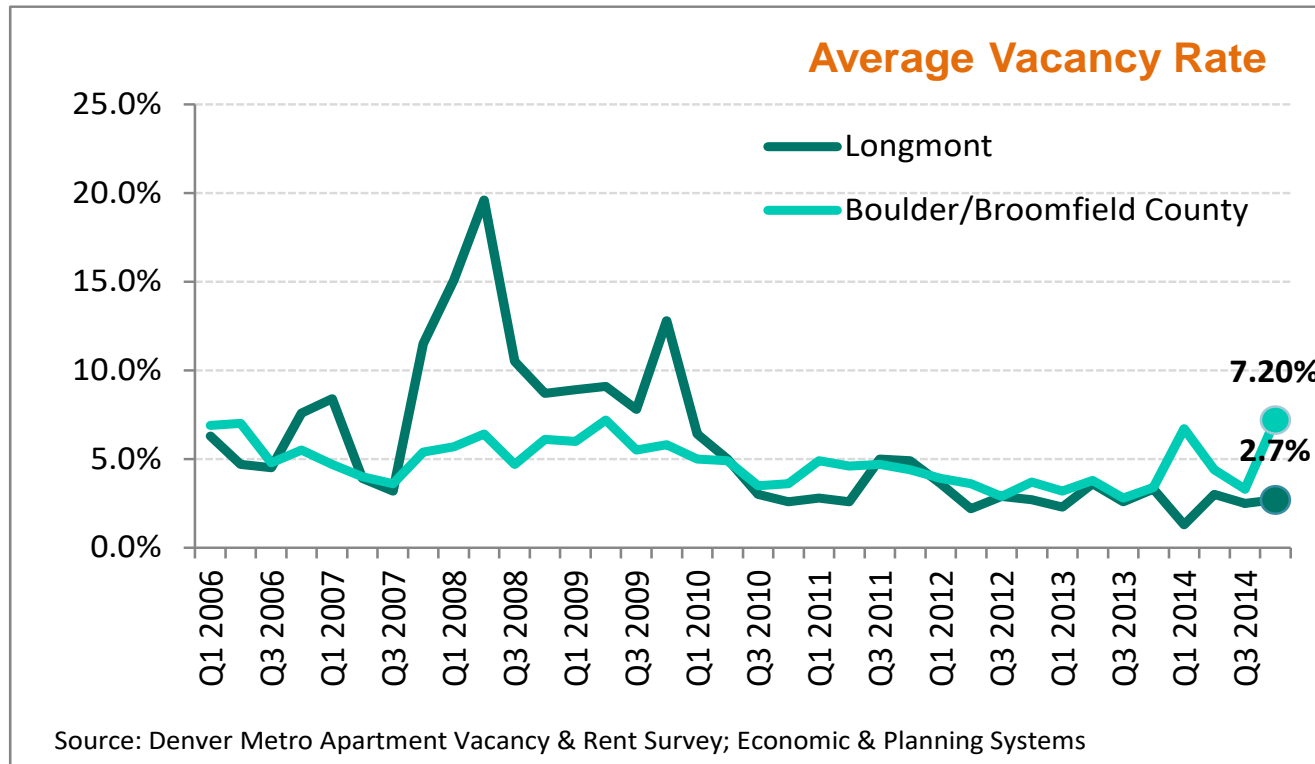
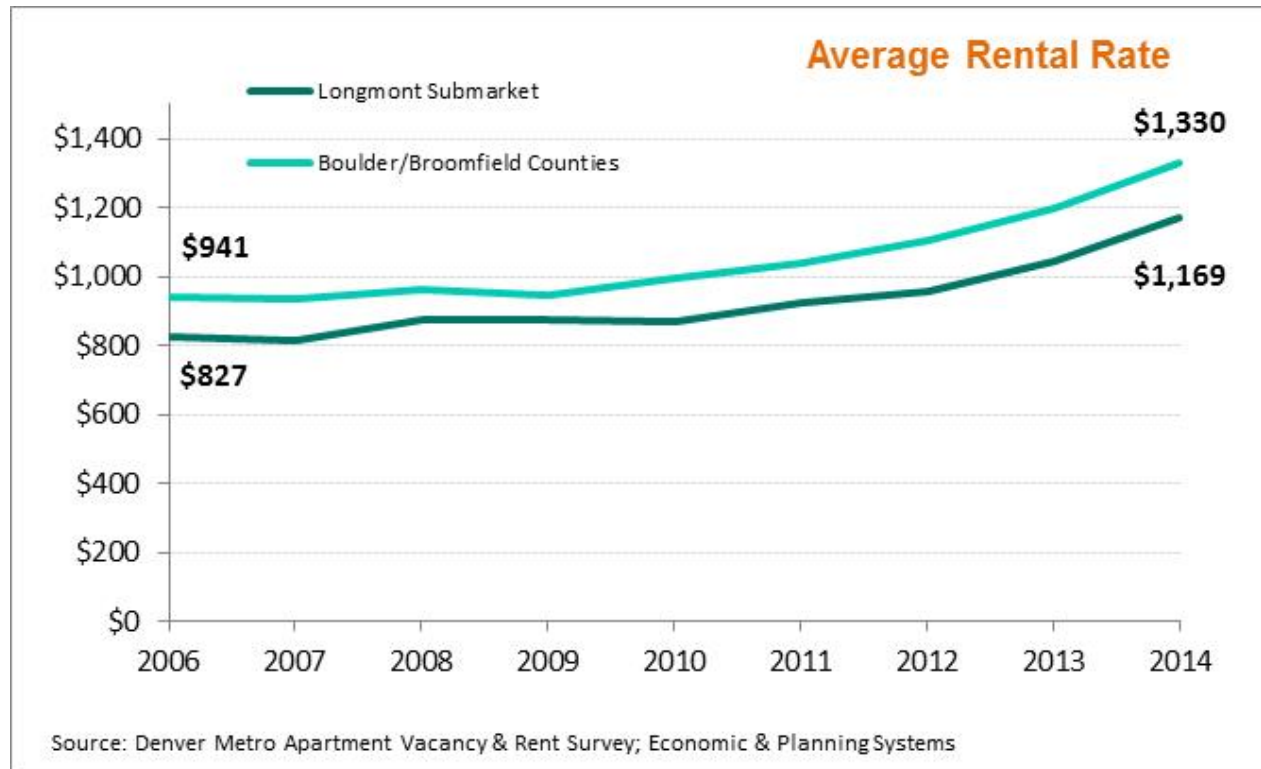


Rental Demand Information
From 5/12/15 presentation to Council

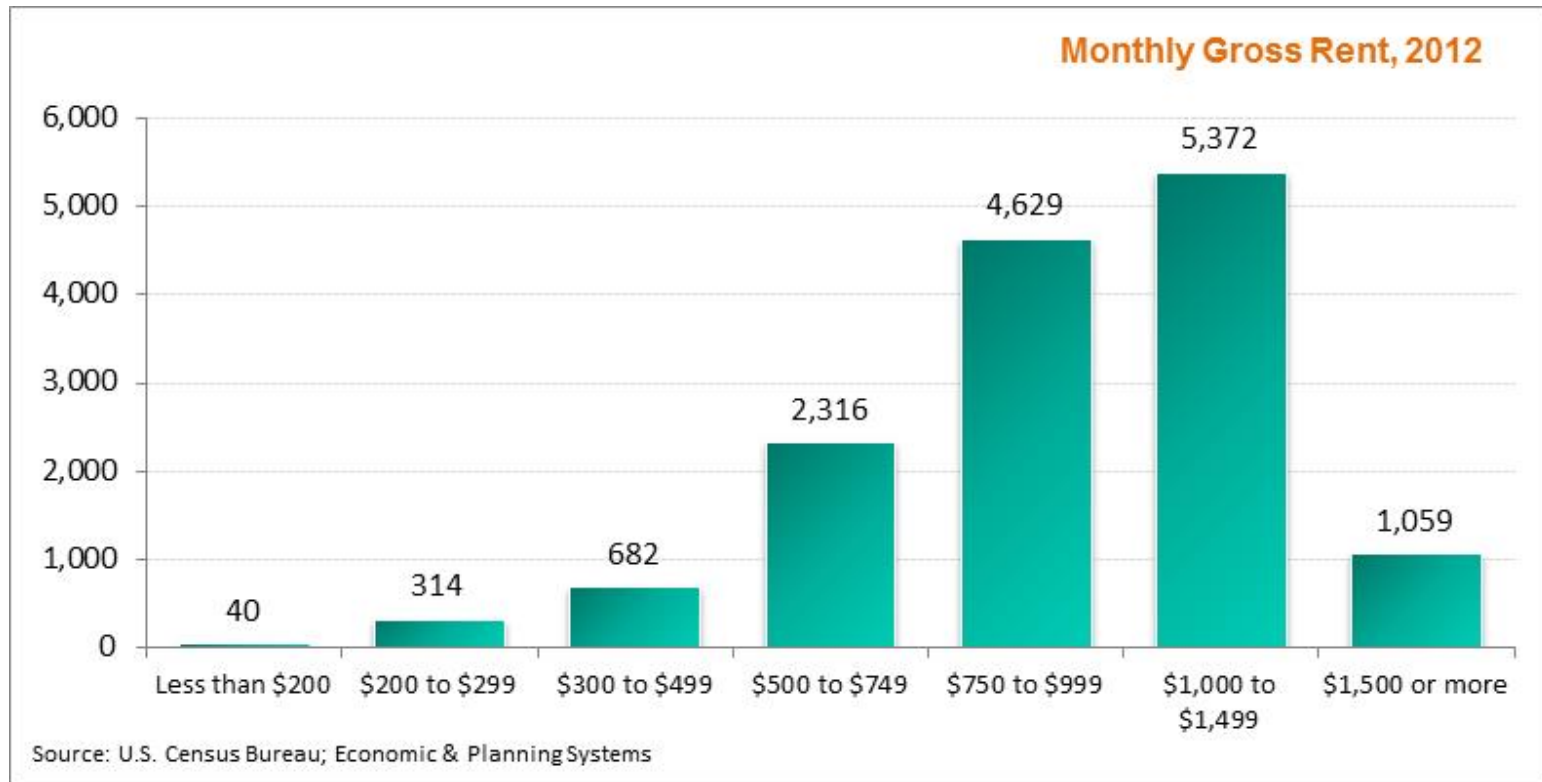
Apartment Housing Vacancy



Apartment Rental Rates



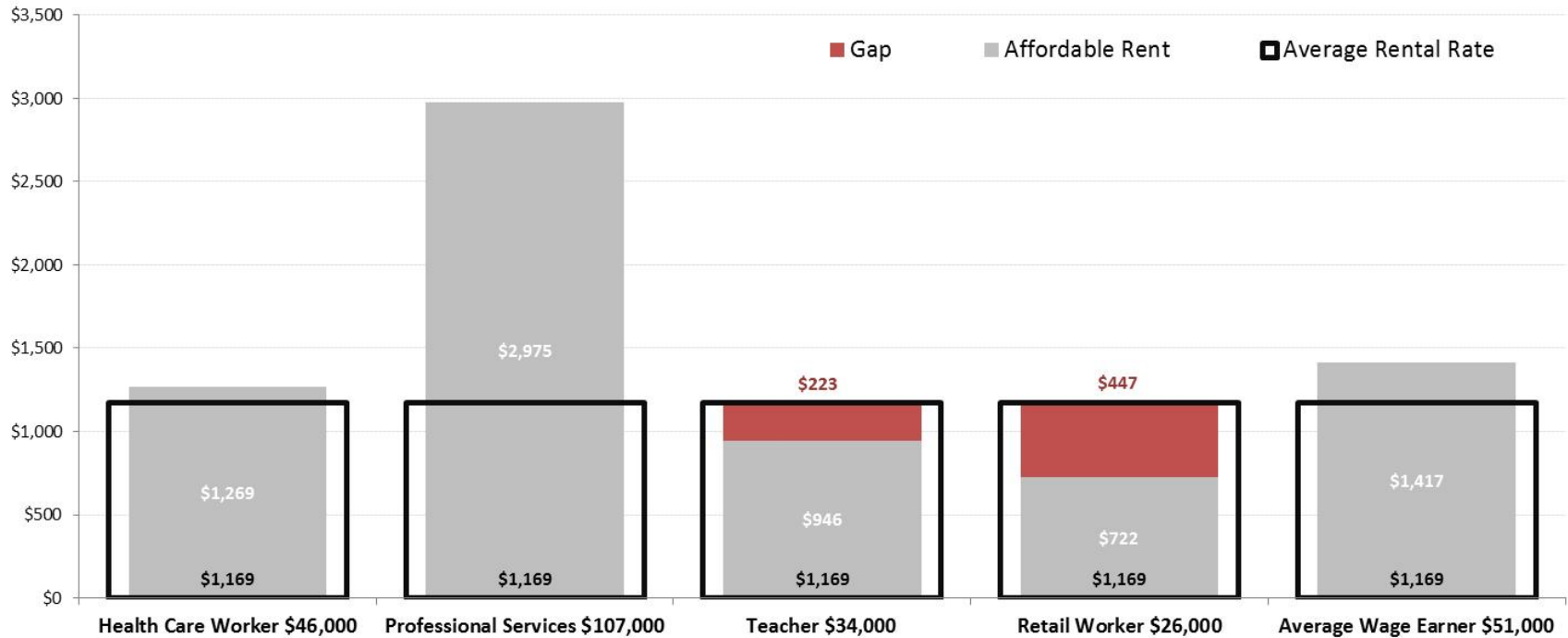
Renter Households by Monthly Gross Rent



Longmont For-Rent Affordability Major Findings

1. Rental rates at record highs in Longmont and regionally - **Rents rising**
2. Almost no vacancy in rental market - **Lack of supply**
3. Like for-sale product, there is lack of diversity in options and rental rates - **Lack of options for all AMI levels**
4. Lack of supply of affordable rental for 0 to 30% of AMI - **Limited affordable options for lower income households**
5. Rapidly rising rents, rental pressure from higher AMI households, and lack of diversity in housing stock is putting pressure on 30% to 80% AMI households which is hidden in numbers - **Lack of supply hurts lower incomes most**
6. Affordable rent not attainable for some occupations - **Lack of affordable rentals**

Affordable Rent and Wages by Industry



Longmont For-Rent Affordability Major Findings

1. Rental rates at record highs in Longmont and regionally - **Rents rising**
2. Almost no vacancy in rental market - **Lack of supply**
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5. Rapidly rising rents, rental pressure from higher AMI households, and lack of diversity in housing stock is putting pressure on 30 to 80% AMI households which is hidden in numbers - **Lack of supply hurts lower incomes most**
6. Affordable rent not attainable for some occupations - **Lack of affordable rentals**

Major Affordability Findings

- The for-sale housing market has recently surpassed the overhang of development in early 2000's and the impact of the recession.
 - Production is finally starting to increase
 - Prices are now at pre-recession levels and rising quickly.
 - Finding an affordable home is becoming more difficult for households earning 60% to 80% of AMI.
- Rental market is constrained.
 - The for-rent market has had near zero vacancy rates for almost 5 years.
 - Average rent per month has increased \$200 (20%) in past two years. Demand is increasing despite planned new supply.
 - There is a lack of affordable rental units for households earning less than 50% of AMI.

For-Rent Housing Gap

2013

Gap Analysis for Renters, November 2013

AMI Level	Affordable Rent	Renter Households	Units Available	Surplus / Deficit (units)
0-30%	\$544	3,974	1,514	- 2,460
31- 51%	\$956	2,270	5,141	2,871
51-60%	\$1,163	1,383	2,078	696
61-80%	\$1,375	1,519	2,446	927
81-100%	\$1,988	1,508	1,130	- 378
101% +	> \$1,988	2,085	707	- 1,378

Source: Community Strategies Institute

2015

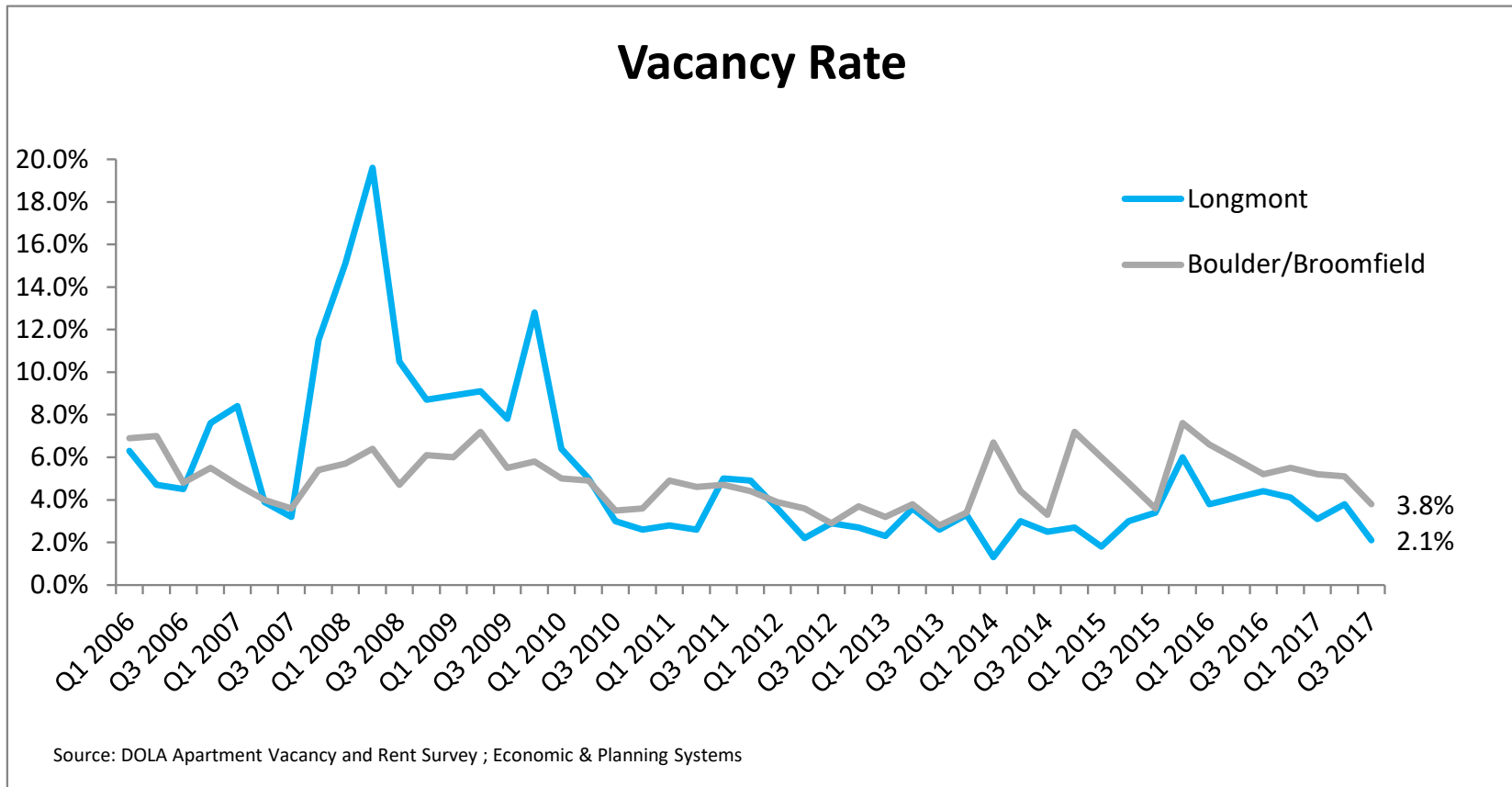
Gap Analysis for Renters

AMI Level	Affordable Rent	Renter Households	Units Available	Surplus / Deficit (units)
0-30%	\$616	4,173	1,677	- 2,496
31- 51%	\$1,026	2,452	5,160	2,708
51-60%	\$1,231	702	2,837	2,135
61-80%	\$1,365	405	558	153
81-100%	\$2,052	2,885	1,513	- 1,372
101% +	>\$2,052	1,249	120	- 1,129

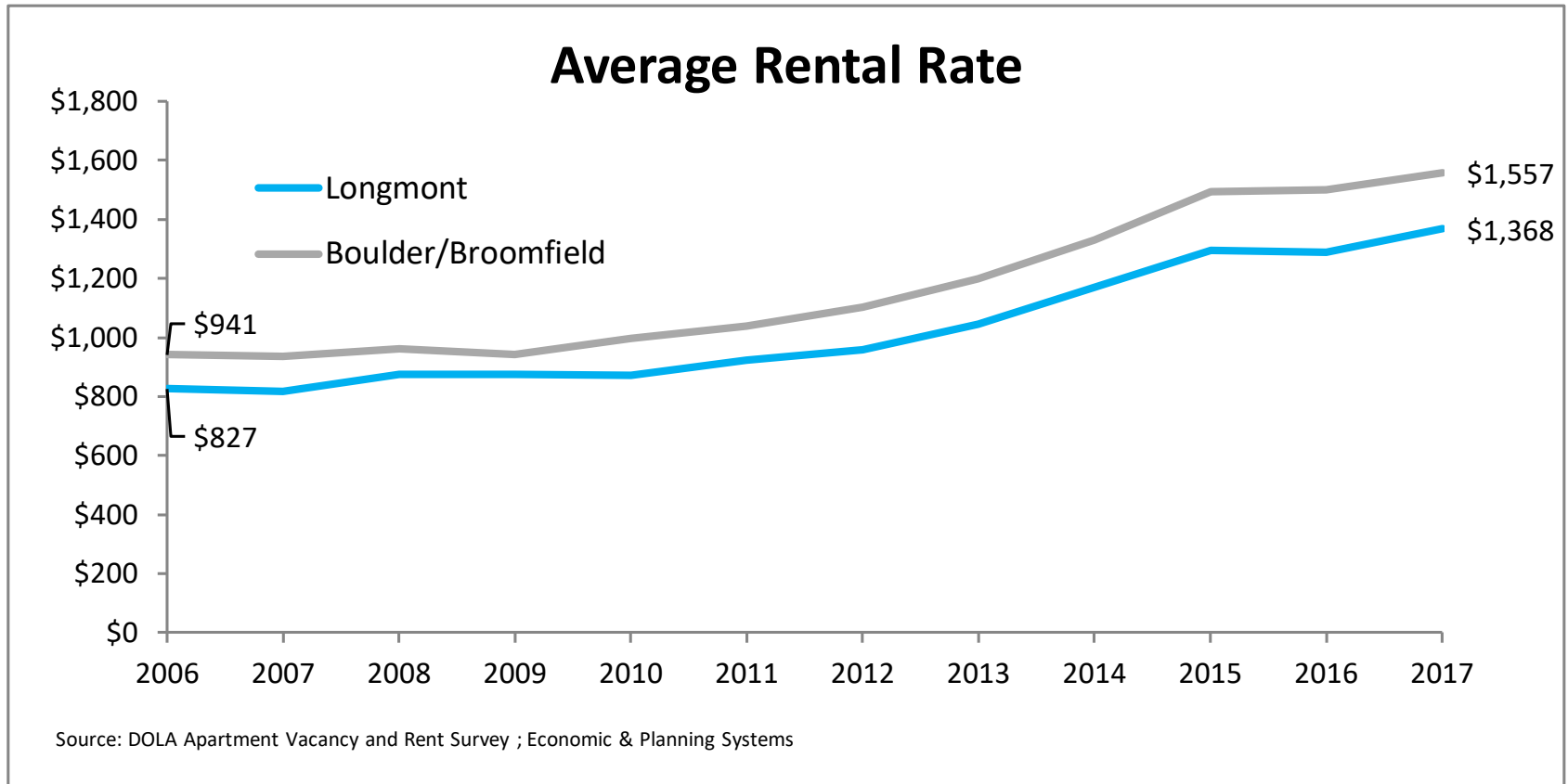
Source: Economic & Planning Systems

Apartment Housing Vacancy

Updated information -
from 3/2/18 Council
presentation



Apartment Rental Rates



Longmont For-Rent Affordability Major Findings

1. Rental rates at record highs in Longmont and regionally, but growth in rates has slowed in past two years
2. Almost no vacancy in rental market
3. Like for-sale product, there is lack of diversity in options and rental rates
4. Lack of supply of affordable rental for 0 to 30% of AMI. - **Limited affordable options for lower income households**
5. Rental pressure from higher AMI households and lack of diversity in housing stock is putting pressure on 30 to 80% AMI households which is hidden in numbers - **Lack of supply hurts lower incomes most**

Summary of Findings

- Lack of production finding in 2015 has changed as production has increased significantly
- The for-sale housing market is experiencing strong growth
 - Growing but limited production in Longmont of for-sale units
 - Prices growing steadily but consistent with neighbors
 - Finding an affordable home is becoming more difficult for households earning below 100% of AMI
- Rental market is constrained
 - Large increase in permitted units in past two years, which appears to be stabilizing rents some
 - The for-rent market has had near zero vacancy rates for several years.
 - There is a lack of affordable rental units for households earning less than 50% of AMI.