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Affordable Housing

October 21, 2026

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Introductions

Presenters

- Ana Fontes, Housing Coordinator
- Jessica Prosser, Assistant City Manager

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Purpose

A Better Understanding of Affordable Housing

Agenda

- Definitions
- Thornton Demographics
- Current Housing Needs
- Specialized Housing Needs
- Why Affordable Housing Matters
- City's Housing Efforts
- Affordable Housing Costs & Impediments
- Key Take Aways
- Quick Quiz & Any Questions?

Important Definitions

Affordable Housing

- Units where the rents or mortgages plus utility costs (such as electricity, gas, water, and sewer services) do not exceed 30% of the household's adjusted income based on household size.

Attainable Housing

- It typically serves households earning 80% to 120% or more of the Area Median Income (AMI), often focusing on the workforce (such as nurses, IT professionals, fire fighters, waitresses, and delivery persons).

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Important Definitions

Area Median Income (AMI)

- The midpoint of the Denver Metro Area's income distribution and is calculated annually by the Department of Housing and Urban Development (HUD).

Cost Burdened Homes

- Spending more than 30% of their gross income on housing costs (rent/mortgage, electricity, gas, water, sewer services, fees and taxes).

Extremely Cost Burdened

- More that 50% of household income on housing costs.

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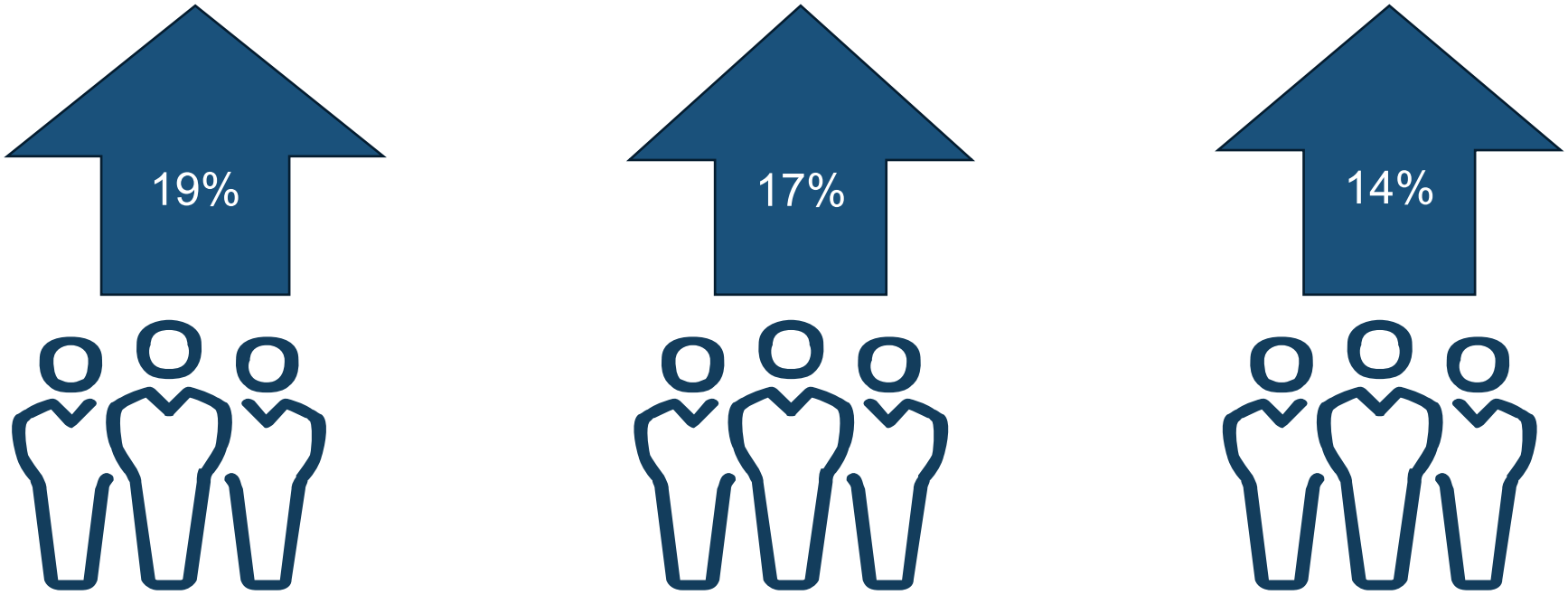
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City Demographics

- Population Details
- Households

City Changes

Thornton's growth rate is notably higher than the county or the state



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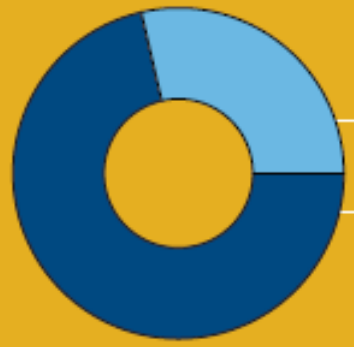
As of June 30, 2026

153,485 Residents

55,844 Housing Units

Population Growth in first half of 2026 **+415**

Housing Units Built in first half of 2026 **+151**



28.6% of Residents Rent their Home

71.4% of Residents Own their home

166 New residential Building Permits were issued to begin construction.

2012 - 2022

Total **households** grew 20% over the decade (8,213 units), slightly faster than population growth.

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Current Housing Needs

- Number & Type of Housing Units
- Housing Prices
- Affordability

Need vs. Supply - Owner

Income Range	Needed Houses	Existing Units	Unit Supply
0% - 30% AMI	5,099	2,492	**-2,607**
31% - 50% AMI	5,201	755	**-4,446**
51% - 80% AMI	8,982	2,260	**-6,722**
81%-100% AMI	5,957	4,291	-1,666
100%-120% AMI	5,632	7,533	+1,901

2024 City of Thornton - 2026 Update Housing Needs Assessment

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Home Ownership

	2016	2026	%Change
Median Home Price	$300,000	$507,333	69%
Median Homeowner Income	$75,289	$103,088	40%

City of Thornton 2016, Zillow 2026, and U.S. Census Bureau 2024

October 2026- With a 10% at 6.7% over 30 years

Principal & Intrest$2947.00+Taxes & Insurance $566=$3,513

At $507,333, you would need to make approx.$148,000 per year and more than a $50K down payment

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Home Ownership Work Requirements

- Minimum wage worker ($15.16 hr) would need to work 190 hours **per week** or **4.75** full-time minimum wage jobs
- Thornton's median family of 4 income is approximately $103,088 which is $47,000 short of affording a $507,333 home.

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Need vs. Supply - Rental

Income Cohort	# of Households	Affordable Rent	# of Units	Unit Supply
0% - 30% AMI	2,985	$0-773	743	**-2,242**
31% - 50% AMI	2,469	$773-$1,289	1,171	**-1,297**
51% - 80% AMI	3,399	$1,289-$2,062	6,745	**3,346**
81%-100% AMI	1,919	$2,062-$2,577	3,461	**1,542**
100%-120% AMI	1,073	$2,577-$3,093	1,324	**252**

2024 City of Thornton Housing Needs Assessment

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Apartments

Median rent has decreased by approx. 2.5% in the past 12 months

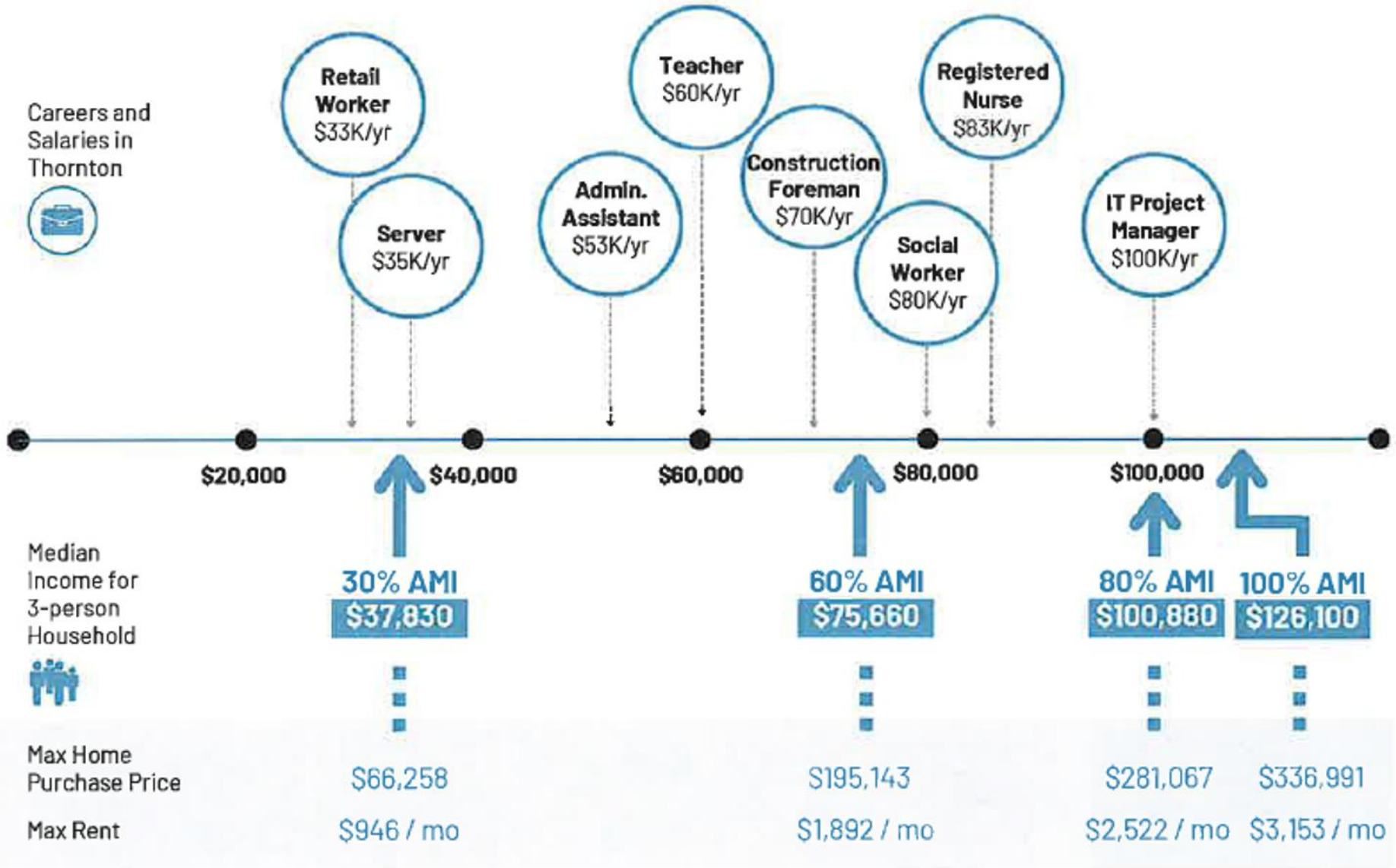
- $1,510 for a 1-bedroom
- $1,850 for a 2-bedroom
- Approx. $260/$319 in monthly fees, utilities, and internet costs

Apartments.com

- To afford an average 1-bedroom apartment, the household would need to make **$79,400 annually**
- To afford an average 2-bedroom apartment, the household would need to make **$86,760 annually**

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WHAT CAN A HOUSEHOLD AFFORD IN THORNTON?



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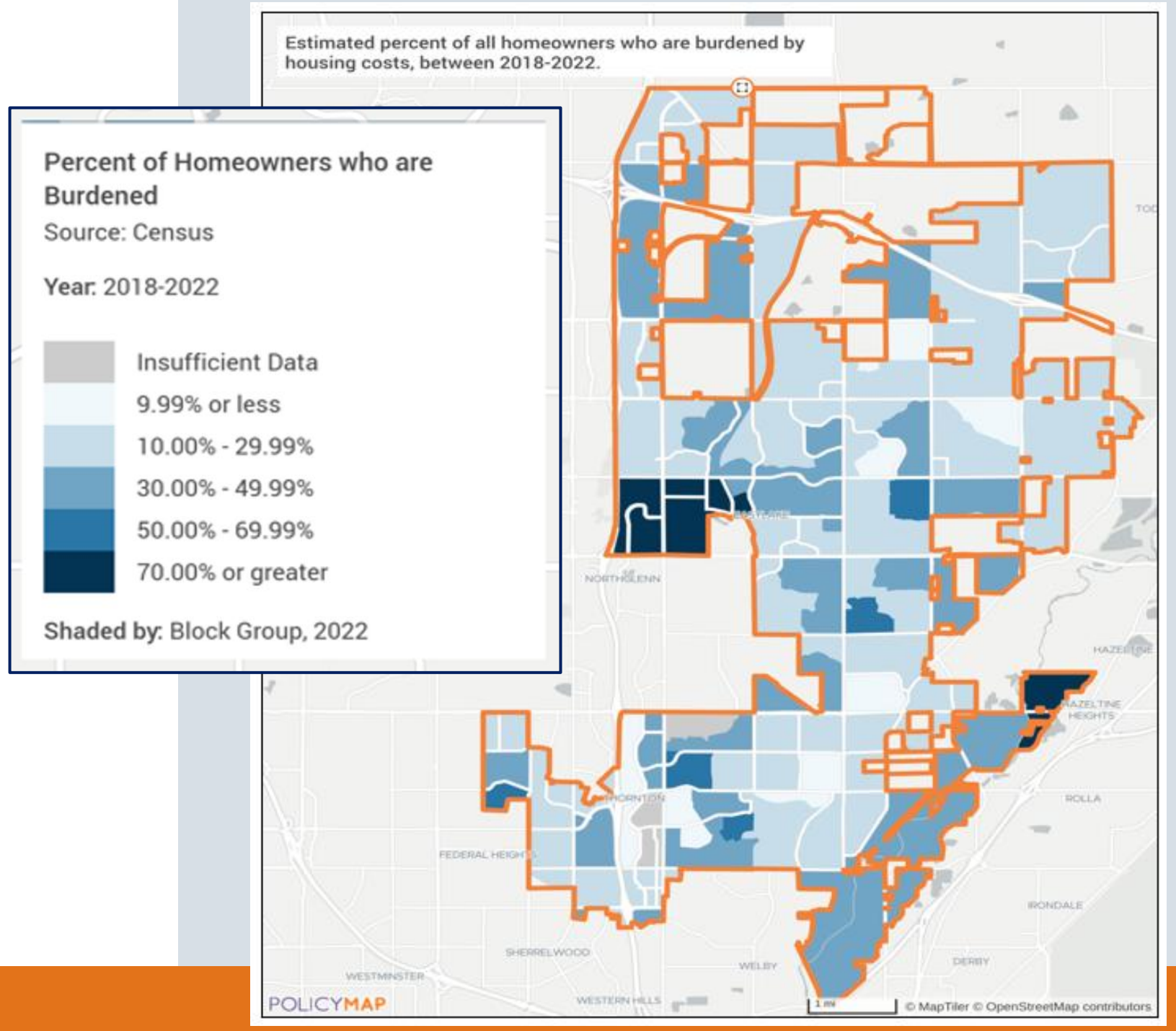
Cost Burdened Households

- Approximately homeowners are currently cost-burdened, 27% of our population
- Approximately 59% of our population are cost-burdened rental households

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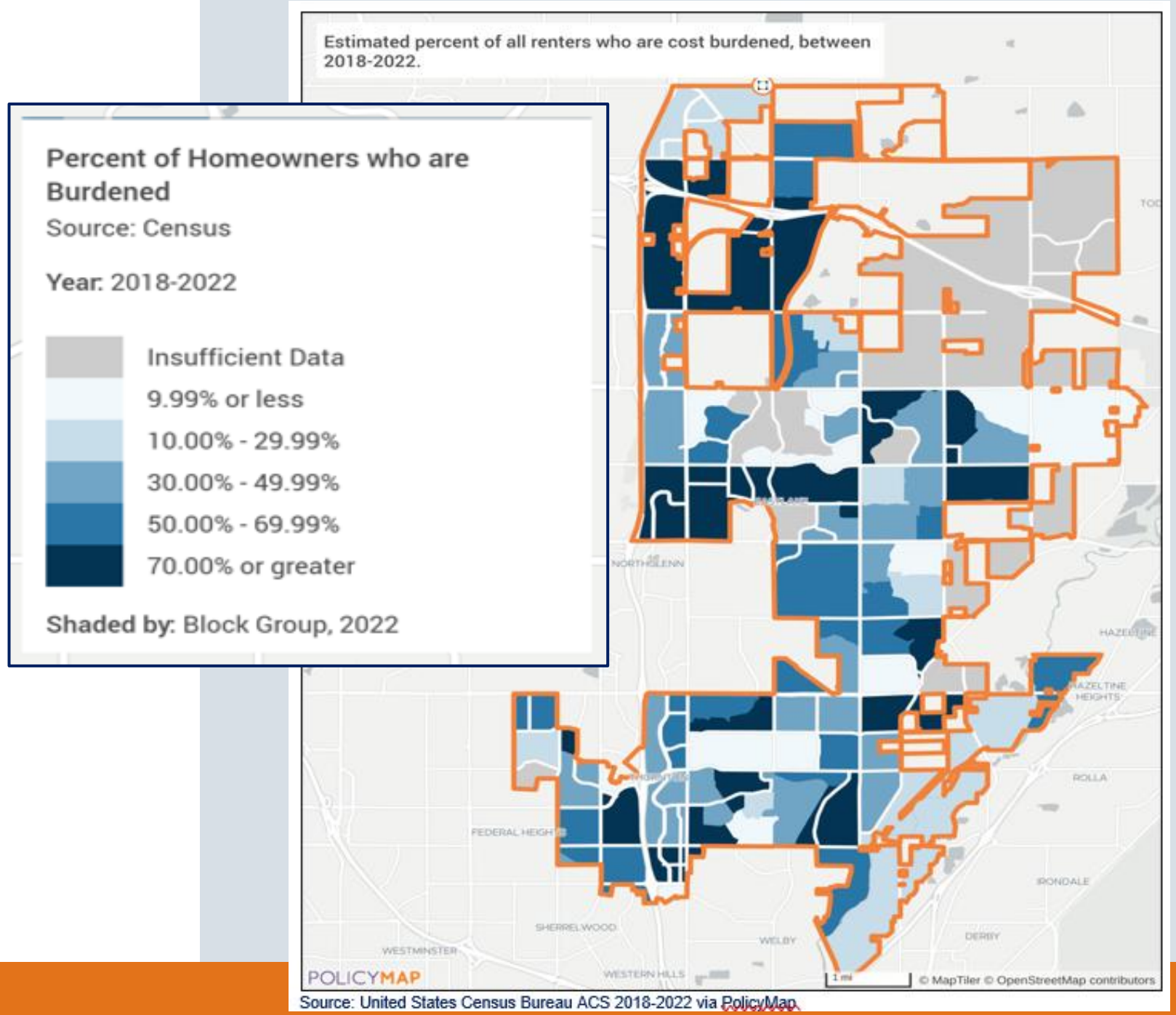
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Cost Burdened Homeowners by Block Group



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Cost Burdened Renters by Block Group



Source: United States Census Bureau ACS 2018-2022 via PolicyMap

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City Efforts to Support Housing Stability

- City Run Programs
- State and Federal Programs

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Housing Efforts

Community Connections

- Housing Code Modernization
- Water Conservation Incentives
- Neighborhood Clean-ups
- Private Activity Bonds
  - Affordable Housing Construction & Rehabilitation
  - Homebuyer Assistance
- Water Assistance Program
- Partial Property Tax Rebates
- Housing University
  - Dozens of housing-related classes
- Referred to Housing Resources – 17,124 in 2025

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Housing Efforts

Community Development Block Grant

CDBG/HOME

- Affordable Housing Infrastructure
- Home Rehab Programs
  - Help for Homes
  - Code Compliance Assistance
  - Paint-a-Thon
  - GRID Alternatives
- Homeless Outreach Team
- Affordable Housing Construction

Prop 123

- Planning & Software Grant
- Previous Homeless Outreach Grant
- Accessory Dwelling Units
- Homebuyer Assistance

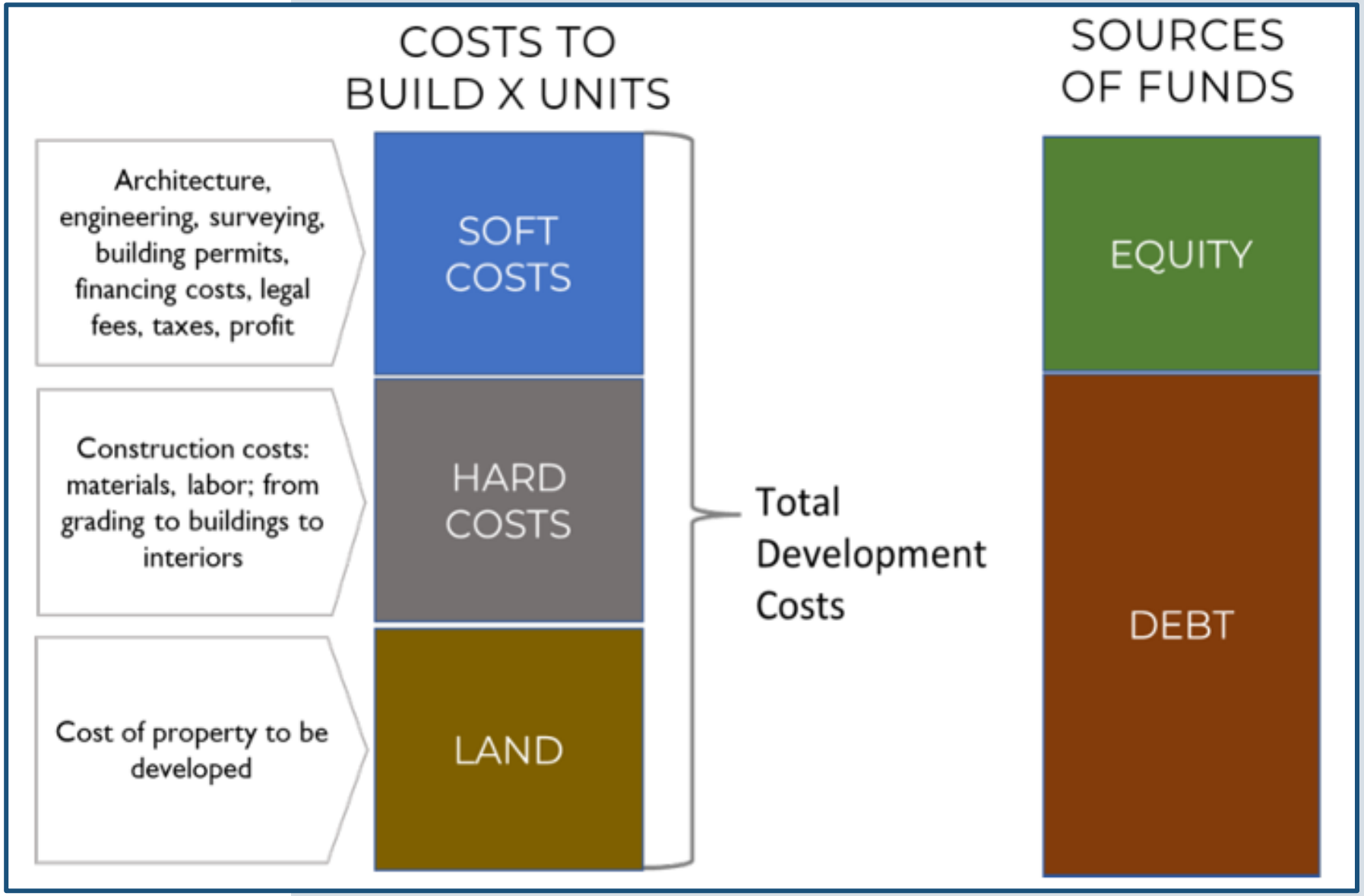
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Affordable Housing Costs and Impediments

- Costs Involved
- Limited Locations Available
- Neighbor Apprehensions
- High Costs – High Risks

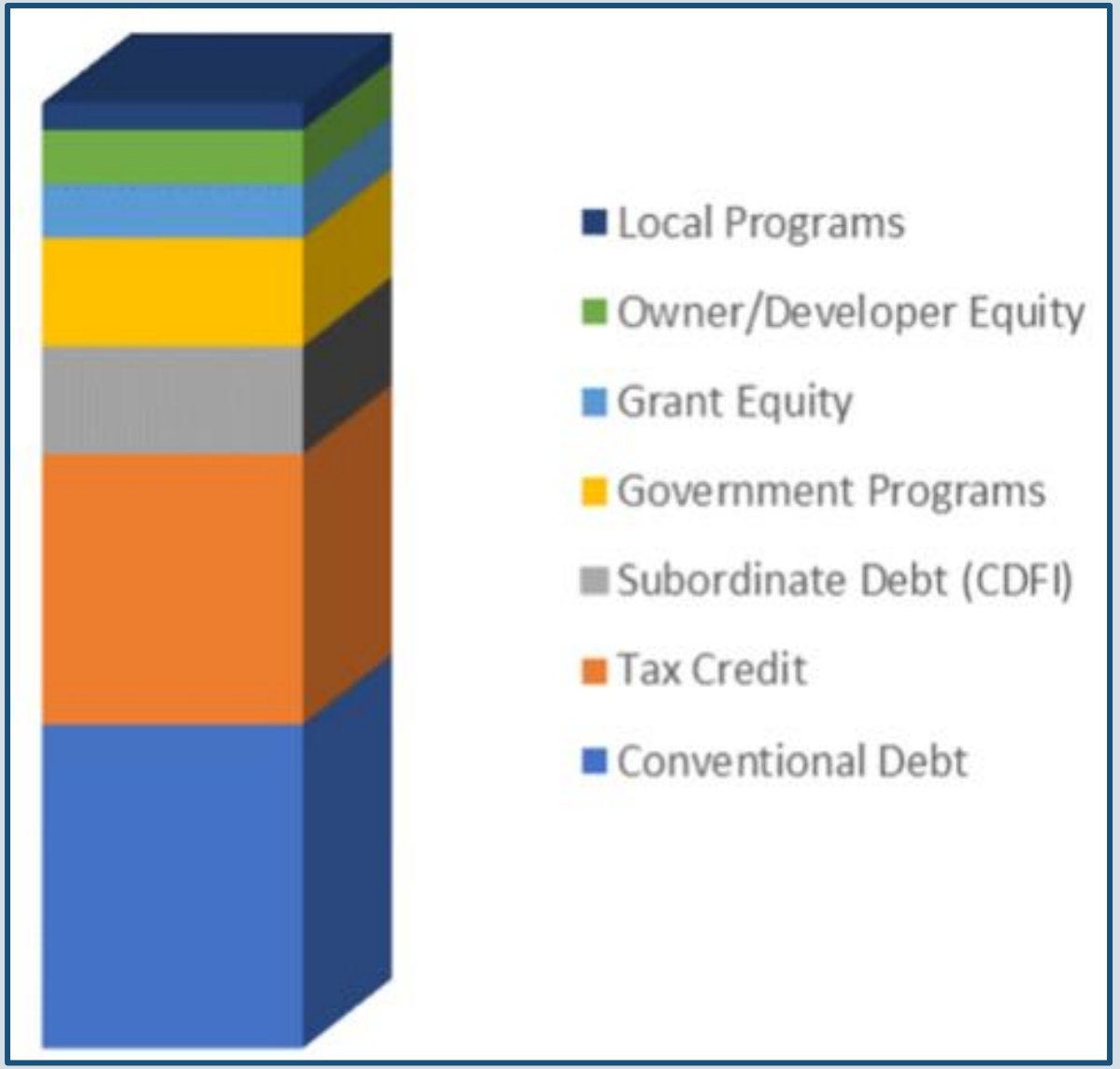
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Involved Costs



Capital Stacks

- The funding or investment structure of a project.
- The bottom of the capital stack has priority for repayment if the organization defaults on its obligations.
- Unencumbered funds sit at the top of the capital stack and are last to get repaid
- Equity in a project helps attract funders who bring in senior debt



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Public Capital Sources for AH

Tax Credits

- Low Income Housing Tax Credits
- New Market Tax Credits

Federal Grants

- HOME Funds
- Community Development Block Grant
- National Housing Trust Fund

State Grants and Loans

- Housing Development Loans
- Housing Development Grant Fund
- Colorado Affordable Housing Preservation Fund
- Housing Development Grant Fund

Other Tools

- Land Banking (state and local)
- Sales Tax
- Density Bonuses
- Reduce Regulatory Barriers
- Direct Subsidies & Fee Waivers
- Community Development Finance Institution Loans

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Limited Locations Available

- **Environmental Concerns** – Floodplains, grading, soils, erosion, runoff, history and habitat
- **Property Cost** – Thornton has limited land and costs approx. $378,500 ***per acre***
- **Infrastructure Availability** – Not as available in the northern part of the city (transit, sewer and water lines, libraries, fire stations, etc.)
- **Willing Landowners** – Not a lot to choose from

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Costs to Build - Pro Forma

Land Acquisition/Site Acquisition

- Purchase or long-term ground lease

Planning, Design, & Approvals

- Architects, surveyors, planners, civil engineers, as well as specialists such as market analysts, environmental, and traffic engineers

Site Work and Building Construction

- Rough grading and clearing, constructing roads and utilities, as well as drainage and environmental protection features
- Engineers and construction managers

Amenities and Off-site costs

- Features that do not directly generate rents but are needed for the project to meet its goals

City Costs

- Parks, roadways, sidewalk & trail linkages, sewer, water, storm water, connection fees, and permits

Construction Management & Developer Fees

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High Costs – High Risks

2026 Proposed AH Developments

- **$81,000,000+ -** for a new 192-unit affordable housing development
  $421,987 per unit cost
- **$74,689,710+ -** for a new 180-unit affordable housing development
  $414,942 per unit cost
- The housing market fickle and competitive
- Affordable housing is often more complicated to build than market-rate housing *DU, The Conversation, 2026*

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Managing Outside Funding

Prop 123

- Planning & Software Grant
- Previous Homeless Outreach Grant
- Homebuyer Assistance (submitted LOI - $850K)
  - **12 homes**
  - **80% – 120% AMI**
  - **First-time HB**
  - **Approximately $40K**
- Accessory Dwelling Units (next)
  - Upfront Cost Assistance
  - Grant and Loan options

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Plans

- City's Master Plan & Area Plans
- Housing Needs Assessment & Update
- DRCOG's Regional Housing Needs Assessment
- CDBG Consolidated Plan
- Analysis to Impediments in Fair Housing
- Housing Choice Grant Funded Study
- Citywide Strategic Plan
  - AH Rapid Response Team (setting up)
  - Housing Priority Area
  - Housing Choice Education Campaign
- Housing Strategy (in progress)

Primary Community Concerns

- **Community Instability** - New development may change the character of their neighborhood.
- **Public Safety Concerns** - Will the residents affect public safety?
- **Property Value Concerns** - Will property values be negatively affected?
- **Traffic and Parking Concerns** - Increased homes would increase traffic and reduce available parking
- **Strain on Local Infrastructure** - Sewer, water, fire, police, etc.

Why Affordable Housing Matters

Promotes Economic Development:

- Higher density housing attracts new businesses
- Increases consumer spending, supporting existing businesses
- Increases the city's tax base

Supports Workforce Recruitment and Retention:

- Enables teachers, healthcare workers, first responders, and other essential workers to live in Thornton, near their jobs.

Brings New Community Energy:

- Encourages vibrant, diverse, and connected neighborhoods with more facilities and services like parks, community gardens, and local events

Homelessness Prevention:

- Expands access to stable, affordable housing and reduces the risk of
- housing instability

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Why Affordable Housing Matters

Other Benefits:

- Additional affordable housing rent increase are regulated
- Reduces the risk of eviction
- Assists special housing needs populations – seniors, young adults, etc.
- Increases savings which reduces vulnerability in financial emergencies
- Increases the safety of our residents
- Promoting AH is less expensive than managing chronic homelessness

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Key Take Aways

- Affordable housing supports healthy communities
- Housing affordability helps everyone: employers, schools, healthcare, economy, and public services
- Local governments have several tools to encourage housing development
- Collaboration with the community is essential so we can educate one another

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What Comes to Mind When You Hear the Term Affordable Housing?



1960's Chicago Projects

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Group Quiz

Is it Affordable Or Market Rate?

#1 – Avens Point

8901 Grant St.







Affordable

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#2 – Grant Row Lofts

14121 Grant St.







Market

#3 – The Reserve at Thornton

9700 Welby Rd.







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Affordable

#4 – Promenade at Hunter's Glen

12801 Lafayette St.







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Affordable

#5 – Crossing Pointe North

4220 E 104th Ave.







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Affordable

#6 - The Overlook 647 W 91st Ave







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Affordable

#7 – Cortland Covington Ridge

10571 Colorado Blvd







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Market

#8 – The Odyssey 1769 Coronado Pkwy







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Affordable

#9 – Broadstone Farm 2375 E 104th Ave



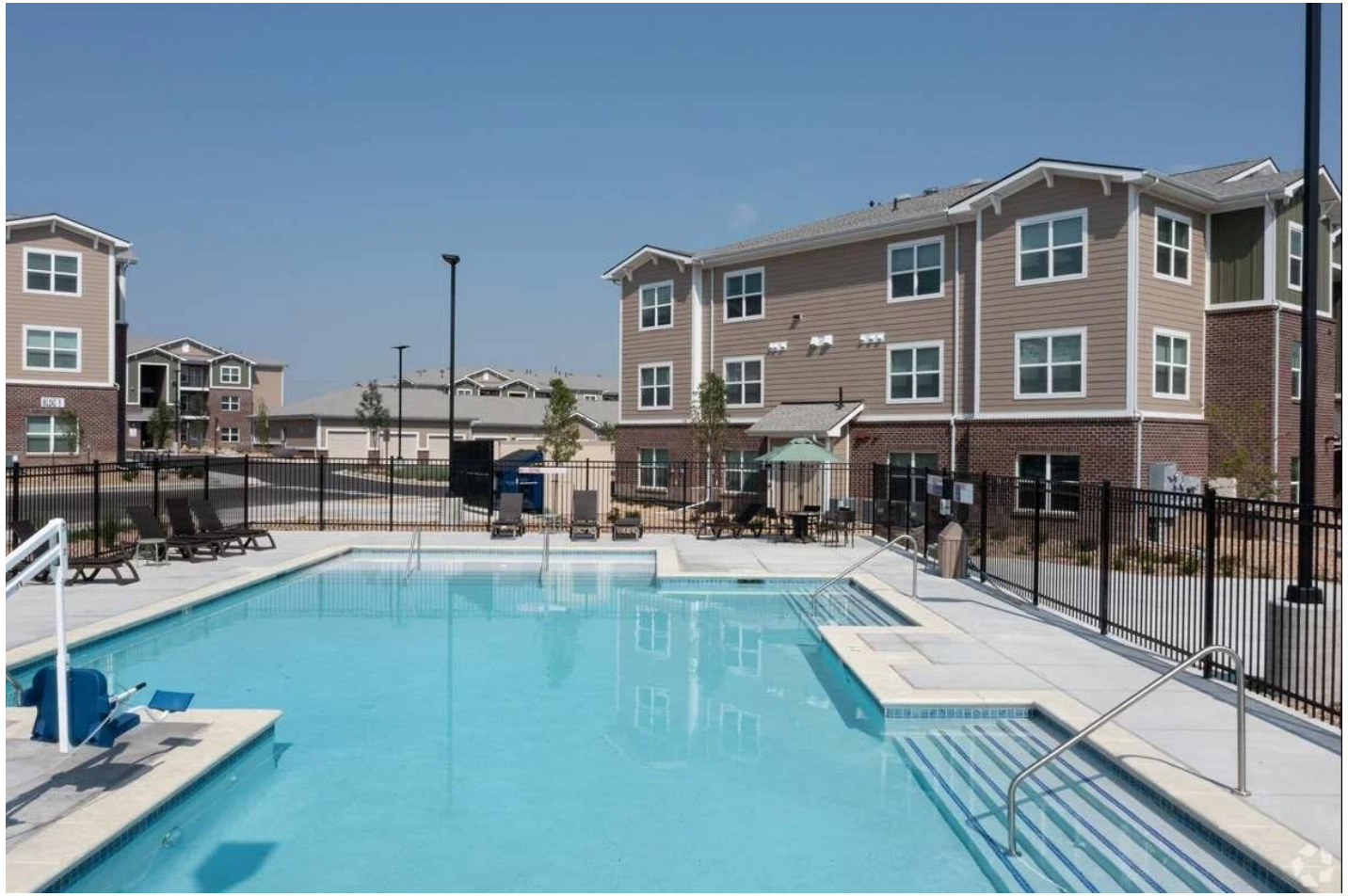




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Market

#10 – Larkridge 1610 Washington St







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Affordable

How Did You Do?

- How many did you answer correctly?
- Did your image of Affordable Housing match reality? Were you surprised by any of them?
- Would you or a family member live in an affordable apartment?
- Would you sanction an affordable housing development in your neighborhood?

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Any Questions or Comments?

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