

# Littleton City Council & SMHO Study Session

January 14, 2025



# SMHO UPDATE

- Our Role in housing
- Affordable Homeownership
- Development pipeline
- 2024 Accomplishments
- Challenges
- Future priorities



South Metro Housing Options



ROLE  
OF  
SMHO

# HOUSING AUTHORITIES

- Housing Authorities were created to administer the Housing Choice Voucher (HCV)/Section 8 program and manage HUD's Public Housing program
- In 1986, the Low-Income Housing Tax Credit (LIHTC) program was created



# WHO WE SERVE

## 2,062 Residents

- 1,494 voucher holders
- 314 households with project-based rental assistance (Amity Plaza, Alyson Court & Bradley House)
- 143 households at LIHTC properties (Overlook & Powers Circle)
- 111 low-income at Assisted Living Center

**\$21,000** average total household income



# Affordable Homeownership Program Update



South Metro  
Housing Options

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



**Habitat  
for Humanity®**  
of Metro Denver

# HOMEOWNERS



- Education (LPS & ACC)
- Non-profit
- Retail
- Service industry
- Religious
- Construction
- Healthcare

# 2024 ACCOMPLISHMENTS

- Completion of Overlook
- Montview Flats LIHTC award
- Pre-development activities
- Completed Comprehensive Capital Needs Assessment
- Housing Choice Voucher administration





# DEVELOPMENT PIPELINE



- Montview Flats
- W. Lake Ave.
- W. Littleton Blvd. parcel
- 5601 S. Broadway parcel
- Other potential development opportunities

# AFFORDABLE HOUSING CHALLENGES

- Funding
- Rising Costs
- Zoning
- Operating Expenses
- Regulations
- NIMBY



# 2025 AND BEYOND

- Rising demand for affordable housing
- Public-private partnerships
- Proven long time owner / manager poised for growth
- Proposition 123





# THANK YOU

Corey Reitz

[creitz@smho.co](mailto:creitz@smho.co)

[smho.co](http://smho.co)



South Metro Housing Options

# OTHER TOPICS FOR DISCUSSION

- 1) Fee in Lieu and Private Activity Bonds
- 2) Affordable Housing Preservation

