

Evaluating the Potential for Establishing or Expanding Community Land Trust Programs in Eight Colorado Counties

Burlington Associates in Community Development LLC
www.burlingtonassociates.com



Chaffee County

Eagle County

**El Paso County
(Colorado Springs)**

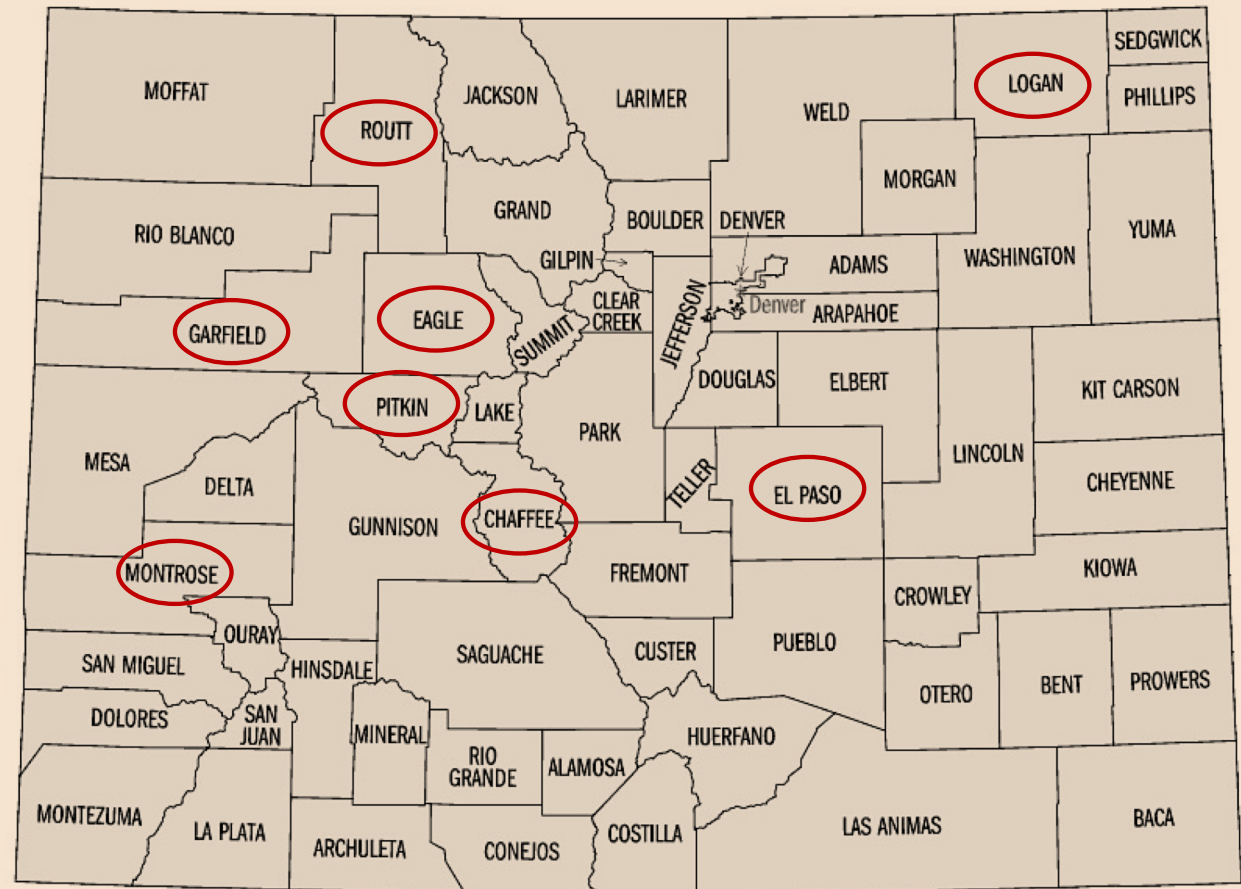
**Routt County
(Steamboat Springs)**

Montrose County

Logan County

**Pitkin County
(Roaring Fork Valley)**

**Garfield County
(Roaring Fork Valley)**



- I. **WHERE** in Colorado (beyond Denver and Boulder) is there the greatest potential for CLT development?
- II. **WHAT** would it cost to help to establish – or expand – CLT programs in these counties, building a sizable and sustainable portfolio of resale-restricted homes?
- III. **HOW** could state-wide entities spur and support this growth – that is, private charities; state government; Elevation CLT?

ASSESSMENT

Where in Colorado (beyond Denver and Boulder) is there the greatest potential for CLT development?

On-line data

(U.S. Census; Data USA; DOLA)

Published reports

(Appendix D)

Phone interviews

(30 individuals)

On-site interviews

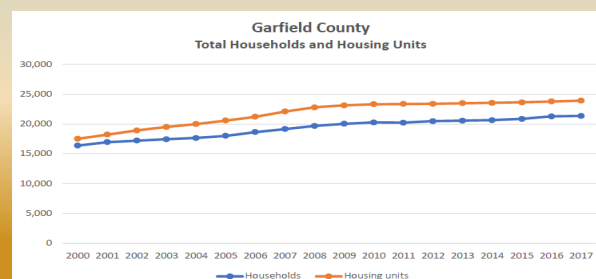
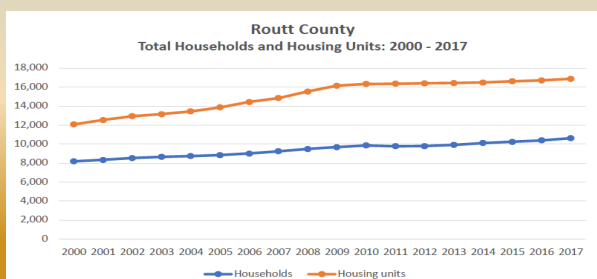
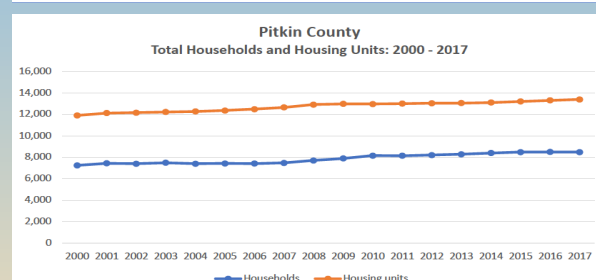
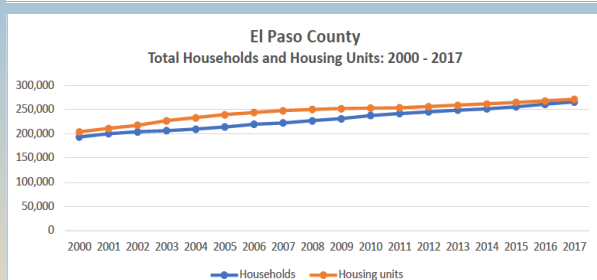
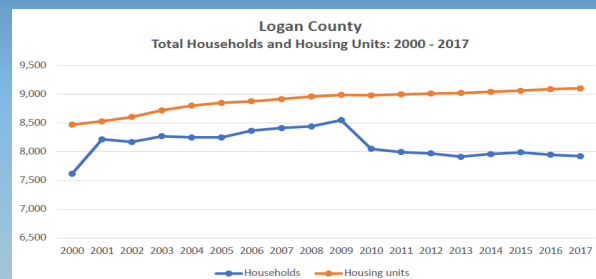
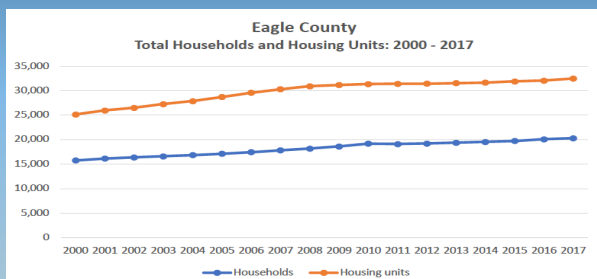
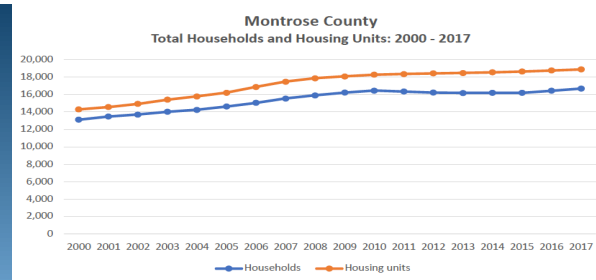
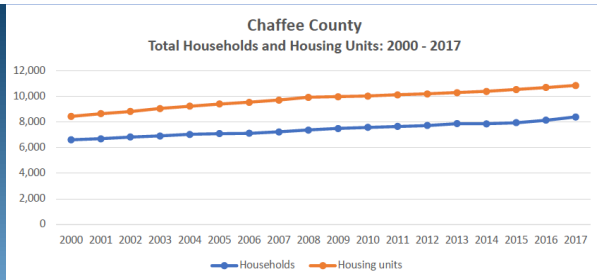
(41 individuals)

ASSESSMENT

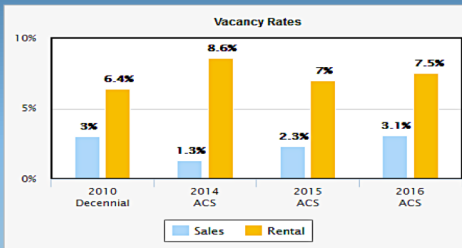
Where in Colorado (beyond Denver and Boulder) is there the greatest potential for CLT development?

- ✓ **Market imbalance**
- ✓ **Elusive affordability**
- ✓ **Plentiful homebuyers**
- ✓ **Sufficient equity**
- ✓ **Municipal support**
- ✓ **Community acceptance**
- ✓ **Local champion**

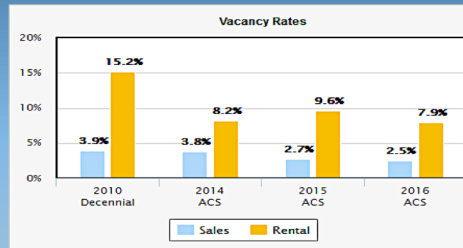




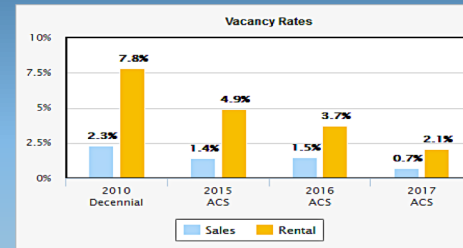
Chaffee



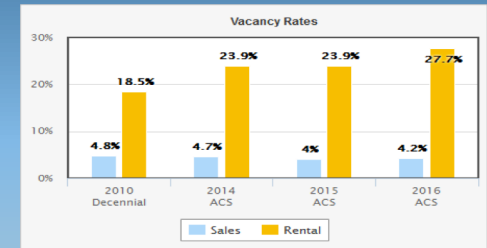
Eagle



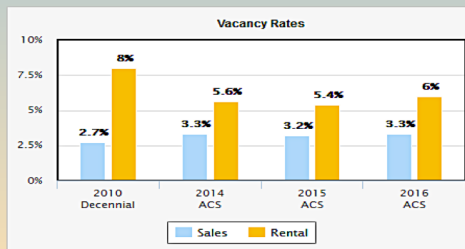
El Paso



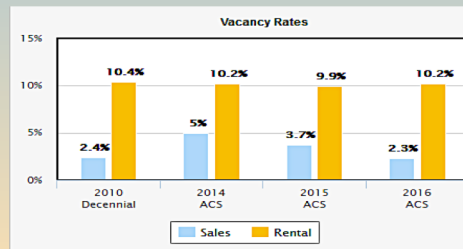
Routt



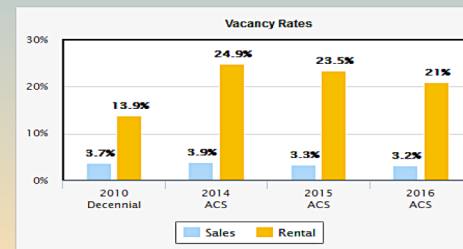
Montrose



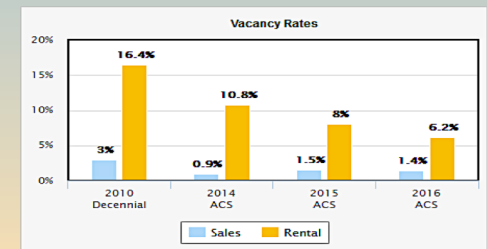
Logan



Pitkin



Garfield



Chaffee

Composition of housing supply:	# of units	% of total
Owner-occupied units	5,868	56.7%
Renter-occupied units	1,868	18.1%
Vacant units	2,612	25.2%
Total housing supply	10,348	100.0%
Composition of <i>vacant</i> housing:	# of units	% of total
Available for sale	189	7.2%
Available for rent	151	5.8%
Other vacant	2,272	87.0%
Total vacant housing	2,612	100.0%

Eagle

Composition of housing supply:	# of units	% of total
Owner-occupied units	12,007	38.0%
Renter-occupied units	5,606	17.8%
Vacant units	13,942	44.2%
Total housing supply	31,555	100.0%
Composition of <i>vacant</i> housing:	# of units	% of total
Available for sale	311	2.2%
Available for rent	481	3.5%
Other vacant	13,150	94.3%
Total vacant housing	13,942	100.0%

El Paso

Composition of housing supply:	# of units	% of total
Owner-occupied units	162,673	59.8%
Renter-occupied units	95,485	35.2%
Vacant units	13,659	5.0%
Total housing supply	271,817	100.0%
Composition of <i>vacant</i> housing:	# of units	% of total
Available for sale	1,083	8.0%
Available for rent	2,089	15.3%
Other vacant	10,487	76.7%
Total vacant housing	13,659	100.0%

Routt

Composition of housing supply:	# of units	% of total
Owner-occupied units	6,358	38.7%
Renter-occupied units	3,079	18.8%
Vacant units	6,968	42.5%
Total housing supply	16,405	100%
Composition of <i>vacant</i> housing:	# of units	% of total
Available for sale	277	4%
Available for rent	1,180	17%
Other vacant	5,511	79%
Total vacant housing	6,968	100%

Montrose

Composition of housing supply:	# of units	% of total
Owner-occupied units	11,546	62.9%
Renter-occupied units	5,041	27.5%
Vacant units	1,764	9.6%
Total housing supply	18,351	100%
Composition of <i>vacant</i> housing:	# of units	% of total
Available for sale	394	22.3%
Available for rent	322	18.3%
Other vacant	1,048	59.4%
Total vacant housing	1,764	100%

Logan

Composition of housing supply:	# of units	% of total
Owner-occupied units	5062	56.5%
Renter-occupied units	2967	33.1%
Vacant units	936	10.4%
Total housing supply	8965	100%
Composition of <i>vacant</i> housing:	# of units	% of total
Available for sale	118	12.6%
Available for rent	338	36.1%
Other vacant	480	51.3%
Total vacant housing	936	100%

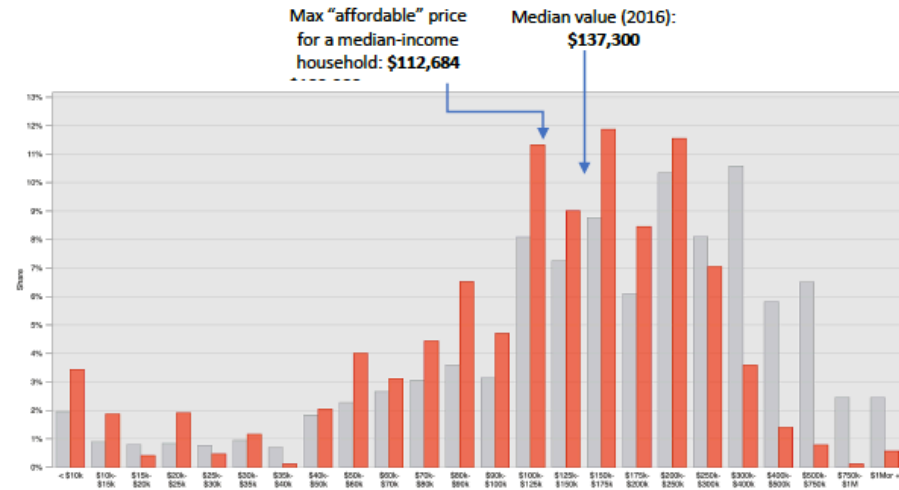
Pitkin

Composition of housing supply:	# of units	% of total
Owner-occupied units	4,774	36.5%
Renter-occupied units	2,827	21.6%
Vacant units	5,468	41.8%
Total housing supply	13,069	100%
Composition of <i>vacant</i> housing:	# of units	% of total
Available for sale	159	2.9%
Available for rent	751	13.7%
Other vacant	4,558	83.4%
Total vacant housing	5,468	100%

Garfield

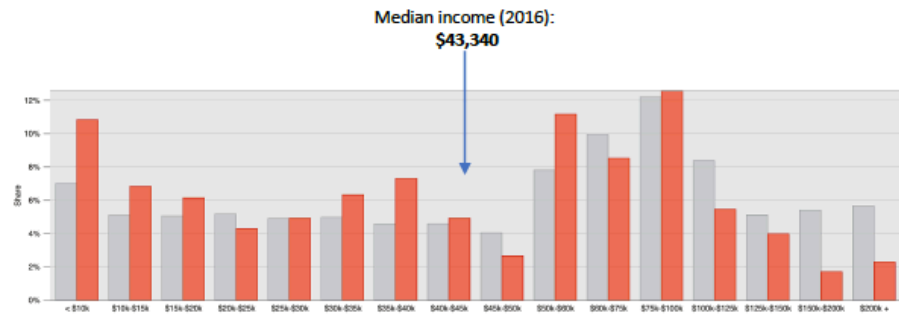
Composition of housing supply:	# of units	% of total
Owner-occupied units	13,695	58.6%
Renter-occupied units	7,076	30.2%
Vacant units	2,615	11.2%
Total housing supply	23,386	100%
Composition of <i>vacant</i> housing:	# of units	% of total
Available for sale	193	7.4%
Available for rent	466	17.8%
Other vacant	1,956	74.8%
Total vacant housing	2,615	100%

Property Values in Logan County (2016):



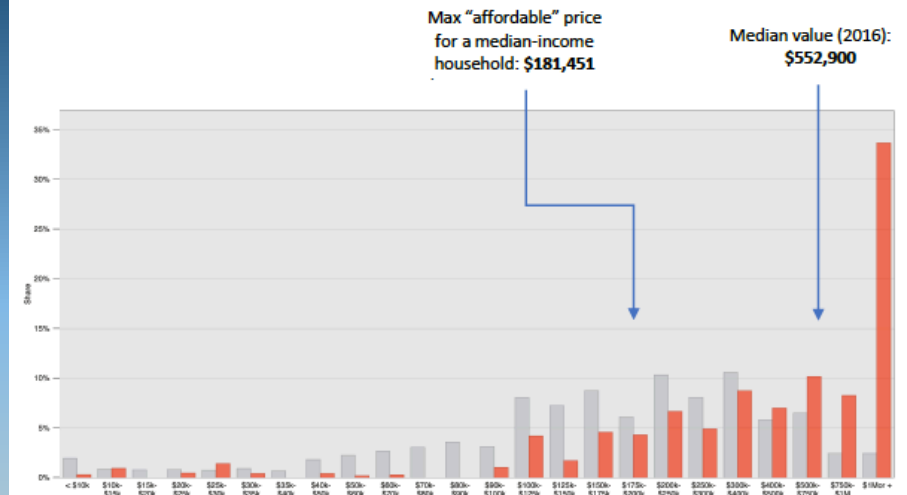
Source: Data USA/ACS 5-year estimate (<https://datausa.io/profile/geo/logan-county-co/#housing>)

Household Income in Logan County (2016):



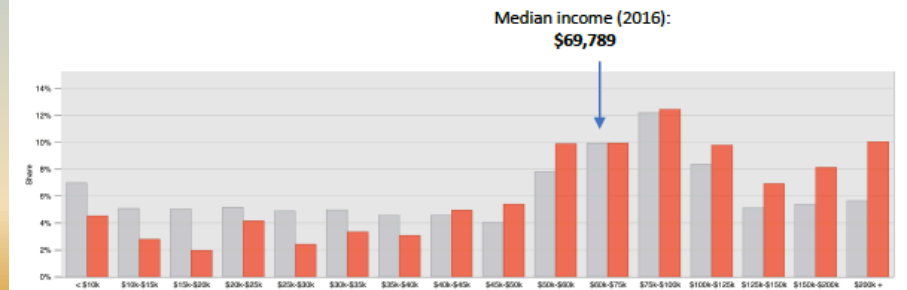
Source: Data USA/ACS 5-year estimate (<https://datausa.io/profile/geo/logan-county-co/#housing>)

Property Values in Pitkin County (2016):



Source: Data USA/ACS 5-year estimate (<https://datausa.io/profile/geo/pitkin-county-co/#housing>)

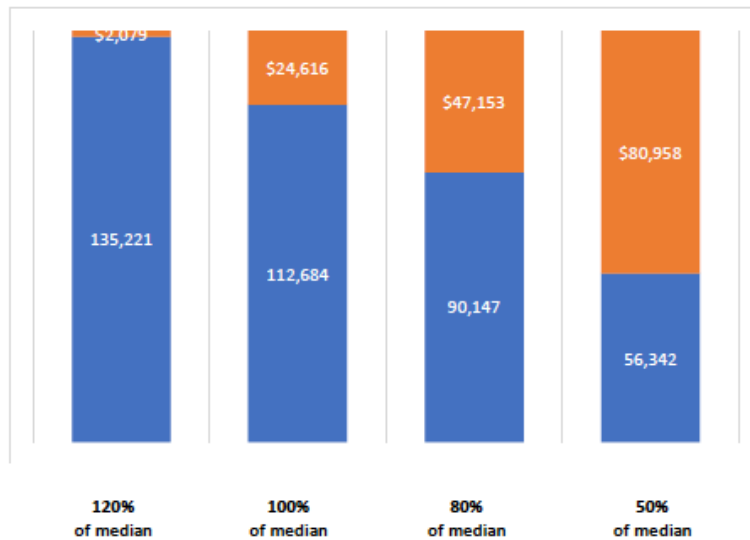
Household Income in Pitkin County (2016):



Source: Data USA/ACS 5-year estimate (<https://datausa.io/profile/geo/pitkin-county-co/#housing>)

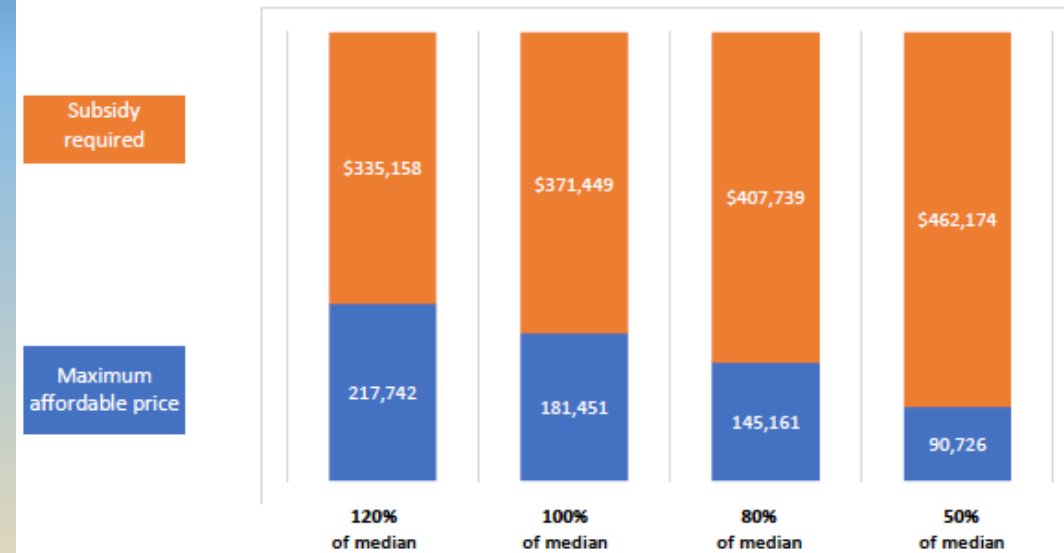
Logan County

Subsidy required to close the affordability gap between the median value (\$137,300) of an owner-occupied home in Logan County and the **maximum price** that a household could afford to pay in 2016 if earning 120%, 100%, 80%, or 50% of the county's median income



Pitkin County

Subsidy required to close the affordability gap between the median value (\$552,900) of an owner-occupied home in Pitkin County and the **maximum price** that a household could afford to pay in 2016 if earning 120%, 100%, 80%, or 50% of the county's median income



Housing Cost Burden for Homeowner Households Earning Less Than Median Income

[Source: Colorado Housing Affordability Data Explorer, DOLA; Market at a Glance, HUD-PD&R]

INCOME BRACKET	Severe cost burden	Moderate cost burden	No cost burden	TOTAL homeowner households	PERCENTAGE of all 12,007 units of owner-occupied housing in Eagle County (2016)
Extremely low income	335	44	157	536	44.6%
Very low income	340	239	304	883	7.4%
Low income	640	344	1015	1999	16.6%
Moderate income	160	319	580	1059	8.8%
TOTAL households earning less than median	1475	946	2056	4477	37.3%
PERCENTAGE of owner households earning below median	33%	21%	46%	100%	

Owner-occupied housing

Housing Cost Burden Eagle County (2016)

Housing Cost Burden for Renter Households Earning Less Than Median Income

[Source: Colorado Housing Affordability Data Explorer, DOLA; Market at a Glance, HUD-PD&R]

INCOME BRACKET	Severe cost burden	Moderate cost burden	No cost burden	TOTAL renter households	PERCENTAGE of all 5,606 units of renter-occupied housing in Eagle County (2016)
Extremely low income	508	90	125	723	12.9%
Very low income	225	385	135	745	13.3%
Low income	185	945	704	1834	32.7%
Moderate income	0	175	494	669	11.9%
TOTAL households earning less than median	918	1595	1458	3971	70.8%
PERCENTAGE of renter households earning below median	23%	40%	37%	100%	

■ Potential homebuyers targeted by most homeownership assistance programs: 80% - 100% of AMI

Renter-occupied housing

Comparative Statistics for Eight Counties

	Chaffee	Eagle	El Paso	Routt	Montrose	Logan	Pitkin	Garfield
Persons	19,639	54,772	699,232	25,220	41,784	21,896	17,890	59,118
Households	8,410	20,283	265,854	10,611	16,683	7,925	8,491	21,372
Persons under 18 years	15.0%	22.2%	24.3%	18.2%	22.0%	18.5%	15.2%	25.4%
Persons over 65 years	24.6%	10.8%	12.4%	14.5%	22.6%	17.2%	18.5%	12.4%
Median age	49.1 yrs.	35.9 yrs.	33.9 yrs.	40 yrs.	44.6 yrs.	37.1 yrs.	43.2 yrs.	36.1 yrs.
Median value of owner-occupied housing (2016)	\$289,900	\$438,500	\$249,200	\$424,300	\$193,300	\$137,300	\$552,900	\$299,700
Median household income (2016)	\$50,993	\$78,763	\$63,882	\$63,505	\$43,890	\$43,340	\$69,789	\$61,300
Median property value relative to median income	5.7 x	5.7 x	3.9 x	6.7 x	4.4 x	3.2 x	7.9 x	4.9 x
Subsidy needed to close afford-ability gap for median income buyer of a median-value home	\$157,318	\$233,716	\$83,107	\$259,187	\$79, 186	\$24,616	\$371,449	\$140,320
Median gross rent	\$847/mo.	\$1284/mo.	\$1012/mo.	\$1150/mo.	\$787/mo.	\$712/mo.	\$1241/mo.	\$1169/mo.
Poverty rate (% of households)	9.6%	8.0%	11.4%	10.2%	18%	16.3%	8.6%	11.1%
COST-BURDENED renter households earning below median as % of all renters	43.2%	44.8%	43.3%	42.6%	44.5%	35.3%	32.2%	47.5%
COST-BURDENED owner households earning below median income as % of all owners	17.0%	20.2%	18.8%	23.1%	23.5%	16.8%	26.6%	25.0%
Homeownership (as % of all housing in the county)	58.5%	39.0%	60.2%	40.4%	65.1%	57.8%	37.7%	59.4%
Seasonal/second homes (as % of all housing in the county)	21.9%	41.7%	3.9%	33.6%	5.7%	5.4%	34.9%	8.4%
Vacancy rate: year-round RENTAL housing	7.5%	7.9%	2.1%	27.7%	6.0%	10.2%	21%	6.2%
Vacancy rate: year-round SALES housing	3.1%	2.5%	0.7%	4.2%	3.3%	2.3%	3.2%	1.4%
Vacancy rate: ALL housing	23.8%	37.4%	2.5%	37.8%	12.4%	12.5%	36.2%	10.5%

ASSESSMENT

Pro = Conditions favoring CLT development

Con = Conditions impeding CLT development

- ✓ **Market imbalance**
- ✓ **Elusive affordability**
- ✓ **Plentiful homebuyers**
- ✓ **Sufficient equity**
- ✓ **Municipal support**
- ✓ **Community acceptance**
- ✓ **Local champion**



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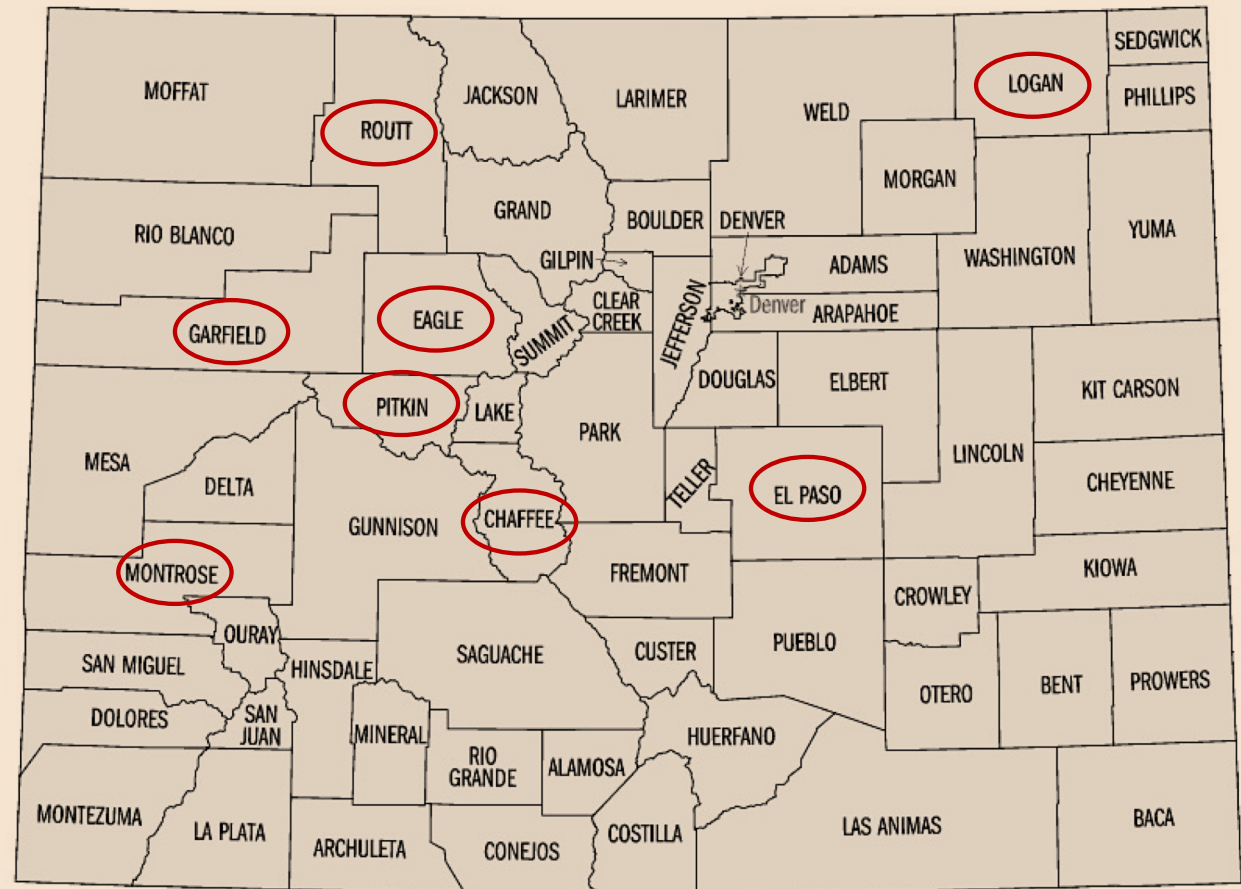
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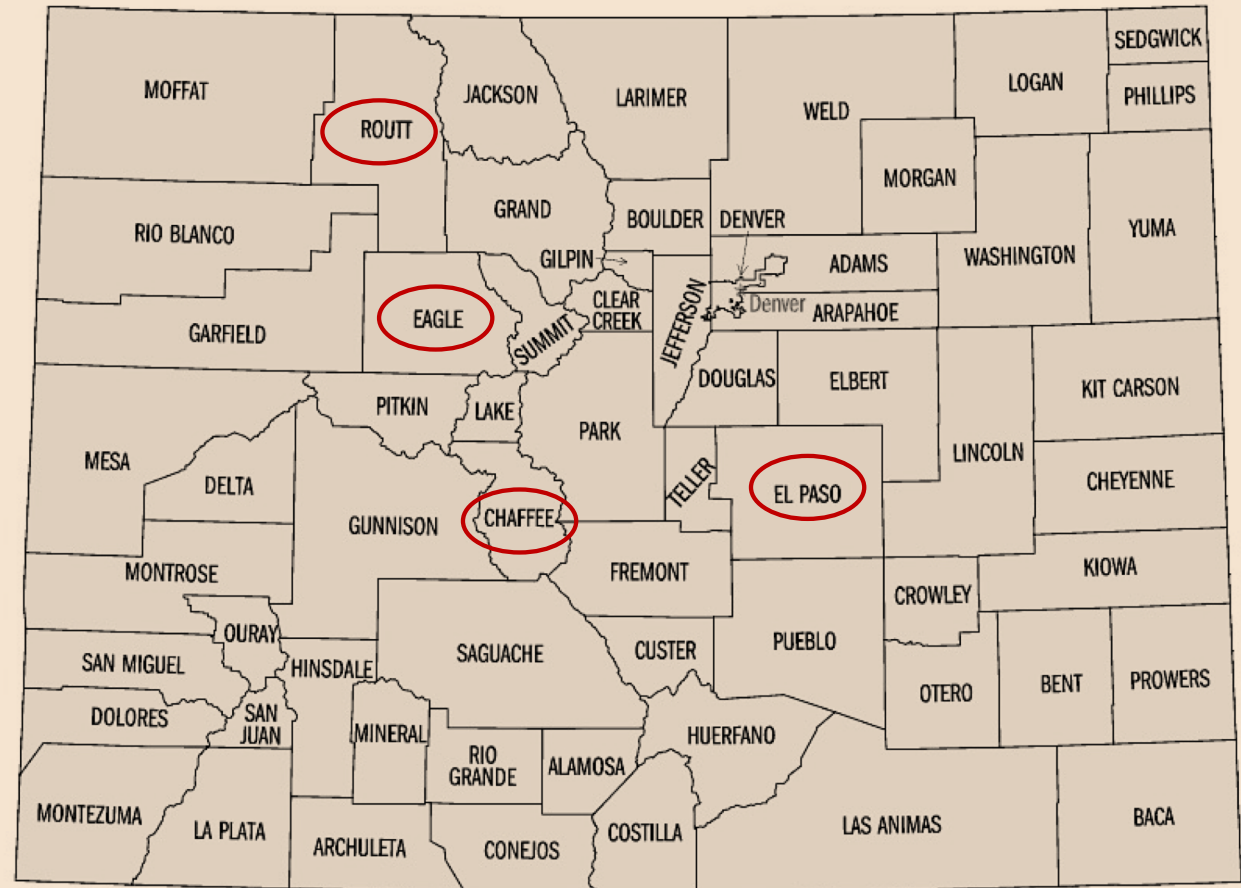


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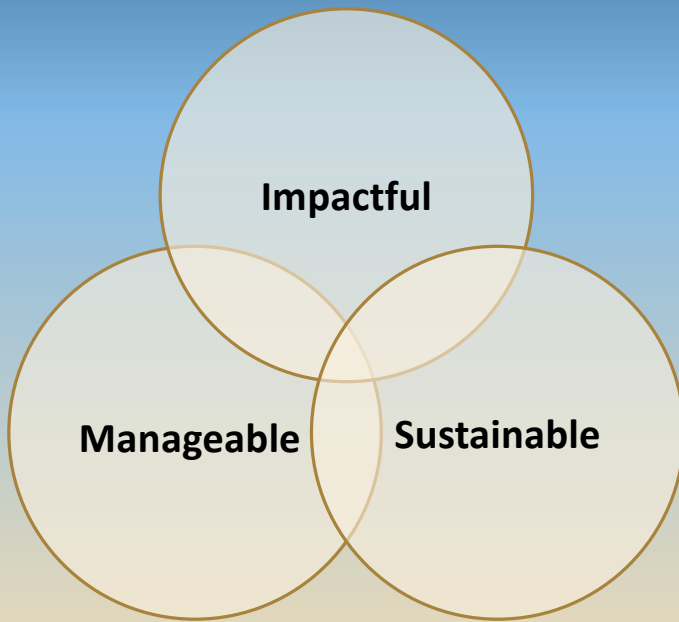
Routt County
(Steamboat Springs)

FEASIBILITY

What would it cost to help to establish – or expand – CLT programs in these counties, building a sizable and sustainable portfolio of resale-restricted homes?

- **YEAR:** Land and construction costs from **2018**
- **SOURCE OF INPUTS:** Local developers of affordable housing
- **TENURE OF HOUSING:** Resale-restricted *homeownership*, backed by a watchful stewardship regime
- **PORTFOLIO ANALYSIS:** 5-year growth in number of units; costs and revenues from development *linked* to cost of operations

GOALS OF FEASIBILITY ANALYSIS



Calculate the costs and revenues of ***developing*** an impactful, manageable, and sustainable portfolio of permanently affordable homes

Calculate the costs and revenues of ***operating*** an impactful, manageable, and sustainable portfolio of permanently affordable homes

Calculate the ***project subsidies*** and ***operating subsidies*** required over a five-year period

FEASIBILITY ANALYSIS

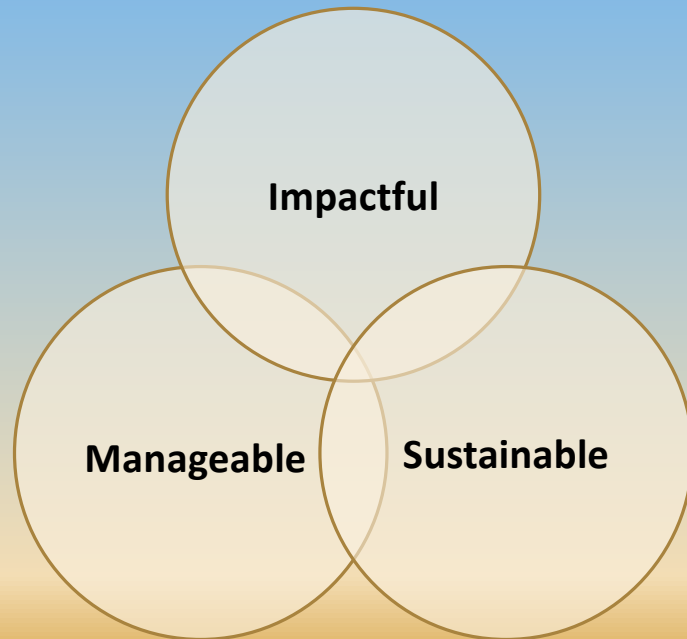
A Live Overview of the Spreadsheets

CLT Production Goals & Subsidy Requirements: Chaffee County						
	2019	2020	2021	2022	2023	5-Year
SUBSIDY REQUIREMENTS	Year 1	Year 2	Year 3	Year 4	Year 5	TOTALS
CLT New Homes: Chaffee County						
Affordable For-Sale Townhomes	11	8	12	20	20	71
Stewardship-Only Homes	0	0	0	0	0	0
Number of units brought into CLT portfolio	11	8	12	20	20	71
Total CLT affordability subsidies required	\$355,811	\$733,650	\$1,327,211	\$2,627,282	\$3,104,648	\$8,148,603
Total Number of Affordable Housing Units to be Brought into CLT's Portfolio: July 1, 2019 through June 30, 2023						71
Total Subsidy Requirements to Create this Portfolio: July 1, 2019 through June 30, 2023						\$8,148,603
Local Subsidies to be Made Available Total External Subsidies Needed to Create this Portfolio:						\$2,130,000
Total External Subsidies Needed - per Unit - to Create this Portfolio: July 1, 2019 through June 30, 2023						\$6,018,603
						\$84,769

Chaffee County Housing Trust 5-Year Operating Budget Projections						
Operating Budget		2019	2020	2021	2022	2023
PORTFOLIO SIZE (Total Number of Homes)						
Homes Added to CLT's Portfolio Each Year		11	8	12	20	20
Stewardship-Only Homes		0	0	0	0	0
Total Additional Homes for Which CLT is Responsible Each Year		11	19	31	51	71
		2019	2020	2021	2022	2023
EXPENSES		Year 1	Year 2	Year 3	Year 4	Year 5
Personnel						
	Base		COLA: 3%			
Executive Director	\$55,000	\$13,750	\$14,163	\$14,587	\$15,025	\$15,476
		25%	25%	25%	25%	25%
Project Manager	\$45,000	\$11,250	\$23,175	\$35,805	\$49,173	\$50,648
		25%	50%	75%	100%	100%
Homeownership Coordinator	\$40,000	\$10,000	\$20,600	\$21,218	\$21,855	\$22,510
		25%	50%	50%	50%	50%
Rental Housing Coordinator	\$35,000	\$0	\$0	\$18,566	\$19,123	\$19,696
		0%	0%	50%	50%	50%
Stewardship Associate	\$30,000	\$0	\$0	\$0	\$0	\$0
		0%	0%	0%	0%	0%
Office Manager	\$25,000	\$0	\$0	\$2,732	\$2,814	\$2,898
		0%	0%	10%	10%	10%
Subtotal Personnel		\$35,000	\$57,938	\$92,908	\$107,989	\$111,228
Fringe Benefits	15%	\$5,250	\$8,691	\$13,936	\$16,198	\$16,684
Total Personnel		\$40,250	\$66,628	\$106,844	\$124,187	\$127,913
Office and Administration						
Start Up Expenses		\$2,500	\$0	\$0	\$0	\$0
Rent, phones, copies, insurance, etc.		\$12,300	\$12,645	\$13,000	\$13,365	\$13,740
Total Office and Administration Expenses		\$14,800	\$12,645	\$13,000	\$13,365	\$13,740
Project-Related Expenses						
Office/Administrative Services Contract		\$0	\$0	\$0	\$0	\$0
Project Development Consultants		\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
Program Development Consultants		\$0	\$0	\$0	\$0	\$0
Other Project Expenses		\$0	\$0	\$0	\$0	\$0
Total Project Expenses		\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
TOTAL EXPENSES		\$67,550	\$91,773	\$132,344	\$150,052	\$154,153
REVENUE						
Development-Related Revenue						
CLT Project Development Fee		\$47,229	\$200,193	\$323,379	\$581,097	\$626,443
Marketing Fees		\$0	\$0	\$0	\$0	\$0
CLT Lease Initiation Fees		\$0	\$0	\$0	\$0	\$0
Total Development-Related Revenue		\$47,229	\$200,193	\$323,379	\$581,097	\$626,443
Post-Occupancy Revenue						
Monthly Land Lease Fees		\$2,750	\$4,575	\$8,658	\$14,202	\$21,642
CLT Resale Transfer Fees		\$0	\$0	\$0	\$0	\$414
Stewardship-Only Fees		\$0	\$0	\$0	\$0	\$0
Total Post-Occupancy Fees		\$2,750	\$4,575	\$8,658	\$14,202	\$22,056
Operating Grants						
Committed Grants (CHDO Operating & Match, etc.)		\$26,000	\$26,000	\$26,000	\$26,000	\$26,000
External Funding		\$0	\$0	\$0	\$0	\$0
Total Grants/Contracts		\$26,000	\$26,000	\$26,000	\$26,000	\$26,000
TOTAL REVENUE		\$75,979	\$230,768	\$358,037	\$621,299	\$674,499
Net Income (Shortfall)		\$8,429	\$138,995	\$225,693	\$471,247	\$520,346
Opportunity Fund Balance		\$8,429	\$147,424	\$373,117	\$844,364	\$1,364,710

FEASIBILITY ANALYSIS

Summary of the Findings



Subsidy Requirements to Establish/Expand CLT Programs

	Chaffee	Eagle	El Paso	Routt	TOTAL
Number of additional units to be brought into the CLT's portfolio over five years	71	176	62	250	559
Targeted pricing of additional CLT homes	60% AMI	120% AMI	70% AMI	100% AMI	
Targeted eligibility of CLT homebuyers	60% - 80% AMI	110% - 140% AMI	60% - 80% AMI	100% - 120% AMI	
PROJECT subsidies <u>needed</u> to produce additional units	\$8,148,602	\$24,332,314	\$7,693,769	\$13,074,800	\$53,249,485
PROJECT subsidies <u>available</u> from local sources to produce additional units	\$2,130,000	\$3,794,580	\$936,926	\$4,250,000	\$11,111,506
PROJECT subsidies <u>needed</u> from sources outside the county for additional units	\$6,018,602	\$20,537,734	\$6,756,843	\$8,824,800	\$42,137,979
OPERATING subsidies needed to provide stewardship for additional units	\$0	\$0	\$50,000	\$250,000	\$300,000
TOTAL SUBSIDIES needed for five-year expansion of CLT program(s)	\$6,018,602	\$20,537,734	\$6,806,843	\$9,074,800	\$42,437,979
PER-UNIT COST of subsidizing expansion of CLT program(s)	\$84,769	\$116,692	\$109,788	\$36,299	\$75,918

III. STATE-LEVEL SUPPORT

How could state-wide entities spur and support the growth and development of community land trusts – in the four counties and throughout Colorado?

- ❖ **Private charities**
- ❖ **State government**
- ❖ **Elevation Community Land Trust**

III. STATE-LEVEL SUPPORT

How could state-wide entities spur and support the growth and development of community land trusts – in the four counties and throughout Colorado?

Private charities:

- ✓ Equity for land acquisition
- ✓ Education for legislative support
- ✓ Legitimation of stewardship
- ✓ Support for state-wide CLT association
- ✓ Pilot for preservation of elderly owned homes

III. STATE-LEVEL SUPPORT

How could state-wide entities spur and support the growth and development of community land trusts – in the four counties and throughout Colorado?

State government:

- ✓ **Dedicated housing fund**
- ✓ **Priority for lasting affordability and watchful stewardship**
- ✓ **Mortgage pool and down payment assistance for CLT homebuyers**

III. STATE-LEVEL SUPPORT

How could state-wide entities spur and support the growth and development of community land trusts – in the four counties and throughout Colorado?

Elevation CLT:

- ✓ **Technical assistance for new CLT programs**
- ✓ **Staff support for state-wide CLT association**
- ✓ **Standardization of documents and data**
- ✓ **Back-up purchase option for resale-restricted homes**

Evaluating the Potential for Establishing or Expanding Community Land Trust Programs in Eight Colorado Counties

Burlington Associates in Community Development LLC
www.burlingtonassociates.com



Affordable Housing: A Foundation Priority

OUR EVOLVING STRATEGY



The Colorado Health Foundation™



Who We Are

WHAT WE AIM TO ACHIEVE AND WHAT WE BELIEVE

Our Vision

That across Colorado each of us can say: “We have all we need to live healthy lives.”

Our Belief

That health is a basic human right.

Our Mission

To improve the health of Coloradans.

Our Rally Cry

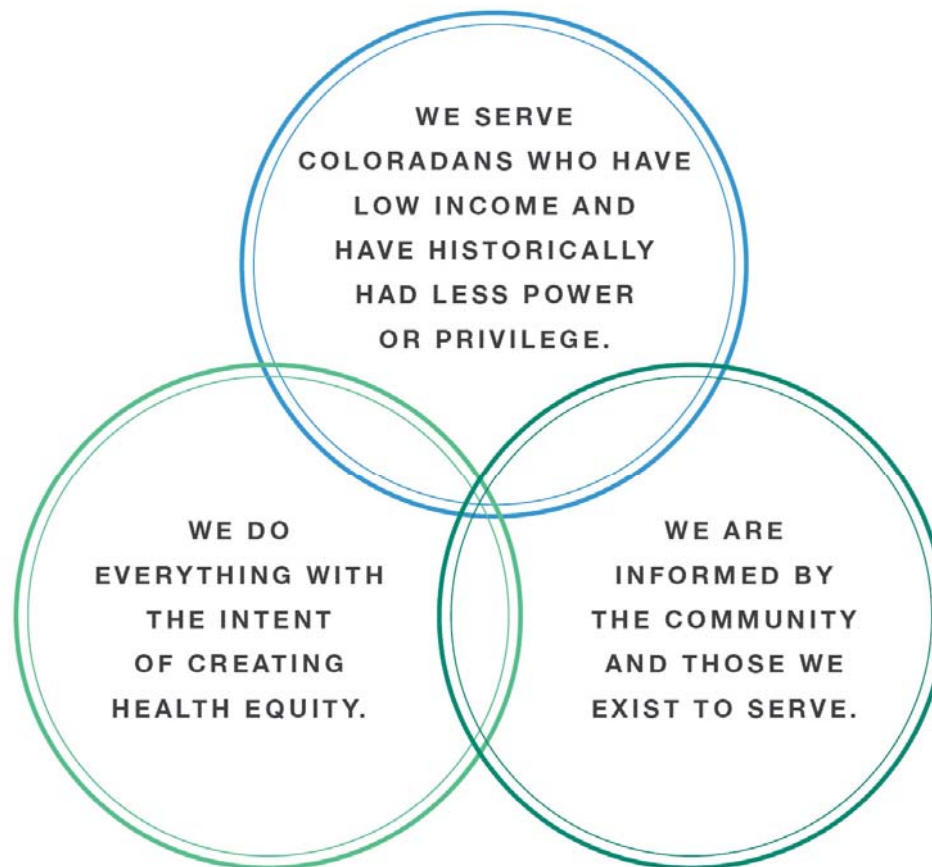
Bringing health in reach for all Coloradans.



The Colorado Health Foundation™



Cornerstones of Our Work



The Colorado Health Foundation™



Our Working Definition

Health Equity

Health Equity exists when there are no unnecessary, avoidable, unfair, unjust, or systemically-caused differences in health status.



The Colorado Health Foundation™



A COMPREHENSIVE VIEW OF HEALTH WILL CREATE LASTING CHANGE

Complex problems require forward-thinking, multifaceted solutions. When we look at issues of health, we must bring our gaze up and look around at all of the different elements that contribute to their causes. From this vantage point, we are able to address all aspects of health, including those that lie beyond the doctor's office.



The Colorado Health Foundation™



Priority: Affordable Housing

Support access to
affordable, safe and high-
quality housing options



The Colorado Health Foundation™

Affordable Housing Strategy



IMPACT: Reduce the number of low-income Coloradans who spend more than 30 percent of their income on housing.

Objective 1: Maintain and increase the supply of safe and affordable housing.

Objective 2: Increase access to programs that deliver services to increase affordable housing opportunities for low-income Coloradans.

Other Important Features

Up to 80% AMI level (preference for highest need populations)

Rural and Urban

Priority Populations

- Rural communities
- Homeless (Denver metro area)
- Low-income seniors
- Communities experiencing displacement and/or gentrification
- Families and individuals of color pursuing homeownership

Foundation's Tactics

Objective 1

Community Capacity

- Capacity building and TA

PRI and Grant Funding

- Pipeline of housing projects with high-leverage potential
- Gap funding, target populations
- Pilot new models or approach to increase affordable housing

Objective 2

Direct Funding for Housing Programs

- Eviction prevention
- Financial counseling
- Navigation & connection to resources
- Other supportive services
- Culturally and linguistically responsive programming
- Programming that is community-informed

Objective 1&2

Convening

- Better coordinate affordable housing strategies between housing, health care, and other multi-sector partners
- Attract new funders/sectors to support affordable housing

Policy and Advocacy

- Increase funding resources for affordable housing
- Increase consumer protections for highest-need populations





Examples of Affordable Housing Investments

Strategy/Objective	Current Investments
Obj. #1: Capacity Building and TA	<ul style="list-style-type: none">• Congregational Land Campaign (Interfaith Alliance)• Rural Preservation Academy (Enterprise)• Housing Readiness Pilot (6 pilot communities)
Obj. #1: PRIs and Grants	<ul style="list-style-type: none">• Chaffee Housing Trust• Elevation Community Land Trust
Obj. #2: Housing Programs	<ul style="list-style-type: none">• Responsive Grants Program (23 grants)
Obj. #1 and #2: Policy/Advocacy, Convening	<ul style="list-style-type: none">• Advocacy Grants (11 grants)• Colorado Health Symposium – <i>The Intersection of Housing, Health and Inequities</i>



Evolution of our Learning



The Colorado Health Foundation™



Community Land Trust Rural Feasibility Study

In 2018, CHF commissioned a study from Burlington Associates to examine the potential for wider distribution and development of community land trusts (CLTs) in Colorado.

Our intent with this study and its results was to both inform our own emerging housing strategy and to inform the housing field about opportunities to support affordable homeownership in Colorado, and specifically in rural communities.



The Colorado Health Foundation™

Community Land Trust Rural Feasibility Study

Our deepest appreciation goes to the eight counties featured in the study's report and the numerous individuals who participated in key informant interviews and provided data and resources to make this study possible.



The Colorado Health Foundation™



Evaluating the Potential for Establishing or Expanding Community Land Trust Programs in Eight Colorado Counties



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By

Michael Brown, John Emmeus Davis, Devika Goetschius, Burlington Associates in Community Development LLC, Colorado Health Foundation

Publication Date: February, 2019

Download [Colorado CLT Feasibility Assessment - Burlington Associates 02042019](#)

In 2018, The Colorado Health Foundation commissioned a study from Burlington Associates to examine the potential for the wider distribution and development of community land trusts (CLTs) in Colorado. Our intent with this report was to both inform ourselves and inform the field about opportunities to support access to affordable, safe, high-quality housing in order to reduce the number of low-income Coloradans who spend more than 30 percent of their income on housing. The main deliverable of the study is a written report evaluating the suitability and feasibility of establishing CLT programs in a diverse set of representative regions selected by the Foundation. The regions included in the study were:

- Mountain Region – Eagle County, Pitkin County and Garfield County (Roaring Fork Valley)
- Central Region – Chaffee County
- Southern Region – El Paso County (Colorado Springs)
- Northwest Region – Routt County (Steamboat Springs)
- Western Region – Montrose County
- Eastern Region – Logan County (Sterling)

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Prepared by:
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Burlington Associates in Community Development LLC



Commissioned and funded by:
The Colorado Health Foundation



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<https://coloradohealth.org/studies-reports-archive>



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