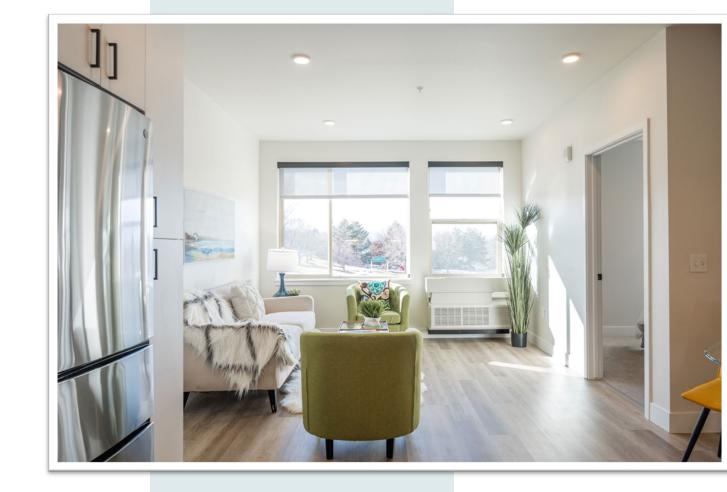


# Littleton City Council & **SMHO** Study Session

January 14, 2025







#### SMHO UPDATE

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







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

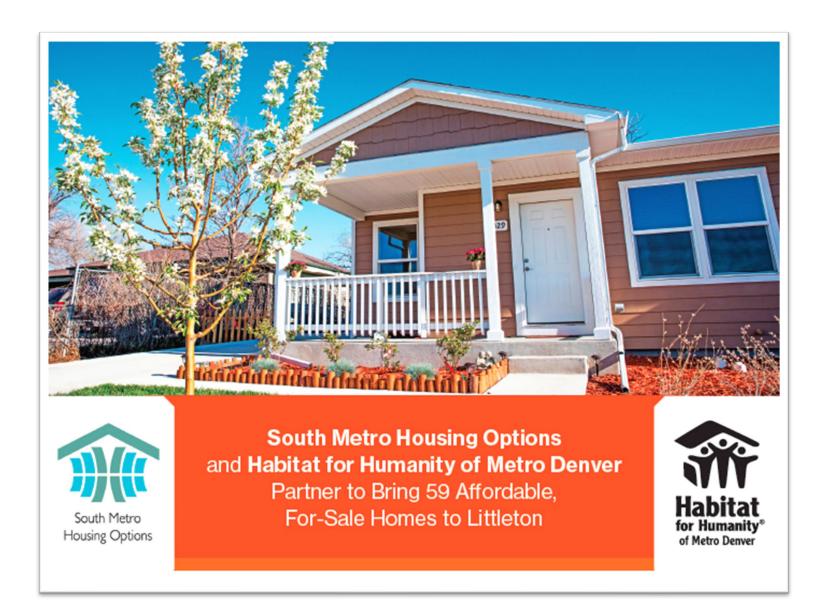
# 2,062 Residents

- 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



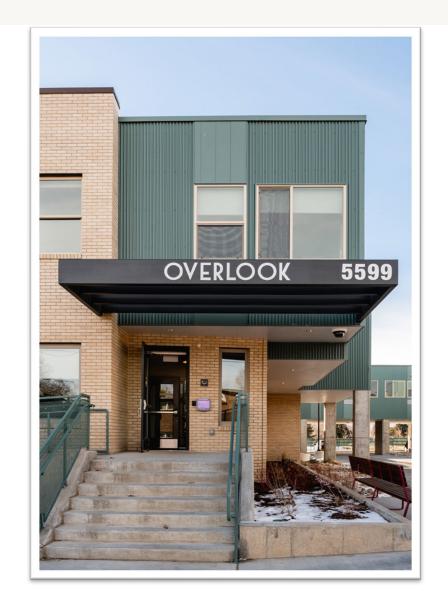
# HOMEOWNERS



- 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

South Metro Housing Options

# 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

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# OTHER TOPICS FOR DISCUSSION

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

