



EVERYONE DESERVES A SAFE, DECENT, AFFORDABLE HOME.

RENTAL MARKET

Rents have risen statewide in the last year by an average of 7%, due primarily to low vacancy rates increasing the demand for rentals. Vacancies in subsidized housing dropped from 6.7% last year to 5.4% in the first quarter of 2010.

As of August 2010, average rents in metropolitan areas were: Metro Denver, \$899.97; Colorado Springs, \$719.22; Fort Collins/Loveland, \$885.29; Grand Junction, \$634.48; Greeley, \$618.29; Pueblo, \$541.78. Increases were measured in all communities, except Greeley (average rent fell to \$618.29).¹

According to the last available survey in 2008, 40.6% of Colorado renters (236,150 households with a median income of \$32,496), paid more than 35% of their income for housing.² The combination of higher unemployment in Colorado (8.2% in August up from 7.9% a year ago), decreased wages and higher rents, more households are spending more of their income on housing across the state.³

HOMEOWNERSHIP

In the last year, home prices have increased by up to 8% in some communities in Colorado, in part due to the federal first-time homebuyer tax credit, though they remain well below the market peak of 2007.⁴ New foreclosure filings in the state are inching down, by 16% in the second quarter of 2010.⁵ The ratio of median home prices to median household income should be 2.5:1 to be considered economically healthy, but Colorado's ratio, in 2008, was 3.9 to 1 for single family homes and a more affordable 2.7 to 1 for condos.⁶

AFFORDABLE HOUSING

is generally defined as housing for which the occupant is paying no more than 30% of gross income for housing costs including utilities. When individuals and families pay more than 50% of their household income on housing, they are considered severely cost-burdened.

Adequate availability of affordable housing affects the entire community, not just the residents who benefit from having a safe, decent and stable place to call home. Decent affordable housing is the foundation for our communities' successful educational, economic development, and healthcare programs because housing provides critical stability for individuals and families.

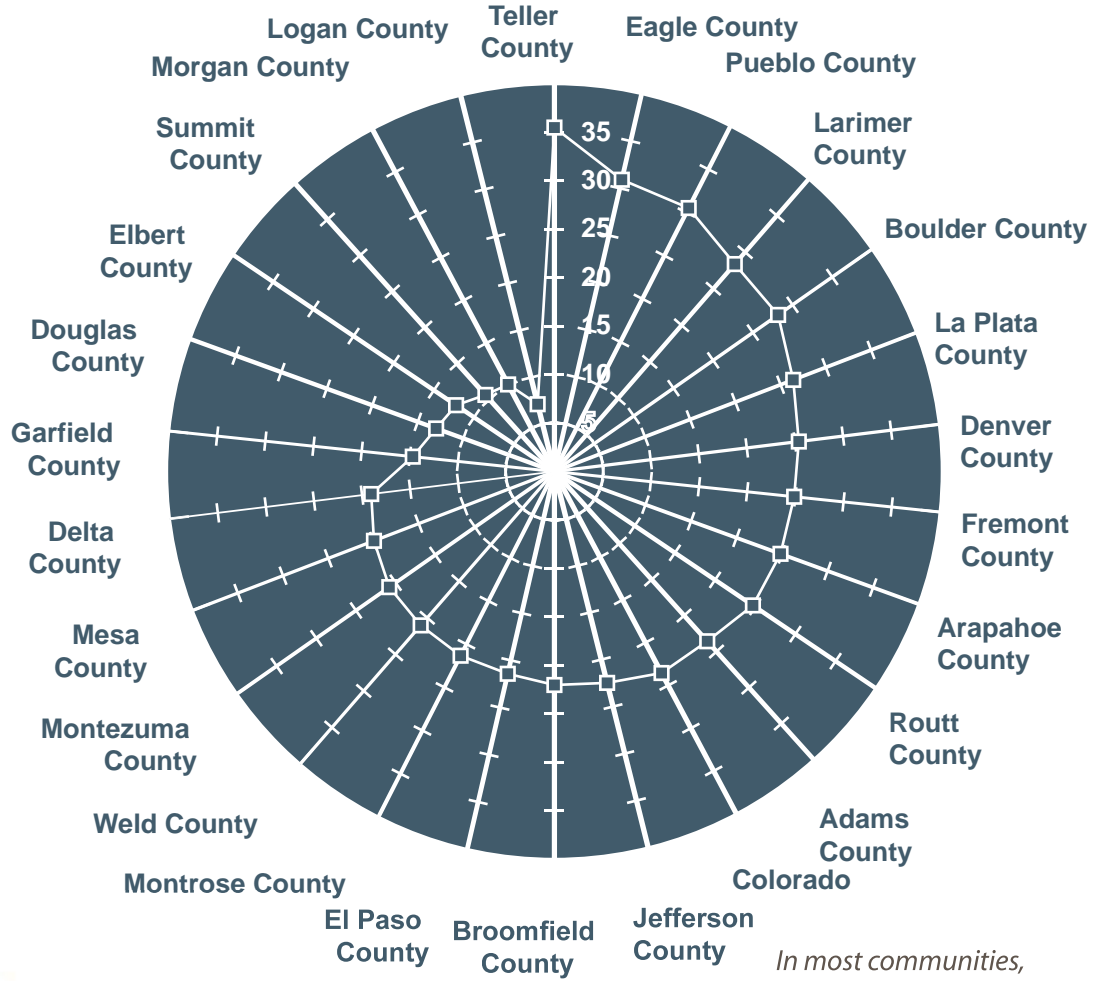


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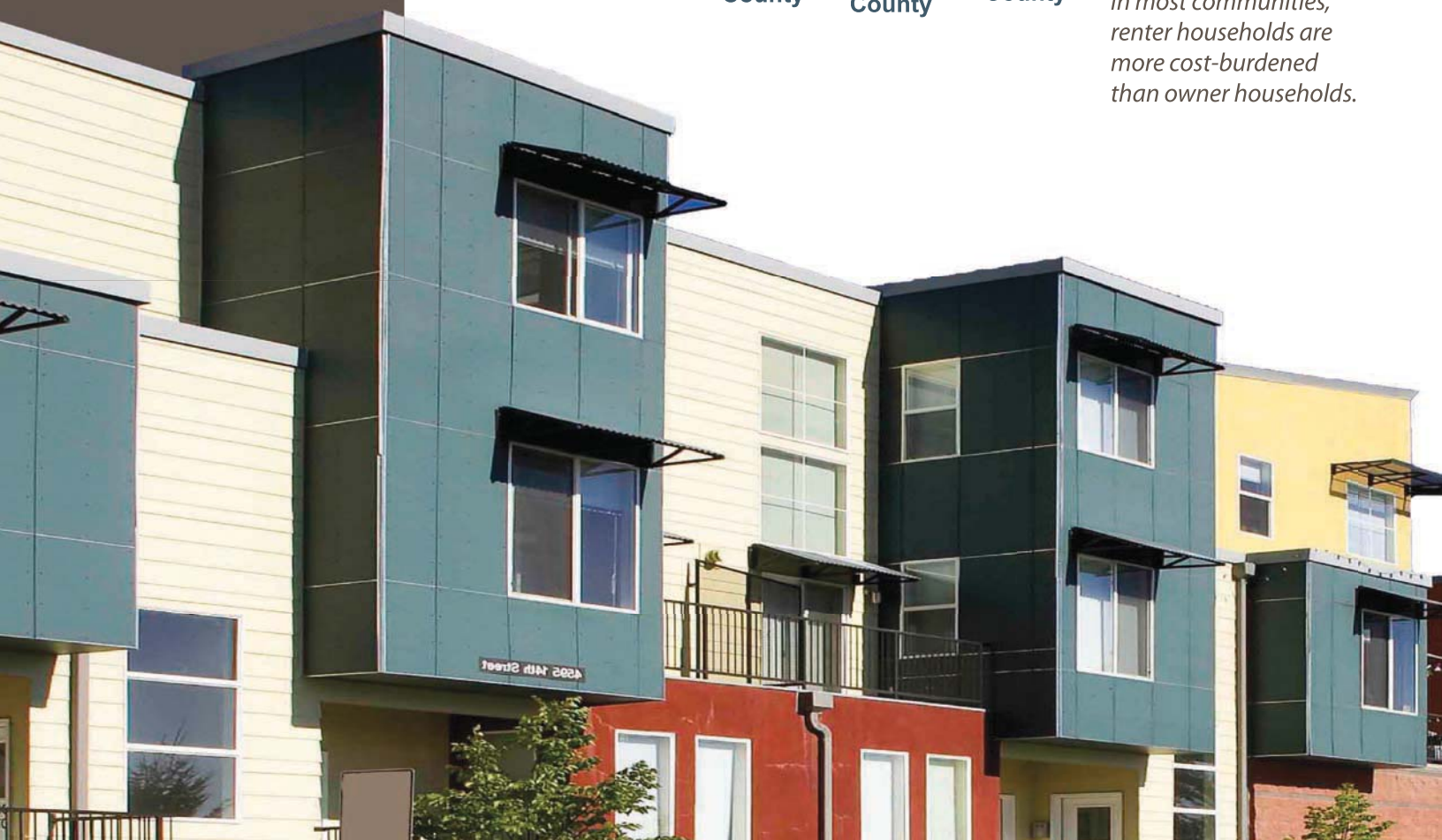
of Coloradans are severely cost-burdened, paying more than 50% of their household income toward housing.

Nearly 40% pay more than 30% toward housing.⁸

% OF RENTER HOUSEHOLDS PAYING MORE THAN 50% OF INCOME ON HOUSING ⁷



In most communities, renter households are more cost-burdened than owner households.



RISING NEEDS:

There were 43.6 million poor Americans in 2009, up from 39.8 million in 2008. The total number of people living in poverty in the U.S. grew by 3.7 million from 2008 to 2009.

The percentage of children living in poverty rose from 19% to 20.7%. (15.4 million children), the highest child poverty rate since 1995.⁹ In Colorado, the rate of children living in poverty increased 50% from 2000 to 2008.¹⁰

In 2009, 5.6 million households, about 60% of all poor renter households, paid at least half of their income for rent and basic utilities, a 45% increase (1.7 million more people since 2003).¹¹

INSUFFICIENT SUPPLY:

56% of low-income renter households cannot access affordable housing. For every 100 extremely low-income renter households in the U.S., there are only 76 rental units that would be affordable to them at 30% of income for rent. Of these only 44 such units are vacant and available for rent.¹²

Across Colorado, over 190,000 households face this shortage. Only 49 rental units are affordable to every 100 households that earn \$20,000 or less per year.¹³

SPECIAL NEEDS:

By definition, when unassisted, very low-income renters either pay more than half of their monthly income for rent or live in severely inadequate conditions, or both, they are experiencing worst-case housing needs.

Nationally, 20.5% of households with the worst-case housing needs are seniors (1 in 5). 17% of non-elderly households in which at least one adult has a disability also endure worst-case housing needs.¹⁴

Thistle Communities /
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FEDERAL PROGRAMS STEM RISING TIDE IN DEMAND FOR BASIC NEEDS

The Center on Budget and Policy Priorities has estimated that the federal expanded Unemployment Insurance benefits kept 3.3 million people out of poverty in 2009.¹⁵ Homeless Prevention and Rapid Rehousing (HPRP) funding, a federal stimulus program, provided \$1.5 billion in emergency funds to help families who are homeless or at risk of becoming homeless find or retain stable housing. Local housing agencies began to use these funds in late 2009 to stem the tide of rising homelessness.

Nationally, more than 550,000 people have received aid from HPRP as of September 2010. Colorado received \$15.6 million in HPRP funding. The recession and corresponding wage and job losses continue to drive more families toward safety net programs. In the last year, the number of homeless families seeking assistance rose by 30%.¹⁶

While federally funded rental assistance programs have played an essential role in helping low-income families find affordable housing, they have failed to keep pace with the rapidly growing need. The number of poor renter families that pay more than half of their income for housing increased by 1.7 million from 2003 to 2009, the number of families receiving rental assistance actually declined during this period.¹⁷

STATE FUNDING ON THE LINE AGAIN IN 2010/11

*Affordable housing advocates across Colorado, many of whom were mobilized by Housing Colorado, successfully preserved the Housing Development Grant line item in the 2010 state budget, reversing an initial vote by the Joint Budget Committee to gut the HDG from \$2.25M to a mere \$100,000. We expect budget challenges again in 2011.*¹⁸



Watch for the next edition of the Housing Colorado Facts Sheet following the release of updated 2010 Census Data.

Denver Housing Authority / Studio Completiva

View footnotes and links to original sources on the Housing Info page of the Housing Colorado web site.



Housing Colorado is a statewide, multi-sector network of over 5,000 housing professionals, working together to expand the range and quality of affordable housing choices for all Coloradans. www.housingcolorado.org



SOURCES

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8. U.S. Census Bureau, *American Community Survey, 2008*.
9. U.S. Census Bureau, *Household and Housing Economic Statistics Division, 2010*.
10. Colorado Children's Campaign, *Kid's Count, 2010*.
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15. The Center on Budget and Policy Priorities, *U.S. Census Report on Poverty Analysis, September 2010*.
16. U.S. Department of Housing and Urban Development, *2009 Annual Homeless Assessment Report to Congress, June 2010*.
17. The Center on Budget and Policy Priorities, *Analysis of U.S. Department of Housing and Urban Development Data, September 2010*. www.offthechartsblog.org/category/housing.
18. For more information, visit: www.housingcolorado.org.

