



# Arapahoe County

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## Board Summary Report

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**File #:** 25-487

**Agenda Date:** 9/15/2025

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**To:** Board of County Commissioners

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

**Prepared By:**

Elizzebeth Loomis, Manager, Community Development, Housing and Homeless Services

**Presenter:** Elizzebeth Loomis, Manager, Community Development, Housing and Homeless Services (CDHHS)

**Subject:**

1:00 PM \*Amendment to the Community Development Block Grant (CDBG) Allocation and HOME Investment Partnerships Program - American Rescue Plan (HOME-ARP) Allocation

**Purpose and Request:**

Community Development, Housing, and Homeless Services (CDHHS) staff request direction from the Board of County Commissioners (BOCC) regarding the proposed use of CDBG and HOME-ARP funds and the submission of an amendment to the Annual Action Plan and HOME Investment Partnerships Program-American Rescue Plan (HOME-ARP) Allocation Plan to the U.S. Department of Housing and Urban Development (HUD) for review and approval.

CDHHS staff further request that the BOCC approve the reallocation of \$212,729.82 in CDBG funds to SMHO for the Starlight Development Project, which will create seventy-three (73) affordable housing units along Littleton Boulevard. Staff also request approval to reallocate \$96,593 in HOME-ARP funds for grant administration and planning, and \$903,407 to Colorado Legal Services to provide 24 months of legal aid to low- and moderate-income households.

**Alignment with Strategic Plan:** Economic Resilience and Stability - Maintain and improve affordable housing initiatives, including housing preservation and homeownership support.

**Background and Discussion:** CDHHS staff request direction from the BOCC regarding the proposed use of CDBG and HOME-ARP funds and the submission of an amendment to the Annual Action Plan and HOME-ARP Allocation Plan to HUD for review and approval. CDHHS staff further request that the BOCC approve the reallocation of \$212,729.82 in CDBG funds to SMHO.

Project: South Metro Housing Options - Starlight Affordable Housing Development

Funding Recommendation: \$212,729.82

Prior 2025 CDBG Award: \$408,494

Location: 73-unit affordable housing development at West Littleton Boulevard and South Delaware Street

Affordability: Units will be restricted to households earning at or below 70% of Area Median Income (AMI), including 8 units with project-based vouchers dedicated to youth transitioning out of foster

care.

HOME Investment Partnerships Program - American Rescue Plan:

The HOME-ARP Allocation Plan was approved by the Board of County Commissioners on March 28, 2023, and amended on January 23, 2024. The recommendations below propose the strategic use of these one-time entitlement funds to maximize impact and leverage additional resources.

Shifts in project needs and overall viability have necessitated further amendments to the HOME-ARP Allocation Plan, as well as increased administrative level of effort. CDHHS staff request approval to reallocate funds as follows:

- \$96,593.00 to Administration and Planning to support eligible County staff in carrying out administrative and planning activities.
- \$903,407.00 to Colorado Legal Services for the delivery of eviction prevention and landlord diversion services to residents within Arapahoe County's jurisdiction over a 24-month period for Supportive Services

**Alternatives:** The BOCC can recommend an alternative distribution of CDBG or HOME-ARP funds.

**Fiscal Impact:** The Community Development Block Grant is an entitlement program award, while the HOME Investment Partnerships Program - American Rescue Plan is a one-time federal award distributed by HUD. Therefore, the allocation of these funds will not impact Arapahoe County general funds.

**Alignment with Strategic Implementation Strategies:** N/A

**Staff Recommendation:** CDHHS staff endorse the funding recommendations presented above to facilitate the successful execution of the affordable housing development project and its associated supportive services.

**Concurrence:** N/A