HOUSING CHOICE MARKET STUDY
JEFFERSON COUNTY

Supplement to the Community Development 2010 – 2014 Strategic Plan

A Focus on the Urban County: City of Edgewater, City of Golden, Town of Mountain View, Town of Lakeside, City of Wheat Ridge and Unincorporated Jefferson County

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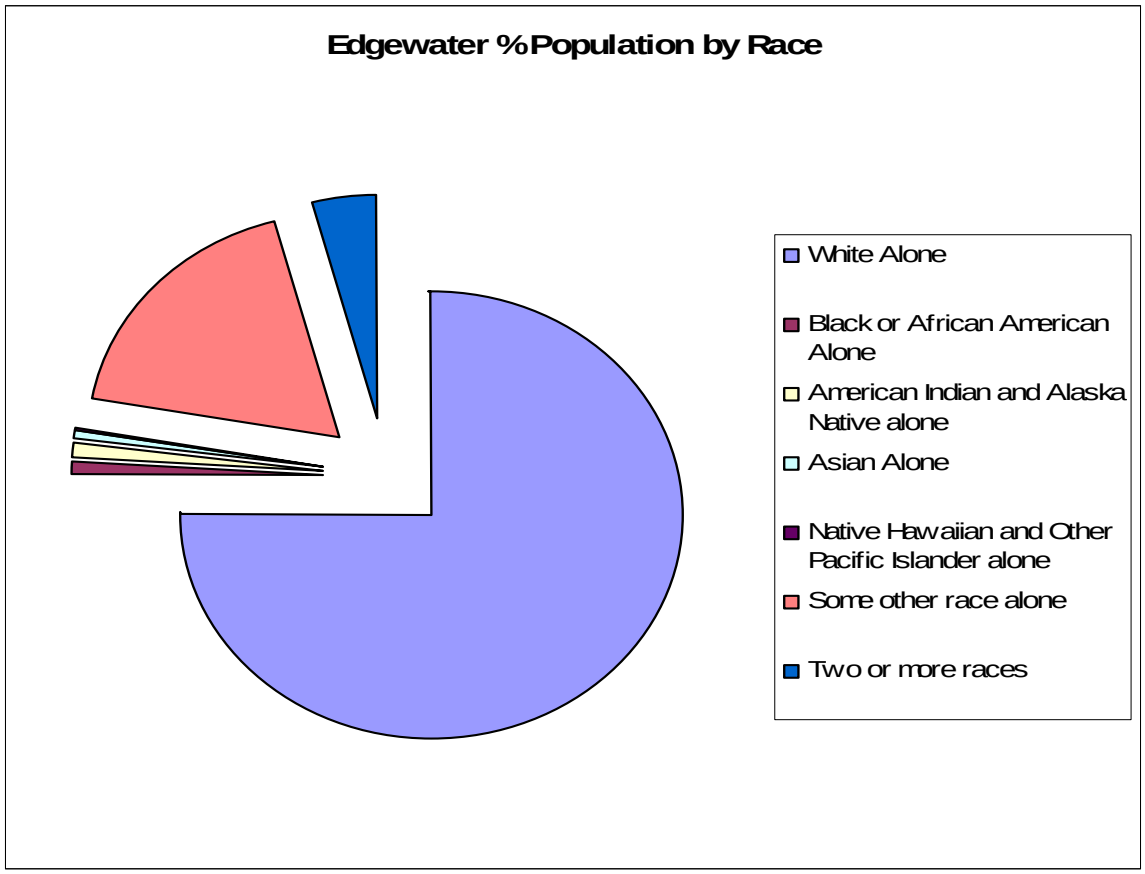
Demographics

CITY OF EDGEWATER

Low Income & Minority Concentrations

The City of Edgewater has a large Hispanic population; 35% of all residents, over one third of the population, report themselves as being Hispanic. These minority concentrations are in the southwest area of Edgewater, along the border of the City of Wheat Ridge. During the community outreach sessions a disconnection was reported by this population, particularly with the Spanish-speaking only residents. The areas of minority concentration are also concentrations of the low to moderate income residents, although aside from the central corridor, the majority of the City of Edgewater is in a low to moderate income block group.

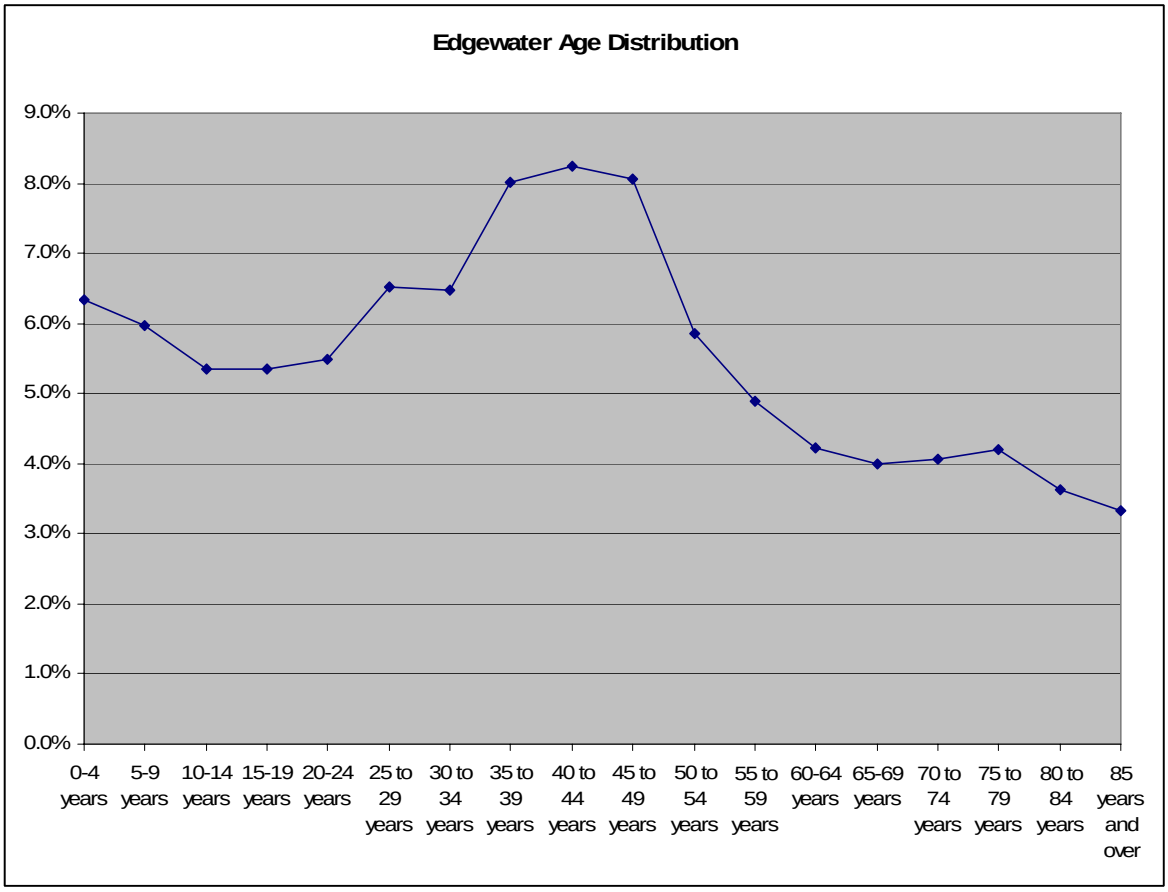
City of Edgewater Percent of Population by Race



City of Edgewater Percent of Population by Race

Race	Edgewater, Colorado	%
White Alone	3,966	75%
Black or African American Alone	37	1%
American Indian and Alaska Native alone	68	1%
Asian Alone	22	0%
Native Hawaiian and Other Pacific Islander alone	16	0%
Some other race alone	964	18%
Two or more races	214	4%
Total	5,287	
Hispanic	1,856	35%

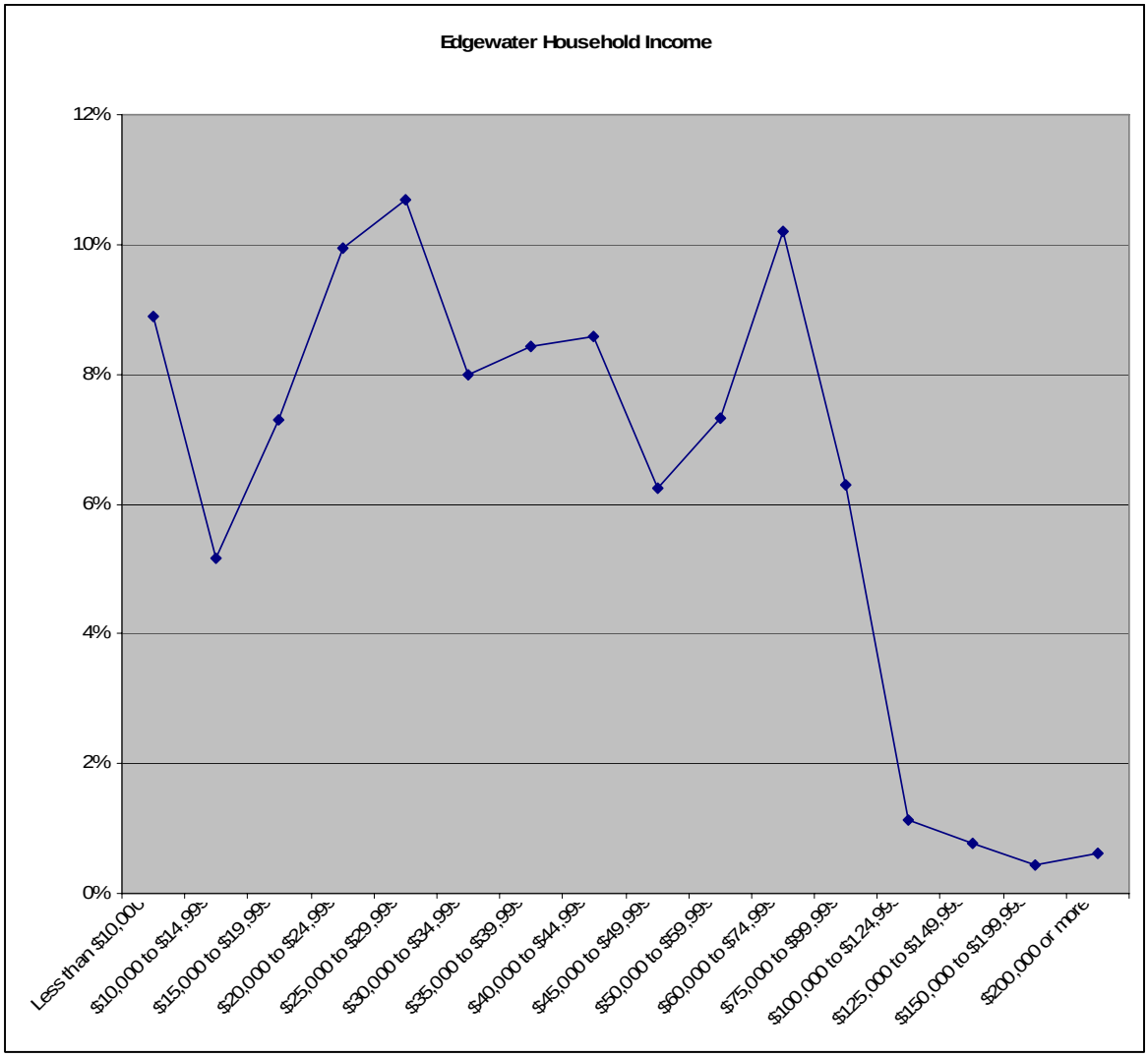
City of Edgewater Age Distribution



Income & Housing Cost Burden

The following data was used to analyze the number of households which are housing cost burdened. The first chart indicates the percentage of families earning specific incomes in the City of Edgewater. The second chart shows the number of families who are paying greater than 34% of their monthly income towards their rent. These families are considered housing cost burdened. The majority of families who are housing cost burdened are those who earn less than $35,000 annually. 74% for those families who are renting and earn between $10,000 and $20,000 annually are housing cost burdened. These families may include a head of household who is employed full-time, as the annual minimum wage income is $15,142. Families earning less than $35,000 can expect to have issues with rental affordability if they live in the City of Edgewater. The majority of the City of Edgewater is located in a low to moderate income Block Group and the majority of the those residents who rent their homes are housing cost burdened. The minority of residents renting and earning over $35,000 annually are not considered housing cost burdened.

City of Edgewater Household Income

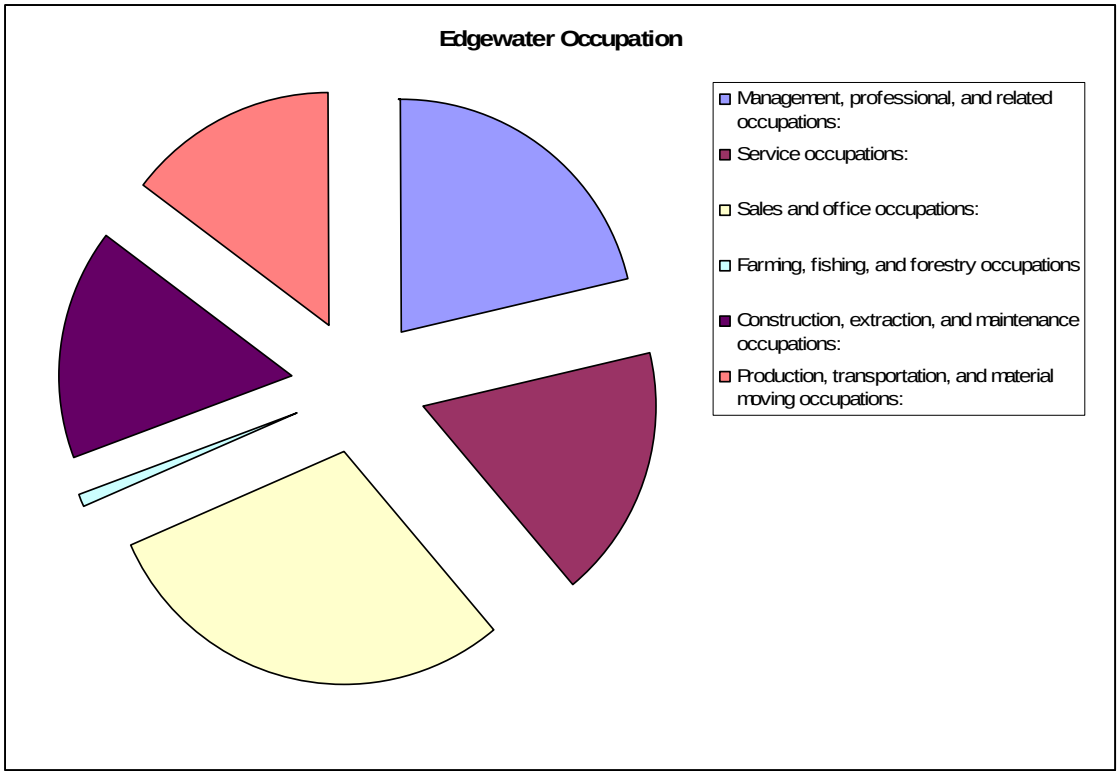


City of Edgewater Gross Rent as a Percentage of Household Income

Gross Rent as % of Household Income	Units	%
Less than $10,000	**145**	**12%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	32	22%
30 to 34 percent	6	4%
35 percent or more	99	68%
not computed	8	6%
$10,000 to $19,999	**155**	**13%**
Less than 20 percent	0	0%
20 to 24 percent	25	16%
25 to 29 percent	7	5%
30 to 34 percent	0	0%
35 percent or more	115	74%
not computed	8	5%
$20,000 to $34,999	**391**	**33%**
Less than 20 percent	30	8%
20 to 24 percent	100	26%
25 to 29 percent	125	32%
30 to 34 percent	42	11%
35 percent or more	88	23%
not computed	6	2%
$35,000 to $49,999	**282**	**24%**
Less than 20 percent	153	54%
20 to 24 percent	66	23%
25 to 29 percent	31	11%
30 to 34 percent	26	9%
35 percent or more	6	2%
not computed	0	0%
$50,000 to $74,999	**158**	**13%**
Less than 20 percent	135	85%
20 to 24 percent	5	3%
25 to 29 percent	18	11%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$75,000 to $99,999	**17**	**1%**
Less than 20 percent	17	100%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$100,000 or more	**39**	**3%**
Less than 20 percent	39	100%
20 to 24 percent	0	100%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
Total	1,187	

Employment

City of Edgewater Occupations



The City of Edgewater resident occupations appear to be somewhat evenly distributed between Construction, Production, Management, Service and Sales. The majority of people living within the City of Edgewater are in a Sales and Office occupation.

Population & Job Growth

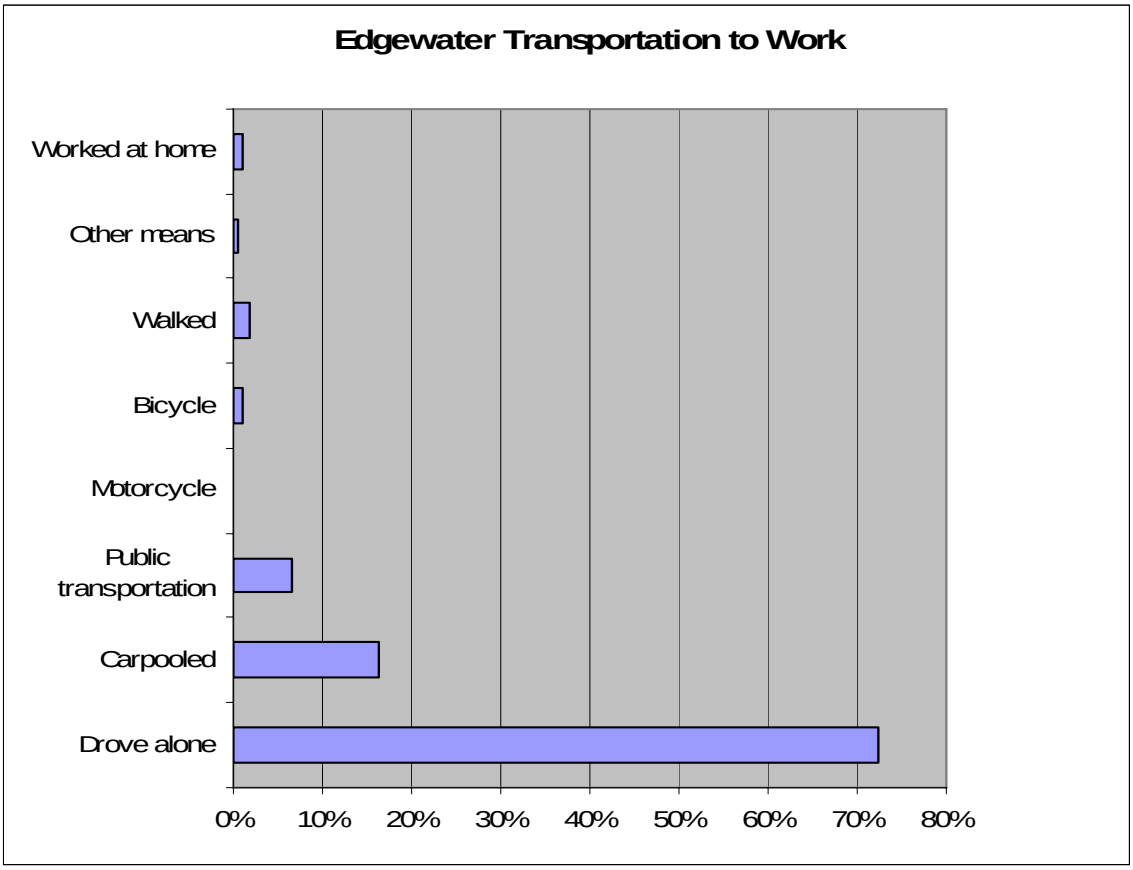
City of Edgewater Population Growth/Decline

	2000	2001	2002	2003	2004	2005	2006	2007	Amt	%
JEFFERSON COUNTY	525,507	530,061	531,287	530,884	532,071	532,417	534,355	538,323	3,968	0.7%
Edgewater	5,445	5,497	5,439	5,373	5,344	5,292	5,260	5,260	0	0.0%
Golden	17,159	17,361	17,376	17,652	17,784	17,721	17,664	17,701	37	0.2%
Lakeside	20	20	20	20	20	20	20	20	0	0.0%
Mountain View	569	564	558	551	548	543	540	531	-9	-1.7%
Wheat Ridge	32,913	32,658	32,289	31,908	31,825	31,713	31,550	31,557	7	0.0%
Unincorporated Jeffco	181,666	184,625	185,660	184,956	185,287	185,531	186,741	188,326	1,585	0.8%

The City of Edgewater has experience a population decline over the past several years. According to the Denver Business Journal, job growth for the Denver Metro Area was estimated at 1.5% in 2007 and 1.1% in 2008. Forecasted job growth during 2009 is estimated to be even less, with a pattern of further decline before an increase is expected.

Commuting

City of Edgewater Transportation to Work

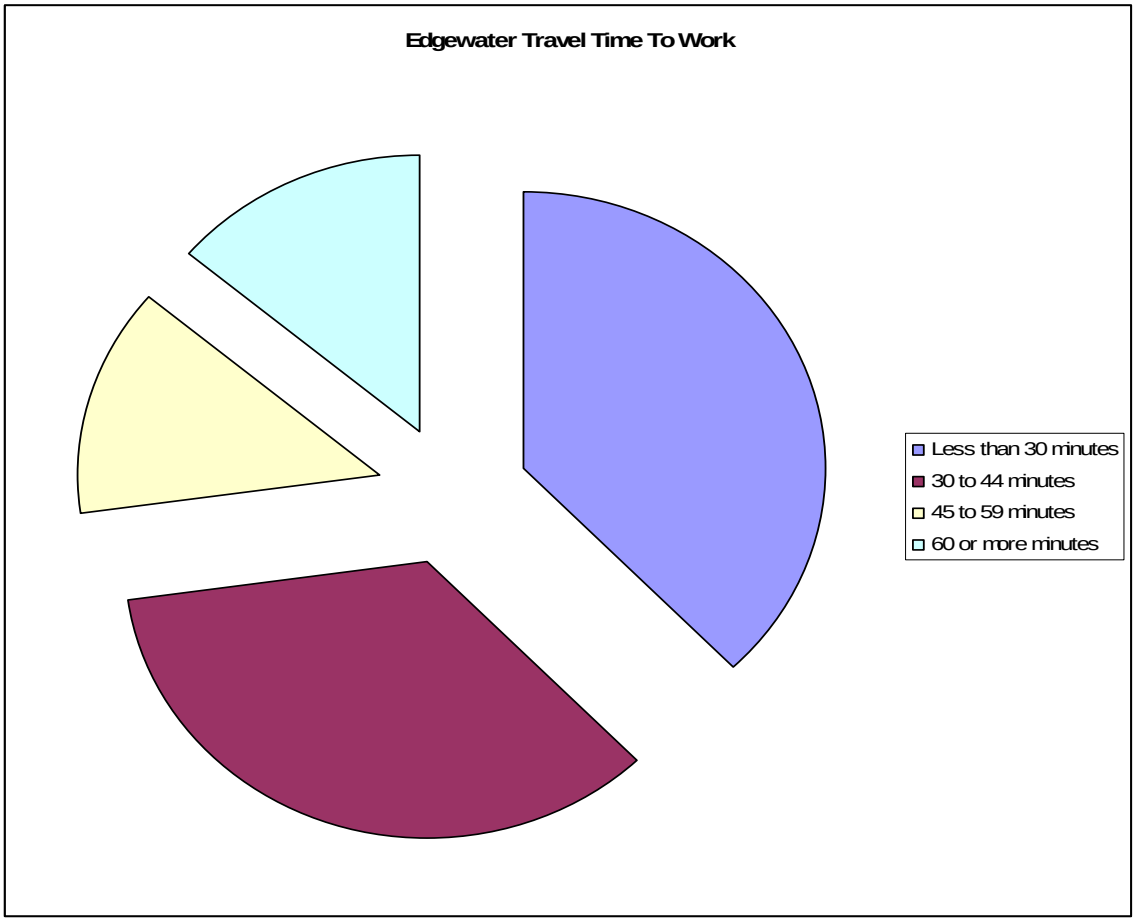


City of Edgewater Transportation to Work

Transportation to Work	Edgewater, Colorado	%
Total:	2,773	
Drove alone	2,008	72%
Carpooled	456	16%
Public transportation	182	7%
Motorcycle	8	0%
Bicycle	28	1%
Walked	48	2%
Other means	13	0%
Worked at home	30	1%

72% of the City of Edgewater residents drive alone to work. Only 7% utilize public transportation.

City of Edgewater Travel Time to Work



City of Edgewater Travel Time to Work

Travel Time to Work	Edgewater, Colorado	%
Aggregate travel time to work (in minutes):	66,905	
Less than 30 minutes	25,225	38%
30 to 44 minutes	23,525	35%
45 to 59 minutes	8,825	13%
60 or more minutes	9,330	14%

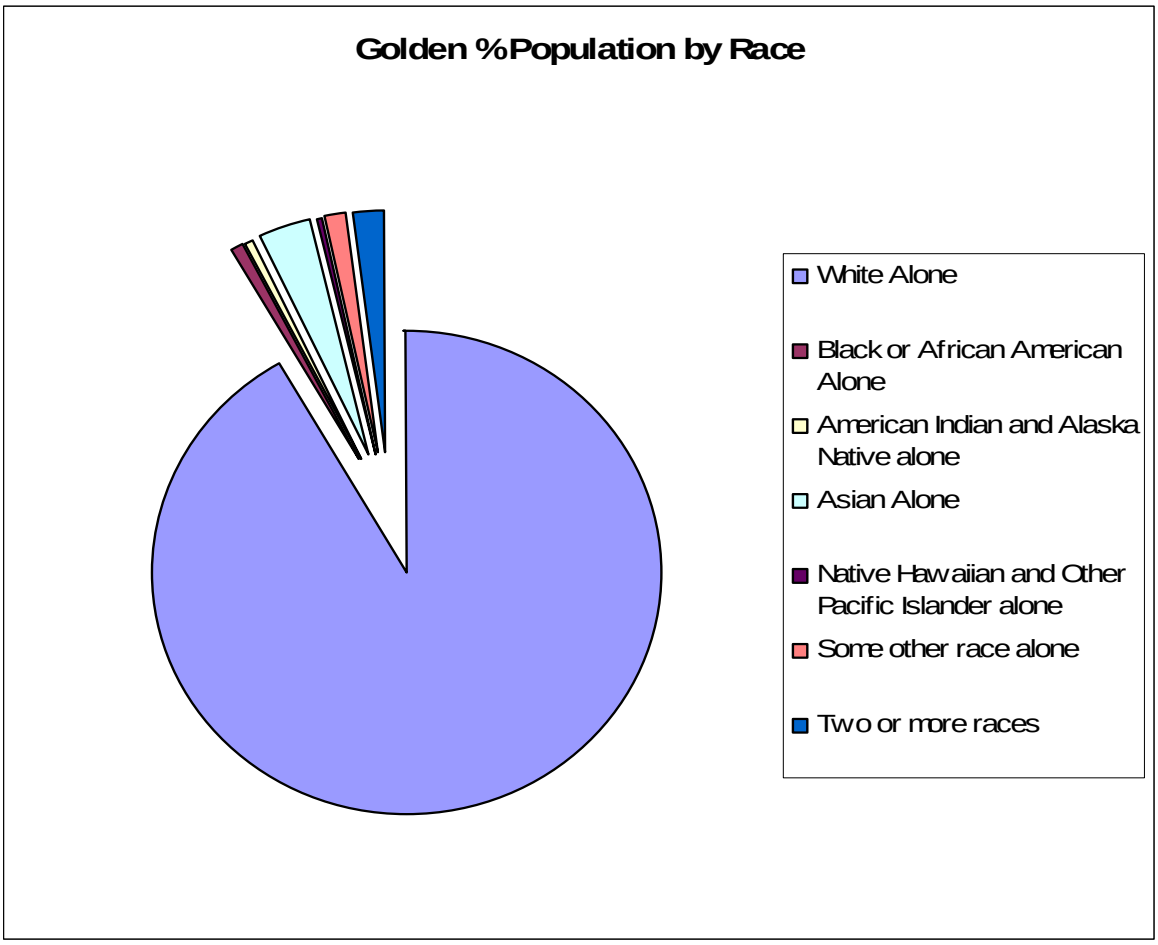
The majority of the City of Edgewater residents travel less than 45 minutes to work.

CITY OF GOLDEN

Low Income & Minority Concentrations

The majority (92%) of residents in the City of Golden report themselves as being white alone. The largest minority population is 7% Hispanic and there appear to be no major minority concentrations. The low and moderate income block groups are seen along the I-70 corridor and through the central area of the City.

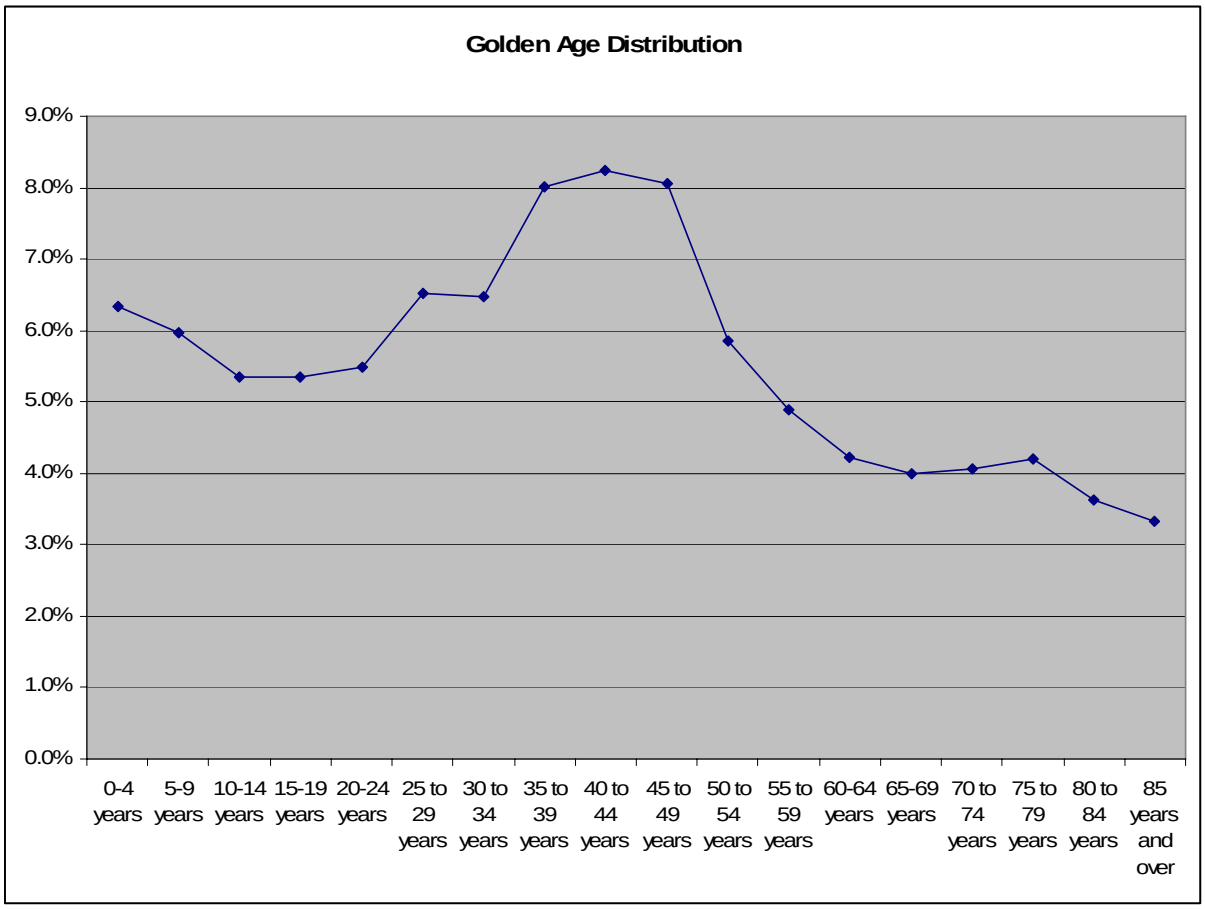
City of Golden Percent of Population by Race



City of Golden Percent of Population by Race

Race	Golden, Colorado	%
White Alone	15,980	92%
Black or African American Alone	116	1%
American Indian and Alaska Native alone	100	1%
Asian Alone	606	3%
Native Hawaiian and Other Pacific Islander alone	24	0%
Some other race alone	247	1%
Two or more races	338	2%
Total	17,411	
Hispanic	1,184	7%

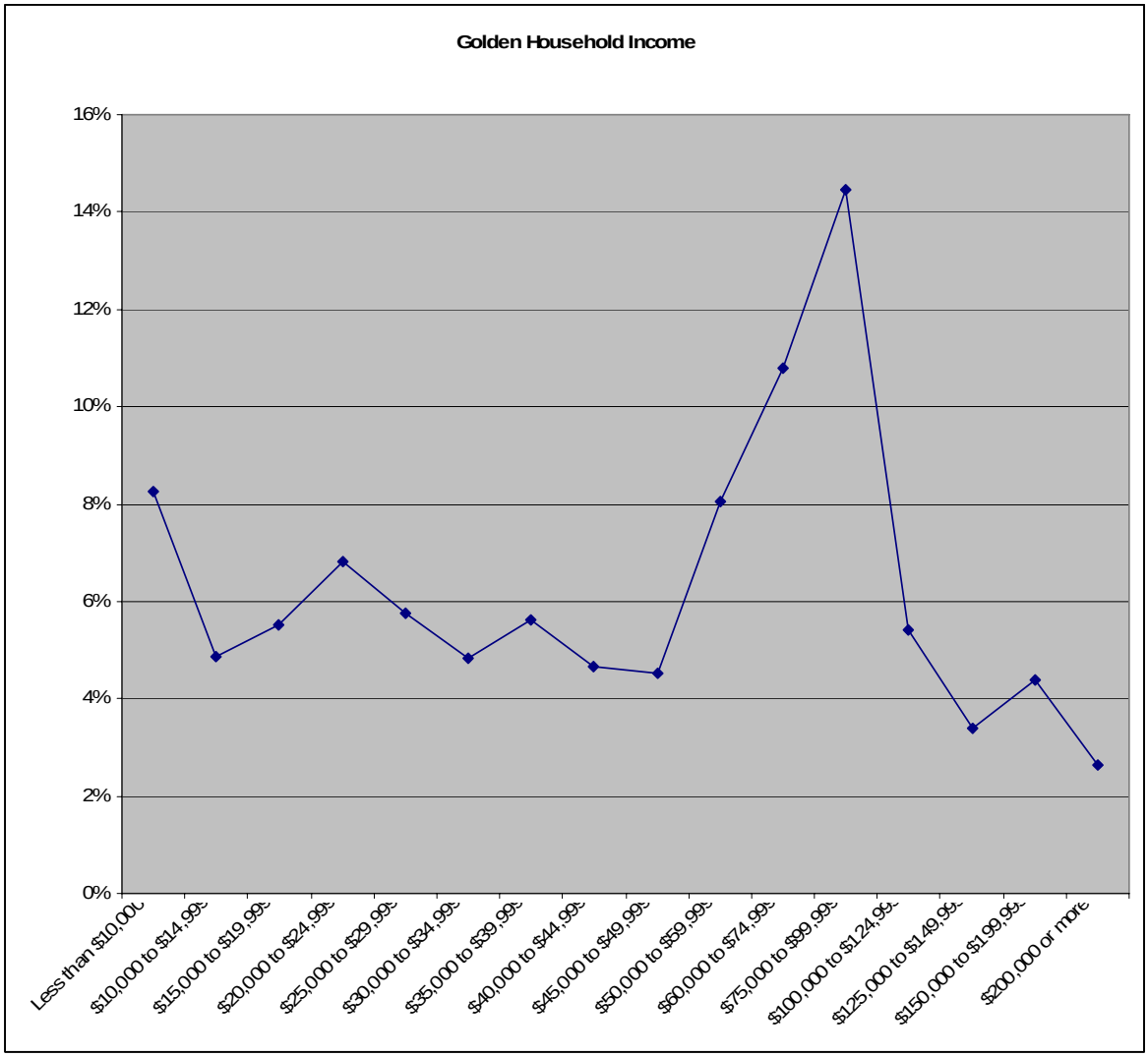
City of Golden Age Distribution



Income & Housing Cost Burden

The data below was used to analyze the number of households which are housing cost burdened. The first chart indicates the percentage of families earning specific incomes in the City of Golden. The second chart shows the number of families who are paying greater than 34% of their monthly income towards their rent. These families are considered housing cost burdened. The majority of families who rent and are housing cost burdened are those who earn less than $35,000 annually. 76% of those families who rent and earn between $10,000 and $20,000 annually are housing cost burdened. These families may include a head of household who is employed full-time, as the annual minimum wage income is $15,142. Families who rent and earn less than $35,000 can expect to have issues with affordability if they live in the City of Golden. Around half of the City of Golden is located in a low to moderate income Block Group and around half of the those residents who rent their homes are housing cost burdened. The other half of the families who rent in Golden earn over $35,000 annually and are not considered housing cost burdened.

City of Golden Household Income

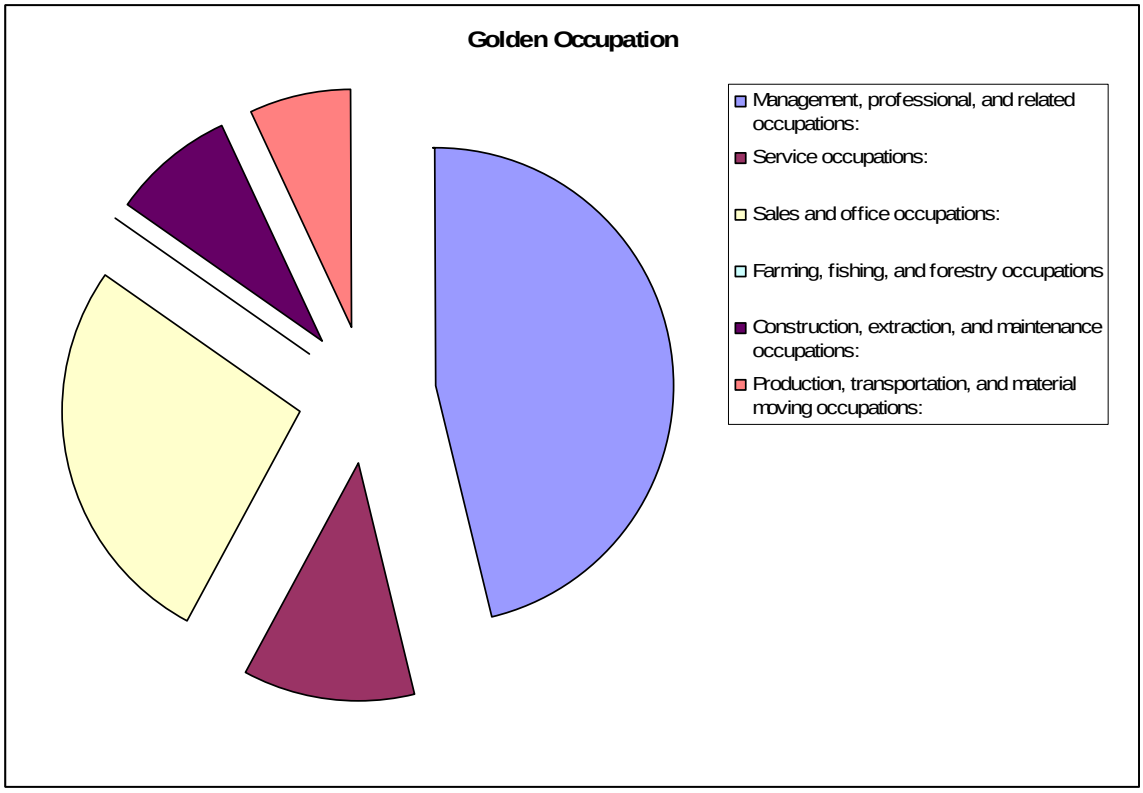


City of Golden Gross Rent as a Percentage of Household Income

Gross Rent as % of Household Income	Units	%
Less than $10,000	**380**	**14%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	21	6%
30 to 34 percent	10	3%
35 percent or more	222	58%
not computed	127	33%
$10,000 to $19,999	**490**	**18%**
Less than 20 percent	36	7%
20 to 24 percent	8	2%
25 to 29 percent	21	4%
30 to 34 percent	54	11%
35 percent or more	371	76%
not computed	0	0%
$20,000 to $34,999	**700**	**26%**
Less than 20 percent	55	8%
20 to 24 percent	188	27%
25 to 29 percent	128	18%
30 to 34 percent	79	11%
35 percent or more	245	35%
not computed	5	1%
$35,000 to $49,999	**570**	**21%**
Less than 20 percent	225	39%
20 to 24 percent	184	32%
25 to 29 percent	79	14%
30 to 34 percent	51	9%
35 percent or more	23	4%
not computed	8	1%
$50,000 to $74,999	**355**	**13%**
Less than 20 percent	250	70%
20 to 24 percent	53	15%
25 to 29 percent	27	8%
30 to 34 percent	15	4%
35 percent or more	0	0%
not computed	10	3%
$75,000 to $99,999	**125**	**5%**
Less than 20 percent	109	87%
20 to 24 percent	16	13%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$100,000 or more	**72**	**3%**
Less than 20 percent	72	100%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
Total	2,692	

Employment

City of Golden Occupations



The City of Golden working residents appear to be mainly employed in the Management and Professional fields and the Sales and Office fields.

Population & Job Growth

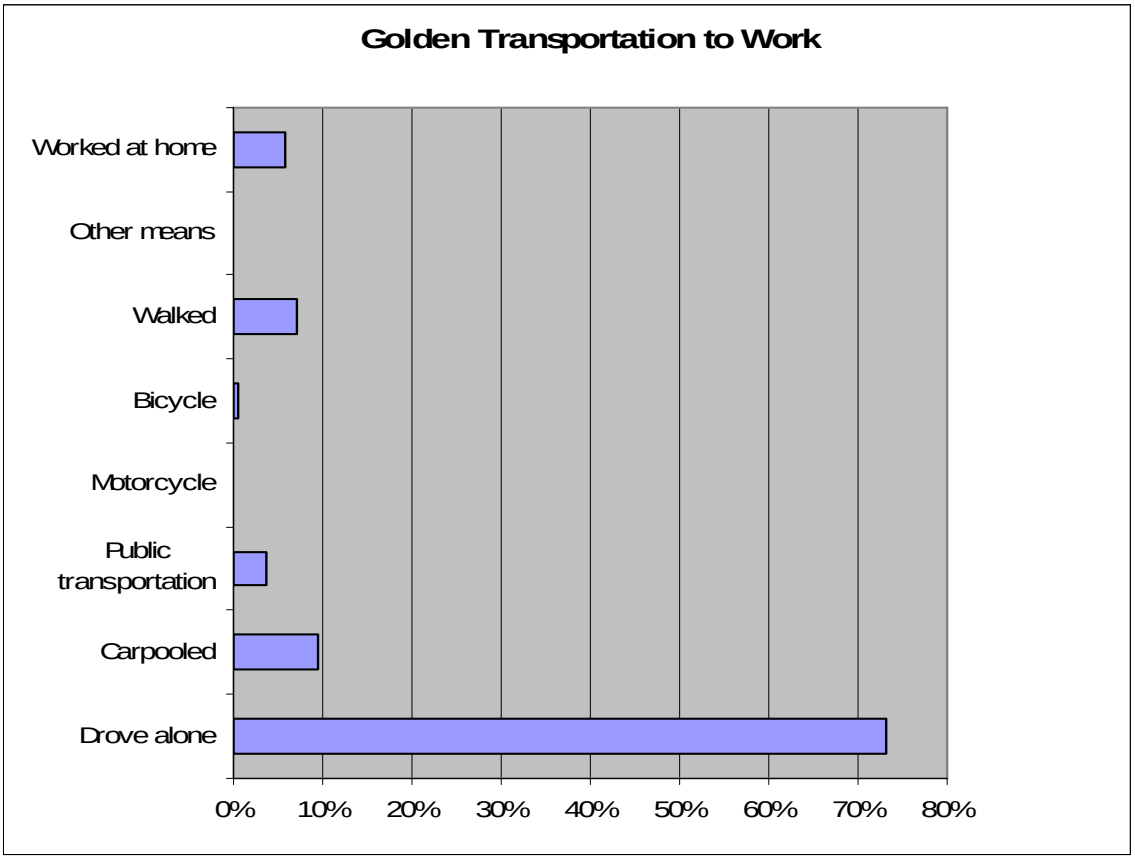
City of Golden Population Growth/Decline

	2000	2001	2002	2003	2004	2005	2006	2007	Amt	%
JEFFERSON COUNTY	525,507	530,061	531,287	530,884	532,071	532,417	534,355	538,323	3,968	0.7%
Edgewater	5,445	5,497	5,439	5,373	5,344	5,292	5,260	5,260	0	0.0%
Golden	17,159	17,361	17,376	17,652	17,784	17,721	17,664	17,701	37	0.2%
Lakeside	20	20	20	20	20	20	20	20	0	0.0%
Mountain View	569	564	558	551	548	543	540	531	-9	-1.7%
Wheat Ridge	32,913	32,658	32,289	31,908	31,825	31,713	31,550	31,557	7	0.0%
Unincorporated Jeffco	181,666	184,625	185,660	184,956	185,287	185,531	186,741	188,326	1,585	0.8%

The City of Golden has experienced an overall population increase over the past seven years, with a small decline between 2004 and 2006. According to the Denver Business Journal, job growth for the Denver Metro Area was estimated at 1.5% in 2007 and 1.1% in 2008. Forecasted job growth during 2009 is estimated to be even less, with a pattern of further decline before an increase is expected.

Commuting

City of Golden Transportation to Work

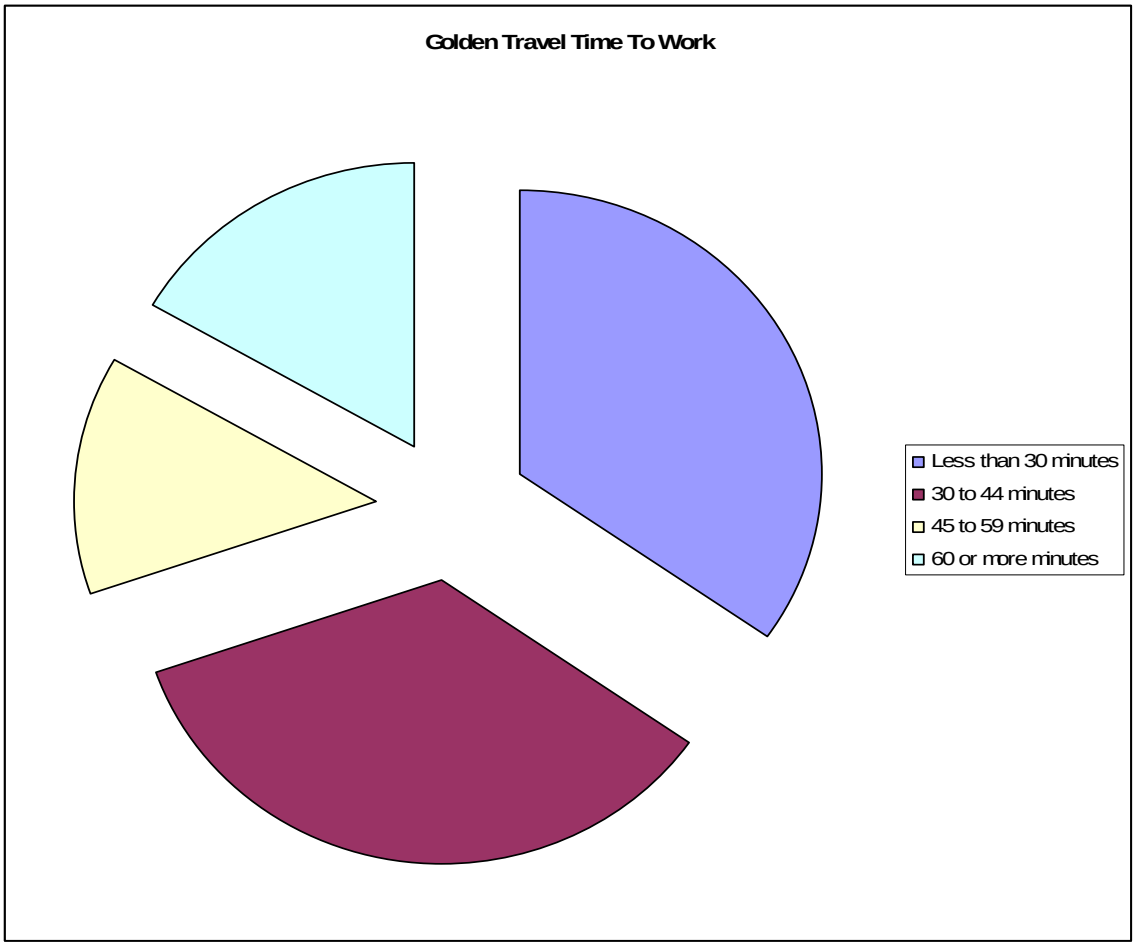


City of Golden Transportation to Work

Transportation to Work	Golden, Colorado	%
Total:	9,197	
Drove alone	6,721	73%
Carpooled	870	9%
Public transportation	337	4%
Motorcycle	0	0%
Bicycle	58	1%
Walked	656	7%
Other means	20	0%
Worked at home	535	6%

73% of the City of Golden working residents drive alone to work. Only 4% utilize public transportation.

City of Golden Travel Time to Work



City of Golden Travel Time to Work

Travel Time to Work	Golden, Colorado	%
Aggregate travel time to work (in minutes):	201,960	
Less than 30 minutes	69,970	35%
30 to 44 minutes	70,595	35%
45 to 59 minutes	27,690	14%
60 or more minutes	33,705	17%

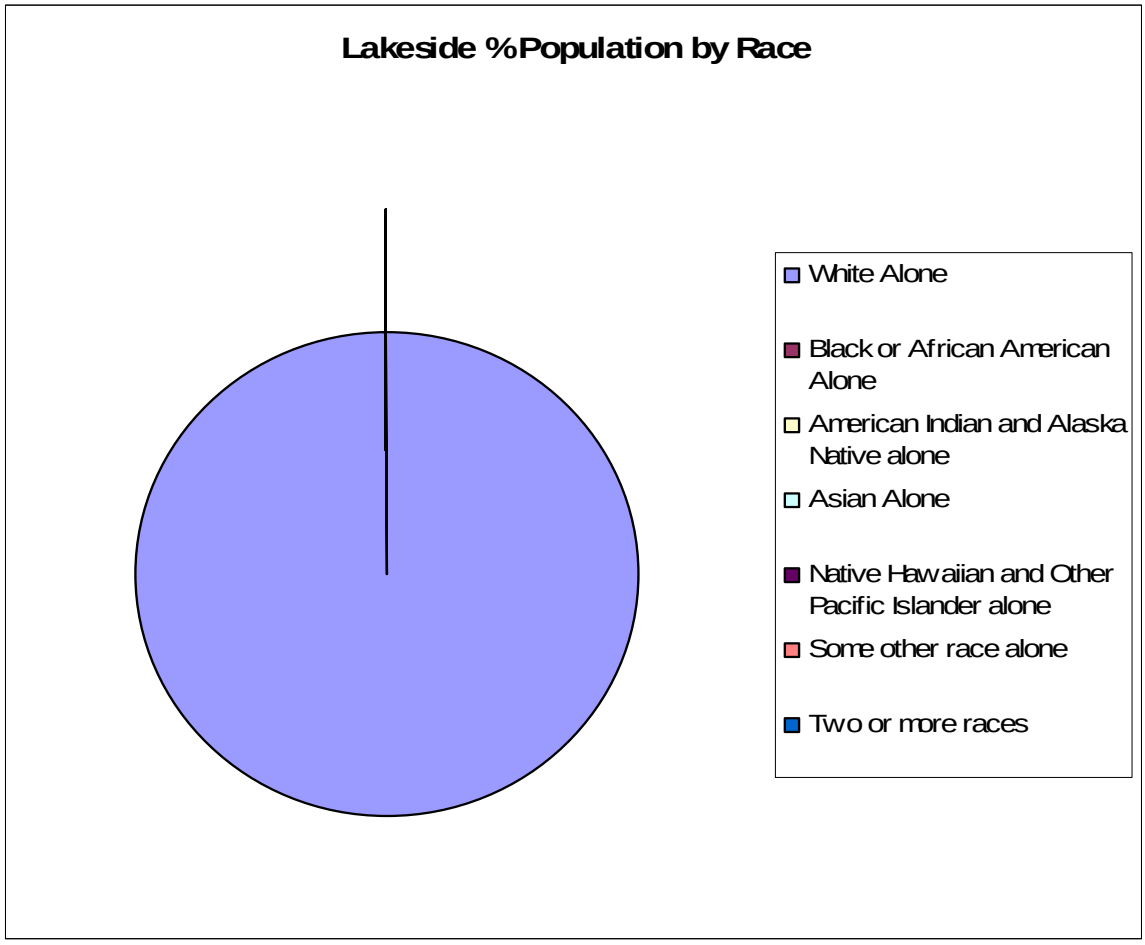
The majority of the City of Golden residents travel less than 45 minutes to work.

TOWN OF LAKESIDE

Low Income & Minority Concentrations

There are total of 18 residents according to the 2000 Census and about half of these residents report themselves as being Hispanic. The entire Town of Lakeside is located in a low to moderate income block group and there do not appear to be any minority concentrations.

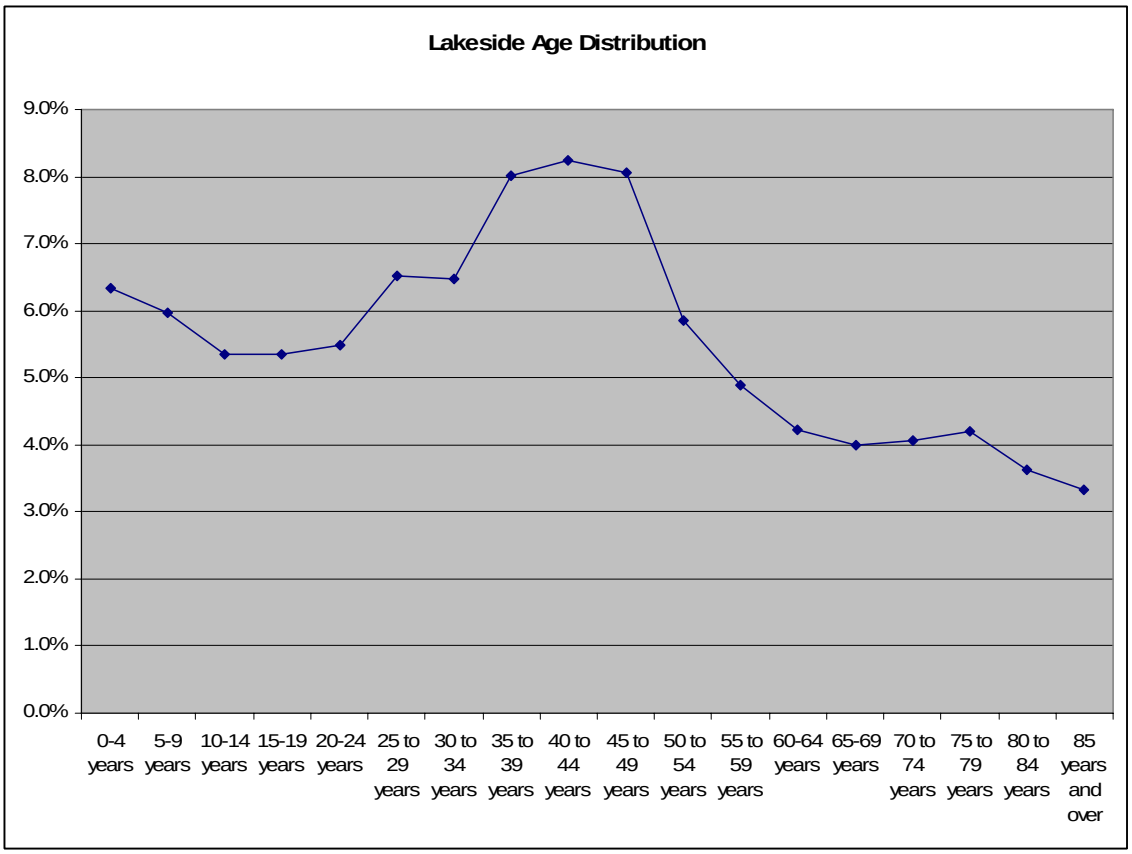
Town of Lakeside Percent of Population by Race



Town of Lakeside Percent of Population by Race

Race	Lakeside, Colorado	%
White Alone	18	100%
Black or African American Alone	0	0%
American Indian and Alaska Native alone	0	0%
Asian Alone	0	0%
Native Hawaiian and Other Pacific Islander alone	0	0%
Some other race alone	0	0%
Two or more races	0	0%
Total	18	
Hispanic	8	44%

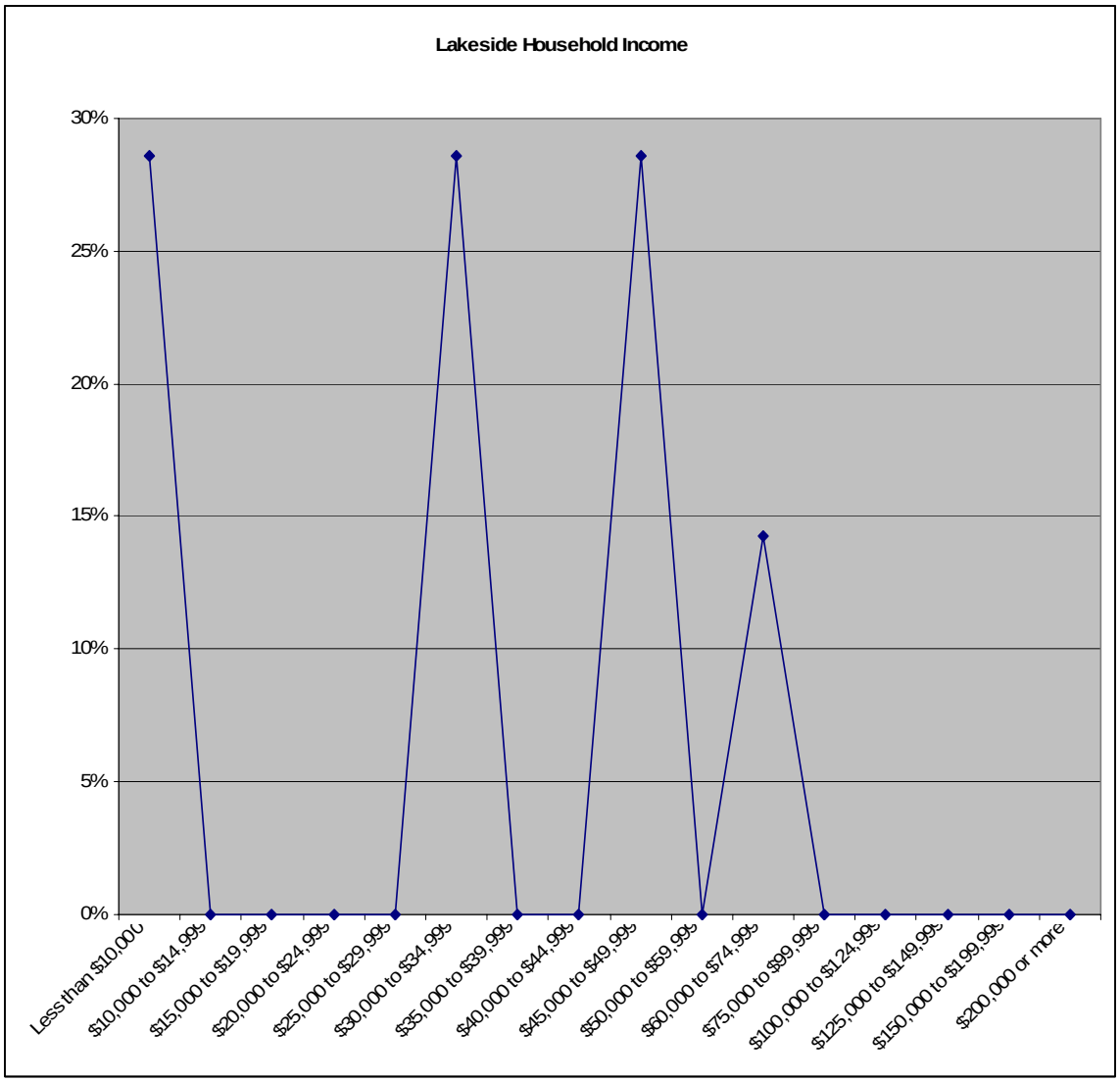
Town of Lakeside Age Distribution



Income & Housing Cost Burden

The data below was used to analyze the number of households which are housing cost burdened. The first chart indicates the percentage of families earning specific incomes in the Town of Lakeside. The second chart shows the number of families who are paying greater than 34% of their monthly income towards their rent. These families are considered housing cost burdened. Those families who rent and earn less than $10,000 annually are considered housing cost burdened. The Town of Lakeside does not appear to have a large majority of residents who are housing cost burdened by their rent.

Town of Lakeside Household Income

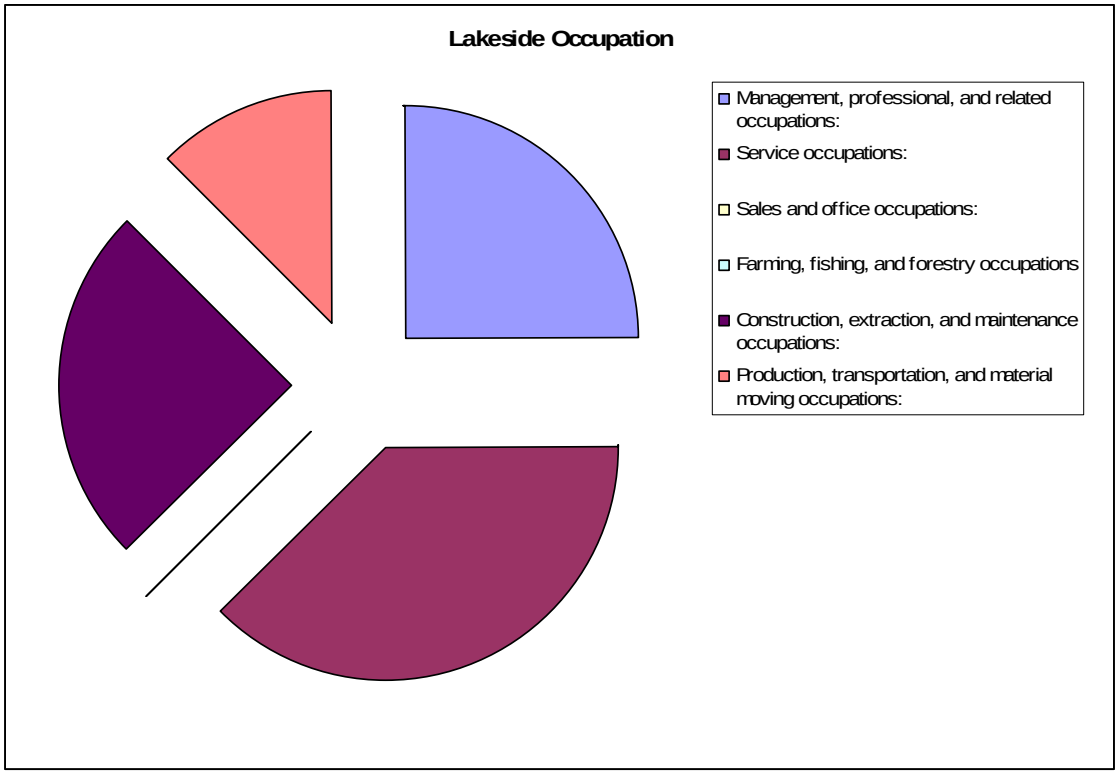


Town of Lakeside Gross Rent as a Percentage of Household Income

Gross Rent as % of Household Income	Units	%
Less than $10,000	**4**	**33%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	4	100%
not computed	0	0%
$10,000 to $19,999	**0**	**0%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$20,000 to $34,999	**2**	**17%**
Less than 20 percent	2	100%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$35,000 to $49,999	**3**	**25%**
Less than 20 percent	3	100%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$50,000 to $74,999	**3**	**25%**
Less than 20 percent	3	100%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$75,000 to $99,999	**0**	**0%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$100,000 or more	**0**	**0%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
Total	12	

Employment

Town of Lakeside Occupations



The largest percentage of the Town of Lakeside working residents are employed in the Construction, Extraction and Maintenance fields.

Population & Job Growth

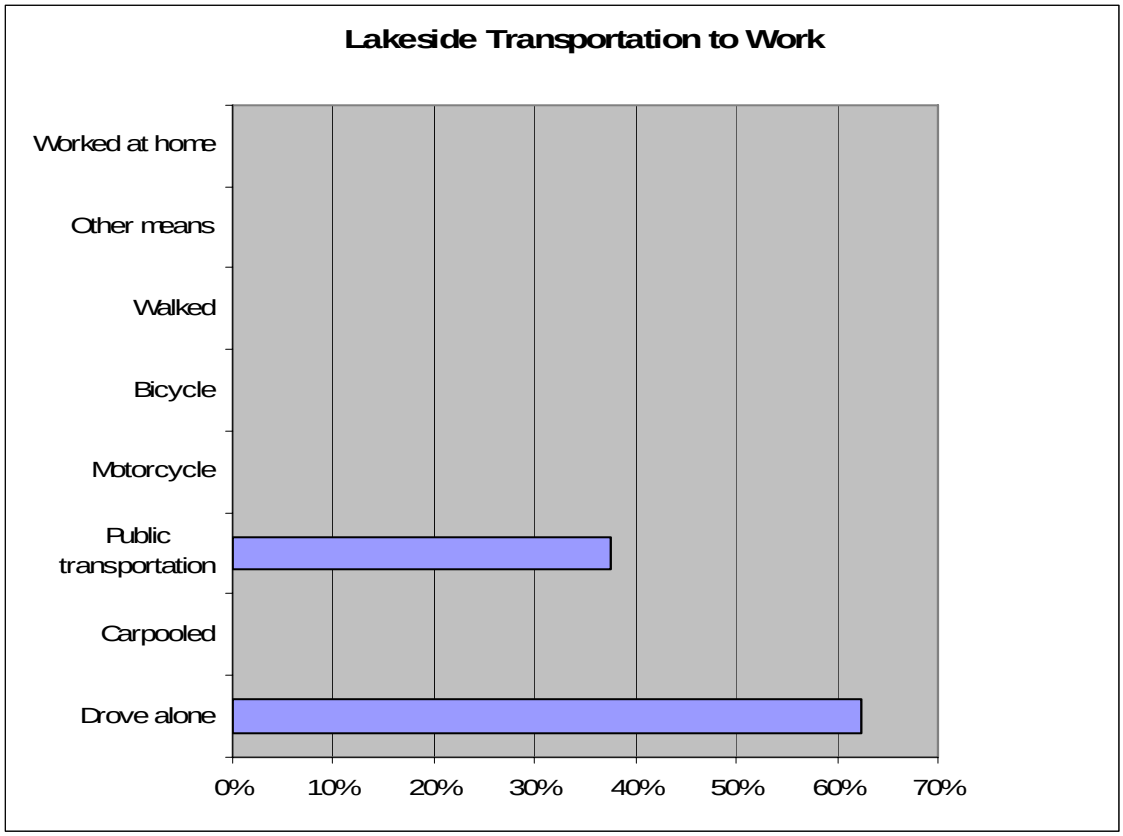
Town of Lakeside Population Growth/Decline

	2000	2001	2002	2003	2004	2005	2006	2007	Amt	%
JEFFERSON COUNTY	525,507	530,061	531,287	530,884	532,071	532,417	534,355	538,323	3,968	0.7%
Edgewater	5,445	5,497	5,439	5,373	5,344	5,292	5,260	5,260	0	0.0%
Golden	17,159	17,361	17,376	17,652	17,784	17,721	17,664	17,701	37	0.2%
Lakeside	20	20	20	20	20	20	20	20	0	0.0%
Mountain View	569	564	558	551	548	543	540	531	-9	-1.7%
Wheat Ridge	32,913	32,658	32,289	31,908	31,825	31,713	31,550	31,557	7	0.0%
Unincorporated Jeffco	181,666	184,625	185,660	184,956	185,287	185,531	186,741	188,326	1,585	0.8%

The Town of Lakeside has experienced no population growth or decline for the past seven years. According to the Denver Business Journal, job growth for the Denver Metro Area was estimated at 1.5% in 2007 and 1.1% in 2008. Forecasted job growth during 2009 is estimated to be even less, with a pattern of further decline before an increase is expected.

Commuting

Town of Lakeside Transportation to Work

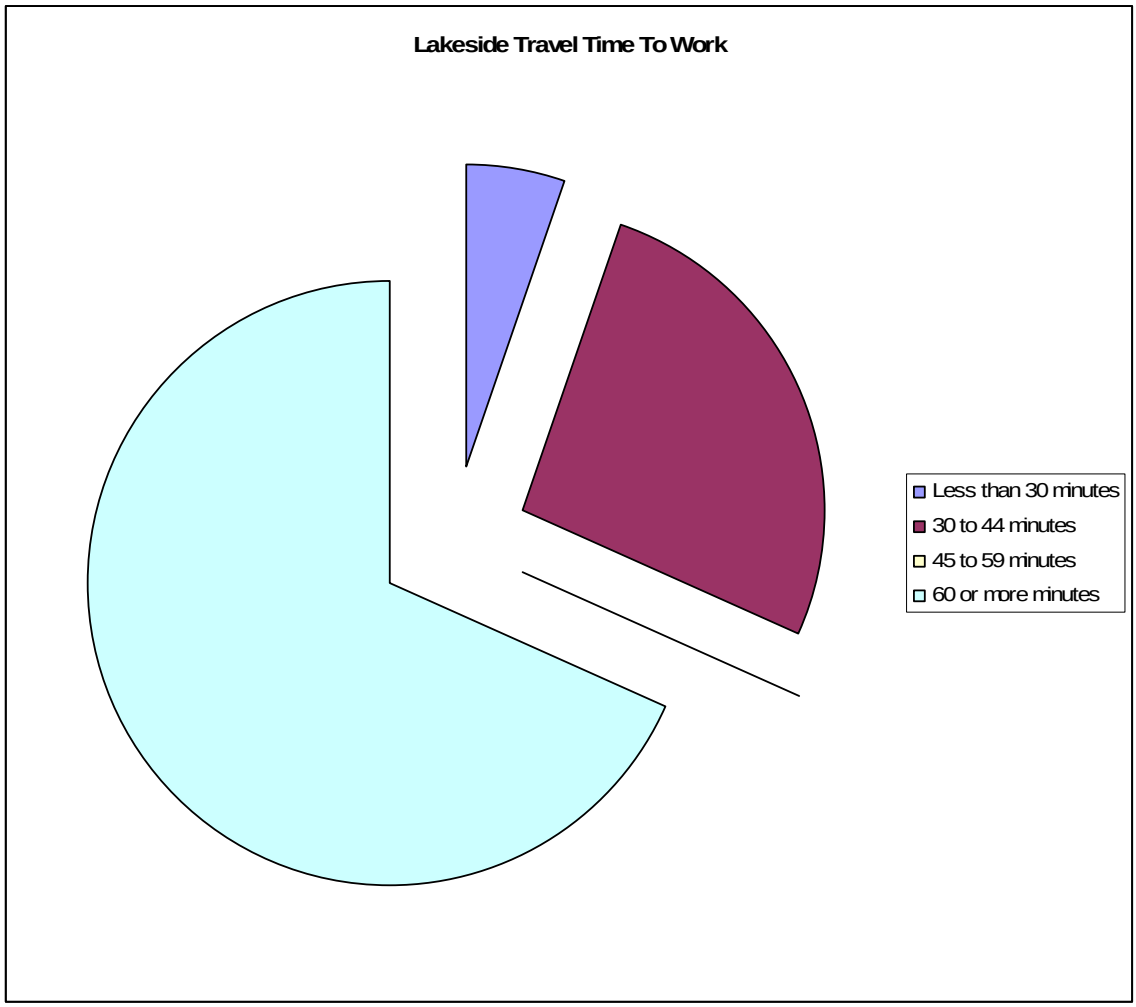


Town of Lakeside Transportation to Work

Transportation to Work	Lakeside, Colorado	%
Total:	8	
Drove alone	5	63%
Carpooled	0	0%
Public transportation	3	38%
Motorcycle	0	0%
Bicycle	0	0%
Walked	0	0%
Other means	0	0%
Worked at home	0	0%

63% of the Town of Lakeside residents drive alone to work. A large percentage of residents (38%) utilize public transportation.

Town of Lakeside Travel Time to Work



Town of Lakeside Travel Time to Work

Travel Time to Work	Lakeside, Colorado	%
Aggregate travel time to work (in minutes):	380	
Less than 30 minutes	20	5%
30 to 44 minutes	100	26%
45 to 59 minutes	0	0%
60 or more minutes	260	68%

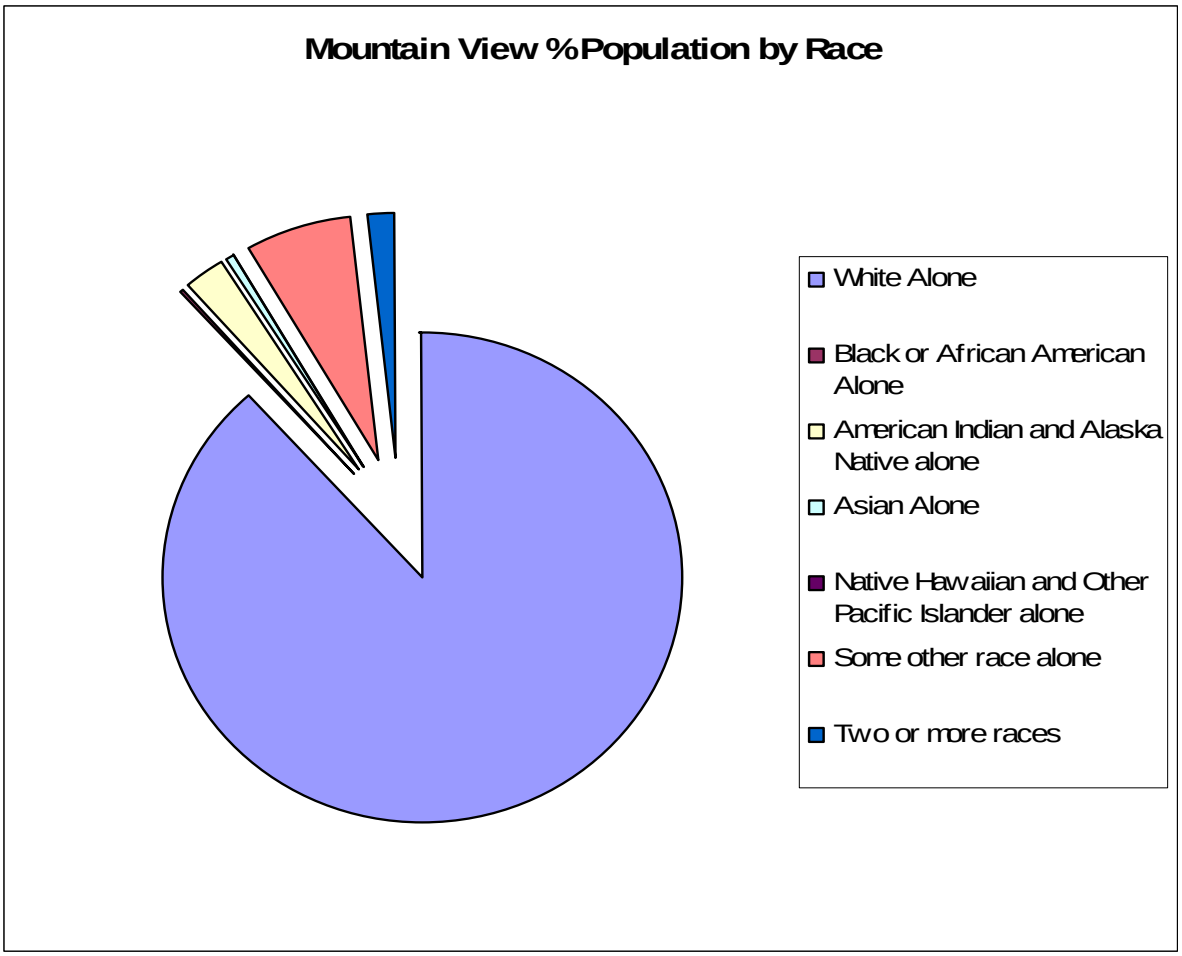
The majority of the Town of Lakeside working residents commute over one hour to get to work. This may correlate to the percentage of working residents who utilize public transportation.

TOWN OF MOUNTAIN VIEW

Low Income & Minority Concentrations

25% of the residents of the Town of Mountain View identified themselves as Hispanic and 88% of all residents identified themselves as white alone. The entire Town of Mountain View is located in a low to moderate income block group and there do not appear to be any major minority concentrations.

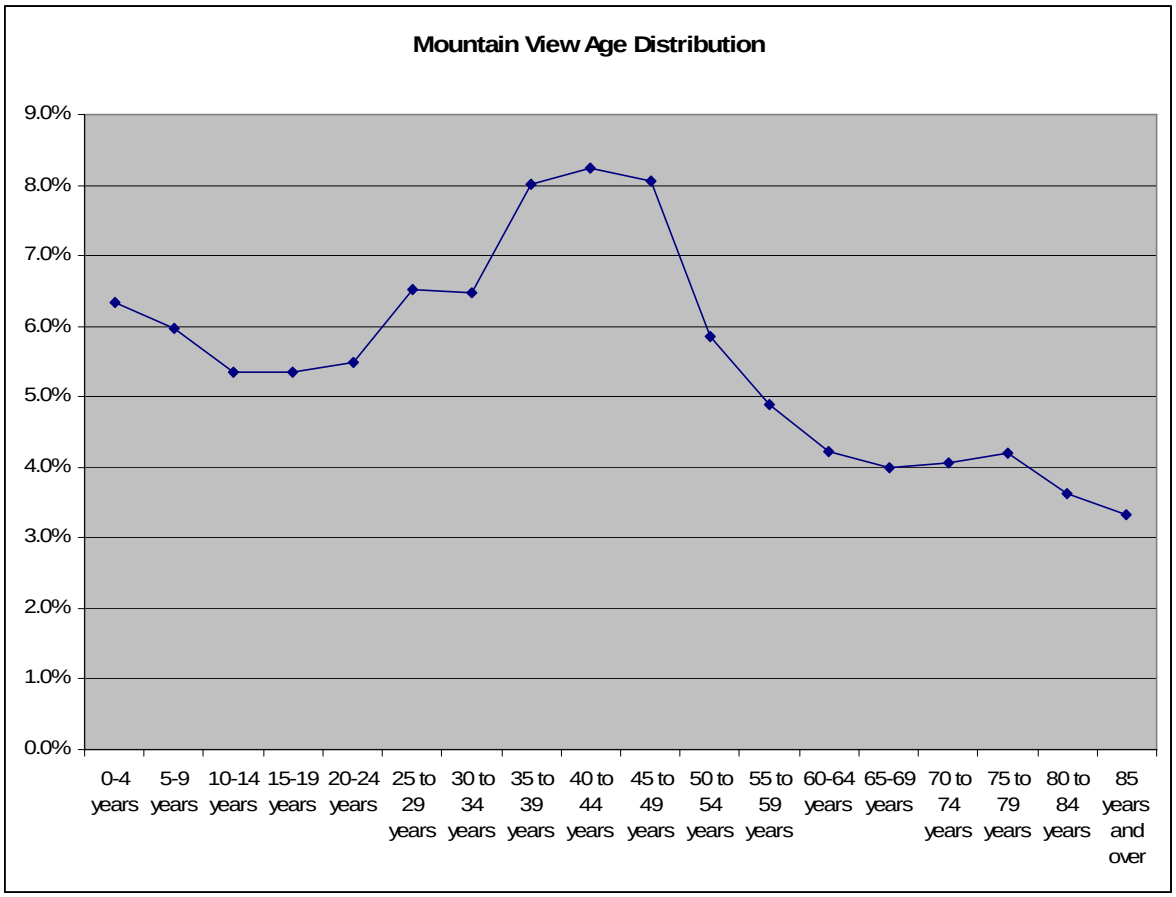
Town of Mountain View Percent of Population by Race



Town of Mountain View Percent of Population by Race

Race	Mountain View, Colorado	%
White Alone	503	88%
Black or African American Alone	2	0%
American Indian and Alaska Native alone	14	2%
Asian Alone	3	1%
Native Hawaiian and Other Pacific Islander alone	0	0%
Some other race alone	39	7%
Two or more races	9	2%
Total	570	
Hispanic	141	25%

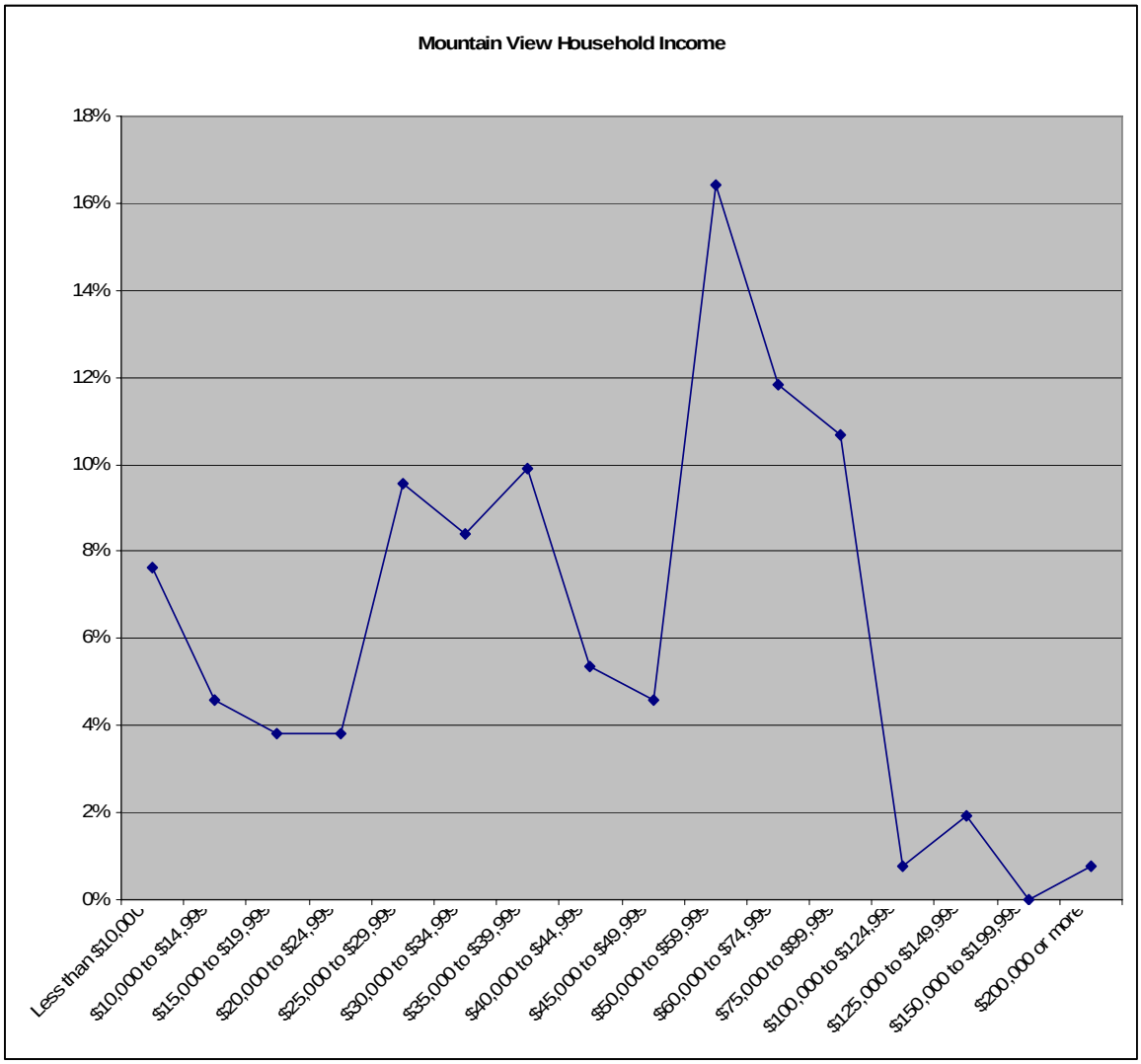
Town of Mountain View Age Distribution



Income & Housing Cost Burden

The data below was used to analyze the number of households which are housing cost burdened. The first chart indicates the percentage of families earning specific incomes in the City of Edgewater. The second chart shows the number of families who are paying greater than 34% of their monthly income towards their rent. These families are considered housing cost burdened. The majority of families who are housing cost burdened are those who earn less than $35,000 annually. A large majority of residents in the Town of Mountain View earn less than $35,000 annually and many of these families who rent are considered housing cost burdened. These families may include a head of household who is employed full-time, as the annual minimum wage income is $15,142. Families earning less than $35,000 can expect to have issues with rental affordability if they live in the Town of Mountain View. The Town of Mountain View is located in a low to moderate income Block Group and the majority of the those residents who rent their homes are housing cost burdened. The minority of residents renting and earning over $35,000 annually are not considered housing cost burdened.

Town of Mountain View Household Income

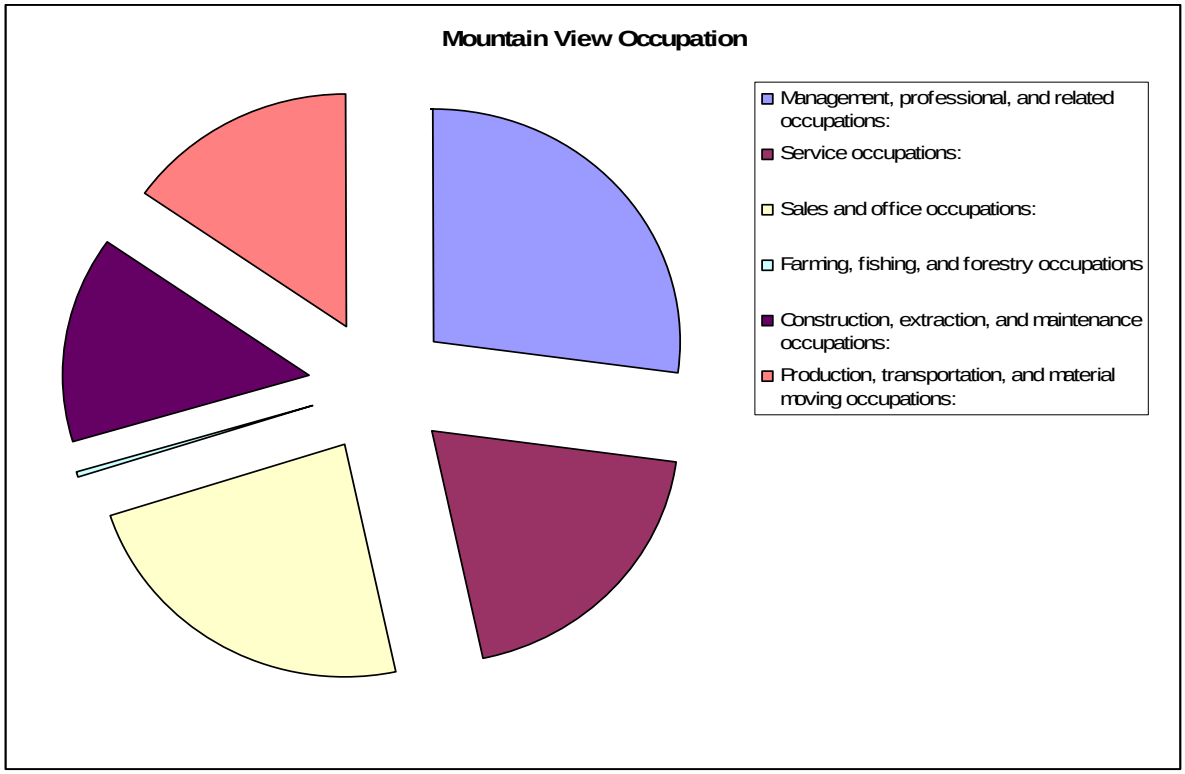


Town of Mountain View Gross Rent as a Percentage of Household Income

Gross Rent as % of Household Income	Units	%
Less than $10,000	**14**	**13%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	2	14%
30 to 34 percent	0	0%
35 percent or more	8	57%
not computed	4	29%
$10,000 to $19,999	**14**	**13%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	2	14%
30 to 34 percent	0	0%
35 percent or more	12	86%
not computed	0	0%
$20,000 to $34,999	**30**	**27%**
Less than 20 percent	7	23%
20 to 24 percent	11	37%
25 to 29 percent	0	0%
30 to 34 percent	6	20%
35 percent or more	6	20%
not computed	0	0%
$35,000 to $49,999	**26**	**23%**
Less than 20 percent	10	38%
20 to 24 percent	11	42%
25 to 29 percent	5	19%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$50,000 to $74,999	**20**	**18%**
Less than 20 percent	17	85%
20 to 24 percent	3	15%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$75,000 to $99,999	**0**	**0%**
Less than 20 percent	7	100%
20 to 24 percent	7	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$100,000 or more	**0**	**0%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
Total	111	

Employment

Town of Mountain View Occupations



The Town of Mountain View resident occupations appear to be somewhat evenly distributed between Construction, Production, Management, Service and Sales. The majority of people living within the Town of Mountain View are in the Management, Professional and related occupations.

Population & Job Growth

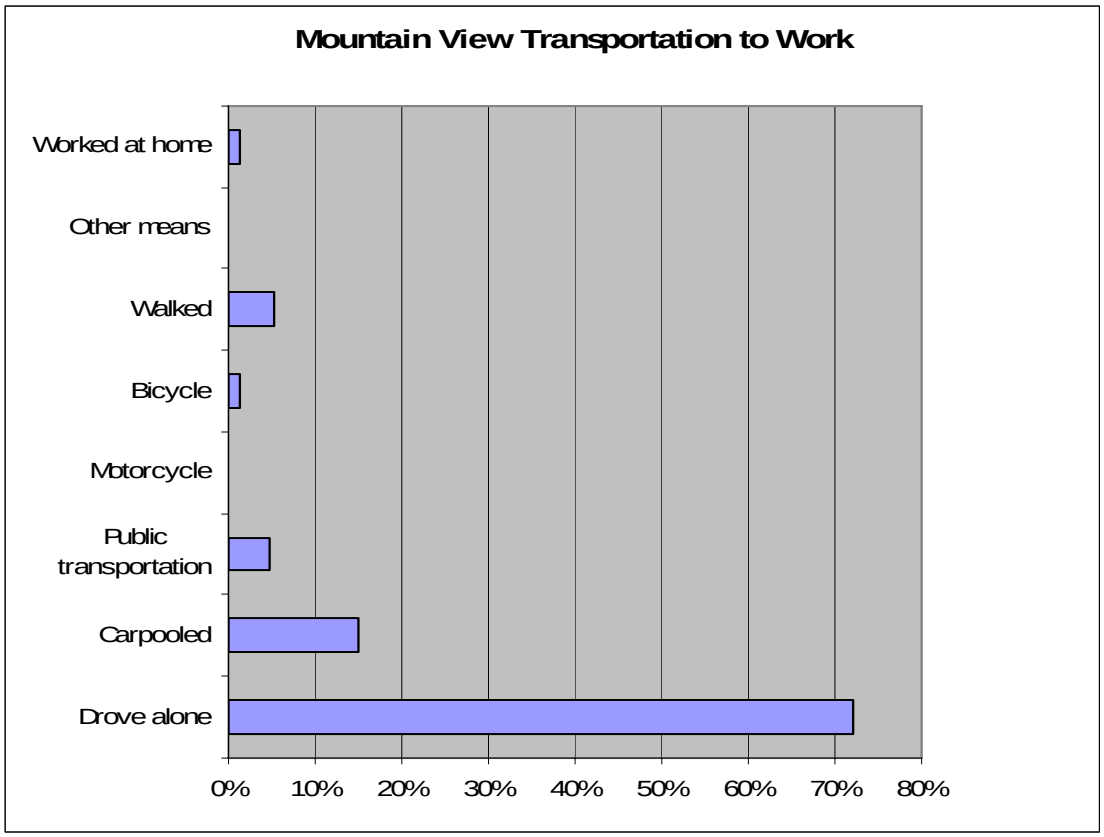
Town of Mountain View Population Growth/Decline

	2000	2001	2002	2003	2004	2005	2006	2007	Amt	%
JEFFERSON COUNTY	525,507	530,061	531,287	530,884	532,071	532,417	534,355	538,323	3,968	0.7%
Edgewater	5,445	5,497	5,439	5,373	5,344	5,292	5,260	5,260	0	0.0%
Golden	17,159	17,361	17,376	17,652	17,784	17,721	17,664	17,701	37	0.2%
Lakeside	20	20	20	20	20	20	20	20	0	0.0%
Mountain View	569	564	558	551	548	543	540	531	-9	-1.7%
Wheat Ridge	32,913	32,658	32,289	31,908	31,825	31,713	31,550	31,557	7	0.0%
Unincorporated Jeffco	181,666	184,625	185,660	184,956	185,287	185,531	186,741	188,326	1,585	0.8%

The Town of Mountain View has experienced a steady decline in population over the past several years. According to the Denver Business Journal, job growth for the Denver Metro Area as estimated to be 1.5% in 2007 and 1.1% in 2008. Forecasted job growth during 2009 is estimated to be less than this with a pattern of further decline before an increase is expected.

Commuting

Town of Mountain View Transportation to Work

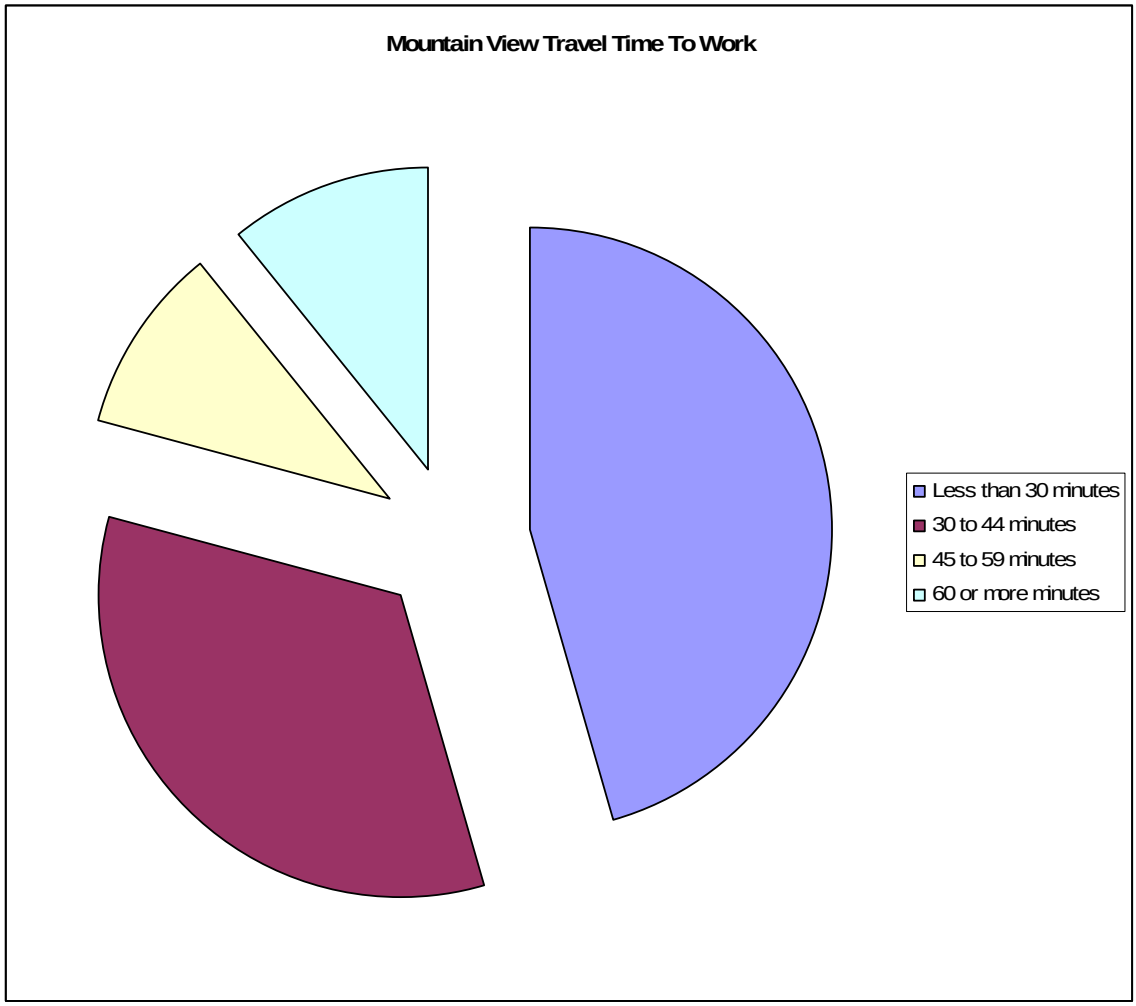


Town of Mountain View Transportation to Work

Transportation to Work	Mountain View, Colorado	%
Total:	334	
Drove alone	241	72%
Carpooled	50	15%
Public transportation	16	5%
Motorcycle	0	0%
Bicycle	4	1%
Walked	18	5%
Other means	1	0%
Worked at home	4	1%

A large majority of the Town of Mountain View residents (72%) drive alone to work. Only 5% utilize public transportation.

Town of Mountain View Travel Time to Work



Town of Mountain View Travel Time to Work

Travel Time to Work	Mountain View, Colorado	%
Aggregate travel time to work (in minutes):	7,285	
Less than 30 minutes	3,315	46%
30 to 44 minutes	2,460	34%
45 to 59 minutes	730	10%
60 or more minutes	780	11%

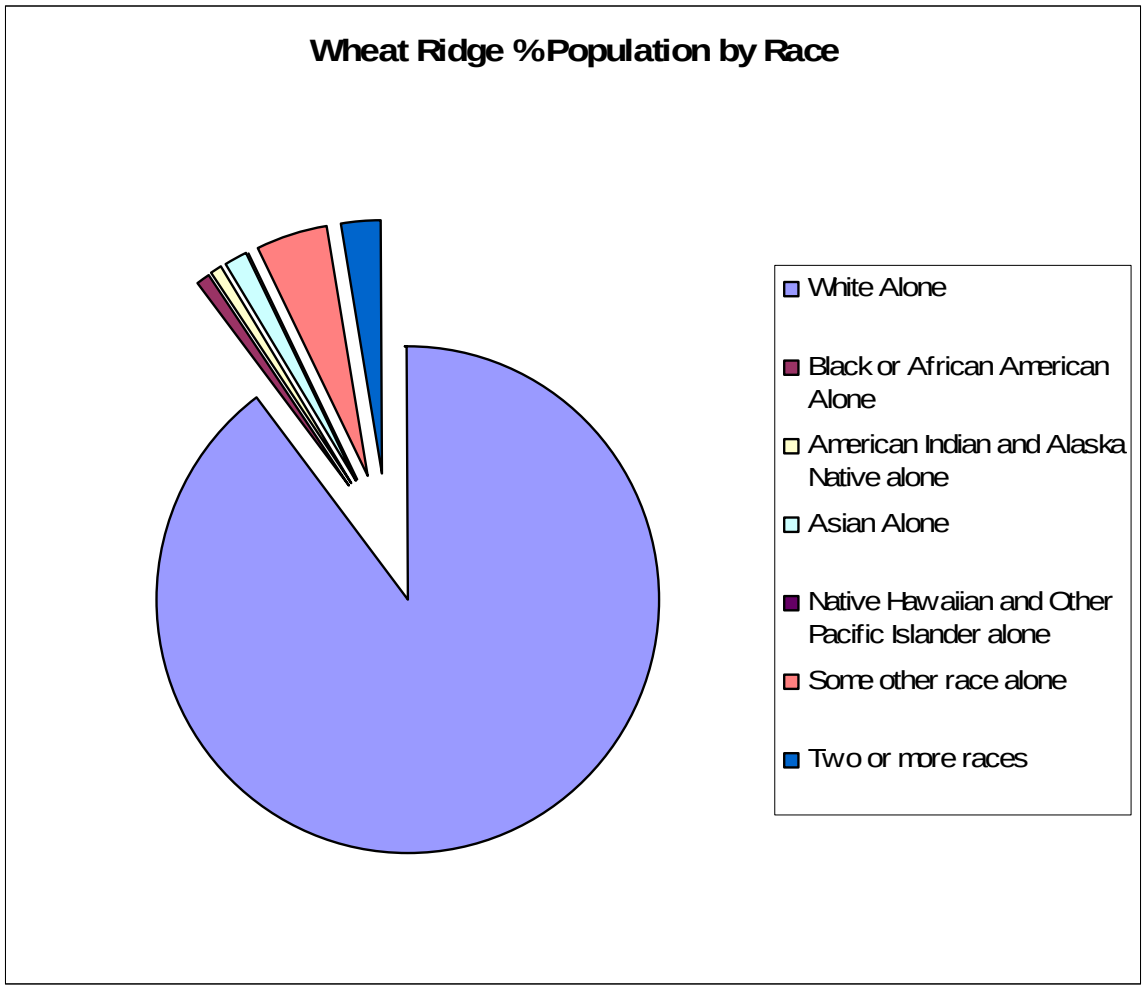
The majority of the Town of Mountain View working residents drive less than 45 minutes to get to their jobs.

CITY OF WHEAT RIDGE

Low Income & Minority Concentrations

The majority of residents within the City of Wheat Ridge (90%) identified themselves as being white alone, with 14% of the population being Hispanic. Most of the minority concentrations in the City seem to run along the I-70 corridor and the border of the City of Edgewater. This also seems to be true of the low to moderate income block groups.

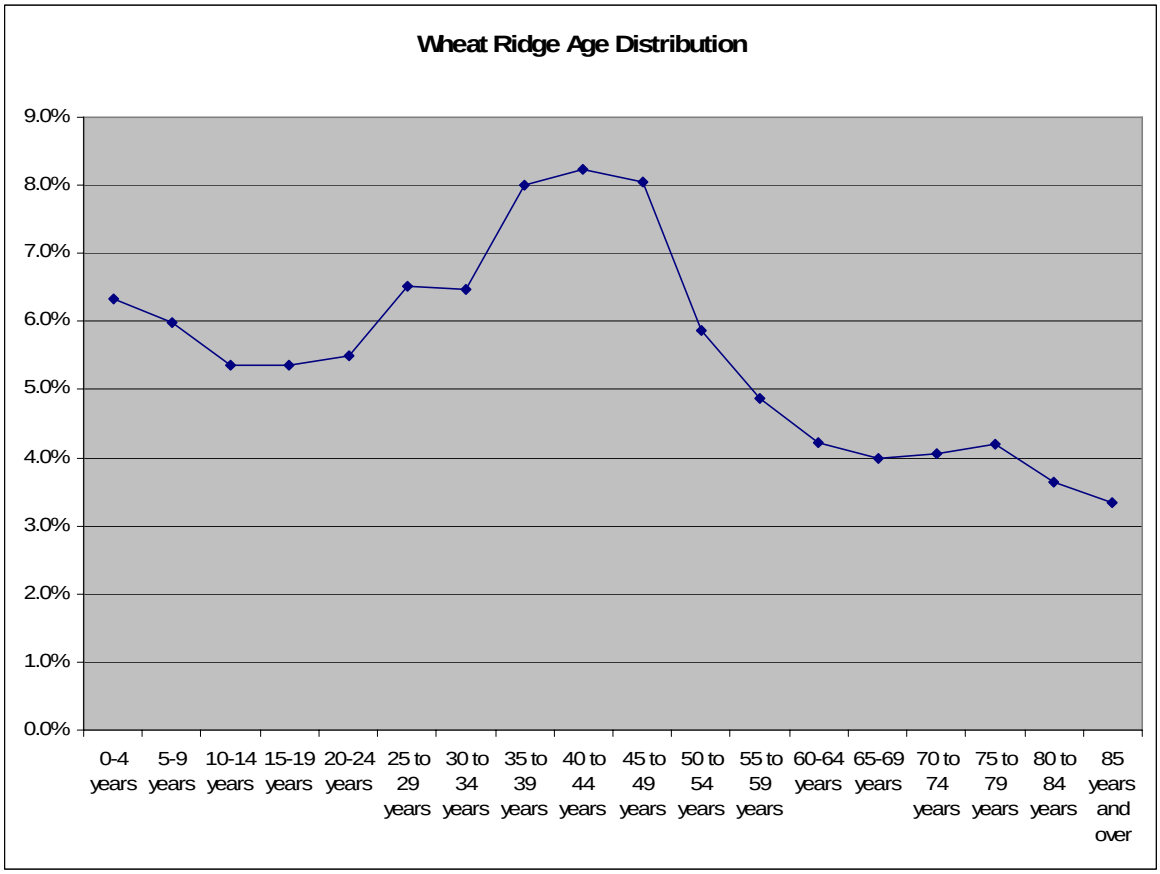
City of Wheat Ridge Percent of Population by Race



City of Wheat Ridge Percent of Population by Race

Race	Wheat Ridge, Colorado	%
White Alone	29,603	90%
Black or African American Alone	281	1%
American Indian and Alaska Native alone	332	1%
Asian Alone	389	1%
Native Hawaiian and Other Pacific Islander alone	0	0%
Some other race alone	1,587	5%
Two or more races	823	2%
Total	33,015	
Hispanic	4,477	14%

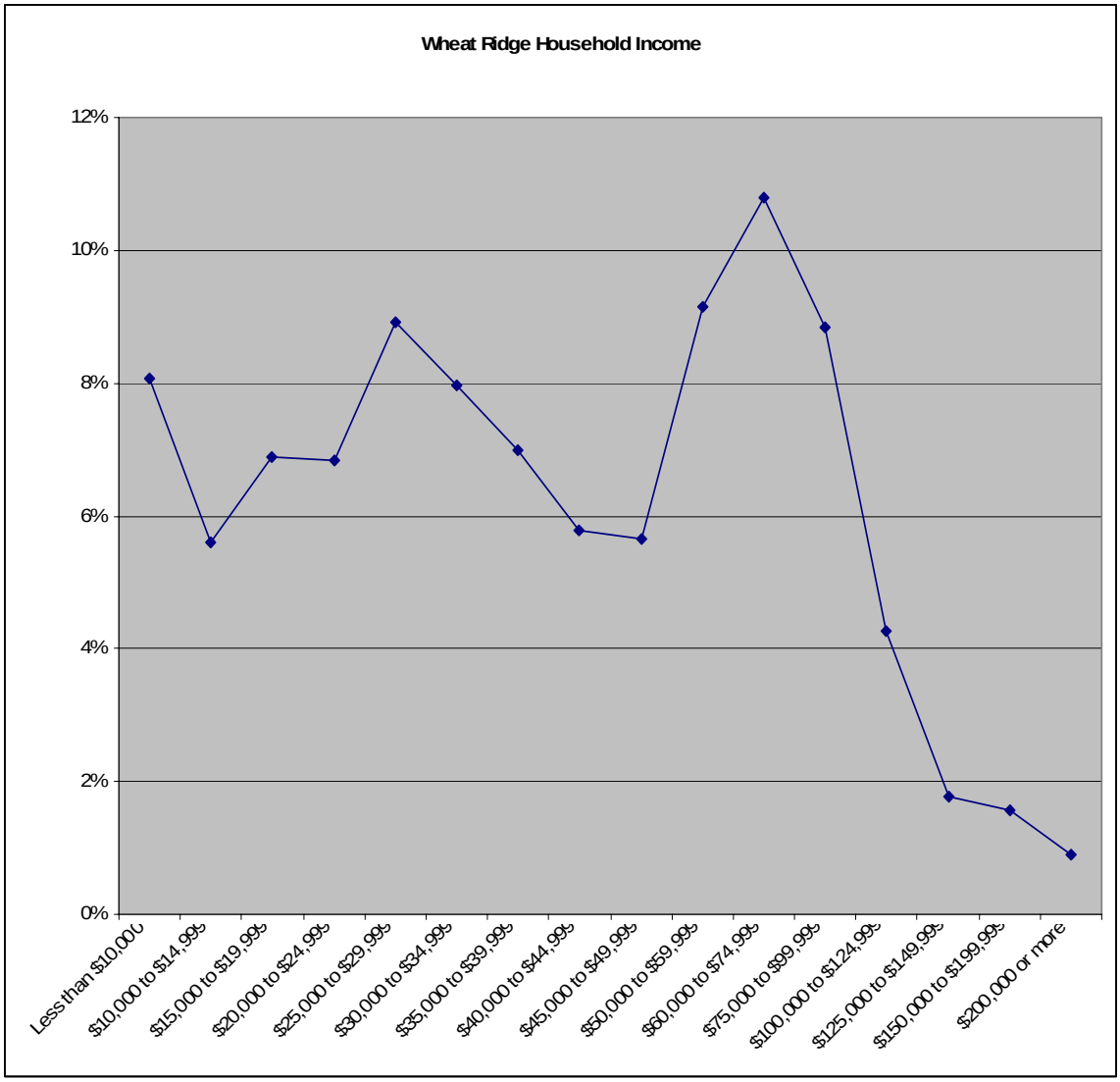
City of Wheat Ridge Age Distribution



Income & Housing Cost Burden

The data below was used to analyze the number of households which are housing cost burdened. The first chart indicates the percentage of families earning specific incomes in the City of Wheat Ridge. The second chart shows the number of families who are paying greater than 34% of their monthly income towards their rent. These families are considered housing cost burdened. The majority of families who are housing cost burdened are those who earn less than $35,000 annually. 74% for those families who are renting and earn between $10,000 and $20,000 annually are housing cost burdened. These families may include a head of household who is employed full-time, as the annual minimum wage income is $15,142. Families earning less than $35,000 can expect to have issues with rental affordability if they live in the City of Wheat Ridge. A large percentage of the City of Wheat Ridge is located in a low to moderate income Block Group and a large percentage of the those residents who rent their homes are housing cost burdened. The minority of residents renting and earning over $35,000 annually are not considered housing cost burdened.

City of Wheat Ridge Household Income

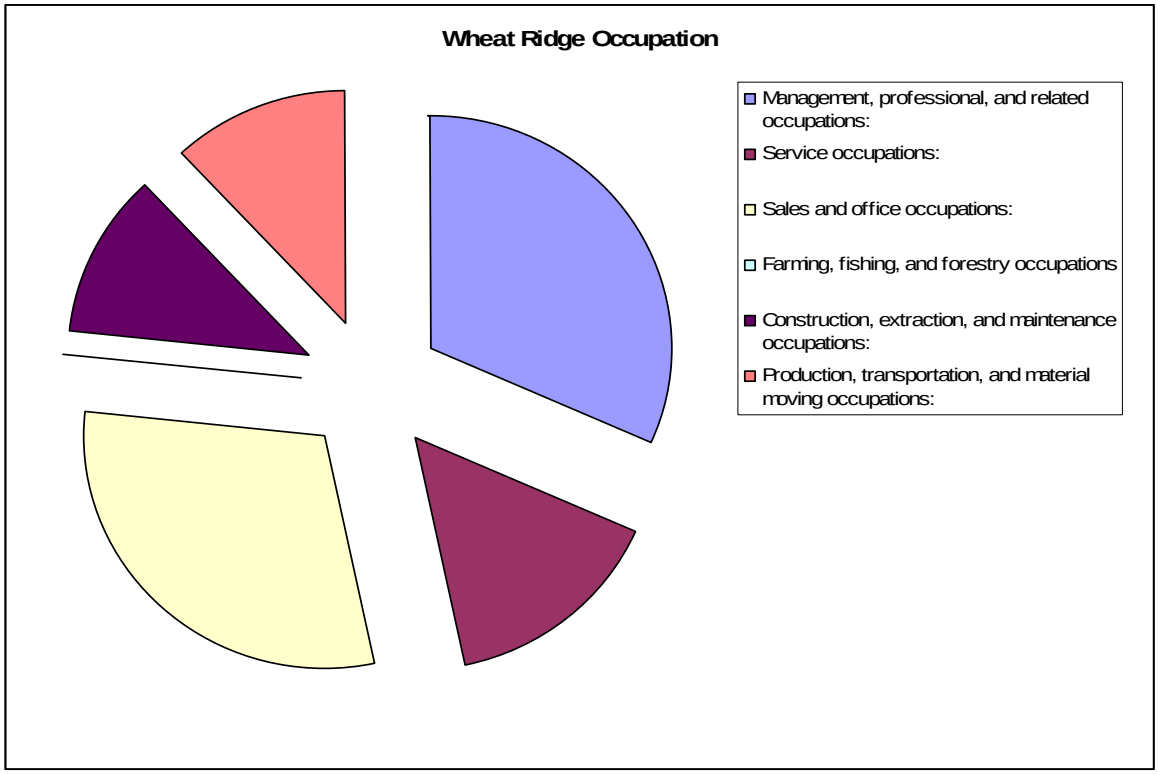


City of Wheat Ridge Gross Rent as a Percentage of Household Income

Gross Rent as % of Household Income	Units	%
Less than $10,000	**926**	**14%**
Less than 20 percent	0	0%
20 to 24 percent	8	1%
25 to 29 percent	30	3%
30 to 34 percent	18	2%
35 percent or more	754	81%
not computed	116	13%
$10,000 to $19,999	**1213**	**18%**
Less than 20 percent	53	4%
20 to 24 percent	8	1%
25 to 29 percent	60	5%
30 to 34 percent	136	11%
35 percent or more	903	74%
not computed	53	4%
$20,000 to $34,999	**1881**	**28%**
Less than 20 percent	130	7%
20 to 24 percent	384	20%
25 to 29 percent	560	30%
30 to 34 percent	400	21%
35 percent or more	360	19%
not computed	47	2%
$35,000 to $49,999	**1195**	**18%**
Less than 20 percent	553	46%
20 to 24 percent	371	31%
25 to 29 percent	114	10%
30 to 34 percent	102	9%
35 percent or more	33	3%
not computed	22	2%
$50,000 to $74,999	**997**	**15%**
Less than 20 percent	740	74%
20 to 24 percent	149	15%
25 to 29 percent	69	7%
30 to 34 percent	0	0%
35 percent or more	8	1%
not computed	31	3%
$75,000 to $99,999	**326**	**5%**
Less than 20 percent	302	93%
20 to 24 percent	14	4%
25 to 29 percent	10	3%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$100,000 or more	**66**	**1%**
Less than 20 percent	66	100%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
Total	6,604	

Employment

City of Wheat Ridge Occupations



The largest majority of Wheat Ridge residents are employed in Management and Sales occupations.

Population & Job Growth

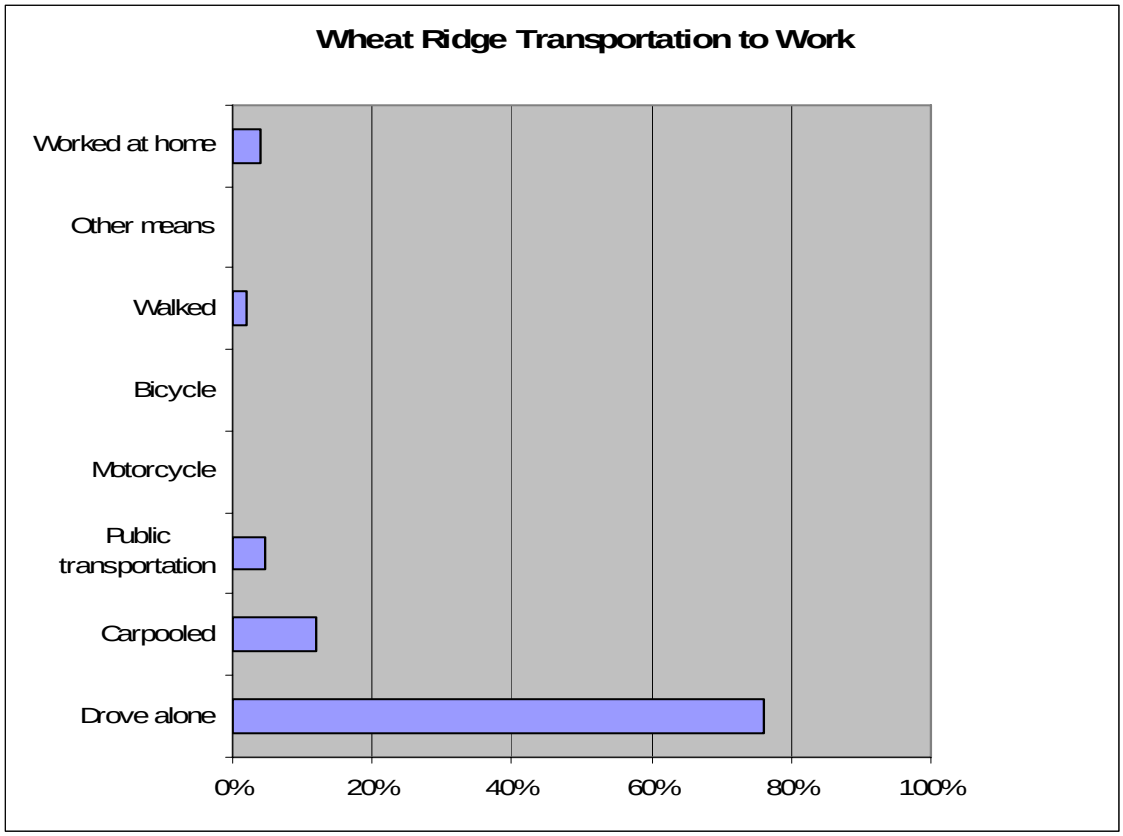
City of Wheat Ridge Population Growth/Decline

	2000	2001	2002	2003	2004	2005	2006	2007	Amt	%
JEFFERSON COUNTY	525,507	530,061	531,287	530,884	532,071	532,417	534,355	538,323	3,968	0.7%
Edgewater	5,445	5,497	5,439	5,373	5,344	5,292	5,260	5,260	0	0.0%
Golden	17,159	17,361	17,376	17,652	17,784	17,721	17,664	17,701	37	0.2%
Lakeside	20	20	20	20	20	20	20	20	0	0.0%
Mountain View	569	564	558	551	548	543	540	531	-9	-1.7%
Wheat Ridge	32,913	32,658	32,289	31,908	31,825	31,713	31,550	31,557	7	0.0%
Unincorporated Jeffco	181,666	184,625	185,660	184,956	185,287	185,531	186,741	188,326	1,585	0.8%

The City of Wheat Ridge has experienced an overall population decline from the years 2000 to 2007. According to the Denver Business Journal, job growth for the Denver Metro Area as estimated to be 1.5% in 2007 and 1.1% in 2008. Forecasted job growth during 2009 is estimated to be less than this with a pattern of further decline before an increase is expected.

Commuting

City of Wheat Ridge Transportation to Work

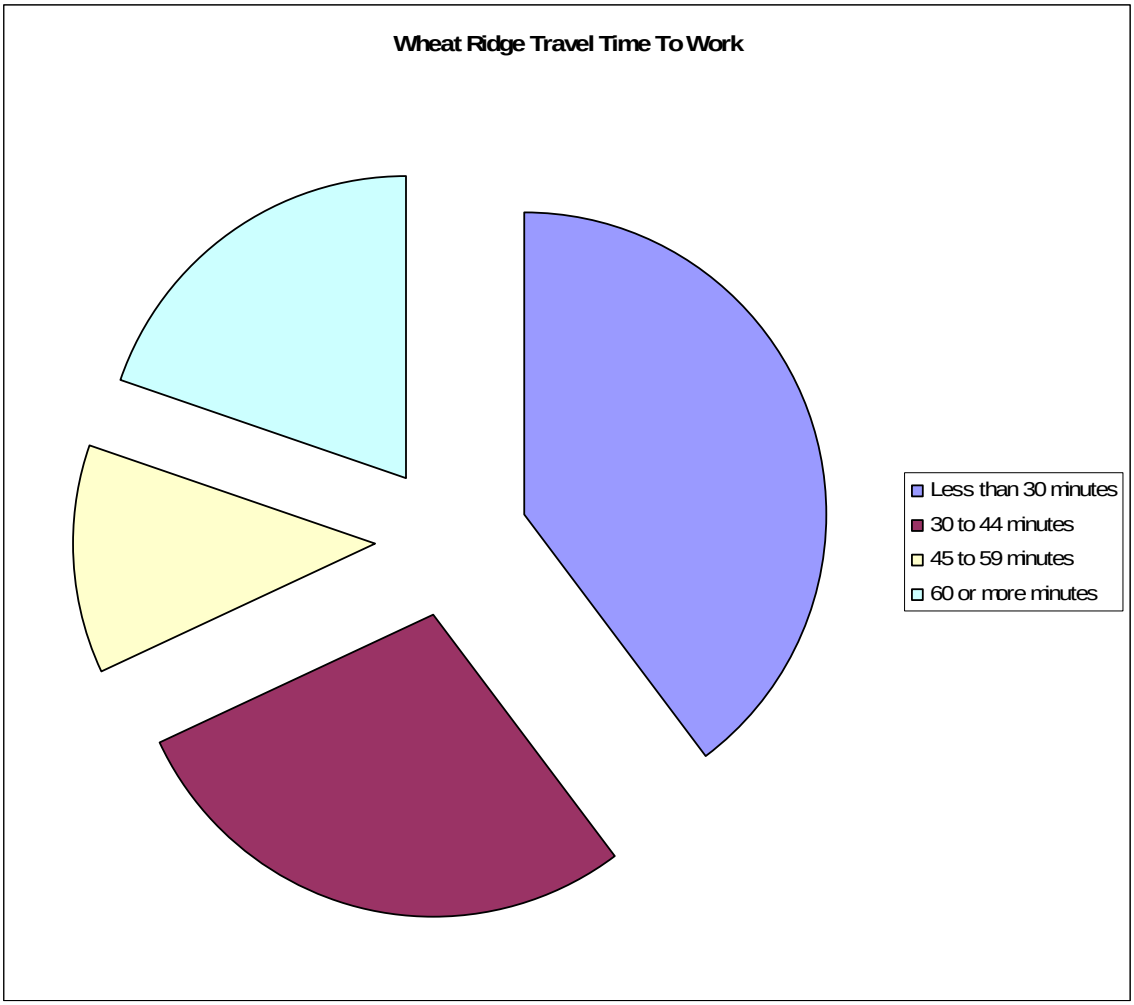


City of Wheat Ridge Transportation to Work

Transportation to Work	Wheat Ridge, Colorado	%
Total:	16,183	
Drove alone	12,333	76%
Carpooled	1,912	12%
Public transportation	756	5%
Motorcycle	60	0%
Bicycle	41	0%
Walked	332	2%
Other means	78	0%
Worked at home	671	4%

A large majority of Wheat Ridge residents (76%) drive alone to work. Only 5% of residents utilize public transportation to get to their jobs.

City of Wheat Ridge Travel Time to Work



City of Wheat Ridge Travel Time to Work

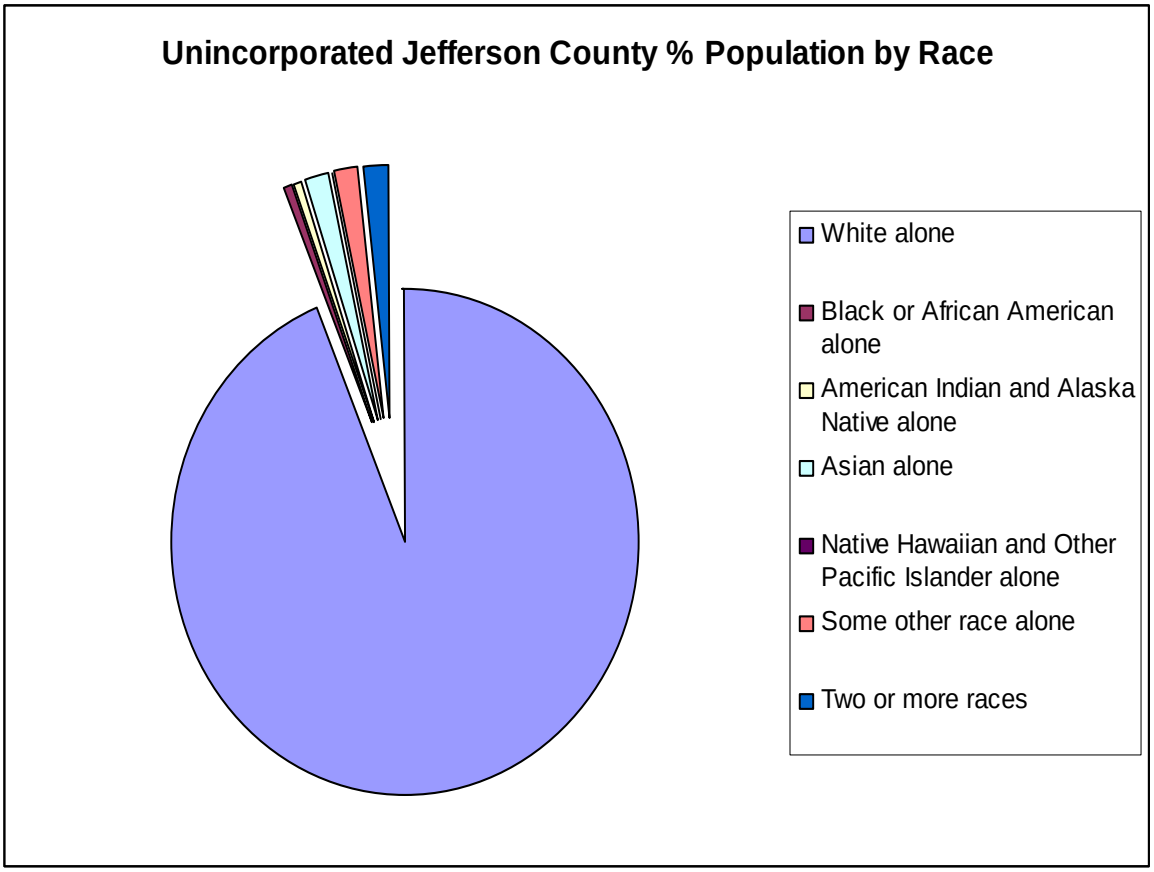
Travel Time to Work	**Wheat Ridge, Colorado**	%
Aggregate travel time to work (in minutes):	377,135	
Less than 30 minutes	149,940	40%
30 to 44 minutes	106,690	28%
45 to 59 minutes	46,075	12%
60 or more minutes	74,430	20%

The majority of working residents in the City of Wheat Ridge travel less than 45 minutes to work.

Low Income & Minority Concentrations

The majority of residents within Unincorporated Jefferson County (94%) identified themselves as being white alone, with 6% of the population being Hispanic. There are no significant minority concentrations within Unincorporated Jefferson County. Low to moderate income block groups are located Southeast of State Highway 74 between Kittredge and Evergreen and south of I-70 up to Genesee and Idledale along the C-470 corridor.

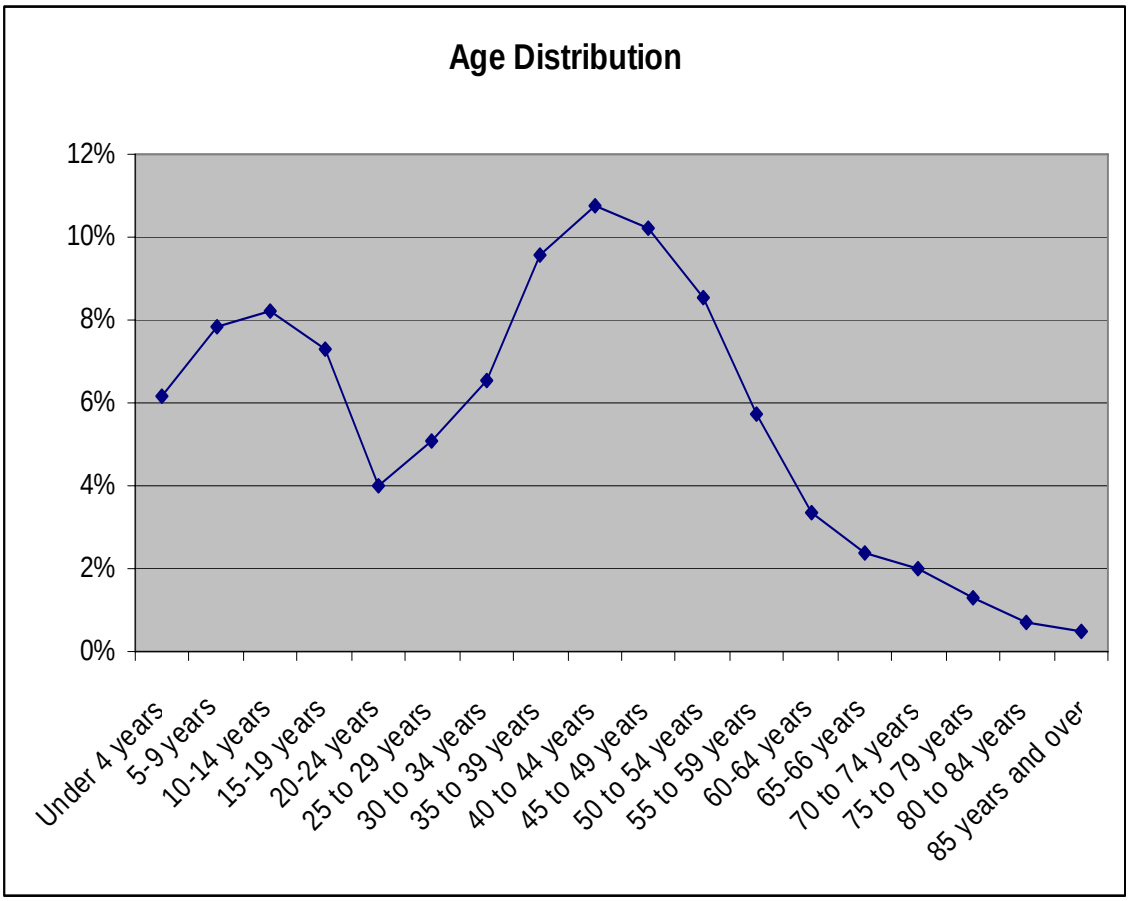
Unincorporated Jefferson County Percent of Population by Race



Unincorporated Jefferson County Percent of Population by Race

Race	Unincorporated Jefferson County	%
White Alone	181,075	94%
Black or African American Alone	1201	1%
American Indian and Alaska Native alone	951	0%
Asian Alone	3069	2%
Native Hawaiian and Other Pacific Islander alone	190	0%
Some other race alone	3,024	2%
Two or more races	3321	2%
Total	192,831	
Hispanic	11,570	6%

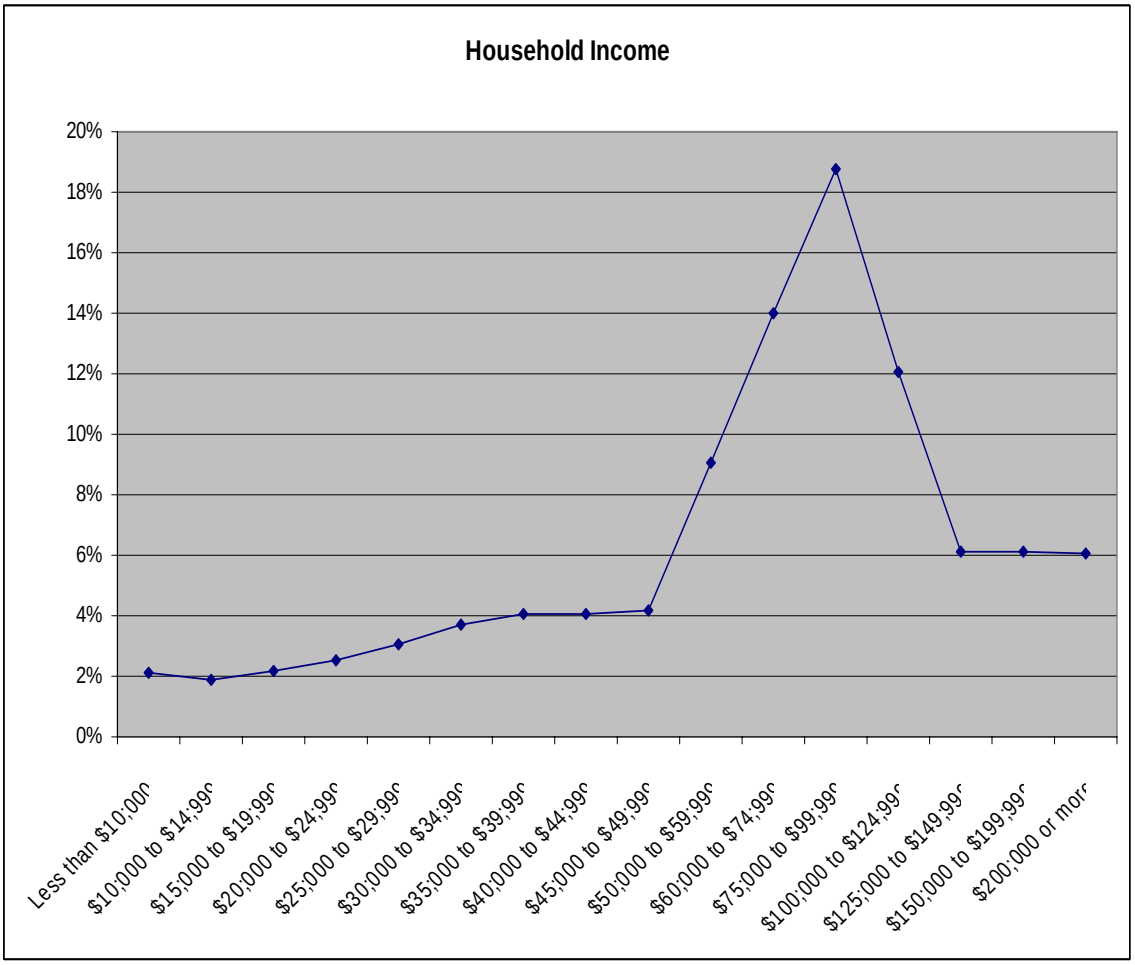
Unincorporated Jefferson County Age Distribution



Income & Housing Cost Burden

The data below was used to analyze the number of households which are housing cost burdened. The first chart indicates the percentage of families earning specific incomes in Unincorporated Jefferson County. The second chart shows the number of families who are paying greater than 34% of their monthly income towards their rent. These families are considered housing cost burdened. Most of the families who rent and are housing cost burdened are those who earn less than $35,000 annually. 74% of those families who rent and earn between $10,000 and $20,000 annually are housing cost burdened. These families may include a head of household who is employed full-time, as the annual minimum wage income is $15,142. Families who rent and earn less than $20,000 can expect to have issues with affordability if they live in Unincorporated Jefferson County.

Unincorporated Jefferson County Household Income

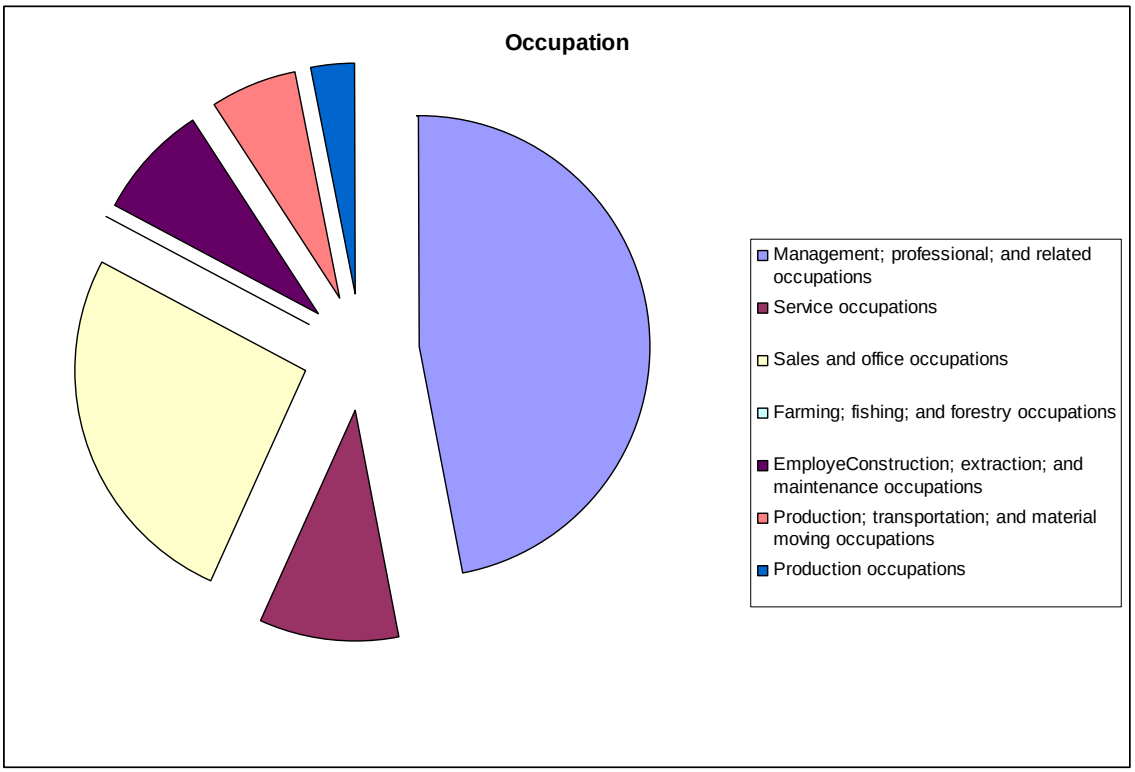


Unincorporated Jefferson County Gross Rent as a Percentage of Household Income

Gross Rent as % of Household Income	Units	%
Less than $10,000	**145**	**12%**
Less than 20 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	32	22%
30 to 34 percent	6	4%
35 percent or more	99	68%
not computed	8	6%
$10,000 to $19,999	**155**	**13%**
Less than 20 percent	0	0%
20 to 24 percent	25	16%
25 to 29 percent	7	5%
30 to 34 percent	0	0%
35 percent or more	115	74%
not computed	8	5%
$20,000 to $34,999	**391**	**33%**
Less than 20 percent	30	8%
20 to 24 percent	100	26%
25 to 29 percent	125	32%
30 to 34 percent	42	11%
35 percent or more	88	23%
not computed	6	2%
$35,000 to $49,999	**282**	**24%**
Less than 20 percent	153	54%
20 to 24 percent	66	23%
25 to 29 percent	31	11%
30 to 34 percent	26	9%
35 percent or more	6	2%
not computed	0	0%
$50,000 to $74,999	**158**	**13%**
Less than 20 percent	135	85%
20 to 24 percent	5	3%
25 to 29 percent	18	11%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$75,000 to $99,999	**17**	**1%**
Less than 20 percent	17	100%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
$100,000 or more	**39**	**3%**
Less than 20 percent	39	100%
20 to 24 percent	0	100%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 percent or more	0	0%
not computed	0	0%
Total	1,187	

Employment

Unincorporated Jefferson County Occupations



Almost 50% of those living in Unincorporated Jefferson County are working in Management and Professional occupations.

Population & Job Growth

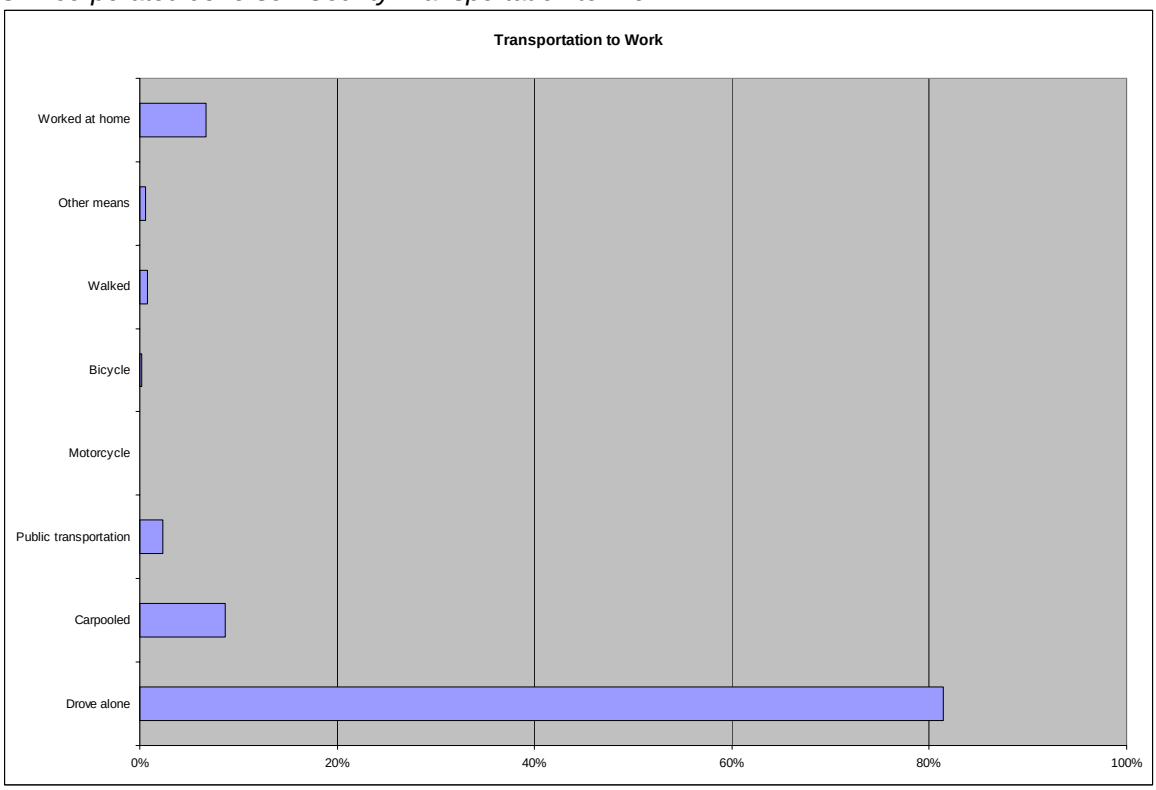
Unincorporated Jefferson County Population Growth/Decline

	2000	2001	2002	2003	2004	2005	2006	2007	Amt	%
JEFFERSON COUNTY	525,507	530,061	531,287	530,884	532,071	532,417	534,355	538,323	3,968	0.7%
Edgewater	5,445	5,497	5,439	5,373	5,344	5,292	5,260	5,260	0	0.0%
Golden	17,159	17,361	17,376	17,652	17,784	17,721	17,664	17,701	37	0.2%
Lakeside	20	20	20	20	20	20	20	20	0	0.0%
Mountain View	569	564	558	551	548	543	540	531	-9	-1.7%
Wheat Ridge	32,913	32,658	32,289	31,908	31,825	31,713	31,550	31,557	7	0.0%
Unincorporated Jeffco	181,666	184,625	185,660	184,956	185,287	185,531	186,741	188,326	1,585	0.8%

Unincorporated Jefferson County has experienced an overall population increase over the past seven years. According to the Denver Business Journal, job growth for the Denver Metro Area as estimated to be 1.5% in 2007 and 1.1% in 2008. Forecasted job growth during 2009 is estimated to be less than this with a pattern of further decline before an increase is expected.

Commuting

Unincorporated Jefferson County Transportation to Work

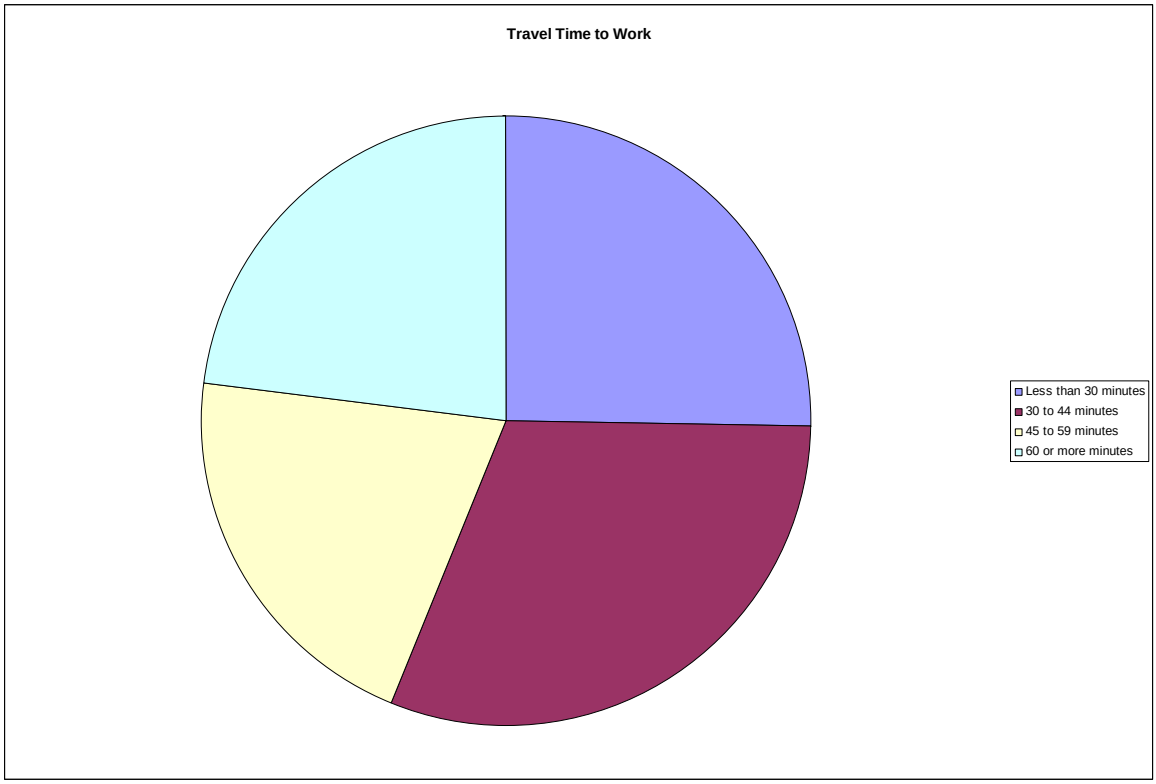


Unincorporated Jefferson County Transportation to Work

Transportation to Work	Unincorporated Jefferson County	%
Total:		
Drove alone	86544	81%
Carpooled	9156	9%
Public transportation	2441	2%
Motorcycle	103	0%
Bicycle	195	0%
Walked	860	1%
Other means	659	1%
Worked at home	7090	7%

A large majority of Unincorporated Jefferson County residents (81%) drive alone to work. Only 9% of residents carpool and 2% utilize public transportation to get to their jobs.

Unincorporated Jefferson County Travel Time to Work



Unincorporated Jefferson County Travel Time to Work

Travel Time to Work	**Unincorporated Jefferson County**	%
Aggregate travel time to work (in minutes):		
Less than 30 minutes	762,595	25%
30 to 44 minutes	921,040	31%
45 to 59 minutes	628,950	21%
60 or more minutes	688,875	23%

About a quarter of Unincorporated Jefferson County residents travel over 60 minutes to get to their jobs.

Housing Stock Analysis

CITY OF EDGEWATER

The 2000 census reported 2,424 total housing units within the City of Edgewater. Using an estimated 1% growth rate due to Edgewater being landlocked and built out, housing unit estimates are currently 2,450.

Approximately 50% of the housing units located within the City of Edgewater are single family, with the other half being attached. The majority of the properties (92%) were built prior to 1979.

City of Edgewater Housing - Physical Characteristics

Units in Structure	%
1-unit detached	51%
1-unit attached	5%
2	7%
3 or 4	2%
5 to 9	12%
10 to 19	8%
20 to 49	6%
50 or more	9%
Mobile Home	0%
Boat, RV, van, etc.	0%

City of Edgewater Housing - Physical Characteristics

Year Structure Built	%
Built in 1999 to March 2000	1%
Built 1995 to 1998	1%
Built 1990 to 1994	2%
Built 1980 to 1989	4%
Built 1970 to 1979	19%
Built 1960 to 1969	16%
Built 1950 to 1959	27%
Built 1940 to 1949	9%
Built 1939 or earlier	21%

For Sale Housing

Housing Unit Estimates
48% of the units in Edgewater are owner occupied units. Therefore approximately 1,175 units are potential for sale housing.

Attainability
The gross income maximum for cost burdened households is approximately $35,000 for the City of Edgewater. Therefore an attainable house would cost approximately $105,000. Approximately 14% of the housing stock in Edgewater was $105,000 or less in the year 2000.

Rental Housing

Housing Unit Estimates
52% of the housing units in the City of Edgewater are rental housing units for a total of approximately 1,275 housing units.

Cost Analysis
25% of the residents of Edgewater are housing cost burdened based on the amount of rent they pay as a percentage of their household income. These families are paying more than 34% of their income for housing.

City of Edgewater Gross Rent as a Percentage of Household Income

Gross Rent % of Household Income	%
Less than 10 percent	4%
10 to 14 percent	13%
15 to 19 percent	14%
20 to 24 percent	17%
25 to 29 percent	18%
30 to 34 percent	6%
35 to 39 percent	4%
40 to 49 percent	8%
50 percent or more	13%
Not computed	2%

Affordable Housing

Housing Unit Estimates
The median income for residents in the City of Edgewater is $35,023. Therefore, an affordable home in this area would need to cost less than $84,054. There are a total of 8 residential units with a value less than $84,054.

Condition of Housing
All units are reported to be in good condition.

CITY OF GOLDEN

The 2000 Census reported 4,274 total housing units within the City of Golden. Using an estimated 1.2% growth rate, units are currently at 4,760.

Approximately 50% of the housing units located within the City of Golden are single family, with the other half being attached units. A large percentage of the total housing units (10%) are mobile homes. A good number of properties were built after 1980.

City of Golden Housing - Physical Characteristics

Units in Structure	%
1-unit detached	47%
1-unit attached	8%
2	3%
3 or 4	9%
5 to 9	4%
10 to 19	7%
20 to 49	7%
50 or more	4%
Mobile Home	10%
Boat, RV, van, etc.	0%
Total	

City of Golden Housing – Physical Characteristics

Year Structure Built	%
Built in 1999 to March 2000	1%
Built 1995 to 1998	18%
Built 1990 to 1994	4%
Built 1980 to 1989	13%
Built 1970 to 1979	28%
Built 1960 to 1969	11%
Built 1950 to 1959	12%
Built 1940 to 1949	3%
Built 1939 or earlier	9%
Total	

For Sale Housing

Housing Unit Estimates
61% of the units in Golden are owner occupied units. Therefore approximately 2,610 units are potential for sale housing.

Attainability
The gross income maximum for cost burdened households is approximately $35,000 for the City of Golden. Therefore an attainable house would cost approximately $105,000. Approximately 1.8% of for sale housing in Golden was less than $105,000 in the year 2000.

Rental Housing

Housing Unit Estimates
39% of the housing units in the City of Golden are rental housing units for a total of approximately 1,856 housing units.

Cost Analysis
31% of the residents in the City of Golden pay greater than 34% of their household income for rent. Therefore approximately one third of these residents are housing cost burdened.

City of Edgewater Gross Rent as a Percentage of Household Income

Gross Rent % of Household Income	%
Less than 10 percent	5%
10 to 14 percent	11%
15 to 19 percent	12%
20 to 24 percent	17%
25 to 29 percent	10%
30 to 34 percent	8%
35 to 39 percent	5%
40 to 49 percent	8%
50 percent or more	18%
Not computed	6%

Affordable Housing

Housing Unit Estimates
The median income for residents in the City of Golden is $49,115. Therefore, an affordable home in this area would need to cost less than $117,876. There are a total of 22 residential units with a value less than $117,876.

Condition of Housing
All units are reported to be in good condition.

TOWN OF LAKESIDE

The 2000 Census reported 12 total housing units within the Town of Lakeside. No growth is estimated for 2010 - 2015.

Half of the housing units located within the Town of Lakeside are detached single family, with the other half being attached single family. The majority of the properties (83%) were built prior to 1950, with 17% being built between 1980 and 1989.

Town of Lakeside Housing - Physical Characteristics

Units in Structure	%
1-unit detached	50%
1-unit attached	50%
2	0%
3 or 4	0%
5 to 9	0%
10 to 19	0%
20 to 49	0%
50 or more	0%
Mobile Home	0%
Boat, RV, van, etc.	0%

Town of Lakeside Housing - Physical Characteristics

Year Structure Built	%
Built in 1999 to March 2000	0%
Built 1995 to 1998	0%
Built 1990 to 1994	0%
Built 1980 to 1989	17%
Built 1970 to 1979	0%
Built 1960 to 1969	0%
Built 1950 to 1959	0%
Built 1940 to 1949	58%
Built 1939 or earlier	25%

For Sale Housing

Housing Unit Estimates
No for sale housing exists in Lakeside.

Attainability
None, no for sale housing exists in Lakeside.

Rental Housing

Housing Unit Estimates
100% of the housing located within the Town of Lakeside is rental housing.

Cost Analysis
A third of the residents of the Town of Lakeside pay more than 50% of their income for housing.

Town of Lakeside Gross Rent as a Percentage of Household Income

Gross Rent % of Household Income	Units	%
Less than 10 percent	3	25%
10 to 14 percent	5	42%
15 to 19 percent	0	0%
20 to 24 percent	0	0%
25 to 29 percent	0	0%
30 to 34 percent	0	0%
35 to 39 percent	0	0%
40 to 49 percent	0	0%
50 percent or more	4	33%
Not computed	0	0%
Total	12	

Affordable Housing

Housing Unit Estimates
The median income for the Town of Lakeside is $34,375. Affordable housing in this area would cost less than $82,500. There are no records of the value of the housing units in Lakeside, however there are 12 housing units.

Condition of Housing
No records are available.

TOWN OF MOUNTAIN VIEW

The 2000 census reported 270 total housing units within the Town of Mountain View. Using an estimated 1% growth rate, units are currently at 300.

Approximately 76% of the housing units located within the Town of Mountain View are single family detached, with another 10% being single family attached. There are very few multi-unit properties. Almost half of the units were built prior to 1939 and very little has been built over the past 30 years.

Town of Mountain View Housing - Physical Characteristics

Units in Structure	%
1-unit detached	76%
1-unit attached	10%
2	8%
3 or 4	4%
5 to 9	2%
10 to 19	0%
20 to 49	0%
50 or more	0%
Mobile Home	0%
Boat, RV, van, etc.	0%

Town of Mountain View Housing - Physical Characteristics

Year Structure Built	%
Built in 1999 to March 2000	0%
Built 1995 to 1998	0%
Built 1990 to 1994	0%
Built 1980 to 1989	1%
Built 1970 to 1979	4%
Built 1960 to 1969	5%
Built 1950 to 1959	23%
Built 1940 to 1949	23%
Built 1939 or earlier	45%

For Sale Housing

Housing Unit Estimates
59% of the units in Mountain View are owner occupied units. Therefore approximately 175 units are potential for sale housing.

Attainability
The gross income maximum for cost burdened households is approximately $35,000 for the Town of Mountain View. Therefore an attainable house would cost approximately $105,000. Approximately 20% of for sale housing in Mountain View was less than $105,000 in the year 2000.

Rental Housing

Housing Unit Estimates
41% of housing in within the Town of Mountain View is rental housing. Therefore approximately 72 units are rental units.

Cost Analysis
Approximately 25% of the residents of Mountain View are housing cost burdened, paying over 34% of their monthly income to housing costs.

Town of Mountain View Gross Rent as a Percentage of Household Income

Gross Rent % of Household Income	%
Less than 10 percent	5%
10 to 14 percent	17%
15 to 19 percent	14%
20 to 24 percent	23%
25 to 29 percent	8%
30 to 34 percent	5%
35 to 39 percent	4%
40 to 49 percent	5%
50 percent or more	15%
Not computed	4%

Affordable Housing

Housing Unit Estimates
The median income for the Town of Mountain View is $36,429. Therefore, affordable housing in this area would cost less than $87,429. There is 1 residential unit with a value less than $87,429.

Condition of Housing
All units are reported to be in good condition.

CITY OF WHEAT RIDGE

The 2000 Census reported 14,591 total housing units within the City of Wheat Ridge. Using an estimated 1.2% growth rate, units are currently at 16,245.

Approximately half of the housing units located within the City of Wheat Ridge are single family, with the other half being attached units. The majority of properties in Wheat Ridge were built between 1950 and 1980.

City of Wheat Ridge Housing - Physical Characteristics

Units in Structure	%
1-unit detached	53%
1-unit attached	10%
2	4%
3 or 4	6%
5 to 9	7%
10 to 19	6%
20 to 49	8%
50 or more	5%
Mobile Home	0%
Boat, RV, van, etc.	0%

City of Wheat Ridge Housing - Physical Characteristics

Year Structure Built	%
Built in 1999 to March 2000	1%
Built 1995 to 1998	2%
Built 1990 to 1994	3%
Built 1980 to 1989	9%
Built 1970 to 1979	17%
Built 1960 to 1969	23%
Built 1950 to 1959	31%
Built 1940 to 1949	9%
Built 1939 or earlier	6%

For Sale Housing

Housing Unit Estimates
55% of housing in Wheat Ridge is owner occupied housing. Therefore approximately 8,935 units are potential for sale housing.

Attainability
The gross income maximum for cost burdened households is approximately $35,000 for the City of Wheat Ridge. An attainable house would cost approximately $105,000. 11% of the housing stock in the City of Wheat Ridge was $105,000 or less in the year 2000.

Rental Housing

Housing Unit Estimates
45% of the housing in Wheat Ridge is rental housing, therefore approximately 7,310 housing units are rentals.

Cost Analysis
20% of residents in the City of Wheat Ridge pay greater than 50% of their household income for rent. These residents are severely housing cost burdened.

City of Wheat Ridge Gross Rent as a Percentage of Household Income

Gross Rent % of Household Income	%
Less than 10 percent	4%
10 to 14 percent	11%
15 to 19 percent	14%
20 to 24 percent	14%
25 to 29 percent	13%
30 to 34 percent	10%
35 to 39 percent	5%
40 to 49 percent	7%
50 percent or more	20%
Not computed	4%

Affordable Housing

Housing Unit Estimates
The median income for residents in the City of Wheat Ridge is $38,983. Affordable housing in this area would cost less than $93,558; there are 98 residential units with a value less than $93,558.

Condition of Housing
All units are reported to be in good condition.

UNINCORPORATED JEFFERSON COUNTY

The 2000 US Census reported a total of 69,379 units in Unincorporated Jefferson County. Using an average 2% growth rate per year from 2000 to 2005 and an average growth rate of 1.3% per year from 2005 to the present, we estimate that the number of housing units is approximately 80,756.

Unincorporated Jefferson County Housing - Physical Characteristics

Units in Structure	%
1-unit detached	82%
1-unit attached	7%
2	1%
3 or 4	1%
5 to 9	2%
10 to 19	3%
20 or more units	3%
Mobile Home	1%
Boat, RV, van, etc.	0%

Unincorporated Jefferson County Housing - Physical Characteristics

Year Structure Built	%
Built in 1999 to March 2000	3%
Built 1995 to 1998	10%
Built 1990 to 1994	11%
Built 1980 to 1989	23%
Built 1970 to 1979	33%
Built 1960 to 1969	10%
Built 1940 to 1949	6%
Built 1939 or earlier	4%

For Sale Housing

Housing Unit Estimates
86% of housing in Unincorporated Jefferson County is owner occupied housing. Therefore approximately 69,775 housing units are potential for sale housing.

Attainability
The gross income maximum for cost burdened households is approximately $35,000 for Unincorporated Jefferson County. An attainable house would cost approximately $105,000. Approximately 1.5% of the housing stock in Unincorporated Jefferson County was $105,000 or less in the year 2000.

Rental Housing

Housing Unit Estimates
14% of housing in Unincorporated Jefferson County is rental housing. Therefore, approximately 10,980 housing units are rentals.

Cost Analysis
23% of residents in Unincorporated Jefferson County pay more than 34% of their income toward housing costs. These residents are considered housing cost burdened.

Unincorporated Jefferson County Gross Rent as a Percentage of Household Income

Gross Rent % of Household Income	Units
Less than 15%	19,127
15 to 19%	12,448
20 to 24%	11,258
25 to 29%	8,033
30 to 34%	4,933
35% or more	10,361
Not computed	575
% Cost Burdened	22.9%

Affordable Housing

Housing Unit Estimates
The median income for Unincorporated Jefferson County is $92,119. Affordable housing in this area would cost less than $221,070. There are 16,500 residential units with a value less than $221,070.

Condition of Housing
All units are reported to be in good condition.

Housing Market Analysis

SIGNIFICANT CHARACTERISTICS

Supply and Demand
Jefferson County's housing stock is primarily single family units. In order to serve the low to moderate income and special needs populations, more affordable rental housing is needed throughout the county. The majority of very low and low-income residents in the urban county are housing cost burdened.

Condition
Overall, the housing stock in Jefferson County is in good condition. Many houses in the low to moderate income areas were built prior to 1979 so rehabilitation may be needed and lead-based paint could be a concern.

Availability to Special Populations
Most affordable housing is concentrated within the incorporated areas of Jefferson County. More affordable housing is needed to accommodate the special populations, especially in unincorporated Jefferson County. Rental housing and for sale housing less than $105,000 is the greatest need in the county.

Cost of Housing in the Urban County

Median Sales Price	2009
Wheat Ridge	204,985
Edgewater	211,000
Golden	329,000
Mountain View	N/A
Lakeside	N/A

Jefferson County Vacant and Abandoned buildings

Single Family Vacancy Rates

Jefferson County	1st Qtr. 2008	2nd Qtr. 2008	3rd Qtr. 2008	1st Qtr. 2009
	2.5	3.3	3.2	3.8

Jefferson County Rental Vacancy Rates

Rental Vacancy Rates

Jefferson County	3rd Qtr. 2008	4th Qtr. 2008	1st Qtr. 2008	2nd Qtr. 2009
	5.9	4.4	4.8	5.5

UNITS CURRENTLY ASSISTED BY LOCAL, FEDERAL OR STATE FUNDS

There are currently 52 housing units within the Urban County that are assisted by local, federal or state funds.

Expiration of Contracts

2008 JCHA Rehabilitation Contract
Contract Expires 5/31/2010
9 Total Rehab Units

2008 City of Golden Rental Housing Contract
Contract Expires 5/31/2010
2 New Rental Units

2008 Town of Mountain View Rehabilitation Contract
Contract Expires 5/31/2010
1 Rehab Unit

2008 Colorado Housing Assistance Corporation Contract
Contract Expires 5/31/2010
16 total Unit Homeownership Assistance

2008 Family Tree Contract
Contract Expires 5/31/2010
16 Rehab Units

2008 Wheat Ridge Housing Authority
Contract Expires 5/31/2010
7 Rehab Units

2008 Affordable Housing Set Aside Contract
Contract Expires 5/31/2010
1 New Unit

Appendix

BIBLIOGRAPHY

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Denver Business Journal
Jefferson County Division of Community Development
Jefferson County Division of Planning & Zoning
Jefferson County Assessor
Trulia Website: www.trulia.com
Denver Metro Apartment Vacancy Survey

Data provided by Stephanie O'Hara, External Consultant

MAPS *(See attached)*

Low-Moderate Income Block Group Map *(Attachment A)*
Minority Concentration Block Group Map *(Attachment B)*
Structures Built 1979 – Present Map *(Attachment C)*
Structures Built Prior to 1979 Map *(Attachment D)*
Trailer Homes & Multi-Family Housing Map *(Attachment E)*
Trailer Homes, Multi-Family & Other Housing Map *(Attachment F)*
City of Edgewater Affordable Properties Map *(Attachment G)*
City of Golden Affordable Properties Map *(Attachment H)*
Town of Mountain View Affordable Properties Map *(Attachment I)*
City of Wheat Ridge Affordable Properties Map *(Attachment J)*
Unincorporated Jefferson County Affordable Properties Map *(Attachment K)*