

Population and Household Profile (2000)
Custer County, CO – Pop. 3,503

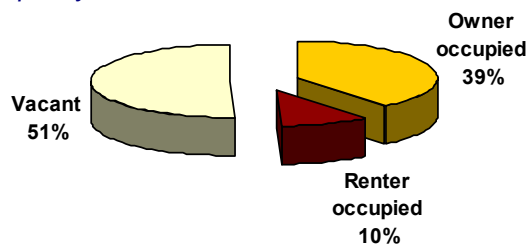
Housing Unit Estimates and Physical Characteristics

Use/Tenure

	#	%
Housing Units	2,989	100.0%
Occupied as primary home	1,480	49.5%
Owner occupied	1,172	79.2%
Renter occupied	308	20.8%
Vacant	1,509	50.5%
Seasonal/recreational use	1,315	44.0%

* Percent of occupied units, not total units.

Occupancy



Overcrowding/Occupants per Room

	#	%
1.00 or less	1,434	96.9%
1.01 to 1.50	35	2.4%
1.51 or more	11	0.7%
Overcrowded	46	3.1%

Kitchen and Plumbing Facilities - Occupied Units

	#	%
Complete Kitchen	1,379	93.2%
Complete Plumbing	1,386	93.6%
Incomplete Kitchen	101	6.8%
Incomplete Plumbing	94	6.4%
Substandard Units	195	13.2%

Type of Heat - Occupied Units

	#	%
Utility gas	3	0.2%
Bottled, tank, or LP gas	1,043	70.5%
Electricity	139	9.4%
Wood	271	18.3%
Other fuel/none	24	1.6%

Type of Structure

	#	%
Single-Family	2,463	82.4%
Multi-Family	127	4.2%
Mobile Homes	319	10.7%

Units in Structure

	#	%
1-unit, detached	2,463	82.4%
1-unit, attached	41	1.4%
2 units	26	0.9%
3 or 4 units	25	0.8%
5 to 9 units	20	0.7%
10 to 19 units	12	0.4%
20 or more units	3	0.1%
Mobile home	319	10.7%
Boat, RV, van, etc.	80	2.7%

Year Structure Built

	#	%
1999 to March 2000	231	7.7%
1995 to 1998	661	22.1%
1990 to 1994	345	11.5%
1980 to 1989	432	14.5%
1970 to 1979	422	14.1%
1960 to 1969	178	6.0%
1940 to 1959	239	8.0%
1939 or earlier	481	16.1%
Built since 1990	1,237	41.4%

Year Moved Into Current Residence

	#	%
1999 to March 2000	328	22.2%
1995 to 1998	542	36.6%
1990 to 1994	319	21.6%
1980 to 1989	154	10.4%
1970 - 1979	64	4.3%
1969 or earlier	73	4.9%

Household Demographics

Household Size

	Total	Owners	Renters
Avg. Persons/Unit	2.36	2.36	2.36

Persons Per Unit

	Owners		Renters	
	#	%	#	%
1-person	244	20.8%	108	35.1%
2-person	590	50.3%	82	26.6%
3-person	148	12.6%	53	17.2%
4-person	110	9.4%	39	12.7%
5-person	50	4.3%	20	6.5%
6-person	19	1.6%	3	1.0%
7+ person	11	0.9%	3	1.0%
Total	1,172	100.0%	308	100.0%

Bedrooms Per Housing Unit

	#	%
No bedroom	113	3.8%
1 bedroom	427	14.3%
2 bedrooms	928	31.0%
3 bedrooms	1,172	39.2%
4 bedrooms	235	7.9%
5 or more bedrooms	114	3.8%

Senior Households

Age of Householder	Owners	Renters	Total
65 to 74 years	204	16	220
75 to 84 years	81	20	101
85 years and over	15	6	21
Total	300	42	342
% of Households	25.6%	13.6%	23.1%

Households with Children

	#	%
Total Households	1,480	100.0%
With one or more persons <18	410	27.7%
Married-couple family	320	21.6%
Single parent family	88	5.9%
Nonfamily households	2	0.1%

Race/Ethnicity

	#	%
White	1,434	96.9%
Black or African Amer.	5	0.3%
Am. Indian/Alaska Native	17	1.1%
Asian	3	0.2%
Hawaiian/ Pacific Islander	0	0.0%
Some other race	8	0.5%
Two or more races	13	0.9%
Hispanic or Latino	32	2.2%

Household Type

	Owners	Renters	Total	%
Total	1,172	308	1,480	100.0%
Family households	896	182	1,078	72.8%
Married-couple	820	136	956	64.6%
Male householder/ no wife	27	15	42	2.8%
Female householder/ no husband	49	31	80	5.4%
Nonfamily households	276	126	402	27.2%
Male householder	152	67	219	14.8%
Living alone	137	62	199	13.4%
Not living alone	15	5	20	1.4%
Female householder	124	59	183	12.4%
Living alone	107	46	153	10.3%
Not living alone	17	13	30	2.0%

Age Distribution

Age of Householder	Owners	Renters	Total	%
15 to 24 years	11	29	40	2.7%
25 to 34 years	65	63	128	8.6%
35 to 44 years	228	74	302	20.4%
45 to 54 years	297	67	364	24.6%
55 to 64 years	271	33	304	20.5%
65 to 74 years	204	16	220	14.9%
75 to 84 years	81	20	101	6.8%
85 years and over	15	6	21	1.4%

Income, Housing Costs and Affordability

1999 Median Incomes

	Median in 1999
Household Income	\$34,731
Owner Households	\$40,141
Renter Households	\$25,700
Family Income	\$41,198
Per Capita Income	\$19,817

2007 Median Family Income – Custer County (HUD)

	50%	80%	100%
1 person	\$18,850	\$30,200	\$37,700
2 person	\$21,550	\$34,500	\$43,100
3 person	\$24,250	\$38,800	\$48,500
4 person	\$26,950	\$43,100	\$53,900
5 person	\$29,100	\$46,550	\$58,200
6 person	\$31,250	\$50,000	\$62,500

Change - Median Family Income, 1999 – 2007 (HUD)

1999	2007	% Change
\$41,198	\$53,900	30.8%

Income Distribution

	Owners	Renter	Total	%
Less than \$5,000	45	12	57	3.9%
\$5,000 to \$9,999	75	40	115	7.8%
\$10,000 to \$14,999	79	31	110	7.4%
\$15,000 to \$19,999	59	40	99	6.7%
\$20,000 to \$24,999	101	26	127	8.6%
\$25,000 to \$34,999	155	77	232	15.7%
\$35,000 to \$49,999	218	45	263	17.8%
\$50,000 to \$74,999	228	26	254	17.2%
\$75,000 to \$99,999	102	10	112	7.6%
\$100,000 - \$149,999	71	5	76	5.1%
\$150,000 or more	35	0	35	2.4%

Percent of Income Spent on Housing

	Owners	Renters	Total
<15%	185	32	217
15 to 19%	79	46	125
20 to 24%	69	40	109
25 to 29%	59	13	72
30 to 34%	10	15	25
35+%	95	68	163
Not computed	4	31	35
% Cost Burdened	21.0%	33.9%	25.2%
# Cost Burdened	105	83	188

Median Housing Prices/Costs

	2000
Value – Owner Occupied (SF)	\$134,100
Value – Owner Occupied (all)	\$157,600
Mortgage	\$787
Gross Rent	\$476
Contract Rent	\$371

Value of Owner-Occupied Units

	SF #	SF %
Less than \$50,000	26	5.2%
\$50,000 to \$99,999	142	28.3%
\$100,000 to \$149,999	113	22.6%
\$150,000 to \$199,999	114	22.8%
\$200,000 to \$299,999	90	18.0%
\$300,000 to \$499,999	11	2.2%
\$500,000 to \$999,999	0	0.0%
\$1,000,000 or more	5	1.0%

Mortgage Amount

	SF #	SF %
Less than \$300	7	1.4%
\$300 to \$499	12	2.4%
\$500 to \$699	61	12.2%
\$700 to \$999	138	27.5%
\$1,000 to \$1,499	54	10.8%
\$1,500 to \$1,999	10	2.0%
\$2,000 or more	9	1.8%
With a mortgage	291	58.1%
Not mortgaged	210	41.9%

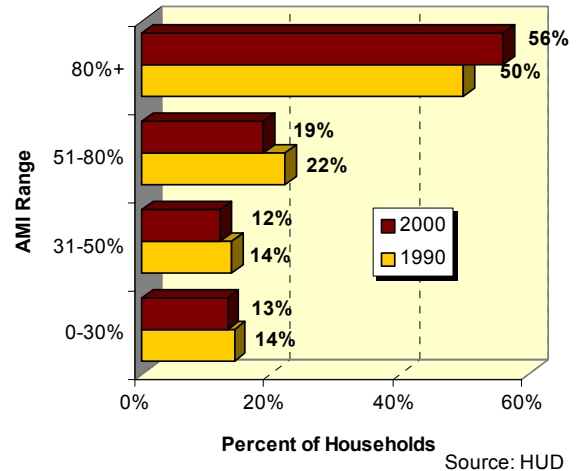
Gross Rent

	#	%
Less than \$200	22	9.0%
\$200 to \$299	21	8.6%
\$300 to \$499	75	30.6%
\$500 to \$749	63	25.7%
\$750 to \$999	29	11.8%
\$1,000 to \$1,499	4	1.6%
\$1,500 or more	0	0.0%
No cash rent	31	12.7%

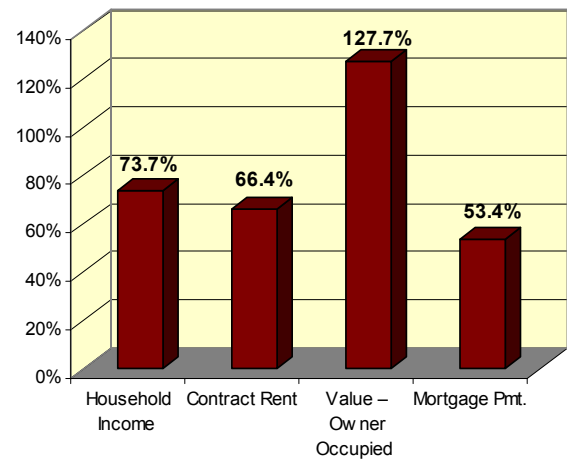
Trends and Comparisons

	1990	2000	% Change
Population	1,926	3,503	81.9%
Housing Units & Households			
# Housing Units	2,216	2,989	34.9%
# Occupied Housing Units	770	1,480	92.2%
Recreational/Occasional	1,251	1,315	5.1%
Total Vacant	1,446	1,509	4.4%
Homeownership Rate	73.9%	79.2%	7.2%
Household Size			
Renters	2.70	2.36	-12.6%
Owners	2.43	2.36	-2.9%
Overcrowded Units	30	46	53.3%
Affordability			
Cost Burdened Households #	126	188	49.2%
Cost Burdened Households %	29.4%	25.2%	-14.4%
Average Incomes			
Household Income	\$20,000	\$34,731	73.7%
Family Income	\$23,919	\$41,198	72.2%
Per Capita Income	\$11,309	\$19,817	75.2%
Median Housing Costs			
Contract Rent	\$223	\$371	66.4%
Value – Owner Occupied	\$58,900	\$134,100	127.7%
Mortgage Pmt.	\$513	\$787	53.4%

Households by AMI: Custer County 1990 & 2000



% Change between 1990 & 2000



Comparison to State of Colorado

	State of Colorado	Custer County
Owner Occupied Units	67.3%	79.2%
Renter Occupied Units	32.7%	20.8%
Value – Owner Occupied (SF)	\$160,100	\$134,100
Mortgage, Median (SF)	\$1,197	\$787
Contract Rent, Median	\$611	\$371
Household Income	\$47,203	\$34,731
Family Income	\$55,883	\$41,198
Change in Household Income, 1990 - 2000	56.6%	73.7%
% Cost Burdened	29.3%	25.2%
Residential Growth Rate, 1990 - 2000	22.4%	34.9%