Housing

Housing Affordability Index

Historical Housing Affordability Index by Month

Legend: Single Family — Townhouse-Condo
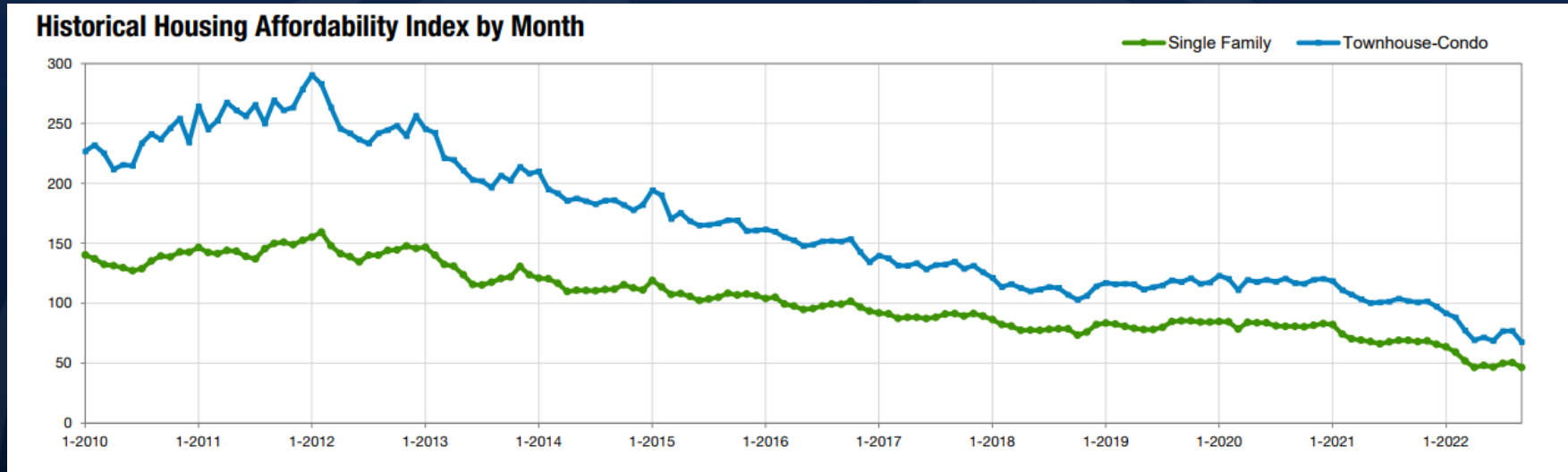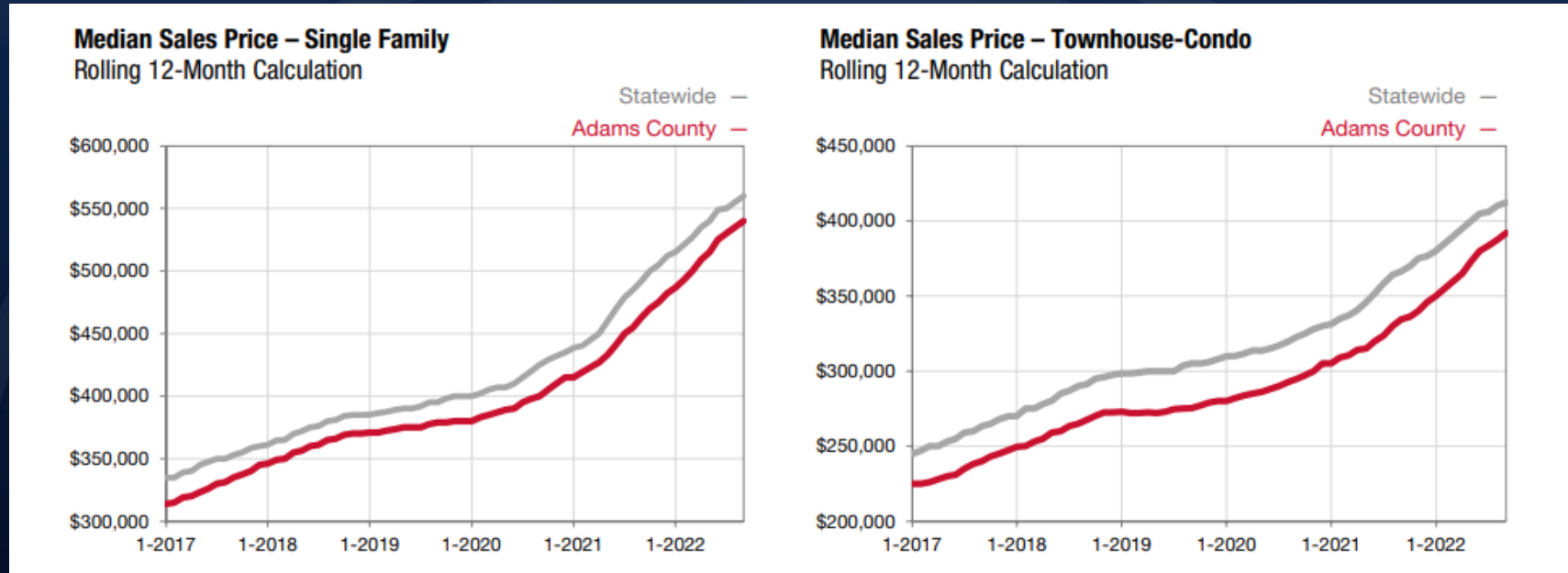
Higher index corresponds to greater affordability based on interest rates, median sales price, and median income.

Source: Colorado Association of Realtors - October 5, 2022

Median Home Prices

Median Sales Price – Single Family
Rolling 12-Month Calculation

Statewide —
Adams County —

Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

Statewide —
Adams County —

Adams County, generally viewed as an affordable place to buy a home in the metro area, consistently tracks with statewide trends.

Source: Colorado Association of Realtors – Market Trend Data

Response to Housing

- Minor Home Repair (PY 2021): Over $970K

- Funding for Eviction Defense

- CCH / Clarion Hotel

- Updated Development Standards (ADUs/Tiny Homes)

- Land Donation / Caraway Apartments

- 2022 Private Activity Bonds

- Nexus Study / Housing Needs Assessment

Prop 123

- Dedicated funding for affordable housing

- Requires local government to opt in
  - 90-day fast track process
  - 3% annual growth

- Deadline to opt in:

  - November 1, 2023

- Innovative Affordable Strategies

Homelessness Initiatives & Programs

COUNTYWIDE COLLABORATION ON PEOPLE EXPERIENCING HOMELESSNESS

The Regional Alignment on Homelessness (RAH) was established to develop a shared vision and strengthen regional coordination that ultimately improves outcomes for people experiencing homelessness in Adams County. RAH calls for its partnering jurisdictions, which includes Adams County, its municipalities, and the City and County of Broomfield, to commit to aligning our work in the homelessness space, assign a staff member to a working Core Team, and share data to allow for better knowledge of the population that is served, causes of homelessness, and potential interventions. In its first year, RAH began gathering more in-depth data, identified gaps and priorities, and used the data to catalyze prospective ARPA projects throughout the county.

CSWB's Data Team, in concert with the Poverty Reduciton Team (PRU), is leading RAH's efforts on data sharing as it pertains to people experiencing homelessness in Adams County. The cities of Aurora, Northglenn, and Thornton have all signed data-sharing agreements with the county to share critical program data housed in the homeless management information system (HMIS). These data-sharing agreements have facilitated the creation of a data warehouse solely focused on people experiencing homelessness. This data warehouse is a critical step in beginning to fully understand what homelessness in Adams County looks like.
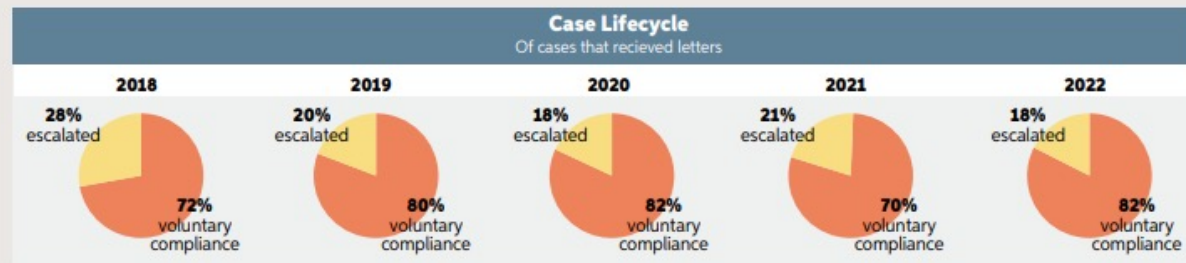
EVALUATIONS

One of the primary functions of CSWB's Data Team is the analysis and evaluation of the department's programmatic offerings. The Data Team completed four robust evaluations of department programs and policy changes in 2022.

SWAP

✓ CSWB conducted a cost-benefit analysis of the SWAP program from 2021-2022.

✓ Chronic homelessness costs Adams County $110 per night, per person experiencing chronic homelessness.

✓ Adams County recouped approximately 56-65% of our programmatic investment through averting nights of unsheltered homelessness during the winter season.

CODE COMPLIANCE VOLUNTARY COMPLIANCE:

82% of code cases ended in voluntary compliance when compared to 2021.

Case Lifecycle
Of cases that recieved letters

2018	2019	2020	2021	2022
28% escalated	20% escalated	18% escalated	21% escalated	18% escalated
72% voluntary compliance	80% voluntary compliance	82% voluntary compliance	70% voluntary compliance	82% voluntary compliance

Homeward Adams Goal Area: Housing Continuum

Rapid Rehousing for DV

Affordable housing land acquisition*

Caraway Project

Youth shelter with TGTHR

Ready to Work – North Metro

DV Respite Housing*

Aurora Homelessness Campus*

Housing vouchers for people with disabilities

Safe Parking　　**SWAP***　　**Tiny Home Village***　　**Ready to Work Aurora**　　**Renewal Village***　　**Agricultural Housing Part nership with CRHDC***　　**Housing vouchers for foster youth**

EMERGENCY SHELTER	TRANSITIONAL HOUSING	SUBSIDIZED AFFORDABLE HOUSING	SUPPORTIVE HOUSING

***Asterisk indicates proposed ARPA Tranche 2 funding**