

# Home Economics





# **A closer look at Colorado's housing crisis.**



**Hardship is living  
in too many homes.**

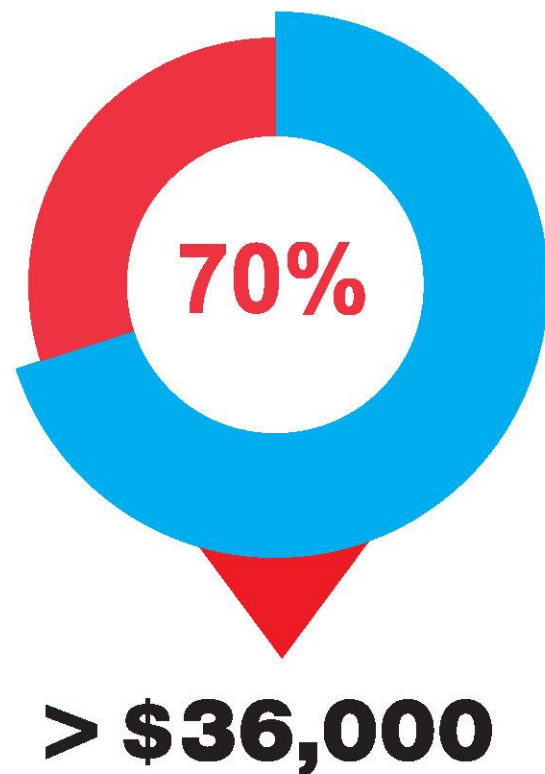
**One out of every four renters in Colorado pays  
more than 50% of their income on housing.**





One out of every 3 children in Colorado lives in a household with a high housing cost burden. These families spend more than 30% of their income on housing.

# Economic Forecast:



Recent estimates from the Colorado Department of Labor show that over 70% of new jobs created in Colorado over the next 10 years will have starting annual salaries of less than \$36,000.





## **The Salary Deficit:**

**A salary of \$36,000 falls below the \$36,623 income required to afford rent and utilities for an average two-bedroom apartment, without paying more than 30% of income on housing.**

# Examples of Employees that Need Affordable Housing

- \* Firefighter: \$27,000
- \* Police officer: \$25,000
- \* Elementary school teacher: \$37,000
- \* Preschool teacher: \$28,000
- \* Daycare worker: \$19,000
- \* Medical assistant: \$34,000
- \* EMT: \$31,000
- \* Customer service agent: \$27,000
- \* Retail associate: \$30,000
- \* Waiter/waitress: \$17,000
- \* Store clerk: \$16,000
- \* Office assistant: \$23,000





# The Burden of Rent.

Rent burden is defined as spending more than 30% of household income on rent. In some cities across the state, the average cost of rent is more than 30% of monthly incomes. Are you able to afford to live in these cities? Are your family and friends able to afford this as well?

## Area

Average  
weekly earnings\*

Average rent of all  
apartment types\*

Boulder	\$1,035	\$1,287
Colorado Springs	\$804	\$856
Denver Metro	\$994	\$1,145
Fort Collins-Loveland	\$778	\$1,210
Grand Junction	\$819	\$523
Greeley	\$877	\$869
Pueblo	\$668	\$585



\*as of Dec. 2014, all private jobs

Sources: Bureau of Labor Statistics, Colorado Division of Housing Rent Surveys (Q3, Q4 2014); US Census Bureau 2013 5 year estimates



# **The problem: Lack of funding**

- Demand is high. Housing inventory is low.
- Colorado relies on state and federal programs to encourage investment and offset development costs for affordable housing.
- In contrast to other states, Colorado lacks a dedicated and permanent source of funding.
- Existing state and federal resources are at-risk for budget cuts.



**What will it take for supply to meet the demand for affordable housing?**



# **The gap:**

- **In Colorado, over 325,000 households are spending more than 30% of their income on rent.**
- **More than 165,000 households are paying far more than 50% of their income on housing.**
- **It will take over 100 years to overcome this gap at the current rate of building affordable housing.**

# The impact on Colorado's economy:







**High-cost housing means less consumer spending in the local economy.**

Colorado households that spend more than 30% of their monthly income on housing account for \$2 billion less spending each year on consumer goods.



# economic impact



The one-year combined state and local economic impact of building and rehabilitating subsidized housing in Colorado include:

**\$113.1**

**MILLION IN LOCAL INCOME**

**\$20.9**

**MILLION IN TAXES AND  
OTHER REVENUES FOR ALL  
LOCAL GOVERNMENTS**

**1,657**

**FULL-TIME EQUIVALENT JOBS**

**Source:** Driving a Vibrant Economy: Housing's Role in Colorado's Economic Success, Dec. 2014. The Piton Foundation and Colorado Futures Center at CSU



# **LiveAffordablyColorado.org**

## **Know the issue.**

Visit our site to learn more about the impact affordable housing has in our community.

## **Join our cause.**

Sign our online petition to support affordable housing.

## **Ask for support.**

Ask your elected officials to support funding for affordable housing. Find your elected representatives at [VoteSmart.org](https://www.vote-smart.org/).





**Questions and comments.**