Eastern Plains Region

Community Housing Opportunity Profile

Highlighting needs so that you can identify opportunities

Overview

Currently, an estimated 8,648 households in the Eastern Plains Region are severely housing cost burdened, meaning that they pay more than 50% of their income towards housing, this is 52% of all households at the lowest income bracket. Demand for affordable housing will increase in the future with a projected 4,400 new jobs below the area median income (AMI) by 2040.
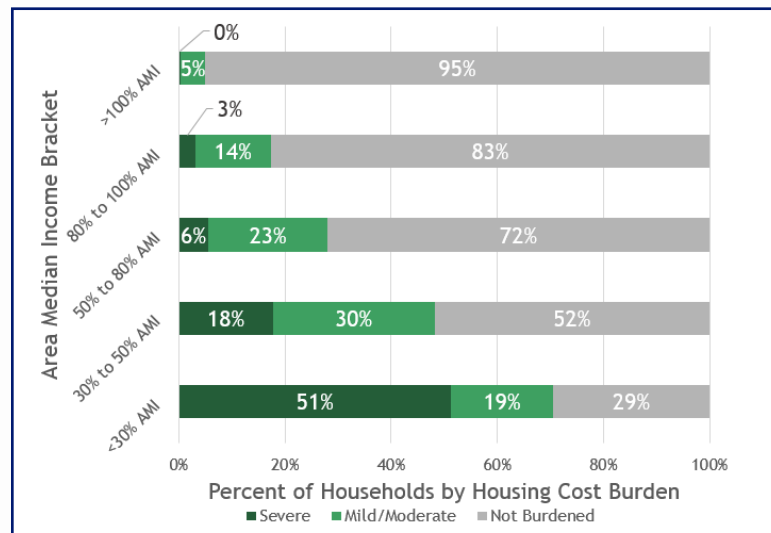
Max Regional Affordable Rents by Income

Income as % of Area Median	Max Income	Affordable Rent
30%	$19,200	$479
80%	$51,201	$1,280
100%	$64,001	$1,600
120%	$76,801	$1,920

Income and rent limits for a household of three

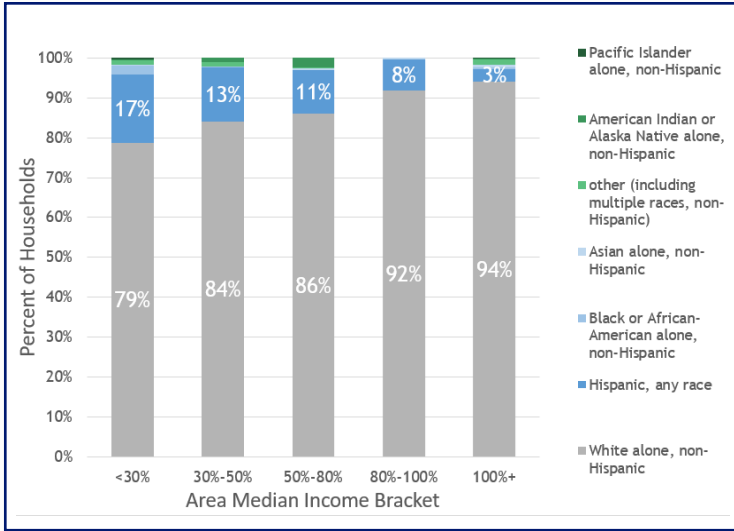### Projected New Jobs in the Region from 2025-2040 by AMI

Projected New Jobs by Year:

- 2025: 2,070 (120%+ AMI), 974 (80%-120% AMI), 1,510 (0-80% AMI)
- 2030: 3,384 (120%+ AMI), 1,587 (80%-120% AMI), 2,455 (0-80% AMI)
- 2035: 4,001 (120%+ AMI), 1,862 (80%-120% AMI), 2,855 (0-80% AMI)
- 2040: 4,591 (120%+ AMI), 2,138 (80%-120% AMI), 3,281 (0-80% AMI)

Legend: 120%+ AMI, 80%-120% AMI, 0-80% AMI

% of Households by Cost Burden Status & AMI

Area Median Income Bracket	Severe	Mild/Moderate	Not Burdened
>100% AMI	0%	5%	95%
80% to 100% AMI	3%	14%	83%
50% to 80% AMI	6%	23%	72%
30% to 50% AMI	18%	30%	52%
<30% AMI	51%	19%	29%

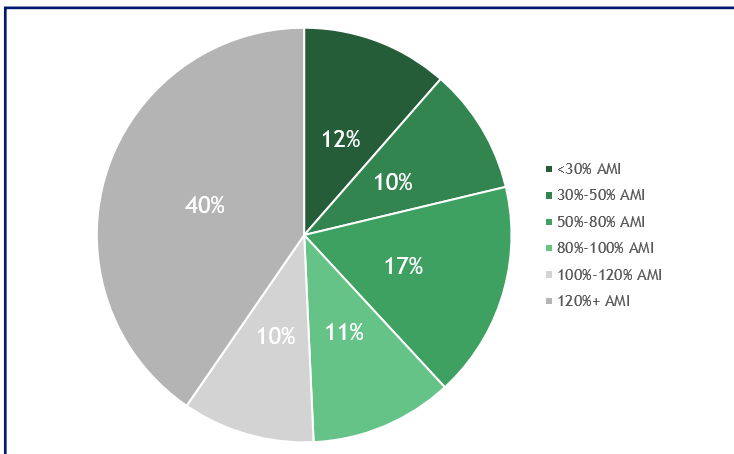Percent of Households by Housing Cost Burden

The Eastern Plains Region includes the counties of: Baca, Bent, Cheyenne, Crowley, Elbert, Kiowa, Kit Carson, Lincoln, Logan, Morgan, Otero, Phillips, Prowers, Sedgwick, Washington, and Yuma.

Demography

AMI Composition by Race and Ethnicity

Chart: Percent of Households by Area Median Income Bracket
- <30%: Hispanic 17%, White 79%
- 30%-50%: Hispanic 13%, White 84%
- 50%-80%: Hispanic 11%, White 86%
- 80%-100%: Hispanic 8%, White 92%
- 100%+: Hispanic 3%, White 94%

Legend:
- Pacific Islander alone, non-Hispanic
- American Indian or Alaska Native alone, non-Hispanic
- other (including multiple races, non-Hispanic)
- Asian alone, non-Hispanic
- Black or African-American alone, non-Hispanic
- Hispanic, any race
- White alone, non-Hispanic

Portion of Employees by Area Median Income of Their Household

Pie chart:
- <30% AMI: 12%
- 30%-50% AMI: 10%
- 50%-80% AMI: 17%
- 80%-100% AMI: 11%
- 100%-120% AMI: 10%
- 120%+ AMI: 40%

Housing Stock

Units Affordable by AMI and What Their Occupants Can Afford

Chart: Number of Housing Units by AMI Bracket that Unit is Affordable To
- <50%: Occupant Cannot Afford Unit 5,273; Occupant Can Afford Unit 3,670; Occupant Could Afford More 20,937
- 50%-80%: Occupant Cannot Afford Unit 9,384; Occupant Can Afford Unit 2,947; Occupant Could Afford More 1,526
- 80%+: Occupant Cannot Afford Unit 4,585; Occupant Can Afford Unit 6,707; Occupant Could Afford More 3,058

Legend:
- Occupant Could Afford More
- Occupant Can Afford Unit
- Occupant Cannot Afford Unit

This chart illustrates both rental and for sale units, the shading of the bar illustrates whether the occupant of the unit can actually afford to live in their housing. It shows how households rent/buy up or down in the market.

Housing Markets

The estimated median rental rate for a newly listed apartment is $1,054 in 2019, this would take an income of $42,200 to afford, compared to the median income of $64,001. In 2019, the median home list price was $269,695 it would take an income of $71,000 to afford such a home.

Home Loans by AMI 2015-2017

Chart: Percent of Loans for Home Purchase in Bracket by Area Median Income Bracket
- <80%: Eastern Plains 33%, Colorado 29%
- 80%-120%: Eastern Plains 27%, Colorado 26%
- 120%+: Eastern Plains 40%, Colorado 45%

Legend: Eastern Plains, Colorado

Citations & Notes

Employment projections are derived from the State Demography Office's Jobs Forecast and the U.S. Bureau of Labor Statistics Employment Projections with employment sectors cross-referenced with households by AMI and Colorado region from the American Community Survey (ACS).
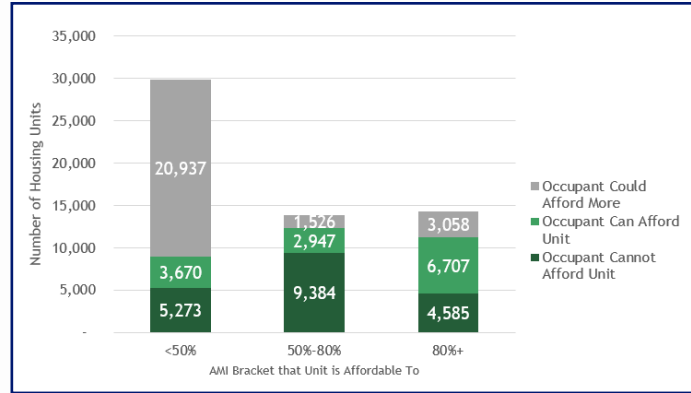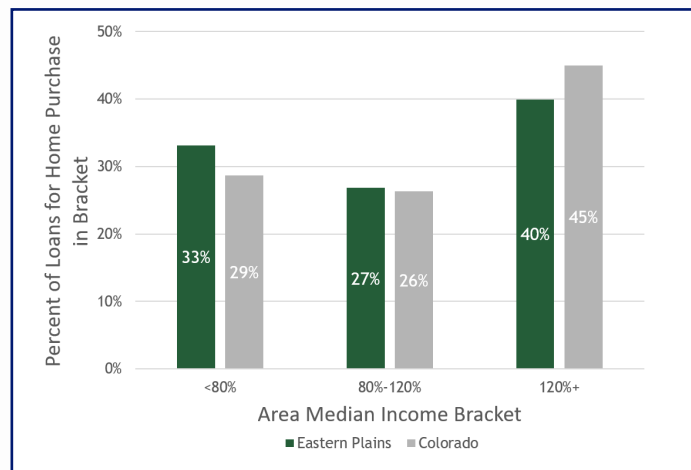
Household cost burden, housing stock, and AMI composition data is provided by the HUD/Census Bureau Comprehensive Housing Affordability Strategy. The portion of employees by AMI is from a DOH tabulation of ACS microdata.

Zillow provides information on rental and home purchase listings for 45 counties, DOH estimated rental and home values in remaining counties by cross-referencing Zillow data with ACS data. The U.S. Consumer Finance Protection Bureau makes data on originated home loans for purchase through the Home Mortgage Discolsure Act dataset.

All datapoints are weighted on appropriate measures to make geographical areas representative of their region.

To explore interactive housing data customized for your community, visit:

colorado.gov/pacific/dola/publications-reporting