



City Council Communication

AGENDA DATE: September 22, 2025 **LEGISTAR ITEM #:** 25-268

PRESENTER: Heather Vidlock **DEPARTMENT:** Community Development

<input type="checkbox"/> Administrative Business	<input type="checkbox"/> Noticed Council Business
<input checked="" type="checkbox"/> Informational Presentation	<input type="checkbox"/> Consensus-Building Presentation

The purpose of this joint study session is for City Council and Planning Commission to learn more about the Housing Needs Assessment project and provide feedback. At the end of 2024, the City contracted with Matrix Design Group, to work on the City's Housing Needs Assessment to fulfill the statutory requirements outlined in SB 24-174. A Housing Needs Assessment (HNA) is a comprehensive study designed to evaluate the types and availability of housing within a community. It identifies existing housing conditions, affordability challenges, and potential gaps to help plan for future housing needs and prioritize strategies. The upcoming joint study session will provide an overview of the project, share results from community engagement efforts to date, and present preliminary findings from the data that will be integrated into the formal Housing Needs Assessment report.

The Housing Needs Assessment (HNA) project is expected to be completed by the end of the year. Upon completion, staff plans to move forward with a Housing Action Plan, which will focus on implementation – identifying and prioritizing specific actions to address the issues outlined in the HNA. Through the Housing Action Plan and its own dedicated public engagement process, staff will continue to engage City Council, Planning Commission, and the broader community on housing issues and strategies.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
December 30, 2024	December 31, 2025
Years and Months of Contract	Number of Times Renewable
1 year	N/A

CITY COUNCIL COMMUNICATION CONTINUED

JUSTIFICATION

<input type="checkbox"/> Council Goal	<input checked="" type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	City Goal – Housing: The City of Commerce City will address the full spectrum of housing needs, encourage sustainable development, and protect residents through enhanced oversight and balanced residential growth		

PUBLIC OUTREACH

Numerous public engagement efforts have been completed throughout the life of the project thus far, including: 11 Stakeholder Interviews; 2 in-person community open houses/round table discussions; 1 virtual community meeting; 1 focus group with families from Early Childhood Partnership of Adams County; online resident survey; online business owner survey; and 4 community pop-up events. One additional community meeting will be scheduled in November to provide a more in-depth overview of the Housing Needs Assessment report.