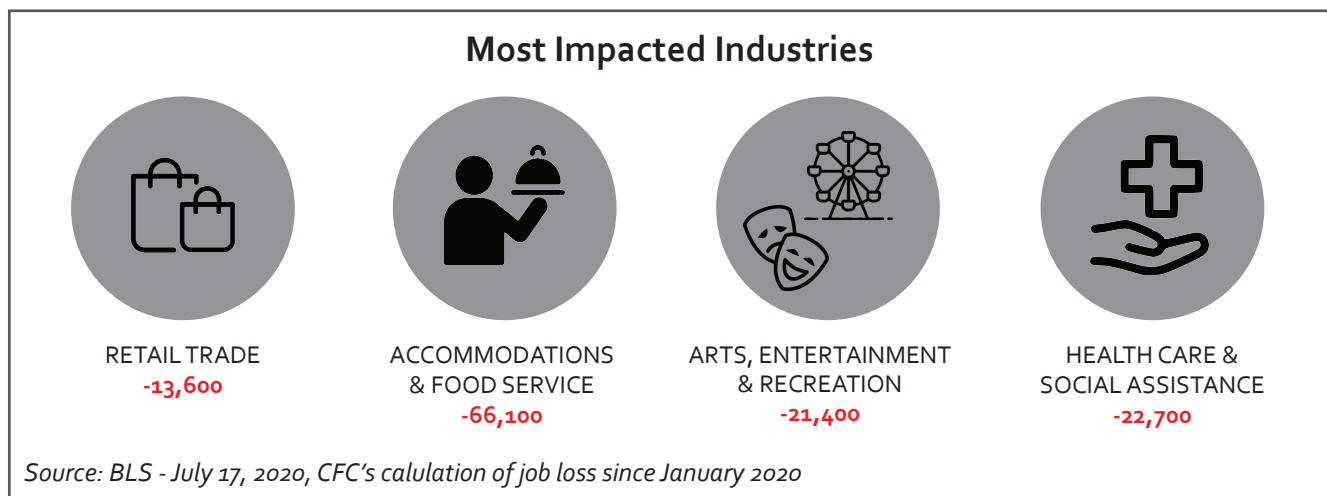


Jobs Report Foreshadows Housing Instability for Colorado's Vulnerable Workers

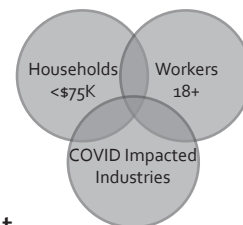
The Time is Now for Colorado to Assess and Plan for Longer-Term Impacts

The headline numbers were dire. In an analysis released in the wake of the COVID shutdown and related job losses, the [Urban Institute](#) estimated that it will take \$76 million PER MONTH to support Colorado's renters vulnerable to eviction. However, as [Bloomberg CitiLab](#) has reported, the nation has yet to see the tsunami of evictions projected by the early analyses. Emergency interventions, such as moratoria on evictions and one-time support such as that made available through Colorado's Property Owner Protection program, likely have held back the tide of evictions. Without further emergency interventions, though, time may be running short. Data from the [Eviction Lab](#) are showing mounting numbers of evictions in cities with expired moratoria and federal and state supports for unemployed workers and vulnerable households are lapsing and being exhausted. Even if the Urban Institute estimate is high by a magnitude of 2 or 3 times, emergency aid cannot be considered a viable long-term solution. For many Colorado households, particularly those reliant on employment in the most critically affected industries, the exacerbated housing vulnerability will persist. The time is now, for Colorado to address systemic and sustainable options for the households likely to remain affected long after the immediate emergency passes.

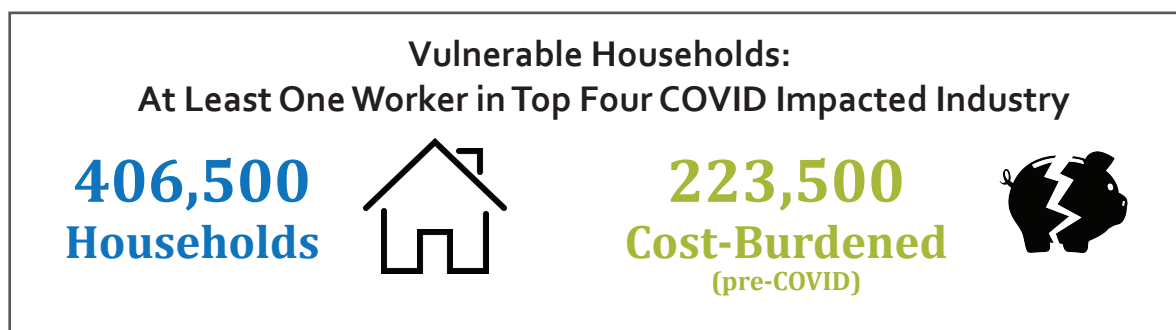


Who Are Colorado's Most Vulnerable Households?

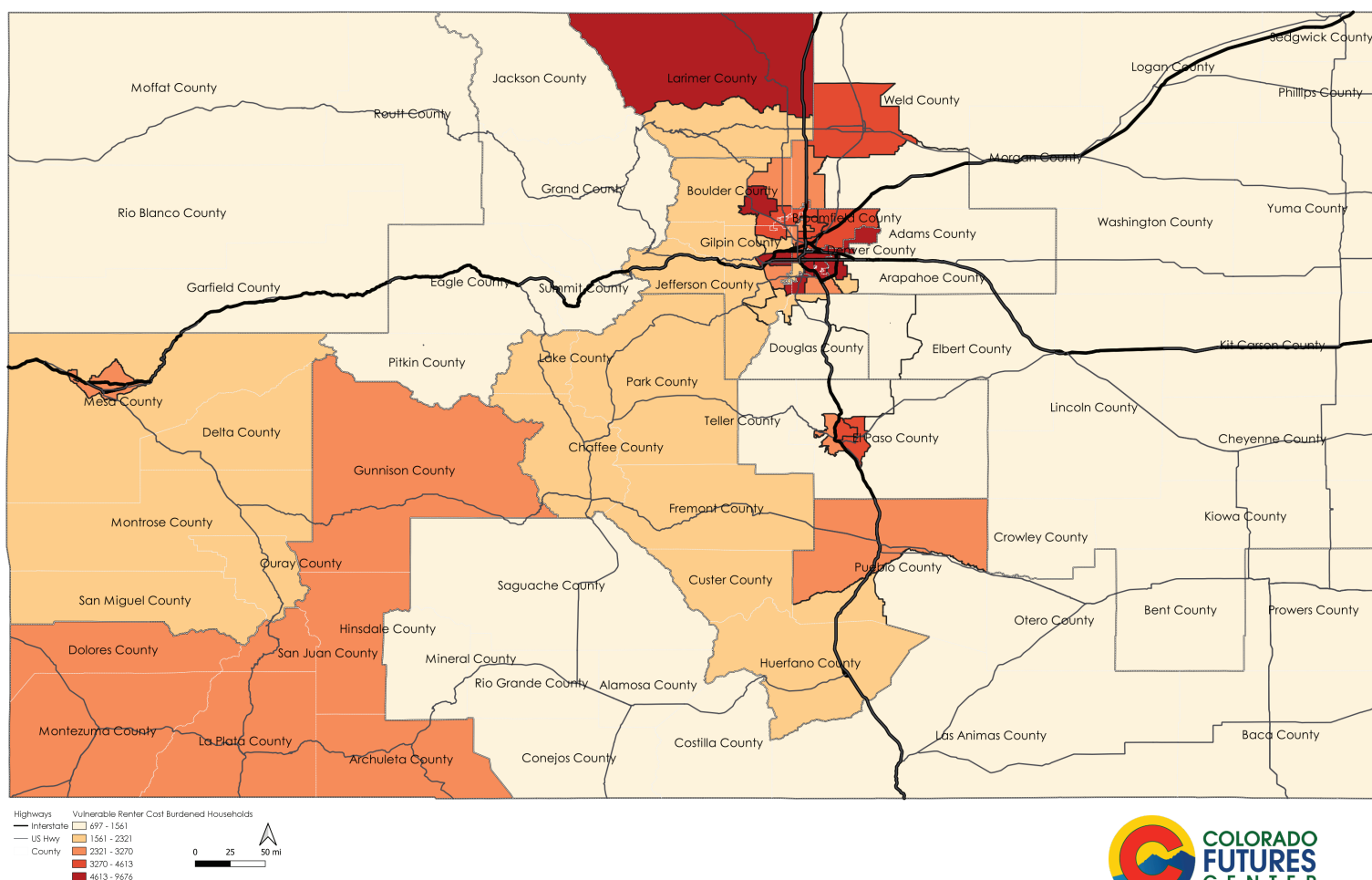
Recessions and their subsequent economic recoveries affect households unequally. Data suggest that each recession leaves increasing numbers of households unable to fully recover; the COVID recession is projected to do the same. Private sector job losses¹ since the onset of the pandemic have been concentrated in four major industries: Accommodations and Food Service; Health Care and Social Assistance; Arts, Entertainment and Recreation; and Retail Trade. Since January, Colorado has shed 216,700 jobs; 123,800 of them in the four critical industries. Collectively, through mid-July, these four industries account for 57% of total jobs lost statewide, and 64% of the private sector job loss (government has shed 23,500 jobs since the beginning of the COVID emergency, almost exclusively from state and local government). [Recent studies](#) suggest that between 30% and 50% of the jobs lost to the COVID recession will become permanent job losses, and August 20 data show that initial claims for unemployment are rising again after four consecutive weeks of decline. Prior to COVID, many of Colorado's households relied on employment in these most critically affected industries as a primary source of income.



Approximately 406,500 households rely on earnings from employment in one of the four critically affected private sector industries. We define these households as ones with total income of \$75,000 or less and a worker aged 18 and over employed in one of the four industries. Approximately 6% of these households report at least one adult earner who is a student – more on the importance of these jobs for students funding their educations in a subsequent research release. Statewide, just over 1.14 million households report income less than \$75,000. Households relying on incomes from the four critical industries represent 36% of total households with earnings under \$75,000. Of those households relying on employment in a critically affected industry, 223,500, approximately 55%, were already housing cost stressed (pre-COVID spending more than 30% of their income on housing) and as of July 21, 27.5% of [renters statewide reported no or only slight confidence in their ability to pay the next month's rent](#).



Pre-COVID: 136,000 Vulnerable Industry Cost-Burdened Renter Households



@ColoFutures

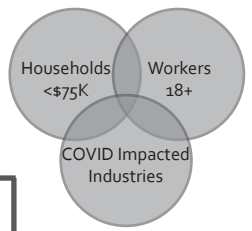


@colofutures

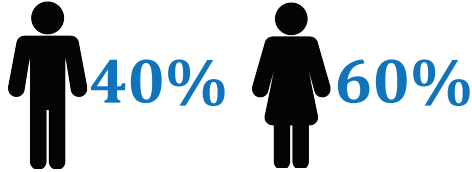
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Who Are the 406,500 Households? (containing 517,000 workers)



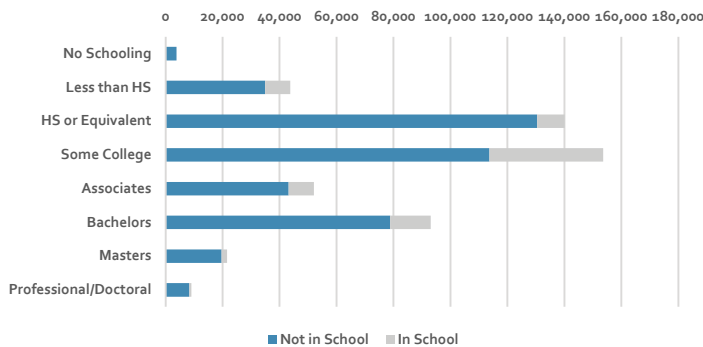
The majority have female workers, living in rental housing and lacking a college degree. Over four in ten workers are over age 44.



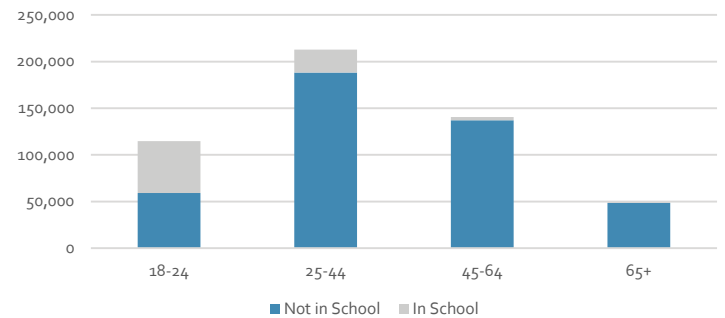
Households by Tenure



Educational Attainment by School Status



Worker Age by School Status

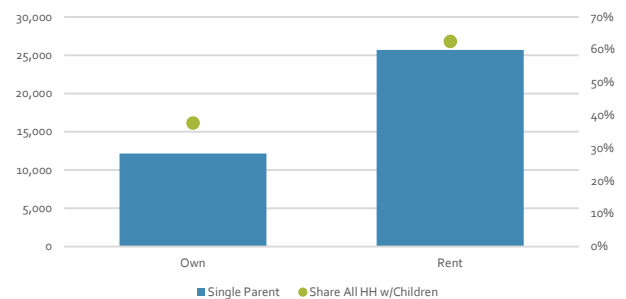


3 in 10
Households
have Children

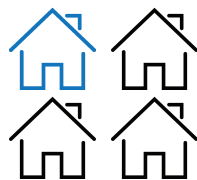
Single Parents



Single Parents by Tenure

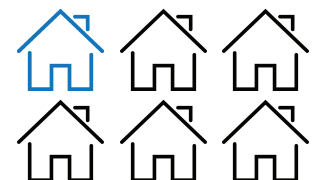


1 in 4
Households
of Color*

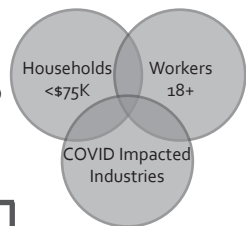


vs

1 in 6
White/Asian
Households



*125,000 households of color, excluding Asian or Pacific Islander



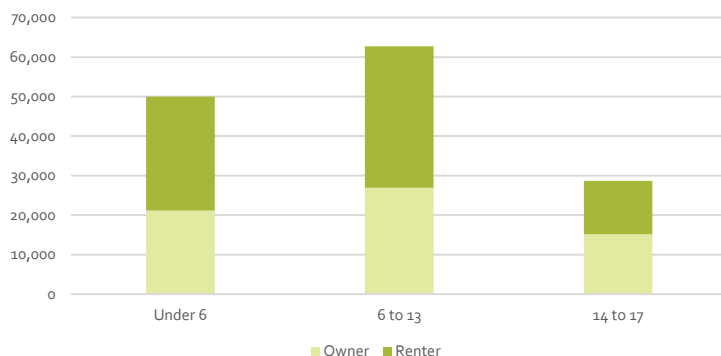
Who Are the **223,500** Already Cost-Burdened Households? (containing **278,600** workers)

They house **141,500** children, almost 80 percent with a single parent. Two-thirds of these workers lack a college degree.



183,000 Lack a college degree
Workers

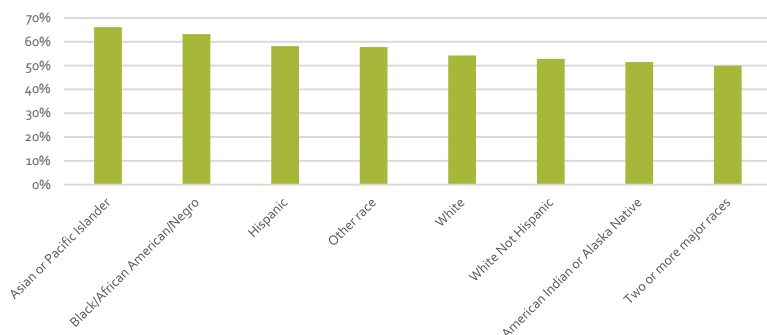
141,500 Children by Age and Tenure



Single Parent Households



Cost-Burden
by Race | Ethnicity

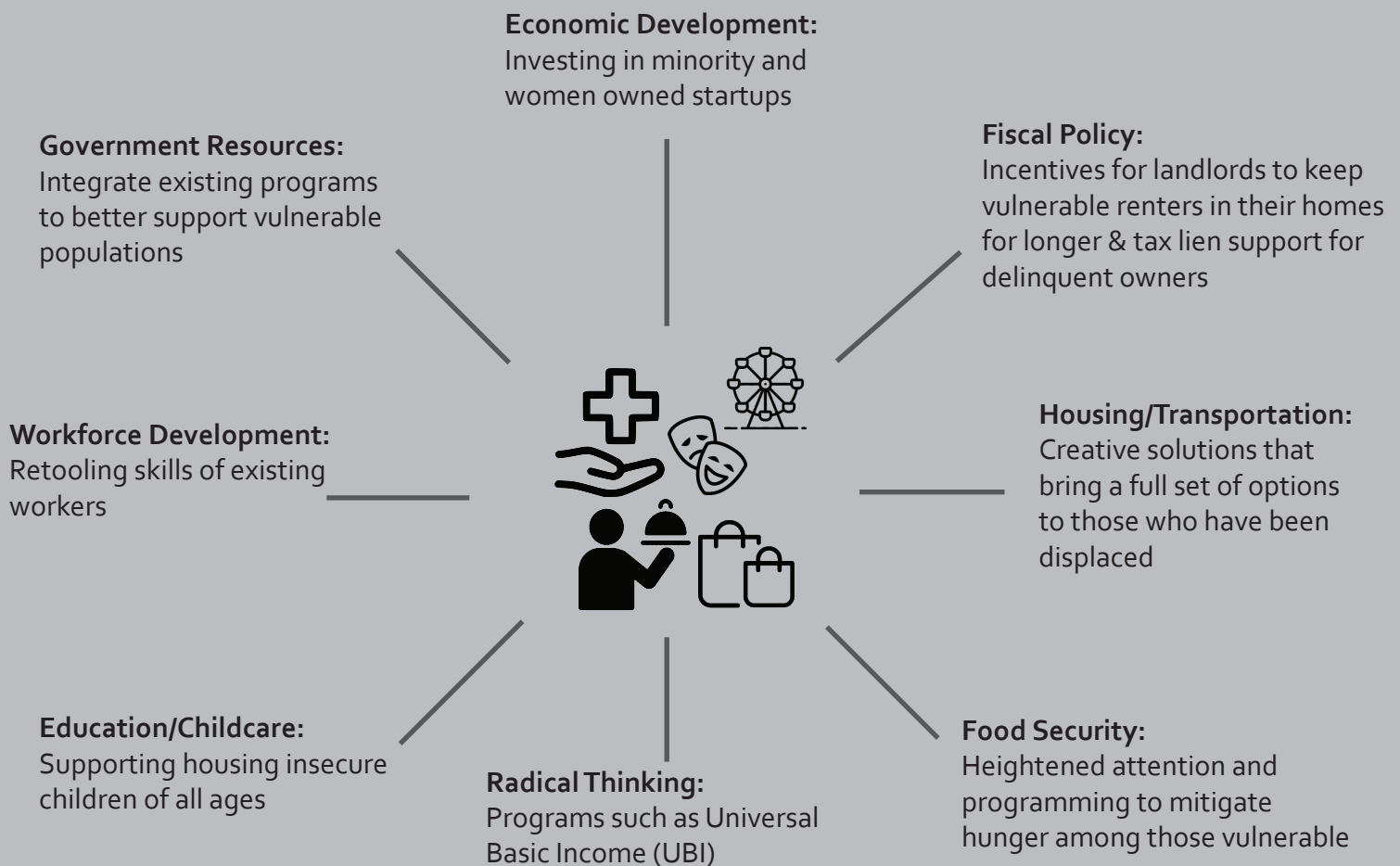


As a share of total households by race/ethnicity, at least half of all households in every racial/ethnic cohort are cost burdened.

The Forward View

Prior to COVID, approximately 517,000 workers in Colorado relied on employment in one of the four most adversely affected industries; since January these four industries have shed 123,800 jobs. If 40% of those job losses prove to be permanent, up to 1 in 10 Coloradans reliant on employment in these industries may find themselves long-term unemployed. Data show that these Coloradans are disproportionately female, lacking a college degree, and many are single parents and/or well into their prime earning years. Non-white communities have higher concentrations of these worker households and prior to COVID over half of all households supported by workers in the industries losing the most jobs were already housing cost stressed. As a share of total households by race/ethnicity, at least half of all households in every racial/ethnic cohort is cost burdened.

Funding for policy response will be limited, as always. The most effective responses will be those tailored to the most adversely affected, regardless of where they live. With that in mind, we pose the following: Emergency support can go only so far. Sustainable solutions must comprehensively address the areas identified below, among others.



Call to Action - Share What is Working

#CoFutureWorking



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Metadata | Sources | Endnotes

All findings are based on analyst calculations using 2018 1-year PUMS American Community Survey (ACS) sourced from the IPUMS-USA database: Steven Ruggles, Sarah Flood, Ronald Goeken, Josiah Grover, Erin Meyer, Jose Pacas and Matthew Sobek. IPUMS USA: Version 10.0 [dataset]. Minneapolis, MN: IPUMS, 2020. <https://doi.org/10.18128/D010.V10.0>.

All point estimates contain margins of error.

¹This research was conducted using the seasonally adjusted jobs data released from the Bureau of Labor Statistics (BLS) July 17, 2020 state-level report (reflecting the employment situation through the second week of June 2020). In the subsequent month, the state recovered 3,600 retail jobs and as a result the Transportation, Warehousing and Utilities categories became the 4th most affected industry, with Retail 5th. Between the June and July jobs reports, the employment situation further deteriorated in the following industries: Information; Health Care and Social Assistance; Real Estate Rental and Leasing, and most notably in Government where Colorado has lost 42,700 jobs since January. All other industries added jobs, albeit in some sectors quite modestly, between June and July.

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