



South Metro Housing Options



# LITTLETON CITY COUNCIL STUDY SESSION

**MAY 12, 2026**

Housing Authority of the  
City of Littleton, DBA  
South Metro Housing  
Options



# AGENDA

- SMHO Overview
- Public Housing Transition
- Reposition of John Newey
- Montview Flats Update
- Starlight Request
- Private Activity Bond Cap



# SMHO AREAS OF OVERSIGHT

- Administer the Housing Choice Voucher (HCV) Program
  - Largest program with over 1,500 participants
  - Over \$10 million paid to private landlords through HCV program annually
- Own and Operate Subsidized Properties
  - Project-Based Rental Assistance (PBRA)
    - 312 apartment for Seniors and/or people with a disability
      - Amity Plaza
      - Alyson Court
      - Bradley House
- Own and Operate Affordable Properties
  - Low-Income Housing Tax Credit (LIHTC)
    - 120 apartment homes
      - Overlook at Powers Park
      - Powers Circle Apartments
- Own and Operate Libby Bortz Assisted Living Center
  - 111 apartment homes
  - Range of Area Median Income (AMI) up to 100%



Overlook at Powers Park



Powers Circle



Alyson Court



Amity Plaza



Bradley House



Libby Bortz

# CAPITAL IMPROVEMENTS

- Powers Circle repainted with new signage added
- Replaced Amity Plaza elevator jack
- New signage and furniture at Amity Plaza
- New exterior signs at all properties
- Concrete work at Libby Bortz Assisted Living Center
- All interior and exterior lighting at Powers Circle
- Energy Outreach Colorado partnership



# PUBLIC HOUSING TRANSITION

- Project started in 2019 and ended in April 2026
- 71 scattered site single-family homes and duplexes operated under the Public Housing program
- After repositioning:
  - 71 Tenant Protection Vouchers
  - 51 new apartments for Seniors 62+ at Overlook at Powers Park
  - 59 for-sale homes (Habitat for Humanity)
  - Proceeds to use for future Affordable Housing development





**South Metro Housing Options**  
and **Habitat for Humanity of Metro Denver**  
Partner to Bring 59 Affordable,  
For-Sale Homes to Littleton



## HABITAT FOR HUMANITY PARTNERSHIP

- 59 single-family homes and duplexes
  - Two-bedroom: 20
  - Three-bedroom: 26
  - Four-bedroom: 12
  - Five-bedroom: 1
- Average Sales Prices
  - Two-bedroom: \$240,000
  - Three-bedroom: \$285,000
  - Four-bedroom: \$315,000
  - Five-bedroom: \$320,700

# HOMEOWNERS

- People working in following industries:
  - Sales/Retail
  - Service Industry
  - Healthcare
  - Education
  - Human Services
  - Construction



---

## JOHN NEWEY UPDATE

- 20-unit portfolio of single-family scattered site homes
- PBRA properties operated under a Housing Assistance Payment contract (HAP)
- Three different locations
- Utilized Different Strategies
  - 9 homes sold to Habitat for Humanity buyers
  - 8 homes sold to a market-rate buyer
  - 3 remaining TBD



# MONTVIEW FLATS OPENS THIS SUMMER

- Waitlist now open
- 37 one-bedroom units
- 13 two-bedroom units



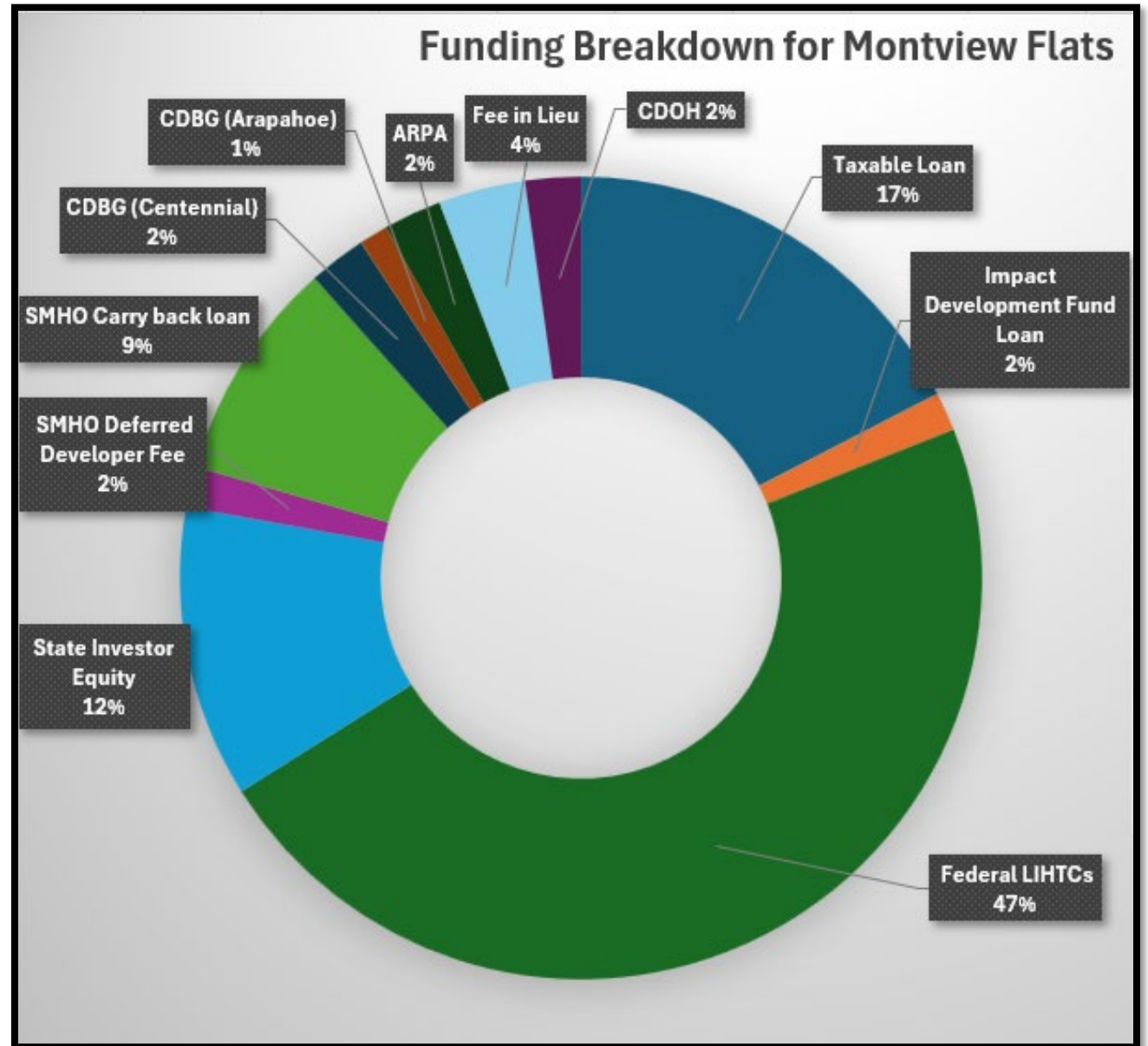
<https://smho.co/montview-flats/>



# MONTVIEW FLATS CRUCIAL CITY SUPPORT

\$1,500,000 City funding leveraged \$24 million in other sources

- \$600,000 in American Rescue Plan Act (ARPA)
- \$900,000 in Inclusionary Housing Ordinance





---

# STARLIGHT

- Serving **72 families** earning 30-70% of the Area Median Income (AMI), including **8 foster youth** aging out of care
- Studios (11), One-Bedrooms (46), and Two-Bedrooms (15)
- Located along the Littleton Blvd Corridor
- Fits into Blueprint Boulevard



BLOCK 0, LOT 7  
HERMANS SUBDIVISION  
NEIGHBORHOOD COMMERCIAL  
OWNER: NAL OLIN W JV



WEST LITTLETON BOULEVARD  
(107' ROW)

SOUTH DELAWARE STREET  
(70' ROW)

## STARLIGHT – VALUES AND MISSION

- 40-year affordability commitment through Land Use Restriction Agreement (LURA)
- Partnership with Court Appointed Special Advocates (CASA)
  - Help accessing medical and mental health services
  - Job skills
  - Pro-social activities
  - Financial literacy
- Trauma-Informed Design
  - Secure entry points
  - Clear sight lines
  - Noise modulation
  - Biophilic design and intentional color selection
- Implementation of Mid-Century Modern design elements



## South Metro Housing Options - Starlight

Sources		
	Total	% of Total Cost
First Mortgage	\$ 7,400,000	23%
<b>City of Littleton</b>	<b>\$ 1,000,000</b>	<b>3%</b>
Arapahoe County 2025 CDBG	\$ 621,223	2%
CDOH Grant	\$ 800,000	2%
Arapahoe County 2026 CDBG	\$ 1,000,000	3%
HUD EDI Grant	\$ 1,000,000	3%
Deferred Developers Fee	\$ 693,090	2%
Limited Partner Equity - State Credits	\$ 7,408,607	23%
Limited Partner Equity - LIHTC	\$ 12,316,637	38%

**Total \$ 32,239,557**

Uses		
	Total	% of Total Cost
Construction Costs	\$ 22,193,789	69%
Professional Fees	\$ 1,757,368	5%
Construction Interim Costs	\$ 3,151,968	10%
Permanent Financing	\$ 1,019,000	3%
Soft Costs	\$ 463,432	1%
Syndication Costs	\$ 105,000	0%
Developer Fees	\$ 2,958,000	9%
Operating Reserves	\$ 591,000	2%

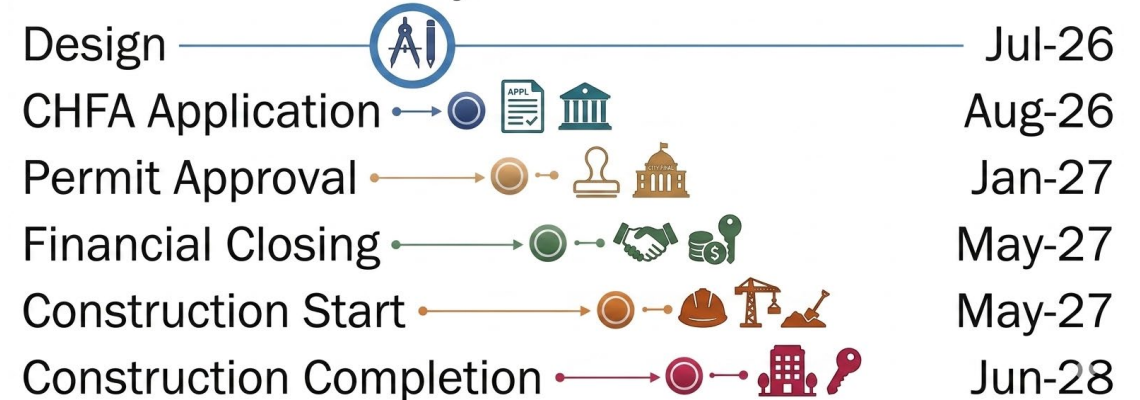
**Total \$ 32,239,557**

**Sources less Uses (Gap) \$ (0)**

## STARLIGHT – FINANCING

- South Metro Housing Options formally requests \$1,000,000 for the Starlight project

### Project Timeline



---

## REQUEST FOR PRIVATE ACTIVITY BOND CAP

- Private Activity Bonds (PAB) are utilized for privately developed projects such as multifamily housing, single-family housing, small issue manufacturing, and solid waste recycling
- City of Littleton's 2026 PAB allocation is \$3,162,447
- City has no obligation to repay investors
- SMHO would issue bonds to SMHO projects or others in Littleton/Surrounding Community



South Metro Housing Options

**QUESTIONS?**

**THANK YOU  
FOR YOUR PARTNERSHIP!**



LEARN MORE AT [SMHO.CO](https://www.smho.co)

