



Assignment of Private Activity Bonds

Study Session – April 8, 2025

City Staff Representatives:
Additional Representatives:

Catrina Asher, Finance Director
Deb Bristol, Brighton Housing Authority



Purpose

To propose assignment the City's 2025 Private Activity Bond capacity to the Brighton Housing Authority for affordable housing projects.





Private Activity Bonds

Tax-exempt bonds for use by a private entity for a public purpose.

- Established through the Tax Reform Act of 1986.
- Allows a private entity to take advantage of tax-exempt borrowing terms for qualified projects.
 - Interest earnings are tax-exempt to the investor, resulting in a lower interest rate to the borrower (e.g. CHFA).
- Bonds are issued by an authorized issuer for use by the private entity. Bonds are repaid by private entity.
- States receive an allocation of PABs annually which are then allocated to cities.



Eligible Uses

Affordable
Housing
Inventory

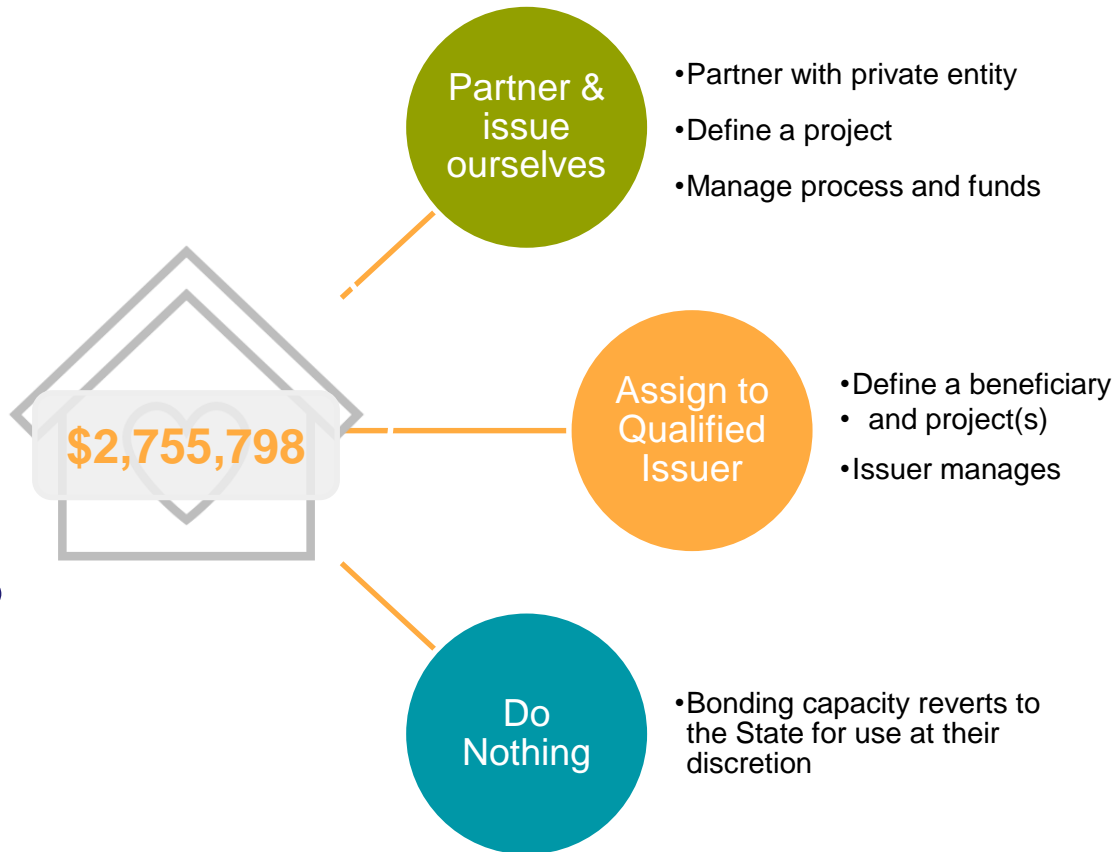
Mortgage Credit
Certificates

Redevelopment
of Blighted
Areas

Single Family
Mortgage Bonds



Options for Brighton's 2025 Private Activity Bond Allocation totaling \$2,755,798





Allocation Proposal

Assign to the Brighton Housing Authority for the following affordable housing project:

Adams Point
(19th and Bridge St., 70-100 units)



Adams Point Apartments



Conceptual ONLY – Design of Buildings and Number of Units are Subject to Change.

Located at 19th and Bridge.

- Land donated by Adams County
- Multi-Family – 1 to 3 Bedroom
- Two to three phased low-income housing tax credit project
- Total of 140-200 units (50-70 units each phase)

Current Status: Pre-Development

- Zoning approved in 2024
- Site Plan Submission – Jan. 2025

Tax Credit Application – August 2025 or January 2026



Next Steps

April 15 – City Council Meeting

- Consent Agenda

Resolution approving the assignment of private activity bonding capacity to the Brighton Housing Authority for the Adams Point Project.



Questions?