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Impact of Issue 1A on City of Brighton

Rocky Mountain Partnership

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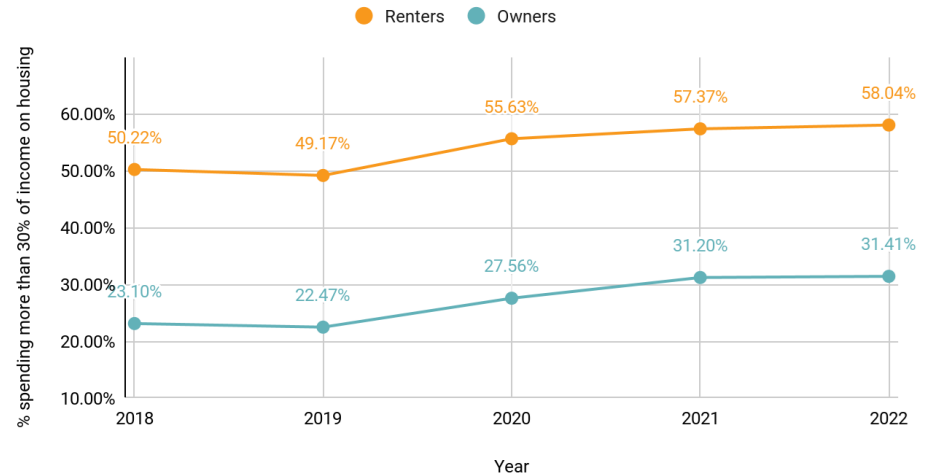
Adams County's Housing Deficit

- Adams County faces a 10,000-home deficit, projected to increase to 30,000 by 2050
- 58% of renters and 31% of homeowners in Brighton spend over 30% of their income on housing
- Housing instability affects education, skill development, and employment

Why is this problem growing?

Rising population and limited housing development over the years, especially housing options as a price point people can afford, are contributing to this deficit

Housing Cost-Burden in the City of Brighton



Addressing Housing Affordability

- Issue 1A is on the ballot for this fall's election and designed to directly **help address our housing crisis by generating \$22.2 million annually** to build new homes, improve existing housing, and create pathways to homeownership
- To fund this, Issue 1A proposes a **small, county-wide 0.15% sales tax increase**, which amounts to just 15 cents on every \$100 spent

How will this impact Brighton community members?

Brighton's sales tax will rise minimally, from 8.50% to 8.65%, still lower than many neighboring municipalities



Sales Tax Impact

IMPACT ON EACH MUNICIPALITY'S SALES TAXES

*Northglenn Sales Tax is 4.00%, excluding food for home consumption, which is at 3.00%
 ** Box Elder Creek runs along the east side of Denver International Airport. To find out what jurisdiction your address is located in, you can call Adams County to confirm your tax rate.

Source: Adams County Government

	State	City	County	RTD	Cultural Facilities	Total
Arvada	2.90	3.46	0.75 -> 0.90	1.00	0.10	8.21 -> 8.35
Aurora	2.90	3.75	0.75 -> 0.90	1.00	0.10	8.50 -> 8.65
Bennett	2.90	4.00	0.75 -> 0.90	1.00	0.10	8.75 -> 8.90
Brighton	2.90	3.75	0.75 -> 0.90	1.00	0.10	8.50 -> 8.65
Commerce City	2.90	4.50	0.75 -> 0.90	1.00	0.10	9.25 -> 9.40
Federal Heights	2.90	4.00	0.75 -> 0.90	1.00	0.10	8.75 -> 8.90
Lochbuie	2.90	4.00	0.75 -> 0.90	1.00	0.10	8.75 -> 8.90
Northglenn	2.90	4.00 / 3.00*	0.75 -> 0.90	1.00	0.10	8.75 -> 8.90
Thornton	2.90	3.75	0.75 -> 0.90	1.00	0.10	8.50 -> 8.65
Unincorporated Adams County (East of Box Elder Creek)**	2.90	n/a	0.75 -> 0.90	n/a	0.10	3.75 -> 3.90
Unincorporated Adams County (West of Box Elder Creek)**	2.90	n/a	0.75 -> 0.90	1.00	0.10	4.75 -> 4.90
Westminster	2.90	3.85	0.75 -> 0.90	1.00	0.10	8.60 -> 8.75

Helping Brighton Achieve Its Housing Goals

- Brighton aims to build 134 new affordable housing units by 2026 (as part of Proposition 123). Issue 1A provides **additional funding and resources that can accelerate Brighton's efforts to meet its housing goals**, complementing Proposition 123's targets
- In addition to creating new housing at a price point our learners and workers can afford, Issue 1A will **improve existing housing stock and open up pathways to homeownership**
- Issue 1A will also ensure that Brighton and other communities in Adams County have the **necessary matching funds to unlock additional federal, state, and private funding streams** for housing initiatives



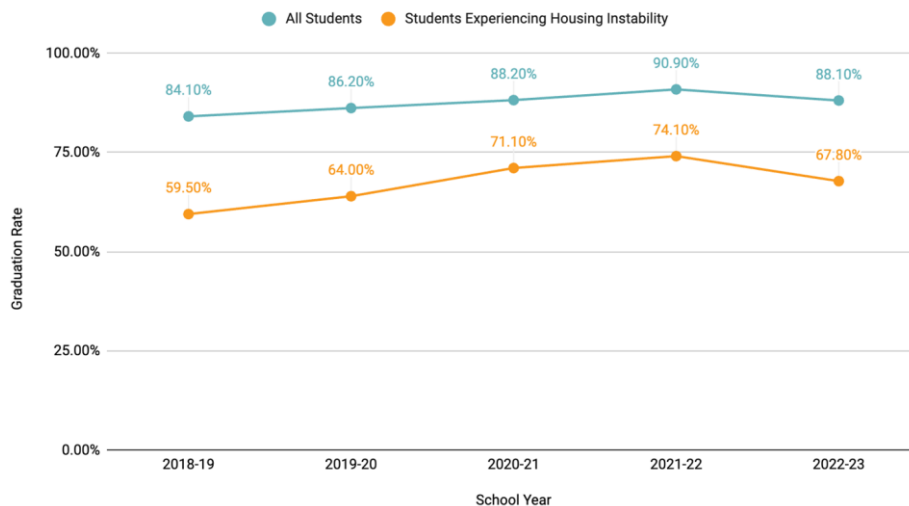
Supporting Education Through Housing Stability

- Reducing housing instability improves **school attendance, reduces dropouts, and increases graduation rates**
- Stability allows students to focus on learning without the distraction of housing concerns

What does this look like for Brighton students?

Studies consistently show that housing instability disrupts students' ability to succeed, as frequent moves and financial stress directly impact attendance and academic performance

Graduation Rates in 27J Schools



Boosting Economic Prosperity and Workforce Stability

- Issue 1A helps build a stronger workforce by **reducing turnover, shortening commute times, and increasing productivity**
- It supports homeownership, **leading to sustained economic development and higher property values** over time

How does this benefit businesses in Brighton?

Housing at a price point that our workforce can afford keeps workers living near their jobs, reducing turnover and increasing local consumer spending, which boosts the local economy



Support Affordability and Economic Growth

Council has the opportunity to pass a resolution in support of Issue 1A, similar to the Adams County Board of County Commissioners. City of Thornton and City of Northglenn are also considering Issue 1A in this way.

1A could provide Brighton with another tool to address housing needs, reduce financial stress on residents, and attract businesses

What steps will follow if Issue 1A passes?

If Issue 1A passes, Adams County will use and distribute the funds generated to develop housing at a price point learners and workers can afford and improve existing housing stock, ensuring that cities like Brighton benefit directly



Additional Questions You May Have

Why a sales tax increase?

- Sales tax allows for a consistent funding source while spreading the cost across all community members and visitors, creating a minimal individual burden
- Brighton property owners experienced a property tax increase with the 27J Schools Mill Levy Override in 2022, and a sales tax also ensures that it's not only property owners investing in housing for our community
- This region is being passed over for state and other funding for housing - this can be a carrot to additional funding sources by ensuring we are able to generate 'match funds'

Additional Questions You May Have

How will Issue 1A directly benefit Brighton community members?

It will help stabilize housing costs for renters and homeowners, reduce commute times for the workforce, and ensure that families in Brighton can stay in the community long-term

Will the funds from Issue 1A be evenly distributed across municipalities?

The funds will be allocated based on housing needs across the county, ensuring that cities like Brighton, with significant housing deficits, benefit appropriately

Additional Questions You May Have

What is the Brighton Housing Authority's connection to this initiative, and are the funds only going to Maiker Housing Partners?

- **The Brighton Housing Authority is fully in support of Issue 1A** because it aligns with their mission to provide safe, affordable housing for Brighton residents. They recognize the critical role this funding will play in meeting local housing needs.
- **Importantly, the funds generated by Issue 1A will not just go to Maiker Housing Partners.** These funds will be available to support a wide range of housing initiatives across Adams County, including Brighton's efforts. This ensures that all local housing authorities and projects, including those led by the Brighton Housing Authority, can benefit from these resources to address our community's housing challenges.

Questions?



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