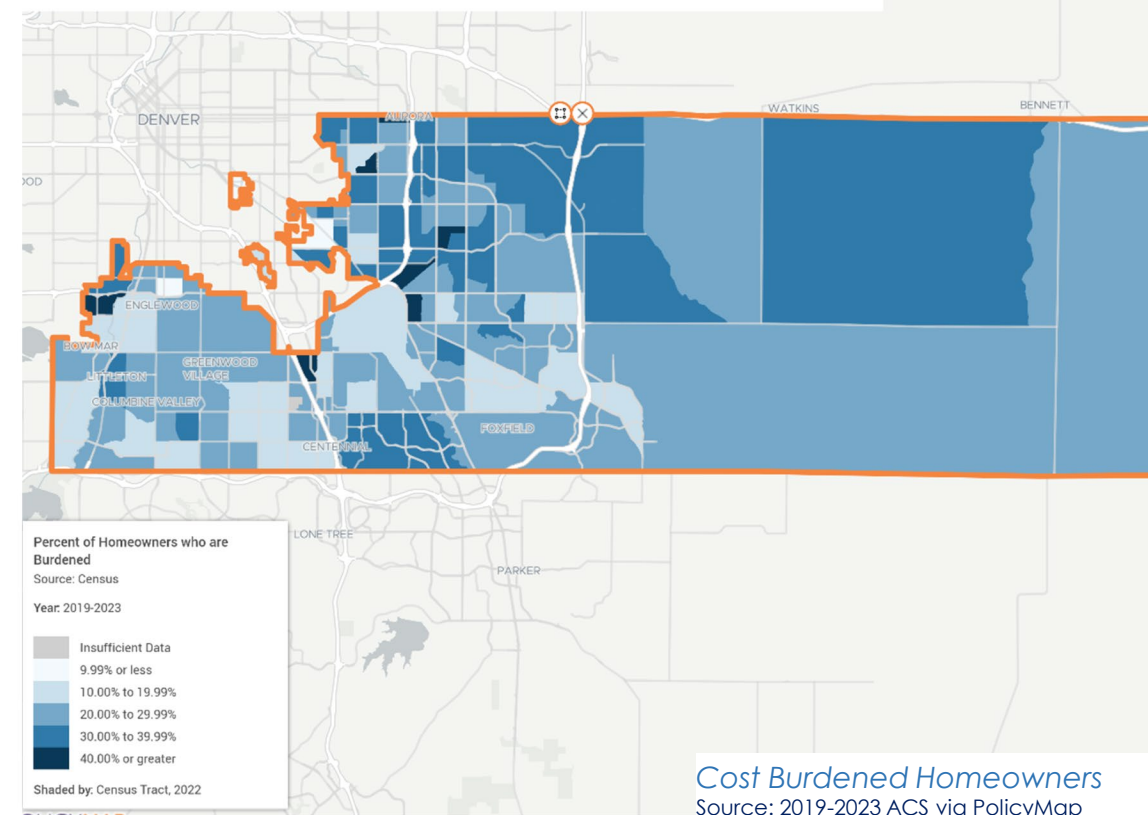
Homeowner Housing Cost Burden

- Median Home Value: **107% increase** in last 10 years
 - **8.3%** Severe cost burdened (>50%)
 - **13.4%** between 30% and 50%
- 21.7%** Total **cost burdened homeowners** (>30%)

Impacts of Housing Cost Burden

- Financial Strain: Reduced available income for essentials such as food, healthcare, and transportation
- Risk of Foreclosure: Homeowners facing a housing cost burden are at an increased risk of foreclosure
- Reduced Savings and Investments: Limit the ability to save for retirement

Estimated percent of all homeowners who are burdened by housing costs, between 2019-2023.



Cost Burdened Homeowners
Source: 2019-2023 ACS via PolicyMap

*Cost Burdened: Spending over 30% of income on housing expenses

**Severe Cost Burdened: Spending over 50% of income on housing expenses

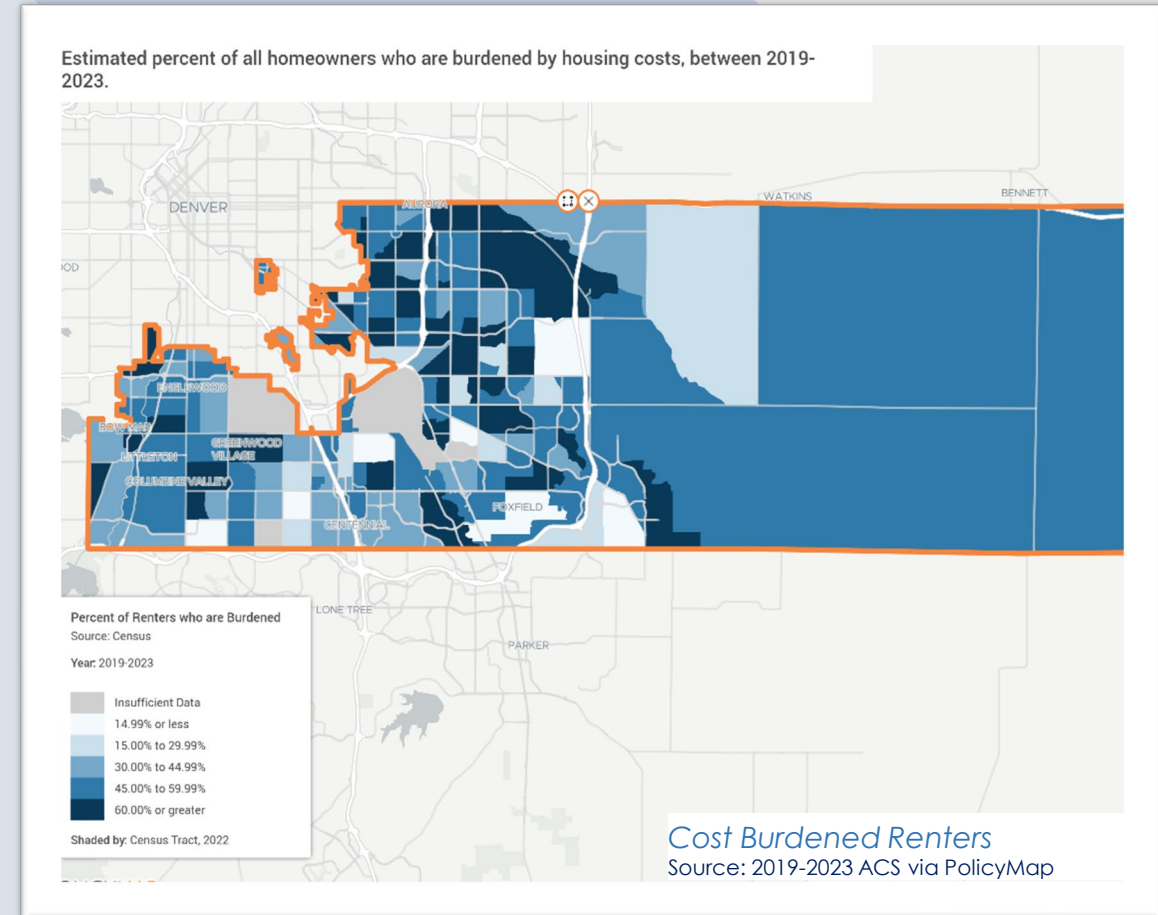


Rental Housing Cost Burden

- Median Rent Contract **increased 105%**
- **24.6%** Severe cost burdened (>50%)
- **26.3%** between 30% and 50%
- **50.8%** Total **cost burdened renters** (>30%)

Impacts of Housing Cost Burden

- Financial Strain: Reduced available income for essentials such as food, healthcare, and transportation
- Risk of Eviction: Higher risk of eviction and displacement
- Inability to Save for Homeownership: Limit the ability to save for a downpayment



*Cost Burdened: Spending over 30% of income on housing expenses

**Severe Cost Burdened: Spending over 50% of income on housing expenses



Housing Needs by Income Group

Arapahoe County Market Value Analysis, 2024

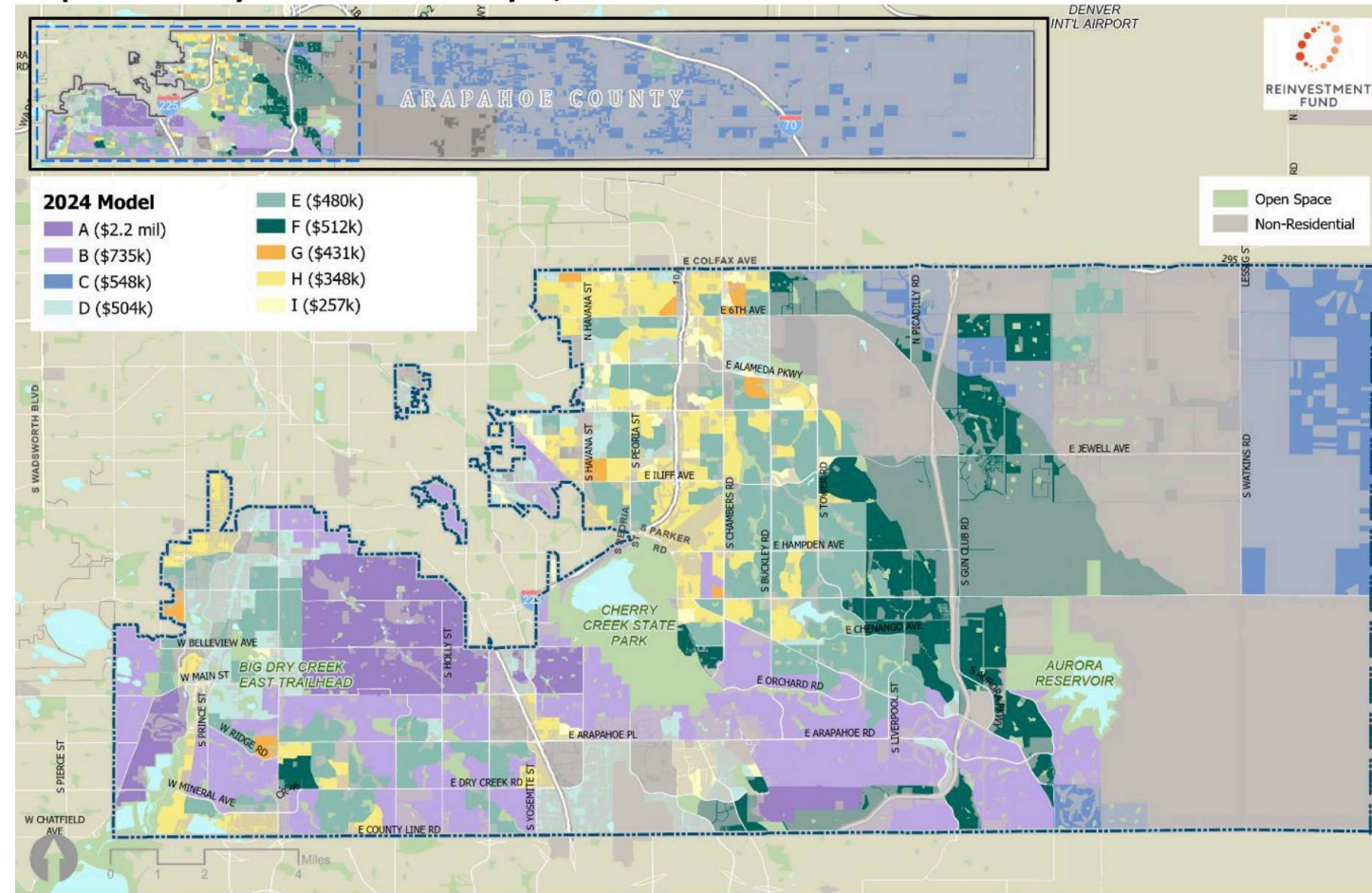


Table: Households with One or More Housing Problem

	Renter	Owner
0-30% AMI	6,000	2,245
30-50% AMI	5,030	1,835
50-80% AMI	4,255	2,000
80-100% AMI	1,215	1,110
Total	16,500	7,190
Source: 2017 – 2021 CHAS		



Housing Needs of Special Populations

Elderly

33,000 County residents are 62 years or older

Needs Include: accessible housing improvements, housing stability amidst rising costs when on a fixed income, transportation services, access to healthcare, etc.

Disabled

24,816 (9%) persons live with a mental, physical, and/or developmental disability

Needs Include: supportive housing, accessibility improvements to housing units, access and proximity to services

Homeless

2025 PIT Count found 725 homeless persons in the County

Needs Include: shelter, street outreach, supportive services, housing navigation

Survivors of domestic violence

An estimated 13,325 (4%) of persons in the County are victims of domestic violence, dating violence, sexual assault, and stalking

Needs Include: shelter, supportive services, secure housing, counseling and mental health services

Recent County Projects that Support Special Needs Populations



Overlook at Powers Park
Senior Housing

Trails at Lehow
Affordable Units



2025 Point In Time Arapahoe County



The total number of individuals experiencing homelessness increased from **650 in 2024 to 725 in 2025**, representing an 11.5% increase.

- Newly Homeless decreased from 275 to 226 (−18%)
- Chronic Homelessness increased from 242 to 262 (+8%)
- Veterans rose slightly from 44 to 47 (+7%).
- Families saw a significant increase from 74 to 131 (+77%)
- Individuals increased from 538 to 562 (+4%).
- Youth Only decreased from 38 to 32 (−16%)

Housing and Shelter:

- Emergency Shelter usage rose sharply from 198 to 364
- Transitional Housing remained steady at 47 placements.

Expanded Community Efforts:

To improve the accuracy of the annual Point-in-Time Count, the County provided funding to HATT Force, a local shelter, to remain open an additional day to count residents. This effort was supported by 50 community volunteers, enhancing outreach and data collection quality.

2025 Point In Time City of Aurora (Including Arapahoe & Adams County Overlap)



Between 2024 and 2025, the total number of individuals experiencing homelessness in Aurora decreased from **697 to 626**, a 10% decline.

- Newly Homeless individuals declined from 275 to 229 (−17%).
- Chronic Homelessness dropped from 238 to 186 (−22%).
- Veterans experiencing homelessness decreased from 48 to 34 (−29%).
- Families increased slightly from 144 to 153 (+6%).
- Individuals decreased from 514 to 453 (−12%).
- Youth Only declined significantly from 39 to 20 (−49%).

Shelter and Housing:

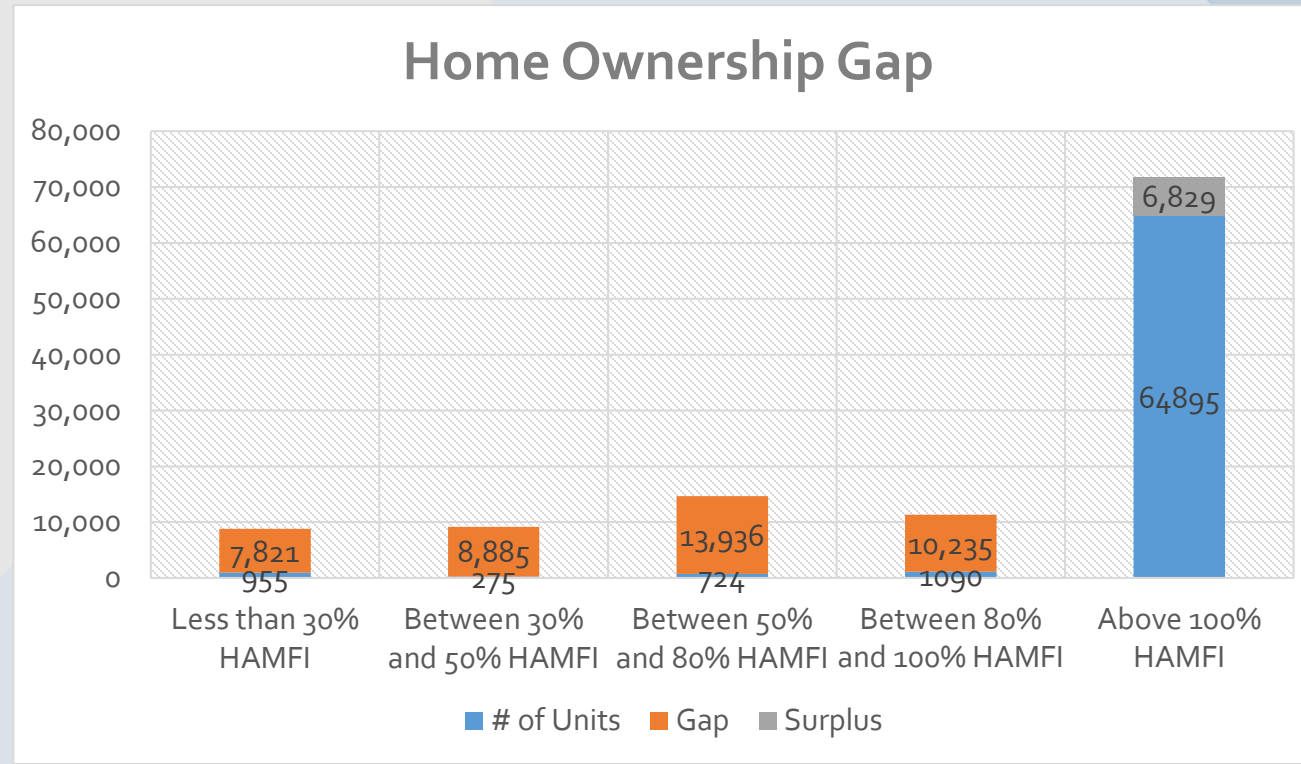
Emergency Shelter use remained steady with a slight decrease from 271 to 262 (−3%).

Transitional Housing placements increased from 100 to 108 (+8%).



Homeowner Affordability Gap

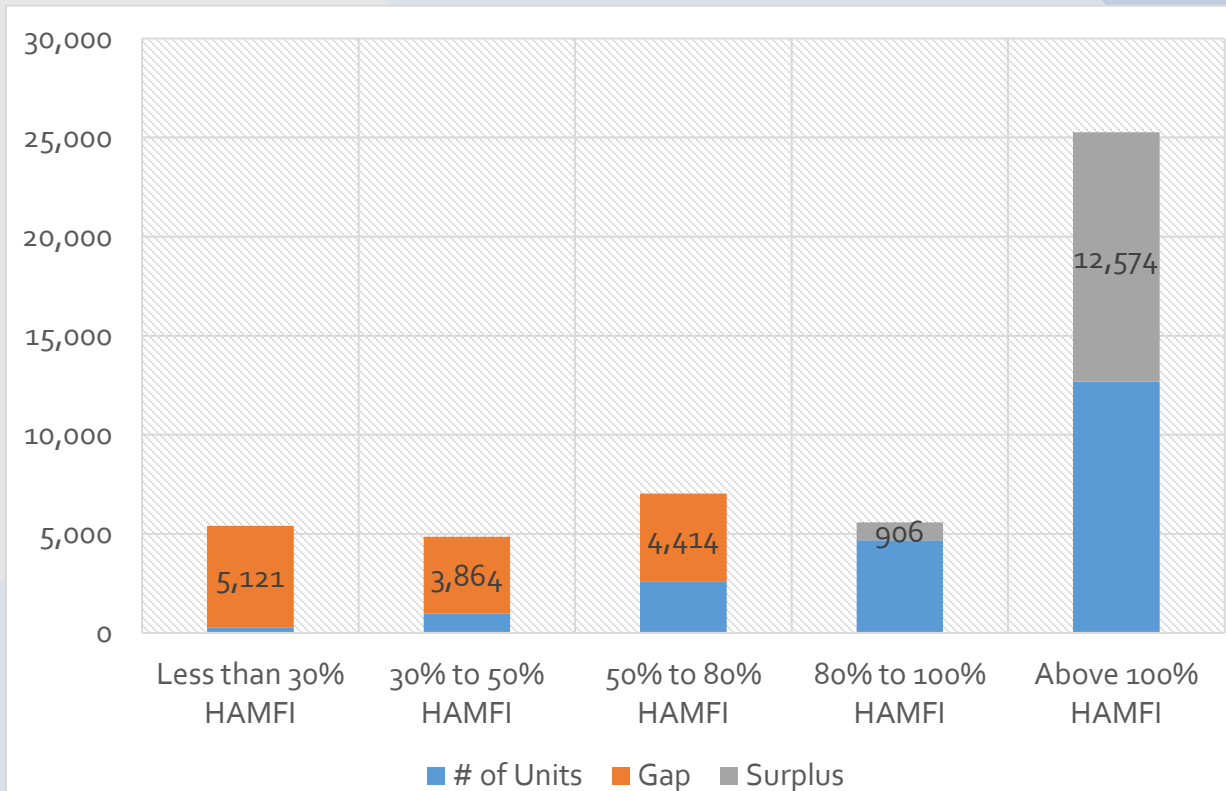
Income Group	Affordable Mortgage	Number of Households	Owner Units	Difference
Less than 30% HAMFI	Up to \$85,000	8775	955	-7,821
Between 30% and 50% HAMFI	\$85,000 to \$140,000	9160	275	-8,885
Between 50% and 80% HAMFI	\$140,000 to \$225,000	14660	724	-13,936
Between 80% and 100% HAMFI	\$225,000 to \$285,000	11325	1,090	-10,235
Above 100% HAMFI	\$285,000 and Greater	64895	71,724	6,829





Renter Affordability Gap

Income Group	Affordable Rent	Number of Households	Rental Units	Difference
Less than 30% HAMFI	Up to \$250	5,410	289	-5,121
Between 30% and 50% HAMFI	\$250 to \$600	4,845	981	-3,864
Between 50% and 80% HAMFI	\$600 to \$1150	7,030	2,616	-4,414
Between 80% and 100% HAMFI	\$1150 to \$1500	4,675	5,581	906
Above 100% HAMFI	\$1500 and greater	12,685	25,259	12,574





Gaps in the Housing Supply

Housing Needs Include:
(based on identified housing gaps)

Income Range	Maximum Affordable Gross Rent	Rental Gap	Max Affordable home value	Cumulative Renter Purchase Gap
Less than \$5,000	\$125	(1,426)	\$16,487	-3%
\$5,000 to \$9,999	\$250	(630)	\$32,970	-4%
\$10,000 to \$14,999	\$375	(1,065)	\$49,457	-8%
\$15,000 to \$19,999	\$500	(1,006)	\$65,943	-11%
\$20,000 to \$24,999	\$625	(969)	\$82,430	-14%
\$25,000 to \$34,999	\$875	(1,973)	\$115,403	-20%
\$35,000 to \$49,999	\$1,250	643	\$164,863	-32%
\$50,000 to \$74,999	\$1,875	9,565	\$247,297	-51%
\$75,000 to \$99,999	\$2,500	6,415	\$329,730	-60%
\$100,000 or more	\$3,750	(7,058)	\$494,596	-51%

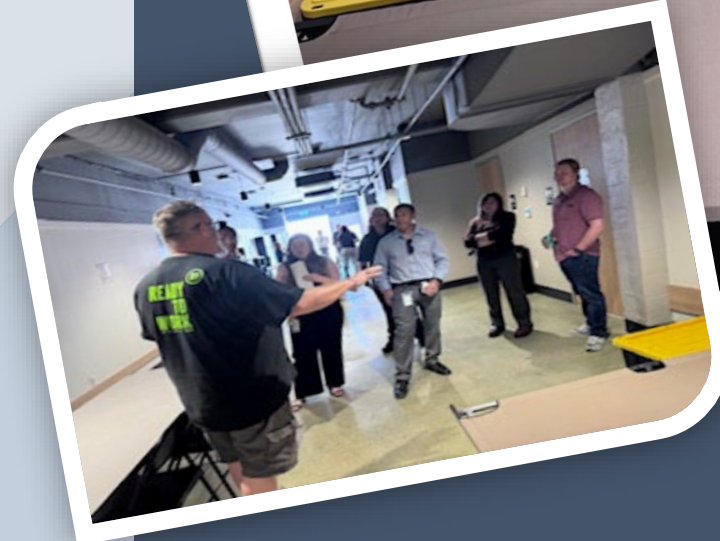
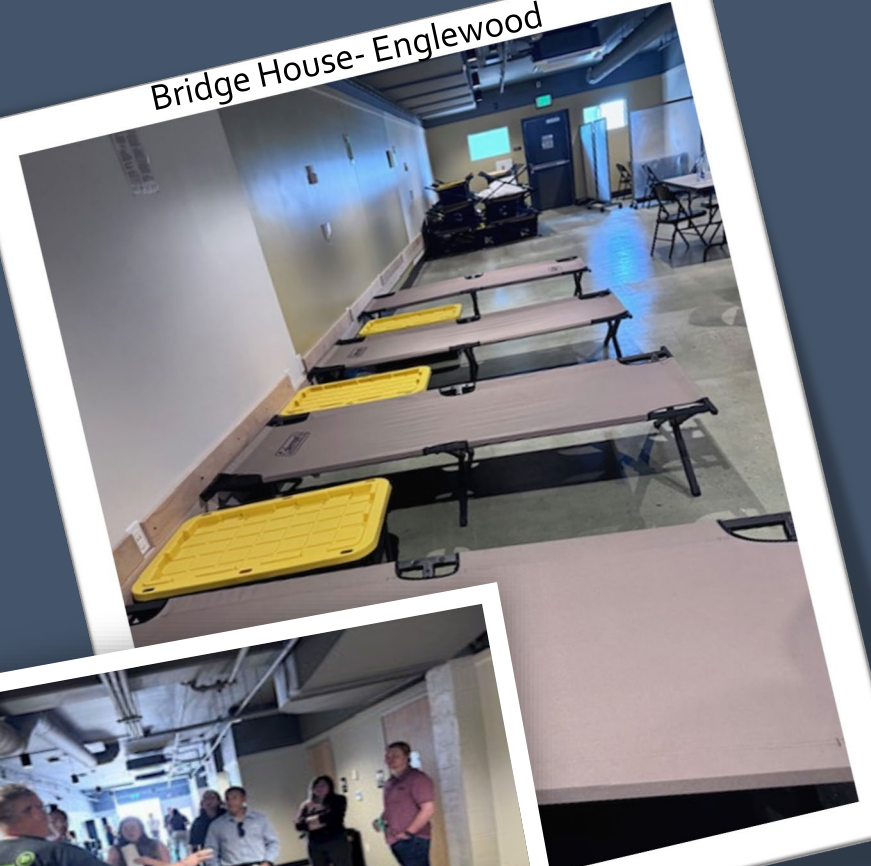
- Deeply affordable rentals, renting at less than \$875 per month including utilities, for renters with incomes of less than \$35,000
- Homes priced at less than \$350,000 to accommodate workers in low to moderate-wage jobs, including public servants
- A larger variety of housing products to accommodate aging seniors, persons with disabilities, new families, extended families, and residents needing and preferring supportive and congregate living environments



Priority Needs

1. **Housing Needs**-Expand access to affordable, safe housing for low- and moderate-income households. Address cost burdens, overcrowding, and substandard living conditions.
2. **Preservation of Existing Housing Stock**-Rehabilitate aging homes to maintain affordability and habitability.
3. **Non-Housing Community Development**-Invest in infrastructure, public facilities, and economic development to enhance community well-being through public service initiatives.
4. **Homelessness**-Provide emergency shelters, transitional housing, and supportive services. Implement strategies to prevent homelessness and facilitate rapid rehousing.
5. **Program Administration**-Ensure effective management, monitoring, and compliance of HUD-funded programs. Foster community engagement and inter-agency coordination

Bridge House- Englewood





ARAPAHOE COUNTY

1. **Support Underserved Communities:** Enhance economic opportunity and address systemic barriers by investing in historically marginalized communities.
2. **Ensure Access to and Increase the Production of Affordable Housing:** Expand the supply of affordable housing and improve access for low- and moderate-income households.
3. **Promote Homeownership:** Increase sustainable homeownership opportunities, particularly for first-time and underserved buyers, by reducing barriers and supporting equitable lending practices.
4. **Advance Sustainable Communities:** Foster climate-resilient, energy-efficient, and inclusive neighborhoods through investments in infrastructure, housing, and environmental justice.
5. **Strengthen HUD's Internal Capacity:** Improve HUD's operational efficiency, workforce development, and data-driven decision-making to better serve communities and stakeholders.

These goals are underpinned by two overarching priorities: **advancing equity** and **enhancing customer experience across all HUD programs**

Housing and Urban Development Strategic Goals 2022-2026



<https://www.hud.gov/sites/dfiles/CFO/documents/FY2022-2026HUDStrategicPlan.pdf>

Priority Goal #1 Affordable Housing



Objective: Increase the availability and accessibility of safe, decent, and affordable housing for low- and moderate-income households.



Strategies: Develop new affordable rental and ownership units. Rehabilitate existing housing to preserve affordability.



Alignment: Supports HUD's Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing.



Priority Goal #2 Community Public Service

Objective: Enhance the quality of life for low- and moderate-income residents through supportive services.

Strategies: Fund programs offering job training, youth services, senior services, and health initiatives. Collaborate with non-profits and community organizations to deliver essential services.

Alignment: Addresses non-housing community development needs as outlined in 24 CFR § 91.215(f).



Priority Goal #3 Tenant- Based Rental Assistance



Objective: Provide rental subsidies to assist low-income households in securing affordable housing.



Strategies: Utilize HOME funds for TBRA programs targeting vulnerable populations. Coordinate with local housing authorities to administer rental assistance effectively.



Alignment: Contributes to HUD's objective to improve rental assistance under Strategic Goal 2.

Priority Goal #4 Public Facility Improvements



Objective: Upgrade and develop public facilities to serve community needs effectively.

Strategies: Invest in the construction and rehabilitation of community centers, parks, and recreational facilities. Ensure facilities are accessible and meet ADA compliance standards.

Alignment: Supports community development objectives to provide suitable living environments.

Priority Goal #5 Public Infrastructure Improvements



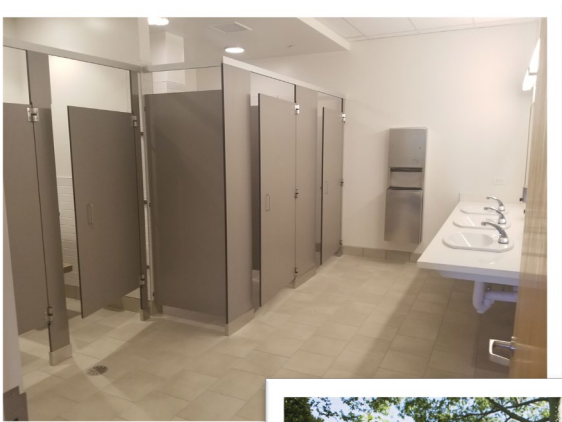
Objective: Enhance infrastructure to promote health, safety, and economic development.



Strategies: Implement projects improving streets, sidewalks, water, and sewer systems. Prioritize infrastructure upgrades in underserved neighborhoods.



Alignment: Aligns with HUD's goal to advance sustainable communities under Strategic Goal 4.



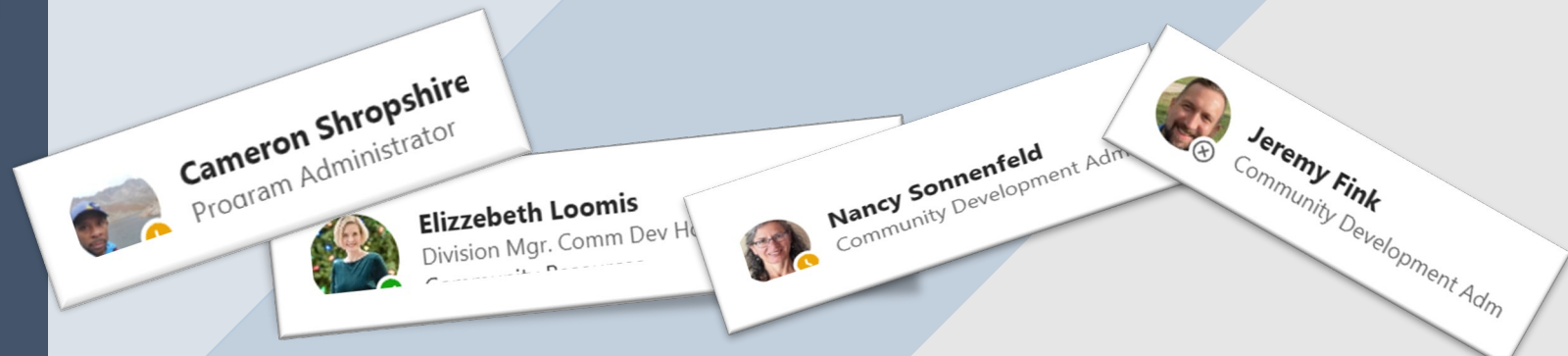
Priority Goal #6 Program Administration



Objective: Ensure effective planning, management, and oversight of HUD-funded programs.

Strategies: Allocate resources for administrative costs, including staffing and monitoring activities. Conduct regular evaluations to assess program performance and compliance.

Alignment: Essential for maintaining program integrity and achieving desired outcomes.



2025 Annual Action Plan





ARAPAHOE COUNTY

Centennial CDBG Award - \$323,909 (2.4% Decrease)

- Centennial CDBG Administration - \$58,303
- Centennial CDBG Public Services - \$48,586
- Centennial CDBG Public Facilities/Public Infrastructure/Housing - \$217,020

County CDBG Award - \$959,221 (8.7% Decrease)

- County CDBG Administration - \$191,844
- County CDBG Public Services - \$143,883
- County CDBG Public Facilities/Public Infrastructure/Housing - \$623,494

County HOME Award - \$557,253.33 (9.7% Decrease)

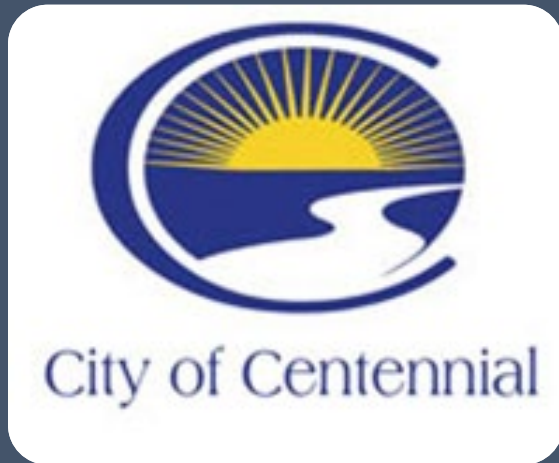
- County HOME Administration - \$55,725.33
- County HOME CHDO Reserve - \$83,588
- County HOME Projects - \$417,940

- Additional HOME - ARP Allocation Amount: \$4,009.00
 - Amendment to 2020 Annual Action Plan



2025 HUD
ALLOCATIONS
CDBG & HOME
PLUS
ADDITIONAL
HOME-ARP
ALLOCATION

City of Centennial- CDBG Recommendations



City of Centennial – 2025 CDBG Allocation Overview

Public Infrastructure / Public Facility / Housing Activity

- **Purpose:** Placeholder for Centennial City Council–approved project
- **Funding Recommendation:** \$217,020 + any uncommitted funds at Council's discretion
- **Staff Recommendation:** Consideration of South Metro Housing Options (SMHO) – Star Light project and/or an internal City-led project

Public Service Activity

- **Purpose:** Placeholder for Centennial City Council–approved public service projects
- **Funding Recommendation:** \$48,586 (maximum allowed—15% of total Centennial CDBG award)
- **Staff Recommendation:** Nourish Meals on Wheels and Project Angel Heart

Centennial CDBG Administration

- **Funding Recommendation:** \$58,303 (18% of total Centennial CDBG award)
- **Staff Recommendation:** Arapahoe County to administer the Centennial CDBG program on behalf of the City of Centennial

Next Steps:

- Centennial City Council to approve specific project funding recommendations and Board of County Commissioners (BOCC) to approve these activities as recommended by the Council

Status: Summary of 2025 applications and staff recommendations has been provided to Centennial staff



ARAPAHOE COUNTY

Public Infrastructure / Public Facility / Housing Activity

Project: Energy Efficient Englewood (E3)

Funding Recommendation: \$115,000 (\$114,750 Englewood Set-Aside + County Funds)

Goal: Improve energy efficiency and reduce utility costs by offering grants up to \$10,000 to income-qualified homeowners. Requires a 20% homeowner contribution.

Public Service Activity

Project: Family Tree – House of Hope Staffing

Funding Recommendation: \$29,500 (\$20,250 Englewood + County funds)

Goal: Support case management at the House of Hope Shelter, helping families. Primarily low-income, female-headed households who are experiencing or at risk of homelessness.

City of Englewood- CDBG Recommendations





Town of Deer Trail- CDBG Recommendations

Project: Deer Trail Housing Authority-Bijou Manor Roof Replacement

Funding Recommendation: \$100,000 (\$10,000 Deer Trail Set-Aside + County Competitive Funds)

Goal: Replace roofs on both buildings at Bijou Manor, a 12-unit affordable housing complex on 4th Avenue in Deer Trail.

Note: This will be Deer Trail's first CDBG-funded project since 2015.



City of Littleton - CDBG Recommendations



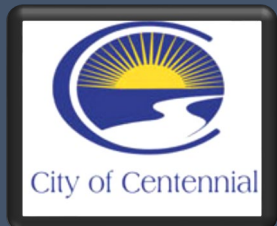
Public Service Activity

- **Project:** Doctors Care – Health Insurance Initiative
- **Funding Recommendation:** \$29,500 (\$20,250 Littleton Set-Aside + County Funds)
- **Purpose:** Provide 400 hours of support from certified Health Coverage Guides to assist up to 300 residents (80% AMI and under) with insurance enrollment and 100 residents with health navigation services.

Public Infrastructure / Public Facility / Housing Activity

- **Project:** South Metro Housing Options – Star Light Affordable Housing Development
- **Funding Recommendation:** \$408,494 (Includes \$114,750 Littleton Set-Aside)
- **Location::** 73-unit affordable housing development at W. Littleton Blvd & S. Delaware St.
- **Affordability:** Units limited to households at or below 70% AMI; 8 units with project-based vouchers for youth aging out of foster care.

Non Set-Aside Arapahoe County Public Service Activities CDBG Recommendations



Project Angel Heart – Home-Delivered Meals

Funding Recommendation: \$19,883

Provides medically tailored, home-delivered meals to food-insecure, critically ill residents in Arapahoe County and the City of Centennial. This program supports health outcomes, promotes independence, and improves quality of life.

Integrated Family Community Services (IFCS) – Hunger Alleviation Program

Funding Recommendation: \$20,000

Supports operations of The Market at IFCS, the County's largest food pantry, ensuring equitable access to nutritious food for low-to-moderate income residents and reducing the financial burden of food expenses.

HAAT Force – Severe Weather Sheltering

Funding Recommendation: \$20,000

Provides emergency hotel vouchers for unhoused individuals during severe weather, focusing on populations unable to access traditional shelter, including families, those with disabilities, and the elderly.

Centennial Housing Stability Program – McKinney-Vento Families

Funding Recommendation: \$25,000

Offers rental assistance to approximately 12 McKinney-Vento-identified families in the Cherry Creek and Littleton school districts. Support includes rental deposits, up to three months' rent, financial education, and referrals to community partners. Program serves households earning less than 80% AMI.



ARAPAHOE COUNTY

Community Housing Development Organization (CHDO) Set-Aside

Funding Recommendation: \$83,588

Set-Aside Requirement: 15% of HOME funds, as mandated

Designated CHDO: Grovewood Community Development, Inc. (Arapahoe County's certified CHDO)

Purpose: This allocation will support the development of an affordable housing project led by Grovewood Community Development, Inc.

HOME Investment Partnerships Program Recommendations





ARAPAHOE COUNTY

HOME Investment Partnerships Program Recommendation

Funding Recommendation: \$600,000.00

- **2025 HOME Investment Partnership Program Allocation:** \$173,048.95
- **2024 HOME Investment Partnership Program Allocation:** \$426,951.05
- **Total Units:** 60 affordable housing units serving justice-impacted individuals
- **Developer:** Brother Redevelopment
- **Project Address:** 1900 Chambers, Aurora, CO
- **Tax Credits:** 9% Low-Income Housing Tax Credits (LIHTC) awarded May 2025
- **Environmental Review:** Completed May 2025
- **Funding Partners:** Arapahoe County, Colorado Housing and Finance Authority (CHFA), Department of Local Affairs (DOLA), City of Aurora
- **Service Provider Partners:** STRIDE Community Health Center, Aurora Mental Health & Recovery, AllHealth Network





ARAPAHOE COUNTY

HOME Investment Partnerships Program Recommendation

Tenant Based Rental Assistance (TBRA)

- **Funding Recommendation:** \$244,891.05 (HOME 2025)
- **Funding Recommendation:** Up to \$109,678.07 (Prior Year Allocation)
- **Administered by:** Aurora Housing Authority
- **Purpose:** To provide up to 24 months of tenant-based rental assistance to eligible households
- **Average Benefit:** Households receive an estimated \$1,200 to \$2,000 monthly, depending on household size and percentage of income contributed toward rent
- **Note:** Prior year funding will cover the program gap until October 1



Funding Recommendation: Planning and Administrative Costs



- **HOME Program Administration**

Allocation: **\$55,725.33**

Represents 10% of the County HOME funding allocation

Supports essential administrative activities to ensure effective program management and compliance.

- **CDBG Program Administration**

Allocation: **\$191,844**

Represents 20% of the County CDBG funding allocation

Funds critical administrative functions including planning, oversight, and reporting to maximize program impact.

HOME-ARP Program Recommendation

- Additional HOME-ARP Allocation – June 2, 2025
- Date Received: June 2, 2025
- Additional Allocation Amount: \$4,009.00
- Recommended Use: Administration and Planning
- Recommendation: Staff recommends allocating the additional HOME-ARP funds in the amount of \$4,009.00 to support eligible administrative and planning activities in accordance with program guidelines.

	Funding Amount	Percent of Grant	Statutory Limit
Supportive Services	\$50,000.00	2%	
Acquisition and Development of Non-Congregate Shelter	\$1,000,000.00	37%	
Tenant Based Rental Assistance	\$100,000.00	4%	
Development of Affordable Rental Housing	\$1,076,412	45%	
Non-Profit Operating	\$25,000.00	1%	5%
Non-Profit Capacity Building	\$0.00	0%	5%
Administration and Planning	\$307,663.00	11%	15%
Total HOME-ARP Allocation	\$2,695,040.00		

Applications Not Recommended

Applicant	Amount Requested	Project
Archway Housing & Services	\$30,000	Supportive services at Arapahoe Green Townhomes
Colorado Legal Services	\$200,000	Eviction Legal Assistance Program
Integrated Family Community Services	\$60,000	Rental assistance
Village Exchange	\$30,000	Case management services
BridgeHouse	\$200,000	Facility rehab (windows) at Aurora Ready to Work
Family Tree	\$19,616	Facility rehab (evaporative coolers) at House of Hope
Village Exchange	\$105,000	Facility rehab (elevator) at Aurora location

