

Regional Housing Alliance

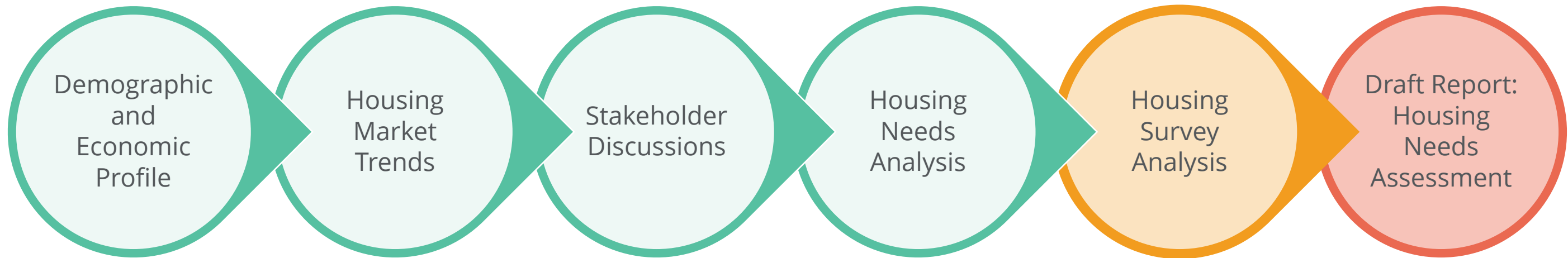
# LA PLATA COUNTY HOUSING NEEDS ASSESSMENT



PRESENTED BY

Mollie Fitzpatrick, *Managing Director*

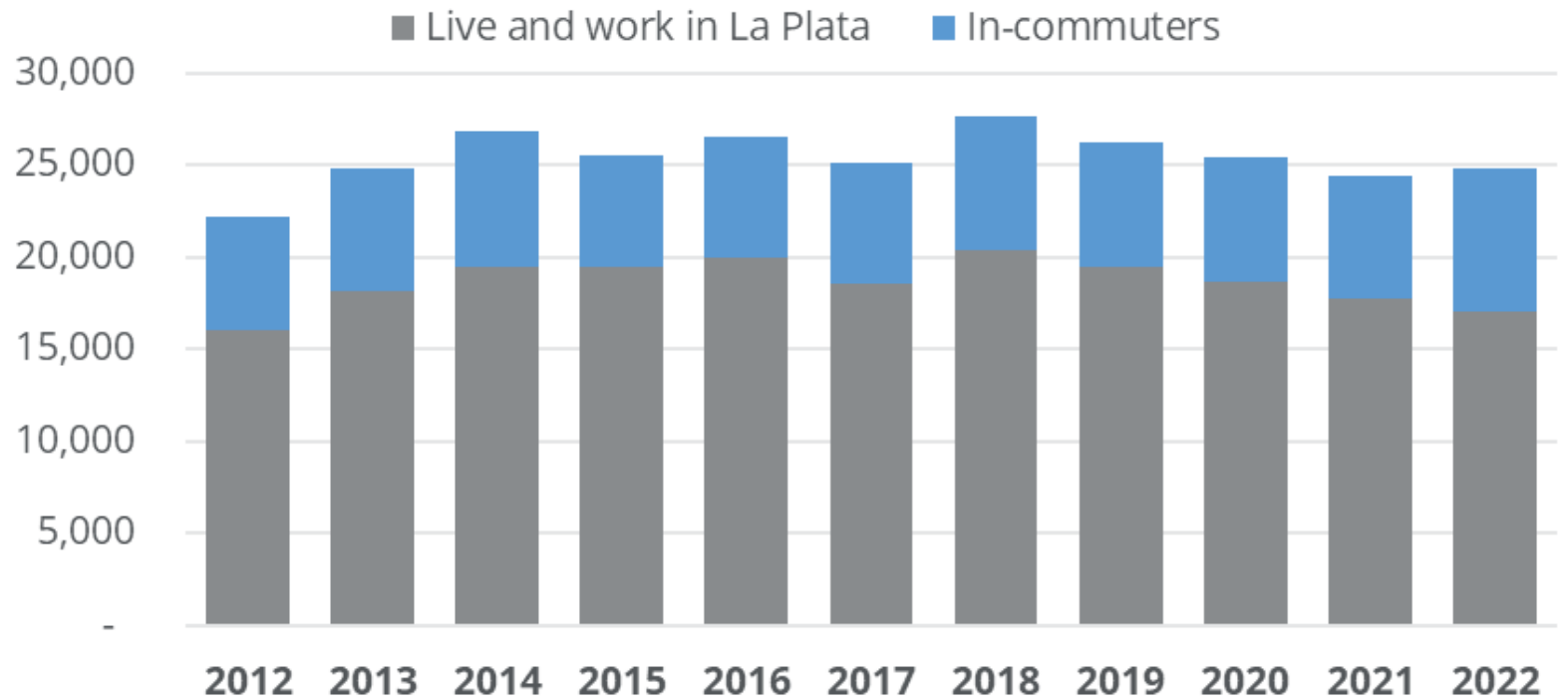
**Project Objective:** Better understand housing needs in La Plata County and its communities, especially related to workforce housing demand.



## La Plata County HNA: Project Overview

# Data Trends & Affordability

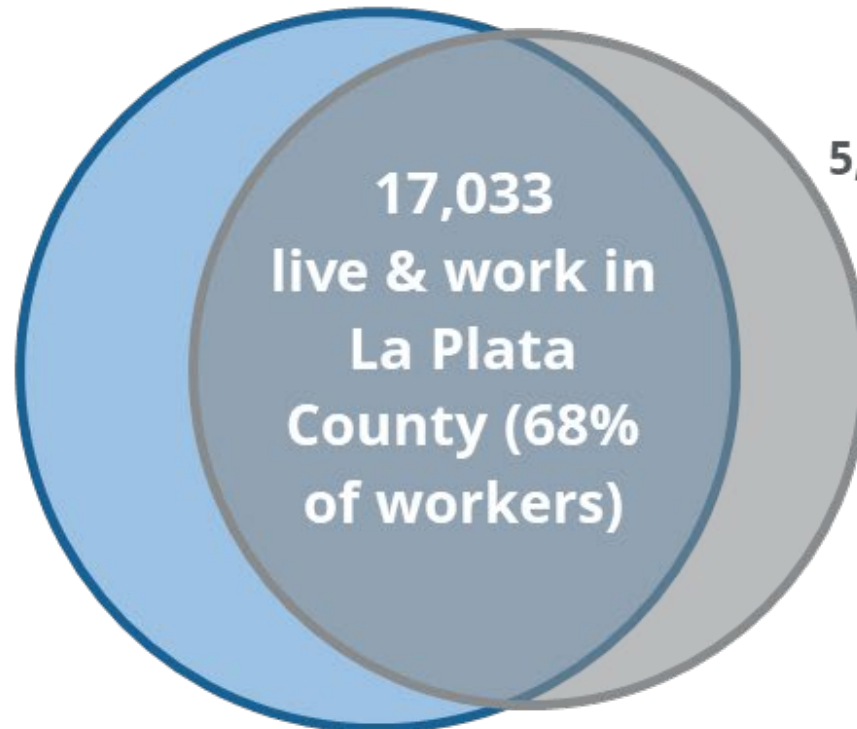
# La Plata County Commuting



**7,836 workers are in-commuters**

**Originations: *Where do La Plata County workers live?***

- La Plata County (68%)
- San Juan County, NM (8%)
- Montezuma County (4%)
- Archuleta County (2%)
- El Paso County (1%)
- Montrose County (1%)



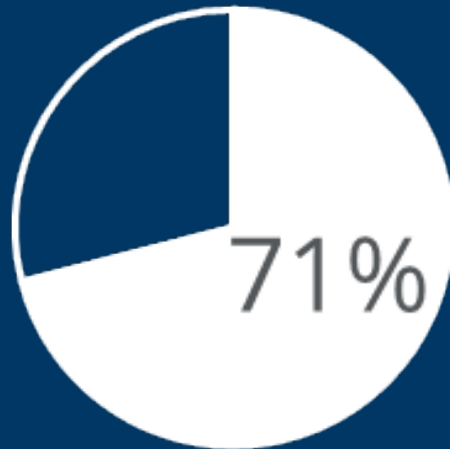
**5,841 residents are outcommuters**

**Destinations: *Where do La Plata County residents work?***

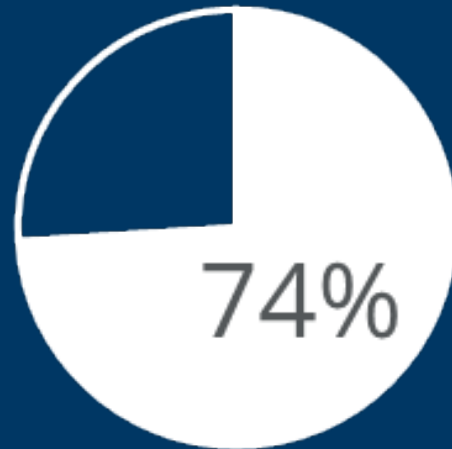
- La Plata County (75%)
- San Juan County, NM (3%)
- Montezuma County (2%)
- Mesa County (2%)
- Denver County (2%)
- Other Colorado Counties (6%)

# OWNERSHIP MARKET

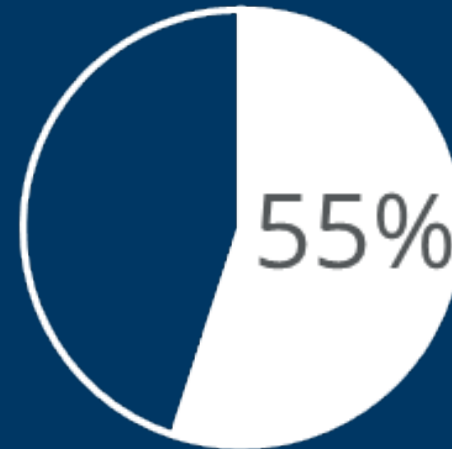
La Plata



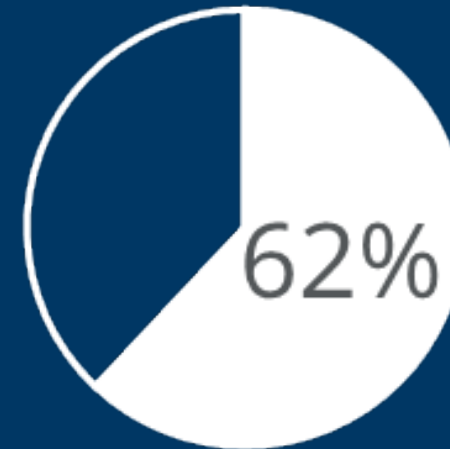
Bayfield



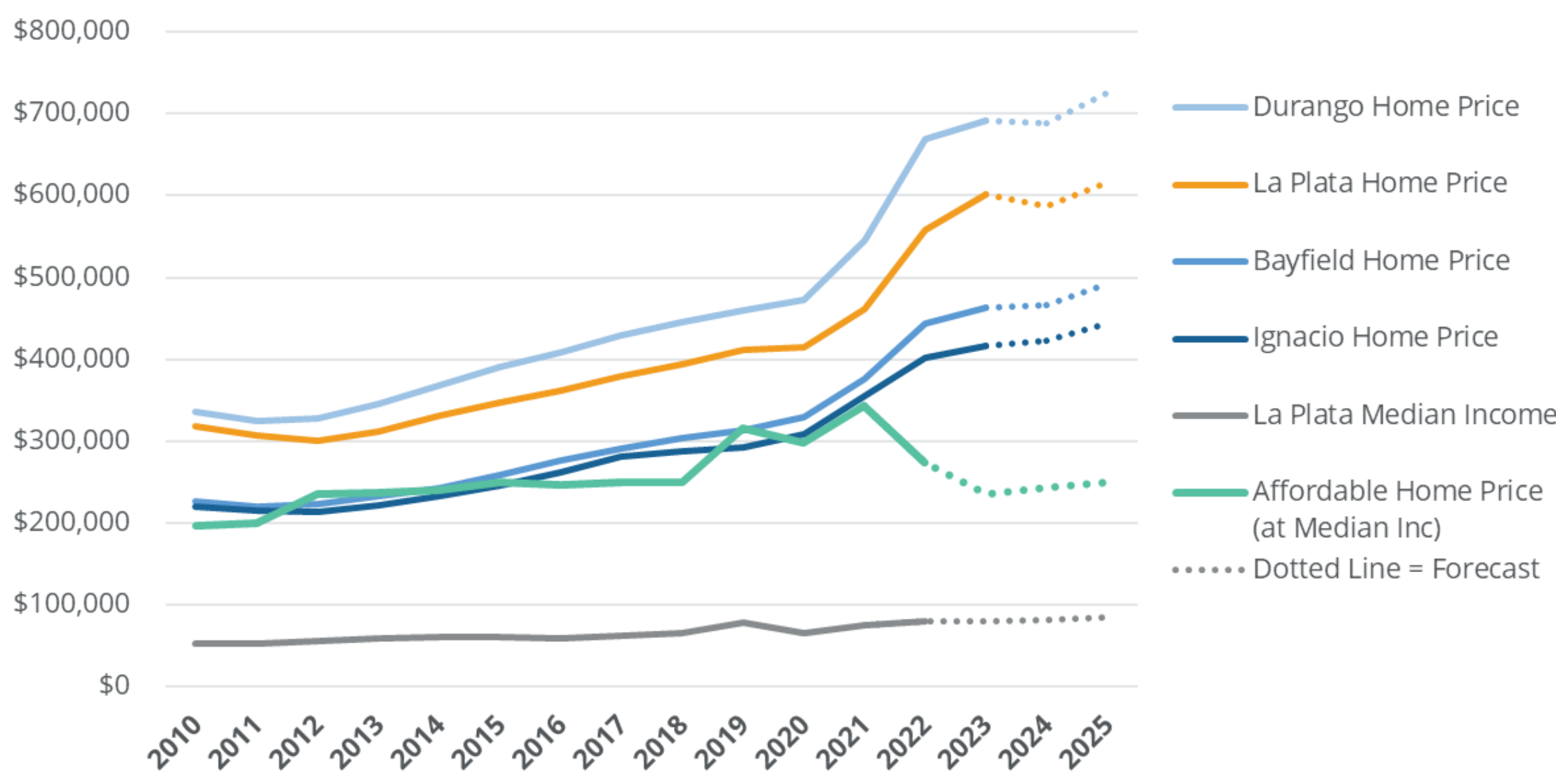
Durango



Ignacio



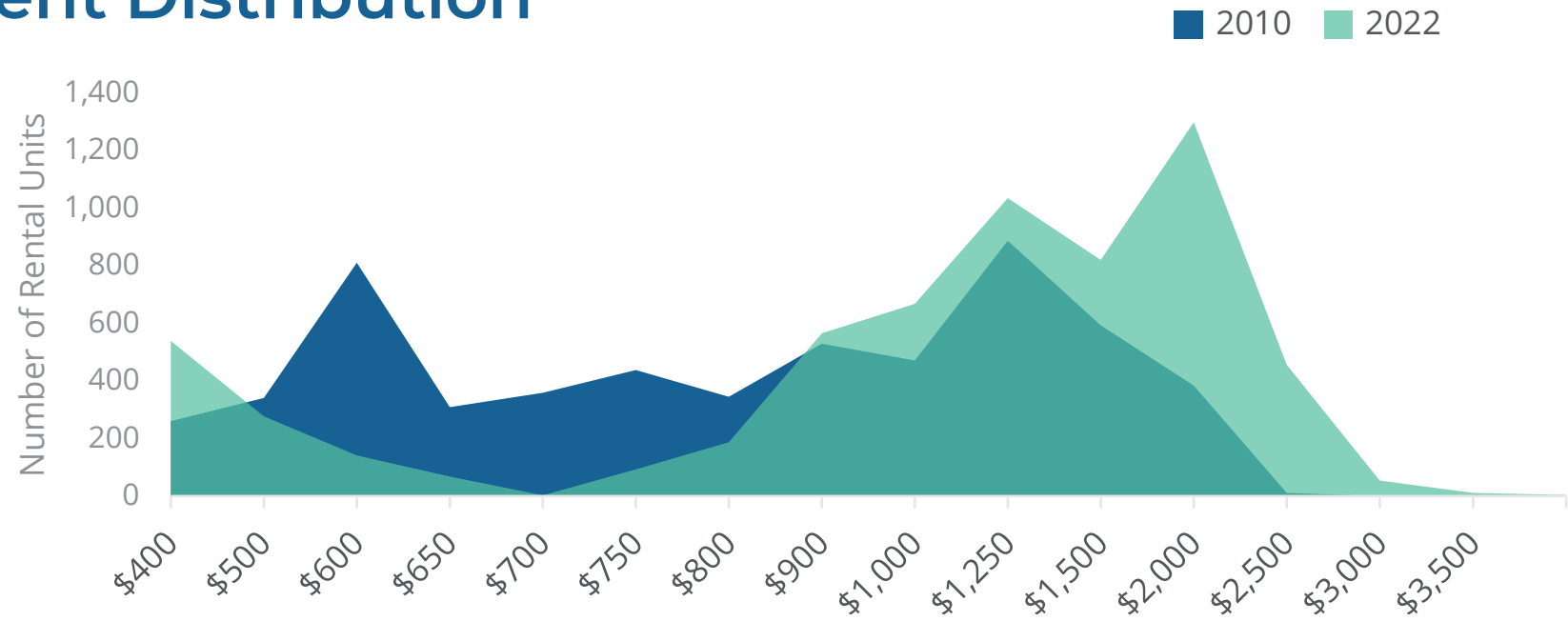
# LA PLATA COUNTY HOME VALUES VS AFFORDABLE PRICE: Recent interest rates hikes have severe impact on affordability



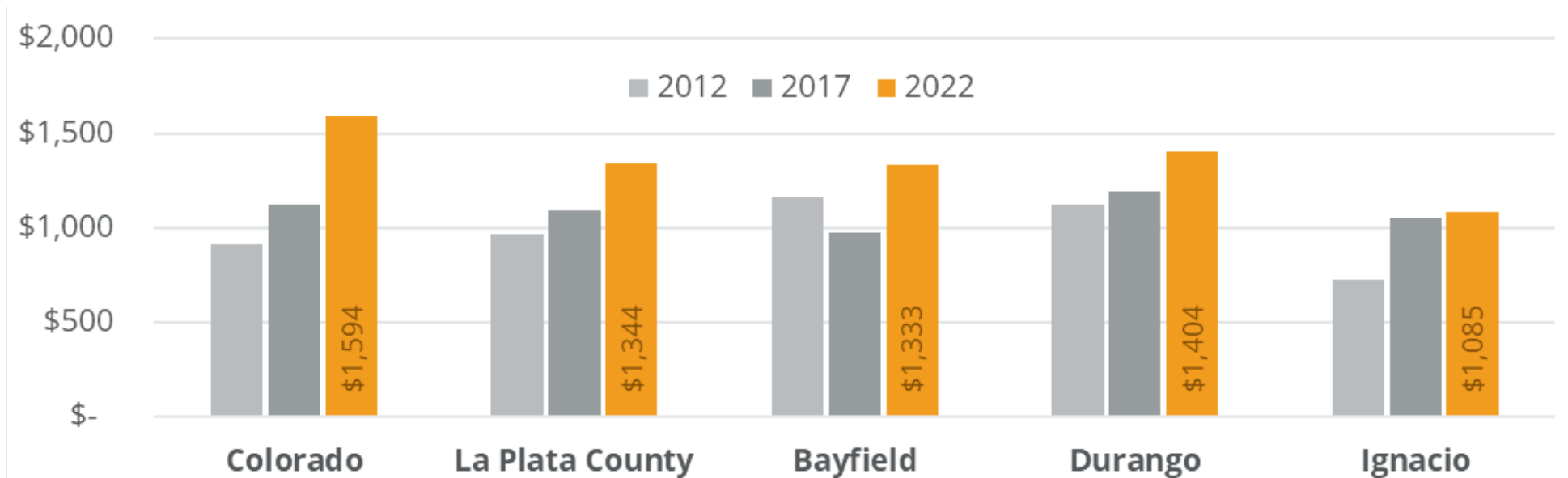
# Rising Rents:

The rental market has shifted towards higher-priced units in the past decade; and rent growth is outpacing income growth.

## Rent Distribution



## Median Rent by Community



# WHAT CAN WORKERS AFFORD?

Industry	Median Annual Earnings	Max Affordable Rent	Can Afford Median Rent?	Max Affordable Home Price	Can Afford Median Home Price?	Can Afford Median Home Price with 1.5 Earners per Household?
<b>Goods Producing</b>						
Agriculture, Forestry, Fishing	\$42,202	\$1,055	no	\$137,709	no	no
Mining, Quarrying, and Oil and Gas	\$95,741	\$2,394	yes	\$312,412	no	no
Construction	\$47,486	\$1,187	no	\$154,951	no	no
Manufacturing	\$45,436	\$1,136	no	\$148,262	no	no
<b>Service Producing</b>			no		no	
Wholesale Trade	\$60,833	\$1,521	yes	\$198,504	no	no
Retail Trade	\$29,929	\$748	no	\$97,661	no	no
Transportation and Warehousing	\$71,071	\$1,777	yes	\$231,912	no	no
Utilities	\$67,069	\$1,677	yes	\$218,853	no	no
Information	\$54,350	\$1,359	yes	\$177,349	no	no
Finance and Insurance	\$63,018	\$1,575	yes	\$205,634	no	no
Real Estate and Rental and Leasing	\$60,772	\$1,519	yes	\$198,305	no	no
Professional, Scientific, Technical Services	\$82,750	\$2,069	yes	\$270,021	no	no
Admin and Support and Waste Management	\$34,440	\$861	no	\$112,381	no	no
Educational Services	\$44,327	\$1,108	no	\$144,643	no	no
Health Care and Social Assistance	\$51,880	\$1,297	no	\$169,290	no	no
Arts, Entertainment, and Recreation	\$16,698	\$417	no	\$54,487	no	no
Accommodation and Food Services	\$26,196	\$655	no	\$85,480	no	no
Other Services	\$37,642	\$941	no	\$122,830	no	no
Public Administration	\$63,348	\$1,584	yes	\$206,711	no	no
<b>Total Employment</b>	<b>\$44,757</b>	<b>\$1,119</b>	<b>no</b>	<b>\$146,046</b>	<b>no</b>	<b>no</b>



# Affordability Gaps

Mismatches in supply and demand by price-point show affordability needs are concentrated:

- below **50% AMI** in the rental market (rents <\$1,000); and
- below **150% AMI** in the for-sale market (homes priced below \$380,000).

## Rental Affordability Gap

La Plata renters earning <50% AMI

2,715

La Plata rental units <50%AMI

1,752

**GAP:**  
**963 units**

## For-Sale Affordability Gap

Renters earning 50%-150% AMI

43%

For-sale supply <150% AMI

15%

**GAP:**  
**28 percentage points**

# Community Engagement Update

# Community Engagement

## **Stakeholder interviews/focus groups (4):**

**Real estate professionals, regional employers and nonprofit service providers including Ft. Lewis College, Peak Beverage, Mercy Hospital, Region 9 EDD, Higher Purpose Homes, Local First, Durango Chamber of Commerce, Manna, Homes Fund, Neighbors in Need.**

- Need additional inventory for residents and workers priced below \$300,000
- Critical jobs are not being filled due to housing cost and shortage
- Most families prefer a detached housing product with some type of outdoor space
- Many people are commuting from Montezuma County, and San Juan County in New Mexico
- Housing shortage has caused high employee turnover, labor shortage and requires extra incentives for recruitment

# Community Engagement

## **Stakeholder interviews/focus groups (4) continued:**

- Many owners have very low interest rates and are not selling impacting inventory
- Families—particularly in the Latino community—are doubling, sometimes tripling up in mobile homes due to affordability and challenges with sufficient rental history in order to rent units in the area. Condition of mobile homes is an issue.
- There's a need for rental inventory priced in the \$600-\$700 range
- Home prices for low-income home buyers are so high that even with maximum downpayment assistance provided, homes are out of reach for most home buyers
- Lack of available rentals makes it especially hard for voucher holders to find units

# Community Engagement

**Resident / Worker Survey** in English and Spanish open from late September through December ?. Includes housing, childcare, labor force, and commuting questions.

- 224 respondents
- 71% live and work in county, 6% in commuters, 6% out commuters, 3% work remotely from county
- 64% Durango, 8% Bayfield, 6% Ignacio
- 52% homeowners
- 39% have lived in La Plata County less than 5 years
- 52% are between 35 and 64 years old, 40% are under 35
- 40% have annual incomes less than \$75k
- 25% in the accommodation, food service, travel, hospitality industry, 12% real estate
- 30% families with children under 18

# Housing Challenges: What do you feel you need to be more secure in your housing situation?



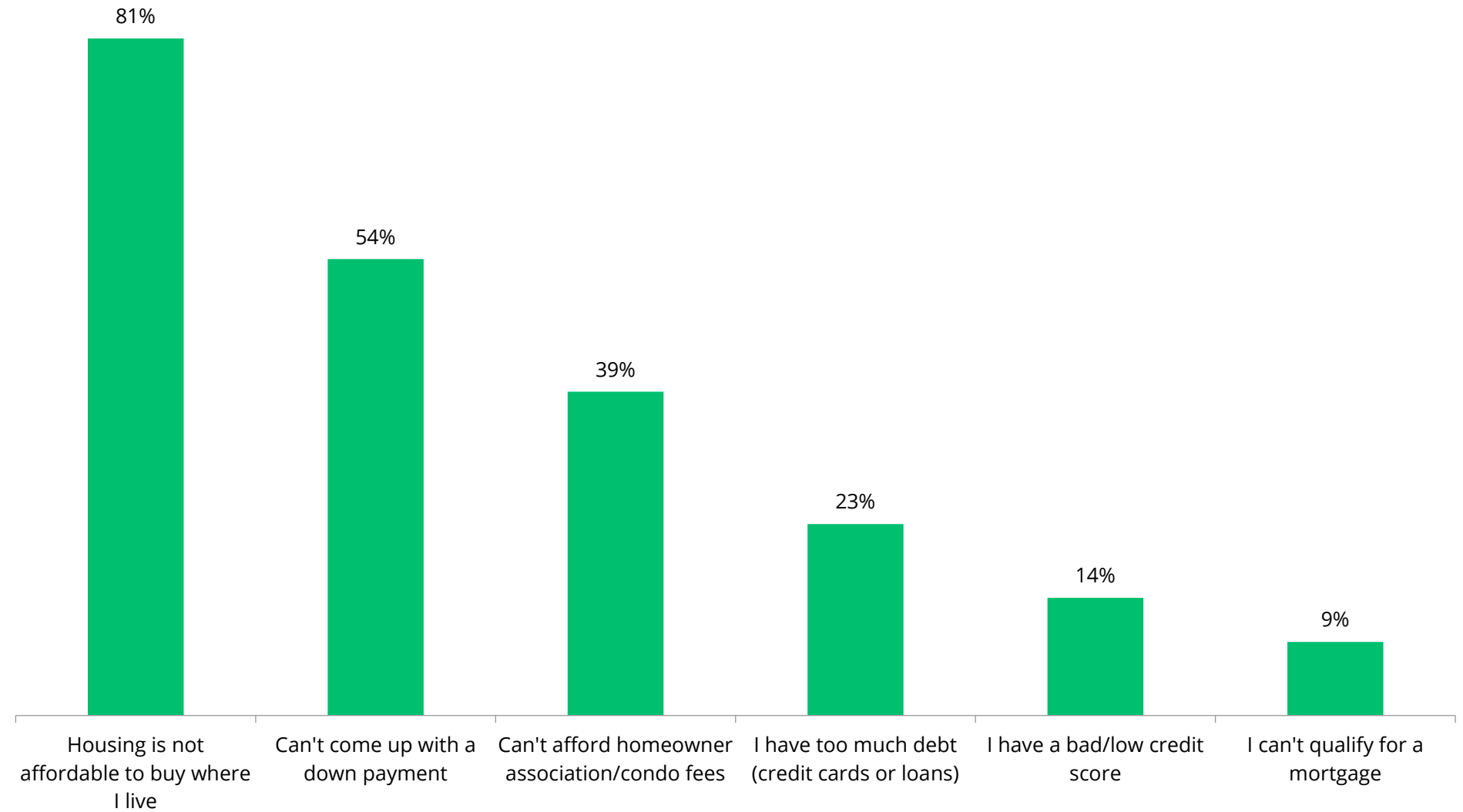
Source: 2024 Resident/Worker Survey for La Plata County

# Housing Challenges

What are the top three reasons you are unsure if you will be able to buy a home?

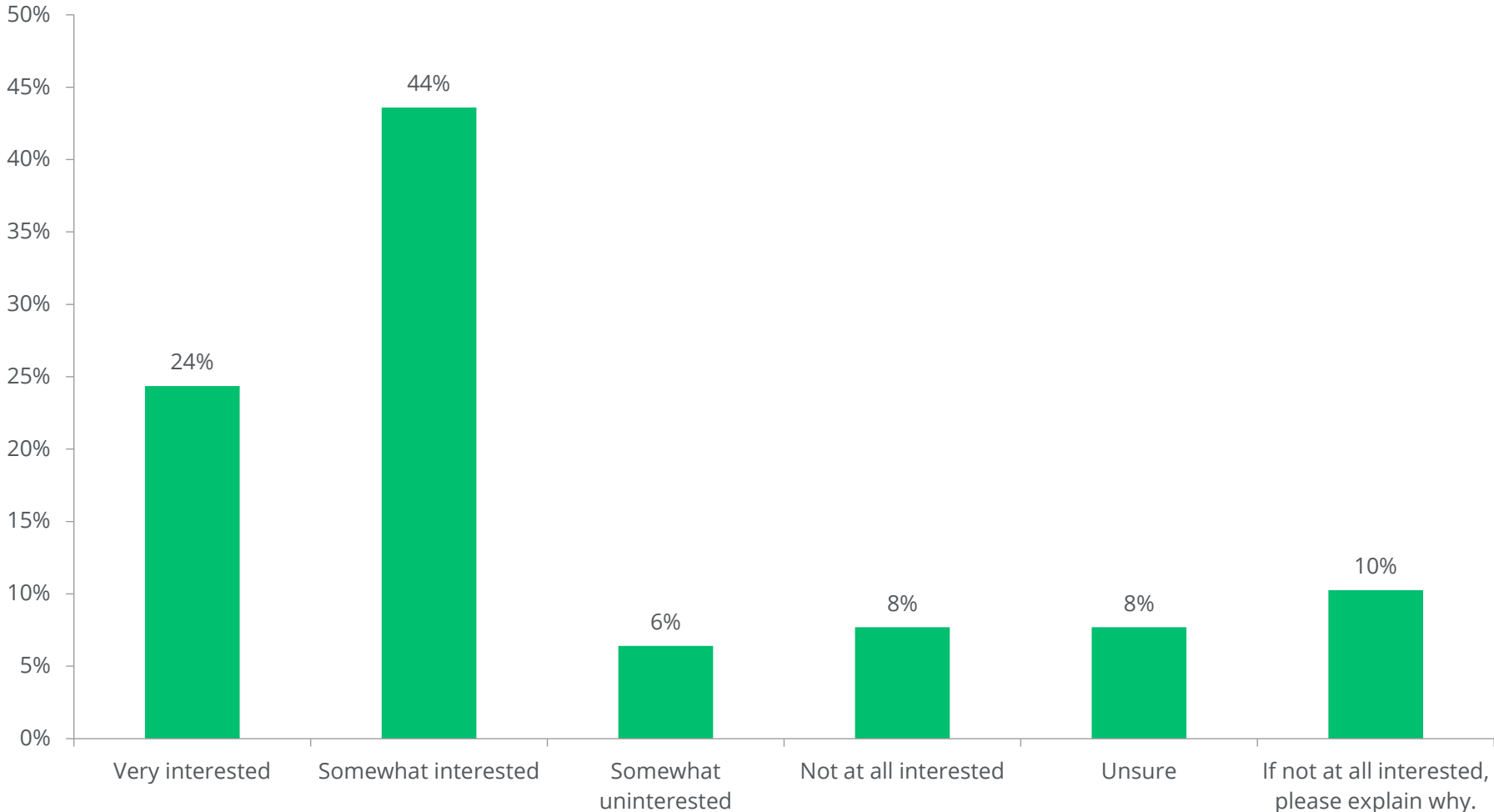
77 respondents would like to buy a home within 3 years, of those respondents, 58 indicated they are unsure they will be able to.

*Source: 2024 Resident/Worker Survey for La Plata County*



# Housing Preferences

How interested would you be in buying a home if the only way to afford the home was to participate in a program with limits on the home, such as restrictions on renting the home and resale only to others eligible to participate in the program?



**Not at all interested responses:**

“Programs that limit the equity you can earn and who you can sell to give you all the headaches of being a homeowner with none of the benefits limiting your financial mobility to move up into a bigger home as your family grows or take a better job, you would be better off staying as a renter”

“If I were to sell this home it would not bring in the money needed to purchase another one if the restrictions are limited to subsidized housing”

“Deed restricted housing is not an investment, just an expense like controlled rent”

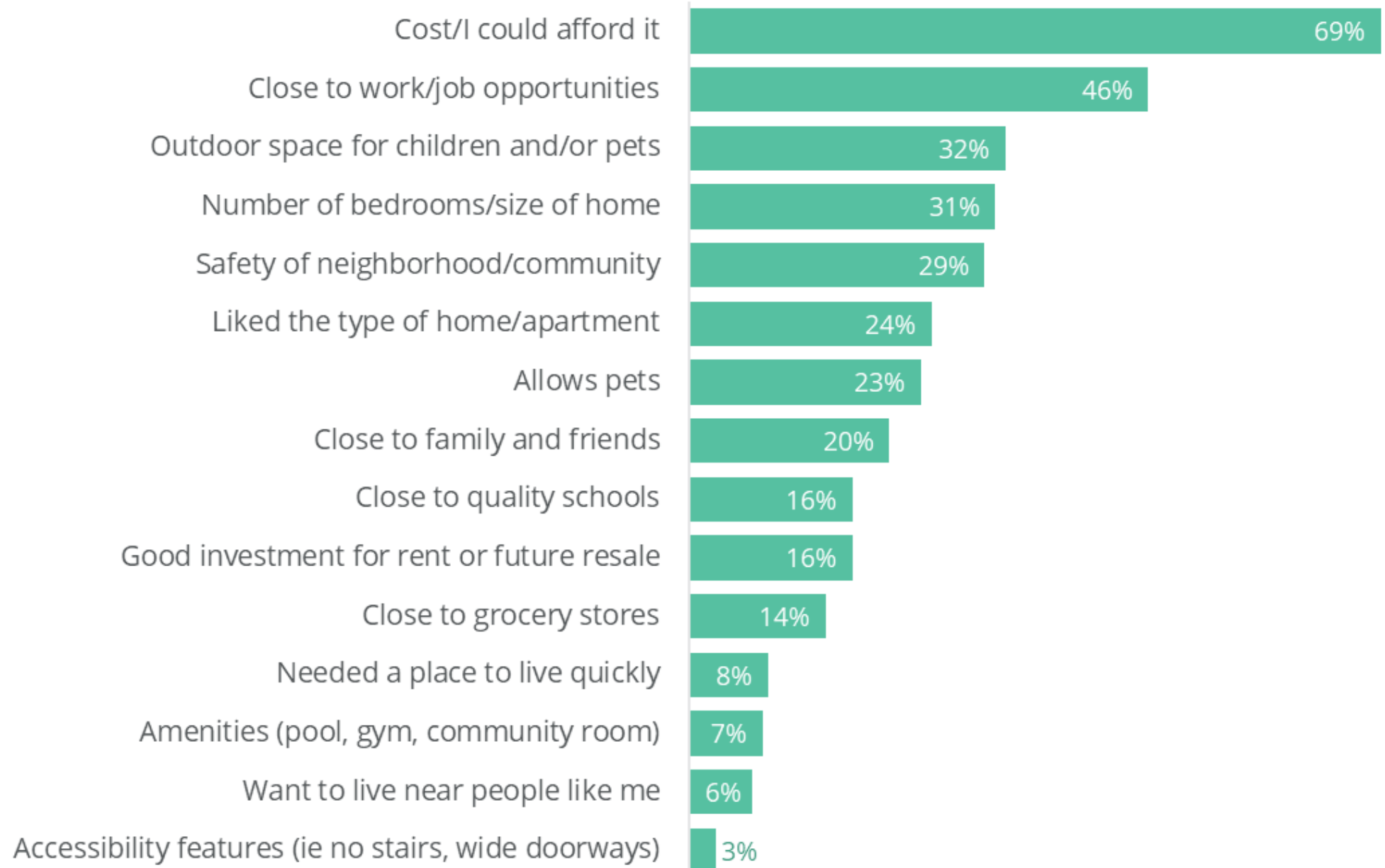
“If I owned a home I would want agency over what I could do with it

Source: 2024 Resident/Worker Survey for La Plata County



# Housing Preferences

Which factors were most important to you when choosing a home or apartment in the city/county in which you live? Please select the three most important factors.



Source: 2024 Resident/Worker Survey for La Plata County

Questions,  
Reflections, & Next  
Steps



**ROOT POLICY**  
RESEARCH