

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

Regional Affordable Housing Initiative

Boulder County/Broomfield Community Reference Report

MOUNTAINS

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.

MOUNTAINS Reference Report

Includes Gold Hill, Nederland, Ward, Jamestown & Allenspark

- 81% of households own their homes.
- There are relatively few minorities in the area; 4% of households have a Hispanic or Latino householder.
- 64% of households are families, which is lower than in the Plains North and Plains South areas; 7% are single-parent families.
- 9% of households have a senior householder.
- 26% of all households and 52% of renters have incomes no greater than 80% AMI.
- Nearly 20% of residential units are vacant, most for seasonal/occasional/recreational use.
- There are few multi-family units and even fewer mobile homes in the area; over 94% of units are single-family homes, which is the highest percentage in the region.
- The percentage of units that are overcrowded has stayed the same but the number has increased from 88 units in 1990 to an estimated 113 units in 2005.
- 28% of households are cost burdened by their housing payment. The total number has increased from 1,295 households in 1990 to 1,624 households in 2005. The percentage has declined, however, from 31% to 28%.
- Sales of single-family homes have been declining although the median price of homes sold rebounded in 2003 with a gain of 9.3% over the previous year. There are too few sales of multi-family units to track median prices.
- There are nearly four times as many residents who work as there are employees working in the area. Approximately 6,750 residents commute out to work and 1,240 employees commute in for work.

PART 1 -- DEMOGRAPHIC CHARACTERISTICS

Population Estimates and Forecasts

	2000	2005
Total Population	12,415	13,449
Residing in Households	12,391	13,423
Owners	10,383	11,248
Renters	2,008	2,175
Avg. Household Size	2.35	2.33
Residing in Group Quarters	24	26
Total Households	5,265	5,773
Owners	4,286	4,700
Renters	979	1,073

Race/Ethnicity of Householder

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
White	97%	4,575	96%	1,026	97%	5,601
Black or African Amer.	0%	8	0%	1	0%	9
Am. Indian/Alaska Native	0%	14	1%	8	0%	22
Asian	1%	33	0%	3	1%	36
Hawaiian/ Pacific Islander	0%	1	0%	0	0%	1
Some other race	1%	27	1%	7	1%	34
Two or more races	1%	42	3%	29	1%	70
Hispanic or Latino	2%	83	15%	156	4%	239

Household Composition

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Total Households	100%	4,700	100%	1,073	100%	5,773
Family households	71%	3,322	32%	345	64%	3,668
Married-couple	65%	3,038	22%	238	57%	3,276
Other family	6%	284	10%	107	7%	391
Male householder/no wife	3%	122	3%	37	3%	159
Female householder/no husband	3%	162	7%	70	4%	232
Nonfamily households	29%	1,377	68%	728	36%	2,105
Male householder	17%	816	42%	451	22%	1,266
Living alone	12%	554	24%	260	14%	814
Not living alone	6%	262	18%	191	8%	453
Female householder	12%	561	26%	277	15%	839
Living alone	8%	385	15%	156	9%	541
Not living alone	4%	177	11%	122	5%	298

Age Distribution

Age of Householder	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
15 to 24 years	1%	30	10%	110	2%	139
25 to 34 years	10%	481	36%	383	15%	864
35 to 44 years	27%	1,274	27%	291	27%	1,565
45 to 54 years	34%	1,621	19%	203	32%	1,823
55 to 64 years	17%	808	5%	55	15%	863
65 to 74 years	7%	327	2%	18	6%	344
75 to 84 years	3%	128	1%	12	2%	140
85 years and over	1%	31	0%	3	1%	34
Total Senior Household (65+)	10%	486	3%	33	9%	519

Households by Area Median Income (AMI) – Not Available

2005 Estimated Households by AMI

AMI Range	Renters		Owners		Total	
	#	%	#	%	#	%
<=30%	169	15.7%	253	5.4%	420	7.3%
30-50%	219	20.4%	208	4.4%	425	7.4%
50-80%	172	16.0%	475	10.1%	646	11.2%
80-100%	189	17.6%	740	15.7%	928	16.1%
100-120%	118	11.0%	450	9.6%	567	9.8%
120%+	207	19.3%	2,574	54.8%	2,786	48.3%
TOTAL	1,073	100%	4,700	100%	5,773	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%	6,883	100%	7,547
Occupied	76%	5,265	76%	5,773
Owner	81%	4,286	81%	4,700
Renter	19%	979	19%	1,073
Vacant	24%	1,618	24%	1,774

Type of Structure – All Units

	% (2000)	% (2005)	# (2000)	# (2005)	2000 - 2005 Difference
Single Family	95%	95%	6,529	7,159	630
Multi Family	4%	4%	306	336	30
Mobile homes	0%	0%	34	37	3
Boat/RV/Van	0%	0%	14	15	1

Type of Structure – Occupied Units

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Single Family	98%	4,617	77%	826	94.3%	5,443
Multi Family	1%	63	20%	218	4.9%	281
Mobile homes	0%	20	1%	14	0.6%	34
Boat/RV/Van	0%	0	1%	15	0.3%	15
	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005
Single Family	98%	1,434	80%	116	94%	1,550
Multi Family	1%	24	15%	84	4%	108
Mobile homes	1%	-5	2%	0	1%	-5
Boat/RV/Van	0%	-5	3%	-15	1%	-20

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	536	-	-	-	-	-
Multi Family	94	-	-	-	-	-
Total	630	-	-	-	-	-
Yearly Growth Rate (%)	0.8%	-	-	-	-	-

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	9%	414	9%	94	9%	508
1999 to March 2000	2%	92	2%	18	2%	110
1995 to 1998	8%	372	2%	20	7%	392
1990 to 1994	10%	478	2%	22	9%	500
1980 to 1989	13%	623	11%	120	13%	742
1970 to 1979	31%	1,442	25%	274	30%	1,716
1960 to 1969	13%	592	11%	120	12%	712
1940 to 1959	8%	371	19%	204	10%	575
1939 or earlier	7%	316	19%	202	9%	518
Built since 1990	29%	1,356	14%	154	26%	1,510

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%	4,644	95%	1,015	98%	5,660
1.01 to 1.50	1%	39	2%	19	1%	57
1.51 or more	0%	17	4%	39	1%	56
Total Overcrowded	1%	55	5%	58	2%	113
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Total Overcrowded 1990	2%	54	4%	34	2%	88
Change 1990 - 2005	0%	1	2%	24	0%	25

Affordability

% Income = Housing	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
<15%	35%	1,653	19%	205	32%	1,857
15 to 19%	16%	740	14%	149	15%	889
20 to 24%	12%	583	13%	138	12%	721
25 to 29%	10%	455	11%	113	10%	569
30 to 34%	6%	298	8%	82	7%	380
35+%	20%	938	28%	306	22%	1,244
Not computed	1%	33	7%	80	2%	113
Total Cost Burdened	26%	1,236	36%	388	28%	1,624
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Cost Burdened - 1990	26%	861	49%	434	31%	1,295
Change 1990 - 2005	0%	374	-13%	-46	-3%	328

Ownership Market

	2000	2001	2002	2003	2004 Jan - Sept
Single Family					
Median Price	\$290,000	\$295,000	\$290,000	\$317,000	\$325,000
% Change	18.4%	1.7%	-1.7%	9.3%	2.5%
Sales Volume	429	378	372	365	276
Multi Family					
Median Price	-	-	-	-	\$233,435
% Change	-	-	-	-	N/A
Sales Volume	-	-	-	-	4

MLS Sales, Jan - Sept 2004

	Single Family		Multi Family	
	#	%	#	%
< \$100,000	3	1.1%	0	0.0%
\$100,000 - \$149,999	9	3.2%	0	0.0%
\$150,000 - \$199,999	38	13.7%	0	0.0%
\$200,000 - \$249,999	40	14.4%	3	75.0%
\$250,000 - \$299,999	37	13.3%	1	25.0%
\$300,000 - \$349,999	39	14.0%	0	0.0%
\$350,000 - \$399,999	20	7.2%	0	0.0%
\$400,000 +	92	33.1%	0	0.0%
Total	278	100.0%	4	100.0%

Rental Market, 2000

	Gold Hill	Jamestown	Nederland	Ward
Median contract rent	\$823	\$825	\$708	N/A

Rent Distribution by Unit Type, 2000

Mtn. Total - 2000	Studios	1 Bdrm	2 Bdrm	3+ Bdrm	Total	%
With cash rent	25	92	131	32	280	93.3%
Less than \$200	0	10	3	0	13	4.3%
\$200 to \$299	0	0	0	0	0	0.0%
\$300 to \$499	19	20	4	2	45	15.0%
\$500 to \$749	3	34	12	8	57	19.0%
\$750 to \$999	3	13	73	1	90	30.0%
\$1,000 or more	0	15	39	21	75	25.0%
No cash rent	14	0	0	6	20	6.7%
Total	39	92	131	38	300	100%
% of Total	13.0%	30.7%	43.7%	12.7%	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		18				18
Homeowner Assistance						
<i>Seniors</i>						
Independent Living		6				6
Congregate/Assisted						
Total		24				24
Under Development Units						
	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
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			83			
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 one home will be rehabilitated each year in Nederland and Allenspark, and that four will be completed in unincorporated Boulder County.

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%

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							
Incentives	Type	AMI Target	Units/YR	For Sale	For Rent	Per Unit \$	Affordability Period
Fee Waivers	Waived,						
Density Bonus	None						
Expedited Review	None						
Flexible Development Standards	None						
Grant/Loan \$'s	\$200,000	0-80%	20		X	\$10,000	Forgivable
Fees/Taxes							
Commercial Linkage							
Residential Linkage							
Property tax							

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

PART 4 -- SPECIAL NEEDS POPULATIONS AND HOUSING

Special Purpose Housing – None

PART 5 -- LAND USE, COMPREHENSIVE PLANS AND ZONING

Land Use

Not Available

Publicly-Owned Housing Sites

None

Housing Element of Comprehensive Plans

Date of most recent update: 11/30/1983

	No	Yes	If Yes, summarize
Quantitative Goals/Objectives	X		
Location Policies	X		
Income Policies	X		
Relationship to Employment Policies		X	Directed to Community Service Areas as defined by municipal comprehensive plans where there are a full range of urban services and employment opportunities
Other		X	BCCP Policy HO 1.04 "Special attention should be directed to providing for dispersal of housing for low and moderate income families and low income senior citizens throughout the residential areas of the county with due consideration to other elements of the Comprehensive Plan and the availability of water and sewer service, fire protection, public transportation, employment, shopping, schools, social services and recreational activities". (In essence affordable housing should occur in municipalities and/or along their perimeters)

PART 6 -- ECONOMY, EMPLOYMENT AND COMMUTING

Jobs and Employees

	# (2000)	% (2005)	# (2005)
Jobs	3,661	-	3,413
Service	1,373	37.5%	1,280
Retail	461	12.6%	430
Production	730	19.9%	680
Other (contract/self employed)	1,097	30.0%	1,023
Jobs/employee	1.24	-	1.24
Employees	2,946	-	2,747
Live in Community	1,619	55.0%	1,510
Commute In	1,327	45.0%	1,237
	<i>% (2000)</i>	<i>% (2002)</i>	<i>% (2005)</i>
Unemployment Rate (Boulder County)	2.4%	5.4%	

Commuting

<i>Where MOUNTAIN Residents Work</i>			<i>Where MOUNTAIN Workers Live</i>		
	% (2000)	2005 estimates		% (2000)	2005 estimates
Profiled Communities:			Profiled Communities:		
Boulder	36.7%	3,029	Mountains	55.0%	1,510
Mountains	18.3%	1,510	Boulder City	12.2%	334
South Plains (uninc.)	5.2%	428	Longmont	5.5%	152
Longmont	4.1%	338	Lafayette	3.3%	90
Broomfield	2.8%	231	South Plains (uninc.)	2.3%	63
Superior	1.9%	154	North Plains (uninc.)	1.3%	35
North Plains (uninc.)	1.4%	114	Broomfield	1.0%	26
Lafayette	0.7%	61	Erie (incl. Weld)	0.3%	9
Louisville	0.7%	54	Louisville	0.1%	4
Erie (incl. Weld)	0.1%	7	Superior	0.0%	0
Other Metro-Denver	21.4%	1,762	Other Metro-Denver	7.0%	191
Larimer	1.8%	151	Larimer	1.8%	50
Weld	0.1%	7	Weld	1.4%	37
Other	4.9%	408	Other	9.0%	246
TOTAL		8,254	TOTAL		2,747