

Federal Heights — #1 of 10: Renters Over the 50% Rent Threshold

Federal Heights leads Colorado in rent burden

46.2% of renters spend over half their income on rent

Swipe for insights →

THE DATA

46.2%

Renters Over the 50% Rent Threshold (2024)

Federal Heights has the highest share of renters spending more than half their income on rent in Colorado.

This figure, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reveals a deep affordability crisis in one of the region's most economically diverse communities. The data shows that nearly half of all renters in Federal Heights are cost-burdened beyond the 50% threshold—exceeding the national benchmark for severe housing cost burden.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-30-aurora-severe-rent-burden-place-mkt>

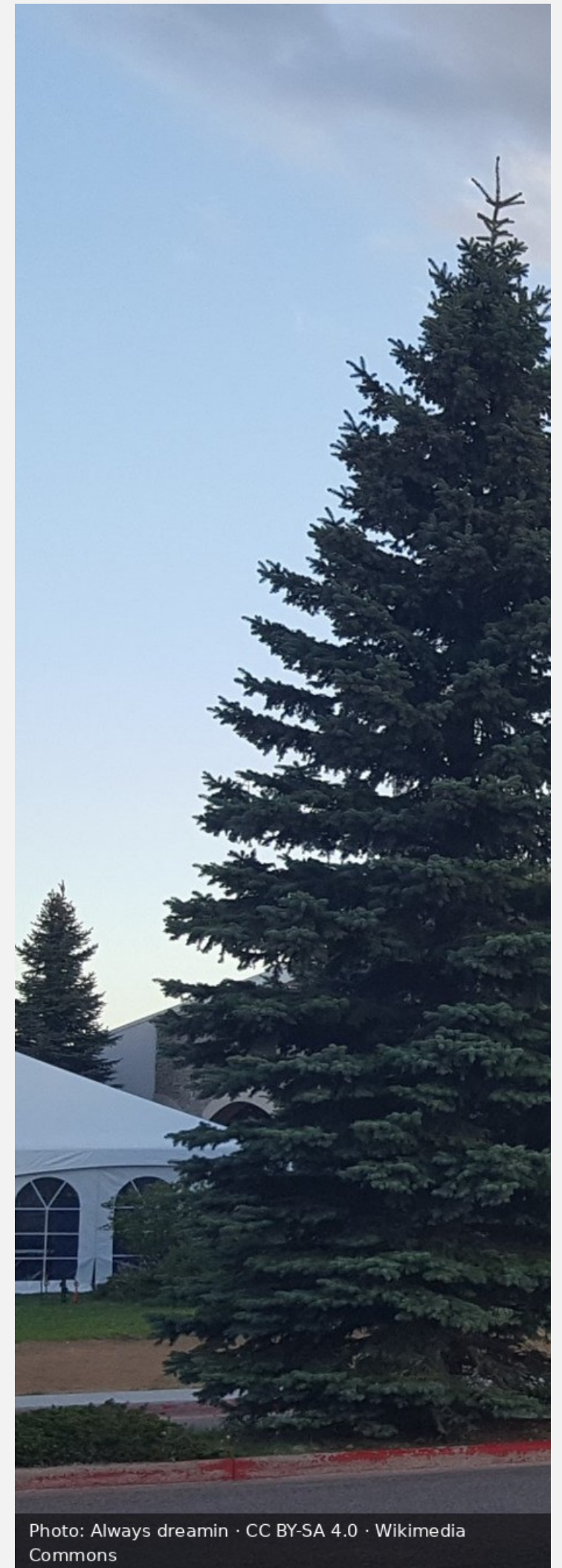


Photo: Always dreamin · CC BY-SA 4.0 · Wikimedia Commons

The background of the entire page is a photograph of a house with a dark, shingled roof partially covered in snow. The house is set against a pale, overcast sky. A semi-transparent red overlay covers the majority of the image, with a darker red rectangular area in the top-left corner containing the page number.

01

Affordability is a structural constraint

The fact that Federal Heights leads Colorado in rent burden—not due to a single policy shift, but as a result of long-term housing supply constraints and wage stagnation—suggests that affordability is not a temporary market fluctuation but a systemic issue. This pattern reflects broader trends in the eastern Denver metro, where median home values have risen steadily despite high mortgage rates, compressing rental affordability in lower-income zones.

02

Resilience in the face of strain

Despite the extreme rent burden, the region remains resilient. Industrial growth in Weld County, proximity to major logistics corridors, and sustained employment in advanced manufacturing have anchored household inflows. This suggests that economic fundamentals are holding, even as housing costs strain household budgets—indicating that affordability is a lagging indicator, not a market failure.



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