



Adams County Housing Needs Assessment

2017

Prepared by Adams County
with assistance by Civitas LLC



Adams County Government Center

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Executive Summary

Adams County is at a critical point in its development – never in its history has the county experienced such growth. From 2000-2015, the county’s population swelled to 471,206, an increase of nearly 30 percent, outpacing the region and the state as a whole. It is essential for Adams County to adopt a housing plan that will allow for sustainable economic and housing growth.

This 2017 Adams County Housing Needs Assessment (HNA) is a vital step in identifying the make-up of the community, its workforce and the state of housing throughout the county. The HNA includes analyses of demographic characteristics, population forecasts, employment and income data, commuting patterns, infrastructure, community assets, and housing market trends and affordability. These analyses form the three sections of the HNA: the Community, Workforce and Housing Profiles.

To undertake this, the county undertook a comprehensive review of past studies, U.S. Department of Housing and Urban Development (HUD) planning reports, and detailed current information and data inform the HNA. Additional data was obtained from the U.S. Census Bureau, the American Community Survey (ACS), the Home Mortgage Disclosure Act (HMDA) database, the Colorado State Demography Office, the Metro Denver Homeless Initiative (through the Metro Denver Continuum of Care), Esri Tapestry, the U.S. Bureau of Labor Statistics, the U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD), Valassis Lists via PolicyMap, Boxwood Means and RealtyTrac.

Community Profile Summary

The community profile focuses on the people of Adams County. It provides data and details about demographics and trends in the community relating to population growth, race and ethnicity, age, income, education and health (who receives disability benefits).

TABLE 1: Population Change by County

	2000	2009	2015	2000–2015 percent change
Adams County	363,857	419,439	471,206	29.5%
Arapahoe County	487,967	544,157	608,310	24.7%
Boulder County	291,288	295,524	310,032	6.4%
Broomfield County	--	52,882	60,699	--
Denver County	554,636	582,447	649,654	17.1%
Douglas County	175,766	269,451	306,974	74.6%
Jefferson County	527,056	529,025	552,344	4.8%
Colorado	4,301,261	4,843,211	5,278,906	22.7%

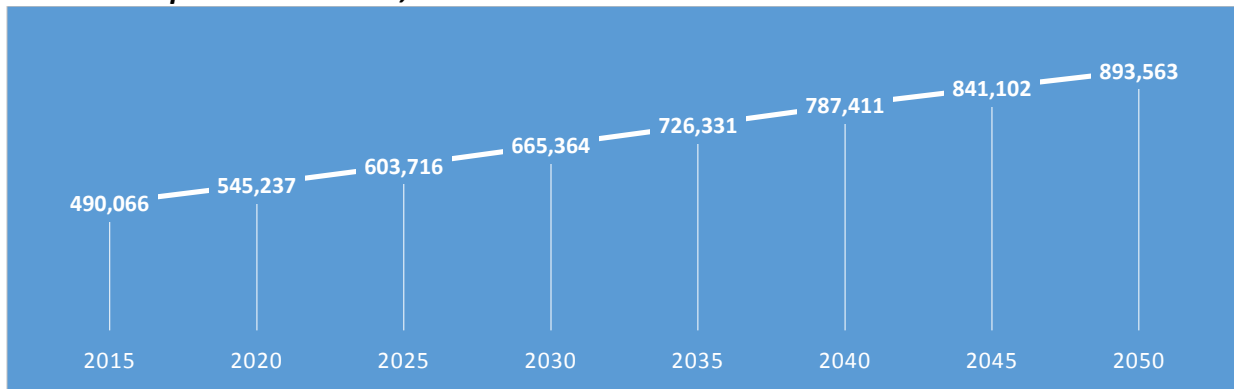
Source: 2000 Census, 2005–2009 and 2011–2015 American Community Survey 5-Year Estimates (DP05)
Data Note: Broomfield County was established as a county in 2001.



Adams County, located in northeastern Colorado just outside of the city of Denver, is a 1,000-square-mile mix of rural and urban areas, including the cities of Aurora, Brighton, Commerce City, Northglenn and Thornton.

From 2000 to 2015, Adams County had the second-greatest population growth rate in the seven-county Denver metro area. During that time, the county's population grew by more than 100,000 persons, or 29.5 percent. This increase has been one of the main drivers of regional growth, and the Colorado State Demography Office has predicted that Adams County's population will increase by 400,000 in the next 30 to 40 years.

CHART 1: Population Forecast, 2015-2050



Source: Colorado State Demography Office

As of 2015, whites made up 82.8 percent of the population of Adams County, Asians 3.8 percent and blacks 3.2 percent, and all other races accounted for the rest. The county's Hispanic population¹ (38.6 percent) was greater than both the Denver metro area and the state as a whole, and the population has grown 36.9 percent since 2000. (Persons who identify ethnically as Hispanic may also identify with a race, and as such are also included in applicable race categories.)

In 2000, Adams County had a median household income (MHI) greater than that of the state. Since then, however, statewide income growth has outpaced growth in Adams County.

TABLE 2: Median Household Income

	2000	2009	2015	2000–2015 percent change
Adams County	\$47,323	\$55,258	\$58,946	24.6%
Colorado	\$47,203	\$56,222	\$60,629	28.4%

Source: 2000 Census, 2005–2009 and 2011–2015 American Community Survey 5-Year Estimates

Although the 2015 Adams County MHI was \$58,946, earnings were not evenly distributed across racial groups or geographic boundaries: whites (with a MHI of \$60,451) and Asians (\$59,984) had rates above the county average. All other racial and ethnic groups (including



Hispanics) had MHIs less than the county median, and blacks had the lowest MHI (\$43,031). MHI in Adams County also depends on location. The northwest area of had the highest MHI in Adams County and the southwest area had the lowest MHI. This southwestern part of the county also had higher poverty rates.

Many factors influence MHI in a specific location, including educational attainment and access to employment opportunities. The link between income and education attainment is clear in Adams County: in 2015 more than 15 percent of the population 25 and older had a bachelor's degree and 7 percent had a graduate degree or better. These figures were much lower than those of other counties in the region.

The number of disabled persons in a county is also a key indicator in the community profile of how the county takes care of its residents with special needs. In 2015 it was estimated that there were 49,308 disabled persons in the county – this was 10.5 percent of the population. Veterans and the elderly were disabled at greater rates than the rest of the population.

Workforce Profile

The workforce profile of the HNA examines the economic makeup of Adams County and provides a more detailed look at income and employment. A healthy, growing population is supported by an economy with diverse industries.

In 2015 about 230,000 persons of working age were employed in the county, representing almost 15 percent of the entire workforce in the seven-county metro region. Only Arapahoe, Jefferson and Denver Counties had larger workforces.

TABLE 3: Workforce by County

County	Employed	Percentage of seven-county total
Adams County	229,743	14.9%
Arapahoe County	311,498	20.2%
Boulder County	166,701	10.8%
Broomfield County	31,807	2.1%
Denver County	348,382	22.6%
Douglas County	159,911	10.4%
Jefferson County	294,390	19.1%
Seven-county total	1,542,432	100%

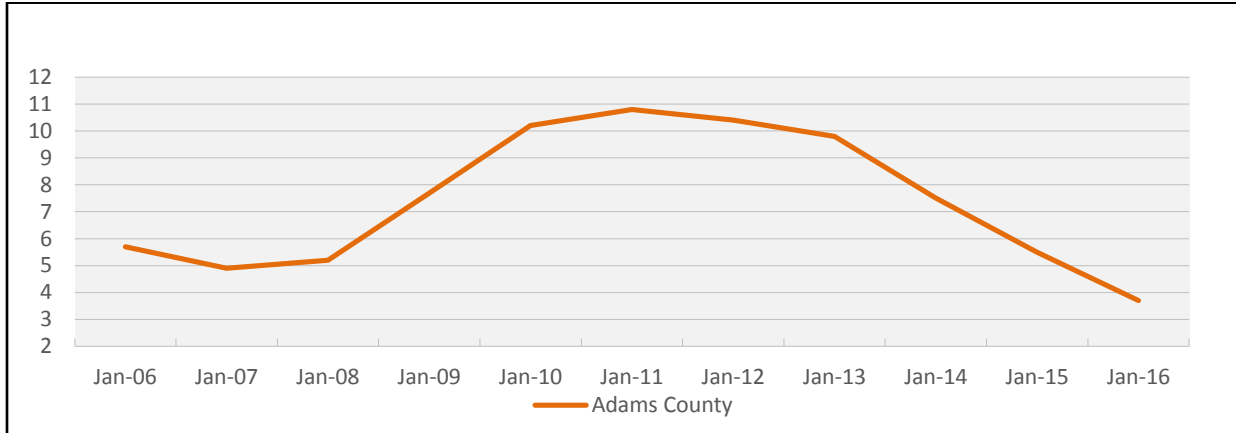
Source: 2011-2015 American Community Survey 5-Year Estimates

Adams County workers are employed in a variety of industries. The largest industry in 2015 was education and health care services, which provided 17.1 percent of jobs. The second-greatest industry was retail trade (11.8 percent), followed by professional, scientific, administration and waste management (a cumulative 11.7 percent) positions. Adams County's manufacturing sector provided 8.8 percent of jobs. It is noteworthy that according to the U.S. Bureau of Labor Statistics (BLS), manufacturing is the most rapidly declining sector in the U.S.



Another critical indicator of a jurisdiction's economic health is its unemployment rate. The BLS, which records unemployment rates each month, reported Adams County's rate in June 2016 as 3.8 percent. Over the last decade the rate fluctuated greatly, rising to almost 11 percent in 2011 and falling to its current low.

CHART 2: Change in Unemployment Rate, 2006-2016



Source: U.S. Bureau of Labor Statistics

Data Note: Unemployment rates not seasonally adjusted.

Even though the unemployment rate was only 3.8 percent, Adams County had the highest rate among the seven metro counties, with a disproportionate split among the race groups: Asians and whites had much lower rates of unemployment than blacks. Also, while there was positive growth in many industries, there were declines in three industries that provided the top half of median earnings: information, wholesale trade and manufacturing. This translates to a loss of some of the county's highest-paying jobs.

Another important indicator of the strength of the economy is the jobs-to-households ratio. The jobs-to-households ratio in Adams County was 1.23 – meaning there were 1.23 jobs per household in the county. This ratio might seem good, as there were more jobs than households, but 1) not every job is a high-paying job, and 2) not every household has enough eligible workers. According to the 2014 Longitudinal Employer-Household Dynamics data, 80 percent of the jobs in the county paid the federal minimum wage at full time (40 hours/week). When family composition is factored in, the 1.23 jobs-to-household ratio is even less encouraging: non-family households had an average of 1.32 adults in the home and family households had an average of 1.71 adults in the home, indicating that there is not a job available for every adult.

Housing Profile Summary

The housing profile section of the HNA draws on data to paint a picture from multiple perspectives of the housing stock of Adams County. The theme of this assessment is that a healthy housing market must be balanced on many levels. First, there is a need for a balance between housing supply and housing demand (the county's 156,628 households all need places to live, after all). Even at this most basic level, there is a need for some stabilization. In 2009,



the average household size was 2.6 persons. By 2015, that figure increased to 2.98 persons. In order to maintain the same 2009 household size, an additional 10,000 housing units would have needed to be built in the intervening years. Not all of the lack of development can be explained by the slow recovery after the economic recession in 2007. Given population growth projections, the county will need to add an additional 3,500 to 4,000 units annually to maintain the current average household size of 2.98 persons – a tall order, as permits for new construction have not been issued at that rate since 2005.

Overall supply and demand is important, but a more-nuanced understanding of the idea of balance takes into account the need for a housing supply that is sufficient to meet the demands of the unique population segments of the county – not every household is looking for the same size, location and type of housing. While many families prefer more-traditional low-density, one-unit homes in suburban areas, there is a rising need for smaller, multi-family units to accommodate the portion of the population willing to give up size in favor of a more walkable, mixed-housing community.

A robust housing market also requires a balance between the cost of housing and the average income. In Adams County, the rise in housing costs is outpacing the growth of wages. From 2000 to 2015, the median household income increased by 24.6 percent. Over the same time, home values increased by 32.7 percent, and the median gross rent rose a staggering 47.4 percent. As a result, more than half of the households in the county are cost-burdened, as they spend more than the recommended 30 percent of their income each month on housing (this rule of thumb is derived from an amendment to the 1968 Housing and Urban Development Act). Without an increase in average wages, this number will increase.

TABLE 4: Median Household Income and Housing Costs

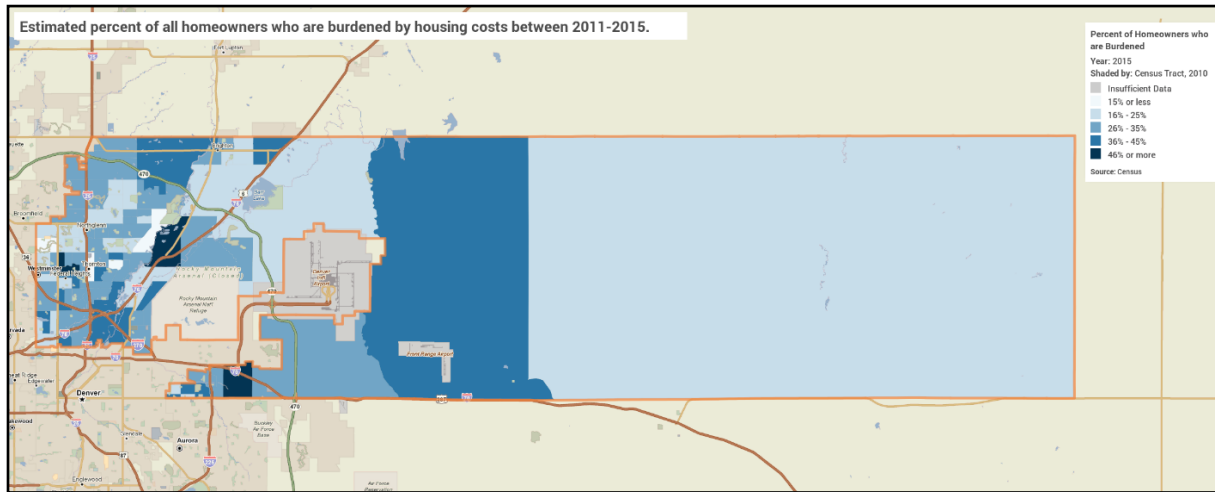
	2000	2009	2015	2000-2015 percent change
Median household income	\$47,323	\$55,258	\$58,946	24.6%
Median home value (county)	\$149,800	\$198,600	\$198,800	32.7%
Median gross rent	\$705	\$869	\$1,039	47.4%

Source: 2000 Census, 2005–2009 and 2011–2015 American Community Survey 5-Year Estimates

When considering cost burden, it is important to understand the geographic distribution of cost-burdened households. Homeowners in the western incorporated cities of the county are much more likely to be cost-burdened than those who live in the eastern half of the county. The situation is not as clear-cut for renters. Households east of the Denver International Airport are generally cost-burdened, but the municipalities in the western areas of Adams County have varying degrees of renters who are cost-burdened.

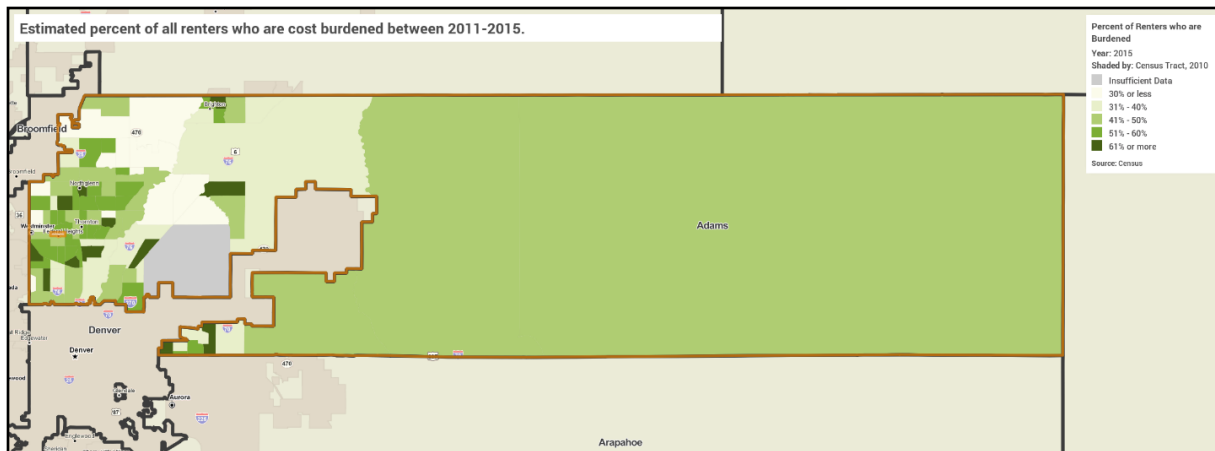


MAP 1: Cost-Burdened Homeowners



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

MAP 2: Cost-Burdened Renters



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

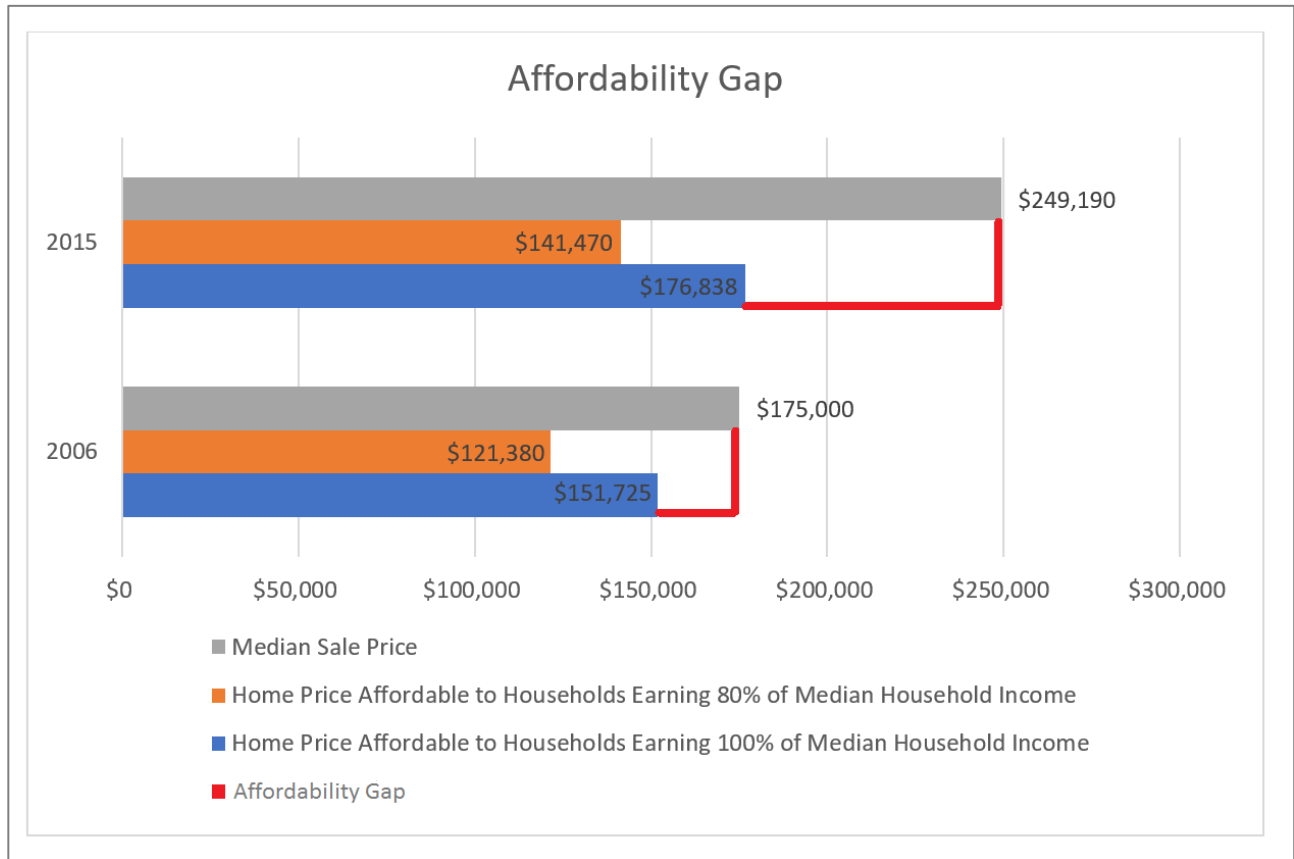
This view of cost-burdened households underscores the necessity for a diverse set of housing policies and products that both recognizes and meets the housing needs of two differently situated areas of the same county.

As the cost of housing grows disproportionately to earnings, homeownership becomes less and less realistic for a large percentage of the population. The affordability gap is the difference between the median sales price in an area and how much residents at different income levels can reasonably afford to spend. In 2006, the median sales price of a home in Adams County was \$175,000, but a household earning 100 percent of the median household income in the county could only afford a \$151,725 home – a gap of \$23,275. By 2015, the affordability gap had increased by more than 200 percent to \$72,352 for these households. Households earning 80 percent of the median household income have a much larger gap due to decreased income. In



2006, the affordability gap was \$53,620, but the gap had doubled by 2015 to \$107,719. Chart 3 illustrates the housing affordability gap in Adams County.

CHART 3: Affordability Gap



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

Data Note: Housing affordability is calculated using three times the household income

Regional Perspective

In the seven-county Denver metropolitan area, Adams County is an outlier in terms of economic and demographic characteristics. The county has the region’s highest unemployment rate (though it is much less now), lowest median home prices, lowest educational attainment, and a median household income that is 10 percent below the regional average. If the county does, as the data indicates, carry a disproportionate share of the region’s poorly educated population, what implications does that have for the housing market and housing policies? Are there ways the county can influence the housing market by adjusting its approach to other economic indicators?



Citizen Participation

No housing needs assessment is complete without input from the community. In this case, that input came from three targeted stakeholder focus groups (an attainable housing group, developers and builders, and brokers and lenders) and a series of interviews with community leaders. The takeaway from these conversations is that people are optimistic about the housing situation in Adams County, but they recognize barriers that are holding back the market.

Much of the feedback received throughout the citizen participation portion of the analysis supports what the data has shown: there is a lack of affordable housing, an insufficient supply of units in affordable to middle market housing, inadequate construction to meet new demand and a clear need for investing in infrastructure to create a sense of place and community spirit. Focus group participants voiced their concerns that the lack of affordable housing options encourages overcrowding, pushes people further into the suburbs and increases housing discrimination. The statewide Construction Defect Law was seen as a major contributor to the county's housing problem. The differences between Adams County and the rest of the region were also highlighted by the community members: low-performing schools, higher property taxes in some communities, and fractured water and sanitation districts are deterrents for both buyers and developers.

The community input process revealed strengths in the county's housing situation that purely quantitative data did not. For example, developers and builders perceive the county staff to be pro-business and open to new ideas. Real estate brokers and lenders cite the availability of land and larger lots as key opportunities to promote growth. Adams County must find a way to capitalize upon these strengths identified through the citizen-participation process to foster new growth and stabilize the housing market.

Findings

After thorough review and analysis, this assessment has four overarching findings regarding the housing needs of Adams County. These findings should be used to inform the forthcoming Balanced Housing Plan.

Finding 1: Housing in Adams County is becoming less affordable.

Finding 2: The affordability gap is increasing for all income levels.

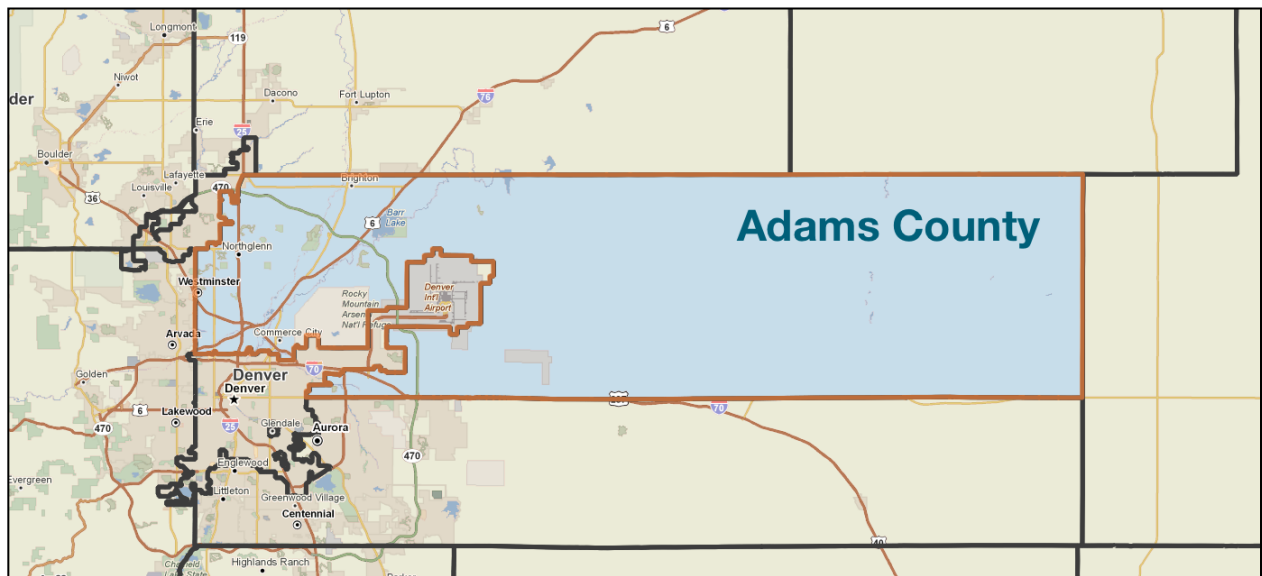
Finding 3: Adams County's housing supply is not meeting demand.

Finding 4: Adams County is an outlier in the region.



Community Profile

The goal of the community profile is to paint a picture of the current demographic, workforce and housing framework of Adams County to aid decision makers in developing the housing needs assessment. The community profile is broken into three key sections: demographic profile, workforce profile and the housing profile. The demographic and workforce sections profile the county from the perspectives of its people, and it explores variables such as race and ethnicity, age, disability status, income, employment, transportation and poverty. The housing profile looks at the area's housing stock from various angles such as home values, rents, housing cost burden, vacancy and substandard housing to provide a snapshot of the physical environment of Adams County. Together, these pieces provide a data-driven view of the county that will empirically ground housing development efforts.



Demographic Profile

Population

Adams County is growing at a faster rate than the state as a whole. The current population of Adams County is 471,206, according to 2011–2015 American Community Survey 5-Year Estimates. This represents an increase of 29.5 percent growth since 2000. By contrast, the statewide growth rate for the same period was 22.7 percent.

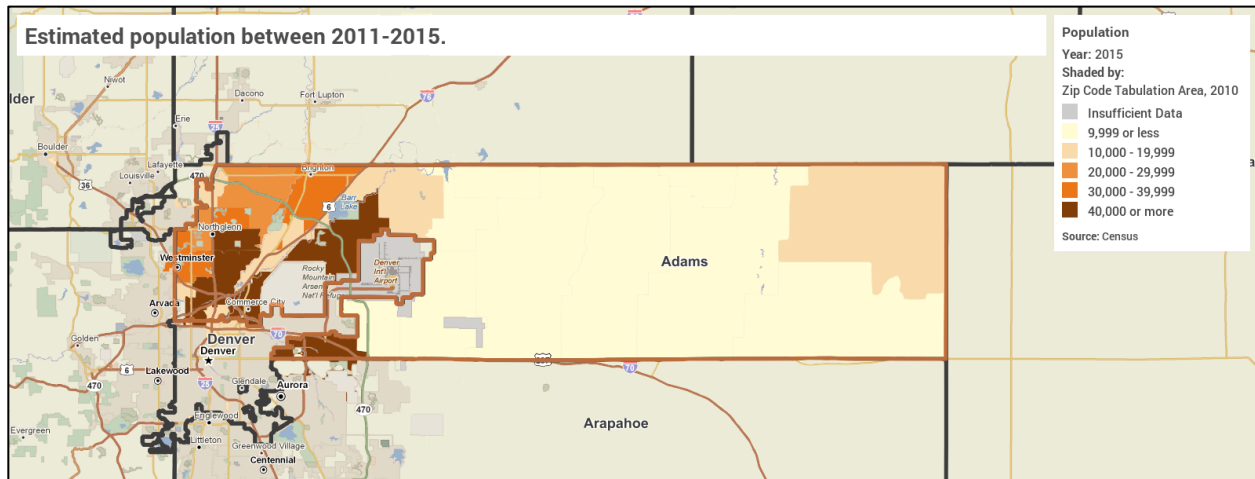
TABLE 5: Population

	2000	2009	2015	2000-2015 percent change
Adams County	363,857	419,439	471,206	29.5%
Colorado	4,301,261	4,843,211	5,278,906	22.7%

Source: 2000 Census, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates

The following map displays the distribution of the population throughout the county. Lighter colored shades represent areas with lower populations, and darker shades represent areas with higher populations.

MAP 3: Population



Source: 2011–2015 American Community Survey 5-Year Estimates via PolicyMap

Adams County is northeast of the city of Denver. Most of the population in Adams County is in the western incorporated cities of the county immediately north of Denver.



Population Growth by Municipality

While Adams County grew 29.5 percent overall from 2000 to 2015, the growth between municipalities in the county varied widely. Commerce City had the greatest growth, increasing from a population of 20,991 in 2000 to 50,346 in 2015 – a dramatic increase of 139.9 percent. Brighton (70.2 percent) and Thornton (55.0 percent) also saw large increases. On the other hand, Federal Heights and the town of Bennett saw decreases.

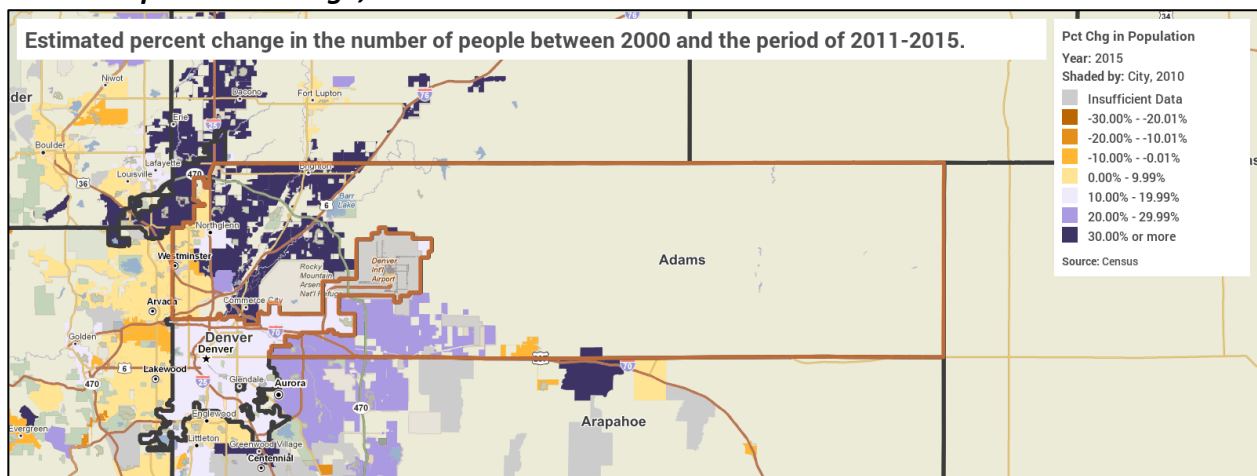
TABLE 6: Population Growth by Municipality

Municipalities in Adams County	2000	2009	2015	2000-2015 percent change
Arvada	102,153	105,801	111,658	9.3%
Aurora	276,393	309,091	345,867	25.1%
Bennett (town)	2,021	2,287	1,915	-5.2%
Brighton	20,905	29,919	35,582	70.2%
Commerce City	20,991	39,840	50,346	139.9%
Federal Heights	12,065	11,948	12,037	-0.2%
Northglenn	31,575	33,563	37,754	19.6%
Thornton	82,384	110,768	127,688	55.0%
Westminster	100,940	106,313	110,598	9.6%

Source: 2000 Census, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates

The map below shows the population change in the county and surrounding areas from 2000 to 2015. In Adams County, growth is greatest along the three interstate highways, especially between Interstates 25 and 76 heading north. The cities experiencing much of this growth are Westminster, Northglenn, Thornton and Brighton. Strasburg, a census-designated place along the central border of Adams and Arapahoe County, also saw a large increase, from 1,402 persons in 2000 to 3,027 persons in 2015.

MAP 4: Population Change, 2000-2015



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

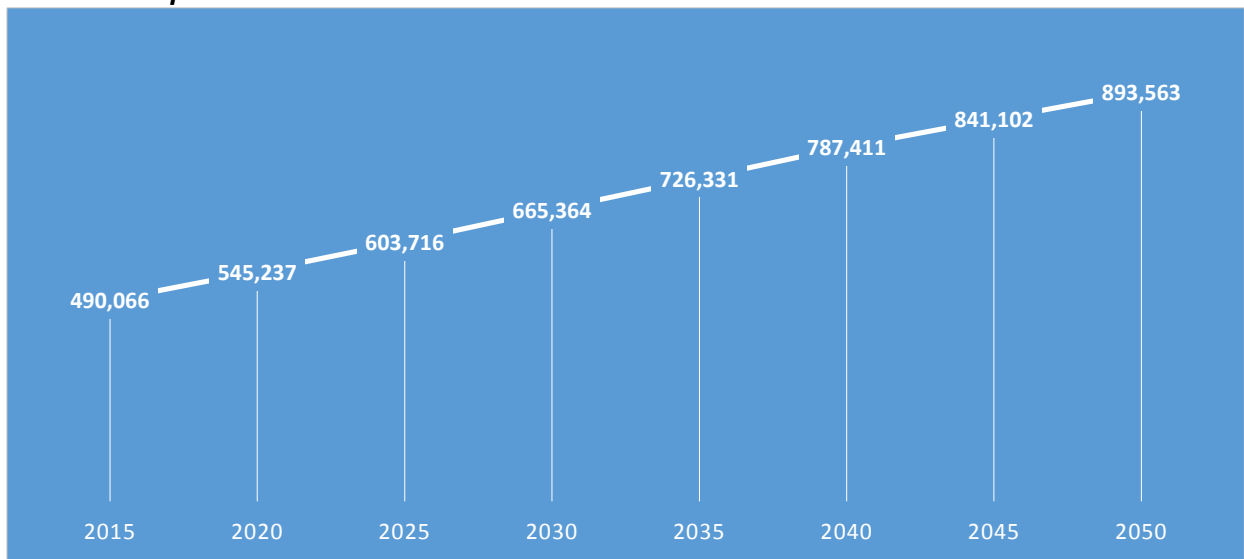


In comparison to the seven-county region, the population in Adams County is still growing. Counties west of Denver have slowed in growth over the last 15 years because of limited expansion possibilities along the Rocky Mountain range; however, counties east of Denver are more available for expansion.

Population Forecast

Population forecasts are produced annually by Colorado's State Demography Office, with the most recent forecasts produced in October 2015. Chart 4 displays the population projection for Adams County.

CHART 4: Population Forecast



Source: Colorado State Demography Office
Q12

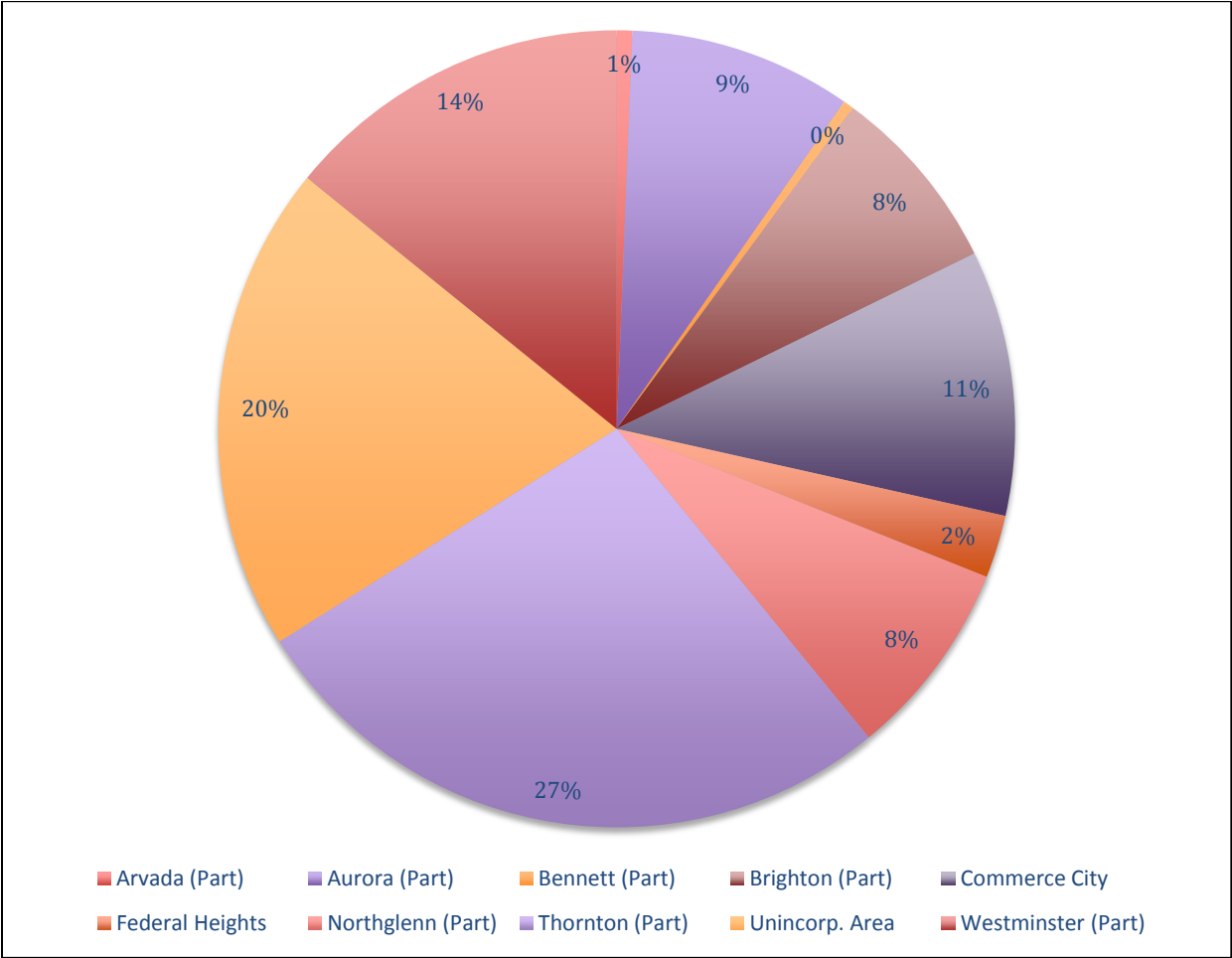
According to the State Demography Office, the population of Adams County is projected to grow from 490,066 in 2015 to 893,563 in 2050 – a significant increase of 82.3 percent.



Population by Municipality

Adams County is comprised of all of Commerce City and Federal Heights, as well as parts of the following municipalities: Arvada, Aurora, Bennett, Brighton, Commerce City, Federal Heights, Northglenn, Thornton and Westminster, as well as unincorporated parts of the county. Chart 5 illustrates these municipalities' contributions to the county's overall population.

CHART 5: Population by Municipality



Source: Colorado State Demography Office



Population Change Seven-County Comparison

Adams County, with a rate of 29.5 percent, had the second greatest population growth rate in the region from 2000 to 2015. The only county that experienced faster growth was Douglas County, which grew rapidly at 74.6 percent. According to earlier population projections by the State Demography Office, Adams County is expected to continue growing at a fast pace and will be one of the drivers of population growth in the region.

TABLE 7: Population Change by County, 2000-2015

	2000	2009	2015	2000-2015 percent change
Adams County	363,857	419,439	471,206	29.5%
Arapahoe County	487,967	544,157	608,310	24.7%
Boulder County	291,288	295,524	310,032	6.4%
Broomfield County	--	52,882	60,699	--
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Jefferson County	527,056	529,025	552,344	4.8%

Source: 2000 Census, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates (DP05)
Data Note: Broomfield County was established in 2001.

As mentioned earlier, population growth in counties east of Denver (Boulder and Jefferson) has slowed considerably in the last 15 years, due in part to limited growth possibilities because of the adjacent Rocky Mountain range. Adams County, Arapahoe County and Douglas County do not have such barriers. Denver County is also growing, albeit at a slower rate.



Age

Adams County has a lower median age than the state. According to the 2011–2015 ACS, the median age in the county was 33, compared to 36.3 years in Colorado. ACS data figures show that the county is aging slower than the state. In 2015, residents 65 and older made up 9.2 percent of the population of Adams County. That is an increase of 18 percent from 2000, when persons 65 and older made up only 7.8 percent of the population. By contrast, the elderly population in the state grew from 9.7 percent to 12.3 percent in that period – an increase of 26.8 percent. The largest age cohort in the county was 25 to 34 years, with 16.1 percent of the total population (75,809 persons).

TABLE 8: Age Distribution

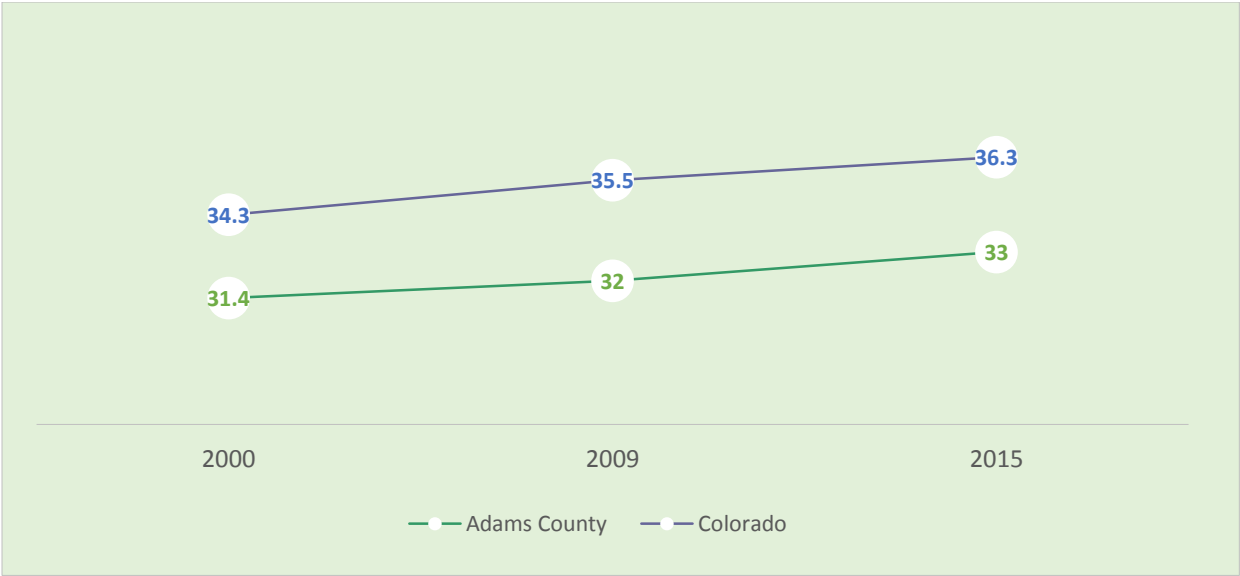
Age cohort	Persons in age group	Percentage of persons in age group
Under 5 years	37,173	7.9%
5 to 9 years	38,308	8.1%
10 to 14 years	36,514	7.7%
15 to 19 years	30,559	6.5%
20 to 24 years	31,810	6.8%
25 to 34 years	75,809	16.1%
35 to 44 years	69,089	14.7%
45 to 54 years	60,509	12.8%
55 to 59 years	26,382	5.6%
60 to 64 years	21,450	4.6%
65 to 74 years	26,439	5.6%
75 to 84 years	12,373	2.6%
85 years and older	4,791	1.0%
Median Age	33	N/A

Source: 2011-2015 American Community Survey 5-Year Estimates

Adams County's median age is 3.3 years less than the statewide median. In 2015, the median age in the county was 33 (according to the 2011–2015 ACS). This represents a 5.1 percent increase in the median age since the 2000 census, when the median age was 31.4 years. In comparison, over the same period the statewide median age increased 5.8 percent, from 34.3 to 36.3 years. Chart 6 illustrates the change in median age for Adams County in comparison to the state in 2000, 2009 and 2015.



CHART 6: Change in Median Age



Source: 2000 Census, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates

The state saw a steady increase in median age from 2000 to 2015, as did Adams County, but the median age in the county did not increase as fast. At the current rate, the population of the county will remain younger than the state as a whole.



The Elderly

Where housing is concerned, meeting the needs of the elderly is especially important. As communities across the nation grow proportionately older, the needs of the elderly need to be factored into any community plans with appropriate social services, healthcare and housing. Central to these evolving needs is access to housing options that are decent, safe, affordable, accessible and located in proximity to services and transportation. Housing is one of the most essential needs of the elderly because the affordability, location and accessibility of where they live will directly impact their ability to access health and social services – both in terms of financial cost and physical practicality. With a population aging in the county (5.1 percent) at a rate similar to the state as a whole (5.8 percent), providing housing options for the elderly will continue to press on Adams County policymakers in the years to come.

TABLE 9: Elderly Population

	2000	2009	2015	2000-2015 percent change
Adams County	7.8%	8.1%	9.2%	18.0%
Colorado	9.7%	10.3%	12.3%	26.8%

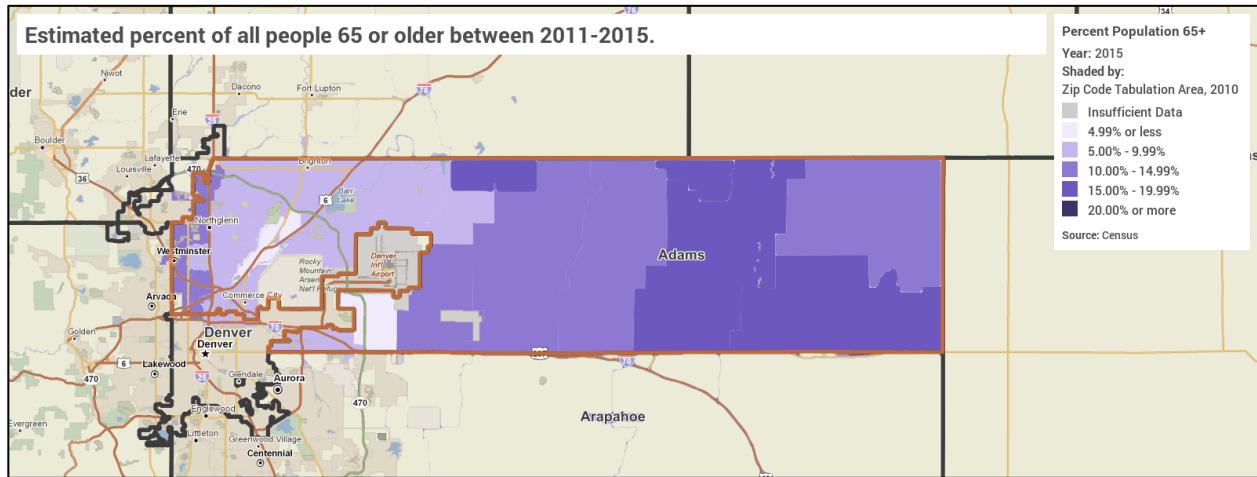
Source: 2000 Census, 20052009 and 20112015 American Community Survey 5-Year Estimates

Persons 65 and older comprise a smaller percentage of the county's population than that of the state. Approximately 9.2 percent of the county's population was 65 and older (43,603 persons), compared to the state at 12.3 percent (2011–2015 ACS). Furthermore, 1 percent of the county's population was 85 and older (4,791 persons), compared to 1.5 percent in the state. While the percentages may not suggest much growth, the actual number of elderly residents in the county grew from 28,382 in 2000 to 43,603 in 2015.



Map 5 highlights the geographic distribution of the elderly population throughout the county. Lighter colored shades represent areas with lower populations and darker shades represent areas with higher populations. The elderly in Adams County can be found in larger percentages in the eastern unincorporated areas of the county as opposed to the municipal cities in the western areas of the county.

MAP 5: Population 65 and Older



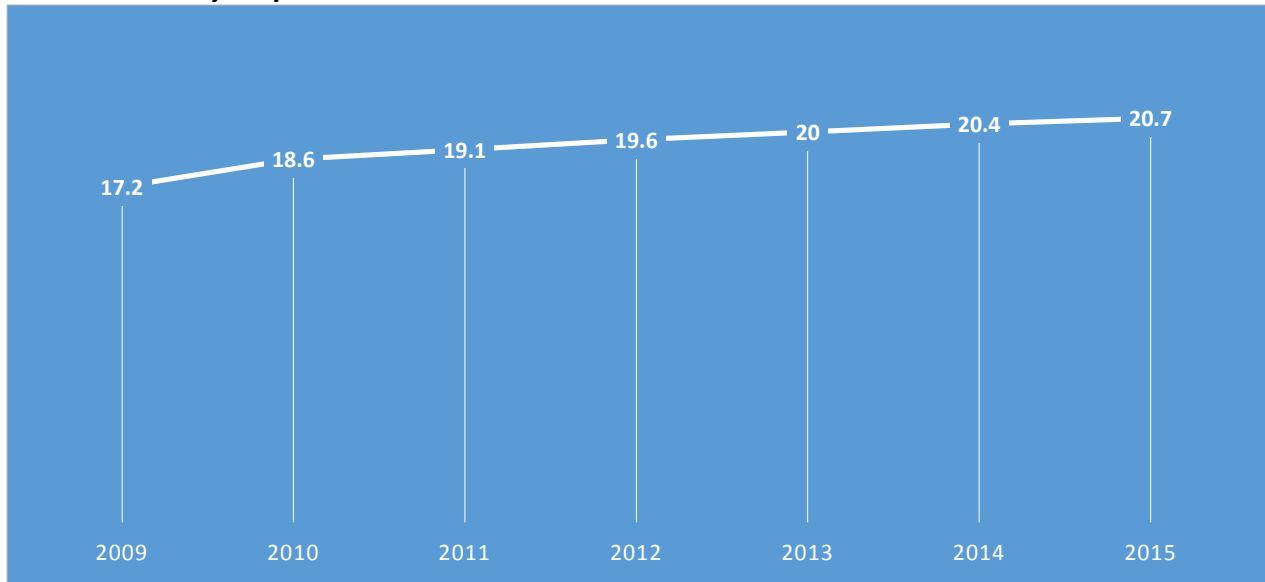
Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Elderly Hispanic Population

The percentage of elderly in Adams County who identify as Hispanic has been growing steadily: from 2009 to 2015, it grew from 17.2 to 20.7 percent (an increase of 20.4 percent). Chart 7 illustrates this increase. (Source: 2011–2015 ACS S0103)

CHART 7: Elderly Hispanics



Source: 2005-2009 - 2011-2015 American Community Survey 5-Year Estimates (S0103)



Age Dependency Ratio

Age dependency ratios relate the number of working-age persons to the number of dependent-age persons (children and the elderly). An area's dependency ratio is comprised of two smaller ratios – the child dependency ratio and the old-age dependency ratio. These indicators provide insight into the social and economic impacts of shifts in the age structure of a population. Higher ratios of children and the elderly require more services to meet the specific needs of those populations. Furthermore, a greater burden is placed on an economy when those who mainly consume goods and services become disproportionate to those who produce. These measures are not precise – not everyone under 18 or older than 65 is economically dependent, and not all working-age individuals are economically productive. With these caveats in mind, dependency ratios are still helpful indicators in gauging the directional impacts of shifting age structures.

TABLE 10: Age Dependency Ratio

	Old-age dependency ratio	Child dependency ratio	Age dependency ratio
Adams County	14.7	44.5	59.2
Colorado	19.0	36.6	55.6

Source: 2011-2015 American Community Survey 5-Year Estimates (S0101)

Given the shifting demographics discussed in the previous sections, the age dependency ratios will continue to rise in Adams County. A 2010 Census Bureau report on aging trends in the U.S. provides insight: “By 2030, all of the baby boomers will have moved into the ranks of the older population. This will result in a shift in the age structure, from 13 percent of the population 65 and older in 2010 to 19 percent in 2030.” As this shift occurs, the working age population will simultaneously be shrinking. Sixty percent of the nation's population was 20-64 in 2010. The Census Bureau estimates that by “2030, as the baby boomers age, the proportion in these working ages will drop to 55 percent.”²

Communities with growing elderly populations must be mindful of changes in old-age dependency ratios. The percentage of the population aged 65 and older grew 18 percent from 2000 to 2015. The elderly population in the county grew from 28,382 in 2000 to 43,603 in 2015, or 53.6 percent. By comparison, Adams County's entire population grew 29.5 percent in this time. A shrinking working-age population means fewer workers producing goods and services, so less tax revenue is generated. Further, an aging population also increases demand for social services, healthcare and housing

² U.S. Census Bureau, *The Next Four Decades: The Older Population in the United States: 2010 to 2050*. Retrieved from: <https://www.census.gov/prod/2010pubs/p25-1138.pdf>



for the elderly. The intersection of these two trends presents growing challenge for communities.



Household Status

There were 156,628 total households in Adams County in 2015. Family households made up the majority of households in the county by far, with 70.9 percent. Married couples accounted for more than half of the households in the county, and one in five households (20.2 percent) were single-parent households. More than one-third of households in Adams County (36.1 percent) had children under 18 years old.

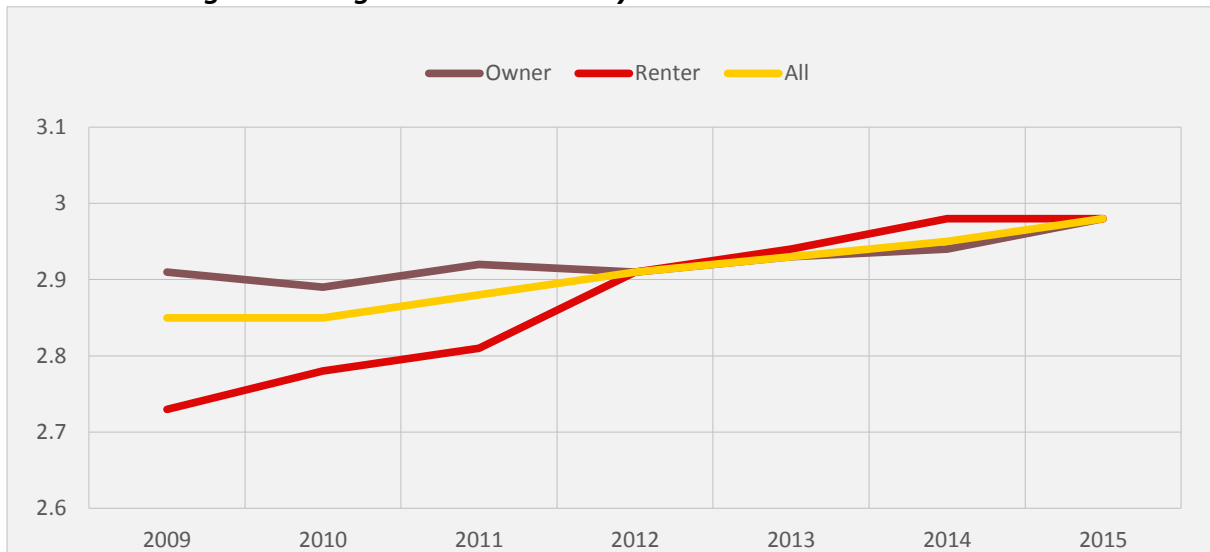
TABLE 11: Household Status

	Estimate	Percentage
Total households	156,628	--
Family households	111,036	70.9%
Married-couple family	79,410	50.7%
Male, no wife present	10,142	6.5%
Female, no husband present	21,484	13.7%
Non-family household	45,592	29.1%
Households with own children under 18 years	56,637	36.2%

Source: 2011-2015 American Community Survey 5-Year Estimates (S1101)

According to ACS figures from 2009 to 2015, the average household size of occupied housing units in Adams County grew slightly from 2.85 persons in 2009 to 2.98 persons in 2015. While there was steady growth for all households, the average household size of renter-occupied households overtook owner-occupied households in this time.

CHART 8: Change in Average Household Size by Tenure

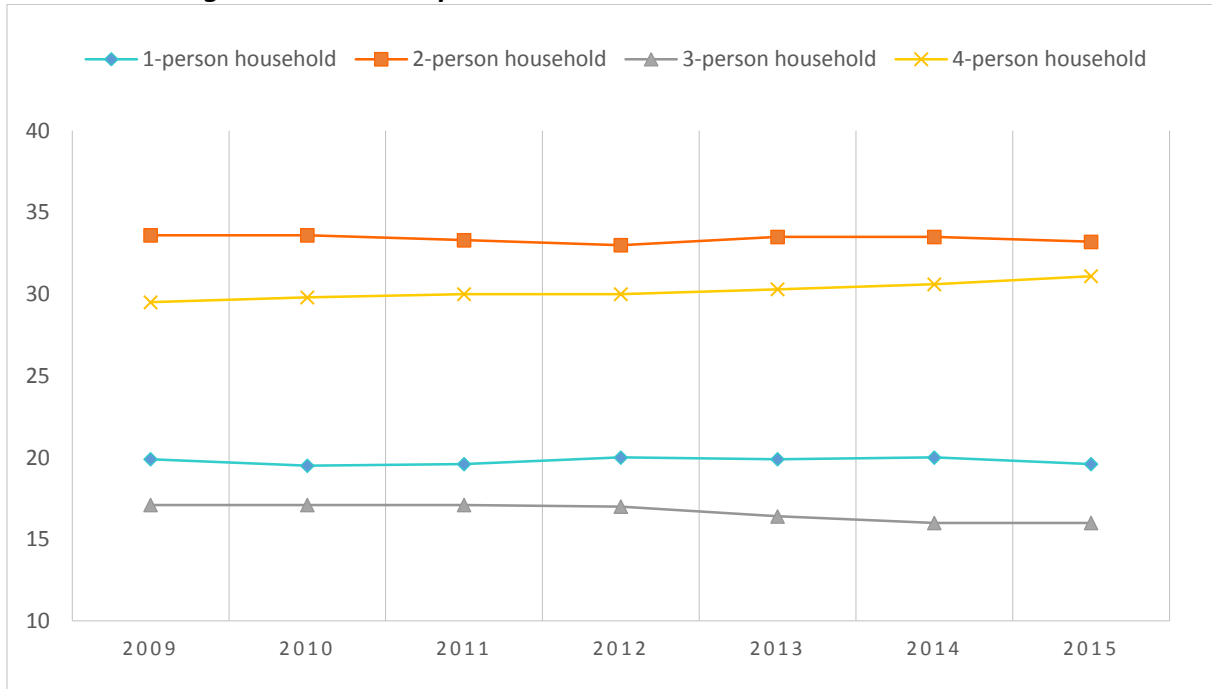


Source: 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates (B25010)



The average size of owner-occupied households was 2.91 persons in 2009. In 2015, that figure increased slightly to 2.98 persons. On the other hand, the average size of renter-occupied households increased more quickly: from 2.73 persons in 2009, the size in 2015 caught up with that of owner-occupied households to 2.98 persons.

CHART 9: Change in Owner-Occupied Household Size

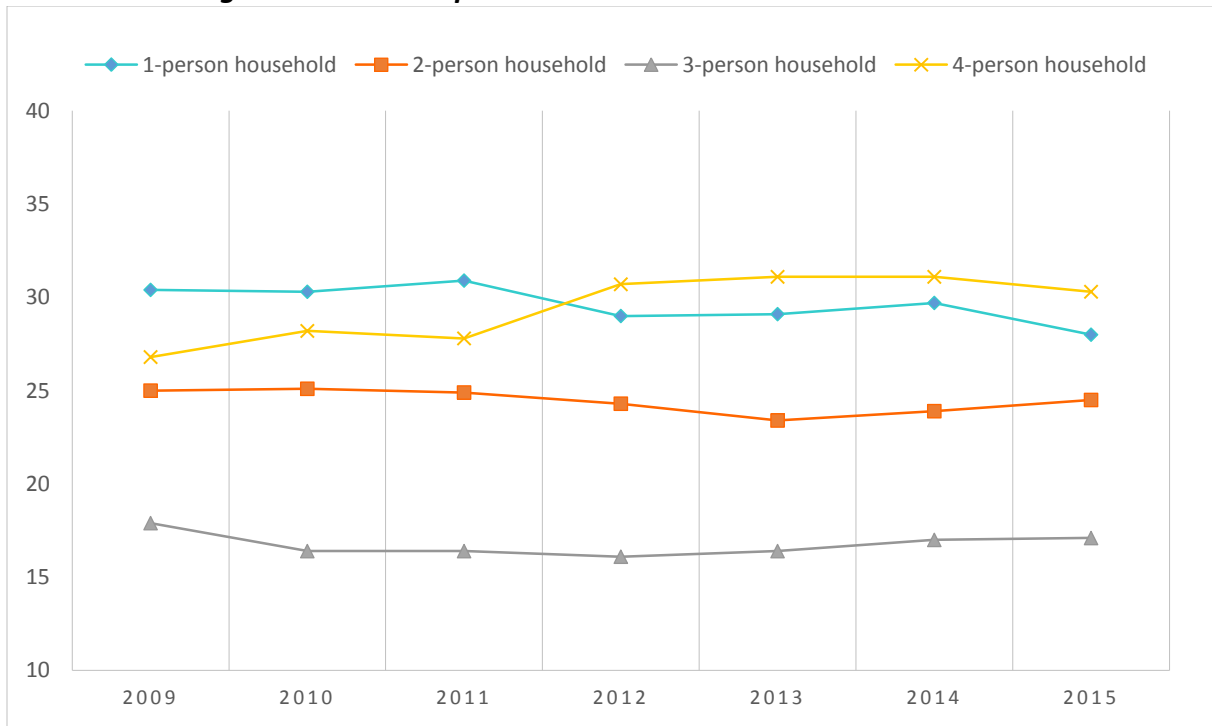


Source: 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates (S2501)

In owner-occupied housing, there has not been a significant amount of fluctuation in the number of persons per household since 2009. Three-person households declined slightly in that time and four-person households increased slightly. The number of one- and two-person households remained relative steady over the same time period.



CHART 10: Change in Renter-Occupied Household Size



Source: 2005–2009 and 2011–2015 ACS 5-Yr Estimates (S2501)

Renter-occupied households experienced more shifts in size than owner-occupied housing from 2009 to 2015. Since 2009, four-person households have increased in the county and have become the largest household type by size, increasing from 26.8 percent in 2009 to 30.3 percent in 2015. One-person renter households were the largest type in 2009 but have since fallen behind four-person households, suggesting that larger families have an increasing need for renting homes.



Race and Ethnicity

Whites are the largest racial group in Adams County. According to 2015 ACS 5-Year Estimates, they made up 82.8 percent of the population, followed by “some other race” at 5.4 percent. All other races accounted for less than 4 percent of the population each. 38.6 percent of the population identified as ethnically Hispanic. (Persons can identify as both ethnically Hispanic and as any race.) Table 12 details the racial and ethnic composition of the county compared to the state.

TABLE 12: Race and Ethnicity

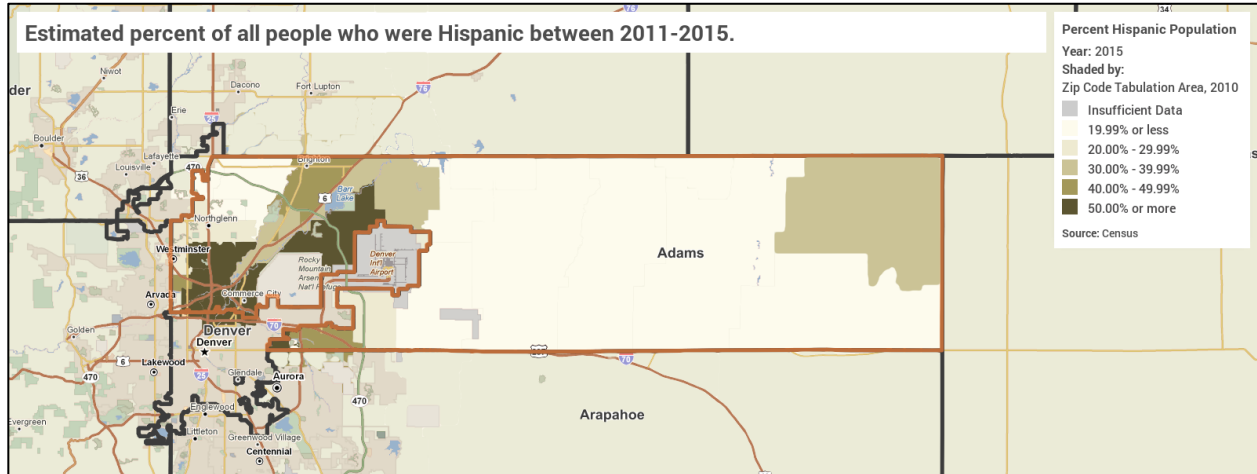
	Colorado	Percentage	Denver MSA	Percentage	Adams County	Percentage
White	4,446,095	84.2%	2,213,140	81.8%	390,252	82.8%
Black	213,787	4.0%	150,830	5.6%	15,264	3.2%
Native American/Alaska Native	50,008	0.9%	21,924	0.8%	5,229	1.1%
Asian	153,467	2.9%	104,487	3.9%	17,932	3.8%
Native Hawaiian/Pacific Islander	7,695	0.1%	3,367	0.1%	608	0.1%
Some other race	224,374	4.3%	114,779	4.2%	25,669	5.4%
Two or more races	183,480	3.5%	95,445	3.5%	16,252	3.4%
Hispanic	1,112,586	21.1%	615,397	22.8%	182,114	38.6%
Source: 2011-2015 American Community Survey 5-Year Estimates						
Data note: The Denver MSA is the Denver-Aurora-Lakewood Metropolitan Statistical Area						

While the percentages of all races have mostly remained constant since 2000, the composition of the county’s ethnicity is changing. In 2000, 28.2 percent of the population in Adams County identified ethnically as Hispanic or Latino. By 2015, that figure increased to 38.6 percent. Adams County also has a larger Hispanic population by percentage than both the state and the Denver metro region.



Map 6 displays concentrations of Hispanics in Adams County. They are concentrated in the southwest corner of the county in Westminster and Thornton, and between Rocky Mountain Arsenal National and Denver International Airport along E-470. Parts of Aurora, particularly the areas of the city closest to Denver, also have concentrations.

MAP 6: Hispanic Population



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Denver County has more Hispanics than Adams County, though the latter has a greater percentage of Hispanics.

TABLE 13: Hispanic Population by County

	Total population	Hispanic population	Percentage
Adams County	471,206	182,114	38.6%
Arapahoe County	608,310	113,506	18.7%
Boulder County	310,032	42,487	13.7%
Broomfield County	60,699	7,225	11.9%
Denver County	649,654	201,019	30.9%
Douglas County	306,974	25,007	8.1%
Jefferson County	552,344	83,142	15.1%

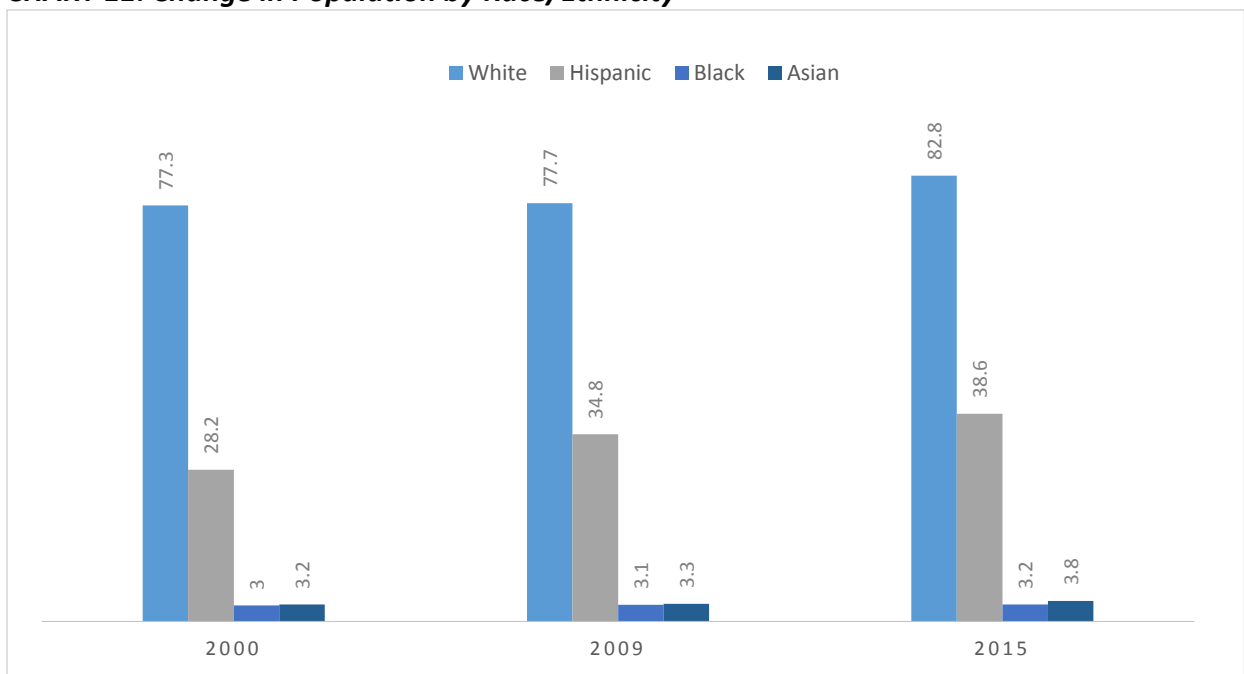
Source: 2011-2015 American Community Survey 5-Year Estimates (DPO5)



Change in Race/Ethnicity

The population which identifies as Hispanic in Adams County has been steadily growing.. From 2000 to 2015, the Hispanic population in Adams County grew from 28.2 percent to 38.6 percent – an increase of 36.9 percent. Minority groups have also been steadily growing, but at a slower pace. The black population grew slightly from 3.0 percent in 2000 to 3.2 percent in 2015 – an increase of 6.7 percent. The Asian population grew more quickly from 3.2 percent in 2000 to 3.8 percent in 2014 – an increase of 18.8 percent.

CHART 11: Change in Population by Race/Ethnicity



Source: 2000 Census, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates

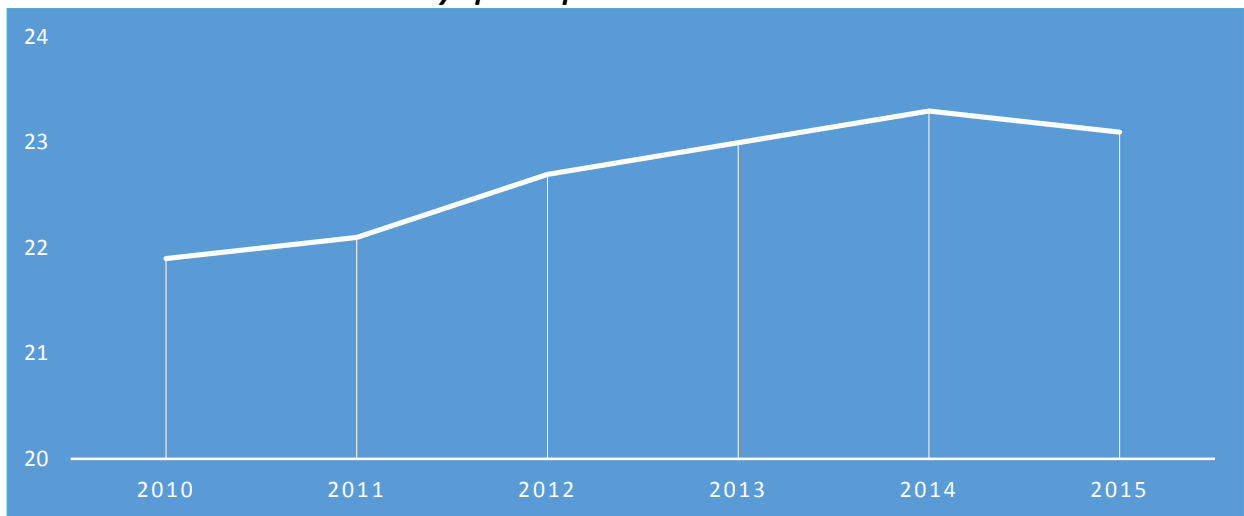
Since persons can identify as Hispanics as well as with races, the total percentage of racial groups combined with Hispanics exceeds 100 percent.



Language Spoken at Home

With the increasing number of persons in Adams County who identify as ethnically Hispanic, the communication and language needs of the community will shift. While English is the primary language in the county, there are many persons who primarily speak another language at home. Most Hispanics primarily speak Spanish at home. According to the 2011-2015 ACS, 41.7 percent of those who speak Spanish do not speak English well. Chart 12 shows the increase in persons who primarily speak Spanish at home.

CHART 12: Persons Who Primarily Speak Spanish at Home



Source: 2006-2010 - 2011-2015 American Community Survey 5-Year Estimates (S1601)

From 2010 to 2014, the number of persons who primarily speak Spanish at home in Adams County rose steadily, though there was a very slight decline from 2014 to 2015. Even with this decline, the number of persons who spoke Spanish rose from 98,854 to 100,057. ~~With the rate of individuals who identify as Hispanic expected to continue rising, it is also anticipated that the use of Spanish in the county would increase.~~

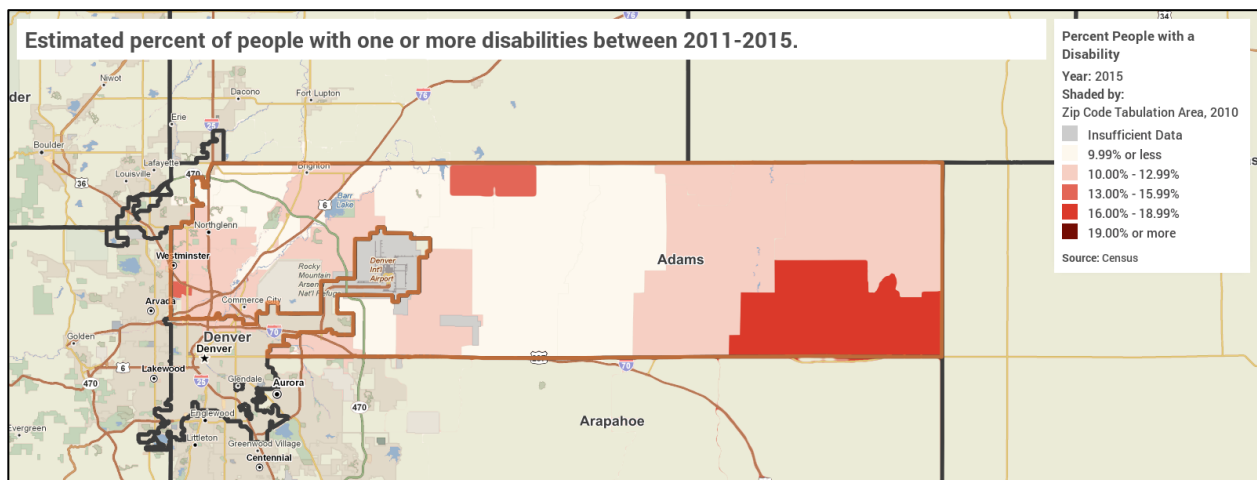


Disability

Persons with disabilities face housing discrimination and finding accessible units. They also face financial hardship at rates higher than average. 10.5 percent of Adams County in 2015 (49,308 persons) had a disability, and only 43.1 percent of the working-age disabled population was employed. (Source 2011-2015 ACS S1810, S2301)

Map 7 shows the distribution of persons with disabilities in Adams County. Unincorporated parts of the county have greater percentages.

MAP 7: Disabled Persons



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Table 14 shows persons with disabilities in both the county and state, broken down by age. The elderly are more subject to disabilities than other age cohorts.



TABLE 14: Disability and Age

	Colorado (statewide)	Percent	Adams County	Percent
Persons with a disability	538,856	10.4%	49,308	10.5%
Population under 5	2,285	0.7%	307	0.8%
Population 5 to 17	39,181	4.3%	4,943	5.2%
Population 18 to 34	65,789	5.2%	5,795	4.9%
Population 34 to 64	221,608	10.7%	21,525	12.2%
Population 65 to 74	87,066	22.9%	7,726	29.6%
Population 75 and older	122,927	49.2%	9,012	54.4%

Source: 2011-2015 American Community Survey 5-Year Estimates (S1810)

Table 15 shows disabilities among racial and ethnic groups for both the county and state. Except for Native Hawaiians and other Pacific Islanders, all of the county's minorities have disability rates similar to the statewide rates.

TABLE 15: Disability and Race

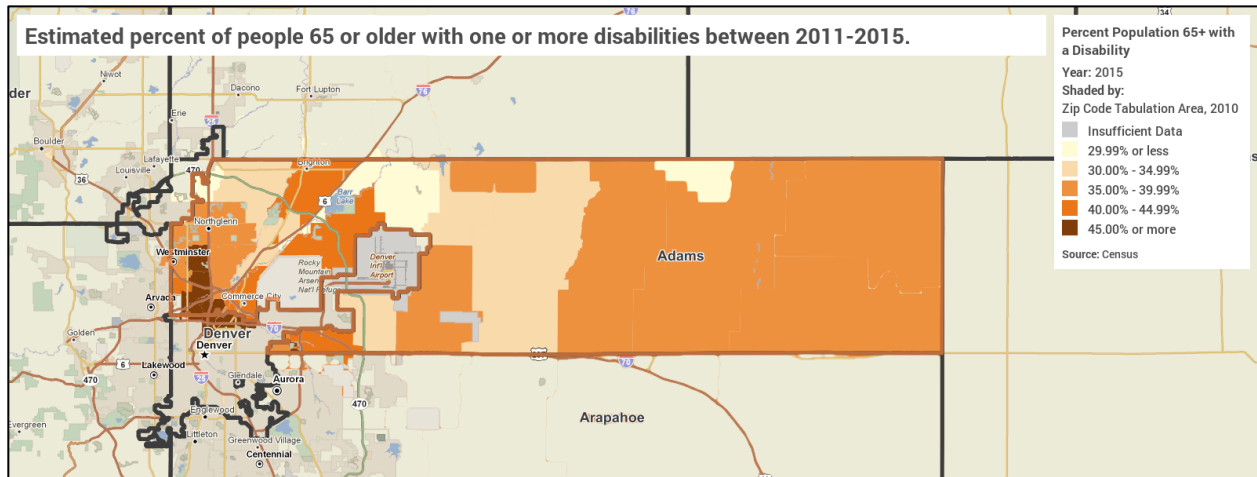
Race	Colorado	Percentage	Adams County	Percentage
White	458,960	10.5%	41,402	10.7%
Black	22,876	11.4%	1,820	12.2%
Native American and Alaska Native	7,726	16.2%	746	14.4%
Asian	10,533	6.9%	1,551	8.7%
Native Hawaiian and other Pacific Islander	578	8.0%	63	12.8%
Some other race	20,508	9.2%	2,203	8.6%
Two or more races	17,675	9.9%	1,523	9.5%
Hispanic or Latino (of any race)	100,624	9.2%	15,511	8.6%

Source: 2011-2015 American Community Survey 5-Year Estimates (S1810)

Many struggle to find affordable, accessible housing – certainly at-risk populations such as the elderly, the unemployed and other impoverished groups. Maps 8, 9 and 10 show distributions of these disabled groups. Lighter shades represent areas with fewer persons, and darker shades with more persons.

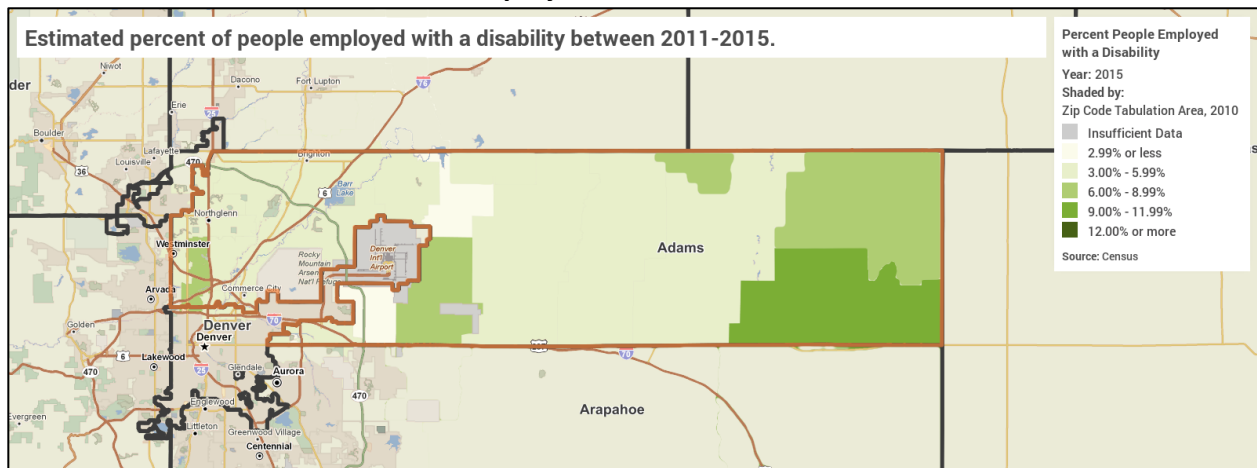


MAP 8: Disabled Persons 65 and Older



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

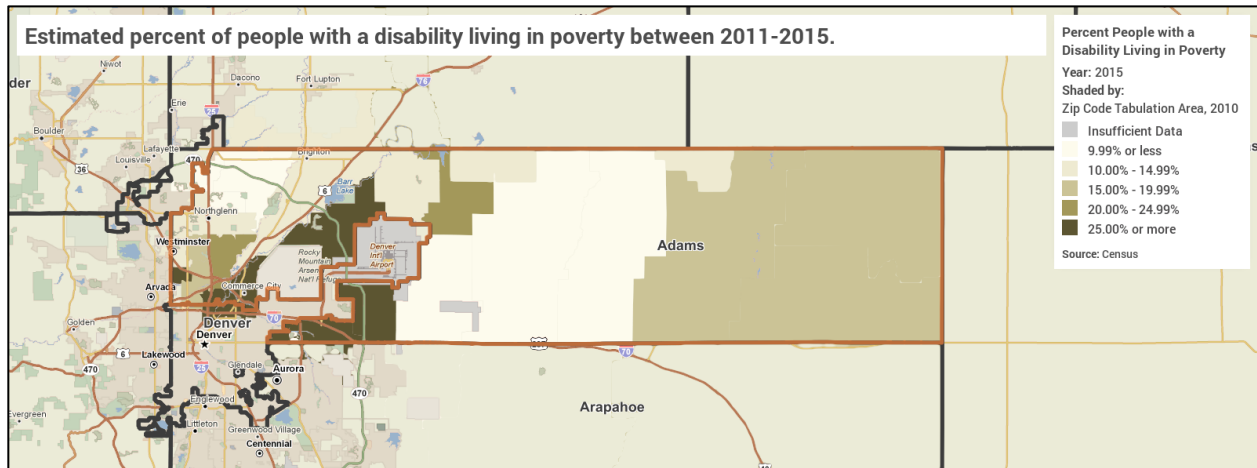
MAP 9: Disabled Persons Who Are Employed



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



MAP 10: Disabled Persons in Poverty



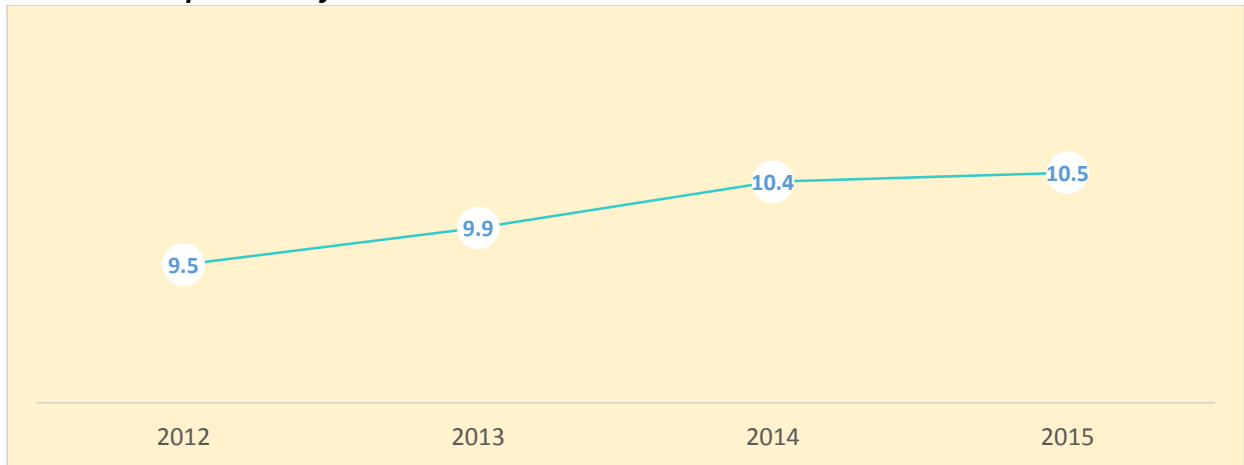
Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

There are concentrations disabled persons living in poverty along E-470 between the Rocky Mountain Arsenal National Wildlife Refuge and Denver International Airport as well as in Aurora.

Disability Trends

While the ACS only started publishing detailed five-year estimates for disabled persons in 2012, chart 13 displays the growth of the disabled population from 9.5 percent in 2012 to 10.5 percent in 2015.

CHART 13: Population of Disabled Persons



Source: 2008–2012 and 2011–2015 American Community Survey 5-Year Estimates



Income

According to 2011-2015 ACS figures, the median household income (MHI) in Adams County was \$58,258. This was slightly less than the statewide MHI of \$60,629. The growth rate of the county MHI between 2000 and 2015 (24.6 percent) was also less than the state average (28.4 percent).

TABLE 16: Median Home Value and Median Household Income

	2000	2009	2015	2000-2015 percent change
Median household income (county)	\$47,323	\$55,258	\$58,946	24.6%
Median home value (county)	\$149,800	\$198,600	\$198,800	32.7%
Median household income (state)	\$47,203	\$56,222	\$60,629	28.4%
Median home value (state)	\$166,600	\$234,100	\$247,800	48.7%
Source: 2000 Census, 20052009 and 20112015 American Community Survey 5-Year Estimates				

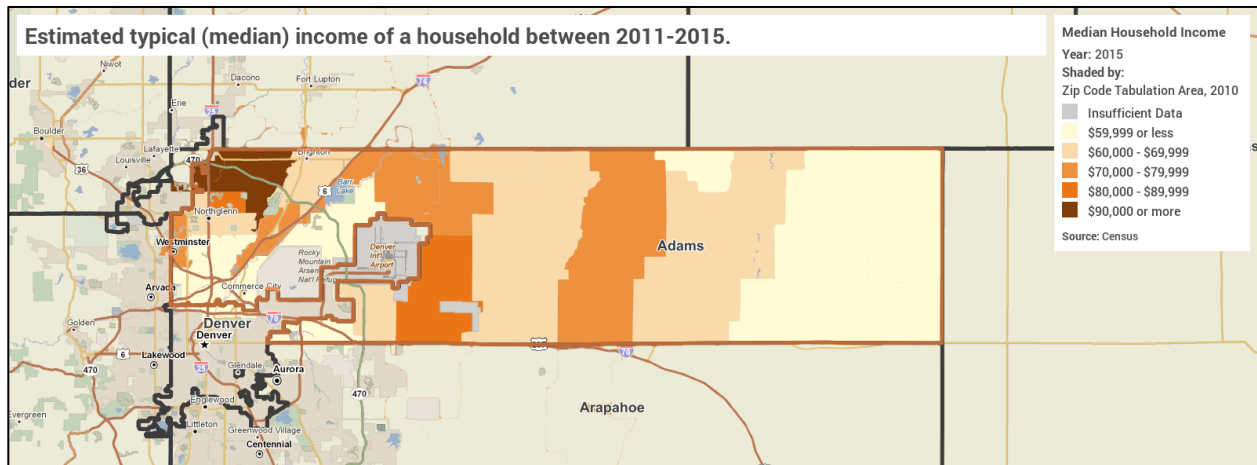
Not only did the county have a lower MHI than the state, according to the 2011-2015 ACS, but the median household income for the Denver-Aurora-Lakewood MSA was \$65,614 — about one-tenth higher than the MHI in Adams County.

Since the housing market collapse in 2008 and 2009, home prices in Adams County have been stagnant, and MHI has only increased slightly. In Colorado, both MHI and housing values have risen slightly since the collapse, and MHI still lags behind increasing housing prices. Across the county and state, residents struggle to find affordable housing.



Map 11 shows the geographic distribution of MHI in Adams County. Lighter shades represent areas with lower MHI, and darker shades with higher MHI. There is a concentration of wealth in the northwestern corner of the county along Interstate 25 and Northwest Parkway/E-470 north of Thornton – this is the only tract with MHI of \$90,000 or more. In contrast, immediately south of this tract the MHI is \$59,999 or less. Other areas in the county with low MHI are those around the Rocky Mountain Arsenal National Wildlife Refuge and Denver International Airport, as well as eastern unincorporated areas.

MAP 11: Median Household Income



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Income Projection

MHI will increase annually by 2.62 percent from 2016 to 2021, according to Esri, a leading geographic information systems company. The MHI in Adams County was \$59,509 in 2016, and have it at \$67,717 in 2021.



Family Household Income Distribution

The largest income cohort in Adams County was comprised of families making between \$75,000 and \$99,999 annually (16.5 percent). However, more than half the families in the county earned less than \$75,000 (56.9 percent). In 2016, the HUD Income Limits Documentation System reported the area median income (AMI) for Adams County as \$80,100, with low-income families of four making only \$64,100. While we note the limits of the ACS data figures (these were calculated by total number of family households and were not broken down by family size), 44.4 percent of families made less than \$60,000 in 2014. There were 14,331 family households which earned less than \$25,000 in 2014 (13 percent). The average family size in Adams County was 3.53 persons – a figure that has been steadily rising since 2010.

TABLE 17: Income Distribution for Families

	Estimate	Percentage
Less than \$10,000	4,017	3.6%
\$10,000 to \$14,999	2,633	2.4%
\$15,000 to \$19,999	3,500	3.2%
\$20,000 to \$24,999	4,181	3.8%
\$25,000 to \$29,999	4,754	4.3%
\$30,000 to \$34,999	4,995	4.5%
\$35,000 to \$39,999	4,954	4.5%
\$40,000 to \$44,999	6,001	5.4%
\$45,000 to \$49,999	4,600	4.1%
\$50,000 to \$59,999	9,532	8.6%
\$60,000 to \$74,999	13,828	12.5%
\$75,000 to \$99,999	18,315	16.5%
\$100,000 to \$124,999	11,748	10.6%
\$125,000 to \$149,999	7,431	6.7%
\$150,000 to \$199,999	6,318	5.7%
\$200,000 or more	4,229	3.8%
Total	111,036	100%
Average family size	3.53	--

Source: 2011-2015 American Community Survey 5-Year Estimates (B19101)
Data Note: Orange records are for families with incomes of \$25,000 and less.

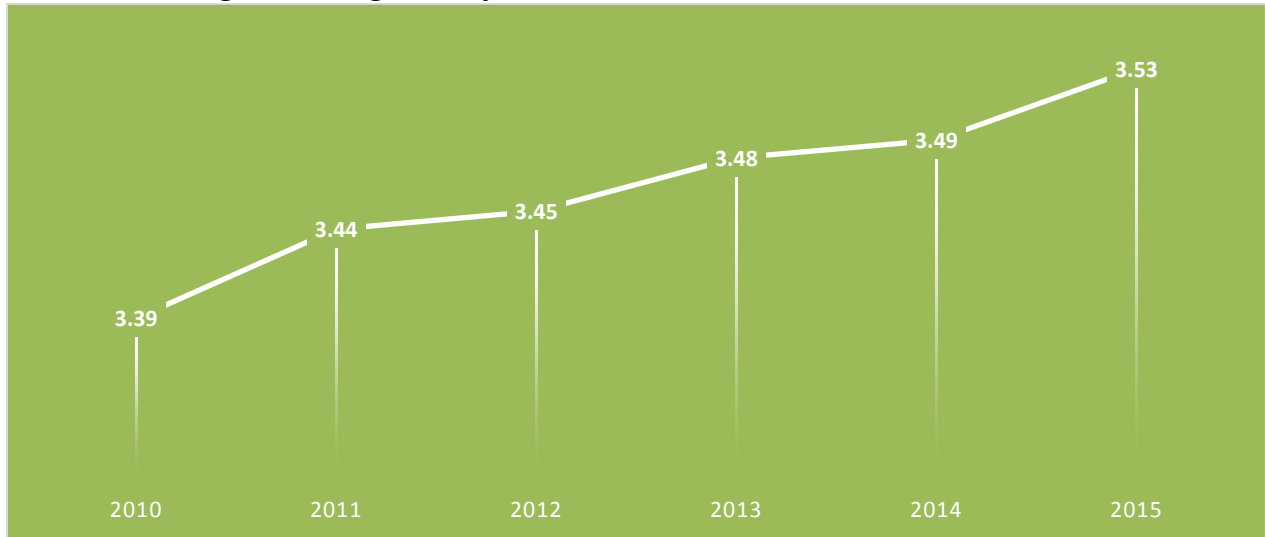
The definition of a family according to the United States Census Bureau is:

a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. All persons in a household who are related to the householder are regarded as members of his or her family. A family household may contain persons not related to the householder, but those are not included as part of the householder's family in tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of tabulations. Not all households contain families, since a



household may be comprised of a group of unrelated people or of one person living alone – these are called nonfamily households. Families are classified by type as either a “married-couple family” or “other family” according to the sex of the householder and the presence of relatives.³

CHART 14: Change in Average Family Size, 2010-2015



Source: 2006-2010 – 2011-2015 American Community Survey 5-Year Estimates (S1101)

The average family size in Adams County has been rising since 2010. Also, the total number of families in Adams County rose from 104,899 in 2010 to 111,036 in 2015 – an increase of 5.85 percent.

³Department of Commerce, Bureau of the Census, *American Community Survey and Puerto Rico Community, 2014 Subject Definitions*, 2014.



Table 18 shows the Adams County 2016 HUD Income Limits for various family sizes. While the ACS does not break down the income distribution by family size (estimates are only available at 3.53 persons per family), the data indicates the number of low-income families.

TABLE 18: HUD FY 2016 Income Limits

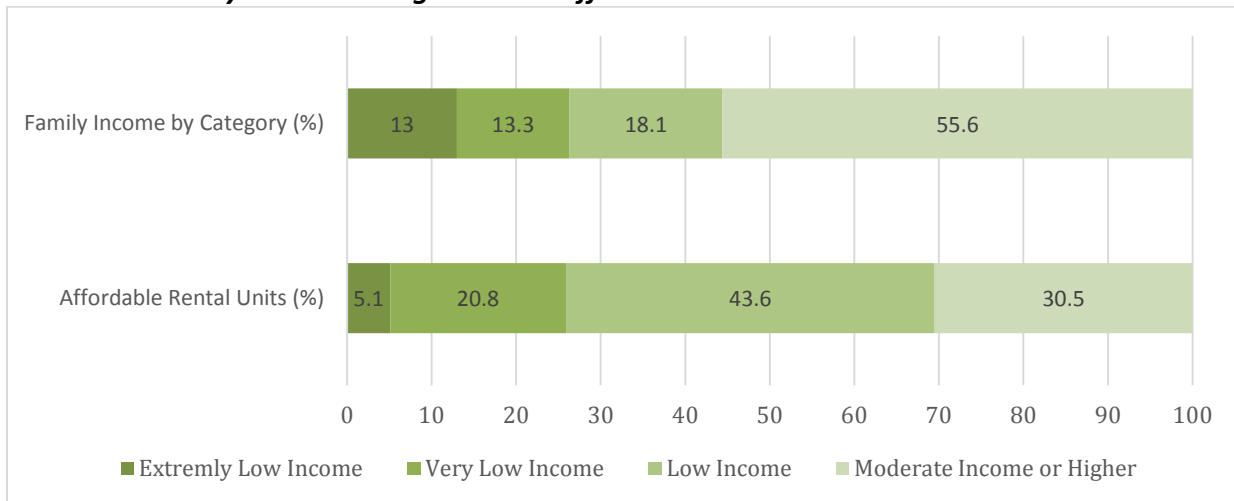
Income limit area	Median income	Income category	One-person family	Two-person family	Three-person family	Four-person family	Five-person family
Adams County	\$80,100	Low (80%)	\$44,900	\$51,300	\$57,700	\$64,100	\$69,250
		Very Low (50%)	\$28,050	\$32,050	\$36,050	\$40,050	\$43,300
		Extremely Low (30%)	\$16,850	\$19,250	\$21,650	\$24,300	\$28,440
Source: HUD FY 2016 Income Limits Documentation System							

According to the HUD Income Limits Documentation System, the area median income (AMI) for Adams County was \$80,100. This AMI was calculated using the Denver-Aurora-Lakewood MSA, which includes Adams County. Income categories for low-, very low- and extremely low-income families were calculated by family size. Base income categories were calculated for four-person families and adjusted according to the number of persons in the family.



Chart 15 shows family incomes juxtaposed with the distribution of affordable rental units. For family incomes, the darkest-green shade shows the percentage of extremely low-income families (30 percent of AMI), the dark-green shade of very low-income families (50 percent of AMI) and the medium shade of low-income families (80 percent of AMI). The lightest shade represents the AMI (\$80,100) and higher. For the percentages of affordable rental units, the darkest-green shade represents the units available for extremely low-income families, the dark-green shade for very low-income families and the medium shade for low-income families. The lightest shade is the percentage of units priced for families earning the AMI (\$80,100) and higher.

CHART 15: Family Income Categories and Affordable Rental Units



Source: 2011-2015 American Community Survey 5-Year Estimates

Data Note: Income limits are based off AMI of \$80,100 from HUD FY 2016 Income Limits Documentation System. Affordability is based off gross rent that does not exceed 30 percent of family income.

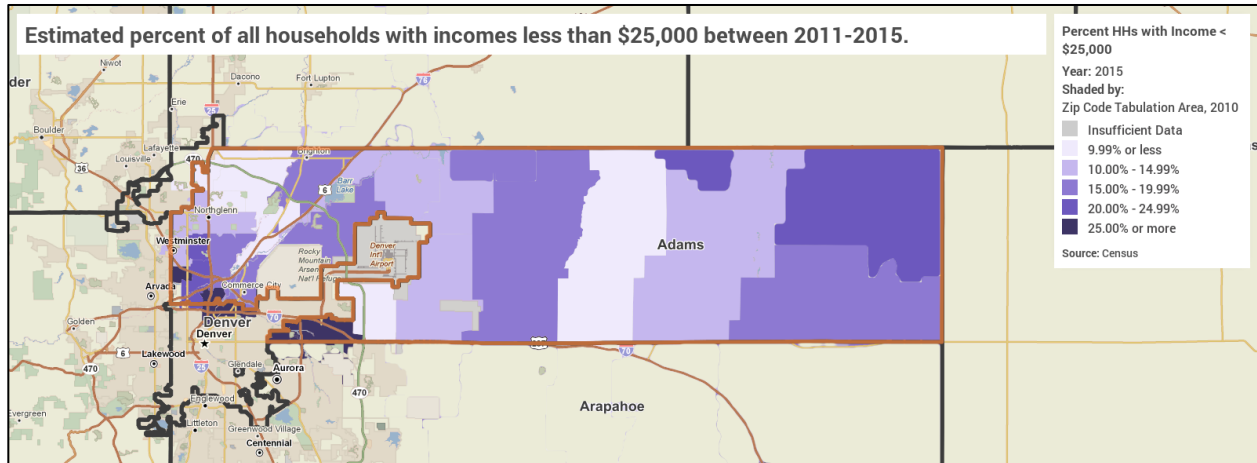
Many affordable rental units (not exceeding 30 percent of income) are available for low- and moderate-income families. Very low-income families have trouble securing units because low-income families also seek less-expensive units. Of great concern is the percentage of units available for extremely low-income families (13 percent) who can afford only 5.1 percent of units.



Households with Incomes Less than \$25,000

According to the 2011-2015 ACS, about 17 percent of households (26,643 households) had a MHI of less than \$25,000. Map 12 is a countywide distribution of these households. The southwest corner in Aurora along with areas south of Westminster and Commerce City have the greatest percentages of such households. Unincorporated areas in the northeast corner of the county also have such households.

MAP 12: MHI Less than \$25,000



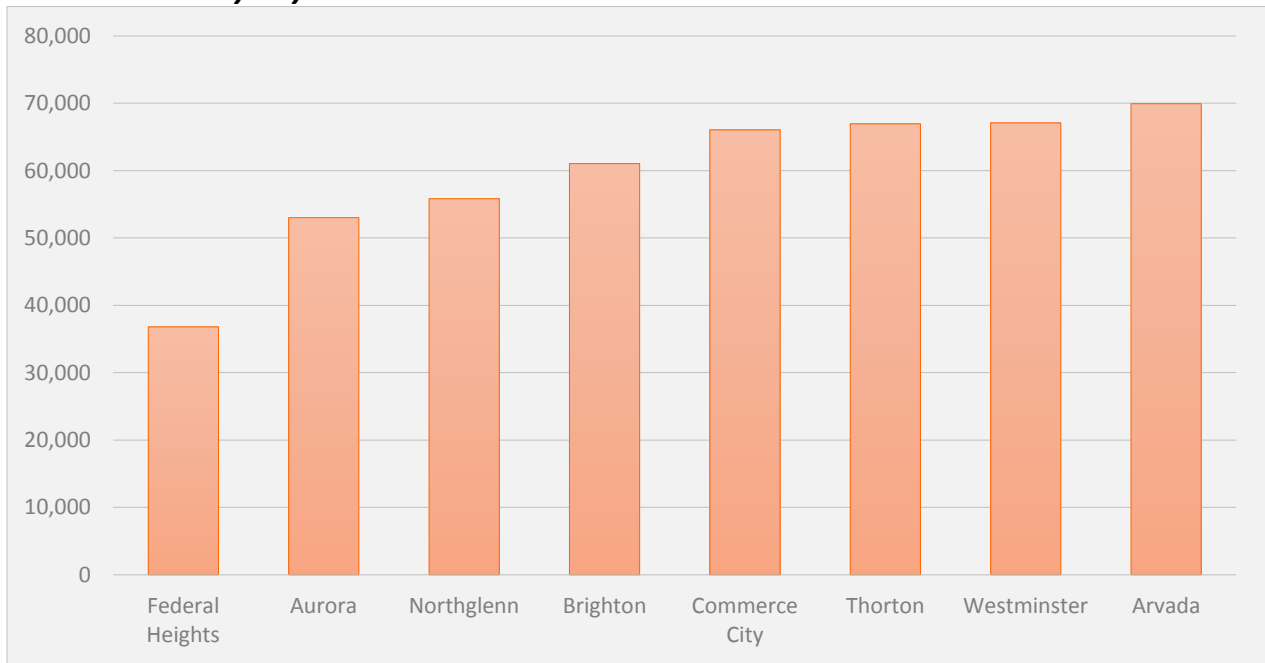
Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Median Income by City

Although the MHI in Adams County was \$58,946 in 2015, the MHI for municipalities in the county varied widely. From the most-recent ACS, Arvada had the highest MHI at \$69,938, followed by Westminster at \$67,081. Federal Heights had the lowest MHI at \$36,800.

CHART 16: MHI by City



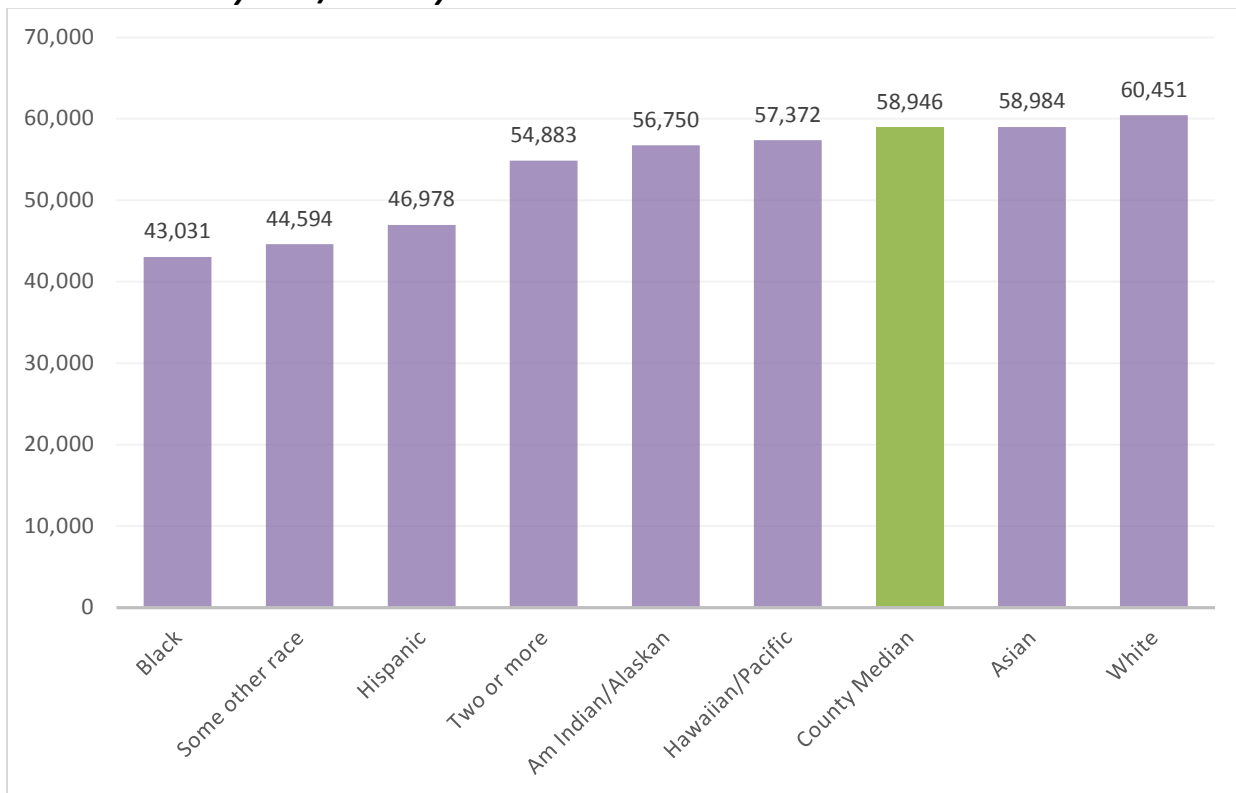
Source: 2011-2015 American Community Survey 5-Year Estimates



Income and Race

The 2015 countywide median household income (MHI) was approximately \$58,946, but chart 17 illustrates the great differences among racial and ethnic groups. The White, non-Hispanic population, the largest racial group by far, had an MHI of \$60,451 – slightly more than the countywide median. Hispanics, the second-largest group in the county, had an MHI of \$46,398, less than the countywide MHI. Asians in Adams County had the second-highest MHI at \$59,033, slightly behind whites. Blacks and all other races earned much less than the countywide MHI.

CHART 17: MHI by Race/Ethnicity

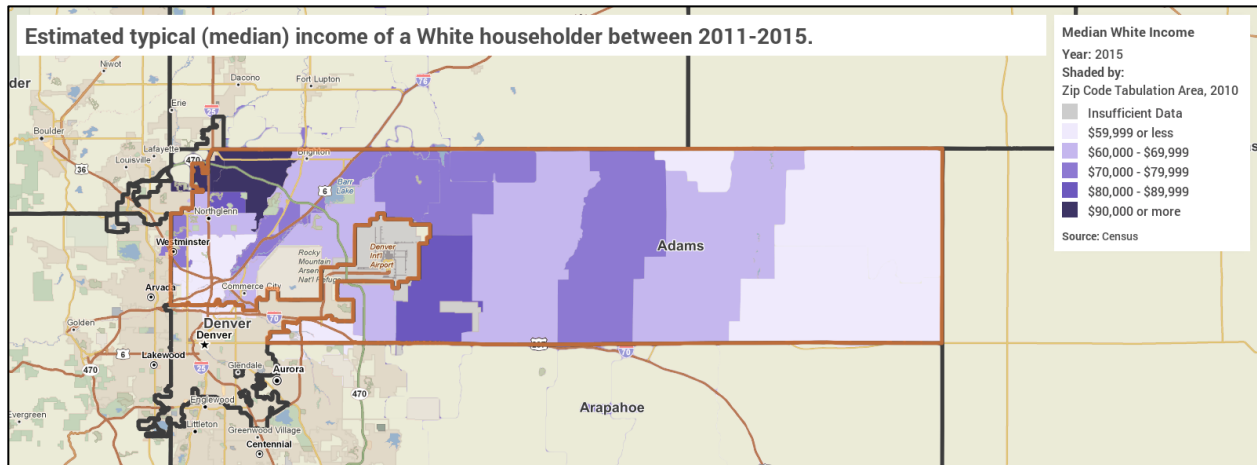


Source: 2011-2015 American Community Survey 5-Yr Estimates (S1903)

Maps 13, 14, 15 and 16 show MHI among racial and ethnic groups. Lighter areas represent lower MHI, and darker areas represent higher MHI.



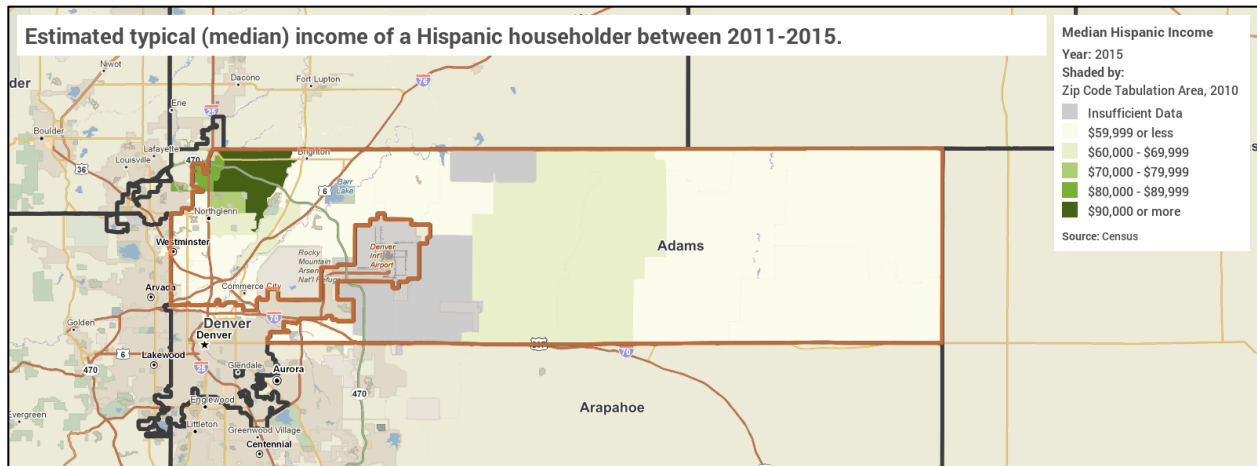
MAP 13: White MHI



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Whites make up more than 80 percent of the county’s population, so the income distribution in map 13 is similar to that of the county’s overall MHI map.

MAP 14: Hispanic MHI

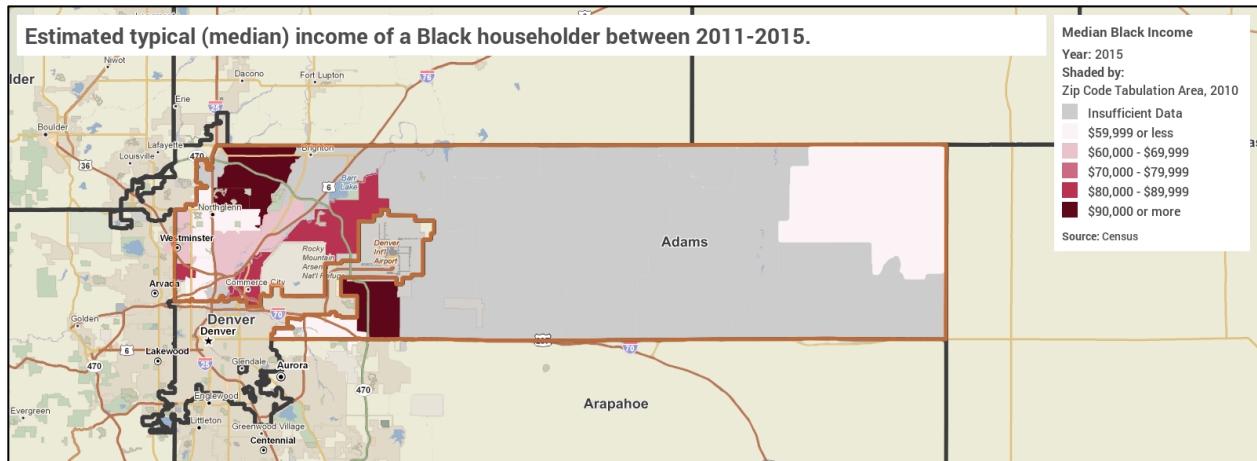


Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Hispanic households with high MHI are almost exclusively in the northwest corner of the county. MHI was the least in unincorporated areas of Adams County, along Interstate 25 and in the southwest tip of the county in Adams.



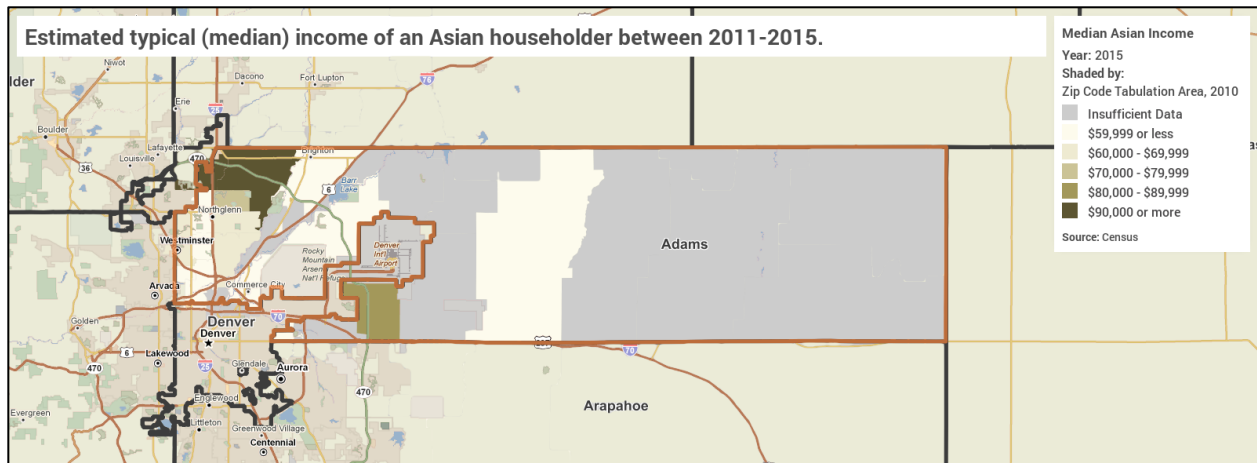
MAP 15: Black MHI



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Like the Hispanic population, the black population has concentrations of high MHI in the northwest corner of the county. Blacks living just south of the Denver International Airport also have high MHI. Because blacks only accounted for 3.2 percent of the population in the county, there were some areas with insufficient data. MHI was the least along Interstate 25 and in the southwest tip of the county in Aurora.

MAP 16: Asian MHI



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

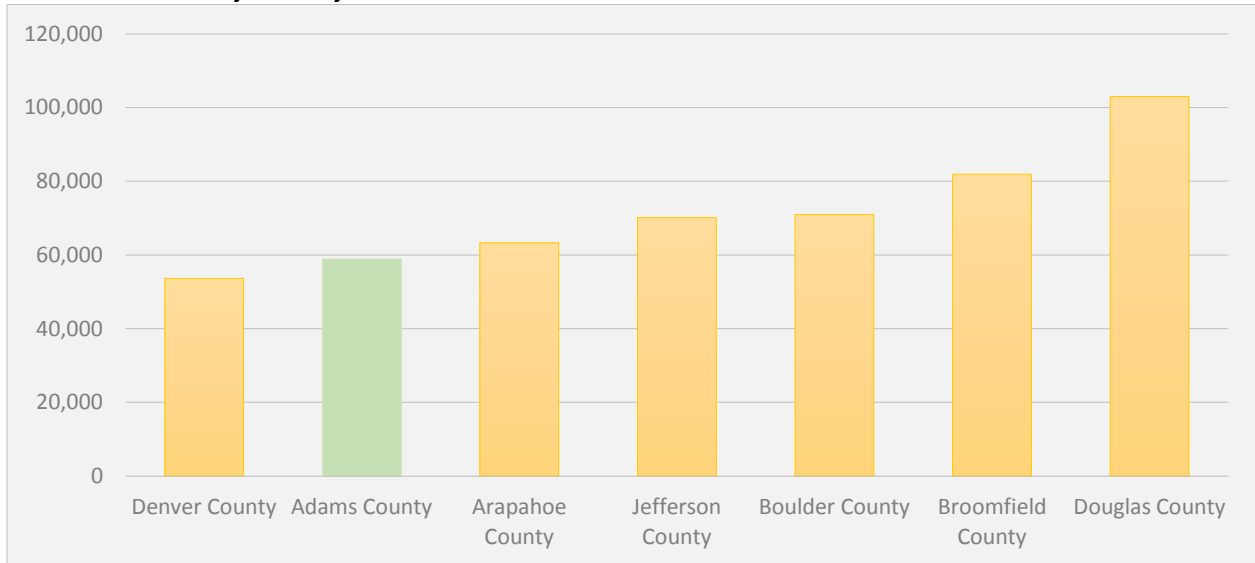
Asians also have the highest MHI in Adams County in the northwest corner of the county. Like the distribution for blacks, MHI is lowest along Interstate 25 and the southwest tip of the county in Aurora.



MHI County Comparison

Of the seven counties in the Denver metro area, Adams County had the second-lowest MHI at \$58,946. Only Denver County had a lower MHI at \$53,637. The MHI was highest in Douglas County (\$102,964) and Broomfield County (\$81,898). All other counties in the metro area each had an MHI of more than \$60,000.

CHART 18: MHI by County



Source 2011-2015 American Community Survey 5-Year Estimates



Adams County also saw the third-greatest increase in MHI from 2000 to 2015 among six of the seven counties in the metro area (Broomfield became a county in 2001), bested only by Denver and Boulder counties.

TABLE 19: Median Household Income by County

	2000	2009	2015	2000-2015 percent change
Adams County	\$47,323	\$55,258	\$58,946	24.6%
Arapahoe County	\$53,570	\$58,968	\$63,265	18.1%
Boulder County	\$55,861	\$65,040	\$70,961	27.0%
Broomfield County	(not yet a county)	\$76,240	\$81,898	--
Denver County	\$39,500	\$45,438	\$53,637	35.8%
Douglas County	\$82,929	\$99,522	\$102,964	24.2%
Jefferson County	\$57,339	\$65,891	\$70,164	22.4%

Source: 2000 Census, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates

As will be discussed later in the housing profile, Adams County’s median home value and median gross rent have also both increased. From 2000 to 2015, the MHI increased 24.6 percent, and the median home value increased 32.7 percent. In contrast, median gross rent increased 47.4 percent – much more than the increase in MHI and significantly outpaced income. It follows that a higher median gross rent is less affordable for low-income households.

Adams County has prioritized affordable housing primarily through the Adams County 2015-2019 Consolidated Plan for community development. This plan is funded by the HUD. Other plans include “Making Connections,” the county’s planning and implementation of development, re-development and supporting infrastructure in the unincorporated southwest. As part of the “Affordable Housing Policy” which is part of Making Connections, the county has outlined four elements: (1) a background & baseline review of the latest data, (2) regulatory items such as zoning and plan updates, (3) financing and (4) partnerships with the community. (Source: Making Connections/SW Adams County Planning and Implementation Plan, 2016)



Education

For the population 3 and older, from 2000 to 2015 school enrollment in Adams County at every level decreased or remained flat except at the college or graduate school level.

TABLE 20: School Enrollment

	2000	2009	2015	2000-2015 percent change
Population 3 and older enrolled in school	95,644	105,004	127,655	33.5%
Nursery school, preschool	6.9%	6.9%	6.1%	-11.6%
Kindergarten	6.2%	5.8%	6.1%	-1.6%
Elementary school (grades 1-8)	49.3%	47.3%	45.9%	-6.9%
High school (grades 9-12)	21.1%	21.7%	21.2%	0.5%
College or graduate school	16.4%	18.4%	20.5%	25.0%

Source: 2000 Census, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates (B14001)

Consequently, there has been a shift in educational attainment in Adams County over the past 15 years: for those 25 and older, the percentage with a secondary education increased dramatically from 2000 to 2015.

TABLE 21: Educational Attainment

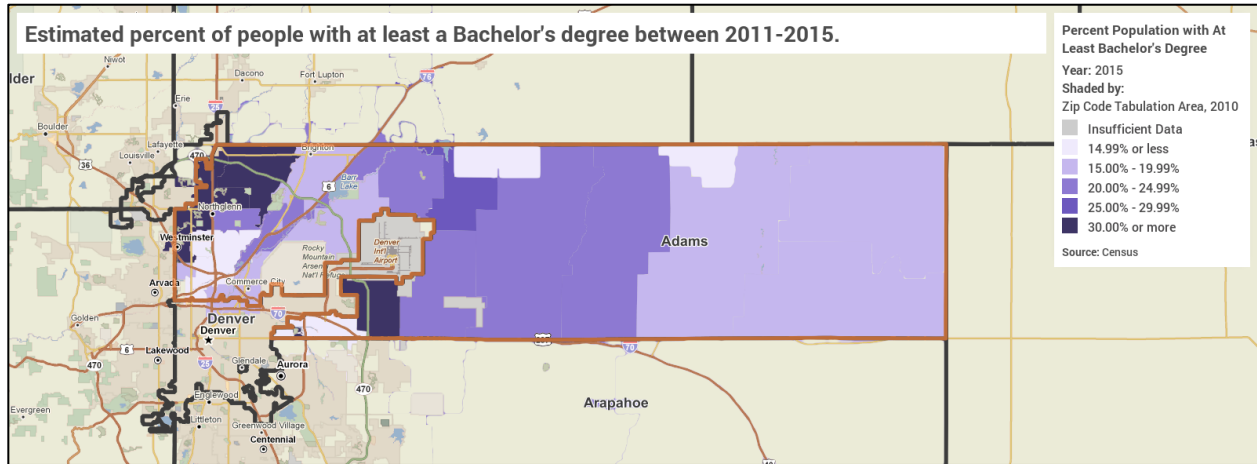
	2000	2009	2015	2000-2015 percent change
Population 25 years and older	223,094	262,997	296,842	33.1%
Some high school, no diploma	21.2%	19.0%	17.7%	-16.5%
High school graduate (or equivalent)	30.8%	30.6%	28.8%	-6.5%
Some college, no degree	23.7%	22.6%	22.9%	-3.4%
Associate degree	7.0%	7.8%	8.4%	20.0%
Bachelor's degree	12.6%	14.3%	15.2%	20.6%
Graduate or professional degree	4.8%	5.7%	7.0%	45.8%

Source: 2000 Census, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates (S1501)



The population with at least a bachelor’s degree is larger in the northwest and in areas immediately south of the airport. These areas also have households with some of the highest incomes. There are pockets just north of Denver, however, where a much-smaller percentage of the population has a bachelor’s degree.

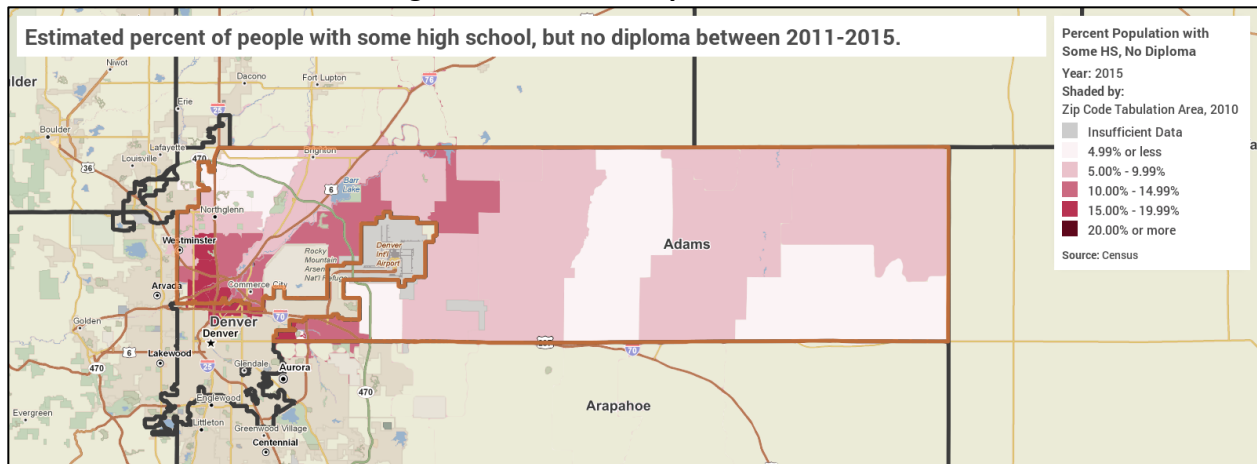
MAP 17: Persons with Bachelor’s Degrees



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

In the southwest corner, particularly along Interstate 25 and the southwest tip in Aurora, there is a larger percentage of persons 25 years and older without at least a high school diploma. This area also has low MHI.

MAP 18: Persons with Some High School But No Diploma

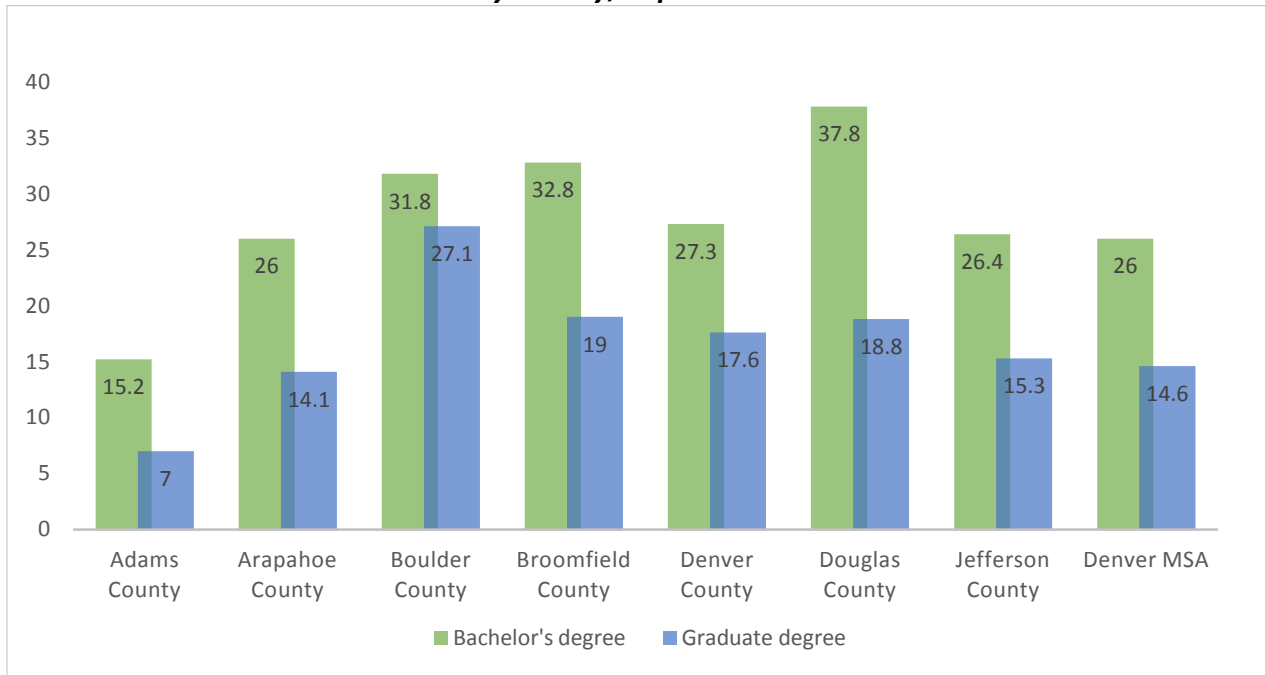


Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



In comparison to the seven-county metro area, Adams County lags behind the other counties in educational attainment for those with a bachelor’s degree and especially for those with a graduate degree. In 2015, 15.2 percent of the population 25 years and older in Adams County had a bachelor’s degree or higher, and only 7 percent had a graduate degree or higher. In contrast, 37.8 percent of the population 25 years and older in Douglas County had a bachelor’s degree or higher, and Boulder County had 27.1 percent with a graduate degree or higher. Adams County also compares unfavorably when compared to the Denver-Aurora-Lakewood MSA. The MSA had 26 percent with a bachelor’s degree or higher and 14.6 percent with a graduate degree or higher.

CHART 19: Educational Attainment by County, Population 25 and Older



Source: 2011-2015 American Community Survey 5-Year Estimates

Date Note: Denver MSA is the Denver-Aurora-Lakewood Metropolitan Statistical Area



Poverty

According to the 2011-2015 American Community Survey, the poverty rate for all individuals in Adams County was 13.8 percent. This was slightly higher than the statewide rate of 12.7 percent. From 2000 to 2015 the poverty rate in the county increased 55.1 percent, but the poverty rate in the state grew only 36.6 percent.

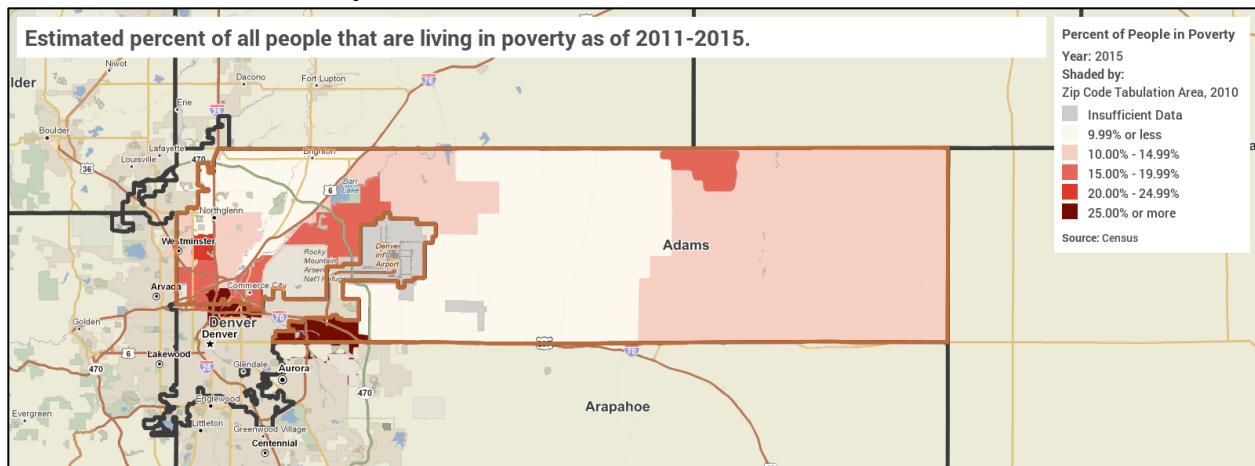
TABLE 22: Poverty Rates

	2000	2009	2015	2000-2015 percent change
Adams County	8.9%	13.1%	13.8%	55.1%
Colorado	9.3%	11.9%	12.7%	36.6%

Source: 2000 Census, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates (DP03)

Map 19 shows the distribution of poverty in Adams County. The lighter areas represent a smaller percentage of persons in poverty, and the darker areas represent a larger percentage.

MAP 19: Persons in Poverty



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

The areas directly north of Denver where Interstate 25 begins and the southwest tip of the county in parts of Aurora have the highest poverty rates. Households in these areas also have low MHI. The areas north of Thornton and along the northeast border have the lowest poverty rates in the county; these areas are also where MHI is highest.



Poverty and Family

A household led by a female with no husband present is more likely to be in poverty than a household led by a married couple. The poverty rate for all families in the county was 10.3 percent, but the poverty rate for female-led households with no husband present was 25.4 percent. Families with related children younger than 18 are more likely to live in poverty than families without children.

TABLE 23: Poverty and Family Types

	All families		Married-couple families		Female-led households with no husband present	
	Estimate	Percent below poverty	Estimate	Percent below poverty	Estimate	Percent below poverty
Families overall	111,036	10.3%	79,410	6.0%	21,484	25.4%
Families with related children younger than 18	63,699	15.4%	42,554	9.3%	14,556	33.6%

Source: 2011-2015 American Community Survey 5-Year Estimates (S1702)

Poverty and Age

While the countywide poverty rate for Adams County was 13.8 percent, the rate varied between age groups. Persons younger than 18 had the highest rate at 19.1 percent. Persons 65 and older had the lowest rate at 7.9 percent.

TABLE 24: Poverty Level by Age

Age	Total population	Estimated below poverty level	Percentage below poverty level
Under 18	130,178	24,906	19.1%
Related children under 18	129,721	24,481	18.9%
18-64	293,853	35,984	12.2%
65 and older	42,659	3,351	7.9%

Source: 2011-2015 American Community Survey 5-Year Estimates (S1701)



Poverty and Race/Ethnicity

The 2015 countywide poverty rate was 13.8 percent, but there were significant differences among the different racial and ethnic groups. Three racial groups have poverty rates less than the countywide average: whites (the largest racial group in the county), Native Hawaiians and other Pacific Islanders, and those identifying as two or more races. In comparison, blacks, Native Americans and Alaska Natives, Asians and persons who identify ethnically as Hispanic or Latino have poverty rates higher than the countywide rate. About 59 percent of Hispanic and Latino persons were in poverty.

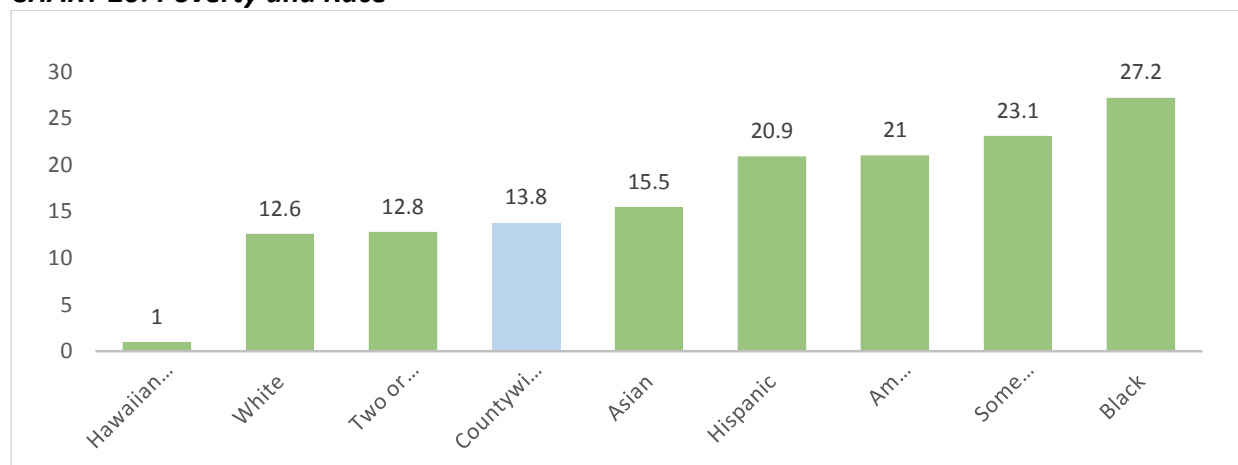
TABLE 25: Poverty and Racial/Ethnic Composition

Race	Estimate	Percentage
White	48,382	12.5%
Black	4,063	27.2%
Native American and Alaska Native	1,088	21.0%
Asian	2,779	15.5%
Native Hawaiian and other Pacific Islander	6	1.0%
Some other race	5,889	23.1%
Two or more races	2,034	12.8%
Hispanic or Latino (of any race)	37,731	20.9%
Adams County	64,241	13.8%

Source: 2011-2015 American Community Survey 5-Year Estimates (S1701)
 Data Note 1: Hispanic and Latino identify as an ethnic group.
 Data Note 2: County percentages may not add up because of rounding.

Chart 20 compares the 2015 poverty rates of all races and persons who identify ethnically as Hispanic with the countywide poverty rate.

CHART 20: Poverty and Race



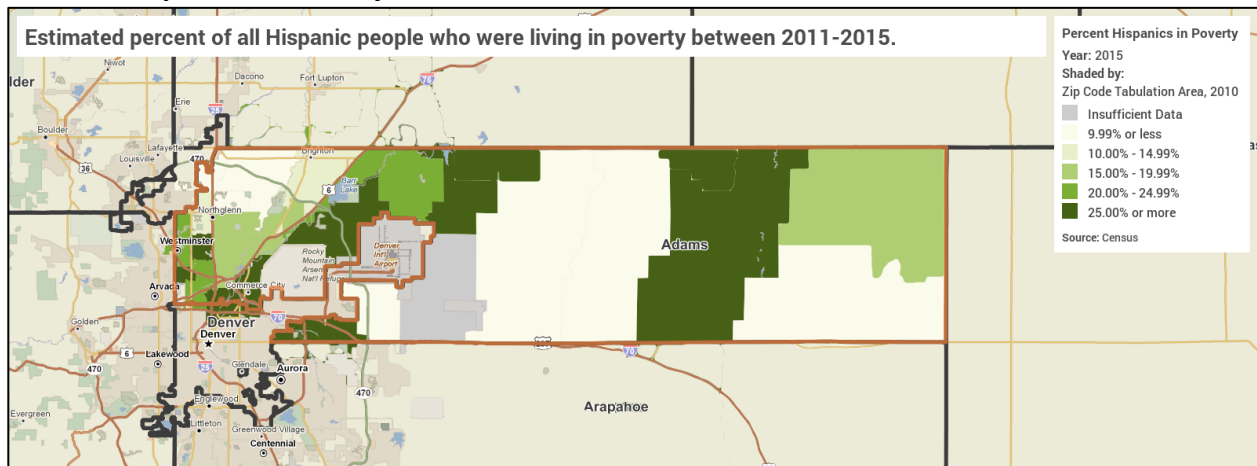
Source: 2011-2015 American Community Survey 5-Year Estimates (S1701)



Many blacks were below the poverty level at 27.2 percent, as compared to the rest of Adams County at 13.8 percent). Many Hispanics were also under the poverty level at 20.9 percent.

The following maps illustrate the poverty rate based on race or ethnicity. Lighter shades represent areas with lower rates of poverty, and darker areas with higher rates.

MAP 20: Hispanics in Poverty

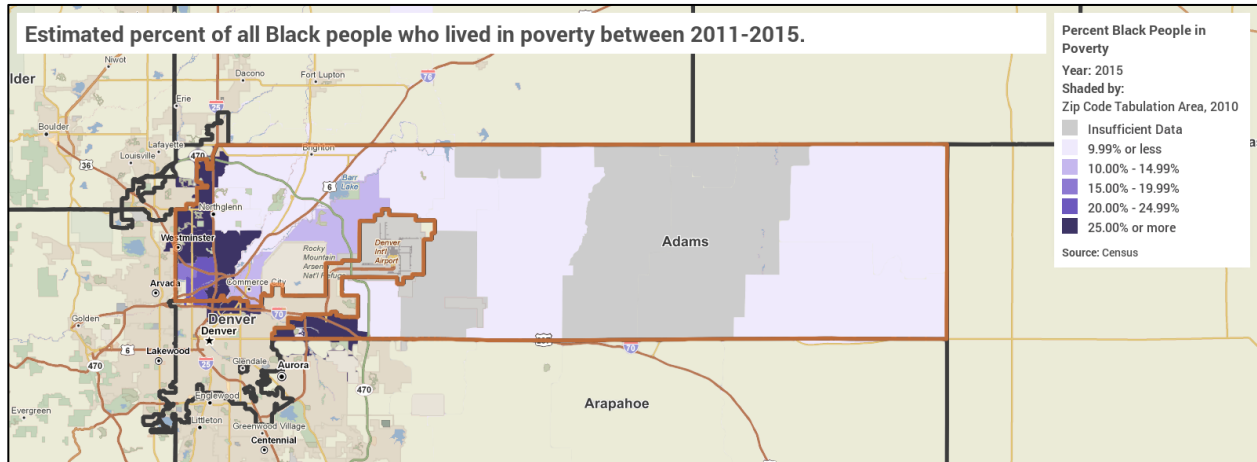


Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Some areas with impoverished Hispanics are where MHI is lowest, particularly along Interstate 25 and in Aurora. There are also concentrations of impoverished Hispanics east of Interstate 76, northeast of the airport and in unincorporated eastern and central parts of the county.



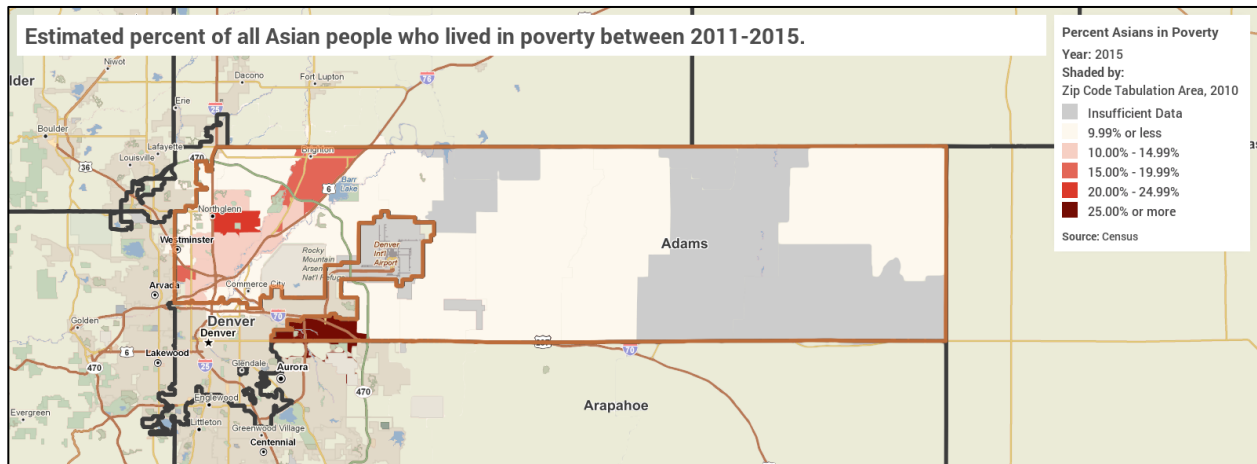
MAP 21: Blacks in Poverty



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

The impoverished black population is concentrated along the western and southwestern municipalities of the county and along Interstate 25.

MAP 22: Asians in Poverty



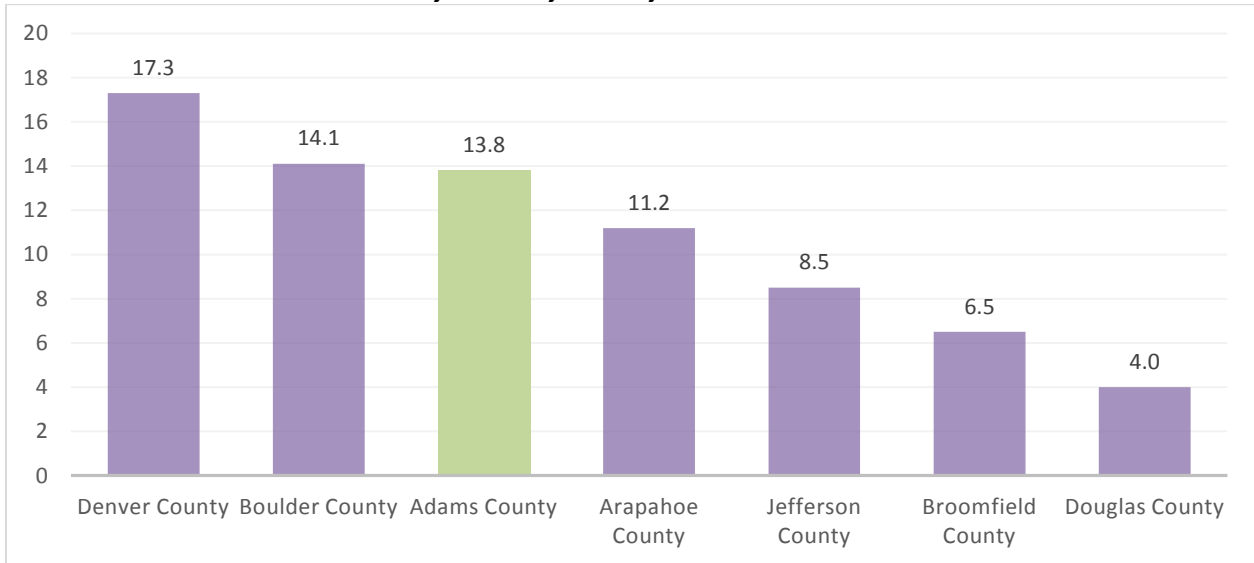
Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

The Asian population has a poverty distribution similar to that of other races, though there are also concentrations along Interstate 76.



Poverty and Regional Comparison

CHART 21: Persons under Poverty Level by County



Source: 2011-2015 American Community Survey 5-Year Estimates

Adams County has the third-highest percentage of people below the poverty level among the seven counties in the Denver metro area.



Veterans

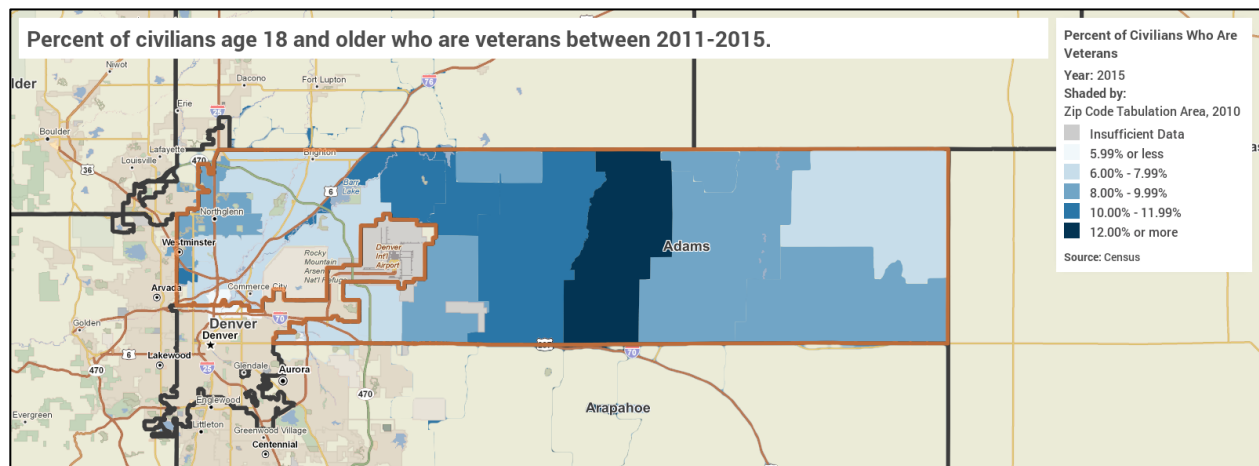
As of the 2011-2015 ACS, there were 27,731 veterans living in Adams County – 8.2 percent of the population 18 and older. Of those, 88.2 percent were white, 91.9 percent were male and 8.1 percent were female. Adams County veterans have a higher median income than non-veterans in the county, and they are more likely than non-veterans to have completed at least some college. Veterans had a 7.7 percent unemployment rate, slightly higher than that of non-veterans at 7.5 percent. (Source: 2011-2015 ACS)

TABLE 26: Veterans

	Veterans	Non-veterans
Civilian population 18 and older	27,731	311,485
Median income	38,241	28,744
Labor force participation rate	81.3%	80.4%
Unemployment rate	7.7%	7.5%
Below poverty in the past 12 months	6.1%	12.2%
With any disability	26.0%	12.0%
Source: 2011-2015 American Community Survey 5-Year Estimates (S2101)		

Adams County veterans are richer than non-veterans, but they are more than twice as likely to have a disability, at 7,089 persons as of 2015.

MAP 23: Veterans



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

The concentration of veterans is greatest east of Denver International Airport in unincorporated areas.



Homeless Population

The Metro Denver Homeless Initiative is part of the HUD Continuum of Care (CoC) program that serves the seven-county Denver metro area. The Initiative conducted a 2016 Point-In-Time (PIT) count in the county and found 200 persons who met the HUD criteria for being homeless. Table 27 sorts this count by age, race and ethnicity.

TABLE 27: One Count of Homeless Persons

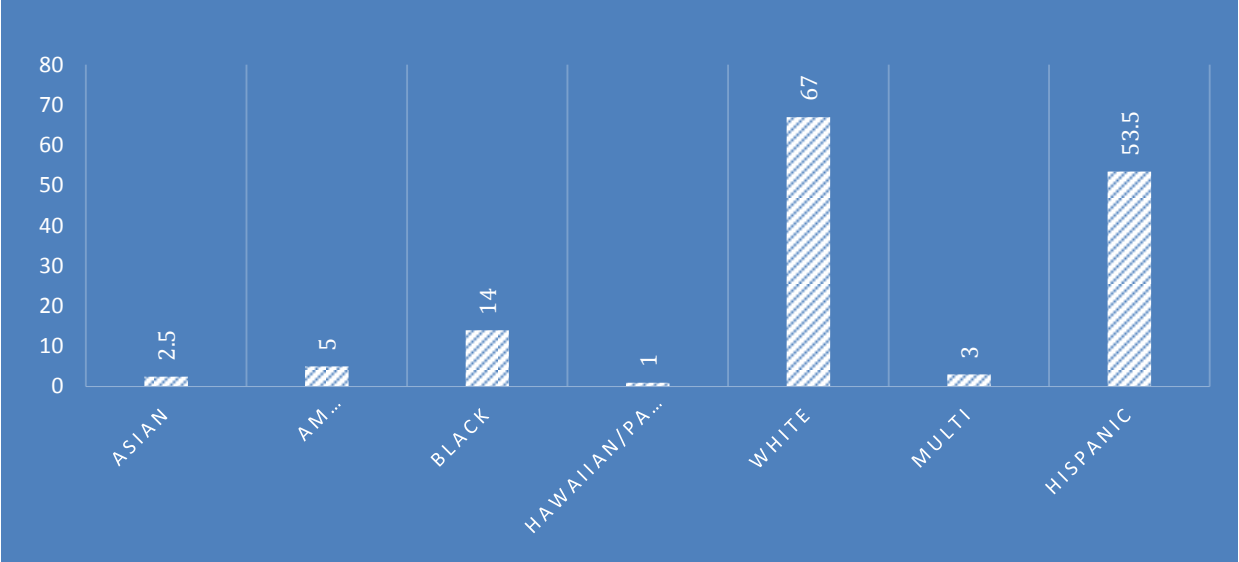
Characteristics	Estimate	Percentage
Age		
17 or younger	53	26.5%
18-24	15	7.5%
25-54	78	39.0%
55-59	8	4.0%
60 or older	6	3.0%
N/A	40	20.0%
Race		
White	134	67.0%
Black	28	14.0%
Asian	5	2.5%
Native American/Alaskan Native	10	5.0%
Native Hawaiian/Pacific Islander	2	1.0%
More than one race	6	3.0%
N/A	15	7.5%
Ethnicity		
Non-Hispanic	88	44.0%
Hispanic	107	53.5%
N/A	5	2.5%
Total	200	100%
Source: Metro Denver Homeless Initiative CoC 2016 PIT		

It's significant that one-fourth of the counted persons were younger than 18. Thirty-nine percent of the count were from 25-54. Blacks were 14 percent of the count but only 3.2 percent of the county's population. Hispanics were 53.5 percent of the count but only 38.6 percent of the county's population.

While the CoC does not tally shelter beds by county, there is an adequate supply across the seven-county region. The 2015 CoC Housing Inventory Count Report tallied 7,438 year-round beds. In 2016, the CoC estimated from the PIT count and its Homeless Management Information System that Adams County had 5,467 homeless persons.



CHART 22: Homeless Population by Race/Ethnicity, 2016



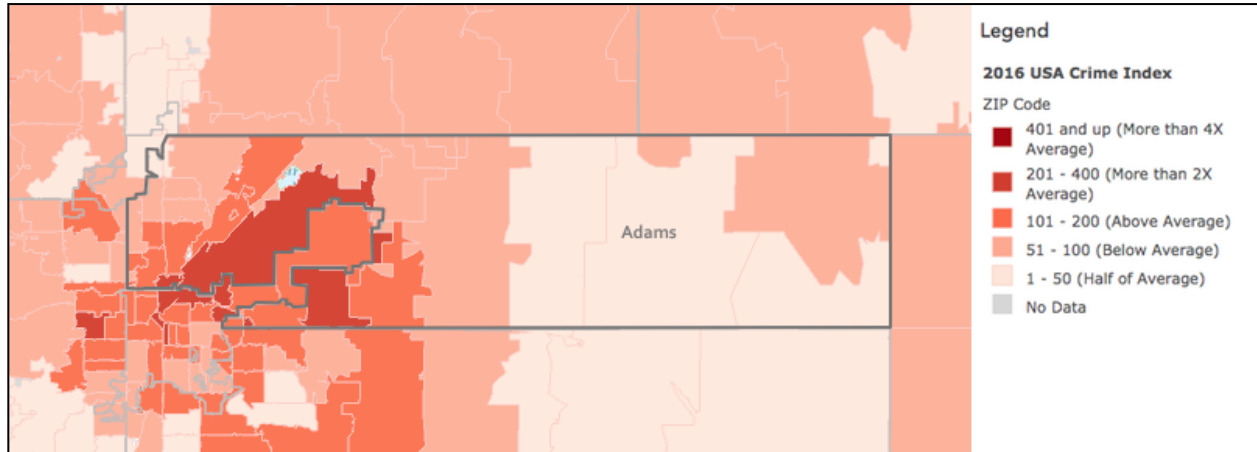
Source: MDHI 2016 PIT Survey



Crime

It is a given that persons looking for homes avoid, as much as they can, places with high crime. In areas north of Interstate 270, along Interstate 76 east of Westminster and Thornton and south of Denver International Airport, the crime is twice the county average.

MAP 24: Crime



Source: Esri 2016 (Environmental Systems Research Institute, Inc.)

County Workforce Profile

An understanding of the county's workforce profile is important when examining its housing needs. Although characteristics of the economic condition of the county's residents were discussed in the community profile, this section discusses the workforce in regard to housing. This profile is affected by factors such as transportation and commuting, participation from neighboring communities' workforces and industry trends. This analysis synthesizes data to draw a relationship between the workforce and housing.

Labor Force Participation

Labor force participation rates are similar across the seven Denver metro counties; all are within a few percentage points. Labor force participation in the metro area is also higher than that statewide; the metro area provides more than half of the state's labor force (58.4 percent).

TABLE 28: Labor Force Participation by County, Population 16 and Older

County	Estimate in labor force	Percentage employed	Percentage not in labor force
Adams County	249,542	70.8%	29.2%
Arapahoe County	335,681	70.8%	29.2%
Boulder County	177,460	69.8%	30.2%
Broomfield County	33,657	71.3%	28.7%
Denver County	371,912	71.8%	28.2%
Douglas County	166,710	73.2%	26.8%
Jefferson County	312,852	69.6%	30.4%
Colorado	2,820,014	67.6%	32.4%

Source: 2011-2015 American Community Survey 5-Year Estimates (DP03)



County Workforce Comparison

According to the 2011-2015 ACS, Adams County had 229,743 employed workers and accounted for 14.9 percent of the seven-county region's employed workers.

TABLE 29: Workforce by County

County	Persons employed	Percentage of seven-county total
Adams County	229,743	14.9%
Arapahoe County	311,498	20.2%
Boulder County	166,701	10.8%
Broomfield County	31,807	2.1%
Denver County	348,382	22.6%
Douglas County	159,911	10.4%
Jefferson County	294,390	19.1%

Source: 2011-2015 American Community Survey 5-Year Estimates

The growth of the workforce in Adams County was bested only by that in Douglas County.

TABLE 30: Workforce Growth by County, 2000-2015

County	Employed in 2000	Employed in 2015	Percent change, 2000-2015
Adams County	181,721	229,743	26.4%
Arapahoe County	262,629	311,498	18.6%
Boulder County	162,428	166,701	2.6%
Denver County	284,340	348,382	22.5%
Douglas County	96,929	159,911	65.0%
Jefferson County	290,962	294,390	1.2%

Source: 2011-2015 American Community Survey 5-Year Estimates
Data Note: Broomfield County was incorporated in 1961, but only became a county in 2001. No data was available for the 2000 census.



Unemployment

As of July 2016, the unemployment rate for all individuals in the labor force in Adams County was 3.8 percent. This was slightly higher than the statewide unemployment rate of 3.6 percent. Adams County, like the rest of the U.S., was affected by the Great Recession in 2007-2009, but the unemployment rates in the county and state have mostly recovered. From 2010 to 2016 the unemployment rate in the county decreased dramatically by 62.0 percent; during the same period, the state unemployment rate also decreased by 59.1 percent.

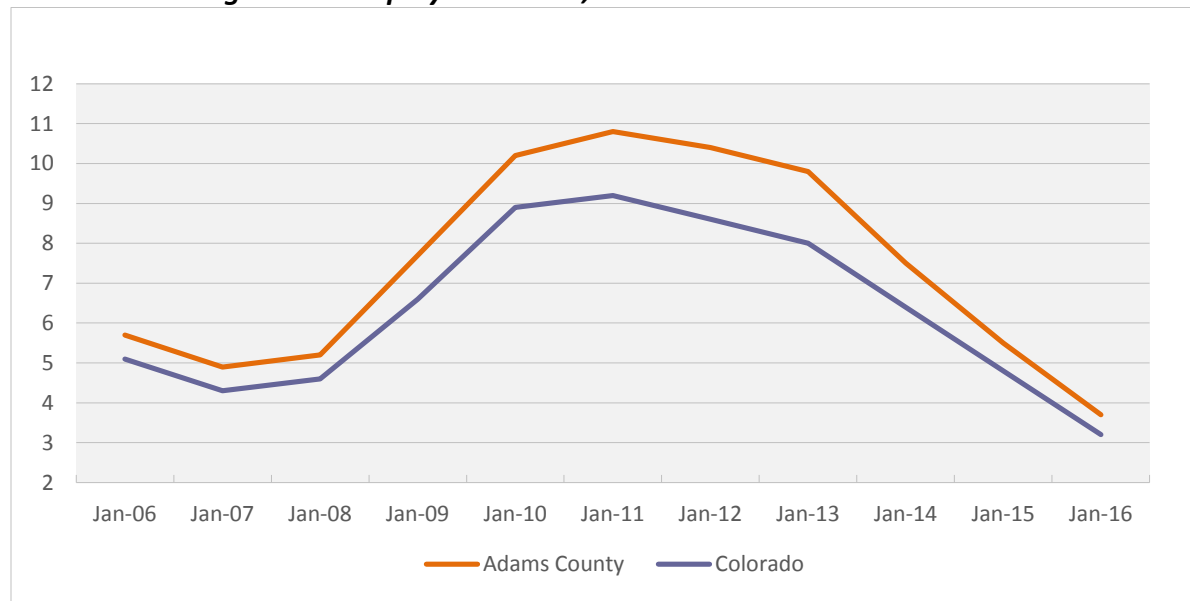
TABLE 31: Unemployment Rates

	July 2010	July 2016	Percent change, 2000-2016
Adams County	10.0%	3.8%	-62.0%
Colorado	8.8%	3.6%	-59.1%

Source: U.S. Bureau of Labor Statistics

The chart below shows the change in the unemployment rate over the last decade.

CHART 23: Changes in Unemployment Rate, 2006-2016



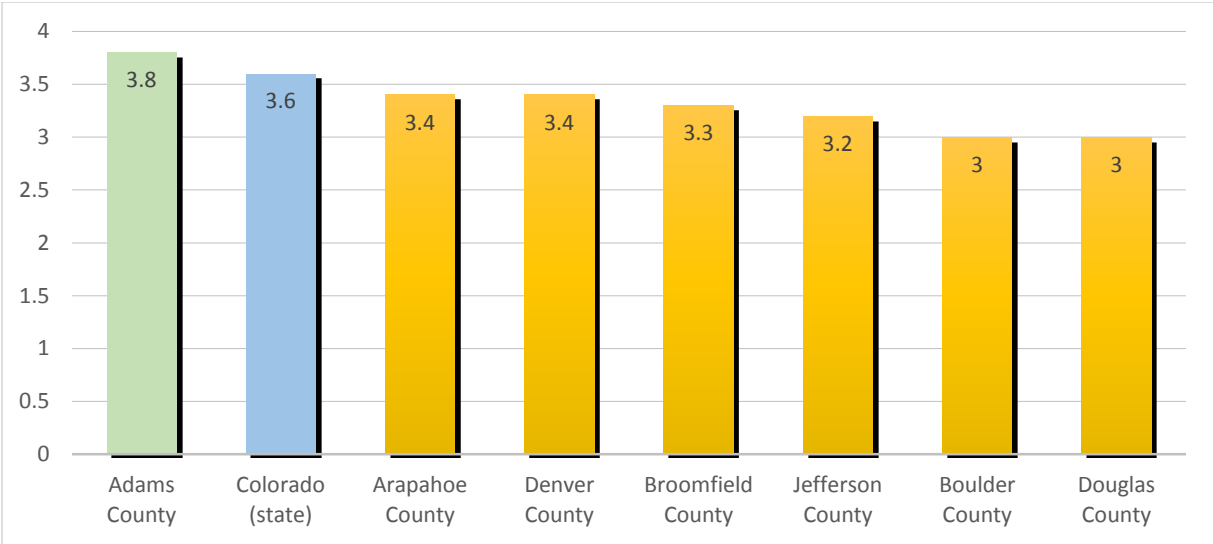
Source: U.S. Bureau of Labor Statistics

Data Note: Unemployment rates not seasonally adjusted.

Chart 24 compares the unemployment rate of Adams County in July 2016 (3.8 percent) against other counties in the Denver metro area and includes the statewide rate (3.6 percent). Not only does Adams County have a higher unemployment rate than the statewide rate, but it also has the highest unemployment rate among the seven counties in the Denver metro area.



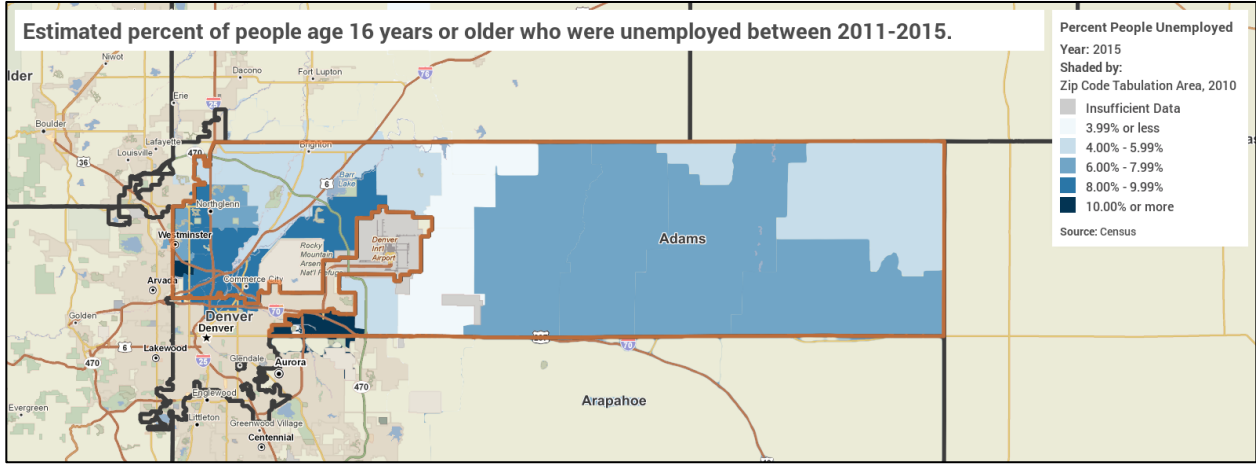
CHART 24: Unemployment Rate by County, July 2016



Source: U.S. Bureau of Labor Statistics

Map 25 is the geographical distribution of the unemployment rate throughout Adams County. The lightest shade of blue represents areas with the lowest unemployment rate; the unemployment rate increases as the shade darkens. More persons are unemployed in the southwestern tip in Aurora, between Arvada and Westminster and in the southwest.

MAP 25: Unemployed Persons by Location

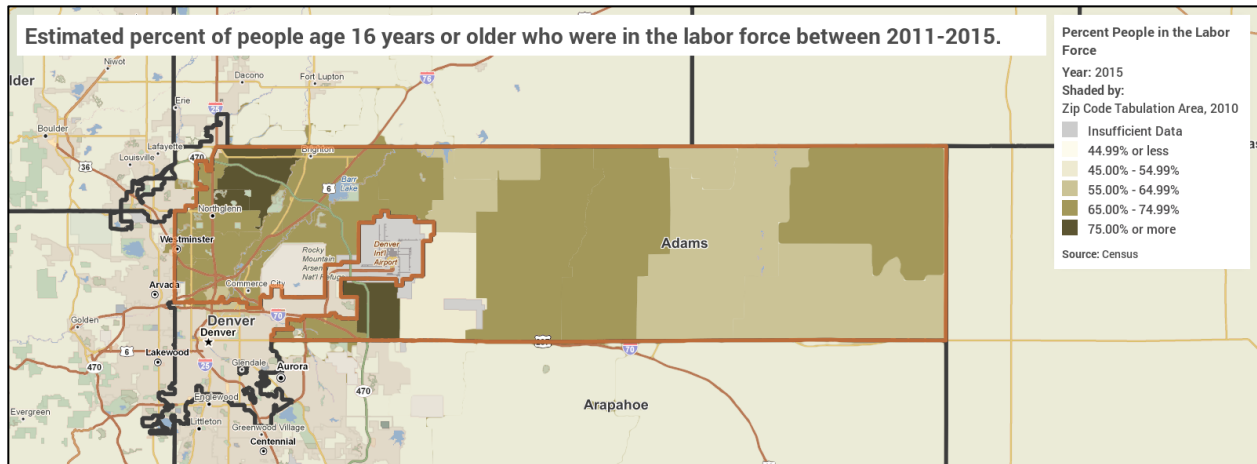


Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Map 26 is the distribution of the labor force in Adams County. The lightest shade represents areas with a smaller percentage of the population participating in the labor force, and this percentage increases as the shade darkens. The labor force is somewhat uniform throughout the county, but there is a concentration in two areas: the northwest corner and south of Denver International Airport. These areas also have higher MHI.

MAP 26: Labor Force Participation



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

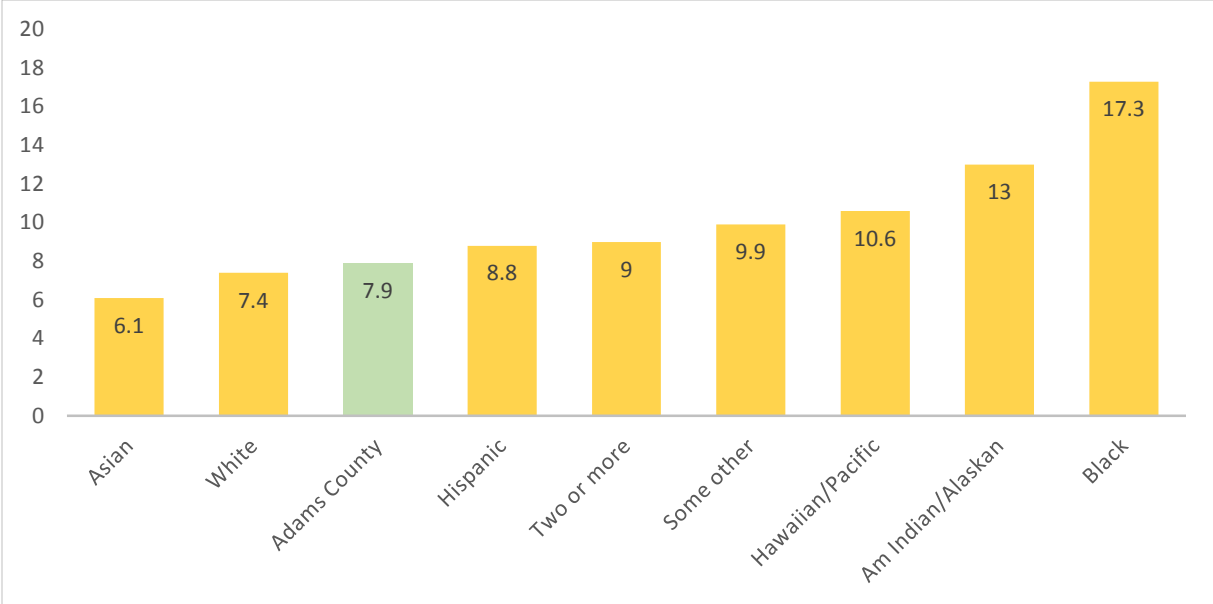
While areas along the beginning of Interstate 25 in southwest Adams County and on the southwestern tip in Aurora have low MHI and higher poverty rates, these areas have participation rates comparable to the rest of the county.



Unemployment and Race

There are differences between the U.S. Bureau of Labor Statistics and ACS data figures. This section uses ACS data to show unemployment from a different perspective. Unemployment rates by race and ethnicity can be found from the ACS, and these point to the countywide unemployment rates. According to the 2011-2015 ACS, the Adams County unemployment rate was 7.9 percent in 2015, but the rate varied widely by race. Only whites and Asians have unemployment rates lower than the countywide rate. Blacks have a disproportionately high unemployment rate. Native Americans and Alaskan Natives as well as Hawaiians and Pacific Islanders also have higher unemployment rates, as do persons who identify ethnically as Hispanic. Chart 25 shows the unemployment rates for each race/ethnic group from lowest to highest.

CHART 25: Unemployment Rates by Race and Ethnicity



Source: 2011-2015 American Community Survey 5-Year Estimates (S2301)



Jobs by Industry

The table below outlines the labor statistics in Adams County by industry. The largest industry, education and health care services, accounts for 17.1 percent of jobs. The second-largest job-producing industry is retail trade (11.8 percent), followed by professional, scientific, administrative and waste management (a cumulative 11.7 percent) and manufacturing (8.8 percent). According to the U.S. Bureau of Labor Statistics, the fastest-growing sector in the U.S. is education and health care services, particularly the latter, while manufacturing is by far the most-rapidly declining sector.

TABLE 32: Jobs by Industry

	Denver MSA, 2015	Percentage	Adams County, 2015	Percentage
Civilian-employed population 16 years and older	1,405,199	--	229,743	--
Agriculture, forestry, fishing, hunting, mining	21,194	1.5%	4,429	1.9%
Construction	103,699	7.4%	24,720	10.8%
Manufacturing	94,601	6.7%	20,103	8.8%
Wholesale trade	42,036	3.0%	8,177	3.6%
Retail trade	151,939	10.8%	26,975	11.7%
Transportation and warehousing, utilities	70,023	5.0%	16,856	7.3%
Information	51,423	3.7%	6,817	3.0%
Finance, insurance, real estate, rental, leasing	113,164	8.1%	11,877	5.2%
Professional, scientific, administration, waste management	210,574	15.0%	25,653	11.2%
Education, health care, social assistance	271,317	19.3%	39,341	17.1%
Arts, entertainment, rec, accommodation, food	142,514	10.1%	23,269	10.1%
Other services, except public administration	69,665	5.0%	11,861	5.2%
Public administration	63,050	4.5%	9,665	4.2%
Source: 2011-2015 American Community Survey 5-Year Estimates				
Data note: Denver MSA is the Denver-Aurora-Lakewood Metropolitan Statistical Area				

The civilian-employed population 16 years and older grew from 178,572 in 2000 to 229,743 in 2015 – an increase of 26.4 percent. In that time the number of workers in the collective agricultural, forestry, fishing, hunting and mining industry sectors increased the fastest, but this business sector only made up 1.9 percent of the working population. There was significant growth in the education, health care, and social assistance sectors (38.9 percent), the professional, scientific, administrative, and waste management sectors (38.9 percent), the public administration sector (43.5 percent) and the arts, entertainment, recreation, accommodation, and food services sectors (70.2 percent). Information (-23.5 percent), wholesale trade (-19.7 percent), and manufacturing (-7.9 percent) all declined. Industries with workforces that have declined since 2000 are shaded in red in table 33.



TABLE 33: Changes in Jobs by Industry

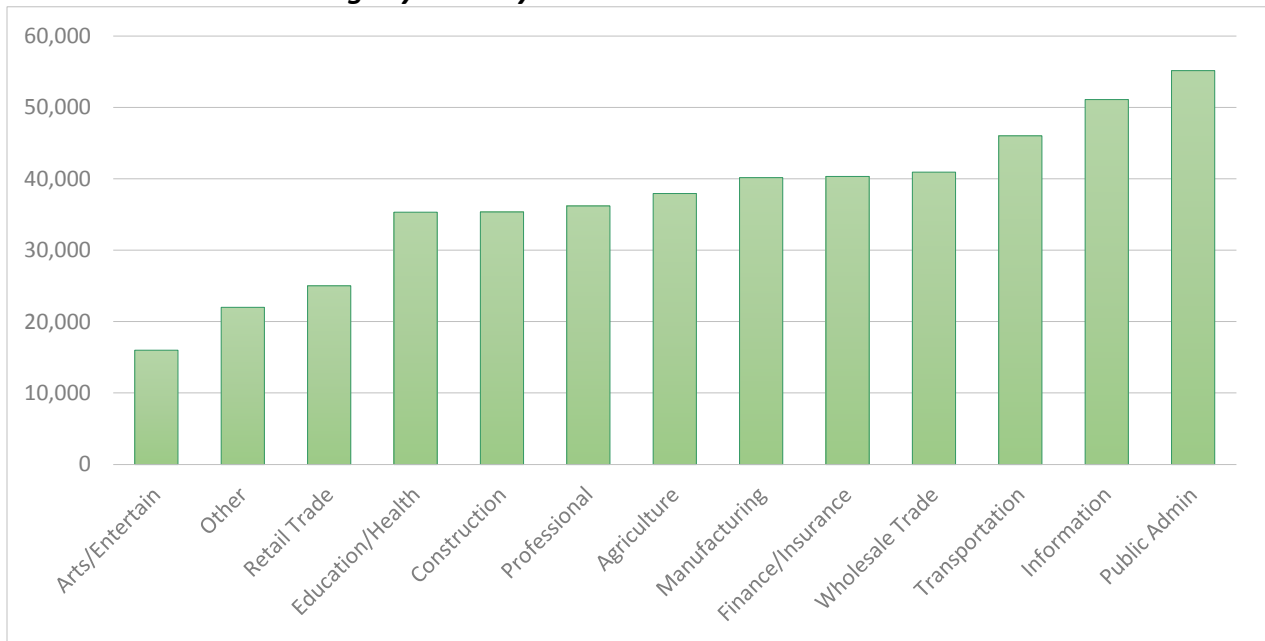
	2000	2009	2015	2000-2015 percent change
Civilian-employed population 16 years and older	178,572	209,342	229,743	26.4%
Agriculture, forestry, fishing, hunting, mining	1,642	1,932	4,429	169.7%
Construction	20,505	26,485	24,720	20.6%
Manufacturing	21,832	19,433	20,103	-7.9%
Wholesale trade	10,188	10,069	8,177	-19.7%
Retail trade	22,372	25,304	26,975	20.6%
Transportation and warehousing, utilities	14,764	15,467	16,856	14.2%
Information	8,905	7,263	6,817	-23.5%
Finance, insurance, real estate, rental, leasing	11,577	13,160	11,877	2.6%
Professional, scientific, administration, waste management	18,471	23,272	25,653	38.9%
Education, health care, social assistance	23,112	30,464	39,341	70.2%
Arts, entertainment, recreation, accommodation, food	12,813	18,153	23,269	81.6%
Other services, except public administration	8,806	9,640	11,861	34.7%
Public administration	6,734	8,700	9,665	43.5%
Source: 2000 Census, 2005-2005 and 2011-2015 2011-2015 American Community Survey 5-Year Estimates				



Income Comparison by Industry

According to the 2010-2014 ACS, persons employed in public administration were the highest-earning group in Adams County, with median earnings of \$55,163. The information sector (\$51,111) and the transportation, warehousing and utilities sectors (\$46,034) followed. Three of the largest-growing business sectors by volume (education and healthcare, arts and entertainment and, collectively, professional, scientific and waste management) were in the bottom half of income-earning industries.

CHART 26: Median Earnings by Industry



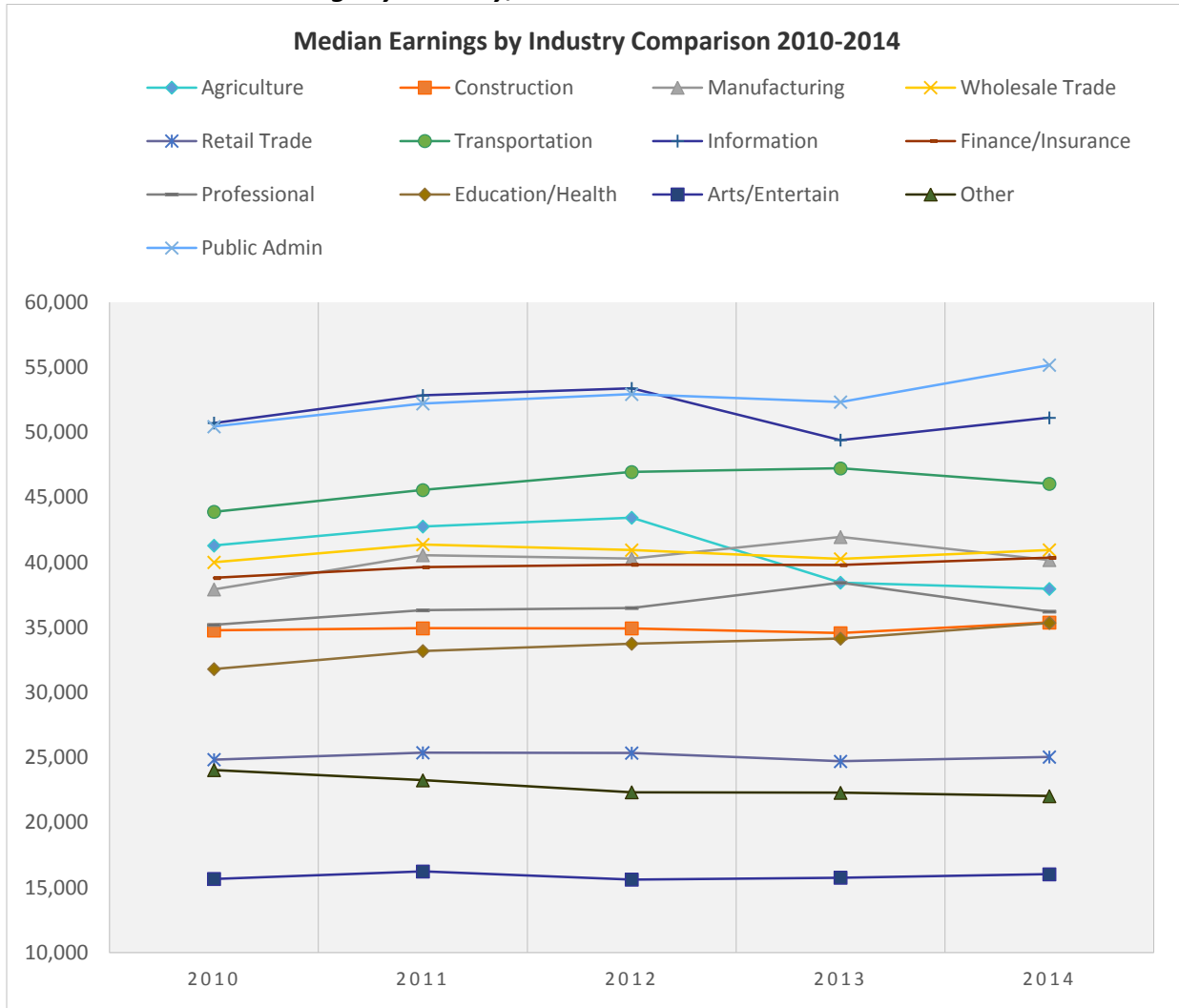
Source: 2010-2014 American Community Survey 5-year Estimates (S2403)

Data Note: 2011-2015 ACS data for median earnings by industry was not available at the time of this assessment.



The chart below displays the median earnings of workers by industry in Adams County from 2010 to 2014. Workers employed in public administration were clearly the highest-earning group in 2014. Workers in the retail trade, “other services,” and arts and entertainment sectors continue to earn the least in the county, and their earnings show no signs of increasing.

CHART 27: Median Earnings by Industry, 2010-2014



Source: 2005-2009 - 2010-2014 American Community Survey 5-Year Estimates (S2403)

Data Note: 2011-2015 ACS data for median earnings by industry was not available at the time of this assessment.



Wage by Industry, Seven-County Metro

The average hourly wage for persons who were employed across the seven-county metro area was \$25.82 in Q2 of 2013, but wages varied widely among industries. The average wages in 2013 and changes in employment by sector from 2001-2013 are in Table 34.

The highest average hourly wage in the metro area was \$62.64 in the mining industry, followed by \$55.10 in management and \$43.56 in information technology. In contrast, the lowest wages were in accommodation and food services (\$8.94), followed by agriculture (\$12.69) and retail trade (\$13.70).

According to a report from the Denver Regional Council of Governments, *Equitable Growth Evaluation for the Denver Region 2014*, much of the job growth since 2001 has been from lower-wage industries. The report states:

While there has been net job growth since 2001, nearly half of the job growth has been in lower wage industries below \$17.45 per hour and approximately one third was in jobs that pay \$9.00 or less. From 2001 through 2012, 49 percent of new job growth, or 36,250 jobs, was in industries that pay less than \$17.45 per hour (\$36,000 per year). Jobs that pay less than \$17.45 per hour are in the bottom 25th percentile of jobs by wage level. Within this bottom 25th percentile, the accommodations and food services industry added 23,800 new jobs at an average of \$8.94 per hour (not including gratuities). Middle wage jobs, in approximately the \$17 to \$25 per hour range, accounted for 21,000 jobs, or 29 percent of new job growth.⁴

⁴ Denver Regional Council of Governments, *Equitable Growth Evaluation for the Denver Region*. Retrieved from <http://milehighconnects.org/wp-content/uploads/2014/12/Equitable-Growth-Evaluation-for-the-Denver-Region-FINAL-09-29-14.pdf>



TABLE 34: Wage Level and Change in Employment, Seven-County Metro Area, 2001-Q2 2013

Industry sector	Q2 2013 average wage	Change in employment, 2001-Q2 2013	Percent change in employment, 2001-Q2 2013
Mining	\$62.64	5,051	195.2%
Management	\$55.10	15,003	271.5%
Information	\$43.56	-30,099	-711.1%
Utilities	\$42.74	-103	-0.1%
Professional and technical services	\$40.77	25,406	23.6%
Finance and insurance	\$37.84	-253	-0.3%
Wholesale trade	\$35.63	-3,517	-2.5%
Manufacturing	\$31.68	-26,505	-44.3%
Government	\$28.27	9,553	11.6%
Other and unclassified	\$25.14	21,994	29.7%
Real estate, rental, leasing	\$25.05	-2,977	-10.2%
Transportation and warehousing	\$24.57	-7,959	-7.0%
Construction	\$24.47	-27,458	-191.0%
Healthcare and social assistance	\$23.27	46,285	49.1%
Education services	\$18.94	13,394	29.5%
Other services	\$17.45	2,959	2.7%
Administration and waste services	\$16.83	2,112	11.7%
Arts, entertainment and recreation	\$16.54	7,000	6.4%
Retail trade	\$13.70	574	1.4%
Agriculture	\$12.69	50	0.1%
Accommodation and food services	\$8.94	23,824	32.9%
Total	\$25.82	74,335	5.5%

Source: U.S. Bureau of Labor Statistics; Economic and Planning Systems via Denver Regional Council of Governments, Equitable Growth Evaluation for the Denver Region 2014
Data note 1: Annual wage divided by 2,080 hours per year.
Data note 2: Negative growth sectors shaded gray.



Median Earnings by Educational Attainment

Median earnings are proportional to educational attainment in Adams County. A person with a bachelor's degree can expect to earn over 1.5 times more than those with only a high school degree.

TABLE 35: Median Earnings by Educational Attainment, Persons 25 and Older

	Adams County	Denver MSA
Less than high school graduate	\$24,040	\$22,874
High school graduate (including equivalent)	\$31,474	\$31,459
Some college or associate's degree	\$37,250	\$37,310
Bachelor's degree	\$51,266	\$52,912
Graduate or professional degree	\$60,267	\$67,506
Source: 2011-2015 American Community Survey 5-Year Estimates (S1501)		
Data Note: Denver MSA is the Denver-Aurora-Lakewood Metropolitan Statistical Area		

Median earnings by educational attainment for the population 25 and older in Adams County mirror those of the Denver-Aurora-Lakewood Metropolitan Statistical Area at all levels, until the graduate or professional level. Those with a graduate degree in Adams County earn on average \$60,267 annually and in the MSA \$67,506.

Some occupations may only be accessible with a degree or other education. The table on the next page is populated with data from the Colorado Department of Labor and Employment on occupations and wage projections through 2022 by educational attainment.



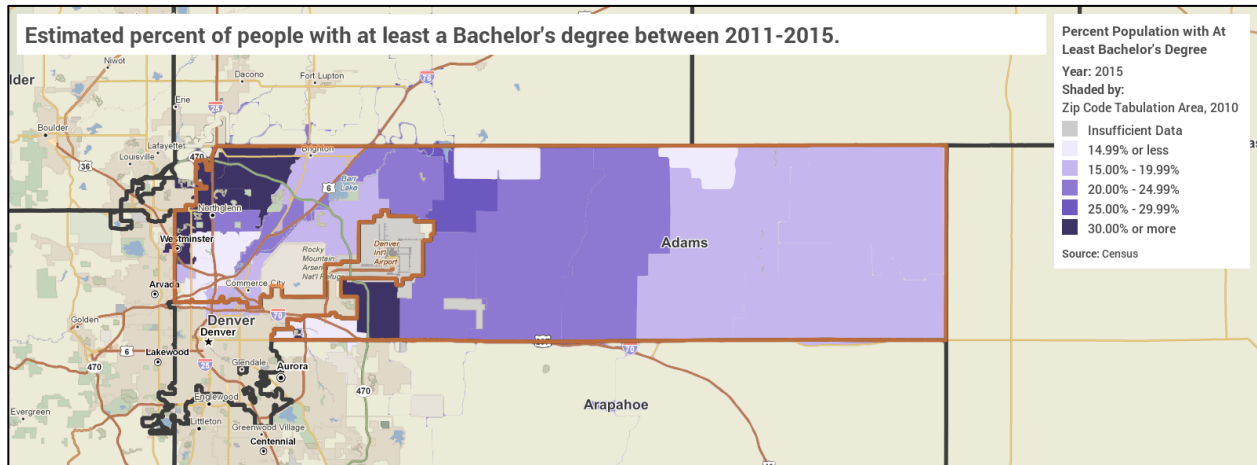
TABLE 36: Careers and Earnings by Education Type

Occupation	Wage range	
	Low	High
Certificate & associate's degree		
Registered nurses	\$51,514	\$76,125
General and operations managers	\$58,107	\$153,055
Nursing aides and attendants	\$22,101	\$30,297
Orderlies	\$20,283	\$28,727
Cosmetologists, hairdressers, hairstylists	\$17,888	\$31,753
Heating, air conditioning and refrigeration	\$34,247	\$55,538
Paralegal and legal assistants	\$34,697	\$58,379
Dental assistants	\$27,411	\$42,658
Veterinary technologists and technicians	\$25,320	\$34,344
Preschool teachers	\$20,889	\$35,853
Licensed practical and vocational nurses	\$36,012	\$49,121
Massage therapists	\$19,766	\$45,725
Dental hygienists	\$62,873	\$85,218
Radiologic technologists and technicians	\$41,184	\$66,152
Construction managers	\$59,224	\$107,461
Bachelor's degree	Low	High
Accountant and auditor	\$43,879	\$87,438
Software developer, applications	\$58,541	\$108,690
Software developer, systems software	\$72,247	\$111,807
Elementary school teachers	\$36,082	\$56,632
Network and computer systems admin	\$51,767	\$92,590
Management analysis	\$47,747	\$100,566
Market research analysts and marketing specialist	\$38,090	\$82,802
Middle school teacher	\$37,012	\$56,268
Computer systems analyst	\$59,687	\$112,269
Employment, recruitment and placement specialist	\$38,650	\$77,720
Public relations specialist	\$32,112	\$70,114
Civil engineer	\$58,984	\$96,184
Secondary school teacher	\$37,190	\$58,649
Cost estimator	\$39,171	\$72,543
Personal financial advisor	\$33,286	\$104,318
Master's degree	Low	High
Lawyers	\$63,816	\$165,899
Physical therapists	\$54,141	\$82,550
Mental health counselors	\$26,309	\$49,688
Educational, guidance, school and vocational counselor	\$32,293	\$54,219
Clinical, counseling and school psychologist	\$40,290	\$92,677
Physician and surgeon	\$111,257	\$248,533
Veterinarian	\$50,694	\$99,781
Health specialties teachers and postsecondary	\$52,771	\$163,621
Family and general practitioner	\$76,940	\$212,795
Occupational therapist	\$58,903	\$84,070
Healthcare social workers	\$33,675	\$56,899
Instructional Coordinators	\$43,869	\$80,380
Education admin, elementary and secondary school	\$60,741	\$90,415
Speech-language pathologist	\$60,976	\$95,175
Source: Colorado Department of Labor and Employment		



Map 27 shows the concentration of workers with at least a bachelor’s degree in Adams County. Northglenn in the northwest corner, Westminster and the area just south of Denver International Airport have the highest percent of workers with at least a bachelor’s degree (more than 30 percent of workers).

MAP 27: Workers with Bachelor’s Degree



Source: 2015 Longitudinal Employer-Household Dynamics via PolicyMap

Areas with low MHI and higher poverty rates, particularly in the southwest where Interstate 25 begins and in Aurora, have fewer workers with at least a bachelor’s degree.



Jobs to Households Balance

Adams County overall has a jobs-to-household ratio of 1.23, meaning there are more job opportunities than there are households in the county. A jobs-to-household ratio of less than 1.00 means that there is less than one job available within the municipality for each household. Such ratios suggest that some residents commute to other municipalities. Arvada, Bennett, Federal Heights and Thornton all have jobs-to-household ratios of less than 1.00. Aurora and Northglenn have ratios at or near 1.00. Westminster, Brighton and Commerce City have ratios more than 1.00, and such ratios suggest that residents of other municipalities commute to cities for work.

TABLE 37: Jobs-to-Households Ratios by Municipality

	Households	Jobs	Jobs-to-households ratio
Arvada	43,779	25,232	0.58
Aurora	123,344	123,877	1.00
Bennett	755	608	0.81
Brighton	10,895	14,860	1.36
Commerce City	14,581	29,915	2.05
Federal Heights	4,329	3,089	0.71
Northglenn	13,945	14,259	1.02
Thornton	41,632	20,976	0.50
Westminster	41,821	48,295	1.15
Adams County	155,047	189,973	1.23

Source: 2010-2014 American Community Survey 5-Year Estimates (Households), 2014 Longitudinal Employer-Household Dynamics (Jobs)

Data note: At the time of this assessment 2015 Longitudinal Employer-Household Dynamics (LEHD) from the U.S. Census Bureau was not yet available. 2014 LEHD Jobs data was compared to 2014 ACS household's estimates.

The overall jobs-to-households ratio of 1.23 means there are more jobs to households in the county. According to the 2014 LEHD, more than 80 percent of jobs in the county paid more than the federal minimum wage at full-time hours (40 hours/week). Also, 47.1 percent of jobs paid more than \$3,333/month, slightly more than \$20/hour full-time. The ACS records two household types, family and nonfamily households. Nonfamily households have an average of 1.32 persons residing in the home, and these persons are more likely to be two adults than adult a child. Family households are categorized into three types: married-couple, single male with no wife present and single female with no husband present. Households with married couples have two persons of working age. The ratio of parents per family household is 1.71 persons. This is more than the 1.23 ratio of jobs-to-households.



Transportation

According to 2011-2015 American Community Survey figures, most of the labor force drives to work alone (77.6 percent). A distant second is carpooling (12 percent), followed by working from home (4.4 percent) and public transportation (3.7 percent). These figures are consistent with statewide rates except for persons working from home: 6.7 percent of workers statewide worked at home, but only 4.4 percent of workers in Adams County worked at home.

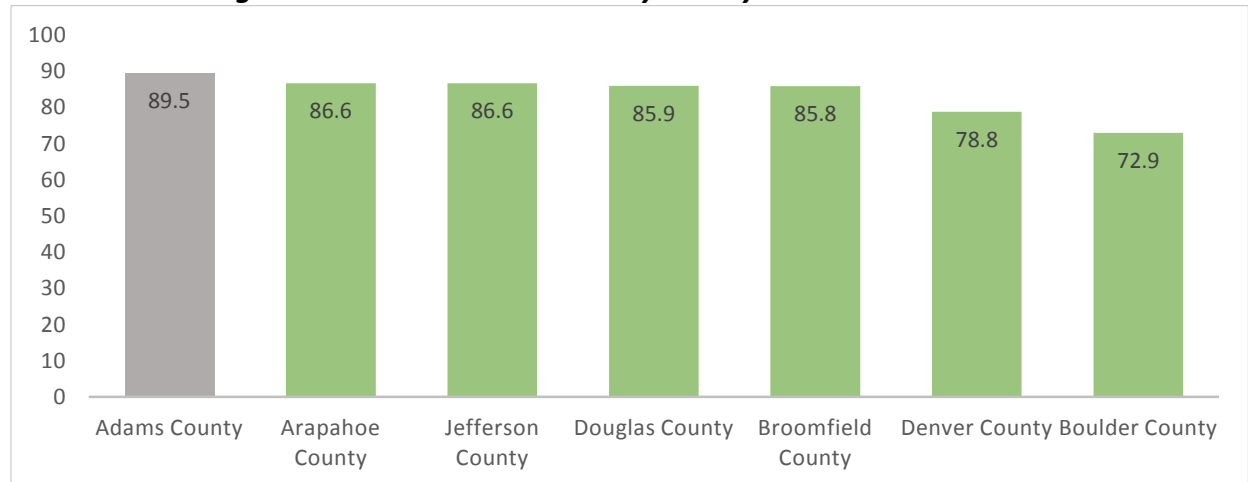
TABLE 38: Ways of Commuting to Work

	Colorado (percentage)	Adams County (percentage)
Workers 16 years and older	2,606,591	225,742
Car, truck, or van	84.8%	89.5%
Drove alone	75.3%	77.6%
Carpooled	9.5%	12.0%
Public transportation (excluding taxi)	3.2%	3.7%
Walked	3.0%	1.2%
Bicycle	1.3%	0.3%
Taxicab, motorcycle, or other means	1.1%	0.9%
Worked at home	6.7%	4.4%

Source: 2011-2015 American Community Survey 5-Year Estimates (S0801)

The following three charts provide a cross-county comparison of three different commuting patterns: driving a personal vehicle, using public transportation and working from home.

CHART 28: Driving a Personal Vehicle to Work by County



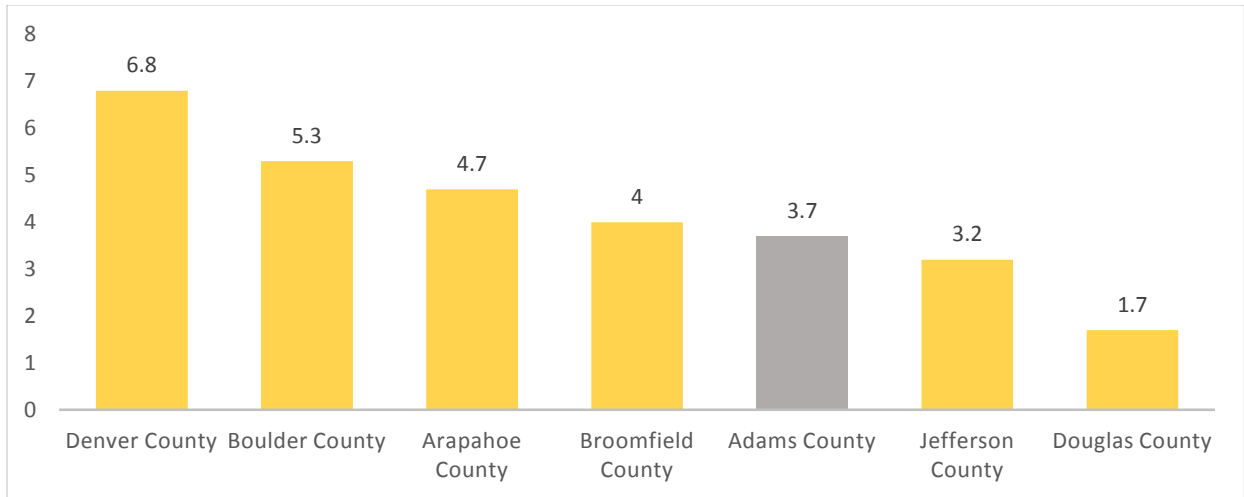
Source: 2011-2015 American Community Survey 5-Year Estimates (S0801)

Data Note: Includes persons who drove alone and carpoled.

Adams County has the highest rate in the region of workers who commute using a personal vehicle – almost nine of 10 workers. This figure includes both driving alone and carpooling.

CHART 29: Public Transportation Use by County

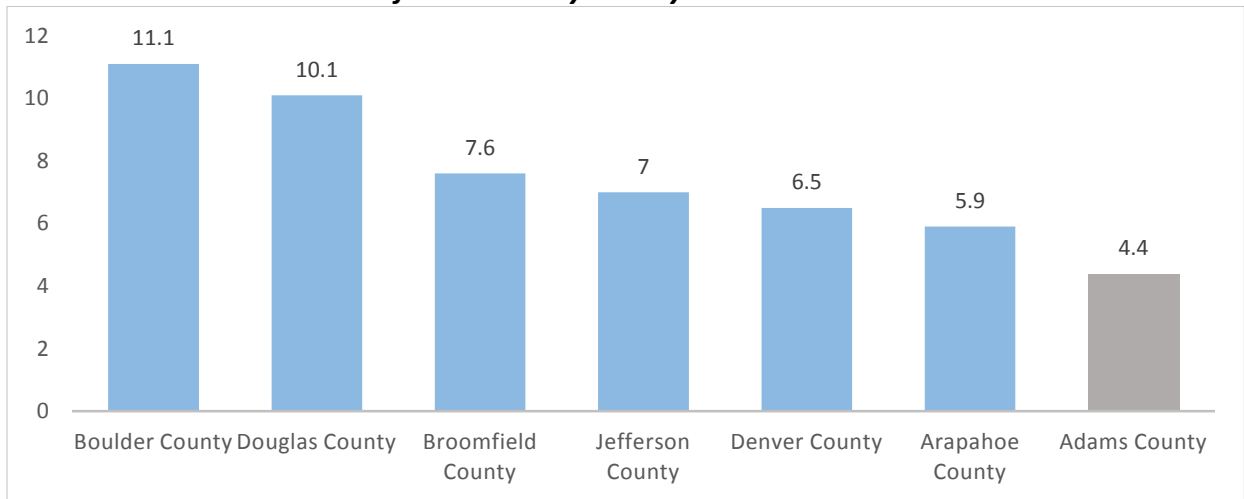




Source: 2011-2015 American Community Survey 5-Year Estimates (S0801)

Relative to the other counties in the region, Adams County has a slightly lower-than-average rate of workers who commute by public transportation.

CHART 30: Those Who Work from Home by County



Source: 2011-2015 American Community Survey 5-Year Estimates

Adams County, at 4.4 percent, lags far behind the rest of the region in terms of working from home. The Denver metro average is 6.6 percent.

Driving a personal vehicle to work is by far the most common way of commuting in the county. The table below shows the number of vehicles in a household with workers 16 years and older.

TABLE 39: Vehicles in Households, 2010-2015

	2010	2011	2012	2013	2014	2015	Percent
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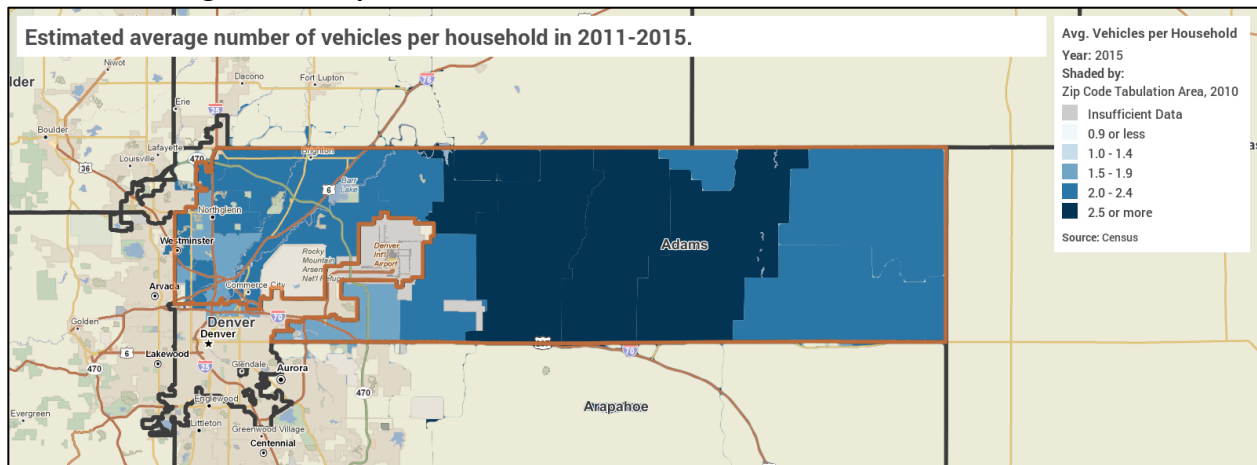
							change, 2010-2015
Households	147,951	149,508	151,034	152,803	155,047	156,628	5.9%
No vehicle available	5.1%	5.3%	5.2%	5.2%	5.4%	5.3%	3.6%
One vehicle	30.1%	30.3%	30.2%	29.4%	29.4%	28.5%	-5.3%
Two vehicles	41.0%	40.6%	40.2%	40.6%	39.9%	39.9%	-2.7%
Three vehicles	16.4%	16.5%	17.0%	17.3%	17.3%	17.4%	6.1%
Four vehicles or more	7.4%	7.2%	7.4%	7.4%	8.0%	8.9%	20.3%

Source: 2006-2010 - 2011-2015 American Community Survey 5-Year Estimates (B08201)

Households are adding more personal vehicles for travel to work in Adams County. From 2010 to 2015, households with one and two vehicles decreased and households with three and four or more vehicles increased. Households with no vehicles also increased, but these households were a small percentage of households. Households with two vehicles remained the largest group, at 40 percent.

Map 28 shows the average number of vehicles per household in Adams County. Lighter shaded areas have fewer vehicles per household, and darker shades have more. Unincorporated areas in the center of the county average 2.5 or more cars per household – the most in the county. In the southwest, there are fewer vehicles per household.

MAP 28: Average Vehicles per Household



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Commuting time is steadily increasing. In 2000, 43.1 percent of workers commuted more than 30 minutes. In 2015, that figure rose to 46.8 percent. More workers are commuting into the county, and the most common means of commuting to work is by personal vehicle.

The county could handle the growth from 2000 to 2015, but the population growth estimates reported earlier demand planning. As the county becomes more densely populated, a robust transportation system will be key in managing growth.

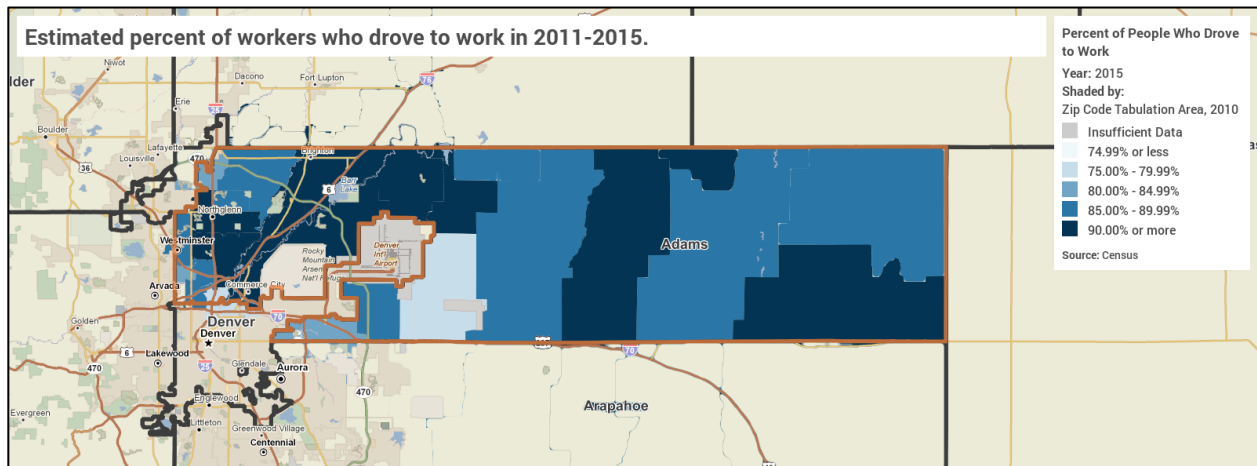
TABLE 40: Travel Time to Work

	2000	2015	Percent change
Persons 16 years and older who do not work at home	173,081	215,811	24.7%
Less than 10 minutes	8.4%	7.5%	-10.7%
10 to 19 minutes	25.4%	23.2%	-8.7%
20 to 29 minutes	23.1%	22.5%	-2.6%
30 to 59 minutes	36.3%	38.5%	6.1%
60 or more minutes	6.8%	8.3%	22.1%
Mean travel time to work (minutes)	27.6	28.8	4.4%

Source: 2000 Census (QT-P23), 2011-2015 American Community Survey 5-Year Estimates (S0801)

Map 29 shows the percentage of the population that drives to work. Map 30 shows the percentage that commutes more than one hour to work. The darker the shade, the more who have such drives; places farther from Denver have more.

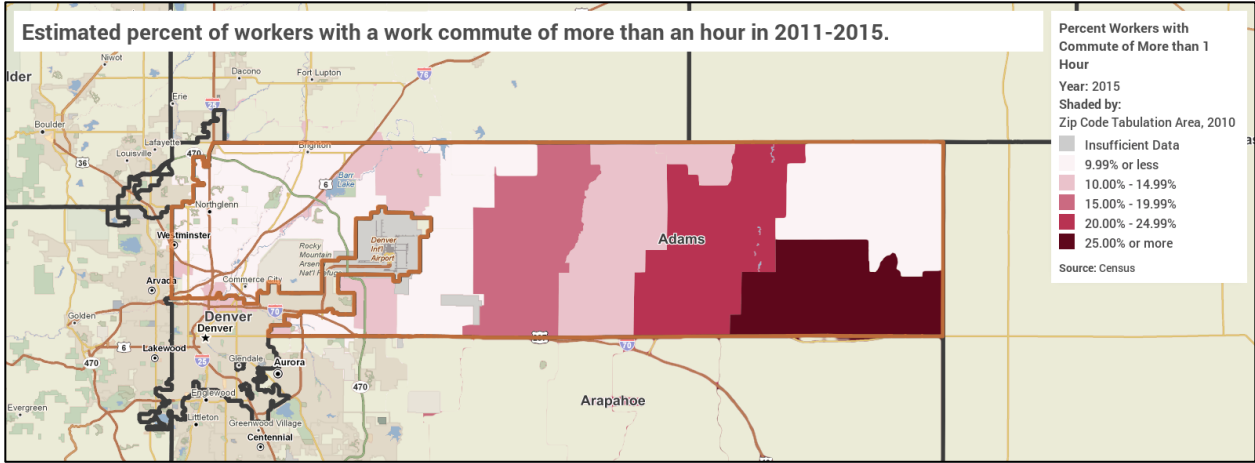
MAP 29: Persons Who Drive to Work



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

MAP 30: Persons Who Drive More Than One Hour to Work





Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Tapestry Segmentation Adams County Profile

Tapestry Segmentation is a model designed by Esri to help identify characteristics common to people in a geographic region. This lets communities assess the population and determine the most-effective actions to provide needed goods and services. Esri's model breaks communities down into 67 distinct tapestry segments, and those with similar traits are put into 14 LifeMode groups. Table 41 displays the 20 most-common Tapestry segments in Adams County.

TABLE 41: Top 20 Tapestry Segments in Adams County, 2016

Rank	Tapestry Segment	Adams County		United States	
		Percentage	Cumulative percentage	Percentage	Cumulative percentage
1	Up and Coming Families (7A)	11.4%	11.4%	2.3%	2.3%
2	American Dreamers (7C)	8.5%	19.9%	1.5%	3.8%
3	Soccer Moms (4A)	7.5%	27.4%	2.8%	6.6%
4	Bright Young Professionals (8C)	7.0%	34.4%	2.2%	8.8%
5	Parks and Rec (5C)	6.4%	40.8%	2.0%	10.8%
	Subtotal	40.8%		10.8%	
6	Front Porches (8E)	5.9%	46.7%	1.6%	12.4%
7	NeWest Residents (13C)	5.6%	52.3%	0.8%	13.2%
8	Barrios Urbanos (7D)	5.5%	57.8%	1.0%	14.2%
9	Boomburbs (1C)	5.4%	63.2%	1.5%	15.7%
10	Home Improvement (4B)	5.2%	68.4%	1.7%	17.4%
	Subtotal	27.6%		6.6%	
11	Metro Fusion (11C)	5.2%	73.6%	1.4%	18.8%
12	Down the Road (10D)	4.5%	78.1%	1.1%	19.9%
13	Young and Restless (11B)	4.4%	82.5%	1.7%	21.6%
14	Savvy Suburbanites (1D)	3.3%	85.8%	3.0%	24.6%
15	Middleburg (4C)	1.8%	87.6%	2.8%	27.4%
	Subtotal	19.2%		10.0%	
16	In Style (5B)	1.7%	89.3%	2.3%	29.7%
17	Enterprising Professionals (2D)	1.7%	91.0%	1.4%	31.1%
18	Urban Villages (7B)	1.6%	92.6%	1.1%	32.2%
19	Professional Pride (1B)	1.4%	94.0%	1.6%	33.8%
20	Southwestern Families (7F)	1.2%	95.2%	0.8%	34.6%
	Subtotal	7.6%		7.2%	
	TOTAL	95.1%		34.7%	

Source: Esri

Data Note: This report identifies neighborhood segments in the county; these describe the socioeconomic status of the immediate neighborhood. The report compares by Tapestry segment percentages of households or total populations 18 and older in the county to those nationwide.

Of the 67 Tapestry segments, the county's 20 most-common segments make up 95.1 percent of its adult population but only 34.7 percent of the U.S. adult population. Further, the county's five most-common segments make up 40.8 percent its adult population but only 10.8 percent of the U.S. adult population.



The five most-common segments in Adams County according to Tapestry are (1) Up and Coming Families, (2) American Dreamers, (3) Soccer Moms, (4) Bright Young Professionals and (5) Parks and Rec. Summaries of these segments are below. (Source: Esri, Tapestry Segmentation, 2016)

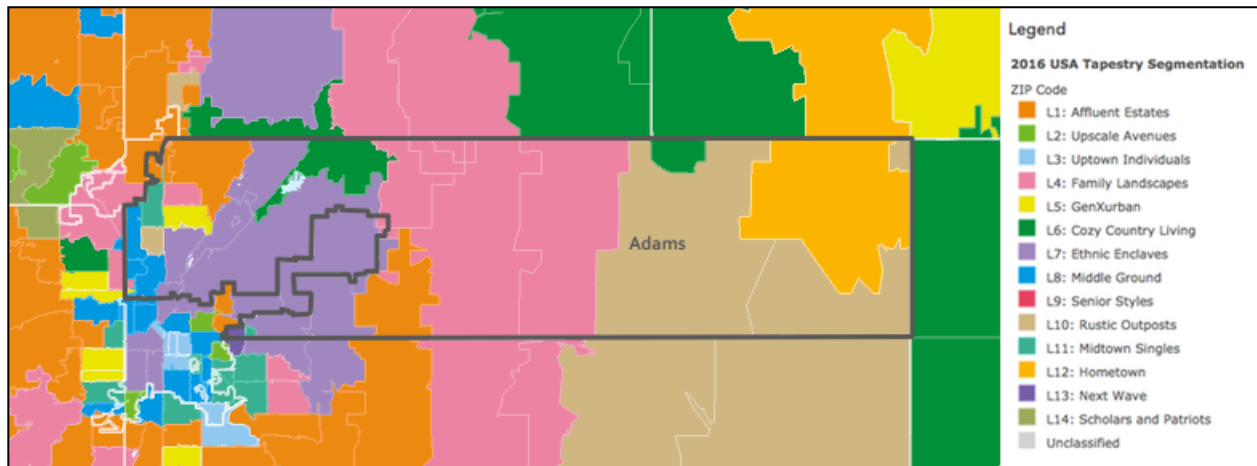
1. **Up and Coming Families:** *This segment is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.*
2. **American Dreamers:** *Located throughout the South and West, most American Dreamers residents own their own homes, primarily single-family housing – farther out of the city, where housing is more affordable. Median household income is slightly below average (Index 94). The majority of households include younger married-couple families with children and, frequently, grandparents. Diversity is high; many residents are foreign born, of Hispanic origin. Hard work and sacrifice have improved their economic circumstance as they pursue a better life for themselves and their family. Spending is focused more on the members of the household than the home. Entertainment includes multiple televisions, movie rentals, and video games at home or visits to theme parks and zoos. This market is connected and adept at accessing what they want from the Internet.*
3. **Soccer Moms:** *This group is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.*
4. **Bright Young Professionals:** *This group is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.*
5. **Parks and Rec:** *These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.*



Geographic Location of Tapestry Segments

The 14 LifeMode groups distributed in map 31 represent Tapestry segments with common features such as being in the same generation, having immigrated, or sharing a demographic trait.

MAP 31: Tapestry Segmentation, 2016



Source: Esri, HERE, DeLorme, FAO, USGS, NGA, EPA, NPS | Esri, U.S. Census Bureau, Infogroup

Up and Coming Families (7A) and American Dreamers (7C) are the two-largest segments in the county. Both are in the purple LifeMode group 7, Ethnic Enclaves, which are in heavily populated municipalities. Segment Soccer Moms (4A) is in the pink LifeMode group 4, Family Landscapes, which is east of the Ethnic Enclaves areas. Two large areas, the northwest corner of the county and south of Denver International Airport, have much of the orange LifeMode group 1, Affluent Estates. The yellow LifeMode group 5, GenXurban, is in a small but densely populated area in the west. Finally, the blue LifeMode group 8, Middle Ground, is at the western border of the county.

Descriptions of all LifeMode groups are at esri.com/tapestry.



TABLE 42: Common LifeMode Groups in Adams County, 2016 (Tapestry Segmentation)

LifeMode Group	Description
Ethnic Enclaves	<ul style="list-style-type: none"> • Established diversity—young, Hispanic homeowners with families • Multilingual/multigenerational households' w/children 2nd-, 3rd- or 4th-gen Hispanic families • Neighborhoods feature 1-family owner-occupied homes at city edge, built after 1980 • Hard-working and optimistic, most aged 25 years+ have a HS diploma or some college edu • Shopping and leisure also focus on their children—baby and children's products from shoes to toys and games and trips to theme parks, water parks or the zoo • Residents favor Hispanic programs on radio or television; children enjoy playing video games on personal computers, handheld or console devices • Many households have dogs for domestic pets
Family Landscapes	<ul style="list-style-type: none"> • Successful young families in their first homes • Non-diverse, prosperous married-couple families, residing in suburban or semirural areas with a low vacancy rate (second lowest) • Homeowners (80%) with mortgages (second highest %), living in newer single-family homes, with median home value slightly higher than the U.S. • Two workers in family, 2nd highest labor force participation rate, low unemployment • Do-it-yourselfers, who work on home improvement projects, lawns and gardens • Sports enthusiasts, typically owning newer sedans or SUVs, dogs, and savings accounts/plans, comfortable with the latest technology • Eat out frequently to accommodate their busy lifestyle • Especially enjoy bowling, swimming, playing golf, playing video games, watching movies rented via Redbox, and taking trips to a zoo or theme park
Affluent Estates	<ul style="list-style-type: none"> • Established wealth—educated, well-traveled married couples • Accustomed to "more": less than 10% of all households, with 20% of household income • Homeowners (almost 90%), with mortgages (70%) • Married couple families with children ranging from grade school to college • Expect quality; invest in time-saving services • Participate actively in their communities • Active in sports and enthusiastic travelers
GenXurban	<ul style="list-style-type: none"> • Gen X in middle age; families with fewer kids and a mortgage • Second largest Tapestry group, Gen X married couples, and a growing population of retirees • One-fifth of residents are 65 and older; about a fourth of households have retirement income • Own older single-family homes in urban areas, with 1 or 2 vehicles • Live and work in the same county, creating shorter commute times • Invest wisely, well-insured, comfortable banking online or in person • News junkies (read a daily newspaper, watch news on TV, and go online for news) • Enjoy reading, photo album/scrapbooking, playing board games and cards, doing crossword puzzles, going to museums and rock concerts, dining out, and walking for exercise
Middle Ground	<ul style="list-style-type: none"> • Lifestyles of thirtysomethings • Millennials in the mid: both single/married, renters/homeowners, middle class/working class • Urban market mix of single-family, townhome, and multi-unit dwellings • Majority of residents attended college or attained a college degree • Householders have ditched their landlines for cell phones, which they use to listen to music, read the news, and get the latest sports updates of their favorite teams • Online all the time: use the Internet for entertainment (downloading music, watching YouTube, finding dates), social media (Facebook, Twitter, LinkedIn), shopping and news • Leisure includes night life (clubbing, movies), going to the beach, some travel and hiking
Source: Esri	



LifeMode Groups

While LifeMode groups are not as specific as Tapestry Segments, they are useful for examining persons in certain markets. Table 43 shows the size of each LifeMode group in Adams County. Ethnic Enclaves is the largest LifeMode group by far at 29.7 percent of the population 18 and older, followed by Family Landscapes at 15.4 percent, Middle Ground at 13 percent and Affluent Estates at 11.1 percent. Household percentage estimates are similar to percentages for adult persons.

TABLE 43: Top 14 LifeMode Groups in Adams County, 2016

#	Tapestry LifeMode Groups	Households		Persons 18 and older	
		Number	Percentage	Number	Percentage
1	Affluent Estates	17,940	10.8%	38,631	11.1%
2	Upscale Avenues	3,439	2.1%	6,954	2.0%
3	Uptown Individuals	0	0.0%	0	0.0%
4	Family Landscapes	24,048	14.5%	53,751	15.4%
5	GenXurban	14,948	9.0%	32,574	9.3%
6	Cozy Country Living	616	0.4%	1,339	0.4%
7	Ethnic Enclaves	46,694	28.2%	103,722	29.7%
8	Middle Ground	23,157	14.0%	45,405	13.0%
9	Senior Styles	1,514	0.9%	2,721	0.8%
10	Rustic Outposts	7,391	4.5%	15,417	4.4%
11	Midtown Singles	15,835	9.6%	27,865	8.0%
12	Hometown	0	0.0%	0	0.0%
13	Next Wave	10,074	6.1%	20,811	6.0%
14	Scholars and Patriots	0	0.0%	0	0.0%

Source: Esri (Environmental Systems Research Institute, Inc.)

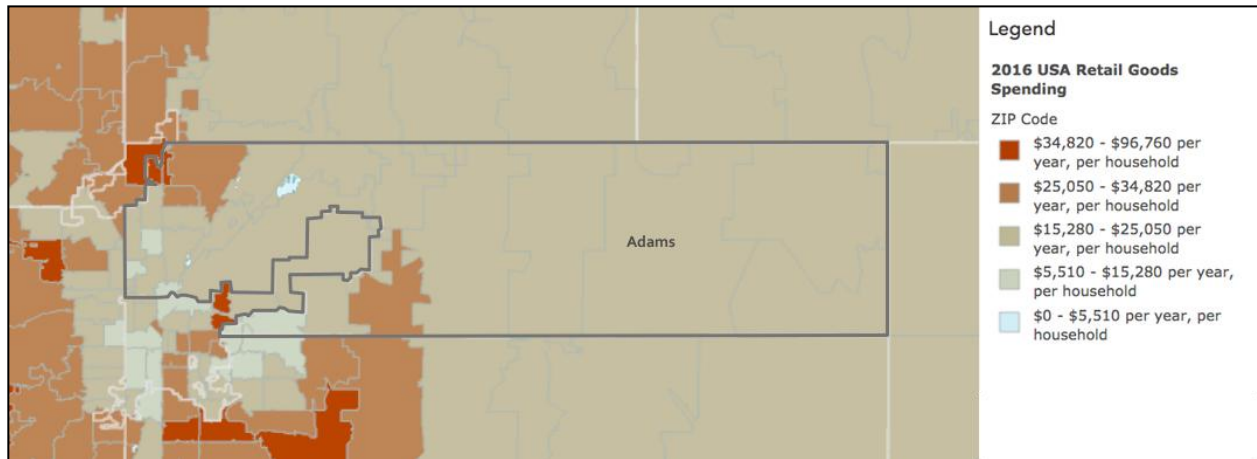
Data Note: This report identifies neighborhood segments and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percentage of households or persons 18 and older in the area by Tapestry segment to those demographics by group.

The top four LifeMode groups in Adams County make up almost 70 percent of the population. As characterized by Tapestry, most residents in Adams County are hard-working, strive for homeownership, are 30-40 with families, and are multi-racial/ethnic.

LifeMode group 1 Affluent Estates in map 32 shows that households which spend the most annually on retail goods are located where persons are better-educated and wealthier.



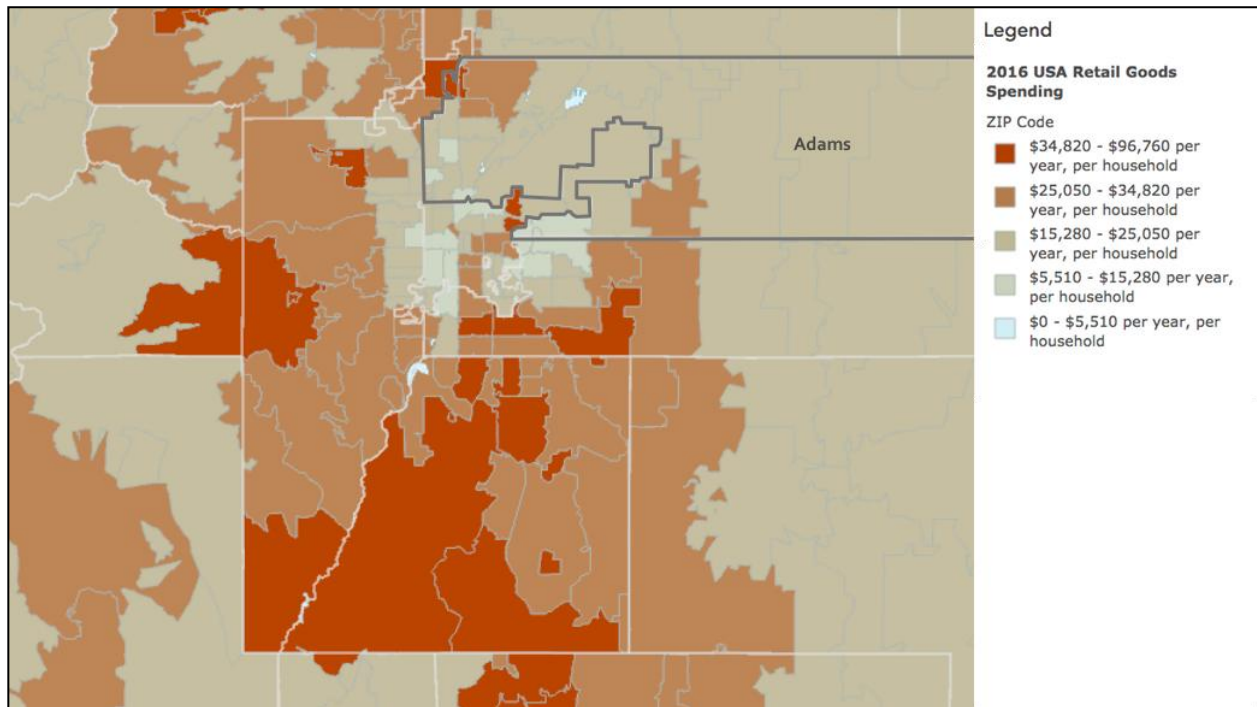
MAP 32: Retail Goods Spending, 2016 (annually per household)



Source: Esri, HERE, DeLorme, FAO, USGS, NGA, EPA, NPS | Esri, U.S. Bureau of Labor Statistics

Darker areas have more annual retail goods spending. The county’s 2016 Tapestry Segmentation map correlates with concentrations of LifeMode group 1 Affluent Estates.

MAP 33: Retail Goods Spending by County, 2016



Source: Esri, HERE, DeLorme, FAO, USGS, NGA, EPA, NPS | Esri, U.S. Bureau of Labor Statistics

When compared to the seven-county Denver metro area, Adams County pales in annual retail goods spending.



Urbanization Groups

In addition to LifeMode groups, Tapestry groups are segmented into Urbanization groups. These groups share similar locales but may be categorized as different LifeModes. There are six different Urbanization groups: Principal Urban Centers, Urban Periphery, Metro Cities, Suburban Periphery, Semirural and Rural. The following table summarizes the different urbanization groups.

TABLE 44: Tapestry Segmentation of Urbanization Groups, 2016

Urbanization Group	Description
Principal Urban Centers	<ul style="list-style-type: none"> • Young, mobile, diverse populations living in the most densely populated neighborhoods of the largest cities (populations of 2.5 million or more) • Traits shared by more than 2.5 million people: crowding, high cost of living, and full access to urban amenities, including jobs • Youngest, most diverse populations among the Urbanization groups • Households are renter occupied by singles or roommates • The most challenging market for auto sales: half the commuters use public transportation, bicycles, or walk to work • Focus on style and image with liberal spending on apparel • Constantly connected, using the internet for everything from finding jobs to finding dates
Urban Periphery	<ul style="list-style-type: none"> • City life for starting families in neighborhoods that fringe major cities • The earliest suburbs, built before 1970, primarily single-family housing with apartments • Young, families with children, diverse population • Homeowners living closer to the city, with below average vacancy rates • Leisure focuses on the children (visits to theme parks or water parks), sports (soccer, basketball, baseball) and movies • Spending also emphasizes the children – clothing, toys and baby products • Parents of small children favor family restaurants and fast foods • Smartphones are popular, for social contacts, shopping and music
Metro Cities	<ul style="list-style-type: none"> • Affordable city life including smaller metropolitan cities or satellite cities that feature a mix of single-family and multiunit housing • Single householders seeking affordable living in the city: usually multi-unit buildings that range from mid- to high-rise apartments; average monthly rents and home value below U.S. average • Student loans more common than mortgages; debit cards more popular than credit cards • Residents share an interest in city life and its amenities, from dancing and clubbing to museums and concerts • Convenience and mobility favor cell phones over landlines • Many residents rely on internet for entertainment (download music, play online games) and as a useful resource (job searches)
Suburban Periphery	<ul style="list-style-type: none"> • Urban expansion: affluence in the suburbs or city-by-commute • The most populous and fast-growing among Urbanization groups, Suburban Periphery includes one-third of the nation’s population • Commuters value low density living, but demand proximity to jobs, entertainment and the amenities of an urban center • Well-educated, two-income households, accept long commute times to raise their children in these family-friendly neighborhoods. Many are heavily mortgaged in newly built, single-family homes • Older householders have either retired in place, downsized or purchased a seasonal home • Suburbanites are the most affluent group, working hard to lead bright, fulfilled lives



	<ul style="list-style-type: none"> • Residents invest for their future, insure themselves against unforeseen circumstances, but also enjoy the fruits of their labor
Semirural	<ul style="list-style-type: none"> • The most affordable housing – in smaller towns and communities located throughout the country • Single-family and mobile homes in the country, but still within reach of some amenities • Embrace a quiet, country lifestyle including country music and hunting • Prefer domestic products and vehicles, especially trucks • Shop at large department and discount stores like Walmart • Fast food and dinner mixes/kits are much more common than fine dining • Many make a living off the land through agriculture, fishing, and forestry • Time off is spent visiting nearby family rather than flying to vacation destinations • When services are needed, the yellow pages are within reach
Rural	<ul style="list-style-type: none"> • Country living featuring single-family homes with acreage, farms, and rural resort areas • Very low population density distinguishes this group – typically less than 50 people per square mile • More than half the households are occupied by persons 55 and older; many are married couples without children at home • The east diverse group, with more than 80% non-Hispanic white • Mostly home owners (> 0%), but rentals are affordable in single-family or mobile homes • Long trips to the store and to work – often driven alone in a truck or SUV, listening to country radio • Blue collar jobs dominate the landscape including manufacturing, agriculture, mining, and construction • Many are self-employed, retired, or receive income from Social Security • More conservative in their spending practices and beliefs • Comfortable, established, and not likely to move
Source: Esri	



Suburban Periphery is the largest Urbanization group in Adams County, at 42.3 percent. The second-most populous region is the Urban Periphery, at 29.0 percent. Principal Urban Center, Metro Cities, and Semirural are not as common, and none of the top 20 population groups are Rural.

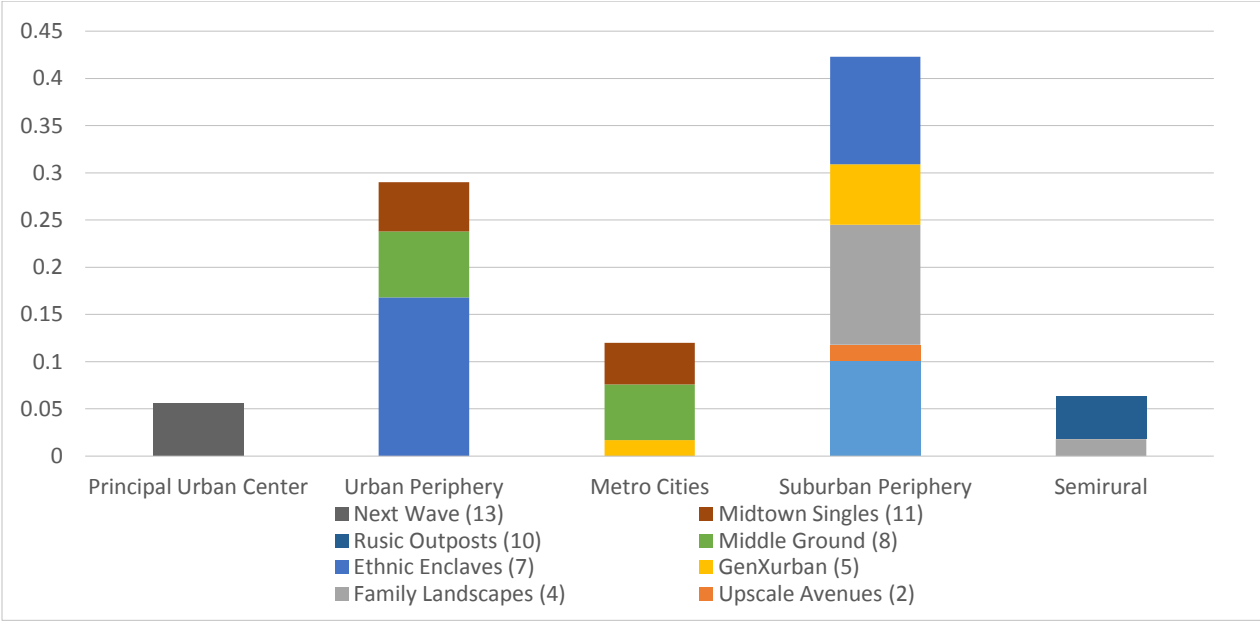
TABLE 45: Top 20 Tapestry Segments by Urban Groupings, Adams County, 2016

Tapestry Segment	Percentage	Cumulative percentage
Principal Urban Center		
NeWest Residents (13C)	5.6%	5.6%
Total	5.6%	
Urban Periphery		
American Dreamers (7C)	8.5%	8.5%
Bright Young Professionals (8C)	7.0%	15.5%
Barrios Urbanos (7D)	5.5%	21.0%
Metro Fusion (11C)	5.2%	26.2%
Urban Villages (7B)	1.6%	27.8%
Southwestern Families (7F)	1.2%	29.0%
Total	29.0%	
Metro Cities		
Front Porches (8E)	5.9%	5.9%
Young and Restless (11B)	4.4%	10.3%
In Style (5B)	1.7%	12.0%
Total	12.0%	
Suburban Periphery		
Up and Coming Families (7A)	11.4%	11.4%
Soccer Moms (4A)	7.5%	18.9%
Parks and Rec (5C)	6.4%	25.3%
Boomburbs (1C)	5.4%	30.7%
Home Improvement (4B)	5.2%	35.9%
Savvy Suburbanites (1D)	3.3%	39.2%
Enterprising Professionals (2D)	1.7%	40.9%
Professional Pride (1B)	1.4%	42.3%
Total	42.3%	
Semirural		
Down the Road (10D)	4.5%	4.5%
Middleburg (4C)	1.8%	6.3%
Total	6.3%	
Source: Esri		
Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison by Tapestry segments of the percentages of households or total population 18 and older in the county to those of the entire U.S.		

Chart 31 breaks down each urbanization group by LifeMode. Some groups are only within Urbanization groups. Next Wave groups are only in the Principal Urban Center. Affluent Estates and Upscale Avenue are only in the Suburban Periphery; Rustic Outposts are only in the Semirural region. Other LifeMode groups are distributed among Urbanization groups. Midtown Singles, Middle Ground, GenXurban, Ethnic Enclaves, and Family Landscapes are each present in two different urbanization zones.



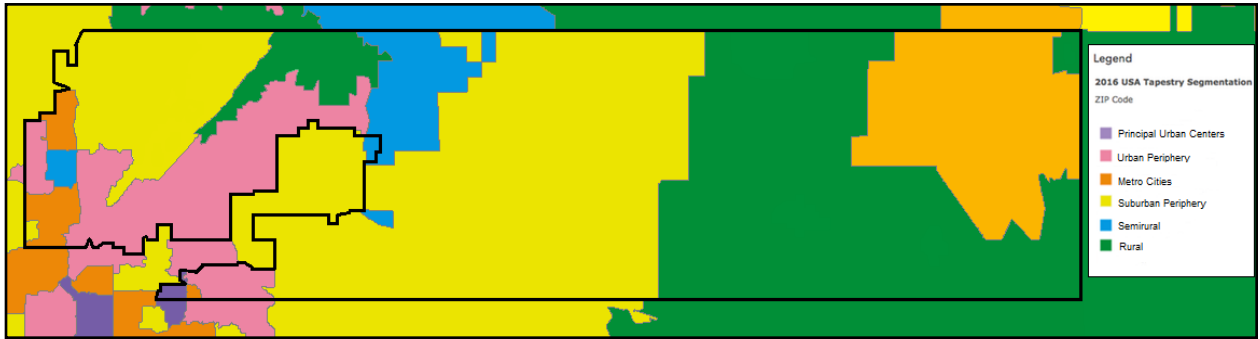
CHART 31: LifeMode Distribution by Urbanization Group



Source: Esri

Map 34 displays the distribution of Urbanization groups in Adams County. Rural LifeMode groups count relatively few persons, but they span much land east of Denver.

MAP 34: Tapestry Segmentation – Urbanization Groups, 2016



Source: Esri, HERE, DeLorme, FAO, USGS, NGA, EPA, NPS | Esri, U.S. Census Bureau, Infogroup



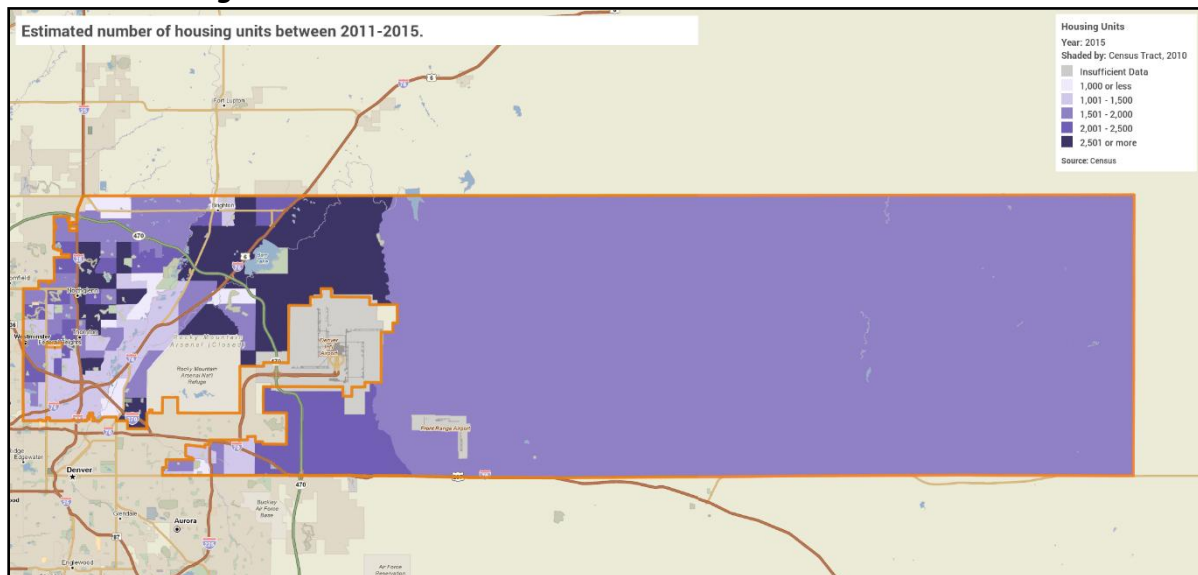
Housing Profile

Housing Type & Size

Adams County has seen significant growth since 2000. The total number of housing structures increased 24.5 percent, from 132,594 in 2000 to 165,046 in 2015. This growth is slightly less than the statewide housing structure increase of 25.1 percent, but it is much more than the nationwide increase in housing structures of 15.1 percent. The types of housing structures are the same. The greatest growth was in one-unit attached structures (from 6.2 percent to 7.4 percent), and the greatest reduction was in mobile homes (from 9.8 percent to 6.3 percent).

Map 35 shows the number of homes in each census tract. Most census tracts have more than 1,000 homes, and many have more than 2,500. Even small tracts often have more than 2,000 homes, especially in the suburbs between Denver and Broomfield.

MAP 35: Housing Units



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Given that HUD’s definition of multifamily housing is “a structure with more than four housing units,” single-family structures include those with up to four housing units. In Adams County, single-family units are much more common than multifamily units; in 2015 they were 73.1 percent of all housing structures. This is a slight increase from 2000, at 71 percent.



TABLE 46: Residential Properties by Type & Number of Units

	2000		2010		2015	
	Number	Percentage	Number	Percentage	Number	Percentage
One-unit detached structure	80,553	60.8%	98,226	61.4%	102,521	62.1%
Two-unit attached structure	8,158	6.2%	11,714	7.3%	12,157	7.4%
Two units	1,557	1.2%	1,991	1.2%	1,593	1.0%
Three or four units	3,647	2.8%	4,087	2.6%	4,245	2.6%
Five to nine units	5,468	4.1%	7,796	4.9%	7,636	4.6%
10-19 units	8,553	6.5%	12,158	7.6%	12,340	7.5%
20 or more units	11,550	8.7%	12,230	7.6%	13,742	8.3%
Mobile home	13,003	9.8%	11,605	7.3%	10,722	6.5%
Boat, RV, van, other	105	0.1%	101	0.1%	90	0.1%
<i>Total</i>	<i>132,594</i>	<i>--</i>	<i>161,760</i>	<i>--</i>	<i>165,046</i>	<i>--</i>

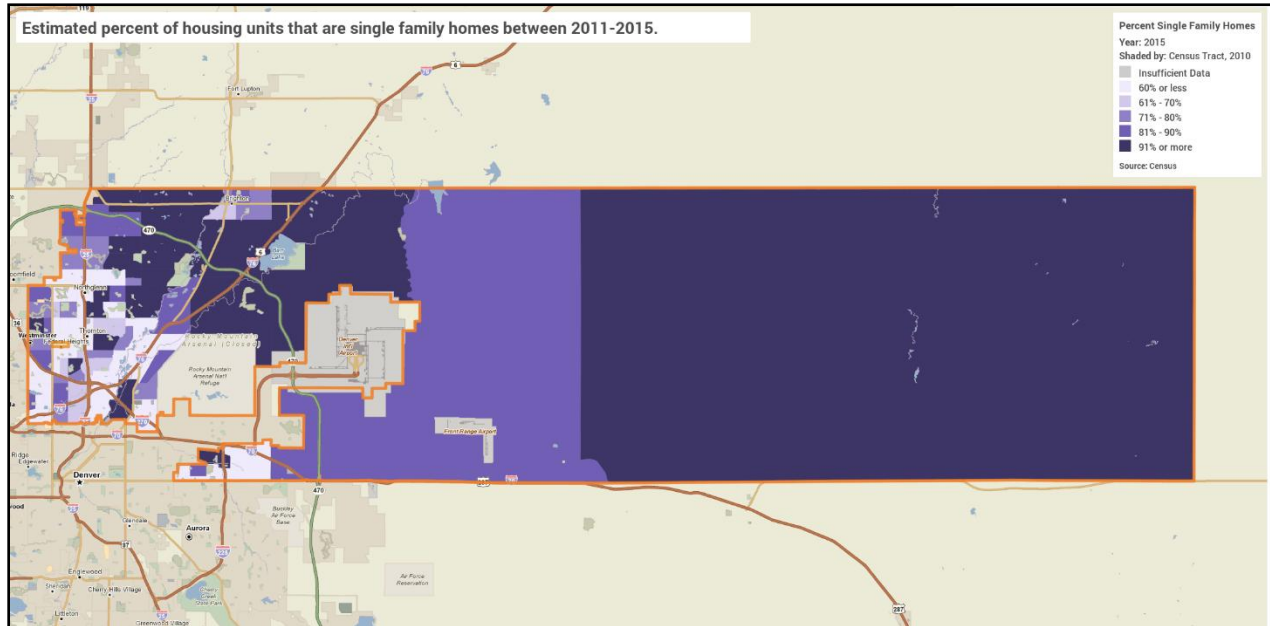
Source: 2000 Census DP-4, 2005-2009 - 2011-2015 American Community Survey 5-Year Estimates (DP04)

When comparing the current housing stock to the needs of the Tapestry segments, there is a need for smaller, multi-family units. In Adams County, 42.3 percent of the population lives in the Suburban Periphery and prefers low-density, one-unit structures; these are more than 62 percent of all housing. The Urban Periphery demographic, 29 percent of the population, is flexible and desires single-family housing or apartments; this demographic benefits from an increase in the “missing middle” housing stock. Urban Periphery families are less interested in large mid-rise and high-rise apartments than the Metro Cities demographic, which makes up 12 percent of Adams County but accounts for 7.5 percent of the housing.

The following map shows the percentage of single-family homes within a census tract. Often, more than 80 percent of homes in rural and suburban tracts are single-family. Conversely, urban areas have fewer single-family homes.



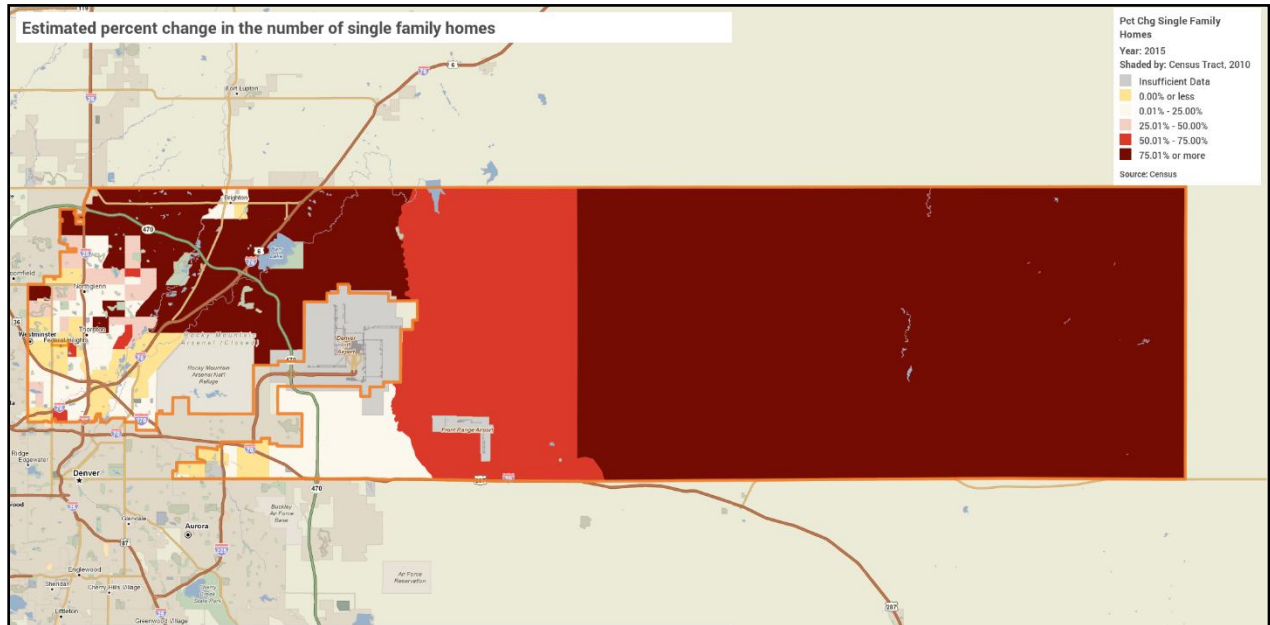
MAP 36: Single-Family Housing Units



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Map 37 shows the change in single-family housing between 2000 and 2015. Fewer single-family homes were built in urban tracts; more were built in the suburbs and rural areas.

MAP 37: Change in Single-Family Housing



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Housing Unit Size

The housing stock of a region must match the demand for the number of units available as well as the sizes of units available. Since 2000, the total number of housing units in Adams County grew by 24.5 percent, but the growth was not uniform across unit sizes. Units with three or more bedrooms grew more, while one- and two-bedroom units grew less. The number of units without bedrooms shrank by more than 50 percent.

TABLE 47: Housing Units by Size

	2000		2015		Percent change in housing units
	Number	Percentage	Number	Percentage	
No bedroom	3,008	2.3%	1,964	1.2%	-53.2%
One bedroom	16,862	12.7%	17,093	10.4%	1.4%
Two bedrooms	33,059	24.9%	38,742	23.5%	17.2%
Three bedrooms	48,583	36.6%	63,195	38.3%	30.1%
Four bedrooms	25,050	18.9%	32,847	19.9%	31.1%
Five bedrooms or more	6,032	4.5%	11,205	6.8%	85.8%
<i>Total housing units</i>	<i>132,594</i>	<i>--</i>	<i>165,046</i>	<i>--</i>	<i>24.5%</i>

Source: 2000 Census H041, 2011-2015 American Community Survey 5-Year Estimates (DP04)

This shift towards larger homes makes sense, given the growth in average household size in the last 15 years. Since 2000, the average household size in owner-occupied units increased by 0.12, and the average household size in renter-occupied units increased by 0.29. Among renters, this shift is because there are fewer one- and two-person households and more five-person households. Among owners, there were more one-person households and fewer three-person households. The average household size in the U.S. has increased, but that in Adams County has increased much more. Possible reasons include higher rent which encourages home-sharing, or the prevalence of elderly homeowners who need company.



TABLE 48: Household Sizes

	2000		2015		Change	
	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied
One-person household	17.9%	29.2%	19.6%	28.0%	1.7%	-1.2%
Two-person household	33.4%	26.1%	33.2%	24.5%	-0.2%	-1.6%
Three-person household	18.0%	17.1%	16.0%	17.1%	-2.0%	0.0%
Four-person household	16.7%	13.7%	16.5%	14.3%	-0.2%	0.6%
Five-person household	8.1%	7.5%	8.2%	7.5%	0.1%	0.0%
Six-person household	3.4%	3.5%	3.8%	5.5%	0.4%	2.0%
Seven-person or more household	2.4%	2.9%	2.6%	3.0%	0.2%	0.1%
Average household size	2.86	2.69	2.98	2.98	0.12	0.29

Source: Decennial Census (H015, H012), 2011-2015 American Community Survey 5-Year Estimates (B25009, B25010)

Table 48 shows the projected need for new housing within Adams County in order to maintain an average household size of 2.98. The county will need to produce between 3,500 and 4,000 units annually to keep up with projected population growth. Between 2011 and 2015, the number of housing units grew by only 2,366, on average 475 annually. This is only a fraction of the housing growth needed to stall overcrowding.

TABLE 49: Forecast of Housing Needs

Year	Population estimate	Total housing units needed	Total new units needed after 2015	Annual production needed
2020	545,237	182,965	17,919	3,584
2025	603,716	202,589	37,543	3,754
2030	665,364	223,277	58,231	3,882
2035	726,331	243,735	78,689	3,934
2040	787,411	264,232	99,186	3,967
2045	841,102	282,249	117,203	3,907
2050	893,563	299,853	134,807	3,852

Source: Population Estimate - Colorado State Demography Office



Housing Conditions

Table 50 compares the ages of Adams County’s housing stock cohorts to those in Colorado and the U.S. as a whole. Homes built between 2000 and 2009 are the largest cohort in the county, comprising 23.8 percent of the county’s housing stock (39,300 units). This cohort is much smaller in Colorado and the U.S., only 19.1 and 14.9 percent.

Adams County has a housing stock much newer than that of both Colorado and the U.S. In Adams County, more than 42 percent of the housing stock was built after 1990; statewide, 37.8 percent; and nationwide, 30.5 percent. Most of the 27.4 percent of homes built before 1970 are in the southwest corner near Denver. Many of them were built with post-WWII G.I. Bill funding and need refurbishing.

TABLE 50: Years Units Were Built

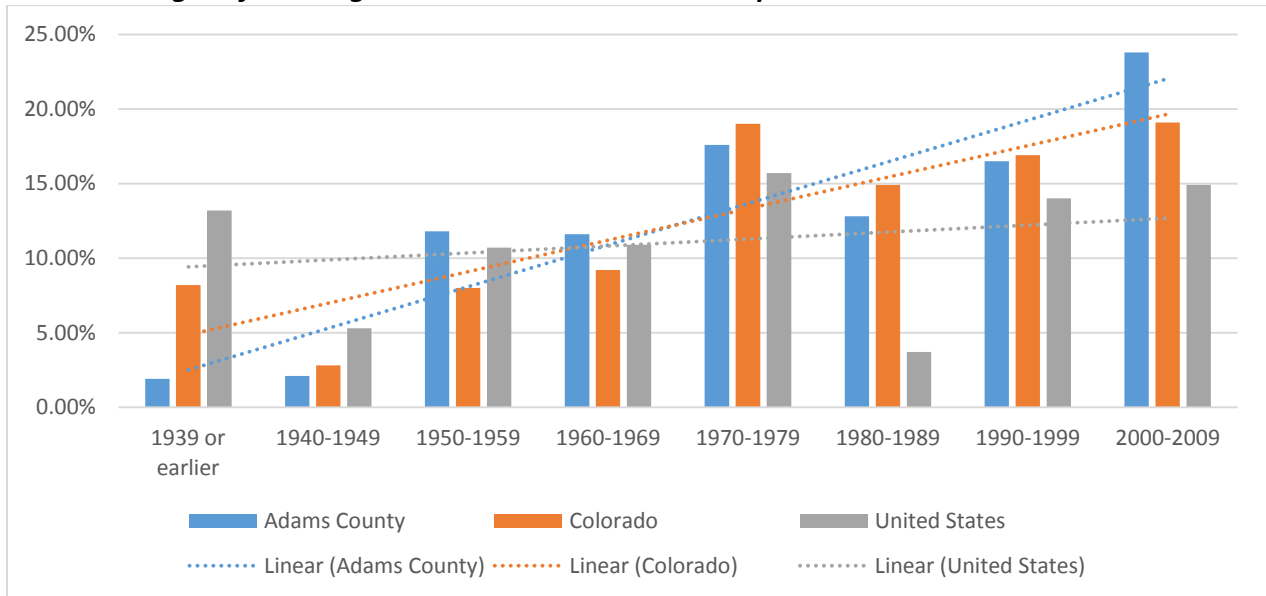
	Adams County		Colorado		United States	
	Number	Percentage	Number	Percentage	Number	Percentage
Built 2010 or later	3,077	1.9%	40,315	1.8%	2,088,507	1.6%
Built 2000 to 2009	39,300	23.8%	432,964	19.1%	19,861,107	14.9%
Built 1990 to 1999	27,228	16.5%	382,310	16.9%	18,636,635	14.0%
Built 1980 to 1989	21,165	12.8%	336,155	14.9%	18,331,828	13.7%
Built 1970 to 1979	29,020	17.6%	428,645	19.0%	20,932,720	15.7%
Built 1960 to 1969	19,119	11.6%	208,587	9.2%	14,589,774	10.9%
Built 1950 to 1959	19,447	11.8%	181,599	8.0%	14,315,811	10.7%
Built 1940 to 1949	3,480	2.1%	64,405	2.8%	7,034,375	5.3%
Built 1939 or earlier	3,210	1.9%	186,083	8.2%	17,561,083	13.2%
Total	165,046	--	2,261,063	--	133,351,840	--

Source: 2011-2015 American Community Survey 5-Year Estimates (B25034)

Chart 32 shows the data from table 50. The linear trend line for Adams County (blue) shows a much-sharper increase than those for both Colorado (orange) and the U.S. (grey).

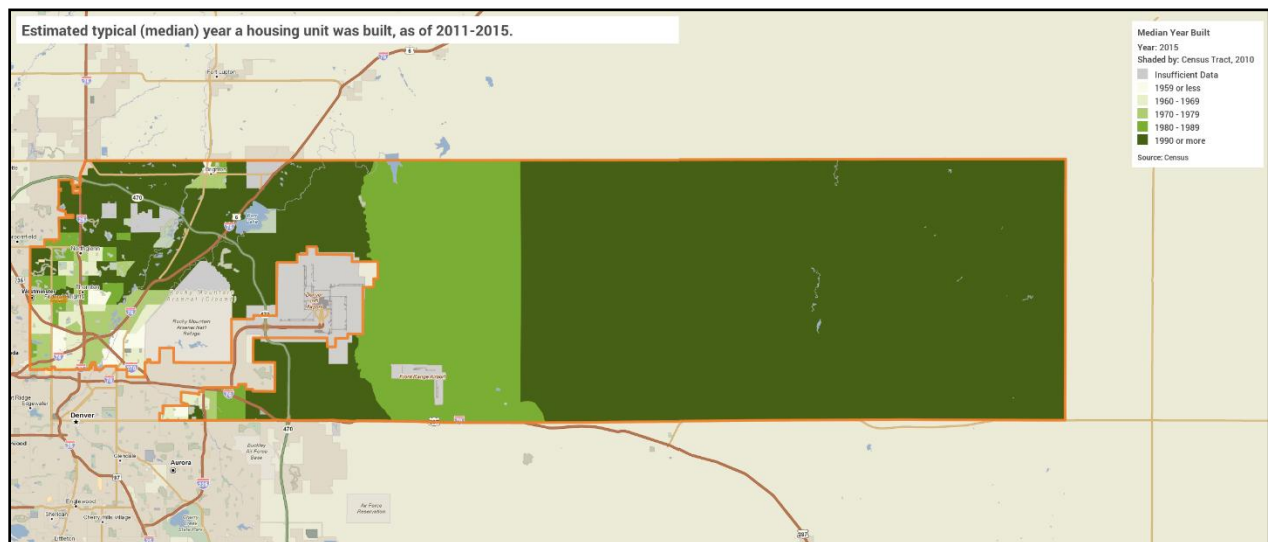


CHART 32: Ages of Housing with State and National Comparison



Source: 2011-2015 American Community Survey 5-Year Estimates

MAP 38: Median Years in Which Houses Were Built



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Map 38 shows by census tract the median years in which housing was built. Newer housing is available in the suburbs northeast of Denver and in the rural eastern part of the county. Census tracts near the Denver’s center have older housing stock. In the lightest-green areas, the median year built (MYB) for housing units is 1959 or before; as the shade darkens, the MYB increases. The darkest green shaded areas have a MYB of 1990 or later.



Housing Occupancy Characteristics

Table 51 compares renter and owner occupancy data in Adams County for 2000, 2009 and 2015. Between 2000 and 2015, the number of housing units increased by more than 30,000 units, and the number of occupied housing units increased by nearly 30,000 units. This gap led to a slight decrease in the percentage of occupied units, from 96.7 percent in 2000 to 94.9 percent in 2015. Owner-occupied housing units saw a decrease from 70.6 percent to 64.5 percent, but an increase of more than 10,000 units. Renter-occupied housing, however, grew from 29.4 percent to 35.5 percent, an increase of almost 18,000 units.

TABLE 51: Housing Occupancy

Housing Occupancy	2000		2009		Percent change, 2000-2009	2015		Percent change, 2009-2015	Percent change, 2000-2015
	Number	Percent age	Number	Percent age		Number	Percent age		
Total housing units	132,594	100.0%	159,908	100.0%	20.6%	165,046	100.0%	3.2%	24.5%
Occupied housing Units	128,156	96.7%	145,749	91.1%	13.7%	156,628	94.9%	7.5%	22.2%
Owner-occupied housing units	90,436	70.6%	100,881	68.3%	11.5%	101,043	64.5%	0.2%	11.7%
Renter-occupied housing units	37,720	29.4%	44,868	31.7%	19.0%	55,585	35.5%	23.9%	47.4%

Source: Census 2000 (QT-H1), 2005-2009 & 2011-2015 American Community Survey 5-Year Estimates (DP04)



Length of Residence

The table below displays the percentages of residents who moved in the last year. Renters were more than three times as likely than homeowners to have moved in the last year. The most-common move was within the same county for both owner-occupied and renter-occupied households.

TABLE 52: Geographic Mobility

	Owner-occupied	Renter-occupied
Moved within same county	4.3%	13.4%
Moved from different county	3.0%	10.8%
Moved from different state	0.9%	4.3%
Moved from abroad	0.3%	1.2%
Total	8.5%	29.7%

Source: 2011-2015 American Community Survey 5-Year Estimates (S0701)

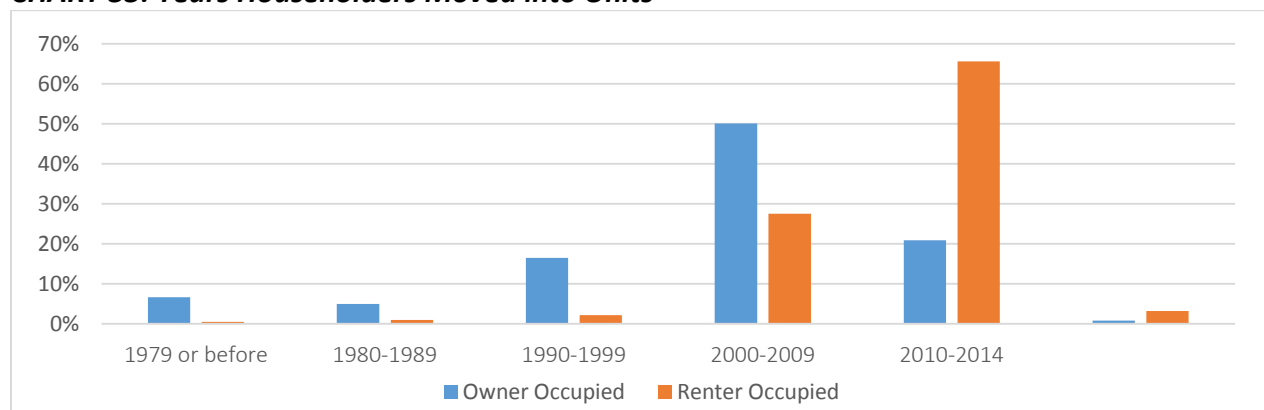
Table 53 and chart 33 compare by decade when renters and owners moved into their current residences. Renters are much more likely to have moved into their residence since 2010. More than 55 percent of renter-occupied housing has residents who moved in since 2010; only 14 percent of owner-occupied housing falls into that cohort.

TABLE 53: Years Householders Moved into Units

	Owner-occupied		Renter-occupied	
	Number	Percentage	Number	Percentage
2015 or later	2,349	0.8%	5,260	3.2%
2010-2014	63,064	20.9%	108,778	65.6%
2000-2009	151,030	50.1%	45,499	27.5%
1990-1999	49,826	16.5%	3,667	2.2%
1980-1989	15,197	5.0%	1,643	1.0%
1979 or earlier	20,048	6.7%	862	0.5%
Total	301,514	--	165,709	

Source: 2011-2015 American Community Survey 5-Year Estimates (B25026)

CHART 33: Years Householders Moved into Units



Source: 2011-2015 American Community Survey 5-Year Estimates (B25026)



Household Problems

Table 54 shows housing problems in Adams County. Cost burden is by far the most-common problem. More than 57,000 households (36.4 percent) are cost-burdened. Overcrowding (more than one person per room) follows at more than 7,500 (5 percent).

TABLE 54: Household Problems

	Number	Percentage
Cost Burden	57,009	36.4%
Overcrowding	7,813	5.0%
Lack of complete plumbing facilities	274	0.2%
Lack of complete kitchen facilities	794	0.5%
Source: 2011-2015 American Community Survey 5-Year Estimates (B25048, B25052, DP04)		



Ages of Heads of Households

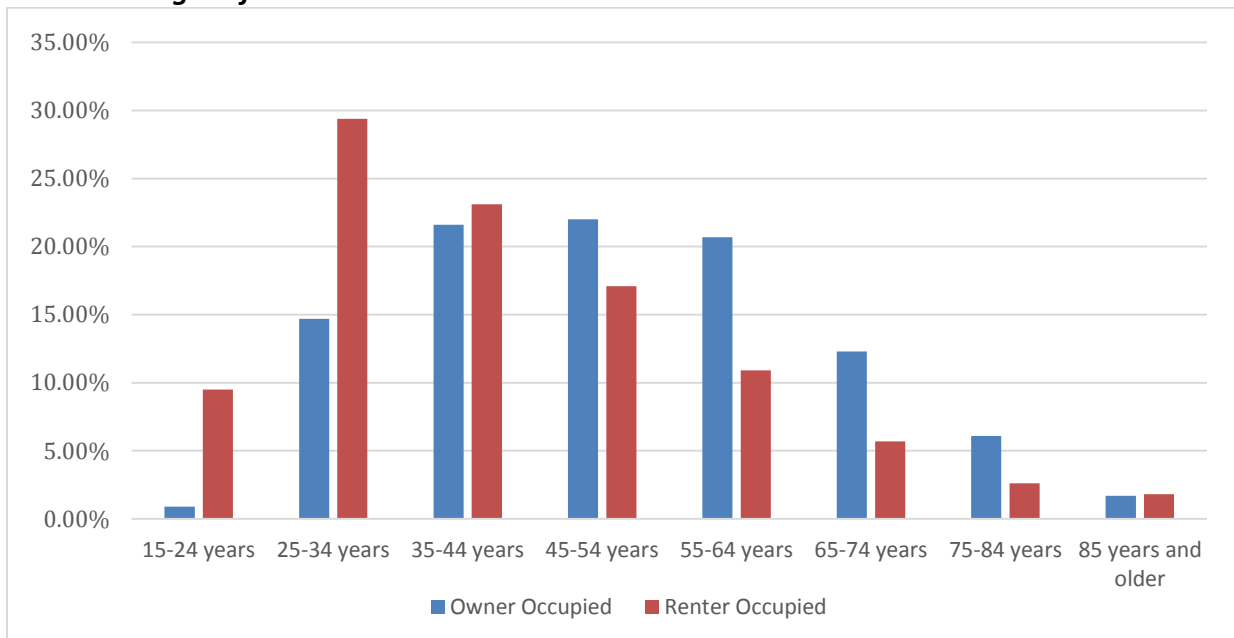
Table 55 and chart 34 display the ages of householders by tenure. The largest age demographics for owner-occupied units are 45-54 (22 percent), 35-44 (21.55 percent) and 55-64 (20.80 percent). Renters are younger: the largest age demographics for renter-occupied units are 25-34 (29.4 percent), 35-44 (23.1 percent) and 45-54 (17.1 percent). One standout is that the percentages of owner-occupied and renter-occupied units are similar for persons 85 and older.

TABLE 55: Ages of Householders

	Owner-occupied		Renter-occupied	
	Number	Percentage	Number	Percentage
15-24	881	0.9%	5,308	9.5%
25-34	14,806	14.7%	16,348	29.4%
35-44	21,844	21.6%	12,814	23.1%
45-54	22,234	22.0%	9,482	17.1%
55-64	20,889	20.7%	6,032	10.9%
65-74	12,459	12.3%	3,191	5.7%
75-84	6,177	6.1%	1,435	2.6%
85 and older	1,753	1.7%	975	1.8%
Total	101,043	--	55,585	--

Source: 2011-2015 American Community Survey 5-Year Estimates (B25007)

CHART 34: Ages of Householders



Source: 2011-2015 American Community Survey 5-Year Estimates



Tenure (by Race and Ethnicity)

Within the county, there are significant variations among housing tenure by race and ethnicity, as seen in table 56. Numbers highlighted in red represent demographics that have home ownership rates at least 10 percent less than the regional average. This variation could indicate factors which disproportionately affect residents based on race or ethnicity. Most non-whites have disproportionately low home ownership rates in Adams County. The rate of homeownership for the black population is between 20-30 percent less than the homeownership rate for the white population. It is consistently the lowest rate across all years.

TABLE 56: Housing Tenure by Race

	2000		2009		2015	
	Percent of owner-occupied households	Percent of rental households	Percent of owner-occupied households	Percent of rental households	Percent of owner-occupied households	Percent of rental households
All races/ethnicities	70.6%	29.4%	69.2%	30.8%	64.5%	35.5%
White	73.7%	26.3%	71.4%	28.6%	66.1%	33.9%
Black	41.6%	58.5%	40.9%	59.1%	44.4%	55.6%
Asian	68.2%	31.8%	72.1%	27.9%	64.2%	35.8%
Hispanic	58.7%	41.4%	56.2%	43.8%	71.6%	28.4%
Native American/Alaskan Native	59.2%	40.8%	54.1%	45.9%	56.0%	44.0%
Native Hawaiian/Pacific Islander	44.9%	55.1%	46.9%	53.2%	47.7%	52.3%
Two races or more	59.1%	40.9%	66.1%	33.9%	60.3%	39.7%
Some other race	56.2%	43.8%	61.4%	38.6%	51.8%	48.2%
Source: Decennial Census 2000, 2005-2009 - 2011-2015 2011-2015 American Community Survey 5-Year Estimates						



Renter-Occupied Housing Units by Structure Type

Table 57 shows occupied housing units by tenure and structure type. The most-common type of housing unit for owners is one-unit detached, while the most common type of housing unit for renters is grouped into units of 10 or more. Renters are more likely to live in every type of housing unit except one-unit detached structures and “mobile home or other.” While renters mostly live in multi-unit housing structure types, the household sizes of renters and owners are similar.

TABLE 57: Occupied Housing Units by Structure Type

	Owner-occupied	Renter-occupied
One-unit detached structure	82.1%	29.1%
One-unit attached structure	7.2%	7.6%
Two units	0.2%	2.4%
Three or four units	0.9%	5.8%
Five to nine units	1.3%	10.2%
10 units or more	1.0%	40.2%
Mobile home or other	7.2%	4.7%
Source: 2011-2015 American Community Survey 5-Year Estimates (S2504)		

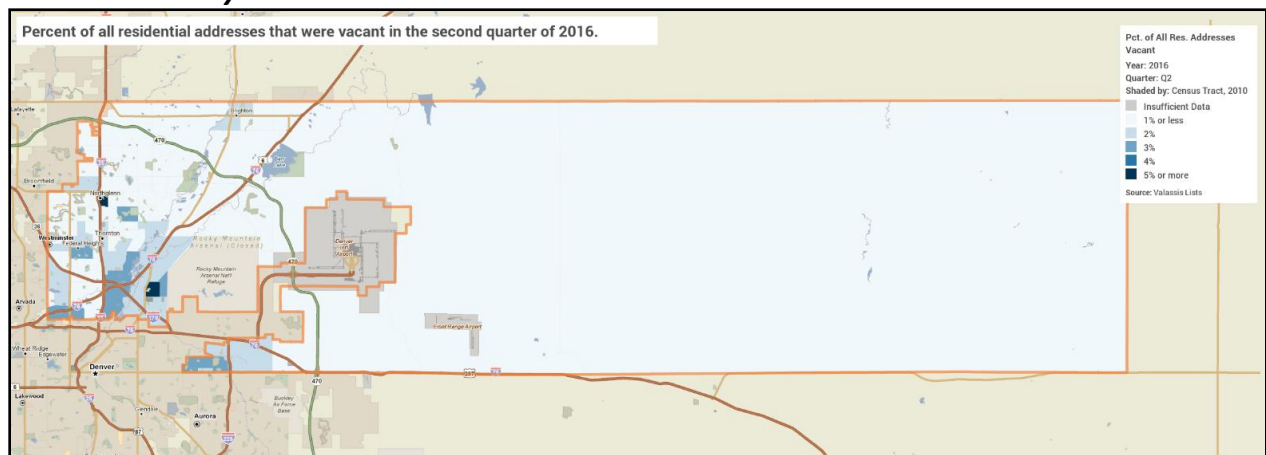


Housing Vacancy

The vacancy rate is the percentage of all available residential units. A decreasing vacancy rate puts upward pressure on prices and raises housing costs as residents compete for limited housing. A healthy vacancy rate is 5 percent. Some vacancy is necessary for residents to move within the county and to attract potential residents.

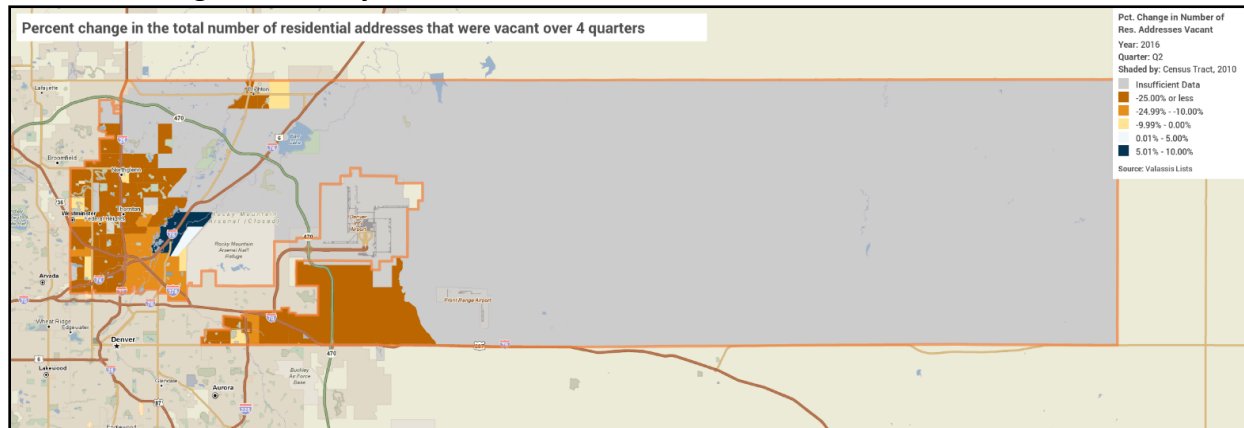
Map 39 shows the residential vacancy rates by census tract in the second quarter of 2016 (ending in June). The source for this data is Valassis Lists, which calculates vacancy rate by dividing the number of vacant houses by the number of postal addresses. A residence is considered vacant if mail has not been collected for at least 90 days. Most of the county has a vacancy rate of less than 1 percent, and only two census tracts have a vacancy rate of more than 5 percent. These statistics show a lack of available housing within the county.

MAP 39: Vacancy Rates



Source: Valassis Lists via PolicyMap

Map 40 shows the changes in vacancy rates over the past year; in some census tracts, the rate has decreased a lot. There is only one tract where the vacancy rate has increased, and that growth is small compared to the reduced availability of housing elsewhere in the county. Many census tracts saw the vacancy rate reduce by 50 percent or more. When the available housing stock is low, residents are forced to look elsewhere for housing, even if they want to stay in Adams County.

MAP 40: Change in Vacancy Rates in 2016

Source: Valassis Lists via PolicyMap

The American Community Survey, conducted by the Census Bureau, also measures vacancy rates. By their measure, a housing unit is vacant if no one is living in it at the time of enumeration, unless occupants are temporarily absent. Units that were only temporarily occupied were not counted. The survey is conducted annually and uses 5-year estimates to account for outliers. Per this measure in 2015 (the most recent year available), the vacancy rate in Adams County was 5.68 percent, slightly less than that in the metro area (6.17 percent) and significantly less than the state (10.73 percent).

According to the Dukakis Center for Urban and Regional Policy at Northeastern University, a healthy urban vacancy rate is between 6 and 7 percent⁵. When vacancy rates are less, the increased competition puts upward pressure on housing prices. A lack of options prevents households from moving into new residences that may better suit their changing living situation (the birth of a child, retirement, a new job).

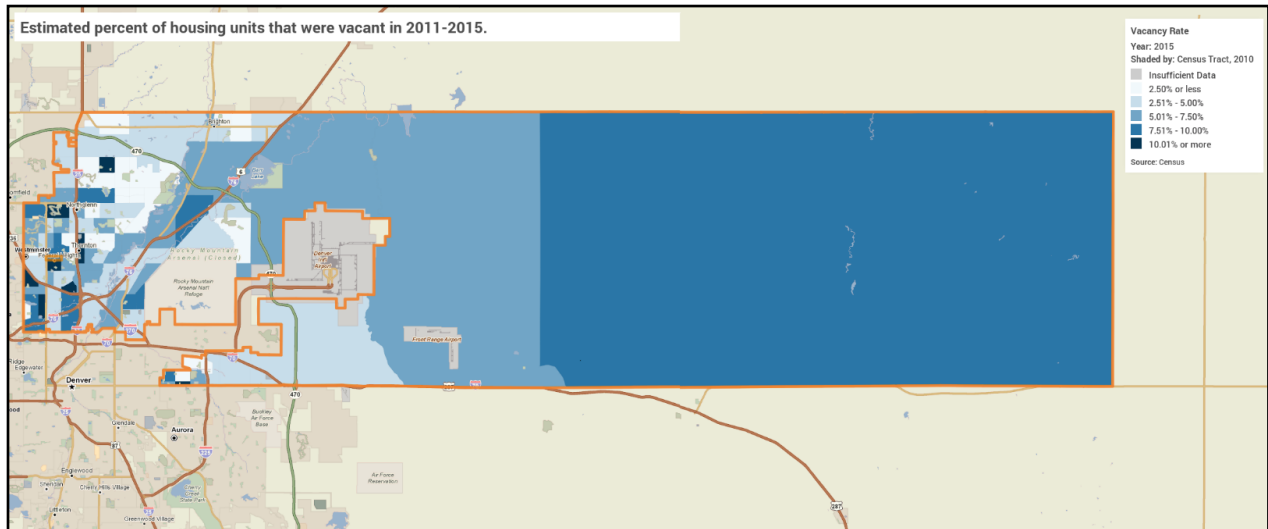
Maps 41 and 42 show ACS vacancy rate data by census tract. Map 41 displays the percentage of vacant housing units. The vacancy rate varies significantly between census tracts. In the northern suburbs, the vacancy rate can be below 2.5 percent; some urban areas have vacancy rates of more than 10 percent.

⁵ The Kitty and Michael Dukakis Center for Urban and Regional Policy, *The Greater Boston Housing Report Card 2015: The Housing Cost Conundrum*. Retrieved from <http://www.northeastern.edu/dukakiscenter/wp-content/uploads/2015/11/HousingReportCardFinalFinal.pdf>;

Kelly Kasulis, Northwestern University, *How Vacancy Rate Points to an Unaffordable Housing Market*. Retrieved from <http://www.northeastern.edu/rugglesmedia/2016/04/20/how-vacancy-rate-points-to-an-unaffordable-housing-market/>



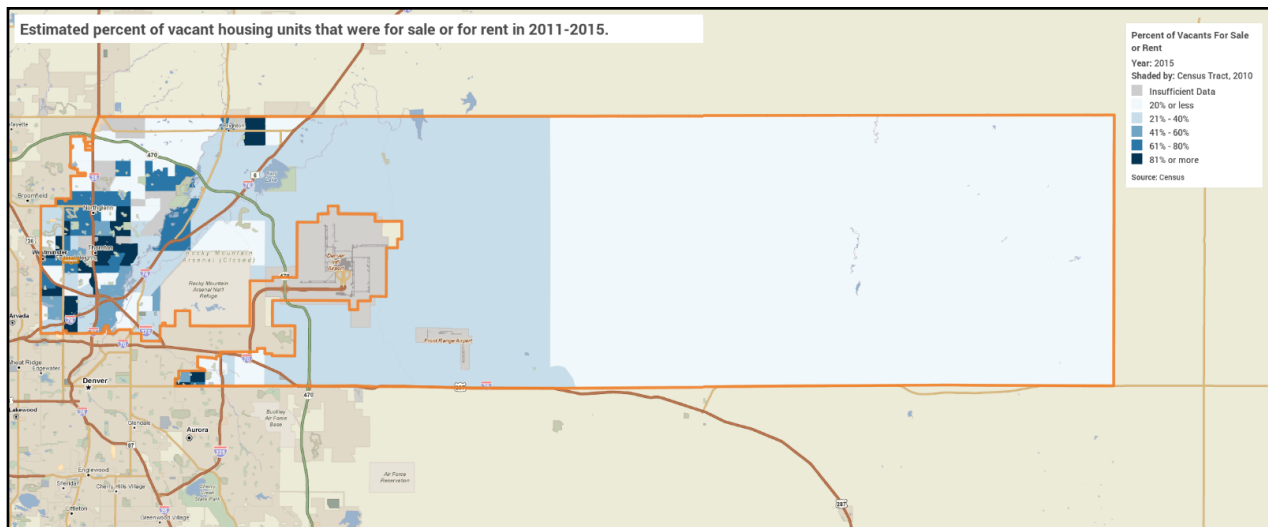
MAP 41: Vacancy Rates



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Map 42 shows vacant housing for rent or sale. Census tracts near Denver have more available housing.

MAP 42: Vacant Housing for Rent or Sale



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

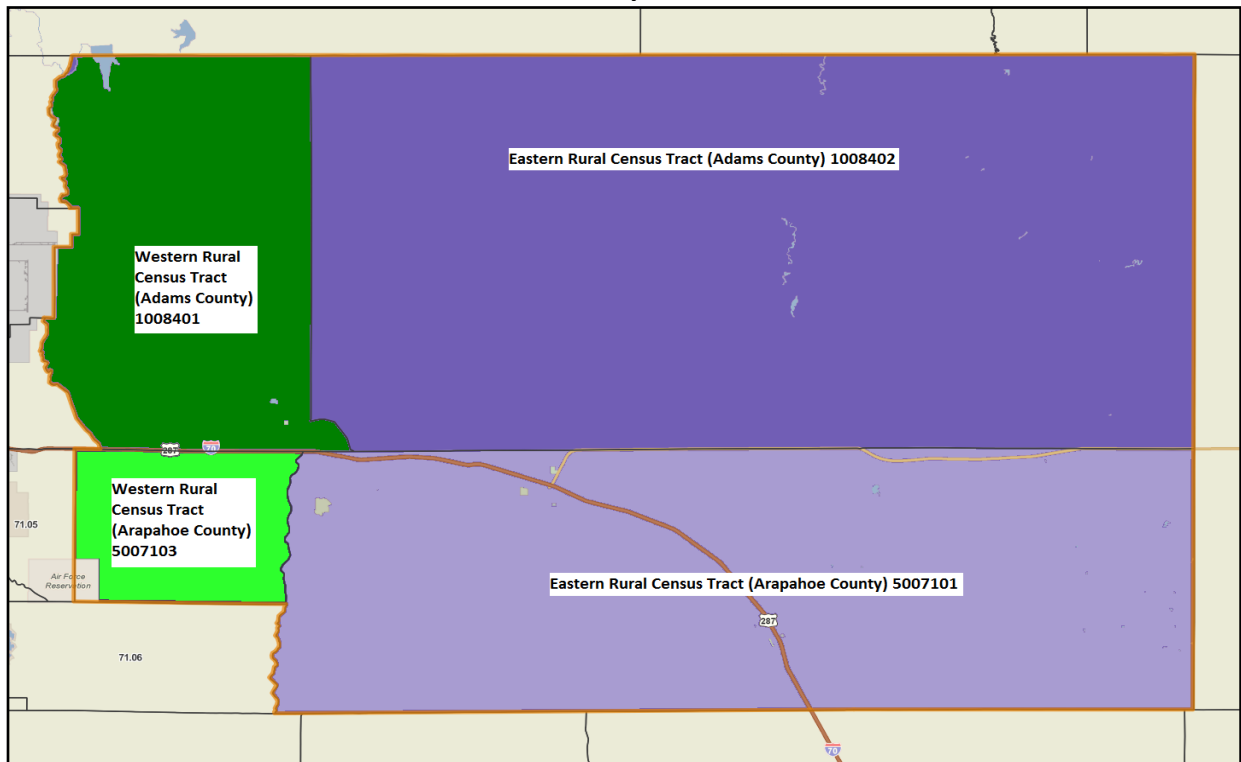
Many factors affect the vacancy rates within Adams County. One possibility is that county policies influence the available housing stock. A comparison of an Adams County tract to one in a neighboring county can show patterns that point to an influence on Adams County’s vacancy rate. Arapahoe County, located immediately south of Adams County, is similar in size, shape and vicinity to Denver.

There are demographic differences between the two counties. Arapahoe County has a much larger total population, a larger non-white population, a higher median household income, and



a lower poverty rate. To control for these differences, we compare regions of each county that share similar demographics. The closest comparison is in eastern Colorado, where two bordering census tracts are chosen from two counties. The “Western Rural Census Tracts” chosen for comparison are 1008401 in Adams County and 5007103 in Arapahoe County. The “Eastern Rural Census Tracts” chosen are 1008402 in Adams County and 5007101 in Arapahoe County. Map 43 shows these tracts.

MAP 43: Select Census Tracts in Adams and Arapahoe Counties



Source: U.S. Census Bureau

The following table compares key demographics between the four census tracts. The demographics of the eastern tracts match more than the western tracts. The biggest difference between the western tracts is the difference in median household income. The Arapahoe tract has a significantly higher MHI than that in Adams County. This difference in income explains why the vacancy rate in the Adams County tract is 5.18 percent higher than the Arapahoe tract. Both rates are low; more housing is needed. Infrastructure or policy differences between the two tracts may contribute to higher income households in Arapahoe County. Also, the local Air Force Base may increase the tracts’ MHI.

The eastern tracts’ demographics match more closely. These tracts have recently had similar vacancy rates.

TABLE 58: Demographic Comparison of Census Tracts



	Western rural tracts		
	Adams 1008401	Arapahoe 5007103	Difference between Adams and Aurora
Population density	22.02	26.38	-4.36
Non-white population	7.95%	12.23%	-4.28%
Median household income	\$62,572	\$86,346	-\$23,774
Poverty rate	7.72%	7.54%	+0.18%
Vacancy rate	5.18%	0.00%	+5.18%
	Eastern rural tracts		
	Adams 1008402	Arapahoe 5007101	Difference between Adams and Aurora
Population density	7.22	10.87	-3.65
Non-white population	6.18%	6.39%	-0.21%
Median household income	\$73,977	\$71,705	+\$2,272
Poverty rate	6.61%	7.12%	+0.51%
Vacancy rate	8.16%	8.84%	+0.68%

Source: 2011-2015 American Community Survey 5-Year Estimates

Table 59 shows the vacancy rates between 2000 and 2015. In 2000, Adams County the average vacancy rate was 1.95 percent less than Arapahoe County, but by 2015 it was 2.25 percent higher. It is possible that households are moving into Arapahoe County more than Adams County.

TABLE 59: Vacancy Rate Changes in Census Tracts

	Western tracts			Eastern tracts			Average difference between counties
	Adams 1008401	Arapahoe 5007103	Difference between counties	Adams 1008402	Arapahoe 5007101	Difference between counties	
2000	3.15%	4.78%	-1.63	5.18%	7.45%	-2.27	-1.95
2009	9.02%	8.86%	+0.16	3.81%	7.62%	-3.81	-1.83
2010	8.15%	3.69%	+4.46	6.42%	9.56%	-3.14	+0.66
2015	5.18%	0.00%	+5.18	8.16%	8.84%	-0.68%	+2.25

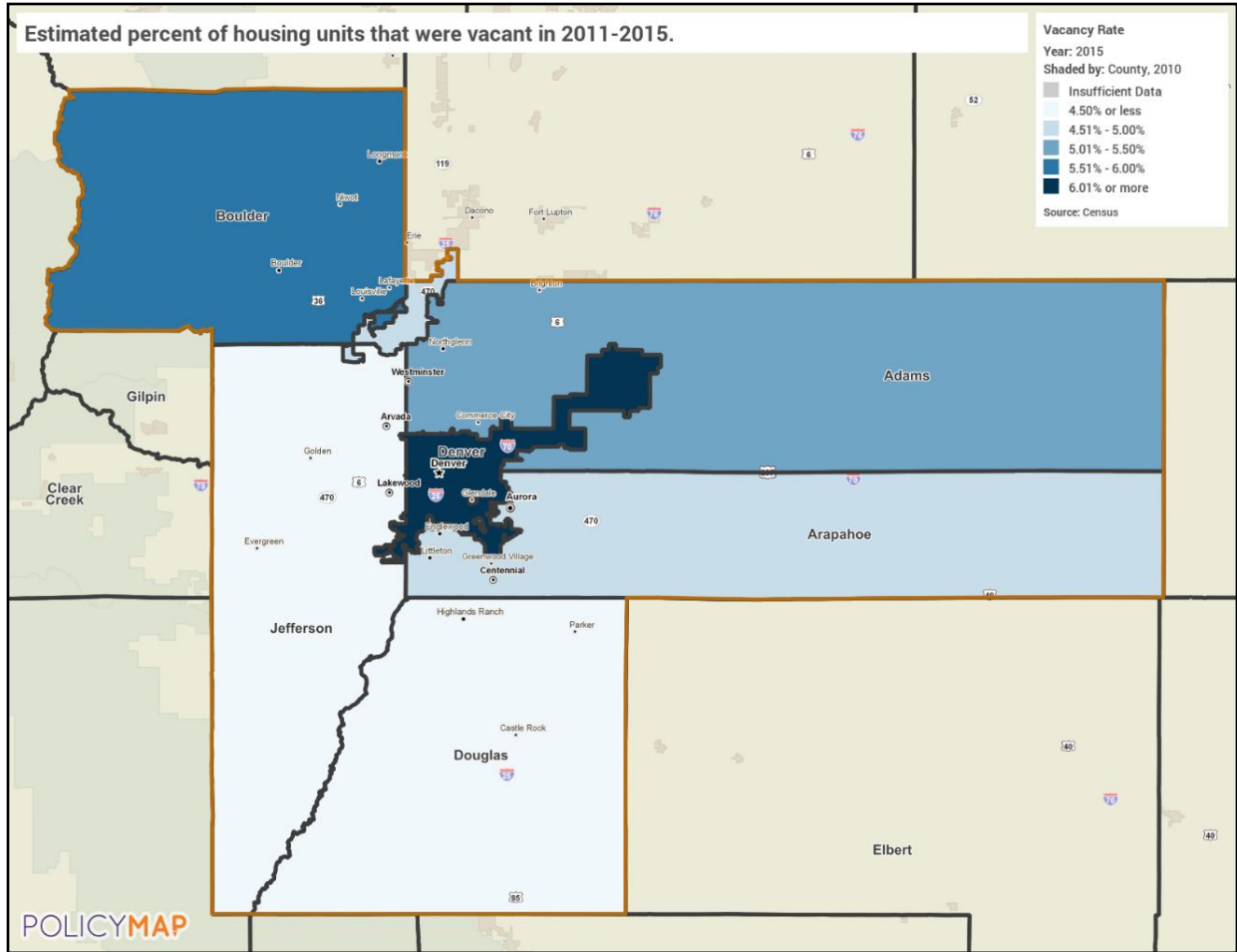
Source: 2000 Decennial Census, 2005-2009, 2006-2010, and 2011-2015 American Community Survey 5-Year Estimates

Population growth is not the cause of the shift in vacancy rates. Arapahoe County tract 5007103 decreased from 3,619 in 2000 to 1,684 in 2015; Adams County tract 1008401 increased from 3,261 in 2000 to 4,240 in 2015. Meanwhile, Arapahoe County tract 5007101 increased from 3,996 in 2000 to 5,026 in 2014; Adams County tract 1008402 also increased from 2,389 in 2000 to 4,839 in 2014.

There are seven counties that are part of the Denver metro area. Map 44 displays them by vacancy rate. Denver County had the highest vacancy rate at 6.25 percent, and Douglas County had the lowest at 3.44 percent.

MAP 44: Vacancy Rates by County





Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



While the rates in these counties have decreased, the trend in the last five years has been a significant reduction in housing stock. Table 60 shows the vacancy rate in each county in 2009 and 2015. In Adams County and Denver County, the rates have dropped more than 3 percent. If the population and housing production trends continue over the next five years, Adams County could see vacancy rates around 2 percent. There will be a significant lack of affordable housing as housing costs rise to meet demand.

TABLE 60: Vacancy Rates by County

	2009	2015	Percent change
Adams County	8.85%	5.10%	-3.75%
Arapahoe County	7.25%	4.90%	-2.35%
Boulder County	6.63%	5.57%	-1.06%
Broomfield County	6.34%	4.77%	-1.57%
Denver County	9.96%	6.25%	-3.71%
Douglas County	3.87%	3.44%	-0.43%
Jefferson County	5.11%	4.12%	-0.99%

Source: 2011-2015 American Community Survey 5-Year Estimates (B25002)



Rental Cost and Vacancy

Table 61 displays the median rent and vacancy rate by county. Denver County has both the highest residential vacancy rate and the lowest median rent in the region. Douglas County, however, has the lowest residential vacancy rate and the highest median rent. Adams County has the second-lowest median rent but the fourth-highest vacancy rate.

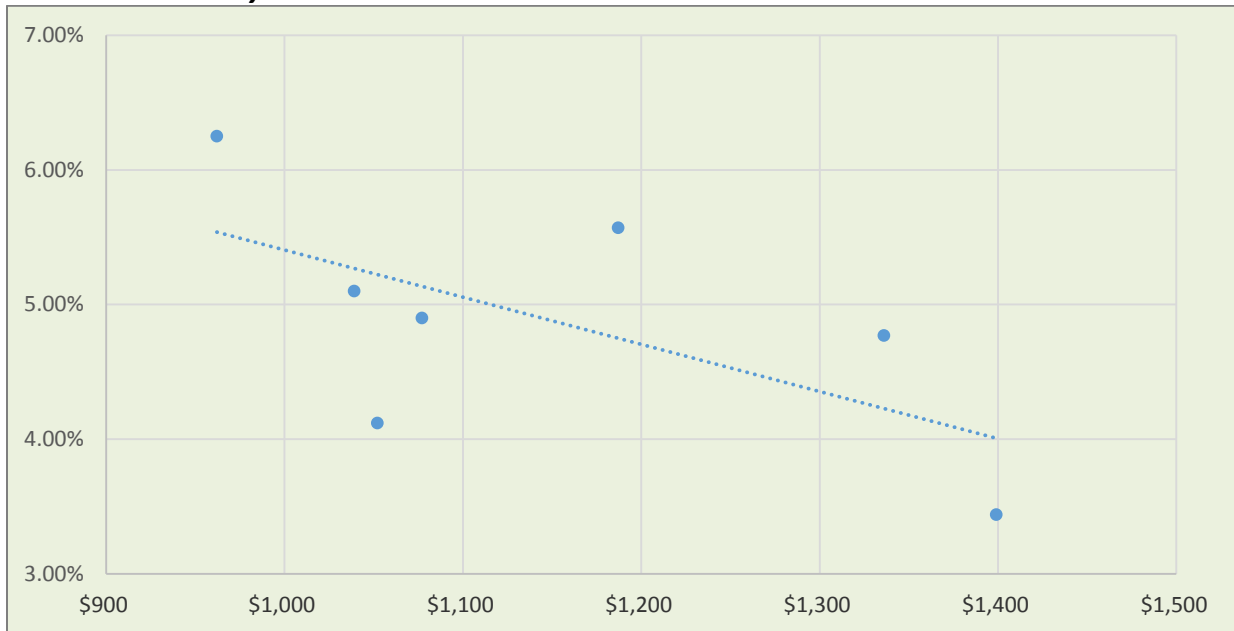
TABLE 61: Median Rents and Vacancy Rates by County

	Median rent	Vacancy rate
Adams County	\$1,039	5.10%
Arapahoe County	\$1,077	4.90%
Boulder County	\$1,187	5.57%
Broomfield County	\$1,336	4.77%
Denver County	\$962	6.25%
Douglas County	\$1,399	3.44%
Jefferson County	\$1,052	4.12%

Source: 2011-2015 American Community Survey 5-Year Estimates (B25046, B25002)

Chart 35 plots vacancy rate and median rent. Though the sample size is small, it shows an inverse relationship between these two data sets. One hypothesis to explain this is as the vacancy rate goes up, the median rent tends to go down because landlords must lower prices to compete with other landlords for fewer tenants, all else being equal.

CHART 35: Vacancy Rates versus Rent



Source: 2011-2015 American Community Survey 5-Year Estimates



Changes in Vacancy by Type

Vacancy type is broken down into four categories:

- *Rental Units*: Includes properties which are available for rent and rented properties which are vacant
- *Owned Units*: Includes properties which are for sale and sold properties that are vacant
- *Occasional Use Units*: Includes seasonal, recreational and other properties maintained
- *Other*: Includes all other types of vacant properties, including those maintained for migrant workers

Between 2009 and 2015, the number of vacant properties in Adams County decreased by 40.55 percent or 5,741 fewer vacant units. The greatest drop by both number and percentage was owned units, which decreased by 48.64 percent or 2,108 fewer vacant units. The only type of residential property that saw an increase in the number of vacancies was occasional use. This category is relatively small with only 394 units in 2015, but that is 50 percent higher than 264 units in 2009.

TABLE 62: Number and Types of Vacant Residential Properties

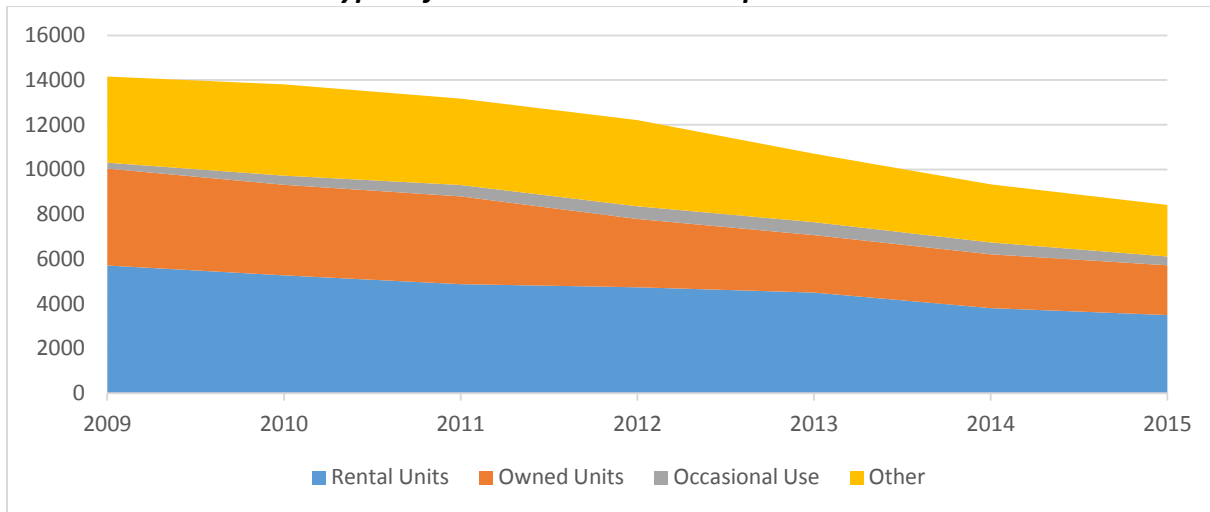
	2009	2010	2011	2012	2013	2014	2015	Number change	Percent change
Rental units	5,708	5,267	4,874	4,734	4,498	3,803	3,492	-2,216	-38.82%
Owned units	4,334	4,052	3,926	3,056	2,569	2,406	2,226	-2,108	-48.64%
Occasional use	264	408	509	567	579	531	394	130	50.76%
Other	3,853	4,082	3,863	3,854	3,063	2,597	2,306	-1,547	-40.15%
Total Vacant	14,159	13,809	13,172	12,211	10,709	9,337	8,418	-5,741	-40.55%

Source: 2005-2009 - 2011-2015 American Community Survey 5-Year Estimates (B25004)

Chart 36 shows the data from table 62. The decline in available properties has accelerated since 2012.



CHART 36: Number and Types of Vacant Residential Properties



Source: 2011-2015 American Community Survey 5-Year Estimates

Table 63 shows the percentage of each housing type out of all the vacant units. Rental units have remained constant at about 40 percent, but owned units have decreased from about 31 to 26 percent. Occasional use is still the least-common vacancy type, but it saw the greatest growth from 1.86 to 4.68 percent. If these overall trends continue, there will be fewer than 5,000 vacant properties available for new residents by 2020, and 20 percent of the vacant residencies will be for occasional use.

TABLE 63: Vacant Residential Properties by Type in Adams County

	2009	2010	2011	2012	2013	2014	2015	Percent changes, 2009 - 2015
Rental units	40.31%	38.14%	37.00%	38.77%	42.01%	40.73%	41.48%	+1.17%
Owned units	30.61%	29.34%	29.80%	25.03%	23.99%	25.77%	26.44%	-4.17%
Occasional use	1.86%	2.95%	3.86%	4.64%	5.40%	5.69%	4.68%	+2.82%
Other	27.21%	29.56%	29.33%	31.56%	28.60%	27.81%	27.39%	+0.18%

Source: 2011-2015 American Community Survey 5-Year Estimates (B25004)

Table 64 breaks down the change in type of housing in the region between 2009 and 2015. This change shows if the changes seen in Adams County are similar in the rest of the region. Adams County’s available housing stock is shrinking more quickly than the region’s housing stock. Between 2009 and 2015, available rental units in Adams County fell 38.82 percent, available owned units fell 48.64 percent, and other units fell by 40.15 percent. The vacant occasional use units increased by 49.24 percent, but, as mentioned, this housing stock is small. Arapahoe, Denver, Jefferson and Boulder counties show similar patterns with decreases in rental- and owned-unit vacancies but increases in occasional use. Vacancies in Douglas County increased except for owned units. Vacancies in Broomfield County decreased, but only owned units and rental units fell between 2009 and 2015.





TABLE 64: Numbers and Types of Vacant Residential Properties by County

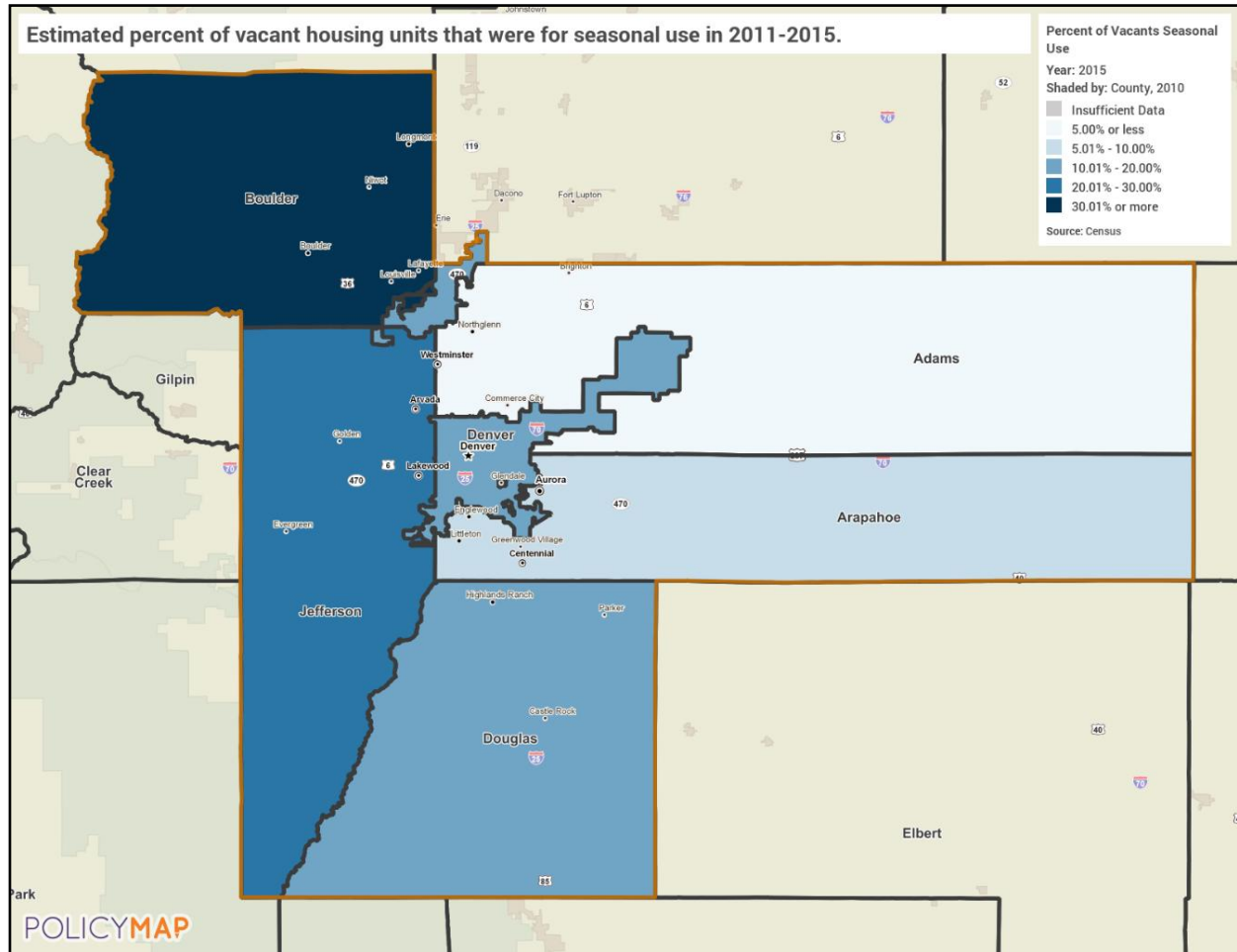
	Adams County				Arapahoe County				Denver County			
	2009	2015	Number change	Percent change	2009	2015	Number change	Percent change	2009	2015	Number change	Percent change
Rental units	5,708	3,492	-2,216	-38.82%	7,185	5,087	-2,098	-29.20%	12,435	8,106	-4,329	-34.81%
Owned units	4,334	2,226	-2,108	-48.64%	4,435	2,291	-2,144	-48.34%	5,916	2,337	-3,579	-60.50%
Occasional use	264	394	130	49.24%	976	1,175	199	20.39%	2,375	2,710	335	14.11%
Other	3,853	2,306	-1,547	-40.15%	4,011	3,249	-762	-19.00%	6,565	5,243	-1,322	-20.14%
Total vacant	14,159	8,418	-5,741	-40.55%	16,607	11,801	-4,806	-28.94%	27,291	18,396	-8,895	-32.59%
	Broomfield County				Douglas County				Jefferson County			
	2009	2015	Number change	Percent change	2009	2015	Number change	Percent change	2009	2015	Number change	Percent change
Rental units	490	449	-41	-8.37%	1,203	1,430	227	18.87%	4,212	2,965	-1,247	-29.61%
Owned units	546	249	-297	-54.40%	1,576	1,168	-408	-25.89%	2,701	2,221	-480	-17.77%
Occasional use	33	173	140	424.2%	480	501	21	5.15%	1,337	2,047	710	53.10%
Other	208	308	100	48.08%	513	856	343	66.86%	3,354	2,352	-1,002	-29.87%
Total vacant	1,277	1,179	-98	-7.67%	3,772	3,955	183	4.85%	11,604	9,585	-2,019	-17.40%
	Boulder County				Regional total							
	2009	2015	Number change	Percent change	2009	2015	Number change	Percent change				
Rental units	2,825	2,245	-580	-20.53%	37,195	23,774	-13,421	-36.08%				
Owned units	1,901	1,138	-763	-40.14%	24,160	11,630	-12,530	-51.86%				
Occasional use	1,880	2,436	556	29.57%	8,020	9,436	1,416	17.66%				
Other	1,569	1,404	-165	-10.52%	21,839	15,718	-6,121	-28.03%				
Total vacant	8,175	7,223	-952	-11.65%	91,214	60,558	-30,656	-33.61%				

Source: 2011-2015 American Community Survey 5-Year Estimates (B25004)



Map 45 shows the percentages of vacant residential units for seasonal use. These units are only used for seasons, weekends or other occasional use. Adams County had the lowest rate of seasonal units in the region at 4.68 percent. Arapahoe County’s rate was 9.93 percent. Counties closer to the mountains have more seasonal-use homes, and these are occupied by high-income residents. As property is bought up in unincorporated areas, Adams and Arapahoe counties will see considerable demand for seasonal-use homes.

MAP 45: Seasonal-Use Vacancy Rates by County

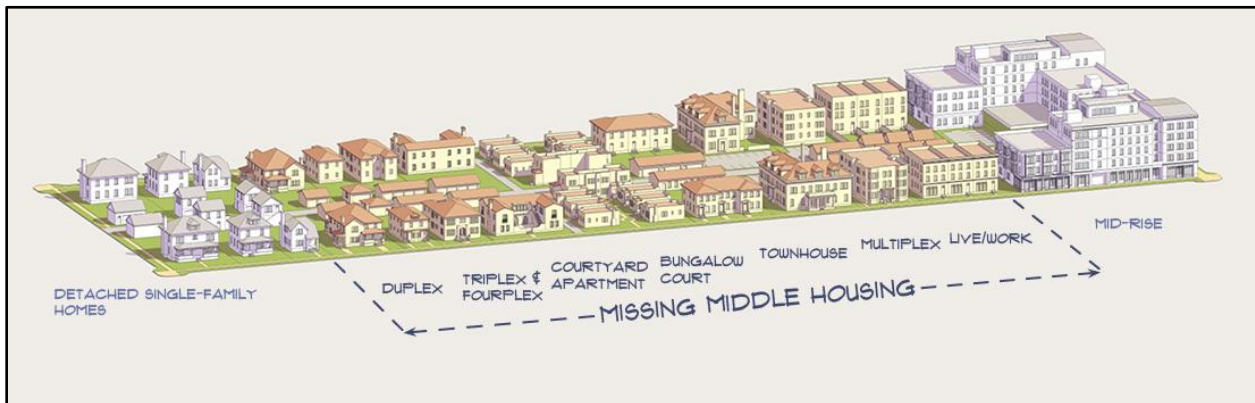


Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



The “Missing Middle”

In order for a community to see stable economic growth and development, it needs housing options for everyone: new workers, young couples, families raising children and retirees. Many suburbs suffer from a “missing middle” housing problem. Middle housing refers to structures that are denser than one-unit developments but not as dense as mid-rises. Among these are duplexes, townhouses and courtyard apartments.



Source: www.missingmiddlehousing.com

Table 65 shows the availability of different housing types within the region and the state. Five types of units (highlighted in blue below) are named to *approximate* the missing middle housing types: one-unit attached, two units, three or four units, and five to nine units.

TABLE 65: Housing Type Availability by County (“Missing Middle”)

	One-unit, detached	One-unit, attached	Two units	Three or four units	Five to nine units	10 to 19 units	20 units or more	Percentage of “missing middle” housing
Adams County	62.1%	7.4%	1.0%	2.6%	4.6%	7.5%	8.3%	15.6%
Arapahoe County	56.2%	9.3%	0.9%	2.8%	6.3%	9.8%	13.6%	19.3%
Boulder County	60.4%	7.3%	1.9%	4.3%	6.5%	6.1%	10.6%	20.0%
Broomfield County	64.5%	7.1%	0.3%	1.9%	3.3%	5.4%	14.6%	12.6%
Denver County	46.0%	7.6%	2.6%	3.4%	5.0%	8.8%	26.4%	18.6%
Douglas County	77.5%	5.6%	0.2%	1.7%	4.2%	4.2%	6.1%	11.7%
Jefferson County	65.4%	8.4%	1.3%	3.2%	5.5%	7.0%	8.3%	18.4%
Colorado	62.9%	6.9%	1.7%	3.3%	4.7%	5.9%	10.3%	16.6%

Source: 2011-2015 American Community Survey 5-Year Estimates (DP04)

Note: Total housing for each location does not equal 100% because two categories (Mobile Home and Boat/RV/Van) have been excluded

Adams County has less missing middle housing by percentage than four of the seven neighboring counties. Retaining workers will be difficult – particularly when competing with neighboring counties that have more robust housing options, such as Arapahoe and Denver.



According to Global Workplace Analytics, the work-at-home population has grown by 103 percent since 2005, and the telecommuting population has grown by 5.6 percent between 2013-2014⁶. Colorado's counties are competing globally to attract talent, and they need adequate infrastructures. Table 66 shows by county the percentages of the population that works from home. Adams County could appeal to this demographic if housing costs are lower than elsewhere in the region, if communities are walkable to restaurants and grocery stores, and if high-speed internet is available. Adams County has the lowest percentage of work-from-home employees.

TABLE 66: Population Working from Home by County

	2009	2015	Percentage change
Adams County	3.3%	4.4%	1.1%
Arapahoe County	5.1%	5.9%	0.8%
Boulder County	9.4%	11.1%	1.7%
Broomfield County	6.0%	7.6%	1.6%
Denver County	5.1%	6.5%	1.4%
Douglas County	9.8%	10.1%	0.3%
Jefferson County	6.1%	7.0%	0.9%
Colorado	6.2%	6.7%	0.5%

Source: 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates (S0801)

One way to determine the “walkability” of a community is to compare commuting patterns within the community. Table 67 shows the percentage of the population that uses public transportation, walks, or rides a bicycle to work in Adams County and neighboring communities. Adams County has a typical rate of non-personal vehicle commuting. The rate is about 1.5 percent lower than neighboring Arapahoe County, since public transportation is used less. Denver and Boulder have much higher rates of non-personal vehicle commuting, but they are significantly more urban and are poor points of comparison.

TABLE 67: Transportation to Work Not by Personal Vehicle)

	Took public transportation	Walked	Bicycled	Total non-personal vehicle
Adams County	3.7%	1.2%	0.3%	5.2%
Arapahoe County	4.7%	1.5%	0.4%	6.6%
Boulder County	5.3%	5.0%	4.2%	14.5%
Broomfield County	4.0%	1.0%	0.5%	5.5%
Denver County	6.8%	4.5%	2.3%	13.6%
Douglas County	1.7%	0.9%	0.2%	2.8%
Jefferson County	3.2%	1.5%	0.6%	5.3%
Colorado	3.2%	3.0%	1.3%	7.5%

Source: 2011-2015 American Community Survey 5-Year Estimates (S0801)

⁶ [American Community Survey via Global Workplace Analytics](#)



The high need for a personal vehicle disproportionately harms low-income families. According to AAA's annual driving cost analysis, the average annual cost to maintain a small sedan is \$4,720⁷. If a resident commutes to work they spend about \$57 per 100 miles.

"Medium density but lower perceived density," "Small footprint and blended densities" and "Smaller, well-designed units" are all related characteristics of buildings in the missing middle. The buildings have 16 to 35 dwellings per acre, depending on the lot size and building style. As mentioned, many building styles is important to foster a diverse community and provide options for growing families that want to stay in the same neighborhood. As cities develop housing options, whether through expansion or through demolition and redevelopment of dilapidated units, they must construct missing middle units.

The Tapestry demographics point to demand for missing middle housing. In particular, the bright young professionals and the middle ground LifeMode groups call for townhomes and small, multi-family dwellings. In addition, the Urban Land Institute found that three quickly growing demographics (Millennials, retiring Baby Boomers and residents who prefer intergenerational neighborhoods) prefer smaller homes in walkable environments to larger homes in places that demand personal vehicles.

U.S. cities must adapt to the world economy. Workers have their pick of cities with fast-growing economic sectors. To attract and maintain workers, cities must provide many housing and lifestyle options, which means filling in the missing middle.

⁷ AAA Association Communication, *Your Driving Costs: How much are you really paying to drive?* Retrieved from <http://publicaffairsresources.aaa.biz/wp-content/uploads/2016/03/2016-YDC-Brochure.pdf>



Housing Costs

This section examines the housing costs for owners and renters across Adams County. The data tables in this section compare the 2000 Census and the 2011-2015 American Community Survey 5-Year Estimates. The two surveys differ in methods of collecting and updating data. Notes accompany the data sets.

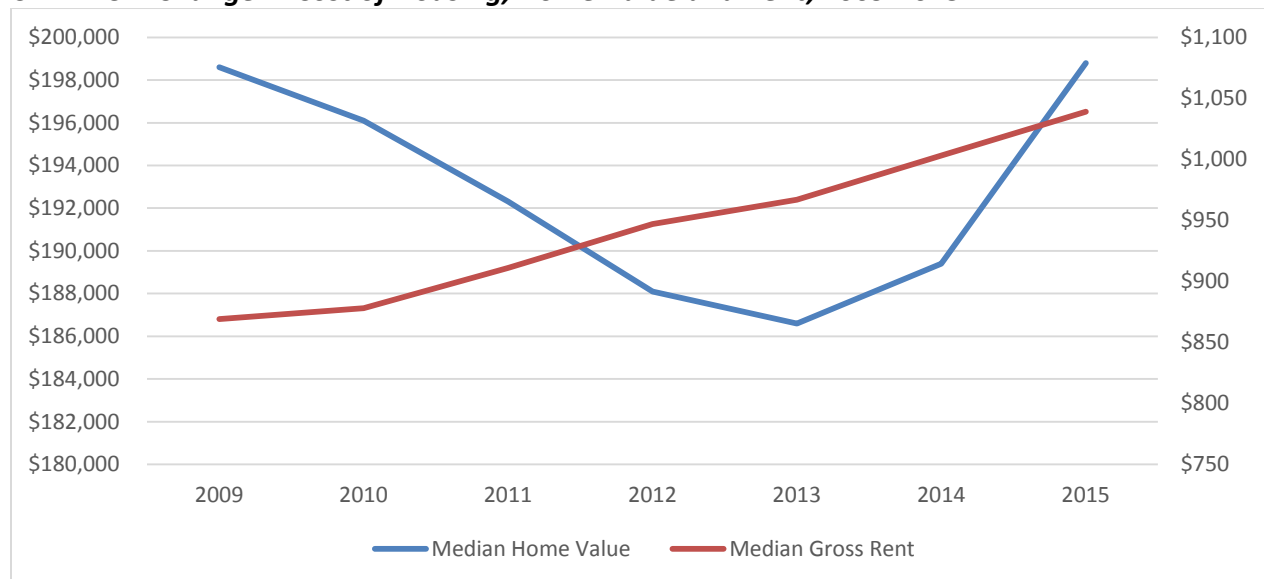
TABLE 68: Changes in Cost of Housing

	2000	2009	Percent change, 2000-2009	2015	Percent change, 2009-2015	Percent change, 2000-2015
Median home value	\$149,800	\$198,600	32.6%	\$198,800	0.1%	32.7%
Median gross rent	\$705	\$869	23.3%	\$1,039	19.6%	47.4%

Source: 2000 Census DP-4, 2005-2009 and 2011-2015 American Community Survey 5-Year Estimates (DP04)

Chart 37 shows the rise and slight fall in home values from 2009-2015 and the steady increase in rent. Median home values for owner-occupied homes have increased by 32.7 percent, nearly all of which was before 2009. Also from 2009-2015, median rent steadily increased by 42.3 percent.

CHART 37: Change in Cost of Housing, Home Value and Rent, 2009-2015



Source: 2005-2009 - 2011-2015 American Community Survey 5-Year Estimates

Table 69 and chart 38 compare 2000 and 2015 owner-occupied home value cohort data. The trend is that lower-value cohorts account for smaller portions of the housing stock, while higher-value cohorts account for larger shares. In 2000, 80.7 percent of owner-occupied homes in Adams County were valued at less than \$200,000; in 2015, 50.6 percent. One price cohort bucks this trend: owner-occupied homes valued at less than \$50,000 have increased greatly in both number and as a percentage of all homes. In 2000, the largest value cohort was owner-



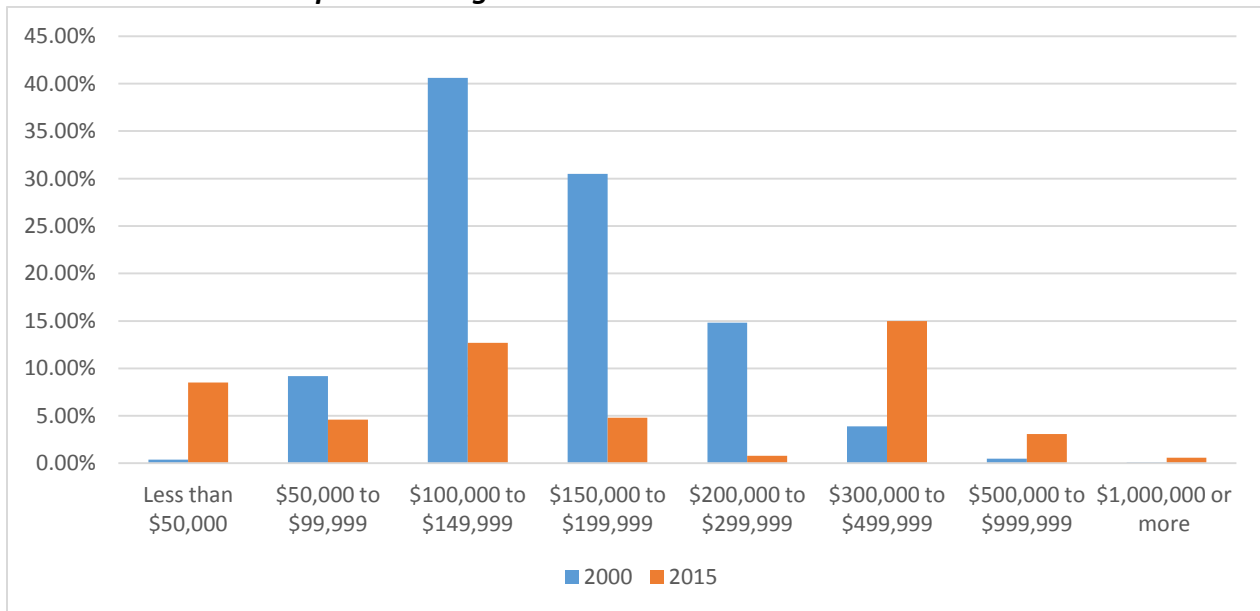
occupied homes valued at between \$100,000 and \$149,000, 40.6 percent of owner-occupied homes. By 2015, that price cohort was only 12.7 percent, and the largest cohort was the \$200,000 to \$299,999 cohort, at 30.8 percent.

TABLE 69: Median Home Values of Owner-Occupied Units

Value	2000 Census		2011-2015 ACS		Percentage difference
	Number	Percentage	Number	Percentage	
Less than \$50,000	297	0.4%	8,599	8.5%	8.1%
\$50,000 to \$99,999	6,724	9.2%	4,609	4.6%	-4.6%
\$100,000 to \$149,999	29,699	40.6%	12,803	12.7%	-27.9%
\$150,000 to \$199,999	22,299	30.5%	25,085	24.8%	-5.7%
\$200,000 to \$299,999	10,802	14.8%	31,153	30.8%	16.0%
\$300,000 to \$499,999	2,857	3.9%	15,120	15.0%	11.1%
\$500,000 to \$999,999	351	0.5%	3,106	3.1%	2.6%
\$1,000,000 or more	71	0.1%	568	0.6%	0.5%
Total units/Median value	73,100	\$149,800	101,043	\$198,800	--

Source: 2000 Census DP-4, 2011-2015 American Community Survey 5-Year Estimates (DP04)

CHART 38: Owner-Occupied Housing Values

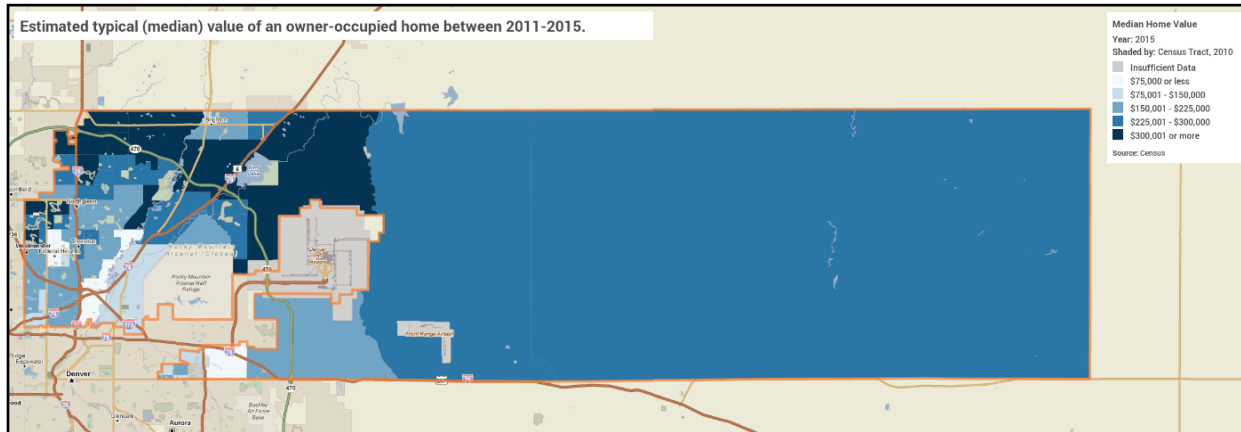


Source: 2000 Census, 2011-2015 American Community Survey 5-Year Estimates

Map 46 shows the distribution of home values throughout Adams County. The census tracts with the highest owner-occupied home values are in the northwest. Some of the lowest-valued tracts are closer to Denver. The lighter areas have lower median home values. The darker the area the higher the value.



MAP 46: Median Home Values



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Table 70 and chart 39 compare 2000 and 2015 rent cohort data for Adams County. Like the owner-occupied units discussed above, the trend is that lower rent cohorts account for smaller portions of the housing stock, while higher rent cohorts account for bigger shares. This makes sense considering the 47.4 percent growth in median gross rent since 2000. In 2000, 58.6 percent of renters paid less than \$750, but by 2015 only 20.3 percent of renters paid that much. In 2000, the largest rent price cohort was the \$500 to \$749 range, 40.5 percent of renters. In 2015, the \$1,000 to \$1,499 range had 36.6 percent of renters.

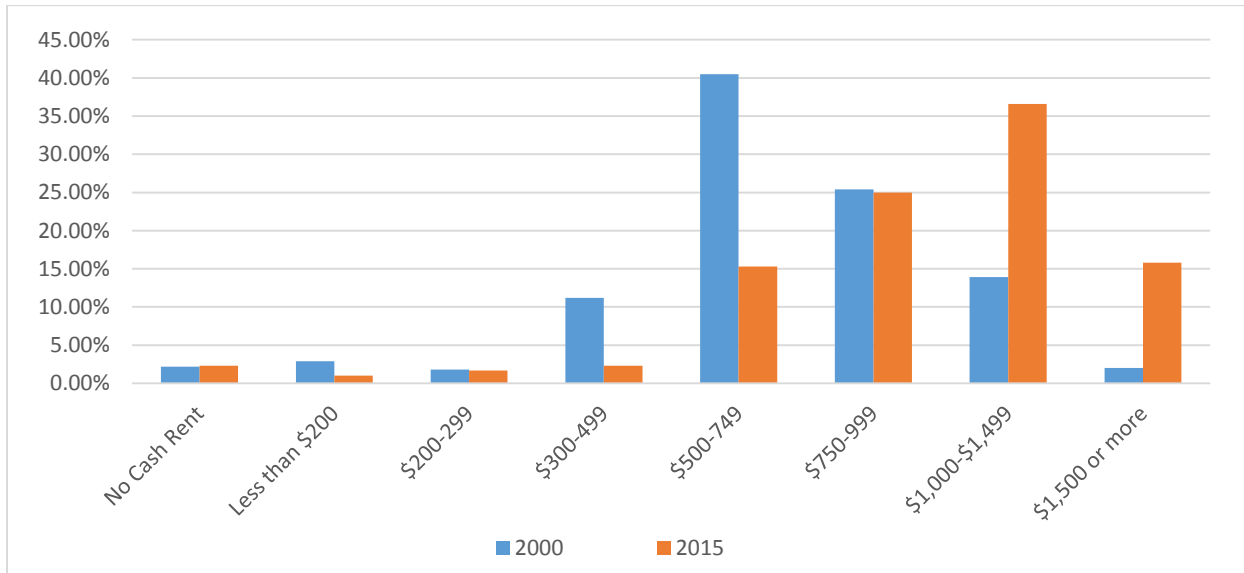
TABLE 70: Rent Paid

Value	2000		2011-2015 ACS		Percentage Difference
	Number	Percentage	Number	Percentage	
No-cash rent	839	2.2%	1,304	2.3%	0.1%
Less than \$200	1,098	2.9%	578	1.0%	-1.9%
\$200-299	679	1.8%	943	1.7%	-0.1%
\$300-499	4,178	11.2%	1,251	2.3%	-8.9%
\$500-749	15,163	40.5%	8,528	15.3%	-25.2%
\$750-999	9,529	25.4%	13,889	25.0%	-0.4%
\$1,000-\$1,499	5,211	13.9%	20,328	36.6%	22.7%
\$1,500 or more	752	2.0%	8,764	15.8%	13.8%
Total units/Median rent	37,449	\$705	55,585	\$1,039	--

Source: 2000 Census DP-4, 2011-2015 American Community Survey 5-Year Estimates (B25063)



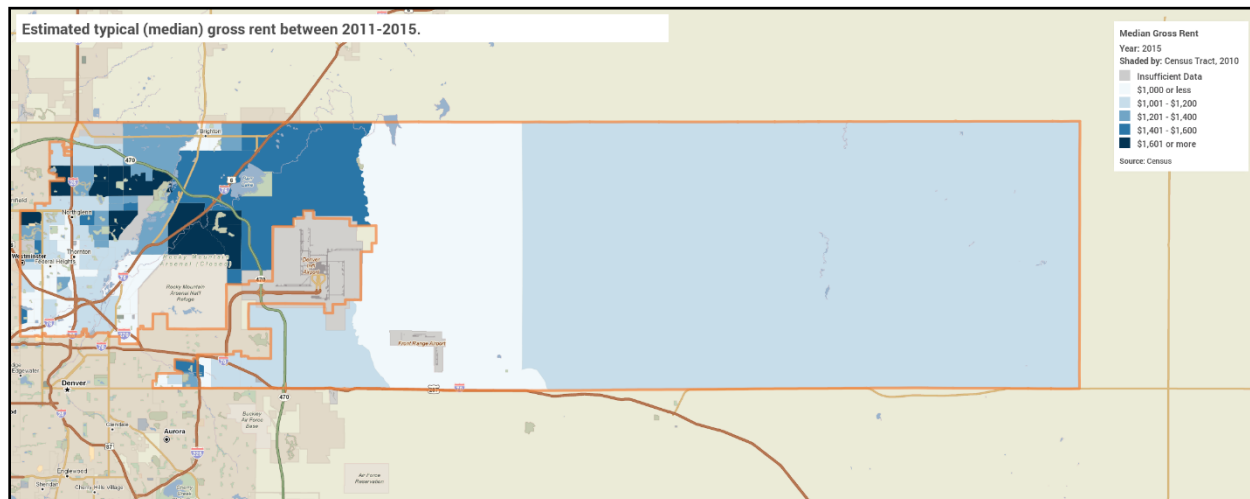
CHART 39: Rent Paid



Source: 2000 Census, 2011-2015 American Community Survey 5-Year Estimates

Map 47 shows the distribution of median rent throughout Adams County by census tract. The median rent for the county was \$1,003. The lighter shades represent a lower median rent, and the median rent increases as shades darken. Most rural areas had a median rent between \$1,001 and \$1,200. The suburbs have higher rents, while urban areas close to Denver’s center have the lowest rents.

MAP 47: Median Rent



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Median Home Prices by County

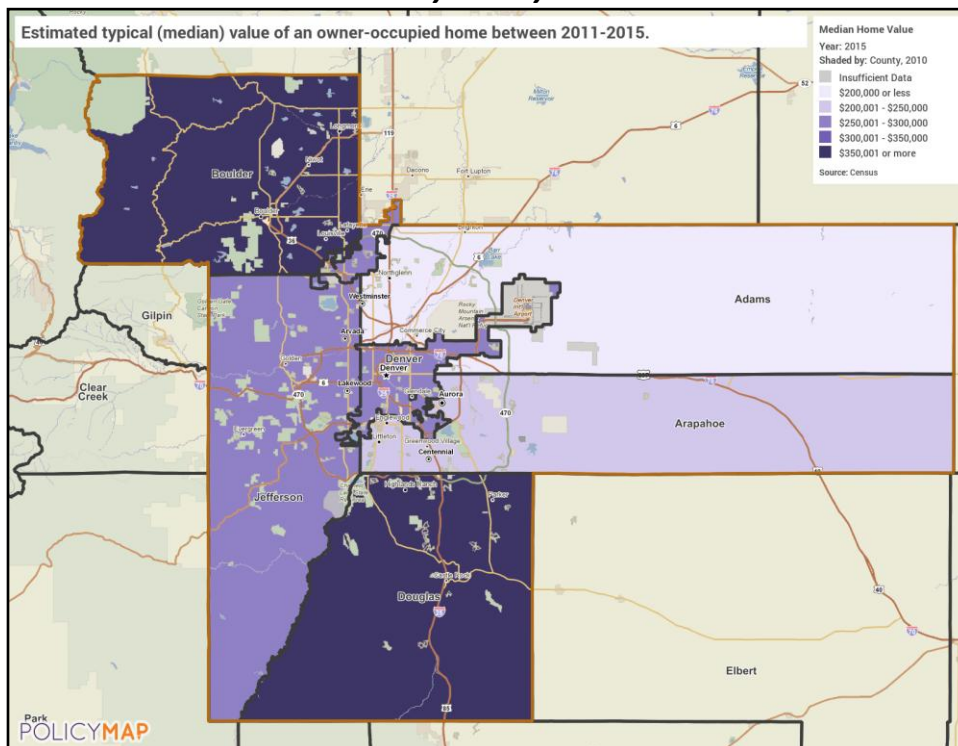
Adams County has the lowest median home price in the region and has seen the slowest growth in home prices since 2000. Broomfield County has the fastest growth in the region, and Boulder County has the highest median home price. Arapahoe County is similar to Adams County in size and urbanization but, as of 2015, it had a median home price that was 24.5 percent higher and had faster-growing home values. Table 71 and map 48 compare median home prices by county.

TABLE 71: Median Home Values of Owner-Occupied Units by County

	2000	2005	2009	2015	Percent change, 2000-2015
Adams	\$149,800	\$200,500	\$198,600	\$198,800	32.7%
Arapahoe	\$171,700	\$229,400	\$233,400	\$247,600	44.2%
Boulder	\$241,900	\$344,300	\$350,600	\$368,800	52.5%
Broomfield	--	--	\$258,000	\$295,500	--
Denver	\$165,800	\$231,900	\$236,700	\$271,300	63.6%
Douglas	\$236,000	\$327,600	\$339,800	\$354,700	50.3%
Jefferson	\$187,900	\$252,400	\$257,800	\$279,500	48.7%
Colorado	\$166,600	\$223,300	\$234,100	\$247,800	48.7%

Source: Decennial Census H076 (2000), American Community Survey 5-Yr Estimates (2005, 2009, 2015) B25077

MAP 48: Median Home Values by County

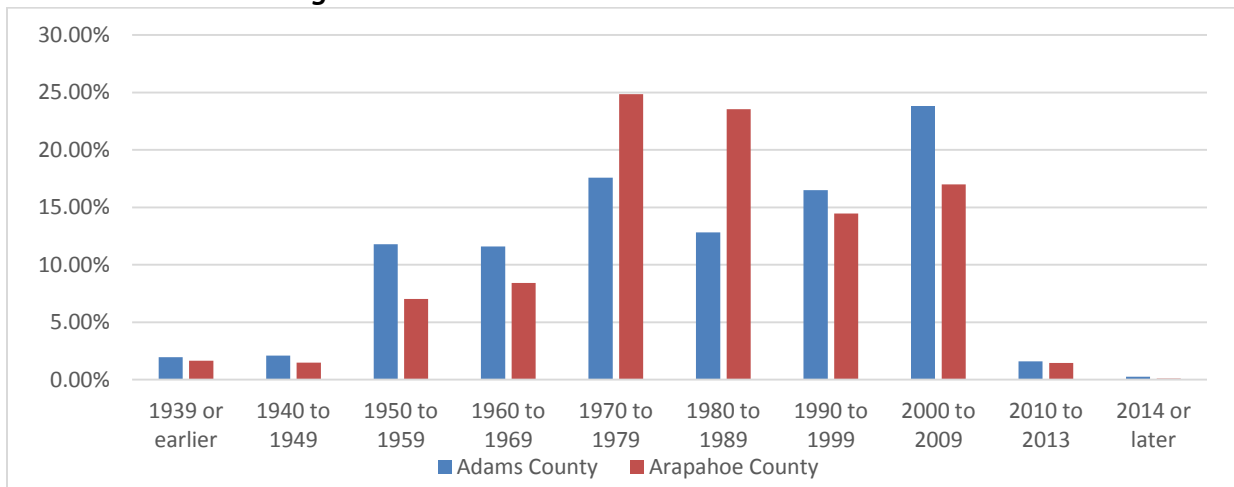


Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Adams County is an outlier in the region. The median home price is significantly less than other counties in the region, and the growth in price has been slower. The supply and demand for homes in Adams County can be compared to those in Arapahoe County. The first point of comparison is the age of the housing stock: older homes tend to have lower values than newer homes. Chart 40 breaks down the percentages of the housing stock by year built. The median year built in Adams County is 1984, and the median year built in Arapahoe County is 1983. Overall, Adams County and Arapahoe County have similarly aged homes, though Arapahoe County saw a housing boom from 1970-1989 that Adams County did not.

CHART 40: Year Housing Built

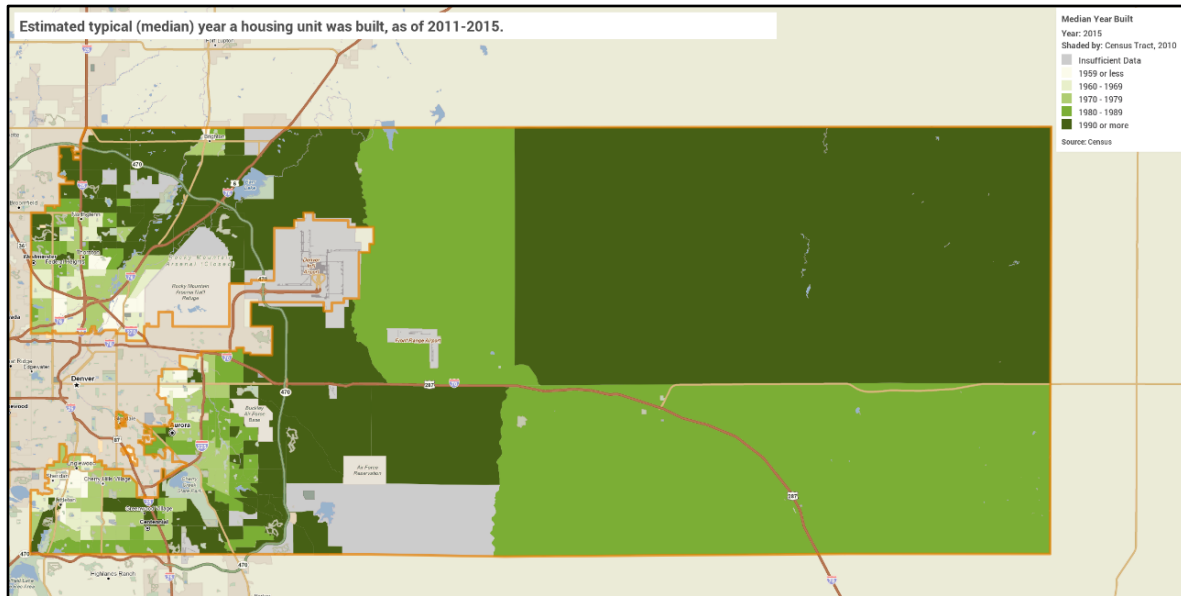


2011-2015 American Community Survey 5-Year Estimates

Map 49 compares the median years built in Adams County and Arapahoe County by census tract. Housing close to Denver is older than housing in the rural regions.

MAP 49: Median Years Built – Adams and Arapahoe Counties





Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

While the median home price in each county provides an overview of the region, further analysis explains differences among the counties. Adams County has the highest percentage of homes under \$50,000, at 8.5 percent of the housing stock. The county with the second-highest representation of this housing stock is Boulder County, at 4.4 percent. The other counties have between 2 and 5 percent of their housing stock in this lowest category. Table 72 and chart 41 show this data.

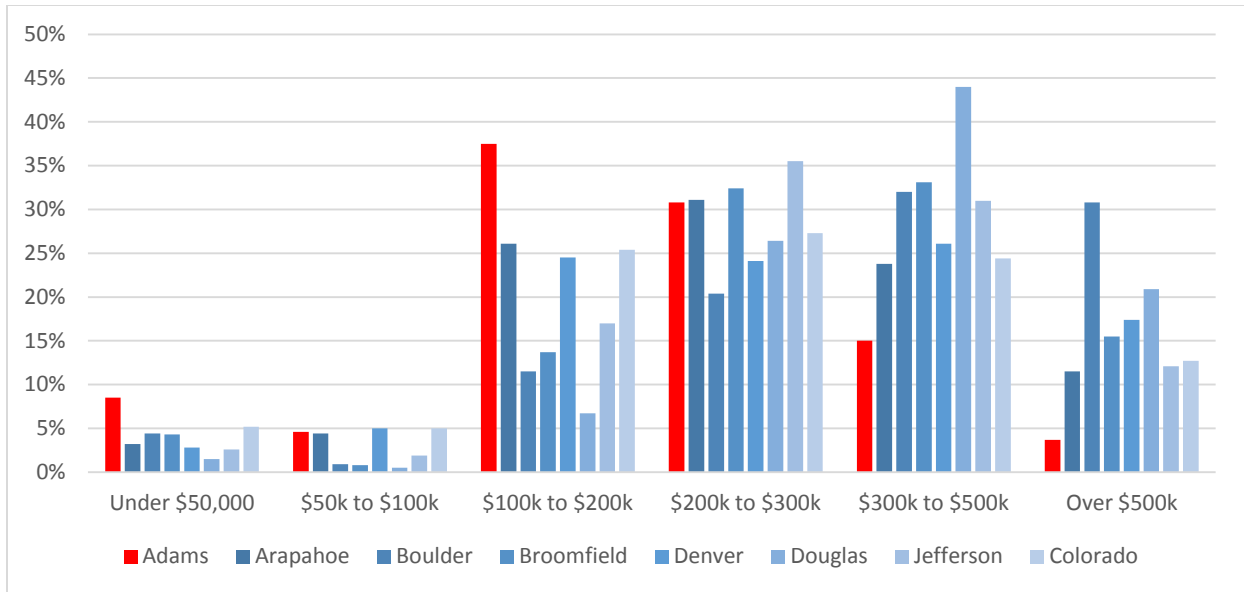
TABLE 72: Housing Distribution by County

	Percentage less than \$50,000	Percentage \$50,000 to \$100,000	Percentage \$100k to \$200k	Percentage \$200k to \$300k	Percentage \$300k to \$500k	Percentage more than \$500k
Adams County	8.5%	4.6%	37.5%	30.8%	15.0%	3.7%
Arapahoe County	3.2%	4.4%	26.1%	31.1%	23.8%	11.5%
Boulder County	4.4%	0.9%	11.5%	20.4%	32.0%	30.8%
Broomfield County	4.3%	0.8%	13.7%	32.4%	33.1%	15.5%
Denver County	2.8%	5.0%	24.5%	24.1%	26.1%	17.4%
Douglas County	1.5%	0.5%	6.7%	26.4%	44.0%	20.9%
Jefferson County	2.6%	1.9%	17.0%	35.5%	31.0%	12.1%
Colorado	5.2%	5.0%	25.4%	27.3%	24.4%	12.7%

Source: 2011-2015 American Community Survey 5-Year Estimates (DP-04)

CHART 41: Housing Value by Percentage of Total Housing Stock



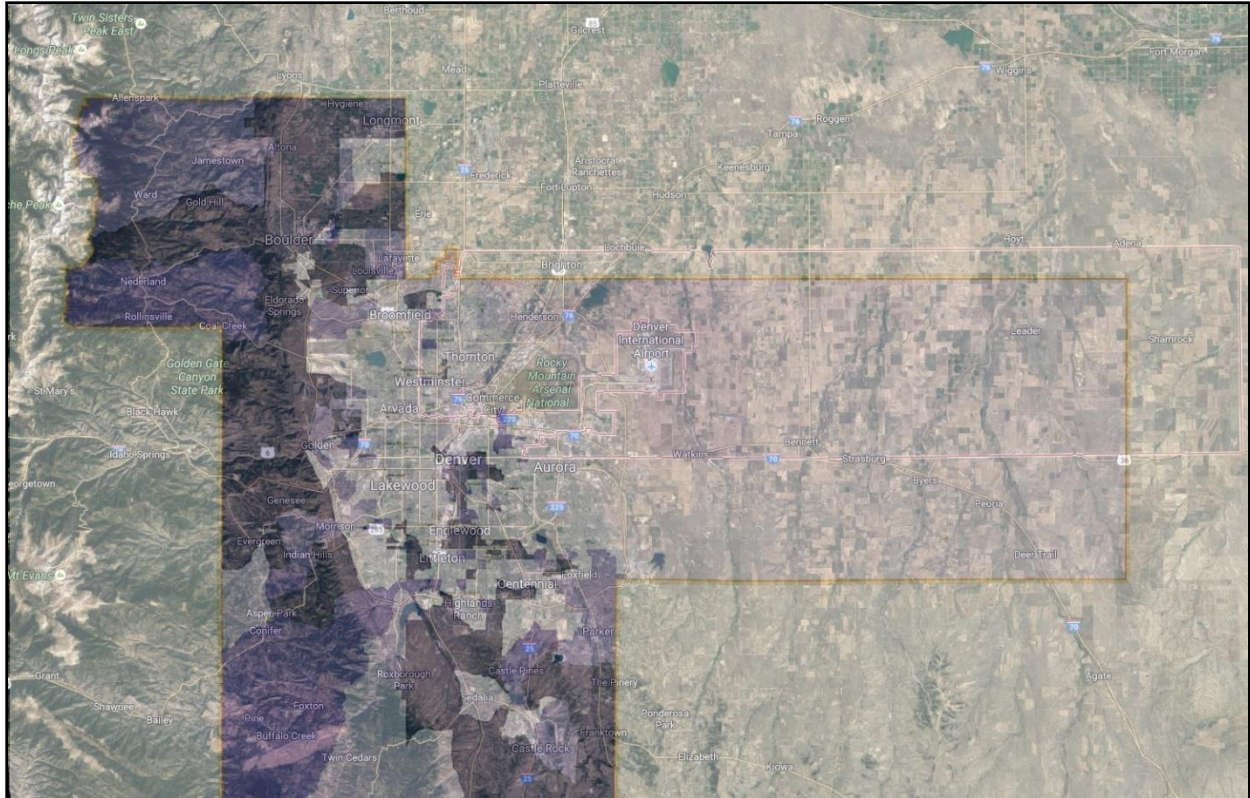


Source: 2011-2015 American Community Survey 5-Year Estimates

The differences between Arapahoe County and Adams County indicate that something in Adams County is lowering housing prices. Map 50 shows the distribution of houses worth more than \$750,000 by census tract. Darker purple tracts have a larger percentage of homes valued at more than \$750,000. Most homes more than \$750,000 are on the western edge of the region, near the mountains. Census tracts to the east have lower values.

MAP 50: Proximity to Rocky Mountain Range





Source: American Community 5-Year Estimates 2010-2014



Median Rent by County

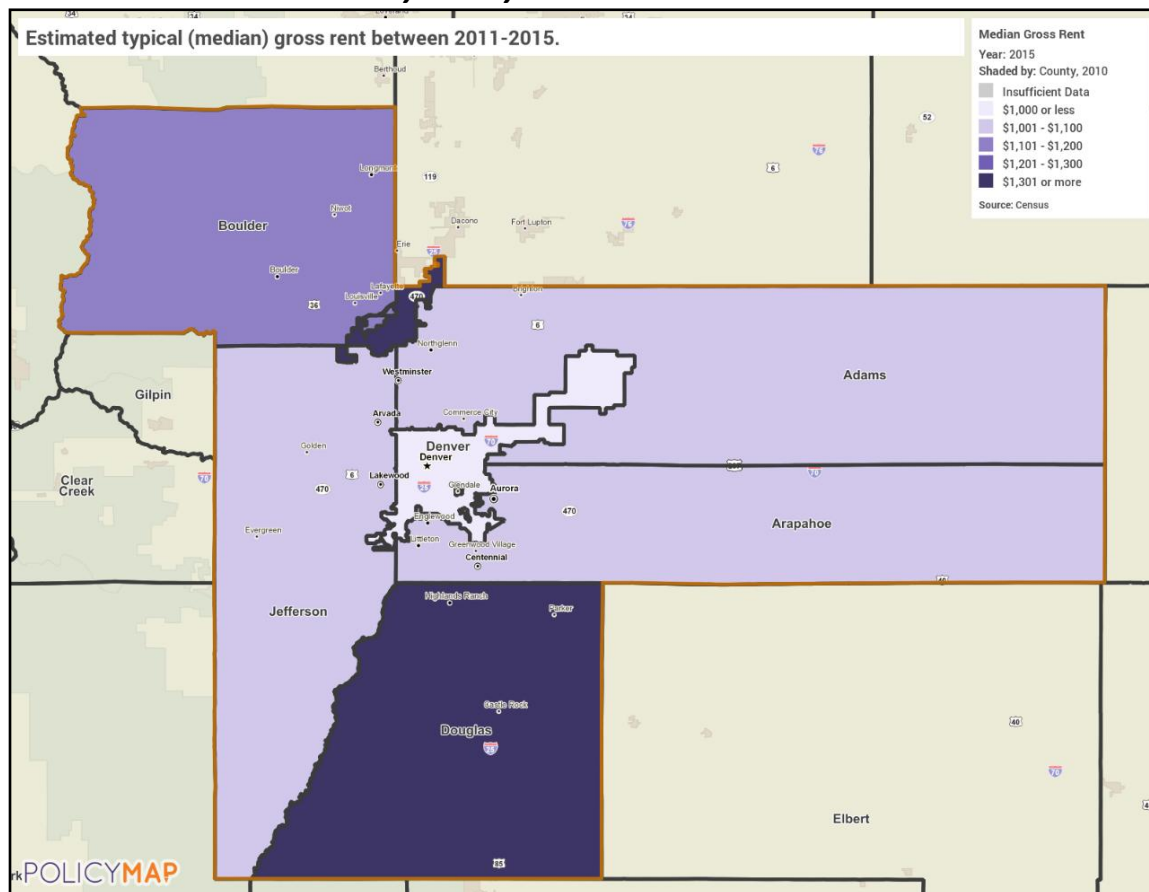
Adams County has the second-lowest median rent in the region and has seen a substantial rent increase since 2000. Broomfield County had the fastest growth in the region, while Douglas County had the highest median rent. Arapahoe County in 2015 had a median rent slightly higher and slower-increasing than Adams County.

TABLE 73: Median Gross Rent by County

	2000	2009	2015	Percent change, 2000-2015
Adams County	\$705	\$869	\$1,039	47.4%
Arapahoe County	\$735	\$862	\$1,077	46.5%
Boulder County	\$825	\$982	\$1,187	42.5%
Broomfield County	\$856	\$1,004	\$1,336	56.1%
Denver County	\$631	\$779	\$962	52.5%
Douglas County	\$1,053	\$1,142	\$1,399	32.9%
Jefferson County	\$760	\$884	\$1,052	38.4%
Colorado	\$671	\$835	\$1,002	52.3%

Source: Census 2000 (H063), 2005-2009 & 2011-2015 American Community Survey 5-Yr Estimates (B25064)

MAP 51: Median Gross Rent by County



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



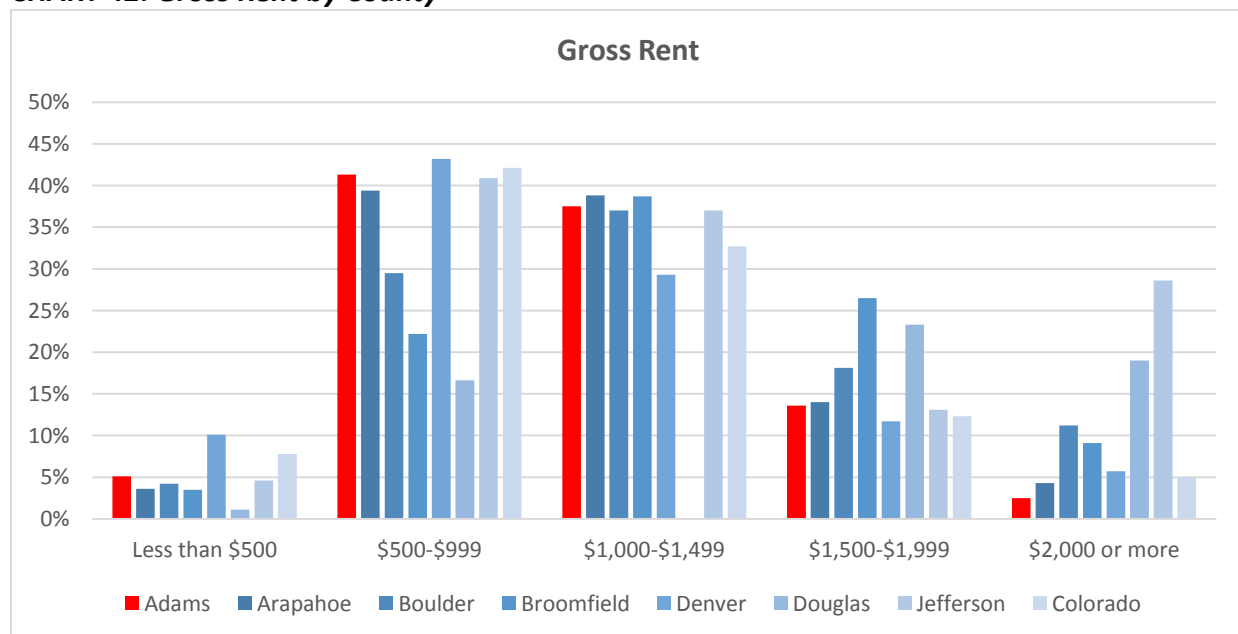
Median rent per county provides an overview of the region, but further analysis explains the differences among counties. Adams County has the lowest percentage of renters paying more than \$1,500, only 16.1 percent. Douglas, Broomfield, Jefferson and Boulder counties all have more than 25 percent of renters paying \$1,500 or more.

TABLE 74: Gross Rent by County

	Less than \$500	\$500-\$999	\$1,000-\$1,499	?	\$1,500-\$1,999	\$2,000 or more
Adams County	5.1%	41.3%	37.4%		13.6%	2.5%
Arapahoe County	3.6%	39.4%	38.8%		14.0%	4.3%
Boulder County	4.2%	29.5%	37.0%		18.1%	11.2%
Broomfield County	3.5%	22.2%	38.7%		26.5%	9.1%
Denver County	10.1%	43.2%	29.3%		11.7%	5.7%
Douglas County	1.1%	16.6%	40.0%		23.3%	19.0%
Jefferson County	4.6%	40.9%	37.0%		13.1%	4.3%
Colorado	7.8%	42.1%	32.7%		12.3%	5.0%

Source: 2011-2015 American Community Survey 5-Year Estimates (DP04)

CHART 42: Gross Rent by County

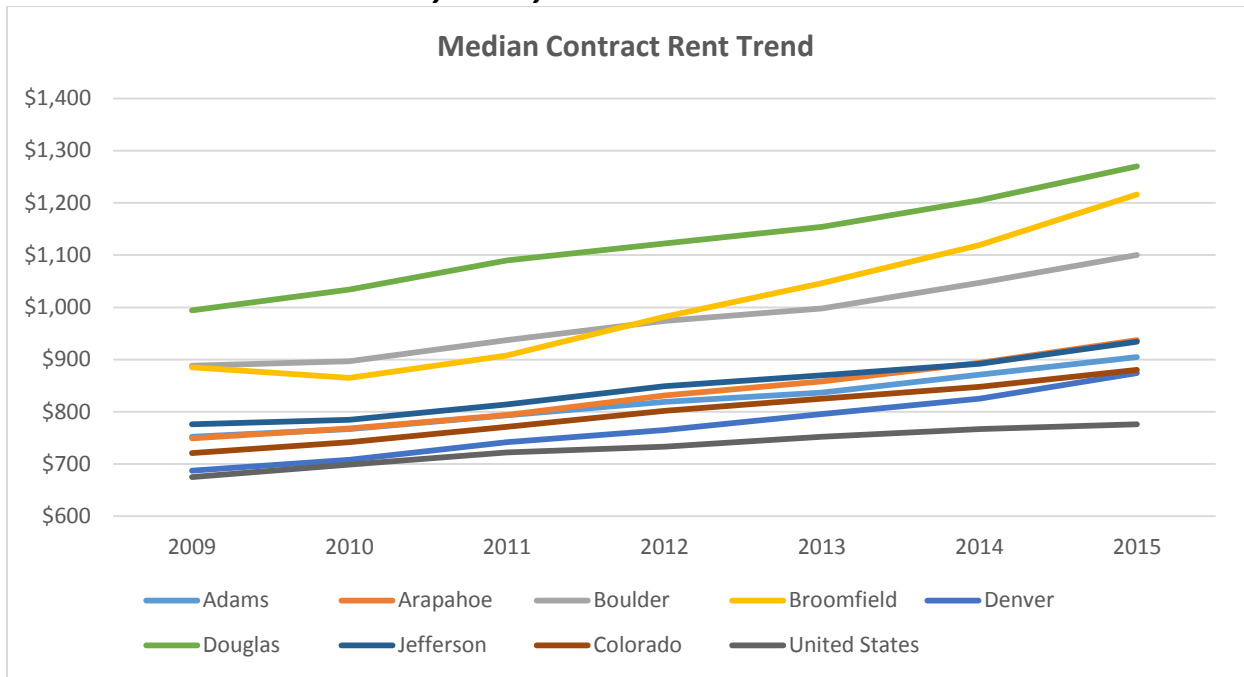


Source: 2011-2015 American Community Survey 5-Year Estimates (DP04)

The following table shows the trend in contract rent by county. Rent has steadily increased over the last five years, and rent in Broomfield County has increased significantly between 2010 and 2015.



CHART 43: Median Rent Trend by County



Source: 2011-2015 American Community Survey 5-Year Estimates (B25058)



Median Home Price by City

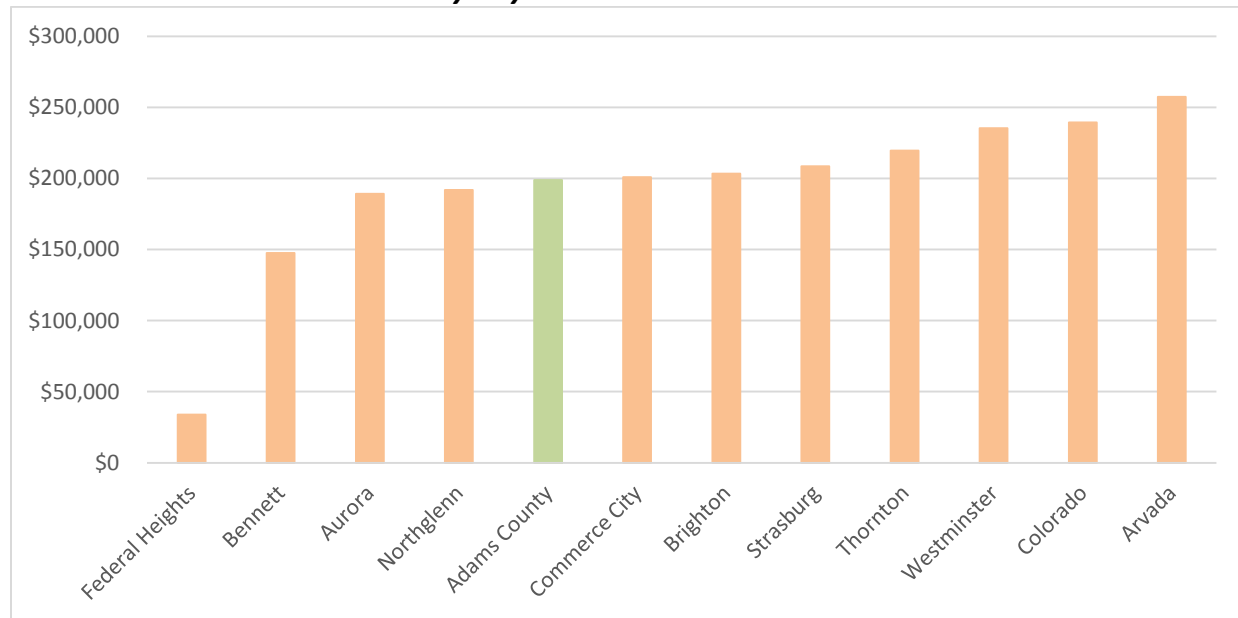
The median home price varies by city throughout Adams County. The average median home value is \$198,800 in Adams County. Federal Heights has, by far, the lowest median home value of all the cities in the county, at \$34,000. The highest median home value in the county is the city of Arvada with \$257,300. Adams County and all of its cities except Arvada have median home values less than Colorado’s median home value.

TABLE 75: Median Home Value of Owner-Occupied Units by City

Location	Median home value	Difference from county average
Arvada (part)	\$257,300	+\$58,500
Aurora (part)	\$189,100	-\$9,700
Bennett (part)	\$147,600	-\$51,200
Brighton (part)	\$203,400	+\$4,600
Commerce City	\$201,000	+\$2,200
Federal Heights	\$34,000	-\$164,800
Northglenn	\$191,900	-\$6,900
Strasburg (part)	\$208,500	+\$9,700
Thornton	\$219,600	+\$20,800
Westminster	\$235,300	+\$36,500
Adams County	\$198,800	--
Colorado	\$247,800	+\$49,000

Source: 2011-2015 American Community Survey 5-Year Estimates (DP04)

CHART 44: Median Home Value by City



Source: 2011-2015 ACS 5-Yr Estimates 2011-2015 American Community Survey 5-Year Estimates



Median Rent by City

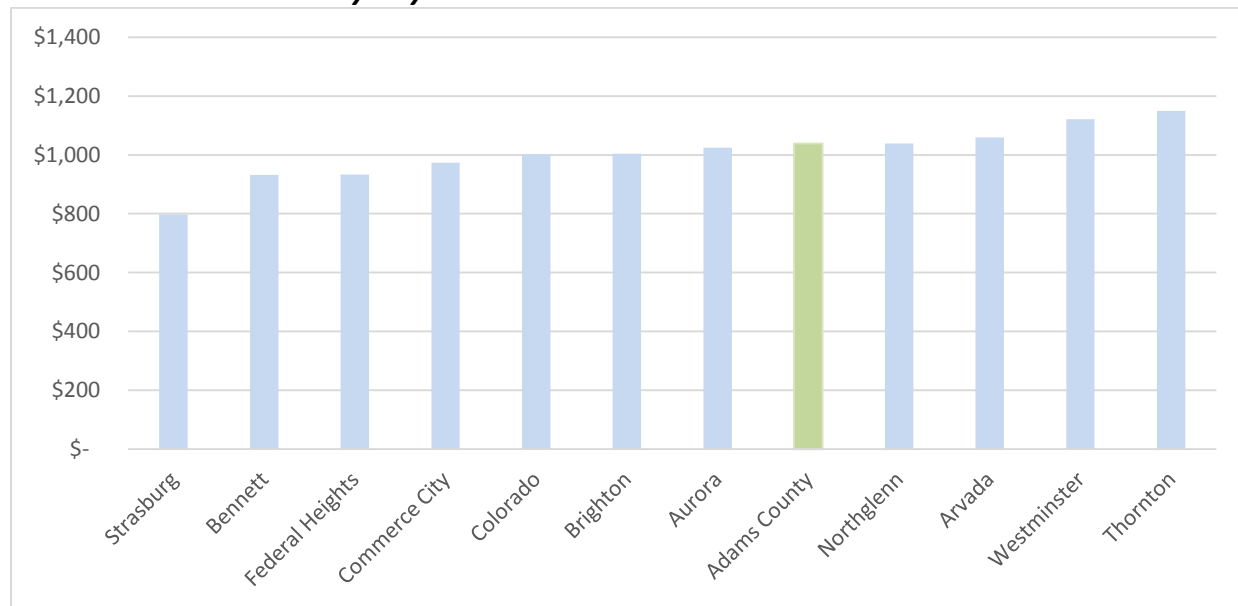
The median rent in Adams County is \$1,039. The city with the highest median rent is Thornton (\$1,150), and the city with the lowest median rent is Strasburg (\$796). Seven cities (and Adams County as a whole) have a higher median rent than Colorado.

TABLE 76: Median Rent by City

Location	Average rent	Difference from county average
Arvada (part)	\$1,059	\$20
Aurora (part)	\$1,024	-\$15
Bennett (part)	\$932	-\$107
Brighton (part)	\$1,004	-\$35
Commerce City	\$973	-\$66
Federal Heights	\$933	-\$106
Northglenn	\$1,039	\$0
Strasburg (part)	\$797	-\$242
Thornton	\$1,150	\$111
Westminster	\$1,121	\$82
Adams County	\$1,039	--
Colorado	\$1,002	-\$37

Source: 2011-2015 American Community Survey 5-Year Estimates (DP04)

CHART 45: Median Rent by City



Source: 2011-2015 American Community Survey 5-Year Estimates



Median Home Price (Attached vs. Detached)

One-unit detached structures have about double the value of attached one-unit structures. Home values in Thornton are much higher than in the county. None of the cities in Adams County where data are available have higher home values, on average, than the state. Commerce City has the lowest home values in the region. The following table shows the difference in median home price between one-unit attached structures and one-unit detached structures.

TABLE 77: Median Home Value by City

Location	One-unit detached			One-unit attached			Difference in median price
	Aggregate value (millions)	Total count	Median home value	Aggregate value (millions)	Total count	Median home value	
Aurora (part)	\$12,161	66,537	\$182,770	\$1,520	13,833	\$109,882	-\$72,888
Commerce City	\$2,014	11,526	\$174,735	\$100	1,245	\$80,321	-\$94,414
Thornton	\$5,953	27,960	\$212,911	\$409	3,687	\$110,930	-\$101,981
Adams County	\$20,105	102,521	\$196,106	\$1,187	12,157	\$97,639	-\$98,467
Colorado	\$356,730	1,422,286	\$250,815	\$21,996	157,333	\$139,805	-\$111,010

Source: 2011-2015 American Community Survey 5-Year Estimates (DP04, B25080)
 Note: Aggregate value unavailable for Arvada, Bennett, Brighton, Federal Heights, Northglenn, Strasburg, and Westminster via Census (ACS)



Rent Supply

Most cities in Adams County maintain a healthy rental vacancy rate of more than 5 percent. Thornton and Westminster have about 7 percent, and Arvada has 4.7 percent (not including Strasburg and Bennett). Table 78 shows the rental market in Adams County by city.

TABLE 78: Rental Vacancy

	Rental vacancy	Occupied for rent	Total rental housing	Percent vacant
Arvada (part)	340	12,048	12,388	2.7%
Aurora (part)	3,065	53,629	56,694	5.4%
Bennett (part)	0	172	172	0.0%
Brighton (part)	224	3,725	3,949	5.7%
Commerce City	178	4,249	4,427	4.0%
Federal Heights	174	2,192	2,366	7.4%
Northglenn	327	5,677	6,004	5.4%
Strasburg (part)	0	131	131	0.0%
Thornton	943	13,156	14,099	6.7%
Westminster	1,102	15,172	16,274	6.8%
Adams County	3,492	55,585	59,077	5.9%
Colorado	50,174	722,202	772,376	6.5%

Source: 2011-2015 American Community Survey 5-Year Estimates (B25003, B25004)

Table 79 shows the rent for vacant units within select geographic regions. Most of the units are between \$500 and \$1,000.

TABLE 79: Rental Vacancy by Price Asked

	Less than \$500	\$500 - \$749	\$750 - \$999	\$1,000 - \$1,249	\$1,249 - \$1,500	More than \$1,500
Arvada (part)	0	79	71	41	38	111
Aurora (part)	0	957	977	554	262	315
Bennett (part)	0	0	0	0	0	0
Brighton (part)	13	20	74	39	78	0
Commerce City	0	56	67	0	44	11
Federal Heights	0	19	68	61	26	0
Northglenn	0	0	203	50	74	0
Strasburg (part)	0	0	0	0	0	0
Thornton	42	134	294	218	153	102
Westminster	81	239	436	284	39	23
Adams County	123	868	1,209	636	495	161
Colorado	5,676	12,031	12,246	7,332	4,623	8,266

Source: 2011-2015 American Community Survey 5-Year Estimates (B25061)



RealtyTrac Data

The following table displays foreclosure information within Adams County, according to RealtyTrac. Single-family homes are the most-common housing type facing foreclosure. The median sales price of a non-distressed home was \$275,000, and the median sales price of a foreclosed home was \$266,100 (3 percent less).

TABLE 80: Foreclosures

	Single-family	Condo	Multi-family	Mobile home	Commercial
Pre-foreclosures	0	0	0	0	0
Auctions	351	24	0	0	1
Bank-owned	259	68	6	5	30
Foreclosures subtotal	610	92	6	5	31
For sale	133	14	2	0	2
Sold	2,005	460	21	14	15
Total	2,748	566	29	19	48
Source: www.realtytrac.com , accessed 2/23/17					



Housing Affordability

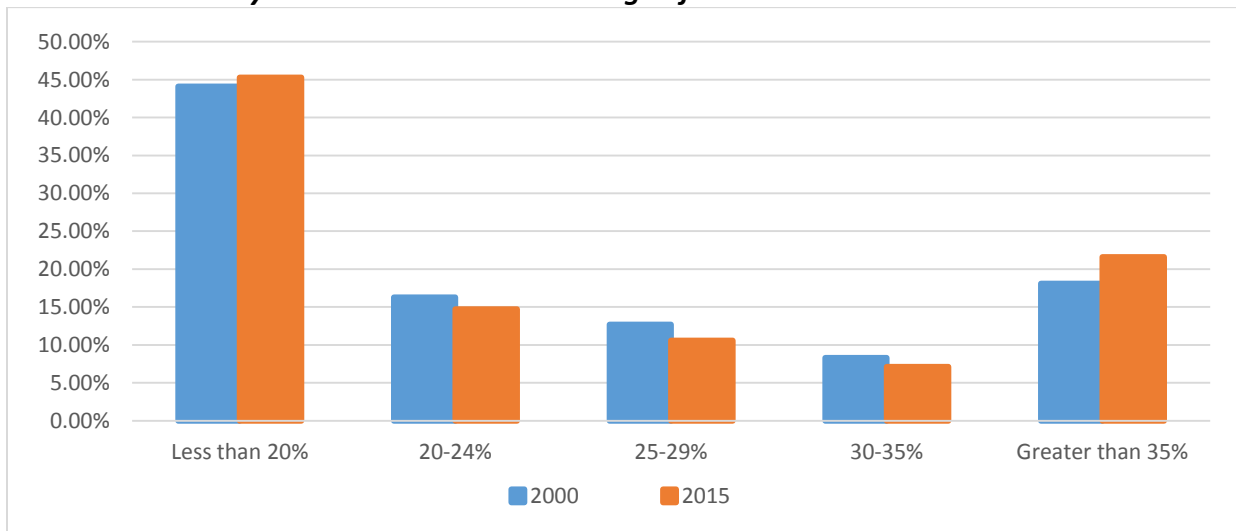
Table 81 and chart 46 compare 2000 Census and 2011-2015 ACS data on the monthly costs incurred by homeowners. By HUD’s definition, households paying more than 30 percent of their household income towards housing costs (renters or owners) are said to be cost-burdened.

TABLE 81: Monthly Owner Costs as a Percentage of Household Income

	2000		2011-2015 ACS		Percent change, 2000-2015
	Number	Percentage	Number	Percentage	
Less than 20 percent	32,258	44.1%	45,797	45.3%	+2.7%
20-24 percent	11,885	16.3%	14,892	14.7%	-9.8%
25-29 percent	9,280	12.7%	10,696	10.6%	-16.5%
30-35 percent	6,049	8.3%	7,222	7.1%	-14.5%
35 percent or more	13,243	18.1%	21,859	21.6%	+19.3%
Not computed	385	0.5%	577	0.6%	+20.0%
Total Households	73,100	--	101,043	--	--

Source: 2000 Census DP-4, 2011-2015 American Community Survey 5-Year Estimates (DP04)

CHART 46: Monthly Owner Costs as a Percentage of Household Income



Source: 2000 Census, 2011-2015 American Community Survey 5-Year Estimates

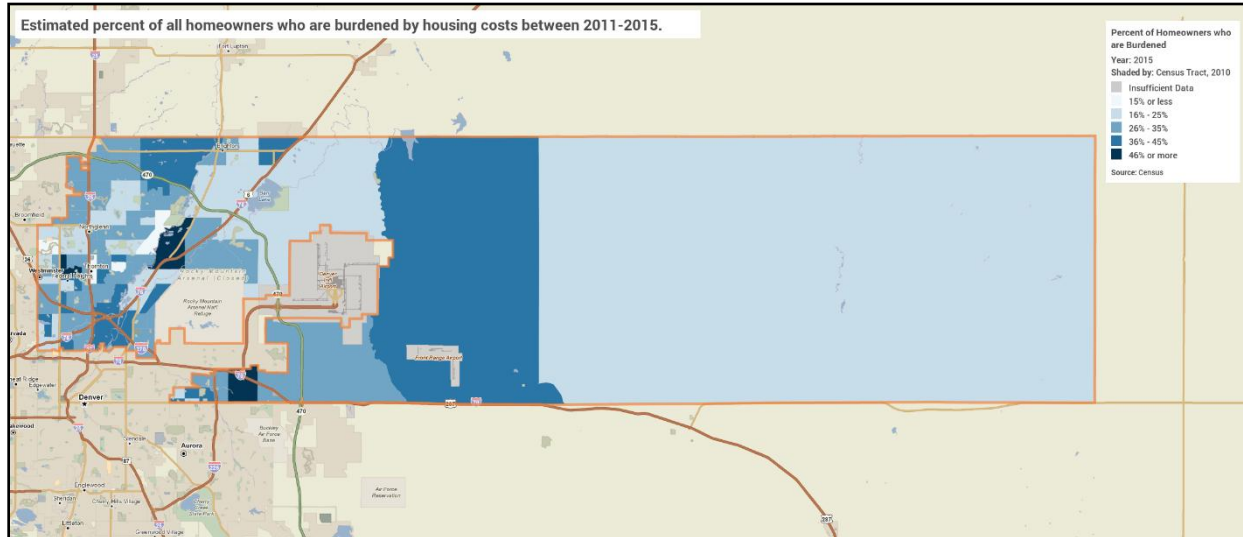
In 2000, 26.4 percent of all homeowners were cost-burdened: 8.3 percent paid 30-35 percent of their income toward housing costs, and 18.1 percent paid more than 35 percent. As of 2015, 28.7 percent of all homeowners were cost-burdened, and 21.6 percent paid more than 35 percent – a significant rise since 2000. A realistic goal is to reduce the cost-burdened rate to the statewide rate (25.4 percent) or at least the national rate (26 percent).

Map 52 shows concentrations of cost-burdened, owner-occupied households. Although nearly 30 percent of owner-occupied households in Adams County were cost-burdened in 2015, the distribution was uneven across the county. Some census tracts had a very high rate of cost-



burdened households, often more than 45 percent; others had much lower rates, some less than 15 percent. The lighter-shaded areas have a lower concentration of cost-burdened households, and the concentration increases as the shade darkens.

MAP 52: Cost-Burdened Homeowners – Adams County



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

The census tracts nearest Denver have both high and low levels of cost-burdened homeowners. Map 53 displays that area in more detail.

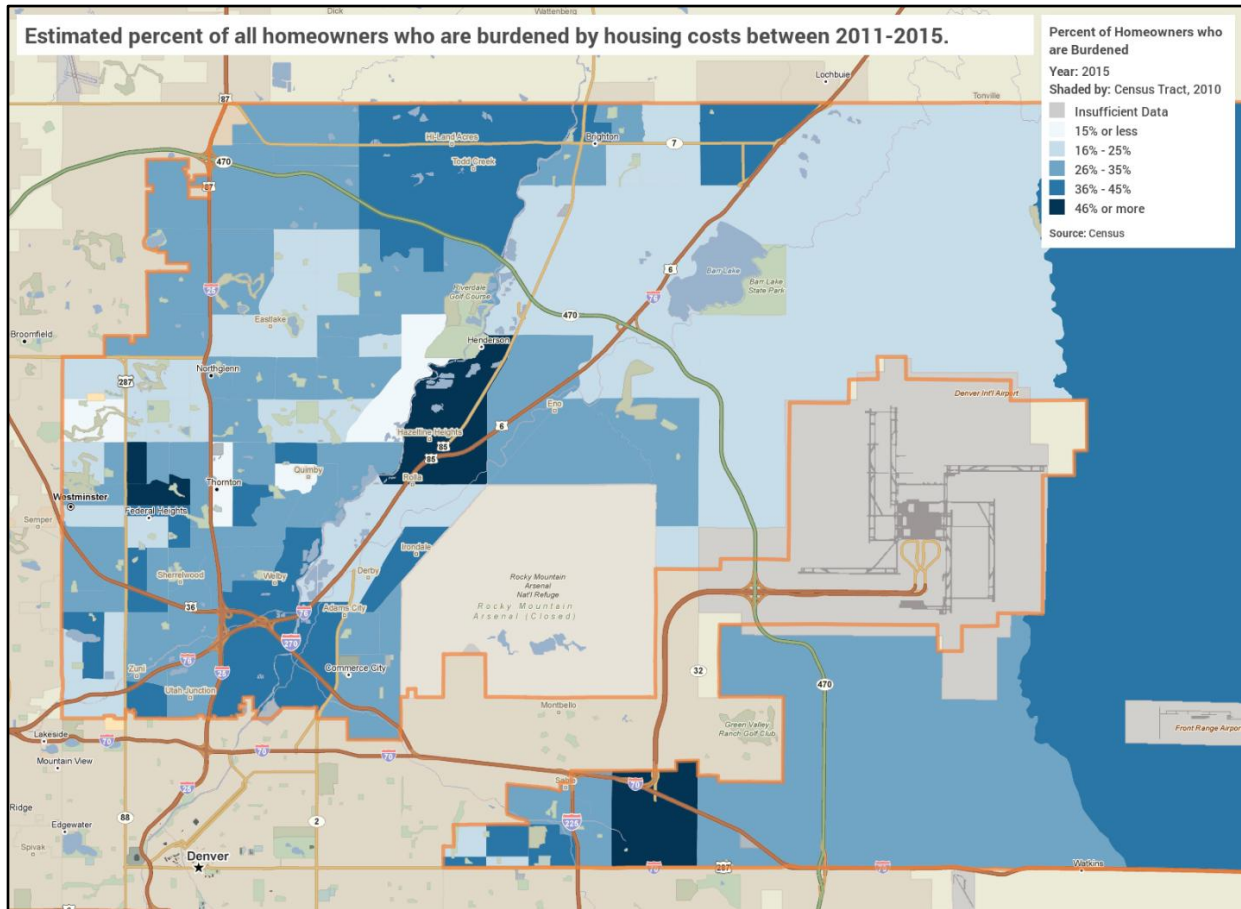
TABLE 82: Monthly Owner Costs as a Percentage of Household Income, with Mortgage

	2011-2015 ACS (owners with mortgage)	
	Number	Percentage
Less than 20 percent	28,965	37.0%
20.0-24.9 percent	13,410	17.1%
25.0-29.9 percent	9,792	12.5%
30.0-34.9 percent	6,493	8.3%
35.0 percent or more	19,351	24.7%
Not computed	251	0.3%
Total households	78,253	--

Source: 2011-2015 American Community Survey 5-Year Estimates (DP04)



MAP 53: Cost-Burdened Homeowners – Urban Area



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

The 2011-2015 ACS report specifically identifies housing costs for owner-occupied households without mortgages. In such case, housing costs are most often attributable to homeowners’ insurance premiums and property taxes. As indicated in the table below, 14.2 percent of owner-occupied households without a mortgage are cost-burdened, including 11 percent that are paying more than 35 percent. There is a strong correlation between cost-burdened owner-occupied households and cost-burdened seniors who own their homes. Often, home costs rise and homeowners on a fixed income become cost-burdened.



TABLE 83: Monthly Owner Costs as a Percentage of Household Income, without Mortgage

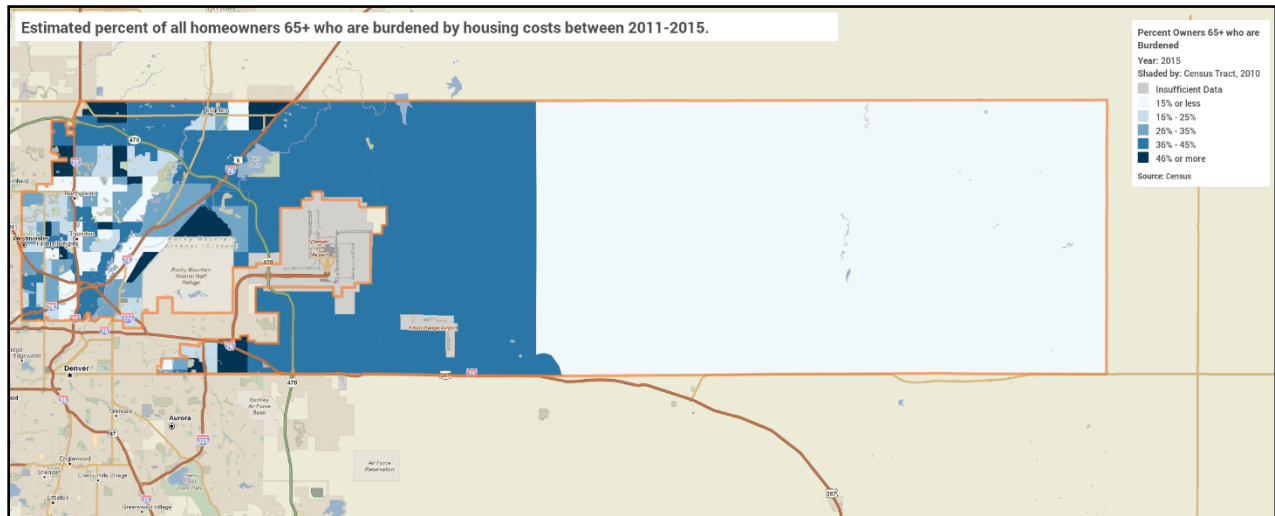
	2011-2015 ACS (owners without mortgage)	
	Number	Percentage
Less than 10 percent	10,717	47.0%
10.0-14.9 percent	4,294	18.8%
15.0-19.9 percent	1,830	8.0%
20.0-24.9 percent	1,482	6.5%
25.0-29.9 percent	904	4.0%
30.0-34.9 percent	729	3.2%
35.0 percent or more	2,508	11.0%
Not computed	326	1.4%
Total Households	22,790	--

Source: 2011-2015 American Community Survey 5-Year Estimates (DP04)

Certain populations are more vulnerable to having a high-cost burden. Homeowners 65 and older have fixed incomes that cannot easily adjust to rising housing costs. The map below shows the distribution of cost-burdened homeowners who are 65 and older by census tract. When compared to the previous map of the percentage of cost-burdened homeowners, it is clear that those 65 and older are much more likely to be cost-burdened. A significant number of the census tracts have elderly cost-burdened rates of 40 percent or more.

Homeowners with a mortgage are more likely to be cost-burdened than those who do not have a mortgage. About one-third of homeowners with a mortgage are cost-burdened, including 24.7 percent that have monthly housing costs of more than 35 percent of their income.

MAP 54: Cost-Burdened Homeowners 65 and Older



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Selected Monthly Renter costs as a Percentage of Household Income

Table 84 and chart 47 compare 2000 Census and 2010-2015 ACS data on the monthly costs incurred by renters in Adams County. Again, by HUD’s definition, households paying more than 30 percent of their household income towards housing costs (renter or owner) are said to be cost-burdened.

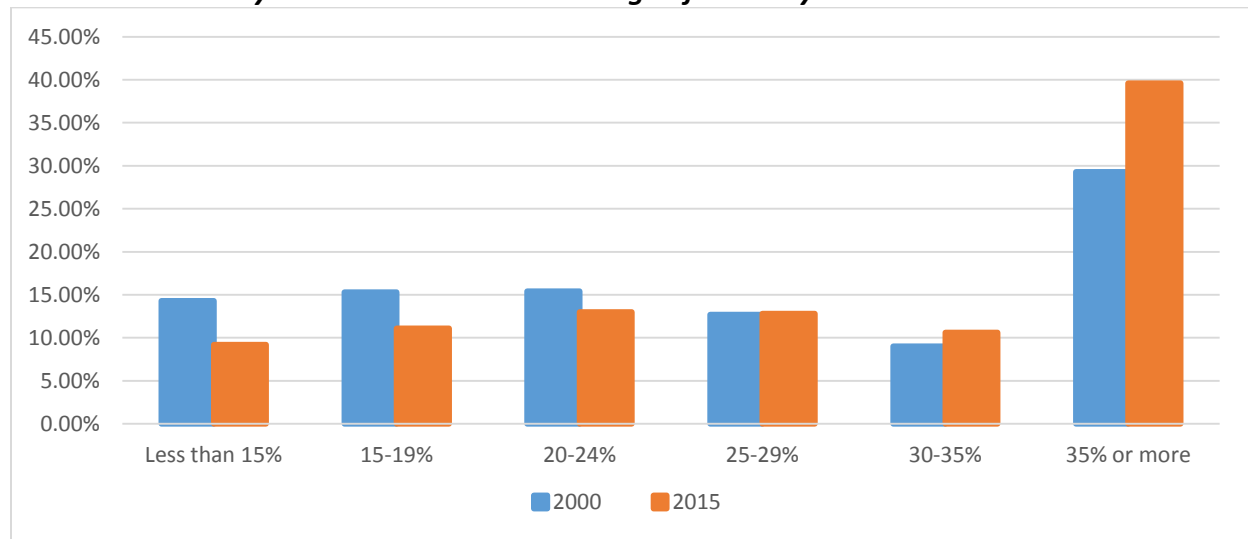
TABLE 84: Monthly Renter Costs as a Percentage of Household Income

	2000 (all renters)		2011-2015 ACS (occupied units)		Percent change, 2000-2015
	Number	Percentage	Number	Percentage	
Less than 15 percent	5,350	14.3%	5,100	9.2%	-35.7%
15-19 percent	5,744	15.3%	6,194	11.1%	-27.5%
20-24 percent	5,763	15.4%	7,237	13.0%	-15.6%
25-29 percent	4,771	12.7%	7,109	12.8%	0.8%
30-35 percent	3,353	9.0%	5,912	10.6%	17.8%
35 percent or more	10,963	29.3%	22,016	39.6%	35.2%
Not computed	1,505	4.0%	2,017	3.6%	-10.0%
Total Households	37,449	--	55,585	--	--

Source: 2000 Census DP-4, 2011-2015 American Community Survey 5-Year Estimates (DP04)

Note: the 2000 Census includes all renters, even those not paying rent and those where calculations could not be made, in the percentages for each income range. However, the 2010-2014 ACS only includes occupied units paying rent, where the calculations could be made, in the percentages for each income range. Therefore, some of the increase between the 2000 Census and the 2010-2014 ACS is due to the change in the way the Census Bureau reports these figures

CHART 47: Monthly Renter Costs as a Percentage of Monthly Income



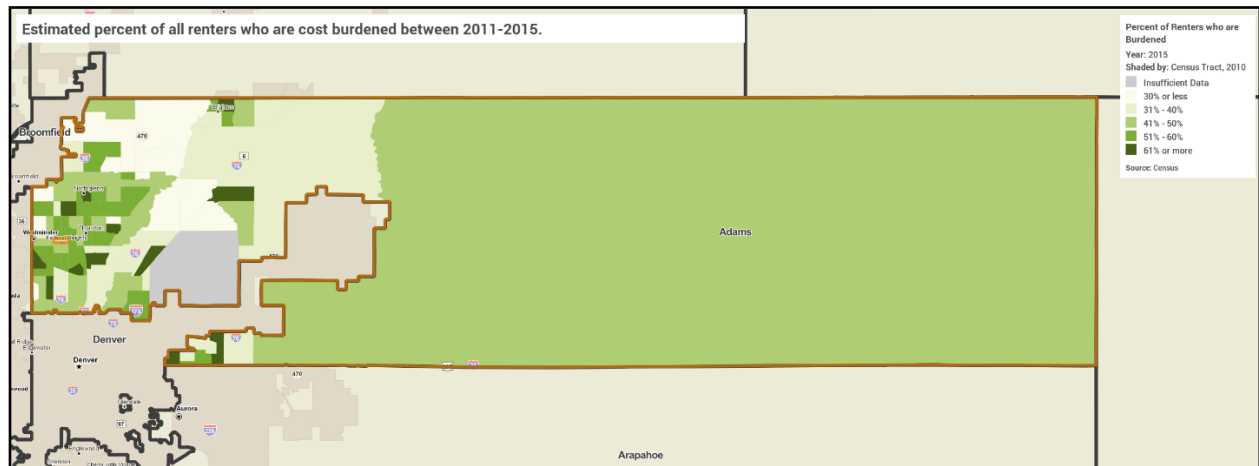
Source: 2000 Census, 2011-2015 American Community Survey 5-Year Estimates



In 2000, 38.3 percent of all renters were cost-burdened, including 29.3 percent who were paying more than 35 percent of their income towards housing costs. In 2015, more than half of all renters were cost-burdened, including 35.2 percent who were paying more than 35 percent – a significant rise.

Map 55 shows cost-burdened renters in Adams County.

MAP 55: Cost-Burdened Renters



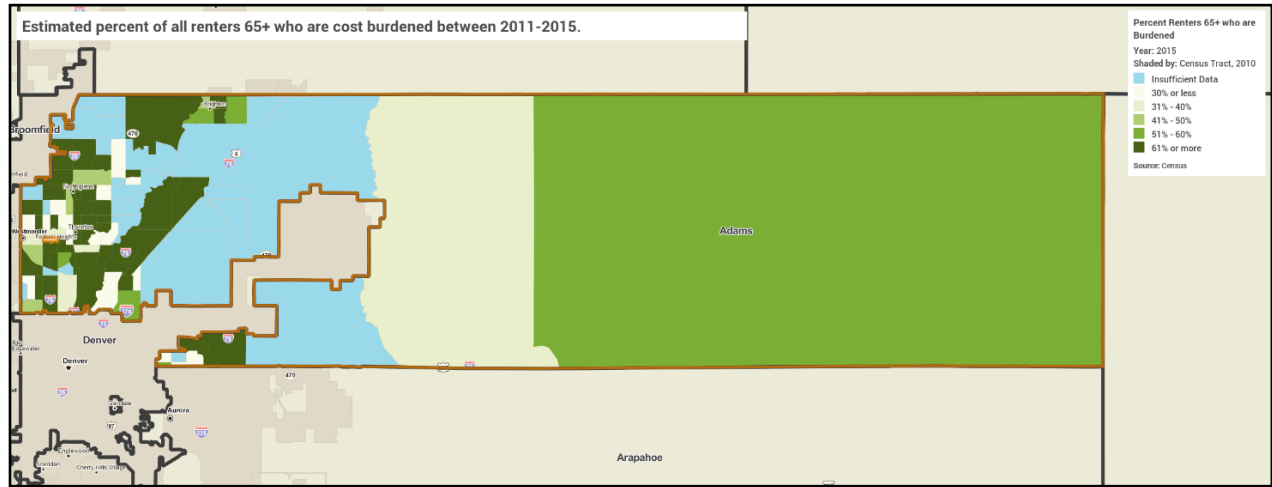
Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

Within Adams County there are several census tracts with high rates of cost-burdened renters. Some tracts have more than 60 percent; others have fewer than 30 percent.



Map 56 shows cost burden for renters 65 and older.

MAP 56: Cost-Burdened Renters 65 and Older



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap



Average Wage by County

This section analyzes wage data within Adams County and the other counties in the region. Included in this analysis is the change in average weekly wages between 2006 and 2016 for all industries, including goods-producing and service-providing industries.

In Adams County, the overall average weekly wage increased from \$762 to \$941 between 2006 and 2016, a growth of 23.49 percent. This percentage is similar to that statewide, but the wage is about \$100 less than the state average. It is less than any other county in the region, but it has been growing faster than Arapahoe, Boulder, Jefferson and Denver counties. For the median wage in Adams County, a renter can afford \$1,223 for housing expenses without being cost-burdened, slightly less than the two-bedroom fair market rent of \$1,305. Table 85 shows wages for the region and the state.

TABLE 85: Average Weekly Wage by County (Q1)

	2006	2011	2016	Percent change, 2006-2016
Adams County	\$762	\$807	\$941	23.49%
Arapahoe County	\$1,080	\$1,132	\$1,248	15.56%
Boulder County	\$988	\$1,050	\$1,176	19.03%
Broomfield County	\$1,176	\$1,415	\$1,743	48.21%
Denver County	\$1,065	\$1,212	\$1,312	23.19%
Douglas County	\$853	\$1,069	\$1,195	40.09%
Jefferson County	\$850	\$930	\$1,024	20.47%
Colorado	\$858	\$952	\$1,057	23.19%

Source: U.S. Bureau of Labor Statistics

Only some of the region have seen wages increase. Broomfield and Douglas counties saw significant increases in purchasing power; Adams, Denver and Colorado counties saw slight increases; Boulder and Jefferson counties saw little change; Arapahoe County saw a reduction. The following table displays the inflation-adjusted wages and changes in purchasing power in the region.

TABLE 86: Average Weekly Wage by County (adjusted for inflation)

	2006	2016	Change in purchasing power
Adams County	\$913	\$941	+3.07%
Arapahoe County	\$1,293	\$1,248	-3.48%
Boulder County	\$1,183	\$1,176	-0.59%
Broomfield County	\$1,408	\$1,743	+23.79%
Denver County	\$1,275	\$1,312	+2.90%
Douglas County	\$1,022	\$1,195	+16.93%
Jefferson County	\$1,018	\$1,024	+0.59%
Colorado	\$1,022	\$1,057	+3.42%

Source: U.S. Bureau of Labor Statistics



The table below breaks down the weekly wage in the region by “Goods-Producing” and “Service-Providing” industries. Goods-producing includes all private-sector jobs in natural resources and mining, construction and manufacturing. Service-providing industries include private sector jobs in trade, transportation, utilities, information, financial activities, professional and business services, education and health, leisure and hospitality and other services. In general, goods-producing industries provide a higher average weekly wage than service-providing industries; the exception is Arapahoe County. In both sectors and in both years, Adams County has the lowest average weekly wage in the region. Adams County has also seen slower growth in those wages than most other counties.

TABLE 87: Average Weekly Wages in Industries by County

	Goods-producing			Service-providing		
	2006 Q1	2016 Q1	Percent change, 2006-2016	2006 Q1	2016 Q1	Percent change, 2006-2016
Adams County	\$874	\$1,044	19.45%	\$723	\$831	14.94%
Arapahoe County	\$976	\$1,238	26.84%	\$1,141	\$1,294	13.41%
Boulder County	\$1,313	\$1,347	2.59%	\$941	\$1,162	23.49%
Broomfield County	\$1,250	\$2,195	75.60%	\$1,172	\$1,680	43.34%
Denver County	\$1,125	\$1,629	44.80%	\$1,069	\$1,283	20.02%
Douglas County	\$920	\$1,126	22.39%	\$860	\$1,257	46.16%
Jefferson County	\$1,171	\$1,507	28.69%	\$754	\$913	21.08%
Colorado	\$973	\$1,244	27.85%	\$843	\$1,035	22.78%

Source: U.S. Bureau of Labor Statistics

As shown earlier, inflation offset increases in average wages for workers. This is true in Adams County, where purchasing power decreased for both goods-producing and service-providing industries. Workers in service-providing industries are hit hard, because they already have much-lower wages than workers in goods-producing industries.

TABLE 88: Average Weekly Wages in Industries by County (adjusted for inflation)

	Goods-producing			Service-providing		
	2006 Q1	2016 Q1	Change in purchasing power	2006 Q1	2016 Q1	Change in purchasing power
Adams County	\$1,047	\$1,044	-0.29%	\$866	\$831	-4.21%
Arapahoe County	\$1,169	\$1,238	+0.59%	\$1,366	\$1,294	-5.27%
Boulder County	\$1,572	\$1,347	-14.31%	\$1,127	\$1,162	+3.11%
Broomfield County	\$1,497	\$2,195	+46.63%	\$1,404	\$1,680	+19.66%
Denver County	\$1,347	\$1,629	+20.94%	\$1,281	\$1,283	+0.16%
Douglas County	\$1,102	\$1,126	+2.18%	\$1,030	\$1,257	+22.04%
Jefferson County	\$1,402	\$1,507	+7.49%	\$903	\$913	+1.11%
Colorado	\$1,165	\$1,244	+6.78%	\$1,010	\$1,035	+2.48%

Source: U.S. Bureau of Labor Statistics



Table 89 shows changes in employment in both sectors. The service-providing industries are growing quickly – every county has growth that is equal to or higher than the state. Unfortunately, the better-paying goods-producing industries are hiring less these days.

TABLE 89: Changes in Employment for Industries by County

	Goods-producing			Service-providing		
	2006 Q1	2016 Q1	Percent change, 2006-2016	2006 Q1	2016 Q1	Percent change, 2006-2016
Adams County	34,242	36,318	6.06%	96,047	121,574	26.58%
Arapahoe County	30,379	28,411	-6.48%	209,776	251,877	20.07%
Boulder County	25,094	23,001	-8.34%	104,372	122,399	17.27%
Broomfield County	5,923	6,552	10.62%	22,066	28,312	28.31%
Denver County	46,780	47,869	2.33%	311,832	369,610	18.53%
Douglas County	12,017	11,222	-6.62%	62,072	89,784	44.64%
Jefferson County	34,411	33,942	-1.36%	136,202	160,745	18.02%
Colorado	343,674	329,301	-4.18%	1,516,196	1,781,465	17.50%

Source: U.S. Bureau of Labor Statistics

Table 90 shows that fewer persons now work in goods-producing industries. This sector shrank in Adams County from 26.28 percent of jobs to 23 percent – the third-greatest reduction in the region.

TABLE 90: Workforce in Goods-Producing Industries by County

	2006	2016	Percentage change, 2006-2016
Adams County	26.28%	23.00%	-3.28%
Arapahoe County	12.65%	10.14%	-2.51%
Boulder County	19.38%	15.82%	-3.56%
Broomfield County	21.16%	18.79%	-2.37%
Denver County	13.04%	11.47%	-1.57%
Douglas County	16.22%	12.10%	-4.12%
Jefferson County	20.17%	21.11%	+0.94%
Colorado	18.48%	15.60%	-2.88%

Source: U.S. Bureau of Labor Statistics



Affordability Gap

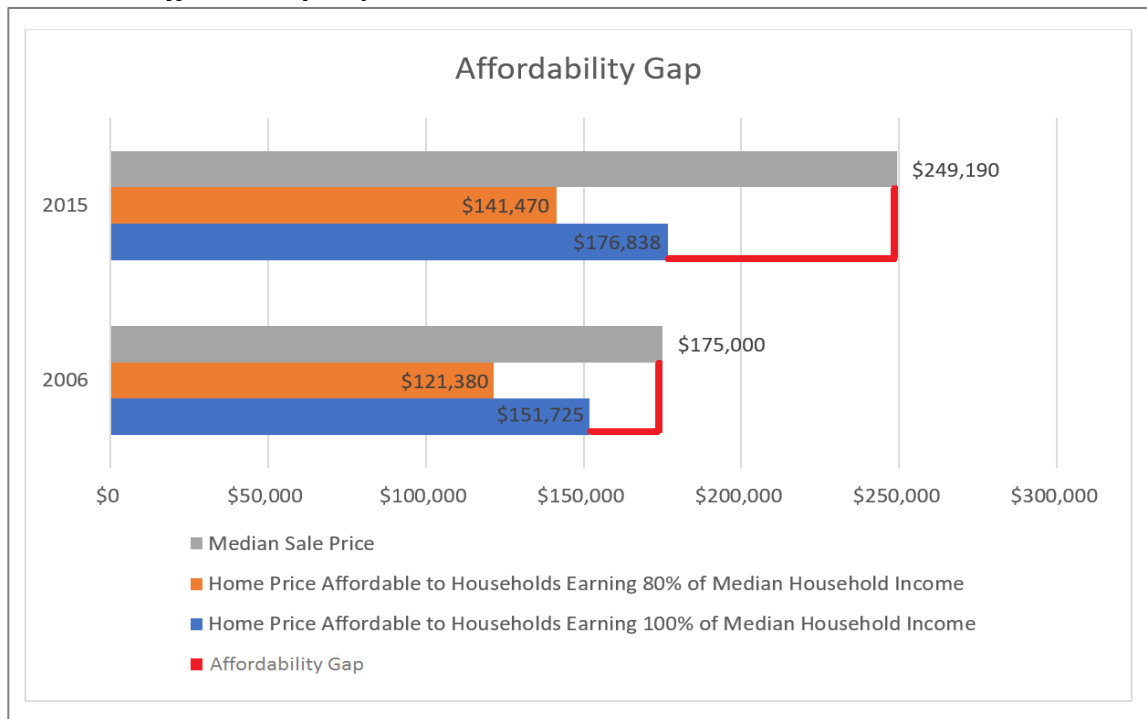
The affordability gap is the difference between the median sales price in an area and what is affordable to residents at different income levels. In 2006, the median sales price of a home was \$175,000, but a household earning 100 percent of the median household income in the county could only afford a \$151,725 home – a gap of \$23,275. By 2015, the affordability gap had increased more than 200 percent to \$72,352 for these households. Those earning 80 percent have it worse: from \$53,620 in 2006 to \$107,720 in 2016. Table 91 and chart 48 show the gaps.

TABLE 91: Housing Gap

	Median sales price	100 percent median household income			80 Percent median household income		
		Household income	Affordable home value	Affordability gap	Household income	Affordable home value	Affordability gap
2006	\$175,000	\$50,575	\$151,725	\$23,275	\$40,460	\$121,380	\$53,620
2015	\$249,190	\$58,946	\$176,838	\$72,352	\$47,157	\$141,470	\$107,720
Change between 2006-2015	42.39%			211%			101%

Source: Boxwood Means, U.S. Census Decennial Census, 2006-2010, 2011-2015 American Community Survey 5-Year Estimates
 Data Note: Housing affordability is calculated using three times the household income

CHART 48: Affordability Gaps



Source: Boxwood Means, U.S. Census Decennial Census, 2011-2015 American Community Survey 5-Year Estimates
 Data Note: Housing affordability is calculated using three times the household income



Public Housing/Subsidized Housing Facilities

Table 92 compares subsidized housing in Adams County with the rest of the region. Of all the households in the county, 2.47 percent are subsidized. This is similar to the regional rate (3.04 percent) and Arapahoe County’s rate (2.20 percent). Denver County has the highest rate of subsidized housing (6.36 percent), and Douglas County has the lowest (0.20 percent).

TABLE 92: Subsidized Housing by County

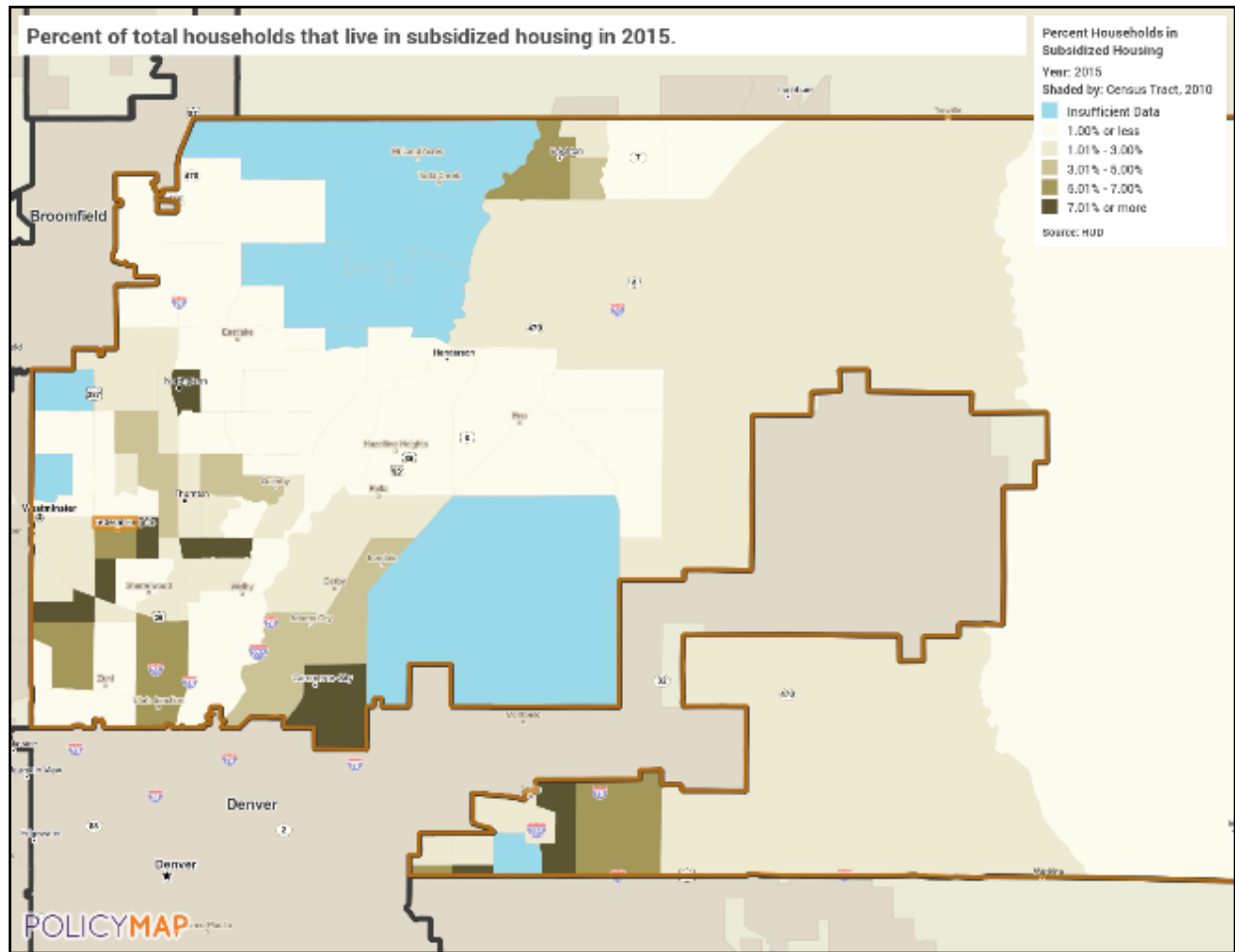
	Subsidized Housing		Public Housing			Housing Choice Vouchers		
	Percentage of households	Percentage of renter households	Percentage of households	Percentage of renter households	Percentage of subsidized housing	Percentage of households	Percentage of renter households	Percentage of subsidized housing
Adams County	2.47%	6.97%	0.04%	0.10%	1.49%	1.51%	4.25%	60.99%
Arapahoe County	2.20%	5.87%	0.11%	0.28%	4.83%	1.37%	3.65%	62.31%
Boulder County	2.82%	7.54%	0.05%	0.13%	1.66%	2.14%	5.70%	75.61%
Broomfield County	1.02%	3.34%	N/A	N/A	N/A	0.45%	1.48%	44.35%
Denver County	6.36%	12.66%	1.42%	2.82%	22.25%	1.37%	4.89%	38.62%
Douglas County	0.20%	1.03%	N/A	N/A	N/A	0.15%	0.77%	74.29%
Jefferson County	2.05%	6.85%	N/A	N/A	N/A	1.57%	5.26%	76.81%
Denver metro area	3.04%	8.34%	0.40%	1.11%	13.27%	1.55%	4.27%	51.15%
Colorado	2.88%	8.02%	0.38%	1.08%	13.17%	1.53%	4.34%	52.97%

Source: HUD via PolicyMap

Map 57 shows the percentages of households in subsidized housing by U.S. Census tract. The rural tracts have less than 1 percent subsidized housing. The map instead shows suburban and urban areas; rates vary widely. Commerce City has more than 17 percent, and a small tract in the southwest corner near Arapahoe County has more than 19 percent.



MAP 57: Subsidized Housing



Source: HUD via PolicyMap



Affordability by County Comparison

In Adams County, 55.38 percent of homes are affordable for a four-person family making 100 percent of AMI. In Douglas County, by contrast, only 9.55 percent of homes are affordable for such income.

TABLE 93: Homes Affordable for Four-Person Families by AMI

	50 percent AMI	80 percent AMI	100 percent AMI
Adams County	13.34%	28.17%	55.38%
Arapaho County	8.08%	18.80%	37.16%
Boulder County	5.45%	8.72%	17.99%
Broomfield County	5.06%	7.20%	21.10%
Denver County	8.59%	20.86%	35.54%
Douglas County	1.88%	4.25%	9.55%
Jefferson County	4.77%	10.86%	23.55%
Colorado	10.60%	21.13%	37.77%

Source: HUD via PolicyMap

Little rental housing is affordable within Adams County or the region when compared to the entire state of Colorado. There are two rental cohorts that are more affordable in Adams County than in Colorado, as a whole:

- Zero-or one-bedroom units for two-person families earning 30% or 100% AMI
- Three-bedroom units for six-person families earning 30% AMI

Additionally, there is no income bracket in Adams County where four-person families in two-bedroom units are better off than throughout the state. Tables 94, 95 and 96 show the percentages of rental units affordable for family income groups.

TABLE 94: Rental Units Affordable for Families Earning 30 Percent of AMI

	No bedroom or one bedroom	Two bedrooms	Three bedrooms or more
Adams County	10.92%	3.58%	8.69%
Arapaho County	6.15%	3.04%	4.49%
Boulder County	8.43%	9.87%	6.74%
Broomfield County	9.25%	4.60%	3.15%
Denver County	15.30%	5.88%	13.94%
Douglas County	2.31%	1.03%	1.82%
Jefferson County	8.69%	2.88%	7.70%
Colorado	7.15%	5.65%	3.92%

Source: HUD via PolicyMap



TABLE 95: Rental Units Affordable for Families Earning 50 Percent of AMI

	No bedroom or one bedroom	Two bedrooms	Three bedrooms or more
Adams County	46.12%	53.04%	20.94%
Arapaho County	39.20%	43.52%	10.50%
Boulder County	61.91%	33.11%	15.99%
Broomfield County	35.35%	33.07%	7.47%
Denver County	47.82%	50.6%	25.19%
Douglas County	10.97%	16.23%	4.56%
Jefferson County	41.03%	51.05%	17.84%
Colorado	48.76%	56.01%	24.28%

Source: HUD via PolicyMap

TABLE 96: Rental Units Affordable for Families Earning 100 Percent of AMI

	No bedroom or one bedroom	Two bedrooms	Three bedrooms or more
Adams County	80.21%	53.04%	20.94%
Arapaho County	76.69%	43.52%	10.50%
Boulder County	61.91%	33.11%	15.99%
Broomfield County	51.39%	33.07%	7.47%
Denver County	76.54%	50.60%	25.19%
Douglas County	45.63%	16.23%	4.56%
Jefferson County	74.92%	51.05%	17.84%
Colorado	77.83%	56.01%	24.28%

Source: HUD via PolicyMap

The average household size in Adams County is 2.98 people, the largest in the region. Housing is not affordable for many families of three or more, regardless of income group.

TABLE 97: Household Size by County

	One person	Two persons	Three persons	Four persons or more	Average household size
Adams County	22.6%	30.1%	16.4%	30.8%	2.98
Arapaho County	27.4%	32.8%	16.3%	23.5%	2.63
Boulder County	27.7%	36.8%	15.4%	20.2%	2.45
Broomfield County	25.9%	33.2%	16.0%	24.9%	2.57
Denver County	39.4%	31.7%	12.3%	16.6%	2.30
Douglas County	17.3%	33.9%	17.7%	31.1%	2.76
Jefferson County	27.6%	37.6%	15.4%	19.4%	2.44
Colorado	27.7%	35.2%	15.2%	22.0%	2.55

Source: 2011-2015 American Community Survey 5-Year Estimates (S2501, B25010)



Rental Affordability

Table 98 shows rental affordability by county, as compiled by the National Low Income Housing Coalition. The specific numbers vary slightly from other sources in this document, such as the U.S. Census and Housing Denver 5-Year Plan, but the data shows the same trend of rental housing being unaffordable for the average renter. Overall, renters in Adams County have one of the lower mean renter wages in the area and can afford a unit that costs \$778 without becoming cost-burdened. The average renter needs to work 63 hours per week to afford a two-bedroom unit, making these units barely affordable for two full-time workers. Adams County has more than 20,000 households that are one adult with children, and increasingly these families may move to counties with more housing and economic opportunities or be cost-burdened due to housing.

TABLE 98: Rental Affordability by County

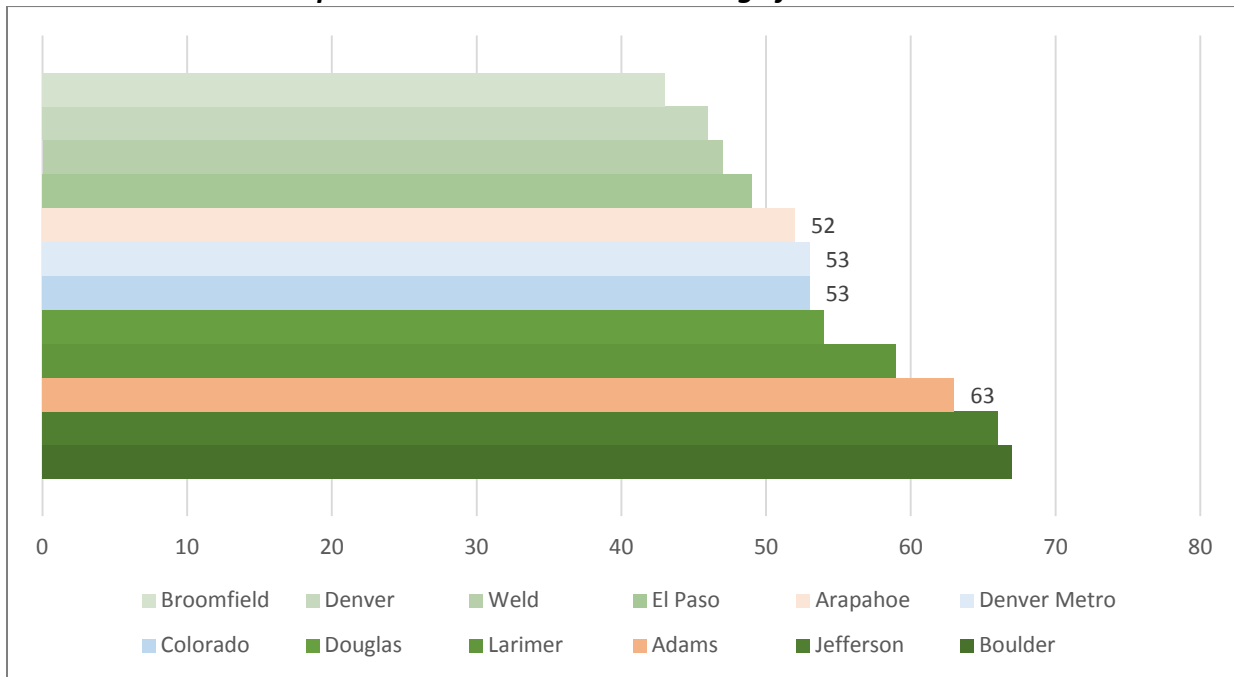
	Rent affordable at mean renter wage	Mean Renter Wage	Work-hours/week at mean renter wage for a two-bedroom unit
Adams County	\$778	\$14.97	63
Denver County	\$1,069	\$20.56	46
Arapahoe County	\$943	\$18.14	52
Jefferson County	\$740	\$14.23	66
Weld County	\$685	\$13.18	47
Douglas County	\$915	\$17.59	54
Boulder County	\$826	\$15.88	67
El Paso County	\$733	\$14.09	49
Larimer County	\$657	\$12.64	59
Broomfield County	\$1,146	\$22.05	43
<i>Denver metro area</i>	<i>\$933</i>	<i>\$17.64</i>	<i>53</i>
Colorado	\$830	\$15.97	53

Source: National Low Income Housing Coalition Out of Reach Report, 2016

Chart 49 shows the amount of work hours per week a renter must pay for a two-bedroom residence at the median hourly wage. Renters in Adams County need to work 11 hours more per week than the average renter in the Denver metro area or Colorado, and they need to work 12 more hours than renters in Arapahoe County.



CHART 49: Work Hours per Week at Median Renter Wage for a Two-Bedroom Residence



Source: National Low Income Housing Coalition Out of Reach Report, 2016

Per the Housing Denver five-year plan, housing in Adams County is more affordable than any of the neighboring counties.

TABLE 99: Median Rent by Unit Type, Q3 2013

	Denver County	Adams County	Arapahoe County	Boulder/ Broomfield Counties	Jefferson County
Efficiency	\$886	\$636	\$687	\$811	\$710
One bed	\$950	\$827	\$872	\$1,045	\$928
2 bed/1 bath	\$994	\$903	\$931	\$1,111	\$945
2 bed/2 bath	\$1,363	\$1,150	\$1,180	\$1,440	\$1,208
3 bed	\$1,472	\$1,479	\$1,432	\$1,583	\$1,373
Other	\$1,068	\$1,014	\$1,389	\$1,245	\$992
All	\$1,056	\$963	\$1,007	\$1,194	\$1,036

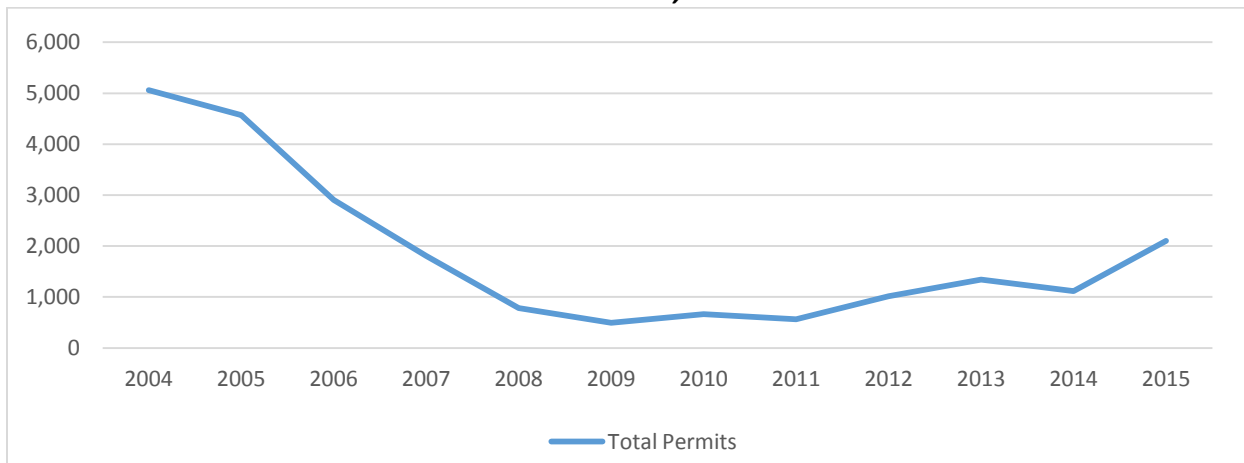
Source: Metro Denver Vacancy Survey and BBC Research & Consulting via Housing Denver: A Five-Year Plan



Construction Activity

Charts 50 and 51 show the collapse of the housing market and slow recovery between 2004 and 2015. Chart 50 shows the steep decline in the number of residential building permits issued each year between 2005 and 2009. In 2011 residential construction increased, but the growth has been slow, only a fraction of what it was in 2004. As stated earlier, between 3,500 and 4,000 new units must be built annually in Adams County to keep up with population growth projections and maintain an average household size of 2.98. Permits have not been issued at that rate since 2005.

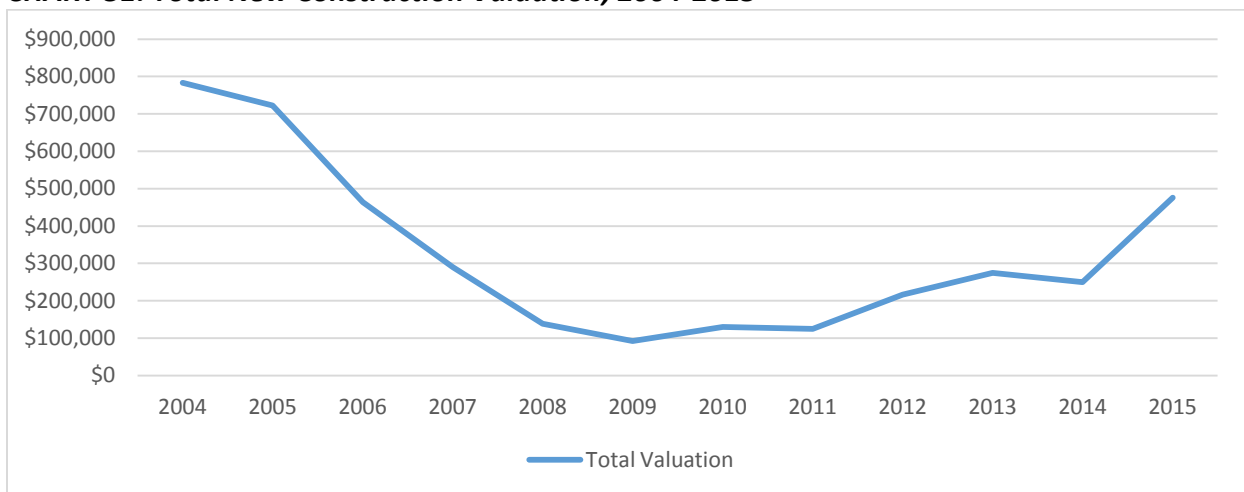
CHART 50: Residential Construction Permits Issued, 2004-2015



Source: U.S. Census Bureau

Chart 51 shows the great drop in the total valuation of new construction building permits each year during the same period. As with the residential construction permits, the total valuation of residential building permits dropped sharply in 2005 and did not recover until 2011, but that recovery has been slow.

CHART 51: Total New Construction Valuation, 2004-2015



Source: U.S. Census Bureau



Changes in the number of residential permits issued give an idea of the housing demand in the county, but the data shows which types of housing are being built. Tables 100 and 101 show the types of residential building permits. The first table shows the number of units being constructed by type, and the second table shows the percentage of types within each year. Single-family units are by far the most-common type. The proportion of single-family units fluctuated from a high of 97.31 percent in 2014 to a low of 71.87 percent in 2015. Single-family units, on average, have received 86.41 percent of the building permits issued since 2004.

Multi-family permits fall into three categories: two-family, three- and four-family, and five-family or more. On average, “five-family or more” buildings create the most units in multi-family buildings. There has been a slight increase in the production of these units, while permits for two-family buildings have become less common.

TABLE 100: Permits for New, Privately-Owned Residential Buildings by Year and Unit Type – Adams County

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Number change	Percent change
Single-family	4,384	4,177	2,754	1,431	650	477	558	546	793	1,032	1,085	1,510	-2,874	-65.56%
Two-family	34	20	42	22	24	10	68	4	2	4	6	2	-32	-94.12%
Three- and four-family	50	29	49	4	0	0	9	15	0	4	18	42	-8	-16.00%
Five-family and more	590	346	63	352	108	6	27	0	220	300	6	547	-43	-7.29%
Total	5,058	4,572	2,908	1,809	782	493	662	565	1,015	1,340	1,115	2,101	-2,957	-58.46%

Source: U.S. Census Bureau (Estimates with imputation)

TABLE 101: Percentages of Permits for New, Privately-Owned Residential Buildings by Year and Unit Type – Adams County

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Average
Single-family	86.67%	91.36%	94.70%	79.10%	83.12%	96.75%	84.29%	96.64%	78.13%	77.01%	97.31%	71.87%	86.41%
Two-family	0.67%	0.44%	1.44%	1.22%	3.07%	2.03%	10.27%	0.71%	0.20%	0.30%	0.54%	0.09%	1.75%
Three- and four-family	0.99%	0.63%	1.69%	0.22%	0.00%	0.00%	1.36%	2.65%	0.00%	0.30%	1.61%	2.00%	0.95%
Five-family and more	11.67%	7.57%	2.17%	19.46%	13.81%	1.22%	4.08%	0.00%	21.67%	22.39%	0.54%	26.04%	10.89%

Source: U.S. Census Bureau (Estimates with imputation)



The total number of permits issued in 2016 is not yet available, but Table 102 shows the count through November 2016. There has been an increase in permits over previous years.

TABLE 102: Building Permits Issued in 2016 (January-November)

	Buildings	Units	Construction cost
Single-family	1,697	1,697	\$466,705,558
Two-family	1	2	\$280,000
Three- and four-family	8	28	\$3,024,374
Five-family and more	18	143	\$13,644,027
Total	1,724	1,870	\$483,653,959

Source: U.S. Census Bureau



Construction Activity Regional Comparison

Residential building permits in Adams County stand out from both the neighboring Arapahoe County and the larger Denver metro area. In Arapahoe County, building permits have shifted from single-family units to multi-family units, particularly buildings with five units or more. There were 1,390 more buildings between 2004 and 2015 for single-family units, while there were 390 more buildings with five units. In 2004, single-family units were 79.76 percent of permits, but by 2015 they were 60.80 percent. Tables 103 and 104 display these changes in Arapahoe County.

TABLE 103: Permits for New, Privately-Owned Residential Buildings by Year and Unit Type – Arapahoe County

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Number change	Percent change
Single-family	3,069	3,168	2,745	1,655	755	564	802	614	955	1,206	1,258	1,679	-1,390	-45.29%
Two-family	2	2	2	2	0	0	0	0	0	2	2	8	+6	+300.0%
Three- and four-family	55	19	39	65	4	0	15	4	16	16	6	31	-24	-43.64%
Five-family and more	722	818	748	2,159	1,005	608	462	188	746	1,836	631	1,112	+390	+54.02%
Total	3,848	4,007	3,534	3,881	1,764	1,172	1,279	806	1,717	3,060	1,897	2,830	-1,018	-26.46%

Source: U.S. Census Bureau (Estimates with imputation)

TABLE 104: Percentages of Permits for New, Privately-Owned Residential Buildings by Year and Unit Type – Arapahoe

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Average
Single-family	79.76%	79.06%	77.67%	42.64%	42.80%	48.12%	62.71%	76.18%	55.62%	39.41%	66.32%	59.33%	60.80%
Two-family	0.05%	0.05%	0.06%	0.05%	0.00%	0.00%	0.00%	0.00%	0.00%	0.07%	0.11%	0.28%	0.06%
Three- and four-family	1.43%	0.47%	1.10%	1.68%	0.23%	0.00%	1.17%	0.50%	0.93%	0.52%	0.32%	1.10%	0.79%
Five-family and more	18.76%	20.41%	21.16%	55.63%	56.97%	51.88%	36.12%	23.33%	43.45%	60.00%	33.26%	39.29%	38.36%

Source: U.S. Census Bureau (Estimates with imputation)



Since 2004, the Denver metro area has seen a residential property shift similar to Arapahoe County, with fewer single-family homes and more multi-family homes. Between 2004 and 2015, the number of single-family building permits was cut in half, while buildings with five units or more doubled. Similar to Arapahoe County, 85.18 percent of residential permits went to single-family units in 2004, but by 2015 they went to 60.40 percent. Tables 105 and 106 display the building permit data by year and type for the Denver metro area.

TABLE 105: Permits for New, Privately-Owned Residential Buildings by Year and Unit Type – Denver Metro Area

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Change	Percent Change
Single-family	18,599	17,745	13,166	7,859	4,003	2,723	3,660	3,630	5,606	6,965	8,064	9,324	-9,275	-49.87
Two-family	116	160	226	236	182	92	202	198	210	286	310	166	+50	+43.10
Three-and four-family	232	188	147	138	24	18	45	63	29	36	61	158	-74	-31.90
Five-family and more	2,889	2,756	4,531	5,984	4,605	1,279	1,135	2,782	7,915	8,188	7,332	8,678	+5,789	+200.38
Total	21,836	20,849	18,070	14,217	8,814	4,112	5,042	6,673	13,760	15,475	15,767	18,326	-3,510	-16.07

Source: U.S. Census Bureau (Estimates with imputation)

TABLE 106: Percentages of Permits for New, Privately-Owned Residential Buildings by Year and Unit Type – Denver Metro Area

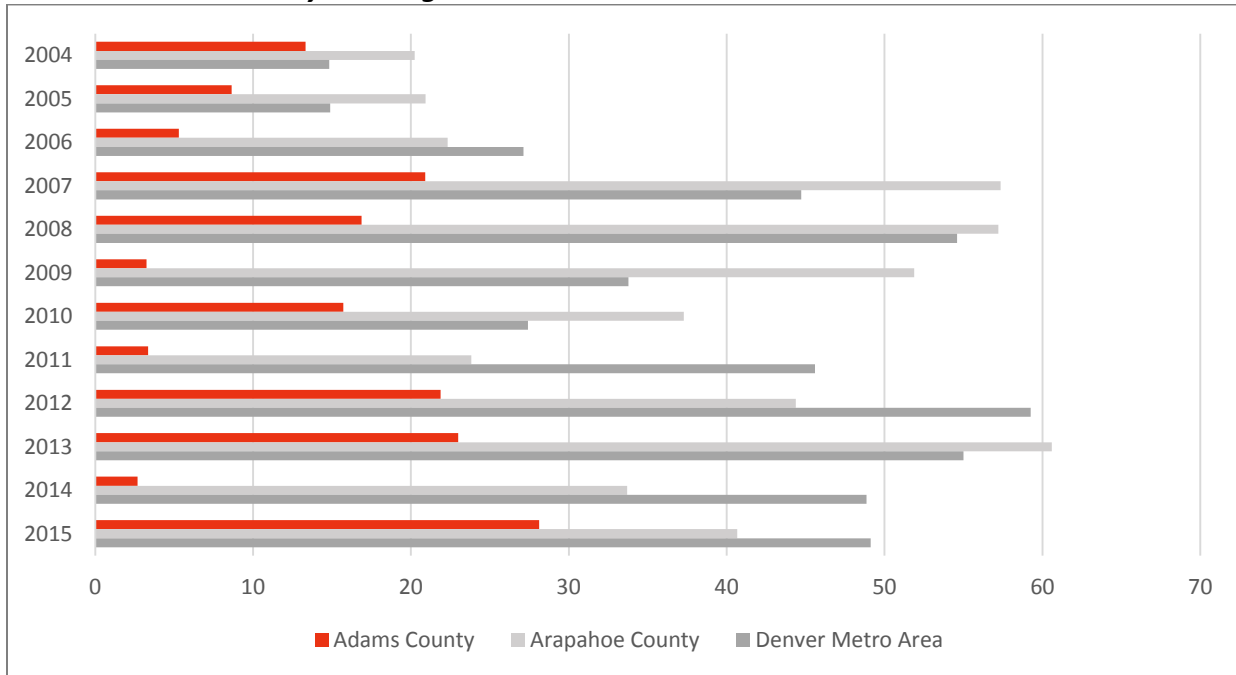
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Average
Single-family	85.18%	85.11%	72.86%	55.28%	45.41%	66.22%	72.59%	54.40%	40.74%	45.01%	51.14%	50.88%	60.40%
Two-family	0.53%	0.77%	1.25%	1.66%	2.07%	2.24%	4.01%	2.97%	1.53%	1.85%	1.97%	0.91%	1.81%
Three-and four-family	1.06%	0.90%	0.81%	0.97%	0.27%	0.44%	0.89%	0.94%	0.21%	0.23%	0.39%	0.86%	0.66%
Five-family and more	13.23%	13.22%	25.07%	42.09%	52.25%	31.10%	22.51%	41.69%	57.52%	52.91%	46.50%	47.35%	37.12%

Source: U.S. Census Bureau (Estimates with imputation)



Chart 52 shows the percentage of multi-family building permits issued in Adams County, Arapahoe County, and the Denver metro area between 2004 and 2015. Adams County has made fewer multi-family units than the neighboring Arapahoe County and the Denver metro area.

CHART 52: Multi-Family Building Permits



Source: U.S. Census Bureau



Cost Per Unit

The cost-per-unit-built for different building types is important. Table 107 shows the number of residential units built by type and their costs per unit. In general, it is much costlier per unit to build single-family buildings than multi-family buildings. In Adams County, a single-family unit is the least cost-efficient, about twice as much as two-family or more units. This pattern holds for Arapahoe County and the Denver metro area, with one outlier. Three- and four-bedroom buildings in Arapahoe County cost \$71,580 per unit, only more than half the county's average rate. This building type is extremely rare with only 31 units, or 1.1 percent, of all housing in the county.

The relatively low cost per unit for multi-family housing and low production of those housing types points to either low demand or some barrier preventing construction. Focus groups and interviews with community leaders point to a need for these low cost multi-family units, but they also identified the Construction Defect Law as an impediment to the construction of these units.

TABLE 107: Unit Construction Costs, 2015 (costs in thousands)

	Adams County			Arapahoe County			Denver metro area		
	Number of units	Total construction cost	Cost per unit	Number of units	Total construction cost	Cost per unit	Number of units	Total construction cost	Cost per unit
Single-family	1,510	\$400,550	\$265.26	1,679	\$425,676	\$253.53	9,324	\$2,580,962	\$276.81
Two-family	2	\$253	\$126.5	8	\$1,184	\$148.00	166	\$34,042	\$205.07
Three- and four-family	42	\$5,793	\$137.93	31	\$2,219	\$71.58	158	\$28,810	\$182.34
Five-family and more	547	\$69,056	\$126.24	1,112	\$132,947	\$119.56	8,678	\$1,096,653	\$126.37
Total	2,101	\$475,652	\$226.39	2,830	\$562,026	\$198.60	18,326	\$3,740,467	\$204.11

Source: U.S. Census Bureau



Chart 53 compares the average production cost of a unit by building type in Adams County, Arapahoe County, and the Denver metro area. Overall, it is costlier to produce a unit in Adams County than in the other areas because the large single-family housing demographic increases the average production cost.

CHART 53: Cost Per Unit by Building Type



Source: U.S. Census Bureau



Housing Needs Gap

As the Denver region grows, it is important for Adams County to address gaps in housing needs. Besides supply and demand, the unit type and price must suit the consumer. Some factors in the housing market are beyond the influence of countywide policy, such as the proximity to weekend destinations or the availability of metro-wide public transportation. Still, jurisdictions can compete with incentives for citizens and jobs.

Cost-Burdened Households in Adams County

One symptom of the housing gap is a lack of affordable housing. Adams County is not as wealthy as neighboring counties. Table 108 compares economic data between counties. The weak position for Adams County calls for lower housing costs. Adams County has higher rent, lower median household income, and more families in poverty. Further, the median home sale price is lower.

TABLE 108: Economic Characteristics by County

	Median household income	Percentage of families in poverty	Median rent	Median home sale price
Adams County	\$58,946	10.3%	\$1,039	\$249,190
Arapahoe County	\$63,265	8.1%	\$1,077	\$264,410
Boulder County	\$70,961	6.4%	\$1,187	\$373,270
Broomfield County	\$81,898	4.4%	\$1,336	\$333,160
Denver County	\$53,637	12.8%	\$962	\$313,960
Douglas County	\$102,964	3.1%	\$1,399	\$375,250
Jefferson County	\$70,164	5.5%	\$1,052	\$305,840

Source: 2011-2015 American Community Survey 5-Year Estimates, Boxwood Means

In Adams County, more than 80,000 households pay more than 30 percent of income for housing, making them cost-burdened. The production of less-expensive housing of the same quality can close the housing gap. It is a given that as household income increases, the likelihood of a family being cost-burdened decreases. Households with higher incomes do not necessarily look for more-expensive housing: often they compete with lower-income households for cheaper housing. Higher-income households are also more likely to be low-risk tenants, those who are more likely to be approved to rent or own property. This puts additional upward pressure on housing costs, and low-income residents may be left with either substandard or unaffordable housing as their only options.

TABLE 109: Total Households Paying More Than 30 Percent of Income to Housing Costs

	Owner-occupied housing				Renter-occupied housing			
	Total households		Paying more than 30 percent		Total households		Paying more than 30 percent	
	Number	Percent age	Number	Percent age	Number	Percent age	Number	Percent age
Less than \$20,000	6,758	6.69%	5,444	80.56%	11,173	20.10%	10,213	91.41%

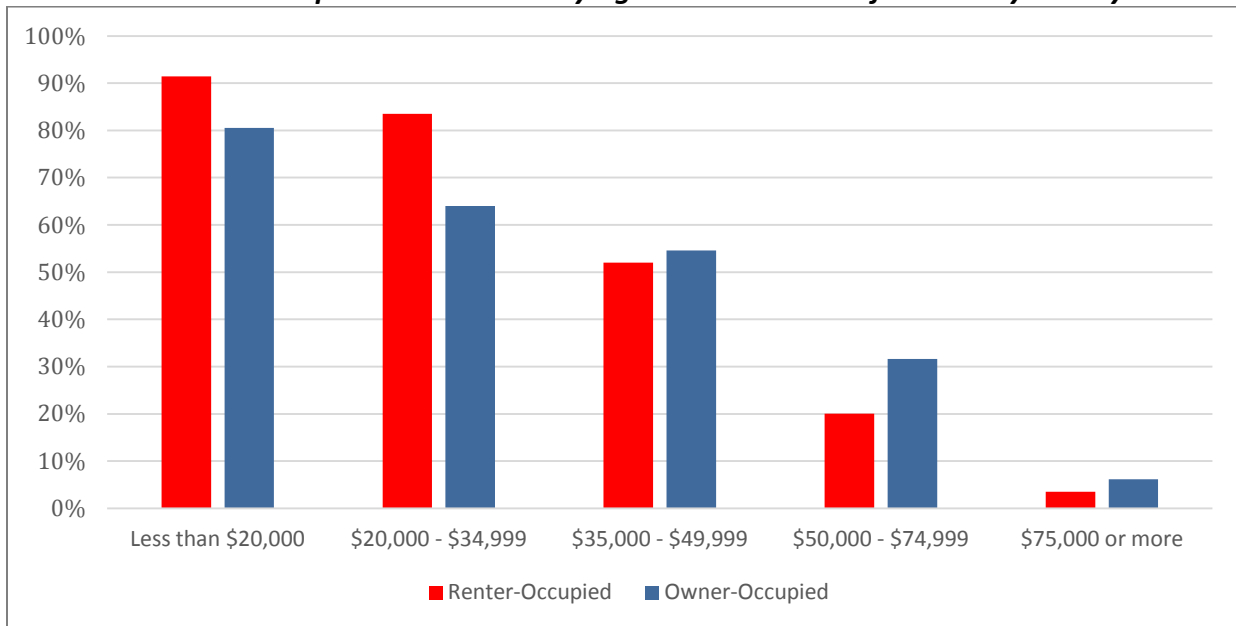


\$20,000-\$34,999	10,455	10.35%	6,692	64.01%	11,827	21.28%	9,877	83.51%
\$35,000-\$49,999	12,881	12.75%	7,029	54.57%	10,241	18.42%	5,323	51.98%
\$50,000-\$74,999	21,939	21.71%	6,939	31.63%	10,891	19.59%	2,184	20.05%
\$75,000 or more	48,433	47.93%	2,977	6.15%	9,436	16.98%	331	3.51%
Zero or negative income or no-cash rent	577	0.57%	--	--	2,017	3.63%	--	--
Total	101,043	--	29,081	--	55,585	--	27,928	--

Source: 2011-2015 American Community Survey 5-Year Estimates (B25106)

Charts 54 and 55 compare by county the percentage of households who are cost-burdened. Adams County has a lower median household income than neighboring counties, but the lower housing costs offsets that and Adams County has rates of cost-burdened households similar to the rest of the region.

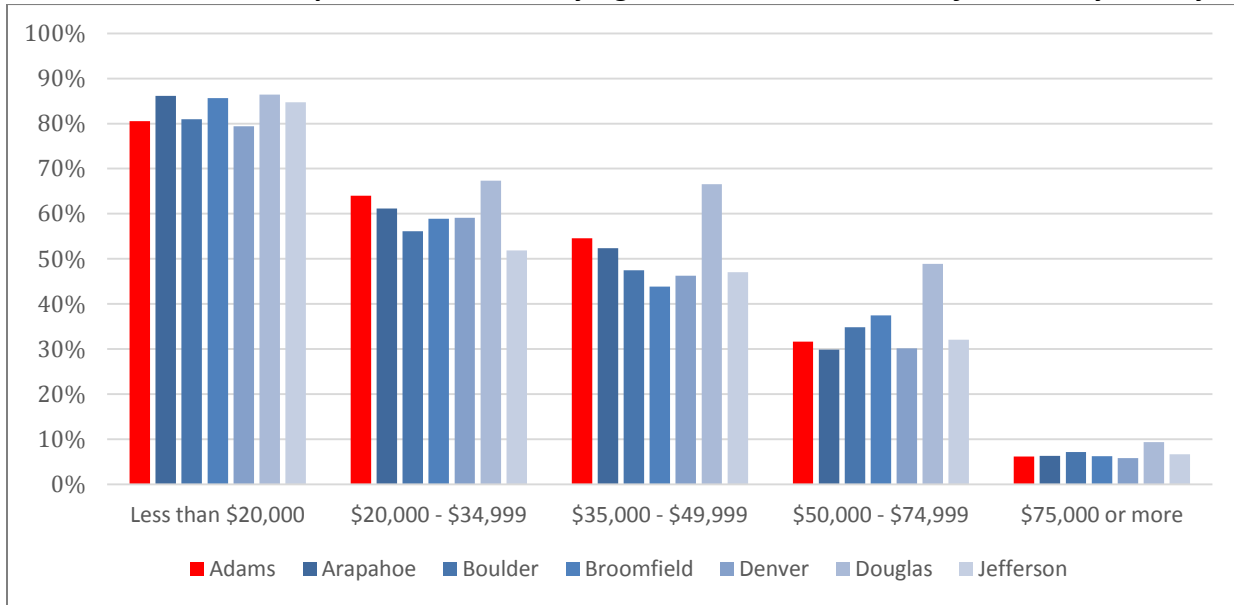
CHART 54: Renter-Occupied Households Paying More Than 30% of Income by County



Source: 2011-2015 American Community Survey 5-Year Estimates



CHART 55: Owner-Occupied Households Paying More Than 30 Percent of Income by County



Source: 2011-2015 American Community Survey 5-Year Estimates via PolicyMap

To help cost-burdened renters in Adams County, approximately 10,000 low-cost units must become available for its residents. Cost-burdened households with higher household incomes could then shift into lower-cost housing. This is necessary to help cost-burdened homeowners and enable renters to own homes. 5,000 owner-occupied units are needed.



Commuters

In addition to the 80,000 households that are cost-burdened, there are many commuters from neighboring counties. If these persons lived in Adams County, traffic would decrease and the economy would benefit. The following tables show the commuting patterns of people in Adams County. Since 2002, fewer live and work in the county; there have been more commuters from Arapahoe, Weld, Douglas, Boulder and Broomfield counties.

Table 110 shows commuting patterns in three groups: residents who both live and work in Adams County; those in Arapahoe, Denver and Jefferson counties with at least 10 percent of the workforce; and those in other counties with at least 2 percent of the workforce. Since 2002, 6 percent fewer workers live in Adams County, and 5 percent more workers commute from other counties.

TABLE 110: Counties Where Workers Live by Location and Year

Year	Adams County	Denver, Arapahoe and Jefferson Counties	Other counties
2002	38.1%	42.9%	15.8%
2003	36.2%	44.4%	15.9%
2004	37.5%	43.1%	16.0%
2005	36.2%	43.8%	16.8%
2006	32.9%	45.0%	18.2%
2007	35.0%	41.1%	19.9%
2008	34.0%	41.4%	20.1%
2009	34.2%	40.9%	19.5%
2010	34.0%	41.0%	19.4%
2011	33.5%	40.5%	20.7%
2012	33.7%	40.8%	20.2%
2013	32.5%	40.8%	21.0%
2014	32.1%	41.5%	21.0%

Source: U.S. Census, onthemap.ces.census.gov
 Note: Annual totals will not add up to 100% because counties with extremely small representation (less than 2% in 2014) were not included

Table 111 shows the surrounding counties with many commuters. In 2002, the most commuters came from Jefferson County, but by 2014 the most commuters came from Denver County. In 2014, more than 78,000 employees commuted into Adams County from Denver, Arapahoe and Jefferson counties, representing 41.5 percent of the workforce.



TABLE 111: Counties with Many Commuters

	Denver County		Arapahoe County		Jefferson County		Total	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2002	21,068	14.3%	17,322	11.8%	24,689	16.8%	63,079	42.9%
2003	20,317	14.3%	16,792	11.8%	26,060	18.3%	63,169	44.4%
2004	20,226	13.9%	16,925	11.6%	25,690	17.6%	62,841	43.1%
2005	20,705	13.9%	20,657	13.8%	23,982	16.1%	65,344	43.8%
2006	21,881	14.3%	20,975	13.7%	26,032	17.0%	68,888	45.0%
2007	20,745	12.9%	21,377	13.3%	23,841	14.9%	65,963	41.1%
2008	21,945	13.6%	21,226	13.1%	23,749	14.7%	66,920	41.4%
2009	20,509	13.5%	20,160	13.2%	21,678	14.2%	62,347	40.9%
2010	21,117	13.7%	19,936	13.0%	21,944	14.3%	62,997	41.0%
2011	22,529	13.7%	21,708	13.2%	22,231	13.6%	66,468	40.5%
2012	24,272	14.5%	21,594	12.9%	22,298	13.4%	68,164	40.8%
2013	25,036	14.3%	23,281	13.3%	23,033	13.2%	71,350	40.8%
2014	28,346	14.9%	25,792	13.6%	24,646	13.0%	78,784	41.5%

Source: U.S. Census, onthemap.ces.census.gov

Table 111 shows the demographic of surrounding counties with fewer commuters. Weld County has consistently been the most common source of commuters within this demographic, and the total demographic has increased from 15.8 percent of the employees in Adams County to 21 percent. By 2014, more than 10,000 employees commuted from other counties in this demographic.



TABLE 112: Counties with Fewer Commuters

	Weld		Douglas		Boulder		El Paso		Larimer		Broomfield		Total	
	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
2002	5,556	3.8%	4,214	2.9%	4,163	2.8%	5,021	3.4%	4,055	2.8%	150	0.1%	23,159	15.8%
2003	5,455	3.8%	3,826	2.7%	3,874	2.7%	5,403	3.8%	4,021	2.8%	187	0.1%	22,766	15.9%
2004	5,546	3.8%	4,074	2.8%	4,167	2.9%	5,292	3.6%	4,114	2.8%	152	0.1%	23,345	16.0%
2005	5,944	4.0%	5,360	3.6%	4,127	2.8%	5,346	3.6%	4,097	2.7%	168	0.1%	25,042	16.8%
2006	6,610	4.3%	5,060	3.3%	7,006	4.6%	6,038	3.9%	3,359	2.2%	163	0.1%	28,236	18.2%
2007	7,679	4.8%	5,860	3.7%	6,355	4.0%	4,038	2.5%	3,797	2.4%	3,964	2.5%	31,693	19.9%
2008	8,069	5.0%	5,976	3.7%	6,110	3.8%	4,918	3.0%	3,680	2.3%	3,683	2.3%	32,436	20.1%
2009	8,030	5.3%	5,981	3.9%	6,873	4.5%	4,357	2.9%	3,702	2.4%	799	0.5%	29,742	19.5%
2010	8,345	5.4%	6,137	4.0%	6,225	4.0%	4,643	3.0%	3,687	2.4%	884	0.6%	29,921	19.4%
2011	9,003	5.5%	6,412	3.9%	6,412	3.9%	4,426	2.7%	3,492	2.1%	4,309	2.6%	34,054	20.7%
2012	9,151	5.5%	6,069	3.6%	6,341	3.8%	4,093	2.5%	3,457	2.1%	4,471	2.7%	33,582	20.2%
2013	9,849	5.6%	6,430	3.7%	6,429	3.7%	5,199	3.0%	4,402	2.5%	4,328	2.5%	36,637	21.0%
2014	10,649	5.6%	7,080	3.7%	6,832	3.6%	5,663	3.0%	4,876	2.6%	4,794	2.5%	39,894	21.0%

Source: U.S. Census, onthemap.ces.census.gov

In 2014, 121,916 persons commuted to Adams County. Employees want to be closer to their work, and it helps if biking, walking or public transportation is viable.



Future Residents

Per the Colorado State Demography Office, Adams County can expect the population to increase by about 75,000 to 545,237 by 2020. In 2015, the average household size was 2.98 people and has been growing over the last fifteen years. These new residents will require more than 18,000 new homes and will need affordable housing.

The MHI in Adams County will increase by 2.62 percent annually to \$67,717 by 2021. This is much less than the U.S. inflation rate of 3.22 percent. This means that despite an increase in income, the purchasing power of the average household will decrease in the next five years. This forecast shows an increasing need for both economic opportunities and affordable housing.



Lending Practices

Countywide lending practices were analyzed with data from lending institutions in compliance with the Home Mortgage Disclosure Act (HMDA). The HMDA was enacted by Congress in 1975 and is implemented by the Federal Reserve Board. The act informs the public about lending practices and aids officials in attracting additional private sector investments.

Lending institutions are required to collect and disclose data on applicants: location of the loan (by census tract, county, and MSA); income, race and gender of the borrower; the number and amount of each loan; property type; loan type; loan purpose; whether the property is owner-occupied; action taken for each application; and, if the application was denied, the reasons for denial. Property types examined include one-to-four-family units, manufactured housing and multi-family developments.

HMDA data is useful for accessing lending practices and trends within a jurisdiction. While many financial institutions must report loan activities, not all must. Depository lending institutions – banks, credit unions and savings associations – must file under HMDA if they hold assets exceeding the coverage threshold set annually by the Federal Reserve Board, have a home or branch office in one or more metropolitan statistical areas (MSA), or initiated at least one home purchase or refinancing loan for a one-to-four-family unit in the preceding calendar year. Such institutions must also file if they meet any of the following three conditions: status as a federally insured or regulated institution; originator of a mortgage loan that is insured, guaranteed, or supplemented by a federal agency; or originator of a loan intended for sale to Fannie Mae or Freddie Mac. For-profit, non-depository institutions (such as mortgage companies) must file HMDA data upon certain conditions: the value of their home purchase or refinancing loans exceeds 10 percent or more of their total loan originations or equals or exceeds \$25 million; they either maintain a home or branch office in one or more MSAs or in a given year execute five or more home purchases, home refinancing, or home improvement loan applications, originations, or loan purchases for properties located in MSAs; or they hold assets exceeding \$10 million or have executed more than 100 home purchase or refinancing loan originations in the preceding calendar year.

It is recommended that the analysis of HMDA data be tempered by the knowledge that no one characteristic can be considered in isolation, but must be considered in light of other factors. For instance, while it is possible to develop conclusions simply based on race data, it is more accurate when all possible factors are considered, particularly in relation to loan denials and loan pricing. According to the FFIEC, “with few exceptions, controlling for borrower-related factors reduces the differences among racial and ethnic groups.” Borrower-related factors include income, loan amount, lender, and other relevant information included in the HMDA data. Further, the FFIEC cautions that the information in the HMDA data, even when controlled for borrower-related factors and the lender, “is insufficient to account fully for racial or ethnic differences in the incidence of higher-priced lending.” The FFIEC suggests that a more-thorough analysis of the differences may require



additional details from sources other than HMDA about factors including the specific credit circumstances of each borrower, the specific loan products that they are seeking, and the business practices of the institutions that they approach for credit.

The following analysis is provided for Adams County, summarizing 2015 HMDA data (the most recent year for which data are available), and data between 2007 and 2015 where applicable. Where specific details are included in the HMDA records, a summary is provided below for loan denials including information regarding the purpose of the loan application, race of the applicant and the primary reason for denial. For the purposes of analysis, this report will focus only on the information available and will not make assumptions regarding data that is not available or was not provided as part of the mortgage application or in the HMDA reporting process.

2015 County Overview

In 2015, Adams County residents applied for roughly 39,000 home loans to purchase, refinance or make home improvements for a single-family home – not including manufactured homes. Of those applications, nearly 20,800 (53 percent) were approved and originated. This marks an increase of more than 6,200 originations from 2014 and an increase of 43 percent, nearly twice the national rate of 22 percent. Of the remaining 18,200 applications, approximately 5,100 (13 percent) of all applications were denied for reasons identified below. It is important to note that financial institutions are not required to report reasons for loan denials, although many do so voluntarily. Also, while many loan applications are denied for more than one reason, HMDA data reflect only the primary reason for the denial of each loan. The balance of the approximately 13,200 applications that were neither originated nor denied were closed for one reason or another including (a) the loan was approved but not accepted by the borrower; (b) the application was closed because of incomplete information or inactivity by the borrower; or (c) the application may have been withdrawn by the applicant.



TABLE 113: Disposition of Application by Loan Type and Purpose, 2015, for Single-Family Homes (excluding manufactured homes)

	Loan type	Home purchase	Refinance	Home improvement
Total applications				
	Conventional	7,901	14,421	1,532
	FHA	6,197	4,996	142
	VA	1,593	2,099	88
	FSA/RHS	103	2	0
Loans originated				
	Conventional	5,070	7,486	788
	FHA	3,255	2158	58
	VA	845	1,034	56
	FSA/RHS	48	1	0
Loans approved but not accepted				
	Conventional	161	253	35
	FHA	94	95	2
	VA	33	39	1
	FSA/RHS	4	0	0
Applications denied				
	Conventional	393	2,583	521
	FHA	407	760	34
	VA	89	263	16
	FSA/RHS	10	1	0
Applications withdrawn				
	Conventional	852	1,687	92
	FHA	567	656	21
	VA	180	268	9
	FSA/RHS	9	0	0
Files closed for incompleteness				
	Conventional	118	561	35
	FHA	92	264	8
	VA	10	157	1
	FSA/RHS	2	0	0
Source: 2015 HMDA				

Of the 9,200 home-purchase loans for single-family homes that were originated in 2015, approximately 55 percent were provided by conventional lenders. The remaining 45 percent were provided by federally backed sources including the FHA, VA and FSA/RHS (Rural Housing Service). The FHA, VA, and RHS lenders had application/approval ratios of 48, 51, and 47 percent, respectively. Conventional lenders, by contrast, originated home purchase loans at 56 percent of all applications.

A further examination of the 5,100 denials indicates that more than 70 percent were for applicants seeking to refinance existing mortgages for owner-occupied, primary residences. The number-one reason for denial of refinance applications was credit history (29 percent of refinance denials), followed closely by debt-to-income ratio (27 percent). Lack of collateral

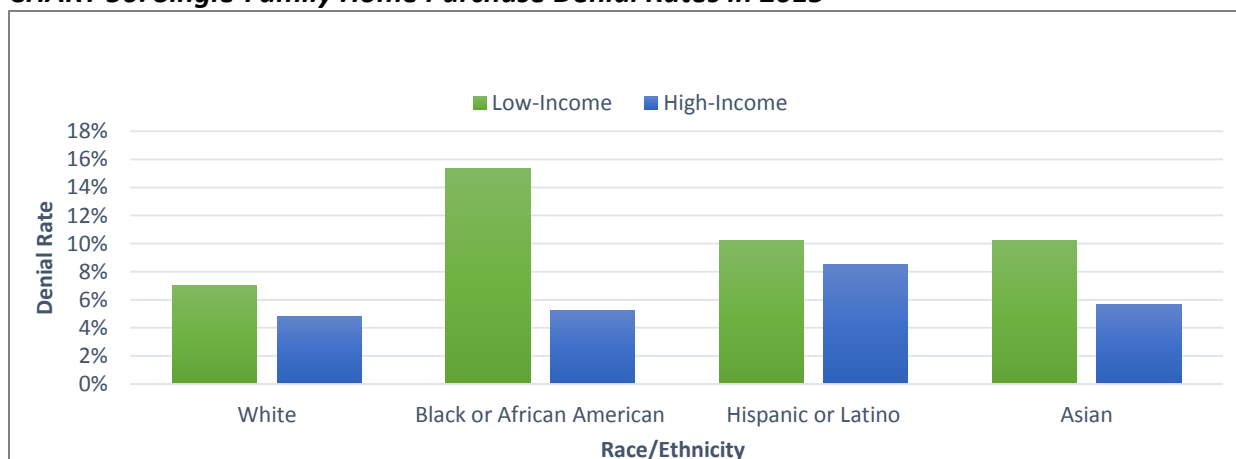


was the primary denial reason for 11 percent of refinance applications in 2015, down from 16 percent in 2014. Typically, homeowners seeking to refinance their existing home mortgage can use their home as collateral. When the denial reason given for a refinance is a lack of collateral, this would indicate the home is worth less than the existing mortgage and, therefore, refinancing is not an option. These homes are commonly referred to as “under-water” and the borrowers “upside-down” in their mortgage.

The percentage of loan application denials for traditional home purchase loans for one-to-four family housing in Adams County varies by race/ethnic group. It should be noted that the clear majority of conventional home purchase applicants in 2015 were non-Hispanic whites (nearly 80 percent), while black (1.2 percent) and Asian (6 percent) applicants were represented by much-smaller sample sizes. Hispanics were the second highest racial/ethnic group by application count at approximately 14 percent. In 2015, whites were least likely to be denied for conventional single-family home purchases, being denied at a rate of 5 percent. Hispanics and Asians were denied at similar rates of 7 and 8 percent respectively, while black applicants faced the highest home purchase denial rate at 11 percent.

Additionally, a closer look at home purchase denial rates by race/ethnicity and income group within Adams County, shown below, demonstrates that high-income Hispanics (with an income more than 120 percent of area median income (AMI)) were more likely to be denied for a single-family home purchase, at 9 percent, than low-income whites (having less than 80 percent of AMI), at 7 percent. Further, low-income blacks were the group with the highest home purchase denial rate at approximately 15 percent, more than double the rate of low-income whites. High-income blacks had a denial rate similar to high-income whites, at approximately 5 percent, while high-income Hispanics were denied at a rate of 9 percent, the highest for the high-income groups. White and Hispanic applicants demonstrated the lowest disparity in denial rates between their low- and high-income applicants, with both near 2 percent. The gap between low- and high-income Asians was approximately 4 percent while black applicants showed the greatest disparity in denial rates between low- and high-income applicants at 10 percent.

CHART 56: Single-Family Home Purchase Denial Rates in 2015



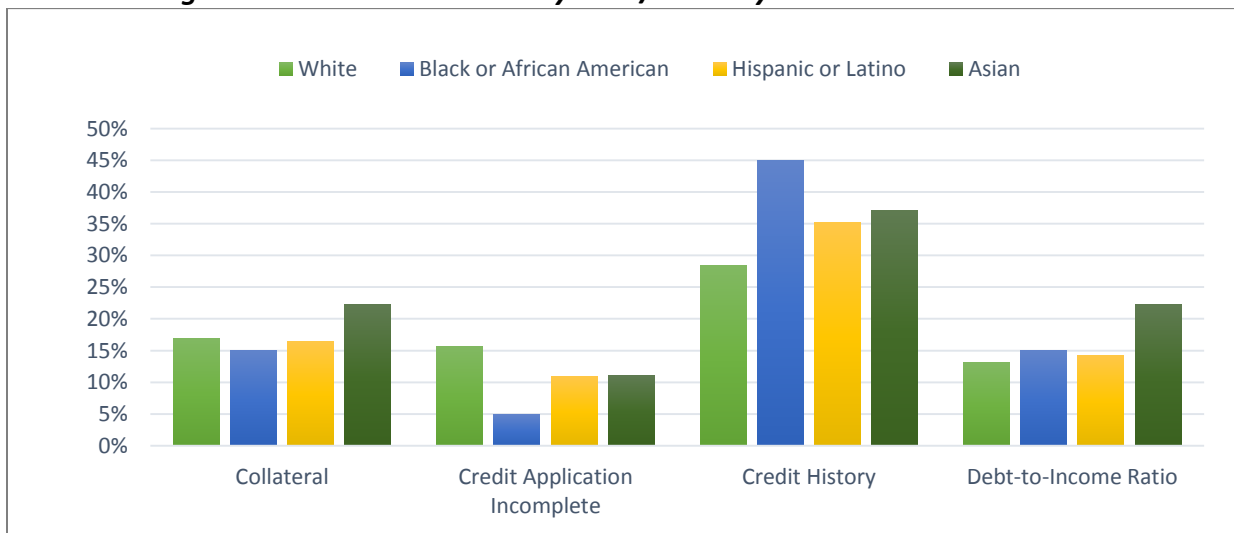
Source: HMDA

Application Denial Reasons by Income Group

The below charts compare denial reasons among black, white, Hispanic and Asian applicants by income group.

As of 2015, the leading denial reason for all high-income groups by race/ethnicity was credit history, representing more than a quarter of all denials for whites, more than a third of denials for Hispanics and Asians, and approximately 45 percent of denials for black applicants. High-income Asians were more likely to be denied for lack of collateral and debt-to-income ratio relative to high-income applicants of other race/ethnicity groups. High-income blacks were the group most likely to be denied for credit history, while high-income whites were the group most likely to be denied for incomplete credit applications.

CHART 57: High-Income Denial Reasons by Race/Ethnicity in 2015

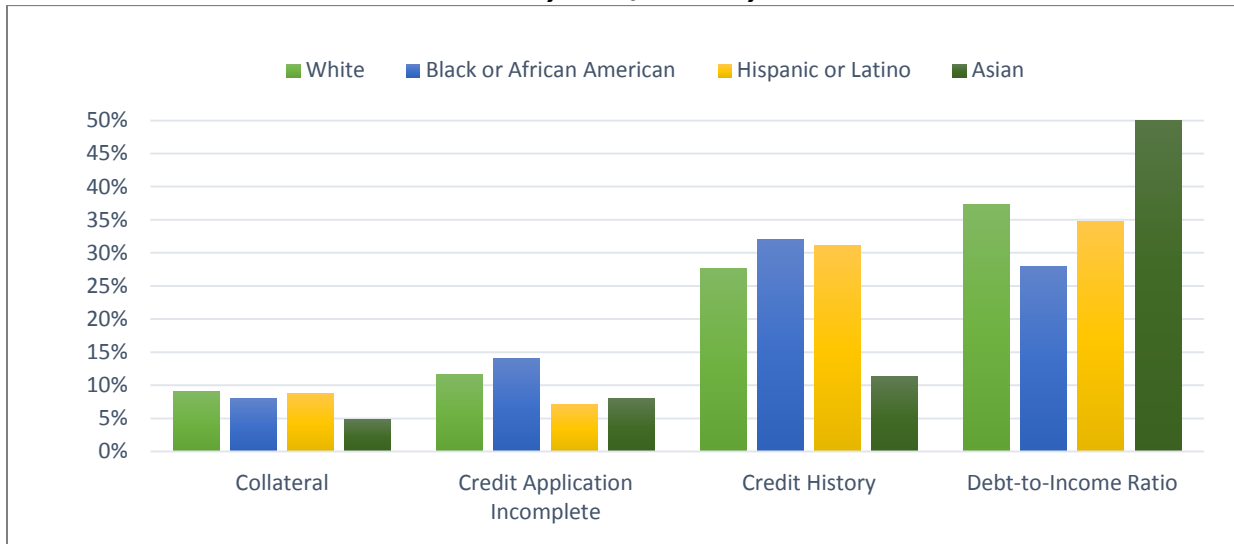


Source: HMDA

For low-income denials across all examined race/ethnicity groups, lack of collateral and incomplete credit applications represented relatively small shares in 2015, with the mild exception of the 14 percent of low-income black applicants who were denied for incomplete credit applications. Low-income applicants of every race/ethnicity group examined were denied for debt-to-income ratio at a higher rate than their high-income counterparts, and in the case of low-income whites, the rate was nearly triple. Similar to high-income Asians, low-income Asians were most likely to be denied for debt-to-income ratio relative to other groups, though low-income Asians were much less likely to be denied for credit history.



CHART 58: Low-Income Denial Reasons by Race/Ethnicity in 2015



Source: HMDA

Adams County’s Single Family Lending Market, 2007-2015

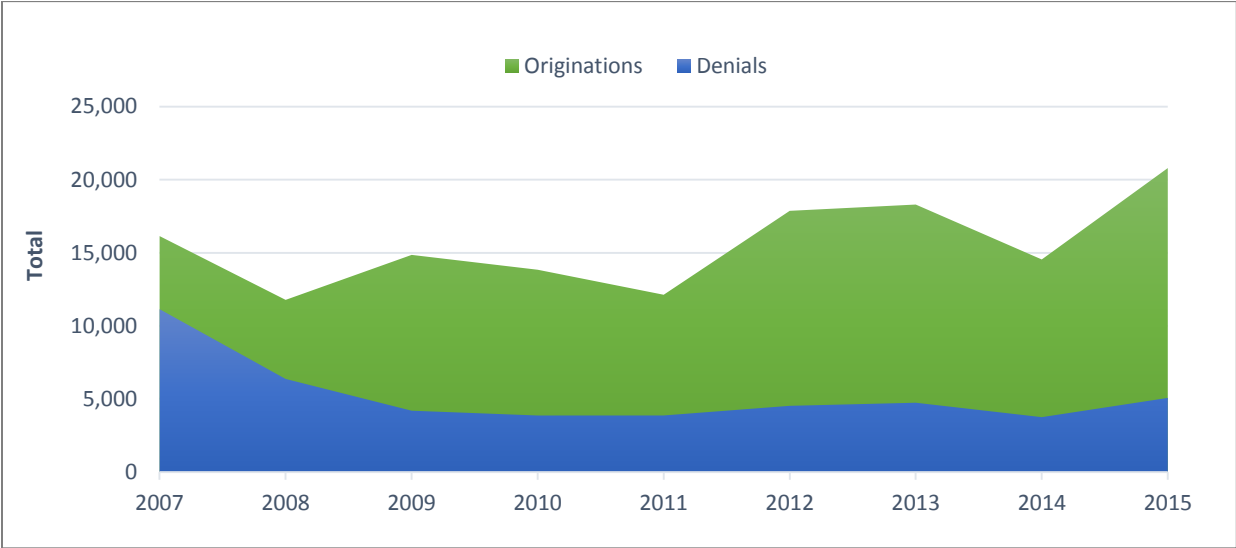
This section examines HMDA data for Adams County, 2007-2015.

Highlighted below, the number of single-family loan originations followed a dynamic trajectory between 2007 and 2015, fluctuating during the downturn between 2007 and 2009, followed by a downward trend between 2009 and 2011. Subsequently, originations rose between 2011 and 2013, surpassing pre-crisis levels in 2012, though declined to below-2007 levels in 2014.

Between 2014 and 2015, however, the total number of originations increased by more than 6,200, to nearly 21,000 – the highest level of all years examined and 30 percent above 2007 levels. Compared to 2010, total originations have increased by more than 50 percent. In contrast to originations, the number of application denials within Adams County has had a relatively steadier downward trend between 2007 and 2015, falling by more than half. Since 2011, though, denials have shown mild fluctuations year-over-year, including an increase between 2014 and 2015. Relatedly, the share of denials as a percent of total originations and total denials has declined markedly since the housing bust, from more than 40 percent to under 20.



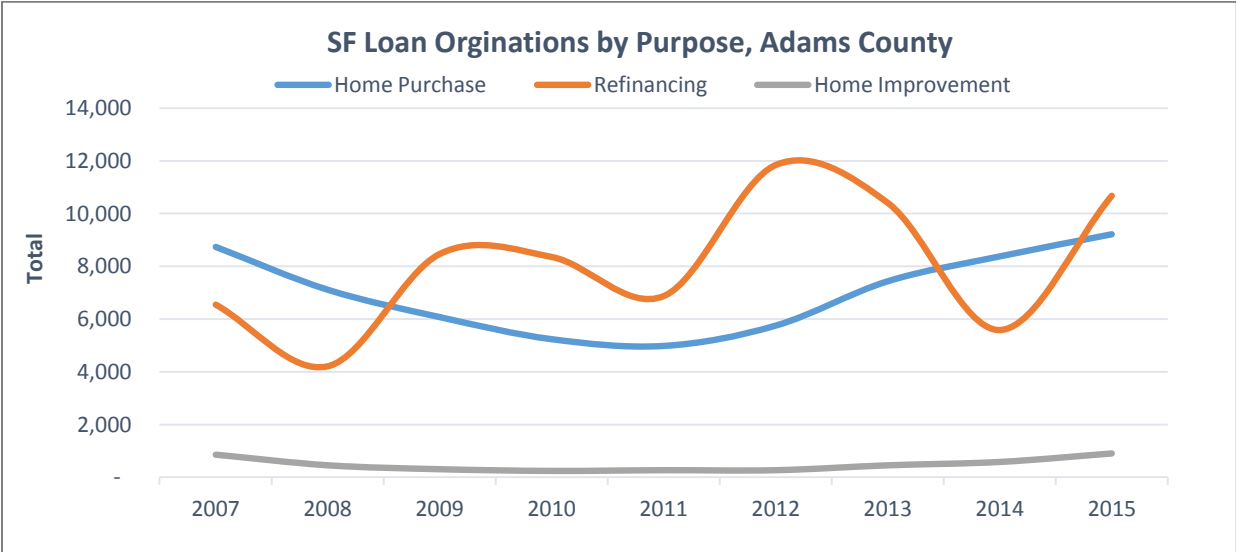
CHART 59: Single-Family Loan Originations and Application Denials



Source: HMDA

Shown below, many of the year-to-year fluctuations in total originations that occurred between 2007 and 2015 were the result of refinancing originations. Though home purchases represented the top loan purpose by total originations prior to the housing bust in 2008, refinancing became the leading loan purpose between 2009 and 2013. Though home purchases became the top loan purpose in 2014, as of 2015 refinances are the again the dominant loan purpose within Adams County, comprising more than half of the county’s total. While refinance loans have continued to fluctuate, however, home purchase originations have been on a consistent upward trajectory since 2011. Further, 2015 was the first year in which the level of home purchase originations in Adams County surpassed that of 2007.

CHART 60: Single-Family Loan Originations by Purpose

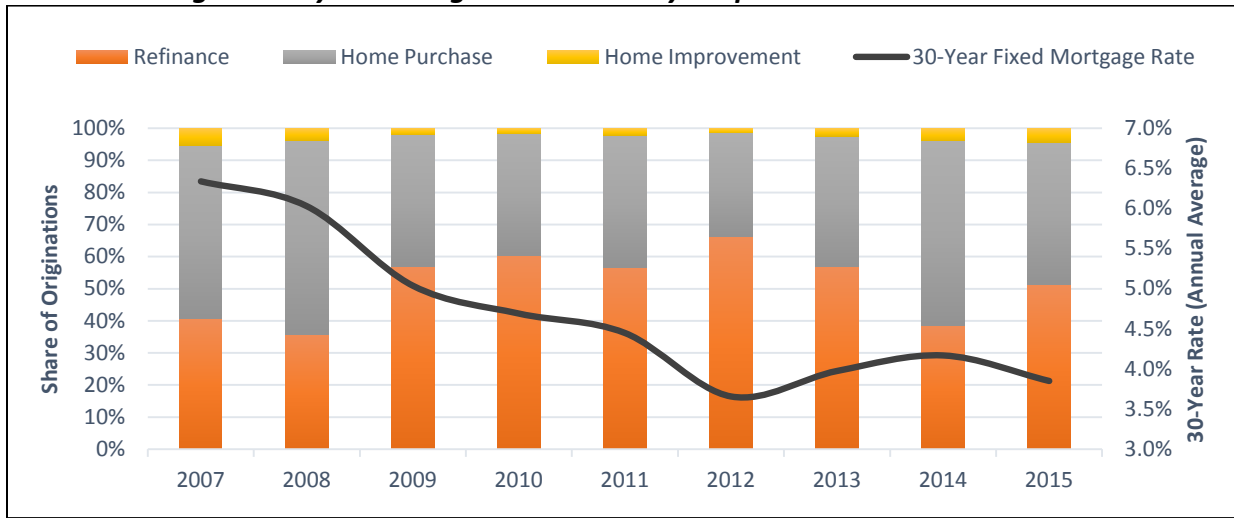


Source: HMDA



The level of refinance originations appears to move generally with the 30-year fixed rate mortgage average, shown below. In 2012, for example, when the average 30-year fixed rate mortgage was at its lowest level of all the years examined, refinance originations in Adams County peaked in both absolute and percentage terms. The decrease in the annual average of the 30-year fixed mortgage rate between 2014 and 2015 is consistent with Adams County's increased share of refinance loans over the same time period.

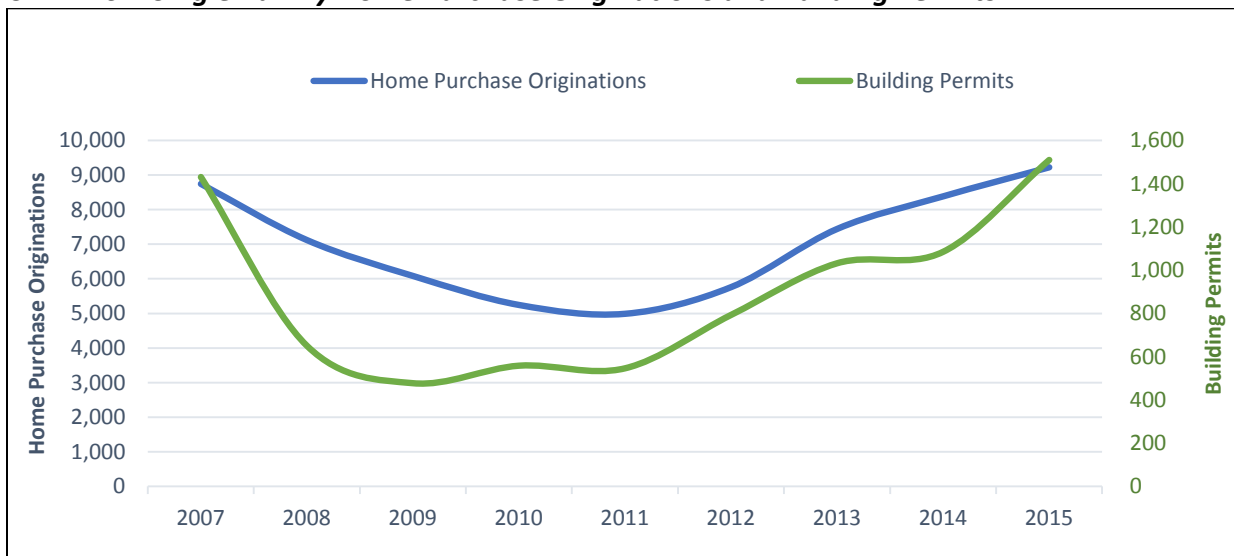
CHART 61: Single-Family Loan Origination Share by Purpose



Source: HMDA, Federal Reserve Bank of St. Louis

For home purchase loans, the movement of originations appears to track trends in the number of single-family building permits within Adams County, indicating recent growth in housing demand.

CHART 62: Single-Family Home Purchase Originations and Building Permits



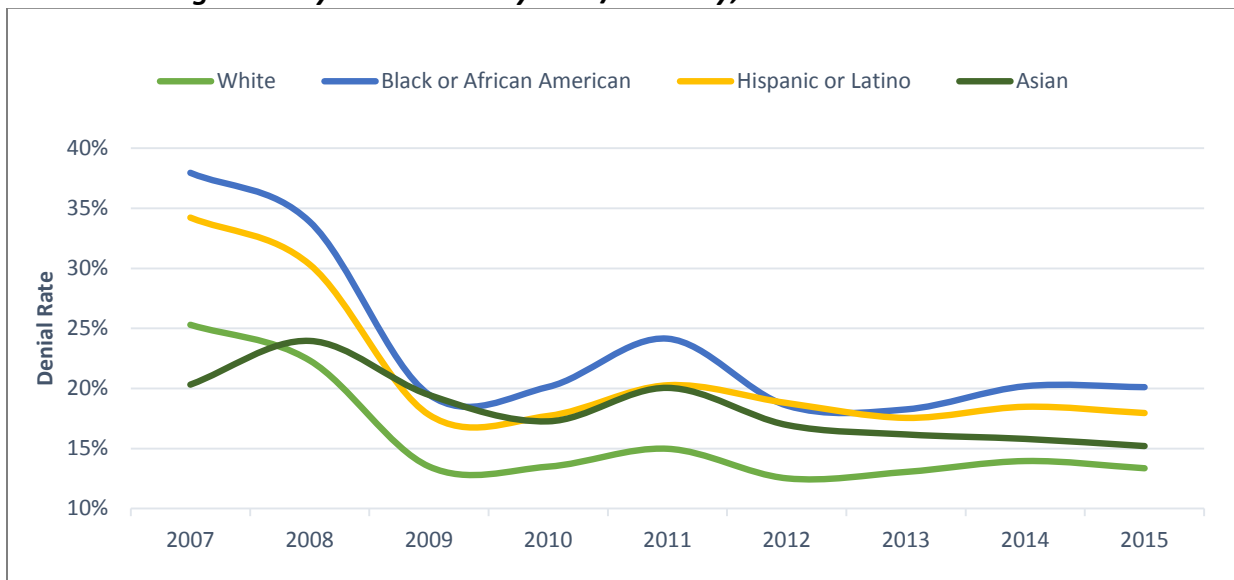
Source: HMDA



Income, Race, and Single Family Loan Denials in Adams County

Denial rates for single-family loans in Adams County over time vary by race and ethnicity. The chart below shows that between 2007 and 2015, every group examined saw an overall decrease in denial rates, with denial rates falling by nearly half for blacks, whites and Hispanics. In every year since 2008, white applicants were the least likely to be denied. Denial rates increased for blacks, whites and Hispanics between 2013 and 2014, but stabilized between 2014 and 2015. The disparity between various racial and ethnic groups in loan denial rates has declined significantly since 2007, though minorities remain more likely to be denied relative to whites.

CHART 63: Single-Family Denial Rate by Race/Ethnicity, Overall

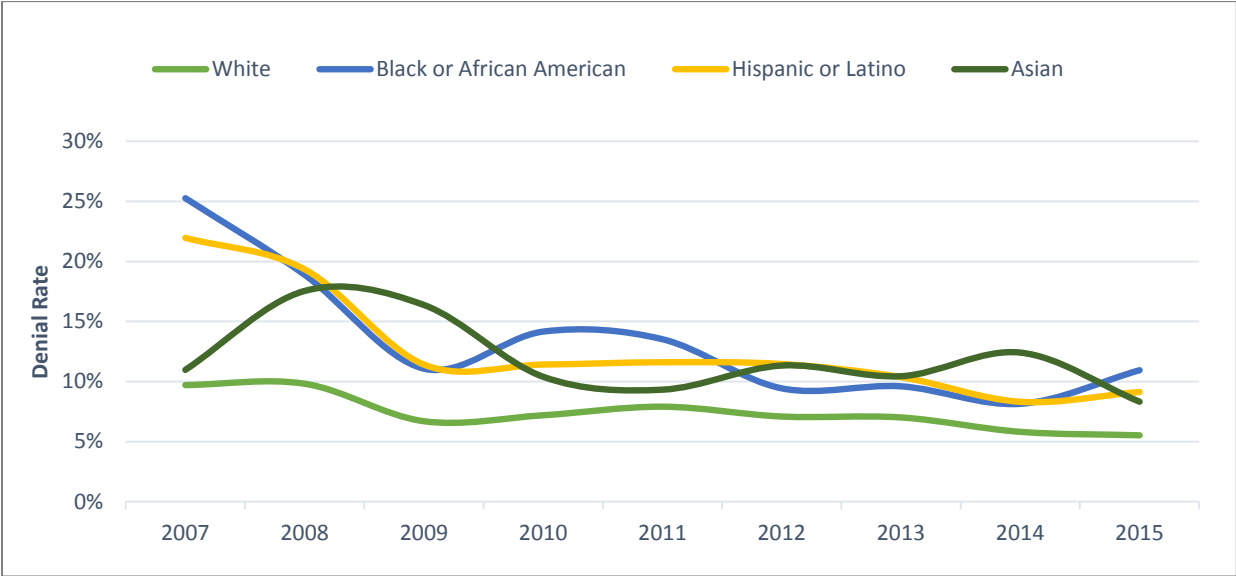


Source: HMDA

Home purchase applications exhibit more variability in denial rates among minorities, though whites are the least likely to be denied for every year examined. Asians had the highest home purchase denial rate in 2014, though as of 2015 black applicants are most likely to be denied. As of the most recent data year, all race/ethnicity groups have lower home purchase denial rates relative to 2010.



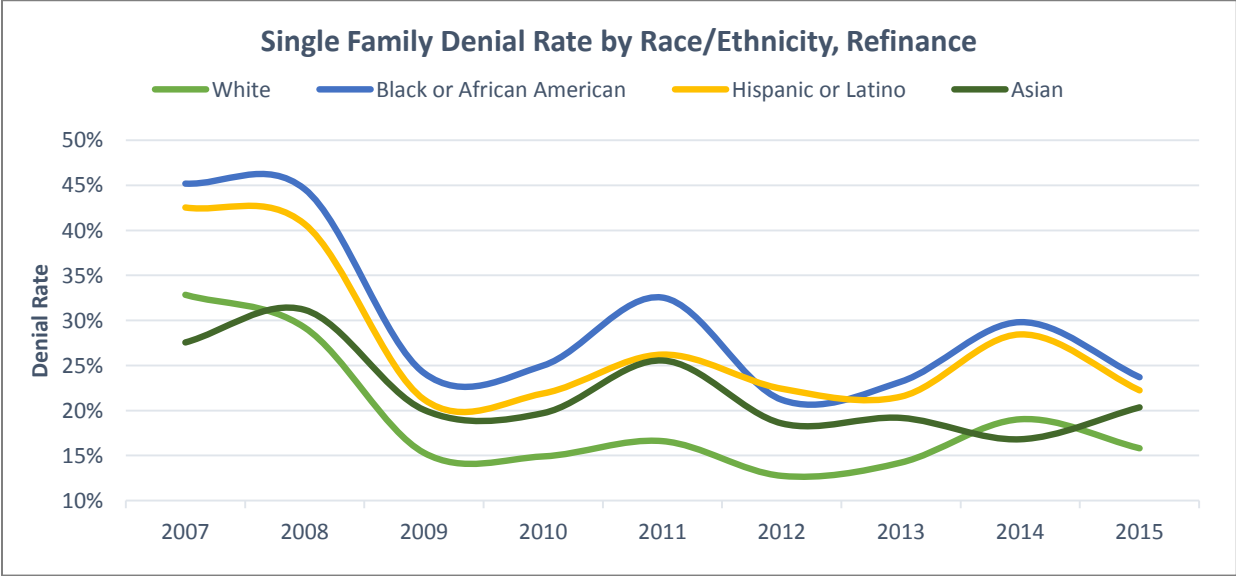
CHART 64: Single-Family Denial Rate by Race/Ethnicity, Home Purchase



Source: HMDA

Consistent with the overall denial rate as well as the denial rate for home purchases, whites were the group with the lowest denial rate for a refinance application in 2015. During the years examined, blacks and Hispanics have been consistently more likely to be denied for a refinance than whites and Asians. By contrast to home purchase denials, however, the refinance denial rate for blacks and Hispanics declined between 2014 and 2015, while it rose for Asian applicants.

CHART 65: Single-Family Denial Rate by Race/Ethnicity, Refinance

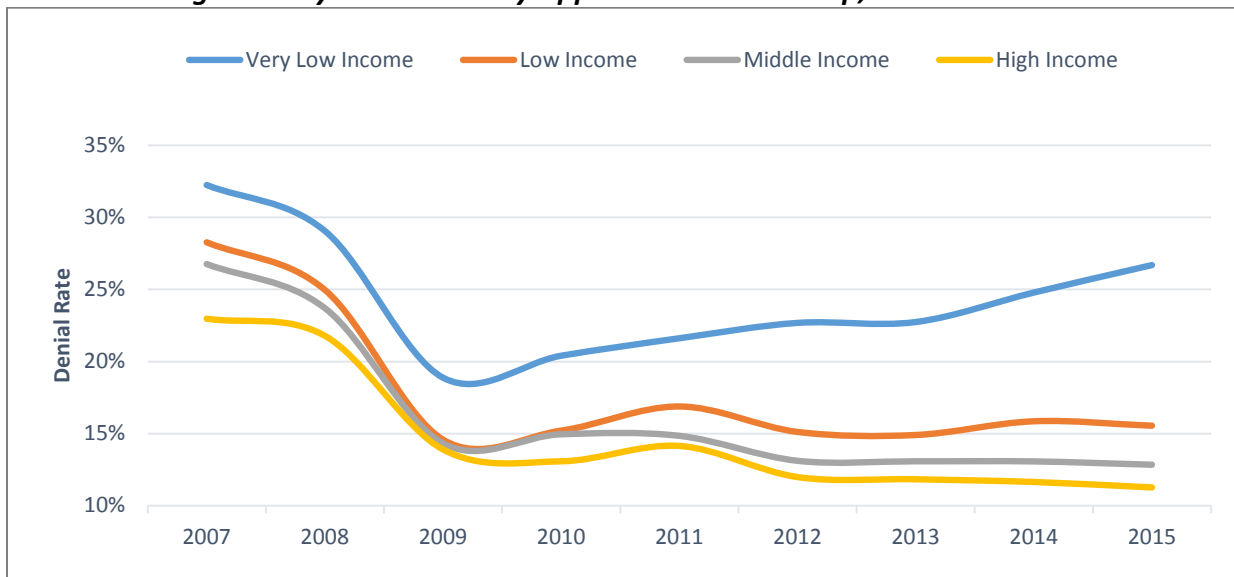


Source: HMDA



A view of single-family denial rates by applicant income group within Adams County, highlighted below, shows the expected outcome that higher-income groups generally experience lower denial rates than lower-income groups. Very low-income applicants (50 percent or less of AMI) have remained well above other income groups during the years examined, with increasing divergence since 2009. High-income (more than 120 percent of AMI) and middle-income (80 to 120 percent of AMI) applicants have experienced similar rates of denial since 2011, with low-income (between 50 and 80 percent of AMI) applicants consistently above the other two. The single-family denial rate for all income groups declined between 2007 and 2014, but has risen significantly for very low-income applicants since 2009.

CHART 66: Single-Family Denial Rate by Applicant Income Group, Overall

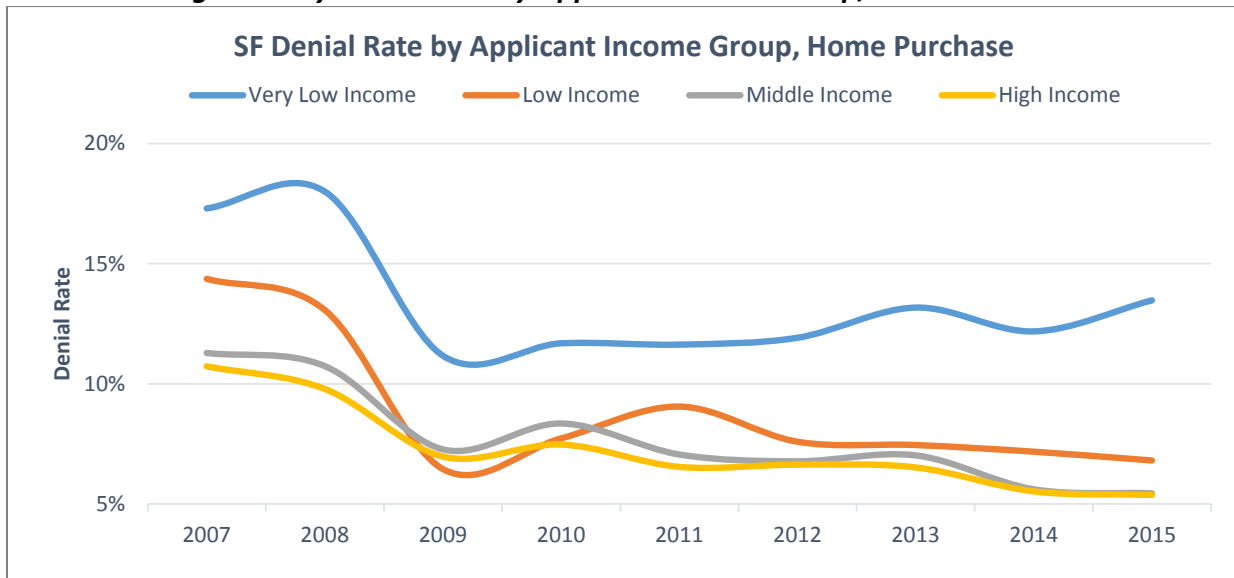


Source: HMDA

Similar to overall denial rates by income group, home purchase applications were denied at a much higher rate for very low-income applicants between 2007 and 2014, while low-, middle-, and high-income applicants have remained closer to each other since 2009. In 2014 and 2015, home purchase denial rates were nearly identical for high-income and middle-income applicants, at more than 5 percent.



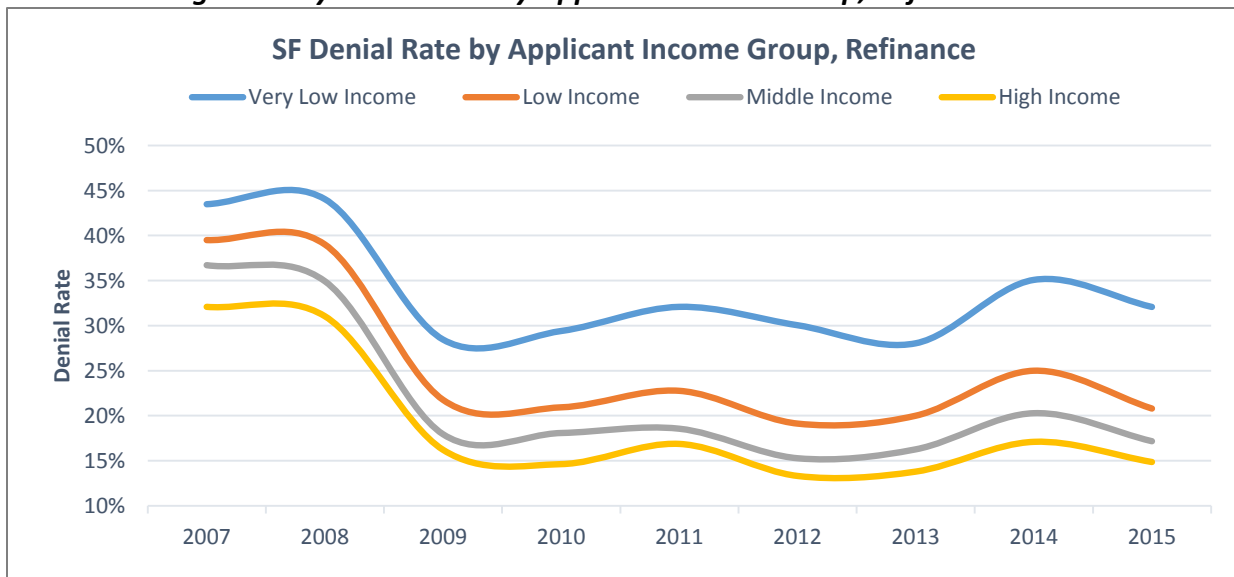
CHART 67: Single-Family Denial Rate by Applicant Income Group, Home Purchase



Source: HMDA

Denial rates for refinance applications by income group have followed a much more consistent and synchronized trend with higher income groups showing lower denial rates than lower income groups in every year analyzed.

CHART 68: Single-Family Denial Rate by Applicant Income Group, Refinance



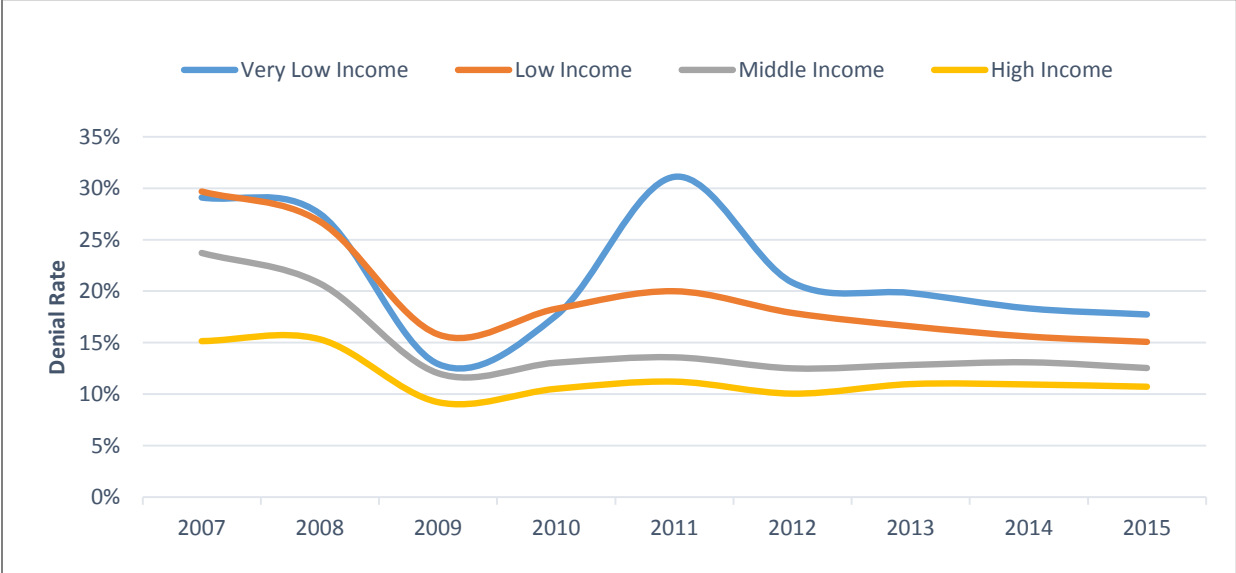
Source: HMDA

In addition to the income of the applicant, the median income of the property’s neighborhood (a census tract) also indicates the high-income group outperforms other groups with regards to the denial rate. Though the sample size for very-low-income neighborhoods is much lower than other groups (discussed further below), years 2007, 2009 and 2010 show very-low-income neighborhoods with lower denial rates than low-income neighborhoods. Though the very-low-



income neighborhood denial rate increased dramatically between 2009 and 2011, it has since fallen sharply from more than 30 percent to under 20 percent. All neighborhood income groups have seen reductions in their single-family denial rate since 2007 (as of 2015).

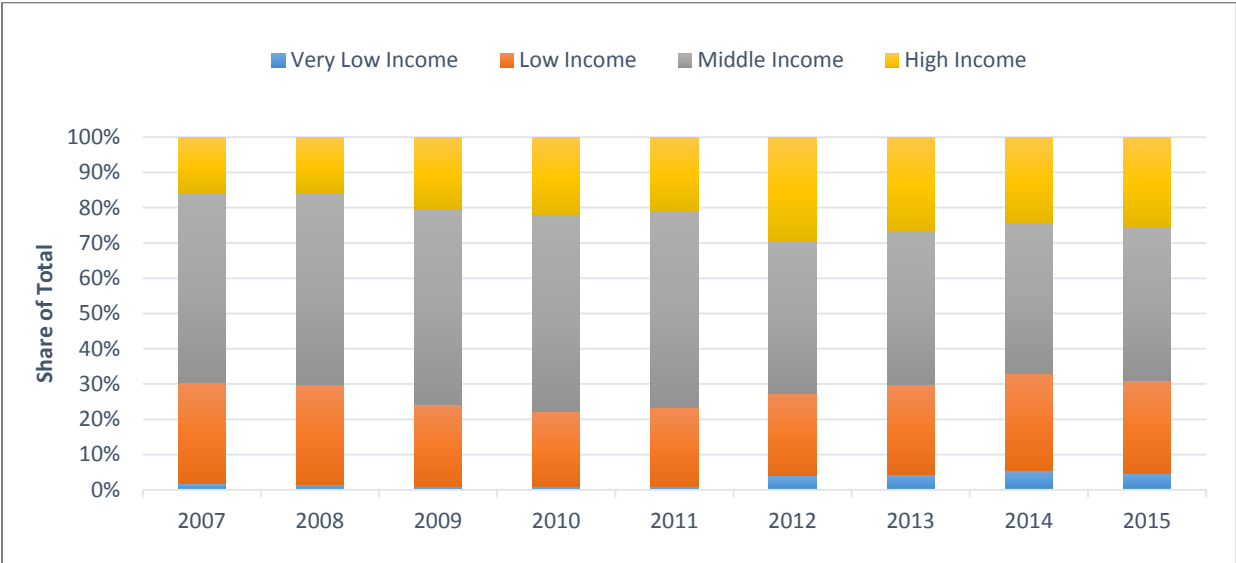
CHART 69: Single-Family Denial Rate by Neighborhood Income Group



Source: HMDA

As a percentage of total applications within Adams County, middle-income neighborhoods have represented the largest share every year between 2007 and 2015, surpassing 55 percent between 2009 and 2011. Since 2010, however, the middle-income neighborhood share of total applications has fallen to 44 percent, while high-income and lower-income neighborhoods have risen in their share of total applications.

CHART 70: Application Share by Neighborhood Income Group

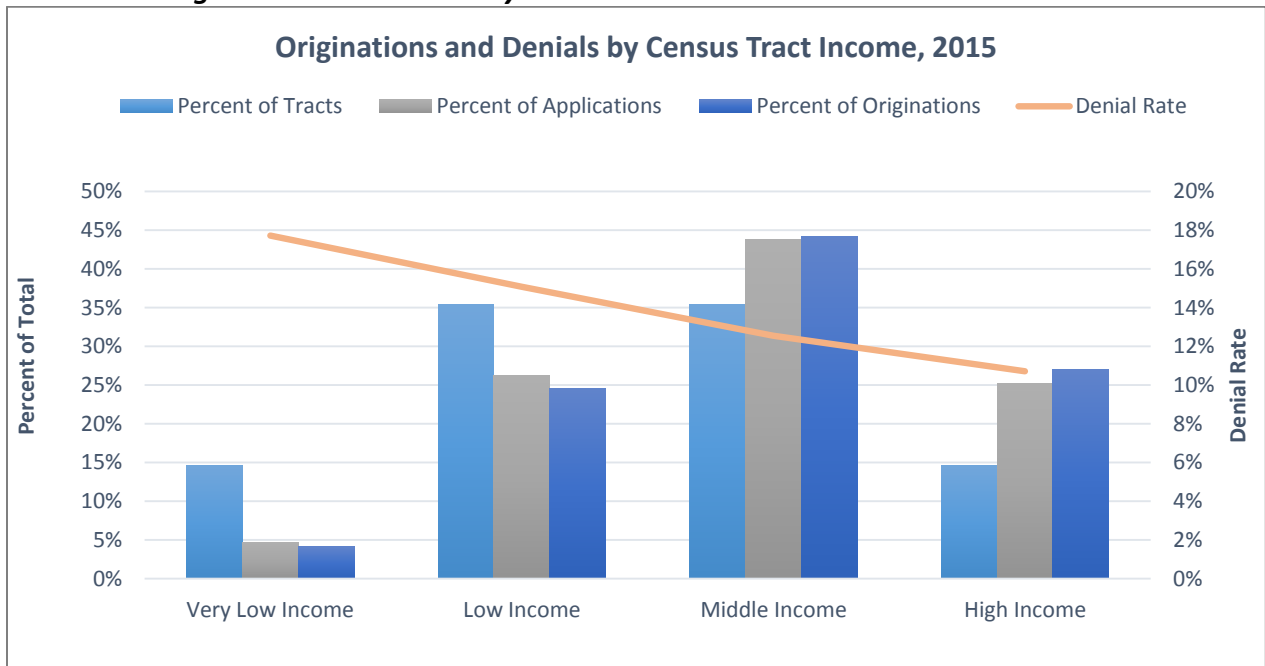


Source: HMDA



Within Adams County, very-low-income and low-income neighborhoods represent 50 percent of the county’s total neighborhoods, although they are represented by approximately 29 percent of total originations and 33 percent of total applications as of 2015, shown below. This suggests that low- and very-low-income neighborhoods within Adams County are less likely to participate in the single-family lending market. By contrast, loan applications and originations within Adams County are disproportionately likely to occur for properties in middle- and high-income neighborhoods. For example, high-income neighborhoods represent 15 percent of the county total, but they account for 25 percent of applications and 27 percent of all single-family loans originations throughout the county in 2015.

CHART 71: Originations and Denials by Census Tract Income

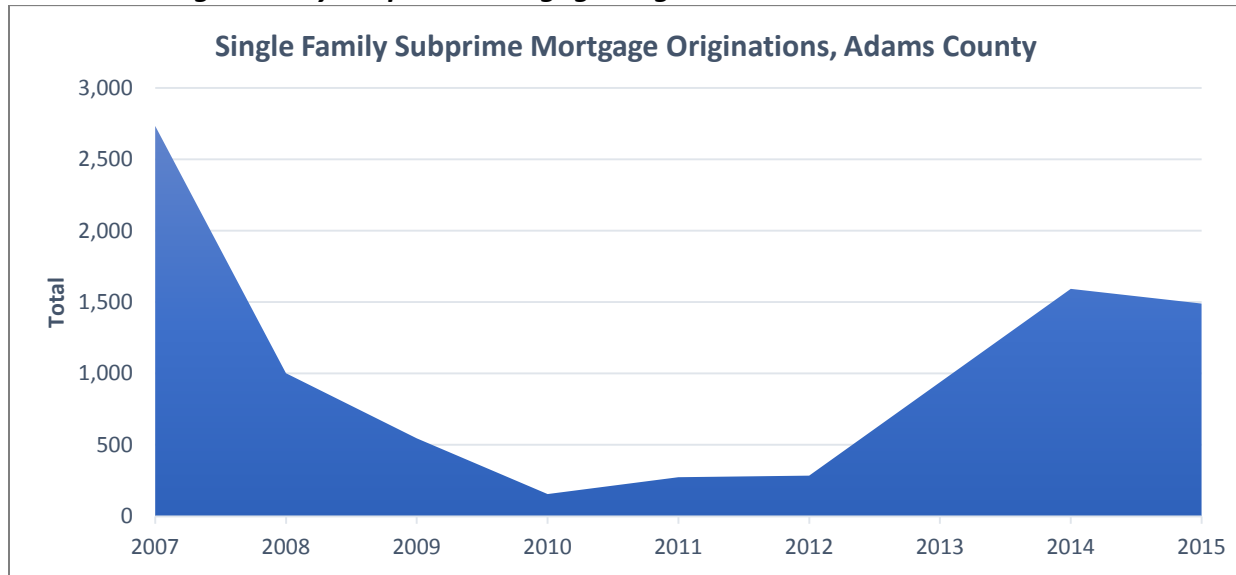


Source: HMDA

The Subprime Market

Subprime loans are defined as those with an annual percentage rate that exceeds the average prime offer rate by at least 1.5 percent. Illustrated below, the subprime mortgage market in Adams County declined significantly between 2007 and 2010, increased sharply between 2012 and 2014, and had a mild decline as of 2015. The total number of subprime loan originations fell by more than 45 percent between 2007 and 2015, while prime originations increased by 44 percent during the same time period. Since 2010, however, the number of subprime loan originations has grown by more than 800 percent, but remains less than 55 percent of the county’s 2007 levels. Relatedly, subprime originations as a percentage of Adams County’s total have declined from 17 percent to 1 percent between 2007 and 2010, but as of 2015 that percentage has risen to approximately 7 percent, down from more than 10 percent in 2014.



CHART 72: Single-Family Subprime Mortgage Originations

Source: HMDA

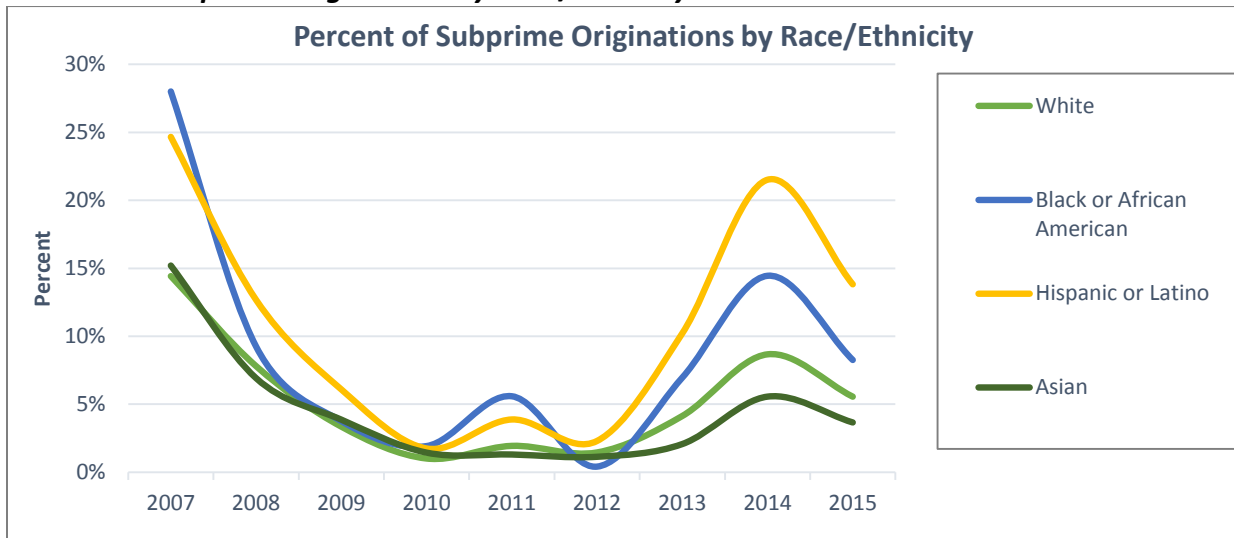
Looking at the share of subprime loans as a percentage of total originations by race/ethnicity reveals that black loan recipients were nearly twice as likely to have a subprime loan relative to white loan recipients in 2007, and Hispanics were more than 1.7 times as likely during the same year. This trend is consistent with the broader national pattern of minorities being disproportionately subjected to predatory subprime lending leading up to the housing crash, as outlined in a post-crisis report by the U.S. Department of Housing and Urban Development.⁸

The period between 2007 and 2010 saw the subprime share for all racial and ethnic groups decline substantially, with all groups converging to a subprime share of less than 2 percent in 2010. Leading up to 2015, however, the share of subprime mortgages among blacks and Hispanics in Adams County increased considerably, although the subprime share for all groups declined between 2014 and 2015. Further, since 2012 and as of the most recent data year, Hispanics are the race/ethnicity with the highest subprime percentage at 14 percent, compared to 8 percent for blacks, 6 percent for whites and 4 percent for Asians. Relative to the pre-crisis share of subprime originations, black and Asian originations are under 30 percent of the 2007 share, while whites are at approximately 40 percent and Hispanics are at 56 percent.

⁸ Department of Housing and Urban Development, Office of Policy Development and Research, *Report to Congress on the Root Causes of the Foreclosure Crisis*. Retrieved from https://www.huduser.gov/portal/publications/foreclosure_09.pdf



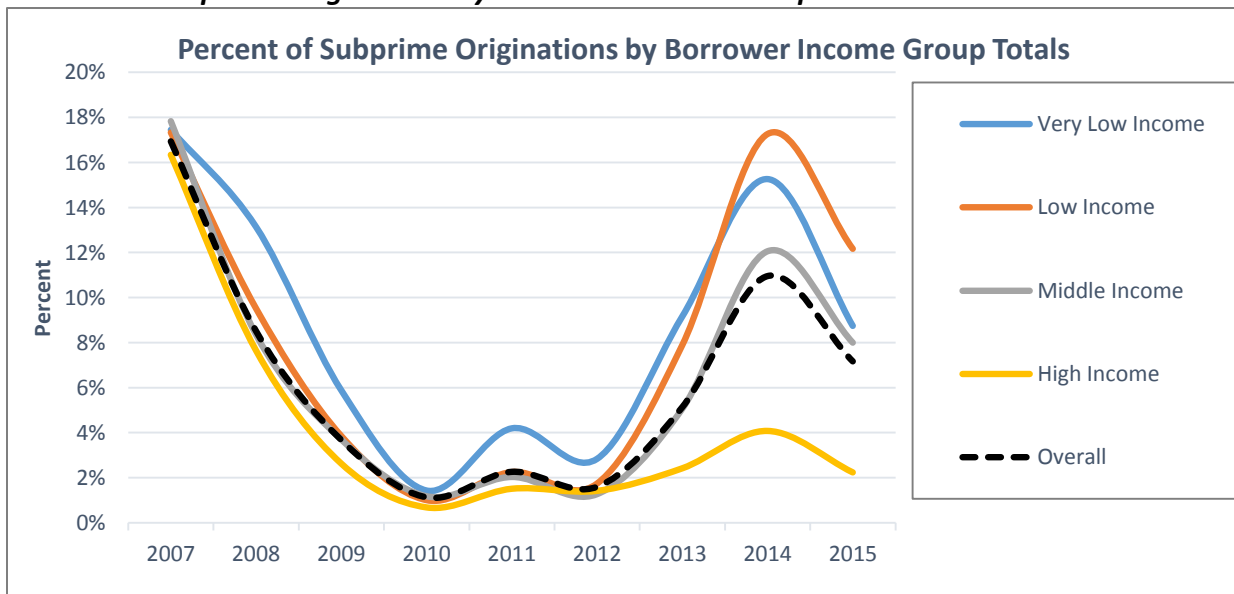
CHART 73: Subprime Originations by Race/Ethnicity



Source: HMDA

A view of subprime originations by income group totals shows a sharp decline between 2007 and 2010 among all groups, with broad increases from 2012 and 2014. Between 2014 and 2015, however, subprime shares for all income groups decreased, with changes most pronounced in the low- and very-low-income borrower groups. The share of subprime originations within Adams County is almost exclusively concentrated in middle- and lower-income groups, with the middle-income share nearly four times that of the high-income share and the low-income share more than five times that of the subprime share of high-income originations. Notably, before the crisis there was a very similar share of subprime percentages across all income groups, with a divergence occurring since then.

CHART 74: Subprime Originations by Borrower Income Group Totals

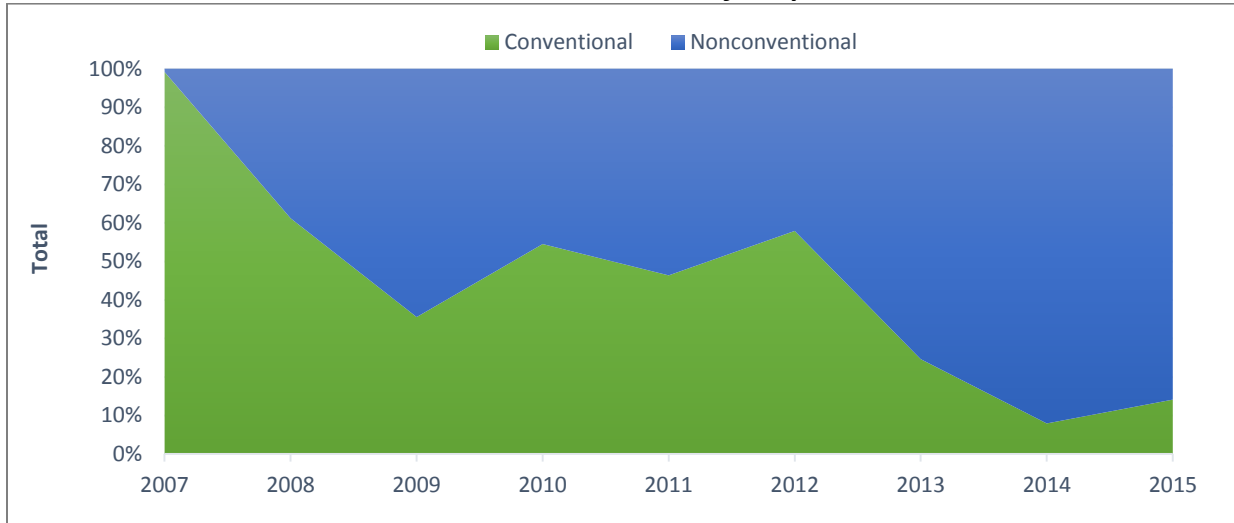


Source: HMDA



Consistent with broader national trends, the composition of subprime loans within Adams County has shifted from conventional loans to government-insured nonconventional loans in the aftermath of the housing crisis. In 2007, more than 99 percent of subprime loans within the county were originated by conventional lenders. As of 2015, that percentage dropped to 14 percent, increasing from an otherwise steady downward trend since 2012. Of the nonconventional subprime loans originated in Adams County, the overwhelming majority is insured by the Federal Housing Administration (more than 99 percent in 2015).

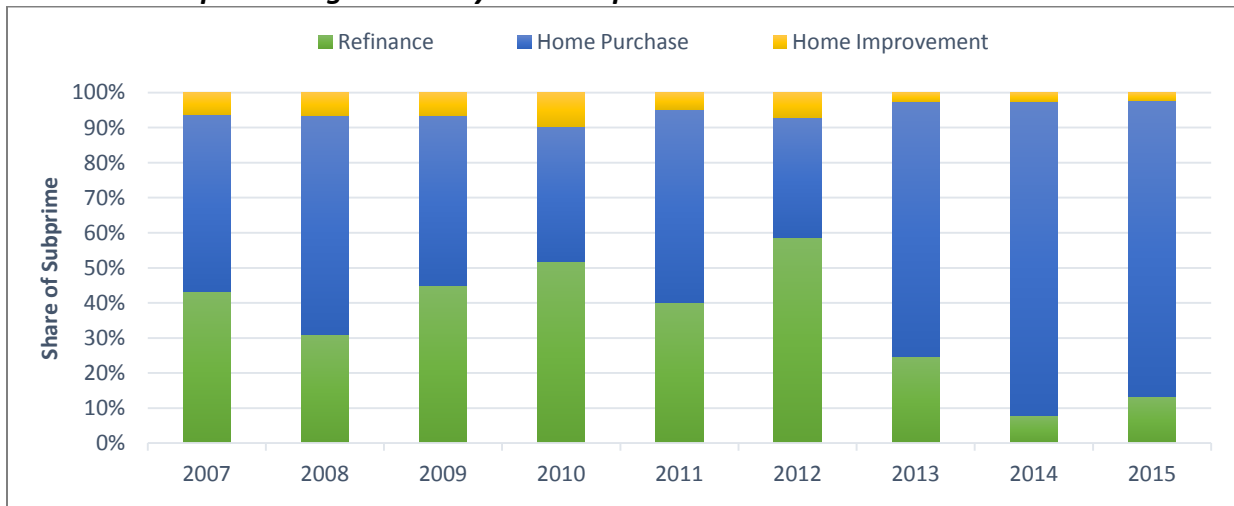
CHART 75: Conventional and Nonconventional Share of Subprime Total



Source: HMDA

As a percentage of all subprime loan originations within Adams County, home purchases represented nearly 85 percent in 2015, up from 50 percent in 2007 and a low of 34 percent in 2012, though down from a peak of nearly 90 percent in 2014.

CHART 76: Subprime Originations by Loan Purpose

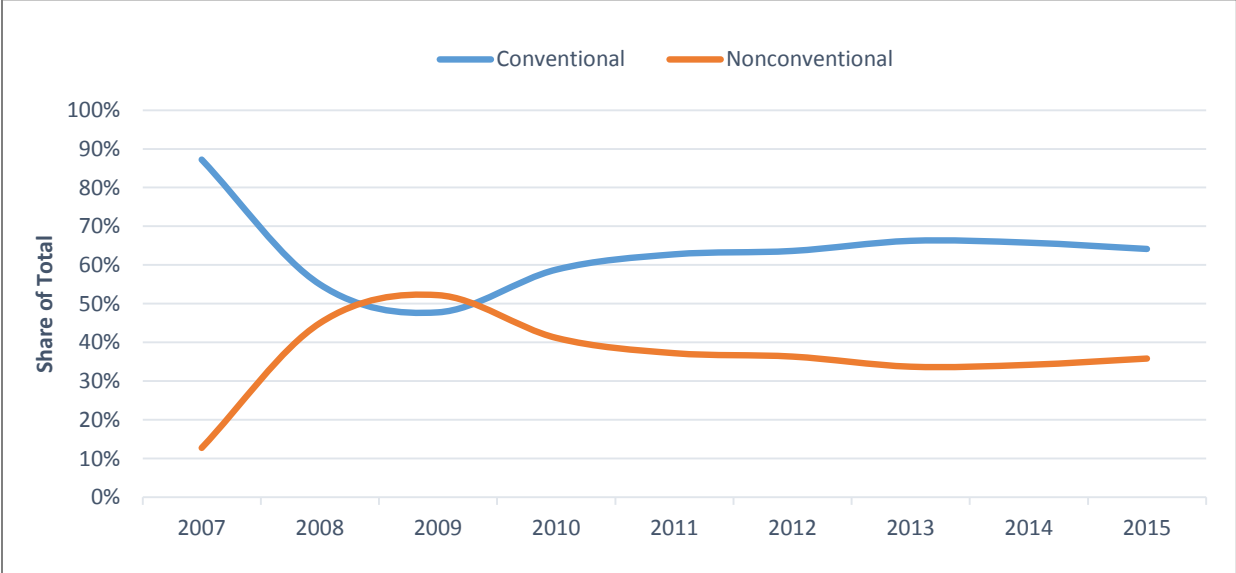


Source: HMDA



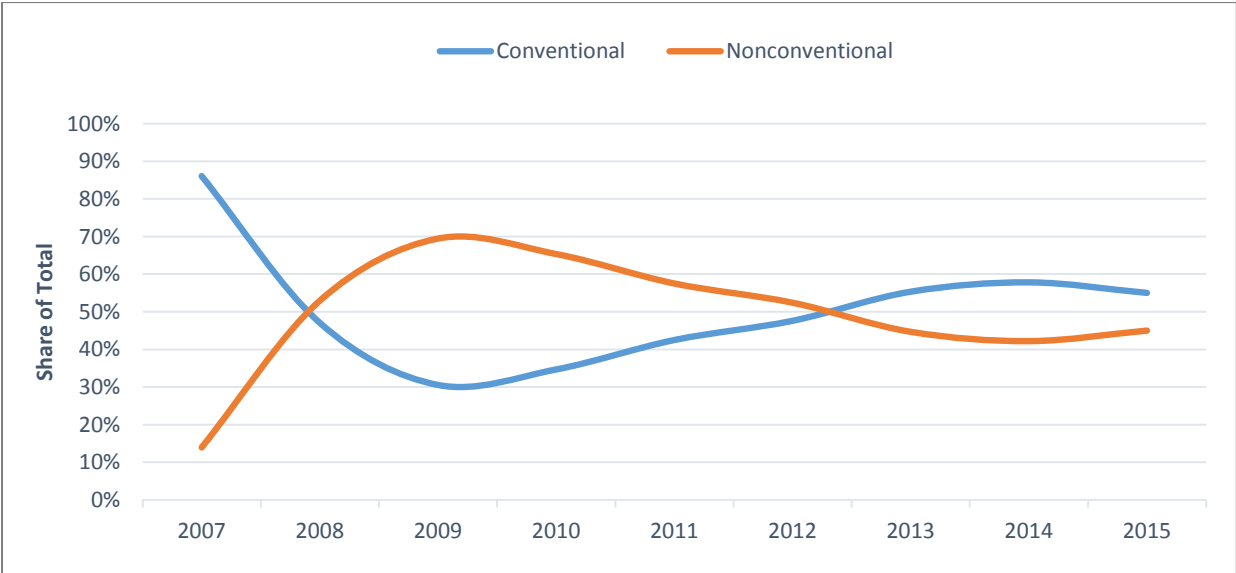
Though subprime loans within Adams County are mostly nonconventional, nearly two-thirds of all single-family originations in 2015 were from conventional lenders, including 55 percent of home purchase originations and 70 percent of refinance originations, shown below. Between 2008 and 2012, most home purchase originations in Adams County were nonconventional, though this trend reversed starting in 2013.

CHART 77: Conventional and Nonconventional Share, Overall



Source: HMDA

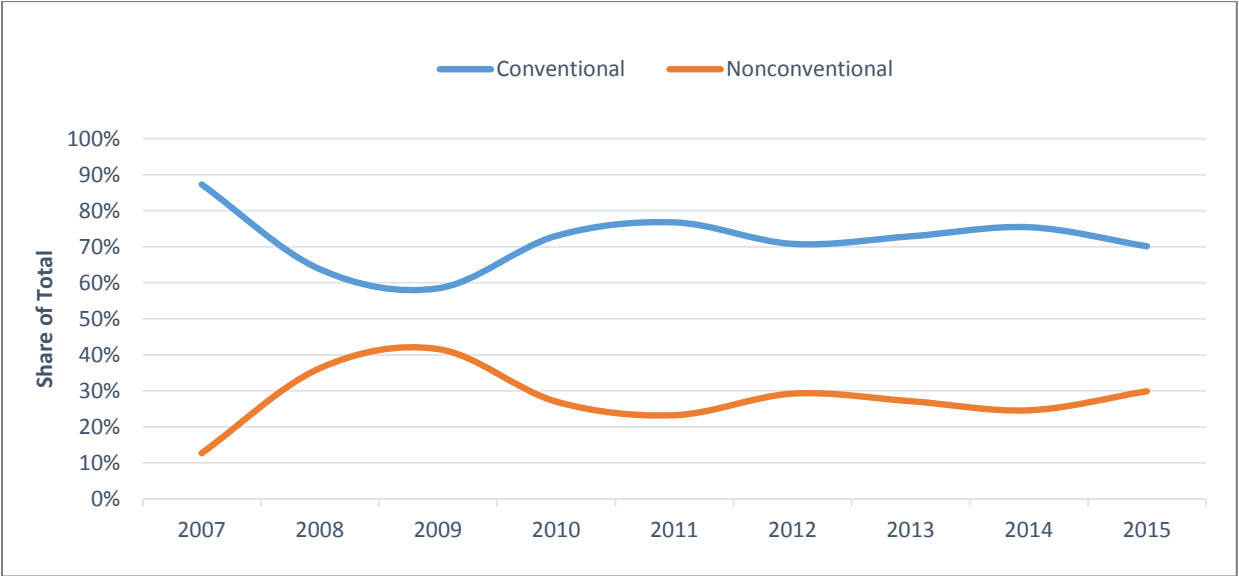
CHART 78: Conventional and Nonconventional Share, Home Purchase



Source: HMDA



CHART 79: Conventional and Nonconventional Share, Refinance



Source: HMDA

Mortgage lending activity in Adams County is consistent with many of the broader trends that have occurred in the wake of the housing bust, Great Recession, and subsequent recovery.



Community Input

To gain a more-thorough understanding of the housing situation in Adams County, three focus groups and interviews with community leaders were conducted. Data and objective measurements are important for analysis, but to have a well-rounded review of housing within a jurisdiction it is important to understand how things are perceived within the community.

Overall, there is optimism about the housing situation in Adams County, but also an awareness of the struggles ahead. Relatively low housing prices and an abundance of available land make Adams County ripe for economic success, though the public-school system and transportation issues were consistently identified as impediments. In addition, respondents acknowledged that state-level policies present barriers for affordable housing, particularly the Tax Payers Bill of Rights (TABOR) and the Construction Defect Law. These policies prevent private construction of a variety of housing types and limit public support of affordable housing.

The following sections summarize the comments from each of the outreach methods in Adams County. The final section includes comments made though without identifiers in order to maintain anonymity – necessary to encourage candid feedback. Complete notes and interview transcripts can be found in the Appendix.

Focus Group 1 – Attainable Housing Meeting

Within the Denver area, there are two primary housing problems, each with a multitude of related issues. The first problem is a lack of affordable housing. There are 1,000 families moving to the area each month, which is increasing housing costs and pushing people into the suburbs. The few seemingly affordable units are often made unaffordable by HOA fees. The housing situation has caused an increase in overcrowding and the potential for housing discrimination, as families compete for limited homes. The push into the suburbs makes owning a car necessary due to the lack of adequate transportation options.

The second housing problem in the region is inadequate construction of new units. The statewide Construction Defect Law has prevented the necessary housing from being constructed because the law favors homeowner associations over developers. The risks required for building multi-family units under the law are too high for most developers to take, particularly with affordable housing. Construction costs increase quickly due to land and construction costs, insurance burden and a lack of available skilled construction workers. Even when the overall housing stock increases, it is not necessarily the appropriate stock. A diversity of units is needed but zoning issues and communities that are comfortable with the status quo prevent diversification of housing. And the counties lack the legal authority to address these issues through the legislative process.

Focus Group 2 – Developers and Builders

Adams County has many areas of strength that can be leveraged to improve housing. The county is viewed as “a land of opportunity” in the area, and its proximity to Denver and the



airport are seen as advantages. The political climate in the county has changed for the better in recent years, and the staff is helpful, pro-business and accepting of many concepts. There is a lot of optimism about the potential of Adams County.

With that optimism come concerns. The primary issue identified is the fractured nature of the water and sanitation districts. The districts are unpredictable, and they have a history of imposing last-minute costs that require developers to upgrade the local infrastructure at a high cost. There have been cases where a single district subverted an entire project. This unpredictability discourages many developers from working in the county.

A second issue is the quality of schools. Adams County is perceived as having low-performing public schools, which discourages families from moving into the county if they have other options. Performance indicators support this perception, though there are pockets of higher-performing schools in some areas of the county.

The developers suggest a number of recommendations for the county to consider, the foremost being to unify the water and sanitation district policies to make them consistent. The developers also support Adams County becoming a home rule county to improve consistency and having a more unified vision with an identifiable leader guiding it.

As more people move into the area, they expect businesses to follow. Developers encourage investment in beautification, improving pedestrian options, and creating a stronger sense of place for neighborhoods.

Developers advocate focusing on a single area at a time rather than spreading resources thin.

Focus Group 3 - Brokers

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 lower 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 prefer to stay in the same neighborhood, but few communities have low-maintenance ranch or main floor master bedroom homes for retirees to move into. In addition, the public schools are seen as overcrowded and low-performing, which deters new families from moving into the county.

Participants in this focus group recommended the county address several issues to improve the situation in Adams County. Property taxes and benefits vary widely in the county, lack transparency and are confusing. There is also a lag between people moving into a new community and the construction of public schools; families do not want to move into communities with overcrowded or low-performing schools. They indicated a desire for local governments to invest in infrastructure that will create a sense of place and community spirit.



Interviews

The county faces a shortage of both affordable housing and housing variety to attract and maintain talent. There few homes available in the \$275,000 - \$375,000 range, despite an incredibly high demand for housing at these price points. This lack of options limits retired individuals who want to downsize from finding affordable homes in their neighborhood. In addition, landlords tend to favor higher-income residents for affordable housing because they are viewed as a safer option by landlords.

There are two pieces of statewide legislation, the Tax Payers Bill of Rights (TABOR) and the Construction Defect Law, that have prevented the construction of affordable and varied housing throughout the county. The county needs to incentivize affordable housing through reduced regulatory barriers, subsidization, waiving fees and expediting construction aimed at very-low-income families. Education is also needed for landlords and residents, many of whom do not know how to use the vouchers that are available.

Renters are particularly vulnerable because landlords are raising rent, kicking people out and not renewing leases if they feel they can find someone who will pay more for the unit. Other at-risk populations include undocumented residents, residents with limited English proficiency, low-income families, the disabled, veterans, the homeless and single mothers. Many of these groups are unable to represent themselves when housing is being addressed. Support for these groups is limited, and the support that is there is often difficult to get to due to lack of transportation options.

Focus groups indicated their disagreement with the county's decision to reject funds from the HUD Emergency Solutions Grants program, saying the community needs all the funding it can get to address Adams County's housing issues.

Stakeholders perceive that employers with high-paying jobs opt to live in downtown Denver, so advocate instead on leveraging the county's strengths (particularly land and potential industrial uses) and build up transportation. One of the most pressing needs is to create a sense of place in communities by improving walkability and adding green space. Ideally, residents could live in neighborhoods that have grocery stores, restaurants and entertainment facilities.



Findings

Housing is less affordable

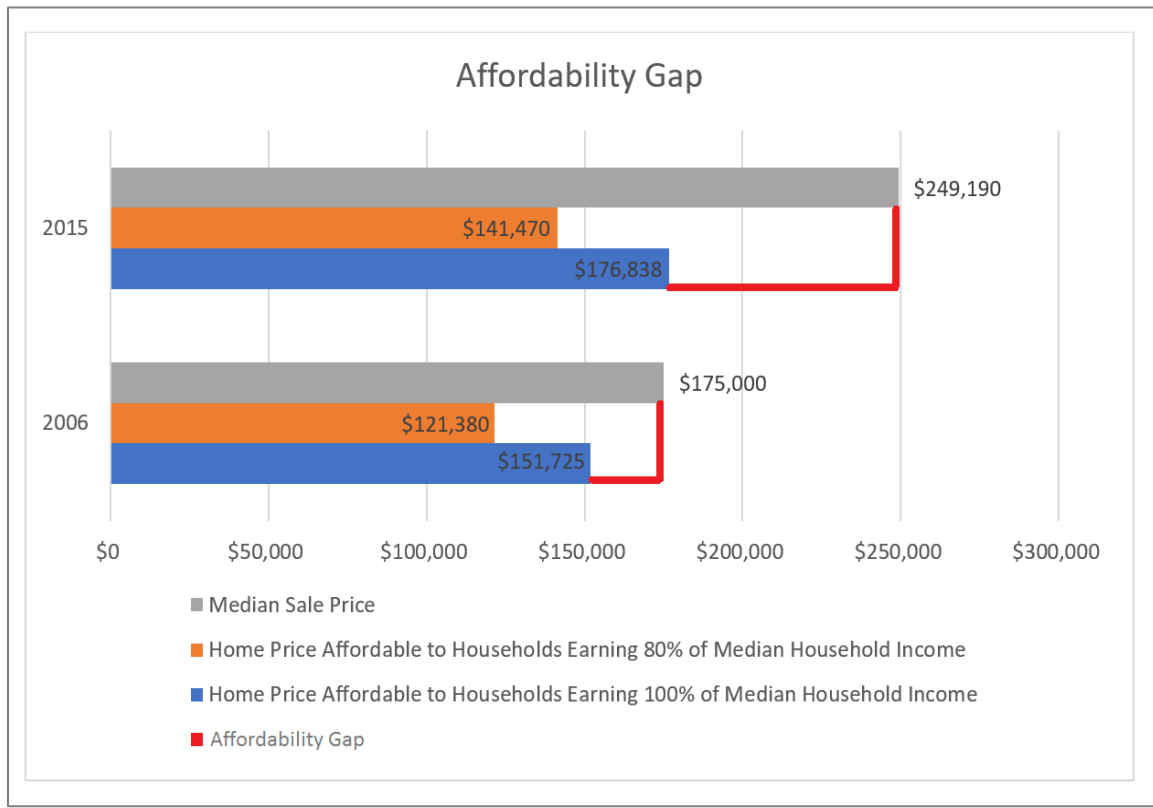
In Adams County, housing costs are outpacing income growth. Since 2000, home values have risen 32.7 percent and median gross rent has risen 47.4 percent, but median household income has only risen 24.6 percent. As a result, the number of households that are cost-burdened has increased in every cohort: homeowners with a mortgage, homeowners without a mortgage, and renters. For some groups, the number of cost-burdened households has increased more than 30 percent since 2000.

When households face extreme housing cost burden, they are less likely to be able to afford other essential living expenses, such as food and medical care, and may begin to rely more heavily on public services. And, while home ownership can be more affordable than renting, cost-burdened renters have difficulty being able to save money for a down payment on a home. Stakeholders suggested a realistic goal would be to reduce the number of cost-burdened renters and homeowners to state and national averages.

Affordability gap is increasing for all income levels

The affordability gap, the difference between the median sales price in the county and what is affordable to residents at different income levels, is increasing. In 2006, the median sales price of a home in Adams County was \$175,000, but a household earning 100 percent of the median household income in the county could afford a \$151,725 home – a gap of \$23,275. By 2015, the affordability gap increased by more than 200 percent to \$72,352 for these households. Households earning 80 percent of the median household income have a much larger gap. In 2006, the affordability gap was \$53,620, but the gap had doubled by 2015 to \$107,719.



CHART 80: Affordability Gap

Given the constraints on the housing supply discussed throughout this assessment, this gap will not close without a concerted effort from the county. The additional housing needed to keep pace with projected population growth – much less get ahead of the curve and close the affordability gap – is unlikely with recent rates of new construction. Without additional housing options for all income levels, the gap between what housing costs and what people can afford will continue to widen and put homeownership firmly out of reach for all but the most-wealthy residents.

Housing supply is not meeting demand

On the most basic level, Adams County does not have enough housing. Construction is not keeping up with demand. The average household size has been steadily increasing since 2009, and in order to maintain the current household size, population growth predictions call for an additional 3,500 to 4,000 units per year. In 2015, only 2,101 permits for new construction were issued. The slow recovery of the construction industry is exacerbating the housing supply/demand tension in Adams County.

Supply and demand, however, means more than simply having enough units to house the county's population. The type and location of housing must align with the wants and needs of



the residents. The Tapestry Demographics in Adams County point to demand for missing middle housing: condos, townhomes, duplexes and multi-family dwellings. Research from the Urban Land Institute found that three of the more quickly growing demographics (Millennials, retiring Baby Boomers and residents who prefer intergenerational neighborhoods) prioritize living in a walkable environment with smaller homes over having more land, a larger house and yard, and needing a car to get around on a daily basis.

Missing middle housing currently accounts for 15.6 percent of Adams County's housing stock (one of the smallest proportions in the region). More than 25 percent of the county's population is either a Millennial or Baby Boomer. Almost 40 percent of the county identifies as Hispanic, and many Hispanic families live in multigenerational households and neighborhoods. The demand for this missing middle housing will almost certainly rise in the coming years, and the county must boost its supply of these types of housing.

Adams County is an outlier in the region

Adams County has a demographic and economic profile distinctive to the Denver metro region. It follows, then, that its housing situation cannot easily be compared to the surrounding counties without a firm understanding of these differences.

Adams County boasts the second-highest population growth in the region – only Douglas County is growing more quickly. As discussed above, this growth has implications for the housing market in terms of the demands it places on an already lagging construction industry. Adams County also lags behind the rest of the region on many demographic and economic indicators. In addition to a median household income that is 10 percent below the regional average, it has the lowest education attainment, highest unemployment rate, third-highest poverty rate and lowest housing prices. The low housing prices, in particular, compound the difficulty of providing additional affordable housing units, as the county already has the least-expensive housing in the region.



Conclusion

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2015-2019 Consolidated Plan, which is the primary community development plan for the county and is funded by the U.S. Department of Housing and Urban Development (HUD). Creating more affordable housing is a good start, but it should not be the end goal of the county's approach to housing.

The notion of balance in Adams County's housing extends beyond the traditional economic model of supply and demand. Administrators must recognize the unusual housing needs of the areas of the county that are driving its population growth: the cities and their surrounding areas. Thoughtful housing policies should provide a more-varied housing stock, to include smaller, more densely developed units near the cities in addition to the more traditional single-family homes. In order to achieve this, the county must be willing to enact a set of policies that reflects an understanding of these diverse needs – even if those policies are not wholly focused on the provision of affordable housing.

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.



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Focus Group Notes

Focus Group 1 – Affordable Housing Meeting

- Previous Balanced Housing Plan – how will this be incorporated into the current one? The last plan called for 500 units of affordable housing per year. That is too low compared to the need, and did the county even meet that goal?
- Thornton is one of the number-one areas in the country for first-time homebuyers. Let's get data on the housing stock value cohorts there.
- The challenge of doing a housing plan now is the market boom. In Westminster, they are feeling pressure from Denver folks moving in because housing costs in Denver are pushing people out. One thousand families move to Denver per month. As such there is a construction worker shortage.
- People are competing for units – buyers are sending letters to home sellers to plead for housing. Does that lead to discrimination? Seems like it could open the door.
- Last analysis of impediments showed 11,000 units short
- As of May 2016 – 249 units under \$200k in the seven-county region
- Need to factor in HOA fees which push seemingly affordable units out of affordable range
- Takes a while to secure a house in this market.
- Construction Defect Law has impacted the market for 10 years. It favors the HOA over developers, and if there's anything wrong with the unit the developer is sued.
- Construction costs are going up fast – 5 to 10 percent, even higher in Colorado, the Denver area and Adams County
- Difficult to build affordable units – land costs, construction costs, insurance burden, even in Bennett, which is rural; the development costs are high and prohibitive.
- What is happening in Thornton – some are building three or four units but that is per building – but there are two to six buildings per development. They have a lot of land in Thornton
- Thornton (just completed a housing study) and Westminster (which just completed an affordable housing study*) – Thornton has new council members taking the community in new directions. Inclusionary zoning is on the table but not sure where it's going.
- Denver just adopted an affordable housing policy, which does away with inclusionary zoning and replaces it with an impact fee-type mechanism.
- It is important to increase the appropriate housing stock – not just overall stock. There are a lot of cookie-cutter approaches but there is a need to diversify the types of units available. Consider accessory dwelling units.
- At least for Thornton and North Glenn, these communities were started as post-WWII communities. Many standard model homes – these communities are comfortable with the status quo and cookie-cutter approaches.
- Flexibility and inflexibility of zoning is an issue. The types of housing that are built are influenced by zoning and what it allows. There is a Making Connections plan in the county – (1) Zoning (regulations, parking rules) (2) Financing (funds go to the Housing Trust Fund) (3) Partnerships (waive impact fees, tap fees)
- Westminster and Thornton have some successful strategies, but they are not being carried out consistently. Incentives are negotiated individually across jurisdictions. It takes a lot of time to negotiate this landscape. A development toolkit would be great idea and could possibly include intergovernmental agreements or a model for cities and towns to adopt.



- Rental Inspection Programs – counties are statutorily defined as arms of the state and can't enact new laws that are not on the books already. Cities have the ability but counties must go to legislature.
- Rental Inspection Programs – huge liability in terms of getting sued, and jurisdictions don't want to create one without knowing the full extent of problems. Is the problem big enough to warrant the costs and headaches of going through it? It could take five or six years through the legislature.
- Housing Conditions: overcrowding data is under-reported because it is difficult to capture with data. Larger families in a smaller home is also the cultural preference for some groups.
- Childcare costs are a huge portion of income, particularly for single mothers. Adams County has a relatively high number of single-mother families.
- There are a lack of adequate transportation options in the area. Transportation costs are high and prohibitive, and it is almost impossible to get by without a car.
- There is a large growth in the Hispanic population
- Emergency Assistance Programs – Thornton has a good one
- The area needs a Local Housing Trust Fund
- The homeless population in Adams County doesn't look like the population in Denver and other communities
- City of Federal Heights got in trouble for violating Fourth Amendment rights over Rental Inspection Program

Focus Group 2 – Developers and Builders

Overview

On Nov. 15, 2016, Sky to Ground, LLC (“SKG”) conducted a focus group to gather impressions of the real estate development environment in Adams County. Participating in the focus group was a gathering of developers and builders who, in aggregate, had participated in the development of tens of thousands of units and collectively represented many decades of development experience within the county. The focus group lasted for roughly two hours and was held at the Adams County Government Center in Brighton, CO.

Areas of Strength

The group identified many areas of strength within the county. For the most part, these were universally recognized and lauded.

- The county was referred to on many occasions as “a land of opportunity” or “the next frontier” for development in the metropolitan area
- Recent organizational and political changes at the county administrative level have made the environment much more attractive than in the past
- The county staff is pro-business, helpful and more accepting of concepts than other front range counties
- The county has significant transportation assets that can be used to drive growth in future development
- The proximity and access to both Denver International Airport and Denver is a major advantage

Areas on Opportunity

Without exception, the fractured water and sanitation district administration was cited as the leading barrier to development within the county. Developers and builders stated they



routinely avoid projects in the county because of this issue. While there may be attractive opportunities, the management burden and unpredictability of the districts drives them to other geographies.

- Districts are unpredictable and have introduced significant costs late in the development process
- Districts may have different and potentially competing local priorities
- Districts often leverage developers into making cost-prohibitive upgrades to local infrastructure beyond what is necessary for the proposed development
- A single, small district can erode the viability of an entire project

Participants also cited the need for better schools.

Recommendations from the Participants

- Work to unify water and sanitation district policies and priorities so project economics are more predictable. If they can't rely on their economic models, developers won't develop.
- Consider becoming a home-rule county to drive consistency and control across the county
- Identify a single person to evangelize the Adams County vision to developers, builders and consumers
- Embrace more affordable housing as a way of driving more rooftop development. Business will follow the residents, not the other way around
- Consider focusing resources in development zones to simulate projects rather than spreading resources thin across the county. Zones can be rotated over time throughout the county.
- Invest in moderate beautification projects like streetscaping, landscaping and sidewalks to improve the consumer perception
- Be forward-looking when considering policy and code changes, particularly with respect to smaller houses and the desire for more "sense of place" among consumers

General Impressions of Adams County

The perception of the county was described as "fantastic" and "a land of opportunity." While the local government and utilities administration is more fragmented than other counties, the overall regulatory and political climate is attractive. The county is viewed as a "frontier where things can get done." The county is perceived to be more accepting of new concepts and willing to work through impediments to success. Participants "loved" doing business with the county.

There was a mixed view as to the competitiveness of the county. Some felt it was much busier and more competitive, especially with an increase in out-of-state developers. Others felt that relative to other counties, Adams fell under the radar and can at time be less competitive. There was an impression generally that developers liked the infrastructure but consumers found the area "less sexy."

Positive impressions of the county administration were universal. The staff was described as "super-helpful," "fair" and "pro-business." They also complemented having planning and engineering in a single group and "wish[ed] other counties would do this." The administrative process was perceived as clear and defined and that "when there is a project to get through, it's



easy to get through the process.” Working with the county administration is “dramatically improved versus years ago.” Also, senior staff were described as “easy to access.”

Opportunity for Development in Adams County

They all recognized the amount of undeveloped land and acknowledged the tremendous potential for growth. Between the Interstate 76 corridor, the light-rail station plan, the proximity to Denver International Airport and the proximity to Denver, the county is well-situated for consumer appeal.

Barriers to Development in Adams County

The universal and leading barrier to development stated by participants was the fragmented local water and sanitation environment. It is the “first question” every participant looks to answer when developing in the county. The small districts are “hard to deal with,” “hard to predict,” and “absolutely intervene where development happens.” Predictability is “huge,” and the water and sanitation districts make economic modeling highly unpredictable.

Each participant had experiences where a district surprised them with unexpected costs or expected them to pay for infrastructure improvements whose benefits extended far outside the scope of the proposed development.

Participants stated that this district issue has them regularly avoid projects in the county. The unpredictability of costs combined with the administrative burden of multiple negotiations dramatically reduces the attractiveness of projects.

Participants cited the poor perception of Adams County schools as a barrier to development. Schools are perceived as “bad,” “overcrowded” and “fragmented.” They cited the success of developments in Aurora that benefit from Cherry Creek schools versus those that do not. The poor schools lead to a ceiling on home prices, which constrains upmarket development.

Participants cited a lack of a cohesive vision for the future of the county.

Participants also cited outdated vision for land use in parts of the county. The county “can’t insist on commercial development.” They need to “take a flyer on residences and wait on commercial.”

Ways the County Can Increase Developer Activity

The biggest benefit cited would come from aligning the activities and economic demands of the water and sanitation districts.

Participants recommended more-progressive use of urban renewal authorities (URA). Participants felt URAs have been traditionally used in ways against their original intent. They suggested viewing them as an “economic development tool” as opposed to a “blight removal tool.” They also encouraged the county to let go of the traditional view that you need retail to



make a URA work. “You need rooftops to make a URA work and the retail will naturally follow the rooftops.”

Participants also recommended the county take a more forward-looking perspective on developments of the future. Consumers increasingly want a development that has a strong “sense of place and community.” This requires developments to “be closer to 150,000 acres than 50,000 acres.” Homes will be smaller and more efficient. Participants said the county should take a more-practical approach to codes rather than relying on traditional guidelines. They recommended the county staff visit Stapleton, Lowry, Midtown, Northfield and Observatory Green as examples where the feeling of local communities has been created.

Participants cited a significant public perception regarding the county. Despite lower cost of living and an advantageous location, the county is perceived as a less-desirable location. They recommended using an evangelist who can communicate the appeal and future vision of the county to developers, builders and consumers. Currently, the vision is “too fragmented.”

Participants suggested the county support more consumer education on metro districts. Residents looking to relocate from Denver do not understand the prevalence of districts, their benefits and the costs they may carry.

Participants also suggested simple and low-cost cosmetic improvements to selected areas within the county. Suggested improvements include streetscaping, alternate-colored street signs, graffiti removal, installation of bike racks, extension of sidewalks, and nicer light posts. These changes in their experience have a beneficial impact on consumer perception.

Participants recommended creating development zones where incentives could make the most impact. Currently they view incentives as being spread too thinly across the county. They suggested a program similar to Denver’s Jump Start plan that concentrates incentives. Incentives can be anything from economic benefits to expedited approvals and reviews. These development zones can be moved throughout the county over time so the benefits are still shared broadly.

Participants suggested being more aggressive in improving schools. Schools were, in their view, “the key” and “the driver” to land development.

Participants suggested becoming a home-rule county. Many of the issues they face as developers come from the distributed local authority spread through the county. Home-rule would allow the county to standardize much of the inconsistency that discourages development.

Participants also suggested cities should demand less pre-built infrastructure. Requiring “three lanes of road that dead-end” make the economics of a development radically different.

Participant List



Each participant was asked to informally write down their current position, their tenure in the industry and some indicative metrics to relay their familiarity with Adams County. Here is a summary of that information:

Participant #1: Principal, 14 years' experience. More than 250 acres developed in Adams County.

Participant #2: President, "decades of experience." Thousands of acres developed including Prairie Center, Adams Center and work for the ACHA.

Participant #3: More than 15 years' experience. More than 2,500 units developed.

Participant #4: More than 20 years' experience. More than 700 single-family units developed in Adams County.

Participant #5: More than 25 years' experience. Thousands of lots developed in Adams County including Anthem and Heritage Todd Creek.

Participant #6: More than 30 years' experience. Involved with Fairfield York St., Reunion and Aspen Reserve

Participant #7: Owner. More than 35 years' experience. More than 2,000 lots developed in Adams County

Focus Group 3 - Brokers

Overview

On Nov. 15, 2016, Sky to Ground, LLC ("SKG") conducted a focus group to gather impressions of the residential resale environment in Adams County. Participating in the focus group was a gathering of brokers who, in aggregate, had participated in the listing and sale of hundreds of units and collectively represented many decades of real estate experience within the county. The focus group lasted for roughly 2.5 hours and was held at the Adams County Government Center in Brighton, CO.

Areas of Strength

- Buyers can get more home for less in Adams County. For example, the same home in Adams County costs \$100k less than in Stapleton.
- Larger lots ranging from 0.25 to 2 acres are more plentiful in Adams County.

Areas of Opportunity

- There is demand for all types of housing including for single-family detached, single-family attached, condos, market-rate apartments and affordable housing.
- There is substantial demand for homes priced around \$300k.
- Long-time residents 60 and older seek to stay in their community in low- or no-maintenance ranch or main floor master bedroom homes. There are very few communities meeting these buyers' needs.
- Participants also cited overcrowded and low-performing public schools as key issues for the county.



Recommendations from the Participants

- The range of property taxes and associated benefits varies widely between communities. The tax rates are confusing and lack transparency.
- The lag between when homeowners move into a new community and when new public schools are constructed is a concern. Buyers would “line up” if new schools were in place in advance of new communities initiating sales.
- The most-relevant action local governments can take is investing in well-maintained downtowns or town centers to create a sense of place and community spirit.
- There is demand for affordable housing, especially senior housing. The brokers are observing multiple generations living together due to the lack of housing within people’s means.

General Impressions of Adams County

Price Sensitive

- The Adams County buyer is extremely price-sensitive.
- Some buyers continue to “drive until they qualify,” with the Tri-Towns, Ft. Lupton and Greeley growing as alternatives to Adams County.
- There is not much demand for “executive housing” or homes in around \$800k. The brokers uniformly stated the greatest demand for homes priced between \$200k and \$400k.

Metro Districts and HOA Fees are a Barrier

- Higher property taxes and HOA fees in new communities are frustrating for buyers. They don’t understand the value of the extra taxes and fees, or they prefer that the cities or county provide those services.

Maintenance-Free Living with Storage

- The older, maintenance-free buyer prefers three-car garages or basements for storage. A subset of this buyer profile also seeks RV storage either adjacent to their home or within the same neighborhood.
- There is a perception that the older, maintenance-free buyers aren’t moving because they can’t find a suitable alternative to their current home. If the older residents were to move, that would free up a more-affordable existing housing inventory.

Market Bubble?

- If mortgage rates stay low, the brokers don’t feel there is a market bubble. There is sufficient housing demand to continue for the foreseeable future.
- The lack of appraisers is causing delays in closings and inflated prices for appraisals.
- Overall, the brokers are not observing discriminatory practices or predatory lending.

Sense of Place



- Reunion is an example of a well-maintained community with the right amount and kind of planned events.
- Buyers want a hometown feel with holiday parades, arts festivals and local businesses. The new retail areas, especially in Brighton are filled with chain businesses and restaurants. Downtown Louisville, CO was cited as good example of “hometown feel.”
- Light rail is a big deal for Thornton and Midtown, but hasn’t had a noticeable impact elsewhere in the county.

Interviews

Interview 1: City Government Official

What are the housing needs in your community/municipality?

The construction defect laws are a hindrance. The past decade has seen no townhomes or condos being built, particularly within the “missing middle in size and cost.” People lack the ability to downsize or adapt to life changes. There are many people who can’t enter the market because the prices have gone up very quickly. There is also a need for low-income housing. “Affordable” housing has gone through the roof (up 74 percent in the last decade).

Jurisdictions are drafting ordinances to address the issues with greater flexibility in fee structure, lower water taxes and lower school fees. They are also looking at fee rebates for housing projects and public land dedication requirements. They do not want to penalize developers for density.

They had a roundtable discussion with non-profits and advocacy groups, as well as for-profit developers. They didn’t really reach out to larger homeowners because they already understand what the obstacles are for them and they aren’t really “affordable” homebuilders.

What do people think about Adams County, particularly the unincorporated areas?

People want to live in the unincorporated areas for livestock and agriculture, or they just want more freedom to do things on their property and are willing to trade city services for that.

The housing authority should have taken the HUD Emergency Solution Grants (ESG) funds. With HUD’s HOME funds, there is a perception that Adams County is so heavily focused on regulatory compliance that it feels punitive to work with them instead of a partnership. There needs to be a better understanding of the responsibilities for the administering of these plans.

What are the challenges/opportunities in Adams County over the next few years?

There is a fair amount of growth up the Interstate 25 corridor, and a lot of momentum in both business and residential growth. Resource management needs to be talked about, not only how many houses but how they are going to be served (particularly water rights). Water restrictions haven’t been enforced but they might be in the future. Urban sprawl isn’t desired, instead concentration is preferred.



Do you think the employment situation and commuter situation are holding Adams County's growth back?

What they hear from high-end employers is they want to be downtown (or maybe Boulder) because that is where the workforce is. The high-tech population is downtown, and it will be difficult to pull those jobs into Adams County. There is value in looking at what land uses are unique to the county and leveraging them. Businesses that need more land or storage that can't be accommodated in the city could thrive in Adams County. Flexible land use is valuable to some and the county may need to accept that it is their identity.

Interview 2: Community Non-Profit Employee

What are the housing needs in your community/municipality?

Affordable housing is a problem. Landlords are raising rent monthly, not renewing leases, or kicking people out with only seven days' notice. There is a lot of overcrowding and people can't make rent. Landlords are not responsive with repairs and even discriminatory. For example, there was a building that had an explosion and needed repairs. During the repairs, there was no power or water, but the landlord didn't inform the non-English speaking families about the repairs.

What solutions, initiatives or programs should the county undertake to target underserved populations?

There is a shortage in services for low-income families. There are some groups doing community organizing and many communities have never had a voice. Undocumented individuals are particularly vulnerable and don't have representation. Mixed status (some undocumented, some documented) are the most vulnerable because their families can be torn apart easily. Many people are working two or three jobs and don't have the time to organize or participate in the community. Lack of education is also a factor. There are pockets of refugees from southeast Asian countries who sometimes lack formal education. There is also a large Russian population.

Affordable housing needs to be incentivized (reduce regulatory barriers, subsidize). Some of the regulations like parking requirements aren't appropriate. The county would waive fees and expedite the process for low-income individuals, particularly very low AMI families. There is some optimism that the votes on council can make some positive changes.

Funding is the biggest barrier, and the current direction of the federal government means there will not be funding from D.C. There are not a lot of high-paying jobs in Adams County if you don't have a college degree, and the education system is not doing a great job. It would be nice if the county found a way to incentivize contract-hiring for folks who struggle to find work, such as those with criminal records or gaps in employment.

Interview 3: City Government Official

What are the housing needs in your community/municipality?



We have a shortage of affordable housing rental units, at least 10,000.

What are the housing needs you see in Adams County?

I can't say for Adams County, but we need affordable housing units in the city.

Are there any specific housing types that you see missing or lacking in your specific community/municipality, and Adams County?

Affordable housing units for families are lacking (two- and three-bedroom units).

Are there any populations you feel are underserved or underrepresented in terms of housing and supportive services in your specific community/municipality?

Veterans and immigrant/refugee populations are the toughest to get outreach to. The city does a great job through their immigrant/refugee cabinet, and with the VA hospital coming in 2018 we are reaching out to determine immediate needs.

What solutions, initiatives or programs should the county undertake to target housing needs?

Adams County needs to combine efforts with cities and Arapahoe County to build affordable housing units, especially with the Low-Income Housing Tax Credit.

What solutions, initiatives or programs should the county undertake to target underserved populations?

Again, Adams County could build relationships with Aurora and Arapahoe Counties to target these populations together rather than separately.

What opportunities in terms of housing and growth do you see for Adams County and/or your community in the coming years?

In 2017 a new 39-unit affordable housing projects of two- and three-bedroom units will be built in Adams County. These projects will be supported with HOME and NSP dollars.

What challenges in terms of housing and growth do you see for Adams County and/or your community in the coming years?

Higher market values make it difficult for low- to moderate-income persons to afford housing, whether rentals or ownership.

Interview 4: City Government Official

What are the housing needs in your community/municipality?

The whole region is short on housing. The city hasn't had a new subdivision since the mid-2000s. There will be some new housing in the \$275k - \$375k range. The city would love to attract retail and dining options, but there are few multi-family units so they can't attract employees. Eighty-five percent of residents live in the city and work elsewhere, and vice versa. Most residents work in Denver and at the airport.



The city is not diverse, but there is always a waitlist for vouchers. Handicapped services are important, but the community needs jobs. If you go through the Adams County workforce services you travel to Brighton, which is far away.

Infrastructure problems exist. Water and other services are difficult, and the city needs at least one new bridge. There is also a railroad track that divides the town, and often people can't get emergency services if they live on the wrong side of the track.

What challenges in terms of housing and growth do you see for Adams County and/or your community in the coming years?

Taxpayer Bill of Rights (TABOR) laws prevent a lot of things from getting done. They passed a sales tax increase to repair the roads, but it took a lot of effort and several tries. People don't want to pay more taxes; there is a strong independent streak. The TABOR is very limiting and makes things harder than they need to be.

Interview 5: City Government Official

What are the housing needs in your community/municipality?

The city gets Community Development Block Grant (CDBG) funds and some funds from the county. They did a housing assessment and found gaps in income and housing. There was plenty of housing at all income levels, but higher-income residents are sometimes living in cheaper homes (less than 30 percent of income). The city also found that affordable housing is in one area that created a concentration of low-income residents. It is difficult for developers to build affordable housing in other areas. Low-income tax credits aren't available because developers have to spend more resources to show that a location is eligible. HUD says to not concentrate affordable housing, but they also say neighborhoods need to be "low-income" to receive affordable housing tax credits.

The city is hearing that people don't know how to use Section 8 vouchers, or people who have them just call around and get on a waiting list. There might be better ways to get into rental housing with the vouchers. Landlords are not trained to use them. Two-thirds of families who get vouchers are unable to use them: the vouchers expire before the families get off a waiting list and into a home. Owners are reluctant to accept housing vouchers, even if management is willing to.

Veteran Affairs Supportive Housing (VASH) vouchers are difficult to use because veteran-specific services are in the Denver area and not Adams County. There is only one VASH voucher being used in the city.

Another problem is more people have disabilities, particularly children. Medicine has helped children live longer than before, so we need more housing to help more people.

What solutions, initiatives or programs should the county undertake to target housing needs in the community?



There is an influx of people and the county needs to develop housing. In addition, public transportation is lacking in the part of the city with affordable housing, and people need to get to their jobs. Almost everyone in the city commutes elsewhere. People in the city need cars, especially families with children.

Regulations are barriers to funding. The largest sources of funding come with an abundance of regulations, and navigating them is difficult. There is no discretionary funding. Many non-profits don't apply for funding because the administration is burdensome. There is conflict between the regulations and the requirements. There are many requirements to develop properties (a certain number of units, a certain number of owners...some of this needs to be done even before applications). The building process in the county doesn't align with the requirements of the grants. Everyone is trying to figure out how to get funding. HOME funds aren't worth the headache. Sometimes CDBG requires a contingent offer before an environmental review is complete, which means they are outbid by people offering cash. Cities are in a bind with unfunded mandates for affordable housing.

HUD representatives aren't much help because they just repeat HUD regulations. Cities are moving away from federal funds because they are not effective, and they are trying to find better ways to use non-federal funds. It is difficult to get rental owners on board.

Interview 6: Employee of a Homeless Non-Profit

What are the housing needs you see in the community?

The biggest challenge in Adams County is that there are no clear districts, towns and lines. Sometimes residents can't live near their jobs and other resources because there is inadequate transportation or unaffordable housing.

What are your thoughts on the homeless population in Adams County? Should Adams County be considered part of the metro area?

Adams County is made up of suburban communities (despite being near an urban center), which changes homeless issues. There is a substantial homeless challenge in Adams County, but it looks different because of the suburban nature. There is overcrowding; youth are underrepresented because they flee to Denver. It would be great to have a housing continuum so families can stay in their county instead of leaving for resources. There isn't a good count of people who leave a county and end up homeless in another county. There is a little corner of Adams/Arapahoe/Denver through which many families transition when they have unstable housing. Young persons often leave Adams County (some can afford to live in Thornton where there is no work) but come back for services; each county does assistance differently. Many refugees are at the fringes of smaller communities. People come to Adams for community but leave because they can't get work.

Are there any specific housing types that you see missing or lacking in your specific community/municipality and Adams County?



Smaller buildings are better than apartments. High-needs and traumatized populations need something safer and secure. There are few efficiencies (small, low-cost). One idea is a building with universal accommodations, because buildings often house young people with disabilities and not all buildings have sufficient accommodations. The ideal building size for young adults, trauma victims, and victims of sex trafficking is 10-12 units instead of big complexes. Downtown Denver has some nice buildings, but when you talk about them for homeless folks you get pushback.

The Supportive Housing Toolkit started four years ago for rural housing. Only a few developers are interested because of the tax credit limit. Also, it is hard to build small buildings that are cost-effective. The state's Division of Housing is talking about a different strategy. Property owners resist having a lot of disabled and traumatized young people in one location.

Adams County has long been a great ally of Shiloh House, which helps high-risk youth at the Sanctuary multi-purpose center. The county has been great, but a roadblock is the complexity of funding for support services. The many municipalities, school districts and other competing organizations have trouble creating one united plan. There is a sense of NIMBY because of the "haves and have-nots;" any housing plan must suit everyone.

The Adams County Housing Authority rejected ESG funds because they found the funds ineffective. They had funds from other places, and organizations can get funds from the state. This is unfortunate: if resources are available, they should stay in the community. Local organizations can't work with the state the same way they work with the county. A more-integrated model might benefit everyone. Adams County seemed concerned that they only get a little of the ESG funds to use on administration, and the funds might be more costly to monitor than the \$150,000 they get ... but they could provide for three or four units per year, which is better than the state or feds telling you what to do with it. Colorado has the most young people using housing vouchers because of creative ways to get resources to the community. There are ways to efficiently get ESG funds instead of just rejecting them.

General feedback

We either pay now or we pay later. How can we look at innovative or better ways to help the most vulnerable families? Many of the children in the system are not abused but neglected because of poverty. If we provide support for trauma/poverty, it helps everyone and slows a revolving door. We need in-home services and support from the community. It costs less to prevent than to treat. The Adams County model is so different from the Denver model; it is more like three counties in one because the areas are so different. Some vouchers aren't getting into Adams because of the coordinated entry effort. There are backdoor discussions at MDHI, and if Adams County was at the table they could get a lot more money.

Interview 7: City Government Official

The state's construction defect law is preventing new housing. Due to extra insurance requirements, any construction under \$400k isn't profitable. Affordable housing can't be built.



Some areas are mostly built out, which means new construction is what they need but it can't happen because of the defect law (the legislature is deadlocked on fixing the issue). A recent fiscal study looked at existing multi-family developments and found rental properties that were more than 40 years old and more than \$2 per square foot (which is super-expensive). There are places that look like HUD housing, 600-800 square feet, that are going for more than \$1,200 a month. There is just no affordable housing, and it has gotten bad in recent years due to rising costs, mostly tied to construction defect law. Construction defect law allows HOAs to do class-action lawsuits against construction companies and it has been abused.

They are trying to find local solutions, including mandatory arbitration for construction defect suits, but they haven't been legally tested and construction companies are reluctant to take the chance. They are also trying to find ways to set up insurance coverage systems with subsidies. The local political challenge is that there is an appearance that there is too much affordable housing.

One of the challenges in Colorado is TABOR. Each year they must provide a balanced budget and they can only have 2 to 3 percent margin of error. They can't go into debt, and any surplus is returned to tax payers. Most of the fiscal system is sales tax- and fees-based, not property tax-based. Increased property values don't affect local jurisdiction fiscal policy. Property tax increase is not a factor for raising prices. One challenge they do have is that most new housing has 25-50 mils thrown on top of taxes to subsidize infrastructure. This does increase the cost per square foot for a rental, particularly for low-cost housing.

If the construction defect law was fixed they would see a tidal wave of condo construction that has been missing for the last seven to ten years. The city doesn't have a lot of areas set aside for high-density housing, but there is some. Adams County should evaluate its impact fees schedule to make sure they are not impeding entry-level housing. Normally multi-family units are a loss leader in the community, but in the city they are a gain because they aren't putting a new drain on utilities (instead they improve the existing stuff).

Is there a demand for high-density, multi-family housing in the unincorporated parts of Adams County?

It will probably stay within the urban area. You need to provide a sense of place with urban benefits in a rural environment ... walkability, accessibility, goods and services ... to feel like a downtown without being in the downtown. Arvada's old-town neighborhood is a prime example. They were "western suburban" nothing but they invested a lot of capital and it is paying off, though it took 15 years. Wheatridge is targeting Millennials and has turned their city around. If unincorporated Adams County wants to bring in people it needs to be more than just a place to lay your head: it needs to be a place where people want to be. The challenge is that the market will tell you X, the constituency will tell you Y, and the elected officials want Z. Front-range communities are realizing that they need to stabilize their markets and make sustainable through amenities, diversification and life experience (that's what they are trying to do in the city).



The Denver Highland and Berkeley neighborhoods as well as Sunnyvalley (Sunnyvale) all have townhomes selling for \$800,000 ... an insane price. That wasn't happening five years ago ... prices were closer to \$325,000 for the most-expensive homes. Tech and medical industries are bringing in people and driving up prices; it isn't really the weed industry.

Interview 8: City Government Official

What are the housing needs you see in the community?

Seniors who rent or own their homes need affordable housing designs which suit them.

Persons often own or rent housing that is structurally deficient, not in compliance with applicable codes or has hazards that impede their ability to remain in their home.

Very low- or extremely-low-income households cannot reasonably pay for or find housing, and they may be at risk of being houseless or homeless.

First-time homebuyers of modest means may find it difficult to purchase a housing unit in the city, as a result of the cost of new or owner-occupied housing units relative to their ability to finance such a purchase.

There are other populations on which the city must focus:

- Households I define as "houseless" (have no structural shelter or dwelling) or "homeless" (have or can find a dwelling or shelter but it is not permanent or adequate for their needs).
- Households with one or more members who are physically disabled, regarding the adequacy and presence of their rental or owner-occupied housing.
- Low- or moderate-income households who wish to rely less on government or other assistance or subsidies.

Older, lower-value homes fill the denser eastern reaches of the city, while newer, high-value homes are increasingly abundant in the west. Relative to comparable neighboring communities, the city's stock is of higher value and contains a greater proportion of single-family and owner-occupied housing units. The city's multi-family housing stock is about 29 percent of all housing, and very few units are currently vacant, though rents remain slightly lower than in surrounding communities. Housing gap analysis reveals that low-income residents have significant difficulty finding affordable rental and for-sale housing. For current owners looking to buy up or downsize, the market for middle-income households is oversupplied, while the market for low- and high-income owners is undersupplied.

The community's aging population will require a more diverse housing stock than the city offers. Many residents older than 65 want smaller, denser housing units near shopping and community amenities. They need easily accessible housing as well due to disabilities and decreasing mobility.

The city's Community Development Planning Division offered these comments as well:



Specific needs include:

- Affordable housing, particularly for seniors since this is a growing sector of the population, and households with children with a single parent as head of household.
- Housing for small households. We need to have a diversity of smaller units in new developments, since there are many one- and two-person households in the city (more than 60 percent of all households) and this trend is likely to continue.
- Diversity in housing types to meet the needs of seniors, Baby Boomers and Millennials. This diversity could include cottage housing, cohousing, tiny houses, and small lot housing. High-density, walkable places are important to the Boomers and Millennials, so the zoning for single-use commercial areas should be revised to allow residential uses. Design of these mixed-use areas is also important.
- Moderately priced entry level housing and reasonable rental rates for multi-family housing. The current median listing price of a home in the city is \$385,000 (Zillow), and this is higher than what people entering the market for the first time can afford. There is a need for moderately priced townhomes and condominiums.

What are the housing needs you see in Adams County?

Affordable housing seems to be the primary issue.

Are there any specific housing types that you see missing or lacking in your specific community/municipality and Adams County?

To examine how the city's current housing market meets the needs of its residents – and to inform city housing policy – the city has conducted a “gap analysis.” The analysis compared the supply of rental and for-sale housing at price points affordable to households at various income levels. It compared the number of renter households in the city in 2011, their income levels, the maximum monthly rent they could afford without being cost-burdened (30 percent of income), and the number of units in the market that are affordable to them.

Affordability for renters has two components: mismatches in the rental market and ownership opportunities for renters wanting to buy. The gap analysis of renters in the city entails both rental affordability and ownership opportunities. A similar gap analysis evaluated the market options affordable for current homeowners who wish to buy up or downsize. The model compared homeowners' income levels, the maximum monthly housing payments they could afford, and the proportions of affordable homes in the market that were affordable to them. The rental market mostly served renter households earning between \$25,000 and \$75,000 per year – 74 percent of rental units are priced within that group's affordability range.

As in many housing markets, homeownership is unaffordable for most renters in lower income brackets. Only 8 percent of homes for sale in Arvada in 2012 were affordable for renters who earned less than \$35,000; 47 percent of these renters wanted to buy. More than 65 percent of



the homes for sale in 2012 were affordable only to the 33 percent of renters who earned at least \$50,000.

The 10 percent gap for existing homeowners who earned \$35,000 or less was far less than the 39 percent gap for renters who wanted to buy. Further, there was an undersupply for homeowners in high-income brackets. Of the homes for sale in 2012, only 31 percent were affordable only to the 49 percent of homeowners who earned at least \$75,000. This is a gap of 18 percent, indicating that the housing market had a surplus of high-end housing. There was an oversupply of housing for homeowners earning between \$35,000 and \$75,000, and there was an undersupply of housing affordable only to those earning more than \$75,000.

The Community Development Planning Division offered these comments as well:

Seniors want to downsize from their larger family homes to smaller units where they can still live independently. The city has a high rate of home ownership as well as a high proportion of single-family homes. Cottage housing, cohousing and accessory dwelling units (ADUs) let seniors own or rent while living independently. The city is fortunate since we already allow ADUs throughout the city in single-family zone districts.

Live work may also be an option, but I'm not sure of the demand.

Are there any populations you feel are underserved or underrepresented in terms of housing and supportive services in your specific community/municipality, and Adams County as a whole?

As the number of households grows over the coming decades, household composition will change considerably. A 48 percent increase in the number of non-family, one-person households in the city is expected by 2035, compared to a 28 percent increase in family households. Median non-family household income (\$37,000) is less than half that of family household incomes (\$78,000). About half of the current rental units are affordable to a household earning the median non-family household income, while virtually all rental units in the city are affordable to a household earning the median family household income. Only about 9 percent of the ownership units are affordable to a household earning the median non-family household income, while about three-quarters of ownership units in the city are affordable to a household earning the median family household income. The community's aging population needs a more-diverse housing stock. Many residents older than 65 want smaller, denser housing units near shopping and community amenities. They require easily accessible housing as well due to disabilities and decreased mobility.

The city's age distribution is projected to change substantially. There will be modest growth in for persons under 40 (young) category, little change for those 40-59 (middle-aged), and considerable growth for those over 59. This changing demographic will affect community design, unit design, accessibility, mobility, community amenities and city services. Up to 90 percent of seniors prefer to remain in their current hometown, and they need retrofitted housing as well as improved facilities and infrastructure: many live alone and have limited social



engagement, and many have limited eyesight, hearing and mobility. In the meantime, there will still be some growth in the school age population.

Housing for the older population will need to be smaller and safer, with minimal trip hazards, easy access to cooking and bathroom facilities, wider hallways to accommodate wheelchairs and motorized carts, and grab-bars in multiple locations. Housing will increasingly need to be single-level, and retrofitting existing structures will be challenging. Today's "McMansions" may be converted to multi-family dwellings.

"Thirty percent of Americans age 55 and older indicated that they would consider moving to a smaller townhouse, duplex, or condominium," per a 2002 report by the National Association of Realtors, "but only 15 percent now live in such housing. One option is cohousing, which offers individual dwellings that share common space for community activities. Such arrangements are often multigenerational. The neighborhood design allows older residents to continue to function independently while being part of a community." (Urban Land Institute) The city was an early adopter of age-friendly design standards, as they revised the Land Development Code in 2005 to anticipate multi-generational needs.

The visibility ordinance calls for design improvements: better lighting, larger & better-illuminated street signs, and wheelchair accessibility. Home adaptations include lever door handles, open floor plans and wide hallways for wheelchairs.

The Community Development Planning Division offered these comments on the homeless population:

What solutions, initiatives, or programs should the county undertake to target the housing needs in the community?

The most immediate need is for the federal government to provide an adequate level of funding to properly operate the program and fully use the 508 baseline count of units. Current funding levels are inadequate to properly administer the program and maintain assistance to the baseline count of units in the program.

Funding levels for the Housing Choice Voucher program have prorations of federal funding that are inadequate to meet its baseline count of housing assistance. Further, the prorations cover only two-thirds of administrative support.

Adams County must relay to federal and state officials the need for affordable housing and community development.

The Community Development Planning Division offered these comments as well:

After a needs assessment, the county can review the land-use regulations to see if they are flexible enough to allow for a diverse range of housing (e.g., small lots, cottage housing, tiny homes) as well as mixed-use zoning.



Homeless shelters are needed to provide accommodation for individuals and families.

Some of the housing stock is aging and the quality is deteriorating. Renovations are needed to make sure that these properties are safe, attractive and of a quality to last another 30 to 50 years.

What opportunities in terms of housing and growth do you see for Adams County and/or your community in the coming years?

Transportation

“Many of the aspects of designing an age-friendly community – walkable downtowns, cohesive transit networks, mixed-use urban villages – are the same things smart growth advocates have been pushing for 20 years. By making the space accessible for seniors, you're making it more accessible for everyone else” (Governing Magazine). In particular, wide sidewalks and trails free of trip hazards are essential to seniors, for whom a fall could mean a broken hip. Further, seniors who cannot drive need transit and even door-to-door access. Those who want independence must get used to bus schedules. Some bus routes may need to be altered to reach (1) residential neighborhoods as seniors may not be able to walk the typical half-mile to a bus stop, and (2) pharmacies and medical facilities.

Parks and Open Space: Denser development will mean fewer front and back yards, which will mean a greater demand for accessible and safe parks, trails and open spaces. As older populations give up their cars, the accessibility of parks and open spaces will become important issues. These facilities will need to be accessible by foot or by transit, and must have benches and public restrooms.

Water Demand: The city can expect lower per-household water demand. Seniors use less water, particularly those in small or single-occupant households. Xeriscaping is desirable.

The Community Development Planning Division offered these comments as well:

The city is projected to grow at a steady rate, with greenfield suburban neighborhoods being developed and infill redevelopment occurring mostly around stations and along some arterial corridors. Millennials may choose to move to the city to raise families since it offers more reasonably priced housing than certain desirable neighborhoods in Denver (such as Highlands). New families may move into neighborhoods that were built in the 1960s and 1970s, but there could also be a strong demand for new, energy-efficient housing.

What challenges in terms of housing and growth do you see for Adams County and/or your community in the coming years?



More than half of older adults reported problems with doing heavy or intense housework, physical health, and not knowing about community services. Nearly 10 percent of older adults reported mental or physical abuse or inadequate food.

The city's housing stock is old. About 63 percent of the city's housing was built before 1980, considerably more than in Broomfield (32 percent), Thornton (29 percent) and Westminster (41 percent). Wheat Ridge, an older and denser community, has a higher percentage (85 percent).

The Community Development Planning Division offered these comments as well:

For-sale housing is expensive, and rent is on par with that in Denver.

Do you have other comments or information that will help analyze housing needs?

People do desire to live in livable, walkable neighborhoods where they can easily reach their daily retail and service needs. Mixed-use housing should be promoted, with less commercial-only zoning and more residential & mixed-use zoning.

Interview 9: City Government Official

From your perspective, what are the housing needs you see in your specific community/municipality?

The overall proportion of residential uses in the city is larger than it should be and creates higher demands for services than can be provided from a financial perspective. About 70 percent of the residential units in the city are manufactured homes (the bulk of which are in mobile home parks). Should these mobile home park land uses change to other residential uses, the city would advocate for a more diverse set of price points, walkable services, permeability and community amenities.

Mobile home parks do not serve their residents well by any of these measures. Lastly, mobile home parks have a long-term association with affordability, but as price points in the Denver metro area increase and affordable housing options dwindle, many parks are charging lot rents that in combination with house rentals are higher than middle-income, single-family mortgages in adjacent communities.

What are the housing needs you see in Adams County?

Thoughtful, integrated, affordable housing options near livable amenities and regional transportation systems.

Are there any specific housing types that you see missing or lacking in your specific community/municipality, and Adams County, as a whole?

The city only has single-family housing, townhomes, apartments and mobile home parks. The most-obvious missing housing types are mixed-use and traditional neighborhood development (TND). Most of the residential neighborhoods were designed with limited pedestrianism and



permeability. They also lack walkable community resources such as small diners, cafes, restaurants, grocery stores, hardware stores and convenience stores. Within Adams County, more housing sizes and types, as was common in neighborhoods before 1940, would create vibrant, integrated communities.

Are there any populations you feel are underserved or underrepresented in terms of housing and supportive services in your specific community/municipality and Adams County?

We have 70 percent low- to moderate income housing. Other communities within Adams County average around 40 percent, which is still high compared to state averages. Integrating (not ghettoizing) a higher diversity of income ranges into the community would be beneficial.

What solutions, initiatives or programs should the county undertake to target the housing needs in the community?

The local residential development should be required to follow TND design principles that are inclusionary both culturally and economically and that cultivate more vibrant, walkable, livable communities for a sustainable mix of demographics. Each community should have a local “sense of place” and a small downtown adjacent to vibrant park amenities and should connect to trails and transportation networks.

What solutions, initiatives, or programs should the county undertake to target the underserved populations in the community?

There should be more code-enforcement, and health and safety checks for residential structures (possibly through the fire departments) to ensure that affordable housing is safe. We should integrate diverse housing types and walkable amenities into new development plans. There should be higher connectivity to transportation networks and critical services.

What opportunities in terms of housing and growth do you see for Adams County and/or your community in the coming years?

The increase in demand for housing could lead to significant redevelopment pressures. Where practical, that increased demand should be integrated vertically in thoughtful nodes near civic amenities to generate healthy micro-communities with character, vitality, resilience and vibrancy.

What challenges in terms of housing and growth do you see for Adams County and/or your community in the coming years?

One challenge will be to redevelop mobile home parks. A related challenge will be to maintain a reasonable affordability of culturally and economically diverse, well-designed communities.

Do you have any other comments or information that you feel could be beneficial to analyzing housing needs within Adams County?

The development of light-rails in Adams County could create opportunities for better residential development. Affordable housing should be inventoried and graded for safety, quality, resilience, livability and service needs.

