



Commerce City Housing Needs Assessment

City Council Meeting – September 22nd, 2025

Agenda

- **Background**
- **Key Findings**
- **Community Engagement Summary**

What is a Housing Needs Assessment?

- **Definition: A data driven-study that evaluates the supply, demand, and affordability of housing**
- **Key components**
 - Demographic and economic trends
 - Housing stock characteristics
 - Market conditions (rents, prices, permits)
 - Housing problems (cost burden, overcrowding, substandard housing)
 - Housing needs by tenure and income/AMI levels
 - Community engagement
- **HNAs often lead into a Housing Action Plan (HAP), which help cities determine:**
 - The effectiveness of current housing policies and programs
 - What zoning, regulatory, and policy changes are needed to improve housing availability and affordability
- **Per SB 24-174, HNAs are mandatory for jurisdictions with populations over 1,000; for HAPs, the threshold is 5,000**

Project Timeline

- **Data collection and analysis: Feb–June 2025**
- **Stakeholder engagement interviews: Apr 2025**
- **Resident survey: Apr 2025–Sept 2025**
- **Business survey: Ongoing**
- **Targeted engagements (community pop-up and focus group): June 2025**
- **Open houses (virtual and in-person): July 2025**
- **Final community presentation: Nov 2025**
- **Housing Needs Assessment (HNA) Report**
 - Draft: Oct. 31, 2025
 - Final: Dec. 31, 2025
 - Due to state: Dec. 31, 2026
- **Housing Action Plan (HAP): Spring 2026**
 - Due to state: Jan. 1, 2028

Data Sources

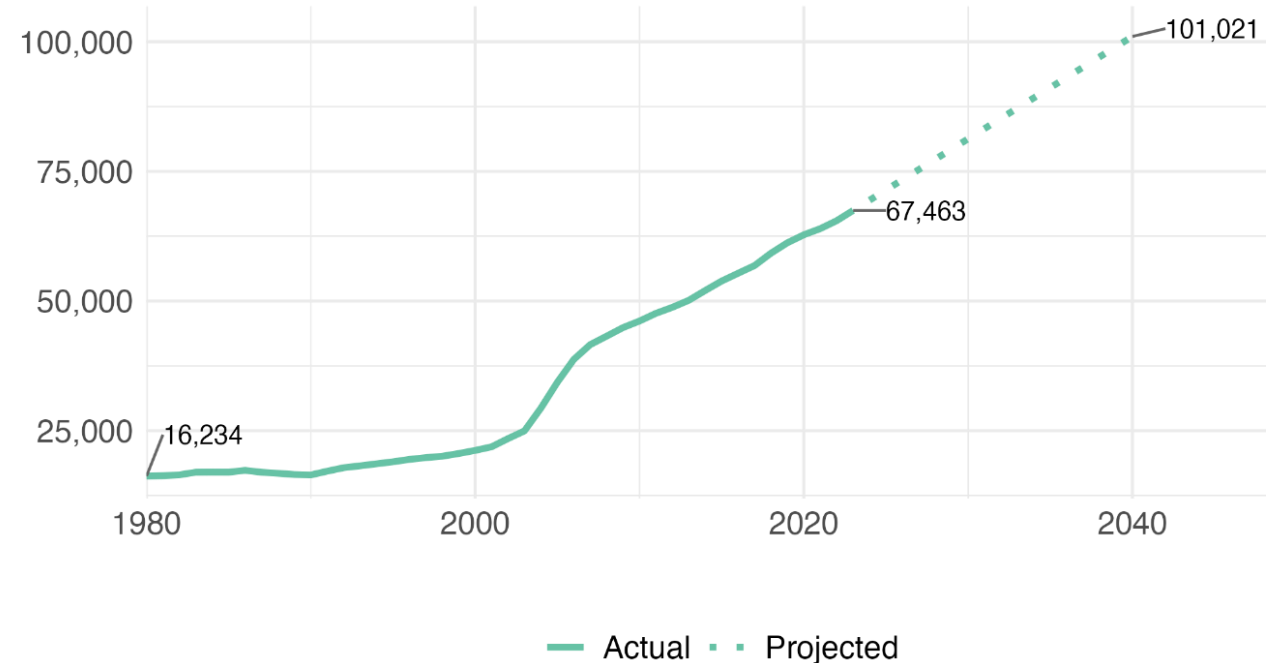
- **State Demography Office Estimates (2023)**
- **Five-Year American Community Survey (2019–2023)**
- **CO Dept. of Labor and Employment (2024)**
- **Bureau of Labor Statistics (May 2025)**
- **Redfin (July 2025)**
- **Adams County Assessor Parcel Data (April 2025)**
- **Zillow Observed Rent Index (May 2025)**

***Values in parentheses indicate date of most recent estimates**

Demographic Trends

- **Population: 67,463;**
Households: 21,338 (2023)
- **Median age has risen (33.9 in 2023), yet population remains relatively young**
- **24% of residents have a bachelor's degree or higher, compared to 45% statewide**
- **Average household size is gradually declining (3.24 in 2020 → 3.15 in 2023)**
- **Long-term increase in homeownership rate (71% in 2018 → 78% in 2023)**

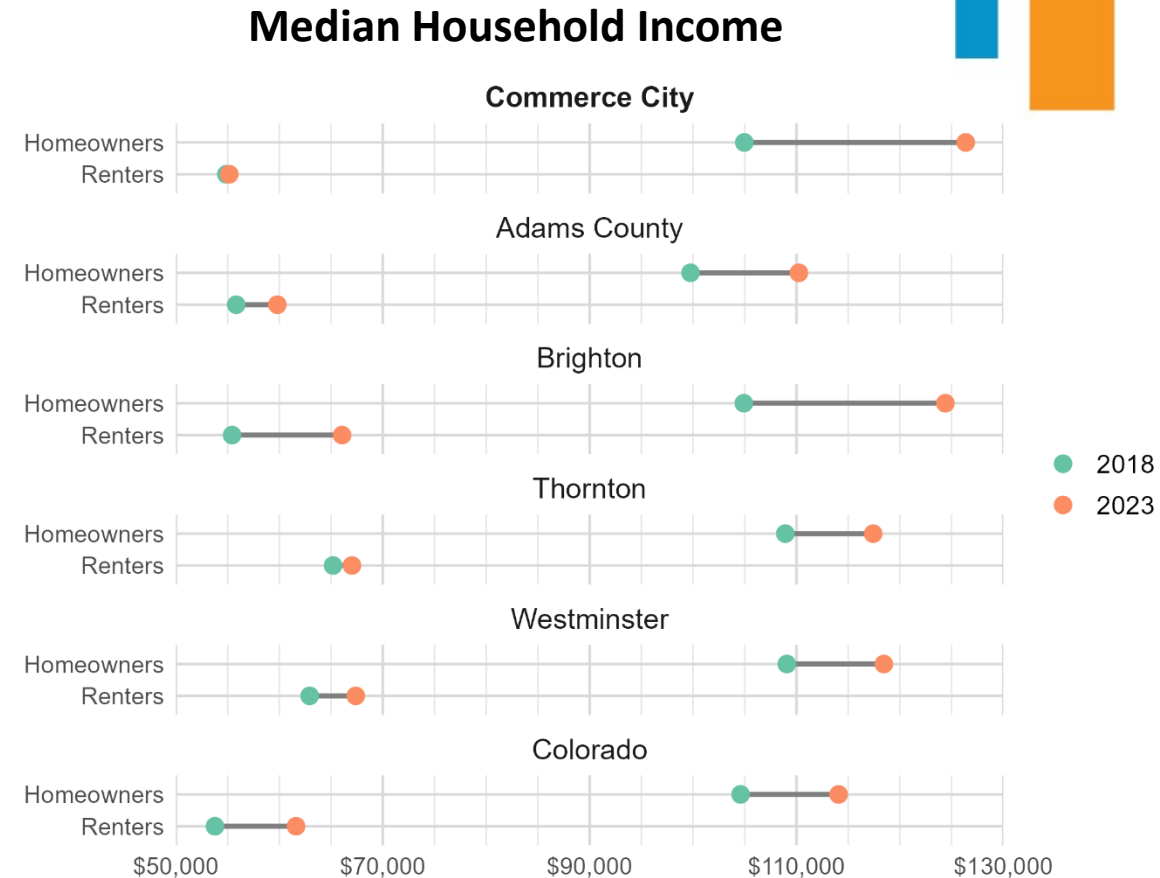
Population Growth in Commerce City



Source: State Demography Office; Matrix Design Group, Inc.

Economic Trends

- **Rising real median household income (\$86,876 in 2018 → \$106,756 in 2023)**
- **Income growth largely confined to homeowners**
 - Maximum affordable monthly housing cost for median renter household: \$1,379
- **Poverty rate remains elevated compared to Thornton and Westminster, despite falling to 9.6% in 2023**
- **Median annual earnings in top sectors (resident workers)**
 - Educational Services, and Health Care and Social Assistance: \$51,702
 - Construction: \$64,037
 - Retail Trade: \$37,383
- **Unemployment rate slightly above statewide level (4.8% in May 2025)**



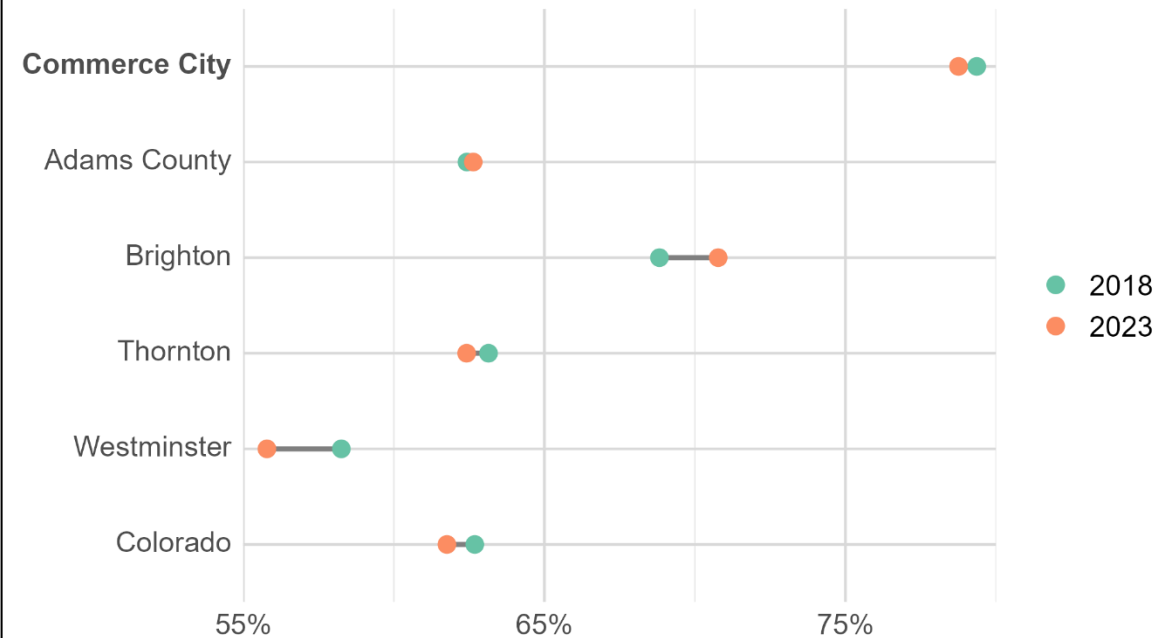
Source: 2018 and 2023 Five-Year American Community Survey

Housing Inventory

- ~ 23,000 housing units, with new development outpacing household growth in recent years
- **Housing stock composition**
 - Detached single family: 79%
 - Attached single family: 10%
 - Small multifamily: 4%
 - Large multifamily: 5%
 - Mobile home or other: 2%
- **Falling vacancy rates: <1% in 2016 → 6.5% in 2023)**
- **Median year built: 1998 (renter-occupied), 2005 (owner-occupied)**

Key Takeaway:
Commerce City's housing stock is more homogenous than comparable communities, with limited change in overall composition from 2018 to 2023

Single-Family Detached Share of Housing Stock

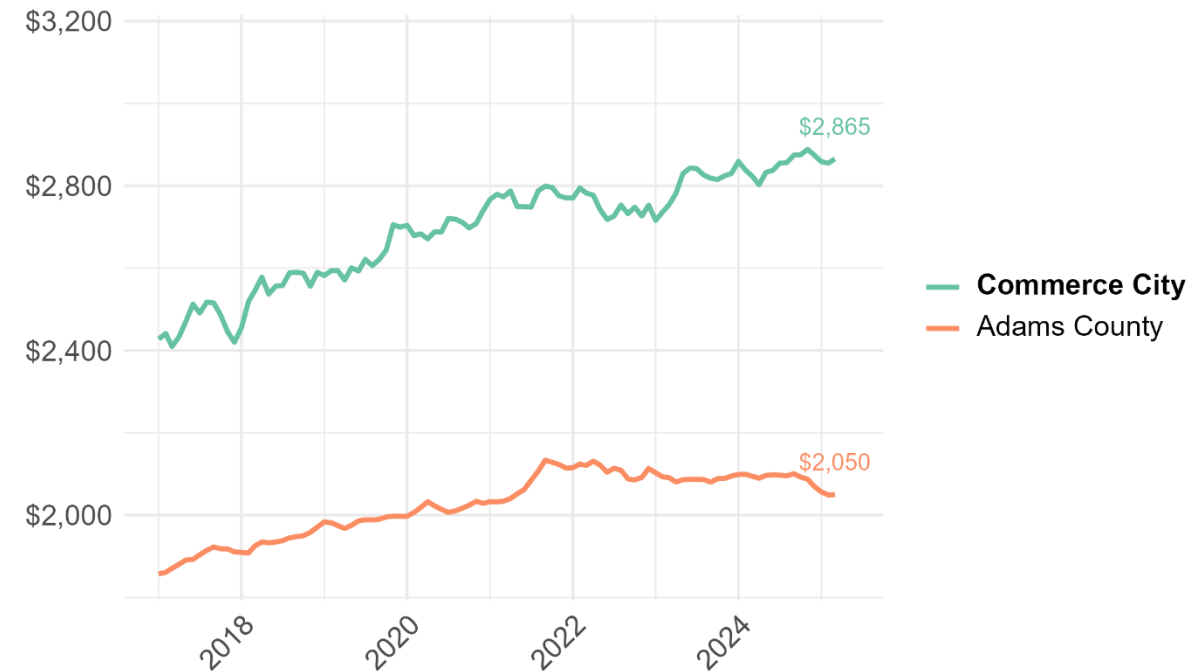


Source: 2018 and 2023 Five-Year American Community Survey

Rental Market

- Inflation-adjusted rents have grown 18% since 2017
- From 2018 to 2023, rents increased six times as fast as renter incomes
- Annually, renter households earned ~\$10,000 less than the amount needed to afford median rent (2023)
- Income required to afford median unit (July 2025)
 - All units: \$113,320
 - Apartments: \$78,500
 - Condos: \$129,960
 - Single-family homes: \$135,260
- Share of affordable rental listings by income level
 - \$30,000: 0%
 - \$50,000: 3%
 - \$75,000: 15%
 - \$100,000: 42%
 - \$150,000: 92%
- Unit shortage: 1,497 (1,254 at below 80% AMI)
- Key Takeaway: Incomes are not keeping up with rents and there is a shortage of affordable rental units

Typical Real Asking Rent

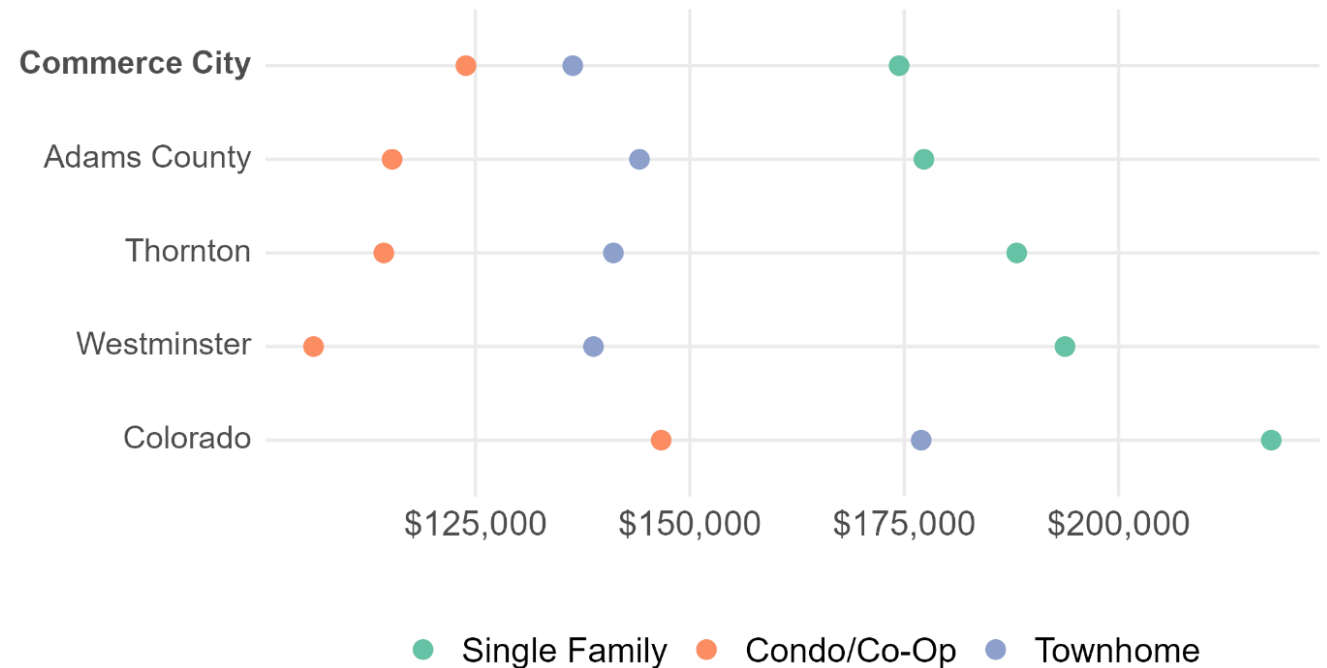


Source: Zillow Observed Rent Index

Homeownership Market

- Real home prices have fallen since 2022 peak but remain far out of reach for most households
- **July 2025 median price: \$505,797**
 - Single family: \$518,919
 - Condo/co-op: \$409,048
 - Townhome: \$394,788
- **Homes are selling more slowly (median days on market: 10 in July 2022 → 51 in July 2025)**
- **Recent share of affordable home sales by income level (Jan. 2024–Apr. 2025)**
 - \$50,000: 0.4%
 - \$75,000: 1%
 - \$100,000: 3%
 - \$150,000: 25%
 - \$200,000: 81%
- **Decreasing homeowner cost-burdened rates**
 - Mortgaged households: 32% in 2018, 27% in 2023
 - Non-mortgaged households: 15% in 2018, 13% in 2023
- **Unit shortage: 4,758 (1,735 at below 80% AMI)**

Income Required to Afford Median Home



Source: Redfin; Matrix Design Group, Inc.

Stakeholder Feedback

- **Feedback collected through 10 semi-structured interviews**
- **What we heard**
 - Clear and concise timelines are vital for development success.
 - There is a lack of attainable rental and ownership housing.
 - Opposition to new development is an ongoing challenge that must be confronted with education.
 - Increased knowledge-sharing and collaboration can facilitate new partnerships and successful development.
 - While new housing stock is needed, it should be the community's main priority to reject displacement of current homeowners and invest in salvageable and repairable existing housing stock.

Resident-Focused Engagement Events





- **6/13: Community Pop-Up at The Well**
- **6/18: Virtual Focus Group**
- **7/29: Open House at Bison Ridge Recreation Center**
- **7/30: Open House at Eagle Pointe Recreation Center**
- **8/4: Virtual Open House**

Public Feedback – Housing Preferences

Commerce CITY

What Housing Types Do You Think Would Be Most Compatible Within Your Community?
Place dots beside your preferred housing types.









¿Qué Tipos De Vivienda Crees Que Serían Más Compatibles Dentro De Tu Comunidad?
Coloque puntos debajo de sus tipos de vivienda preferidos.

 Apartments Apartamentos		 Detached Single-Family Homes Viviendas unifamiliares independientes	
 Townhomes/Duplexes/Triplices Casas adosadas/Duplex/Triplic		 Accessory Dwelling Units (ADUs) Unidades de vivienda accesoria (ADU)	
 Cottage Court Viviendas en agrupación tipo cottage		 Supportive Housing Vivienda asistida (con servicios)	

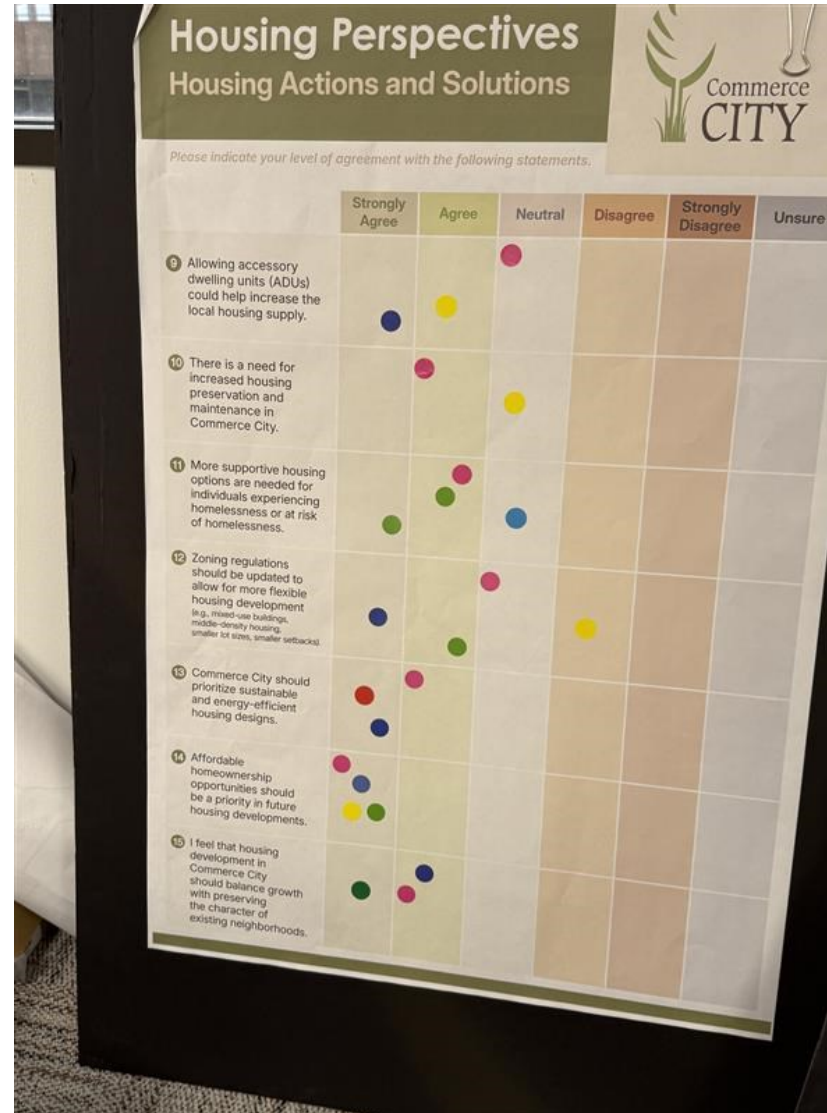
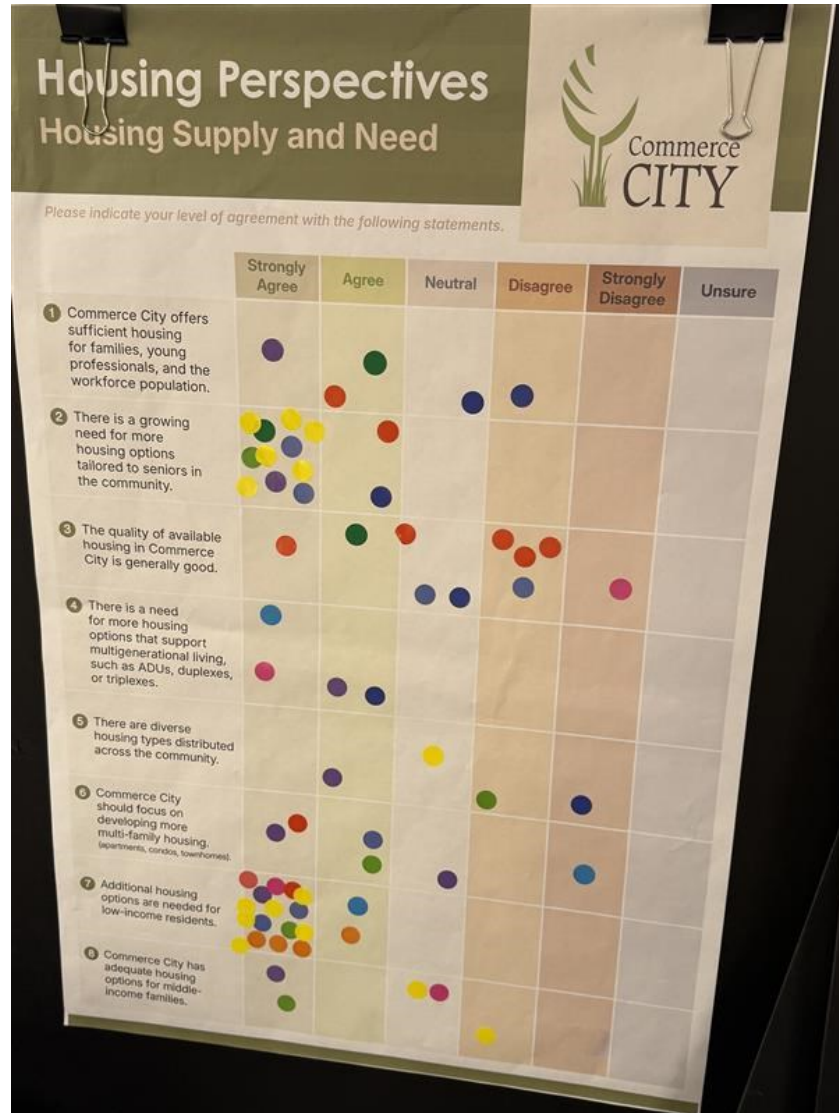
Commerce CITY

What Types of Housing Would Work in Commerce City?
Place dots beside your preferred housing types.

¿Qué Tipos de Vivienda Funcionarían en Commerce City?
Coloque puntos debajo de sus tipos de vivienda preferidos.

 Single-Family Attached Unifamiliar Adosado		 Townhomes Casas Adosadas	
 Duplex		 2-Story Apartments Apartamentos de 2 Pisos	
 Triplices		 3-Story Apartments Apartamentos de 3 Pisos	
 Cottage Cluster Grupos de Casas		 Accessory Dwelling Units Unidades Accesorias de Vivienda	

Public Feedback – Housing Policies



Public Feedback – Housing Policies

Perspectivas de vivienda
Oferta y necesidad de vivienda

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Por favor, indique su nivel de acuerdo con las siguientes afirmaciones.

	Totalmente de acuerdo	De acuerdo	Neutral	En desacuerdo	Totalmente en desacuerdo	No seguro/a
1 Commerce City ofrece suficientes viviendas para familias, jóvenes profesionales y la fuerza laboral.	● ● ● ● ●					●
2 Existe una creciente necesidad de más opciones de vivienda adaptadas a las personas mayores de la comunidad.	● ● ● ● ●					
3 La calidad de la vivienda disponible en Commerce City es, en general, buena.				●	● ● ● ● ●	● ● ● ● ●
4 Se necesitan más opciones de vivienda que favorezcan la convivencia multigeneracional, como casitas, dúplex, o triplex.		●				
5 Existen diversos tipos de vivienda distribuidos por toda la comunidad.						
6 Commerce City debería centrarse en desarrollar más viviendas multifamiliares. (apartamentos, condominios, casas adosadas)	● ● ● ● ●					
7 Se necesitan más opciones de vivienda para residentes de bajos ingresos.	● ● ● ● ●	●				
8 Commerce City cuenta con opciones de vivienda adecuadas para familias de ingresos medios.	● ● ● ● ●	● ● ● ● ●				● ● ● ● ●

Perspectivas de vivienda
Acciones y soluciones en materia de vivienda

Commerce CITY

Por favor, indique su nivel de acuerdo con las siguientes afirmaciones.

	Totalmente de acuerdo	De acuerdo	Neutral	En desacuerdo	Totalmente en desacuerdo	No seguro/a
9 Permitir casitas (unidades de vivienda auxiliares) podría ayudar a aumentar la oferta local de vivienda.						
10 Es necesario aumentar la preservación y el mantenimiento de las viviendas en Commerce City.						
11 Se necesitan más opciones de vivienda con apoyo para las personas sin hogar o en riesgo de quedarse sin hogar.						
12 Las regulaciones de zonificación deberían actualizarse para permitir un desarrollo de vivienda más flexible. (por ejemplo, edificios de uso mixto, viviendas de densidad media, terrenos más pequeños, retroanquesos más reducidos)	●					
13 Commerce City debería priorizar el diseño de viviendas sostenibles y energéticamente eficientes.						
14 Las oportunidades de vivienda asequible deberían ser una prioridad en futuros desarrollos de vivienda.						
15 Considero que el desarrollo de vivienda en Commerce City debería equilibrar el crecimiento con la preservación del carácter de los barrios existentes.						

Focus Group Feedback

- **Residents expressed the need for stronger tenant protections**
 - Code enforcement/inspections and registrations – **accountability for landlords**
 - Eviction prevention & retaliatory evictions
 - End to state preemption on rent control
- **Increased maintenance of existing housing**
 - Environmental justice concerns
 - Issues of broken appliances, lack of water, mold, and other hazards
- **Decreasing affordability**
 - Lack of safe, accessible, subsidized housing

Resident Survey: Key Insights

- 91 participants (English and Spanish)
- 36% rated finding their current housing as “difficult” or “very difficult”
- 57% “dissatisfied” or “very dissatisfied” with affordability, quality, and availability of housing
- 59% “not so confident” or “not at all confident” about ability to cover upcoming housing payment
- 67% rated it as “important” or “very important” to offer a wider variety of housing options
- Top three housing issues: Homeownership opportunities for youth, unaffordable rents/lack of subsidized housing, condition/age of housing stock

Next Steps

- **Draft Needs Assessment expected by October 31st**
- **Final Needs Assessment expected by the end of the year**
- **Final Presentation to the community in November**
- **Housing Action Plan kicking off in 2026**

THANK YOU!

We welcome your questions and feedback.