



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: PLN2018-00011**

**CASE NAME: Balanced Housing Plan**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**July 10, 2018**

CASE No.: <b>PLN2018-00011</b>	CASE NAME: <b>Balanced Housing Plan</b>
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Applicant's Name:	Adams County Community & Economic Development
Applicant's Address:	4430 S Adams County Pkwy, Brighton, CO 80601
Location of Request:	Countywide
Nature of Request:	Comprehensive Plan Amendment to adopt the Balanced Housing Plan
Hearing Date(s):	<b>PC: June 28, 2018, 6 pm</b>
	<b>BoCC: July 10, 2018, 9:30 am</b>
Report Date:	June 29, 2018
Case Manager:	Jennifer Woods
PC Recommendation:	ADOPTION with Three (3) Findings of Fact and One (1) Condition
Staff Recommendation:	ADOPTION with Three (3) Findings of Fact and One (1) Condition

**SUMMARY OF APPLICATION**

**Background:**

Over the last decade, Adams County has experienced a wide range of economic and demographic transitions. These transitions have led to a county that can pride itself on becoming a desirable destination for those looking to live in an inclusive community and provides lifestyle opportunities that are unique to the Denver Metro region. The County's current housing climate and geographic location have contributed to the County's growing population – the fifth largest and second fastest in the region. In addition, a diversity of land uses from dense cities to suburbs and open range-land, gives the County a unique identity aiding in its growth. The resulting pressures of this growth and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

The Balanced Housing Plan's (BHP), also found in Exhibit 3.1, purpose is to provide guidance by incorporating findings from the County's 2017 Housing Needs Assessment (HNA), also found in Exhibit 3.2, and community and referral agency feedback. The HNA detailed the existing housing, demographic and economic conditions in the County, and stakeholder input. The stakeholder input was generated from stakeholder interviews, focus groups and a county-wide stakeholder engagement event convened in 2017 and public outreach events held in March of 2018, to develop and define goals and outcomes through a multifaceted and collaborative approach.

The HNA identified four findings that the BHP seeks to address:

- Housing is less affordable;
- Increase in affordability gap at all income levels;
- Housing supply is not meeting demand; and
- The County has distinct socioeconomics.

Adams County has recognized the need to address these challenges, and has set the stage for working towards providing housing opportunities for all individuals at all income levels and stages of life. This plan is truly a balanced housing plan as it seeks to build a platform that allows all areas of the County to achieve housing of all types, and meets the needs of the County's diverse and growing population. Balanced housing is achieved by a community's ability to provide housing that reflects an individual's financial and lifestyle needs, including access to jobs, education, amenities and services.

During the Plan's development, stakeholders identified six (6) key themes or barriers to the provision of balanced housing needs in Adams County:

1. Lack of funding for affordable housing and risk of decreasing Federal funding levels;
2. Legislative/legal barriers;
3. Cities and Counties working independently;
4. Aging housing stock;
5. Development costs too high and no available incentives; and
6. No sense of place or clear marketing.

These themes were explored for their opportunities, options and tools available to help address the barriers, which were then formulated into Goals and Policies. The following proposed Goals and Policies are intended to further the intent of the Plan and guide implementation:

- Goals:
1. Utilize new and existing tools;
  2. Reduce constraints to Development; and
  3. Expand opportunities.

- Policies:
1. Improve and support housing opportunities for all residents in Adams County;
  2. Foster an environment that promotes balanced housing;
  3. Encourage connection and access between schools and housing
  4. Promote the preservation of the County's current housing stock; and
  5. Integrate development practices that increase diversity in housing options.

The five (5) Recommendations listed below establish future actions that meet the Goals of the Plan:

<b>Recommendation</b>	<b>Actions</b>
Expand Resources	~ Create a Housing Trust Fund ~ Utilize and leverage existing funding ~ Create partnerships to leverage resources
Balance supply with Demand	~ Incentivize infill development ~ Create development incentives by creating flexible land use

<b>Recommendation</b>	<b>Actions</b>
	regulations ~ Explore ‘missing middle’ development opportunities (i.e. Accessory Dwelling Units)
Maintain Housing Stock	~ Continue Minor Home Repair Program and expand partnerships ~ Assist cities with the creation of rental inspection programs ~ Monitor the expiration of affordable housing stock
Decrease affordability gap	~ Attract high paying jobs through marketing the County’s assets and location ~ Increase education and job opportunities
Predictability in development process	~ Increase Outside Agency coordination in development review ~ Streamline processes

### **Development Standards and Regulations:**

Section 2-02-13-06-03 requires that the Comprehensive Plan amendment be in conformance with the goals of the Plan and advances the health, welfare and safety of residents and property owners of the County. The following goals and policies support the Comprehensive Plan Amendment to adopt the Balanced Housing Plan:

## ***Chapter 2. County-wide Policies & Strategies***

### ***Goal 1: Promote Coordinated and Connected Growth***

*In addition, continuing to provide a range of housing choices and travel options to meet the needs of a variety of residents—an aging population, those desiring a rural lifestyle, families, and others—is an important consideration particularly as it relates to the County’s ability to attract and retain primary jobs and provide services (p. 10-11)*

#### ***Policy 4.2 – Strengthen the Economic Base***

*Create a more diversified and well-balanced economic base. Ensure that existing businesses are able to expand in Adams County and employment areas are able to capture job growth related to efforts of existing businesses.*

##### ***Policy 4.2.a Suitable Amenities***

*Improve the County’s educational, housing, open space, recreational, retail, and cultural amenities to encourage retention and attract new businesses to Adams County (p. 33)*

#### ***Policy 4.3 – Improve the Labor Force Base***

*Enhance, solidify, and diversify the Adams County labor force. Increase the percent of workers who live and work in the County through policies that support business development but also create attractive places to live.*

##### ***Policy 4.3.b Housing***

*Institute appropriate programs to provide a variety of housing options for County residents, as identified in the Balanced Housing Plan, including executive housing. Ensure land use plans and development regulations support the types of housing needed to attract businesses and new residents (p. 34).*

## ***Chapter 4. Area-Specific Policies & Strategies***

### ***14. Southwest Area***

#### ***Residential Neighborhoods***

***Policy 14.5:*** *Maintain and enhance the quality of existing residential neighborhoods (p. 70).*

## ***Chapter 6. Implementation and Integration Strategy***

### ***Partnerships and Intergovernmental Agreements***

*A number of the Plan's policies and strategies will be achieved through cooperation and partnerships between the County and other municipalities, regional agencies, or other governmental entities (p. 151).*

#### **Public Outreach:**

The referral comment period occurred from March 1 to April 16, 2018, which was posted on the County's Balanced Housing Plan website at [www.adcogov.org/bhp](http://www.adcogov.org/bhp) and emails were sent to County agencies and referral agencies soliciting comments. A referral letter and email were also sent to over 250 agencies (see also Exhibit 2.2) on February 28, 2018 (see also Exhibit 2.1), which included agencies from within the County, municipalities within the County and other interested organizations and parties. Additionally, there were two open houses conducted, one at the Adams County Human Services Building located at 11860 Pecos St., Westminster, CO 80234 on March 21, 2018 and another at the Adams County Government Center located at 4430 S. Adams County Pkwy., Brighton, CO 80601 on March 28, 2018. Both events were advertised on the County's main webpage and events calendar as well as the Balance Housing Plan website.

### **CITIZEN COMMENTS**

There were seventeen (17) comments received and related to the need for more affordable housing, housing for special populations, such as seniors and veterans and availability of more housing options. Staff considered each comment and provided edits to the Plan if it did not already incorporate the comment. A list of citizen comments received at the open houses and staff responses can be found in Exhibit 3.3.

### **COUNTY AGENCY COMMENTS**

There were no comments received from County Departments.

### **REFERRAL AGENCY COMMENTS**

The following agencies responded and their comments with staff responses and plan edits are provided in full in Exhibit 3.4:

**Responding with Concerns:**

City of Westminster

*Summary of Concerns: Additional clarifications and information about the “Missing Middle”, Accessory Dwelling Units (ADU’s), Affordability Gap, regional coordination and homelessness are needed.*

**Responding without Concerns:**

City of Federal Heights

Elbert County

City of Commerce City

Unison Housing Partners

**Notified but not Responding / Considered a Favorable Response:**

All others

**PLANNING COMMISSION UPDATE:**

The Planning Commission (PC) considered this case on June 28, 2018. There were no comments or questions received from the Planning Commission. There was no one from the public to speak in favor or in opposition to the request.

The Planning Commission voted (7-0) to recommend approval of the request.

**Staff Recommendations:**

The Comprehensive Plan Amendment request conforms to the goals of the County that support balanced housing. Increased growth in Adams County will shape housing options, access to jobs and educational opportunities. The County should foster opportunities for our future population to achieve a greater quality of life. The BHP was created as a platform from which actions are implemented to reduce or remove barriers and to facilitate the types of housing and affordability necessary to achieve balanced housing. The Plan also furthers the goals and policies of the 2012 Comprehensive Plan. Therefore, staff is recommending approval based on the following three (3) findings of fact and one (1) condition.

**RECOMMENDED FINDINGS OF FACT**

1. The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan:
2. The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.

## **RECOMMENDED CONDITIONS**

1. Up until August 31, 2018 the Community and Economic Development Department staff may make minor corrections to the Balanced Housing Plan, including but not limited to, typographical errors, to ensure consistency and accuracy throughout the Plan.



## Request for Comments

Case Name: 2018 Balanced Housing Plan  
Project Number: PLN2018-00011

March 1, 2018

Adams County Community and Economic Development Department is requesting comments on the following request:

### **Adoption of the 2018 Balanced Housing Plan as an amendment to the Adams County Comprehensive Plan**

Application Information: ADAMS COUNTY COMMUNITY AND  
ECONOMIC DEVELOPMENT DEPARTMENT  
4430 S ADAMS COUNTY PKWY  
BRIGHTON, CO 80601

A copy of the plan can be found on the Adams County website at <http://www.adcogov.org/bhp>. If you do not have access to the Internet, please contact our office to obtain a copy of the plan, as well as announcements regarding future public input opportunities.

Please forward any written comments to the Department of Community and Economic Development at 4430 South Adams County Parkway, Brighton, CO 80601-8216, or by phone at (720) 523-6896, by April 16, 2018 so that your comments may be taken into consideration in the review of this case. If you would like your response included verbatim, please e-mail the case manager, Jennifer Woods, at [JWoods@adcogov.org](mailto:JWoods@adcogov.org). Once comments have been received and the staff report has been written, the report and notice of public hearing dates will be posted on the website.

Adams County will provide notice of the public hearing dates for this case on its website at <http://www.adcogov.org/planning/currentcases> and in local newspapers. You may contact our office or check the Adams County website on or after April 26, 2018 to confirm public hearing dates and times. If you submit a written comment on the plan to the case manager during the referral period, you will also be sent a mailed notice of the public hearing dates.

Thank you for your review of this case.

Jennifer Woods  
Case Manager





## Request for Comments

Nombre del caso:  
Número de proyecto:

Plan de Vivienda Equilibrado 2018  
PLN2018-00011

1 de Marzo 2018

El Departamento de Desarrollo Económico y Comunitario del Condado de Adams está solicitando comentarios sobre la siguiente solicitud:

### **Adopción del Plan de Vivienda Equilibrado 2018 como una enmienda al Plan Integral del Condado de Adams**

Información del solicitante: ADAMS COUNTY COMMUNITY AND  
ECONOMIC DEVELOPMENT DEPARTMENT  
4430 S ADAMS COUNTY PKWY  
BRIGHTON, CO 80601

Puede encontrar una copia del plan en el sitio web del Condado de Adams en <http://www.adcogov.org/bhp>. Si no tiene acceso a Internet, comuníquese con nuestra oficina para obtener una copia del plan, así como también para recibir anuncios sobre futuras oportunidades de participación pública.

Envíe cualquier comentario por escrito al Departamento de Desarrollo Económico y Comunitario al 4430 South Adams County Parkway, Brighton, CO 80601-8216, o por teléfono al (720) 523-6896, antes del 16 de Abril de 2018 así sus comentarios podrán ser tomados en consideración durante la revisión de este caso. Si desea que su respuesta se incorpore textualmente, por favor envíe un correo electrónico a la administradora del caso, Jennifer Woods, al [JWoods@adcogov.org](mailto:JWoods@adcogov.org). Una vez que se hayan recibido los comentarios y que se haya escrito el informe por nuestro personal, el informe y el aviso de las fechas de la audiencia pública se publicarán en el sitio web.

El Condado de Adams proporcionará un aviso de las fechas de la audiencia pública para este caso en su sitio web en <http://www.adcogov.org/planning/currentcases> y en periódicos locales. Puede ponerse en contacto con nuestra oficina o consultar el sitio web del Condado de Adams a partir del 26 de Abril de 2018 para confirmar las fechas y horas de la audiencia pública. Si envía un comentario por escrito sobre el plan al administrador del caso durante el período de referencia, también se le enviará un aviso por correo de las fechas de la audiencia pública.

Gracias por su revisión de este caso.

Jennifer Woods  
Administradora de casos

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Erik Hansen  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5

Exhibit 2.2 Referral Mailing List

Organization	Address	City	State	ZIP
BOX ELDER ESTATES HOA/ HOMEOWNER CONCERNS LLC	10701 MELODY DR #315	NORTHGLENN	CO	80234
COMMANCHE CROSSING METRO DISTRICT/ SPENCER FANE BRITT & BROWNE LLP	1700 LINCOLN ST #2000	DENVER	CO	80203
EAGLE SHADOW METRO DISTRICT 1/ SPENCER FANE	1700 LINCOLN ST #2000	DENVER	CO	80203
EASTERN ADAMS COUNTY METRO DISTRICT	100 ST PAUL #300	DENVER	CO	80206
HIMALAYA WATER AND SANITATION DIST/ SPENCER FANE	1700 LINCOLN ST #2000	DENVER	CO	80203
METRO NORTH CHAMBER OF COMMERCE	1870 W 122ND AVE #300	WESTMINSTER	CO	80234
MOBILE GARDENS HOA	6250 FEDERAL BLVD	DENVER	CO	80221
SILVER SPRINGS HOA/ MANAGEMENT SPECIALISTS, INC.	11002 BENTON ST	WESTMINSTER	CO	80020
TODD CREEK FARMS HOA/ HOMESTEAD MANAGEMENT	1499 W 121ST AVE #100	WESTMINSTER	CO	80234
DENVER POLICE DEPARTMENT	1331 N CHEROKEE ST	DENVER	CO	80203
ADAMS EAST DEVELOPMENT CO., LLC	PO BOX 551	EAST LAKE	CO	80614
WESTLAKE WATER AND SAN. DIST.	13751 STUART ST	BROOMFIELD	CO	80020
STURGENWELLER	555 HAPPY CANYON ROAD	BRIGHTON	CO	80601
ALOHA BEACH	3124 W 62ND AVE	DENVER	CO	80221
ALOHA BEACH	3556 W 62ND AVENUE	DENVER	CO	80221
BASELINE LAKES	12484 CHERRY ST	THRONTON	CO	80234
BERKELEY NEIGHBORHOOD ASSOC.	4420 W 52ND PL.	DENVER	CO	80212
BOX ELDER ESTATES HOMESITE SUBDIVISION	14405 N MAYWOOD CT	BRIGHTON	CO	80603
CAVANAUGH HILLS / CAVANAUGH HEIGHTS	37909 E 149TH PL.	KEENESBURG	CO	80643
COLUMBINE RANCHES	PO BOX 1023	BRIGHTON	CO	80601
CREEKSIDE SOUTH ESTATES	10700 E 157TH CT.	BRIGHTON	CO	80602
CREEKSIDE SOUTH ESTATES HOMEOWNERS ASSOC.	15605 HAVANA WAY	BRIGHTON	CO	80602
FAIR MARKET REALTY	2932 S COORS DR.	LAKEWOOD	CO	80228
FULLHOUSE CARPET CLEANING	7142 XAVIER WAY	WESTMINSTER	CO	80030
GOAT HILL	2901 W 63RD	DENVER	CO	80221
GREATROCK NORTH HOA	28650 E 160TH PL	BRIGHTON	CO	80603
GUARDIAN ANGEL NEIGHBORHOOD	5353 COLUMBINE ST	DENVER	CO	80229

Exhibit 2.2 Referral Mailing List

Organization	Address	City	State	ZIP
HAWK RIDGE SUBDIVISION (NORTHSIDE MGMT)	PO BOX 1324	EASTLAKE	CO	80614
HAZELTINE HEIGHTS	8450 COUNTER DR.	HENDERSON	CO	80640
HIGH FIVE PLAINS FOUNDATION	155 NCR 157	STRASBURG	CO	80136
MOBILE GARDENS	6250 FEDERAL #29	DENVER	CO	80221
MUSTANG ACRES	1364 W 154TH AVE	BROOMFIELD	CO	80023
NEIGHBORHOOD IMPROVEMENT COMMITTEE	7780 MAGNOLIA ST	COMMERCE CITY	CO	80022
NORTH FEDERAL HILLS HOMEOWNERS	2520 W 66TH PLACE	DENVER	CO	80221
NORTH FEDERAL HILLS HOMEOWNERS	2831 W 66TH PLACE	DENVER	CO	80221
NORTHRIDGE ESTATES AT GOLD RUN HOA	14901 E HAMPDEN AVE	AURORA	CO	80014
PERL MACK NEIGHBORHOOD GROUP	7294 NAVAJO ST.	DENVER	CO	80221
PVPOA / PRAIRIE VIEW HOMEOWNERS ASSOC.	PO BOX 96	WATKINS	CO	80137
QUAIL HILL HOMEOWNERS ASSOC.	14602 KALAMATH CT.	WESTMINSTER	CO	80020
REMAX UNLIMITED, INC.	3300 S PARKER RD, #100	AURORA	CO	80014
RIVERDALE FARMS	3250 E 85TH AVE	THORNTON	CO	80229
SOUTH BRIGHTON CITIZEN GROUP	14110 BRIGHTON RD.	BRIGHTON	CO	80601
SUNSET VISTA ESTATES HOMEOWNERS ASSOC.	15955 JACKSON ST	BRIGHTON	CO	80602
THE ESTATES AT BROMLEY LN	15920 NASHVILLE ST	HUDSON	CO	80642
TODD CREEK VILLAGE MASTER ASSOCIATION	PO BOX 1324	EASTLAKE	CO	80614
VANTAGE ESTATES	30085 E 128TH AVE	COMMERCE CITY	CO	80022
WADLEY FARMS HOA	PO BOX 1208	EASTLAKE	CO	80614
WELBY CITIZEN GROUP	7401 RACE STREET	DENVER	CO	80229
WELBY HERITAGE FOUNDATION	7403 RACE ST	DENVER	CO	80229
WELCH'S HILLTOP ACRES ARCH. CONTROL	15373 KIMBARK DRIVE	BRIGHTON	CO	80601
CASTLE ROCK DEVELOPMENT SERVICES	100 N WILCOX STREET	CASTLE ROCK	CO	80104
CITY OF ARVADA	8101 RALSTON RD	ARVADA	CO	80002
CITY OF AURORA BUILDING DIVISION	25079 E 3RD PLACE	AURORA	CO	80018

Exhibit 2.2 Referral Mailing List

Organization	Address	City	State	ZIP
CITY OF BRIGHTON - PLANNING	500 S 4TH AVE	BRIGHTON	CO	80601
CITY OF BRIGHTON - URBAN RENEWAL AUTHORITY	22 S 4TH AVE, 3RD FLOOR	BRIGHTON	CO	80601
CITY OF BROOMFIELD	1 DESCOMES DRIVE	BROOMFIELD	CO	80020
CITY OF COMMERCE CITY	7887 E 60TH AVE	COMMERCE CITY	CO	80022
CITY OF DAcono	512 CHERRY ST	DAcono	CO	80514
CITY OF FEDERAL HEIGHTS	2380 W 90TH AVE	FEDERAL HEIGHTS	CO	80260
CITY OF NORTHGLENN	11701 COMMUNITY CENTER DRIVE	NORTHGLENN	CO	80233 -8061
CITY OF THORNTON	12450 N WASHINGTON	THORNTON	CO	80241
CITY OF THORNTON	9500 CIVIC CENTER DR	THORNTON	CO	80229
CITY OF WESTMINSTER	4800 W 92ND AVE	WESTMINSTER	CO	80031
COMMERCE CITY PLANNING DIVISION	7887 E 60TH AVENUE	COMMERCE CITY	CO	80022
COMMUNITY PLANNING & DEVELOPMENT (CITY AND COUNTY OF DENVER)	201 W COLFAX DEPT. 205	DENVER	CO	80202
HEPP REALTY, LLC	435 S 4TH AVENUE	BRIGHTON	CO	80601
MISTY SCHEIDT	11404 E 119TH AVE	HENDERSON	CO	80640
TOWN OF BENNETT	355 4TH STREET	BENNETT	CO	80102
TOWN OF ERIE	PO BOX 750	ERIE	CO	80516
TOWN OF LOCHBUIE	703 WCR 37 LOCHBUIE	LOCHBUIE	CO	80603
TOWN OF PARKER	20120 E MAINSTREET	PARKER	CO	80138
BOULDER COUNTY	PO BOX 471	BOULDER	CO	80306
CITY AND COUNTY OF DENVER	201 W COLFAX #205	DENVER	CO	80202
COMMUNITY & DEVELOPMENT SERVICES	PO BOX 7, 215 COMANCE STREET	KIOWA	CO	80107
COUNTY ATTORNEY	100 3RD ST.	CASTLE ROCK	CO	80104
DOUGLAS COUNTY PUBLIC WORKS DEPT./ ENG.	100 THIRD ST, STE 220	CASTLE ROCK	CO	80104
DOUGLAS COUNTY PLANNING	100 THIRD ST, STE 220	CASTLE ROCK	CO	80105

Exhibit 2.2 Referral Mailing List

Organization	Address	City	State	ZIP
EL PASO DEVELOPMENT SERVICES	2880 INTERNATIONAL CIRCLE	COLORADO SPRINGS	CO	80910
JEFFERSON COUNTY	100 JEFFERSON CO PKWY, STE 3550	GOLDEN	CO	80419
WASHINGTON COUNTY	150 ASH AVENUE	AKRON	CO	80720
WELD COUNTY PLANNING DEPT.	1555 N 17TH AVE	GREELEY	CO	80631
ARCHWAY	8585 W 14TH AVE, STE A	LAKEWOOD	CO	80215
BBC	1999 BROADWAY #2200	DENVER	CO	80202
CITY OF COMMERCE CITY HOUSING AUTHORITY	7887 E 60TH AVE	COMMERCE CITY	CO	80022
COLORADO COALITION FOR THE HOMELESS	211 CHAMPA ST	DENVER	CO	80205
EEOC	303 E 17TH AVE, STE 410	DENVER	CO	80203
UNITED WAY	711 PARK AVE W	DENVER	CO	80205
GUILD MORTGAGE	1155 KELLY JOHNSON BLVD	COLORADO SPRINGS	CO	80920
ADAMS COUNTY FIRE PROTECTION DISTRICT	8055 WASHINGTON ST.	DENVER	CO	80229
ARVADA FIRE DEPT.	7903 ALISON WAY	ARVADA	CO	80005
AURORA FIRE DEPT.	15151 E ALAMEDA PKWY,SUTIE	AURORA	CO	80012 -1553
BENNETT FIRE DISTRICT #7	825 SHARIS CT	BENNETT	CO	80102
BENNETT FIRE DISTRICT #7	825 SHARIS CT	BENNETT	CO	80102
BYERS FIRE PROTECTION DISTRICT #9	PO BOX 85	BYERS	CO	80103
DEER TRAIL FIRE DEPT.	PO BOX 257, 488 1ST AVE	DEER TRAIL	CO	80105
FEDERAL HEIGHTS FIRE DEPT.	2400 W 90TH AVE	FEDERAL HEIGHTS	CO	80260
NORTH METRO FIRE DISTRICT	101 SPADER WAY	BROOMFIELD	CO	80020
NORTH METRO FIRE RESCUE DISTRICT	101 SPADER WAY	BROOMFIELD	CO	80020
SABLE ATURA FIRE DIST.	26900 E COLFAX AVE SPACE 52	AURORA	CO	80018
SACFD	6550 E 72ND AVE	COMMERCE CITY	CO	80022

Exhibit 2.2 Referral Mailing List

Organization	Address	City	State	ZIP
SOUTHEAST WELD COUNTY FIRE	PO BOX 312	KEENESBURG	CO	80643
THORNTON FIRE DEPARTMENT	9500 CIVIC CENTER DRIVE	THORNTON	CO	80229 -4326
WESTMINSTER FIRE DEPT.	9110 YATES ST.	WESTMINSTER	CO	80031
BARR LAKE STATE PARK	13401 PICADILLY ROAD	BRIGHTON	CO	80603
CDOT	222 S 6TH STREET ROOM 100	GRAND JUNCTION	CO	81501
COLORADO DEPT OF HUMAN SERVICES	1575 SHERMAN ST, 1ST FLOOR	DENVER	CO	80203 -1714
COLORADO DEPT OF TRANSPORTATION	1420 SECOND ST	GREELEY	CO	80631
COLORADO DEPT OF TRANSPORTATION	2000 S HOLLY ST.	DENVER	CO	80222
COLORADO DEPT OF TRANSPORTATION	2000 S HOLLY ST.	DENVER	CO	80222
COLORADO HISTORICAL SOCIETY	1300 BROADWAY	DENVER	CO	80203
COLORADO STATE ELECTRICAL BOARD	1560 BROADWAY	DENVER	CO	80202
DEPARTMENT OF LOCAL AFFAIRS	1313 SHERMAN ST #500	DENVER	CO	80203
DEPT OF LABOR AND EMPLOYMENT	633 17TH STREET #400	DENVER	CO	80202 -3610
DEPT OF NATURAL RESOURCES /CWCB	721 STATE CENTENNIAL BLDG	DENVER	CO	80203
TRI-COUNTY HEALTH DEPARTMENT	4201 E 72ND AVENUE, STE D	COMMERCE CITY	CO	80022
TRI-COUNTY HEALTH DEPARTMENT	6162 S WILLOW DR, STE 100	GREENWOOD VILLAGE	CO	80111
BERGER & BERGER	7201 MONACO	COMMERCE CITY	CO	80022
BERKELEY WATER AND SANT DIST	4455 W 58TH AVE, UNIT A	ARVADA	CO	80002
CRESTVIEW WATER & SANT DISTRICT	7145 MARIPOSA STREET	DENVER	CO	80221
EAGLE CREEK METRO DISTRICT	7400 E ORCHARD RD, STE 3300	GREENWOOD VILLAGE	CO	80111
GREAT ROCK NORTH & BOX ELDER WATER & SANT DIST	141 UNION BLVD, STE 150	LAKEWOOD	CO	80228 -1898

Exhibit 2.2 Referral Mailing List

Organization	Address	City	State	ZIP
SCHUCK TRANSPORT	2 N CASCADE AVE, STE 1280	COLORADO SPRINGS	CO	80903
TODD CREEK FARMS METRO DIST #2	10841 E 155TH PL	BRIGHTON	CO	80602
TODD CREEK FARMS METRO DIST #2	15480 ELMIRA CT	BRIGHTON	CO	80601
TODD CREEK FARMS METRO DIST #2	8955 E 155TH AVE	BRIGHTON	CO	80602
ABERDEEN METROPOLITAN DISTRICT NO 1	7400 E ORCHARD RD, STE 3300	GREENWOOD VILLAGE	CO	80111
ABERDEEN METROPOLITAN DISTRICT NO 2	7400 E ORCHARD RD, STE 3300	GREENWOOD VILLAGE	CO	80111
ADAMS EAST METROPOLITAN DISTRICT	5460 S QUEBEC STREET, STE 110	GREENWOOD VILLAGE	CO	80111
AMBER CREEK METROPOLITAN DISTRICT	7400 E ORCHARD RD, STE 3300	GREENWOOD VILLAGE	CO	80111
BERKELEY WATER & SAN DISTRICT	4455 W 58TH AVE UNIT A	ARVADA	CO	80002
BOX ELDER WATER AND SANITATION DISTRICT	PO BOX 1518	FT COLLINS	CO	80522
BROMLEY PARK METRO DIST.	7995 E PRENTICE AVE, STE 103E	GREENWOOD VILLAGE	CO	80111 -4949
CENTRAL COLO. WATER CONSERVANCY DISTRICT	3209 W 28TH ST.	GREELEY	CO	80634
CITY OF ARVADA - WATER AND SANITATION DEPT.	8101 RALSTON RD.	ARVADA	CO	80002
CITY OF AURORA - WATER AND SAN. DEPT.	15151 E ALAMEDA PKWY #3600	AURORA	CO	80012
CITY OF BRIGHTON - WATER & SANATATION DEPT.	500 S 4TH AVE, 4TH FLOOR	BRIGHTON	CO	80601
CITY OF FEDERAL HEIGHTS - WATER AND SAN. DEPT.	2380 W 90TH AVE	FEDERAL HEIGHTS	CO	80260
CITY OF THORNTON - WATER MAINTENANCE	12450 WASHINGTON ST	THORNTON	CO	80241
CITY OF WESTMINSTER	4800 W 92ND AVENUE	WESTMINSTER	CO	80031
CITY OF WESTMINSTER	6575 W 88TH AVE	WESTMINSTER	CO	80031
COLORADO INTERNATIONAL CENTER	141 UNION BLVD, STE 150	LAKEWOOD	CO	80228
COMMERCE CITY - GENERAL IMPROVEMENT DISTRICT	7887 E 60TH AVE	COMMERCE CITY	CO	80022
CRESTVIEW WATER & SANITATION	PO BOX 21299	DENVER	CO	80221

Exhibit 2.2 Referral Mailing List

Organization	Address	City	State	ZIP
				-0299
DENVER WATER DEPT.	1600 W 12TH AVE	DENVER	CO	80204 -3412
EAGLE VIEW METRO DIST.	141 UNION BLVD.	LAKEWOOD	CO	80228 -1814
EAST CHERRY CREEK VALLEY (ECCV)	6201 S GUN CLUB RD	AURORA	CO	80016
EASTLAKE WATER AND SAN. DIST.	9500 CIVIC CENTER DRIVE	THORNTON	CO	80229
ELBERT COUNTY	215 COMANCHE ST	KIOWA	CO	80107
FIRST CREEK RANCH METRO DIST.	450 3 17TH AVE, STE 400	DENVER	CO	80202
FRONT RANGE METRO DIST.	390 UNION BLVD., SUTIE 400	DENVER	CO	80228
GREATROCK WATER DISTRICT	141 UNION BLVD., #150	LAKEWOOD	CO	80228
HAZELTINE HEIGHTS WATER & SANITATION	PO BOX 38	HENDERSON	CO	80640
HERITAGE AT TODD CREEK METRO DIST.	2154 E COMMONS AVE, STE 2000	CENTENNIAL	CO	80122
HIGH PLAIN WATER USERS ASSOC.	13955 QUEBEC	BRIGHTON	CO	80602
HI-LAND ACRES WATER & SANITATION DISTRICT	10086 E 159TH AVE	BRIGHTON	CO	80601
HIMALAYA WATE AND SANT. DIST	1700 LINCOLN ST, STE 3800	DENVER	CO	80203
HOPE DITCH COMPANY	16569 FILLMORE ST	BRIGHTON	CO	80602
HORSE CREEK METROPOLITAN DISTRICT	12000 N WASHINGTON ST #100	THORNTON	CO	80241
INDUSTRIAL PARK	6625 E 49TH AVE	COMMERCE CITY	CO	80022
MILE HIGH WATER CO	PO BOX 434	BROOMFIELD	CO	80038
MORGAN COUNTY QUALITY WATER DIST	PO BOX 1218	FT. MORGAN	CO	80701
MOUNTAIN VIEW	3680 E 168TH AVE	BRIGHTON	CO	80601
NORTH GATE	6856 FEDERAL BLVD.	DENVER	CO	80221
NORTH KIOWA BIJOU GROUNDWATER	PO BOX 597	FT. MORGAN	CO	80701
NORTH LINCOLN WATER AND SAN.	1576 SHERMAN STREET, STE 100	DENVER	CO	80203
NORTH WASHINGTON WATER USER	PO BOX 508	EASTLAKE	CO	80614



Exhibit 2.2 Referral Mailing List

Organization	Address	City	State	ZIP
				-0508
NORTHERN METROPOLITAN DISTRICT	390 UNION BLVD, STE 400	DENVER	CO	80228
PRAIRIE CENTER METRO NO. #1	141 UNION BOULEVARD, STE 150	LAKEWOOD	CO	80228
RIVERDALE DUNES METRO DIST. #1	141 UNION BLVD.	LAKEWOOD	CO	80228 -1814
RIVERDALE PEAKS METRO DISTRICT	9145 E KENYON AVE #200	DENVER	CO	80237
SAND CREEK METROPOLITAN DISTRICT	270 ST PAUL ST, STE 300	DENVER	CO	80206
SECOND CREEK RANCH METRO DIST	1641 CALIFORNIA ST, STE 300	DENVER	CO	80202
SHAW HEIGHTS WATER DISTRICT	8870 HUNTER WAY	WESTMINSTER	CO	80031
THE TOD GROUP	1431 EUTERPE STREET	NEW ORLEANS	LA	70130
TODD CREEK METRO DISTRICT #2	141 UNION BLVD	LAKEWOOD	CO	80228
TOWER METROPOLITAN DISTRICT	1700 LINCOLN ST, STE 3800	DENVER	CO	80203
TOWN OF BENNETT - WATER AND SAN. DEPT.	355 4TH ST.	BENNETT	CO	80102
TRANSPORT METROPOLITAN DISTRICT NO. 1	2154 E COMMONS AVE, STE 2000	CENTENNIAL	CO	80122
UNITED WATER AND SANITATION - PRESIDENT	8301 E PRENTICE AVE, STE 120	GREENWOOD VILLAGE	CO	80111
WATER AND SANITARY DISTRICT	6595 E 70TH AVENUE	COMMERCE CITY	CO	80022
WRIGHT FARMS METRO DISTRICT	7400 E ORCHARD RD, STE 3300	GREENWOOD VILLAGE	CO	80111
ADAMS ARAPAHOE SCHOOL DISTRICT 28J	15701 E 1ST AVE STE 206	AURORA	CO	80011
ADAMS COUNTY SCHOOL DISTRICT 14	5291 E. 60TH AVENUE	COMMERCE CITY	CO	80022
ADAMS COUNTY SCHOOL DISTRICT NO 1 AKA MAPLETON PUBLIC SCHOOLS	591 E 80TH AVE	DENVER	CO	80229
BENNETT SCHOOL DISTRICT 29J	615 7TH ST.	BENNETT	CO	80102
BRIGHTON SCHOOL DISTRICT 27J	18551 E. 160TH AVE.	BRIGHTON	CO	80601
BYERS SCHOOL DISTRICT 32J	444 E FRONT ST	BYERS	CO	80103

Exhibit 2.2 Referral Mailing List

Organization	Address	City	State	ZIP
DEER TRAIL SCHOOL DISTRICT 26J	P.O. BOX 129	DEER TRAIL	CO	80105
MAPLETON SCHOOL DISTRICT #1	591 E. 80TH AVE	DENVER	CO	80229
STRASBURG SCHOOL DISTRICT 31J	56729 E COLORADO AVE	STRASBURG	CO	80136
WESTMINSTER SCHOOL DISTRICT #50	7002 RALEIGH STREET	WESTMINSTER	CO	80030
ADAMS COUNTY HOUSING AUTHORITY	4430 S ADAMS COUNTY PKWY, STE 5000A	BRIGHTON	CO	80601
BRIGHTON HOUSING AUTHORITY	22 S 4TH AVE, STE 202	BRIGHTON	CO	80601
AURORA HOUSING AUTHORITY	2280 S XANADU WAY	AURORA	CO	80014
COMMERCE CITY HOUSING AUTHORITY	7887 E 60TH AVE	COMMERCE CITY	CO	80022
ACCESS HOUSING	6978 COLORADO BLVD	COMMERCE CITY	CO	80022

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ACHACO	EJIMENEZ@ACHACO.COM
ACHACO	EBUSTOS@ACHACO.COM
ACHACO	SVOGL@ACHACO.COM
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ADAMS COUNTY	HCOVEY@ADCOGOV.ORG
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ADAMS COUNTY	JGNELSON@ADCOGOV.ORG
ADAMS COUNTY	MKSORENSEN@ADCOGOV.ORG
ADAMS COUNTY	TGOURD@ADCOGOV.ORG
ADAMS COUNTY EDUCATION	TALLEN@ADAMCOUNTYED.COM
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ALMOST HOME ONLINE	TERRY@ALMOSTHOMEONLINE.ORG
ARCHDIOCESAN HOUSING	KSTRUBLE@ARCHHOUSING.COM

Exhibit 2.2 Referral Mailing List

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BRIGHTON HOUSING AUTHORITY	JESPINOSA@BRIGHTONHOUSING.ORG
BRIGHTON HOUSING AUTHORITY	SVOGEL@ACHACO.COM
BRIGHTON HOUSING AUTHORITY	ADALL@BRIGHTONHOUSING.ORG
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BROTHERS REDEVELOPMENT	YVONNE@BROTHERSREDEVELOPMENT.ORG
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CITY OF AURORA	CDAVIS@AURORAGOV.ORG
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Exhibit 2.2 Referral Mailing List

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MILE HIGH CONNECTS	PALDRETTI@DENVERFOUNDATION.ORG
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RTD	BILL.SIROIS@RTD-DENVER.COM
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# The Denver Post, LLC

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and affirms as follows:

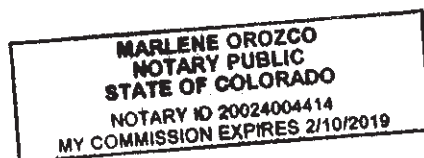
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3. The notice that is attached hereto is a true copy, published in *The Denver Post* on the following date(s):

June 8, 2018

Nicole Maestas  
Signature

Subscribed and sworn to before me this 8  
day of June, 2018.

Marlene Orozco  
Notary Public



(SEAL)

### REVISED NOTICE OF PUBLIC HEARING FOR COMPREHENSIVE PLAN AMENDMENT

NOTICE IS HEREBY GIVEN, that an application has been filed by Adams County, Case #PLN2018-00011, requesting: Comprehensive Plan Amendment to include the 2018 Balanced Housing Plan.

APPROXIMATE LOCATION: Countywide

NOTICE IS FURTHER GIVEN, that this application will be heard by the Adams County Planning Commission on the 28th day of June, 2018, at the hour of 6 pm in the Hearing Room of the Government Center, 4430 S Adams County Pkwy, Brighton, CO 80601, where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Government Center, 4430 S Adams County Pkwy, Brighton, CO 80601, on the 10th day of July, 2018, at the hour of 9:30 am, to consider the above request where and when any person may appear and be heard.

For more information, please go to [www.adccogov.org/BHP](http://www.adccogov.org/BHP) or contact Jennifer Woods at (720) 523-6896 or [JWoods@adccogov.org](mailto:JWoods@adccogov.org).

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
STAN MARTIN, CLERK AND RECORDER OF THE BOARD

TO BE PUBLISHED IN THE JUNE 8, 2018 ISSUE OF *THE DENVER POST*

Please reply to this message by email to confirm receipt at [JWoods@adccogov.org](mailto:JWoods@adccogov.org) or call 720-523-6896.



2018  
Adams County  
Balanced Housing  
Plan

# Acknowledgments

## Contributors

### Adams County Commissioners

District 1, Commissioner Eva J. Henry, Chair  
District 2, Commissioner Charles “Chaz” Tedesco  
District 3, Commissioner Erik Hansen  
District 4, Commissioner Steve O’Dorisio  
District 5, Commissioner Mary Hodge

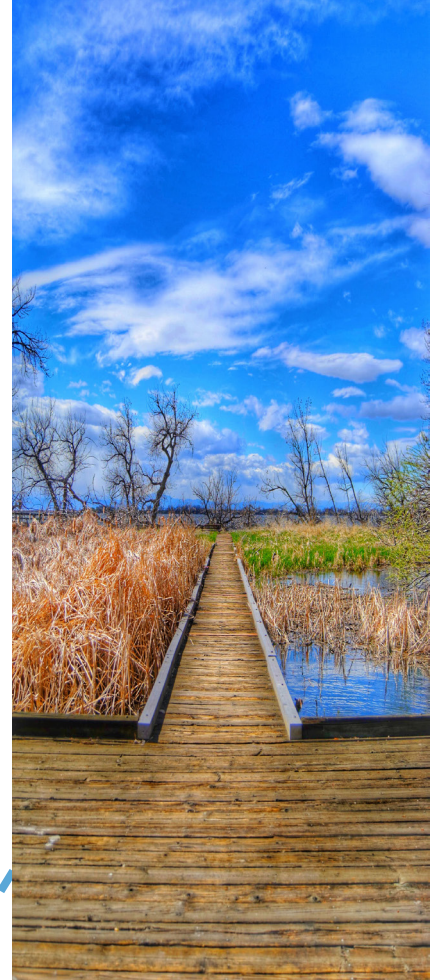
We would like to thank the many contributors who provided Adams County with valuable input.

- 9to5 Colorado
- Access Housing
- Adams County Housing Authority
- Brighton Housing Authority
- City of Aurora
- City of Commerce City
- City and County of Denver
- City of Northglenn
- City of Thornton
- City of Westminster
- Colorado Housing and Finance Authority
- Community Resources and Housing Development Corporation
- Growing Home
- Mile High Connects
- Town of Bennett
- City of Federal Heights
- Unfolding Directions

This report was commissioned by the Adams County Community Development and Economic Department, and was partially funded by the U.S. Department of Housing and Urban Development.

# Foreword

Balanced Housing is achieved by a community's ability to provide a variety of housing choices that reflect an individual's financial and lifestyle needs. By recognizing that housing needs are shaped by access to jobs, education, and amenities, Adams County developed the County's Balanced Housing Plan (BHP). The BHP is designed as a guide for the County as it strives to provide its residents with housing opportunities that meet their needs and achieving a greater quality of life.





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# Vision Statement

*“A balance of housing for all types of families and people, at all stages of life and income levels.”*



# I. Introduction



“Balanced, healthy, sustainable communities”  
- Adams County Comprehensive Plan

# Introduction

Over the last decade Adams County has experienced a wide range of economic and demographic transitions. These transitions have led to a county that can pride itself on becoming a desirable destination for those looking to live in a community that is inclusive and that provides lifestyle opportunities that fail to exist in other areas in the seven county Denver Metro region (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson). The County's current housing climate and geographic location have contributed to the County's growing population – fifth largest and second fastest in the region. In addition, a diversity of land uses from dense cities to suburbs and open range-land, gives the County a unique identity aiding in its growth. The resulting pressures of this growth

and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

Adams County has recognized the need to address these housing challenges, and has set the stage for working towards providing housing opportunities for all individuals at all income levels and stages of life. In a proactive effort to create solutions to the County's housing challenges, the County commissioned a Housing Needs Assessment (HNA). The HNA created a thorough economic and demographic description of the County, including its strengths and challenges as they relate to housing. The HNA identified findings that were then presented to various stakeholders who

provided valuable input and possible solutions. This input also helped build the framework for developing the County's Balanced Housing Plan (BHP). The BHP's purpose is to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. This plan is truly a balanced housing plan as it seeks to build a platform that allows all areas of the County to achieve housing of all types, and meets the needs of the County's diverse and growing population.

## Balanced Housing Plan Process Timeline

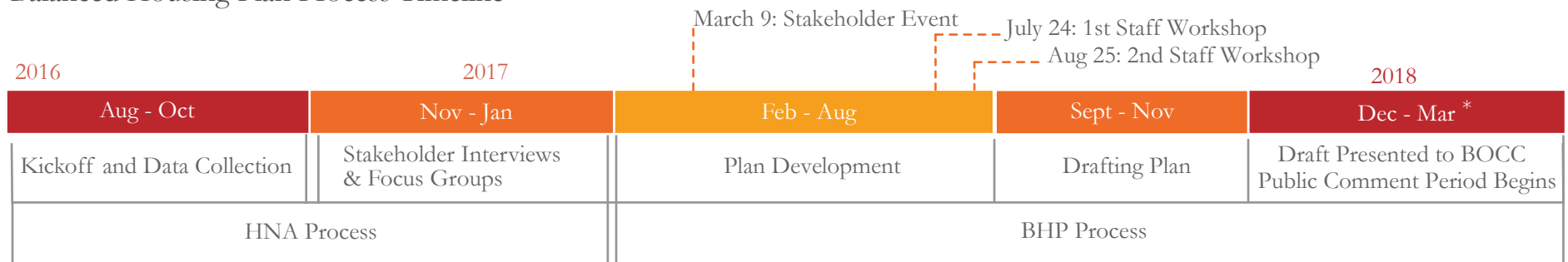
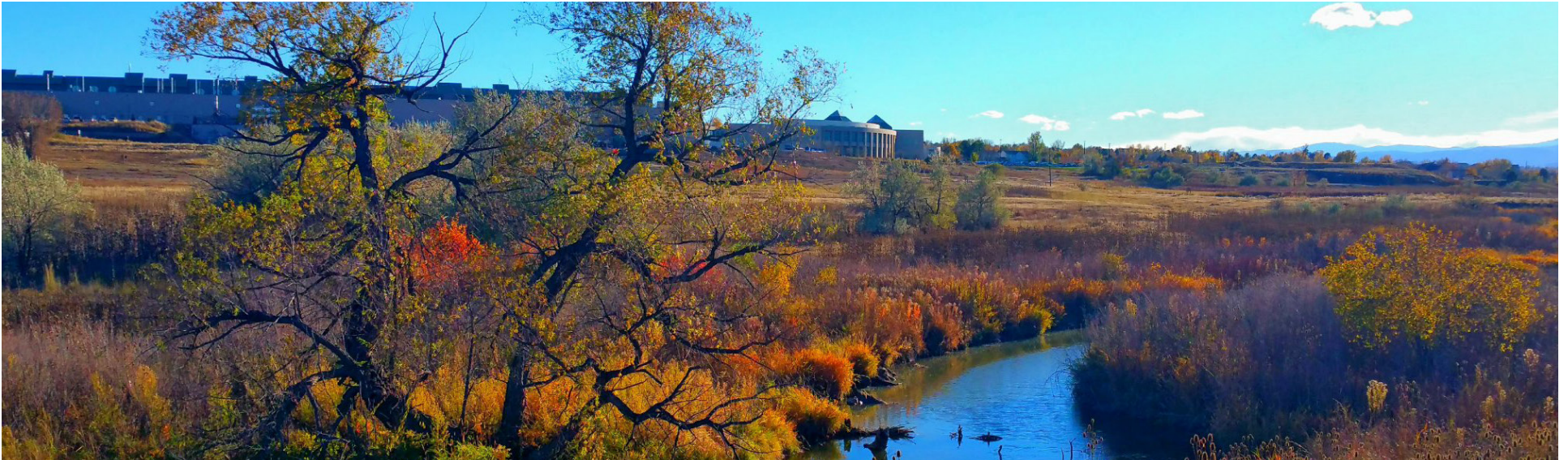


Figure 1.1: HNA and BHP Process Timeline

\*45 day public comment period from March 1, 2018 to April 16, 2018. Plan ratification proposed for July 2018.



## II. Housing Needs Assessment



# Housing Needs Assessment

In June 2016, Adams County began a Housing Needs Assessment (HNA) - a systematic analysis of the Metro Denver Region's and County's housing needs. The final HNA provided an overview of historical housing patterns in the County, and a complete assessment of the County's demographics, economics and impacting market forces. The HNA concluded with four findings described in more detail below and on the following pages.

## 1 Housing is Less Affordable

In Adams County, housing costs are outpacing income growth. Since 2000 home values have risen 32.7% and median gross rent has risen 47.4%, but median household income has only risen 24.6%. As a result, the number of households that are cost-burdened has increased: homeowners - 29%; up 9.4%

since 2000 (with a mortgage - 33%, without a mortgage - 14.4%) and renters (52%; up 35.5% since 2000) (*see Figure 2.1*). When families are severely cost-burdened, there is greater difficulty in affording other necessities, and they may begin to rely more heavily on public services.

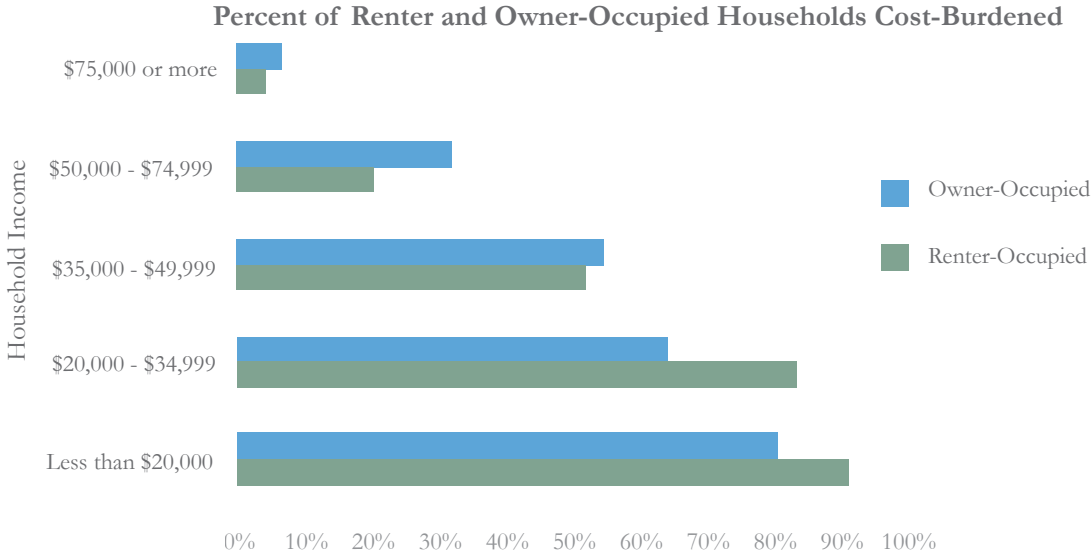


Figure 2.1: Cost-Burden for HH's and Renters  
Source: Community Survey 5-Year Estimate, HUD

### Cost-Burdened:

Families who pay more than 30 percent of their income for housing are considered cost-burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

### Severe Cost-Burdened:

Homeowners and renters who pay more than 50 percent of income on housing.

## Increasing Affordability Gap at All Income Levels

The Affordability Gap is increasing in Adams County. In 2006, the median sales price of a home in the county was \$175,000, but a household earning 100% of the median household income (MHI) could only afford a home for \$151,725 – a gap of \$23,275. By 2015, the affordability gap had increased by more than 200% to \$72,352 for these same households.

Households earning 80% of the median household have a much larger gap due to decreased disposable income, but that gap is not increasing as quickly as the gap for 100% MHI households. In 2006, the affordability gap was \$53,620 and the gap had doubled by 2015 to \$107,719 (*see Figure 2.2*). County residents should have housing options compatible with their income levels and availability of a diverse housing stock.

**Affordability Gap for Adams County Households at 80% and 100% MHI**

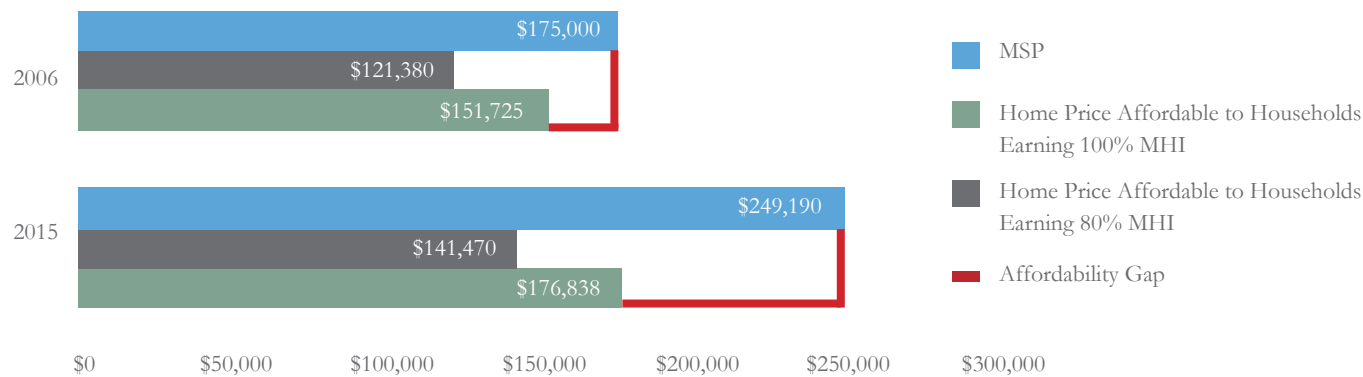


Figure 2.2: Adams County Gap Between Median Household Income and Home Purchase Price

Source: U.S. Census Decennial Census, 2011-2015 American Community Survey 5-Year Estimates

### Affordability Gap:

The difference between the median sales price in the county and what is affordable to residents at different income levels.

### Median Household Income (MHI):

A median household income refers to the income level earned by a given household where half of the homes in the area earn more and half earn less.

### Median Sale Price (MSP):

Represents the figure at which half of the properties in the area sell at a higher price and other half at a lower price.

# 3 Housing Supply is Not Meeting Demand

According to the HNA, roughly 16% of all households in the County have incomes affordably matched with homes valued between \$300,000 to \$500,000. However, there are only 15,120 homes valued in this range, suggesting a 35% increase in these types of homes is necessary to meet the need. In addition, there is a growing population (18.4%) of new families and young professionals in Adams County preferring “missing middle” type units - condos, townhomes,

duplexes, small multi-family dwellings, etc (*see Figure 2.3*). Currently, the missing middle housing accounts for 15.6% of the County’s housing stock. However, single-family homes accounted for 86.4% of new construction since 2004. Providing missing middle housing presents an opportunity to increase housing options for a variety of income levels.

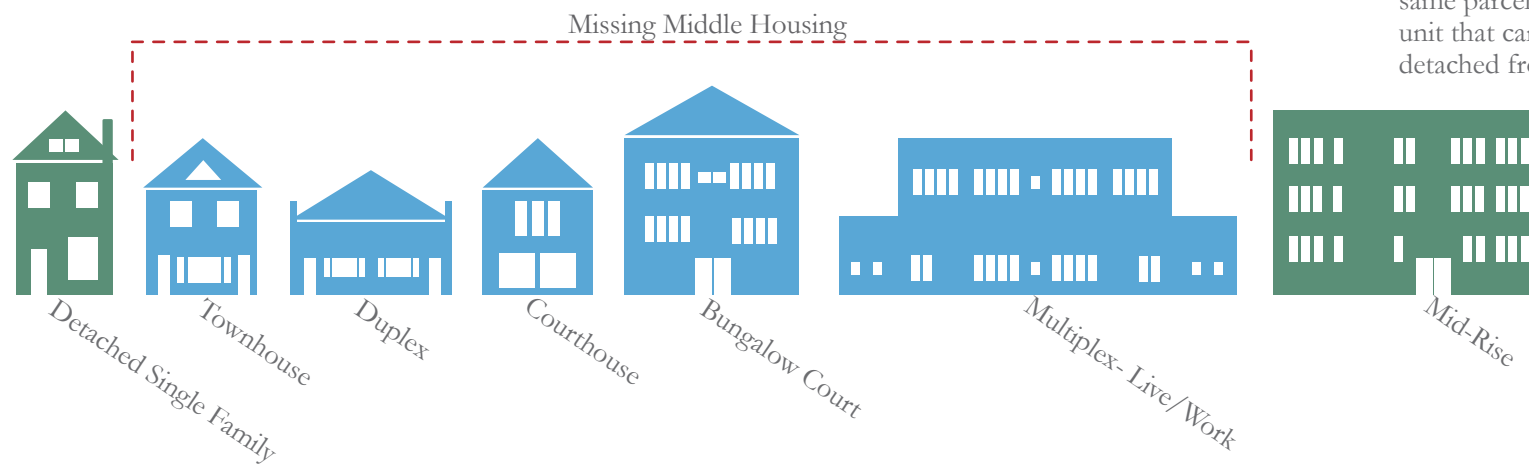


Figure 2.3: Missing Middle Housing

\*Adopted from [missingmiddlehousing.com](http://missingmiddlehousing.com)

## Missing Middle:

The “missing middle” housing problem is defined in the HNA as a lack of housing units of medium density. Middle housing includes housing types that fall between 1-unit homes and large apartment complexes (20+ or more units). Typically, these middle housing options include accessory dwelling units (ADUs), duplexes, triplexes and fourplexes, courtyard apartments, bungalow courts, townhomes and multiplex and live/work units. Additionally, the “missing middle” includes those households making 80-120% Area Median Income (AMI).

## Accessory Dwelling Unit (ADU) aka “granny flat” or “carriage house”:

A dwelling unit located on the same parcel as the main residential unit that can either be attached or detached from the main residence.

They are commonly used for gaining additional income through rent or for housing a family member.



# 4 Adams County Has Distinct Socioeconomics

## Growth Rate

Adams County is home to nearly 500,000 residents and an estimated 170,000 households. According to the State's Demography Office, the County is the second fastest growing in the Denver Metro region (up 42% since 2000), and projects the population will grow to nearly 900,000 residents by 2050 or roughly 160,000 new households. Much of this growth is in

the County's cities, i.e. Thornton, Aurora, and Commerce City etc. However, with this growth comes demand for housing across different income levels. Income in Adams County is not keeping up with rents which puts a demand on higher paying jobs (*see Figure 2.4*)

Rent and Income Percentage Change in Adams County Between 2010-2015

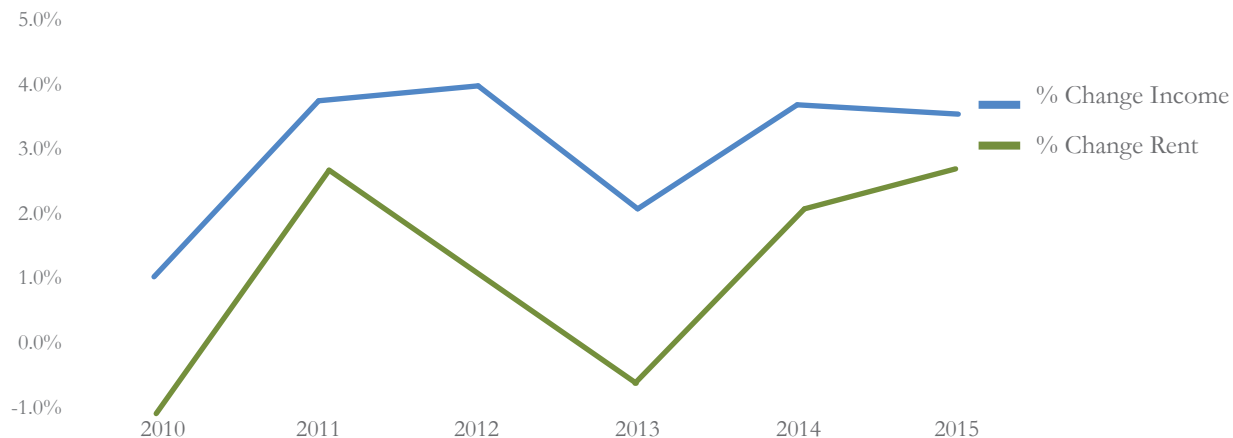


Figure 2.4.: Percent Change in Median Rent and Income in Adams County

Source: Community Survey 5-Year Estimate, HUD

## Population Forecast:

A calculation of how many people will be living in a country, county, or city at some point in the future.

Lagging Economic and Demographic Indicators

Compared to other counties in the Denver Metro region, Adams County had the second lowest median home income (\$66,033) or 10% below the regional average. Denver had the lowest (\$61,105) and Douglas County had the highest (\$109,292), with all remaining counties being over \$70,000. While Adams County still has the lowest housing prices, it also has the lowest educational attainment and highest unemployment rate at 2.4% as of September 2017. However, this has significantly decreased from 9.7% in September 2010, and is only .1% more than the state’s unemployment rate of 2.3% during the same time period.

While the County’s poverty rate did increase from 8.9% to 11.7% from 2000-2016, most of this increase occurred from 2000 – 2009 (8.9% to 13.1%) with only a 1.4% decrease from 2013 to 2016. While its poverty rate is the third highest in the Denver Metro region, Boulder and Denver counties saw higher rates at 14.1% and 17.3%, respectively (see Figure 2.5). Additionally, the poverty rate varied greatly for family types and age groups. Female-headed households with children and no husband had the highest rate at 31.0%, and persons under the age of 18 years had the highest rate (15.7%) with persons 65 and over had the lowest (10.0%).

Poverty Rate:

The poverty rate is the ratio of the number of people (in a given age group) whose income falls below the poverty line; taken as half the median household income of the total population.

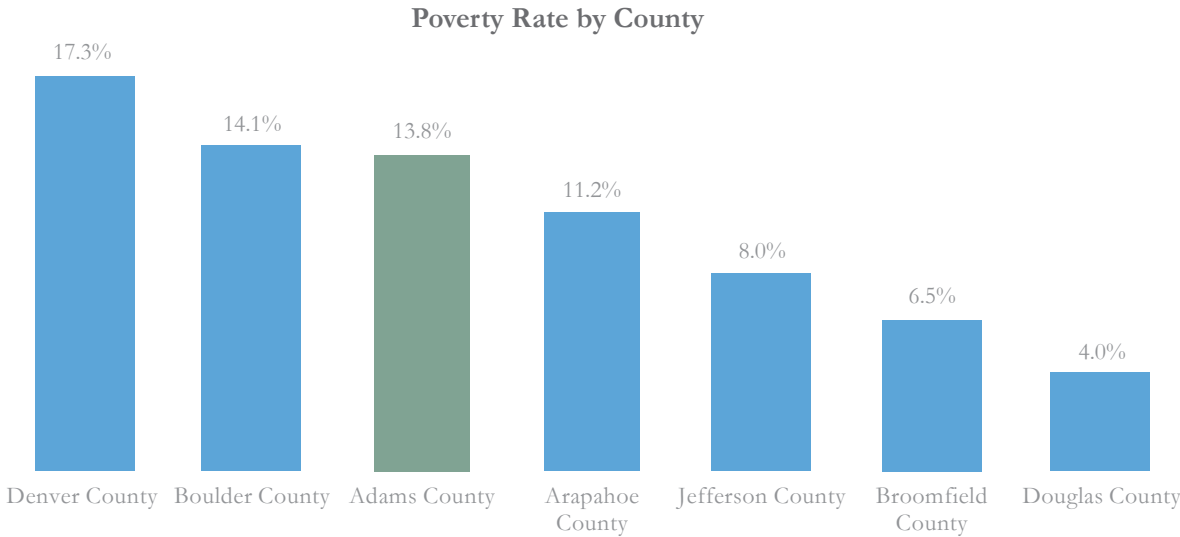


Figure 2.5: Poverty Rate by County, 2015  
Source: Community Survey 5-Year Estimate, HUD

### III. Stakeholder Input



## Summary

The County provided several opportunities for stakeholders to participate in shaping community informed solutions. Input from developers, realtors, builders, housing authorities, non-profits, city representatives and other stakeholders allowed the county to go beyond the data analysis and trends identified in the HNA and understand the complexities of the existing housing environment in the County. Stakeholder participation included three focus groups, a series of interviews, and a county-wide stakeholder engagement event.

Numerous individual interviews were conducted with representatives from County cities and housing stakeholders. The lack of housing units of all types was mentioned multiple times, as was the lack of affordable housing stock. Another common concern was statewide legislation (the Tax Payers Bill of Rights and the Construction Defect Law) being impediments for builders to produce affordable and middle housing type options, along with high construction costs and a shortage of skilled laborers. Lastly, there was a consensus that the County needs to provide incentives for affordable housing, and provide assistance to at-risk populations (e.g. renters, undocumented residents, limited English proficiency, etc.) regarding housing issues, renters' rights, housing vouchers, and other complex issues.

\* Construction Defect Law: In May 2017, a reform bill was signed into law making it more difficult for HOA's to sue developers over defects. Time will tell whether this will spur more condominium developments.

On March 9, 2017, the HNA findings were presented at an all-day workshop with community leaders and housing stakeholders. Three separate break-out groups were moderated focusing on specific topics as they related to housing in the County: Legislative and Regulatory, Economic, and Transportation. Each group developed important initiatives, which were categorized into six themes.



**TABOR:**

Taxpayer's Bill of Rights, a constitutional measure limiting the annual growth in State revenues or local revenues. For more information on TABOR see [www.cbpp.org](http://www.cbpp.org)

## Colorado Construction Defect Law:

A State statute that sets forth procedures for bringing construction defect claims against a “construction professional.” Developers view the laws as freezing the building of condominiums in areas of the State that need housing.

## At-Risk Populations:

A specific group or subgroup that is more likely to be exposed, or is more sensitive to a certain economic or environmental change than the general population.



# Stakeholder Matrix

Stakeholder Input	Date	Feedback
Attainable Housing	September 28, 2016	<p>Lack of available affordable housing</p> <p>Inadequate construction of new units</p> <p>Over 1,000 families moving into the region a month</p> <p>Demand for housing increasing costs</p> <p>Pushing people into suburbs to find affordable housing</p> <p>Owning a car as a necessity/lack of adequate public transportation options.</p> <p>Construction Defect Law</p> <p>Lack of housing stock diversity</p>
Developers/Builders	November 15, 2016	<p>Overall sense of optimism/potential of the County</p> <p>“Land of Opportunity”</p> <p>Close proximity to downtown Denver/DIA</p> <p>Political climate has changed for the better</p> <p>Staff helpful/pro-business/accepting of many concepts</p> <p>Unification of water and sanitation districts with policies to improve predictability and consistency</p> <p>Improve perception of low-performing public schools</p> <p>Acknowledged that County has limited control over districts and schools; liaison suggested</p>
Realtors	November 2016	<p>Emphasized need for all housing types (especially “missing middle” or near \$300,000)</p> <p>County’s primary strength is availability of land</p> <p>Housing costs are relatively less than other areas</p> <p>Perception of low performing and crowded schools</p> <p>Recommended transparency around property taxes and amenities</p> <p>Investing in schools/infrastructure to increase “sense of place”</p>
Interviews	November/ December 2016	<p>Emphasized lack of housing units of all types</p> <p>Lack of affordable housing in available housing stock</p> <p>Statewide legislation impediments to builders (TABOR and Construction Defect Law) for builders to produce affordable/middle housing type options</p> <p>High construction costs/shortage of skilled laborers</p> <p>Provide incentives for affordable housing</p> <p>Provide assistance to at-risk populations regarding housing issues, renters rights, housing vouchers, etc.</p>
BHP Engagement Event	March 9, 2017	<p>Lack of funding for affordable Housing and risk of federal funding levels</p> <p>Development costs too high and no available incentives</p> <p>Cities and counties working independently</p> <p>Housing getting older and deteriorating</p> <p>No sense of place; No clear marketing</p> <p>Legislative/Legal Barriers</p>

# Key Themes

---

1

Lack of Funding for Affordable Housing &  
Risk of Federal Funding Levels

2

Legislative/Legal Barriers

3

Cities & Counties Working Independently

4

Housing Getting Older &  
Deteriorating

5

Development Costs too High &  
No Available Incentives

6

No Sense of Place; No Clear Marketing

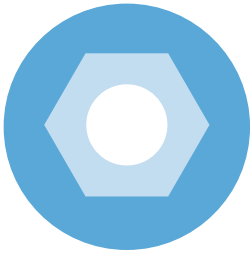
## IV. Goals & Policies



“Housing is a basic need for every individual.”  
- HUD Office of Fair Housing and Equal Opportunity

# Goals

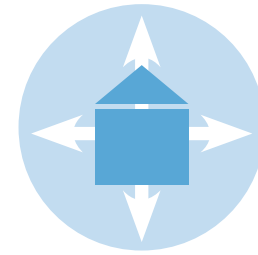
*The following goals further speak to the many barriers in achieving balanced housing across a county with a diverse population and housing needs. These goals were formulated to provide the County guidance in creating sustainable options and opportunities for housing, jobs, and basic amenities for all segments of the population.*



**Utilize New and Existing Tools**



**Reduce Constraints to Development**



**Expand Opportunities**

# Policies

*Thoughtful housing policies should provide support for initiatives that fosters housing stock that includes smaller, more densely developed units in appropriate areas near high capacity transit, job centers, schools, and other amenities. The following policies were developed as a step towards recognizing the County's diverse housing needs.*

1. Improve and support housing opportunities for all residents in Adams County
2. Foster an environment that promotes “balanced housing”
3. Encourage connection and access between schools and housing and align incomes with housing costs
4. Promote the preservation of the County's current housing stock
5. Integrate development practices that increase diversity in housing options



## V. Recommendations



“Housing is a basic need  
for every individual.”

# Expand Resources

## Local Housing Trust Fund (HTF)

A local HTF acts as an additional source of funds for the development of affordable housing. This flexible funding allows local governments or agencies greater control in creating housing to specifically address a community's housing needs.

**Action:** Create a local HTF to act as an additional funding source for housing built for households between 0-80% AMI.

## Federal Grants (HUD) and Tax Credits

The County receives federal CDBG and HOME funds on an annual basis. These funds support projects that range from new construction and rehab of multi-family buildings, to minor home repairs and public infrastructure improvements. Tax credits, federal and local grants/loans currently exist as the main funding resources to support the creation of affordable housing.

**Action:** The County will continue to administer current federal funds as gap financing and work with local, State, and Federal funding agencies to diversify the County's portfolio through the combination of new and existing funding sources.

## Partnerships and Leveraging Resources

Partnerships encourage and motivate developers to seize upon new opportunities, increasing the ability to leverage additional funds and acquire local support.

**Action:** The County will pursue grants that aid in providing funds for infrastructure improvements, site preparation, and service creation.



## HOME Investment Partnership (HOME):

A HUD grant to states and units of general local government to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very low-income Americans.

## Community Development Block Grant (CDBG):

A HUD program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously ran programs at HUD. The CDBG program provides annual grants on a formula basis to local governments and States.

## Low-income Housing Tax Credit (LIHTC):

LIHTC is a tax incentive for individuals or companies to invest in affordable housing development. LIHTC is the most important resource for creating affordable housing in the United States today and is administered by a state's local financing authority.

# Balance Supply with Demand

## Infill Development

Infill development occurs on vacant or under-utilized parcels and helps to increase density in areas already established, stimulating the creation of diverse housing types.

**Action:** County will identify and use infill development as a development method that uses existing hard and soft infrastructure investments in established communities.

## Development Incentives

Development incentives may be direct (financial) or indirect (process efficiencies) to make a project more viable.

**Action:** The County will also look at process improvements and coordination with utilities to improve timelines for projects.

## Diversity of Housing Stock

Diversity of housing stock accommodates a variety of housing needs: type, size, and location. It creates a balance between traditional single-family homes and apartment complexes with missing middle type housing. Additionally, the HNA identified at-risk and severely cost burdened populations where middle income housing needs are higher. More affordable housing is needed to ensure the diversity of stock is available for middle income households (80-120% AMI).

**Action:** Explore development opportunities to add to the “missing middle” housing stock. Accessory Dwelling Units (ADUs) are a housing type that can increase density, allow for aging in place and multi-generational households while utilizing existing infrastructure.



### Development Incentives:

Incentives that communities can offer to developers to help offset the costs of a development project.

### Density:

Refers to the number of people residing in a defined area of land. Ranges from low to high (for example, from single-family to multi-family).

### “Missing Middle” Housing:

Middle housing is housing types that fall between 1-unit homes and large apartment complexes (*see pg 11*).

# Maintain Housing Stock

## Minor Home Repair Program (MHR)

The County administers a MHR program funded with CDBG funds. The program focuses on essential repairs that improve the health and safety of a home. Applicants must own their home and meet the HUD income requirements imposed by HUD. This program helps maintain homeownership, especially those “aging in place” who are living on fixed incomes.

**Action:** Continue to administer the County’s MHR program and partner with additional organizations that provide help with utility expenses and administer energy efficiency programs.

## Rental Inspection Program

Rental inspection programs focus on the health and safety of rental units.. Rental inspection programs are used as a tool to maintain current rental housing stock.

**Action:** Encourage cities to create a rental inspection program in order to maintain rental housing supply for the long-term.

## Recapture of Housing with Expiring Affordability Periods

Housing developed with HOME funds has a required affordability period. At the end of that period, there is a risk that the housing will convert to market-rate unless further action is taken.

**Action:** The County will work with CHFA and other housing agencies to track housing stock at risk of being lost to market-rate and help leverage resources to maintain affordability.



### Period of Affordability:

The period of time a project must be kept affordable and comply with the project’s imposed rent and occupancy requirements. Depending on funding sources, affordable housing projects may be subject to multiple affordability periods. They can also vary in length, from 10 years to 99 years.



# Decrease Affordability Gap

## Attracting High Paying Jobs

Attraction of high paying jobs increases individual wealth, decreasing the gap between housing prices and income to reduce the number of households that are severely cost burdened.

**Action:** Expand opportunities to attract knowledge-based industries by marketing the County's assets, location, land opportunities, and proximity to DIA and downtown Denver in order to attract high paying employers.

## Increasing Education/Job Training Opportunities

Promote housing located in areas adjacent to transportation nodes and other services to increase access to locations that provide education and job training opportunities.

**Action:** Encourage development convenient to schools and public transportation nodes. Provide housing options for individuals attending colleges and higher education facilities in the County. Expanding access and encourage growth of educational opportunities.



### Knowledge-Based Economy:

A form of modern economy that generates significant shares of its output through knowledge and innovation. New knowledge is gained by the improvement of access to various knowledge bases and constitutes the main resource of greater efficiency, novelty, and competitiveness.

# Predictability in Development Process

## Water & Sanitation Districts

Currently there are over three dozen water and sanitation districts in the County, including those in metro districts. This can create uncertainty and confusion in the development process. Especially if there is more than one water and sanitation district involved in a project. Stakeholders identified the fractured relationships between water and sanitation district as the number one impediment to development.

**Action:** Coordinate with water/sanitation districts to provide predictability in agency expectations. Also, promote opportunities for districts to educate developers on district processes to enhance efficiency.

## Streamline Application Process

The County encourages a clear application process that provides developers guidance as they navigate through the approval process. It also reduces costs to a project, increasing project feasibility.

**Action:** Design development application processes that are clear and understandable, providing developers guidance and technical assistance. Share resources and lessons learned through the County's process improvement efforts.

## Increase Coordination

Coordination allows the ability for all parties to anticipate any barriers or potential issues as a result of a housing development, therefore reducing the project's time to market.

**Action:** The County will design processes that are transparent when working with partner agencies and municipalities. The County will also increase coordination by facilitating relationships between agencies and organizations.



## Water & Sanitation Metro Districts:

Adams County currently has over three dozen water and sanitation districts, including those in specific metro districts. Each provides vital utility services to developments. Please visit [www.adcogov.org/water-and-sanitation-districts](http://www.adcogov.org/water-and-sanitation-districts) for a contact information and location map.

## IV. Implementation



# Implementation

The following matrices were developed as a platform by which each recommendation is tied to the County’s balanced housing goals. The matrices also include ways for measuring outcomes, providing a method to evaluate the County’s successes. The following recommendations are intended to guide the implementation of the BHP after adoption.



Diagram 5.1 demonstrates the evaluation process, from how the goals support the recommendations to how actions can produce measurable outcomes.



# Implementation Matrix

Recommendations	Actions	Timing	Cost	Partners	Metrics	Performance Measures
Expand Resources	Create a Housing Trust Fund	Short-term	High	CED	<ul style="list-style-type: none"> <li>Funds committed &amp; expended annually</li> <li>Number of units added</li> <li>How much funding has been utilized</li> <li>Partnerships created</li> </ul>	<ul style="list-style-type: none"> <li>Track funding committed and expended for affordable housing projects</li> <li>Track the number of units created from the HTF</li> <li>Track the amount of funding leveraged to fill gaps</li> <li>Pass resolution to partner with CHFA, Energy CO, Community Enterprise and other non-profits to support affordable housing projects</li> <li>Monitor annual and quarterly reports to HUD</li> <li>Pass formal commitment to work with partners</li> <li>Evaluate number of partnerships both private and public</li> </ul>
	Utilize & leverage existing funding	Ongoing	Medium	HUD, Housing Authority, non-profits		
	Create partnerships to leverage resources	Short-term	High	CHFA, Energy CO, Community Enterprise, other housing non-profits		
Balance Supply with Demand	Incentivize Infill development	Ongoing	Low	CED	<ul style="list-style-type: none"> <li>Number of projects utilizing incentives</li> <li>Number of projects using new affordable housing development regulations with density increase as a result</li> <li>Amount of funds expended through the program</li> <li>Number of projects utilizing the program</li> </ul>	<ul style="list-style-type: none"> <li>Monitor effectiveness of incentives</li> <li>Complete code amendments based on barriers identified</li> </ul>
	Create development incentives by creating flexible land use regulations	Mid-term	Medium	CED		
	Explore “missing middle” development opportunities (i.e. ADUs)	Mid-term	Low	CED, developers		
Maintain Housing Stock	Continue to administer the minor home repair program & partner with additional organizations	Short-term	High	Utility Companies, other organizations that help with utility and energy efficiency programs	<ul style="list-style-type: none"> <li>Amount of funds expended through the program</li> <li>Number of projects utilizing the program</li> <li>Number of cities that have adopted the program</li> <li>Number of units retained past expiration</li> </ul>	<ul style="list-style-type: none"> <li>Track the use of the program</li> <li>Monitor local support</li> <li>Net zero loss of affordable housing</li> </ul>
	Work with cities to create a rental inspection program	Ongoing	Low	Municipalities, CED		
	Monitor expiring affordable housing stock	Short-term	High	CHFA		

Recommendations	Actions	Timing	Cost	Partners	Metrics	Performance Measures
Decrease Affordability Gap	Attract high paying jobs through marketing the County's assets and location	Ongoing	Medium	Chamber of Commerce, Economic Development organizations, Workforce Development organizations, CED	<ul style="list-style-type: none"> <li>• Number of jobs created, specifically in the high tech sector, from both new development and expanding, existing businesses</li> <li>• Changes in Median Income</li> </ul>	<ul style="list-style-type: none"> <li>• Track number of high paying tech jobs added</li> <li>• Implement a successful marketing strategy</li> <li>• Identify gaps in the "Last Mile" to increase access to transit and schools for existing affordable housing</li> <li>• Track the enrollment of higher education institutions &amp; trade schools</li> </ul>
	Increase Education & Job Opportunities	Ongoing	High	Higher Education institutions, Workforce Development organizations, AdCo Human Services	<ul style="list-style-type: none"> <li>• Number of high tech developments constructed</li> <li>• Partnerships created</li> <li>• Distance from affordable housing to transit and schools</li> <li>• Housing units added within the "Last Mile" from schools and transit</li> <li>• School enrollment</li> </ul>	
Predictability in Development Process	Coordinate with water/sanitation districts to improve predictability	Mid-term	Low	Water & Sanitation Districts, CED	<ul style="list-style-type: none"> <li>• Number of collaboration meetings held between the County and districts</li> <li>• Duration to permit issuance</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce constraints for affordable housing developments</li> <li>• Survey customers for satisfaction with process</li> <li>• Track permitting timelines to inform process improvements</li> </ul>
	Streamline application processes	Short-term	High	CED	<ul style="list-style-type: none"> <li>• Number Issues by type (transportation, utility, parks, etc.) identified in the permit process</li> </ul>	
	Increase coordination	Ongoing	Medium	County Departments, Utility agencies, School Districts, Transportation agencies		

# Appendix



# Summary of Supporting Plans

Prior to the development of the 2017 HNA and BHP, the County has undertaken many planning efforts, plans, studies, and policies in response to community needs. The County recognizes the value in utilizing previous public and stakeholder input in all new planning processes. While targeted community input and updates to reflect changing conditions are imperative for all new planning processes, the BHP was able to reflect, and most importantly respect, the body of public input collected over recent years. The community input reflected in the BHP's vision and

goals comes from several existing county-wide plans including the 2009 Balanced Housing Plan, the 2012 Imagine Adams County Comprehensive Plan, the Board of County Commissioners Strategic Plan, the 2016 Adams County Quality of Life Survey, and the 2016 Making Connections in Southwest Adams County Planning and Implementation Plan (which itself summarizes and prioritizes policies and projects from 85 previous plans throughout the county developed over the past twenty years).

These plans and studies provided guidance, goals, priorities, data analysis, public input, and policies that the county has previously adopted to meet the needs and desires of the public, and were used alongside new inputs to formulate the Plan's vision and goals. Municipalities within Adams County also have housing plans and policies that will contribute to the implementation of the BHP.

## Adams County Plans and Related Goals

Supporting Plan	Goal 1: Utilize New and Existing Tools	Goal 2: Reduce Constraints to Development	Goal 3: Expand Opportunities
Adams County Board of Commissioners Strategic Planning Document, FY2014 through FY2016	"A high performing government knows and delivers what its citizens want, is customer centric, has an innovative culture, and uses the best technology. We consider the sustainability of our services and service delivery in all areas of government operations."	"Our neighborhoods will be clean and safe. Our communities will be visually attractive and have outstanding park, recreational, open space, and cultural amenities. Our citizens will be engaged in their community. Sustainability of development and natural resource preservation will be an integral part of our growth and redevelopment."	"Support a taskforce made up of County, municipalities, non-profits and the faith community that is focused on poverty reduction in the County...Identify opportunities to share facilities or services with other governments."
Imagine Adams County Comprehensive Plan (2012)	"Institute appropriate programs to provide a variety of housing options for County residents, as identified in the Balanced Housing Plan, including executive housing. Ensure land use plans and development regulations support the types of housing needed to attract businesses and new residents."	"Policy 14.5: Maintain and enhance the quality of existing residential neighborhoods."	"A number of the Plan's policies and strategies will be achieved through cooperation and partnerships between the County and other municipalities, regional agencies, or other governmental entities."

## Adams County Plans and Related Goals

Supporting Plan	Goal 1: Utilize New and Existing Tools	Goal 2: Reduce Constraints to Development	Goal 3: Expand Opportunities
2016 Adams County Quality of Life Survey	“Compared to 2014, assessments of participants’ neighborhoods as places to live and the variety of housing options decreased in 2016; however, overall quality of new development was rated higher in 2016.”	“A new question in 2016 asked residents to indicate their support or opposition for affordable housing (households not paying more than 30% of their income on rent or a mortgage) measures. At least three-quarters somewhat or strongly supported preserving existing housing that is affordable and creating new housing that was affordable to all income levels.”	“Generally, homeowners felt more positively about the various aspects of quality of life than did renters. However, renters were more likely to give favorable evaluations to various community characteristics than were homeowners, including shopping opportunities, openness and acceptance of the community toward people of diverse backgrounds, educational opportunities and ease of travel by bus or other transit options.”
Housing Needs Assessment (2017)	“It is incumbent upon the County to truly understand how the demographic shifts underlying the population growth affect housing policy and to develop a strategic plan that will create a balanced and healthy housing market in Adams County today and well into the future.”	“The primary strength of Adams County is the availability of land. Larger lots are more plentiful in Adams County than in other areas. The housing costs are also relatively less than other areas, which can potentially attract residents. Adams County could improve its housing situation by addressing the demand for all types of housing, particularly those near the \$300,000 range. Long-time residents often would like to stay in the same neighborhood, but very few communities have low maintenance ranch or main floor master homes for retirees to move into.”	“Housing policy is part of a long-term planning process, and a deliberate, sound investment now will bear fruit in the future when the county is able to meet the housing needs of its residents throughout their lives. This Housing Needs Assessment provides a clear opportunity for Adams County to thoughtfully examine its current housing situation and create sound, balanced policy that is responsive to the needs of all its residents. It is incumbent upon the county to understand how the demographic shifts underlying the population growth affect housing policy and to develop a strategic plan that will create a balanced and healthy housing market in Adams County today and into the future.”
2009 Balanced Housing Plan	“ADUs can provide living quarters for family members or caretakers, or depending on regulations, can be rented out to provide additional income to homeowners. In such instances, ADUs not only make homeownership more affordable, but they can also provide low cost rental opportunities within existing neighborhoods, in locations convenient to employment and community amenities.”	“Reducing utility costs of low income renters and homeowners can go a long way to helping them have more affordable housing costs, and retrofitting and increasing the efficiency of existing dwelling units can be less expensive than constructing new units.”	“The County should take the lead on designing a brochure and website that work with its municipalities to put information about each of their [housing assistance] programs on the website, along with links to their applications. The brochure/website should also include a matrix that compares each of the programs and provides summary information on eligibility/income levels, allowed improvements, jurisdiction boundaries, etc.”

## Adams County Plans and Related Goals

Supporting Plan	Goal 1: Utilize New and Existing Tools	Goal 2: Reduce Constraints to Development	Goal 3: Expand Opportunities
Adams County Making Connections Plan (2015)	<p><b>Affordable Housing Policy:</b></p> <p>Create a comprehensive affordable housing policy for development. The policy should begin by focusing within one mile of rail station or bus rapid transit area. The policy should be expanded to the larger Study Area and the overall County, after a baseline policy and applicability has been established. The policy may include things such as (not exhaustive list):</p> <p><b>Regulatory:</b></p> <ul style="list-style-type: none"> <li>• Review options for enhanced efficiency in the development review and permitting processes</li> <li>• Reduce/waive permit fees</li> <li>• Assure appropriate regulations exist to support affordability</li> <li>• Assure reduction in parking requirements</li> <li>• County share on public street improvements adjacent to public housing</li> </ul> <p><b>Financing:</b></p> <ul style="list-style-type: none"> <li>• Establish a housing trust fund</li> <li>• Provide a low interest/interest only loans (program with local bank partners)</li> <li>• Establish a County Land Trust</li> </ul> <p><b>Infrastructure:</b></p> <ul style="list-style-type: none"> <li>• Reduced tap fees</li> <li>• Use of regional or off-site stormwater detention”</li> </ul>	<ul style="list-style-type: none"> <li>• “Consider language on preservation of existing affordable housing, such as replacement clauses.”</li> <li>• “Consider how the current national phenomena of multi-generational living and the rise of the Sharing Economy may result in regulatory modifications to allowing for multiple housing units per lot, co-housing concepts, accessory dwelling units (ADUs), and/or higher numbers of unrelated people living in one household...”</li> <li>• “Consider preservation of existing units funding.”</li> </ul>	<p>“It is going to take a strong commitment on the part of Adams County Government and many other partners to use multiple affordable housing solutions and innovations if we hope to remain a county where low and moderate income families, the workers who drive our economy, elders on fixed incomes, and the children that should guide our economic future can afford to live.”</p>

## Exhibit 3.2-2017 Housing Needs Assessment

See Link:

<http://www.adcogov.org/sites/default/files/Adams%20County%20HNA%20Full%20Final%203.14.17.pdf>

Exhibit 3.3 Citizen Comments Received at Open Houses on March 21 and 28, 2018

<u>Comment</u>	<u>Alteration Needed?</u>	<u>Staff Response</u>
Would like a copy of the draft plan.	N	Provided paper copy via mail.
I want to stay in my home. I am disabled, my husband works and children are grown. We own our home and are comfortable with our housing situation.	Y	Plan modified to account for at-risk populations, which would include Aging in Place (Page 22).
I think it's a great idea, maybe offer more opportunities for further education.	N	NA; Plan takes into account the need for more, higher paying job opportunities
My daughter was evicted because of poor housing quality and she couldn't afford a deposit for a new place. So she had to move into my garage. Neighbors have started reporting us for more than one family living in the house, so they're going to report my family and I don't know how we are going to live.	N	Plan edited to account for at-risk populations (Page 22). There is also the option to add an ADU, which is currently not allowed in single family residential zones.
This is fantastic! Thanks for the information. Please address HOA fees and the affordability, how they affect sustained housing, etc.	Y	Plan has been modified to account at-risk populations, which would include Aging in Place (Page 22).
Good information, but I'd love to have more information about VA programs.	N	Plan has been modified to account at-risk populations, which would include VA assistance programs (Page 22).
Need a better way of accessing resources that exist (communicating how to access/what there is for people).	Y	Plan has been modified to account at-risk populations, which would include Aging in Place (Page 22).
Affordable housing is really hard to find and obtain.	N	Plan takes into account the need for more affordable housing, especially middle income housing; added 80 - 100% AMI to definition of Missing Middle (Page 11).
Rent is being increased and we need more/better educational opportunities. I can't find housing where I want to live.	N	NA; Plan takes into account the need for more affordable housing options and a diversity of stock
I have been on the waiting list for the Panorama Pointe for 4 years and haven't heard anything back. Thank you.	N	NA; Plan takes into account the need for more affordable housing options and a diversity of stock



Exhibit 3.3 Citizen Comments Received at Open Houses on March 21 and 28, 2018

<b><u>Comment</u></b>	<b><u>Alteration Needed?</u></b>	<b><u>Staff Response</u></b>
Section 8 hard to get and the duration to put an application in takes too long. The process and communication between jurisdictions is really BAD.	N	Plan has been modified to account at-risk populations, which would include severely cost-burdened households (Page 22)
I have been working with HHS, ACHA, and CCAP and I at the end of the day have had to continue to struggle because there is no funding. I have a 3 bedroom voucher but I can't find housing. Yes there is rentals but nothing that will fit my voucher of 1808.	N	Plan has been modified to account at-risk populations, which would include severely cost-burdened households (Page 22)
I have clients with difficulty meeting voucher requirements. One answer could be more opportunities so I could find a different affordable housing opportunity that would meet client needs.	N	Plan has been modified to account at-risk populations, which would include severely cost-burdened households (Page 22)
Minimum wage does not help anyone who wants to rent a 1 bedroom apt. Raise wages to help everyone.	N	Plan has been modified to account at-risk populations, which would include severely cost-burdened households (Page 22). Plan also promotes higher paying jobs and education opportunities.
I currently live in Hughe's Station and am making \$1,500 a month and my current rent is \$847 (over half my income). I moved from Lone Tree to work at my daughter's store in Brighton. The store is now closed. Originally lived in Welby and have been an election judge for 40 years.	Y	Plan modified to account for at-risk populations, which would include Aging in Place (Page 22)
Will there be any modular building opportunities? They would cut building costs, which would make housing more affordable. Would the County incentivize wall prefabs?	N	NA; Plan takes into account the need to stream line process and consider alternatives that could promote missing middle housing
The type of housing I want and can afford isn't available, so I'm moving to Weld County, where it is available.	N	NA; Plan takes into account the need for a diverse housing stock that could support middle income households

Exhibit 3.3 Citizen Comments Received at Open Houses on March 21 and 28, 2018

<u>Comment</u>	<u>Alteration Needed?</u>	<u>Staff Response</u>
<p>Thank you for the opportunity to comment on the draft 2018 Adams County Balanced Housing Plan.</p> <p>The draft plan has been developed while working with the incorporated cities as well as the unincorporated area of Adams County. The plan calls for utilizing new and existing tools, reducing constraints to development and expanding opportunities. In this vein, I have one suggested revision. On page 19, in the Policies Section, I request the following revision as there are areas located near transit, job centers, schools and other amenities that are with the unincorporated area:</p> <p>Thoughtful housing policies should provide support for initiatives that fosters housing stock that includes smaller, more densely developed units in incorporated areas near transit, job centers, schools and other amenities.</p> <p>Again, thank you for the opportunity to comment.</p>	<p>Y</p>	<p>Plan modified to reflect that high density residential development should occur in areas where there is access to high capacity transit, such as a rail station (Page 19)</p>

Exhibit 3.4 Referral Agency Comments

<b><u>Organization</u></b>	<b><u>Comment</u></b>	<b><u>Alteration Needed?</u></b>	<b><u>Staff Response</u></b>
City of Federal Heights	I was impressed by the findings of the Housing Needs Assessment, specifically identifying the need to fill the “Missing Middle” housing types that prevent individuals from moving naturally upward through the housing markets, and identifying barriers to home ownership.	N	Edits made (various pages; edits are graphic, not substantive in nature)
	I also appreciated the information regarding the supply not meeting demand and the statistics of new housing predominantly falling into the detached single family housing mode. Specifically showing how income and rental rates have not risen evenly between 2014-2015 begins to show how many members of the Adams County Community and the Denver Metro Region more broadly are struggling to make ends meet. This trend likely has gotten stronger from 2015 to present.	N	
	The local housing trust fund is a very exciting idea and I hope it is a successful tool moving forward to address the current housing crisis. Also partnering with developers, regional assets, and incorporated communities within Adams County to address housing and more broadly global social issues is a great idea.	N	
	It would be nice if the text didn’t overlay the subsection numbers. It’s difficult to read and looks like a formatting mistake.	Y	
	Also if the images could be less “overly saturated” they would appear more realistic, less jarring and would better complement the very nicely chosen color scheme and design of the plan.	N	
	Avoiding slicing the text with design graphics (page 2) would also be less distracting.	Y	
Elbert County Community Development	No comment	N	NA
City of Westminster	The definition on page 9 is for "severe rent-burdened" vs. "severe cost burdened" & " "which is the more commonly used and is the phrase used in the narrative text	Y	Changed definition to represent severe cost burdened not severe rent burdened for consistency (Page 9).

Exhibit 3.4 Referral Agency Comments

<u>Organization</u>	<u>Comment</u>	<u>Alteration Needed?</u>	<u>Staff Response</u>
	The phrase "Missing Middle" has been reduced to a discussion of building typologies on page 11, rather than the broad conversation about the missing middle population - people in the 80-120% AMI range that are not served by federal housing programs and yet have a wide range of housing needs	Y	Added household income references for 80-100% AMI to further define Missing Middle (Page 11).
	There is a typo on page 22 in the right hand definition bar: granny flat. Same comment regarding a definition for "Missing Middle" population	Y	Changed 'ganny' to granny (Page 11).
	The Implementation Matrix starting on page 28 lists few action steps, lacking enough specificity to drive work plans. Understandably, the metrics and performance measures will still need some testing to determine if they need refinement. Is this intended to be the next phase of planning?	Y	Provided more information for the purpose of the Implementation Matrix and that the recommendations will be implemented after the Plan's adoption (Page 27).
	Also, on page 28 the Actions introduce Accessory Dwelling Units (ADU's) as a potential "Missing Middle" development opportunity. ADU's were not introduced on page 11 with "Missing Middle" housing types.	Y	ADU's added to Missing Middle definition (Page 11).
	The section under "Decrease Affordability Gap" on page 29 seems to imply that the cities and county could fix the problem with higher wages or new businesses. It is unclear how this addresses the stated balanced housing goals, since in any housing market, there will be those living below the Area Media Income, by definition of "median".	Y	The discussion regarding Decreasing the Affordability Gap on Pg. 24 clarifies that by adding jobs that pay higher wages it will decrease the gap between housing prices and household income. An addition was made to further describe the intent of this recommendation to reduce the number of households that are severely cost burdened by their housing (Page 29).

Exhibit 3.4 Referral Agency Comments

<u>Organization</u>	<u>Comment</u>	<u>Alteration Needed?</u>	<u>Staff Response</u>
	Provide some reference to the city initiatives that are in process and address regional affordability. Although mention is made of other County plans in the Appendix, starting on page 31, it would be helpful if stock was taken of what the municipalities within Adams County are doing for housing plans. This is where real care is needed to avoid duplicating efforts or creating unintended consequences.	Y	Added language that highlights other jurisdictions planning efforts, including Housing Plans and Comprehensive Plans, to further the County's (Page 31).
	* The comment for the Housing Needs Assessment under Goal 3 on page 32 needs more explanation. It implies that cities are to blame for "inconsistencies" in incentive negotiations. Although working together with the County could be improved for the benefit of the region, it isn't reasonable to think that cities would not remain in control of negotiating their own incentive packages since there are too many other budget variables in play. Perhaps open this goal statement with the interest identified in the last sentence to create a development toolkit and explore IGA's to coordinate regional approaches.	Y	Changed quote to better represent the Goal (Page 32).
	The homeless information in the 2017 Housing Needs Assessment would benefit from the inclusion of the Burnes Center on Poverty and Homelessness report: An Assessment of Adams County's Efforts to Address Homelessness. This report was delivered to the Adams County Commissioners on February 2017. The data in the Burnes Center report should be included as an Attachment to the HNA or as a separate attachment to the Balanced Housing Plan. The report accurately identifies known methodology limitations to the Point-in-Time report which currently serves as the only data on homelessness in the HNA. The county's Homeless Assessment also includes data on pre-K through 12 students experiencing homelessness. Adams County had 4,285 homeless students identified in the 2014-2015 academic year. That is more than 17% of the homeless students in all of Colorado. This data should not be overlooked when planning for adequate housing needs.	N	Adams County recently created a Homelessness Outreach Liaison position that is currently assisting in the coordination, creation, implementation, and oversight of services and programs for citizens dealing with homelessness.
City of Commerce City	No comment	N	NA

Exhibit 3.4 Referral Agency Comments

<u>Organization</u>	<u>Comment</u>	<u>Alteration Needed?</u>	<u>Staff Response</u>
Unison Housing Partners	Provided comments in January that were incorporated into draft	N	NA
	Let me start by stating that Unison is in full support of the historic Affordable Housing Trust as recommended by staff and approved for evaluation by the BOCC. It's a game changer and one that will be a point of immense pride here in the county.	N	
	Secondly let me state that ADU's is a slam dunk and something that should be an easy win.	N	
	Great work across the board by Joelle and the team. It's been a long time in process but the impacts of the work will be far reaching and impactful.	N	



## WESTMINSTER

April 16, 2018

Jennifer Woods

Department of Community and Economic Development  
4430 South Adams County Parkway  
Brighton, CO 80601-8216

Dear Ms. Woods:

Thank you for extending the invitation for City of Westminster staff members to comment on the Draft 2018 Balanced Housing Plan as an amendment to the Adams County Comprehensive Plan (PLN2018-00011). With the City of Westminster having recently completed both a Housing Needs Assessment and an Affordable Housing Strategic Plan in 2017, we recognize the critical importance of improving and supporting housing opportunities for all residents in Adams County.

Overall, the 2018 Balanced Housing Plan is a strong move in the right direction. This opportunity to raise some questions or highlight concerns with the objective of furthering the regional conversation is too important to be missed. Suggestions and comments are provided in order:


- The definition on page 9 is for "severe rent-burdened" vs. "severe cost burdened," which is the more commonly used and is the phrase used in the narrative text.
- The phrase "Missing Middle" has been reduced to a discussion of building typologies on page 11, rather than the broader conversation about the missing middle population – people in the 80-120% AMI range that are not served by federal housing programs and yet have a wide range of housing needs.
- There is a typo on page 22 in the right hand definition bar: granny flat. Same comment regarding a definition for "Missing Middle" population.
- The Implementation Matrix starting on page 28 lists few action steps, lacking enough specificity to drive work plans. Understandably, the metrics and performance measures will still need some testing to determine if they need refinement. Is this intended to be the next phase of planning?
- Also, on page 28 the Actions introduce Accessory Dwelling Units (ADU's) as potential "Missing Middle" development opportunity. ADU's were not introduced on page 11 with "Missing Middle" housing types.
- The section under "Decrease Affordability Gap" on page 29 seems to imply that the cities and county could fix the problem with higher wages or new businesses. It is unclear how this addresses the stated balanced housing goals since in any housing market, there will be those living below the Area Median Income, by definition of "median."
- Provide some reference to the city initiatives that are in process and address regional affordability. Although mention is made of other County plans in the Appendix, starting on page 31, it would be helpful if stock was taken of what the municipalities within Adams County are

doing for housing plans. This is where real care is needed to avoid duplicating efforts or creating unintended conflicts.

- The comment for the Housing Needs Assessment under Goal 3 on page 32 needs more explanation. It implies that the cities are to blame for "inconsistencies" in incentive negotiations. Although working together with the County could be improved for the benefit of the region, it isn't reasonable to think that cities would not remain in control of negotiating their own incentive packages since there are too many other budget variables in play. Perhaps open this goal statement with the interest identified in the last sentence to create a development toolkit and explore IGA's to coordinate regional approaches.
- The homeless information in the 2017 Housing Needs Assessment would benefit from the inclusion of the Burnes Center on Poverty and Homelessness report: *An Assessment of Adams County's Efforts to Address Homelessness*. This was delivered to the Adams County Commissioners on February 2017. The data in the Burnes Center report should be included as an Attachment to the HNA or as a separate attachment to the Balanced Housing Plan. The report accurately identifies known methodology limitations to the Point-in-Time report which currently serves as the only data on homelessness in the HNA. The county's Homeless Assessment also includes data on pre-K through 12 students experiencing homelessness. Adams County had 4,285 homeless students identified in the 2014-15 academic year. That is more than 17% of the homeless students in all of Colorado. This data should not be overlooked when planning for adequate housing needs.

We applaud Adams County for recognizing the need for a housing plan and creating one. We greatly appreciate the opportunity to offer comments with the intent to strengthen the regional approach to housing. We look forward to partnering with Adams County on shared initiatives that address our region's affordable housing needs.

Thank you,

  
Jehni Grafton

Senior Economic Development Officer

  
Kate Skarbek

Senior Management Analyst

  
Molly Taylor

Housing Coordinator



## Jennifer Woods

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**From:** Tim Williams [twilliams@fedheights.org]  
**Sent:** Tuesday, March 13, 2018 3:33 PM  
**To:** Jennifer Woods  
**Subject:** Draft Balancec Housing Plan

Jennifer,

I would like to take the opportunity to comment on the Draft Balanced Housing Plan that is available on your website for review. I was impressed by the findings of the Housing Needs Assessment, specifically identifying the need to fill the "Missing Middle" housing types that prevent individuals from moving naturally upward through the housing markets, and identifying barriers to home ownership.

I also appreciated the information regarding the supply not meeting demand and the statistics of new housing predominantly falling into the detached single family housing mode. Specifically showing how income and rental rates have not risen evenly between 2014-2015 begins to show how many members of the Adams County Community and the Denver Metro Region more broadly are struggling to make ends meet. This trend likely has gotten stronger from 2015 to present.

The local housing trust fund is a very exciting idea and I hope it is a successful tool moving forward to address the current housing crisis. Also partnering with developers, regional assets, and incorporated communities within Adams County to address housing and more broadly global social issues is a great idea.

Some suggestions to consider on the formatting of the draft document: It would be nice if the text didn't overlay the subsection numbers. It's difficult to read and looks like a formatting mistake. Also if the images could be less "overly saturated" they would appear more realistic, less jarring and would better complement the very nicely chosen color scheme and design of the plan. Avoiding slicing the text with design graphics (page 2) would also be less distracting.

Best Regards,

Tim Williams, MS AICP  
Community Development Director  
303.412.3558 | [twilliams@fedheights.org](mailto:twilliams@fedheights.org)  
2380 W. 90th Ave., Federal Heights, CO 80260





# COUNTY OF ELBERT

## COMMUNITY & DEVELOPMENT SERVICES DEPARTMENT

P.O. BOX 7  
215 COMANCHE STREET  
KIOWA, COLORADO 80117  
303-621-3136 FAX: 303-621-3165



DATE: Mar. 27, 2018

TO: Jennifer Woods, Case Manager

FROM: Vince Hooper, PMP

RE: 2018 Balanced Housing Plan

Dear Jennifer,

This letter is in respond to your request for review and comment on Adams County's 2018 Balanced Housing Plan.

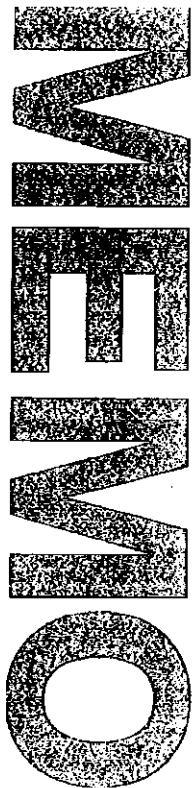
Baseline Corporation has been contracted by Elbert County to provide land planning services for the review and comment on land use applications, including responding to referral requests such as Adams County's 2018 Balanced Housing Plan.

Please be advised that after review of the supplied referral material Elbert County has no comment on the proposed Balanced Housing Plan.

Thank you for providing Elbert County the opportunity to review and comment on this proposed plan.

Sincerely,

Vincent Hooper, PMP  
Senior Planner  
for Elbert Community and Development Director



COMMUNITY DEVELOPMENT  
DEPARTMENT

**To:** Jennifer Woods, Case Manager

**From:** Robin Kerns, City Planner

**Subject:** PLN2018-00011

**Date:** April 16, 2018

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Thank you for allowing the City of Commerce City the opportunity to comment on land use cases in Adams County.

Staff has reviewed the proposal and has no comments.

Please contact me with any questions at [rkerns@c3gov.com](mailto:rkerns@c3gov.com) or 303-289-3693.

## Jennifer Woods

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**From:** Peter LiFari [PLiFari@unisonhp.org]  
**Sent:** Monday, April 16, 2018 4:16 PM  
**To:** Jennifer Woods  
**Cc:** Joelle Greenland  
**Subject:** FW: Latest Draft

I think today's the final day for comments so I'm sending over my thoughts from January.

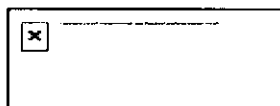
Let me start by stating that Unison is in full support of the historic Affordable Housing Trust as recommended by staff and approved for evaluation by the BOCC. It's a game changer and one that will be a point of immense pride here in the county.

Secondly let me state that ADU's is a slam dunk and something that should be an easy win.

Thirdly – great work across the board by Joelle and the team. It's been a long time in process but the impacts of the work will be far reaching and impactful.

Let me know if I can answer any questions.

Thanks!



Peter F. LiFari  
Executive Director  
303-227-2078  
[plifari@unisonhp.org](mailto:plifari@unisonhp.org)  
[www.unisonhp.org](http://www.unisonhp.org)

**From:** Peter LiFari <PLiFari@achaco.com>  
**Date:** Sunday, January 7, 2018 at 7:37 PM  
**To:** jgreenland <JGreenland@adcogov.org>  
**Subject:** Re: Latest Draft

Thanks Joelle,

The plan does a great job highlighting the dynamic at play here in the county in an easily understandable format across a diverse audience. Beginning with the Housing Needs Assessment pg.9 and Key Themes on pg. 17, the plan clearly articulates the key role housing affordability should play in the overall balanced approach to housing throughout the County and that's exciting. I'll share in free form my thoughts and ideas based on our recent conversation.

The Goals and Procedures/Implementation Matrix pg.28-29 make a strong case for the tools presented. One area I didn't see highlighted that I'd stump for is a Land Bank program to be included in the plan and presented alongside the HTF (see Pittsburgh link attached) With the investments in joint land projects between intergovernmental agencies approved to date it could be a quick win and an accelerant to the HTF in the form of pre-existing county owned land assigned to create the formation of the trust. The Attached report outlines how Pittsburgh stood up the plan, specifically the HTF and Land Bank.

[http://apps.pittsburghpa.gov/mayorpeduto/FinalReport\\_5\\_31\\_16\\_\(1\).pdf](http://apps.pittsburghpa.gov/mayorpeduto/FinalReport_5_31_16_(1).pdf)

[http://apps.pittsburghpa.gov/council/PLB\\_Ord\\_2014-0025\\_VERSION\\_4.pdf](http://apps.pittsburghpa.gov/council/PLB_Ord_2014-0025_VERSION_4.pdf)

In reference to the Rental Inspection Ordinance pg. 29, I'll share what I relayed to Jenni Grafton and Westminster Counsel – in theory it's not bad policy but in action it poses budgetary considerations that on average are passed on to the rental applicant in the form of a fee and/or increased rents to cover owner's costs. The result being a disproportionate impact on the renter and units that remain substandard regardless of the policy. We support renter's rights policies that provide educational opportunities to landlords and renters such as itemized receipts, translation services and legal aid to mitigate evictions for both parties. I know that Steve O has interest in piloting an incentive program regarding these with the goal of demonstrating avoidance cost savings as an incentive for landlords to participate. Rental Inspection programs have had less than desired results and the cost of administration does not support the return on investment when compared to other available alternatives.

Another Key topic is the "Decrease Affordability Gap" pg. 24. This is such an important component in the overall plan's goal to achieve balance. It's also where we face the most significant headwinds when we evaluate the level of educational attainment in the county compared to the greater metro area, and the average wage for non-college educated workers. The counties that compose the greater metro area are in competition with Adams for these middle-class citizens that are in active search of the "missing middle" – the counties that lure these households will demonstrate a greater balance and economic outcomes on average. In support of this vital initiative I propose we carve out an incentive in the HSAG vehicle that funds "opportunity centers" such as LIFE's 3CE, The Human Services Shared Space Project, etc. that happens to coincide with a Secretary Carson initiative that has just surfaced While HUD is not apparently providing funding we have seen interest in foundational support in this regard.

[https://www.hud.gov/press/press\\_releases\\_media\\_advisories/2017/HUDNo\\_17-112](https://www.hud.gov/press/press_releases_media_advisories/2017/HUDNo_17-112)

Perhaps we have a vertical here that can drive value to the citizens of our county in the form of a trade that pays a livable wage. The HSAG or other to be created programs could incentivize trade programs that pay a livable wage. This could also be coupled with an economic development incentive program for employers in the form of incentives for job creating investments in the county. I'd recommend that we take the recommendation from pg. 24 and place it on pg. 29 as well with a mention of incentivizing job training and tax incentives for job creating entities.

If I think of more I'll send them over before noon tomorrow and I look forward to the study session.

Peter

Peter F. LiFari  
Deputy Director  
Adams County Housing Authority  
(303) 227-2075 Main  
(303) 227-2098 Fax  
(303) 227-2078 Direct  
[www.adamscountyhousing.com](http://www.adamscountyhousing.com)

**From:** jgreenland <JGreenland@adcogov.org>  
**Date:** Saturday, January 6, 2018 at 3:55 PM  
**To:** Peter LiFari <PLiFari@achaco.com>  
**Subject:** Fwd: FW: Latest Draft

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**From:** Joelle Greenland  
**Sent:** Saturday, January 6, 2018 10:53:39 AM  
**To:** Debra Bristol  
**Cc:** Jennifer Woods  
**Subject:** FW: Latest Draft

Hi Debra,

Thank you for all your hard work!!!!

I think this was the earlier version, while I'm in meetings, please ask Jennifer to take the new Implementation section and compare it to the Recommendations chapter to ensure consistency between the two.

Sorry Monday morning is filled with meetings for me, but you have a great team to support you and it's looking amazing – we're going to crush it on the 23<sup>rd</sup>!!!

J

**From:** Debra Bristol  
**Sent:** Friday, January 05, 2018 10:12 AM  
**To:** Joelle Greenland  
**Subject:** Latest Draft

**Debra Bristol, Community Development Coordinator**  
**Adams County Community & Economic Development Department**  
Adams County Government Center  
4430 S. Adams County Pkwy, Suite W2000B, Brighton CO 80601  
**720.523.6201**  
**[dbristol@adcogov.org](mailto:dbristol@adcogov.org)**

**\*\*Adams County Housing Authority is now Unison Housing Partners! Visit our new website to learn more about our new name and brand at [www.UnisonHP.org](http://www.UnisonHP.org)**