



Board Summary Report

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To: Board of County Commissioners

Through: Katherine Smith, Director, Community Resources

Prepared By:

Elizbeth Loomis, Division Manager of Community Development, Housing and Homeless Services, Community Resources

Presenter: Elizbeth Loomis, Division Manager of Community Development, Housing and Homeless Services, Community Resources

Subject:

2:00 PM *Housing Needs Assessment: 2025- 2029 Consolidated Plan

Purpose and Request:

The purpose of this Study Session is to provide information and an opportunity for input to the Board of County Commissioners (BOCC) on the results of the Housing Assessment portion of Arapahoe County's Consolidated Plan. The Housing Assessment will include demographics and population trends, housing problems and cost burdens, disproportionate needs among certain groups, public housing needs, and a homeless needs assessment. Erich Chatham from Civitas LLC will provide a power point to highlight the findings of this study and will be available to answer questions.

Background and Discussion: Arapahoe County is required by the U.S. Department of Housing and Urban Development (HUD) to submit its next Five-Year Consolidated Plan by August 16, 2025, covering the 2025-2029 period. A central component of this plan is the Housing Needs Assessment, which thoroughly evaluates the housing needs across the county and identifies any barriers to housing access. The assessment is structured around several key areas:

Demographics and Population Trends - Analyzing shifts in population size, growth patterns, and demographic changes within the county.

Housing Problems and Cost Burdens - Identifying households that are experiencing housing challenges, such as

affordability issues and substandard living conditions.

Disproportionate Needs Among Certain Groups - Examining the housing needs of vulnerable populations, including low-income households, seniors, and racial or ethnic minorities, who may face disproportionate challenges.

Public Housing Needs - Assessing the availability and condition of public housing within the county and identifying areas for improvement.

Homeless Needs Assessment - Evaluating the extent of homelessness and identifying the services and interventions required to address this critical issue.

The Housing Needs Assessment also provides actionable recommendations to address these challenges and improve housing access. It is important to note that the City of Aurora, as an entitlement community, is required to conduct their own Consolidated Plan. Therefore, data from Aurora is generally excluded from the countywide assessment, unless only countywide statistics are available. The results of the Housing Needs Assessment provide critical information and strategic direction to the Community Development, Housing, and Homeless Services staff, enabling them to effectively target and allocate HUD funds to address the needs of low- and moderate-income individuals and families within the community. Additionally, the findings offer valuable recommendations for other County departments to consider to promote housing development for designated populations, ensuring a comprehensive and coordinated approach to addressing affordable housing challenges.

Fiscal Impact: Utilizing the results of the Housing Needs Assessment in the development of the County's Five-Year Consolidated Plan is a HUD requirement to ensure continued eligibility for Community Development Block Grant (CDBG) funds and HOME Investment Partnerships (HOME) funds. This process ensures that the allocation of federal resources is aligned with the identified housing needs within the community.

Alternatives: The Board of County Commissioners can provide input into the findings of the Housing Needs Assessment, ensuring that the results reflect the priorities and concerns of the community while guiding strategic decision-making for housing policies and initiatives.

Alignment with Strategic Plan:

- Be fiscally sustainable
- Provide essential and mandated service
- Be community focused

Staff Recommendation: The Community Development, Housing, and Homeless Services staff recommend presenting the results of the Housing Needs Assessment in a manner that aligns with the input and priorities of the Board of County Commissioners, ensuring that the findings reflect the Board's guidance and community

objectives.

Concurrence: NA