



Board Summary Report

Date: January 3, 2018

To: Board of County Commissioners

Through: Don Klemme, Director, Community Resources

From: Jeremy Fink, Community Development Administrator, Housing and Community Development Services

Subject: Community Development Block Grant (CDBG) Request for Alameda View Apartments

Request and Recommendation:

Housing and Community Development Services (HCDS) staff sought approval on December 11, 2017 to commit \$250,000 in Community Development Block Grant (CDBG) funds to Alameda View Apartments, LP for the construction of 116 new units of affordable housing at Alameda View Apartments, located in the Centretech neighborhood in southeast Aurora.

HCDS Staff supports this affordable housing development project and recommends funding the request.

The Board of County Commissioners (BOCC) unanimously supported the request and directed HCDS staff to set the item for consent agenda.

Background

Alameda View Apartments will be located at 15510 E. Alameda Parkway, Aurora, CO 80017, which is just east of S. Chambers Road at the northeast intersection of E. Alameda Drive and E. Alameda Parkway. The new apartments will be located in the Centertech neighborhood in southeast Aurora, which has not had a Low Income Housing Tax Credit (LIHTC) development since 2007. The site is currently a dirt lot with no existing improvements.

The new affordable housing development will consist of two, linked, five-story, elevator-served buildings containing a total of 116 units, including 20 one-bedroom units, 60 two-bedroom units, and 36 three-bedroom units. The design and size of the residential units in this development predominantly serve larger families, with a predominance of 2 and 3 bedroom units (83%). In total, the development will provide new affordable housing units to approximately 380 individuals.

All 116 units will serve a population below 60% Area Median Income (AMI), including the following mix:

6 units (10 % of total) will serve residents below 30% AMI (\$25,150 for a family of 4)
6 units (10 % of total) will serve residents below 50% AMI (\$41,950 for a family of 4)
104 units (80% of total) will serve residents below 60% AMI (\$50,340 for a family of 4)

The requested \$250,000 in CDBG funds will be used for non-construction, pre-development, professional services including, but not limited to, architecture and engineering costs and will secure up to 2 units for Arapahoe County HCDS referrals, likely through the Tenant Based Rental Assistance (TBRA) programs with Aurora Housing Authority and/or Family Promise of Greater Denver.

The Alameda View Apartments project will be used for affordable housing for the useful life of the property and the aforementioned income restrictions will be in place for a minimum of 40 years based on Colorado Housing and Finance Authority (CHFA) requirements.

If awarded the requested \$250,000, Arapahoe County CDBG funds will provide 0.8% of the total project cost of \$30,728,081.

Links to Align Arapahoe

1. **Quality of Life:** Citizens' lives will likely be enhanced by utilizing federal CDBG funds to create new affordable housing units that will serve extremely low and very low income residents and households.
2. **Service First:** CDBG funds will be used to address the housing needs of our community and will support the creation of new affordable housing units that will help residents find and obtain safe, affordable housing.
3. **Fiscal Responsibility:** Although this project will utilize Federal CDBG funds awarded by HUD and will not impact County General Funds, this project is a good fit for the intent and purpose of the CDBG program, providing decent affordable housing that will help to create a strong, viable community.

Alternatives

The BOCC may choose to partially fund the request/project, or choose not to fund the project.

Fiscal Impact

CDBG funds are annual entitlement funds awarded to Arapahoe County by the U.S. Department of Housing and Urban Development (HUD). As such, County General Funds are not impacted.

Attorney Comments

Reviewed By:

Jeremy Fink, Community Development Administrator
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