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# BRIGHTON HOUSING

✿ AUTHORITY ✿

## City Council Study Session

April 14, 2026



# City Council Study Session Goals

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- Shared understanding of Brighton Housing Authority
- How City Council and BHA can align on housing opportunities for the Brighton Community
- Collaborate about the City of Brighton's strategic housing goals
- How City Council can support BHA's mission and strategic plan





**BRIGHTON  
HOUSING**

# **BHA OVERVIEW**

# Mission: Building A Sustainable Future

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The mission of Brighton Housing Authority is to provide innovative affordable housing solutions that enhance the quality of life for individuals and families in the Brighton community, fostering stability, equity, and opportunity for the benefit of all residents.

## Key Objectives

1. Decrease community need through the administration of services focused on education, career opportunities, and case management.
1. Increase the supply of housing opportunities through development, rehabilitation, and housing assistance programs.



# History and Structure

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*BHA was created in 1968 by the City of Brighton to operate as a separate entity with a separate Board of Commissioners*

**Our Role:** Development, preservation, advocacy, services, property management

## Focus Areas

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Facilitate the alignment of available resources with community need through the promotion, management, and development, preservation of attainable housing

Administrate Brighton's Housing Choice Voucher program (Federally Funded)

Provide and advocate for access to programs and services that address the area's housing needs and related challenges



# 2025 – 2027 Strategic Overarching Goals

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1. Emphasize the development of strategic community partnerships through communication and outreach
2. Strengthen and expand housing and services programs while utilizing funds efficiently and providing quality customer service
3. Maintain an ambitious pipeline of development and rehabilitation projects and build capacity to expand property management
4. Diversify financial resources and develop systems to ensure long-term sustainability
5. Optimize operational efficiency by prioritizing consistency and effectiveness to maximize community impact
6. Cultivate a respectful, fair-minded and high-performance culture



# BHA by the Numbers

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**945**

clients served in 2025 through services programs

**78**

**per month**

Average of 78 clients per month served in 2025 through services programs

**\$140K+**

in grants spending for services last year average of \$11,679 per month

**100%**

of clients surveyed felt satisfied after receiving services

**99%**

of clients surveyed felt more stable after receiving services



# BHA by the Numbers

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## BHA's Housing Programs

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**HCV** Housing Choice Voucher

**TBRA** Tenant-Based Rental Assistance

**PBV** Project-Based Voucher

**MTW** Moving-to-Work

## Moving-to-Work

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One of only 3.6% of housing authorities nationwide awarded this HUD designation through a competitive application process



# Brighton Housing in Context

## Peer Communities in the Metro Denver Area

Place	Assisted Rental Units (1)	Total Housing Stock (2)	Household Population (2)	Affordable Share of Stock	Affordable Units Per 1,000 Residents
Golden	252	8,721	17,297	2.9%	14.6
Louisville	277	8,826	19,514	3.1%	14.2
Northglenn	463	14,872	37,556	3.1%	12.3
Windsor	153	16,688	40,908	0.9%	3.7
<b>Brighton</b>	<b>906</b>	<b>15,868</b>	<b>42,311</b>	<b>5.7%</b>	<b>21.4</b>
Westminster	1,908	50,565	115,311	3.8%	16.5
Arvada	1,270	52,654	121,225	2.4%	10.5
Thornton	1,762	54,819	146,100	3.2%	12.1
Adams County	6,460	203,379	539,121	3.2%	12.0

<sup>1</sup> Publicly assisted rental units with federal funds or programs (e.g., LIHTC, Project-Based Vouchers, HUD loans, USDA)

<sup>2</sup> DOLA estimates for 2024.

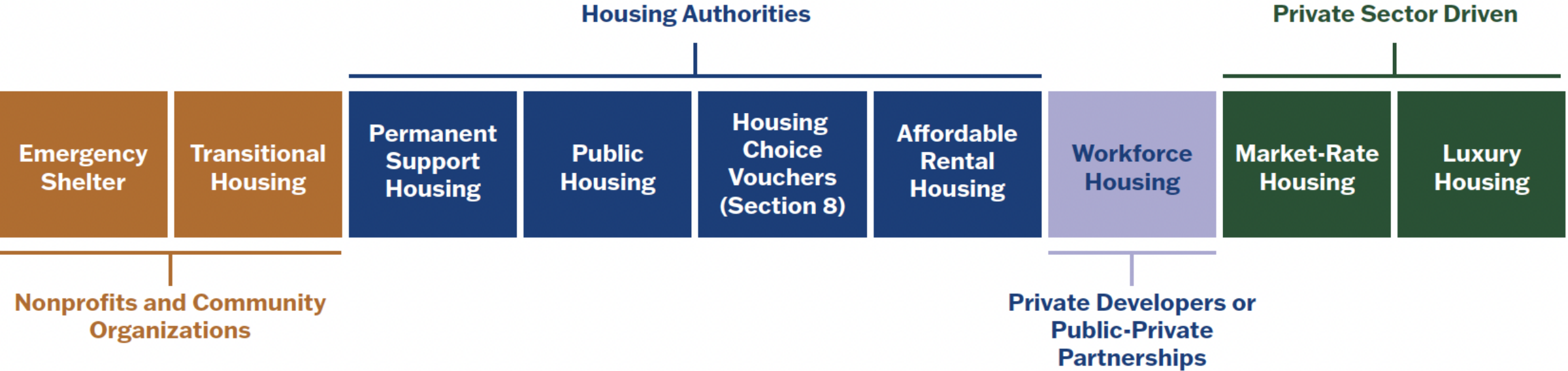
Sources: National Low Income Preservation Database; Colorado Housing and Finance Authority; Gruen Gruen + Associates





# HOUSING LANDSCAPE IN BRIGHTON

# Brighton's Housing Spectrum



# Future Housing Need by Tenure

Brighton's 10-year housing need projection has been reorganized by income level and tenure, consistent with DOLA's recommended format. The table allocates the total 10-year housing need from the 2023 HNA across owner and rental units within five income bands, expressed as percentages of Area Median Income (AMI), and shows how future need is expected to vary by both affordability level and tenure type. The total 10-year need includes the workforce, non-workforce, and replacement housing needs previously identified in the 2023 HNA.

### Brighton 10-Year Housing Need<sup>1</sup> by Tenure and Income Level



<sup>1</sup> Rounded to nearest five (5) units. <sup>2</sup> Many older adult and non-workforce households already own housing free and clear of any debt. Lower incomes below 50 percent of AMI may not be an indication of affordable (below-market) housing needs among this cohort. Source: Gruen Gruen + Associates

# Supply/Demand/Market Absorption

## Northeast Adams County Apartment Market

Brighton · Commerce City · Thornton · Parts of Northern Aurora

INVENTORY OF UNITS		VACANT UNITS		OCCUPIED UNITS		OCCUPANCY RATE	
Q4 2021	Q4 2025	Q4 2021	Q4 2025	Q4 2021	Q4 2025	Q4 2021	Q4 2025
<b>6,917</b>	<b>8,044</b>	<b>773</b>	<b>852</b>	<b>6,144</b>	<b>7,192</b>	<b>88.8%</b>	<b>89.4%</b>
4-YEAR CHANGE		4-YEAR CHANGE		4-YEAR CHANGE		4-YEAR CHANGE	
<b>+1,127 units (16.3%)</b>		<b>+79 units (10.2%)</b>		<b>+1,048 units (17.1%)</b>		<b>+0.6%</b>	

EFFECTIVE RENT/UNIT	
Q4 2021	Q4 2025
<b>\$1,503</b>	<b>\$1,758</b>
4-YEAR CHANGE	
<b>+\$255 (17.0%)</b>	

PER-SQUARE-FOOT	
Q4 2021	Q4 2025
<b>\$1.88</b>	<b>\$2.02</b>
4-YEAR CHANGE	
<b>+\$0.14 (7.4%)</b>	

Source: CoStar multifamily market reports



# Supply/Demand/Market Absorption

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**Northeast Adams County apartment absorption is steady and modest:**

- **Key point: Average annual absorption is about 250 units/year, for the entire geographic area.**
- The submarket generally includes Brighton, Commerce City, parts of Thornton and Aurora.
- *This matters when considering project scale.* Delivering 200-300+ units in a single year within one community can meaningfully affect near-term market dynamics — e.g., cause increased vacancy among preexisting apartment inventory, whether it be in Brighton or elsewhere in the submarket.



# Rental Feasibility Gaps

Housing production gaps or “feasibility gaps” refer to housing price points, and therefore income levels, that the private market cannot viably supply through new construction. These gaps illustrate the widening disconnect between what it costs to develop new housing and what lower-income households can afford to pay.

## Updated Feasibility Gaps at 60% Area Median Income (AMI)

	1-Bedroom Apartment	2-Bedroom Apartment	Average
Estimated Monthly Net Rent (60% AMI, 100% Occupancy)	\$851	\$908	\$880
Stabilized Value of 60% AMI Unit <sup>1</sup>	\$157,100	\$167,600	\$162,350
Land and Water Dedication	\$40,000	\$40,000	\$40,000
Permit and Impact Fees	\$30,000	\$33,000	\$31,500
Site and Building Construction	\$225,000	\$300,000	\$262,500
Other Soft/Financing Costs	\$51,800	\$60,800	\$56,300
Total Development Cost	\$346,800	\$433,800	\$390,300
<b>Feasibility Gap of 60% AMI Unit <sup>2</sup></b>	<b>\$189,700</b>	<b>\$266,200</b>	<b>\$227,950</b>

<sup>1</sup> Assumes 5% net rent increase (by lease-up). Value reflects a required 6.5% “yield”, which in today’s environment, is roughly the cost of debt.

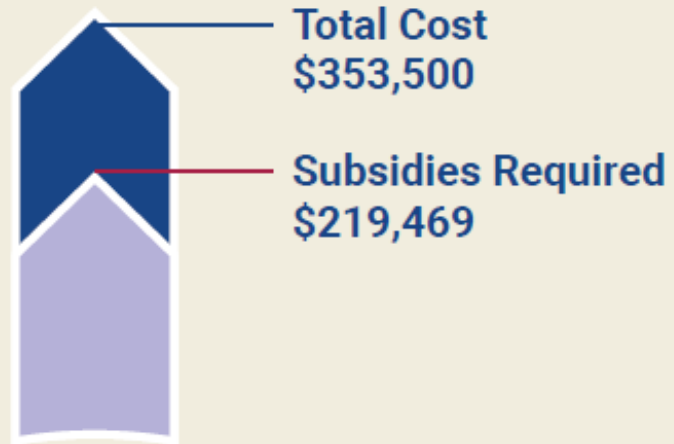
<sup>2</sup> Feasibility gap equals difference between stabilized value and total development cost.

Sources: Colorado Housing and Finance Authority; CoStar; City of Brighton; Gruen Gruen + Associates.

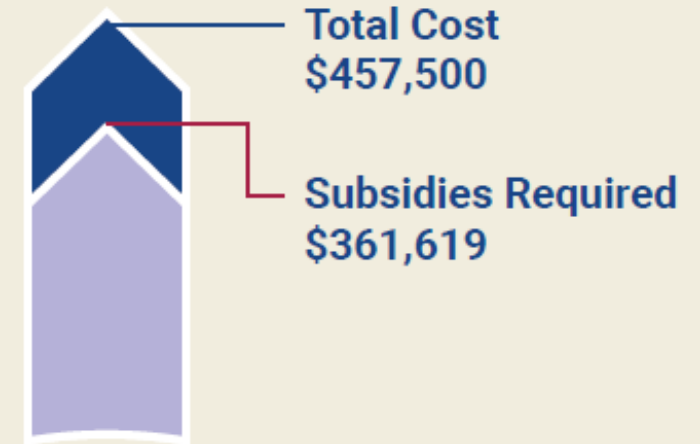


# Filling the Gap: Development Subsidy

**Cost to Build a New 1-BR Rental Unit  
Affordable to 60% AMI**



**Cost to Build a New 2-BR Rental Unit  
Affordable to 30-60% AMI**



Pre-development Costs - \$1,000,000 by the time of tax credit closing





# OUR IMPACT

# OUR IMPACT – Development Activity

UNITS COMPLETED	
<b>314</b>	
Preservation	New Construction
<b>16</b>	<b>298</b>

UNITS UNDER CONSTRUCTION/ PENDING CLOSING	
<b>430</b>	
Preservation	New Construction
<b>120</b>	<b>310</b>

UNITS IN CONCEPTUAL/ PRE-DEVELOPMENT	
<b>301</b>	
Preservation	New Construction
<b>123</b>	<b>178</b>

TOTAL UNITS	
<b>1,045</b>	
Preservation	New Construction
<b>259</b>	<b>786</b>

## Current Development and Future Pipeline (2025 – 2032)

Project	Construction/Pre-Closing		Future Pipeline		Total Units
	New Const.	Preserv.	New Const.	Preserv.	
Hughes Station	-	120	-	-	120
Brighton Ridge	264	-	-	-	264
Ravenfield (Phase I)	46	-	-	-	46
Adams Point (Phase I)	-	-	66	-	66
Ravenfield (Phase II)	-	-	46	-	46
Adams Point (Phase II)	-	-	66	-	66
BV I/II (Preservation)	-	-	-	123	132
<b>Total Units</b>	<b>310</b>	<b>120</b>	<b>178</b>	<b>123</b>	<b>731</b>

## Projects with BHA Ownership Interest

Years	New Const.	Preserv.	Pipeline (New)	Total Units	10-year AVG New/Preserv.
2001-2010	60	0	-	60	6
2011-2020	193	6	-	199	19.9
2021-2030	355	130	112	597	59.7



# OUR IMPACT – Development Overview

2024	2025	2026	2027	2028	2029	2030	2031	2032
RAD Phase II (completed)								
	Hughes Station (under construction)							
							Brighton Village I/II (conceptual)	
		Ravenfield Phase I (pre-closing)			Ravenfield Phase II (conceptual)			
				Adams Point Phase I (pre-development)			Adams Point Phase II (conceptual)	
		Brighton Ridge (under construction)						

Diversification of Partnerships: Special Limited Partners, Co-Developer, Developer

BHA's Contribution – Proposition 123

3% Increase in Affordable Housing Stock Over 3 Years – 135 New Units

2024-2027: 313 units of new construction



# Brighton Population & Housing

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# Development Overview

**Hughes Station (120 Units)**      **Status: Construction**

**Current Activities:**

- Phase 1 completed
- Phase 2 completed
- Phase 3 (construction) started
- New lease-ups

**Timeline**

- Construction start - Feb 2025
- Completion - May 2026
- Currently 3 weeks ahead of schedule

**Ravenfield (46 Units, Phase 1)**      **Status: Pre-closing**

**Current Activities:**

- Site Plan and Plat
- Selection of financing & investor
- Developer/Waiver Agreement

**Timeline**

- Tax Credits Awarded
- Anticipated closing - April 2026

**Adams Point (66 Units, Phase 1)**      **Status: Pre-dev**

**Current Activities:**

- Site Plan
- LIHTC Application
- Partnership with 27J

**Timeline**

- Anticipated Tax Credit Application 2026

## Special Limited Partnership

**Brighton Ridge (264 Units)**      **Status: Construction**

**Current Activities:**

- Site Improvements & Infrastructure

**Timeline**

- Completion 2027



# **NEXT STEPS & RECOMMENDATIONS**

# Housing Needs Assessment Strategies

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## BHA's Contribution

- Preserve housing and assist households to remain stably housed
  - *Advocate/Pursue CDBG, HOME, and Prop 123 Funds*
    - Hughes Station, RAD Phase II, Ravenfield
  - *Establish Local Funding Source*
    - MTW Funding - \$130,000 Annually for Gap Financing, Special Limited Partnerships
  - *Pursue and Administer Additional Vouchers*
    - Released 30 vouchers in 2025
  - *Provide Tenant-Based Rental Assistance*
    - Currently serving 42 households (Adams County HOME funds)
    - Additional Funding is Expected



# Housing Needs Assessment Strategies

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## BHA's Contributions to HNA's Recommended Strategies

- Encourage affordable homeownership opportunities
  - *Partnership with local community land trust*
    - Elevations Community Land Trust (Creation of 8 Homeownership units)
- Streamline/Expand Development Incentives
  - *Special Limited Partnerships and Partnership on PABs and Grant Funding*
  - *Increased Development Capacity to ensure the investment benefits future projects*
  - *Property Management Strategy – Utilize and manage investment in the community*

## BHA's Contribution – Proposition 123

**3% Increase in Affordable Housing Stock Over 3 Years – 135 New Units**



# Ravenfield

January 8, 2025



# Ravenfield



ROOF BRG  
132'-5 1/4"

THIRD FLOOR  
123'-4"

SECOND FLOOR  
112'-8"

FIRST FLOOR  
100'-0"

① OVERALL SOUTH ELEVATION  
1" = 20'-0"



ROOF BRG  
132'-5 1/4"

THIRD FLOOR  
123'-4"

SECOND FLOOR  
112'-8"

FIRST FLOOR  
100'-0"

② OVERALL WEST ELEVATION  
1" = 20'-0"



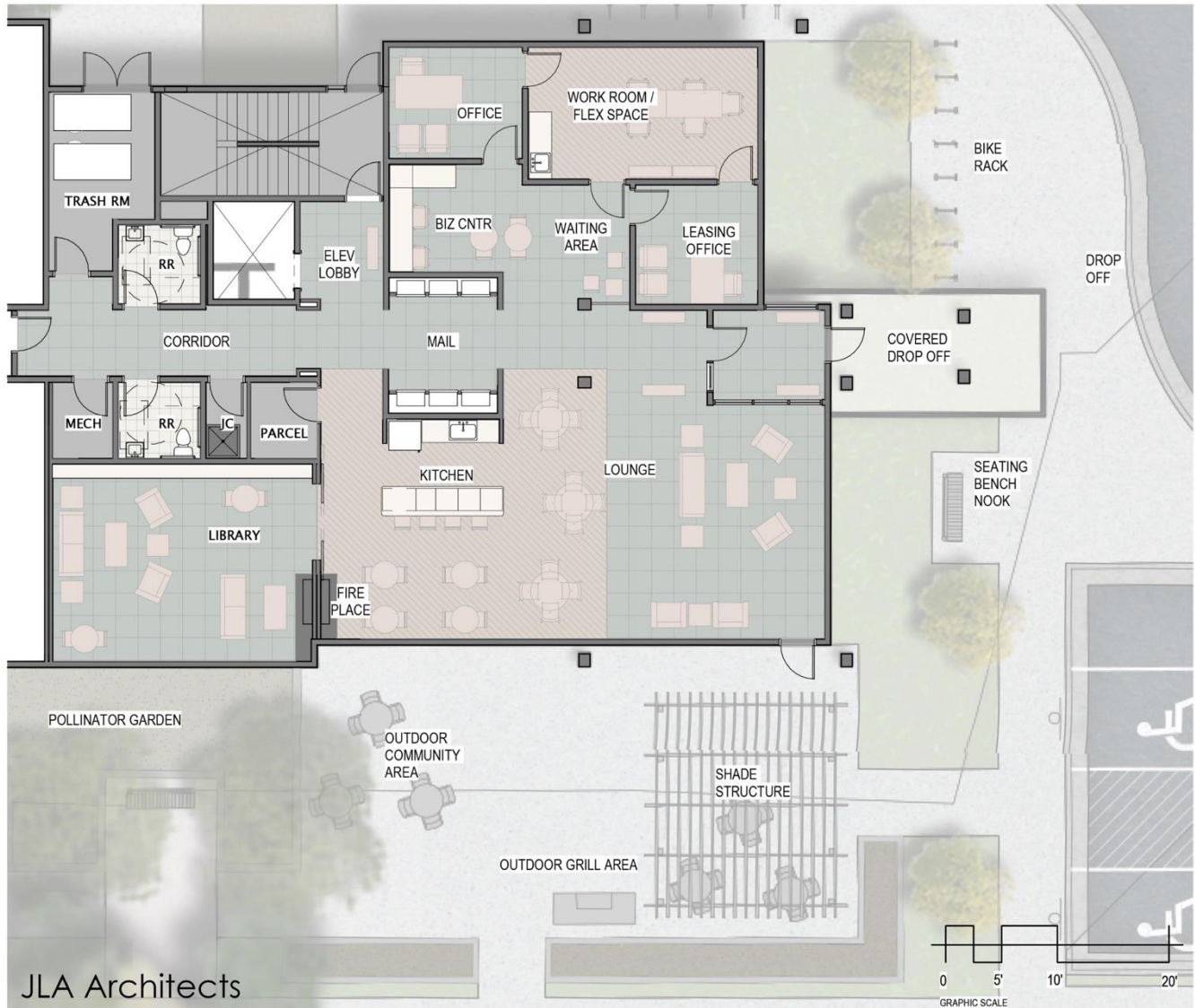
# Ravenfield



# Ravenfield



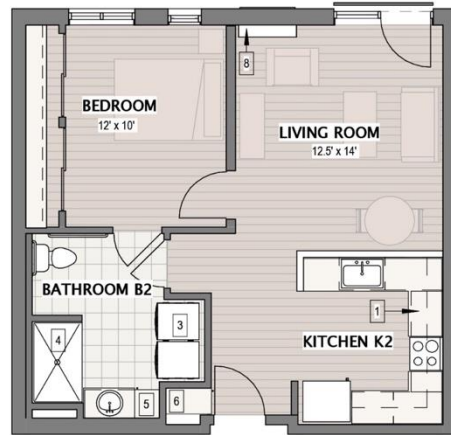
# Ravenfield



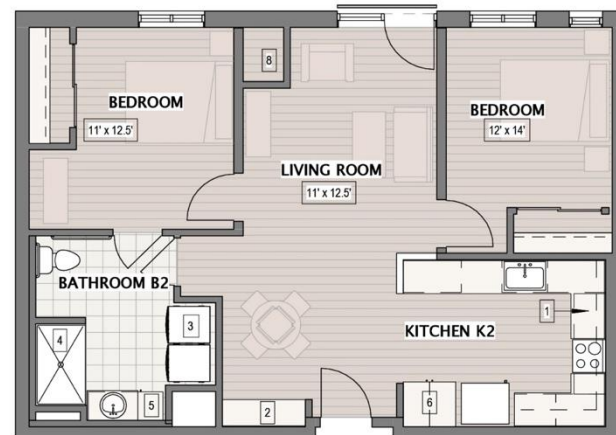
# Ravenfield

**KEY LEGEND:**

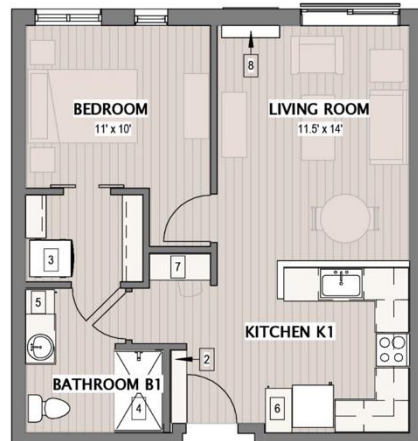
- 1. WORK SURFACE
- 2. BUILT-IN ENTRY BENCH WITH HOOKS
- 3. IN-UNIT WASHER AND DRYER
- 4. SHOWER WITH GRAB BARS
- 5. LINEN CABINET
- 6. PANTRY CABINET
- 7. BUILT-IN DESK
- 8. PTAC/VTAC UNIT



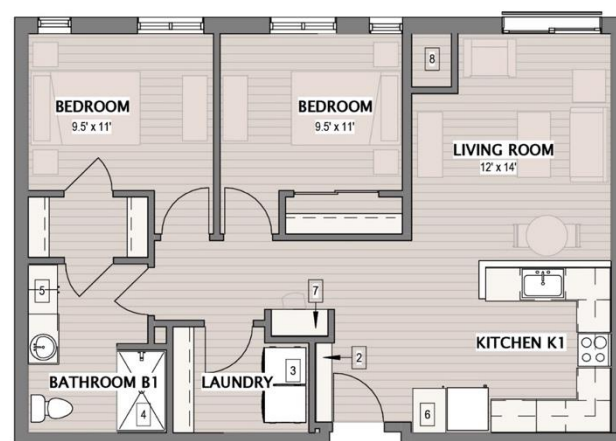
③ UNIT B2 - TYPE A ENLARGED 676 SF  
1/8" = 1'-0"



④ UNIT D2 - TYPE A ENLARGED 941 SF  
1/8" = 1'-0"



① UNIT B1 - ENLARGED 624 SF  
1/8" = 1'-0"



② UNIT D1 - ENLARGED 941 SF  
1/8" = 1'-0"

# Upcoming Milestones

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## Ravenfield Groundbreaking

- Save the date: May 27, 2026

## Hughes Station Celebration

- Tentatively scheduled in June 2026



# BHA + City Council

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## Additional Partnership Opportunities:

- Affordable housing committee
- Prioritizing policies
- Continued dialogue, transparency and engagement
- Speak the same language to the community about housing challenges and opportunities (i.e. shared housing goal)
  - Workshops and Events
- Opportunities for City Council to better utilize BHA as a resource



# Closing

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- Together, we've made measurable progress in expanding access to housing and strengthening stability for Brighton residents.
- BHA's ability to deliver housing solutions depends on strong alignment with City Council.
- We share a responsibility to align on Brighton's housing goals and define the community's evolving needs so residents, businesses and the broader community can continue to grow and thrive.
- BHA serves as a trusted partner and resource to City Council. We can provide data, insight and perspective to help inform decisions and strengthen outcomes.





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# THANK YOU

