

**Boulder County Consortium of Cities
Boulder County Civic Forum**

Regional Affordable Housing Initiative

Boulder County/Broomfield Community Reference Report

CITY OF BOULDER

January 2005

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This report was prepared by The Housing Collaborative for the Boulder County Civic Forum. It is one of twelve profiles of housing-related information for communities in the Boulder County/Broomfield region.

These Community Reference Reports were commissioned as part of the Regional Affordable Housing Initiative of the Boulder County Consortium of Cities. This initiative comprises the following tasks:

1. Community Reference Reports
2. Regional Housing Assessment
3. Affordable Housing Summit February 25, 2005
4. Regional Affordable Housing Task Force
5. Regional Affordable Housing Strategy

Costs of the Community Profiles and the Regional Housing Assessment were paid by Boulder County, Boulder County Housing Authority, the City and County of Broomfield, City of Boulder, Boulder Housing Partners, Town of Erie, City of Lafayette, City of Longmont, Longmont Housing Authority, Longmont Housing Development Corporation, Town of Louisville, Town of Superior, and Thistle Community Housing, Inc.

BOULDER Community Reference Report

- Boulder has a uniquely even split between owner and renter-occupied households, which is unusual in the region; in all other communities, there are more owners than renters.
- The percentage of housing units occupied by a Hispanic or Latino householder is comparatively low at 5%.
- More than half of all households (58%) are comprised of unrelated individuals.
- 12% of households have a senior (age 65+) householder.
- 65% of renter households and 25% of homeowners have incomes below 80% AMI.
- 11,652 renter households and 5,332 homeowner households have unmet housing needs, which are defined as any housing problem including cost burden, overcrowding and lacking complete kitchen and/or plumbing facilities.
- The number of residential units have been increasing at a rate of about .5% per year since 2000, a drop from 1.7% in the 1990's.
- The number of overcrowded units (> one person per rooms) has almost doubled since 1990.
- There are nearly 16,000 households cost burdened by their housing payment; the percentage has stayed even since 1990 but the number has increased by 3,100 households.
- Approximately 90% of the income-restricted units have been supported with local revenue sources (cash in lieu, CHAP and general funds).
- 95% of the residential land in the city is developed.
- Four publicly-owned sites (one owned by the City and three by Boulder Housing Partners) offer the potential for 433 units.
- The City has an explicit goal to have 10% of the total housing stock permanently affordable for low and moderate income households; the current total is 2,419 units or 5.5%.
- 41.4% of Boulder's workforce resides in the city. Approximately 52,600 employees commute in from homes elsewhere; the largest single group (14,633 employees) from the metro Denver area.
- Boulder's real estate market softened following job losses in the early part of this decade. The median price of single-family homes sold actually declined in 2002, rose slightly in 2003 (3.7%) but appears to be rebounding with a 13.5% gain between 2003 and the 3rd Qtr. 2004 prices. Condominium prices also flattened but have not turned around with a 2.4% decrease in the median price of 3rd Qtr. 2004 sales. Sales volume has remained roughly flat averaging about 910 single-family homes and 670 condominiums per year in.
- The apartment vacancy rate in Boulder is once again very low (2.8% in the University area and 3.9% in the rest of the city) after reaching double-digit levels in 2003. The completion of over 500 units of student housing did not appear to have a long-term impact on the rental market – rates rose to over 14% in the University area but have declined to under 3%.

PART 1 -- DEMOGRAPHIC CHARACTERISTICS

Population Estimates and Forecasts

	2000	2004	2005
Total Population (incl. students)	102,659	105,201	105,847
Residing in Households	94,549	96,891	97,485
Owners	48,891	50,102	50,409
Renters	45,658	46,788	47,076
Avg. Household Size	2.2	2.28	2.28
Residing in Group Quarters*	8,110	8,311	8,362
Total Households	41,800	42,523	42,705
Owners	20,696	21,054	21,145
Renters	21,104	21,469	21,561

* Dormitories, fraternities, sororities.

Race/Ethnicity of Householder

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
White	95%	20,047	87%	18,779	91%	38,826
Black or African Amer.	1%	109	2%	352	1%	461
Am. Indian/Alaska Native	0%	68	1%	123	0%	191
Asian	2%	449	5%	1,066	4%	1,514
Hawaiian/ Pacific Islander	0%	9	0%	8	0%	16
Some other race	1%	221	3%	690	2%	911
Two or more races	1%	243	3%	544	2%	786
Hispanic or Latino	3%	645	7%	1,563	5%	2,208

Household Composition

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Total Households	100%	21,145	100%	21,561	100%	42,705
Family households	61%	12,840	24%	5,282	42%	18,121
Married-couple	51%	10,830	16%	3,370	33%	14,200
Other family	10%	2,010	9%	1,911	9%	3,922
Male householder/no wife	3%	545	3%	593	3%	1,138
Female householder/no husband	7%	1,466	6%	1,318	7%	2,784
Nonfamily households	39%	8,305	76%	16,279	58%	24,584
Male householder	18%	3,898	42%	9,006	30%	12,904
Living alone	13%	2,706	21%	4,460	17%	7,166
Not living alone	6%	1,192	21%	4,546	13%	5,738
Female householder	21%	4,407	34%	7,274	27%	11,680
Living alone	16%	3,347	18%	3,867	17%	7,213
Not living alone	5%	1,060	16%	3,407	10%	4,467

Age Distribution

Age of Householder	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
15 to 24 years	3%	587	32%	6,930	18%	7,516
25 to 34 years	13%	2,758	34%	7,351	24%	10,109
35 to 44 years	24%	5,005	14%	3,124	19%	8,130
45 to 54 years	28%	5,905	9%	2,018	19%	7,923
55 to 64 years	15%	3,181	3%	664	9%	3,845
65 to 74 years	10%	2,037	2%	393	6%	2,430
75 to 84 years	6%	1,307	3%	615	5%	1,922
85 years and over	2%	365	2%	466	2%	830
Total Senior Household (65+)	18%	3,709	7%	1,473	12%	5,182

Households by Area Median Income (AMI)

Households		0 – 30%	31 – 50%	51 – 80%	80%+	Total Low Income (<80%)	Total (2005)
Renters	(%)	30.0%	18.0%	17.3%	34.6%	65.4%	100.0%
	(#)	6,471	3,891	3,736	7,463	14,098	21,561
<i>Small Related</i>	(%)	22.4%	16.2%	19.0%	42.4%	57.6%	100.0%
	(#)	1,037	750	882	1,966	2,669	4,635
<i>Large Related</i>	(%)	27.7%	31.8%	14.1%	26.4%	73.6%	100.0%
	(#)	158	182	81	151	421	571
<i>Elderly</i>	(%)	38.4%	20.6%	14.6%	26.3%	73.7%	100.0%
	(#)	645	346	245	442	1,237	1,679
<i>All Other</i>	(%)	31.6%	17.8%	17.2%	33.4%	66.6%	100.0%
	(#)	4,631	2,613	2,528	4,904	9,771	14,675
Owners	(%)	7.3%	7.4%	10.6%	74.8%	25.2%	100.0%
	(#)	1,538	1,559	2,231	15,817	5,328	21,145
Unmet Need (% within each category)							
Total Renters	(%)	85.9%	77.8%	52.5%	14.8%	74.8%	54.0%
	(#)	5,559	3,027	1,961	1,105	10,547	11,652
<i>Small Related</i>	(%)	86.5%	68.4%	54.9%	15.5%	71.0%	47.4%
	(#)	897	513	484	305	1,894	2,199
<i>Large Related</i>		89.8%	88.8%	100.0%	35.7%	91.3%	76.7%
	(#)	142	161	81	54	384	438
<i>Elderly</i>	(%)	75.8%	64.3%	69.3%	34.5%	71.3%	61.6%
	(#)	489	223	170	153	882	1,034
<i>All Other</i>	(%)	87.0%	81.5%	48.5%	12.2%	75.6%	54.4%
	(#)	4,029	2,129	1,226	598	7,384	7,983
Owners	(%)	81.1%	57.8%	47.7%	13.4%	60.3%	25.2%
	(#)	1,247	901	1,064	2,119	3,213	5,332

*Unmet need is defined as all households within each income category and household type "with any housing problems" as defined by CHAS (E.g., cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities)

2005 Estimated Households by AMI

AMI Range	Renters		Owners		Total	
	#	%	#	%	#	%
<=30%	6,461	30.0%	1,539	7.3%	8,011	18.8%
30-50%	3,892	18.1%	1,560	7.4%	5,457	12.8%
50-80%	3,720	17.3%	2,235	10.6%	5,958	14.0%
80-100%	3,209	14.9%	3,062	14.5%	6,271	14.7%
100-120%	1,543	7.2%	2,057	9.7%	3,599	8.4%
120%+	2,736	12.7%	10,691	50.6%	13,409	31.4%
TOTAL	21,561	100%	21,145	100%	42,705	100%

2004 AMI Income Ranges
(Boulder County)

AMI Level	1-person	2-person	3-person	4-person	5-person
120% AMI	\$73,080	\$83,520	\$93,960	\$104,400	\$112,800
100% AMI	\$60,900	\$69,600	\$78,300	\$87,000	\$94,000
80% AMI	\$40,250	\$46,000	\$51,750	\$57,500	\$62,100
60% AMI	\$36,540	\$41,760	\$46,980	\$52,200	\$56,400
50% AMI	\$30,450	\$34,800	\$39,150	\$43,500	\$47,000
40% AMI	\$24,360	\$27,840	\$31,320	\$34,800	\$37,600
30% AMI	\$18,250	\$20,900	\$23,500	\$26,100	\$28,200

Source: CHFA

PART 2 -- HOUSING SUPPLY AND MARKET CONDITIONS

Housing Inventory

	% (2000)	# (2000)	% (2005)	# (2005)
Total Housing Units	100%	42,930	100%	44,297
Occupied	97%	41,800	96%	42,705
Owner	50%	20,696	50%	21,145
Renter	50%	21,104	50%	21,561
Vacant	3%	1,130	4%	1,592

Type of Structure – All Units

	% (2000)	% (2005)	# (2000)	# (2005)	2000 - 2005 Difference
Single Family	44%	45%	18,842	19,826	984
Multi Family	53%	52%	22,547	22,919	371
Mobile homes	4%	4%	1,537	1,552	15
Boat/RV/Van	0%	0%	3	0	-3

Type of Structure – Occupied Units

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Single Family	70%	14,846	19%	4,037	44.2%	18,883
Multi Family	23%	4,959	80%	17,296	52.1%	22,255
Mobile homes	6%	1,336	1%	228	3.7%	1,564
Boat/RV/Van	0%	3	0%	0	0.0%	3
	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005
Single Family	75%	2,844	15%	1,234	43%	4,078
Multi Family	20%	1,724	84%	1,637	54%	3,361
Mobile homes	4%	665	0%	149	2%	814

Note: assumes same occupancy rates by type as in 2000

Rate of Residential Growth

	1990 - March 2000 (existing units)	March 2000- Dec. 2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 -July Permits
Single Family	3,721					
Multi Family	2,458					
Total	6,179	243	396	105	592	73
Yearly Growth Rate (%)	1.7%	3.9%	6.2%	1.5%	8.6%	1.3%

Note: actual number of BPs may differ slightly from 2005 projections given that unit completion dates lag BP issue dates.

Age of Housing

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
March 2000 - 2004	2%	448	2%	457	2%	905
1999 to March 2000	2%	379	1%	112	1%	491
1995 to 1998	4%	849	3%	655	4%	1,504
1990 to 1994	8%	1,733	6%	1,194	7%	2,926
1980 to 1989	17%	3,598	16%	3,476	17%	7,074
1970 to 1979	21%	4,404	31%	6,791	26%	11,195
1960 to 1969	22%	4,690	20%	4,331	21%	9,021
1940 to 1959	15%	3,246	14%	2,920	14%	6,165
1939 or earlier	8%	1,797	8%	1,626	8%	3,423
Built since 1990	16%	3,410	11%	2,417	14%	5,827

Overcrowded Units (> 1 person per room)

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Persons per Room						
1.00 or less	99%	20,932	94%	20,218	96%	41,150
1.01 to 1.50	0%	93	3%	622	2%	714
1.51 or more	1%	120	3%	722	2%	841
Total Overcrowded	1%	213	6%	1,343	4%	1,556
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Total Overcrowded 1990	0%	74	4%	721	2%	795
Change 1990 - 2005	1%	139	2%	622	1%	761

Affordability

% Income = Housing	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
<15%	38%	8,043	12%	2,619	25%	10,662
15 to 19%	15%	3,162	10%	2,251	13%	5,414
20 to 24%	14%	2,864	11%	2,442	12%	5,306
25 to 29%	10%	2,203	10%	2,093	10%	4,296
30 to 34%	6%	1,276	8%	1,761	7%	3,036
35+%	16%	3,480	44%	9,477	30%	12,956
Not computed	1%	118	4%	120	1%	237
Total Cost Burdened	22%	4,755	52%	11,238	37%	15,993
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Cost Burdened - 1990	20%	3,204	52%	9,687	37%	12,891
Change 1990 - 2005	2%	1,551	0%	1,550	0%	3,102

Ownership Market

	2000	2001	2002	2003	2004 Jan - Sept
Single Family					
Median Price	\$375,000	\$410,000	\$405,000	\$419,900	\$476,500
% Change	25.0%	9.3%	-1.2%	3.7%	13.5%
Sales Volume	931	812	833	955	810
Multi Family					
Median Price	\$173,200	\$206,300	\$217,500	\$221,700	\$216,000
% Change	22.8%	19.1	5.4%	1.9%	-2.4%
Sales Volume	624	615	642	700	603

Sales, Jan - Sept 2004

	Single Family		Multi Family	
	#	%	#	%
< \$100,000	0	0	13	2.1%
\$100,000 - \$149,999	1	0.1%	73	11.9%
\$150,000 - \$199,999	0	0.0%	153	24.8%
\$200,000 - \$249,999	6	0.7%	138	22.4%
\$250,000 - \$299,999	61	7.2%	109	17.7%
\$300,000 - \$349,999	138	16.3%	55	8.9%
\$350,000 - \$399,999	102	12.0%	30	4.9%
\$400,000 +	540	63.7%	45	7.3%
Total	848	1	616	100.0%

Rental Market – 3rd Quarter 2004

Non University	Studio	1 BR	2 BR/1 BA	2 BR/2 BA	3 BR	Overall/Total
Vacancy Rate	6.0	3.6	4.8	3.5	2.2	3.9
Median Rent	\$780	\$733	\$765	\$1176	\$997	\$805
University						
Vacancy Rate	3.8	1.6	8.4	0	0	2.8
Median Rent	\$565	\$618	\$822	\$851	\$1001	\$643

Vacancy Rates by Rent Charged

Rent	Non University		University Area	
	% of units	Vacancy Rate	% of units	Vacancy Rate
< \$500	.1%	0	0	N/A
\$501 - \$600	6.6%	4.6%	40%	2.2%
\$601 - \$700	17%	2.9%	26%	1.9%
\$701 - \$800	24%	3.7%	15%	0
\$801 - \$900	14%	1.8%	17%	8.3%
\$901 - \$1000	14%	5.2%	.8%	0
\$1001 - \$1100	6.4%	3.1%	.3%	0
\$1101 - \$1200	1.9%	8.1%	0	N/A
\$1201+	15%	5.3%	0	N/A
Total/Overall	100%	3.9	100%	2.8%

Renter Household Size and Rental Unit Size Comparison

Renter Households	Renter-Occupied Units	
1-person	37.7%	Studios/1 BR 41.8%
2-person	34.6%	2 bedrooms 36.7%
3-person	15.4%	3 bedrooms 14.7%
4-person	8.1%	4 bedrooms 4.9%
5+-person	4.2%	5+ bedrooms 1.9%
Total	100.0%	100.0%

PART 3 -- ASSISTED/AFFORDABLE HOUSING INVENTORY AND PROGRAMS

Existing Units	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
<i>Families/Singles</i>						
Deep Subsidy Rentals	869					869
Affordable/Workforce Rentals		70	464	10		544
Homeowner Assistance	1	4	111	317	32	465
<i>Seniors</i>						
Independent Living	286	20	32			338
Congregate/Assisted	81	122				203
Total	1237	216	607	327	32	2419

Under Development Units	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
Included in existing units if approved and covenants are executed – TOTAL under 80% = 250						

At-Risk Units	2004 - 2009	2010 - 2014	2015 - 2019	2020 - 2029	2030- 2039	2040+
Families						
Rent Subsidies	14	17				
Deep Subsidy Rentals						
Affordable/Workforce Rentals						
Homeowner Assistance	18	1				

Seniors						
Independent Living						
Congregate/Assisted						

Wait Lists	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
Rentals		16	16	17		49
Ownership	4	19	17	41	2	83
Not Specified (BHP)						622

Housing Rehabilitation

Description	Health and safety repairs. 2-year forgivable loans up to \$7,500 for mobile homes. Loans at 1% to 3% up to \$25,000 for single-family residences.
Income Eligibility	1 person - \$30,450 2 persons - \$34,800 3 persons - \$39,150
Annual Budget	\$185,000
Annual Units	32
Annual Units \$10,000+	3

Funding Sources and Tools Utilized

	Percent
CDBG	33%
HOME	17%
General Funds	
Local fees/taxes – AHF (includes general funds and cash in lieu) and CHAP	90%
Inclusionary zoning	8%
Incentives (density bonus)	2.5%
State Div. of Housing	
Tax Credits	10%
CHFA programs (not incl. tax credits)	
HUD programs	
Other -- Annexation	1%

Note: total exceeds 100% due to combination of multiple sources the same units.

Housing Programs

Mandates	Mitigation Rate	AMI Target	Units/YR	For Sale	For Rent	Fees in Lieu/YR	Affordability Period
Inclusionary Zoning	20%	HUD+10*	90	X	X	\$1.2 million	Permanent
Incentives	Type	AMI Target	Units/YR	For Sale	For Rent	Per Unit \$	Affordability Period
Fee Subsidies	Building Permit & Development Review Application fees	< HUD		X	X	\$14,000	Permanent
Fee Waivers	Development Excise Taxes	< HUD		X	X		Permanent
Density Bonus		HUD+10*	7	X	X		Permanent
Expedited Review							
Flexible Devel. Standards							
Grant/Loan \$s		HUD+10	70	X	X	\$35,000	Permanent
Other							
Fees/Taxes	Type	AMI Target	\$/Year	For Sale	For Rent	HH/Yr	Use
Commercial Linkage	\$.44/SF	15 - 60%	\$300,000	X	X	9	Permanent
Residential Linkage	\$.206/SF	15 - 60%		X	X		
Property tax	.8 Mil Levy	15 - 60%	\$800,000	X	X	23	Permanent

* Calculated annually based on HUD's adjusted AMI for 80%; equates to 80.2% AMI in 2004.

	Yes	No
Is there a local Housing Authority?	X	
If yes, is it staffed?	X	
Does this jurisdiction contract with Boulder County Housing Authority?		X
Are General Funds used to support housing?	X	

PART 4 -- SPECIAL NEEDS POPULATIONS AND HOUSING

	AMI	Unmet Need
Special Needs	0-80%	4,764

Homeless and Special Needs Populations Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	97		161
	Transitional Housing	26		43
	Permanent Supportive Housing	8		14
	Total	131		218
Persons in Families with Children				
Beds/Units	Emergency Shelter	49		55
	Transitional Housing	14		44
	Permanent Supportive Housing	70		12
	Total	133		111

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1.Homeless Individuals	225	75	218	518
2.Homeless Families with Children	166	40	74	280
2a. Persons in Homeless Families with Children	498	120	222	840
TOTAL (lines 1 + 2a)	723	195	440	1358
Part 2: Homeless Sub-populations	Sheltered	Transitional	Unsheltered	TOTAL
Chronically Homeless	112	30	68	0
Seriously Mentally Ill	97	26		
Chronic Substance Abuse	86	23		
Veterans	84	23		
Persons with HIV/AIDS	15	4		
Victims of Domestic Violence	56	15		
Youth	20	6		

Special Needs Subpopulations

	Persons	Beds	Unmet Need
Elderly	1,894	468	1,426
Frail Elderly	1,429	353	1,076
Severe Mental Illness	340	89	251
Developmentally Disabled	283		209
Substance Addictions	1,137	284	853
HIV/AIDS	154	40	114
Physically Disabled	935	100	835
Other			

Special Purpose Housing

	Provider	Facility	Family Units	Family Beds	Individual Beds	Total
Current Inventory						
Emergency Shelter Beds	EFAA/Boulder Shelter for the Homeless/Safehouse	Homeless Shelter/ ECHO House/Safehouse	49	98	97	195
Year Round	EFAA/Safehouse		49	98		98Beds
Seasonal	Boulder Shelter				85	85
Overflow/vouchers						
Permanent Supportive Housing	BHMHC/BHP/EFAA	Scattered	70	140	8	140
Transitional Units	EFAA/Safehouse	Scattered	14	28	0	28 Beds
Under Development						
	None					

PART 5 -- LAND USE, COMPREHENSIVE PLANS AND ZONING

Land Use – Present and Future

Residential	# acres	avg. unit/acre
Developed Land		
Low density	4256	3.28
Med density	942	6.38
High density	650	11.8
Undeveloped Land		
Low density	224	10.90
Med density	50	21.95
High density	34	5.93
Annexation Targets		
Low density	1384	1.76
Med density	217	5.01
High density	49	4.11
Redevelopment Potential*		
<hr/>		
Commercial/Industrial	Acres	Avg. SF per Acre
Developed Land		
	2172	22913
Undeveloped Land*		
	658	
Annexation Targets		
	106	6561
Redevelopment Potential*		

*The City estimates that development of vacant land and redevelopment will result in 6,068 additional housing units by build out and 8,150 additional jobs by 2010.

Publicly-Owned Housing Sites

The City of Boulder does not, as a general policy, own and manage housing. That role is fulfilled by the Housing Authority (Boulder Housing Partners.)

Address	Size (acres)	Density	Potential Units
4990 Moorehead - BHP	2	High	30
895 Cherry - BHP	6	Medium	63
3120 Broadway - BHP	3	High	40
30 th & Pearl - City	10	High	300

Housing Element of Comprehensive Plans

Date of most recent update: 2000; 2005 update in progress

	No	Yes	If Yes, summarize
Quantitative Goals/Objectives		X	At least 10% of the total housing stock as permanently affordable to low and moderate income households.
Location Policies		X	Dispersed and integrated throughout the city. Promotion of mixed use projects.
Income Policies		X	Directed toward low and moderate income residents and workers, as well as special needs populations.
Relationship to Employment Policies		X	Affordable housing efforts should support policy of a better balance between the jobs:housing ratio and retaining low and moderate income workers in Boulder.
Other		X	Additional housing policies address: Support of local solutions for affordable housing; Preservation of existing housing; Preservation and development of manufactured housing; Minimizing displacement of low income households from redevelopment; and mitigation of housing lost from conversion to non-residential uses.

PART 6 -- ECONOMY, EMPLOYMENT AND COMMUTING

Jobs and Employees

	# (2000)	% (2005)	# (2005)
Jobs	102,485	-	101,479
Service	51,228	50.0%	50,726
Retail	16,064	15.7%	15,906
Production	21,954	21.4%	21,738
Other (contract/self employed)	13,239	12.9%	13,109
Jobs/employee	1.13	-	1.13
Employees	90,701	-	89,811
Live in Community	37,575	41.4%	37,206
Commute In	53,126	58.6%	52,605
	% (2000)	% (2002)	% (2005)
Unemployment Rate (Boulder County)	2.4%	5.4%	

Commuting

<i>Where BOULDER CITY Residents Work</i>			<i>Where BOULDER CITY Workers Live</i>		
	% (2000)	2005 estimates		% (2000)	2005 estimates
Profiled Communities:			Profiled Communities:		
Boulder	69.8%	37,206	Boulder	41.4%	37,206
Other Boulder County	6.1%	3,242	Broomfield	3.3%	2,921
Longmont	3.5%	1,871	Erie	1.1%	1,020
Broomfield	2.5%	1,352	Lafayette	5.0%	4,505
Louisville	2.4%	1,258	Longmont	8.8%	7,887
Lafayette	0.7%	396	Louisville	3.9%	3,530
Superior	0.2%	84	Superior	1.8%	1,604
Erie	0.1%	59	Other Boulder Co.	12.4%	11,148
Other Denver-Metro	13.2%	7,029	Weld County	2.1%	1,852
Larimer County	0.4%	192	Larimer County	2.7%	2,435
Weld County	0.3%	161	Other Denver-Metro	16.3%	14,633
Other CO/State	0.9%	455	Other CO/state	1.2%	1,070
Total (Working Residents)		53,306	TOTAL (Boulder City Workers)		89,811