

SECTION I.

Introduction

In 2008, Arapahoe County and Douglas County contracted with BBC Research & Consulting (BBC) to complete this housing needs assessment. The purpose of this study is to expand the data, analysis, and knowledge of housing needs at the county, city, and joint-county level. In addition, the Counties' desired a study to include a housing market and needs assessment, while serving as the foundation for the required strategic planning component of the Federal Consolidated Plan regulations.

The housing needs assessment will also be the vehicle through which relevant stakeholders will come together to create and implement housing programs to address the identified needs. The study was funded by a grant from the Colorado Division of Housing (CDOH), in addition to contributions from Arapahoe County and Douglas County.

Study Area

The study area for this needs assessment includes Arapahoe County and Douglas County, Colorado; the incorporated municipalities in both Counties that choose to participate in the HUD grant funding process; and the unincorporated areas of each county. The following municipal level data is included in the community and housing profiles where available.

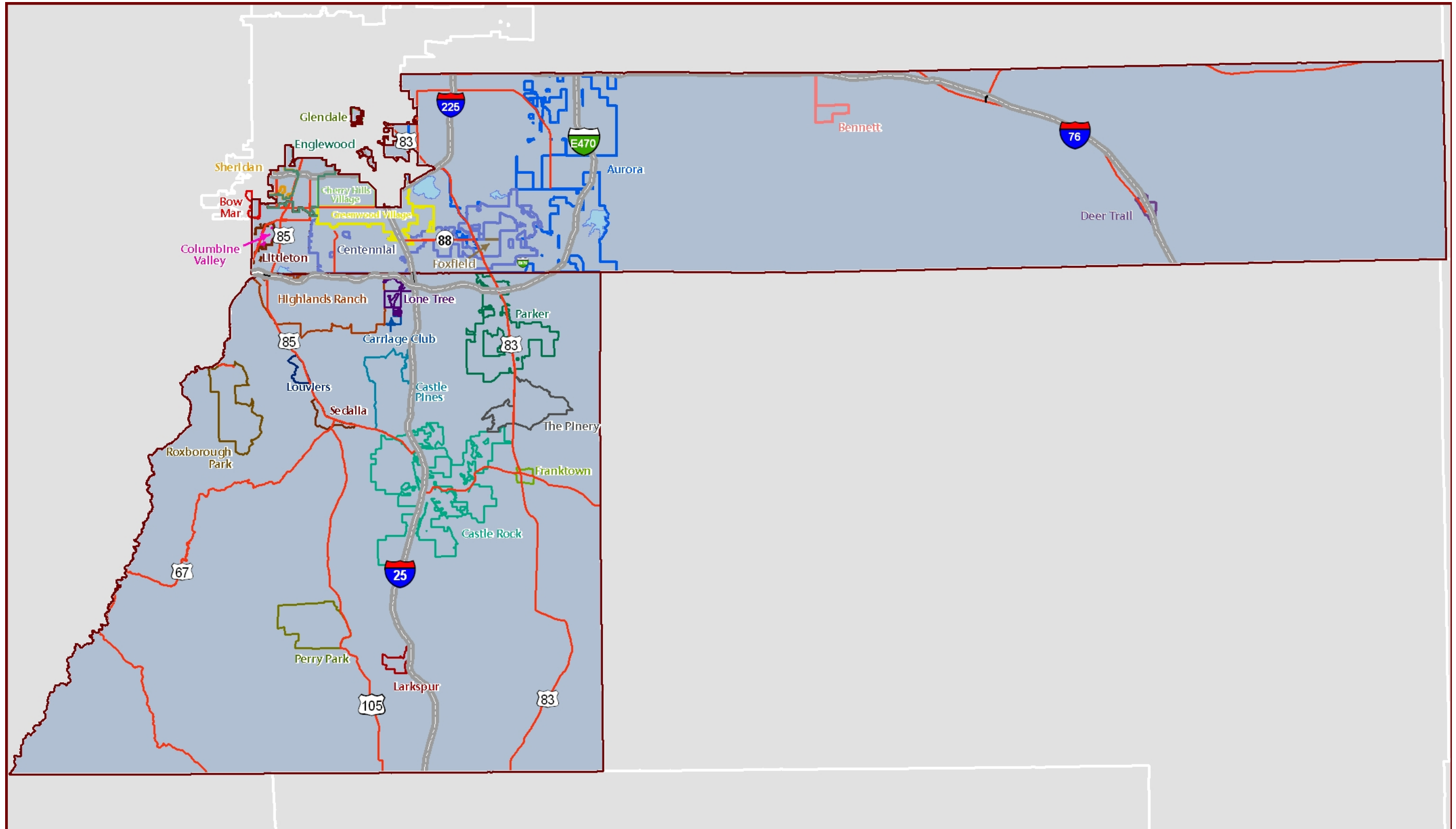
Arapahoe County. These cities include:

- Aurora
- Centennial
- Deer Trail
- Englewood
- Glendale
- Greenwood Village
- Littleton
- Sheridan

Douglas County. Douglas County contains five incorporated areas that are partially or fully with County boundaries. The cities include:

- Castle Pines North (newly incorporated)
- Castle Rock
- Larkspur
- Lone Tree
- Parker

Exhibit I-1.
Location of Municipalities, Arapahoe and Douglas Counties



Source: BBC Research & Consulting.

Methodology and Data Used

We followed the housing needs assessment template of the Colorado Division of Housing (CDOH) to conduct the needs assessment portion of this study. The template contains a comprehensive list of data to collect and analyze for housing studies. We rounded out the template with a resident telephone survey, community meetings, focus groups, and key person interviews. The study also contained a strategic planning component, meant to develop a specific plan to address housing needs within Arapahoe County and Douglas County.

Data in this study are provided for the Counties overall. Data at the municipal level are provided for key variables to demonstrate trends and for comparative purposes (e.g., where housing is located at various price points). The housing mismatch model and employment analysis are conducted at county levels.

We used a number of data sources in this report, including the following:

- projections from the Colorado State Demographer/Division of Local Affairs (DOLA);
- the U.S. Census (current estimates);
- the Colorado State Department of Employment & Labor;
- the Denver Regional Council of Governments (DRCOG);
- Claritas—a commercial data provider;
- The Genesis Group (MLS/for sale housing data); and
- The Apartment Association of Metro Denver.

Arapahoe County and Douglas County also conducted a consultation and citizen participation process to elicit input regarding housing needs. That process consisted of three major parts:

- Altogether, more than 500 residents in Arapahoe County and Douglas County completed a telephone survey about their current housing situation and needs and their perceptions of need in their community¹;
- Public meetings, including three community meetings and three stakeholder focus groups, were held at various sites in Arapahoe and Douglas Counties during the month of November 2008; and
- Approximately 25 interviews were conducted with key persons who are knowledgeable about the housing needs in the Counties.

¹ The breakdown by county was 371 residents from Arapahoe County and 250 from Douglas County.

Report Outline

The remainder of the report is made up of the following sections:

Arapahoe County:

- **Section I.A. Demographic and Economic Profile.** This section provides information on population growth, household characteristics, income and poverty, and employment.
- **Section II.A. Housing Profile.** This section provides information on Arapahoe County's existing housing stock in terms of tenure (renter/owner), cost, affordability, and condition.
- **Section III.A. Housing Affordability Analysis.** This section examines the affordability of housing in Arapahoe County through a model that compares the supply of housing at different price points to demand by household income level. It demonstrates where the County's housing market is underserving residents with housing needs.
- **Section IV.A. Community Input.** This section contains the results of the telephone survey, community and focus group meetings, and key person interview efforts conducted for the study.

Douglas County:

- **Section I.D. Demographic and Economic Profile.** This section provides information on population growth, household characteristics, income and poverty, and employment.
- **Section II.D. Housing Profile.** This section provides information on Douglas County's existing housing stock in terms of tenure (renter/owner), cost, affordability, and condition.
- **Section III.D. Housing Affordability Analysis.** This section examines the affordability of housing in Douglas County through a model that compares the supply of housing at different price points to demand by household income level. It demonstrates where the County's housing market is underserving residents with housing needs.
- **Section IV.D. Community Input.** This section contains the results of the telephone survey, community and focus group meetings, and key person interview efforts conducted for the study.

Section V. Arapahoe County and Douglas County Workforce. This section contains an examination of the employment characteristics of each County, the economic vitality of the Counties and the current housing stock available for workers.

Section VI. Recommendations. This section contains our recommendations for addressing housing needs.

Acknowledgements

This study was overseen by Housing and Community Development Services of Arapahoe County and the Community Development Department of Douglas County.

Signy Mikita and Karinne Wiebold of Arapahoe County and Jennifer Eby of Douglas County were the Project Coordinators, and oversaw the completion of the study. They dedicated valuable time and effort to study oversight and provided the project team with everything that was needed to ensure the project's completion. Jeffrey Watson of Douglas County provided a detailed review of the draft report.

In addition, the many stakeholders and residents who participated in the study provided an invaluable amount of information to determine housing needs. Their input is deeply appreciated.