

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

Regional Affordable Housing Initiative

Boulder County/Broomfield Community Reference Report

LAFAYETTE

January 2005

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January 2005

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.

For more information about the Regional Affordable Housing Initiative or the Affordable Housing Summit, or for copies of the Community Reference Reports and Regional Housing Assessment, go to www.bococivicforum.org or e-mail bococivicforum@comcast.net.

LAFAYETTE Community Reference Report

- The homeownership rate in Lafayette is almost 76%, which is higher than the county and state average.
- Two-thirds of the households in the community are families; 15% are single-parent families. 10% of households have a householder age 65 or older.
- 60% of the residential units in Lafayette are single-family homes, up from 56% in 1990.
- The rate of residential growth has been steady since 2000 at the rate of about 1.5% per year.
- A high percentage of renters (61%) have incomes equal to or less than 80% AMI. Of these 1,355 households, 64% have unmet housing needs. Approximately 26% of homeowners also have incomes at or below 80% AMI and 62% of them have unmet needs, which could include being cost burdened, overcrowded or lacking complete kitchen and/or plumbing facilities.
- 30% of households are cost burdened by their housing payment, up from 29% in 1990. With increases in population, the number of cost burdened households has increased from 1,552 to 2,757.
- The percentage of units that are overcrowded (4%) has not changed since 1990 but the number has increased from 190 to 348 units.
- There are 242 acres of undeveloped residential in the city and 121 in the urban Growth Area compared with 252 acres of undeveloped commercial/industrial in the city and 22 in the Urban Growth Area. Housing demand generated by new jobs could be matched by housing development given land availability.
- There are significant opportunities for redevelopment in the Urban Growth Area – 172 acres of residential and 414 acres of commercial/industrial.
- 204 units, or 2% of the total number of residential units in the city, are income restricted. Of these, 71 are at risk.
- The City recently adopted a 10% inclusionary zoning program through which a maximum of 20 for-sale units are likely to be produced each year.
- There are two publicly-owned sites in Lafayette that are suitable for housing development, one of which is owned by the Boulder County Housing Authority (72 – 164 units feasible) and the other by the Boulder Valley School District (former bus barn site with 52 – 121 units feasible).
- The number of residents living in Lafayette who work far outnumber the number of employees working in the community. Approximately 2,100 residents work in the community and over 12,000 commute out to jobs elsewhere. In contrast, only 3,049 workers commute in for jobs from homes outside of Lafayette.
- The City adopted a new housing element for its Comprehensive Plan in 2003 with specific goals and objectives including increasing the percentage of residents who work in the community from its current level of roughly 18%.

PART 1 -- DEMOGRAPHIC CHARACTERISTICS

Population Estimates and Forecasts

	2000	2004	2005
Total Population	23,197	23,915	24,098
Residing in Households	23,179	23,896	24,079
Owners	17,815	18,366	18,507
Renters	5,364	5,530	5,572
Avg. Household Size	2.62	2.62	2.62
Residing in Group Quarters	18	19	19
Total Households	8,844	9,130	9,203
Owners	6,703	6,920	6,975
Renters	2,141	2,210	2,228

Race/Ethnicity of Householder

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
White	91%	6,331	86%	1,916	90%	8,247
Black or African Amer.	1%	52	1%	25	1%	77
Am. Indian/Alaska Native	1%	43	1%	23	1%	66
Asian	3%	182	2%	50	3%	232
Hawaiian/ Pacific Islander	0%	5	0%	0	0%	5
Some other race	4%	266	7%	160	5%	427
Two or more races	1%	96	2%	54	2%	150
Hispanic or Latino	9%	655	17%	371	11%	1,026

Household Composition

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Total Households	100%	6,975	100%	2,228	100%	9,203
Family households	72%	4,996	54%	1,197	67%	6,193
Married-couple	59%	4,119	32%	702	52%	4,821
Other family	13%	877	22%	494	15%	1,371
Male householder/no wife	3%	238	6%	127	4%	365
Female householder/no husband	9%	639	16%	367	11%	1,006
Nonfamily households	28%	1,979	46%	1,031	33%	3,010
Male householder	14%	942	24%	531	16%	1,472
Living alone	9%	657	14%	318	11%	975
Not living alone	4%	285	10%	212	5%	497
Female householder	15%	1,037	22%	501	17%	1,538
Living alone	11%	795	15%	330	12%	1,125
Not living alone	3%	242	8%	171	4%	413

Age Distribution

Age of Householder	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
15 to 24 years	1%	100	11%	243	4%	343
25 to 34 years	18%	1,229	35%	772	22%	2,001
35 to 44 years	33%	2,312	24%	540	31%	2,852
45 to 54 years	27%	1,882	16%	362	24%	2,245
55 to 64 years	11%	747	5%	119	9%	866
65 to 74 years	6%	413	4%	92	5%	505
75 to 84 years	4%	247	3%	61	3%	308
85 years and over	1%	45	2%	39	1%	83
Total Senior Household (65+)	10%	704	9%	191	10%	896

Households by Area Median Income (AMI)

Households		0 – 30%	31 – 50%	51 – 80%	80%+	Total Low Income (<80%)	Total (2005)
Renters	(%)	25.6%	17.8%	17.5%	39.2%	60.8%	100.0%
	(#)	570	396	389	873	1,355	2,228
<i>Small Related</i>	(%)	27.7%	15.1%	13.0%	44.2%	55.8%	100.0%
	(#)	247	135	116	393	497	890
<i>Large Related</i>	(%)	21.8%	18.5%	18.5%	41.2%	58.8%	100.0%
	(#)	56	47	47	105	150	255
<i>Elderly</i>	(%)	54.6%	15.3%	24.0%	6.1%	93.9%	100.0%
	(#)	131	37	58	15	226	241
<i>All Other</i>	(%)	16.1%	21.1%	20.0%	42.8%	57.2%	100.0%
	(#)	136	178	168	360	481	842
Owners	(%)	5.6%	8.3%	12.4%	73.7%	26.3%	100.0%
	(#)	390	582	865	5,138	1,837	6,975
Unmet Need (% within each category)							
Total Renters	(%)	71.4%	75.1%	41.9%	13.5%	64.0%	44.2%
	(#)	407	298	163	118	867	985
<i>Small Related</i>	(%)	91.5%	73.4%	31.8%	9.1%	72.7%	44.6%
	(#)	226	99	37	36	361	397
<i>Large Related</i>	(%)	81.1%	44.4%	44.4%	45.0%	58.0%	52.7%
	(#)	45	21	21	47	87	134
<i>Elderly</i>	(%)	40.0%	100.0%	18.2%	0.0%	44.2%	41.5%
	(#)	53	37	11	0	100	100
<i>All Other</i>	(%)	61.2%	79.3%	56.3%	9.6%	66.2%	41.9%
	(#)	83	141	95	35	318	353
Owners	(%)	68.2%	68.3%	54.5%	14.9%	61.8%	27.2%
	(#)	266	397	472	766	1,135	1,900

*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%	566	25.4%	387	5.5%	948	10.3%
30-50%	404	18.1%	593	8.5%	994	10.8%
50-80%	383	17.2%	872	12.5%	1,253	13.6%
80-100%	409	18.4%	1,316	18.9%	1,725	18.7%
100-120%	163	7.3%	898	12.9%	1,062	11.5%
120%+	303	13.6%	2,910	41.7%	3,221	35.0%
TOTAL	2,228	100%	6,975	100%	9,203	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%	9,115	100%	9,690
Occupied	97%	8,844	95%	9,203
Owner	76%	6,703	76%	6,975
Renter	24%	2,141	24%	2,228
Vacant	3%	271	5%	487

Type of Structure – All Units

	% (2000)	% (2005)	# (2000)	# (2005)	2000 - 2005 Difference
Single Family	60%	60%	5,451	5,768	317
Multi Family	31%	31%	2,793	3,042	249
Mobile homes	9%	9%	861	861	0
Boat/RV/Van	0%	0%	10	1	-9

Type of Structure – Occupied Units

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Single Family	71%	4,954	26%	590	60.2%	5,543
Multi Family	19%	1,311	68%	1,508	30.6%	2,819
Mobile homes	10%	710	6%	130	9.1%	840
Boat/RV/Van	0%	0	0%	0	0.0%	0
	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005
Single Family	65%	2,413	30%	133	56%	2,546
Multi Family	15%	743	63%	562	28%	1,305
Mobile homes	20%	-54	7%	21	16%	-33
Boat/RV/Van	0%	-7	0%	0	0%	-7

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	2,336	75	109	97	162	41
Multi Family	1,136	77	26	24	4	10
Total	3,472	152	135	121	166	51
Yearly Growth Rate (%)	4.7%	1.7%	1.5%	1.3%	1.7%	0.5%

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	4%	272	4%	87	4%	359
1999 to March 2000	7%	506	8%	179	7%	685
1995 to 1998	22%	1,515	16%	347	20%	1,862
1990 to 1994	10%	696	6%	144	9%	840
1980 to 1989	25%	1,722	22%	486	24%	2,209
1970 to 1979	21%	1,471	23%	523	22%	1,995
1960 to 1969	3%	242	5%	103	4%	345
1940 to 1959	3%	211	10%	213	5%	425
1939 or earlier	5%	338	7%	145	5%	483
Built since 1990	43%	2,990	34%	757	41%	3,747

Overcrowded Units (> 1 person per room)

Persons per Room	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
1.00 or less	97%	6,760	94%	2,095	96%	8,855
1.01 to 1.50	2%	115	3%	70	2%	185
1.51 or more	1%	100	3%	63	2%	163
Total Overcrowded	3%	215	6%	133	4%	348
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Total Overcrowded 1990	3%	116	5%	74	4%	190
Change 1990 - 2005	0%	99	1%	59	0%	158

Affordability

% Income = Housing	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
<15%	25%	1,738	10%	234	21%	1,972
15 to 19%	19%	1,338	15%	333	18%	1,671
20 to 24%	19%	1,343	14%	320	18%	1,663
25 to 29%	11%	735	14%	310	11%	1,045
30 to 34%	10%	673	8%	181	9%	854
35+%	16%	1,128	35%	775	21%	1,903
Not computed	0%	20	3%	75	1%	95
Total Cost Burdened	26%	1,801	43%	956	30%	2,757
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Cost Burdened - 1990	23%	887	44%	665	29%	1,552
Change 1990 - 2005	3%	914	-1%	292	1%	1,205

Ownership Market

	2000	2001	2002	2003	2004 Jan - Sept
Single Family					
Median Price	\$249,500	\$257,000	\$275,000	\$285,000	\$268,000
% Change	7.1%	3.0%	7.0%	3.6%	-6.0%
Sales Volume	406	373	349	402	267
Multi Family					
Median Price	\$153,500	\$177,000	\$179,000	\$170,000	\$177,500
% Change	18.2%	15.3%	1.1%	-5.0%	4.4%
Sales Volume	186	181	182	199	117

MLS Sales, Jan - Sept 2004

	Single Family		Multi Family	
	#	%	#	%
< \$100,000	0	0.0%	0	0.0%
\$100,000 - \$149,999	0	0.0%	23	18.9%
\$150,000 - \$199,999	20	7.3%	53	43.4%
\$200,000 - \$249,999	107	38.9%	35	28.7%
\$250,000 - \$299,999	29	10.5%	11	9.0%
\$300,000 - \$349,999	15	5.5%	0	0.0%
\$350,000 - \$399,999	31	11.3%	0	0.0%
\$400,000 +	73	26.5%	0	0.0%
Total	275	100.0%	122	100.0%

Rental Market – 3rd Quarter 2004

	Studio	1 BR	2 BR/1 BA	2 BR/2 BA	3 BR	Overall/Total
Vacancy Rate	N/A	6.7%	7.3%	3.4%	18.3%	8.0%
Median Rent	N/A	\$908	\$848	\$1106	\$1018	\$919

Vacancy Rates by Rent Charged

Rent	% of units	Vacancy Rate
< \$500	0	N/A
\$501 - \$600	.3	0
\$601 - \$700	.3	0
\$701 - \$800	11.8	6.8%
\$801 - \$900	11.5	16.3%
\$901 - \$1000	36.4	5.9%
\$1001 - \$1100	20.3	3.9%
\$1101 - \$1200	15.0	1.8%
\$1201+	4.3	6.3%
Total/Overall	100%	6.1%

Renter Household Size and Rental Unit Size Comparison

Renter Households		Renter-Occupied Units	
1 person	30.6%	Studios/1 BR	23.9%
2 persons	28.1%	2 bedrooms	39.1%
3 persons	19.2%	3 bedrooms	30.2%
4 persons	9.9%	4 bedrooms	5.9%
5+ persons	12.2%	5+ bedrooms	0.8%
TOTAL	100.0%	TOTAL	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						
Affordable/Workforce Rentals		137		2		139
Homeowner Assistance				7	20	27
<i>Seniors</i>						
Independent Living		38				38
Congregate/Assisted						
Total		175		9	20	204
Under Development Units						
Families						
Rent Subsidies						
Deep Subsidy Rentals						
Affordable/Workforce Rentals						
Homeowner Assistance						
					38	38
Preservation – renter occupied						
Preservation – owner occupied						
Seniors						
Independent Living						
Congregate/Assisted						
At-Risk Units						
	2004 - 2009	2010 - 2014	2015 - 2019	2020 - 2029	2030- 2039	2040+
Families						
Rent Subsidies						
Deep Subsidy Rentals						
Affordable/Workforce Rentals						
Homeowner Assistance						
				64		
Seniors						
Independent Living						
Congregate/Assisted						
Wait Lists						
	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
Family - rentals						
Family – ownership						
Seniors -- rental						
Seniors - ownership						

Housing Rehabilitation

LPEC has received a \$250,000 grant from the Colorado Division of Housing which will be used to rehabilitate homes in Boulder County's smaller communities and unincorporated areas. Loans from 1% to 3% interest will be provided for health and safety retrofits including septic systems. Loans are not deferred or forgivable for homeowners with incomes at or below 60% AMI. It is estimated that five homes will be rehabilitated each year in Lafayette.

Funding Sources and Tools Utilized

	Percent
CDBG	
HOME	35%
General Funds	
Local fees/taxes	1%
Inclusionary zoning	28%
Incentives	
State Div. of Housing	35%
Tax Credits	31%
CHFA programs (not incl. tax credits)	
HUD programs	
Other	3%

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	10%	80%AMI	20 max	X			permanent
Incentives							
Fee Subsidies							
Fee Waivers	Type	AMI Target	Units/YR	For Sale	For Rent	Per Unit \$	Affordability Period
Density Bonus							
Expedited Review							
Flexible Devel. Standards							
Grant/Loan \$s							
Other							
Fees/Taxes	Type	AMI Target	\$/Year	For Sale	For Rent	HH/Yr	Use
None							
						Yes	No
Is there a local Housing Authority?							X
If yes, is it staffed?							
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%	373

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

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	15		66
	Transitional Housing	21		40
	Permanent Supportive Housing	0		12
	Total	36		118
Persons in Families with Children				
Beds/Units	Emergency Shelter	60		28
	Transitional Housing	15		27
	Permanent Supportive Housing	0		27
	Total	75		82

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1.Homeless Individuals	15	21	110	146
2.Homeless Families with Children	18	5	22	45
2a. Persons in Homeless Families with Children	60	15	83	158
TOTAL (lines 1 + 2a)	75	36	193	304
Part 2: Homeless Sub-populations	Sheltered		Unsheltered	TOTAL
Chronically Homeless	14	6		
Seriously Mentally Ill	13	6		
Chronic Substance Abuse	11	5		
Veterans	11	5		
Persons with HIV/AIDS	2	1		
Victims of Domestic Violence	7	3		
Youth	3	1		

Special Needs Subpopulations

	Persons	Beds	Unmet Need
Elderly	299	236	64
Frail Elderly	176	141	35
Severe Mental Illness	56	44	13
Developmentally Disabled	67	52	15
Substance Addictions	112	12	100
HIV/AIDS	25	3	22
Physically Disabled	299	174	124
Other			

Special Purpose Housing

	Provider	Facility	Family Units	Family Beds	Individual Beds	Total
Current Inventory						
Emergency Shelter Beds	EFAA	Unnamed	6	12	15	27 Beds
Year Round	EFAA	Unnamed	6	12		12 Beds
Seasonal						
Overflow/vouchers						
Permanent Supportive Housing						
Transitional Units	EFAA	Scattered	5	10	15	25 Beds
Under Development						
Emergency Shelter Beds						
Year Round						
Seasonal						
Overflow/vouchers						
Permanent Supportive Housing						
Transitional Units						

PART 5 -- LAND USE, COMPREHENSIVE PLANS AND ZONING

Land Use – Present and Future

Residential	# acres	avg. unit/acre
Developed Land		
Low density	81	1.05
Med density	1299	4.08
High density	516	8.79
Undeveloped Land		
Low density	31	1.05
Med density	148	4.08
High density	63	8.79
Annexation Targets		
Low density	723 – developed 25 - undeveloped	.35
Med density	124 – developed 42 - undeveloped	.43
High density	48 – developed 54 undeveloped	.04
Redevelopment Potential*	172**	6
Commercial/Industrial		
	Acres	Avg. SF per Acre
Developed Land	765	7763
Undeveloped Land*	252	7763
Annexation Targets	414 – developed 22 - undeveloped	7763
Redevelopment Potential*	414 **	

** In Urban Growth Area

Publicly-Owned Housing Sites

Address	Size (acres)	Density	Potential Units
119th	11.77	High	72 - 164
Merlin	8.65	High	52 - 121

Housing Element of Comprehensive Plans

Date of most recent update: 2003

	No	Yes	If Yes, summarize
Quantitative Goals/Objectives			Increase the rate of Lafayette residents who also work in Lafayette from the current rate of 18%.
Location Policies			Promote redevelopment of selected manufactured housing sites to mixed-use that would enhance services for area neighborhoods and include a component of affordable housing to replace the housing lost as a result of this action.
Income Policies			Maintain and update information about local employment, wages and housing costs to monitor, over time, how residential development is responding to the City's housing goals and to the employment opportunities in the area.
Relationship to Employment Policies			Increase the number of multi-family rental housing units in Lafayette to increase housing affordability and improve the jobs to housing ratio.
Other			<p>Encourage development of the following housing types:</p> <ul style="list-style-type: none"> • Housing that is attainable for low to middle-income households, including rental and ownership opportunities; and • Senior housing for persons age 55 or older, including rental housing, smaller for-sale housing units and residential facilities <p>Encourage residential development that supports the spectrum of housing needs in the community, including seniors, first time house buyers and entry-level to mid-level employees through the provision of a variety of housing types, prices, styles and sizes.</p>

PART 6 -- ECONOMY, EMPLOYMENT AND COMMUTING

Jobs and Employees

	# (2000)	% (2005)	# (2005)
Jobs	6,080	-	5,636
Service	2,043	33.6%	1,894
Retail	854	14.0%	792
Production	1,856	30.5%	1,721
Other (contract/self employed)	1,326	21.8%	1,229
Jobs/employee	1.09	-	1.09
Employees	5,569	-	5,162
Live in Community	2,280	40.9%	2,113
Commute In	3,289	59.1%	3,049
	<i>% (2000)</i>	<i>% (2002)</i>	<i>% (2005)</i>
Unemployment Rate (Boulder County)	2.4%	5.4%	

Commuting

<i>Where LAFAYETTE Residents Work</i>			<i>Where LAFAYETTE Workers Live</i>		
	% (2000)	2005 estimates		% (2000)	2005 estimates
Profiled Communities:			Profiled Communities:		
Boulder	34.6%	4,217	Lafayette	40.9%	2,113
Lafayette	17.4%	2,113	Longmont	8.3%	426
Louisville	7.8%	955	Boulder	7.2%	371
Other Boulder	7.8%	944	Other Boulder County	5.9%	306
Broomfield	6.0%	732	Louisville	5.1%	264
Longmont	4.4%	541	Broomfield	3.2%	167
Superior	0.3%	32	Erie	2.9%	148
Erie	0.2%	28	Superior	0.6%	32
Other Denver-Metro	19.8%	2,413	Other Denver-Metro	19.5%	1,008
Weld County	0.9%	109	Weld County	4.0%	207
Larimer County	0.2%	28	Larimer County	1.2%	60
Other CO/State	0.5%	62	Other CO/State	1.1%	58
Total (Working Residents)		12,175	TOTAL (Lafayette Workers)		5,162