



South Metro Housing Options

Mr. Jim Becklenberg
City Manager
City of Littleton
2255 West Berry Avenue
Littleton, CO, 80120

RE: Funding request for Starlight Affordable Housing

Dear Mr. Becklenberg,

South Metro Housing Options (SMHO) is underway on its newest affordable housing development, Starlight. Situated along the Littleton Boulevard corridor, the community is designed for residents earning 30-70% of the Area Median Income (AMI) and offers walkable, bikeable access to employment centers, grocery stores, parks, retail, and schools. Residents will also benefit from convenient connections to RTD bus lines and the downtown Littleton light-rail station.

The total project cost is estimated to be \$32M. This project will be primarily capitalized through equity generated by the sale of Low-Income Housing Tax Credits (LIHTCs) and debt financing via a first mortgage. However, rising construction costs and uncertainty surrounding soft funding sources have resulted in a projected funding gap of approximately \$3,500,000. SMHO anticipates closing this gap through grants from the City of Littleton, Colorado Division of Housing, Arapahoe County, and deferring developer fees.

South Metro Housing Options is proud of what we have accomplished through our partnership with the city of Littleton and remains deeply grateful for your commitment to affordable housing. We respectfully encourage your investment in our partnership that will continue to address the housing affordability crisis in our state. SMHO formally requests One Million Dollars (\$1,000,000) from the city of Littleton for the upcoming Starlight project.

Thank you for your leadership and your dedication to ensuring that all have access to safe, stable, and affordable housing. We welcome the opportunity to discuss our work further at your convenience.

Sincerely,

Corey Reitz
Executive Director
South Metro Housing Options