

Affordable Housing

South Metro Housing Options will deliver a fully affordable housing development, serving cost-burdened individuals and families earning between 30%-80% AMI. The site will be deed restricted for affordable housing for a minimum of 30 years. These future income-based housing units will meet Littleton's workforce housing needs.

Tap/Impact Fees

The current budget assumes that South Metro Housing Options will waive all tap/impact fees to the City of Littleton and Arapahoe County because it is the housing authority serving both Littleton and Arapahoe County.

Property Taxes

South Metro Housing Options is a non-profit developer and housing authority, so they do not pay property taxes.

Employment Opportunities

During the 1.5-year construction duration, this development will employ hundreds of workers including carpenters, electricians, plumbers, ironworkers, concrete workers, masons, drywall installers, roofers, heavy equipment operators, safety managers, project managers, laborers, engineers, surveyors, and architects. Once completed, the property will employ two (2) full-time onsite staff members, one for property management and one for leasing.

Should the rezoning be successful, we anticipate SMHO delivering an approximately \$21.6 million investment for this building in the community.