Appendix B: Community Engagement Report

This document summarizes findings from the outreach and engagement events that took place in spring 2026 as part of Adams County's Housing Needs Assessment (HNA) and the Balanced Housing Plan (BHP) work. This was the second round of engagement, following engagement in fall 2025. Engagement events and opportunities for input included both follow-up conversations through focus groups and a "roadshow," which spanned the County over a two-month time frame, with the intent to share information from the HNA and BHP and to ask community members for input about key project components.

Focus Groups

The two focus groups were held on March 26th and 27th, 2026. The first focus group included 17 representatives from the development community, and the second group included 20 representatives from the housing advocacy community. Key themes from these conversations informed pathways for the County to pursue in the Balanced Housing Plan.

Theme: Affordability

Developers had questions about how legislative updates may affect County actions going forward and spoke to some of the challenges of building housing for residents who earn 0-50% of Area Median Income (AMI). This included curiosity about new opportunities for funding housing from recent legislation and potential partnerships. Participants also had interest in rental subsidies and fee waivers, with developers noting that in order for 0-50% AMI targeted units to work, ongoing resident subsidies make a big difference in long-term finances. Additionally, they noted that fee waivers support early and overall cost savings that allow for less expensive units.

An affordable housing developer expressed interest in an updated land use process for affordable housing. This conversation also included ideas on how updates to the Development Standards (DSO project) could potentially support denser development on sites without having to go through a rezoning process.

Advocates also spoke to pressing needs around affordability and their perspectives on how housing market conditions have changed recently. They expressed interest in focusing on short- and long-term needs for the full AMI range, noting significant changes in economic conditions and inflationary costs in recent years. One participant underlined an immediate need for expanded emergency rental assistance as well as solutions such as a housing trust fund to add financial support to future affordable developments.

Theme: Housing Diversity

Participants spoke to some of the zoning barriers they encounter in housing development, including financing and zoning challenges. One participant underlined how finance structures lend themselves towards multi-unit and single-unit development, but not as much for middle housing. Another participant noted a perspective that current zoning prohibits middle housing and options such as tiny home villages that make use of shared community facilities.

Theme: Preservation

Participants encouraged prioritizing capital investments in existing affordable housing and a need for more funding similar to ARPA investments. They emphasized that this type of investment may represent an easier path towards keeping affordable units rather than trying to go after capital funding for new units.

Theme: Stabilization

Participants provided ideas for supporting residents to stay in their homes, including clarity between the County's program and other area jurisdictions that provide refunds for home repair for low-income renters. One participant noted how providing more programs for residents in multi-unit housing has stabilized households and lowered operating costs (e.g. financial literacy classes, after school programs for youth, and health and wellness programs).

Advocates in particular discussed a range of support systems that they currently provide or have awareness of and the need to connect them all together with developers and jurisdictions, including legal assistance, case management, Community Land Trusts, and policy support.

Theme: Accessibility

Developers reviewed some current ideas for working through expanding accessible housing opportunities. This included support for ADU programs since construction of these units can be out of reach for many property owners. They noted that programs such as pre-approved ADU plans or providing legal assistance and application support can boost property owners interest in investing in an ADU.

Theme: Housing Location

Developers discussed how coordinating with different jurisdictions and service providers could support a regional strategy for locating jobs near transit. Participants reflected on the opportunity to bring major employers in the region together in coordinating a housing and employment strategy and coordinated communication with utility providers.

Adams County Roadshow

The four roadshow opportunities were held at the events following:

- Earth Day Celebration (April 25, 2026)
- Thorntonfest (June 6, 2026)
- Brighton Summerfest (June 6, 2026)
- Adams County Pride (June 13, 2026)

For this series of events, a set of posters shared key findings of the HNA and solicited community input on potential strategies in the BHP. All four events utilized the same set of materials in an effort to gather input on the same questions from community members. Participants also had the opportunity to record where they call home across the County by contributing to a shared engagement representation map.

The information that follows includes a summary of input provided during each engagement opportunity as well as a complete tabulation of individual responses categorized by event.

Earth Day Celebration

At the annual Earth Day celebration near the end of April at the Westminster City Park Recreation Center, the County hosted a booth alongside the cities of Westminster, Northglenn, Thornton, Brighton, and Commerce City. The event included exhibits, music, free food, and other family activities, and the booth for this project was part of the event from 10am-1pm.

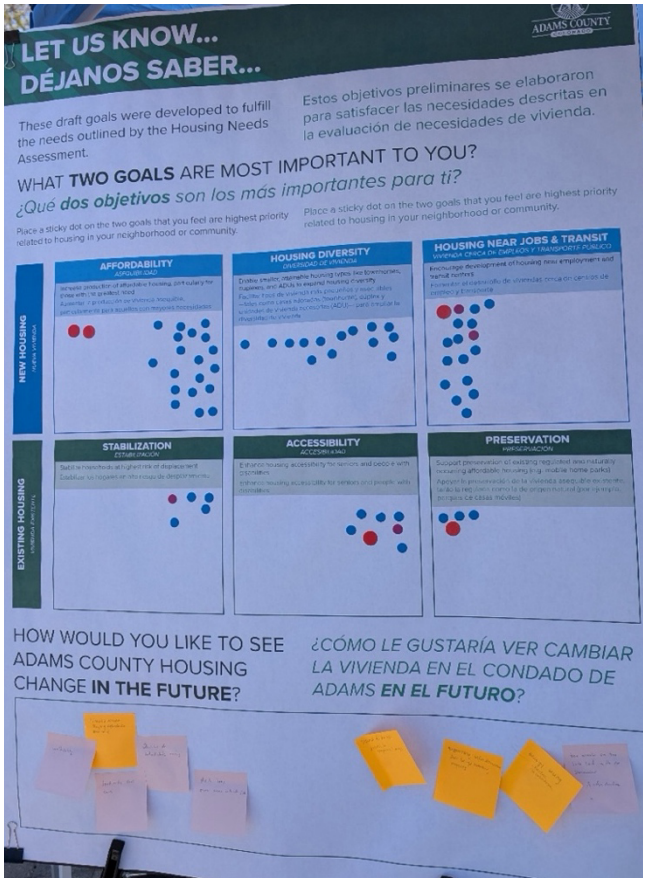
An estimated 34 individuals stopped by the booth and provided their thoughts on which goals should be prioritized by the County for the BHP.

Q1. What two goals are most important to you?

The board presented six goals, three categorized under "New Housing" and three under "Existing Housing." Participants were asked to place stickers next to the two goals they felt were the most important. "Affordability" was the most popular goal, with comments that included:

- Keep existing housing affordable;
- Ensure new housing is affordable; and
- Keep housing-related costs low (such as HOA fees and energy).

"Housing Near Jobs and Transit" was also highly ranked, with residents noting the importance of walkability and access to highways. The majority of stickers were placed in one of the three New Housing goals.



Q2. How would you like to see Adams County housing change in the future?

Several comments related to energy and infrastructure, notably for providing energy-efficient housing options and ensuring infrastructure can support incoming housing. Other comments related to the fees and extraneous costs that are often associated with unaffordability and poor quality of life.

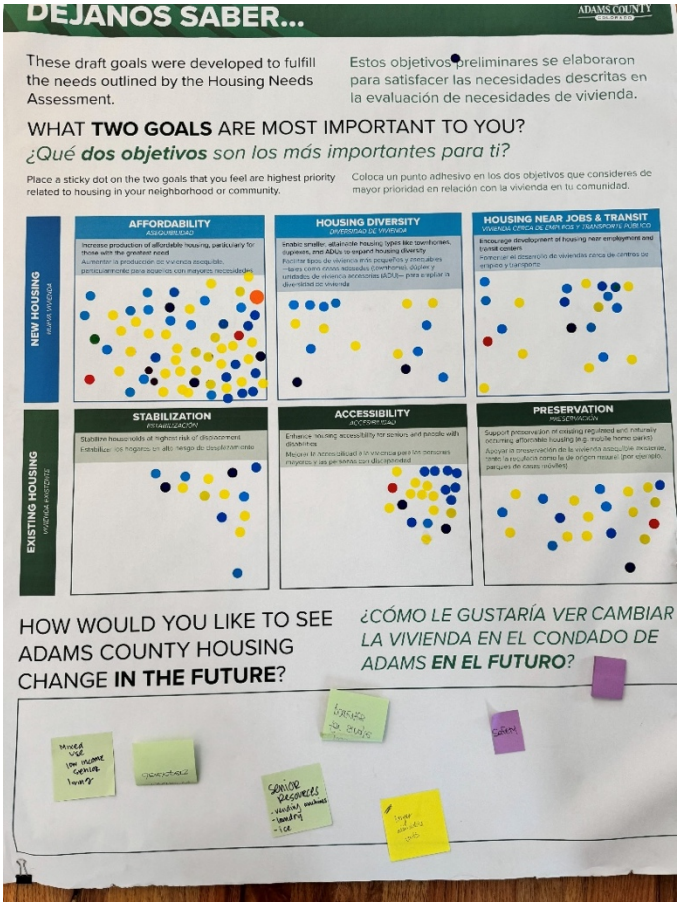
Q3. Where do you live?

Most participants lived in the cities of Westminster, Northglenn, Thornton, or Federal Heights, but some participants joined from other parts of Adams County.

Thorntonfest

Thorntonfest is an annual event, with this year's iteration hosted on June 6th from 10am–7pm in Carpenter Park in Thornton. This year was also unique, as it celebrated the City's 70th anniversary and included additional features such as music, a laser light show, and family-friendly activities, including a car show, play areas, games, vendors, friendly competitions, awards, and historic exhibits.

An estimated 80 individuals provided their thoughts on which goals should be prioritized by the County for the HNA and BHP project.



Q1. What two goals are most important to you?

The most popular goal was "Affordability," with written comments emphasizing a need for affordability for seniors, individuals with disabilities, single mothers, and victims of domestic violence, as well as multiple comments calling for larger units of affordable housing. "Accessibility" was the second most popular, with comments specifying a need for housing and services that accommodate disabilities and aging in place, as well as a mention of supportive housing for people with addiction. "Housing Near Jobs & Transit" and "Preservation" tied for third.

Q2. How would you like to see Adams County housing change in the future?

Written comments indicated a need for housing options that are attainable for families and individuals of all backgrounds, incomes, and abilities. Some comments related to development, with one suggesting the County should partner with developers, while others stated a desire for more green space or less development. Others mentioned mixed-use development, safety, and senior resources. In general, comments reflected the need for attainable options for a variety of community members.

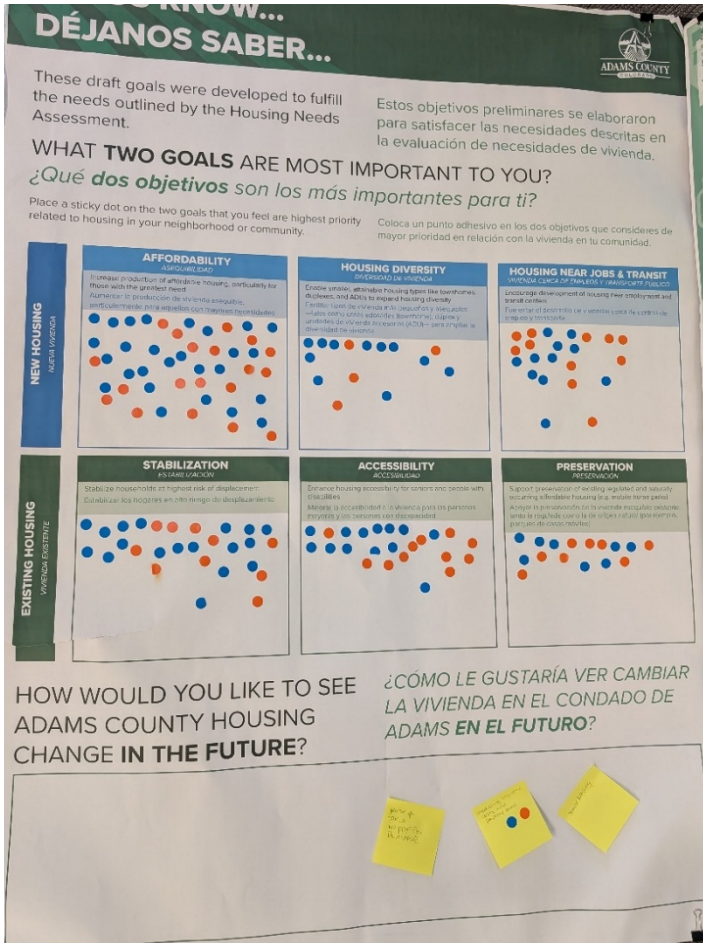
Q3. Where do you live?

All participants lived on the western side of the county, primarily in Thornton but also in surrounding cities and unincorporated areas.

Brighton Summerfest

Brighton Summerfest is an annual celebration in Brighton, providing free music, vendors, activities, and more. The event occurred in Carmichael Park in Brighton on June 6th from 10am–5pm.

An estimated 75 individuals provided their thoughts on which goals should be prioritized by the County.



Q1. What two goals are most important to you?

"Affordability" was, again, the most popular option. "Stabilization" and "Accessibility" followed as other highly shared choices, supported by a written comment regarding senior housing.

Q2. How would you like to see Adams County housing change in the future?

Participants only provided a few comments on this question during the event. One comment specified a need for senior housing, and others mentioned increasing costs and property taxes as concerns.

Q3. Where do you live?

Most participants at the event noted they are from Brighton, although some lived in surrounding cities. One participant attended from the central part of the County.







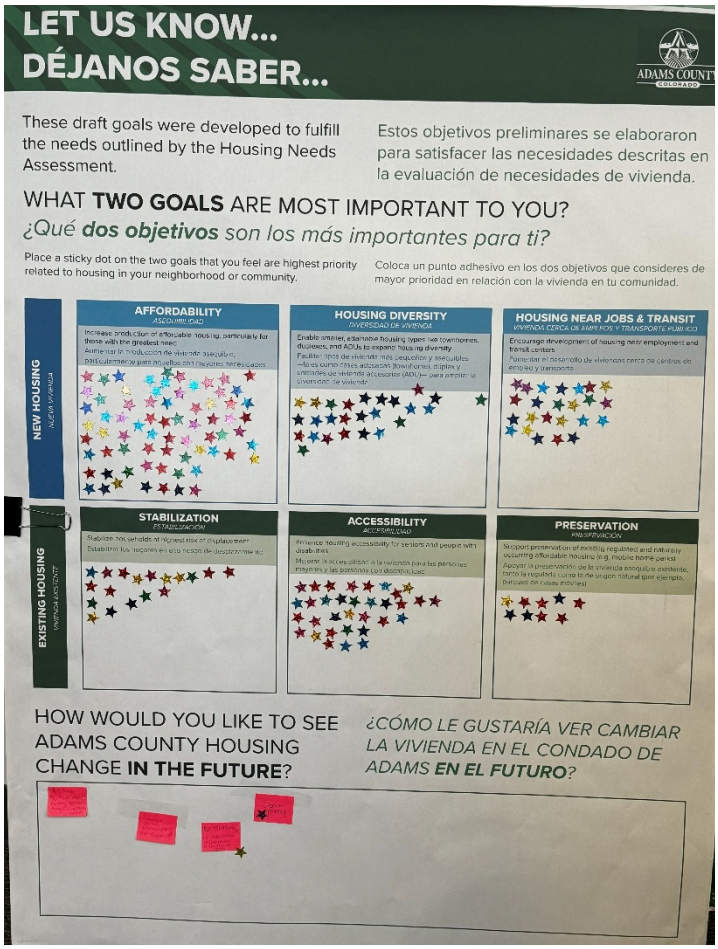
Adams County Pride

Adams County Pride is an annual event celebrating love and community in Adams County. The free event, hosted in Riverdale Regional Park in Brighton on Saturday, June 12th, from noon–6pm, included live music, immersive art experiences, vendors, community resources, and family activities.

An estimated 90 individuals provided their thoughts on which goals should be prioritized by the County.

Q1. What two goals are most important to you?

"Affordability" was by far the most popular goal at this event. "Accessibility" received the second highest number of votes, with support by a written comment about senior housing. "Housing Diversity" was the third most selected.



Q2. How would you like to see Adams County housing change in the future?

Written comments varied. Some encouraged senior housing and prefabricated housing options, while others expressed frustration about private equity and historic designation regulations. Walkability and access to transit options came up frequently in conversations regarding difficulties finding housing.

Q3. Where do you live?

Most participants lived in incorporated areas of Adams County. All of those from unincorporated parts of the county live in the westernmost portion of the county.

Cumulative Results







"Affordability" was the most popular goal, receiving 37 percent of all votes provided for the first question and driving follow-up conversations. As comments reflected, single mothers needing support cannot find affordable housing for their families; individuals with disabilities cannot find enough ADA-compliant affordable housing; seniors cannot find affordable housing to age in on a retirement income; families large and small cannot find affordable housing to fit; and vulnerable individuals cannot find affordable, supportive housing. Also related to affordability, participants mentioned less discussed costs of housing that can compound affordability pressures: HOA fees, energy costs, property taxes, infrastructure, and missing social resources.

"Accessibility" received the second most votes (15%) and reflected concerns that people with limited abilities need additional support in housing. Whether in attaining accessible housing or maintaining existing accessible housing, participants felt that current housing stock is not sufficient for an aging or otherwise differently abled population. Comments mentioned both the lack of affordable senior housing options as well as inferior ADA-compliant housing options, but a few individual comments also highlighted the need for supportive housing for those dealing with addiction or fleeing domestic violence situations, both of which benefit from additional support systems.

"Housing Near Jobs and Transit" (15%), "Stabilization" (12%), and "Housing Diversity" (13%) were other common selections, but they also represent elements of housing that are often included in "Affordability" or "Accessibility." Their consistent rank in the middle of these options is not unusual. Someone who wants a larger affordable unit for their family may

choose “Affordability” over “Housing Diversity” while envisioning the same thing, and someone hoping to age in their home may choose “Accessibility” over “Stabilization.”

“Preservation” received the fewest votes (9%), but written comments indicated this theme was not an unpopular goal. Whether it related to fears of rising property taxes, maintaining affordability of existing housing, or expressing frustration at new management, an increasingly unpredictable stability of housing was discussed with and without the “Preservation” goal as context.

Some comments suggested broader systemic improvements for the development phase that could be made by the County to more comprehensively affect its housing stock. These comments included County-developer partnerships, supporting the infrastructure for larger housing developments, building more mixed-use options, and concerns about property tax burden. Some potential regulatory concepts to investigate included the increasing prevalence of private equity in housing as well as the impact of historic designations on housing costs.

Tabulated Results

Exhibit 1. Responses to the Question: "What Two Goals are Most Important to You?" Across Four Engagement Events

Goal	Earth Day	Thorntonfest	Brighton Summerfest	Adams County Pride	Total
Affordability	21	67	46	71	**205**
Housing Diversity	14	16	15	26	**71**
Housing Near Jobs & Transit	17	21	22	24	**84**
Stabilization	5	14	28	18	**65**
Accessibility	7	22	24	33	**86**
Preservation	4	21	16	9	**50**
Total	**68**	**161**	**151**	**181**	**561**

Source: Tabulation of Engagement Data from MIG

Exhibit 2. Responses to the Question: "How Would You Like to See Adams County Housing Change in the Future?" Across Four Engagement Events

Response
Walkability
Affordable housing staying affordable over time
Landlords that care
Quality of affordable housing
HOA fees / more areas without
School districts, access to major roadways
Supporting infrastructure for large housing projects
Energy saving (electric, insulation)
Too much on too little land with no storm water
[not legible] of infrastructure
Low-income senior living
Mixed use
Safety
Senior resources
Larger unaffordable units
More accessible applications for low income
Affordable homes of all sizes, not just smaller
Centralize housing near amenities, businesses
Housing for victims of domestic violence

Response
Housing for single mothers
No more developments
More green space
Better accessible housing
Handicap accessible options
County needs to partner with developers
More supportive housing for people with addiction
Senior housing
Increasing insurance costs and property taxes
Raise of taxes, no prop for developers
Tell private equity to stop ruining so many things (i.e. mobile homes)
Converted homes, modern homes, pre-fabricated homes
My neighborhood is inaccessible in the name of historical 80221
Senior housing

Source: Tabulation of Engagement Data from MIG

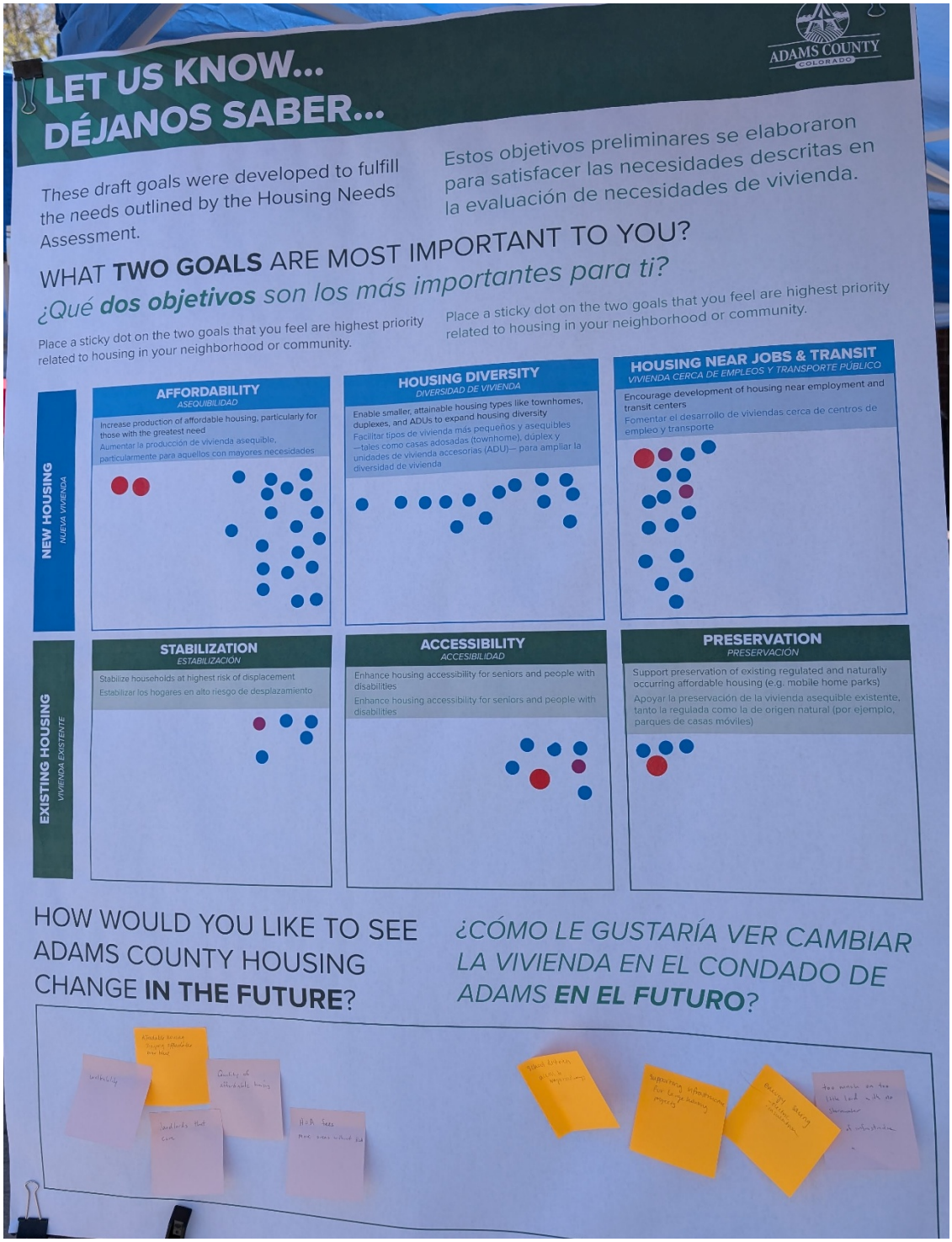
Exhibit 3. Responses to the Question: "Where do you Live?" Across Four Engagement Events

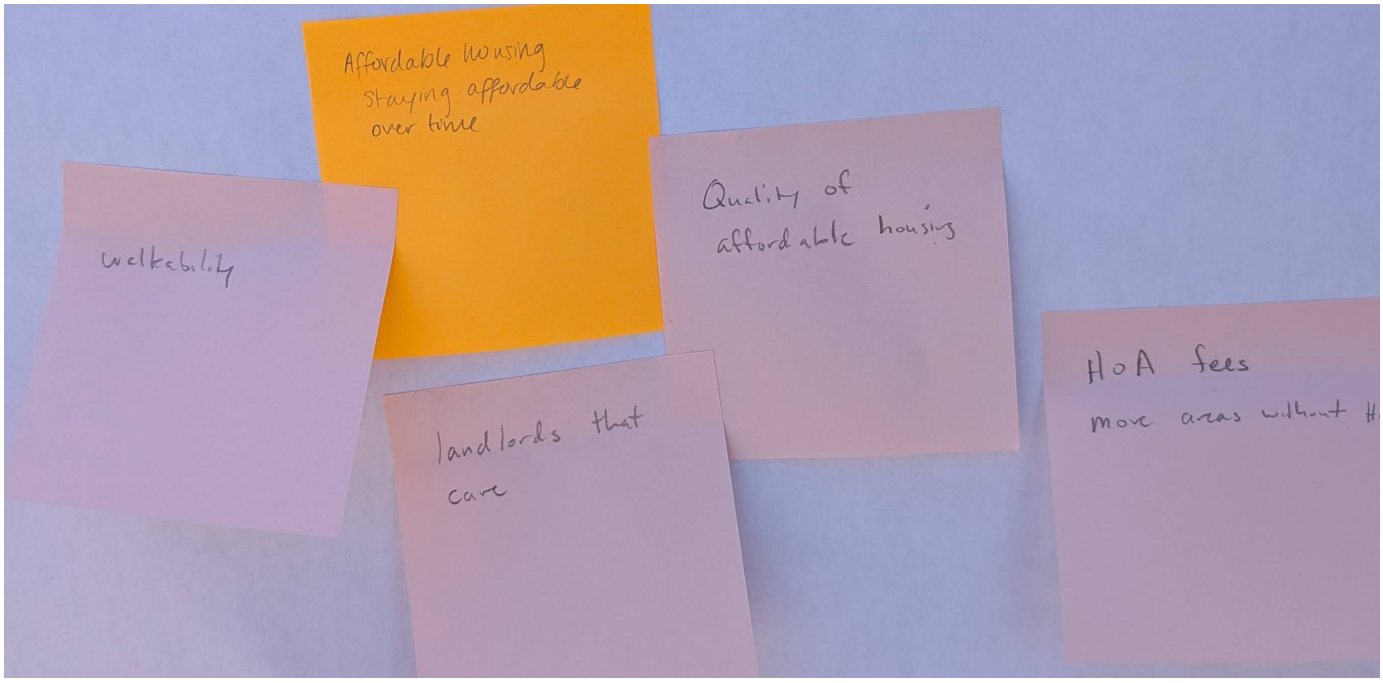
Geography	Earth Day	Thorntonfest	Brighton Summerfest	Adams County Pride	Total
Incorporated Adams County	13	24	19	40	**96**
Unincorporated Adams County	2	4	4	7	**17**
Outside of Adams County	2	0	0	4	**6**
Total	**17**	**28**	**23**	**51**	**119**

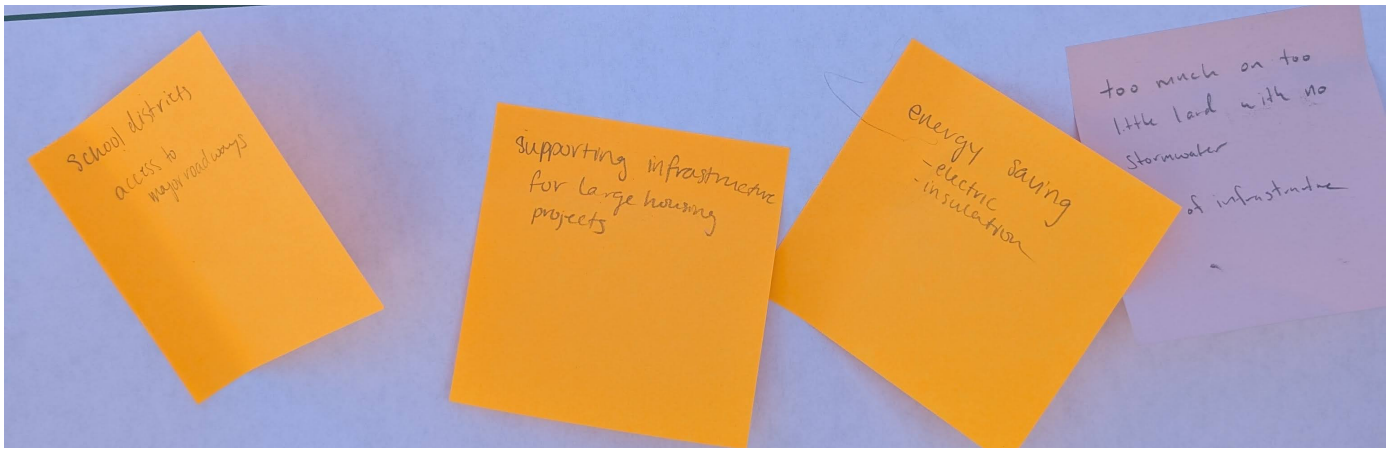
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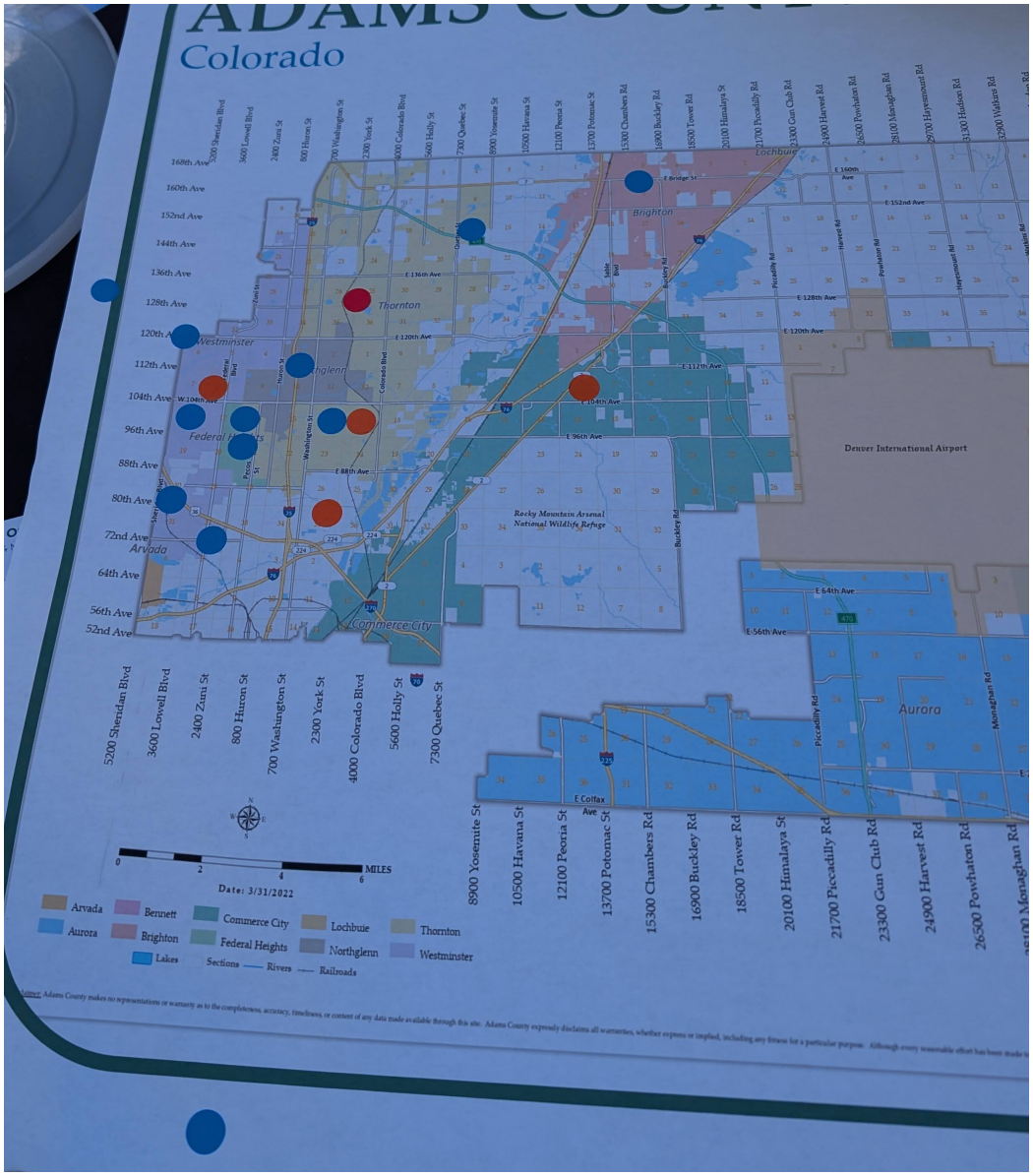
Photo Results

Westminster Earth Day

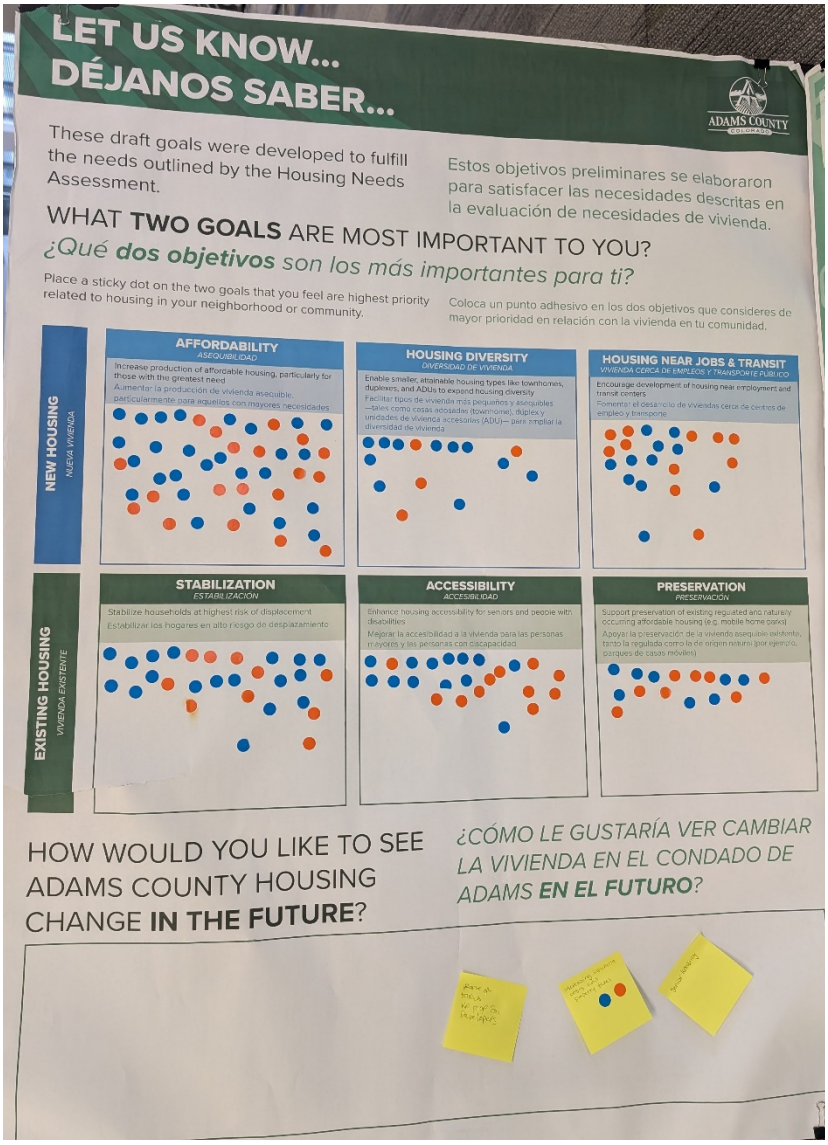


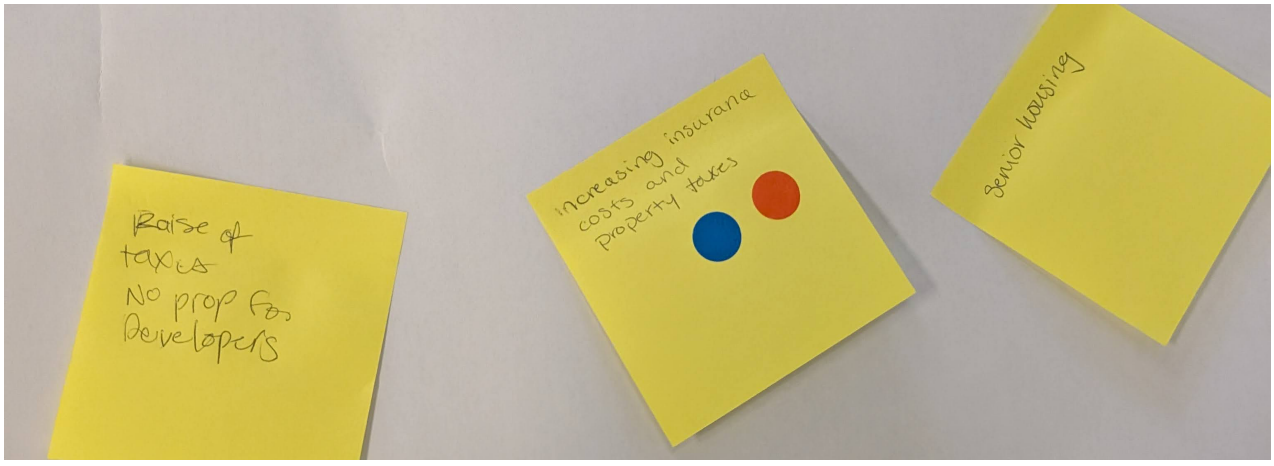

Affordable housing staying affordable over time
walkability
Quality of affordable housing
HoA fees
more areas without H
landlords that care

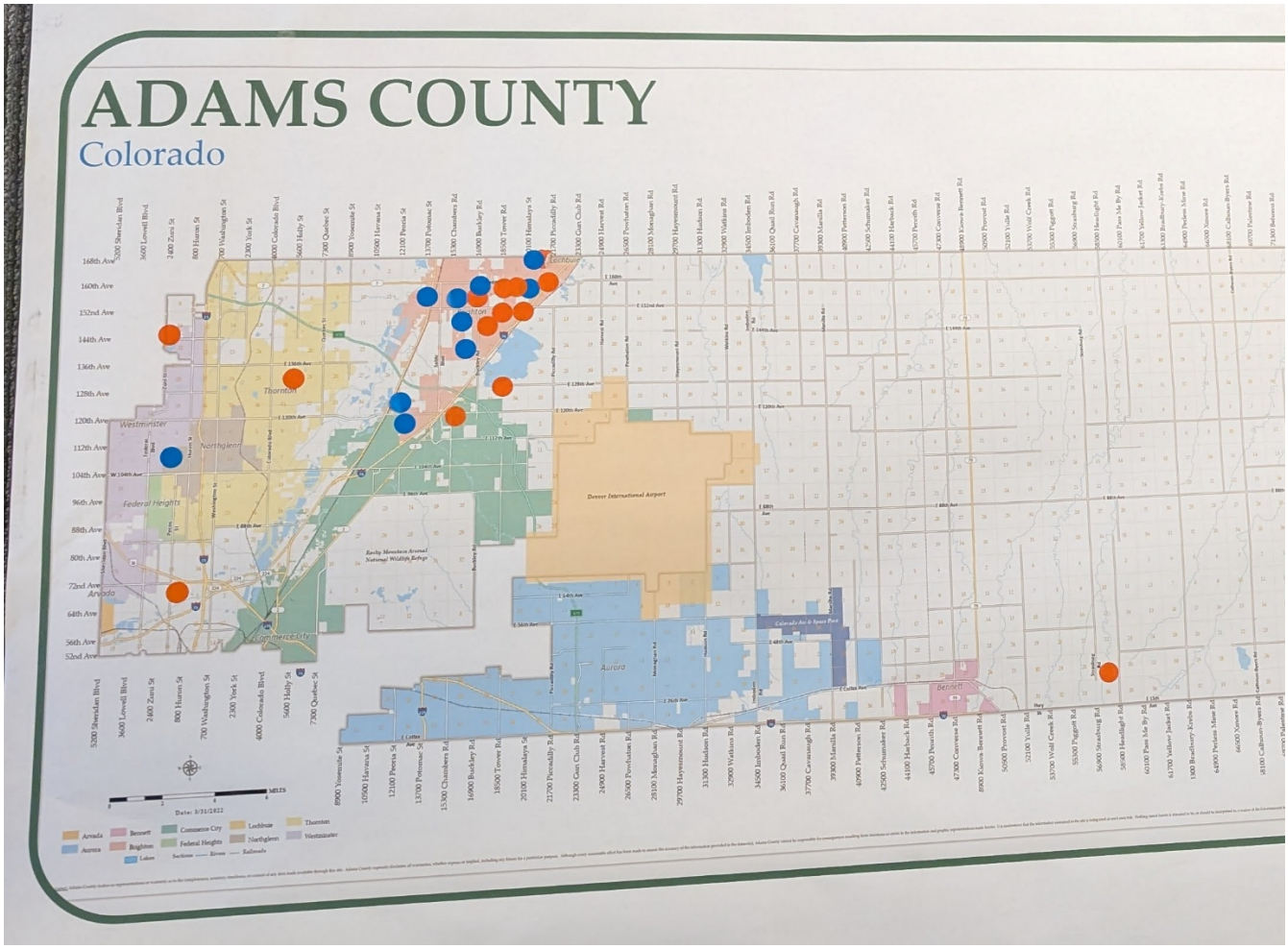

School districts access to major roadways
supporting infrastructure for large housing projects
energy saving
- electric
- insulation
too much on too little land with no
stormwater
of infrastructure


Colorado
Westminster
Thornton
Brighton
Lochbuie
Commerce City
Arvada
Aurora
Federal Heights
Northglenn
Denver International Airport
Rocky Mountain Arsenal National Wildlife Refuge
Date: 3/31/2022
MILES
Bennett
Lakes
Sections
Rivers
Railroads
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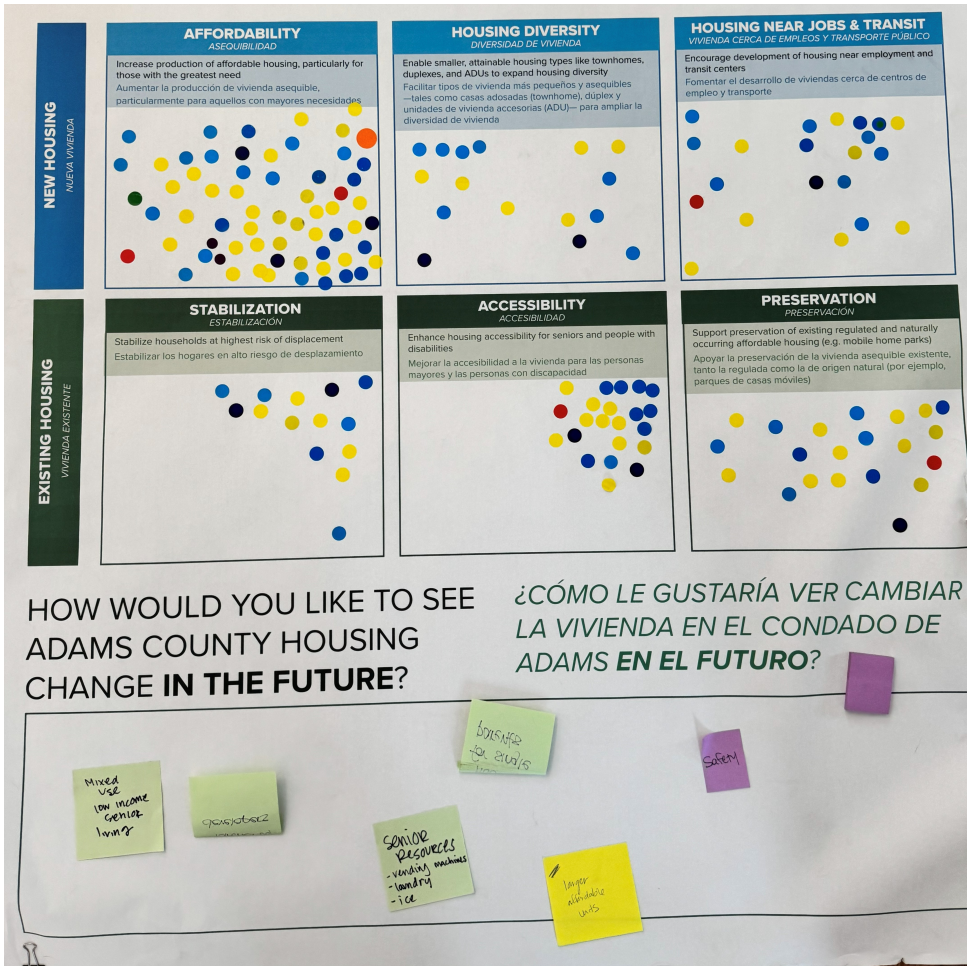
Brighton Summerfest

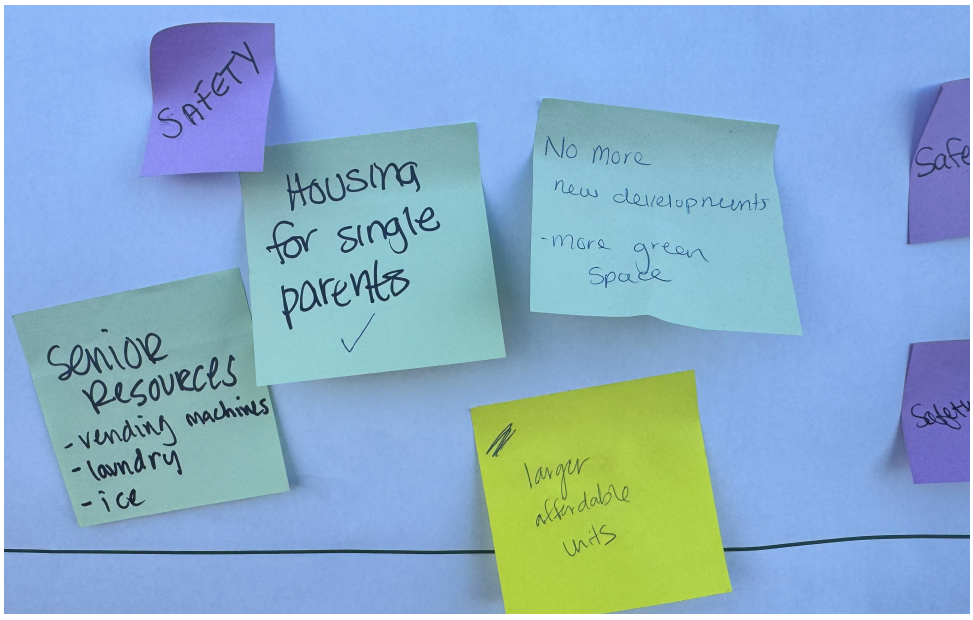


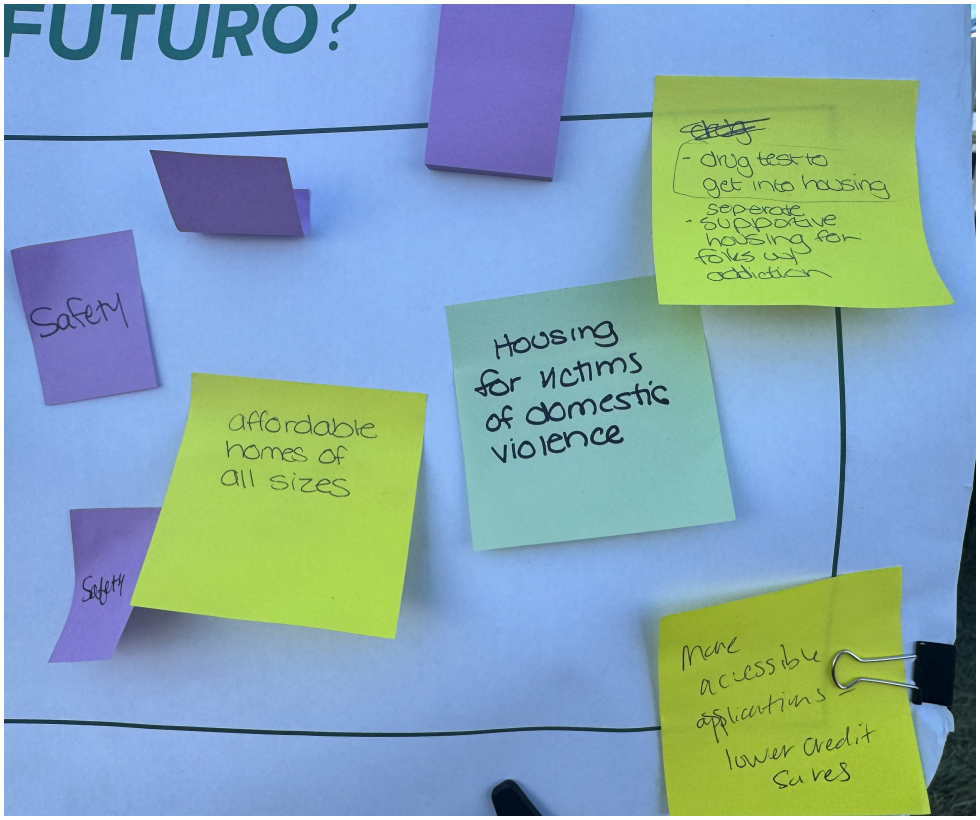


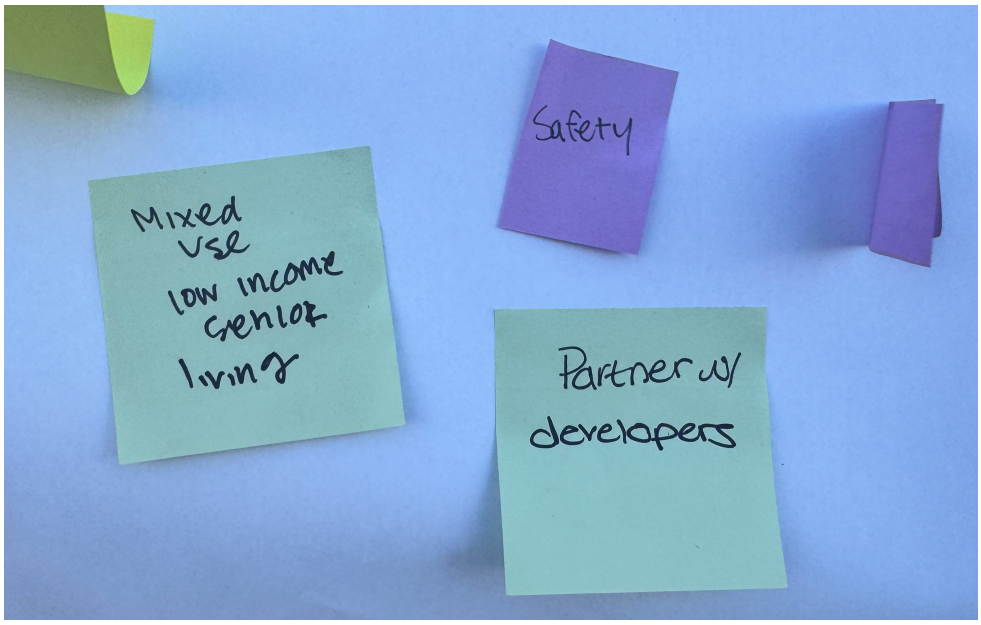

ADAMS COUNTY
Colorado
Thornton
Westminster
Northglenn
Federal Heights
Arvada
Commerce City
Denver International Airport
Rocky Mountain Arsenal National Wildlife Refuge
Aurora
Bennett
Date: 3/31/2022
Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lakes
Lochbuie
Northglenn
Thornton
Westminster
Railroads

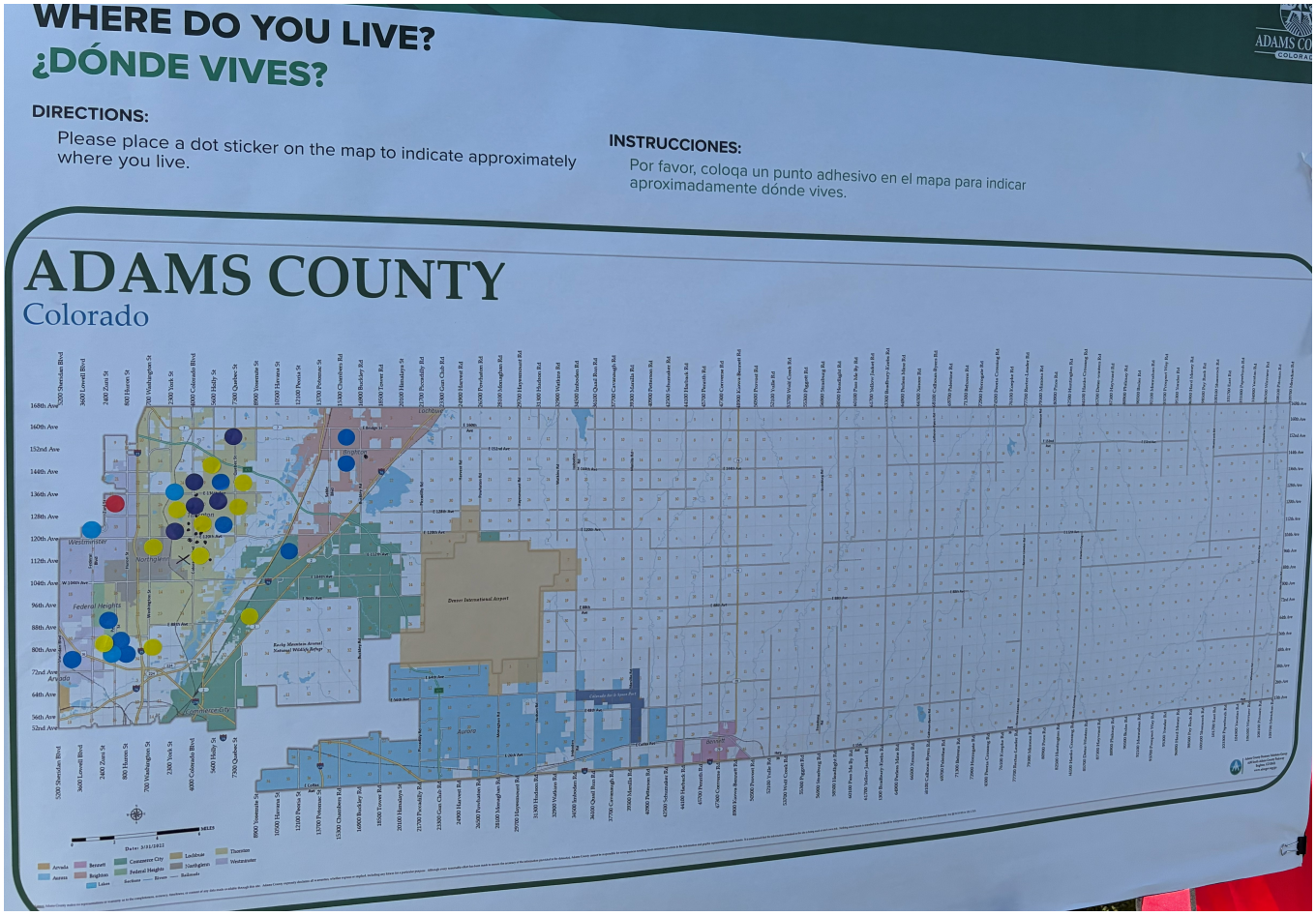
Thorntonfest



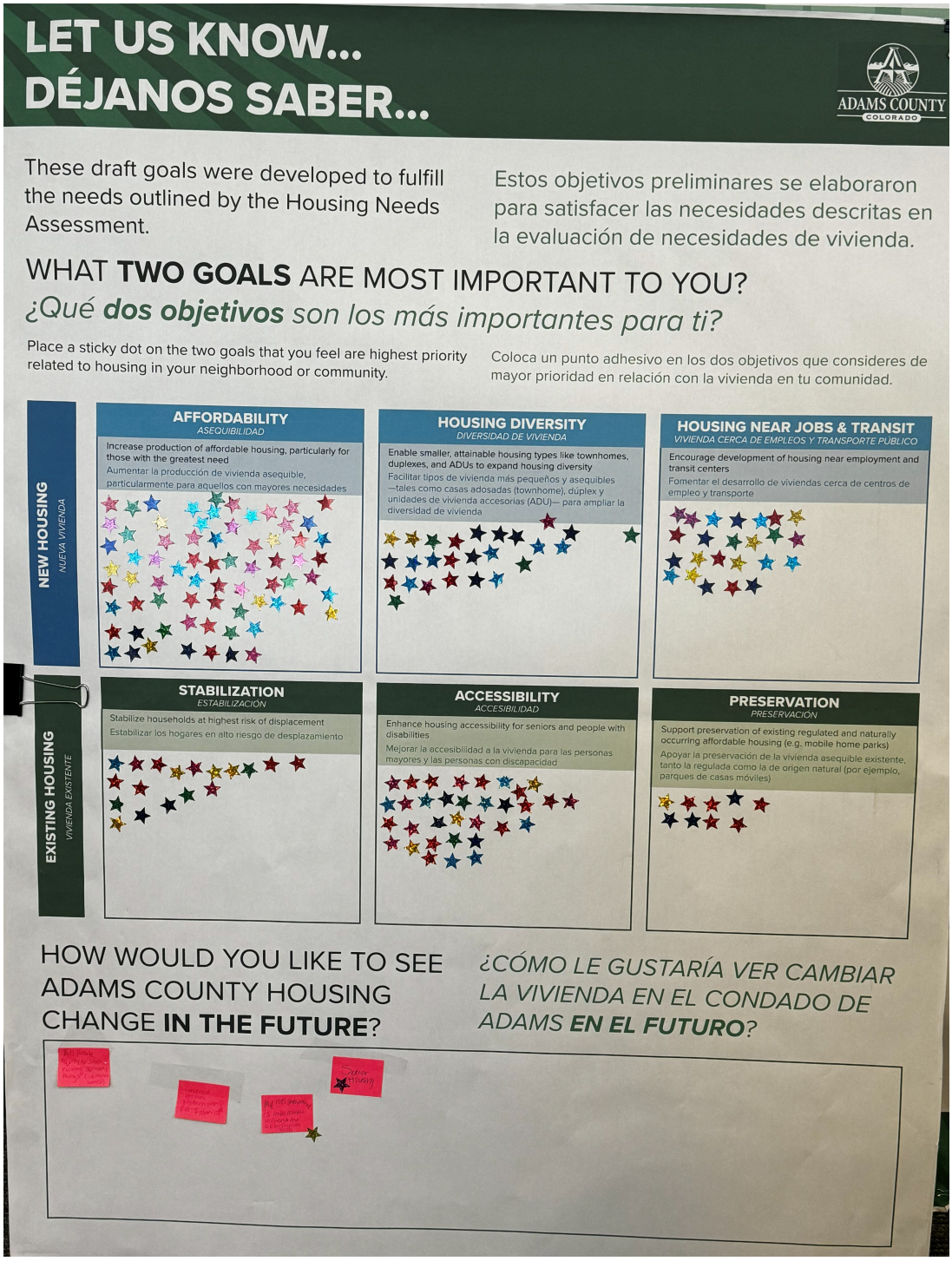


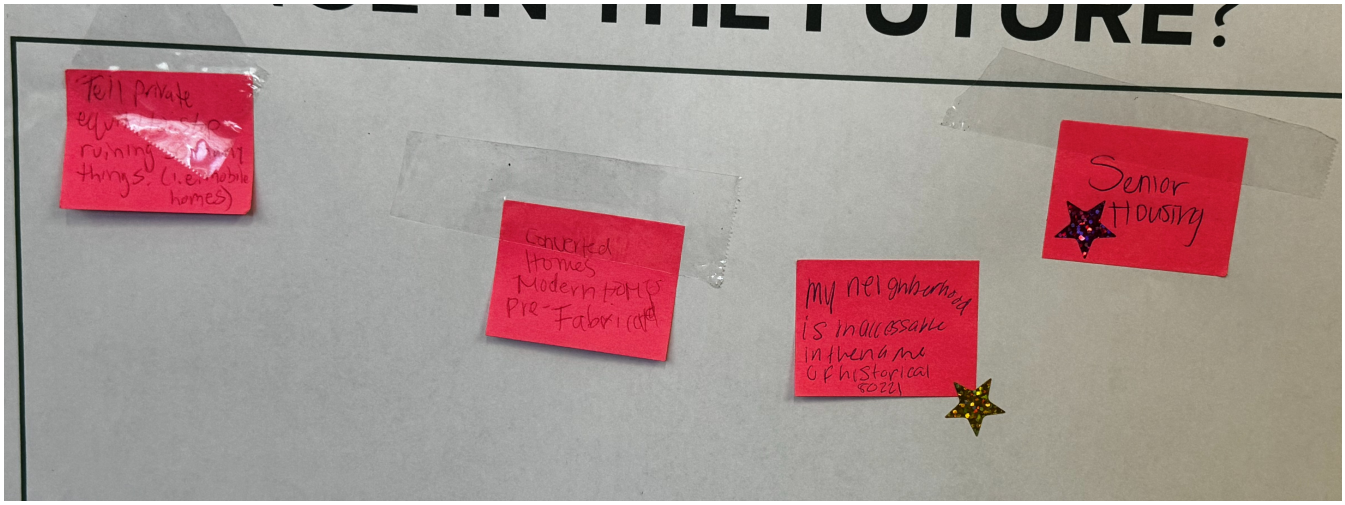

FUTURO?
- drug test to get into housing
- seperate supportive housing for folks w/ addiction
Safety
Housing for victims of domestic violence
affordable homes of all sizes
Safety
More accessible applications
lower credit scores

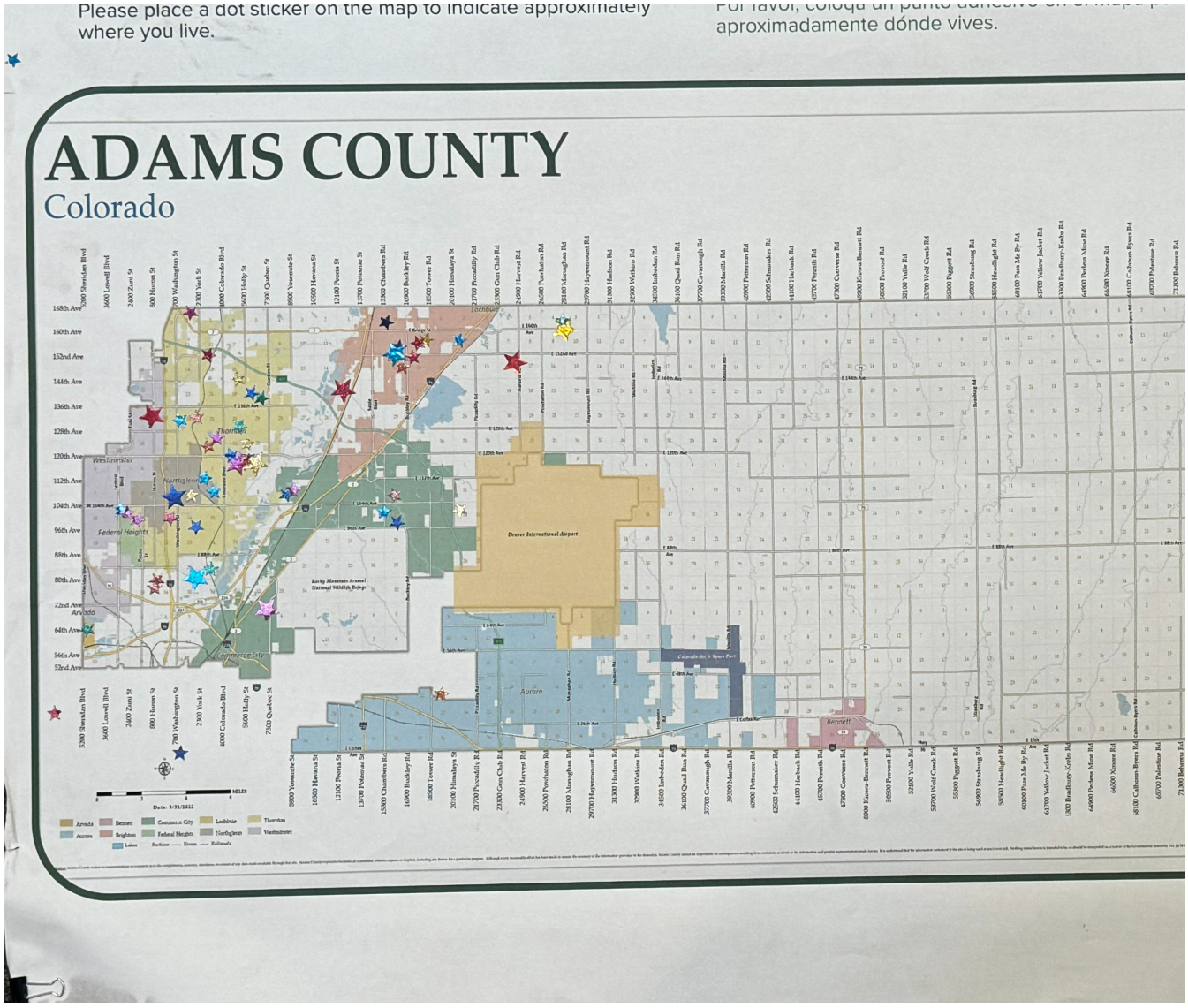

Mixed use
low income senior living
Safety
Partner w/ developers


WHERE DO YOU LIVE?
¿DÓNDE VIVES?
DIRECTIONS:
Please place a dot sticker on the map to indicate approximately where you live.
INSTRUCCIONES:
Por favor, coloqa un punto adhesivo en el mapa para indicar aproximadamente dónde vives.
ADAMS COUNTY
Colorado

Adams County Pride




Tell private
ruining
things. (i.e. noble
homes)
Converted
Homes
Modern Homes
Pre-Fabricated
My neighborhood
is inaccessable
in the name
of historical
Senior
Housing


Please place a dot sticker on the map to indicate approximately where you live.
aproximadamente dónde vives.
ADAMS COUNTY
Colorado