

MOUNTAIN PLAINS NAHRO
National Association of Housing & Redevelopment Officials



Colorado is in the midst of an affordable housing crisis. The chart below is intended to provide data to support this statement as well as highlight key indicators about the impact of a housing crisis – homelessness, foreclosures, escalating utility bills and housing wages that are well beyond the attainable workforce wage in every community in Colorado.

Budget cuts on the federal level combined with a growing percentage of households earning 50% or less than the Area Median Income have put housing providers in a position where the demand for affordable housing far exceeds their ability to provide it.

In Colorado, the Fair Market Rent (FMR) for a two-bedroom apartment is \$857. In order to afford this level of rent and utilities - without paying more than 30% of

income on housing - a household must earn \$2,856 monthly or \$37,277 annually. Assuming a 40- hour workweek, 52 weeks per year, this level of income translates to a Housing Wage of \$16.48. Unfortunately, the estimated average wage for a renter in Colorado is \$15.08 and there are many workers earning a minimum wage of only \$7.28 per hour.

The loss of jobs and the explosion of foreclosures due to economic recession are also contributing to the affordable housing crisis in Colorado.

We took a snapshot of some of the higher population centers in the State to illustrate how we are falling short of providing affordable housing in our communities.

Falling Short of Affordable Housing in Our Communities

Colorado AGENCY	Housing Wage (1)	Two Bedroom FMR (2)	Two Bedroom Payment Standard (3)	Max. Mthly Afford Hsg Cost at 30% AMI (4)	Max. Mthly Afford Hsg Cost at 50% AMI	Utility Costs (5)	Waiting List (6)	Statewide Statistics	
Adams County	\$17.13	\$921	\$921	\$513	\$855	\$74	2,546	Monthly Area Median Income (AMI)	\$6,005
Aurora	\$17.13	\$876	\$867	\$539	\$898	\$77	1,580	30% Monthly AMI	\$1,802
Arvada	\$17.13	\$921	\$891	\$570	\$950	\$103	116	50% Monthly AMI	\$3,003
Boulder	\$19.79	\$1,059	\$1,040	\$638	\$1,063	\$81	972	Maximum Affordable Rent at 30% AMI	\$540
Colorado Springs	\$15.29	\$795	\$795	\$479	\$796	\$112	4,009	Maximum Affordable Rent at 50% AMI	\$901
Denver	\$17.13	\$891	\$918	\$638	\$1,063	\$43	14,359	Renter Households at or below 30% AMI	150,888
Fort Collins	\$16.04	\$834	\$834	\$508	\$847	\$89	3,707	Renter Households between 31% and 50% AMI	128,528
Grand Junction	\$13.48	\$701	\$742	\$386	\$643	\$77	2,350	Minimum Wage (MW)	\$7.28/hour
Greeley	\$13.31	\$691	\$715	\$363	\$609	\$69	350	Rent Affordable at Minimum Wage	\$379
Lakewood	\$17.13	\$891	\$893	\$539	\$898	\$100	1,710	Weekly Work Hours at MW Needed to Afford 2 bedroom FMR	91
Littleton	\$17.13	\$921	\$921	\$539	\$898	\$64	484	Full Time Jobs at MW Needed to Afford 2 bedroom FMR	2.3
Pueblo	\$13.06	\$679	\$675	\$385	\$642	\$86	2,984	Homeless Count (7)	15,394
SNAPSHOT TOTAL	\$16.15	\$848	\$851	\$508	\$847	\$81	35,167		
NON METRO AREA	\$15.77	\$820	N/A	\$445	\$741	N/A	N/A		
STATE TOTAL	\$16.48	\$857	N/A	\$540	\$901	N/A	N/A		

Please see notes on reverse.

Notes

Unless otherwise footnoted, all information is provided by housing agencies in Colorado and the National Low Income Housing Coalition 2009 Out of Reach Report

- (1) Hourly wage necessary to afford the 2 bedroom Fair Market Rent (FMR)
- (2) Fair Market Rent as established by HUD at the 40% percentile - FY2009 (HUD: Final as of Oct 1, 2009)
- (3) Using the Fair Market Rent, a Public Housing Agency sets a payment standard between 90-110% of the FMR.
- (4) Housing is considered affordable if a family spends no more than 30% of their income on rent and utilities. The Area Median Income (AMI) in Colorado is \$72,062/ year or \$6005/month. An affordable rent or mortgage payment for a family earning the AMI is \$1,802. Our programs are targeted, generally, at families who earn between 30% and 50% of the area median.
- (5) Monthly cost of a 2 bedroom multi-family unit using natural gas or electric.
- (6) Wait list numbers are no longer a strong indicator of need because most housing authorities have closed their waiting lists; or open them infrequently; or conduct a lottery in lieu of a wait list
- (7) The Colorado Statewide Homeless Count Point-In-Time Study, 2007. This was the last statewide count in Colorado. In 2009, 11,061 homeless people were counted in the Denver Metro Area. Due to the transient existence of people who are homeless these numbers are most likely an undercount.

