

An aerial photograph of Adams County, Colorado, featuring a large, semi-transparent blue circle with a stylized white 'A' logo in the center. The background shows a suburban landscape with houses, trees, and a water tower on the left. In the distance, a range of mountains with snow-capped peaks is visible under a clear blue sky. A dark blue banner with white text is positioned at the bottom of the image.

# Adams County

ROOTED IN PROGRESS



# FOR ALMOST 125 YEARS...

Adams County has been a place where Coloradans can grow their futures.





# LEADERSHIP WITH DEEP ROOTS

The Board believes in the Adams County story—because it's our story, too.





# MY ROOTS: THE BACA FAMILY



# BY THE NUMBERS

## A snapshot of Adams County

- 1,184 sq. miles
- 2024 population: 542,973 (Census estimate)
- Cities and towns of:
  - Commerce City, Federal Heights, Northglenn, Thornton, Arvada, Aurora, Brighton, Westminster, Bennett, Lochbuie
  - Unincorporated communities of Henderson, Strasburg, and Watkins





# OUR BIGGEST STRENGTH?

## Our communities—and our people

### Who We Are

- Younger median age than neighboring counties: 35.4
  - Jefferson: 40.2, Douglas: 39
  - Highest % of population in 25-44 age range
- 187,615 households (and growing!)
  - Median household income: \$81,482
  - Avg. household size: 2.9
  - Incomes have not kept pace with rising housing, COL
  - A diverse community: Majority-minority population
  - 55% non-white, with 43% Hispanic/Latino



# FROM THE GROUND UP:

## Where communities & possibilities grow

- From 2010-2020, Adams County saw an approx. 17% population increase (78,000 people!)
- One of the fastest-growing counties in the state
- Growth projected to continue, with an estimated population of 599,098 in 2030.
- With an annual growth rate of 3.8%, the county is projected to grow into the third-largest county in the Denver Council of Regional Governments (DRCOG) with a population of 722,807 by 2040.





# A ROBUST ECONOMY

Built to grow—and built to *last*

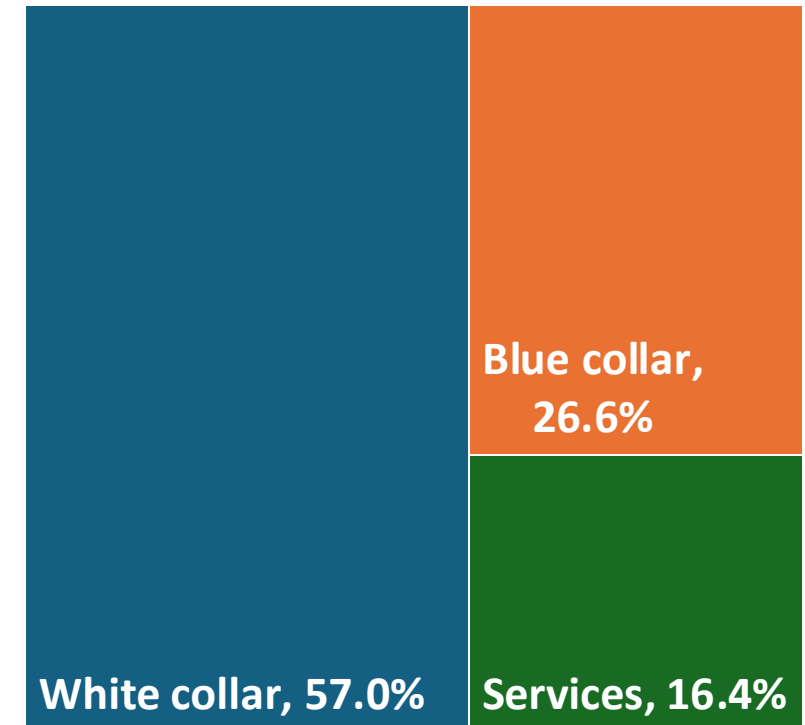


# WORKFORCE SNAPSHOT

## Diverse, balanced, resilient

- Total labor force: 296,407
- Number of jobs in Adams County: 275,016
- Unemployment rate: 5.1% (Dec. 2024)
- Workforce employed in wide variety of industries:
  - Largest employer is UC Health: University of Colorado Hospital (11,000)
    - Followed by:
      - Amazon (10,600)
      - Children's Hospital Colorado (6,100)
      - United Parcel Service (3,400)
      - Walmart (2,900)
      - FedEx (2,600)
      - Kroger (1,900)
      - Sturgeon Electric (1,500)
      - Shamrock Goods (1,400)
      - Gaylord Rockies (1,100)
  - Five largest employment sectors (% are for Adams as a whole)
    - Healthcare and Social Assistance (13.9%)
    - Educational Services (10.8%)
    - Construction (10.6%)
    - Transportation and Warehousing (10.5%)
    - Retail Trade (8.8%)

## MAKEUP OF LABOR FORCE



# SECTORS ON THE RISE

Top 5 industries by projected growth (statewide)



## Professional, scientific & technical services

Projected jobs added by 2032: **61,417**



## Healthcare & social assistance

Projected jobs added by 2032: **34,671**



## Educational services

Projected jobs added by 2032: **24,262**



## Accommodation & food services

Projected jobs added by 2032: **18,175**



## Administrative support, waste mgmt. & remediation services

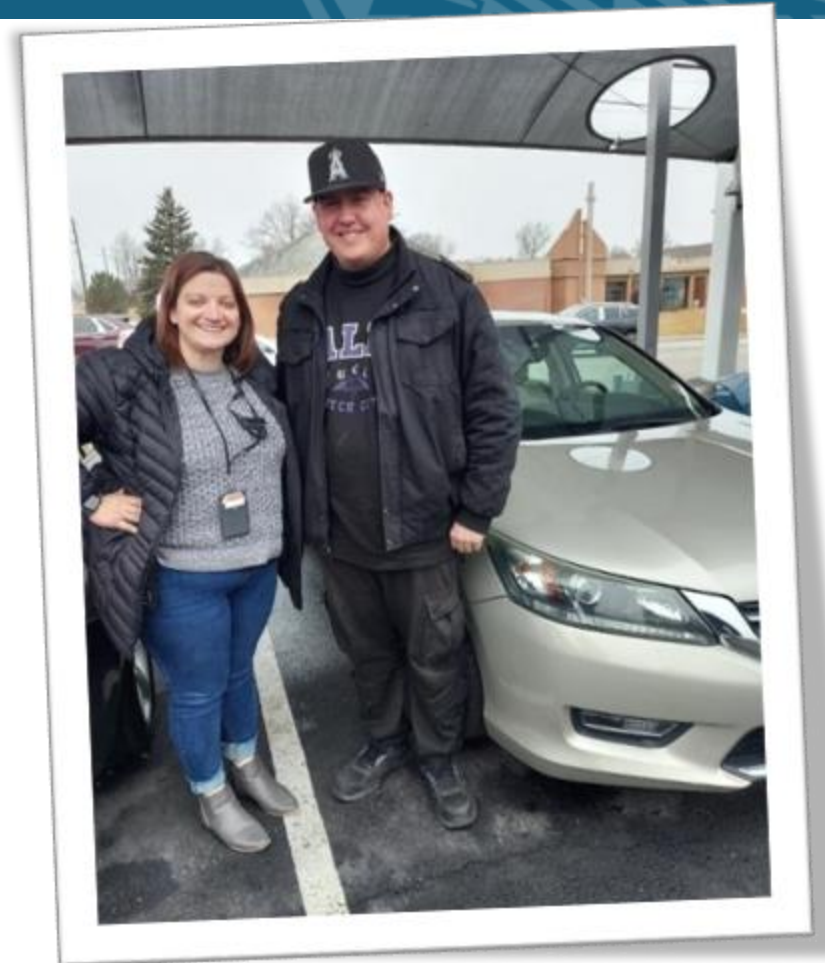
Projected jobs added by 2032: **17,686**



# COMMITTED TO DEVELOPMENT...

## Ensuring opportunities for employees and employers

- Adams County's Workforce & Business Center
  - Support for jobseekers, career enrichment, veterans, employers, etc.
  - **Norman's story:** Job-seeker honored by WBC at annual award ceremony for tenacity and effort...but couldn't attend awards because he was working his new job 😊.
- Community Safety & Well-Being Department
  - Support for community members in need, especially those experiencing homelessness or poverty.
  - **Matt's story:** Veteran who was renting a vehicle so he could work food delivery, but we connected him with a Flex Funds grant so he could buy his own vehicle.



# ...AND TO THE FUTURE WORKFORCE

Making sure young people see a world of possibility—close to home



- Commitment to Career Technical Education opportunities
- Aerospace jobs aren't in a galaxy far, far away
  - Go for Launch!: An aerospace experience for youth at CASP
- Scholarships for youth:
  - Adams County Scholarship Fund: More than \$1.1 million for students in 2025 alone
  - Adams County Mayors and Youth Awards: This year, awarded to two youth who have overcome significant challenges and contributed to their communities.





# HOUSING MARKET

## Quick takeaways



**Housing inventory has increased in Adams County year-over-year (YOY).**



**Median sale price for an Adams County home was \$514k in Feb. 2025 (↓1.2% YOY).**

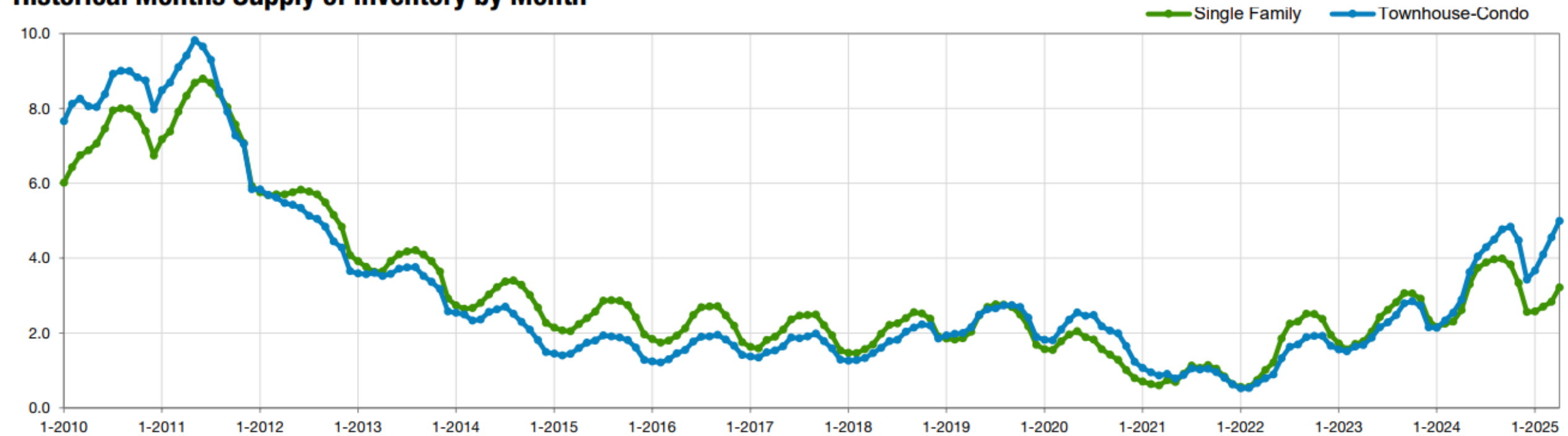


**Continued need for homes that are affordable to those below Area Median Income, but strides are happening in this area, as well.**



# HOUSING MARKET: Metro area inventory

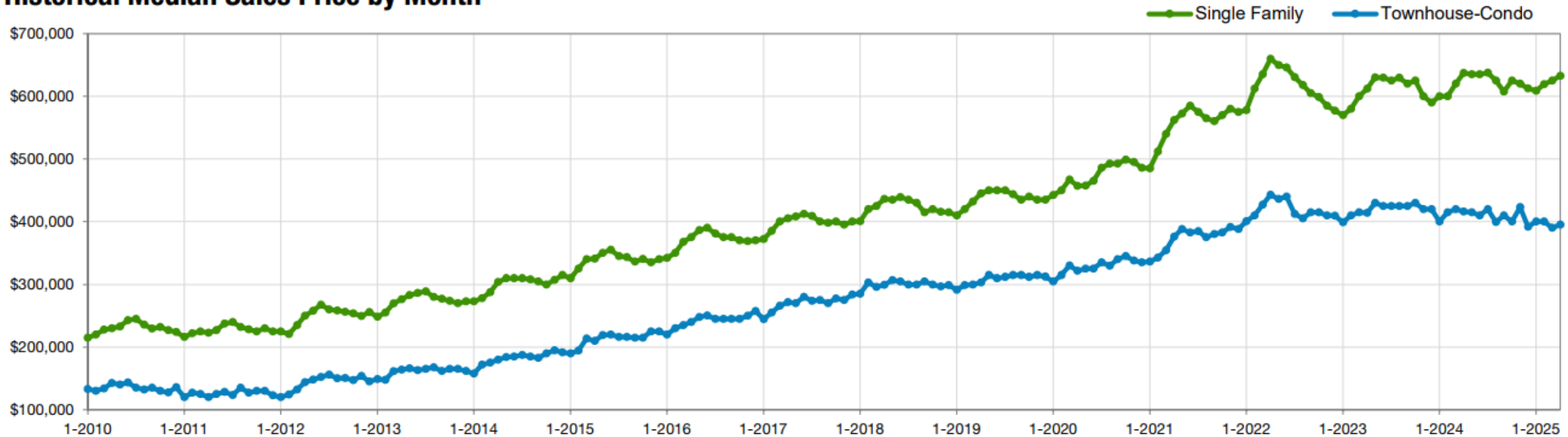
**Historical Months Supply of Inventory by Month**





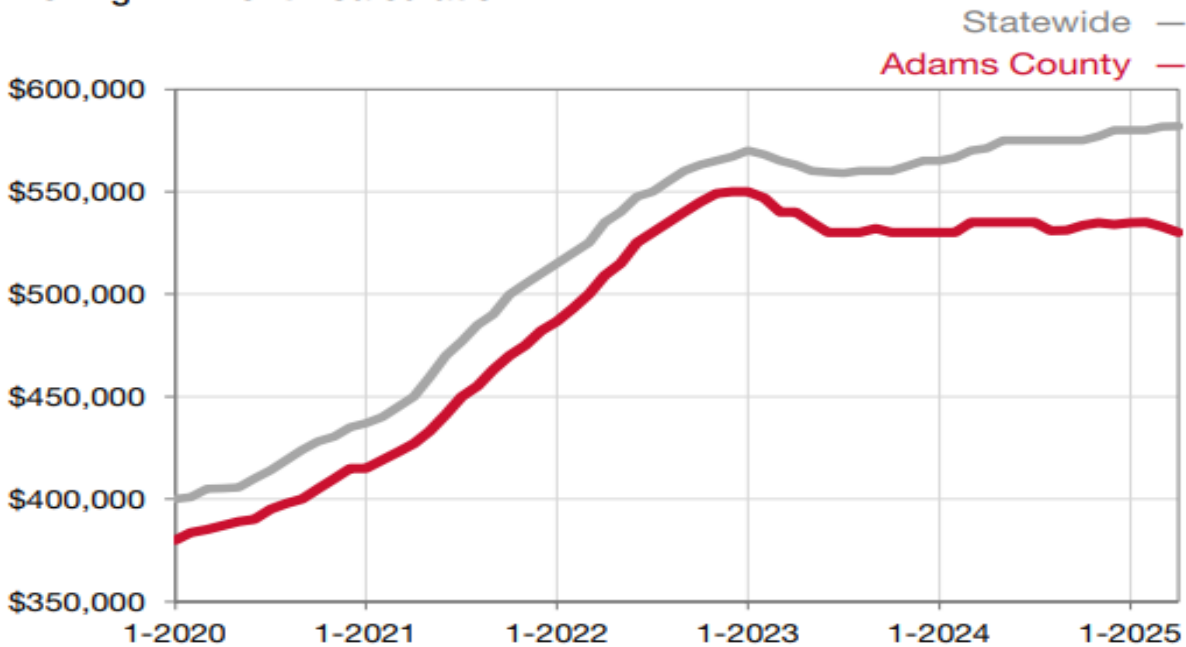
# HOUSING MARKET: Metro area median price

**Historical Median Sales Price by Month**

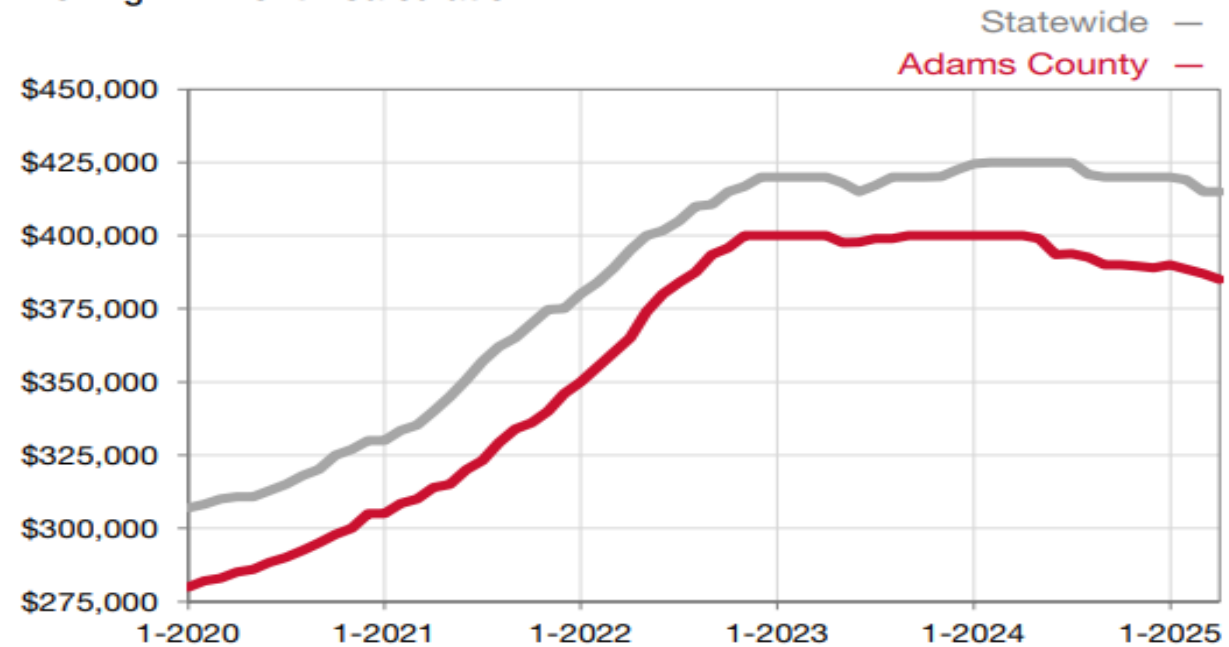


# HOUSING MARKET: Adams County median price

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation





# HOUSING MARKET: Adams County cost burden

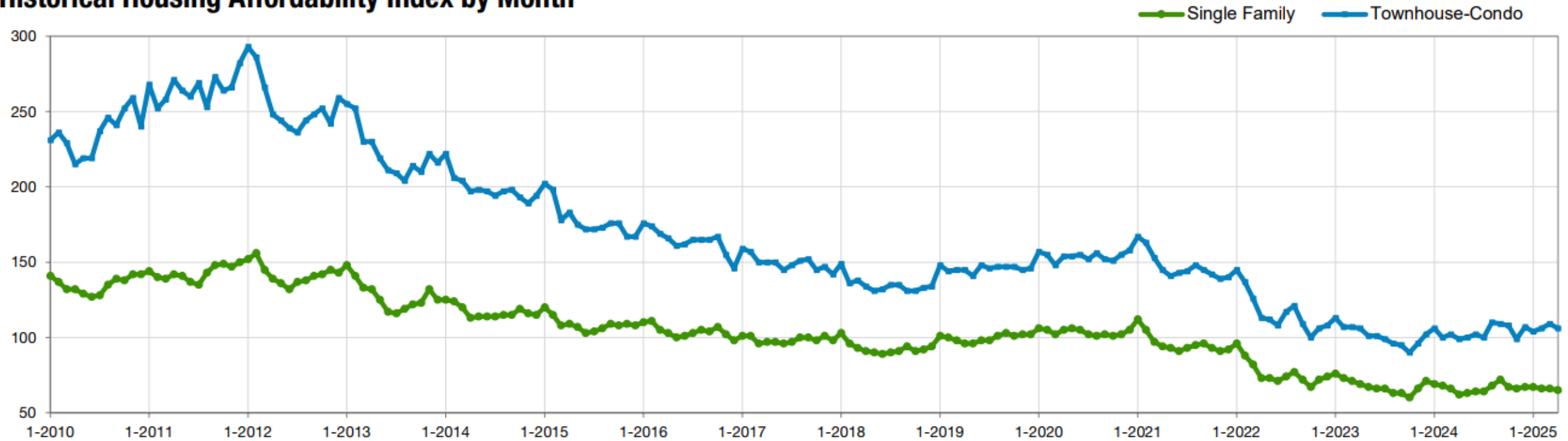
Homeowners	
Total owner-occupied housing units	127,392
Cost-burdened owners (Adams)	31.9%
Cost-burdened owners (Denver area)	27.8%
Cost-burdened owners (Colorado)	29.2%
Cost-burdened owners (U.S.)	27.6%

Renters	
Total renter-occupied housing units	57,572
Cost-burdened renters (Adams)	56.7%
Cost-burdened renters (Denver area)	51.2%
Cost-burdened renters (Colorado)	52.2%
Cost-burdened renters (U.S.)	50.4%

Cost-burdened is spending more than 30% of household income on housing costs (rent/mortgage and utilities).

# HOUSING MARKET: Metro area affordability

**Historical Housing Affordability Index by Month**





# SUCCESS STORY:

## Renewal Village

- Former Clarion Inn at junction of Adams and Denver Counties
- 215 units of permanent, supportive, and transitional housing
- Pairs residents with supportive services and case management
- Adams County allocated \$3.8 million in ARPA funds
- 8%, or 15-20 units, designated for Adams County residents
- Celebrated grand opening late summer '24



# SUCCESS STORY:

## Hughes Station

- Rehabilitation of Brighton Housing Authority (BHA) project
- Upgrades to 120 units of affordable housing
- Adams County contributed \$600,000+ from misc. grant programs
- Total allocation from Adams County to BHA for last four years: **>\$5 million**
- Celebrated grand opening this spring





# SUCCESS STORY:

## South Platte Crossing

- Collaborative public-private partnership
- Co-located with transit and health and social support resources
- 60 affordable apartment units
- Adams County contributed:
  - >\$1.3 million for long-term affordability for 8 units
  - \$350,000 for improved surrounding pedestrian infrastructure
- Celebrated grand opening this week!



# NON-RESIDENTIAL DEVELOPMENT

## Quick takeaways



**Over the past two decades, most of the new non-residential development in Adams County has been industrial.**



**Most retail and office development in last two decades has happened in municipal areas.**



**Location, location, location: Adams County offers a golden area for opportunity for warehousing, distribution, and all associated sectors because of proximity to transportation.**



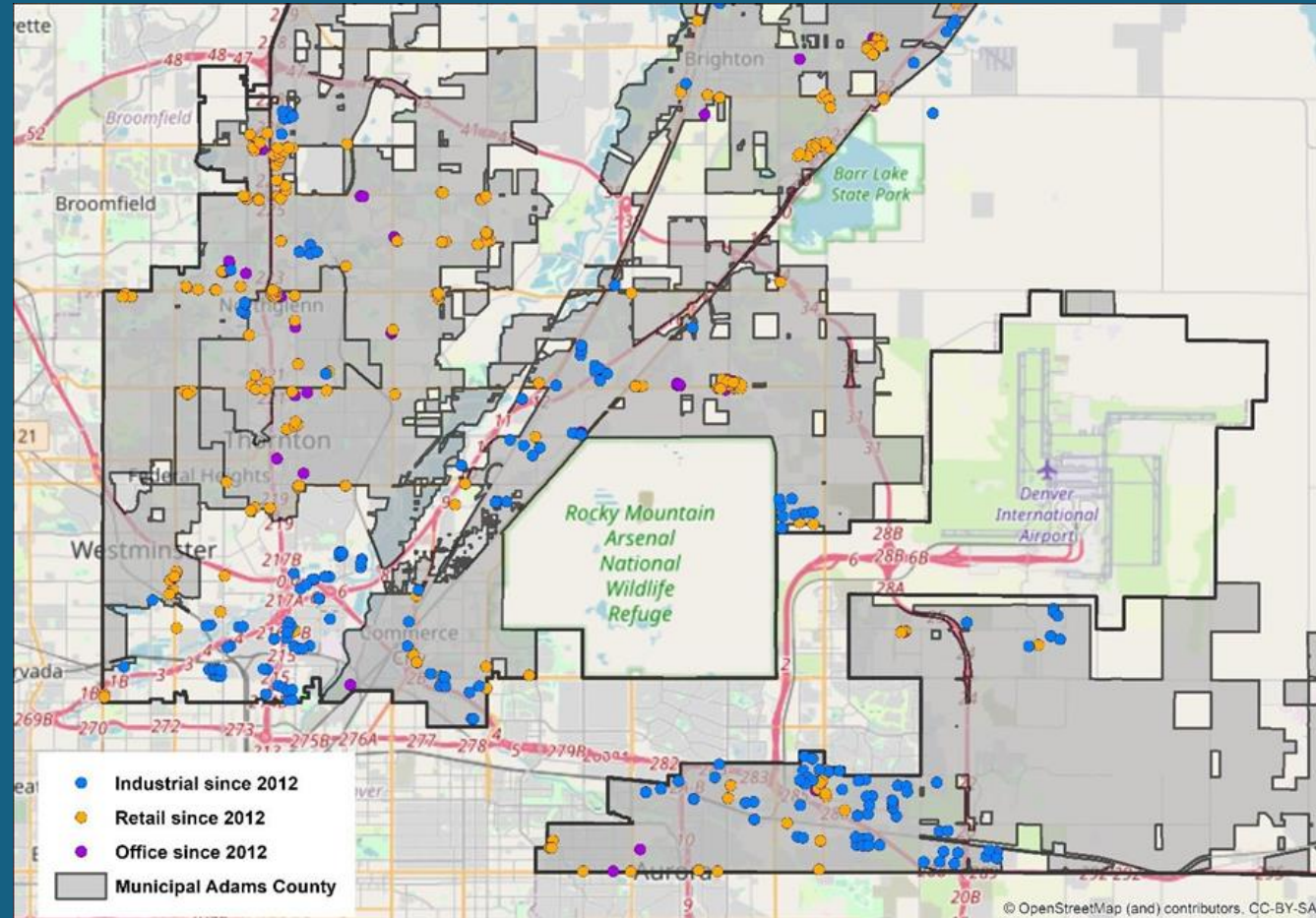




# PROXIMITY TO TRANSPORTATION

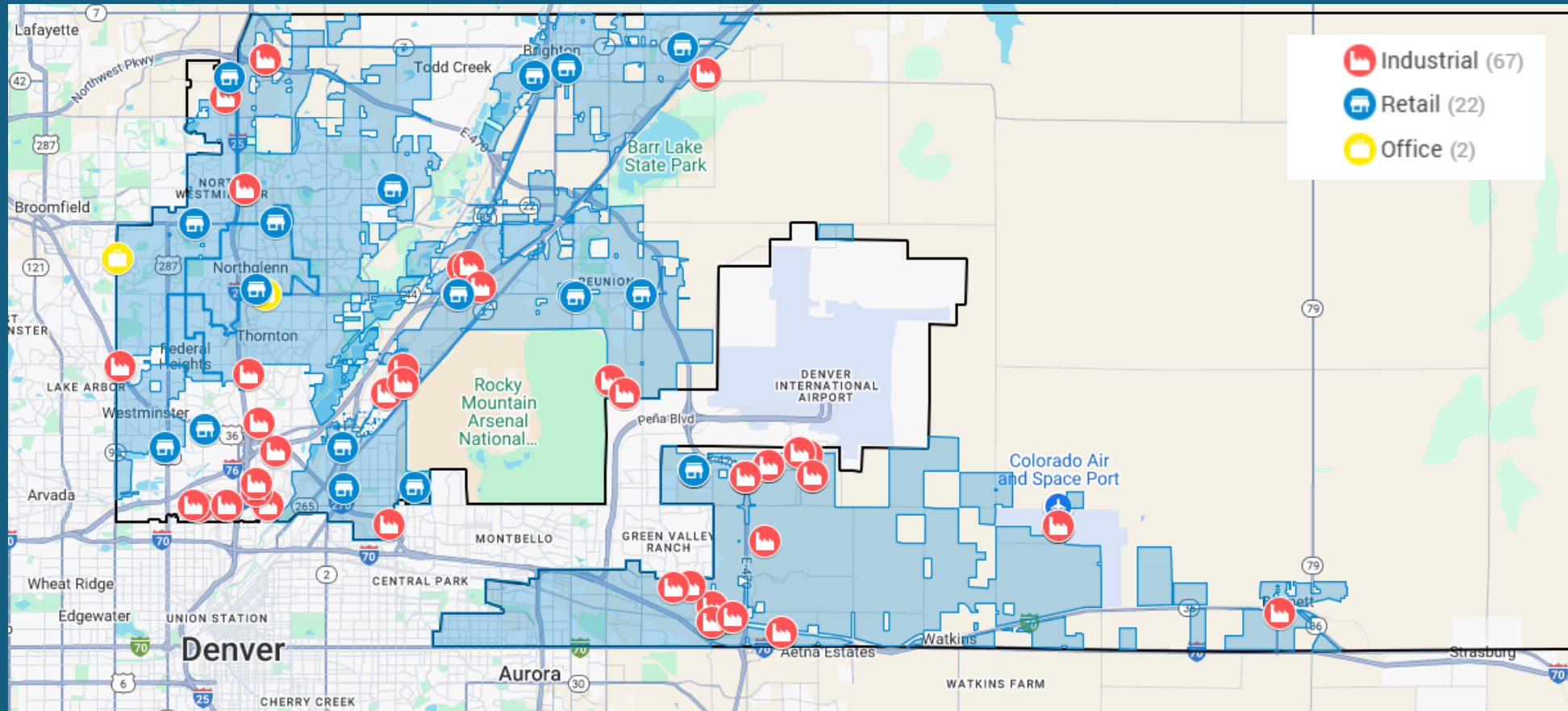


# HISTORIC DEVELOPMENT TRENDS





# NEW DEVELOPMENT TRENDS



# SUCCESS STORY:

## Southwest Airlines University

- Southwest Airlines' state-of-the-art training facility—opened in March
- Opened near DEN in Aurora
- First official kickoff celebration of a new business opening in the Colorado Aerotropolis
- The result of significant collaboration across municipalities and partners to create economic opportunity in region
- A sign of great things to come!



# SUCCESS STORY:

## ADM

- Fortune 50 company—Archer Daniels Midland—broke ground on a new facility at Rocky Mountain Rail Park last week
- Signifies an incredible opportunity for collaboration for businesses in the area
- ADM specifically chose Adams County because of location, ease of access to transportation infrastructure, and support of Adams County team
- Proof of commitment to working alongside businesses







# THE SKY'S (NOT) THE LIMIT

A soaring aviation and aerospace future

# COLORADO AIR AND SPACE PORT

## Where we are ...

- One of only 14 licensed spaceports in the U.S.
- Designated as a Natl. General Aviation Airport (highest classification available from the FAA)
  - Reflects growth in activity, infrastructure, and regional significance
- More than 120,000+ takeoffs and landings in 2024
- Recently celebrated 40 years!
- Celebrating major new partnerships, incl. AltitudeX and Boom Technologies (*you'll hear more on this soon...*)





# COLORADO AIR AND SPACE PORT

...and where we're going

- Poised to take-off! Working toward horizontal launch and helping elevate state's world-class aerospace industry
- 3,200 acres of land, with significant opportunities for industry partners to develop
- Surrounded by 7,000 additional acres of non-residential, master-planned industrial complexes
- Access to heavy rail and highways





# HOMEGROWN BEAUTY

World-class access to nature, right in our backyard



# SECOND-TO-NONE OPEN SPACES

Accessible parks, open spaces, recreation, and arts



- More than 2,500 acres of parks and open space
- 60 miles of trails
- Public art installations in most parks, as well as many county buildings
- Something for everyone—playgrounds, fishing, hiking, biking, golfing, disc golfing, etc.





# OPEN SPACE SALES TAX PROGRAM

Improving parks and recreation across the region

- Every time you support Adams County businesses, you invest in parks, trails, recreation, and open spaces
- 1/4 of 1% sales tax
- In 2024 alone, Adams County awarded >\$34 million in competitive grants and returned almost \$10 million directly to jurisdictions across the county.
- Funding projects across the county, like...







# UNEXPECTEDLY WILD

- Proximity to state and national parks/refuges
- Incredible access to birding and wildlife viewing
- All supported by regional commitment to open space



# SUCCESS STORY:

## Celebrating brand new parks in Adams County

- Celebrated two new parks in May:
  - City View Park
    - In Welby neighborhood
    - Created from neighborhood input
    - ADA-accessible walking paths, playgrounds, pollinator gardens, art, and more
  - Path to Wellness
    - At Riverdale Regional Park
    - Designed to reflect and remember impact of COVID-19
    - Walking path, gardens, labyrinth, art, and more





# SUCCESS STORY:

## Farmland preservation

- Historic Splendid Valley:
  - Preserve agricultural land
  - Encourage local food production and consumption
  - Promote agritourism
- Farmland preserved through conservation easements, land acquired by cities/county and leased to local farmers, and Open Space Sales Tax grants and other partnerships used to protect farmland
- Since adoption of plan establishing Historic Splendid Valley:
  - 264 acres have been preserved WITH water rights
  - Total farmland preserved: **445** acres



# SUCCESS STORY:

## Honoring service at the Veterans Memorial

- Adams County Veterans Memorial opened in 2023
- Replica of *USS Colorado* at 1/3 scale
- Since its opening, has been a place of both quiet reflection and community gathering, including for active-duty military and veterans, and for military ceremonies.
- Thriving partnership with current *USS Colorado*: Ship's sailors and command often visit the memorial and reflect on the legacy of the ship.





# COMMITMENT TO SERVICE

Through high-quality programs and offerings



# SUCCESS STORY:

## By community, for community: Graffiti Removal Program

- Partner with municipalities across region on graffiti removal
- Since expanding beyond unincorporated Adams County in 2021, graffiti removals increased drastically—and have increased every year since.
  - In 2021, the first year of the program expansion, 2,037 instances of graffiti were removed. In 2024, 4,032 were.
- Intentional hiring: Bringing in people with lived experience creates a more effective, thoughtful program.
- Recently awarded for excellence by Colorado City & County Management Association
- Involves community members: Residents AND businesses can report graffiti in real time, and our team will respond.



# SUCCESS STORY:

## SPARCIg community connections

- Following a ramping up of community-driven services during the pandemic, Adams County saw a continued need and benefit
- Launched new office at start of 2025 to ensure long-term programming that empowers community-based organizations and helps better understand resident needs: SPARC—Strategic Partnerships and Resilient Communities
- Office has launched resilience plan, neighborhood community fund, issued ARPA funds and supported grantees, and much more—just six months in!





**COMING NEXT**



# SUMMER EVENT SEASON IS HERE!



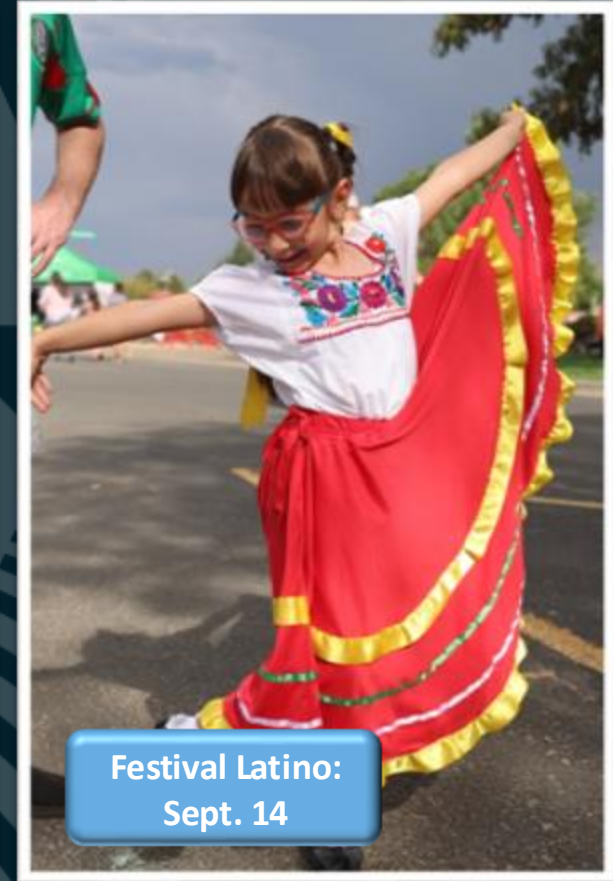
Pride:  
June 14



Stars & Stripes:  
July 3



Adams County  
Fair: July 30-Aug. 3



Festival Latino:  
Sept. 14

# COUNTY MANAGER HIRING UPDATE

## Finalist picked in search for long-term AdCo leader

- Interim County Manager Dave Fraser's last day is Friday, June 13. (Thank you, Dave!)
- Finalist in county manager recruitment named: Dionne Stroter, current Deputy County Manager
- Effective June 14, Dionne will serve as Interim County Manager until process is finalized





# COMING SOON...

## New website launches July 1

- From [adcogov.org](http://adcogov.org) to [adamscountycogov.gov](http://adamscountycogov.gov)
- County email addresses will change, too (@[adamscountycogov.gov](mailto:adamscountycogov.gov))
- Email and website will redirect!
- More details rolling out through the month and as we go live.





# THANK YOU!

Commissioner Lynn Baca | [lbaca@adcogov.org](mailto:lbaca@adcogov.org)