



HOMELESSNESS PREVENTION PROVIDERS

Almost Home & Growing Home

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Program Overview, Housing Services Outlook, & Opportunities to Lead



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ALMOST HOME PROGRAM OVERVIEW



- **Housing Stability:** provides Emergency Assistance and short-term case management to households at risk of eviction or foreclosure as well as to households at risk of utility shut-offs.
- **Rapid Re-Housing:** provides Emergency Assistance and ongoing supportive, home-based case management services to help ensure housing stability and long-term self-sufficiency.
- **Emergency Family Shelter:** provides assistance to families experiencing literal homelessness. While in our Emergency Shelter families work towards self-sufficiency and securing permanent housing.
- **Severe Weather Activation Program (SWAP):** provides life-saving motel vouchers to those experiencing literal homelessness during periods of inclement weather.
- **Street Outreach Program:** provides engagement and case management to connect people experiencing unsheltered homelessness to housing, shelter, and other critical services.
- **Respite Housing Program:** provides quick diversion services for situational homelessness which includes motel vouchers for a 2-week stay (flexible length for households fleeing domestic violence).

Growing Home Program Overview: 2026

- **Food Pantry:** We offer a choice food pantry model where individuals are able to come in person and select food for their family. Open Tues., Weds., Fri., 10am-12pm; serving up to 45 households and individuals daily, who can each visit 2x/mo.
- **Resource Navigation:** Growing Home offers wraparound support for families and individuals who need support to connect to critical services.
- **Parent as Teachers (PAT)** is a home-visitation program for children prenatal through age 5. Highly-trained, certified parent educators teach child development, giving parents tools for their children's social, emotional, physical & intellectual start, and offering resource navigation support. This is the largest PAT program in the state and has received Blue Ribbon endorsement as one of the best PAT programs nationwide.

PROGRAM CHANGES EXPLAINED

- **All** local providers of rental and mortgage assistance that received TANF contracts through Adams County were non-renewed between mid and late 2025 (Growing Home, Almost Home, Family Tree, and Comitis Crisis Center)
- AdCo TANF funds also supported the county's only year-round **shelter**, run by Almost Home
- AH still has some very limited funds for rental/mortgage assistance; GH does not.
- These funds played a huge role in preventing evictions and homelessness; according to AdCo data, a **surge in evictions has already begun.**



GH Housing Stability Program (2019-June 30, 2025)



- Prevented family homelessness, stabilizing families with rent, mortgage, & utility assistance, paired with case management to identify root causes of instability and develop long-term plans for stability.
- Most participating families were behind on rent/mortgage due to **illness, injury** or **change in job situation** (hours cut, layoff, job loss, etc.) and **did not require repeated assistance** to remain stably housed

GH's Housing Stability Program Record of Success

July 2022-June 2025

- 389 Unduplicated Households:
 - 861 Children, 669 Adults (total: 1,530 Individuals)
- 69% of households reduced housing cost burden
- 91% of households are stably housed at program exit
- 80% still stably housed 3 months after exiting program

2024 In-Depth

- 169 total households served in 2024
- 84% stably housed at program exit
- 70% increased financial score and 63% increased well-being score on Bridge to Self Sufficiency
- 70% decreased housing cost burden

PROGRAM DATA INSIGHTS FOR BRIGHTON HOUSEHOLDS SERVED, AND FUTURE POTENTIAL

- In 2025, about 90 Brighton households received rental or mortgage assistance from Almost Home or Growing Home
- Average assistance amount needed per household for Brighton slightly lower than countywide average:
 - \$2,500-2,550 for Brighton households
 - \$3,200 average for Adams County
- Case management strategies especially beneficial:
 - Between 80 and 99% of households remained stably housed at program exit (3 month-mark)
 - GH: 75% increased their Financial Score on the Bridge to Self Sufficiency through the course of case management

EVICTION DATA: 2024-2025 (ZIP CODES ENTIRELY OR PARTIALLY IN BRIGHTON)

Zip	2024 filings	2025 filings
80601	292	508
80602	18	77
80603	18	19
80640	47	130
TOTAL	375	734

*[Source: State of Colorado
Eviction Data Dashboard](#)*

- Eviction filings on Brighton residents nearly doubled from 2024 to 2025 (mimics statewide year-over-year)
- 80602 filings more than quadrupled
- 80601 saw a 74% increase
- Consistently **80-85%** of evictions are filed because the tenant got **behind on rent payments**.
- No similar data dashboard for foreclosure cases/owner-occupied units; renter-occupied only about 29% of Brighton homes; 71% owner-occupied

DATA CONTEXT, & SHORT- AND MEDIUM-TERM FUTURE CONSIDERATIONS

- Consistently **80-85%** of evictions are filed because the tenant got **behind on rent payments**.
- Rental, mortgage, and utility assistance **programs follow the data**: the vast majority of households need less than \$5,000 to get current on rent payments.
- NOTE: Same data not available for owner-occupied units, yet mortgage assistance is especially critical because **homeowners do not have the same access to low-bono and pro-bono legal aid** in foreclosure cases compared to renters in eviction cases.

The Congressional Budget Office calculates that changes to public benefits programs in HR1 (TANF, Medicaid, Medicare, SNAP, etc.) taking effect on **7/1/26** will cause millions of Americans to lose access to benefits:

- 2.4 million people expected to lose access to Medicaid
- “Reduce participation in SNAP by roughly 2.4 million people *in an average month* over the 2025-2034 period.”

This will impact our Brighton community: According to the US Census, about **9.4%** of Brighton residents meet the federal poverty definition.

HOPE FOR COMMUNITY AND THE CITY BUDGET: EVICTIONS, COST SAVINGS, & HOUSING STABILITY FOR COMMUNITY RESILIENCY

- Under CO law, an eviction can be prevented if rental assistance is provided *any time before a final judgment for possession enters*
- The remaining rental assistance in AdCo is *extremely* limited. Nearly all programs are either severely restricted in:
 - **Who** they can serve (DV victim, existing client, immigrant, etc.);
 - By **location**,
 - In the **\$\$** amount they can offer, and/or
 - The **#** of households they can serve
- Numerous studies show **homelessness prevention programs generally result in significant cost savings for local governments** because housed people are less likely to use emergency services, incl. hospitals, jails, detox centers, & emergency shelters, & are less likely to interact with law enforcement.
- One Denver study found **an average cost savings on emergency services of \$31,545 per person** stably housed over the course of two years.

Bilingual Map of remaining services [available here](#)

UNDERSTANDING THE
CONSEQUENCES:

WHEN PEOPLE ARE
UNSTABLE IN THEIR
HOUSING SITUATIONS...



Public Safety



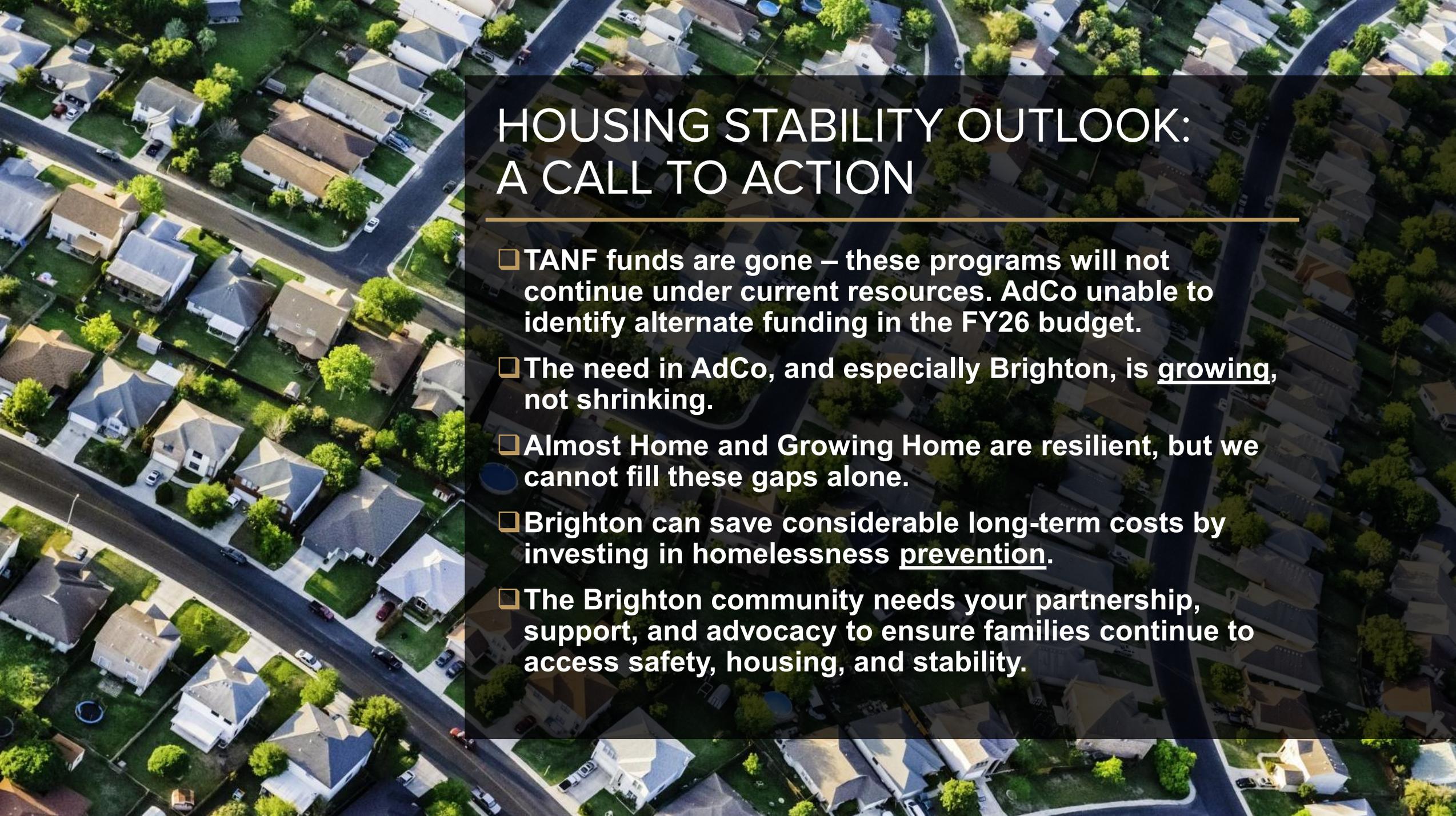
Health Systems



Educational
Performance



Local Workforce
& Economy



HOUSING STABILITY OUTLOOK: A CALL TO ACTION

- ❑ TANF funds are gone – these programs will not continue under current resources. AdCo unable to identify alternate funding in the FY26 budget.
- ❑ The need in AdCo, and especially Brighton, is growing, not shrinking.
- ❑ Almost Home and Growing Home are resilient, but we cannot fill these gaps alone.
- ❑ Brighton can save considerable long-term costs by investing in homelessness prevention.
- ❑ The Brighton community needs your partnership, support, and advocacy to ensure families continue to access safety, housing, and stability.

HOPE SPRINGS ETERNAL: OPPORTUNITIES FOR BRIGHTON TO LEAD

Commerce City recently announced their own rental assistance [program](#) with Community Economic Defense Project. *Brighton has an opportunity to lead on homelessness prevention as well, and the data supports taking this step.*

We've built a coalition of service providers and impacted institutions with the aim of securing alternate funding sources and are in talks with private funders, but private funding streams alone **will not be enough** to meet the need.

Growing Home and Almost Home remain ready to dialogue, share relevant data, and collaborate. If requested, we can provide a formal funding request with a breakdown of specific data on needs, cost-savings projections, funding options, budgeting, etc.

Long-term, we're exploring opportunities to stabilize revenue sources for critical housing and homelessness prevention work together with county, health department, and fellow social service partners.