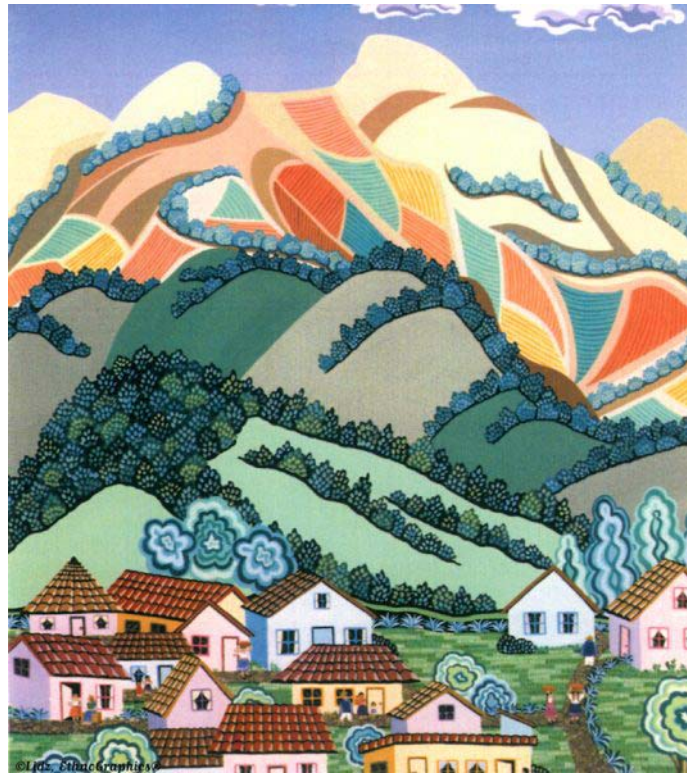


Garfield County Housing Needs Assessment



June 7, 2001

Garfield County Housing Authority

INTRODUCTION

Background and Purpose of the Study

The Garfield County Housing Authority is beginning a process of strategic planning to address the housing needs of Garfield County for the next decade and beyond. In recent years, the cost of housing in Garfield County has risen significantly in relation to the income of area residents. The Garfield County Housing Authority was interested in better understanding some of the problems that area residents may encounter when trying to obtain suitable and affordable housing. There was a particular interest in understanding the demand for rental and for-sale housing throughout the area. This study provides information about this demand, as well as a review of available rental housing in Garfield County.

Information provided in this report may be useful to local governments located within Garfield County who are in the process of evaluating and implementing affordable housing initiatives for local residents. Information is provided on a county-wide basis, with selected information included individual communities as well.

Information is included about the demographics of county households, quantitative estimates of demand for rental and for-sale housing and housing problems that area residents have experienced. It includes an analysis of where employees live relative to where they work and the number of jobs that are located in the county. This information may be used to:

- Evaluate and plan for future housing development and/or acquisition of housing;
- Evaluate and potentially modify public policies and programs related to housing;
- Provide input for design of public- and private-sector projects that will include affordable units;
- Facilitate the private sector's development of affordable community housing by the provision of market data that can be used to appropriately design, and acquire financing for, residential projects;
- Monitor the effectiveness of housing programs and projects that might be initiated; and,
- Undertake various other planning-related projects that local governments and/or the county may want to pursue where the availability of up-to-date demographic data would be useful.

This report can be used to examine and verify market studies done by other parties that pertain to specific proposed developments thus enhancing the ability of local governments to evaluate and make decisions regarding these proposals.

While there are many uses for this report, it does not address all of the potential needs for information at a level that is sufficiently detailed and specific for certain uses. The

data generated by the study's surveys can be utilized in the future; however, when more in-depth information is required than presented herein. For example, this report identifies and quantifies housing problems. It provides guidance needed to conceptually plan housing projects. It does not; however, provide all of the information that would be desirable to have when finalizing designs for the construction of specific projects. When residential projects are being planned in the future, data generated as part of this study can be extrapolated to prepare site-and project-specific market analysis reports.

Organization of the Report

This report is divided into nine sections, exclusive of this introduction. Following is a brief description of each section:

1. *Conclusions and Recommendations* – This provides some of the main conclusions that have been drawn from the information presented and analyzed in the report.
2. *Population and Demographics* – Items covered include household and individual population estimates, age, marital status, household size, household composition, income and length of residency;
3. *Employment* – Information is provided on the number of jobs in Garfield County, job growth in the past five years, type of job held by residents and work patterns;
4. *Housing Demand* – Covers general information about housing type preferences, desired amenities and location preferences;
5. *Rental Demand* - information such as the number of renter households in the area; household type, size of household, income, interest in moving, location of employment, place of residence and factors that are important when looking for a place to live;
6. *For-Sale Housing Demand* – Provides estimates of the number and types of households seeking to purchase a home in the area. This includes the amount available for down-payment, location preferences, unit and amenity preferences and estimates of prices that would be affordable;
7. *Rental Inventory* – A description of the number of rental units by community, size of units, rent structure, bedroom mix, amenities and age of the property;
8. *Housing Problems* – A quantitative estimate of the housing problems encountered by area residents includes a description of the number of households that are burdened by high housing costs, living in overcrowded units, living in homes in poor condition and levels of satisfaction with current housing;
9. *Community Profiles* – This section of the report brief profile of each of the primary communities located in Garfield County; and,

Area Covered

This study covers Garfield County, specifically the communities of Carbondale, Glenwood Springs, Rifle, Parachute/Battlement Mesa, New Castle and Silt. Respondents to the household survey were asked to note the town they lived in or nearest to, and whether or not they were located within the city or town limits. Information for the communities includes households who may live in unincorporated areas, but noted the town that they lived closest to.

Primary Research

Primary research was conducted in order to generate information that has not previously been available on housing conditions and needs, particularly for communities along the I-70 corridor. This was done through a household survey that was mailed to 4,000 homes in Garfield County. Of the 4,000 surveys that were distributed, 803 were returned for a 20% response rate from households. Individual responses from 1,187 adults were also obtained through this survey.

Representation and Weighting of the Sample

When figures are reported that include renter and owner household estimates in absolute terms (i.e. the number of households that are cost burdened by their housing payment) the estimates have been based on the assumption that 30% of the households are renters and 70% are owners. These estimates are based on the 1990 Census and information obtained through the State Demographer's Office and interviews with local planning departments about the number of housing units in the area. The responses from the household survey under-represented renters. This may mean that smaller, lower-income households may be under-represented. For analysis that compares renters and owners, the survey information was weighted by using the 1990 Census data for owners/renters in Garfield County. Using data from the Census Office, an estimate of change in the percentage of owner occupied housing units for the State of Colorado from 1990 to 2000 was derived. This percentage change was applied to the estimated number of housing units in Garfield County to derive the breakdown between owners and renters.

In addition, the number of units for each area was weighted to reflect the percentage of households that indicated the town or city they lived in or closest to. This effectively distributed the housing units in unincorporated Garfield County to correspond to the communities that were included in this survey. The unit count for Parachute was modified to include an estimate for Battlement Mesa that was provided by the developer of that community.

Geographic Representation

For planning and evaluation purposes, Garfield County was divided into six primary areas. The following chart breaks down the distribution of households in Garfield County according to information supplied by the State Demographer's Office through

July 1999, with updated information provided by local planning staff. This chart indicates the percentage of households who are living in unincorporated Garfield County. The chart includes adjustments made to distribute households into those communities that they lived nearest to. For example, households that live in unincorporated Garfield County, but live closest to Carbondale, were included in the Carbondale-area household count. These figures also indicate the percent of responses that were received by area.

Survey Responses by Area

	Percent of Responses	% of Households
Carbondale	20.6%	11.2%
Glenwood Springs	26.3%	21.1%
New Castle	8.1%	5.1%
Silt	7.9%	4.2%
Rifle	20.5%	16.6%
Parachute/Battlement Mesa	15.2%	2.5%
Other/unincorporated Garfield County	1.4%	39.2%
	100.0%	100.0%

Statistical Validity

The margin of error varies for each tabulation conducted but is generally within 2% at the 95% confidence level. In other words, for tabulations involving the entire sample, there is 95% confidence that any given percent reported is no more than plus or minus two percentage points from what is actually the case. When estimates are provided for sub-groups, such as the low-income population, the tabulations are less precise; the 95% confidence interval is generally plus or minus five percentage points.

Other Sources of Information

Sources of published information were used in the preparation of this report, including:

- Employment information from the Colorado Department of Labor and Employment (2000) and the US Bureau of Economic Analysis;
- Fair Market Rent information as published by the Department of Housing and Urban Development for 2001; and,
- Area Median Income for Garfield County – Department of Housing and Urban Development, 2001.

Definitions Used

The following definitions are applicable for the terms used in this report.

- *Affordable Housing* - when the amount spent on rent or mortgage payments (excluding utilities) does not exceed 30% of the combined gross income of all household members. There is no single amount that is “affordable”. The term is not synonymous with low-income housing; households in lower through middle-income ranges tend to have affordability problems in high-cost communities. Under most Federal programs for low-income housing, occupants pay 30% of their gross income for rent and utilities.
- *Certificate of Occupancy* – the official document issued by the City to a developer or general contractor upon completion of a dwelling unit, signifying the construction conforms to safety standards, such as the Uniform Building Code, as well as other applicable local standards, such as land use regulations and zoning.
- *Cost Burden* - when a household or individual spends more than 30% of gross income on rent or mortgage payments.
- *Disabled* -- households where a person needs in-home care, uses a walker or wheelchair, is blind, hearing impaired, developmentally disabled or has another form of disability as defined by the respondents.
- *Fair Market Rent* – the Department of Housing and Urban Development (HUD) establishes a Fair Market Rent (FMR) for rental units within a specific geographic area. The FMR is used to determine the amount of subsidy that will be paid to a landlord when a tenant has Section 8 Rent Subsidy.
- *Income Limits* – most communities establish income limits for the programs they administer based on the median family income (MFI) for the area according to household size, which are adjusted annually by the Department of Housing and Urban Development (HUD). Four different income categories are defined for various programs and policies. The dollar amounts associated with each household size are provided in the Very Low, Low, Moderate and Middle Income section of this report:
 1. *Very low income*, which is less than 30% of the median family income;
 2. *Low income*, which is between 30% and 59% of the median family income;
 3. *Moderate income*, which is between 60% and 79% of the median family income; and,
 4. *Middle Income*, which is between 80% and 120% of the median family income.
- *Mean* - the average of a group of numbers. It is obtained by adding all the data values and dividing by the number of items.
- *Median* – the middle point in a data set.

- *Multi-family* – projects where multiple households live in units that are attached.
- *Section 8 Rent Subsidy* - the Section 8 Rent Subsidy program is offered through the Department of Housing and Urban Development (HUD). This program pays the difference between 30% of monthly household income and the Fair Market Rent (FMR) established by HUD for the Garfield County area. There are two types of Section 8 assistance: 1) project based where certificates are attached to specific properties; or, 2) vouchers -- persons using Section 8 assistance find market rate housing where the landlord is willing to participate in the program.
- *Substandard Housing* - a unit that lacks complete kitchen and/or plumbing facilities.

CONCLUSIONS

This section of the report highlights some of the conclusions that have been drawn from the following sections and includes a series of recommendations regarding housing demand and supply, particularly for renters. Renters are emphasized, as this was the group that the Garfield County Housing Authority indicated was their primary concern.

General Conclusions

The Garfield County population appears to be fairly stable. The majority of residents live in the area year-round (98%). Although it is likely that those who live in the area part-time may have been under-represented in the survey, it is still likely that most Garfield County residents live in the area year round. Over half (63%) of the residents have lived in the county for at least six years and around 41% of employed adults indicated that they had worked for their current employer for five or more years.

Mobility

While the population is fairly stable, around 30% of the residents indicated they plan to move within the next three years, with another 15% noting they were uncertain about whether or not they would move. Of those planning to move, an estimated 2,917 are renter-households and 2,255 live in owner-occupied housing. Roughly the same percentages of households plan to buy a home in the area (39%) as leave the area (38%). Another 13% will move for other reasons, with the remaining 10% planning to rent a home. Some renters anticipate moving as their current place of residence is listed for sale. Many renters reside in condominiums, town homes and single-family houses that subject them to displacement. Selling these units becomes particularly attractive to owners as housing prices rise and the available inventory of for-sale housing lessens. It is estimated that 390 renter households are at risk of displacement due to the sale of their home. All of these factors suggest a fairly high turnover rate among homes and residents over the next three years.

This movement pattern is consistent with past trends. An estimated 54% of county households have moved at least once during the last three years. The movement tends to be from the communities in the Roaring Fork Valley where housing costs are higher compared to those along the I-70 corridor. It is estimated that 3,216 households, or about 19% of the total number of households have moved from communities in Garfield and Pitkin County with higher housing costs to less expensive communities in the county. Overall, 21% of the county's households (3,592 households) indicated their last move was from out of state. The Parachute/Battlement Mesa area has seen the largest increase due to in-migration from another state. Lastly, renters are more likely than owners to have moved from another state or Colorado community.

The movement pattern appears to have a "domino" effect, with households from Pitkin County moving to Carbondale while residents from the mid-portion of the Roaring Fork Valley are moving to Glenwood Springs and beyond. Silt has the highest number of households that migrated down valley in both absolute and relative terms – an estimated 767 households, which equates to 52% of the community's population.

Affordability Problems

The lower incomes earned by renters may account for the extent to which renters believe housing is a problem in Garfield County. About 87% of renters felt housing was one of the most critical or serious problems in the county, compared to 64% of owners. This perception is further supported by the finding that 22.5% of renters pay more than 30% of their monthly income for rent and are defined as housing cost-burdened.

Housing is deemed to be affordable when a household pays no more than 30% of its income for housing. Affordability of housing is a problem for an estimated 3,626 households. Cost burden is more of a problem for renters, as 22.5% of renters pay more than 30% of their income for housing compared to 16.1% of owners. Households who earn an average of \$28,138 per year or a median income of \$22,714 pay more than 50% of their income for housing. At \$28,138, a person would be earning \$13.50 per hour. Households earning an average of \$38,559 pay between 30 to 49% of their income on housing; this is equivalent to a job that pays \$18.54 per hour.

Single parent households and adults living alone spend the highest proportion of their income on housing, indicating that they are unable to compete for affordable housing with households in which two wage earners reside. While apartments are among the more affordable rental options, a greater percentage of residents in these units are cost burdened compared to households living in other rental situations. This may be due to households with higher incomes living in apartments, forcing lower-income households into higher rental units. Mobile home residents appear to have the most affordable housing; nearly 87% of these residents spend less than 30% of their income on housing. This may account for the acceptance of mobile homes as a housing option, particularly for larger households.

Another factor that indicates a problem with locating housing that is affordable is the presence of units that are overcrowded. An estimated 593 units or 3.5% of occupied units are overcrowded. One-bedroom units have a greater percentage of overcrowding (12.6%), followed by 3.6% of three-bedroom units and 3.4% of two-bedroom units. Only 1% of four-bedroom units are overcrowded.

Employment and Commuting

Around 77% of adults in Garfield County are employed by others or self-employed. There is an average of 1.64 jobs per household and it appears as though individuals hold more than one job, as the average number of jobs per adult was 1.1.

There are an estimated 27,974 jobs in Garfield County. Since 1995, jobs have been estimated to grow by a compound average rate of 5.2%. Although the rate of job growth has been high, the Center for Business and Economic Forecasting predicts that job growth will slow from an average of 577 jobs per year from 2005 to 2010. The number of jobs is projected to decrease to 470 from 2011 to 2020. Although the rate of job growth is expected to slow, it is anticipated that this will result in demand for an

additional 350 units annually (assuming 1.64 employees per housing unit) between 2005 and 2010.

The four largest employment/industrial sectors for Garfield County include:

- Services (29.5%);
- Retail Trade (22.3%);
- Construction (12.4%); and,
- Government (12.4%)

Many of these jobs pay relatively low wages. For example, survey respondents reported an average and median salary for bar/restaurant, lodging/hotel/housekeeping, personal services, and service and recreation/ski area employees at less than \$30,000. According to the State Demographer's office, the average annual wage paid for construction in 1999 was \$33, 875; retail trade was \$20,052 and government wages were an average of \$28,622.

Glenwood Springs is the area where over one-third of Garfield County residents work, followed by Rifle/Silt (15%). Glenwood Springs also has the highest percentage of residents who work in the area (65%), followed by Rifle/Silt, where 46% of residents also work in these communities. What appears to be happening is that residents and employees from the upper valley are locating to the mid-valley. Former mid-valley residents are moving into communities along the I-70 Corridor. This supports the belief that there is a "rippling" effect from residents moving from the Upper Roaring Fork Valley into other, lower cost communities. It also suggests that new households coming into the area may work in Glenwood Springs, but locate housing elsewhere along the I-70 corridor, where it is more affordable.

Residents of Rifle, Silt and Newcastle are more likely to commute to Glenwood Springs for employment than to other areas. This suggests that I-70 corridor communities are becoming sources of housing for employees in Glenwood Springs. Of the communities in Garfield County, Glenwood Springs is the first preference for about one-third of the residents and is the largest source of employment in the county. Additional affordable housing should be built in Glenwood Springs to minimize the impact of employees seeking housing that is more affordable from Newcastle, Rifle and Silt.

Housing Type Preference

Overall, residents would prefer to purchase a single-family home priced at \$225,000 compared to any other housing type. As income increases, so does the willingness to live in housing that costs more. Households earning 81% to 120% of the AMI were more inclined to want to purchase a town home or single-family home. Among households earning less than 30% of the AMI, one-bedroom apartments and mobile homes were preferred over other options.

Among one-person households, the preference was to rent a one-bedroom apartment for \$500 per month, indicating that price was an important consideration. Of the 7% who

would purchase a mobile home for \$50,000 with a \$300 per month lot rent, about 27% were five or more person households. And, of those whose preference was for a two-story town home, close to half were two person households.

Although 64% of the respondents preferred single-family homes, when the responses were analyzed based on household size and income it was clear that price is an important consideration. For example, around 10% of households who earned 51% to 80% of the AMI would purchase a condominium, with another 14% indicating they would purchase a town home. This indicates that smaller, multi-family for sale housing would be acceptable, as would mobile homes.

Amenities and Location

The most important amenities for residents were in-unit washer/dryer hook-ups and energy efficient gas heat. Extra storage, off-street parking and multiple bathrooms were somewhat important. Given the current prices of home heating, it is likely that the preference for energy efficient gas heat will only increase.

Private outdoor space is important for area residents. This could include a private deck, patio or yard space. These features were more important than being located close to day care or having shared common areas.

The quality of schools was the most important consideration among residents when selecting a place to live. Being close to work was somewhat important, as were views, having a sense of community and being located close to shopping.

Glenwood Springs was the preferred place to live for one-third of the households, followed by Carbondale (19%) and Rifle (16%). The least desirable place to live was Aspen. There were no significant differences between choice of location between renters or owners.

Rental Housing Supply and Demand

The rental market in Garfield County appears to be softening slightly. This is attributed to several factors:

- The vacancy rate was reported at 2.7% by the Colorado Division of Housing report. While this rate is very low, it does represent an increase over the previous two years when vacancy rates were under 1%;
- There has been construction of entry-level condominiums to purchase in the Glenwood Springs area, including the 100-unit Terraces project. A sizable portion of these units have been purchased by investors and are being rented on a long-term basis;
- Several complexes have been planned for development within the next two to four years that will include approximately 176 units. Of these 127 units, it is expected that 68 will be developed to meet the Low Income Housing Tax Credit Guidelines or the County's affordable housing parameters;

- Approximately 1,400 renter households indicate they plan to buy a home in the next three years, with another 842 renter households indicating that they plan on leaving the area. If these households move, there will be a significant amount of rental housing that will be available for new renters and renters who are planning to move to rent another place over the next three years; and,
- Many of the communities in Garfield County are adopting affordable housing strategies. It is unknown at this time the extent to which the local requirements will affect the market for housing; however, it appears that projects are beginning to respond to this requirement as some units are planned in the developments to meet local affordable housing guidelines.

Affordable Housing Needs

The amount of housing that is considered “affordable” to lower income households appears to be limited. Of the apartment properties surveyed, 992 have rents that are likely to be affordable to households earning 60% or less of the AMI. This includes 144 income-restricted units, 572 market rate units that are currently leased at affordable rents and 276 senior apartments. Another 359 Section 8 Certificates and Vouchers are available to low income households; however, voucher holders may also live in units produced with tax credits as well as market rate housing so care must be exercised not to “double-count” these subsidized units. Households who use the Section 8 Program typically earn below 50% of the AMI and are often at incomes of less than 30% of the AMI.

Among renter households, there are approximately 982 who earn less than 50% of the Area Median Income. These are households who could qualify for subsidized housing. While there are approximately 992 apartment units that would be considered affordable to households earning less than 60% of the AMI, most are priced for households earning 50% to 60% of the AMI. This means the rents would not be affordable to households whose incomes are below 60% of the AMI. In addition, only 144 units are specifically income restricted for families and another 276 are income restricted for seniors.

About 470 apartments would be defined as affordable to households earning 60% to 80% of the AMI. Approximately 1,000 renter households fall into this income category; although it is likely that there are other rental units available in Garfield County that these households are able to afford. While other rental housing may be available and affordable for households in this income range, there are several factors that indicate lack of affordable rental housing is a problem for households earning less than 80% of the AMI:

- 1,500 renter households are cost burdened. This is greatest among households earning \$40,000 a year or less. Of households earning \$30,000 to \$40,000, 38.7% spend more than 30% of their monthly income on housing. About 69% of households earning \$20,000 or less pay more than 30% of their income for housing as well.
- Single adults constitute 28% of renters; however, only 18% of the apartment inventory is made up of one-bedrooms. While it is likely that there are condominiums that are one-bedrooms, there is a significant

difference in the percentage of one-bedroom apartments that are available in comparison to the single adult households. Around 28% (419) single adults pay more than 30% of their income for housing.

- Approximately 27% of the households that reside in apartments are cost burdened by their housing payment.

Another consideration is the average and median rents paid by unit type. Apartments appear to be the most affordable to rent, followed by mobile homes. Single-family units are likely to be out of reach of lower-income households.

Average Housing Cost by Unit Type - Renters

	Mean	Median
Apartment	\$ 540	\$ 559
Condominium	\$ 852	\$ 778
Townhouse/duplex	\$ 765	\$ 665
Mobile home	\$ 563	\$ 520
Single-family house	\$ 1,137	\$ 1,000
Other	\$ 610	\$ 640
Total	\$ 756	\$ 650

Mobile homes appear to be the most affordable, but this variable includes owners as well as renters. Nearly 87% of mobile home residents spend less than 30% of their income on housing.

Affordability by Unit Type
(Shading denotes cost burden.)

% of Income Spent on Housing	Apartment	Condo	TH/duplex	Mobile home	SF House
Less than 30%	70.5	85.7	82.2	86.8	83.2
30% - 49%	24.6	14.3	15.6	11.3	15.3
50% or more	4.9	2.2	1.9	1.5	1.5
	100%	100%	100%	100%	100%

Employment

Glenwood Springs appears to be the major employer in Garfield County. Among renter households, about one-third work in the Glenwood Springs area, with another 15% reporting employment in Carbondale and Rifle/Silt (respectively). The distribution of where renters work is very similar to where they would like to live. About one-third would prefer Glenwood Springs, with 18% reporting Carbondale as their first choice and another 18% selecting Rifle as their first choice. Although only 3% noted Silt as their

first choice to live, an estimated 767 households have moved to this community – most likely to locate affordable and suitable housing.

Assuming an annual average of 577 new jobs into the area, a demand for 350 new housing units may be created based on employee households. Of the 350 new units, 30% may be needed for renter-households or 105 new rental-housing units on an annual basis (this reflects the current 30% renter to 70% owner mix). It is likely that these new households will be able to locate rental housing among units vacated by renter households who indicate that they plan on leaving the area (842 households) over the next three years.

Inventory

There are an estimated 5,130 renter occupied units in Garfield County. About one-third of the renters or 1,640 renter households reside in apartments. Apartments make up around 32% of the rental-housing inventory. The balance of the rental-housing inventory is found in single-family homes, mobile homes and to a lesser extent, town homes and condominiums. Of the non-apartment types of units available for rent, an estimated 390 units may be lost due to the sale of the home leaving approximately 3,100 non-apartment rental housing units available for renters, for a total of 4,740 rental units remaining. If the trend to sell non-apartment rental housing were to continue, it would have an adverse effect on the supply of rental housing. Given the predicted high turnover rate among renter households, the condominiums that are being purchased for rental housing and the proposed new rental projects, the impacts of this loss of housing may be minimal in terms of the number of units. It is likely; however, that the cost to rent these units will be higher than the rent rates that are currently in place, further exacerbating the impact of housing cost among lower income households.

Among the apartment properties reviewed for this study:

- Six properties with a total of 276 units are age restricted for seniors;
- Three properties with 144 units are income restricted in accordance with the Low Income Housing Tax Credit Program;
- 13 properties with a total of 1,254 units are privately owned and rented at market rates free of income or age restrictions;
- 233 are market rate, one-bedroom apartments. Income restricted units offer 18, one-bedroom apartments and all of the senior housing is limited to one-bedrooms (276 units);
- 509 market rate units are two-bedroom apartments; 57 income-restricted units are also two-bedrooms; and,
- 519 market rate apartments are three-bedroom units and 69 income-restricted units also have three bedrooms.

For Sale Housing

This section of the report examines the potential demand among those seeking to purchase a home. These estimates were derived from the household survey and provide some indications about the type(s) and prices of housing that could be introduced into the for-sale market. The scope of work for this needs assessment did not include a review of existing and proposed for-sale housing.

There appears to be some demand for smaller, more affordably priced housing in Garfield County. It is likely that this demand is greater for housing that is priced below \$245,000. Attached housing is a viable for-sale housing option; however, its pricing may need to be at or below \$150,000 to be attractive and viable for households earning \$30,000 to \$60,000. Mobile homes are acceptable, particularly among larger households and two-person households. Again, the combination of unit price and lot rent would be an important consideration for potential buyers.

Buyers do have down payments, with a significant range in the amount of down payments available. About 25% of buyers have \$10,000 saved with another 20% having over \$75,000 available to purchase a home. Renters have less of a down payment and may benefit from a down payment assistance program.

Among residents of Garfield County, approximately 2,100 households are expected to purchase a home within the next three years. This includes 695 households who currently own a home and 1,400 renter households who hope to purchase a home. Assuming that 350 new households move into the area each year for the next three years because of increases in employment, and that 70% of those households purchase a home, an additional 735 potential buyers could be added to the market. This equates to a total of 2,835 potential buyers over the next three years.

Among those who currently own a home, 1,097 indicate that they plan to sell and leave the area within the next three years and another 695 households plan to sell their home and buy another. In addition, 390 units are currently rentals that have been listed for sale. Assuming an average of 300 rental properties being placed into the for-sale market over the next three years equates to 900 additional for-sale units being made available through the existing housing stock. Assuming the pricing and types of homes were appropriate for new buyers, an estimated 2,690 for-sale units may be available through the existing housing stock. This implies a net-demand for new for-sale housing of 145 units over the course of three years and assumes that the types and prices of existing units that will be sold in the coming years mesh with the needs of the potential buyers.

Potential Buyer Characteristics

- Among potential buyers, more than one-third cited Glenwood Springs as their preferred community, followed by Carbondale (22% of households) and Rifle (17%). This closely follows where potential buyers are currently employed; one-third work in Glenwood Springs. Around 20% work in the Aspen/Basalt area, with another 18% employed in Rifle/Silt and an additional 11% are located in Carbondale.

- Most of the potential buyers are couples with children (43%) or couples without children (34%). Only 6% of potential buyers are adults living alone. Of those who hope to buy a home, 37% consist of two persons and 52% are three or more persons.
- The majority of households (54%) seeking to purchase a home earn between \$50,000 and \$79,999. At these income levels, housing would need to be priced between \$207,875 and \$283,467 to be considered affordable, assuming a down payment of 10% and an interest rate of 7.25% for a 30-year loan.
- Around two-thirds of the potential buyers would prefer to purchase a single-family home for \$225,000. Of those interested in this type of home, 44% were two-person households and 50% consisted of more than three persons. Of those earning between \$80,000 and \$89,000, about 37% were interested in a single-family home.
- Another 13% of potential buyers would prefer a two-story town home that could be purchased for \$150,000. Of those interested in a town home, 49% were two-person households. This was the top choice for 20% of the households earning \$50,000 to \$59,999, with 15% of those earning between \$60,000 and \$69,000 indicating that this was their preference as well.
- 6% of the buyers would purchase a condominium for \$75,000. Not surprisingly, those interested in condominiums were mostly one and two person households (63%). Among those earning \$30,000 to \$39,999, a condominium for \$75,000 was their top choice.
- The purchase of a mobile home for \$50,000 with a \$300 per month lot rent was the top choice of 8% of potential buyers. Among those who were interested in purchasing a mobile home, 30% consisted of four or more persons and 43% were two-person households. Around 26% of those earning \$20,000 to \$29,999 would prefer to purchase a mobile home. This suggests that attached housing is a viable option, particularly among smaller households.

Down Payment

The average down payment that is available to purchase a home is \$40,695 with a median down payment available of \$20,000. There is a great difference between available down payments between renters and owners:

- Owners, who may use the proceeds from the sale of their current home, have an average down payment of \$95,535 and a median down payment of \$50,000.
- Among renters, the average down payment was \$17,600 and the median was \$10,000. Renters may benefit from down payment assistance programs to be able to purchase a home in the area.

RECOMMENDATIONS:

There are efforts underway in many communities throughout Garfield County to promote and provide for additional affordable housing in the area. These efforts need to be continued and strengthened. The high mobility of among residents indicates a search for more affordable housing. As residents seek housing they can afford, more are locating to the communities located along the I-70 corridor. These communities will continue as “bedroom communities” for other areas where jobs are more plentiful and housing costs are higher. By continuing to pursue strategies that create more opportunities for residents to live and work in the same community, the quality of life can be enhanced. This is because residents will have time to participate in community life instead of commuting long distances. Affordable housing that is located throughout the area may reduce the amount of migration down valley and also create housing opportunities for essential workers, such as teachers, medical personnel and for those employed by the fire and sheriff’s departments.

Specific Recommendations include:

- Defining a regional strategy for distribution of affordable housing throughout Garfield County. A regional strategy would take into consideration the location of jobs relative to places to live and devise a set of agreements about the amount and type of housing that could be located throughout the area. Ideally, it would define goals or targets for communities and establish programs that are similar countywide so there is consistency in the program operation. This consistency is important to the development community, as well as the household seeking a place to rent or buy. This avoids any one (or several) communities becoming solely bedroom communities that provide housing for employees in other areas. A regional approach should also consider land availability and suitability of locations for multi-family and single family housing;
- Creating more affordable rental housing, particularly for single adults. One and two-bedroom units need to be added to the housing stock;
- Promote development of entry-level, home ownership opportunities. Although the clear preference is for single family homes, it appears that attached units, (town homes and condominiums) would be acceptable, particularly for smaller households;
- Establish a down payment and closing cost assistance program for first-time buyers. The average down payment among renters was \$17,600 with a median of \$10,000. This suggests that some potential buyers may need help with down payments. It is possible that this would be the type of program that employers would be willing to support. In other communities, employers have assisted their employees with down payments as a way to promote a more stable work force;

- Consider a variety of housing strategies that could be used to foster more affordable housing production and/or acquisition of existing housing. These could include density bonuses, fee waivers, inclusionary zoning, accessory dwelling units and commercial linkage;
- Engage area employers in discussions about potential employee housing programs. This could include learning about incentives or partnership options that would be of interest to employers who wish to pursue employee housing solutions; and,
- Complete a vacant land inventory of publicly owned sites to determine if there may be some sites that would be suitable and appropriate for affordable housing.

POPULATION AND DEMOGRAPHICS

This section of the report provides the context for subsequent sections discussing housing conditions and needs. It includes population estimates and identifies characteristics of Garfield County residents, including:

- Household and individual population estimates;
- Population distribution throughout the county;
- Senior status and gender;
- Length of residency;
- Residency status (year-round or part-time);
- Household composition;
- Household size;
- Households with children; and
- Household and individual income.

POPULATION ESTIMATES

It is estimated that approximately 43,500 people reside in 17,105 households in Garfield County. This estimate was derived by multiplying the average number of persons per household for each area of Garfield County, as identified in the household survey, by the estimated number of units occupied by primary residents for that area as reported by representatives of each of the communities. Household estimates for unincorporated Garfield County are based on State Demographer July 1999 figures, which were then upwardly adjusted for 18 months of growth based on the annual average population growth rate for Garfield County from 1995 through 1999. These households were then combined with households from the towns based on household survey information. This estimate is quite close to the U.S. Census Bureau's recently released 2000 population estimate of 43,791, but is a little low due to an underreporting of renters and non-English speaking households on the household survey.

Garfield County Population and Household Estimates, 2001

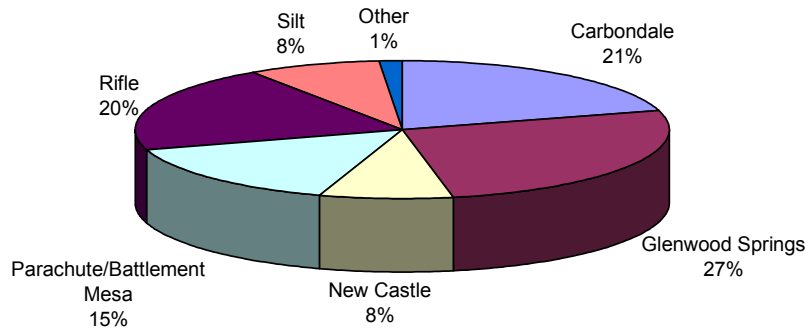
	Households (occupied housing units)	Persons per household	Estimated population
Carbondale	3,143	2.60	8,172
Glenwood Springs	4,730	2.49	11,778
New Castle	1,463	2.88	4,213
Silt	1,476	2.63	3,882
Rifle	3,496	2.46	8,600
Parachute/ Battlement Mesa	2,749	2.45	6,735
Other	48	2.50	120
Total Garfield Co.	17,105		43,500

Sources: Colorado State Demographers Office and Interviews – McCormick and Associates, Inc.

POPULATION DISTRIBUTION

According to the household survey responses, Garfield County's 2001 population is most heavily concentrated in Glenwood Springs, where approximately 27% of its residents reside. Closely following is Carbondale with about 21% of the county's residents, and Rifle with 20%. Parachute/Battlement Mesa includes 15% of Garfield County's population. This distribution is largely consistent with the population estimates based on locally-generated household figures in the previous table.

Population Distribution, 2001



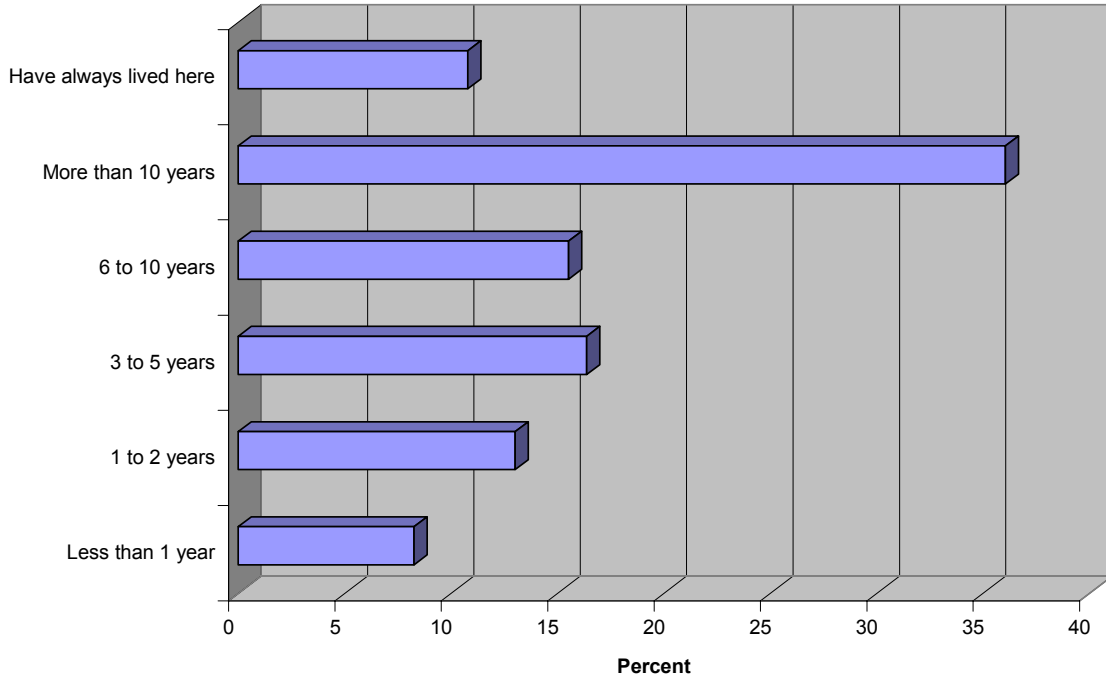
Senior Status and Gender

A relatively large percentage of Garfield County residents are seniors or those nearing senior status. Approximately 27% of Garfield County adult residents are age 55 or older (12% are 55 to 64, 10% are 65 to 74, and 5% are 75 and older). The gender breakdown in Garfield County is exactly 50/50.

Length of Residency

Garfield County's population is fairly stable. Well over half of its residents (about 63%) have lived in the county at least six years, while about one-fifth (21%) have lived in the county two years or less. The single largest group is comprised of persons who have lived in Garfield County more than ten years (36%).

Length of Residency in Garfield County



Owners are much more likely than renters to have lived in Garfield County 10 years or more, while larger percentages of renters have lived in Garfield County five years or less.

**Length of Residency
Owners and Renters Compared**

	Owners	Renters
Less than 1 year	6%	15%
1 to 2 years	8%	24%
3 to 5 years	16%	19%
6 to 10 years	17%	12%
More than 10 years	42%	20%
Have always lived here	11%	10%
	100%	100%

Silt has the largest percentage of residents who have lived in Garfield County more than ten years or their entire lives (71%). Newcomers tend to live in Parachute/Battlement Mesa and in “other” areas of Garfield County.

Length of Residency Areas Compared

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt	Other
Less than 1 year	11%	8%	6%	11%	7%	3%	20%
1 to 2 years	14%	10%	17%	23%	11%	4%	40%
3 to 5 years	22%	12%	17%	21%	15%	11%	27%
6 to 10 years	15%	17%	18%	13%	16%	11%	7%
More than 10 years	29%	45%	28%	23%	36%	54%	6%
Have always lived here	9%	8%	14%	9%	15%	17%	
	100%	100%	100%	100%	100%	100%	100%

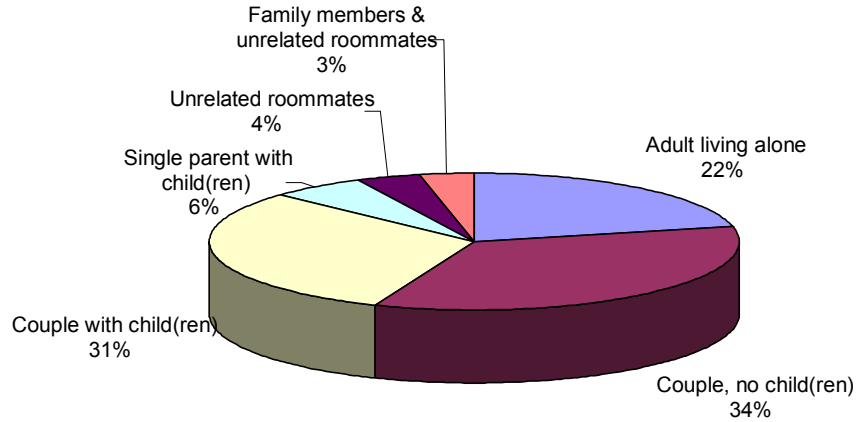
Residency Status

Approximately 98% of Garfield County residents live in the county year-round, while only about 2% live there on a seasonal basis (less than eight months out of the year). Seasonal *residency* should not be confused with seasonal *employment*. Year-round residents may hold seasonal jobs.

Household Composition

Families constitute the majority of Garfield County households. Couples, couples with children, and single parents with children make up about 71% of all households. Couples without children living at home make up the single largest group of households in Garfield County (34%), while couples with children in the home make up about 31% of households. Adults living alone (22%) constitute about one-fifth of Garfield County households. Single parents with children, unrelated roommates, and households of family members and unrelated roommates each make up 6% or less of Garfield County households.

Household Composition



Renter households are more likely than owner households to consist of unrelated roommates, single parents with children, or adults living alone. Owner households are more likely to consist of a couple, either with or without children.

Household Composition Owners and Renters Compared

	Owners	Renters
Adult living alone	19%	28%
Couple, no child(ren)	42%	20%
Couple with child(ren)	32%	26%
Single parent with child(ren)	3%	13%
Unrelated roommates	2%	8%
Family members & unrelated roommates	2%	5%
	100%	100%

Parachute/Battlement Mesa and Rifle have the highest percentages of households consisting of adults living alone. Parachute/Battlement Mesa has the highest percentage of couples without children, although Glenwood Springs, New Castle, and Silt have similar percentages. New Castle has the largest percentage of households made up of couples with children. Carbondale and Glenwood Springs have the highest percentage of unrelated roommate households.

Household Composition: Areas Compared

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt	Other
Adult living alone	20%	19%	9%	29%	28%	16%	22%
Couple, no child(ren)	29%	38%	37%	40%	30%	37%	22%
Couple with child(ren)	35%	27%	45%	23%	31%	36%	11%
Single parent with child(ren)	4%	6%	3%	7%	7%	4%	22%
Unrelated roommates	7%	7%	4%		1%	2%	
Family members/ unrelated roommates	5%	3%	2%	1%	3%	5%	23%
	100%	100%	100%	100%	100%	100%	100%

Household Size

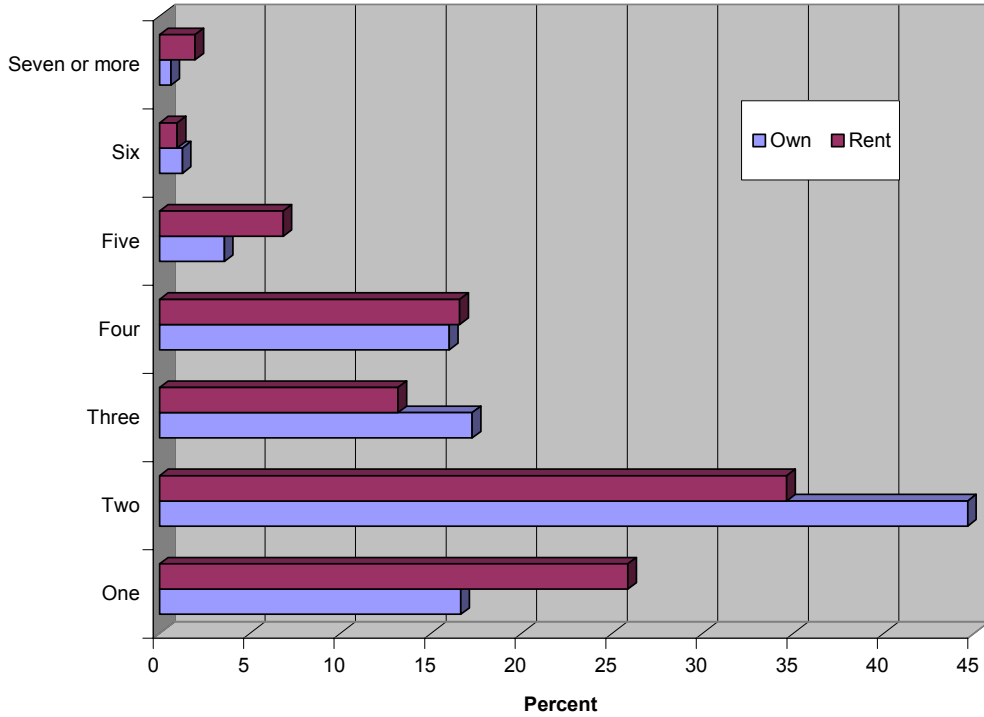
The average Garfield County household consists of 2.54 people. New Castle households are the largest at 2.88 persons, on average. Parachute/Battlement Mesa households are the smallest at 2.45 persons, on average (see Garfield County Population and Household Estimates, 2001 table in the Population Estimate section). The most common household size is two persons (41%), while 19% include a single adult. About 16% of households include three people, while 24% consist of four or more people.

Number of Persons in Household

Household Size	%
One	19%
Two	41%
Three	16%
Four	17%
Five	5%
Six	1%
Seven or more	1%
	100%

Owner households are more likely to include two, three, or six persons, while renter households are more likely to consist of a single adult, four, five, or seven individuals.

Size of Household Owners and Renters Compared



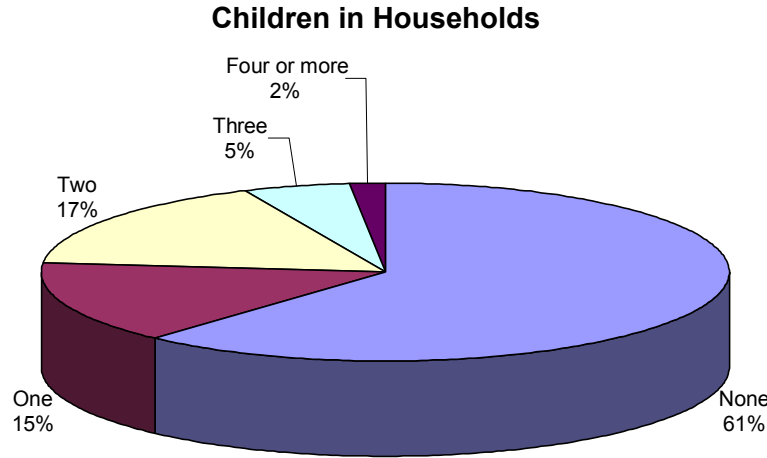
Parachute/Battlement Mesa has the largest percentage of single-person households, while New Castle has the largest percentage of four-person households. Glenwood Springs has the largest percentage of two-person households (47%). About 12% of Parachute/Battlement Mesa households include five or more persons.

Household Size: Areas Compared

	Carbondale	Glenwood Springs	New Castle	Parachute/Battlement Mesa	Rifle	Silt	Other
One	18%	18%	9%	27%	22%	13%	25%
Two	37%	47%	40%	41%	39%	42%	25%
Three	23%	13%	16%	9%	14%	23%	25%
Four	18%	14%	27%	11%	20%	12%	25%
Five	2%	6%	6%	9%	2%	6%	
Six	1%	2%	2%		2%	2%	
Seven or more	1%			3%	1%	2%	
	100%	100%	100%	100%	100%	100%	100%

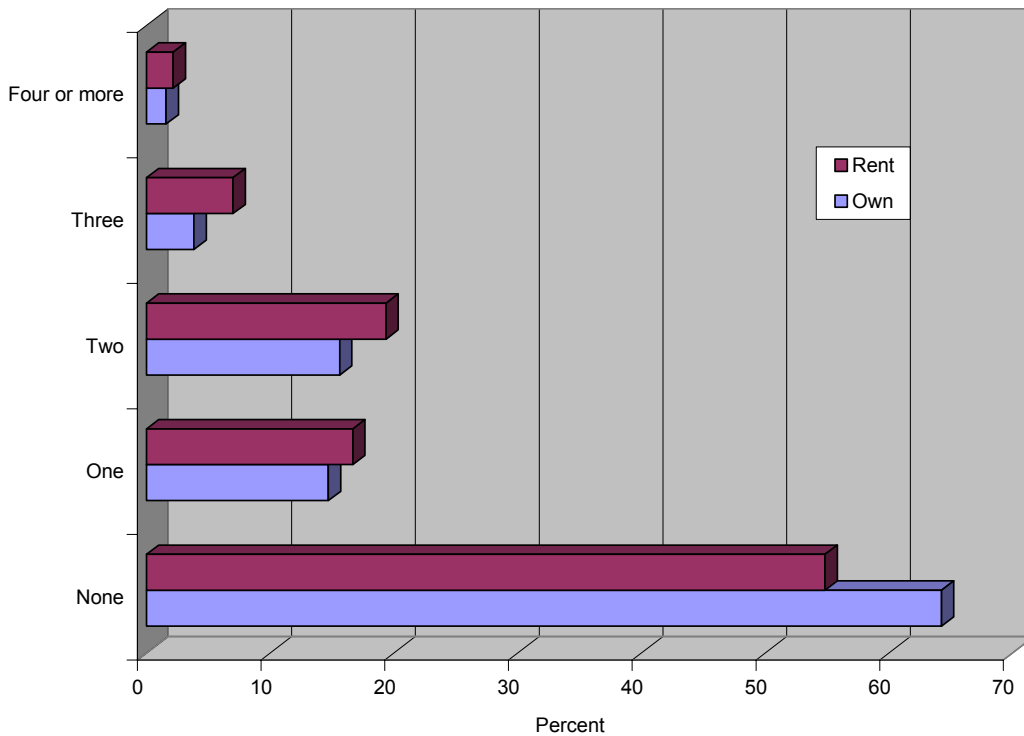
Children in Households

Around 61% of all Garfield County households do not include a child under the age of 18. Of the 39% of households that include at least one child, about 15% include one child, another 17% include two children, and 7% include three or more children.



Owners are more likely to live in households without children, while renters are more likely to live with children in the home.

Children in Households Owners and Renters Compared



On average, each Garfield County household includes .7 children under the age of 18. New Castle has the highest average number of children per household, while Glenwood Springs and “other” areas have the lowest.

Average Number of Children per Household

Area	Average # Children
Carbondale	.70
Glenwood Springs	.59
New Castle	.91
Parachute/Battlement Mesa	.86
Rifle	.68
Silt	.68
Other	.50
County	.70

Glenwood Springs has the highest percentage of households without children, while New Castle has the highest percentage with at least one child. Parachute/Battlement Mesa households are the most likely to include three or more children.

Children in Households: Areas Compared

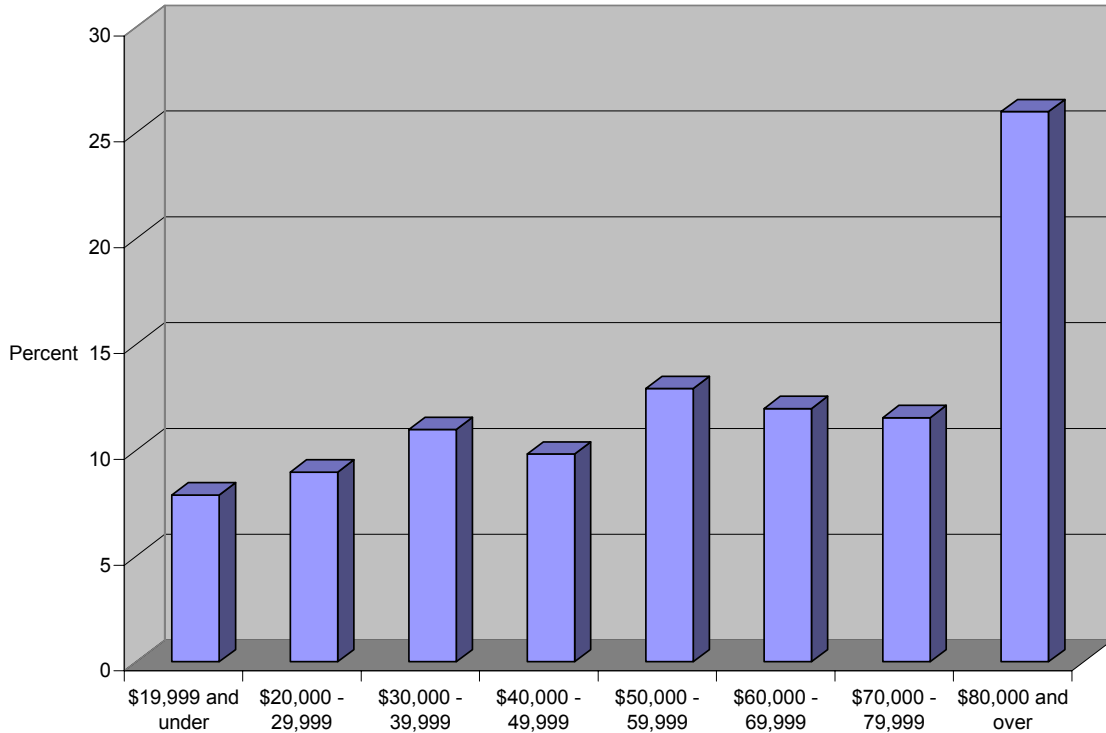
	Carbondale	Glenwood Springs	New Castle	Parachute/Battlement Mesa	Rifle	Silt	Other
None	59%	69%	52%	64%	60%	56%	56%
One	19%	11%	17%	4%	18%	26%	33%
Two	18%	15%	21%	17%	16%	12%	11%
Three	2%	4%	8%	11%	4%	4%	
Four or more	2%	1%	2%	4%	2%	2%	
	100%	100%	100%	100%	100%	100%	100%

Income

Household Income

The average annual household income in Garfield County is \$69,514, while the median is \$58,165. Over one-fourth of Garfield County households (around 26%) have incomes of \$80,000 and above.

Annual Household Income Distribution



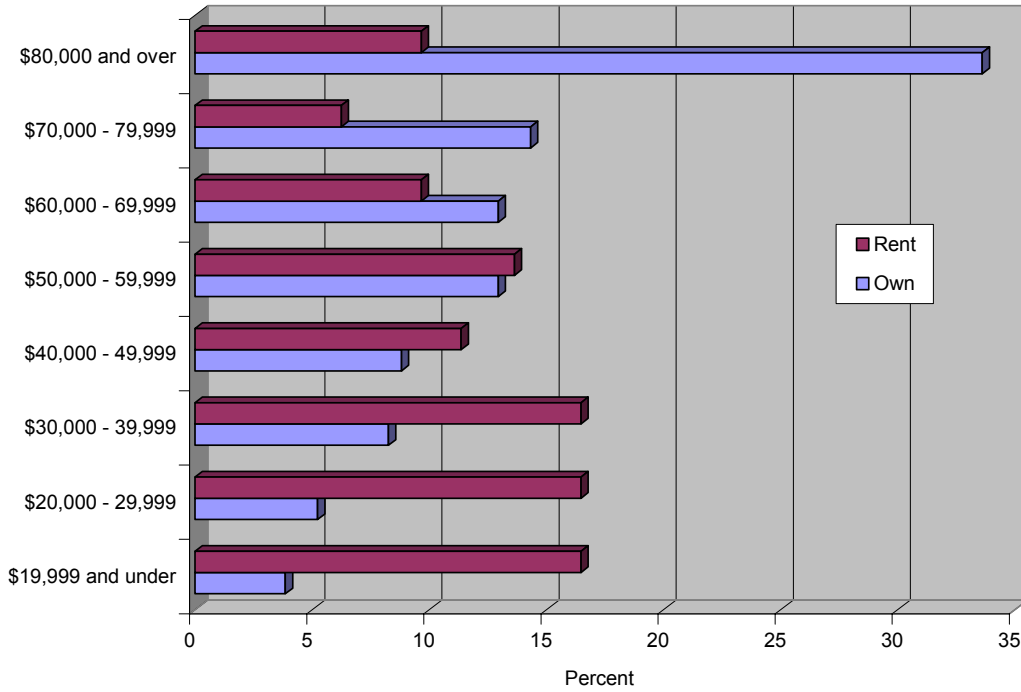
Owners have substantially higher average and median household incomes than renters.

**Average and Median Household Incomes
Owners and Renters Compared**

	Owners	Renters
Mean	\$82,199	\$44,197
Median	\$66,575	\$40,000

As illustrated by the following chart, renters dominate the lower household income levels until around \$50,000. Substantially greater percentages of owners have household incomes at the \$70,000 and above levels. Nevertheless, almost 40% of renter households have incomes of \$50,000 or above per year, indicating that income is not the only barrier to home ownership in Garfield County, and some may prefer to rent for other reasons.

Household Income Distribution Owners and Renters Compared



Households in Carbondale have the highest average incomes, \$88,228. Households in “other” areas have the highest median incomes at \$79,000. Residents of Rifle have the lowest average household incomes at \$51,990, while residents of Parachute/Battlement Mesa have the lowest median household incomes at \$34,270.

Average and Median Household Incomes: Areas Compared

Area	Mean	Median
Carbondale	\$88,228	\$70,000
Glenwood Springs	\$76,162	\$65,000
New Castle	\$76,432	\$66,636
Parachute/Battlement Mesa	\$53,632	\$34,270
Rifle	\$51,990	\$49,000
Silt	\$70,584	\$60,892
Other	\$73,621	\$79,000

Two-person households have the highest average incomes, while four-person households have the highest median incomes. One-person households have the lowest mean and median household incomes. The largest households—those consisting of seven or more persons—have the second lowest mean and median household incomes.

Household Income by Household Size

Household Size	Mean	Median
One	\$35,513	\$30,000
Two	\$82,767	\$62,610
Three	\$73,270	\$62,408
Four	\$75,262	\$67,936
Five	\$59,734	\$64,693
Six	\$77,215	\$61,262
Seven or more	\$57,001	\$56,859

Couples without children living at home have the highest average household incomes. Family members and unrelated roommate households have the highest median incomes. Adults living alone have the lowest average household incomes, and are tied with single parent households for lowest median incomes.

Household Income by Household Composition

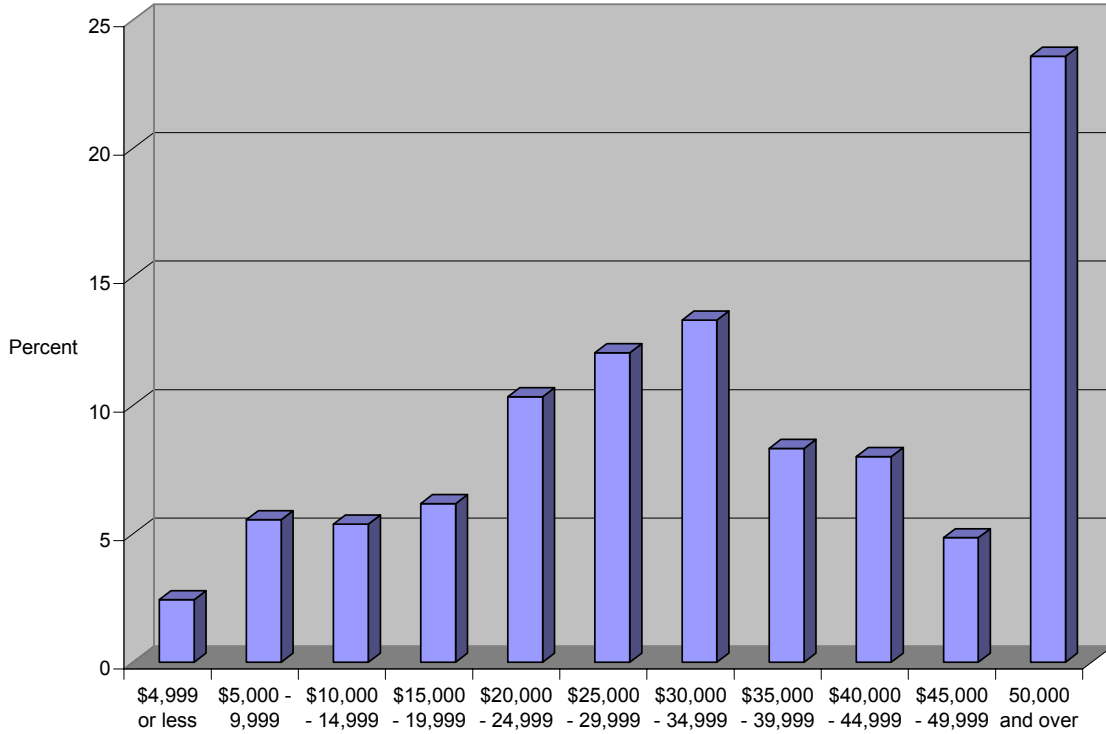
Household Composition	Mean	Median
Adult living alone	\$33,827	\$30,000
Couple, no children	\$89,331	\$65,000
Couple with child(ren)	\$73,769	\$65,000
Single parent with child(ren)	\$41,264	\$30,000
Unrelated roommates	\$68,144	\$69,191
Family members and unrelated roommates	\$71,736	\$72,000

Individual Incomes

The average annual income of individuals in Garfield County is \$41,399 and the median is \$30,000. The distribution of individual incomes is fairly normal with a peak around the

\$30,000 to \$34,999 income range, except then it includes a sharp spike at the \$50,000 and above income level.

Annual Individual Income Distribution



Carbondale residents have the highest average and median individual incomes (\$51,039 and \$35,000, respectively). Rifle residents have the lowest average individual incomes (\$33,001) and Parachute/Battlement Mesa residents have the lowest median individual incomes (\$27,177).

Average and Median Individual Incomes: Areas Compared

Area	Mean	Median
Carbondale	\$51,039	\$35,000
Glenwood Springs	\$39,803	\$31,760
New Castle	\$37,437	\$33,796
Parachute/Battlement Mesa	\$47,796	\$27,177
Rifle	\$33,001	\$30,000
Silt	\$39,574	\$30,000
Other	\$36,236	\$29,239

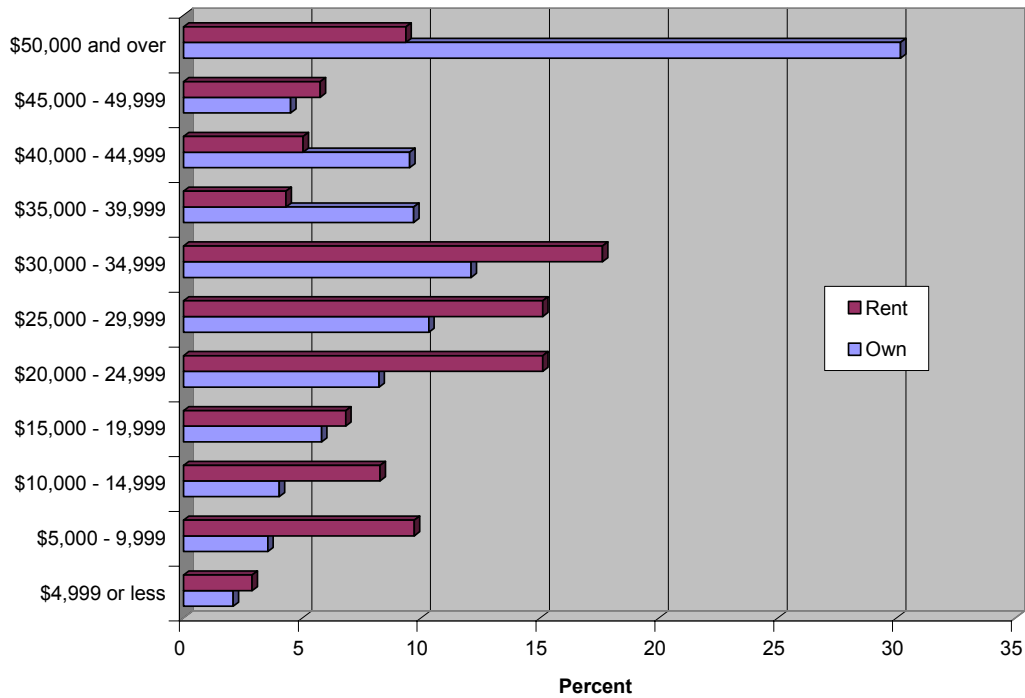
As with household incomes, individual incomes vary depending on whether one owns or rents. Owners have substantially higher average incomes than renters, although median incomes for the two groups are not as far apart.

**Average and Median Individual Incomes
Owners and Renters Compared**

	Mean	Median
Own	\$47,697	\$35,000
Rent	\$28,183	\$26,000

Owners are more likely to have individual incomes at the upper levels, while renter individual incomes tend to be distributed in the \$20,000 to \$35,000 income ranges.

**Individual Income Distribution
Owners and Renters Compared**



Many Garfield County jobs pay relatively low wages. Average and median salaries for bar/restaurant, lodging/hotel/housekeeping, personal services, service, and recreation/ski area employees (about 9% of the total) are less than \$30,000 per year.

Individual Incomes by Primary Source of Income

Primary Source of Income	% of Residents	Mean	Median
Bar/restaurant	3%	\$24,984	\$20,000
Construction	18%	\$50,614	\$40,000
Education	6%	\$33,707	\$35,000
Finance/banking	2%	\$54,966	\$32,723
Government	8%	\$34,208	\$34,000
Legal profession	2%	\$84,682	\$51,274
Lodging/hotel/housekeeping	2%	\$27,442	\$24,000
Medical profession	7%	\$43,182	\$35,000
Other professional services	16%	\$44,013	\$35,000
Personal services (massage, etc.)	1%	\$21,326	\$24,000
Real Estate/property management	2%	\$53,677	\$51,287
Retail sales (grocery, sporting goods, etc.)	5%	\$32,207	\$30,000
Retirement income	14%	\$30,487	\$21,934
Service (laundry, day care, etc.)	2%	\$17,082	\$16,738
Recreation/ski area	1%	\$29,942	\$30,000
Multiple jobs, none primary	2%	\$25,007	\$25,000
Other	9%	\$46,649	\$27,877

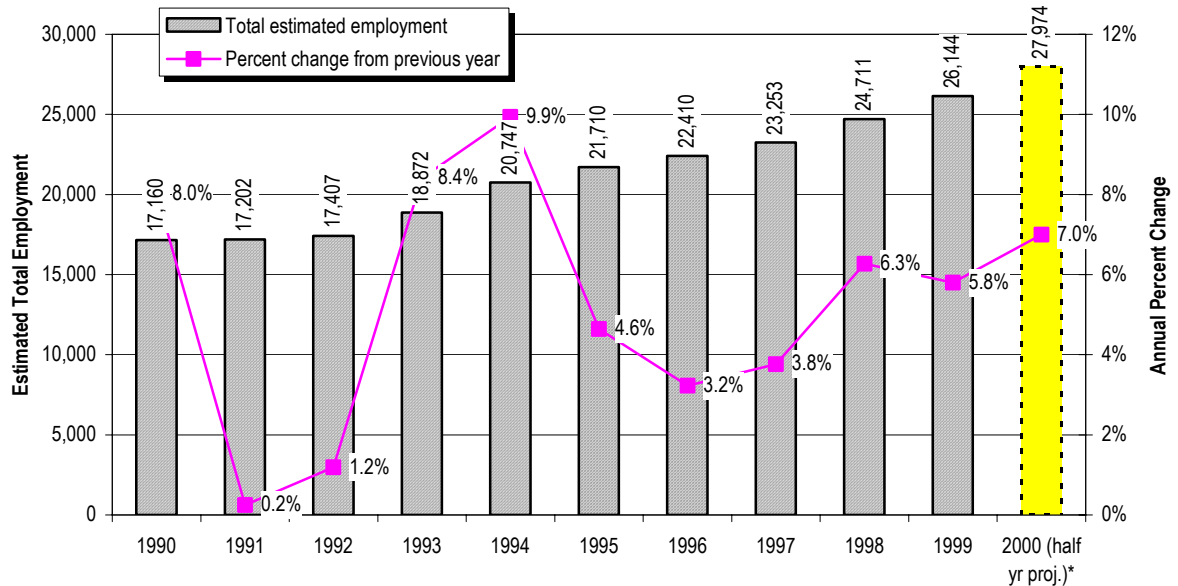
NUMBER OF JOBS

As of 1999, Garfield County had an estimated 26,144 jobs, according to figures published by the Demography Section of the Colorado Division of Local Government. The Demography Section figures are based on an analysis of various state and federal employment data, and are intended to compensate for weaknesses in those data sources regarding under- and over-counting of certain categories of workers (especially self-employed workers).

The 1999 figures can be roughly updated to 2000 based on trends in “ES202” employment, a data series published by the Colorado Department of Labor and Employment – Labor Market Information. The ES202 data, which encompassed an estimated 69 percent of total Garfield County employment in 1999, is published on a quarterly basis and provides the most current figures available (with data available through June 2000, as of April 2001). In Garfield County, ES202 employment grew by 7.0 percent between the first two quarters of 1999 and the first two quarters of 2000. Assuming that sectors not covered by the ES202 series grew at similar rates (e.g. most farm employment, self-employed proprietors), and assuming that employment continued to grow by 7.0 percent in the second half of 2000, total employment in Garfield County would have risen to approximately 27,974 jobs in 2000.

Over the 1995 to 2000 period, Garfield County employment is estimated to have grown by a total of 28.9 percent, which translates into a compound average annual rate of 5.2 percent.

Garfield County Employment, 1990 - 2000



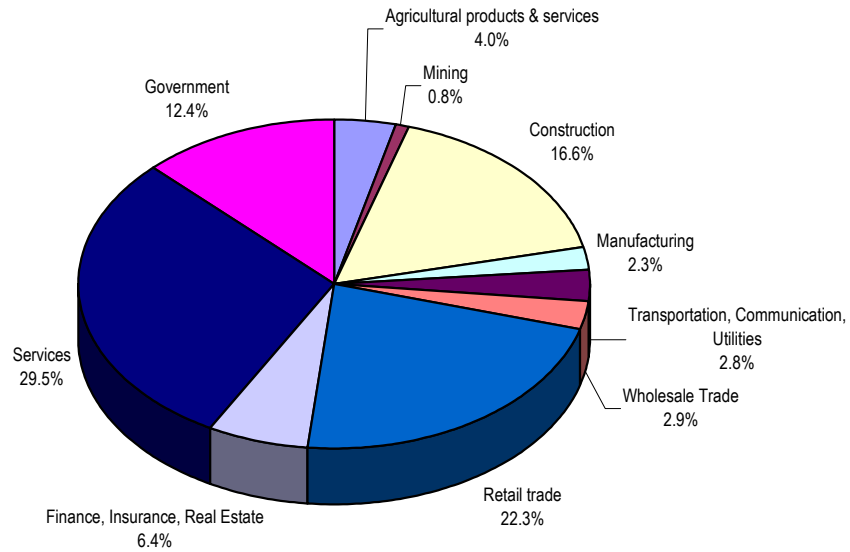
*Note: 2000 projection based on percentage change in ES202 employment between Jan – Jun 2000 vs. Jan – Jun 1999.

Sources: Colorado Division of Local Government – Demography Section; Colorado Department of Labor – Labor Market Information.

Employment by Industry

Based on Colorado Demography Section estimates, the distribution of jobs by industrial sector in Garfield County is illustrated below. The four largest sectors are services (29.5 percent of jobs), retail trade (22.3 percent), construction (12.4 percent), and government (12.4 percent).

Share of Garfield County Jobs by Industrial Sector, 1999



Source: Colorado Division of Local Government – Demography Section.

The following table illustrates the growth of jobs by industrial sector in Garfield County over the 1995 to 1999 period. The greatest number of jobs added over the 1995 to 1999 period have been in construction, services, and retail trade, with those three sectors combined accounting for 85.6 % of total employment growth. In percentage terms, construction has grown most rapidly, increasing by 58.2% over the 1995 to 1999 period. The one sector to experience declines is the transportation, communication, and utilities sector, which lost 313 jobs over the period, with the losses concentrated in the transportation and utilities sub-sectors.

Garfield County Jobs by Industrial Sector, 1995 - 99

			1995 - 99	1995 - 99
	1995	1999	# Change	% Change
Agricultural products & services	947	1,045	98	10.3%
Mining	140	200	60	42.9%
Construction	2,752	4,353	1,601	58.2%
Manufacturing	557	596	39	7.0%
Transportation, Communication, Utilities	1,056	743	-313	-29.6%
Wholesale Trade	630	755	125	19.8%
Retail trade	4,894	5,833	939	19.2%
Finance, Insurance, Real Estate	1,438	1,677	239	16.6%
Services	6,448	7,704	1,256	19.5%
Government	2,848	3,239	391	13.7%
Total Estimated Employment	21,710	26,144	4,434	20.4%

Source: Colorado Division of Local Government – Demography Section.

Wages and Employment

According to ES202 data for 1999, the following major employer groups paid the indicated average wage. The higher average wages were paid in mining and transportation. Lower wages were found in retail and agriculture.

Average Annual Wages Paid – 1999

	Average Wage
Total All Industries	\$ 27,584
Private	\$ 27,366
Agriculture	\$ 22,003
Mining	\$ 46,658
Construction	\$ 33,875
Manufacturing	\$ 33,323
Transportation, Communication and Utilities	\$ 41,300
Wholesale Trade	\$ 29,603
Retail Trade	\$ 20,052
Financial, Insurance and Real Estate	\$ 34,778
Services	\$ 25,864
Government	\$ 28,622

Source: Colorado Division of Local Government – Demography Section

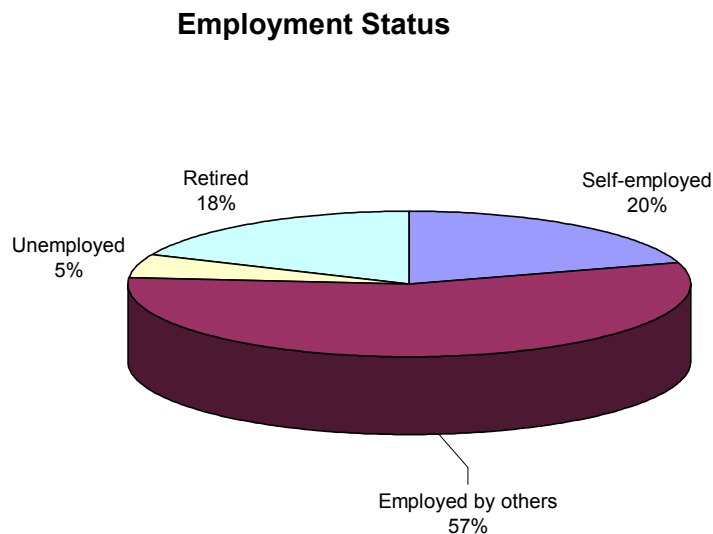
PROJECTED GROWTH IN EMPLOYMENT AND POPULATION

Job growth in Garfield County is anticipated to slow over the next several years, according to forecasts produced by the Center for Business and Economic Forecasting (CBEF) under sponsorship of the Colorado Department of Local Affairs – Demography Section. In projections published in September 2000, the CBEF forecasts job growth to slow from an average of 881 jobs per year over the 1990 to 2000 period, to 691 jobs per year in 2000 to 2005. From 2005 to 2010 jobs will decrease to 577 jobs per year and drop to 470 jobs per year in 2010 to 2015. An increase of 547 jobs is projected for 2015 to 2020. Overall, total jobs in Garfield County are anticipated to grow by a total of 44.8 percent, or approximately 11,400 jobs, between 2000 and 2020.

While job growth is anticipated to slow, population is projected to grow at a much faster rate in the next several years. Overall, Garfield County's population is projected to increase by 67.4 percent over the 2000 to 2020 period, approximately 1.5 times the rate of growth in employment, according to the CBEF September 2000 projections. In real numbers terms, population is expected to increase from 43,791 persons in 2000 (per 2000 US Census) to 75,192 persons in 2020 (per CBEF projections, which were made before Census figures were available and may be subject to change). The projection that population will grow faster than employment assumes that an increasing number of Garfield County workers will commute to jobs outside of the County in the future.

Employment Status

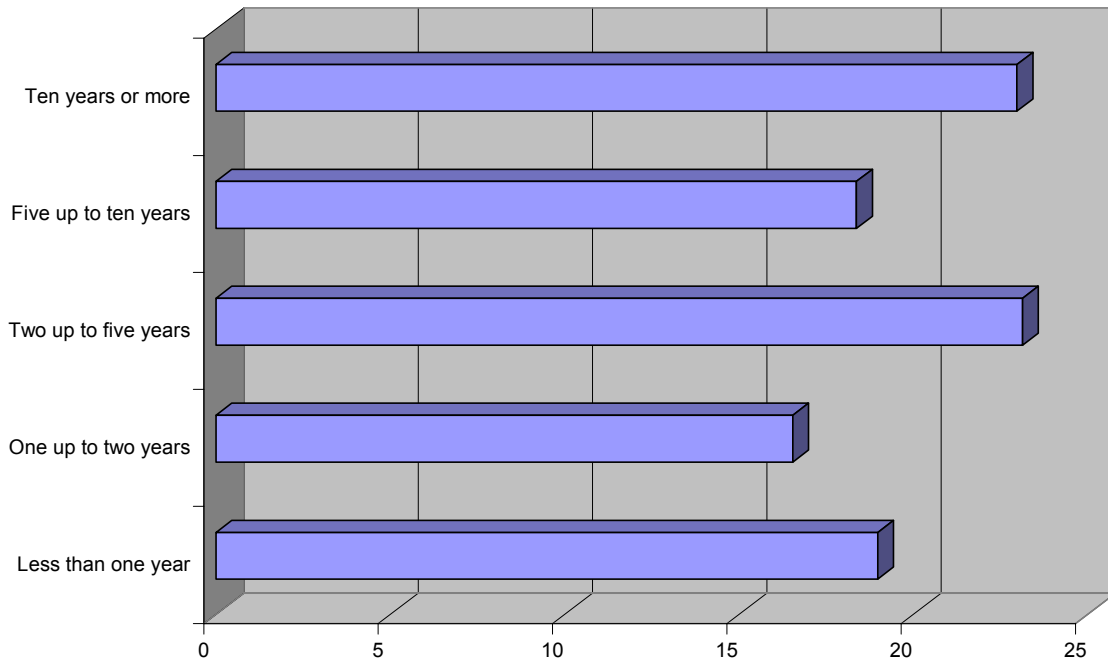
Approximately 77% of adults in Garfield County are employed by others or self-employed. Around 18% are retired, with 5% reporting they are unemployed.



Length of Employment

About 35% of employees indicated they have worked for their current employer for two years or less. Around 19% had been with their employer for less than one year. Another 23% have been with their current employer for two to five years. Those employed with the same employer for ten or more years accounted for another 23% of employed residents.

Number of Years Employed by Current Employer



Types of Jobs

Residents who are employed work in a variety of positions. Around 18% are employed in construction and 16% in other professional services. About 14% indicated their primary source of income was from retirement.

Primary Source of Income/Types of Jobs	
	Percent
Bar/restaurant	3.0
Construction	18.0
Education	6.3
Finance/banking	1.9
Government	8.3
Legal profession	1.6
Lodging/hotel/housekeeping	2.1
Medical profession	6.9
Other professional services	16.0
Personal services (massage, etc.)	0.8
Real Estate/property management	2.2
Retail sales (grocery, sporting goods, etc.)	5.2
Retirement income	14.3
Service (laundry, day care, etc.)	1.9
Recreation/ski area	1.0
Parent/inheritance/alimony	0.3
Multiple jobs, none primary	1.4
Other	8.9
Total	100.0

Number of Jobs

It is estimated that there is an average of 1.64 employed persons per household in Garfield County. The average number of jobs per household was derived by using the estimated number of jobs in Garfield County based on ES202 data (27,974 jobs for 2000) and dividing it by the number of households in the area (17,105).

Based on household survey information, there is not a significant difference in the number of jobs a resident holds by season. Also, it appears that residents tend to have more than one job, as the overall job holding was 1.01 for the area. This correlates to the responses about the whether or not a person lived in the area year-round or part-time; 98% of the respondents indicated they were year-round residents.

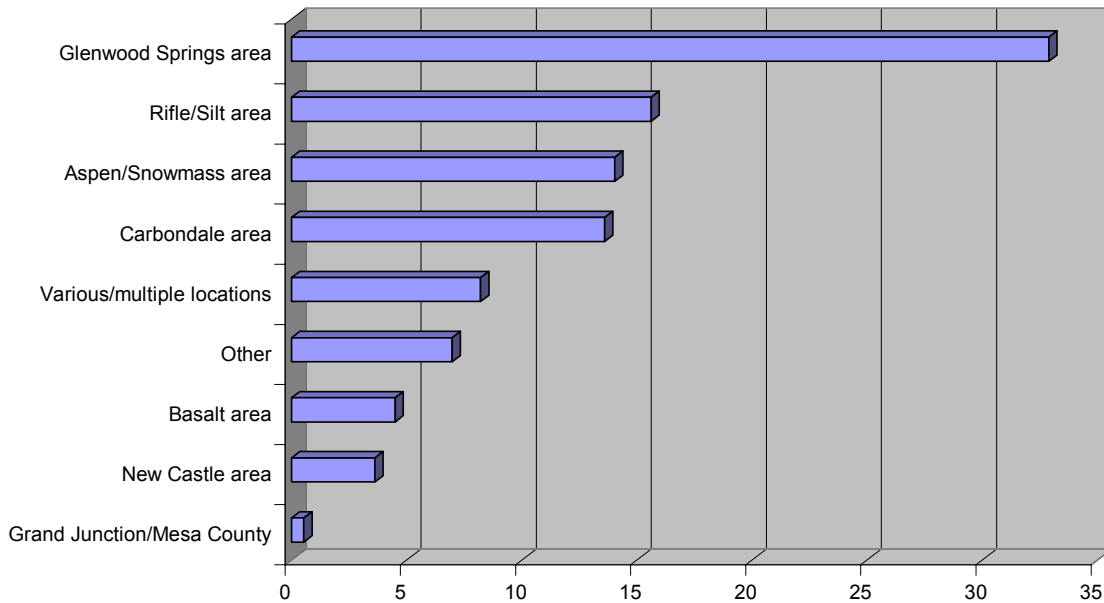
Average Number of Jobs Per Season

Season	Average # of Jobs
Summer	1.1
Ski Season	1.1
Spring/Fall	1.0
Total Number of Jobs	1.1

Location of Employment

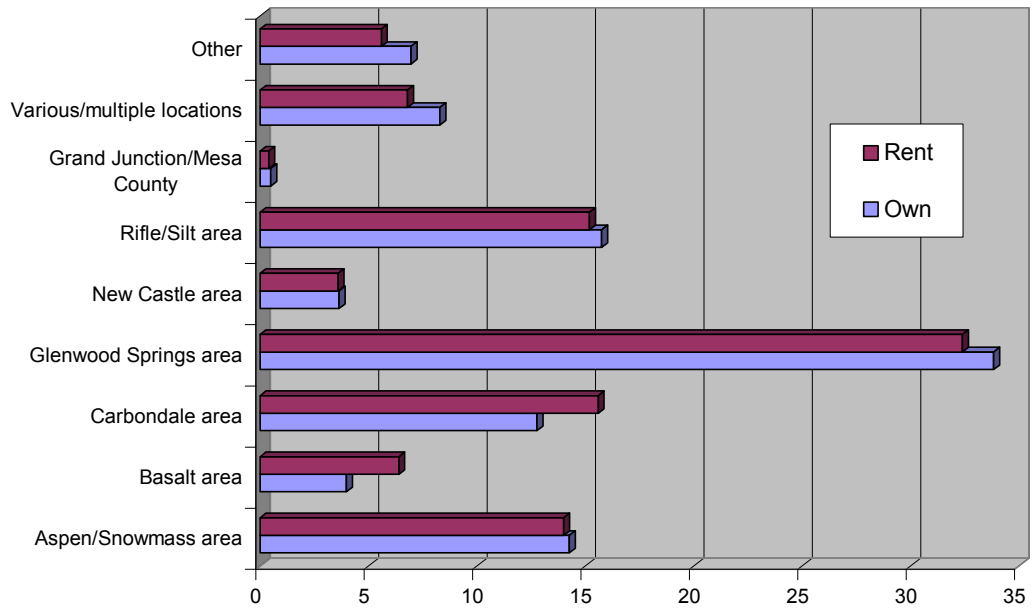
It appears that Glenwood Springs is the area where over one-third of Garfield County residents work, followed by Rifle/Silt (15% of resident employees). Approximately 14% of residents who are employed work in the Aspen area, with another 14% indicating they are employed in Carbondale.

Location of Employment



There is not a great disparity among owners and renters and their location of work. Slightly more owners are employed in Glenwood Springs. There are more employees who rent and are employed in Carbondale and the Basalt area.

Location of Employment for Owners and Renters



Income and Location of Employment

Of residents earning between 81% to 120% of the AMI, 38% are employed in Glenwood Springs compared to 7% in Newcastle and 5% in Basalt. Of those earning over 120% of AMI, one-third are employed in Glenwood Springs, 16% in the Aspen/Snowmass area and 16% in Rifle/Silt. Most residents who are employed and earn less than 30% of the AMI are employed in Rifle/Silt, with another 21% working in Newcastle and 21% in other locations. Half of those earning 31% to 50% of the AMI are employed in Glenwood Springs.

Income of Employees by Place of Employment by Area Median Income

	30% or less AMI	31% - 50% AMI	51% - 80% AMI	81% - 120% AMI	Over 120% AMI
Aspen/Snowmass area	14%	17%	14%	11%	16%
Basalt area			8%	5%	5%
Carbondale area	14%		12%	16%	13%
Glenwood Springs area		50%	19%	38%	33%
Newcastle area	21%		2%	7%	3%
Rifle/Silt area	29%	22%	17%	12%	16%
Grand Junction/Mesa County			2%	1%	0%
Various/multiple locations			14%	6%	9%
Other	21%	11%	14%	4%	7%
	100%	100%	100%	99%	99%

Commuting

Around one-third of employed residents commute five or fewer miles, one way to work. Another 30% commute more than 25 miles one way.

Commuting One-Way

	Percent
1 to 5 miles	32.8
6 to 10 miles	10.4
11 to 15 miles	11.3
16 to 25 miles	15.4
More than 25 miles	30.1
Total	100

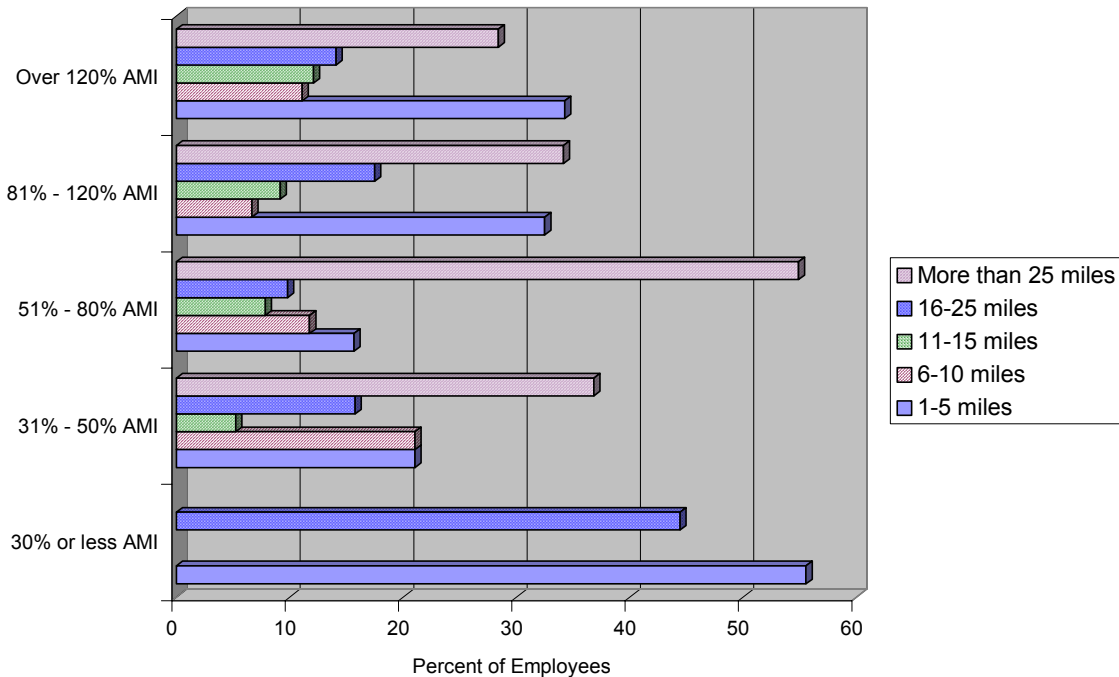
There is not a significant difference in the commuting patterns of renters or owners.

**Commuting One-Way
Comparison of Owners and Renters**

	Own	Rent
1-5 miles	33%	32%
6-10 miles	11%	9%
11-15 miles	12%	10%
16-25 miles	15%	18%
More than 25 miles	29%	32%
	100%	100%

Commuting was also considered by income. It appears that as income increases, the length of the commute decreases, except for very low and moderate-income households. Of employees whose incomes are less than 30 % of the AMI, about 55% commute less than five miles to work. Of those earning 51% to 80% of the AMI, over half commute more than 25 miles one way to work.

Commuting Distance by AMI



Location of Employment and Place of Residence

The shaded areas in the following chart indicate the percentage of residents who live and work in the same community. Those employed in the Rifle/Silt area were included among those who live in the Parachute/Battlement Mesa area. Of those employees who live in Carbondale, about 28% work in the Aspen area, with another 9% commuting to Basalt for work. Glenwood Springs appears to have the highest percentage of employees who also live in the community (65%), followed by Rifle where 46% of the employees live and work in the same community.

The communities of Parachute/Battlement Mesa, Rifle, Silt and New Castle appear to export more workers to other areas than found in other communities, suggesting they are bedroom communities for areas such as Glenwood Springs.

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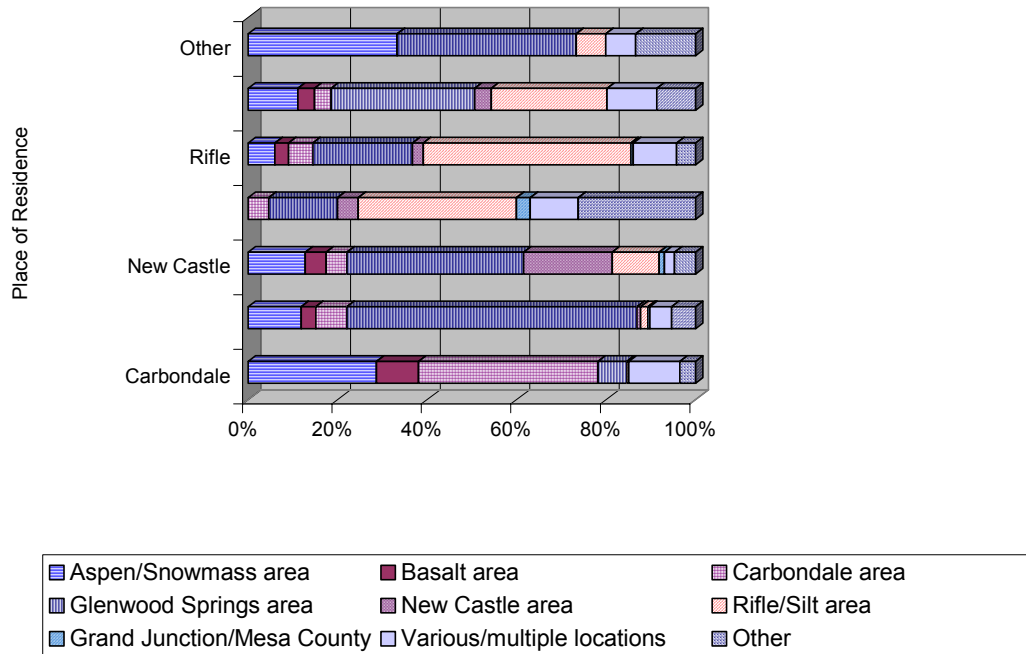
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Place of Residence by Location of Primary Employment

Place of Residence ▶	Parachute/ Battlement						
	Carbon-Glenwood dale	New Springs	Castle	Mesa	Rifle	Silt	Other
Location of Primary Employment ▼							
Aspen/ Snowmass area	28.7%	11.8%	12.8%		6%	11.1%	33.3%
Basalt area	9.4%	3.3%	4.7%		3%	3.7%	
Carbondale area	40.1%	6.9%	4.7%	4.6%	5.4%	3.7%	
Glenwood Springs area	6.4%	64.9%	39.5%	15.4%	22.3%	32.1%	40.0%
New Castle area		0.8%	19.8%	4.6%	2.4%	3.7%	
Rifle/Silt area	0.5%	1.6%	10.5%	35.4%	46.4%	25.9%	6.7%
Grand Junction/ Mesa County		0.4%	1.2%	3.1%	0.6%		
Various/multiple locations	11.4%	4.9%	2.3%	10.8%	9.6%	11.1%	6.7%
Other	3.5%	5.3%	4.7%	26.2%	4.2%	8.6%	13.3%
	100%	100%	100%	100%	100%	100%	100%

The following chart can be difficult to interpret. It simply provides a graphic illustration of the data included in the previous chart. For example, roughly one-third of employees who live in other areas are employed in the Aspen area, with about 40% employed in Glenwood Springs. More employees who live in other areas commute to Aspen to work when compared to other residential locations; however, it is important to note that there are fewer households who live in other areas.

Place of Residence by Place of Employment



HOUSING DEMAND

This section of the report examines the need for rental housing and for-sale housing. The purpose of this section is to provide a profile of renters and buyers in Garfield County. This information will be useful when evaluating housing needs in the area, as it will provide insights into what renters and owners can afford to pay for housing as well as the type(s) of housing that may be suitable for them.

To develop an understanding of the demand for rental and for-sale housing, consideration was first given to:

- Whether or not households had sought housing assistance;
- Unit type preferences;
- Desired amenities and features;
- Locational considerations; and,
- Plans to move in the next three years.

Sections following this part describe the potential demand among renters and owners separately.

Affordable Housing Parameters

Typically, households seeking some type of affordably priced housing will be earning incomes that are 120% of the Area Median Income (AMI) or less. Households earning less than 50% of the AMI usually need some form of rental housing. Housing for households earning between 51% to 80% of the AMI is usually a combination of rental or for-sale housing, depending upon price, size and type of unit needed by the household. Households earning between 81% to 120% of the AMI also need affordable rental and for-sale housing, although households at this income level are beginning to seek entry-level for-sale housing. Because of the costs associated with constructing or acquiring housing that is affordable to households earning less than 80% of the AMI, subsidy in the form of Low Income Housing Tax Credits, Community Development Block Grants, HOME and other funding is needed.

Ideally, communities strive to have a range of housing that varies in price, size and type to accommodate the changing needs of its residents. When housing costs increase faster than income, it is often necessary to devise an affordable housing strategy to fill the gaps between housing demand and supply that is experienced among lower income households, particularly entry level and service workers.

In Garfield County, about 18% of the households could qualify for some type of housing assistance, as defined by HUD, as they earn less than 80% of the AMI. Local affordable housing programs may establish definitions that are different from those used in HUD programs.

About 10% of the households earn 51% to 80% of the AMI. Another 19% of households earn between 81% to 120% of the AMI and are likely to be seeking affordable housing to rent and/or purchase.

**Distribution of Households by
Area Median Income**

Income Range	Percent of Households
30% or less AMI	3.7
31% - 50% AMI	4.7
51% - 80% AMI	10.3
81% - 120% AMI	19.3
Over 120% AMI	62.0

The survey asked if households have ever applied for housing assistance. Slightly over 90% indicated that they had not. Of those who had applied, about 5% sought this assistance through the Garfield County Housing Authority.

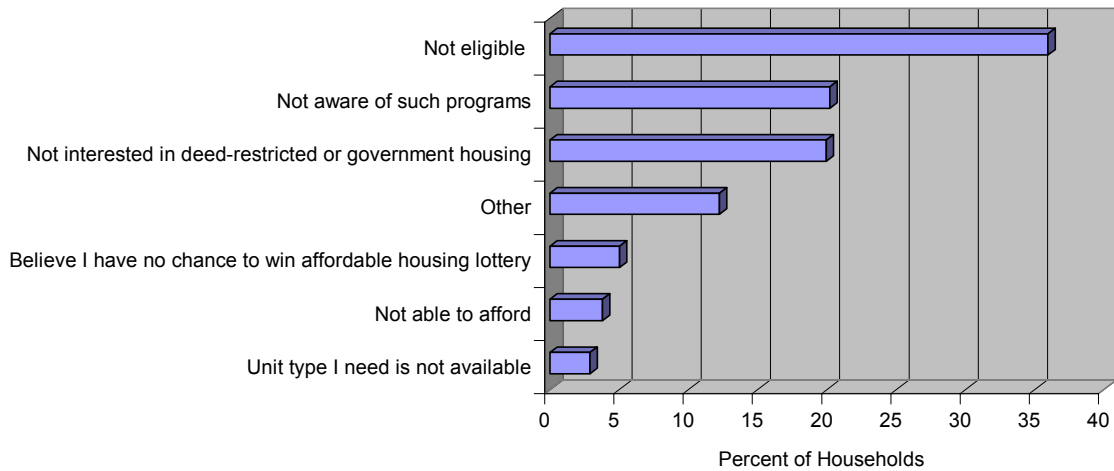
Sought Housing Assistance

Location	% of Households
Yes, Aspen/Pitkin County Housing Authority	2%
Yes, Carbondale Affordable Housing Alliance	2%
Yes, Garfield County Housing Authority	5%
No	91%
Total	100%

Among those who had not applied, the top three reasons were because:

- they were not eligible for the program;
- they were not interested in deed-restricted or government housing; and,
- they were unaware of the programs.

Reasons Why Housing Assistance Was Not Sought



This suggests that if any types of assisted or below market rate housing opportunities are pursued, there will need to be some education about the program and its guidelines.

Housing Preferences

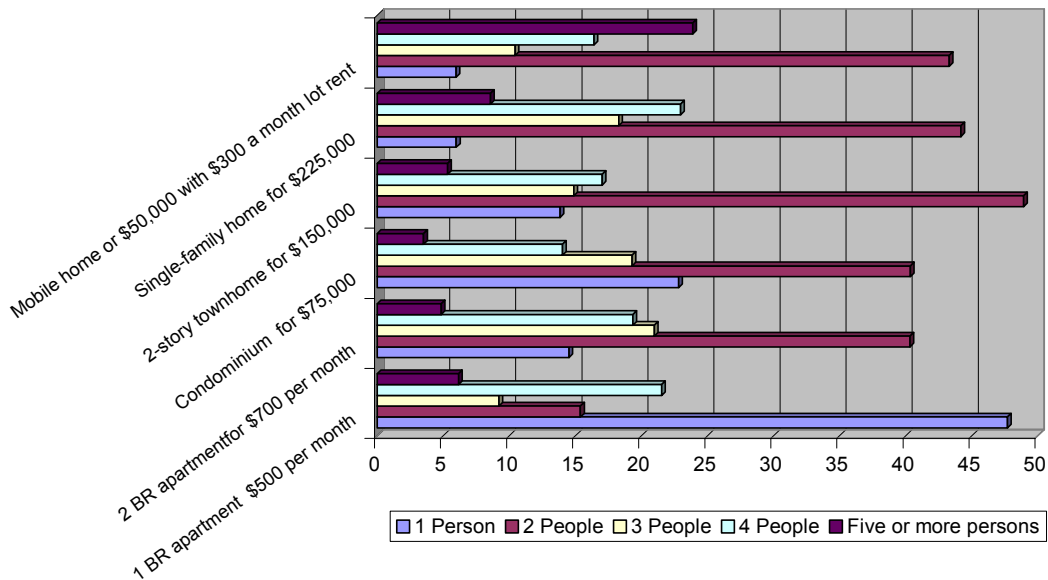
The survey asked a series of questions to ascertain the preferences of residents with regard to housing types/prices, amenities and desired location to live. Among all households, the clear preference is to be able to purchase a single-family home for \$225,000; close to two-thirds of the respondents noted that this was their first choice. Roughly 10% would prefer a town home for \$150,000. A one-bedroom apartment that rents for \$500 was the first choice for 7% of the households, with another 7% indicating they wanted a two-bedroom apartment for \$700 per month.

Housing Type and Price Preference

Preference	% of Households
1 BR apartment renting for \$500 per month	7%
2 BR apartment renting for \$700 per month	7%
Condominium purchase for \$75,000	6%
2-story town home purchase for \$150,000	10%
Single-family home purchase for \$225,000	64%
Mobile home purchase for \$50,000 with \$300 a month lot rent	7%
Total	100%

When the housing preferences were considered by the number of persons in a household, it was clear that one-person households prefer a one-bedroom apartment to rent at affordable rents. Large households also indicated they were looking for one-bedroom apartments to rent for \$500, indicating that the *price* of the unit was the important factor, not its size. About 40% of the households seeking to purchase a condominium were two persons; of those wanting to rent a two-bedroom unit 40% were also two person households. Among the choices given, five or more person households indicated a preference to purchase a mobile home for \$50,000 with a \$300 per month lot rent. This indicates that price is very important and that larger households view mobile homes as an acceptable option that will accommodate their needs.

Preference by Household Size

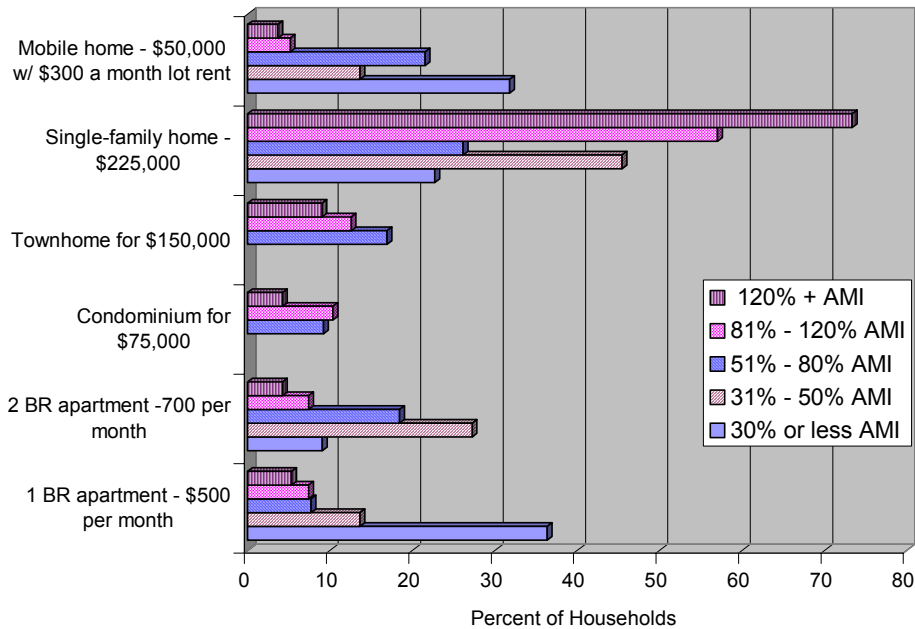


Housing type and cost preferences vary according to the income level of respondents. Households earning more than 120% of the AMI prefer a single-family home to purchase. Among households earning less than 30% of the AMI, one-bedroom

apartments and mobile homes were preferred over other options. Households earning between 51% to 80% of the AMI were inclined to choose a single family home or mobile home to purchase. Households earning between 81% to 120% of AMI were more inclined toward a single-family home purchase.

As income increases, so does the preference for a unit at higher prices, except for households earning 30% or less of the AMI. For this group one-bedroom homes to rent and the purchase of a mobile home were the two top preferences.

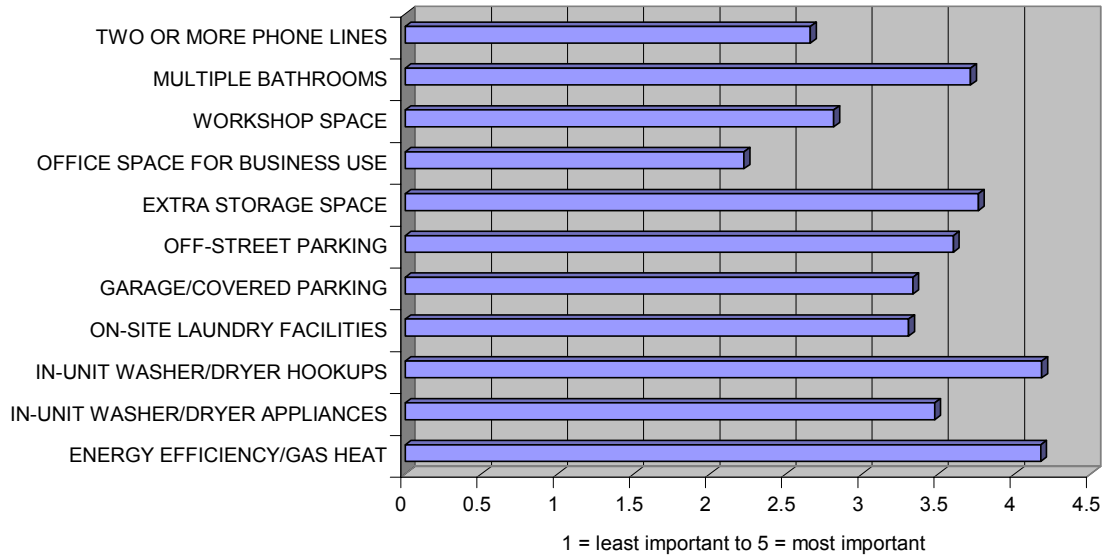
Housing Type and Cost Preference by AMI



Desired Amenities

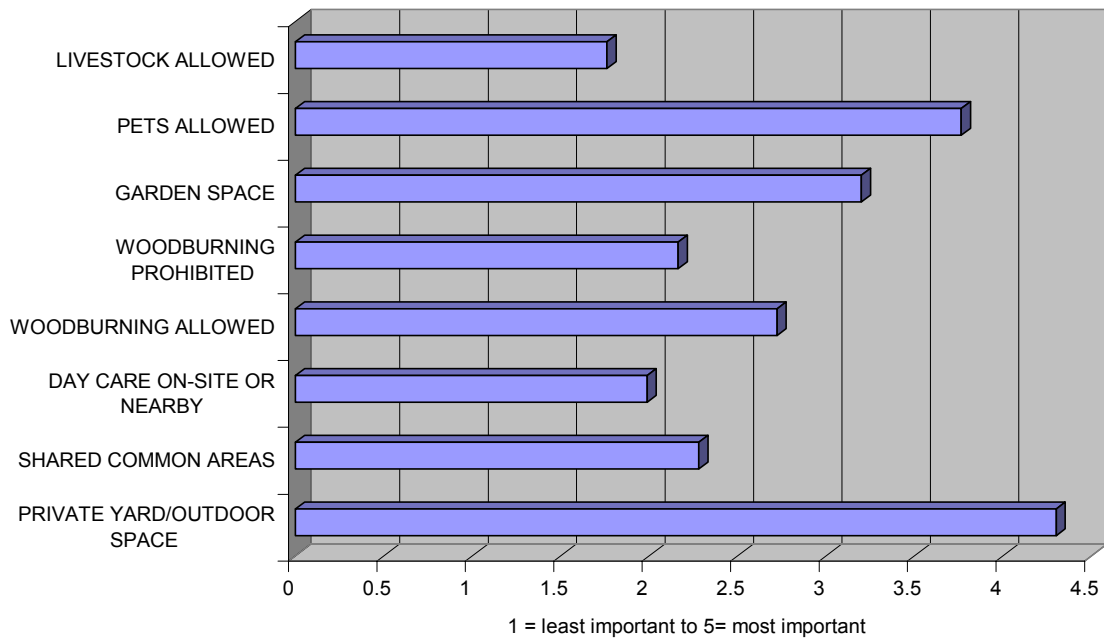
The most important amenities for residents were in-unit washer/dryer hook-ups and energy efficient gas heat. Extra storage space, off-street parking and multiple bathrooms were somewhat important. The least important amenity was space for a home office.

Desired Amenities



Of the features that were important to households, having private outdoor space was the most important. Allowing pets could be considered important and offering garden space somewhat important. The least important features included allowing livestock and having a day care center on-site or nearby.

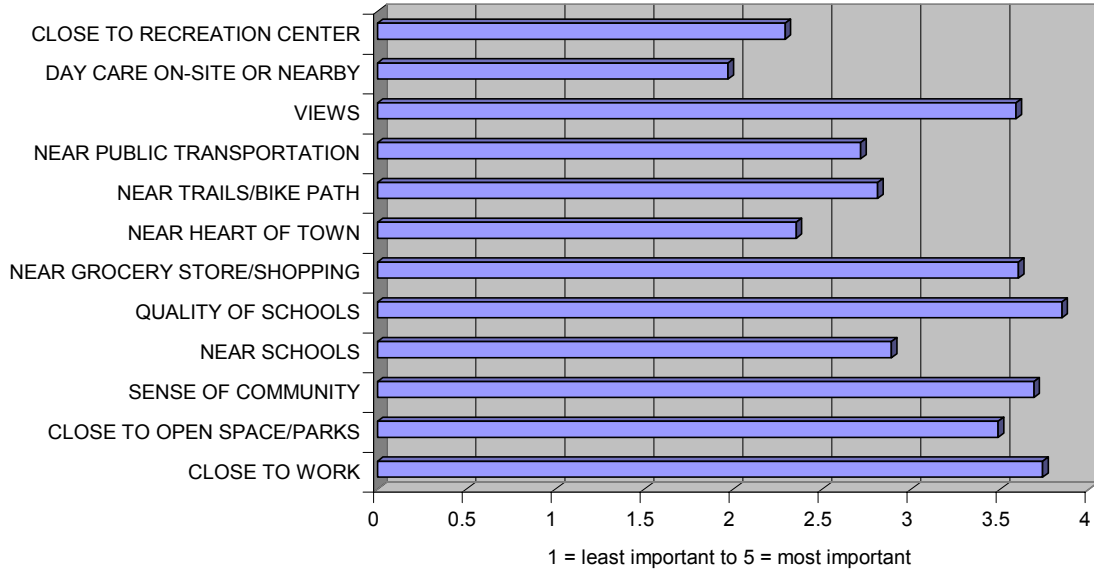
Desired Features



Location

When aspects of where to locate were measured, respondents indicated that the quality of schools was the most important consideration. Being located close to work was somewhat important, as were views, having a sense of community and being located close to shopping. Again, being close to day care was not important, nor was proximity to a recreation center.

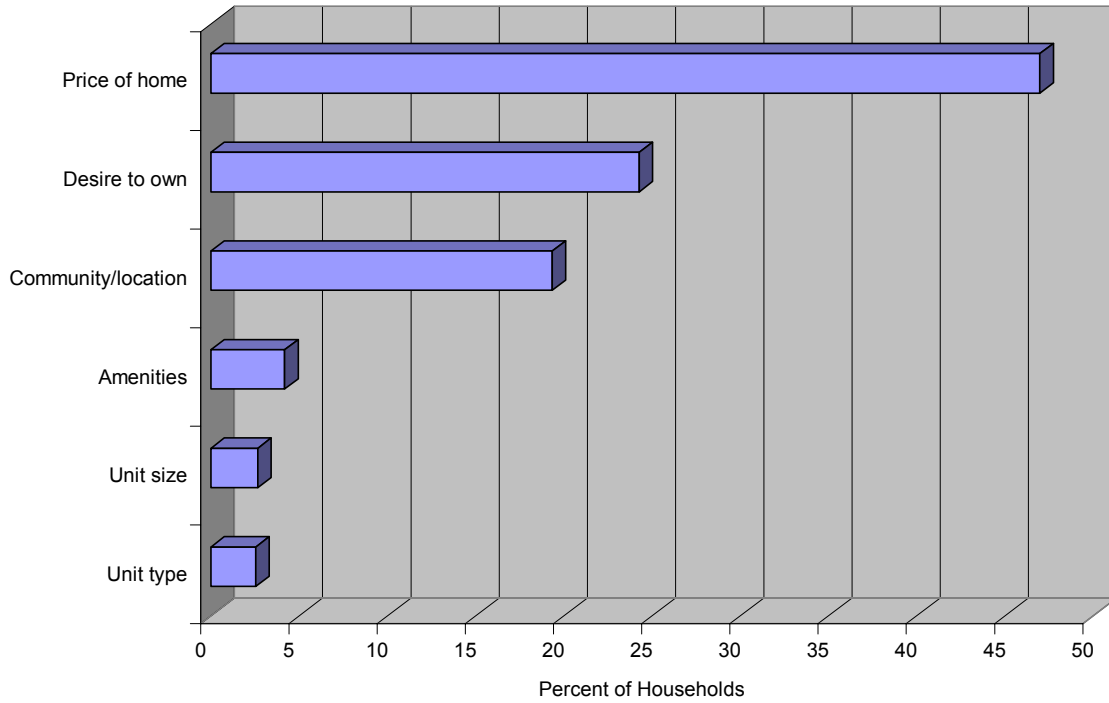
Location Considerations When Considering a Place to Live



Trade-Offs

Among the trade-offs that households consider when choosing a place to live, the primary factor is the price of a home. The second most important consideration is a desire to own a home.

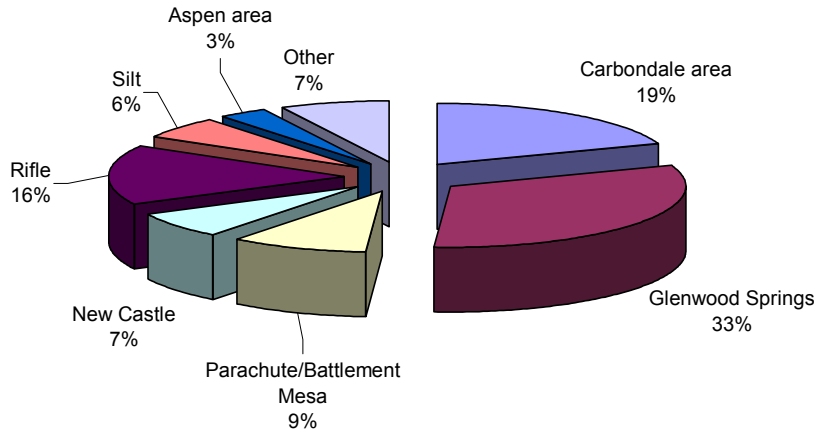
Trade-Offs Considered When Choosing a Place to Live



Location Preference

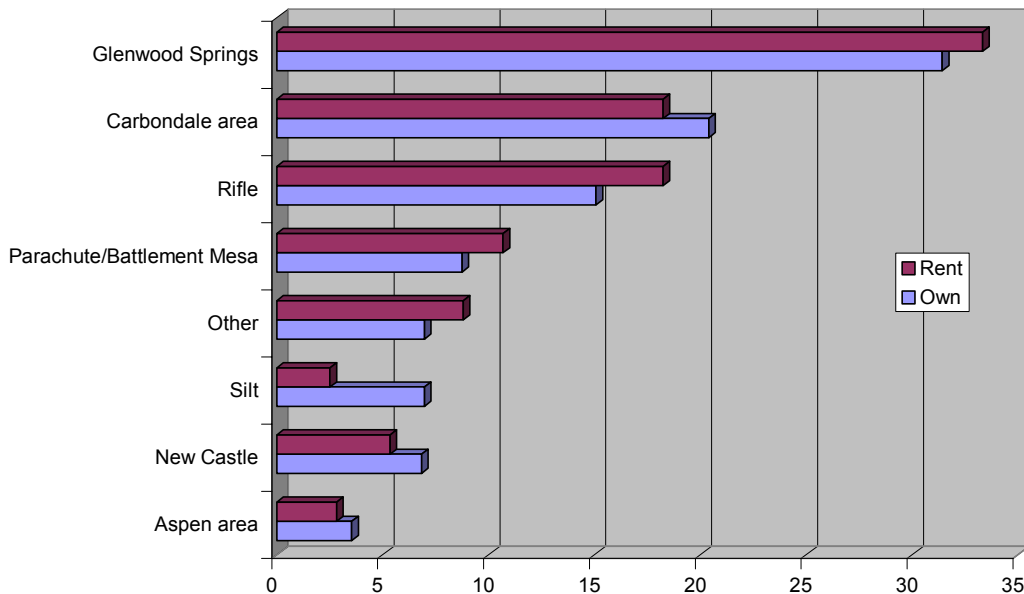
Of the communities in Garfield County, Glenwood Springs was identified as the preferred location for households to live. This was followed by Carbondale. The least desired place to live among Garfield County residents was Aspen.

Location Preference



There was not any significant difference between renters and owners when identifying their preferred place to live. Renters indicated a slight preference for Glenwood Springs, Rifle and other areas than owners. More owners indicated a preference for Carbondale and Silt than did renters.

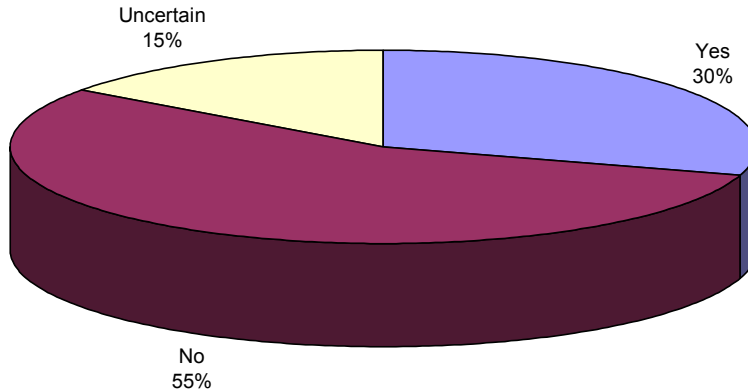
Location Preference for Renters and Owners



Plan to Move

About 30% of Garfield County residents are planning to move within the next three years. An additional 15% were uncertain as to whether or not they might move. This indicates a potentially high turnover of residents over the next three years.

Plan to Move



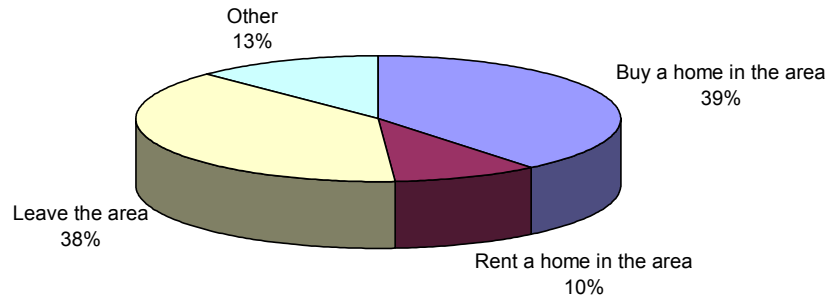
Of those who are planning to move, 39% intend to buy a home in the area, with another 38% planning on leaving the area. Only 10% indicated they were planning to move to rent a home in the area.

Renters are more inclined to move than owners, with 57% indicating that they plan to move compared to 19% of owners.

Plan to Move by Owners and Renters

	Own	# of HH	Rent	# of HH
Yes	19%	2,255	57%	2,976
No	67%	8,001	25%	1,282
Uncertain	14%	1,606	19%	975
	100%	11,863	100%	5,234

Reason for Moving



RENTER HOUSEHOLDS

There are an estimated 5,130 households in Garfield County who are renters. A comparison is provided of renter households and households who indicated they plan to move in the next three years and will be looking to rent in the area. From this comparison, insights about the potential demand for rental housing in the area can be made. This section covers the following:

- Plans to move;
- Household size and type;
- Income;
- Employment location; and,
- Preferences.

Plan to Move

Among renter households, 57% indicated that they were planning to move in the next three years. This equates to approximately 2,917 who are seeking a change in residence. Another 956 households were uncertain as to whether or not they might move. This indicates that about 3,873 or 76% of renter households could move in the next three years.

Renter Households Planning to Move

	Renters # of HH	
Yes	57%	2,917
No	25%	1,257
Uncertain	19%	956
	100%	5,130

Of the 2,917 renter households who are planning to move, around 47% anticipate buying a home in the area. The households planning to buy will constitute a portion of the for-sale housing market demand and are included in the section on for-sale housing demand. Among those seeking to move in the next three years, approximately 18% or 527 households are likely to rent another home in the area. The remaining 28% indicated they plan to leave the area altogether.

Intentions of Renter Households Planning to Move

	% of Renters	# of Households
Buy a home in the area	47%	1,398
Rent a home in the area	18%	527
Leave the area	28%	842
Other	7%	210
Total	100%	2,976

Among current owners who plan to move within the next three years, about 4% indicated they plan to rent a home in the area. This equates to roughly 81 owners who will be seeking rental housing.

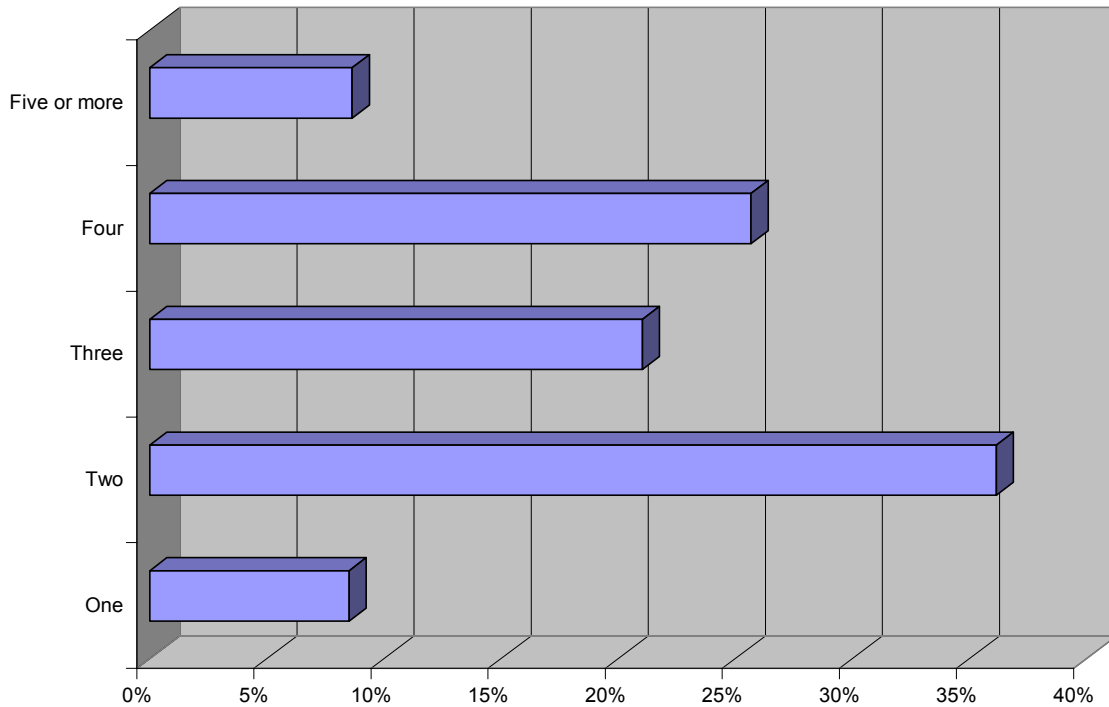
Based on this information, approximately 600 households will be seeking rental housing within the next three years.

	Renters	Owners	Total
# of Households	527	81	608

Household Size

Of households who plan to rent a home in the area within the next three years, the average household size is 2.97 persons. Slightly over one-third of these households consist of two-persons. Over one-quarter are four-person households. It is suspected; however, that one-person households who are likely to rent may have been under-represented in the survey.

Household Size of Potential Renters



This information suggests that there will be greater demand for one and two-bedroom units than other bedroom configurations.

Marital Status

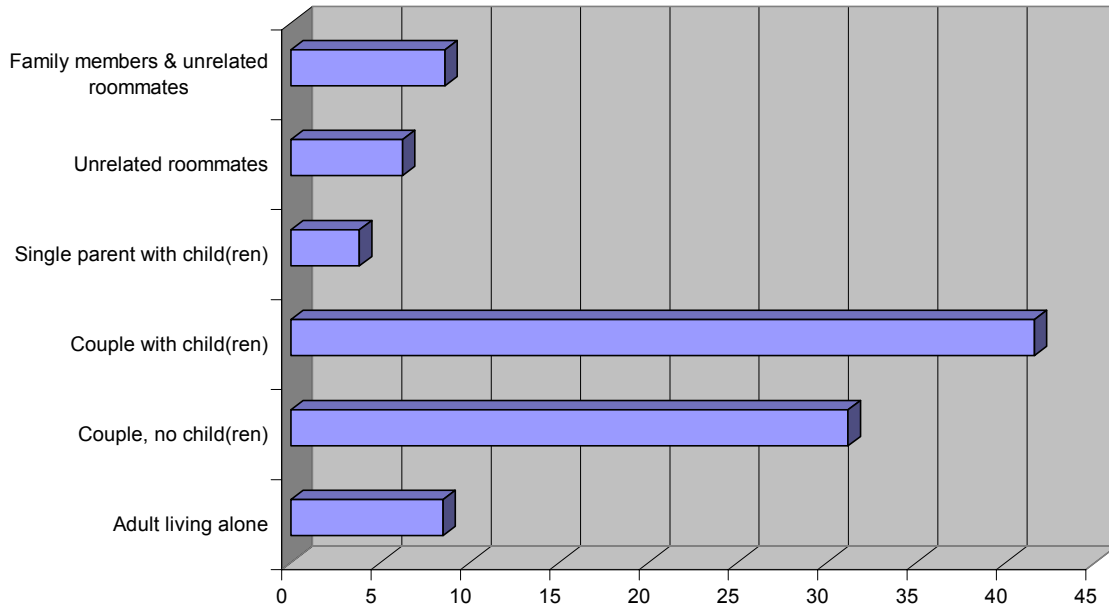
Among renters, adults living alone comprise the largest grouping (28%). Households with children, including couples with children (26%) and single parents (13%) are 39% of renter households. Couples without children comprise 20% of the household type, while unrelated roommates make up 8% of renter households. This indicates that one and two-bedroom rental units may be among the unit type that is in highest demand, since single adults, couples and roommate households comprise 56% of all households.

Household Type - Renters

	Renters
Adult living alone	28%
Couple, no child(ren)	20%
Couple with child(ren)	26%
Single parent with child(ren)	13%
Unrelated roommates	8%
Family members & unrelated roommates	5%
	100%

Of households who may seek rental housing, the majority also consist of couples with and without children; however, there are fewer adults living alone that plan on locating another place to rent in the next few years. Of households seeking new rental housing, only about 8.5% are unrelated roommates.

Household Type of Those Seeking Rental Housing



Income

Among renter households, about 19% (982) households earn less than 50% of the AMI. Another 1,000 renter households earn less than 80% of the AMI. These are households that could qualify for many housing assistance programs or projects constructed and/or acquired with federal assistance, including the Section 8 Rent Subsidy Program, HOME and Community Development Block Grant. Those earning less than 60% of the AMI are eligible to live in housing developed with Low Income Housing Tax Credits (LIHTC).

AMI Distribution of Renter Households

	30% or less	31% - 50%	51% - 80%	81% - 120%	120% +	Total
% of HH	9.5%	9.5%	19.5%	24.3%	37.3%	100.0%
# of HH	486	486	1,001	1,244	1,913	5,130

Of households that anticipate moving in the next three years, about 6.3% earn less than 50% of the AMI. These are households who need housing that is priced well below market rate rents and may be seeking different housing due to cost.

Income Distribution of Potential Renter Households

	Percent HH	Cumulative Percent
30% or less AMI	1.0%	1.0%
31% - 50% AMI	5.3%	6.2%
51% - 80% AMI	11.7%	18.0%
81% - 120% AMI	17.0%	35.1%
Over 120% AMI	64.9%	100.0%
Total	100.0%	

Income and Employment

Of persons who earn less than 30% of the AMI and are seeking to move to rental housing, 41% are employed either by others or self-employed and 32% are retired. Persons earning between 31% to 50% of the AMI also indicate a high percentage of those who are employed (57%) or retired (34%). As income increases, so does the percentage of persons who are employed, especially self-employed. Those who are unemployed or retired reduce significantly as income increases.

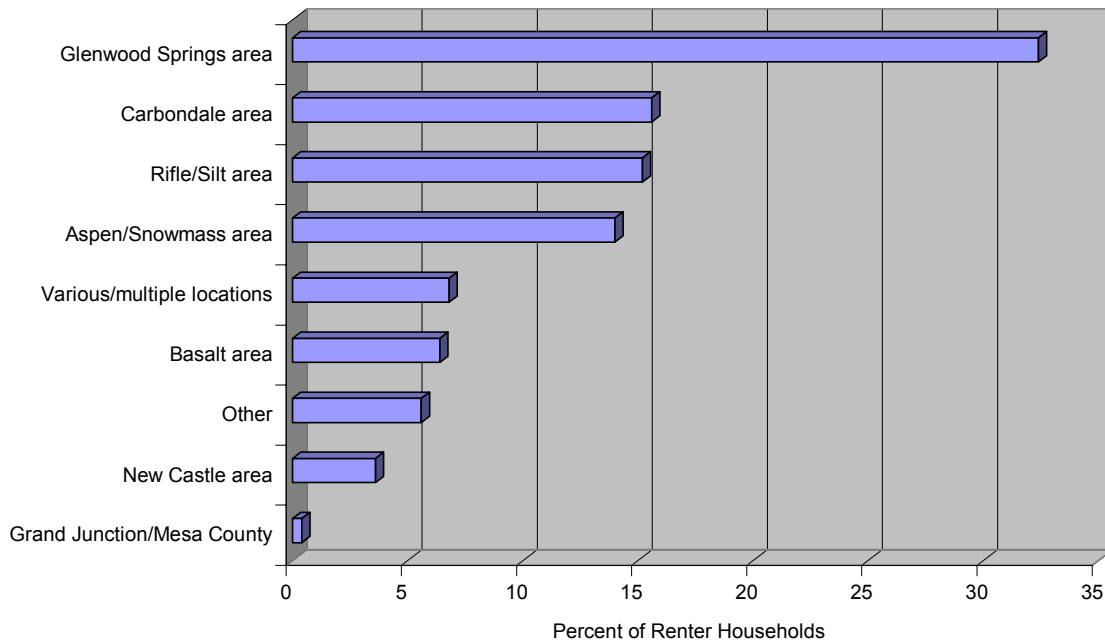
This information suggests that most very low to low income households are either employed or seniors who are in need of affordable housing.

AMI Distribution by Employment of Those Seeking Rental Housing

	30% or less AMI	31% - 50% AMI	51% - 80% AMI	81% - 120% AMI	Over 120% AMI
Self-employed	5%	6%	16%	19%	22%
Employed by others	36%	51%	49%	59%	65%
Unemployed	27%	9%	16%	6%	3%
Retired	32%	34%	19%	15%	10%
	100%	100%	100%	100%	100%

Slightly over one-third of renter households are employed in Glenwood Springs. Another 15% are employed in Carbondale, followed closely by renter households employed in Rifle.

Employment Location of Renters



Renters appear to make fairly long commutes in order to go to work. Although about a third commute five or fewer miles one-way to work, 18% travel between 16 to 25 miles, with another third of all employees who are renters traveling more than 25 miles one way for employment purposes. While there are many reasons for households to choose a location in which to live, renter households traveling these distances are most likely to do so because of housing cost. This is particularly relevant since about 7% of renter households work in various locations where traveling longer distances to work may be part of the job requirements. The limited percentage of renter households employed in jobs that require them to be in different locations compared to the percentage of those

who commute 16 or more miles a day to work suggests that the cost of housing may be a factor in longer commutes.

Distance Traveled One-Way by Renters

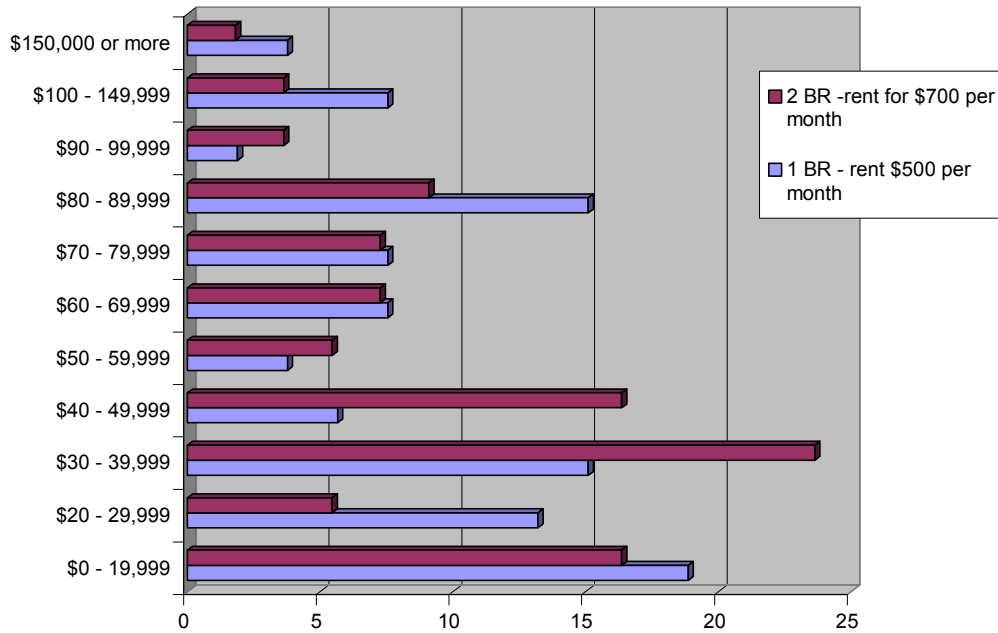
# of miles	Percent of Renter Households
1-5 miles	32%
6-10 miles	9%
11-15 miles	10%
16-25 miles	18%
More than 25 miles	32%

Preference

Households at every income level indicated a preference to rent a unit at the prices tested in the survey. Although households at higher income levels may want to rent a unit priced between \$500 to \$700 per month, the need for units in this price range will be greater among lower income households.

- Approximately one-third of households who indicated a preference for renting a one-bedroom unit for \$500 per month earned \$20,000 per year or less. For a household earning \$20,000, an affordable rent would be \$500 per month. Households earning less than \$20,000 would be paying more than 30% of their income for housing at this price and would be cost burdened.
- Close to one-fourth of households who wanted a two-bedroom unit at \$700 per month earn between \$30,000 to \$39,999. Another 16% of households earn less than \$20,000 per year and want this size and price of unit.

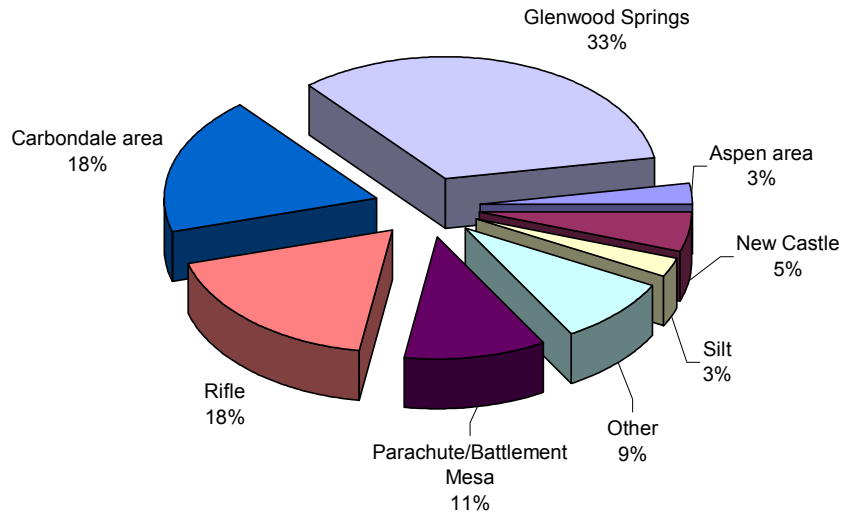
Distribution of Households by Income Who Prefer Rental Housing



Location Preference – Renters

Among renters, Glenwood Springs is the most preferred location to live when considering a place to move. About 18% chose Carbondale, with another 18% choosing Rifle. Around 9% indicated they wanted to live in other areas.

Renters- Location Preference



FOR-SALE HOUSING

This section of the report examines the potential demand of for-sale housing in the area. Consideration is given to:

- Renter households who would like to purchase a home;
- Owners who want to buy a different home;
- Available down payment;
- Location preferences of potential buyers;
- Housing type preferences; and,
- Reasons for not purchasing a home.

Plan to Move

Of households who indicated that they plan to move to buy a home within the next three years, 695 currently own a home and 1,398 presently rent. This indicates that slightly over 2,000 households hope to buy a home within the next three years.

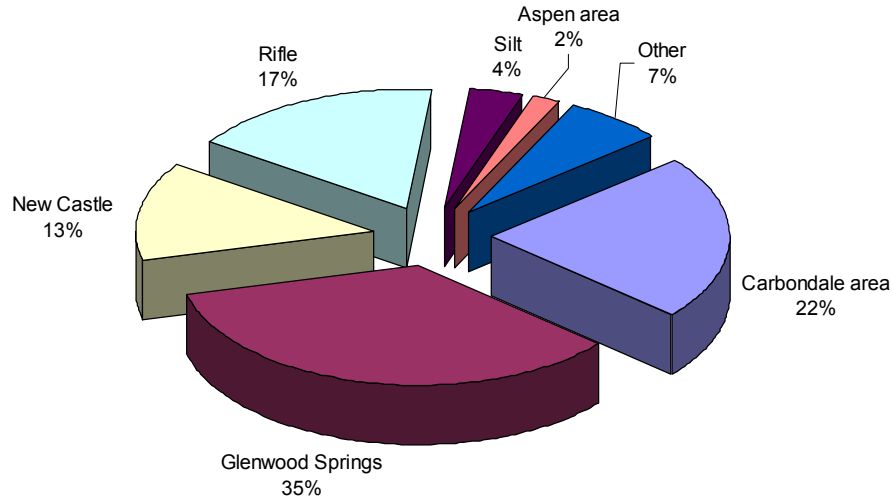
Reasons for Moving

	Own	# of Owner-Occupied Households	% of Renters	# of Renter Households
Buy a home in the area	31%	695	47%	1,398
Rent a home in the area	4%	81	18%	526
Leave the area	49%	1,097	28%	842
Other	17%	382	7%	210
	100%	2,255	100%	2,976

Location Preference

Among those who plan to move within the next three years to purchase a home, slightly more than one-third cited Glenwood Springs as their first choice. Carbondale was the highest choice for 22% of the respondents, with about 17% indicating that Rifle was their first choice. Less than 1% indicated that Parachute/Battlement Mesa was their first choice for a place to live and only 2% chose Aspen as their first priority.

Location Preference



Household Type

Among households who indicated an interest in buying a home, 43% were couples with children and 4% were single parent households. About 34% were couples without children.

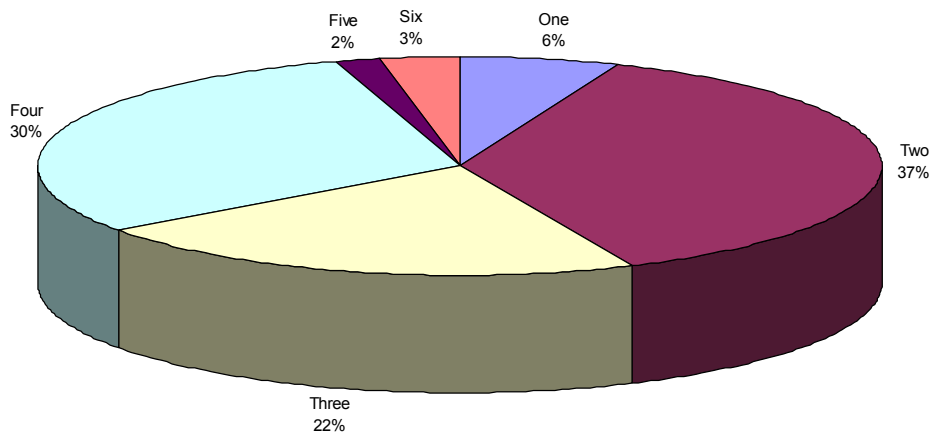
Household Type of Potential Buyers

	Percent	# of Households
Adult living alone	6%	130
Couple, no child(ren)	34%	674
Couple with child(ren)	43%	864
Single parent with child(ren)	4%	72
Unrelated roommates	7%	136
Family members & unrelated roommates	6%	125
Total	100%	2000

Household Size

Slightly over half of potential buyers are three- (22%) and four-person (30%) households. These are households for whom two and three bedroom units may be in greatest demand. About 37% of the households consist of two persons, with another 6% consisting of one-person households. These households are likely to want one- and two-bedroom units to purchase. Around 5% of households consist of five and six persons. These are households that will seek three- and four-bedroom units, depending upon the cost of the home.

Household Size of Potential Buyers



The number of two-person households that are likely to seek a place to purchase is the highest (estimated at 747 households), followed by 609 four-person households who are hoping to buy a home.

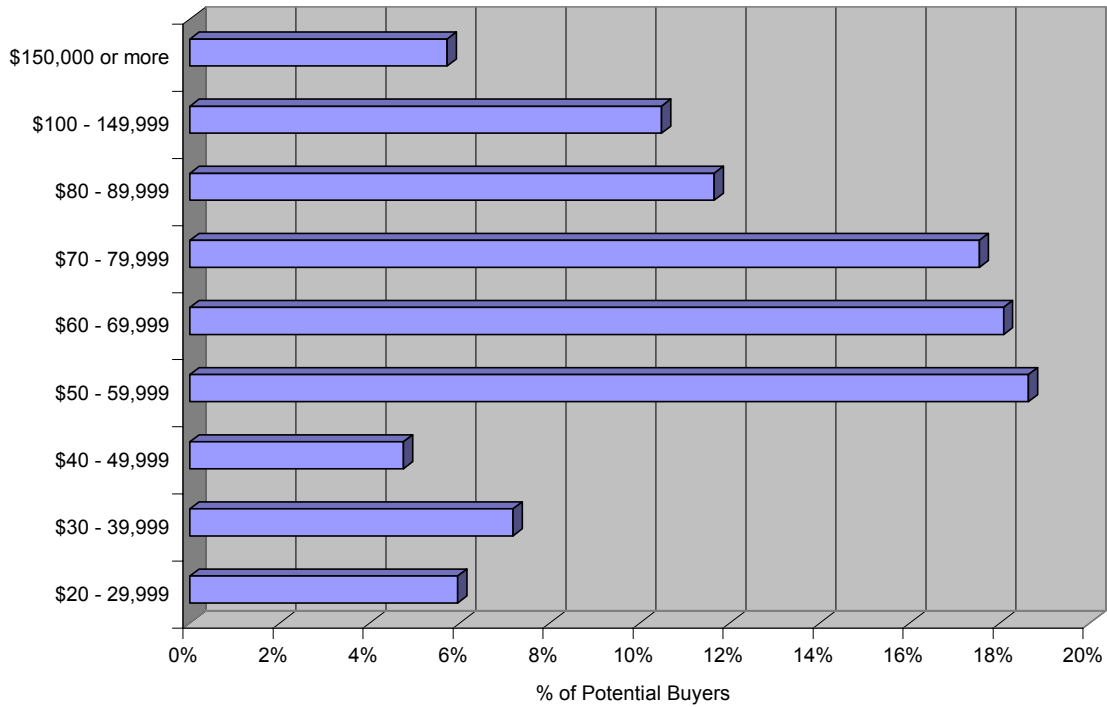
**# of Potential Buyers
by Household Size**

	Percent of Households	# of Households
One	6%	121
Two	37%	747
Three	22%	430
Four	30%	609
Five	2%	31
Six	3%	62
Total	100%	2000

Income and Affordability

The majority of households seeking to purchase a home earn between \$50,000 to \$79,999. There are a number of households earning between \$20,000 to \$39,999, who also hope to purchase within the next three years.

Income Distribution of Potential Buyers



Housing that would be considered affordable varies by the household income of potential buyers. The following chart indicates the price at which a home would be affordable, assuming the buyer pays no more than 30% of their monthly income for

principal, interest, taxes and insurance and has a 10% down payment. The price of the home is based upon a 7.25% interest rate that would be fixed for 30-years and that around 8% of the monthly payment is devoted for taxes and insurance.

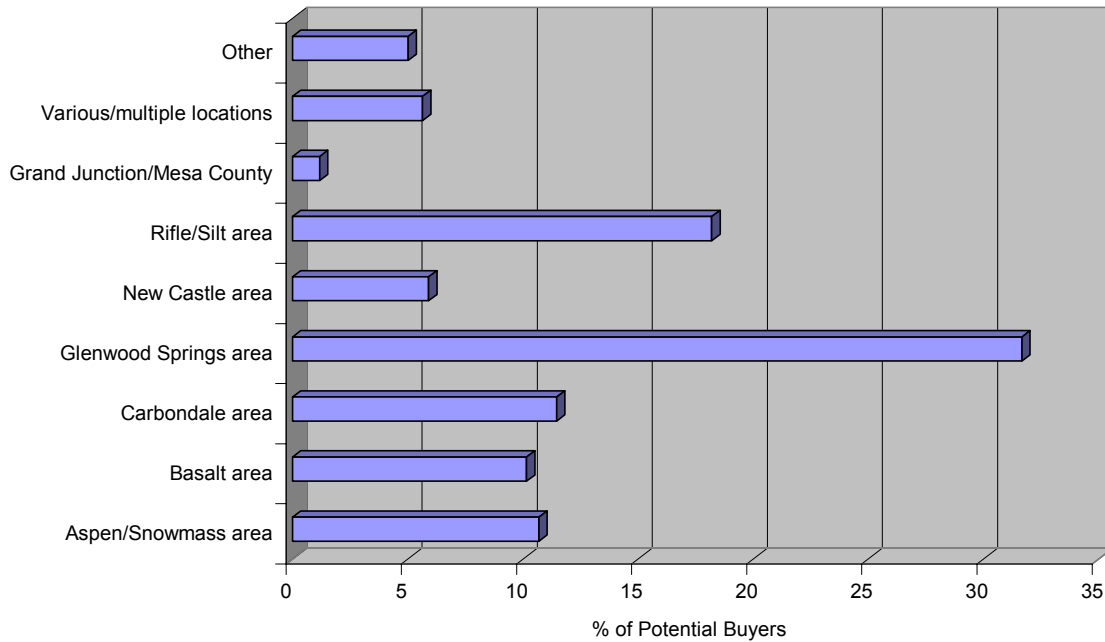
Household Distribution of Income and Affordable Pricing

	Percent	Affordable Home Price
\$20 - 29,999	6%	\$46,694 to \$87,687
\$30 - 39,999	7%	\$ 132,282
\$40 - 49,999	5%	\$ 170,078
\$50 - 59,999	19%	\$ 207,875
\$60 - 69,999	18%	\$ 245,670
\$70 - 79,999	18%	\$ 283,467
\$80 - 89,999	12%	\$ 321,263
\$100 - 149,999	10%	\$ 548,039
\$150,000 or more	6%	\$ 548,049 +
Total	100%	

Employment

Among households who are interested in buying, almost one-third works in Glenwood Springs. Around 20% work in the Aspen/Basalt area, with about 11% located in Carbondale. Close to 18% work in the Rifle/Silt area.

Location of Employment – Buyers

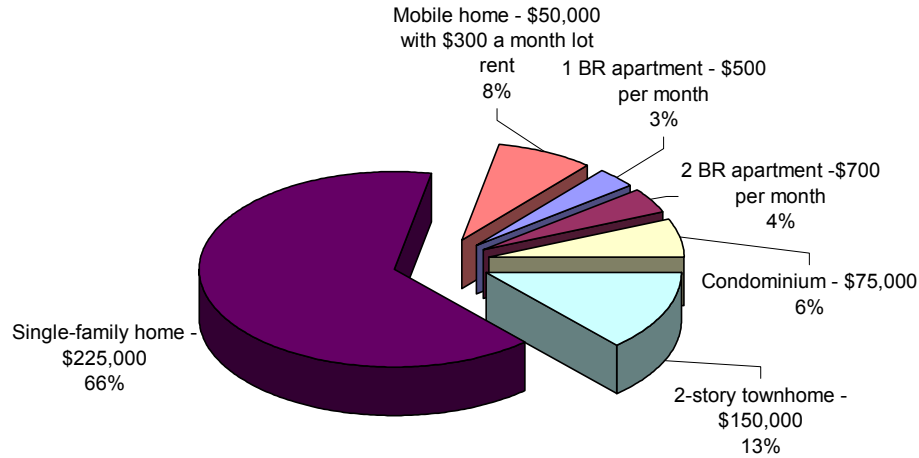


Preference

Not surprisingly, around two-thirds of potential buyers would prefer to purchase a single-family home. Another 13% prefer a two-story town home that could be purchased for \$150,000. A condominium that could be purchased for \$75,000 was the top choice for about 6% of the potential buyers. The opportunity to purchase a mobile home for \$50,000 with a \$300 per month lot rent was a preference for 8% of the potential buyers. This indicates that potential buyers desire a variety of housing types in different price ranges. It also indicates sensitivity to price and willingness to purchase attached housing to have an opportunity to buy.

Some potential buyers indicated that their preference was to rent an apartment. This indicates that while some households may intend to purchase a unit, if affordable rental housing were available they might not be inclined to buy. At times, people will purchase a home as a way to hedge against rising rental rates, even though their preference is to rent so that they are not obligated to maintain the home.

Housing Type Preference – Buyers



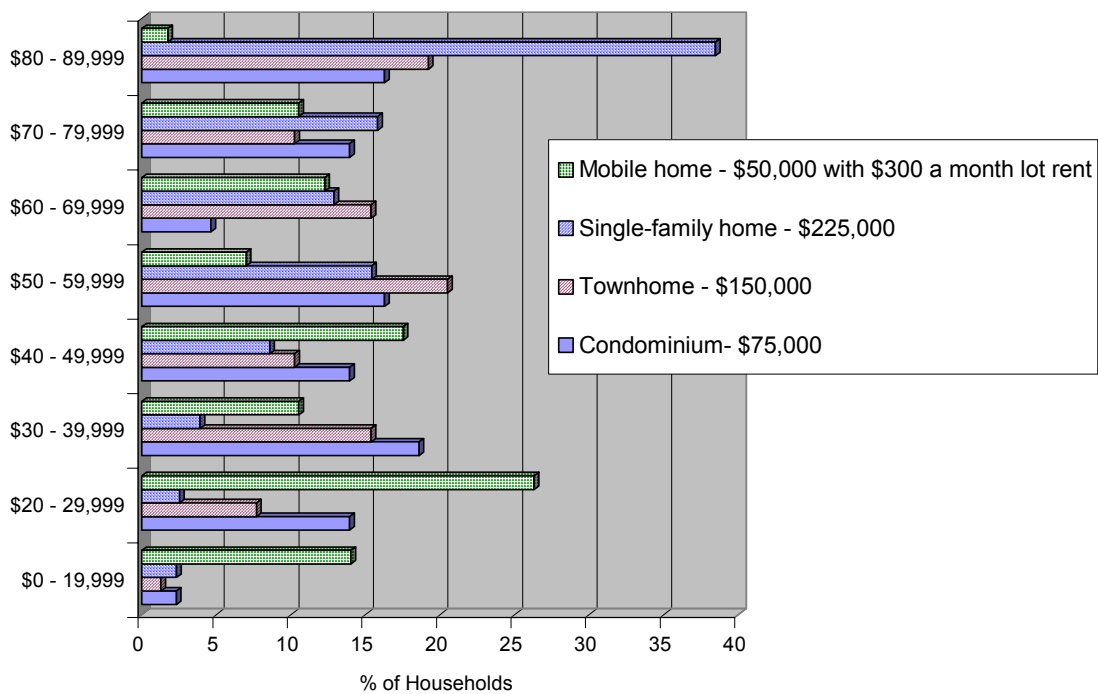
The survey suggested four potential purchase options at different price ranges. Of the choices given, two-person households constituted the largest percent of households choosing any one option. Among four or more person households, there was a preference for single-family homes and mobile homes, indicating that a larger home was desired to accommodate the size of the household. Of those willing to purchase a condominium, 19% were three person households. One-person households were more inclined to choose a condominium priced at \$75,000 or town home for \$150,000 – indicating some sensitivity to price and willingness to live in a smaller unit with less maintenance requirements. Although the overwhelming choice for all households was to be able to buy a single family home, the information in the following table suggests that smaller, more affordably priced units would be acceptable to some households.

Preferred Type of Home to Purchase by Household Size

Size of Household	Condo - \$75,000	Town home- \$150,000	Single-family home \$225,000	Mobile home - \$50,000 w/ \$300 a month lot rent
1 Person	23%	14%	6%	6%
2 People	40%	49%	44%	43%
3 People	19%	15%	18%	10%
4 People	14%	17%	23%	16%
Five or more persons	4%	5%	9%	24%
Total	100%	100%	100%	100%

The preference among households who would prefer to purchase a home was compared against the household income. Households earning \$80,000 per year or above clearly preferred to purchase a single-family home, over all other options. Households earning between \$50,000 to \$70,000 were slightly more inclined toward the purchase of a town home than a single-family unit. It is interesting to note that households earning between \$30,000 to \$70,000 prefer all other options over a single-family home indicating a sensitivity to price. Among households earning less than \$30,000, the option to purchase a mobile home had the strongest appeal.

Purchase Preference by Household Income



Down Payment

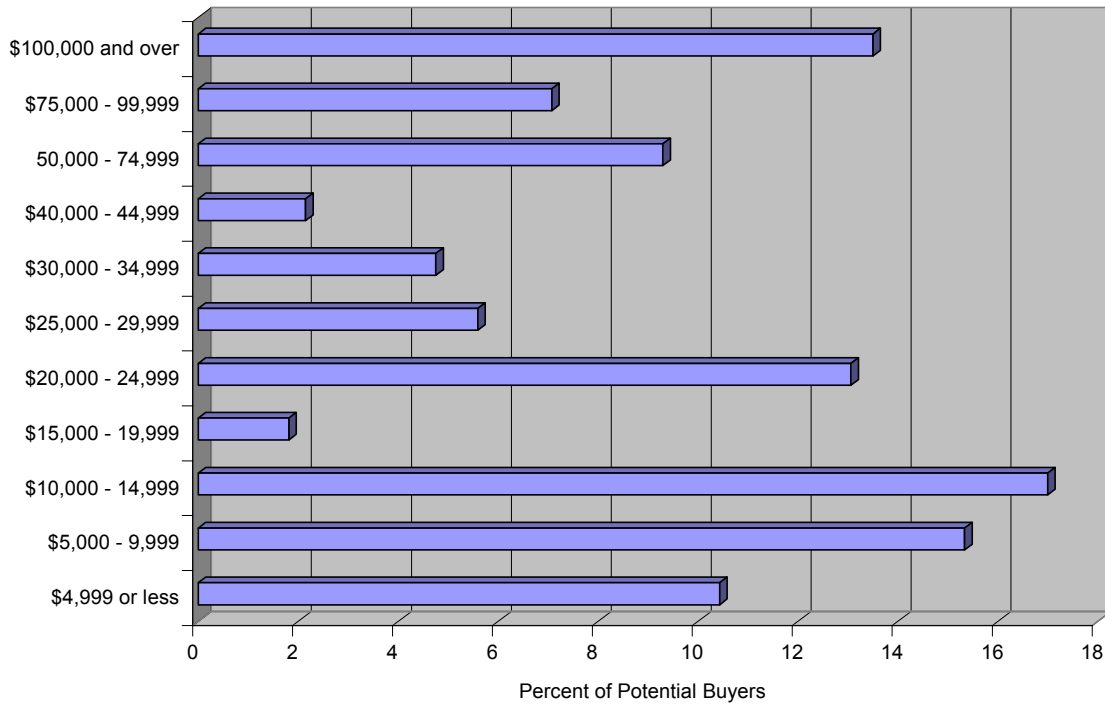
The average amount of down payment that is available to purchase a home was \$40,695 with a median down payment of \$20,000. The disparity between the average and median indicates a wide range of down payment amounts for households. The average individual down payment was \$38,909, with a median of \$30,000. Among households, the average was \$72,295 with a median down payment of \$64,594. The average and median size of households was three persons.

Down Payment Amount

	Overall	Individual	Households	# of persons
Average \$	40,695	\$ 38,909	\$ 72,295	3
Median \$	20,000	\$ 30,000	\$ 64,567	3

The amount that households have available for down payments varies significantly. Around 17% have saved between \$10,000 to \$14,999 for a down payment. Roughly 25% have \$9,999 or less available for a down payment, with around 13% indicating they have over \$100,000 available to purchase a home. These are likely to be current owners who have equity in their home that would be used toward the purchase of a new home.

Down Payment



Owners have more available for a down payment than renters, probably due to the equity realized from the sale of their current home. The average amount of a down payment for owners was \$95,535 compared to \$17,621 for renters. The median for renters was \$10,000 compared to \$50,000 for owners.

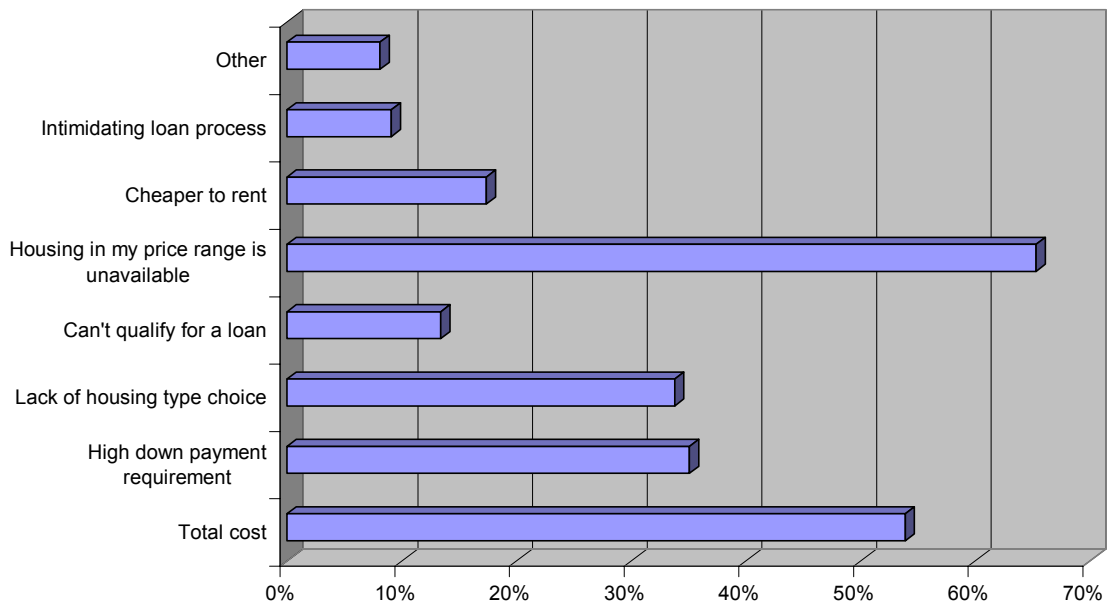
Down Payment of Renters and Owners

	Average	Median
Own	\$ 95,535	\$ 50,000
Rent	\$ 17,621	\$ 10,000

Why a Home Has Not Been Purchased

The most frequently cited reason for not purchasing a home was that housing in the price range of a buyer was not available. The second most frequently noted reason was the overall cost of a home, followed by a lack of the type of housing that a buyer wanted to purchase. This indicates that the cost and type of housing that buyers would like to purchase is in limited supply in Garfield County.

Reasons for Not Buying



RENTAL INVENTORY

This section of the report provides an in-depth description of apartment properties in Garfield County. It includes an inventory of all major apartment projects in the county, including free-market, senior and income-restricted rentals. The analysis covers:

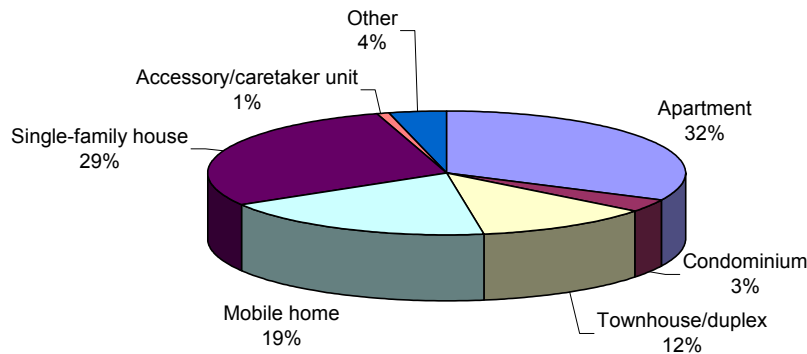
- Number and type of units;
- Inventory assessment with project location, size and age;
- Rents, on both a per unit and per square foot basis;
- Bedroom mix;
- Amenities;
- Vacancy rates; and,
- Planned projects.

Number and Type of Units

As described in the POPULATION AND DEMOGRAPHICS section of this report, it is estimated that there are currently 5,130 renter-occupied housing units in Garfield County. This is based on the assumption that 30% of all housing units in Garfield County (17,105 total units) are renter occupied.

About one-third of the renters, or about 1,640 of Garfield County's renter households, reside in apartment units. The others live in single-family homes, mobile homes and, to a lesser extent, townhomes and condominiums. This section focuses on the apartment inventory, only.

Rental Units by Type



Inventory Assessment

An inventory of apartment projects in Garfield County with more than 10 units is presented below. This inventory covers 22 apartment properties in the county with a total of 1,674 apartment units. The inventory includes 262 modular units in Battlement Mesa that function as and are managed as apartments. Of the total inventory:

- six properties with a total of 276 units are age restricted specifically for seniors;
- three properties with 144 units are income restricted in accordance with the Low Income Housing Tax Credit program; and,
- 13 properties with a total of 1,254 units are privately owned and rented at market rates free of age or income restrictions. It should be noted, however, that many of the privately-owned, free-market properties accept Section 8 rent subsidy vouchers.

Inventory of Garfield County Apartment Projects

	# Units	Date Built	Location
Free Market			
1. Garfield Ave. Apts.	56	1972	Carbondale
2. Pinon Pine	72	1974	Spring Valley
3. Auburn Ridge	48	1979	Spring Valley
4. Meadow Wood	36	1975	Glenwood Springs
5. Village Green Apts.	39	1977	Glenwood Springs
6. Shibui West**	36	2001	Newcastle
7. Rimrock Apts.	83	1981	Rifle
8. Stoneridge Apt.	12	1981	Rifle
9. Winchester Garden	42	1978	Rifle
10. Willow Park*	194	1980	Battlement Mesa
11. Willow Ridge*	212	1980	Battlement Mesa
12. Battlement Mesa Modulars	262	1980	Battlement Mesa
13. River Manor	162	1982	Parachute
Subtotal	1,254		
Income Restricted			
1. Eagles Nest Apts.	30	2000	Rifle
2. Machebeuf Apts.	54	1992	Glenwood Springs
3. Villas de Santa Lucia	60	1995	Carbondale
Subtotal	144		
Senior			
1. Crystal Meadows	48	1988 - 1998	Carbondale
2. Manor I	30	1975	Glenwood Springs
3. Manor II	46	1978	Glenwood Springs
4. Sunnyside	42	1985	Glenwood Springs
5. Kendell/Jackson Heights	98	1978 - 93	Rifle
6. Valley Senior Housing	12	1988	Parachute
Subtotal	276		
Total	1,674		

Source: Interviews

*Units used as short-term rentals and shortage are not included in numbers shown.

** Only 12 of the 36 units at Shibui West are available for occupancy; the other 24 are under construction.

Project Location

The Parachute/Battlement Mesa area has the county's largest concentration of apartment units. With 830 free-market units located in four properties and one, 12-unit senior project, Parachute/Battlement Mesa has 50% of the county's apartment unit inventory.

Rifle has free-market, income-restricted, age-restricted apartment properties though all other than the senior project are small. There are three free-market properties with 137 units, a senior complex with 98 apartments, and one tax credit property with 30 units that have been completed as part of its first phase, for a total of 265 units.

Glenwood Springs has three senior properties with a total of 118 units, one 54 unit income-restricted project and two free-market projects with 79 units, for a total of 251 units. Two apartment properties with a total of 120 units are located just south of Glenwood Springs in the unincorporated Spring Valley area near the Colorado Mountain College campus.

There are three apartment projects in Carbondale, one senior (48 units), one income-restricted (60 units) and one free market (56 units). Combined, they provide 164 apartment units.

The county's newest project (36 units) is the only apartment property located in Newcastle.

Age of Properties

Garfield County did not experience the boom in apartment construction activity that much of Colorado saw in recent years. Of the 22 properties identified, only five have been built since 1990. Other than the third phase of Crystal Meadows which was completed in 1998, the senior housing properties were built in the 1970's and 1980's. Most of the free-market properties were built in the late 1970's and early 1980's during the oil shale exploration period. Except for the current construction of the Shibui West apartment project in Newcastle, no free-market units have been built since 1982. All of the income-restricted properties were built after the enactment of the Low Income Housing Tax Credit program. Two were built in the 1990's and the third was completed in early 2001.

Project Size

Most of the properties in Garfield County are small with the exception of the four free-market projects in the Parachute/Battlement Mesa area where projects average over 200 units in size. In the remainder of the county, the average size for free-market properties is 47 units. The three income-restricted projects range from 30 to 60 units. All of the senior properties except for Kendell/Jackson Heights in Rifle have fewer than 50 units.

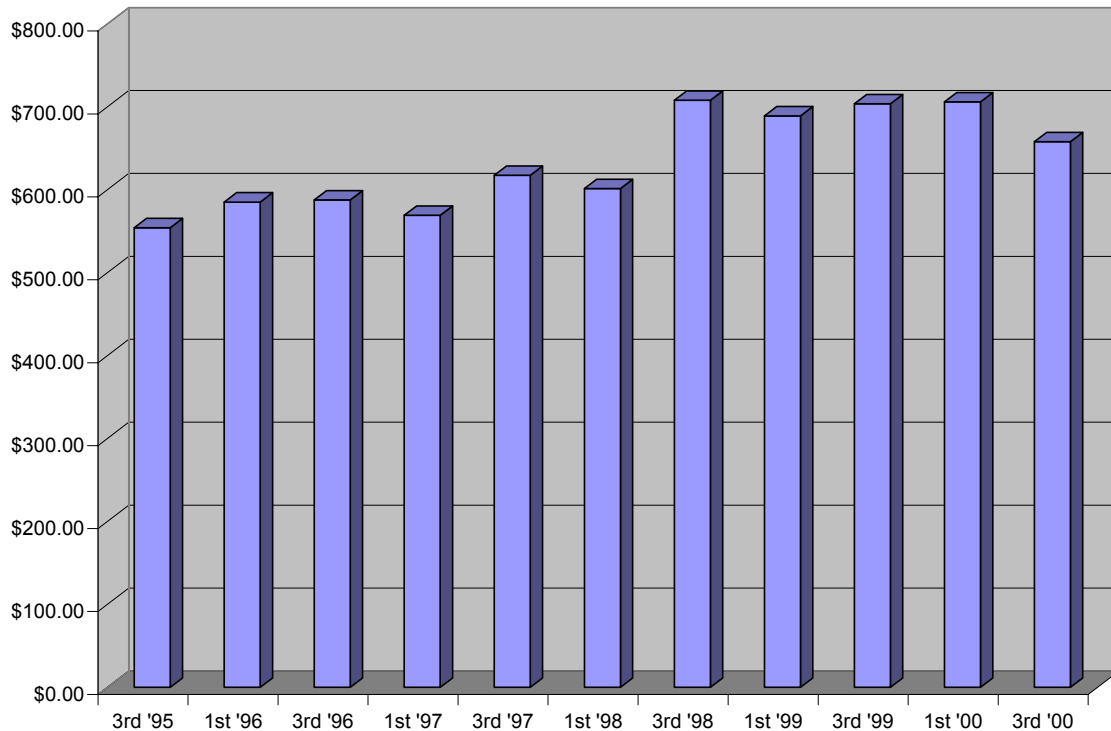
Households Served

The income-restricted tax credit projects in Garfield County primarily serve families with mostly two- and three-bedroom apartments. Among the free-market properties, apartment managers indicate tenant household composition varies. Estimates indicate that one-third to one-half of residents are families (single or both parents) with small children. Approximately one-third of tenants are couples and one-third are roommates. Single-persons living alone comprise the smallest percentage. Approximately one-third of the rental units in the Parachute/Battlement Mesa area are occupied by seniors.

Rental Rates

According to a survey sponsored by the Colorado Division of Housing twice yearly to monitor rents in the state's rural communities' apartments, rents in the Glenwood Springs area have averaged between \$650 and \$700 per month since mid-1998. The survey for the third quarter of 2000 indicated a decline from the previous two years. This may be the result of inconsistencies in the sample but should be monitored.

Average Rent, 3rd Quarter 1995 – 3rd Quarter 2000



Colorado Division of Housing

Rents among the free-market properties reflect price variation according to location. Rents in the Roaring Fork Valley are higher than along the I-70 corridor. Rates along the corridor decrease as distance to the west of Glenwood Springs increases. Rates are lowest in the Parachute/Battlement Mesa area.

In the Carbondale to Glenwood Springs area, rents average around \$700 to \$750 for a one-bedroom apartment and \$800 to \$850 for a two-bedroom/one-bath unit. In the Rifle area, two-bedroom apartments average about \$600 per month. In the Parachute/Battlement Mesa area, one-bedroom apartments rent for about \$430 while two-bedroom apartments range from \$440 to \$545. The two-bedroom units in Willow Ridge that rent for \$695 are very large units with dens and, therefore, are not representative of the two-bedroom market.

As planned, the units at Shibui West in Newcastle will be priced significantly higher than other apartment projects in the county at \$1050 for a two-bedroom unit and \$1350 for a three-bedroom apartment. The rents for the two units which have been pre-leased were discounted, however, so the marketability of these rates has not been shown.

Rents by Property

	Studio	1 Bdrm	2 Bdrm/1 Ba	2 Bdrm/2 Ba	3 Bdrm
Free Market					
Garfield Ave. Apts.		\$700	\$800		
Pinon Pine		\$750	\$850		
Auburn Ridge	\$650	\$700	\$820		
Meadow Wood	\$500			\$825 - \$850	
Shibui West				\$1050	\$1350
Rimrock Apts.				\$595	\$695
Stoneridge Apt.			\$550		
Winchester Garden			\$670		
Willow Park*		\$425	\$440	\$455	
Willow Ridge*		\$435		\$545 - \$695	\$650
Battlement Mesa Modulares					\$435 - \$650
River Manor				\$545	\$645
Income Restricted					
Eagles Nest Apts.		\$326 - \$415	\$390 - \$496		\$447 - \$570
Machebeuf Apts.				\$432/\$523	\$497/\$596
Villas de Santa Lucia		\$426		\$508	\$660

Senior -- All senior housing projects base rent on income levels.

Source: Interviews

The income-restricted properties serve tenants incomes ranging from 40% to 60% of the median family income for Garfield County. Machebeuf Apartments was built by the

Denver Archdiocese and provides units to households between 50% and 60% of the area median income (AMI). Villas de Santa Lucia was also built by the Archdiocese and received funding from CHFA, which limits resident's incomes to 55% AMI. Eagle's Nest, which was built by a private developer, serves households at 40% and 50% of the median.

Rent Analysis -- Per Square Foot

There is a wide disparity in rents per-square-foot due to both the age and location of the properties. Studio units at Auburn Ridge had the highest rent per-square-foot at \$1.31. The lowest price per-square-foot was \$.48 for three-bedroom units at Rimrock. Rents per-square-foot in Rifle were about one-half of those found elsewhere for free-market units.

Rents on a per-square-foot basis for free-market projects average about \$1.25 south of Glenwood Springs and around \$1.00 in Glenwood. Rates are much lower in Rifle (generally around \$.60) although one project rents for over \$.80 per square foot. Rents in the Parachute/Battlement Mesa area average approximately \$.50 per square foot. Rents at Shibui West are planned to be considerably higher than elsewhere along the I-70 corridor.

Rent Per Square Foot, January 1999

	Studio	1 Bdrm	2 Bdrm 1Bath	2 Bdrm 2 Bath	3 Bdrm
Free Market					
Garfield Ave. Apts.		\$1.59	\$.91		
Pinon Pine		\$1.25	\$.99		
Auburn Ridge	\$1.45	\$1.40	\$1.22		
Meadow Wood	\$1.00		\$.92 - \$.94	\$.92 - \$.94	
Shibui West				\$1.50	\$1.13
Rimrock Apts.				\$.62	\$.56
Stoneridge Apt.			\$.57		
Winchester Garden			\$.80 - \$.93		
Willow Park*		\$.59	\$.50	\$.49	
Willow Ridge*		\$.58		\$.46 - \$.53	\$.54
Battlement Mesa Modulars					\$.47 - \$.50
River Manor					\$.56
Income Restricted					
Eagles Nest Apts.		\$.47 - \$.60	\$.44 - \$.56		\$.39 - \$.50
Machebeuf Apts.				\$.47 - \$.59	\$.48 - \$.58
Villas de Santa Lucia		\$.61		\$.56	\$.60

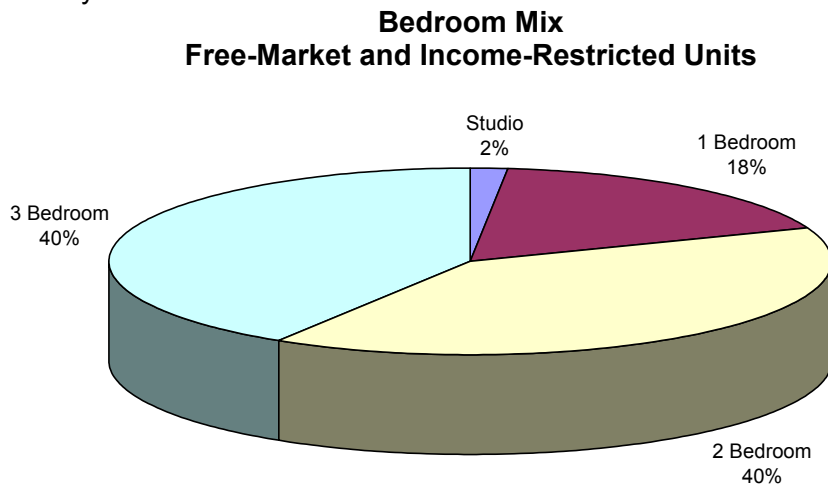
Senior – Based on income.

Source: Interviews

Income-restricted units rent from \$.39 per square foot to \$.60 per square foot. The rates for the projects in Carbondale and Glenwood Springs are considerably lower than market rates in those areas. The difference between income restricted and market rate rents is not as great in Rifle, however. The 30 income-restricted units rent for about \$.50 per square foot, which compares with an average of about \$.60 for free-market apartments.

Bedroom Mix

Garfield County tends to have larger apartment units than found in other communities, with relatively more three-bedroom units and fewer one-bedroom units than typical. Approximately 40% of the county's apartments excluding senior housing have three bedrooms. Another 40% have two bedrooms. One-bedroom units comprise only 18% of the inventory.



All of the 276 age-restricted units have one bedroom. None of the senior housing projects have specifically targeted couples by offering two-bedroom units.

Bedroom Mix by Property

	Studio	1 Bdrm	2 Bdrm	3 Bdrm
Free Market				
Garfield Ave. Apts.		19	38	
Pinon Pine		44	28	
Auburn Ridge	12	36		
Meadow Wood	12		24	
Village Green Apts.		12	17	10
Shibui West			24	12
Rimrock Apts.			40	43
Stoneridge Apt.			12	
Winchester Garden			42	
Willow Park*		48	58	88
Willow Ridge*		74	130	8
Battlement Mesa Modulares				262
River Manor			96	96
Total	24	233	509	519
Income Restricted				
Eagles Nest Apts.		8	13	9
Machebeuf Apts.			18	36
Villas de Santa Lucia		10	26	24
Total		18	57	69
Senior				
Crystal Meadows		48		
Manor I		30		
Manor II		46		
Sunnyside		42		
Kendell/Jackson Heights		98		
Valley Senior Housing		12		
Total		276		

Source: Interviews

Unit Size

Units in the income-restricted properties tend to be about the same size as free-market apartments. One-bedroom apartments are typically between 600 and 700 square feet in size. Two-bedroom/one-bath units average around 880 square feet while two-bedroom/two-bath units average about 950 square feet. Three-bedroom apartments average nearly 1,100 square feet.

**Unit Sizes by Property
(Square Feet)**

	Studio	1 Bdrm	2 Bdrm/1 Ba	2 Bdrm/2 Ba	3 Bdrm
Free Market					
Garfield Ave. Apts.		440		880	
Pinon Pine		600	856		
Auburn Ridge	448	550	670		
Meadow Wood	500			900	
Village Green Apts.		650	1100		1250
Shibui West				1000	1200
Rimrock Apts.				965	1250
Stoneridge Apt.			960		
Winchester Garden			722 - 840		
Willow Park*		715	888	924	
Willow Ridge*		746		1038 -1500	1200
Battlement Mesa Modulares					924 -1300
River Manor				950	1150
Average	474	617	876	998	1194
Income Restricted					
Eagles Nest Apts.		689	887		1148
Machebeuf Apts.				930	1100
Villas de Santa Lucia		700		890	1033
Average		694	887	910	1094
Senior					
Crystal Meadows		550			
Manor I		500			
Manor II		500			
Sunnyside		N/A			
Kendell/Jackson Heights		600			
Valley Senior Housing		635			
Average		557			

Source: Interviews

The age-restricted units are smaller than free-market or income-restricted units. The average size is approximately 557 square feet. This compares with an average of about 650 square feet for units that are not age restricted.

Amenities

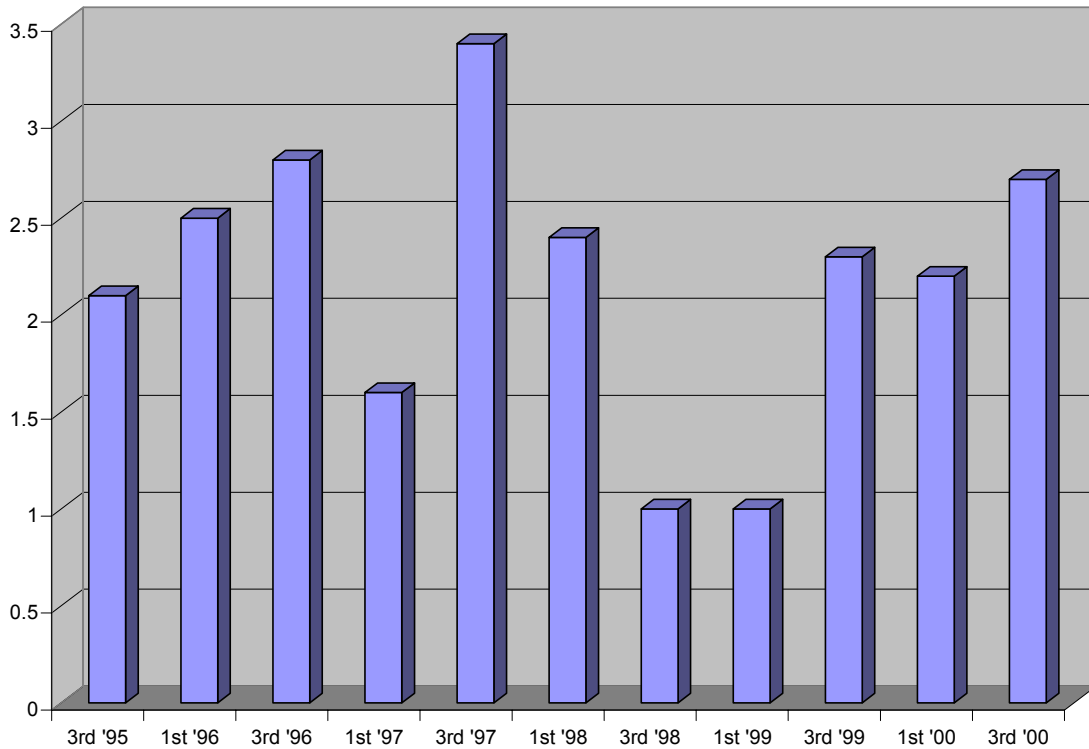
None of the projects in Garfield County could be considered luxury or upscale. In most of the county, amenities tend to be minimal. The projects in Parachute and Battlement Mesa offer more amenities than found elsewhere in the county. They have fireplaces, swimming pools, athletic facilities, air conditioning and clubhouses, and would have been considered "A" product when constructed in the early 1980's.

Elsewhere in the county, only Rimrock in Rifle offers in-unit washer/dryer appliances though Villas de Santa Lucia and Village Green have hookups. None of the properties offer garages or covered parking except for the Sunnyside senior housing project, which has carports. Exterior storage lockers are not typical though they are offered at several properties. Playgrounds are a common amenity as are gas heat and central laundry rooms. All of the senior properties have one or more common rooms with kitchens and tables and chairs.

Vacancy Rates

The Colorado Division of Housing's Vacancy Study reported a 2.7% vacancy rate for the Glenwood Springs area for the third quarter of 2000. While this rate is very low, it represents an increase over the rate for the past two years. The vacancy rate reached a low of under 1% during the third quarter of 1998 and the first quarter of 1999.

Glenwood Springs Vacancy Rates



Among the 22 apartment properties that were examined, the overall vacancy rate is 10.8%. This rate is not reflective of the occupancy levels in most of the county. Among the apartment properties in central and southern Garfield County, vacancies are very low. The situation in the Parachute/Battlement Mesa area is unique. Of the 830 free-market units in the area, 161 or 19.4% were vacant as of February 2000.

The vacancies in the Parachute/Battlement Mesa area distort the county's average; in the rest of the county, the vacancy rate appears to be just under .5%. None of the senior or income-restricted properties have any vacant units.

The occupancy rate in the Glenwood Springs area may be softening as a result of the construction of entry-level condominiums. Several new condominium projects, including the 100-unit Terraces project, have been built in the last few years. A sizable portion of the new units have been purchased by investors and rented out on a long-term basis. The absorption of the newly construction Shibui West apartments should be an indication of the market for higher-end units in the central portion of the county.

Vacancies by Property

	# Units	# Vacant
Free Market		
Garfield Ave. Apts.	56	0
Pinon Pine	72	0
Auburn Ridge	48	1
Meadow Wood	36	0
Village Green	39	N/A
Shibui West*	12	10
Rimrock Apts.	83	2
Stoneridge Apt.	12	0
Winchester Garden	42	4
Willow Park	194	62
Willow Ridge	212	21
Battlement Mesa Modulars	262	19
River Manor	162	59
Subtotal	1230	178
Income Restricted		
Eagles Nest Apts.	30	0
Machebeuf Apts.	54	0
Villas de Santa Lucia	60	0
Subtotal	144	0
Senior		
Crystal Meadows	48	0
Manor I	30	0
Manor II	46	0
Sunnyside	42	0
Kendell/Jackson Heights	98	0
Valley Senior Housing	12	0
Subtotal	276	0
Total	1650	178

Source: Interviews

- Vacancy based only on the 12 units that are available for occupancy.

Planned Projects

The Garfield County Housing Authority is considering the development of rental housing at various locations in the county. Planning for these projects will be based on the results of this Needs Assessment. Four other apartment projects have been identified that are planned for construction within the next two years, one would be age restricted, one would be income restricted and one free market. All four are new phases of existing projects.

- Eagle's Nest Phase 2

A tax credit application has been submitted for a second phase at Eagle's Nest in Rifle. All units would be income restricted.

- Crystal Meadow, Phase 4

The Carbondale Housing Authority is planning a fourth phase at Crystal Meadow. The authority has received financing for 16 additional units (the same number was proposed for each of the first three phases). This would bring the total to 64 units. Approval to increase the number of units in Phase 4 from 12 to 16 is needed from the Town of Carbondale.

- Shibui West, Phase 2

A second phase of the Shibui West apartment project in Newcastle is planned. The two additional buildings with 12 units each planned for the second phase would bring the total number of units in the project to 60. The developer also has an option to purchase a larger parcel across the street, which is zoned for multi-family housing.

- Cardiff Glen

This subdivision is under development near the southern edge of Glenwood Springs. The initial phases include only for-sale units. The first phase consisting of 25 single-family homes is nearing completion. Phase II will include 27 additional single-family homes and nine townhomes. Design of the apartment project, which will have between 55 and 75 units, is scheduled for this spring and summer with construction starting next year.

Two other projects have been identified that will include rental units but it will likely be two to three years before either is built.

- Sanders Ranch

Approximately 120 rental units will be built on a site between Glenwood Springs and Carbondale in unincorporated Garfield County, of which 23 will rent under the County's affordability guidelines. The rental units will be built as part of the development's second phase, which is likely in 2003 or 2004.

- Rose Ranch

At another site between Glenwood Springs and Carbondale, 29 rental units that would meet the County's new program guidelines have been proposed; 10 would be built during the first phase, which might occur within the next years.

Other projects that have the potential to offer rental housing or entry-level for-sale housing that might impact the rental market in the Glenwood Springs area include:

- Spring Valley Ranch

A total of 75 "employee" housing units have been proposed that might meet the county's price guidelines. Some of these might be rentals. It is doubtful that any units would be completed prior to 2003.

- Wolfsohn Ranch

The City of Glenwood Springs may be asked to consider a large annexation of land on its western edge where as many as 700 housing units could be developed. An application is expected this summer. The number of these units that might be rentals, if any, is unknown.

- Coryell

A total of seven deed-restricted units have been approved, six of which will be duplex units and one a single-family home for sale. A lottery will be held.

It should also be noted that there are several for-sale residential developments under construction in Newcastle, Silt and Rifle that offer entry-level homeownership opportunities. The extent to which these developments will impact the rental market is difficult to gauge, however, if recent population growth levels continue, it does not appear that the overall housing supply is going to outpace demand.

HOUSING PROBLEMS

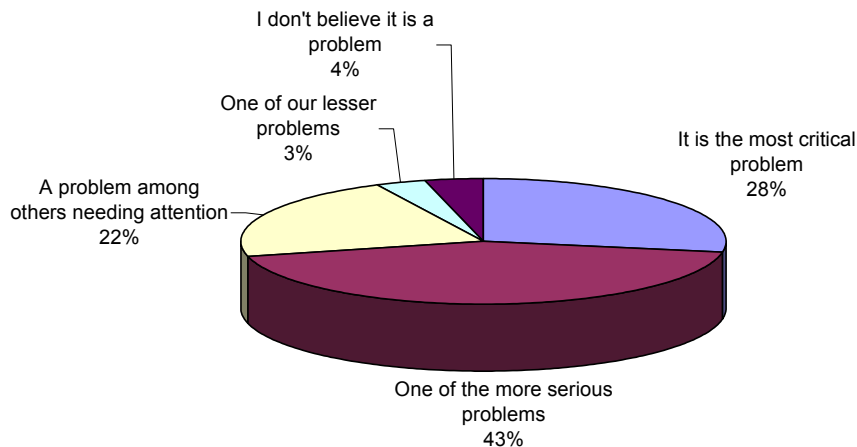
This section of the report examines housing problems that exist in Garfield County. It covers:

- Perceptions about the housing problem;
- Satisfaction with housing;
- Affordability;
- Physical condition;
- Overcrowding;
- Moving; and,
- Renters at risk of displacement.

Perceptions about Housing Problem

Survey participants were asked to indicate how they feel about the problem of finding affordable housing for people who work in Garfield County. Only 4% of the respondents indicated they do not believe it is a problem. Approximately 28% felt it is the most critical problem in the county and another 43% indicated that it is one of the more serious problems in the county.

Extent to which Housing is a Problem



It should be noted that this question is an indication of the perceptions about the housing problem in general and is not a reflection of what households feel about their housing situation.

Renters are more likely than owners to feel that finding affordable employee housing is a critical or serious problem. Nearly 45% of renters felt it is the most critical problem compared with 20% of homeowners.

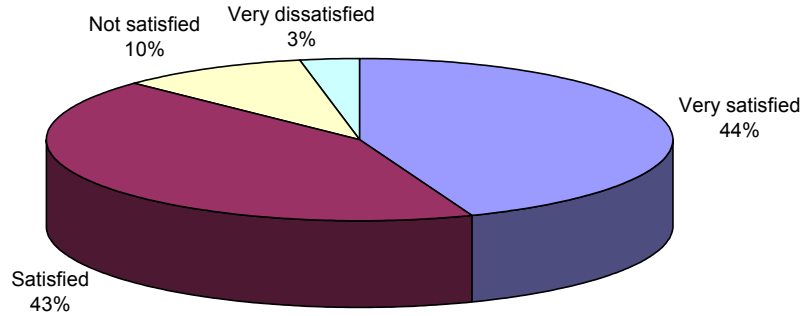
Extent to which Housing is a Problem by Own/Rent

	Owners	Renters
It is the most critical problem in the county	20.4	44.7
One of the more serious problems in the county	43.6	42.7
A problem among others needing attention	26.9	9.7
One of our lesser problems	4.4	0.5
I don't believe it is a problem	4.6	2.4
	100%	100%

Satisfaction with Housing

The household survey requested each adult to separately describe their satisfaction with the housing unit in which they reside. Approximately 44% indicated they are “very satisfied” and another 43% indicated they are “satisfied”. The remaining 13% are either “not satisfied” or “very dissatisfied”. These responses are similar to those in other mountain communities and should not be considered an indication as to whether or not housing problems are present. For example, someone who has lived in the area for a couple of years and finally been able to locate housing that they share with only two roommates (after moving three or four times), may be very satisfied with their housing even if they pay 40% of their income for the unit. Their current situation is far more satisfactory than they have had in the past even though they are cost burdened by their housing payment and may be living in overcrowded conditions.

Satisfaction with Housing



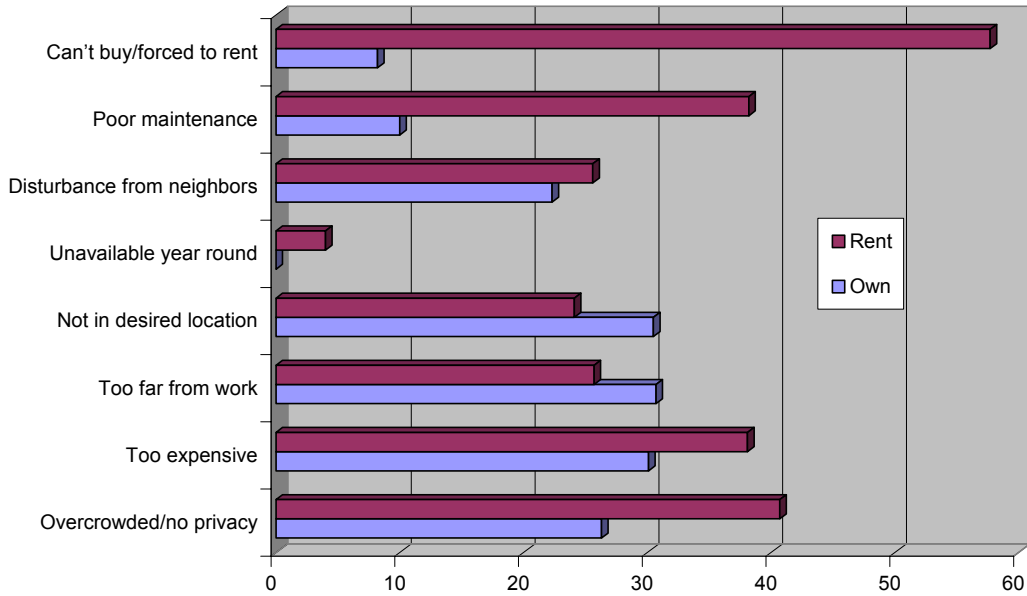
Owners tend to have higher satisfaction levels than renters. Over 92% of homeowners are either “very satisfied” or “satisfied”. This compares with 74% of renters.

Satisfaction with Housing by Own/Rent

	Owners	Renters
Very satisfied	54.0	19.5
Satisfied	38.5	54.6
Not satisfied	6.3	18.2
Very dissatisfied	1.3	7.7
	100%	100%

Multiple factors contribute to dissatisfaction with housing, and they vary between owners and renters. The most frequently cited reason for dissatisfaction among renters is that they are unable to buy. Living in housing that is overcrowded with no privacy, too expensive or poorly maintained are also common reasons for renter dissatisfaction.

Reasons for Dissatisfaction by Own/Rent



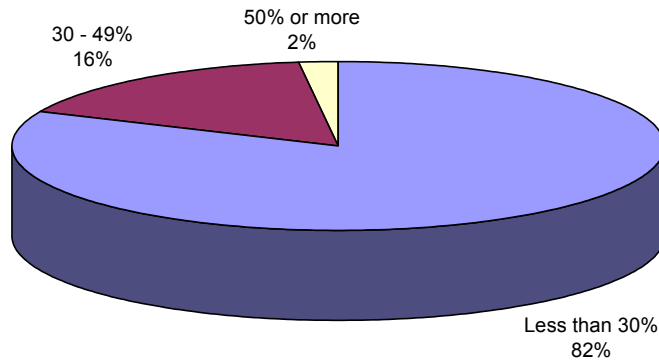
Note: Since question allowed multiple responses, totals exceed 100%.

Homeowners cited three reasons most frequently for dissatisfaction – the home not being in the desired location, being too far from work and being too expensive. It should be noted that renters who live with a roommate that owns the unit are included in the owner category. This accounts for the dissatisfaction among homeowners that cannot buy and are forced to rent.

Affordability

Housing is considered to be affordable provided that the rent or mortgage payment is less than 30% of the household's gross income. On average, Garfield County's households spend 21.2% of their income on their rent or mortgage payment. Approximately 18% of the community's households live in housing that is not affordable, however, based on the 30% standard, and are considered to be cost burdened by their housing payment. This equates to an estimated 3,626 households that live in housing that is not affordable given their incomes.

Percentage of Income Spent on Housing Payment



Renters are more frequently living in housing that is too expensive given their income. Approximately 22.5% of renters are cost burdened, which compares with 16.1% of homeowners. It should be noted that the percentage of renters who are cost burdened may be low since seasonal renters are believed to be under represented in the sample.

Percentage of Income Spent on Housing Payment by Own/Rent
(Shading denotes cost burden.)

	Owners	Renters
Less than 30%	83.9	77.4
30% - 49%	14.7	19.5
50% or more	1.4	3.0
	100%	100%

It is common for renters tend to be more frequently live in housing that is not affordable; there are multiple reasons for this. Mortgage qualification criteria ensures that buyers can afford their homes assuming that income levels do not decline; lenders will not

provide loans if the payment exceeds a defined percentage of the buyers income (29% for FHA loans). Once a mortgage is obtained, the payment is generally fixed over time or rises only incrementally based on a predetermined schedule whereas incomes generally rise. The percentage of income that owners pay for their housing, therefore, typically decreases over time. The situation is very different for renters. Leasing agents often apply liberal income qualifying standards provided that credit and references are good, and rents are usually increased every year by whatever the market will bear, which may be at rates higher than the increase in wages.

There is a direct correlation between income level and the percentage of income that is spent on housing payments. The lower the income, the higher the percentage of income that goes toward monthly rent or mortgage payments. Two methods for examining this relationship are presented. The first table lists the average percentage of income spent on housing by income category. For example, households with incomes below \$20,000 per year spend an average of 38.4% of their income on housing. This compares with 11.7% for those with annual incomes of \$150,000 or more.

Average Percentage of Income Spent on Housing by Income Range

Household Income	Average	Median
\$0 - 19,999	38.4	32.8
\$20 - 29,999	31.0	26.2
\$30 - 39,999	26.9	27.1
\$40 - 49,999	19.4	18.3
\$50 - 59,999	21.2	21.4
\$60 - 69,999	19.7	18.5
\$70 - 79,999	18.4	16.3
\$80 - 89,999	17.2	17.2
\$90 - 99,999	19.6	16.4
\$100 - 149,999	15.1	13.9
\$150,000 or more	11.7	11.1
Overall	21.4	19.5

The second method examines average and median incomes according to the percentage of income spent on housing. Households that spend more than 50% of their income on housing have an average income of \$28,138 per year. This compares with an average income of \$75,182 for households that are not cost burdened.

Average Income by Percentage Spent on Housing

(Shading denotes cost burden.)

	Average	Median
Less than 30%	\$75,182	\$65,000
30 - 49%	\$38,559	\$32,118
50% or more	\$28,138	\$22,714
Overall	\$68,195	\$60,000

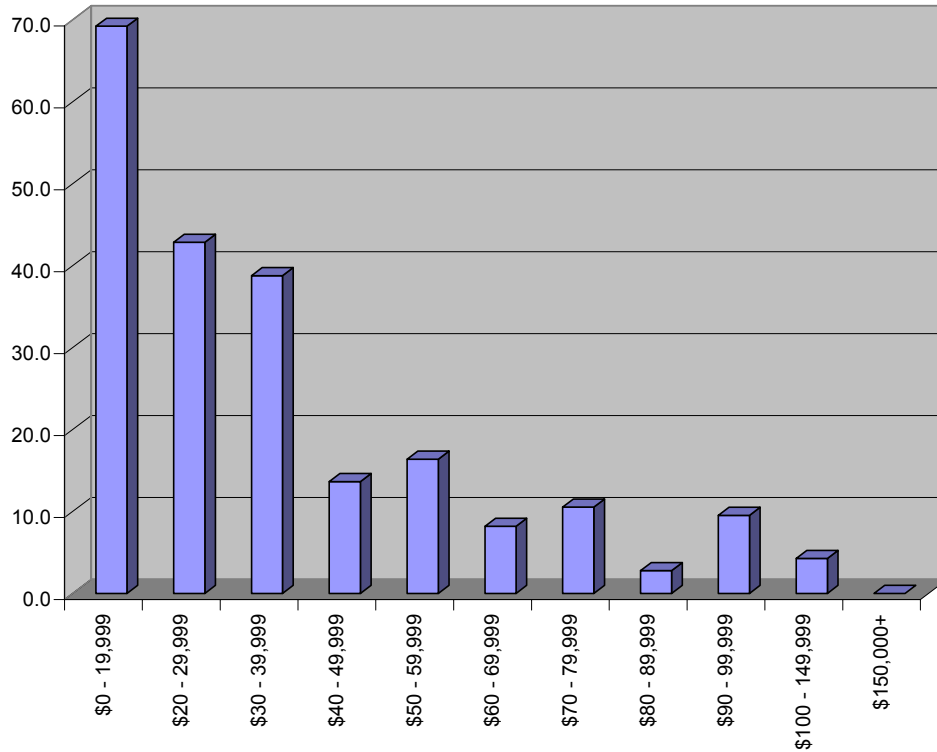
The following table presents the relationship between income and affordability in greater detail. The percentage of households that spend less than 30% of their income increases as income levels rise.

Percentage of Income Spent on Housing by Income Range
(Shading denotes cost burden.)

	Less than 30%	30 - 49%	50% or more	
\$0 - 19,999	30.8	53.8	15.4	100%
\$20 - 29,999	57.1	35.7	7.1	100%
\$30 - 39,999	61.2	36.7	2.0	100%
\$40 - 49,999	86.4	13.6		100%
\$50 - 59,999	83.6	16.4		100%
\$60 - 69,999	91.8	6.6	1.6	100%
\$70 - 79,999	89.5	10.5		100%
\$80 - 89,999	97.2	2.8		100%
\$90 - 99,999	90.5	4.8	4.8	100%
\$100 - 149,999	95.7	4.3		100%
\$150,000 or more	100.0			100%

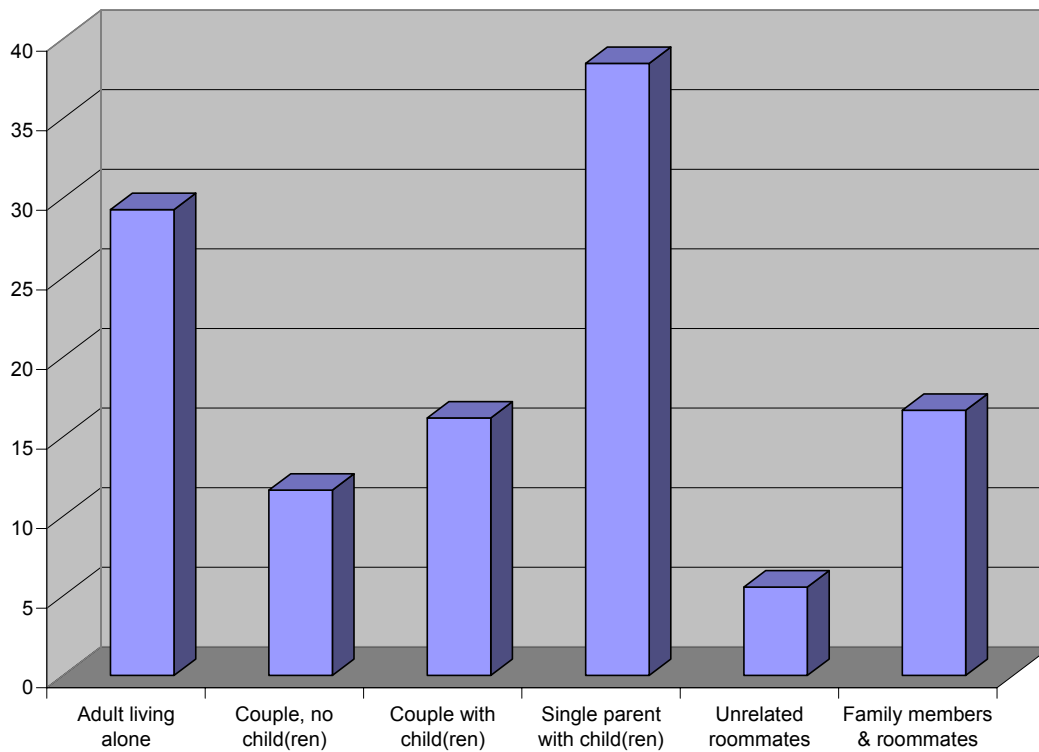
The following graph illustrates the correlation between income and affordability. Nearly 70% of the households with annual incomes of less than \$20,000 are cost burdened. The percentage drops by roughly 20 points for households with incomes in the \$20,000 to \$29,999 range and continues to decline as incomes increase.

Percentage of Households that are Cost Burdened by Income Range



Single parents and adults living alone spend the highest proportion of their income on housing. Households consisting of unrelated roommates and couples without children have the most affordable housing relative to their income. It should be noted, however, that the number of single parents and roommate households in the sample is small so the results should be interpreted with caution.

Percentage of Households that are Cost Burdened by Housing Composition



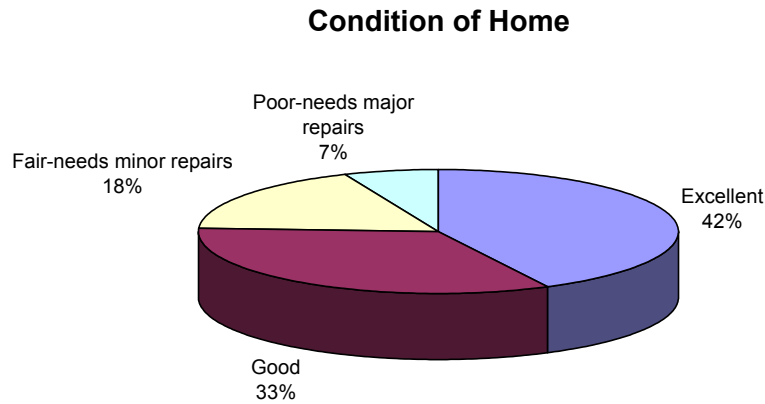
Apartments are the least affordable type of unit in terms of the percentage of income that residents must spend on their housing payment. Approximately 29% of the households that reside in apartments are cost burdened by their housing payment. Mobile homes appear to be the most affordable. Nearly 87% of mobile home residents spend less than 30% of their income on housing.

Affordability by Unit Type
(Shading denotes cost burden.)

% of Income Spent on Housing	Apartment	Condo	TH/duplex	Mobile home	SF House
Less than 30%	70.5	85.7	82.2	86.8	83.2
30% - 49%	24.6	14.3	15.6	11.3	15.3
50% or more	4.9		2.2	1.9	1.5
	100%	100%	100%	100%	100%

Physical Condition

The household survey asked about the physical condition of housing units. Approximately 18% of those surveyed indicated their homes are in fair condition and need minor repairs, which were defined as costing \$5,000 or less. Another 7% indicated their homes are in poor condition and need major repairs, which were defined as costing more than \$5,000. This equates to an estimated 4,276 housing units in a state of disrepair, 1,200 of which need major work.



Renters are far more likely to live in housing that is in need of repair than are homeowners. Almost 45% of the renters surveyed indicated the units in which they reside are in fair or poor condition. This compares to 16% of the homeowners surveyed.

Condition of Home by Own/Rent

	OWNED	RENTED
Excellent	53.0	16.3
Good	31.1	38.9
Fair-needs minor repairs	12.6	30.5
Poor-needs major repairs	3.4	14.2
	100%	100%

Overcrowding

Overcrowding in Garfield County’s housing units has been examined by comparing the number of rooms used as bedrooms to the number of rooms designed as bedrooms.

This method revealed that 12.6% of one-bedroom units, 3.4% of two-bedroom units, 3.6% of three-bedroom units, and 1% of four-bedroom units are overcrowded.

Rooms Used as Bedrooms Compared to Designed as Bedrooms
(Shading denotes overcrowded units.)

Used as Bedrooms	One	Two	Three	Four	Five+	Total
Designed as Bedrooms						
One	87.5	6.3	6.3			100
Two	29.5	67.1	2.7	0.7		100
Three	10.1	35.5	50.8	2.9	0.7	100
Four	5.1	19.2	44.4	30.3	1.0	100
Five+	0.0	0.0	9.5	42.9	47.6	100

Applying the percentages to the number of occupied units in the county results in an estimate of 593 overcrowded units, which equates to 3.5% of the total number of occupied units.

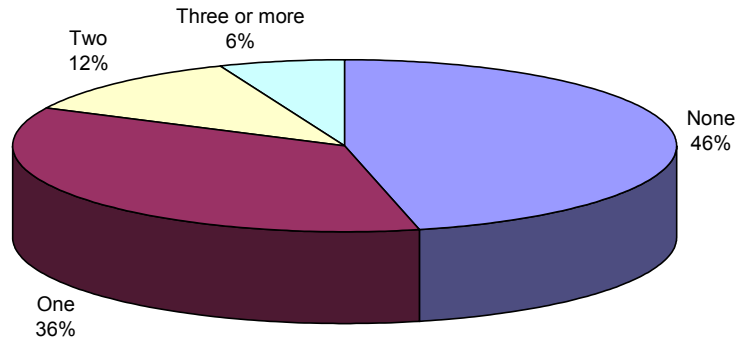
Estimate of Overcrowded Units

Unit Size	% of Total Units	# Occupied Units	% Overcrowded	# Overcrowded
1 Bdrm	5.4%	920	12.6%	116
2 Bdrm	23.8%	4069	3.4%	138
3 Bdrm	50.4%	8618	3.6%	310
4 Bdrm	16.9%	2888	1.0%	29
5+ Bdrm	3.6%	610	0.0%	0
Total	100%	17,105	3.5%	593

Moving

Households are often forced to move within communities when housing is not affordable or to move to communities other than where they want to live because of housing costs and/or availability. Frequent moves can reflect escalating housing costs, inadequate maintenance of units, overcrowding and changing needs. According to the survey, 54% of the county's households have moved at least once during the past three years, which equates to 9,237 households. At least 18% indicated that they moved two or more times. These estimates may be understated, however, since persons who were displaced at the time the survey was distributed and renters who move frequently were likely under represented.

Times Moved in Last Three Years



Renters have moved more frequently than owners. At least 41% of the renter population has moved once or more per year for the past three years.

Times Moved in Last Three Years by Own/Rent

	Owners	Renters
None	56.1	25.4
One	33.3	41.1
Two	8.1	20.0
Three or more	2.5	13.5
	100%	100%

In Garfield County, movement tends to be from the communities in the Roaring Fork Valley where housing costs are higher to those along the I-70 corridor. The shaded areas on the following table illustrate the population’s down-valley migration. It is estimated that 3,216 households, or about 19% of the total number of households, have moved from communities in Garfield or Pitkin with higher housing costs to less expensive communities in the county.

The movement pattern appears to exhibit a “domino” effect. Households from Pitkin County moved to Carbondale while residents from the mid-portion of the Roaring Fork Valley moved to Glenwood Springs and just beyond, and households from Glenwood Springs moved further west along the I-70 corridor. Silt has the highest number of households that migrated down valley in both absolute and relative terms – an estimated 767 households, which equates to 52% of the community’s population.

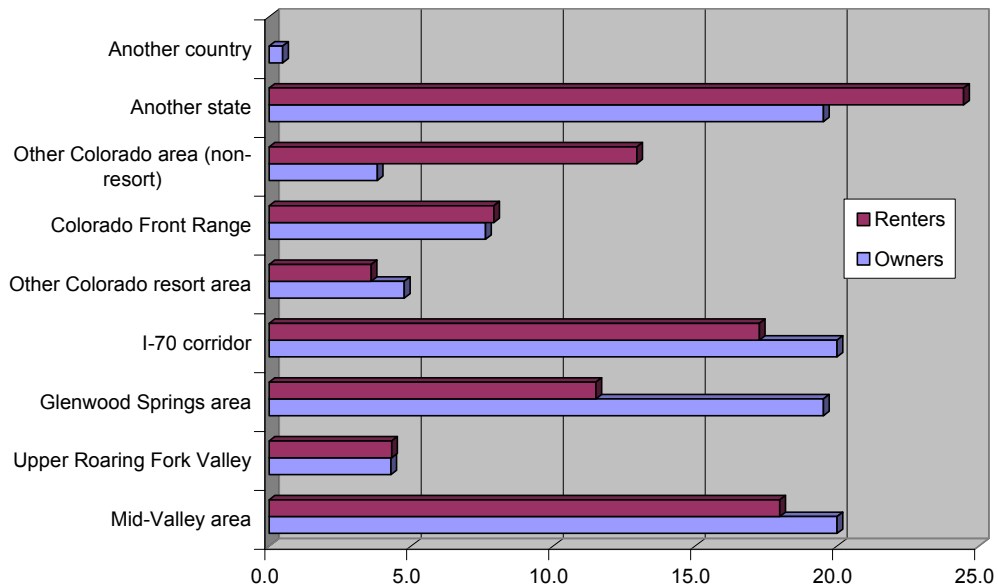
Where Live by Where Moved From

	Carbondale	Glenwood Springs	New Castle	Parachute Battlement Mesa	Rifle	Silt
Mid-Valley area	49.4	11.6	26.7	4.9	8.2	8.0
Upper Roaring Fork Valley	13.6		3.3			12.0
Glenwood Springs area	4.9	39.5	13.3	6.6	6.8	32.0
I-70 corridor	0.0	9.3	23.3	18.0	47.9	32.0
Other Colorado resort area	2.5	7.0	3.3	4.9	5.5	4.0
Colorado Front Range	7.4	8.1	3.3	13.1	5.5	
Other Colorado area		4.7	10.0	21.3	8.2	4.0
Another state	22.2	18.6	16.7	31.1	17.8	8.0
Another country	0.0	1.2				
	100	100%	100%	100%	100%	100%
Total down valley migration						
% Households	13.6%	11.6%	43.3%	11.5%	15.0%	52%
# Households	427	549	633	316	524	767

Garfield County is also attracting residents from out of state. Overall, 21% of the county's households (3,592 households) indicated their last move was from out of state. The Parachute/Battlement Mesa area has seen the largest increase due to in migration from outside of Colorado. Over 31% of the community's households moved there from another state.

The migration patterns are similar among renters and owners. There are some differences, however. Renters are more likely to have moved from another state or another community in Colorado. Some may be renting while they familiarize themselves with the choices available and determine if they want to remain in the area. Owners are more likely to have moved within the region, which suggests that households will move from one community to another for the opportunity to own.

Migration by Own/Rent



When asked to indicate the reasons for their moves, owners were most likely to state that they found a better home (which could mean less expensive, larger or in better condition, or some combination of these variables). Finding a better home was also a major reason for renters to have moved but changing jobs was cited most frequently.

Reasons for Moving

	Owners	Renters
Household size changed	4.6	3.0
Rent was raised	4.9	9.7
Residence was sold	11.3	11.2
Found a better home	34.6	26.2
Found housing closer to work	3.4	7.5
Changed jobs	18.0	34.3
Other	30.7	19.6
	107%	111%

Note: Multiple responses allowed; totals exceed 100%.

Renters at Risk of Displacement

A housing problem often found in mountain communities is displacement of renters when units they occupy are sold. Since many renters reside in condominiums, townhomes and single-family houses rather than apartments, they become subject to displacement as housing prices rise and the available inventory of for-sale units lessens.

Buyers are often acquiring the units for second homes or vacation rentals since many of the units are not very desirable for purchase by year-round families. The household survey found that 7.6% of the rental units in Garfield County are listed for sale. This equates to an estimate of 390 renter households that are at risk of displacement when their homes are sold.

COMMUNITY PROFILES

This section of the report provides a comparison of selected information, including the perceptions about housing problems, satisfaction with housing, tenure and housing affordability. This information is provided in a chart format for ease in comparing information and looking at some of the issues within a particular community. No attempt has been made to analyze the similarities or differences among the communities in Garfield County.

Perceptions about Housing Problem

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt
It is the most critical problem	27.3	26.4	36.4	28.2	31.5	21.6
One of the more serious problems	44.8	45.1	41.8	40.8	39.2	45.1
A problem among others needing attention	18.9	22.0	14.5	22.3	25.2	23.5
One of our lesser problems	5.6	3.3	3.6	3.9	0.7	3.9
I don't believe it is a problem	3.5	3.3	3.6	4.9	3.5	5.9
	100%	100%	100%	100%	100%	100%

Satisfaction with Housing

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt
Very satisfied	48.9	45.1	39.6	37.2	41.5	50.5
Satisfied	39.9	41.8	50.0	42.8	46.4	37.4
Not satisfied	9.4	8.5	8.3	11.0	11.2	12.1
Very dissatisfied	1.8	4.6	2.1	9.0	0.9	
	100%	100%	100%	100%	100%	100%

Reasons for Dissatisfaction

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt
Overcrowded/ no privacy	43.7	33.5	23.9	36.2	26.7	34.2
Too expensive	39.4	39.6	28.2	37.6	11.4	42.9
Too far from work	14.1	15.2	23.5	40.2	32.8	59.8
Not in desired location	31.7	14.2	17.9	39.4	34.4	29.8
Unavailable year round	0	4.7	0	0	0	9.9
Disturbance from neighbors	29.7	35.5	11	29.3	7.3	15.5
Poor maintenance	18.1	38.2	20.4	39.1	21.4	3.6
Can't buy/forced to rent	46.3	40.1	10.8	38	19.8	34.4
	223	221	135.7	259.8	153.8	230.1

Note: Responses exceed 100% as respondents could select more than one answer.

Affordability

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt
Less than 30%	81.4	84.7	88.6	75.9	82.1	73.5
30% - 49%	16.7	12.6	9.1	22.2	15.1	26.5
50% or more	2.0	2.7	2.3	1.9	2.8	
	100%	100%	100%	100%	100%	100%
% Cost Burdened	18.6%	15.3%	11.4%	24.1%	17.9%	26.5%

Condition of Housing

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt
Excellent	50.4	39.1	51.9	48.4	37.0	34.0
Good	27.8	33.0	27.8	30.5	37.7	37.7
Fair-needs minor repairs	12.8	20.7	13.0	15.8	21.0	20.8
Poor-needs major repairs	9.0	7.3	7.4	5.3	4.3	7.5
	100%	100%	100%	100%	100%	100%

Unit Type

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt
Apartment	8.6	9.3	1.9	14.2	16.4	1.8
Condominium	4.3	4.9			2.1	
Townhouse/ duplex	18.6	9.3	1.9	7.5	9.3	3.6
Mobile home	3.6	5.5	13.2	40.6	6.4	10.7
Single-family house	60.7	67.8	81.1	34.9	63.6	82.1
Accessory/ caretaker unit	1.4					
Other	2.9	3.3	1.9	2.8	2.1	1.8
	100%	100%	100%	100%	100%	100%

Tenure

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt
OWNED	74.0	68.1	84.2	54.9	67.1	90.6
RENTED	26.0	31.9	15.8	45.1	32.9	9.4
	100%	100%	100%	100%	100%	100%

Monthly Housing Payment

	Carbondale	Glenwood Springs	New Castle	Parachute/ Battlement Mesa	Rifle	Silt
Mean	\$1,293.50	\$1,086.40	\$1,203.64	\$600.40	\$801.05	\$1,093.05
Median	\$1,105.52	\$956.29	\$1,057.65	\$549.78	\$700.00	\$995.19
