

**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 \$836. In

order to afford this level of rent and utilities - without paying more than 30% of income on housing - a household must earn \$2,788 monthly or \$33,459 annually. Assuming a 40- hour workweek, 52 weeks per year, this level of income translates to a Housing Wage of \$16.09. Unfortunately, the estimated average wage for a renter in Colorado is \$14.36 and there are many workers earning a minimum wage of only \$7.02 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)	2008 Foreclosures (2 Quarters) (7)	Homeless (8)	
									Count	County
Adams County	\$16.85	\$876	\$876	\$539	\$898	\$76	225	3,317	1,202	Adams
Aurora	\$16.85	\$846	\$876	\$539	\$898	\$77	1,580	3,529	687	Arapahoe
Arvada	\$16.85	\$891	\$891	\$539	\$898	\$95	306	166	1,201	Boulder
Boulder	\$19.23	\$1,000	\$1,000	\$638	\$1,063	\$81	1,082	575	206	Broomfield
Colorado Springs	\$15.33	\$797	\$686	\$510	\$850	\$90	2,678	2,531	3,954	Denver
Denver	\$16.85	\$876	\$754	\$539	\$898	\$52	14,743	3,847	47	Douglas
Fort Collins	\$15.52	\$834	\$834	\$563	\$938	\$83	2,741	920	1,185	Jefferson
Grand Junction	\$11.69	\$608	\$742	\$413	\$688	\$77	1,300	227	2,122	Other Counties
Greeley	\$12.54	\$652	\$715	\$480	\$800	\$69	824	1,594	<b>10,604</b>	<b>STATE TOTAL</b>
Lakewood	\$16.85	\$891	\$873	\$539	\$898	\$100	1,710	640		
Littleton	\$16.85	\$891	\$891	\$539	\$898	\$53	993	224		
Pueblo	\$12.63	\$657	\$675	\$365	\$609	\$79	2,513	715		
<b>SNAPSHOT TOTAL</b>	\$15.67	\$818	\$818	\$517	\$861	\$81	30,695	17,255		
<b>NON METRO AREA</b>	\$14.85	\$772	N/A	\$425	\$708	N/A	N/A	4,215		
<b>STATE TOTAL</b>	\$16.09	\$836	N/A	\$516	\$859	N/A	N/A	22,500		

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 2007-2008 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 – FY2008 (HUD: Final as of Oct 1, 2008).
- (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 average Area Median Income (AMI) in Colorado is \$68,848 for a family of three. An affordable rent or mortgage payment is \$1,719. Our programs are targeted, generally, at families who earn half 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) Foreclosure filings for the first two quarters of 2008 based on Colorado Division of Housing data collected from Public Trustee's office in each county.
- (8) 2007 point-in-time homelessness number from the Metro Denver Housing Initiative Report- <http://www.mdhi.org>. 2008 numbers not currently available but the economic recession has significantly increased the number of homeless based on recorded shelter visits.