

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

Regional Affordable Housing Initiative

Boulder County/Broomfield Community Reference Report

SOUTH PLAINS

January 2005

Prepared by:

The Housing Collaborative

**Rees Consulting, Inc.
970/349-9845**

**RRC Associates
303/449-6558**

**McCormick and Associates, Inc.
303/499-1915**

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.

SOUTH PLAINS Unincorporated Reference Report

- 82% of households are homeowners, which is high relative to the communities in the region but lower than in the North Plains.
- 69% of households are families, which is also lower than in the North Plains; 9% are single-parent families.
- There are few minorities in the South Plains; 4% of households have a Hispanic or Latino householder.
- 15% of households have a householder age 65 or older. This is the highest percentage in the region.
- Just over one-third of all households and 52% of renter households have incomes equal to or less than 80% AMI.
- Three-fourths of the units in the area are single-family homes and 22% are multi-family units.
- Mobile homes have been decreasing in number. In 1990, 11% of the residential units in the area were mobile homes. By 2000, the percentage had declined to 4% with an estimated loss of 640 units.
- The number of overcrowded units has changed little since 1990 – 136 units in 1990 compared to 140 in 2005.
- 24% of the area's households and 35% of its renters are cost burdened by their housing payment. The number increased from 2,209 in 1990 to an estimated 2,570 in 2005.
- The median price of both single-family and multi-family homes declined in 2003 but has risen again in 2004.
- While the few multi-family units in the area are relatively affordable (51% sold for between \$150,000 and \$200,000) most single-family homes (59%) sold for \$400,000 or more.
- Boulder County Housing Authority has 12 family units in unincorporated Gunbarrel for which there is a very long wait list– 302 names as of the end of October.
- There are more persons working in the area (approximately 120,800) than there are residents who are employed (93,725).

PART 1 -- DEMOGRAPHIC CHARACTERISTICS

Population Estimates and Forecasts

	2000	2005
Total Population (incl. students)	21,814	24,894
Residing in Households	21,775	24,849
Owners	18,238	20,813
Renters	3,537	4,036
Avg. Household Size	2.49	2.30
Residing in Group Quarters	39	45
Total Households	8,729	10,815
Owners	7,119	8,820
Renters	1,610	1,995

Race/Ethnicity of Householder

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
White	96%	8,473	90%	1,805	95%	10,279
Black or African Amer.	1%	57	2%	33	1%	90
Am. Indian/Alaska Native	0%	30	1%	16	0%	46
Asian	1%	115	4%	76	2%	191
Hawaiian/ Pacific Islander	0%	2	0%	4	0%	6
Some other race	1%	64	1%	27	1%	92
Two or more races	1%	78	2%	33	1%	112
Hispanic or Latino	1%	125	13%	255	4%	380

Household Composition

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Total Households	100%	8,820	100%	1,995	100%	10,815
Family households	75%	6,632	40%	788	69%	7,420
Married-couple	67%	5,942	26%	525	60%	6,467
Other family	8%	690	13%	263	9%	953
Male householder/no wife	2%	216	4%	83	3%	299
Female householder/no husband	5%	475	9%	180	6%	654
Nonfamily households	25%	2,188	60%	1,207	31%	3,395
Male householder	12%	1,067	37%	745	17%	1,811
Living alone	9%	789	20%	399	11%	1,188
Not living alone	3%	278	17%	346	6%	623
Female householder	13%	1,121	23%	462	15%	1,583
Living alone	10%	880	13%	255	10%	1,135
Not living alone	3%	242	10%	207	4%	449

Age Distribution

Age of Householder	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
15 to 24 years	1%	67	13%	259	3%	326
25 to 34 years	7%	613	34%	670	12%	1,284
35 to 44 years	23%	2,052	25%	491	24%	2,542
45 to 54 years	32%	2,827	19%	375	30%	3,203
55 to 64 years	20%	1,748	6%	113	17%	1,861
65 to 74 years	11%	960	2%	46	9%	1,006
75 to 84 years	6%	486	2%	37	5%	523
85 years and over	1%	67	0%	4	1%	71
Total Senior Household (65+)	17%	1,513	4%	87	15%	1,600

Households by Area Median Income (AMI)

Not Available

2005 Estimated Households by AMI

AMI Range	Renters		Owners		Total	
	#	%	#	%	#	%
<=30%	509	18.6%	474	7.1%	1,412	13.0%
30-50%	339	16.9%	552	6.1%	1,120	10.0%
50-80%	350	16.8%	895	7.8%	1,402	10.7%
80-100%	332	29.1%	1,373	14.0%	1,728	16.8%
100-120%	153	8.0%	958	6.4%	1,044	6.0%
120%+	311	10.6%	4,569	58.7%	4,110	43.6%
TOTAL	1,995	100%	8,820	100%	10,815	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%	9,081	100%	11,251
Occupied	96%	8,729	96%	10,815
Owner	82%	7,119	82%	8,820
Renter	18%	1,610	18%	1,995
Vacant	4%	352	4%	436

Type of Structure – All Units

	% (2000)	% (2005)	# (2000)	# (2005)	2000 - 2005 Difference
Single Family	73%	73%	6,645	8,233	1,588
Multi Family	23%	23%	2,058	2,550	492
Mobile homes	4%	4%	378	469	90
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	83%	7,315	35%	701	74.1%	8,016
Multi Family	13%	1,151	61%	1,210	21.8%	2,361
Mobile homes	4%	355	4%	83	4.1%	438
Boat/RV/Van	0%	0	0%	0	0.0%	0
	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005
Single Family	78%	1,554	27%	143	67%	1,698
Multi Family	10%	440	62%	-98	21%	343
Mobile homes	12%	-506	10%	-134	11%	-640
Boat/RV/Van	0%	-8	1%	-14	0%	-22

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	119	-	-	-	-	-
Multi Family	-136	-	-	-	-	-
Total	-17	-	-	-	-	-
Yearly Growth Rate (%)	-0.9%	-	-	-	-	-

Age of Housing

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
March 2000 - 2004	19%	1,701	19%	385	19%	2,086
1999 to March 2000	0%	21	0%	2	0%	23
1995 to 1998	3%	246	2%	47	3%	293
1990 to 1994	7%	603	8%	159	7%	761
1980 to 1989	18%	1,552	18%	361	18%	1,914
1970 to 1979	29%	2,573	28%	557	29%	3,129
1960 to 1969	15%	1,342	11%	222	14%	1,564
1940 to 1959	5%	442	6%	110	5%	552
1939 or earlier	4%	341	8%	152	5%	493
Built since 1990	29%	2,570	30%	593	29%	3,163

Overcrowded Units
(> 1 person per room)

Persons per Room	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
1.00 or less	99%	8,750	96%	1,924	99%	10,675
1.01 to 1.50	1%	48	2%	34	1%	82
1.51 or more	0%	22	2%	36	1%	59
Total Overcrowded	1%	70	4%	70	1%	140
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Total Overcrowded 1990	1%	74	3%	62	1%	136
Change 1990 - 2005	0%	-4	1%	8	0%	4

Affordability

% Income = Housing	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
<15%	42%	3,745	19%	370	38%	4,115
15 to 19%	16%	1,390	19%	377	16%	1,767
20 to 24%	12%	1,019	8%	156	11%	1,175
25 to 29%	9%	769	13%	265	10%	1,034
30 to 34%	5%	449	9%	172	6%	621
35+%	16%	1,423	26%	526	18%	1,949
Not computed	0%	25	6%	129	1%	154
Total Cost Burdened	21%	1,872	35%	698	24%	2,570
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Cost Burdened - 1990	21%	1,525	33%	684	23%	2,209
Change 1990 - 2005	0%	347	2%	14	0%	360

Ownership Market – Covers entire Plains area

	2000	2001	2002	2003	2004 Jan - Sept
Single Family					
Median Price	\$342,000	\$364,000	\$377,500	\$363,000	\$379,900
% Change	8.6%	6.4%	3.7%	-3.8%	4.7%
Sales Volume	429	378	372	365	324
Multi Family					
Median Price	\$149,000	\$168,000	\$178,500	\$169,000	\$175,000
% Change	12.9%	12.8%	6.3%	-5.3%	3.6%
Sales Volume	194	253	183	160	105

MLS Sales, Jan – Sept 2004

	Single Family		Multi Family	
	#	%	#	%
< \$100,000	0	0.0%	3	2.8%
\$100,000 - \$149,999	0	0.0%	22	20.4%
\$150,000 - \$199,999	0	0.0%	55	50.9%
\$200,000 - \$249,999	19	5.1%	9	8.3%
\$250,000 - \$299,999	41	11.1%	11	10.2%
\$300,000 - \$349,999	58	15.6%	6	5.6%
\$350,000 - \$399,999	33	8.9%	2	1.9%
\$400,000 +	220	59.3%	0	0.0%
Total	371	100.0%	108	100.0%

Rental Market

Not Available

PART 3 -- ASSISTED/AFFORDABLE HOUSING INVENTORY AND PROGRAMS

Gunbarrel

Existing Units	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
<i>Families/Singles</i>						
Deep Subsidy Rentals						
Affordable/Workforce Rentals		12				12
Homeowner Assistance						
<i>Seniors</i>						
Independent Living						
Congregate/Assisted						
	Total	12				12
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						
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 four homes will be rehabilitated each year 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%
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

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 Subsidies							
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
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?	X	
Does this jurisdiction contract with Boulder County Housing Authority?	NA	
Are General Funds used to support housing?	X	

PART 4 -- SPECIAL NEEDS POPULATIONS AND HOUSING

Special Needs 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	13,017	-	12,832
Service	4,951	38.0%	4,880
Retail	1,994	15.3%	1,966
Production	4,142	31.8%	4,083
Other (contract/self employed)	1,930	14.8%	1,903
Jobs/employee	1.00	-	1.02
Employees	12,997	-	12,574
Live in Community	-	53.5%	-
Commute In	-	46.5%	-
	<i>% (2000)</i>	<i>% (2002)</i>	<i>% (2005)</i>
Unemployment Rate (Boulder County)	2.4%	5.4%	

Commuting

<i>Where SOUTH PLAINS Residents Work</i>			<i>Where SOUTH PLAINS Workers Live</i>		
	% (2000)	2005 estimates		% (2000)	2005 estimates
Profiled Communities:			Profiled Communities:		
Boulder	55.5%	51,994	Boulder	35.9%	43,344
South Plains	7.1%	6,675	Longmont	10.0%	12,107
Broomfield	4.4%	4,128	Lafayette	6.7%	8,135
Longmont	4.0%	3,777	Louisville	5.8%	6,977
Louisville	3.9%	3,701	Broomfield	5.1%	6,191
Lafayette	3.6%	3,361	South Plains	4.1%	4,950
Superior	2.8%	2,597	Mountains	3.1%	3,761
North Plains	1.1%	1,042	Superior	2.9%	3,468
Erie (incl Weld)	0.6%	602	North Plains	2.7%	3,210
Mountains	0.6%	522	Erie (incl Weld)	2.2%	2,621
Other Metro-Denver	14.6%	13,711	Other Metro-Denver	17.0%	20,501
Larimer	0.3%	317	Larimer	2.5%	3,064
Weld	0.2%	188	Weld	0.8%	1,017
Other	1.2%	1,110	Other	1.2%	1,475
TOTAL	100%	93,725	TOTAL	100%	120,821