



Administration Building
West Hearing Room
5334 S. Prince St.
Littleton, CO 80120
303-795-4630
Relay Colorado 711

Kathleen Conti, District 1
Nancy Sharpe, District 2
Jeff Baker, Chair, District 3
Nancy Jackson, Chair Pro Tem, District 4
Bill Holen, District 5

Study Session April 8, 2019

The Arapahoe County Board of County Commissioners typically holds weekly Study Sessions on Monday and Tuesday. Study Sessions (except for Executive Sessions) are open to the public and items for discussion are included on this agenda. Agendas (except for Executive Sessions agendas) are available through the Commissioners' Office or through the County's web site at www.arapahoegov.com. Please note that the Board may discuss any topic relevant to County business, whether or not the topic has been specifically noticed on this agenda. In particular, the Board typically schedules time each Monday under "Committee Updates" to discuss a wide range of topics. In addition, the Board may alter the times of the meetings throughout the day, or cancel or reschedule noticed meetings. Questions about this agenda? Contact the Commissioners' Office at 303-795-4630 or by e-mail at commissioners@arapahoegov.com

Study Session Topics

9:00 A.M. Calendar Updates (WHR)
BoCC Administration Manager

9:45 A.M. BOCC Updates (WHR)
Board of County Commissioners

11:00 A.M. Strategy And Performance Update (WHR)
Manisha Singh, Director, Department of Strategy and Performance

11:30 A.M. *Lobbyist Lunch (WHR)
BoCC
Ron Carl, County Attorney
Greg Romberg, Lobbyist

Break

2:00 P.M. *HOME Allocation Project Requests (WHR)
Discussion of a request for approval to commit HOME Investment Partnership (HOME) funds for the following requests: TWG Development, Residences at Hoffman (HOME, \$250,000) and Brothers Redevelopment, Paris Street (HOME, \$85,290)

Request: Information/Direction

Liana Escott, Community Development Administrator, Community Resources

Linda Haley, Housing and Community Development Division Manager, Community Resources
Don Klemme, Director, Community Resources
Janet Kennedy, Director, Finance
Tiffanie Bleau, Senior Assistant County Attorney

Documents:

[HOME ALLOCATIONS TWD AND BROTHERS FINAL.DOCX](#)

2:30 P.M. *Executive Session (WHR)

Executive Study Session and County Attorney Administrative Meeting [Section 24-6-402 (4)C.R.S.](As required by law, specific agenda topics will be announced in open meeting prior to the commencement of the closed and confidential portion of this session) (WHR)

Ron Carl, County Attorney

*** To Be Recorded As Required By Law**

WHR - West Hearing Room

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Assisted listening devices are available. Ask any staff member and we will provide one for you. If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or Relay Colorado 711.

Please contact our office at least 3 days in advance to make arrangements.



Board Summary Report

Date: March 27, 2019

To: Board of County Commissioners

Through: Don Klemme, Director, Community Resources

From: Liana Escott, Community Development Administrator, Housing and Community Development Services (HCDS).

Subject: HOME allocation project requests for: TWG Development, Residences at Hoffman (HOME, \$250,000) and Brothers Redevelopment, Paris Street (HOME, \$85,290)

Request and Recommendation:

Housing and Community Development Services (HCDS) is seeking approval to commit HOME Investment Partnership (HOME) funds for the following requests:

TWG Development, Residences at Hoffman (HOME, \$250,000) and Brothers Redevelopment, Paris Street (HOME, \$85,290).

Background

TWG Development Residences at Hoffman:

Residences At Hoffman, a proposed 85-unit senior (55+) Low Income Housing Tax Credit (LIHTC) housing development. The property will offer one and two-bedroom rental units restricted to seniors (55+) households earning 60 percent of the area median income (AMI) or less. The property will be located at 1348 Xanadu Street in Aurora, Colorado, Arapahoe County 80011.

The one bedroom maximum rent will be \$900 and the maximum rent for the two bedroom will be \$1,074. The City of Aurora is putting \$300,000 into this project. The entire development cost is \$21,349,524.

Arapahoe County would be contributing 1% of the development costs and would secure one HOME unit.

Brothers Redevelopment, Paris Street:

Paris Street contains 39 units: 9 units at 30% AMI, 11 at 40% AMI and 19 at 50% AMI, making the affordability mix for 100% of the units. All 9 - 30% AMI units will be supported by Project Based Housing Choice Vouchers (PBVs) successfully awarded by Aurora Housing Authority (AHA) through its

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competitive RFP process in May 2016. Unit mix will include 24 - 2-bedroom units and 15 – 3-bedroom units. Residents will pay for electricity and the owner will pay for gas, water, sewer and trash expenses. Arapahoe County currently has \$550,000 in HOME funds into this project. The project has faced some financial difficulties due to the contamination that was found on site when excavation began. HCDS staff is recommending funding them an additional \$85,289 in HOME funds.

We currently have 6 HOME units, this commitment would add one additional unit.

The City of Aurora has \$1.5 million in HOME and \$620, 000 in Neighborhood Stabilization Program.

Links to Align Arapahoe

1. Enhance Quality of Life. Citizens' lives may be enhanced by utilizing federal HOME funds for housing activities that will benefit lower income families.
2. Service First. Using HOME funds to help residents of Arapahoe County obtain stable housing will reduce the number of homeless persons and persons with inadequate housing.

Alternatives

The BOCC may choose not to fund the projects or to partially fund the projects.

Fiscal Impact

HOME funds are allocated by the U.S. Department of Housing and Urban Development. No County funds are affected.

Attorney Comments

Reviewed By:

Liana Escott, Community Development Administrator
Linda Haley, Housing and Community Development Division Manager
Don Klemme, Community Resources Department Director
Janet Kennedy, Finance Department Director
Tiffanie Bleau, Assistant County Attorney