



ADAMS COUNTY

COLORADO



Adams County



- 5th Largest County in Colorado
- Spans 10 Cities & Towns
- Population of Over 537,000, with approximately 100,000 unincorporated Residents
- Annual Growth 3.8%



Adams County

Vision:

To be the most innovative and inclusive county in America for all families and businesses.

Mission:

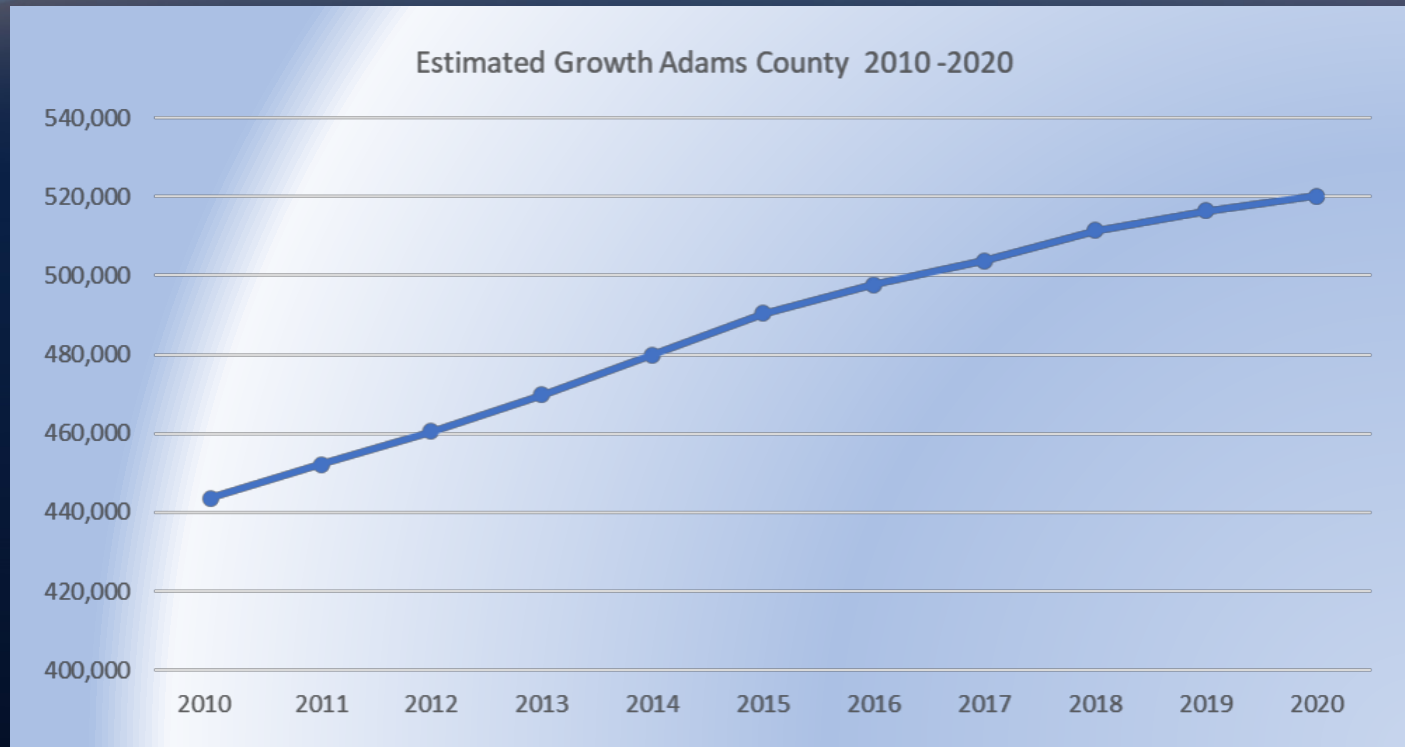
To responsibly serve the Adams County community with integrity and innovation.



Population & Income Demographics



A Decade of Growth



10-year population change of apx. 78,000 people: 17% increase

- 2021 Population: 522,140
- 2022 Population: 537,274
- 2030 Population estimate: 599,098

Source: Colorado State Demographer, Census ACS 2016-2020



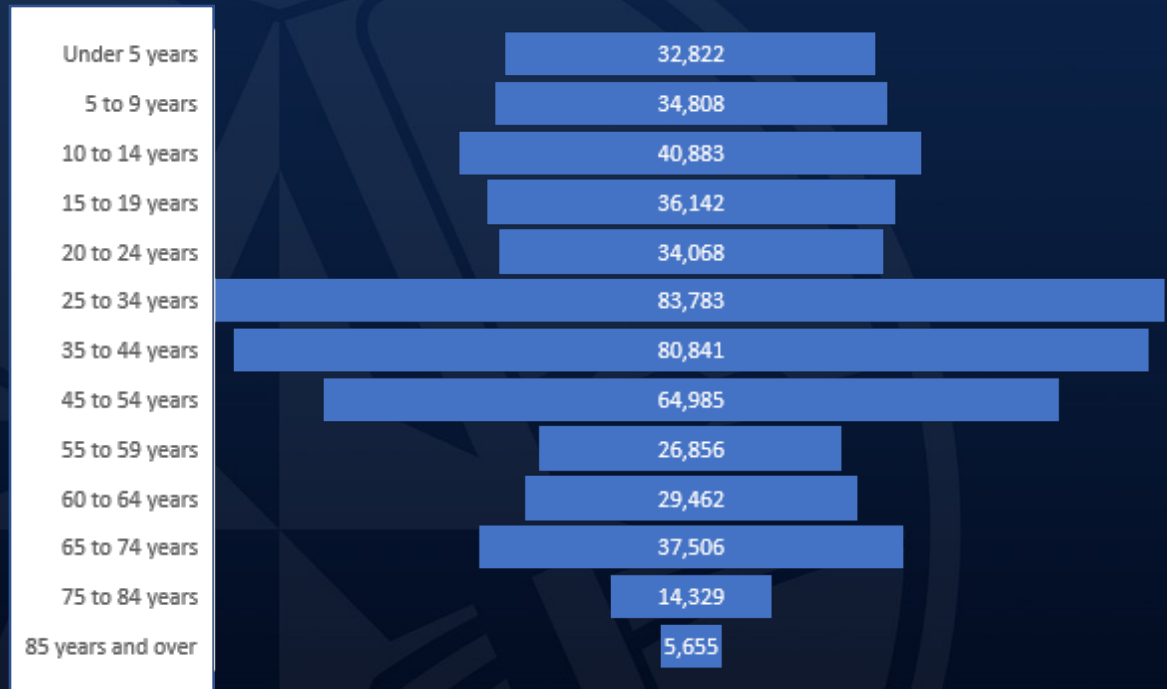
A Younger Population

Median age: 34.5 years

- State: 36.9 years
- National: 38.1 years

Special populations:

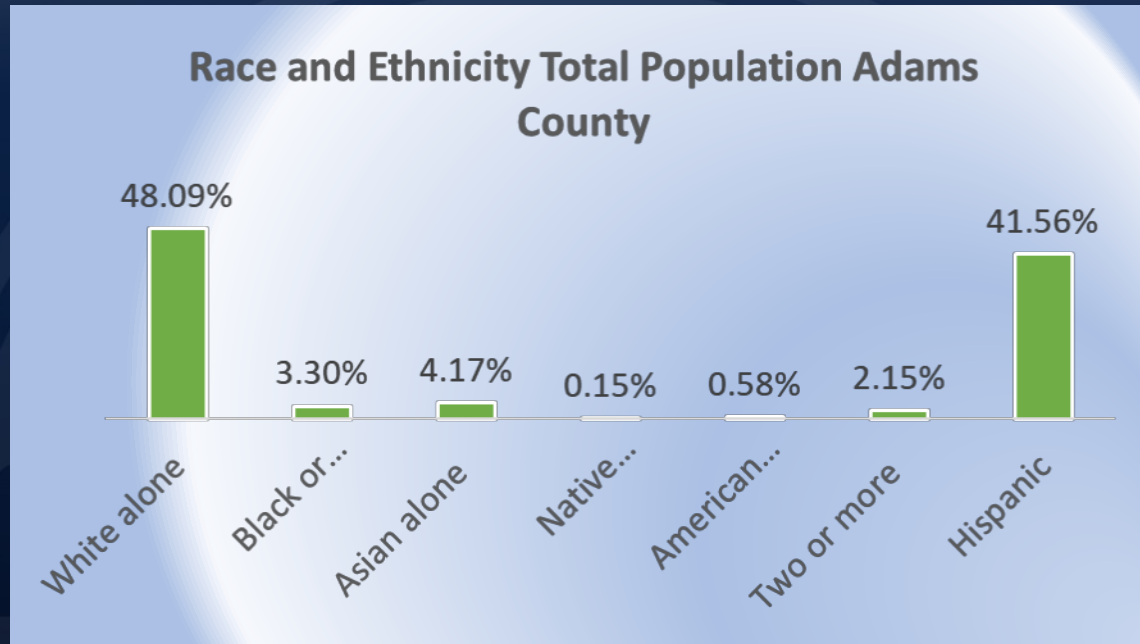
- 11% disabled
- 6% veteran status



Source: U.S. Census Bureau, 2021 American Community Survey



Diversity



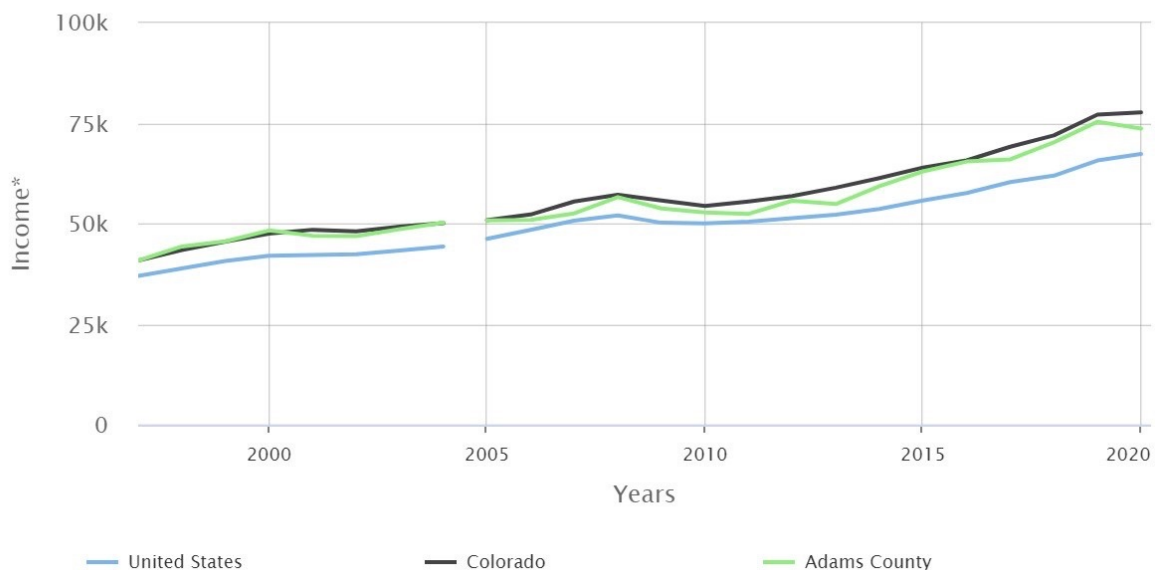
- 16% of Adams County residents are foreign-born

Source: U.S. Census Bureau, 2021 American Community Survey



Household Incomes

Median Household Income (1997 to 2020)



Source: U.S. Census Bureau, Small Area Income and Poverty Estimates



\$81,482

Median Household Income



Average Household Size

| | |
|-----------------------|-------|
| <\$15,000 | 5.5% |
| \$15,000 - \$24,999 | 5.2% |
| \$25,000 - \$34,999 | 5.8% |
| \$35,000 - \$49,999 | 10.6% |
| \$50,000 - \$74,999 | 17.6% |
| \$75,000 - \$99,999 | 16.3% |
| \$100,000 - \$149,999 | 19.8% |
| \$150,000 - \$199,999 | 11.0% |
| \$200,000+ | 8.2% |

Esri-Data Axle, 2022 forecast

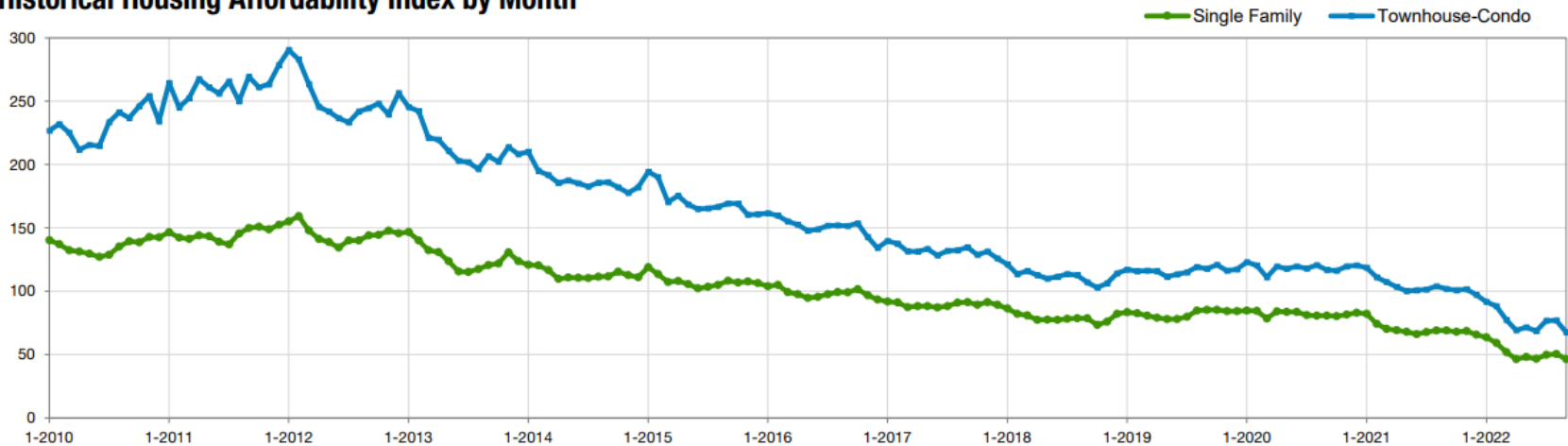


Housing



Housing Affordability Index

Historical Housing Affordability Index by Month



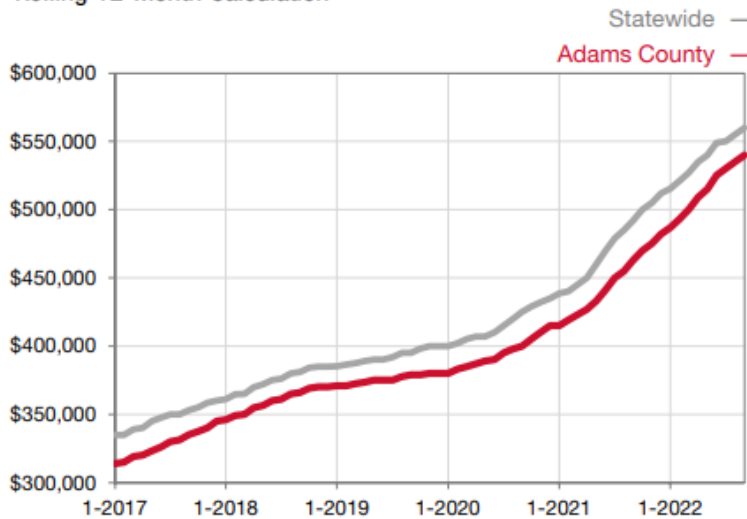
Higher index corresponds to greater affordability based on interest rates, median sales price, and median income.

Source: Colorado Association of Realtors - October 5, 2022

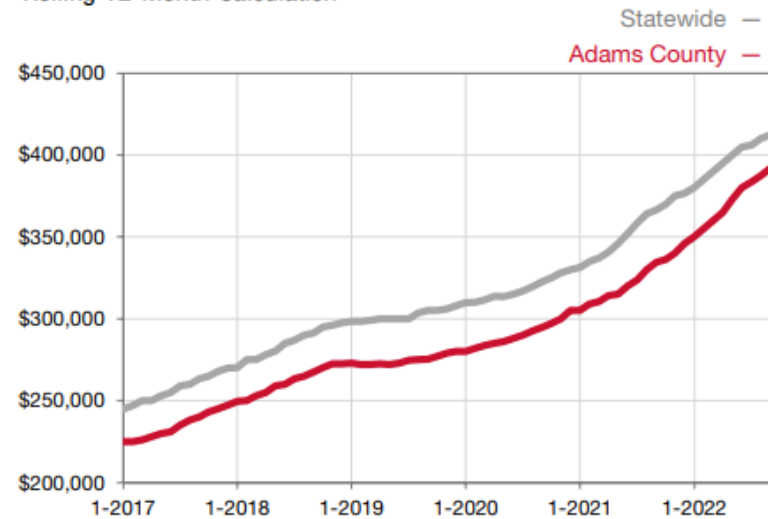


Median Home Prices

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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



HOMELESSNESS & HOUSING NEWSLETTER

FALL 2022 | ISSUE 5



ADAMS COUNTY
COLORADO

For homeless services, housing providers, and interested residents in Adams County.

4,472+

people experiencing homelessness
in Adams County

*Curious why this number is higher than the last newsletter? We switched data sets to the Homeless Management Information System (HMIS).



CONTENT

HOMELESS PREVENTION

- EMERGENCY RENTAL ASSISTANCE SUNSETS
- EVICTION TRENDS
- COMMUNITY ORGANIZATION HIGHLIGHT

HOMELESS SERVICES

- DOCUMENTARY & DIALOGUE EVENT
- NAVIGATE ADAMS RESOURCE FAIR
- POINT-IN-TIME (PIT) COUNT VOLUNTEER SIGN-UP
- DENVER BASIC INCOME PROJECT
- PROJECT GROW

STRENGTHEN THE HOUSING CONTINUUM

- RENEWAL VILLAGE
- HOUSING VOUCHER ADMINISTRATION TRAINING
- STATE TRANSFORMATIONAL AFFORDABLE HOUSING FUNDS RELEASED
- CLIENT HIGHLIGHT

**WANT TO
CONTRIBUTE
TO THE NEXT
ISSUE?**



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 Reduction 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

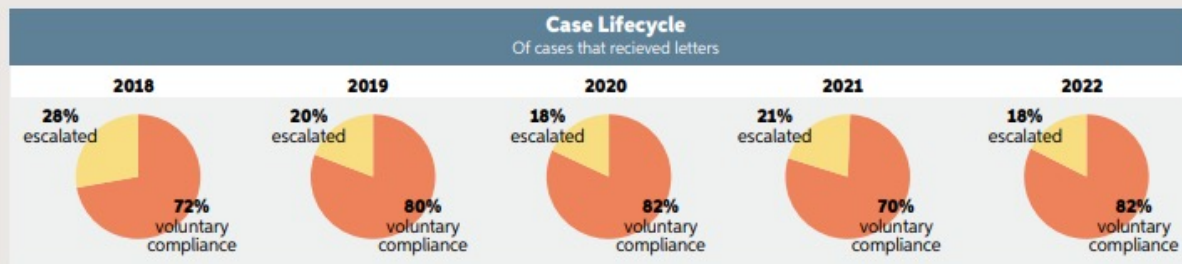
One of the primary functions of CSWB's Data Team is the analysis and evaluation of the department's programmatic offerings. The Data Team completed four robust evaluations of department programs and policy changes in 2022.

SWAP

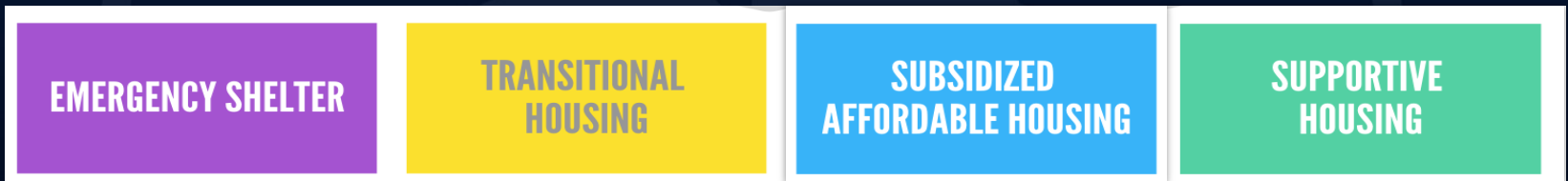
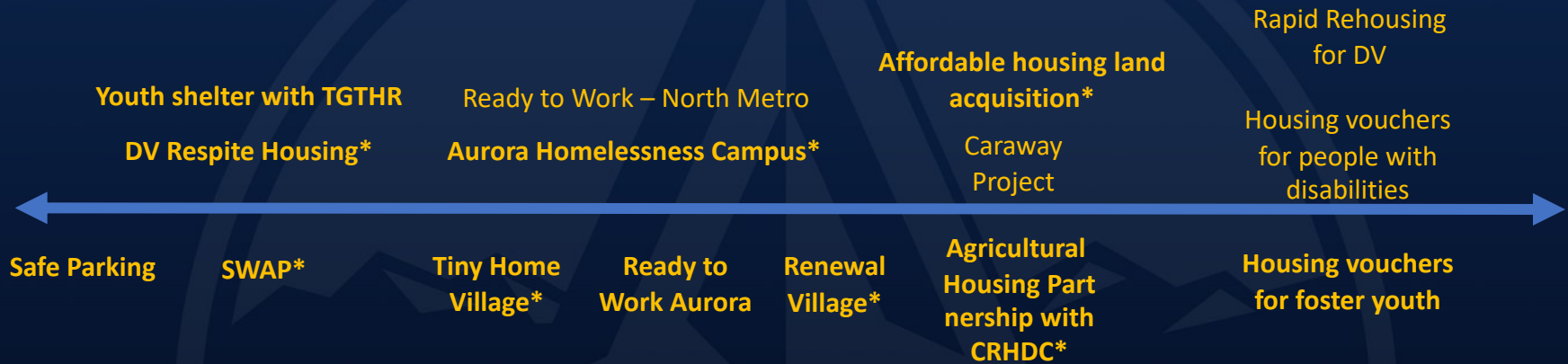
- ✓ CSWB conducted a cost-benefit analysis of the SWAP program from 2021-2022.
- ✓ Chronic homelessness costs Adams County \$110 per night, per person experiencing chronic homelessness.
- ✓ Adams County recouped approximately 56-65% of our programmatic investment through averting nights of unsheltered homelessness during the winter season.

CODE COMPLIANCE VOLUNTARY COMPLIANCE:

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



Homeward Adams Goal Area: Housing Continuum



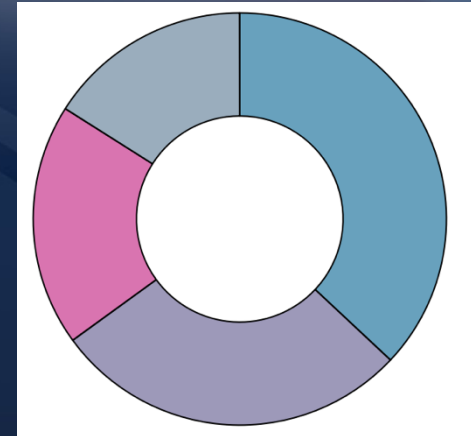
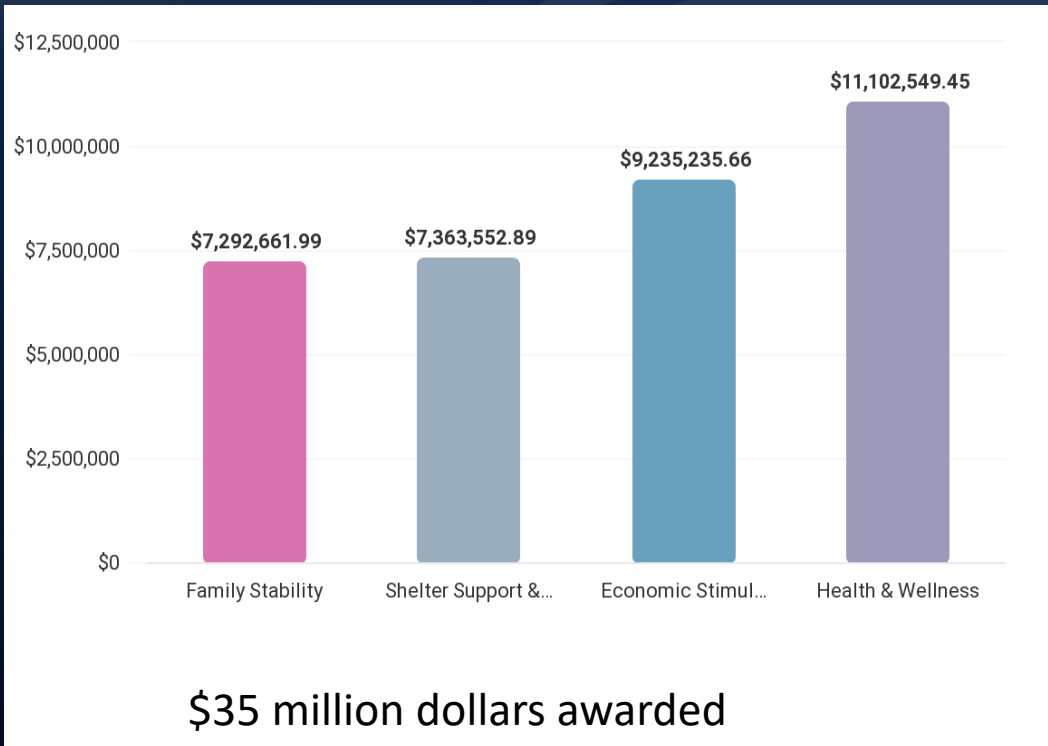
*Asterisk indicates proposed ARPA Tranche 2 funding



American Rescue Plan Act (ARPA)



ARPA TRANCHE 1: COVID-19 GRANTS



- Economic Stimulus & Recovery : 37
- Health & Wellness : 28
- Family Stability : 19
- Shelter Support & Community Safety : 16



| ARPA # | Organization | Project Title | Award Amount |
|--------|---|---|-----------------|
| 170 | 27J Schools | Workforce Retention and Recruitment | \$ 1,000,000.00 |
| 156 | 9Health:365 | 9Health:365 Serving Marginalized Communities in Ada | \$ 422,038.33 |
| 220 | Adams 14 Education Foundation | Support Adams 14 Scholars and Funding the Unfunde | \$ 35,000.00 |
| 63 | Adams County Emergency Food Bank | Food assistance during COVID-19 recovery | \$ 350,000.00 |
| 187 | Adams County Fire Protection District | Premium Pay Program | \$ 230,000.00 |
| 133 | Adams County School District 14 | Adams 14 - Motorola Nitro | \$ 1,000,000.00 |
| 132 | Adams County School District 14 | Homeless Supports Office Expansion | \$ 275,000.00 |
| 6 | Adams County Sheriff's Office Employee | Operation Freebird | \$ 1,200.00 |
| 183 | Adelante Community Development | Juntos Adelante | \$ 1,862,662.67 |
| 182 | Adelante Community Development | Centro Comunitario Adelante | \$ 1,886,362.67 |
| 80 | Alley Cat Beads | New product line | \$ 3,000.00 |
| 159 | Almost Home, Inc. | Adams County Housing Stability Program | \$ 1,886,362.67 |
| 131 | Archway Housing & Services | Decrease food insecurity at Green Leaf and Villa Verd | \$ 4,500.00 |
| 208 | Aurora Economic Opportunity Coalition | North Aurora AEOC COVID Recovery Program | \$ 75,000.00 |
| 169 | Aurora Interchurch Task Force Inc., DBA | Community Navigation Services for Adams County Re | \$ 30,163.00 |
| 168 | Aurora Interchurch Task Force Inc., DBA | Food Pantry Services for Adams County Residents Fa | \$ 73,152.00 |
| 129 | Aurora Mental Health Center | Acute Care Center | \$ 1,341,862.67 |
| 29 | Awakening Balance LLC | Awakening Balance Acupuncture - Full Spectrum Trad | \$ 5,000.00 |
| 124 | Bennett Park and Recreation District | Recover Revenue lost from COVID restrictions | \$ 80,000.00 |
| 211 | Brighton Housing Authority | Adams County Covid-19 Recovery Center | \$ 350,000.00 |
| 123 | Brothers Redevelopment | Brothers Redevelopment Housing Support Services | \$ 302,348.33 |
| 62 | Cakes By Karen | Cakes By Karen | \$ 5,000.00 |

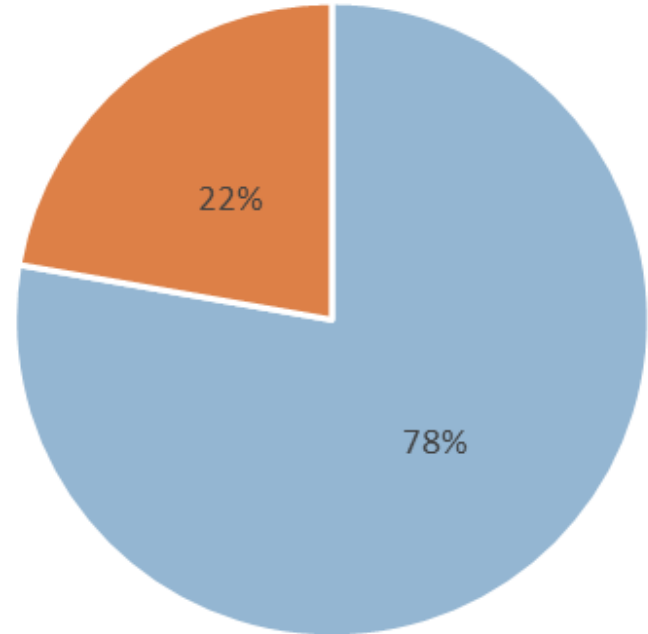
ARPA Tranche 1 Subrecipients



| ARPA # | Organization | Project Title | Award Amount |
|--------|--|---|-----------------|
| 139 | Growing Home | Growing Home Infrastructure Development Project | \$ 788,740.00 |
| 52 | Hanavan Holdings International, Inc | Small Business Economic Recovery & Workforce Dev | \$ 5,000.00 |
| 5 | Healthy spine llc | Economic recovery relief | \$ 5,000.00 |
| 103 | Heidi's Test Kitchen dba Heidi's Brookly | Covid Relief and Continuation of Business Operations | \$ 5,000.00 |
| 157 | Hope House Colorado | Self-Sufficiency Programs for At-Risk Teen Moms | \$ 25,000.00 |
| 31 | Intrepid Bodyworks | Expansion of Intrepid Bodyworks | \$ 5,000.00 |
| 175 | Jesus on Colfax Ministries | Street Safety Program | \$ 29,200.00 |
| 51 | Junior Achievement-Rocky Mountain | Junior Achievement Programs for Adams County Yout | \$ 40,000.00 |
| 85 | Kids First Health Care-ARPA 85 | Expansion of Children and Youth Mental Health Servic | \$ 603,406.67 |
| 100 | Kids First Health Care - ARPA 100 | New Pediatric Primary Care Clinic at Maiker Housing C | \$ 618,264.00 |
| 84 | Kids in Need of Dentistry | Kids in Need of Dentistry Adam County Oral Health | \$ 271,628.00 |
| 210 | La Raza Services, Inc. dba Servicios de | Employment Navigation, Education, Workforce Trainin | \$ 422,928.00 |
| 214 | La Raza Services, Inc. dba Servicios de | Culturally Responsive, Mobile Benefits Enrollment for | \$ 221,848.33 |
| 192 | La Raza Services, Inc. dba Servicios de | Culturally Appropriate and Equitable Vaccine/Booster I | \$ 182,790.00 |
| 204 | La Raza Services, Inc. dba Servicios de | Culturally and Linguistically Appropriate Mental Health | \$ 177,848.33 |
| 89 | Maiker Housing Partners | Building Community Spaces to Improve Maiker Comm | \$ 552,348.33 |
| 87 | Maiker Housing Partners | Claude Court Affordable Housing Development | \$ 750,000.00 |
| 111 | Mapleton Public Schools | Student Learning and Behavioral Gaps | \$ 759,472.00 |
| 108 | Mile High United Way | United for Schools | \$ 226,500.00 |
| 105 | Mile High United Way | Bridging the Gap | \$ 294,153.00 |
| 15 | OTM Skin LLC | OTM Skin's Community Tattoo Removal Program | \$ 20,000.00 |
| 54 | Panaderia y Antojitos La Piramide | Panaderia Antojitos La Piramide | \$ 5,000.00 |
| 109 | Platte Valley Medical Center Foundation | Nurse Extern Transition to Practice Program | \$ 1,500,000.00 |
| 196 | Primo Bachh dba Simply Pizza Truck | Slice Out Hunger | \$ 60,000.00 |
| 94 | Rain Dance Car Wash LLC | Covid Recovery Plan | \$ 5,000.00 |



ARPA TRANCHE 2 PROJECTS



- HOUSING & HOMELESSNESS PREVENTION
- BEHAVIORAL /MENTAL HEALTH ALLOCATIONS



HOUSING & HOMELESSNESS PREVENTION

Development

| | |
|---|-------------|
| Land Acquisition/Banking | \$7,000,000 |
| Colorado Coalition for the Homeless Partnership for Clarion Hotel Conversion | \$3,800,000 |
| Agricultural Housing Partnership with Community Resources and Housing Development Corp. | \$5,000,000 |
| Homelessness Campus Partnership with City of Aurora | \$5,000,000 |
| Tiny Home Village Partnership Projects | \$3,795,000 |

Programming

| | |
|---|-------------|
| Domestic Violence Respite Housing Programs | \$4,320,000 |
| Earmark for Eviction Prevention/Rapid Rehousing | \$1,000,000 |
| Severe Weather Activation Program (SWAP) | \$2,000,000 |

TOTAL HOUSING & HOMELESSNESS PREVENTION

\$31,915,000

Mental/Behavioral Health

| | |
|---|-------------|
| Mapping of Services & Supports | \$75,000 |
| Earmark for Needs Identified in Services & Supports Mapping | \$3,000,000 |
| Co-responder in All Communities | \$1,900,000 |
| Mobile Mental Health/Human Services | \$1,800,000 |
| Strengthening Families Partnership with ECPAC, Human Services & Public Health | \$1,150,000 |
| Mental Health/Stigma Reduction Training | \$1,200,000 |

TOTAL BEHAVIORAL HEALTH ALLOCATIONS

\$9,125,000

Capital Improvement Projects (CIP)



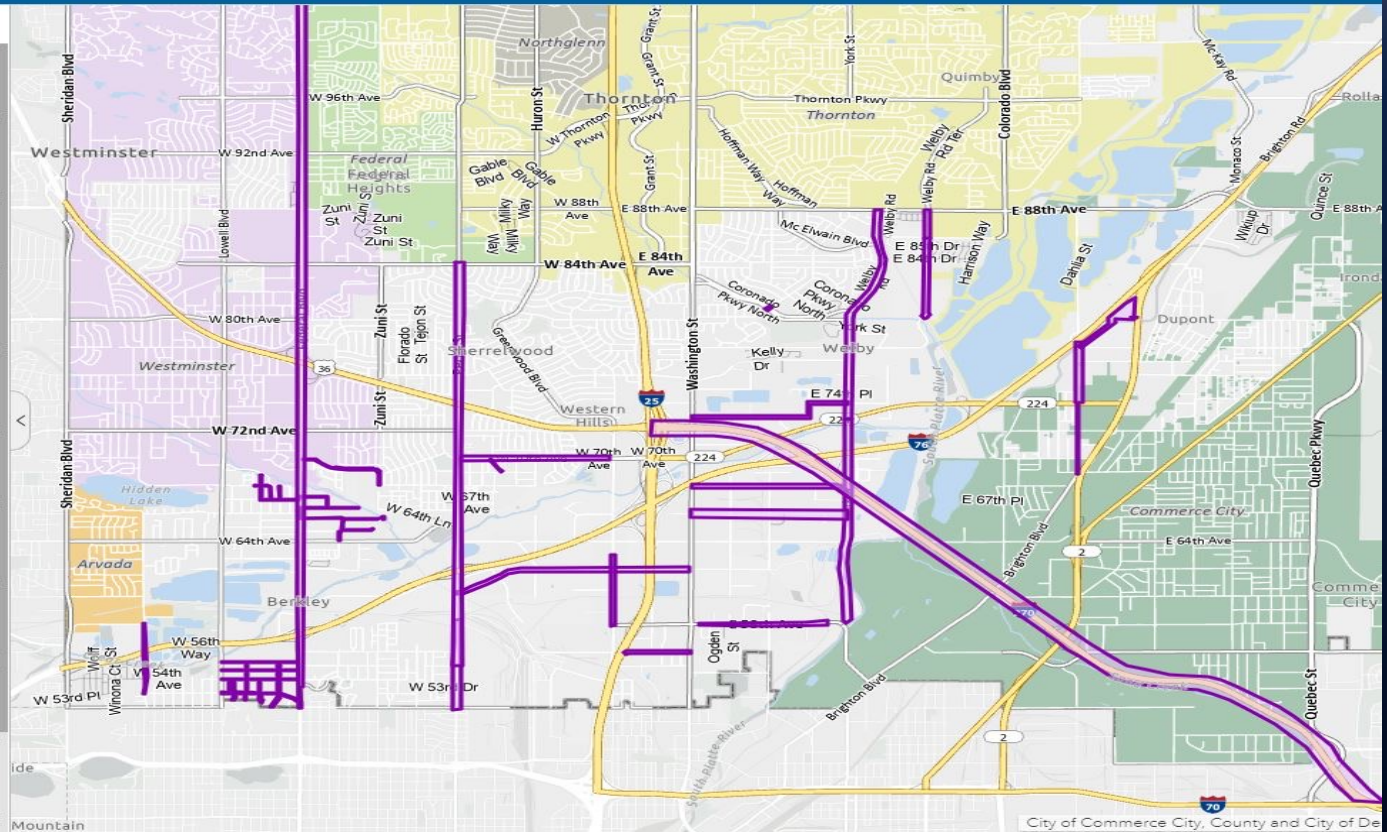
Public Works Projects

Improvement Projects

Projects

Details

| | | |
|--|------------------------|----------------------|
| | 58th Ave Project | Info |
| | Dahlia Street Project | Info |
| | Pecos Street: 52nd | Info |
| | Steele Street | Info |
| | York Street Phase I | Info |
| | York Street Phase II - | Info |
| | York Street Phase III | Info |
| | ADA Project Area 3 - | Info |
| | ADA Project Area 2 - | Info |
| | ADA Project Area 1 - | Info |



Commercial & Industrial Development



Inventory

123 million square feet of non-residential inventory:

- Industrial = 89.5 million s.f.
- Retail = 23 million s.f.
- Office = 10.3 million s.f.

Under Construction (*CoStar Market Report 3.30.23*):

- Industrial = 6.2 million s.f.
- Retail = 175,000 s.f.
- Office = 0



Development Trends

Industrial

- Last 22 years → added 44.5 million s.f.
- Last 10 years → added 30.8 million s.f.

Retail

- Last 22 years → added 10 million s.f.
- Last 10 years → added 2.54 million s.f.

Office

- Last 22 years → added 4.34 million s.f.



Redevelopment



Active Urban Renewal Areas

- Globeville Commercial Urban Development (DURA)
- Colorado Science & Technology Park (AURA)
- Mile High Greyhound Park (CCURA)
- Sand Creek Business Area (CCURA)
- 72nd & Colorado Station Area (CCURA)



Successful Partnerships

Prost Brewing – Northglenn Marketplace

- 53,000 s.f. brewery, regional production & distribution center
- \$25 million private investment
- Corporate headquarters
- Biergarten expected to attract 350,000+ patrons annually



Successful Partnerships

Amprius Technologies - Brighton

- Produces silicon anodes for high energy lithium-ion batteries
- Creating 332 jobs w/AAW of \$65,312 or higher
- Investing \$169M into 775K s.f. production



Business Registration

Adams County launched its first-ever Business Registration Program.

Highlights:

- Voluntary program
- No Cost, simple sign-up
- Available to all businesses
- Online portal (Salesforce)
- Targeted outreach on resources, grants, county updates



Regional Assets



Adams County Health Department

- Opened to public January 1, 2023
- Integrated with County operations
- Launched website & social media channels
- Invoiced 1600 businesses for license renewal
- Secured \$2.3M in grant funding since FY23 budget approval



Riverdale Regional Park



- Premier Event Location
- 69 acres of County fairgrounds
- Two 18-hole golf courses, disc golf course, picnic areas, playgrounds, trails, and a historic museum
- 1st PRIDE event in 2022
- Stars & Stripes 4th of July, Adams County Fair & more
- Coming Soon: 1st Hispanic Heritage event



Veterans Memorial



Memorial Day Ribbon Cutting



Colorado Air & Space Port

- Busiest years in history in 2021 & 2022
- Completely taxiway lighting system
- Statewide initiative to sustain and accelerate the state's world-class aerospace industry
- Testing facility for Colorado School of Mines/NASA project, Reaction Engines and Maxar
- New fence to increase business & utilization
- Access to heavy rail and highways



Aerotropolis

- Substantial undeveloped land on and around Denver International Airport (DEN)
- Leverage the success and traffic of DEN – the third busiest airport in the world
- Already attracting a wide range of industries, including renewable energy, aerospace, transportation, and smart city technologies



LEGISLATIVE WRAP-UP

- Land Use/Housing (SB23-213)
- Property Taxes (Prop HH, SB23-108)
- Public Safety (HB23-1249)
- Various Environmental & Climate Bills

