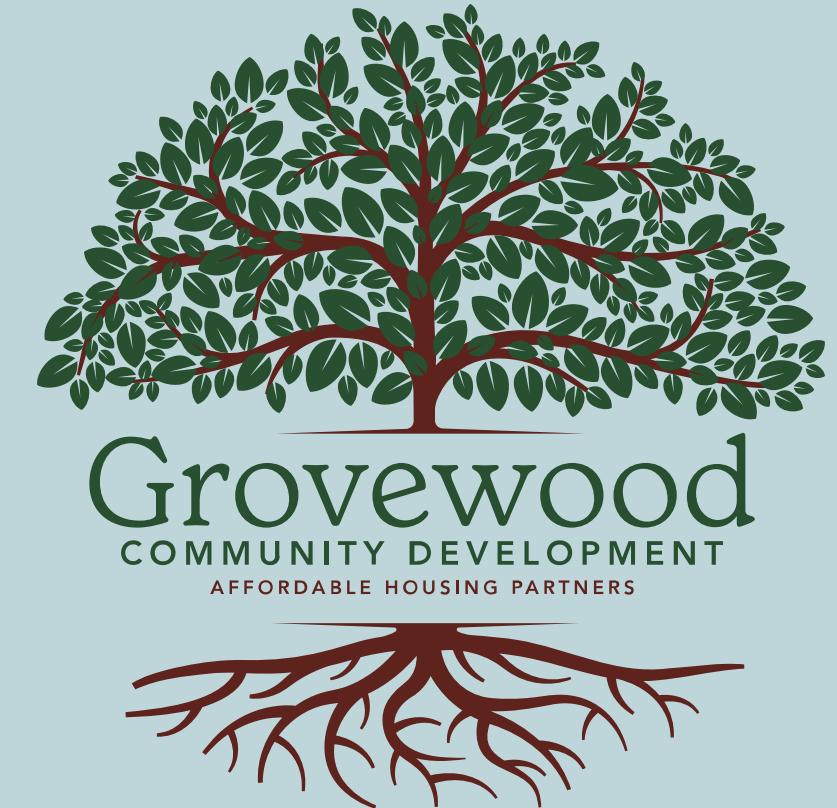


# AFFORDABLE HOUSING FUNDING REQUEST:

## Grovewood Community Development

FEBRUARY 3, 2026

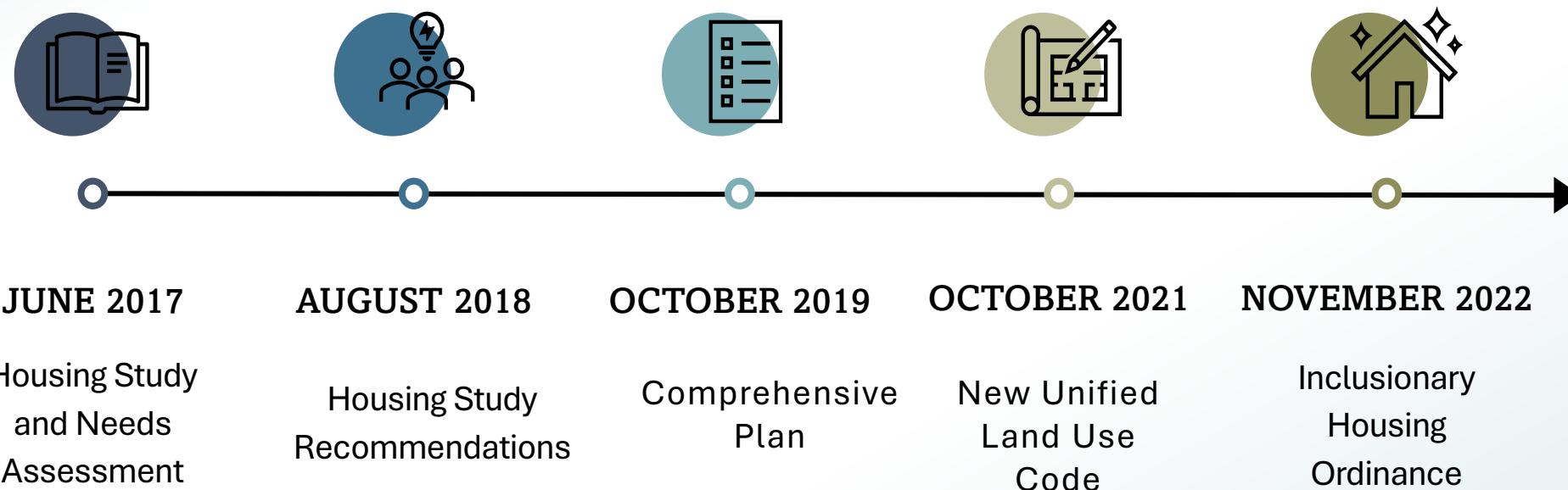


# AGENDA



# IHO BACKGROUND

## TIMELINE



# IHO BACKGROUND - STRUCTURE

## SET ASIDE

- 5 units and up
- 5% affordable

## AFFORDABILITY LEVELS

- For Rent: 60% Area Median Income (AMI)
- For Sale: 80% Area Median Income (AMI)
- For Sale Exception: 100% AMI for duplex, triplex, quadplex, townhome, or cottage court communities

## COMPLIANCE OPTIONS

- Build affordable units
- Pay a fee in lieu

## FEE IN LIEU

- Funds collected in Affordable Housing Fund; used by the city for planning for, subsidizing, acquisition, preserving, or developing affordable housing in partnership
- Basis: Total Development Cost per unit basis

2026 Fee In Lieu Schedule			
	Total Development Cost (TDC) per unit	75% of TDC (20+ units)	50% of TDC (5-19 units)
For-Sale Units	\$403,650	\$302,738	\$201,825
Rental Units	\$370,520	\$277,890	\$185,260

# COUNCIL PRIORITIES

## STRATEGIC INITIATIVE



### Robust and Resilient Economy

**12**

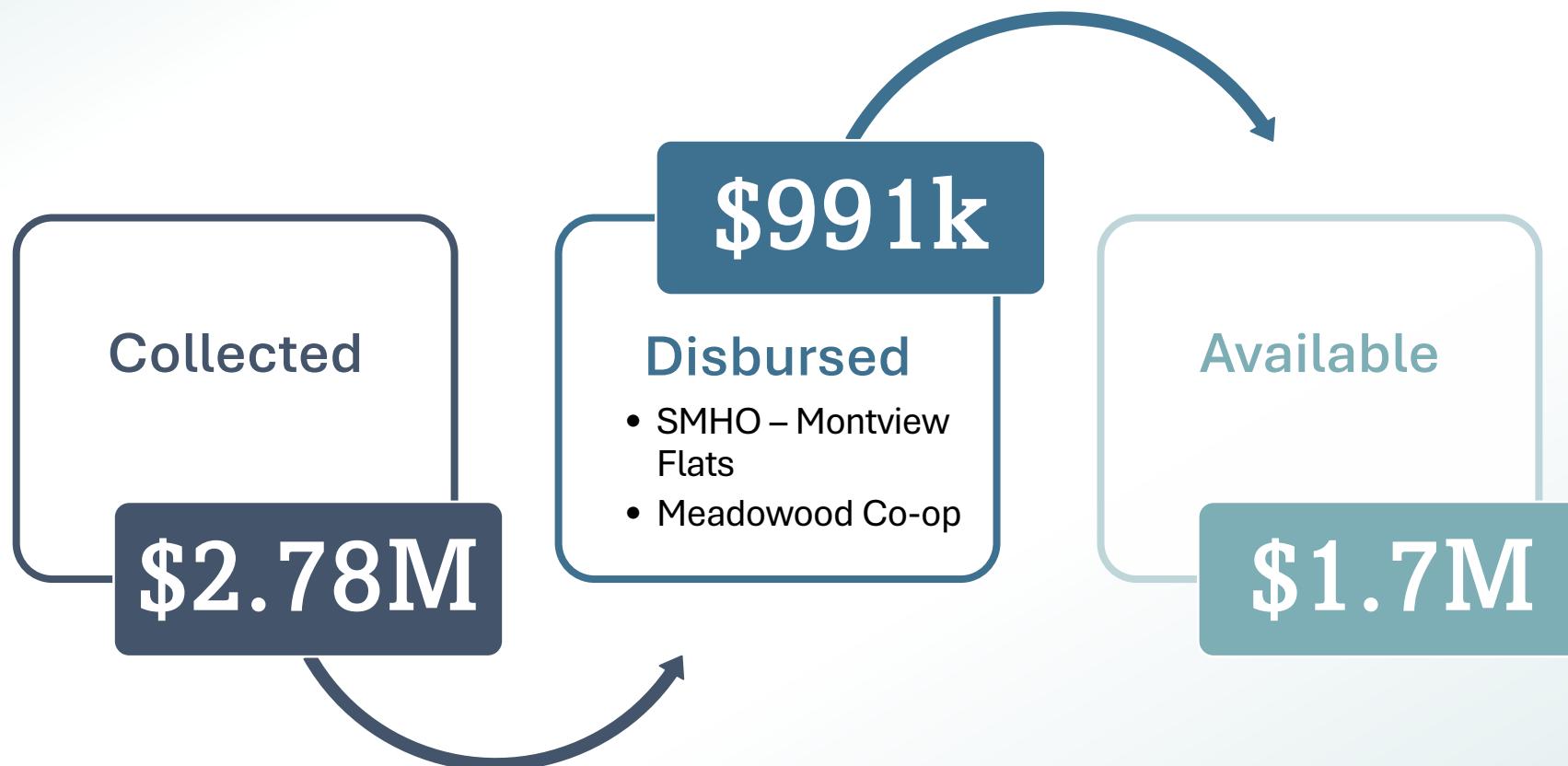
Cultivate a favorable environment for housing development across all income levels

## POLICY FOCUS

- Expand and preserve affordable housing supply
- Policy and funding supporting lower AMI levels identified as highest need across housing studies
- Proposition 123 commitment
- Streamline development review, with expedited review for affordable projects
- Reduce regulatory barriers
- Contributions in kind and fee offsets for affordable housing
- Partnerships and collaboration with SMHO

# AFFORDABLE HOUSING FUND

## AVAILABLE FUNDS



# GCD PROJECT



Photo courtesy of GCD

## REQUEST & DETAILS

- Previewed at the September 23, 2025, housing update study session
- Grovewood Community Development (GCD) requesting Littleton contribution:
  - \$1M funding
  - Waiving plan review and permit issuance fees
- \$19M project
  - Modernizing systems, improving sustainability and livability, ADA additions
- Preservation of 64 existing affordable multifamily units across 3 Littleton locations built in 1962 and 1972
- 97% of units serving those earning 30-50% Area Median Income; 3% at or below 60% AMI
- New 40-year land use restriction agreement (LURA)
- GCD contributing \$5.7M owner equity



Littleton

# GCD PROJECT

## AFFORDABLE HOUSING FUND REVIEW CRITERIA

- The request supports 100% affordable properties that are deed, covenant, or otherwise restricted to ensure long-term (30+ years) affordability. Requests that create new formally restricted affordable units or extend the affordability of existing ones, are in alignment with IHO parameters;
- The project is located within city limits;
- The requested funding fills a demonstrable financing gap; and
- A preference but not requirement that the funding leverages other resources, such as county, state, or federal funds

## STAFF ANALYSIS

- Unique and rare opportunity to preserve very low income (30-50% AMI) housing
- Grovewood Community Development's request meets criteria
- Request aligns with city's adopted goals and Horizon 2027 Strategic Plan