



BOARD OF COUNTY COMMISSIONERS

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March 13, 2026

Congressman Jason Crow
Colorado's Sixth Congressional District
2170 South Parker Road Suite 280
Aurora, CO 80231

Dear Representative Crow,

On behalf of the Arapahoe County Board of County Commissioners, I am pleased to support the Congressionally Directed Spending request for the Starlight Affordable Housing community.

This project located at 439 W Littleton Blvd will provide seventy-two affordable housing units restricted to households earning at or below 70% of Area Median Income (AMI), including 8 units with vouchers dedicated to youth transitioning out of foster care. This project further advances the county's continuum of housing and provides a strong foundation for independence, employment, and long-term self-sufficiency for young residents.

This is a high priority project being developed in partnership with South Metro Housing Options to support and house vulnerable populations.

Sincerely,
ARAPAHOE COUNTY BOARD OF COMMISSIONERS

Commissioner Leslie Summey
Chair of the Board



City Manager's Office
2255 West Berry Avenue
Littleton, CO 80120
303-795-3720

March 10, 2026

To Whom It May Concern:

I am writing today in strong support for a proposed development of affordable family housing by South Metro Housing Options (SMHO); our city's housing authority since 1971. The project consists of redeveloping land at the corner of W. Littleton Blvd and Delaware (439 & 589 W. Littleton Blvd) into 72 affordable units. This new housing will include studios and one- and two-bedroom units for residents earning 30-70% of the area median income (AMI), furthering SMHO's mission of providing affordable housing options to the Littleton community. Additionally, SMHO will include eight foster youth vouchers to support those aging out of the foster care system.

Housing is a top priority of Littleton's City Council and has been an area of focus since the city completed a housing study and needs assessment in 2017. The City has demonstrated numerous plans and actions to encourage an array of housing units within the city including policies within the city's 2019 adopted Comprehensive Plan Envision Littleton 2040, adoption of the Unified Land Use Code (ULUC) in 2021, setting aside ARPA funds to support affordable housing, passing an inclusionary housing ordinance (IHO) in 2022, and opting in to Proposition 123.

This new development directly supports the City's identified housing gap of 6,550 units in Littleton over the next 30 years. It will address key housing issues and considerations identified in the Comprehensive Plan as home values and rents continue to rise relative to income. This project serves as a vital addition for our residents to thrive in life and in our community.

In further demonstration of support, on June 3, 2025, City Council approved the assignment of its 2025 Private Activity Bond cap of \$2,901,627 to SMHO and a resolution to this effect has been executed.

Thank you for your time and opportunity to voice the city's support for this important development as we all work together to address housing needs in our community and across the region.

Sincerely,

A handwritten signature in blue ink that reads "James L. Becklenberg". The signature is fluid and cursive, with the first name being the most prominent.

James L. Becklenberg
City Manager



South Metro Housing Options

March 6, 2026

To Whom It May Concern,

The Housing Authority of the City of Littleton, dba South Metro Housing Options (SMHO) is pleased to write to you and highlight our longstanding and exceptionally productive partnership with Arapahoe County. SMHO and Arapahoe County have collaborated on initiatives that have meaningfully expanded the supply of affordable housing in our region.

Together, South Metro Housing Options and Arapahoe County have successfully delivered two Low-Income Housing Tax Credit (LIHTC) projects, with a third currently underway. Each of these efforts reflects our shared commitment to serving the diverse housing needs of our community — from seniors seeking a safe and stable home to families who deserve quality, affordable housing close to employment, schools, and services.

Completed Projects

Overlook Senior Apartments

Overlook is a 51-unit senior building in Littleton, completed in January 2024. This community was designed specifically to meet the needs of low-to-moderate income seniors, offering accessible, dignified housing that promotes independence and quality of life. The project was primarily financed using LIHTC equity and leveraged county resources. Arapahoe County contributed \$1,289,750 in CDBG and HOME funding. This contribution provided critical support in filling the project's funding gap. Overlook has become a vital community asset, providing older adults in the Arapahoe County area with affordable, high-quality homes in a supportive environment.

Montview Flats

Montview Flats is a 50-unit family affordable housing community developed through the same collaborative framework with Arapahoe County. Located in Downtown Littleton, this project addresses the growing need for affordable, quality housing for working families in the region by offering families easy access to transit, employment, schools, and retail. This housing, which will be completed in Summer 2026, was made possible through \$300,000 in CDBG funding from the county. Montview Flats exemplifies what is possible when county government and dedicated housing organizations work in close alignment.

Current Project in Development

Starlight

Building on the success of Overlook and Montview Flats, SMHO and Arapahoe County are currently collaborating on Starlight, a 72-unit family affordable housing development. This project represents the next chapter in our partnership and will deliver the largest LIHTC development we have undertaken together to date. Starlight will serve families earning 30-70% of the area median income and will include eight units for youth aging out of foster care. Arapahoe County demonstrated its commitment to our Starlight project by providing \$586,480 in CDBG funding and \$5,886,811 in private activity bonds.

Arapahoe County has been an exceptional partner — providing financial support and collaborative engagement that has made each of these developments possible. For our part, SMHO brings deep development expertise, community relationships, and a steadfast commitment to the people we serve. Together, we have demonstrated that affordable housing can be executed with efficiency, accountability, and lasting community benefit.

We are proud of what we have accomplished together and remain 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.

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