

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section continues the discussion of housing needs in the above (NA) section with a more specific focus on housing costs and condition.

Boulder County rental vacancies and home sales in 2012 show a very tight housing market. Most communities in Boulder County are seeing rent vacancies well below the industry accepted stabilized rate of 5 percent, and housing affordability continues to decline for moderate-to-low income households.

The Metro Denver Vacancy Survey, 4th Quarter 2012 found zero vacant units in the City of Boulder for 1-person and 3-person households earning less than 60 percent of MFI. By comparison, surrounding communities have 62 vacant units for such households. Most of these units are located in Broomfield. A rent survey in November 2013, conducted by Community Strategies Institute, found only 17 vacant units of 1,782 surveyed.

Many parts of the Boulder-Broomfield region are facing one of the tightest housing markets in its history. For example, Boulder's rental vacancies were near zero in late 2012, and the City's median home price crossed the half-million mark in 2011.

Since 2000, home values in Boulder have been rising faster than the county as a whole. Between 2005 and 2012, the median list/sold price in Boulder increased by 16 percent (from \$387,700 to \$450,000), compared to a 5 percent increase in the remainder of the county (\$275,000 in 2005 to \$290,000 in 2012).

The City of Longmont is also experiencing increases in housing costs yet remains one of the most affordable communities in the Boulder-Broomfield region.

The next 10 to 20 years may show the region changing more than it did during the past decade if demand for living in the City core continues, employment expands and opportunities to increase housing stock are limited. Future workforce may be more likely to commute in from areas on the outskirts of or outside of Boulder, given the limited growth within the county. Surrounding communities, including Longmont, Westminster, Arvada and even Denver offer much more affordability.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

This section provides an overview of the housing supply in Boulder County and Broomfield City/County.

All Residential Properties by Number of Units

Property Type	Number	%
1-unit detached structure	94,256	62%
1-unit, attached structure	11,549	8%
2-4 units	7,923	5%
5-19 units	18,073	12%
20 or more units	15,420	10%
Mobile Home, boat, RV, van, etc.	4,824	3%
Total	152,045	100%

Table 23 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	152	0%	1,941	4%
1 bedroom	2,506	3%	13,743	28%
2 bedrooms	16,160	17%	18,294	38%
3 or more bedrooms	75,184	80%	14,673	30%
Total	94,002	100%	48,651	100%

Table 24 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Boulder will support Boulder Housing Partners in 2015 to upgrade more than 300 units of public housing to modern standards and convert them to sustainable financing. This will be accomplished through Project Renovate.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The June 23, 2014 expiring use database maintained by HUD shows 20 properties in Boulder and Broomfield Counties with public subsidies. There are nine properties in Longmont, six in Boulder, two in

Broomfield, and one each in Louisville, Lyons and Lafayette. Nine out of the 20 properties have usage expiration dates of one year or less.

The public subsidy properties' mix includes the following:

- Five Section 202 properties that serve low to very-low income elderly;
- Four LMSA properties;
- Four HFDA properties;
- Three Section 811 properties that serve very low income persons with disabilities;
- Two Section 8 properties; and
- Two Section 515 properties.

Does the availability of housing units meet the needs of the population?

No, please see the discussion of market gaps in NA-05.

Describe the need for specific types of housing:

There are two primary needs in the Consortium region: 1) A shortage of rental units affordable to renter households earning less than 50 percent AMI, particularly for those earning less than 30 percent AMI; and 2) A need for affordable homeownership products.

As discussed above, the renter gap for the City of Boulder is approximately 5,000 units (0-50% AMI) and for Longmont, 4,000 units (0-80% AMI).

A rental gaps analysis was conducted for Boulder and Broomfield Counties to support this eCon Plan. The model indicates that for residents earning less than \$25,000 per year in Boulder County overall a gap of approximately 11,000 units exists. Comparatively, in Broomfield County the gap is 800 units.

Homeownership units are limited for low and moderate income households. Five percent of the Denver-Boulder's homes for sale of less than \$150,000 were located in Boulder County (0% in Broomfield); 7 percent of units priced between \$150,000 and \$250,000 (2% in Broomfield) and just 9 percent for units priced between \$250,000 and \$350,000 (2% in Broomfield).

Affordable homeownership units are generally detached single-family homes for sale in Longmont or attached, deed-restricted units in the City of Boulder.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This section contains pre-populated HUD tables that support the housing needs and market analysis discussions above.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	N/A	N/A	N/A
Median Contract Rent	N/A	N/A	N/A

Table 25 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,246	4.6%
\$500-999	18,947	38.6%
\$1,000-1,499	17,038	34.7%
\$1,500-1,999		
\$1,500 or more	10,847	22.1%
Total	49,078	100.0%

Table 26 - Rent Paid

Data Source: 2007-2011 ACS(2008 – 2012 ACS) Boulder and Broomfield Counties combined

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,730	No Data
50% HAMFI	14,259	3,374
80% HAMFI	28,184	9,061
100% HAMFI	No Data	16,583
Total	45,173	29,018

Table 27 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent (Boulder County only)	820	952	1,178	1,736	2,062
High HOME Rent	748	868	1,091	1,551	1,711
Low HOME Rent	748	868	1,056	1,220	1,361

Table 28 – Monthly Rent

Data Source: HUD FMR 2014 and HOME Rents

FMR for Broomfield County are as follows:

Efficiency \$600;

1-bedroom \$742;

2-bedroom \$960;

3-bedroom \$1,409; and

4-bedroom \$1,633.

Is there sufficient housing for households at all income levels?

No. Please see the discussions on housing needs in NA-05 and MA-05 and MA-10.

How is affordability of housing likely to change considering changes to home values and/or rents?

In the near term, the Consortium is unlikely to see much relief from the gaps in availability and affordability of homes to purchase and rent. It is difficult for supply to keep up with continued demand by households moving into the region and many communities limit in the supply of new housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rent is not available for Boulder and Broomfield counties combined.

The Fair Market Rent for a 1-bedroom unit in Boulder County for 2014 was \$952. This is close to the median rent for the Boulder/Broomfield market area in 2012 (\$960) but lags behind the more current median (\$1,172 as of 3Q13).

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

This section provides an overview of the condition of housing in Boulder County and Broomfield City/County.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

The Consortium provides the following definitions of Substandard Condition and Substandard Condition but Suitable for Rehabilitation.

Substandard Condition: Structure/dwelling unit that does not meet the Uniform Physical Condition Standard (UPCS) and/or local or state codes.

Substandard Condition but Suitable for Rehabilitation: Structure/dwelling unit that does not meet the UPCS and/or local or state codes but is both financially and structurally feasible for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	25,240	27%	25,156	52%
With two selected Conditions	762	1%	1,630	3%
With three selected Conditions	127	0%	311	1%
With four selected Conditions	2	0%	31	0%
No selected Conditions	67,871	72%	21,523	44%
Total	94,002	100%	48,651	100%

Table 29 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	16,814	18%	6,498	13%
1980-1999	37,167	40%	15,037	31%
1950-1979	34,574	37%	22,161	46%
Before 1950	5,447	6%	4,955	10%
Total	94,002	101%	48,651	100%

Table 30 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	40,021	43%	27,116	56%
Housing Units build before 1980 with children present	9,210	10%	3,646	7%

Table 311 – Year Unit Built

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

As shown in the table above, most of the housing in Boulder and Broomfield counties was built between 1980 and 1999 (40%) and 1950 to 1979 (37%).

As a result of the September 2013 floods the most pressing needs are rehabilitation of, and rebuilding of affordable housing supply. A Colorado United Unmet Need Identification Survey of the City of Boulder showed that most of the units in a 71-unit mobile home park sustained significant damage. They remain inhabited due to a lack of available affordable housing. The mobile home park has primarily very low-income residents, many of whom are undocumented and presumably non-English speaking. Between damaged homes, both owner-occupied and rental, and failing infrastructure, the floods have had a heavy impact on underserved populations.

Low income residents in Lyons and Longmont face similar flood related housing issues. In a February 2014 flood report, Lyons reported that 145 households were still displaced. Two mobile home parks were destroyed. About 68 percent of still-displaced households earn less than 60 percent of the AMI. In contrast, only 30 percent of households that have returned to Lyons since the flood earn below 60 percent AMI; 48 percent earn more than 100 percent of the AMI. This suggests that low income households may have been permanently displaced as a result of the floods.

The elderly population in City of Boulder was also displaced in the floods. For example, a large retirement community in the City of Boulder experienced extensive flood damage. The entire 34-unit assisted living facility and 54 of 1,083 skilled nursing beds were severely damaged. The damaged half of the skilled nursing facility and the entire assisted living facility remains closed for the foreseeable future.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead-based paint has been recognized as a major environmental hazard facing children. Elevated blood lead levels in young children can lead to a range of problems from relatively subtle developmental disabilities to severe impairment or even death. Common effects include impaired cognition and functioning, slowed learning abilities and behavioral disorders. Often these manifestations are subtle during early childhood but become more pronounced as children progress through school.

The HUD table above shows that there are 40,021 owner units in the region built before 1980. Of those, 43 percent may have lead based paint hazard. Of the 27,116 rental units built before 1980, 56 percent may have lead based paint hazard. These potential LBP hazards are HUD upper bounds of risk. It is important to note that LBP hazards in the City of Boulder may be lower due to remodeled units driven by high demand for housing.

MA-25 Public and Assisted Housing - 91.410, 91.210(b)

Introduction

Low and moderate income renters needing housing assistance in Boulder and Broomfield counties are primarily served by the Housing Choice Voucher program. The program is offered through three housing agencies, all located in Boulder County; Boulder County Housing Authority, Boulder Housing Partners and Longmont Housing Authority. Broomfield County Housing Authority does not administer Section 8 or Housing Choice Voucher programs.

Housing assistance in the City of Boulder is also provided through the Boulder Housing Coalition. The Coalition offers three income cap co-op housing units. The income caps for the three properties range from \$32,100 to \$50,911 annual income.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	449	8	332	1,310	144	741	0	0	231
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 322 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center); data directly from PHA.

Describe the supply of public housing developments:

Broomfield county and City of Longmont do not have any public housing developments. Boulder Housing Partners coordinates with City of Boulder in providing 332 public housing units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

337 units (five units are non-revenue serving as laundry rooms and/or community centers).

All units are tenable and physically in fair condition (there are seven sites, so condition varies depending on age, etc.). Most units are in original condition since construction with original fixtures, but appliances, flooring, fixtures & HVAC equipment have been replaced on an as-needed basis.

Public Housing Condition

Public Housing Development	Average Inspection Score
PH 1 (Family) + PH 2 (Senior)	77c / 75c (2013 REAC)

Table 333 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In process of implementing a plan to recapitalize and revitalized BHP's public housing through a hybrid of HUD's RAD & Section 18 disposition programs. All units will be renovated including exteriors and common area upgrades.

Discussion

Please see above.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

This section provides an overview of the facilities and services available to assist persons who are experiencing homelessness or at risk of homelessness in the Consortium region.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	100	327	685	396	16
Households with Only Adults	50	20	89		
Chronically Homeless Households				135	31
Veterans					
Unaccompanied Youth	16		10		

Table 344 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Please see the discussion of services provided below.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Boulder County provides rapid rehousing and rental assistance, housing development, voucher program administration, units, vouchers, and rental assistance coupons for transitional housing and permanent housing. The City of Longmont provides services through its Human Services Agency funding, including access healthcare, legal representation, food pantries, shelter, housing, self-sufficiency programs, anti-poverty programs, basic needs, child care, and safe exchanges for children, transitional housing, veterans services, transportation and early childhood learning programs.

Attention Homes runs a program that includes street outreach, day drop-in and overnight emergency shelter bed services to homeless teens.

Boulder Housing Partners develops and manages affordable housing, administers the Housing Choice Voucher program, and partners with local homeless services providers to develop and manage homeless housing, including permanent supportive housing.

Boulder Outreach for Homeless Overflow (BOHO) offers seasonal overnight warming center spaces for adults in partnership with faith community. They also offer year-round women only warming centers and occasional day shelter during severe weather. Beginning November 2014, BOHO will be offering a year-round Residents Warming Center for long term residents with good behavior.

Boulder Shelter for the Homeless offers winter emergency shelter and meals, transitional housing and support, permanent supportive housing and street outreach for homeless adults.

Bridge House provides year-round day shelter, meals, on-site access to health and mental health services, rental assistance, a resource center that provides case management, employment training, classes and support groups, benefits assistance, linkage to multiple agencies, and a Ready To Work (RTW) program that provides transitional employment and training to move on to mainstream employment. RTW will include transitional housing beginning in June 2015.

Clinica Family Health Services and Dental Aid provide health and dental care to low-income people, including those experiencing homelessness on-site.

Emergency Family Assistance Association (EFAA) provides basic needs, prevention through rental and other financial assistance, case management and emergency and transitional housing units.

Mental Health Partners (MHP) provides mental health services, including substance abuse treatment, life skills and employment. MHP administers about 200 CoC and Housing Choice vouchers, partners with homeless service providers for on-site services, and provides mental health intervention (EDGE program) in partnership with Boulder Police Department.

Mother House offers shelter and support for pregnant women experiencing homelessness.

The OUR Center serves as the City of Longmont's initial point of entry for homeless and those at risk of becoming homeless. They provide food, clothing, case management, financial assistance, self-sufficiency programs, mail and phone service, job assistance, child care and transportation vouchers to the Boulder Shelter for the Homeless.

Safehouse Progressive Alliance for Nonviolence (SPAN) provides support for domestic violence survivors through a variety of crisis and transition support services. SPAN also offers emergency shelter beds and transitional housing.

The Suites in Longmont provides permanent supportive housing provides access to mental health through an on-site counselor, health screenings, dental services, employment, alcohol/drug counseling/support, peer support groups, transportation, and an on-site support services manager who also provides case management services.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

This section discusses the needs of special populations in the Consortium.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

According to residents and stakeholders who participated in the Consolidated Planning process, affordability was identified as a need more significant than accessible housing or housing with services. The exception is persons with mental illnesses, who benefit from on-site counselors who can help them monitor medications and seek assistance when needed.

A housing needs assessment conducted for the City of Boulder in spring 2014 estimated that 20 percent of Boulder seniors—about 2,000 seniors—have supportive service needs. An estimated 650 of these residents have unmet needs. The supportive services most needed are minor and include help with yard work, home maintenance and housekeeping.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Mental Health Partners (MHP) in Boulder provides numerous options for individuals being discharged from a publicly funded institution or system of care. These include:

- Five voucher programs which assist individuals who are lower income and disabled pay rent.
- MHP, as a participant in the Colorado Crisis Connections (CCC) program through the state, has four respite beds (shared between Housing and Warner House) which allow individuals in need of respite care stay for up to 14 days. Supportive services are provided.
- MHP has four emergency beds where people can stay for an average of 30 days. Supportive services are provided.
- MHP runs the community based Warner House program for people to respite instead of the hospital or as a means to transition safely back into the community. Warner House works closely with MHP's Housing team.
- MHP has a number of supported housing programs. Some are owned and operated by MHP and some are managed in partnership with other community members.
- MHP provides CHAT which is drop in support around housing issues.
- MHP provides Brief Housing Support (BHS) to assist individuals with finding and maintaining housing.

- PATH is an outreach program MHP provides in jail to assist individuals with finding housing and engaging with resources in the community.
- A new program through the state is starting where state hospitals have dedicated funding, staff, and resources to assist individuals in transitioning out of state institutions.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

N/A

For entitlement/Consortium grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In Program Year 2015, the City of Boulder intends to allocate \$200,000 to rehabilitate Orchard House, a group home owned by Boulder Housing Partners and managed by Sage Community Partnership that provides housing for young adults who have aged out of the foster care system. The City will also be awarding \$50,000 to Imagine! to make improvements to a group home that serves 8 low-income seniors with developmental disabilities.

In Program year 2015 the City of Longmont intends to allocate a total of \$625,150 (this amount will increase when we make a final determination of our unallocated balances) in CDBG and HOME funding to the Longmont Housing Authority to renovate and refinance The Suites. The Suites, a 71-unit apartment complex, serves low income populations who may be disabled, elderly, and/or homeless. The current resident population is composed of nine elderly, 50 disabled, and five chronically homeless. The resident community is characterized by high risk, hard to house, special needs populations. Severe mental illness, disability, recovery from substance abuse and reintegration into the community from detention facilities are frequent conditions of Suites residents. Interaction and access to services that support resident's stability and ability to maintain housing are critical to serving the population.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

A strong economy, high quality of life and growth constraints in the City of Boulder have created significant upward pressure on housing prices and rents. The impact on housing affordability disproportionately affects those who are lower income. In an environment where there are fewer affordable options it is easier for protected classes to experience housing discrimination in the disguise of acceptable practices such as credit checks and income verifications. In other words, in communities like Boulder where demand for housing far outstrips supply, protected classes and other vulnerable populations are more likely to be turned away from housing through legitimate practices such as credit checks, preference for non-voucher renters and income checks.

Responses from a Boulder/Broomfield Focus Group held by BBC revealed a general consensus among the group that there is not enough housing for low or middle income persons. This general lack of decent and affordable housing stock was exasperated by the 2013 flood event. There was a great deal of discussion around the reality of the current economic climate and landlords electing to not rent to voucher users. The group asserted that this is due to landlords being able to charge rents higher than those allowable for Housing Choice Voucher users and landlords "tired of dealing with low income people because they do not take care of the units". The missing inventory identified included: units accepting Housing Choice Vouchers, and units meeting the needs of aging persons or people with disabilities on fixed incomes. Longmont focus groups echoed the same concerns with landlords not accepting Housing Choice Vouchers.

Housing prices in the Boulder County/Broomfield County HOME Consortium region are the primary barrier to affordable housing. In 2012, just 18 percent of the Consortium housing stock was valued at less than \$200,000. This is compared to 55 percent of housing stock nationwide. Focus group participants noted that the past 15 years the region has seen a shift in the demographic to more affluent residents that are driving up housing prices. The trend in new construction to building rental and single-family detached homes rather than the more affordable option of for sale attached (condos, townhomes), further limits for sale options for moderate and middle income buyers.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides an overview of the economic and community development climates in Boulder and Broomfield Counties. It incorporates data from HUD pre-populated tables.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,033	122	1	0	-1
Arts, Entertainment, Accommodations	14,369	10,289	19	17	-2
Construction	6,531	1,096	3	2	-1
Education and Health Care Services	27,467	8,455	16	14	-2
Finance, Insurance, and Real Estate	6,779	4,507	8	7	-1
Information	4,290	3,576	6	6	0
Manufacturing	13,029	8,584	7	14	7
Other Services	5,828	2,770	4	4	0
Professional, Scientific, Management Services	20,581	12,912	19	21	2
Public Administration	4,059	0	0	0	0
Retail Trade	14,288	6,616	11	11	0
Transportation and Warehousing	3,822	372	1	1	0
Wholesale Trade	3,662	2,856	5	5	0
Total	125,738	62,155	--	--	--

Table 355 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	56,616
Civilian Employed Population 16 years and over	52,327
Unemployment Rate	7.58
Unemployment Rate for Ages 16-24	23.68
Unemployment Rate for Ages 25-65	3.87

Table 366 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	19,525
Farming, fisheries and forestry occupations	1,670
Service	5,056
Sales and office	10,494
Construction, extraction, maintenance and repair	1,573
Production, transportation and material moving	764

Table 377 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	36,822	81%
30-59 Minutes	6,990	15%
60 or More Minutes	1,812	4%
Total	45,624	100%

Table 388 - Travel Time

Data Source: 2007-2011 ACS

Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,430	57	662
High school graduate (includes equivalency)	1,901	228	794
Some college or Associate's degree	5,661	510	1,990
Bachelor's degree or higher	27,729	1,018	4,807

Table 399 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	119	528	271	452	179
9th to 12th grade, no diploma	491	437	173	288	175
High school graduate, GED, or alternative	2,422	1,036	635	1,252	1,142
Some college, no degree	19,968	2,252	1,192	2,833	1,340
Associate's degree	438	690	284	937	394
Bachelor's degree	4,805	6,575	4,386	6,440	2,137
Graduate or professional degree	158	3,727	5,061	7,417	3,315

Table 40 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,541
High school graduate (includes equivalency)	21,693
Some college or Associate's degree	26,284
Bachelor's degree	37,472
Graduate or professional degree	60,175

Table 41 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The HUD tables above show that the three major employment sectors in the Consortium are Professional, Scientific, Management Services (19% of workers), Arts, Entertainment, Accommodations (19%), and Education and Health Care Services (16%). Please note that the date provided in the eCon Plan download appear to be for the City of Boulder only.

Describe the workforce and infrastructure needs of the business community:

The City of Boulder is an important employment center for the region and offers a diverse and healthy economy. While most individuals who work in Boulder are residents of the county, it is estimated that between half and two-thirds of Boulder employees live outside of the city limits (Economic Sustainability Strategy, City of Boulder Economic Vitality Program, October 2013). This reality points to the need for expanded housing opportunities for workers to live within the City, specifically housing opportunities for low and moderate income workers. With employment centering on Professional, Scientific, Management Services, Arts, Entertainment, Accommodations, and Education and Health Care Services opportunity exists to expand employment training, language courses, or other basic life skills training

helping low income persons to gain employment in these sectors. Known as a start-up community, increased access to capital and business counseling, specifically targeted to low income persons, would increase their opportunity to participate in the strong local economy.

Longmont is uniquely positioned at the intersection of high technology and traditional manufacturing. With deep roots in agriculture, manufacturing and high tech, Longmont has grown as a residential destination with a welcoming nature, vibrant outdoor lifestyle, and a do-it-yourself attitude. The City's publically owned utility offers some of the most affordable and reliable service in the state, and residents recently voted to continue expansion of the public, fiber optic broadband network, a priceless asset for businesses and residents alike.

Redevelopment of existing commercial and industrial properties could open opportunities for new tenants, particularly in Downtown Longmont and the City's Urban Renewal Areas. Downtown could benefit from façade improvements and utilization of second-story office and residential space, continuing the process of reinvigorating the business and social life at the heart of the City. FEMA funding and disaster recovery presents a unique chance to rebuild Longmont according to the new vision. Increased density of businesses also fosters collaboration and entrepreneurship. Flex space for industrial users is currently readily available with high vacancy rates, but general industrial properties are much more limited, particularly relative to growing demand from companies.

Last year the Economic Council and City of Longmont contracted with Avalanche Consulting to put together a community-wide economic development plan. As a result, we have a plan that includes the entire community for economic development over the next several years.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Economically vibrant, the City of Boulder is poised to continue on a sustainable path towards economic development. To ensure participation of low- and moderate-income persons in this growing and vibrant local economy expanded workforce training opportunities and continued access to capital to start new businesses is critical. To provide access to the ever-growing job opportunities while addressing corresponding transportation challenges there is a need for expanded regional transit alternatives to provide more transportation options. Like any growing and diverse economy, there is a need to expand housing opportunities for workers. The City of Boulder is currently developing Housing Boulder, a comprehensive housing strategy that strives to expand and preserve diverse, affordable housing choices in Boulder. This will include strengthening the City's affordable housing programs for low- and moderate-income households and explore innovative approaches to provide additional housing and a broader range of housing options, particularly for housing needs not being met by the market.

"Longmont's business climate is very competitive within the state, but particularly within Boulder County and the Denver Metro area. Longmont offers highly affordable electric power, low tax rates,

high-speed fiber optic broadband, and a skilled workforce. Longmont's competitive advantages are often overshadowed by a lack of awareness of strengths (both internal and external) and limited availability of quality office space and other shovel-ready general industrial space (despite relative affordability)," (Advance Longmont, Key findings pg 6-7). Advance Longmont has identified advanced technology, bioscience, creative arts & culinary, and professional services & IT as industry targets for continued efficient focus of economic development resources in those areas.

Preliminary data released in August 2014 show Longmont's unemployment rate at 4.7 percent, continuing the five-month pattern of a sub-5.0 percent unemployment rate and drawing ever-nearer to "full employment;" though in early 2014 Amgen, a biotechnology firm with production facilities in Longmont and Boulder, announced plans for full closures of their Boulder and Longmont facilities, with an expected layoff of 430 employees. As employment levels continue in a full employment range, additional support will be required for the long-term unemployed portion of the workforce as well as businesses and industries struggling to find an appropriate supply of workers and potential candidates. Partnerships with the Workforce system and training partners will need to be strengthened or established to discover employer needs and innovative training options for the workforce.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

It is critical that workforce training programs be expanded and made available to low- and moderate-income persons, especially with regards to industries that call for an educated and skilled workforce. City of Boulder staff will continue to coordinate with the City's Economic Vitality Program and other community partners to ensure workforce training continues to expand and be made available to low- and moderate-income persons. This might include participating in collaborations with employers, universities, colleges, state and local workforce and economic development partners to support ongoing development of the workforce. Workforce Boulder Colorado and Boulder County Housing Authority Housing & Community Education continue to offer services and training opportunities to prepare individuals to take advantage of existing employment opportunities. The City's Economic Vitality Program has several business incentive programs to attract and retain job-generating businesses including a flexible rebate program and microloan program for companies looking to grow and expand.

Geographically located between two major research universities, Longmont draws from a broad pool of talent, including manufacturing workers and software engineers. Longmont's physical infrastructure and regulatory climate are complemented by a well-educated and skilled workforce, particularly in Software & Information Technology, Research, and Manufacturing occupations. These workforce strengths are supported by effective programs at Front Range Community College and rising successes, particularly in STEM (Science, Technology, Engineering and Math), at St. Vrain Valley School District.

Longmont's ethnic diversity provides both opportunities and challenges. A young, rapidly growing Latino population offers strong bilingual skills and workforce development potential. However, this demographic currently has overall lower educational attainment, high unemployment, and lower incomes. Bridging that gap and engaging Latino leaders in economic development is an opportunity.

Longmont is an entrepreneurial and innovative community, with a significant number of residents patenting new products each year, primarily in data storage and bioscience fields. Although there is a large entrepreneurial community and focus on research and development, space and support for entrepreneurs is limited, especially since the Longmont Entrepreneurial Network lost its offices last year. There is demand for improved true incubator space, wet and dry lab space for biotech companies, and funky co-working spaces that encourage collaboration among entrepreneurs,” (Advance Longmont, Key Findings, pg 6-7).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce Boulder Colorado supports individuals seeking employment and businesses seeking employees by providing a plethora of resources including career development workshops and support, workforce training and assistance, and recruitment and placement opportunities.

Boulder County Housing Authority (BCHA) Housing & Community Education team provides the county educational opportunities through free individual counseling and group workshops, building skills and knowledge base in the areas of money management, housing and employment. The City of Boulder provides annual affordable housing funds supporting programming in housing education including foreclosure prevention, homeownership counseling, financial counseling, reverse mortgages for seniors, and rental education.

The City of Boulder receives resources through The Colorado Enterprise Fund (CEF). CEF offers a comprehensive microenterprise and small business development program including access to capital via business loans to establish, stabilize, and expand microenterprises and small businesses, financing feasibility analysis for entrepreneurs and business technical assistance and intensive management consulting for entrepreneurs and businesses obtaining loans from the program, including specialized training workshops.

The City of Boulder is home to the nationally-recognized Ready to Work (RTW) program. RTW creates employment opportunities for homeless individuals. In 2015, the program will expand by acquiring and rehabilitating a building to provide 48 beds of transitional housing for RTW participants.

The City of Longmont is served by Workforce Boulder County (WfBC). WfBC has its own working partnership with Front Range Community College to provide machinist training and develop a new GIS program, to assist current workforce in matching the skills needed for employment. WfBC has dedicated resources to the establishment of Sector Partnerships in the Machining, IT, and Healthcare industries, and has been engaged with the Metro Manufacturing Partnership, Northern Colorado Manufacturing Partnership, Metro Denver Healthcare Sector Partnership and Metro IT Partnership. Additional training avenues have been established through multi-region training grants for on-the-job training (a work experience program) and the H-1B grant (technical skills training for employers, employees and long-

term unemployed persons). An IT industry-focused on-the-job training grant was awarded to Denver County in partnership with Workforce Boulder County.

The Colorado First & Existing Industry Customized Job Training grants are available to companies relocating to or expanding in Colorado and provide training funds to new hires.

Colorado House Bill 1165 will create a manufacturing career pathway for Colorado. This career pathways project will tie in to the Northern Colorado Manufacturing Partnership and the Metro Manufacturing Partnership – two sector partnerships launched to address the needs of the manufacturing industry, including development of workforce training and education.

Colorado was also awarded a \$25 million grant to a consortium of nine higher-educational institutions across Colorado, focused on developing a pipeline of skilled advanced manufacturing workers. This consortium is led by Front Range Community College. The Colorado Helps Advanced Manufacturing Program (CHAMP) will increase the attainment of manufacturing degrees and certificates that align with the industry’s recognized competencies, skills and certifications to create a pipeline of highly-qualified advanced manufacturing industry workers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Boulder City Council adopted the Economic Sustainability Strategy (ESS) in October 2013. Managed under the City’s Economic Vitality Program the ESS is an integrated, cross-cutting approach to Boulder’s continued economic vitality. The strategy is based on simultaneously maintaining and enhancing the existing community of businesses while also positioning Boulder to grow new segments of its economy associated with the larger economic, environmental and social trends.

As the City of Boulder continues to work on strategies and projects to expand housing opportunities for the growing workforce, the City will ensure strategies align with the goals and strategies identified in the Consolidated Plan. The City will continue to support opportunities providing low income persons access to capital, training and technical assistance. As well, the City will continue to work with local partners to identify future economic development activities that focus on improving economic/social well-being of low- and moderate-income persons. Furthermore the City staff will continue to coordinate with and support the City’s Economic Sustainability Strategy (ESS).

Avalanche Consulting prepared the Advance Longmont Economic Development Strategy for the City of Longmont and the Longmont Area Economic Council. The 5-year plan outlines economic development strategies for 2014-2019. The summary of this document is discussed previously in this section. A copy of the Strategy is attached to the City of Longmont stand-alone CDBG Con Plan for 2015-2019.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Please see above.

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing needs are not concentrated in one geographic area in the region. Instead, high levels of owner and renter cost burden persist across the region.

The HUD CPD Maps specifically allow for the exploration of the following categories of housing needs and problems: substandard housing, overcrowding, cost burden, severe cost burden and risk of homelessness (multiple unrelated family renter households with overcrowding). We looked at each of these categories of housing need and problem for each of the Consortium communities. For this purpose, a concentration that is 20 percent higher than the rate in the City overall was considered high.

City of Boulder

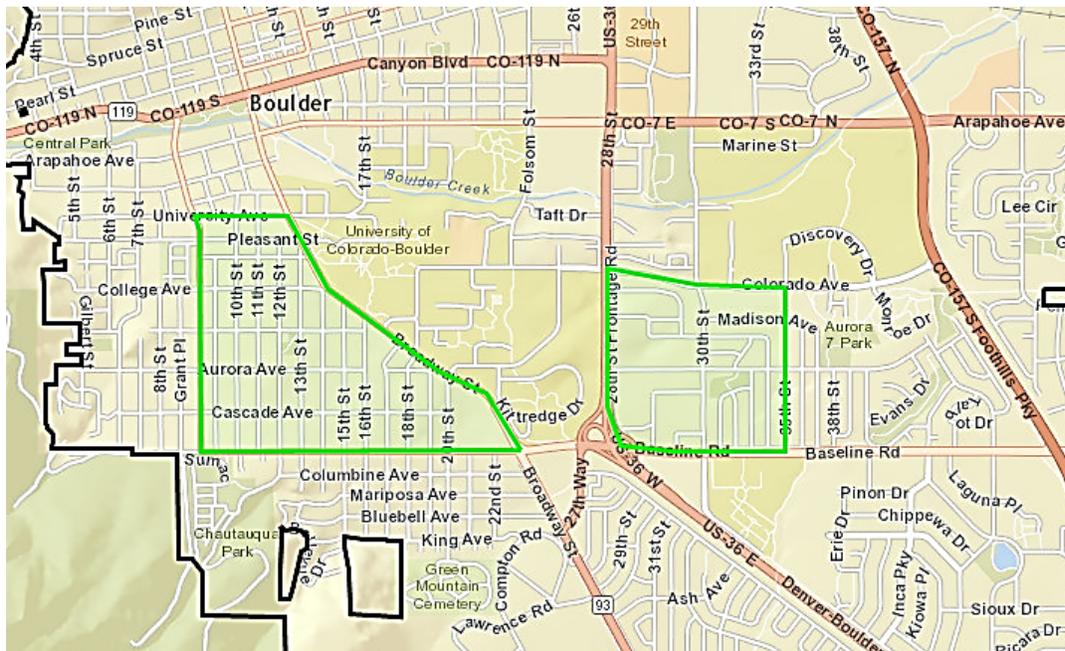
Substandard housing: In the City of Boulder, 1.49 percent of households live in substandard housing. The highest concentration of substandard housing in a Census tract is 5.19 percent; therefore there is not a concentration of substandard housing in any particular Census tract in Boulder.

Overcrowding: 1.28 percent of households in the City are estimated to experience overcrowded conditions. The highest concentration of substandard housing in a Census tract is 7.81 percent; therefore there is not a concentration of substandard housing in any particular Census tract in Boulder.

Cost burden: In the City, 46.17 percent of households are cost burdened, paying more than 30 percent of monthly income on housing costs. In and of itself, this level of cost burden is a significant problem; however there are two Census tracts (08013012607 and 08013012401), both adjacent to University of Colorado—Boulder with 65 percent or more of the population between 18 and 24 years of age, with high concentrations of cost burdened households, 78.02 percent and 72.23 percent respectively. The HUD CPD Maps show one other Census tract in the City as cost burdened; however this tract is located adjacent to the City in unincorporated Boulder County.

Severe Cost Burden: In the City, 25.27 percent of households are severely cost burdened, paying more than 50 percent of monthly income on housing costs. None of the Census tracts in Boulder has a high concentration of severely cost burdened households.

Map: Concentrations of Cost-Burden, Boulder, CO

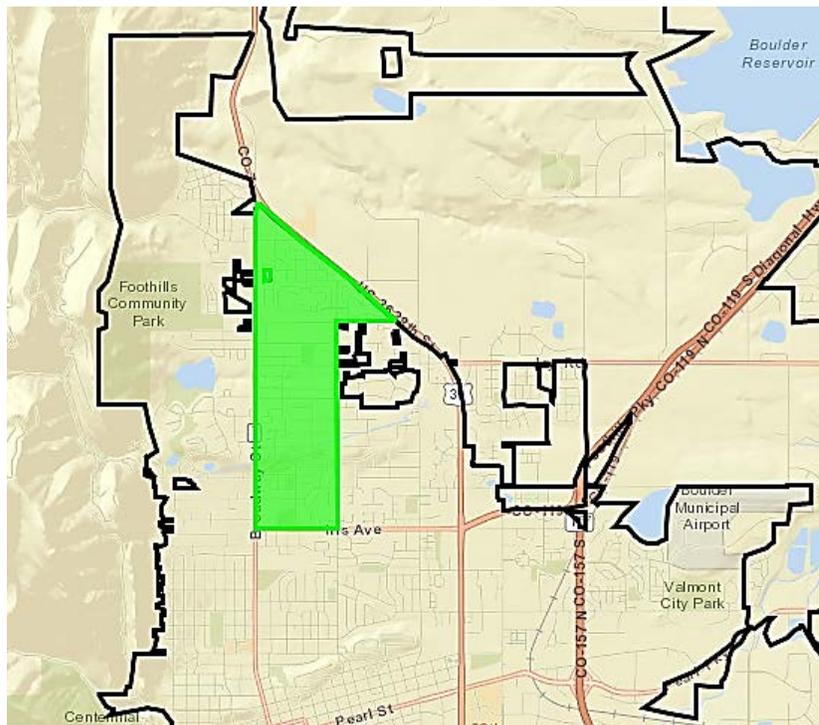


Source: HUD CPD Maps, accessed October 24, 2014

Risk of Homelessness: Risk of homelessness is shown as a count rather than as a percentage in the HUD CPD maps. Of the 100 instances of households at risk of homelessness in the City, defined by HUD as multiple unrelated family renter households with overcrowding, 35 are located in Census tract 08013012105 in north Boulder.

Map: Census Tract with High Number of Households at Risk of Homelessness, City of Boulder

Source: HUD CPD Maps, accessed October 24, 2014.



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines a concentration of race, ethnicity and/or poverty as a Census tract with 20 percent higher concentration than the average for the counties. In the City of Boulder there is one Census tract that qualifies by this definition as an area of racial concentration. The Census tract is located on the south end of Boulder in which 44.74 percent of residents are estimated to be Black or African American.

What are the characteristics of the market in these areas/neighborhoods?

Please see above.

Are there any community assets in these areas/neighborhoods?

Residents of this Census tract do not appear to be at a locational disadvantage and in fact enjoy considerable amenities. The populated portion of this Census tract is primarily located on the north and west side of the City where numerous bus stops are available as well as bike paths and/or lanes. The NW corner of the Census tract is a regional transit center Park N Ride, providing access to various Boulder job centers as well as downtown Denver via regional bus. Community amenities include a nationally-known, full service grocery store, Laundromat, banks, restaurants, pharmacy, hair salons, gas stations, a library and other amenities. Residents also have ample access to open space, parks and trails. As for educational opportunities, less than 10 percent of the population of this Census tract is school aged and nearby schools are all high performing. Boulder County School District has an open enrollment policy that provides district families with the opportunity to open enroll into any school in the district.

Are there other strategic opportunities in any of these areas?

Given that housing needs and racial or ethnic minorities or low-income families are not concentrated in one geographic area in the region and high levels of owner and renter cost burden persist across the region, funds and resources will be continue to be prioritized and distributed based on the needs and not defined/limited by geographic location.