

# Commerce City Housing Needs Assessment

Presented by CIVITAS, LLC  
November 13, 2017

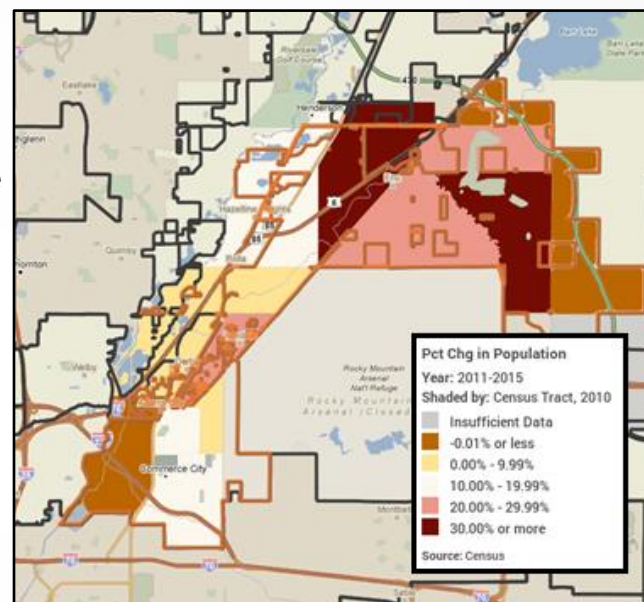


# Overview

- Purpose of Housing Needs Assessment
- HNA will lead to a Balanced Housing Plan and Implementation Plan
- What picture does the data paint?
  - Finding 1: Population Growth is Not Evenly Distributed
  - Finding 2: Unique Demographics
  - Finding 3: Affordability Gap Increasing
  - Finding 4: Housing Unit Production Needs to Increase

# Finding 1: Population Growth is Not Evenly Distributed

- North Commerce City
  - High population growth
  - Higher Household Income
  - Lower unemployment
  - Large Non-Hispanic Population
- South Commerce City
  - Low population growth
  - Lower Household Income
  - Higher unemployment
  - Large Hispanic Population

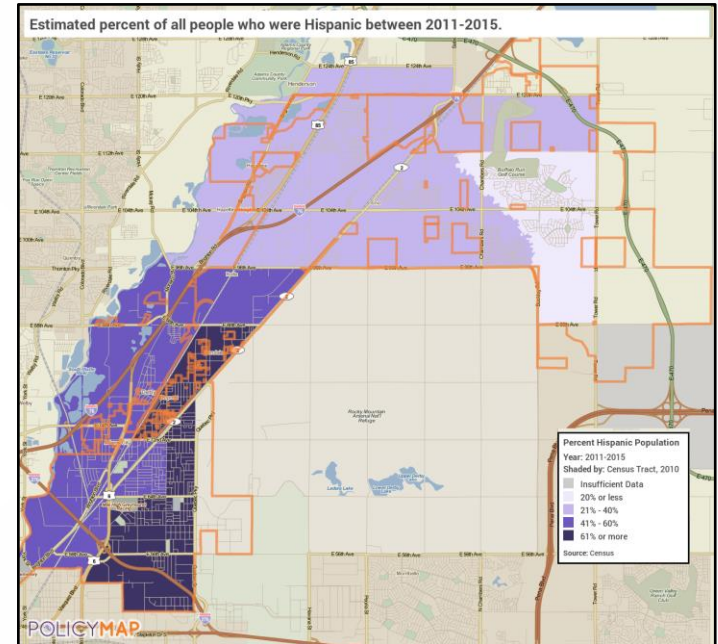


# Finding 2a: Unique Demographics

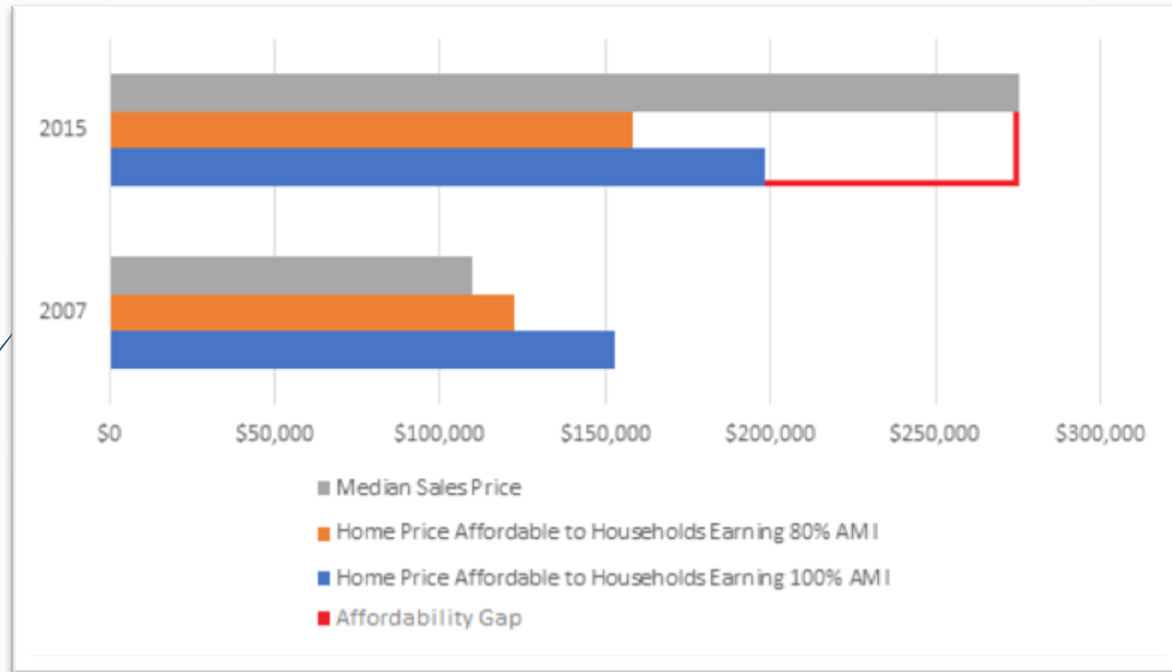
- ▶ High Population Growth (2009-2016)
  - ▶ Commerce City: 37.7%
  - ▶ Adams County: 18.8%
- ▶ Young Population
  - ▶ Median Age
    - ▶ Commerce City: 30.9
    - ▶ Colorado: 36.3
  - ▶ Elderly Population
    - ▶ Commerce City: 6.6%
    - ▶ Adams County: 9.2%

# Finding 2b: Hispanic Population Concentrated in Southern Area

- Hispanic Population
  - Commerce City: 45.6%
  - Adams County: 38.6%
- Over 2/3rds of the population identifies as Hispanic in some tracts
- Tracts with a large Hispanic population are also lower income tracts



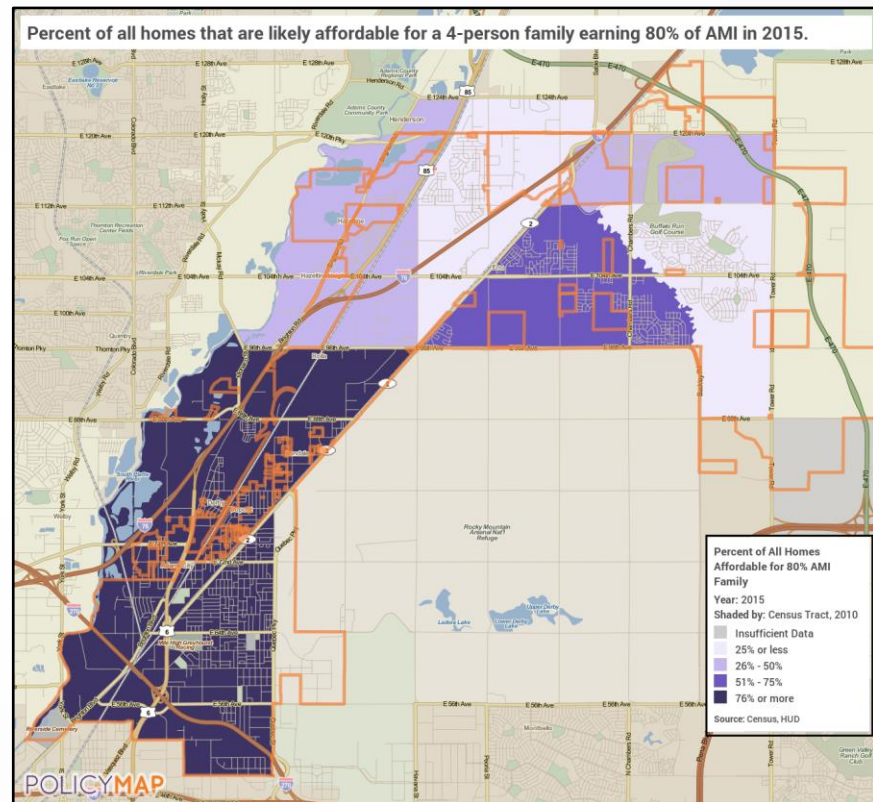
## Finding 3a: Affordability Gap Increasing



- In 2007, there was no housing affordability gap for residents earning over 80% AMI
- By 2015, a significant housing affordability gap is present for most residents

## Finding 3b: Affordability Gap Varies by Area

- Northern Area is significantly less affordable than southern
- Census tracts south of East 96<sup>th</sup> have much more affordable housing



# Finding 4a: Housing Unit Production Needs to Increase

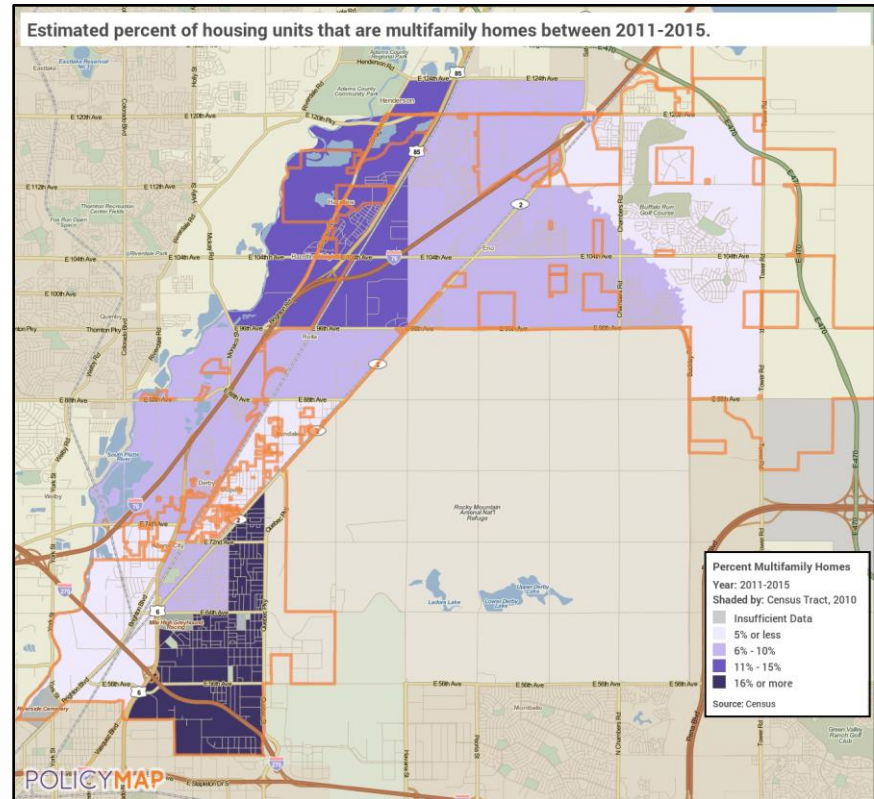
- ▶ Three housing needs to consider
  - ▶ Cost Burdened Households: ~5,000
  - ▶ Commuters: ~27,000 workers
  - ▶ Future Households: ~550 annually
- ▶ Approximately 550 units must be produced annually just to keep up with population growth
- ▶ Greater housing production will lower costs for cost burdened households, increase housing opportunities for commuters, and allow for new households to move to the jurisdiction
- ▶ In 2016, 517 permits for residential units were issued, 93% were single-family buildings

Sources: American Community Survey 5-Year Estimates 2011-2015, Denver Regional Council of Governments



# Finding 4b: Multi-Unit Housing Options are Less Common

- Less than 20% of housing is multifamily
- Lowest rate of multifamily homes in the region
- Southern census tract near Denver has the highest rate of multifamily homes



# Public Feedback

- Stakeholder Focus Group held on October 4
- Key Points:
  - Commerce City is relatively affordable and has a “hometown” feel
  - Location, atmosphere, and available services are really appreciated
  - Lack of housing options, particularly multi-unit buildings and units affordable to low-income families
  - Housing production and economic resources are focused primarily on wealthier areas to the north
  - Significant increase in homeless population

# Next Steps

- ▶ November 15 – First Draft of Housing Needs Assessment Complete
- ▶ December 22 – Second Draft of Housing Needs Assessment Complete
- ▶ January 15 – Final Draft of Housing Needs Assessment Complete
- ▶ February 15 – First Draft of Balanced Housing Plan and Implementation Plan Complete
- ▶ March 15 – Final Draft of Balanced Housing Plan and Implementation Plan Complete
- ▶ April – Public Hearing with City Council

# Questions or Comments?

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