

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

Regional Affordable Housing Initiative

Boulder County/Broomfield Community Reference Report

LOUISVILLE

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.

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.

LOUISVILLE Community Reference Report

- Louisville's homeownership rate is relatively high for Boulder County and the state as a whole at 76%.
- There are few minorities living in the community; only 4% of households have a Hispanic or Latino householder.
- Nearly 70% of households are families; 12% are single-parent families.
- 10% of households have a householder at 65 or older, which is relatively low.
- The percentage of households that have incomes of no greater than 80% AMI is also low – 46.9% of renters (809 households) and 16% of homeowners (881 households). Of these, 534 renters and 493 owners have unmet housing needs, including cost burden, overcrowding or lacking complete kitchen and/or plumbing facilities.
- 77% of the city's housing units are single-family homes, up from 66% in 1990.
- So far this decade, the rate of residential growth has averaged less than .5% per year, much slower than in the 1990's when it averaged 4.4% per year.
- 2% of units are overcrowded, which is relatively low though up from 1990 when only 1% had more than one occupant per room.
- 24% of households are cost burdened by their housing payment, which is relatively low. The percentage declined from 1990 to 2000, which is unique.
- The median price of single-family homes declined in 2003 but has increased 5.2% in the first nine months of 2004. The median price of multi-family homes has fluctuated with a large gain in 2002 but declines in 2002 and 2004.
- 156 permanently-affordable units were developed by the Louisville Housing Authority, which equates to 2% of total units. These units are managed by the Boulder County Housing Authority.
- The City is 50% complete with an update of its Comprehensive Plan. The Housing Element will contain specific recommendations on housing programs, policies and tools that promote affordable homeownership opportunities. Although the City does not have any private-sector mandates or incentives for affordable housing at this time, it did allocate its entire refund from the baseball stadium refinancing (\$100,000) to affordable housing and has provided financial support for other housing projects in the past.
- There is still potential for residential and commercial development on lands within the city as well as some potential for annexation. Housing demand stimulated by new commercial development could outweigh the number of additional residential units produced.
- There is a relative balance between the number of residents who are employed and the number of employees working in the city. There is extensive commuting in both directions, however. Approximately 19% of Louisville's workers reside in the community while 9,638 workers commute in. Just over 33% of residents who work hold jobs in Louisville while 8,109 commute out to jobs elsewhere.

PART 1 -- DEMOGRAPHIC CHARACTERISTICS

Population Estimates and Forecasts

	2000	2004	2005
Total Population	18,937	18,959	18,965
Residing in Households	18,849	18,871	18,876
Owners	15,019	15,036	15,041
Renters	3,830	3,834	3,836
Avg. Household Size	2.61	2.61	2.61
Residing in Group Quarters	88	88	88
Total Households	7,216	7,223	7,225
Owners	5,492	5,497	5,499
Renters	1,724	1,726	1,726

Race/Ethnicity of Householder

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
White	94%	5,147	91%	1,568	93%	6,715
Black or African Amer.	1%	38	2%	26	1%	64
Am. Indian/Alaska Native	0%	18	1%	21	1%	39
Asian	3%	184	2%	35	3%	219
Hawaiian/ Pacific Islander	0%	1	0%	0	0%	1
Some other race	1%	58	2%	43	1%	101
Two or more races	1%	52	2%	33	1%	85
Hispanic or Latino	3%	190	6%	97	4%	287

Household Composition

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Total Households	100%	5,499	100%	1,726	100%	7,225
Family households	76%	4,153	46%	800	69%	4,953
Married-couple	65%	3,589	28%	481	56%	4,070
Other family	10%	564	19%	319	12%	883
Male householder/no wife	3%	154	6%	104	4%	258
Female householder/no husband	7%	409	12%	215	9%	625
Nonfamily households	24%	1,346	54%	926	31%	2,272
Male householder	11%	625	27%	463	15%	1,087
Living alone	8%	463	15%	266	10%	729
Not living alone	3%	162	11%	196	5%	358
Female householder	13%	721	27%	464	16%	1,184
Living alone	10%	572	18%	316	12%	888
Not living alone	3%	149	9%	147	4%	296

Age Distribution

Age of Householder	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
15 to 24 years	1%	43	12%	212	4%	255
25 to 34 years	12%	676	31%	541	17%	1,216
35 to 44 years	35%	1,902	25%	432	32%	2,334
45 to 54 years	33%	1,790	16%	281	29%	2,072
55 to 64 years	10%	534	5%	89	9%	623
65 to 74 years	6%	328	4%	69	6%	397
75 to 84 years	3%	170	4%	72	3%	242
85 years and over	1%	55	2%	30	1%	85
Total Senior Household (65+)	10%	554	10%	171	10%	725

Households by Area Median Income (AMI)

Households		0 – 30%	31 – 50%	51 – 80%	80%+	Total Low Income (<80%)	Total (2005)
Renters	(%)	12.2%	13.6%	21.0%	53.1%	46.9%	100.0%
	(#)	211	235	363	917	809	1,726
<i>Small Related</i>	(%)	6.3%	12.2%	14.4%	67.0%	33.0%	100.0%
	(#)	44	86	101	469	231	700
<i>Large Related</i>	(%)	12.8%	10.3%	19.2%	57.7%	42.3%	100.0%
	(#)	10	8	15	45	33	79
<i>Elderly</i>	(%)	47.6%	14.3%	14.3%	23.8%	76.2%	100.0%
	(#)	101	30	30	50	161	212
<i>All Other</i>	(%)	7.5%	15.1%	29.5%	47.9%	52.1%	100.0%
	(#)	55	111	217	352	383	735
Owners	(%)	2.9%	4.0%	9.1%	84.0%	16.0%	100.0%
	(#)	161	222	499	4,617	881	5,499
Unmet Need (% within each category)							
Total Renters	(%)	76.6%	72.5%	55.6%	16.4%	66.0%	39.6%
	(#)	162	170	202	150	534	684
<i>Small Related</i>	(%)	90.9%	64.7%	65.0%	11.8%	69.9%	31.0%
	(#)	40	55	66	55	161	217
<i>Large Related</i>	(%)	100.0%	50.0%	100.0%	55.6%	87.9%	69.3%
	(#)	10	4	15	25	29	54
<i>Elderly</i>	(%)	65.0%	100.0%	66.7%	60.0%	71.9%	69.1%
	(#)	66	30	20	30	116	146
<i>All Other</i>	(%)	81.8%	72.7%	46.5%	11.2%	59.2%	36.2%
	(#)	45	81	101	39	227	266
Owners	(%)	78.6%	63.6%	45.3%	11.0%	56.0%	18.2%
	(#)	126	141	226	508	493	1,001

*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%	215	12.5%	171	3.1%	387	5.4%
30-50%	240	13.9%	222	4.0%	463	6.4%
50-80%	360	20.9%	499	9.1%	860	11.9%
80-100%	450	26.1%	837	15.2%	1,288	17.8%
100-120%	140	8.1%	726	13.2%	865	12.0%
120%+	320	18.6%	3,044	55.4%	3,361	46.5%
TOTAL	1,726	100%	5,499	100%	7,225	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%	7,389	100%	7,416
Occupied	98%	7,216	97%	7,225
Owner	76%	5,492	76%	5,499
Renter	24%	1,724	24%	1,726
Vacant	2%	173	3%	191

Type of Structure – All Units

	% (2000)	% (2005)	# (2000)	# (2005)	2000 - 2005 Difference
Single Family	77%	77%	5,692	5,717	26
Multi Family	22%	22%	1,591	1,597	6
Mobile homes	1%	1%	106	106	0
Boat/RV/Van	0%	0%	0	0	0

Type of Structure – Occupied Units

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Single Family	89%	4,904	40%	688	77.4%	5,592
Multi Family	9%	515	59%	1,011	21.1%	1,526
Mobile homes	1%	80	2%	26	1.5%	106
Boat/RV/Van	0%	0	0%	0	0.0%	0
	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005
Single Family	89%	1,710	44%	237	66%	1,947
Multi Family	8%	222	52%	479	30%	701
Mobile homes	3%	-27	2%	2	4%	-25
Boat/RV/Van	0%	0	1%	-11	0%	-11

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	1,930	6	2	14	3	0
Multi Family	717	16	0	0	103	4
Total	2,647	22	2	14	106	4
Yearly Growth Rate (%)	4.4%	0.3%	0.0%	0.2%	1.4%	0.1%

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	0%	7	0%	2	0%	9
1999 to March 2000	1%	57	3%	51	2%	109
1995 to 1998	12%	635	9%	162	11%	797
1990 to 1994	24%	1,339	19%	333	23%	1,672
1980 to 1989	36%	1,995	27%	469	34%	2,464
1970 to 1979	16%	856	23%	398	17%	1,254
1960 to 1969	2%	137	7%	120	4%	257
1940 to 1959	3%	163	6%	100	4%	263
1939 or earlier	6%	309	5%	91	6%	400
Built since 1990	37%	2,039	32%	548	36%	2,587

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%	5,460	95%	1,646	98%	7,106
1.01 to 1.50	1%	31	3%	53	1%	85
1.51 or more	0%	7	2%	27	0%	34
Total Overcrowded	1%	38	5%	81	2%	119
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Total Overcrowded 1990	1%	37	2%	24	1%	61
Change 1990 - 2005	0%	1	2%	57	0%	58

Affordability

% Income = Housing	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
<15%	30%	1,670	12%	210	26%	1,880
15 to 19%	22%	1,211	16%	268	20%	1,479
20 to 24%	16%	864	13%	224	15%	1,088
25 to 29%	12%	685	17%	289	13%	974
30 to 34%	7%	410	12%	202	8%	612
35+%	12%	651	27%	471	16%	1,122
Not computed	0%	8	4%	2	0%	10
Total Cost Burdened	19%	1,061	39%	673	24%	1,734
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Cost Burdened - 1990	25%	913	36%	363	28%	1,276
Change 1990 - 2005	-6%	148	3%	310	-4%	459

Ownership Market

	2000	2001	2002	2003	2004 Jan - Sept
Single Family					
Median Price	\$259,000	\$282,500	\$299,500	\$285,000	\$299,900
% Change	17.8%	9.1%	6.0%	-4.8%	5.2%
Sales Volume	307	274	288	317	222
Multi Family					
Median Price	\$152,900	\$178,500	\$174,800	\$183,500	\$182,500
% Change	11.9%	16.7%	-2.1%	5.0%	-0.5%
Sales Volume	74	87	75	68	53

Sales, Jan - Sept 2004

	Single Family		Multi Family	
	#	%	#	%
< \$100,000	0	0.0%	2	3.6%
\$100,000 - \$149,999	0	0.0%	5	8.9%
\$150,000 - \$199,999	1	0.4%	35	62.5%
\$200,000 - \$249,999	38	16.9%	11	19.6%
\$250,000 - \$299,999	82	36.4%	3	5.4%
\$300,000 - \$349,999	37	16.4%	0	0.0%
\$350,000 - \$399,999	22	9.8%	0	0.0%
\$400,000 +	45	20.0%	0	0.0%
Total	225	100.0%	56	100.0%

Rental Market - 3rd Quarter 2004

	1BR	2BR/1BA	2BR/2BA	3BR	Total/ Overall
Vacancy Rate	1.8%	N/A	0	N/A	.8%
Avg. Rent	\$939	N/A	\$1189	N/A	\$1179

Rent Distribution and Vacancy Rates by Rent

Rent	% of units	Vacancy Rate
< \$500		
\$501 - \$600		
\$601 - \$700		
\$701 - \$800		
\$801 - \$900		
\$901 - \$1000	43%	1.8%
\$1001 - \$1100		
\$1101 - \$1200	50%	0
\$1201+	7%	0
Total/Overall		.8%

Note: Based on a small sample of 129 units.

Renter Household Size and Rental Unit Size Comparison

Renter Households		Renter-Occupied Units	
1 person	32.2%	Studios/1 BR	25.9%
2 persons	41.1%	2 bedrooms	25.8%
3 persons	11.4%	3 bedrooms	13.8%
4 persons	10.4%	4 bedrooms	6.3%
5+ persons	4.9%	5+ bedrooms	2.2%
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
Families/Singles						
Deep Subsidy Rentals						
Affordable/Workforce Rentals		82	10			92
Homeowner Assistance						
Seniors						
Independent Living				64		64
Congregate/Assisted						
Total		82	10	64	0	156
Under Development Units	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
Families						
Rent Subsidies						
Deep Subsidy Rentals						
Affordable/Workforce Rentals						
Homeowner Assistance				7		7
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						
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 three homes will be rehabilitated each year in Louisville.

Funding Sources and Tools Utilized

(Boulder County Housing Authority totals)

	Percent
CDBG	20%
HOME	50%
General Funds	40%
Local fees/taxes	15%
Inclusionary zoning	5 – 20% (As allowed per jurisdiction)
Incentives	5%- 10% (Increased density with affordable)
State Div. of Housing	50%
Tax Credits	10%
CHFA programs (not incl. tax credits)	6%
HUD programs	80%
Boulder County	70%
FHLB	50%
Other Private Bank Financing	50%
Rural Development	8%

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

Housing Programs

Under development.

	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*

* There are no general fund appropriations for the Louisville Housing Authority although City funds have been used for specific project improvements.

PART 4 -- SPECIAL NEEDS POPULATIONS AND HOUSING

	AMI	Unmet Need
Special Needs	0-80%	319

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

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter			119
	Transitional Housing			
	Permanent Supportive Housing			
	Total			119
Persons in Families with Children				
Beds/Units	Emergency Shelter			129
	Transitional Housing			
	Permanent Supportive Housing			
	Total			129

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1.Homeless Individuals			119	119
2.Homeless Families with Children			37	37
2a. Persons in Homeless Families with Children			129	129
TOTAL (lines 1 + 2a)			248	248
Part 2: Homeless Sub-populations	Sheltered		Unsheltered	TOTAL
Chronically Homeless	0	0		
Seriously Mentally Ill	0	0		
Chronic Substance Abuse	0	0		
Veterans	0	0		
Persons with HIV/AIDS	0	0		
Victims of Domestic Violence	0	0		
Youth	0	0		

Special Needs Subpopulations

	Households	Beds	Unmet Need
Elderly	254	178	76
Frail Elderly	131	92	39
Severe Mental Illness	25	17	8
Developmentally Disabled	22	15	7
Substance Addictions	129	29	100
HIV/AIDS	13	9	22
Physically Disabled	102	34	67

Special Purpose Housing

No emergency shelter beds were identified in Louisville. Most agencies serve all of Boulder County.

PART 5 -- LAND USE, COMPREHENSIVE PLANS AND ZONING

Land Use – Present and Future

Residential	# acres	avg. unit/acre
Developed Land		
Low density	588	1 - 4
Med density	670	5 - 7
High density	23	8 - 18
Undeveloped Land		
Low density	41	1.5 – 5
Med density	118	5 – 15
High density	40	15 - 30
Annexation Targets		
Low density	80*	
Med density	35+**	
High density		
Redevelopment Potential*	Not available	
Commercial/Industrial		
	Acres	Avg. SF per Acre
Developed Land	1040	11,326
Undeveloped Land*	337	11,326
Annexation Targets	80	11,326
Redevelopment Potential*	Not available	

*Developed with 17 – 20 units, redevelopment/additional density not anticipated.

** Options include roughly 900 to 1,300 residential units and 82,000 to 200,000 commercial square feet.

Publicly-Owned Housing Sites

Address	Size (acres)	Density	Potential Units
520 S. Boulder Rd.	< 1 acre	Site constraints	4 MF

Housing Element of Comprehensive Plans

Date of most recent update: Update underway – 50% complete. Housing component will have specific recommendations as to how City should promote affordable homeownership opportunities.

	No	Yes	If Yes, summarize
Quantitative Goals/Objectives	X		
Location Policies	X		
Income Policies	X		
Relationship to Employment Policies	X		
Other	X		

PART 6 -- ECONOMY, EMPLOYMENT AND COMMUTING

Jobs and Employees

	# (2000)	% (2005)	# (2005)
Jobs	16,166	-	15,632
Service	4,645	28.7%	4,491
Retail	2,525	15.6%	2,441
Production	6,865	42.5%	6,638
Other (contract/self employed)	2,131	13.2%	2,060
Jobs/employee	1.31	-	1.31
Employees	12,297	-	11,890
Live in Community	2,330	18.9%	2,253
Commute In	9,967	81.1%	9,638
	<i>% (2000)</i>	<i>% (2002)</i>	<i>% (2005)</i>
Unemployment Rate (Boulder County)	2.4%	5.4%	

Commuting

<i>Where LOUISVILLE Residents Work</i>			<i>Where LOUISVILLE Workers Live</i>		
	% (2000)	2005 estimates		% (2000)	2005 estimates
Profiled Communities:			Profiled Communities:		
Boulder	33.3%	3,447	Louisville	18.9%	2,253
Louisville	21.7%	2,253	Boulder	10.3%	1,228
Other Boulder County	9.1%	948	Lafayette	8.4%	996
Broomfield	4.4%	454	Broomfield	7.3%	865
Longmont	3.8%	396	Longmont	7.0%	832
Lafayette	2.7%	276	Other Boulder County	5.6%	667
Superior	0.9%	92	Superior	3.6%	430
Erie	0.2%	19	Erie	1.3%	150
Other Metro-Denver	21.6%	2,237	Other Denver-Metro	32.2%	3,831
Larimer County	0.6%	57	Weld	2.1%	255
Weld County	0.3%	34	Larimer	1.9%	225
Other	1.4%	149	Other CO/state	1.3%	158
Total (Working Residents)	100%	10,362	TOTAL (Louisville Workers)	100%	11,890