
T. HOUSING

1. Housing Trends and Conditions

While the Valley is one of the most affordable places in Colorado for housing, the economics of its lower incomes and dependence on a more limited range of industry and job opportunities result in a somewhat overall lower quality of housing stock. We have retained 2000 Census data included in the previous CEDS document which provide detail on the housing conditions, and which will not be available again until 2010.

Tables containing Census data and their corresponding narrative writeups are being presented in the same order as the previous CEDS, and include Tables T-1, T-2, T-3, T-4, T-5, and T-6. Table T-7 provides 2007 information on affordability, and Table T-8 gives a current period and year-ago comparison on home prices for selected locations across the region.

In the 5-year period since the last CEDS, homes in the \$400,000 range and higher have become a larger segment of the total housing stock. This is especially true in elite neighborhoods of Alamosa; the Zapata subdivision in Alamosa County; Conejos Canyon; the Forbes Ranch properties in Costilla County; the Crestone/Baca area in Saguache County; Mineral County; and South Fork in Rio Grande County.

A growing number of \$1 million homes in South Fork reflect a greater number of higher income seasonal and second home buyers from other parts of Colorado, Texas, California, and other states who are seemingly unaffected by any local economic conditions or trends. This places housing costs beyond the reach for a large segment of the resident workforce, who are being required to commute to Del Norte and other locations to find affordable housing.

Many neighborhoods in the Valley are recognized for maintaining an excellent quality of appearance, but the entrances to towns and some neighborhoods are often spoiled by eyesores and blighted buildings. Manufactured homes are taking over on the outskirts of the towns to accommodate first homebuyers and transient workers. With the exception of South Fork and other higher range and trophy home locations, new home construction beginning to level off due to the escalating cost of building materials and construction labor rates; higher interest rates; flat incomes; and stricter lending requirements in the wake of the subprime mortgage scandal.

2. Owners, Renters, and Vacancy Rates (Table T-1)

Table T-1 shows a higher rate of home ownership in the Valley of 70.5%, compared with 67.3% for Colorado. Vacancy rates, however, were much higher due to larger portion of seasonal and second homes, and the following differences are noted:

- The Valley had a 22.6% vacancy rate in 2000 compared to 6.3% for the State, and typically runs a higher vacancy rate.
- There are 3 times as many seasonal homes in the Valley as in the State (12.8% to 4.0%).
- Mineral has the highest percent of its housing (60.1%) in seasonal homes, followed by Costilla (20.3%), Conejos (14.0%), and Rio Grande (12.7%).
- Vacancy rates in the Valley (1.5%-6.7% for homeowners, 3.9%-10.9% for rental units) are higher than the State's 1.4% and 5.5%. This indicates a slightly higher availability of both types in the Valley.

3. Type, Age, and Occupants per Room (Table T-1, Table T-2)

As noted by the following highlights, the Valley has less multi-unit housing than the State, and its housing stock is older.

- A larger percentage of Valley homes are 1-unit detached (69.3%), compared with the State (62.1%).
- Mobile homes (and presumably manufactured homes also) number 4,170 (18.6%) of the Valley's total 15,516 structures. This compares with only 5.7% for Colorado.
- The State averages 24.5% for structures built before 1960, compared with 36.5% for the Valley.
- Houses 40 years old or more for Conejos made up 41.4%, followed by Rio Grande (40.5%), and Alamosa (36.1%).
- 13.6% of the Valley's housing was built from 1995 - March 2000, nearly as high as the State's 15.0%.
- Median rooms per housing unit range from 4.8-5.3, compared with 5.5 for Colorado.
- Housing units with one or less persons per room are 93.4% in the Valley, compared to 95.4% in Colorado.

4. Housing Amenities (Table T-3)

Due to the lack of natural gas service throughout the Valley, a larger percentage homes are using bottled/tanked propane and wood for fuel.

- Utility gas use is 43.3% in the Valley compared to 74.9% in the State.
- Bottled/tanked propane use is 28.6% compared to Colorado's 6.2%. Costilla is 61.2% and Mineral is 57.6%.

- Wood burning use is 13.0% compared to only 1.5% for the State. Mineral's use is 28.6%, Costilla (22.8%), and Conejos (19.9%).
- Electrical use for home heating is 11.9% compared to 16.1% in Colorado. Conejos is only 5.3%.

A greater percentage are also without complete plumbing or kitchen facilities and telephone service.

- In Costilla, 6.2% of the housing units are without complete plumbing and 6.7% without complete kitchens, compared to only 0.4% and 0.6% for Colorado.
- Housing units with no phone service were 10.5% in Costilla, 9.4% in Saguache, and 6.1% in Conejos. In Colorado, only 1.4% were without service.

5. Census Home Values (Table T-4)

Compared with the Colorado experience, a higher percentage of Valley homes fell in the lower home value brackets, and medians were considerably lower.

- The Valley median as reported in the 2000 Census was \$79,970, only 48.0% of the State's \$166,600.
- Counties with the highest medians were Mineral (\$127,400), Alamosa (\$87,900), and Rio Grande (\$82,400).
- Valley homes under \$100,000 in the Valley were 68.5%, compared with only 13.3% in the rest of the State.
- By the year 2000, the Valley had 952 homes over \$150,000 compared to only 80 reported in the 1990 Census.
- Colorado's percentage of homes in the \$300,000 bracket or higher was 13.1%, compared with only 2.1% in the Valley.
- The percent change in median home values increased by 83.9% for the Valley, compared with 99.0% for Colorado.

6. Mortgage Costs (Table T-5)

Table T-5 displays the costs to the owner of owning a home. These costs include mortgages, other debts on the property, real estate taxes, insurance on the property, utilities, fuels, and any condo or mobile home fees. Some notables from this table are:

- Valley homeowners are more than twice as likely than their State counterparts to have their home completely paid off. 44.8% of Valley homeowners have no mortgage, compared to 20.8% for the State.
- 60.8% of homeowners in Costilla, and 58.7% in Conejos, have no mortgage.
- Median mortgage and homeowner cost in the Valley is \$703/mo --- only 58.7% of the State's median of \$1,197.
- The lowest median monthly owner cost of \$572 is in Conejos.

- Highest median costs were in Alamosa and Rio Grande where each had \$755.

Mortgage costs as a percent of annual income are as follows:

- 43.2% of mortgagees in the Valley pay less than 15% of their income for mortgages, compared with only 32.2% in Colorado as a whole.
- 22.3% of mortgagees in the Valley are exceeding their affordable limits by paying 30% or more of income for a mortgage. This is similar to Colorado's 23.7%.
- The highest percentage of mortgagees above their affordable limits were in Costilla (28.5%), and the lowest in Mineral (11.1%).

7. Rental Costs (Table T-6)

Highlights covering gross rents and percent of income in Table T-6 are as follows:

- 3,220 out of 4,838 (66.6%) Valley rentals are in Alamosa and Rio Grande.
- Median rent in the Valley as reported by the 2000 Census was \$401/mo, compared to \$671/mo in Colorado.
- Medians ranged from \$316/mo in Costilla to \$500/mo in Mineral.
- Rents less than 15% of income in the Valley were 17.9% vs 15.2% for Colorado.
- 34.2% of renters in the Valley are exceeding their affordable limits by paying 30% or more of income for rent. For Colorado the percentage is 38.7%.
- "No cash" or in-kind rents in the Valley are 3 times above State averages (14.1% opposed to 3.6%).

8. Affordability in 2007 (Table T-7)

Data reported by the Colorado Division of Housing for 2007 in Table T-7 provides a more detailed look at factors affecting affordability, and comparisons of Valley counties to Colorado Front Range cities. An interpretation of the table using Alamosa County as an example is as follows:

- For a 3-person family at the median income level of \$40,140, an affordable house payment would be \$1,004/mo (equivalent to 30% of annual income).
- As explained in the table footnotes, an affordable home sales price would be \$140,018. With a median sales price of \$130,000 for a single family home, and a median sales price of \$196,660 for a condo or townhouse. On Alamosa's housing market, the family would be able to afford the single family home, but not the condo.
- The reported benchmark home value of a 1,300 sq/ft home is \$101,535, and may include pre-fab homes.
- The number of single-family units available for a median income family at 80% of median income was 10, and 11 units were available at 60% of median income.

- Benchmark home values for single family units ranged from \$58,030 in Conejos County to \$165,605 in Mineral.
- The 1,300 sq/ft benchmark home values for the Front Range cities ranged from \$135,361 in Pueblo to \$239,454 in Denver.

9. Current Housing Prices (Table T-8)

Table T-8 provides information for the current period (January-December 2007) and one year ago (January-December 2006) on the number of residential units sold; average and median sale prices; and the number of units for sale in selected locations. The San Luis Valley total for the current period includes other locations not included on the list.

We see that the region total number of units sold one year ago was reported at 803, compared with 731 in the current period, a decrease of -9.0%. The number of homes currently for sale also decreased from a year ago. The average sale prices, however, increased by 4.8%. The highest average sale prices in the current period for the locations reported in the table were in South Fork (\$239,782), and the lowest in Moffat (\$60,000). These compare with a region average of \$153,976. Other locations on the list with average sale prices higher than the region include Crestone (\$233,617), and Conejos Canyon (\$169,444).

According to local realtors in a Valley Courier special edition on housing in June 2007, first-time buyer single-family home loans in Alamosa averaged from \$125,000-\$150,000. This is up from an average of \$100,000 a few years ago. A typical mortgage on a home costing \$139,000 with a 10% down payment can come with closing costs of \$17,000, which includes the down payment of \$13,900; \$2,500 in fees, title search, and other closing costs; and \$600 in tax and insurance escrow payments. Most lenders require a 20% down payment, and debt ratios vary from about 35-41%.

10. Housing Assistance (Table T-9)

A total of 13 agencies providing housing assistance in various forms including home rehabilitation, new construction, self-help housing, volunteer home building, rental units, and other services are listed in the table. In most cases, the need for services from these agencies exceeds the resources available. Housing authorities usually have long waiting lists, and ongoing efforts are being made by these agencies to acquire funding for housing plans and projects.

Table T-1

Housing - Occupancy, Tenure, Units in Structure, Year Built, 2000 Census

	Alamosa		Conejos		Costilla		Mineral		Rio Grande		Saguache		San Luis Valley		Colorado
	%		%		%		%		%		%		%		%
Housing Occupancy															
Total housing units	6,088	100.0	3,886	100.0	2,202	100.0	1,119	100.0	6,003	100.0	3,087	100.0	22,385	100.0	100.0
Occupied housing units	5,467	89.8	2,980	76.7	1,503	68.3	377	33.7	4,701	78.3	2,300	74.5	17,328	77.4	91.7
Vacant housing units	621	10.2	906	23.3	699	31.7	742	66.3	1,302	21.7	787	25.5	5,057	22.6	6.3
Seasonal, rec, occasional	75	1.2	544	14.0	447	20.3	672	60.1	761	12.7	361	11.7	2,860	12.8	4.0
Homeowner vacancy rate	1.8%		2.0%		1.5%		6.7%		2.3%		3.2%			1.4%	
Rental vacancy rate	10.9%		5.8%		4.1%		3.9%		8.8%		6.9%			5.5%	
Housing Tenure															
Occupied housing units	5,467	100.0	2,980	100.0	1,503	100.0	377	100.0	4,701	100.0	2,300	100.0	17,328	100.0	100.0
Owner-occupied	3,498	64.0	2,347	78.8	1,175	78.2	279	74.0	3,323	70.7	1,593	69.3	12,215	70.5	67.3
Ave persons per unit	2.73		2.85		2.43		2.22		2.60		2.56		2.76	2.64	
Renter-occupied	1,969	36.0	633	21.2	328	21.8	98	26.0	1,378	29.3	707	30.7	5,113	29.5	32.7
Ave persons per unit	2.25		2.63		2.46		2.14		2.56		2.54		2.54	2.30	
Total housing units	6,088	100.0	3,886	100.0	2,202	100.0	1,119	100.0	6,003	100.0	3,087	100.0	22,385	100.0	100.0
Units in Structure															
1-unit, detached	3,885	63.8	2,799	72.0	1,530	69.5	992	88.7	4,316	71.9	1,994	64.6	15,516	69.3	62.1
1-unit, attached	116	1.9	59	1.5	28	1.3	13	1.2	118	2.0	56	1.8	390	1.7	6.3
2 units	221	3.6	80	2.1	26	1.2	14	1.3	197	3.3	60	1.9	598	2.7	2.1
3 or 4 units	309	5.1	52	1.3	7	0.3	0	0.0	83	1.4	31	1.0	482	2.2	3.8
5 to 9 units	156	2.6	46	1.2	64	2.9	0	0.0	137	2.3	55	1.8	458	2.0	4.6
10 to 19 units	177	2.9	19	0.5	2	0.1	4	0.4	66	1.1	45	1.5	313	1.4	5.6
20 or more units	117	1.9	10	0.3	0	0.0	0	0.0	133	2.2	20	0.6	280	1.3	9.7
Mobile home	1,081	17.8	816	21.0	484	22.0	89	8.0	925	15.4	775	25.1	4,170	18.6	5.7
Boat, RV, van, etc	26	0.4	5	0.1	61	2.8	7	0.6	28	0.5	51	1.7	178	0.8	0.2
Year Structure Built															
1999 to March 2000	164	2.7	86	2.2	63	2.9	56	5.0	235	3.9	109	3.5	713	3.2	4.1
1995 to 1998	447	7.3	389	10.0	353	16.0	123	11.0	636	10.6	389	12.6	2,337	10.4	10.9
1990 to 1994	415	6.8	303	7.8	250	11.4	127	11.3	420	7.0	249	8.1	1,764	7.9	7.1
1980 to 1989	654	10.7	524	13.5	295	13.4	177	15.8	603	10.0	432	14.0	2,685	12.0	17.6
1970 to 1979	1,290	21.2	652	16.8	453	20.6	212	18.9	1,064	17.7	649	21.0	4,320	19.3	23.8
1960 to 1969	921	15.1	324	8.3	140	6.4	124	11.1	619	10.3	267	8.6	2,395	10.7	11.9
1940 to 1959	1,130	18.6	653	16.8	249	11.3	90	8.0	1,018	17.0	484	15.7	3,624	16.2	14.2
1939 or earlier	1,067	17.5	955	24.6	399	18.1	210	18.8	1,408	23.5	508	16.5	4,547	20.3	10.3

Source: U.S. Census Bureau, 2000 Decennial Census, Table DP-4. Based on a sample of one in six households.

Table T-2

Housing - Rooms and Occupants Per Room

	Alamosa		Conejos		Costilla		Mineral	
		%		%		%		%
Rooms								
Total housing units	6,088	100.0	3,886	100.0	2,202	100.0	1,119	100.0
1 room	176	2.9	49	1.3	99	4.5	26	2.3
2 rooms	259	4.3	136	3.5	115	5.2	64	5.7
3 rooms	558	9.2	381	9.8	301	13.7	112	10.0
4 rooms	1,023	16.8	653	16.8	402	18.3	239	21.4
5 rooms	1,658	27.2	996	25.6	566	25.7	287	25.6
6 rooms	1,084	17.8	802	20.6	408	18.5	204	18.2
7 rooms	675	11.1	361	9.3	169	7.7	84	7.5
8 rooms	367	6.0	255	6.6	91	4.1	53	4.7
9 or more rooms	288	4.7	253	6.5	51	2.3	50	4.5
Median (rooms)	5.1		5.2		4.8		4.9	
Occupants Per Room								
Occupied housing units	5,467	100.0	2,980	100.0	1,503	100.0	377	100.0
1.00 or less	5,118	93.6	2,765	92.8	1,390	92.5	366	97.1
1.01 to 1.50	242	4.4	153	5.1	64	4.3	8	2.1
1.51 or more	107	2.0	62	2.1	49	3.3	3	0.8

	Rio Grande		Saguache		San Luis Valley		Colorado %
		%		%		%	%
Rooms							
Total housing units	6,003	100.0	3,087	100.0	22,385	100.0	100.0
1 room	31	0.5	89	2.9	470	2.1	2.2
2 rooms	223	3.7	210	6.8	1,007	4.5	5.5
3 rooms	681	11.3	350	11.3	2,383	10.6	10.0
4 rooms	825	13.7	621	20.1	3,763	16.8	15.3
5 rooms	1,505	25.1	739	23.9	5,751	25.7	16.6
6 rooms	1,244	20.7	487	15.8	4,229	18.9	14.8
7 rooms	733	12.2	328	10.6	2,350	10.5	12.4
8 rooms	461	7.7	127	4.1	1,354	6.0	10.2
9 or more rooms	300	5.0	136	4.4	1,078	4.8	13.1
Median (rooms)	5.3		4.9		4.9		5.5
Occupants Per Room							
Occupied housing units	4,701	100.0	2,300	100.0	17,328	100.0	100.0
1.00 or less	4,428	94.2	2,122	92.3	16,189	93.4	95.4
1.01 to 1.50	213	4.5	97	4.2	777	4.5	2.4
1.51 or more	60	1.3	81	3.5	362	2.1	2.1

Source: U.S. Census Bureau, 2000 Decennial Census, Table DP-4. Based on a sample of one in six households.

Table T-3

Housing - Year of Occupancy, Vehicles, Heating Fuel, Plumbing, Kitchen, and Telephone

	Alamosa		Conejos		Costilla		Mineral	
		%		%		%		%
Occupied housing units	5,467	100.0	2,980	100.0	1,503	100.0	377	100.0
Year householder moved into unit								
1999 to March 2000	1,331	24.3	381	12.8	188	12.5	60	15.9
1995 to 1998	1,506	27.5	663	22.2	404	26.9	128	34.0
1990 to 1994	854	15.6	392	13.2	234	15.6	72	19.1
1980 to 1989	824	15.1	528	17.7	272	18.1	37	9.8
1970 to 1979	479	8.8	387	13.0	170	11.3	40	10.6
1969 or earlier	473	8.7	629	21.1	235	15.6	40	10.6
Vehicles available								
None	460	8.4	256	8.6	170	11.3	15	4.0
1	1,790	32.7	837	28.1	534	35.5	119	31.6
2	1,901	34.8	1,027	34.5	550	36.6	141	37.4
3 or more	1,316	24.1	860	28.9	249	16.6	102	27.1
House heating fuel								
Utility gas	3,312	60.6	1,356	45.5	20	1.3	8	2.1
Bottled, tank or LP gas	961	17.6	748	25.1	920	61.2	217	57.6
Electricity	745	13.6	159	5.3	126	8.4	38	10.1
Fuel oil, kerosene, etc	38	0.7	57	1.9	35	2.3	0	0.0
Coal or coke	2	0.0	19	0.6	7	0.5	0	0.0
Wood	336	6.1	594	19.9	343	22.8	108	28.6
Solar energy	22	0.4	10	0.3	9	0.6	2	0.5
Other fuel	32	0.6	37	1.2	43	2.9	4	1.1
No fuel used	19	0.3	0	0.0	0	0.0	0	0.0
Selected characteristics								
Lacking complete plumbing facilities	26	0.5	34	1.1	93	6.2	2	0.5
Lacking complete kitchen facilities	36	0.7	29	1.0	100	6.7	2	0.5
No telephone service	213	3.9	181	6.1	158	10.5	9	2.4

	Rio Grande		Saguache		San Luis Valley		Colorado	
		%		%		%		%
Occupied housing units	4,701	100.0	2,300	100.0	17,328	100.0	100	
Year householder moved into unit								
1999 to March 2000	890	18.9	571	24.8	3,421	19.7	25.8	
1995 to 1998	1,263	26.9	722	31.4	4,686	27.0	32.5	
1990 to 1994	829	17.6	334	14.5	2,715	15.7	16.3	
1980 to 1989	642	13.7	296	12.9	2,599	15.0	12.4	
1970 to 1979	487	10.4	194	8.4	1,757	10.1	7.4	
1969 or earlier	590	12.6	183	8.0	2,150	12.4	5.5	
Vehicles available								
None	359	7.6	205	8.9	1,465	8.5	6.4	
1	1,343	28.6	764	33.2	5,387	31.1	31.6	
2	1,744	37.1	837	36.4	6,200	35.8	40.5	
3 or more	1,255	26.7	494	21.5	4,276	24.7	21.5	
House heating fuel								
Utility gas	2,115	45.0	685	29.8	7,496	43.3	74.9	
Bottled, tank or LP gas	1,251	26.6	858	37.3	4,955	28.6	6.2	
Electricity	659	14.0	329	14.3	2,056	11.9	16.1	
Fuel oil, kerosene, etc	60	1.3	42	1.8	232	1.3	0.2	
Coal or coke	6	0.1	3	0.1	37	0.2	0.2	
Wood	537	11.4	338	14.7	2,256	13.0	1.5	
Solar energy	8	0.2	37	1.6	88	0.5	0.1	
Other fuel	44	0.9	6	0.3	166	1.0	0.7	
No fuel used	21	0.4	2	0.1	42	0.2	0.3	
Selected characteristics								
Lacking complete plumbing facilities	24	0.5	63	2.7	242	1.4	0.4	
Lacking complete kitchen facilities	11	0.2	53	2.3	231	1.3	0.6	
No telephone service	179	3.8	217	9.4	957	5.5	1.4	

Source: U.S. Census Bureau, 2000 Decennial Census, Table DP-4. Based on a sample of one in six households.

Table T-4

Housing - Value of Owner-Occupied Units, 2000 Census

	Alamosa		Conejos		Costilla		Mineral	
	%		%		%		%	
Specified owner-occupied units	2,281	100.0	1,333	100.0	679	100.0	172	100.0
Value								
Less than \$50,000	295	12.9	537	40.3	261	38.4	13	7.6
\$50,000 to \$99,999	1,067	46.8	595	44.6	259	38.1	54	31.4
\$100,000 to \$149,999	570	25.0	141	10.6	113	16.6	38	22.1
\$150,000 to \$199,999	235	10.3	44	3.3	20	2.9	23	13.4
\$200,000 to \$299,999	74	3.2	5	0.4	20	2.9	33	19.2
\$300,000 to \$399,999	35	1.5	5	0.4	0	0.0	9	5.2
\$500,000 to \$999,999	5	0.2	6	0.5	6	0.9	2	1.2
\$1,000,000 or more	0	0.0	0	0.0	0	0.0	0	0.0
Median	\$87,900		\$57,000		\$61,200		\$127,400	

	Rio Grande		Saguache		San Luis Valley		Colorado	
	%		%		%		%	
Specified owner-occupied units	2,129	100.0	841	100.0	7,435	100.0	100.0	
Value								
Less than \$50,000	350	16.4	209	24.9	1,665	22.4	1.8	
\$50,000 to \$99,999	1,062	49.9	388	46.1	3,425	46.1	11.5	
\$100,000 to \$149,999	399	18.7	132	15.7	1,393	18.7	27.0	
\$150,000 to \$199,999	146	6.9	61	7.3	529	7.1	25.4	
\$200,000 to \$299,999	118	5.5	16	1.9	266	3.6	21.2	
\$300,000 to \$399,999	44	2.1	27	3.2	120	1.6	9.7	
\$500,000 to \$999,999	8	0.4	5	0.6	32	0.4	2.8	
\$1,000,000 or more	2	0.1	3	0.4	5	0.1	0.6	
Median	\$82,400		\$73,900		\$79,970		\$166,600	

Source: U.S. Census Bureau, 2000 Decennial Census, Table DP-4. Based on a sample of one in six households.

Table T-5

Housing - Mortgage Status and Percent of Household Income, 2000 Census

	Alamosa		Conejos		Costilla		Mineral	
		%		%		%		%
Specified owner-occupied units	2,281	100.0	1,333	100.0	679	100.0	172	100.0
Mortgage status and selected monthly owner costs								
With a mortgage	1,581	69.3	551	41.3	266	39.2	79	45.9
Less than \$300	28	1.2	15	1.1	28	4.1	0	0.0
\$300 to \$499	205	9.0	178	13.4	48	7.1	10	5.8
\$500 to \$699	450	19.7	177	13.3	83	12.2	27	15.7
\$700 to \$999	534	23.4	140	10.5	70	10.3	25	14.5
\$1,000 to \$1,499	261	11.4	35	2.6	30	4.4	14	8.1
\$1,500 to \$1,999	71	3.1	4	0.3	7	1.0	3	1.7
\$2,000 or more	32	1.4	2	0.2	0	0.0	0	0.0
Median	\$755		\$572		\$610		\$742	
Not mortgaged	700	30.7	782	58.7	413	60.8	93	54.1
Median	\$215		\$197		\$212		\$231	
Selected monthly owner costs as a percentage of household inc. in 1999								
Less than 15.0 percent	886	38.8	623	46.7	265	39.0	102	59.3
15.0 to 19.9 percent	415	18.2	197	14.8	78	11.5	26	15.1
20.0 to 24.9 percent	324	14.2	118	8.9	62	9.1	17	9.9
25.0 to 29.9 percent	139	6.1	101	7.6	61	9.0	4	2.3
30.0 to 34.9 percent	120	5.3	52	3.9	47	6.9	7	4.1
35.0 percent or more	356	15.6	230	17.3	147	21.6	12	7.0
Not computed	41	1.8	12	0.9	19	2.8	4	2.3

	Rio Grande		Saguache		San Luis Valley		Colorado	
		%		%		%		%
Specified owner-occupied units	2,129	100.0	841	100.0	7,435	100.0	100.0	
Mortgage status and selected monthly owner costs								
With a mortgage	1,217	57.2	407	48.4	4,101	55.2	79.2	
Less than \$300	25	1.2	15	1.8	111	1.5	0.3	
\$300 to \$499	213	10.0	134	15.9	788	10.6	2.5	
\$500 to \$699	302	14.2	100	11.9	1,139	15.3	6.4	
\$700 to \$999	423	19.9	105	12.5	1,297	17.4	17.5	
\$1,000 to \$1,499	190	8.9	44	5.2	574	7.7	29.6	
\$1,500 to \$1,999	52	2.4	6	0.7	143	1.9	14.1	
\$2,000 or more	12	0.6	3	0.4	49	0.7	8.8	
Median	\$755		\$596		\$703		\$1,197	
Not mortgaged	912	42.8	434	51.6	3,334	44.8	20.8	
Median	\$221		\$196		\$231		\$277	
Selected monthly owner costs as a percentage of household inc. in 1999								
Less than 15.0 percent	952	44.7	382	45.4	3,210	43.2	32.2	
15.0 to 19.9 percent	256	12.0	136	16.2	1,108	14.9	17.3	
20.0 to 24.9 percent	225	10.6	70	8.3	816	11.0	15.2	
25.0 to 29.9 percent	170	8.0	52	6.2	527	7.1	11.1	
30.0 to 34.9 percent	127	6.0	38	4.5	391	5.3	7.1	
35.0 percent or more	371	17.4	147	17.5	1,263	17.0	16.6	
Not computed	28	1.3	16	1.9	120	1.6	0.5	

Source: U.S. Census Bureau, 2000 Decennial Census, Table DP-4. Based on a sample of one in six households.

Table T-6

Housing - Gross Rent and Percent of Household Income, 2000 Census

	Alamosa		Conejos		Costilla		Mineral	
	%		%		%		%	
Specified renter-occupied units	1,908	100.0	597	100.0	295	100.0	85	100.0
Gross rent/month								
Less than \$200	218	11.4	100	16.8	52	17.6	0	0.0
\$200 to \$299	192	10.1	113	18.9	40	13.6	0	0.0
\$300 to \$499	709	37.2	203	34.0	80	27.1	27	31.8
\$500 to \$749	454	23.8	82	13.7	29	9.8	22	25.9
\$750 to \$999	87	4.6	12	2.0	3	1.0	5	5.9
\$1,000 to \$1,499	13	0.7	0	0.0	0	0.0	0	0.0
\$1,500 or more	15	0.8	0	0.0	0	0.0	0	0.0
No cash rent	220	11.5	87	14.6	91	30.8	31	36.5
Median	\$408		\$332		\$316		\$500	
Gross rent as a percentage of household income in 1999								
Less than 15.0 percent	257	13.5	132	22.1	33	11.2	9	10.6
15.0 to 19.9 percent	248	13.0	63	10.6	21	7.1	15	17.6
20.0 to 24.9 percent	219	11.5	65	10.9	25	8.5	5	5.9
25.0 to 29.9 percent	210	11.0	37	6.2	27	9.2	5	5.9
30.0 to 34.9 percent	152	8.0	39	6.5	21	7.1	11	12.9
35.0 percent or more	580	30.4	155	26.0	75	25.4	6	7.1
Not computed	242	12.7	106	17.8	93	31.5	34	40.0

	Rio Grande		Saguache		San Luis Valley		Colorado
	%		%		%		%
Specified renter-occupied units	1,312	100.0	641	100.0	4,838	100.0	100.0
Gross rent/month							
Less than \$200	174	13.3	92	14.4	636	13.1	4.2
\$200 to \$299	167	12.7	69	10.8	581	12.0	3.0
\$300 to \$499	487	37.1	186	29.0	1,692	35.0	16.3
\$500 to \$749	249	19.0	139	21.7	975	20.2	35.2
\$750 to \$999	83	6.3	27	4.2	217	4.5	21.4
\$1,000 to \$1,499	18	1.4	7	1.1	38	0.8	13.2
\$1,500 or more	0	0.0	0	0.0	15	0.3	3.1
No cash rent	134	10.2	121	18.9	684	14.1	3.6
Median	\$382		\$404		\$401		\$671
Gross rent as a percentage of household income in 1999							
Less than 15.0 percent	308	23.5	125	19.5	864	17.9	15.2
15.0 to 19.9 percent	148	11.3	59	9.2	554	11.5	14.7
20.0 to 24.9 percent	201	15.3	47	7.3	562	11.6	14.1
25.0 to 29.9 percent	98	7.5	68	10.6	445	9.2	12.1
30.0 to 34.9 percent	72	5.5	34	5.3	329	6.8	8.3
35.0 percent or more	334	25.5	175	27.3	1,325	27.4	30.4
Not computed	151	11.5	133	20.7	759	15.7	5.2

Source: U.S. Census Bureau, 2000 Decennial Census, Table DP-4. Based on a sample of one in six households.

Table T-7
Affordable Housing, September 2007

County	3-Person AMI	Affordable Payment	Average Rent-9/06	Affordable Sales Price	Median Sales Price	Benchmark Home Value 1,300 sq/ft	# Units Available <80% AMI	# Units Available <60% AMI
Alamosa	Median	\$40,140	\$1,004	\$409	\$140,018	\$130,000 sf	10 sf	11 sf
	< 80%	38,800	970		135,349	\$196,660 co	0 co	0 co
	< 60%	29,100	728		101,508			
	< 50%	24,250	606		84,590			
	< 30%	14,550	364		50,754			
Conejos	Median	\$30,510	\$763	N/A	\$106,426	\$109,196 sf	7 sf	2 sf
	< 80%	38,800	970		135,349	\$59,000 co (2004 data)	N/A	N/A
	< 60%	29,100	728		101,508			
	< 50%	24,250	606		84,590			
	< 30%	14,550	364		50,754			
Costilla	Median	\$26,870	\$671	N/A	\$93,554	\$101,640 sf	6 sf	4 sf
	< 80%	38,800	970		135,349	N/A (2004 data)	N/A	N/A
	< 60%	29,100	728		101,508			
	< 50%	24,250	606		84,590			
	< 30%	14,550	364		50,754			
Mineral	Median	\$43,290	\$1,082	N/A	\$151,006	N/A sf	0 sf	0 sf
	< 80%	39,100	970		135,349	N/A co	N/A	N/A
	< 60%	29,340	728		101,508			
	< 50%	24,450	606		84,590			
	< 30%	14,650	364		50,754			
Rio Grande	Median	\$38,610	\$965	N/A	\$136,681	\$166,298 sf	27 sf	15 sf
	< 80%	39,100	970		135,349	N/A co	N/A	N/A
	< 60%	29,340	728		101,508			
	< 50%	24,450	606		84,590			
	< 30%	14,550	\$364		50,754			
Saguache	Median	\$31,140	\$779	N/A	\$108,624	\$140,190 sf	9 sf	4 sf
	< 80%	38,800	970		135,349	N/A co (2004 data)	N/A	N/A
	< 60%	29,100	728		101,508			
	< 50%	24,250	606		84,590			
	< 30%	14,550	364		50,754			
Denver	Median	\$64,170	\$1,604	\$838	\$223,840	\$235,000 sf	912 sf	502 sf
	< 80%	51,600	1,290		179,993	\$177,937 co	492 co	224 co
	< 60%	38,700	968		134,995			
	< 50%	32,250	806		112,495			
	< 30%	19,350	484		67,497			
El Paso	Median	\$56,790	\$1,420	\$614	\$198,097	\$216,878 sf	473 sf	136 sf
	< 80%	45,650	1,141	Colorado	159,238	\$147,817 co	182 co	229 co
	< 60%	34,260	857	Springs	119,507			
	< 50%	28,550	714		99,589			
	< 30%	17,100	428		56,649			
Pueblo	Median	\$42,120	\$1,053	\$489	\$146,927	\$126,851 sf	196 sf	462 sf
	< 80%	38,800	970		135,349	\$142,500 co	8 co	13 co
	< 60%	29,100	728		101,508			
	< 50%	24,250	606		84,590			
	< 30%	14,550	364		50,754			

Source: Division of Housing, Colorado Department of Local Affairs, *What is Affordable Housing in Your Area?* 2007.

AMI - 2007 Area Median Income for 3 person families, by county, as calculated by HUD.

Affordable Payment - Equals 30% of monthly income, including rent or PITI and utilities.

Median rents - Two bedroom/one bath units, not including utilities, from third quarter 2006 Multi-Family Housing Vacancy & Rental Survey, Colorado Division of Housing and the Metro Apartment Association.

Affordable Sales Price - Assumes 25% of monthly income pays for principle & interest only on an FHA mortgage with a 3% downpayment, 6.25% interest, and 30-year term. Assumes 4% of monthly income pays for taxes & insurance.

Interest rate (6.25%) - Average rate in Colorado for 30-year FHA mortgages. Freddie Mac Primary Mortgage Market Survey for 2007.

Median sales price - Based on 2006, Multiple Listing Service (MLS) information from the Colorado Assn. of Realtors, Metro list, & IRES.

Benchmark Home Value - Average value of 1,300 sq/ft single family units as of 1/1/07. Based on an analysis of assessment data prepared by Value West Inc.

Units Available - Number of single family and condo units available for sale at or below the "Affordable Sale Price" for 3 person households earning 80% AMI. Based on listings in Realtor.com, ReColorado.com, and local Realtors.

sf = single family & mobile home, **co** = condo & town home. N/A = not applicable.

Table T-8
Residential Home Sale Prices, 2006-2007

<u>Location</u>	<u>Number Sold</u>	<u>Average Sale</u>	<u>Median Sale</u>	<u>Actual For Sale</u>
Alamosa Area				
Current Period				
One Year Ago	265	\$149,036	\$130,000	440
	268	\$137,665	\$125,500	480
Center				
Current Period	14	\$108,671	\$88,250	31
One Year Ago	22	\$104,343	\$87,400	46
Conejos Canyon				
Current Period	9	\$169,444	\$114,000	21
One Year Ago	15	\$178,216	\$160,000	30
Crestone				
Current Period	17	\$233,617	\$192,500	53
One Year Ago	19	\$220,236	\$175,000	56
Del Norte				
Current Period	79	\$142,126	\$115,000	139
One Year Ago	108	\$145,084	\$112,500	204
Fort Garland				
Current Period	26	\$132,201	\$126,000	46
One Year Ago	37	\$135,584	\$128,000	64
Hooper				
Current Period	3	\$130,713	\$100,000	4
One Year Ago	5	\$105,228	\$97,000	6
Jasper				
Current Period	7	\$109,628	\$118,500	10
One Year Ago	3	\$115,500	\$112,825	13
La Garita				
Current Period	3	\$115,500	\$12,500	8
One Year Ago	3	\$115,500	\$12,500	10
La Jara				
Current Period	18	\$102,825	\$97,925	34
One Year Ago	33	\$90,268	\$85,000	57
Manassa				
Current Period	8	\$80,800	\$60,250	16
One Year Ago	12	\$73,033	\$44,500	26
Moffat				
Current Period	1	\$60,000	\$60,000	5
One Year Ago	2	\$44,500	\$44,500	7

Table T-8 (Continued)

<u>Location</u>	<u>Number Sold</u>	<u>Average Sale</u>	<u>Median Sale</u>	<u>Actual For Sale</u>
Monte Vista				
Current Period	18	\$116,085	\$104,000	257
One Year Ago	33	\$112,683	\$100,000	393
Mosca				
Current Period	3	\$101,666	\$65,000	16
One Year Ago	8	\$77,187	\$65,000	27
Saguache				
Current Period	20	\$119,797	\$92,500	34
One Year Ago	30	\$109,161	\$90,000	54
San Acacio				
Current Period	2	\$85,000	\$85,000	6
One Year Ago	5	\$47,180	\$35,000	11
San Luis				
Current Period	9	\$124,144	\$130,000	24
One Year Ago	11	\$114,190	\$129,000	31
Sanford				
Current Period	11	\$84,570	\$74,000	21
One Year Ago	14	\$87,520	\$77,000	27
South Fork				
Current Period	122	\$239,784	\$179,500	243
One Year Ago	168	\$234,766	\$179,500	354
San Luis Valley*				
Current Period	763	\$153,976	-	1,408
One Year Ago	803	\$146,989	-	1,866

Source: Multiple Listing Service, January 2008.

San Luis Valley totals may include other locations not listed.

Table T-9

Agencies Providing Housing Assistance, 2002

Agency	Location/Area served	Program examples
SLV Housing Coalition	Alamosa/regional	CHDO for region. Home rehab, housing development, down payments for first-time home buyers, RLF for home rehab.
Colorado Rural Housing Development Corp.	Alamosa/regional	Self-help housing, new construction, home ownership classes.
Adelante	Alamosa	Self-sufficiency for homeless persons with children <18 yrs.
Habitat for Humanity	Alamosa/regional	Volunteer home building - 1-2 homes/yr. For low income families.
Tierra Nueva Migrant Farmworkers Housing Project	Center/agricultural areas	Dorms and family units.
Alamosa Housing Authority	Alamosa	Rental units for low-income families and elderly. Section 8 voucher programs.
Antonito Housing Authority	Antonito/southern Conejos County	" "
Center Housing Authority	Center/agricultural areas	" "
Conejos County Housing Authority	La Jara/northern Conejos County	" "
Costilla County Housing Authority	San Luis	" "
Monte Vista Community Center Housing Authority	Monte Vista	" "
Saguache County Housing Authority	Saguache	" "
Del Norte Senior Housing, Inc.	Del Norte	" "

Source: Contacts and interviews with various housing agency directors, May 2002.