



Affordable Housing Duplex Rental Assistance Demonstration Conversion Agreement Amendment

CITY COUNCIL – June 3, 2025

Applicant:	Brighton Housing Authority
Applicant Representative:	Debra Bristol, Executive Director
City Staff Representative:	Shawn Weiman, Affordable Housing Coordinator

Purpose

BHA has requested to amend an agreement that provided for fee reductions for the addition of 16 affordable housing units.



Subject Affordable Housing Properties



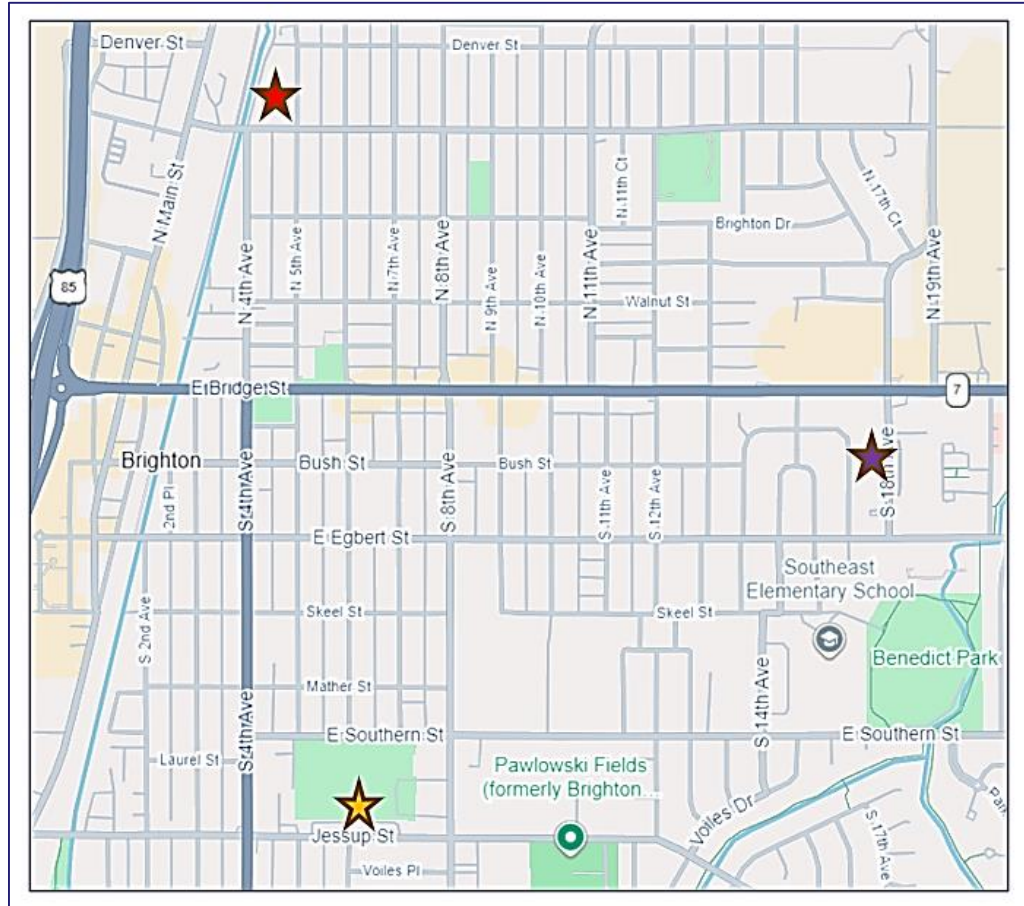
301 N 5th Ave.



65 & 75 S 18th Ave.



539-585 Jessup St.



Background

- April 4, 2017 agreement with the BHA:
 - Fee reductions agreed to,
 - Add 16 affordable housing units to existing properties,
 - Restrict tenant incomes to 50% AMI,
 - Annual reporting to the city using CHFA's G-2 Long Form.
- Change in project scope:
 - 6 units added to Jessup St. as planned,
 - 3 units total added to 5th and 18th Ave,
 - Adding 7 other units was abandoned.
- CHFA G-2 Long Form discontinued.

Background

The BHA has requested that the Agreement be amended by:

1. Removing the 5th and 18th Ave. properties from the terms of the Agreement;
2. Reporting compliance using a listing of rents, family sizes, bedroom counts, and income limits.

Staff Analysis – 5th & 18th Ave. Properties

- **Fee Reductions** – No fee reductions were taken on these units.
- **Preservation** – The 5th and 18th Ave. properties are a part of HUD's Rental Assistance Demonstration program, ensuring their preservation as affordable units.
- **Change to AMI above 50%**
 - Should AMI levels exceed 60%, units will drop from the Prop 123 baseline of existing units and need to be replaced.
 - The Retreat at Brighton Ridge will provide 264 units that fulfill the Prop 123 commitment and will replace these units if needed.
 - 80% AMI units will count toward the 400 homes needed at that level as identified in the housing needs assessment.

Staff Analysis – Reporting

- **CHFA G-2 Long Form** – Discontinued, reporting now done on-line.
- **Jessup St. Units** – Not reported to CHFA.

Staff Recommendations

- Removing the 5th and 18th Ave. properties from the terms of the Agreement.
- Specifying use of the CHFA Income Limit and Maximum Rent Table for Adams County.
- Allowing annual compliance reporting via a listing of rents, family sizes, bedroom counts, and income limits.

Options for City Council

The City Council has four options when reviewing the agreement amendment request:

1. Approve the resolution approving the amendment;
2. Deny the resolution approving the amendment;
3. Approve the resolution approving the amendment with changes; or
4. Continue the item to be heard at a later, specified date.

THANK YOU





The Brighton Housing Authority is dedicated to providing information, resources, and support to help families enhance their way of living and achieve self-sufficiency.