



# Doubled Up and Dealing With It Part II

Shared housing arrangements in  
the Denver region



## Background:

### Doubling Up:

*“having **one or more adults in addition to the head of household and spouse or partner**, such as an adult child living at home, two related or unrelated families residing together, or a parent living with an adult child.” – US HUD*





## Background:

### What doubling up represents:

*“a disguised form of stress in the nation’s housing markets” –  
Kurt G. Usowski, Deputy Assistant Secretary for Policy Development, US  
HUD*

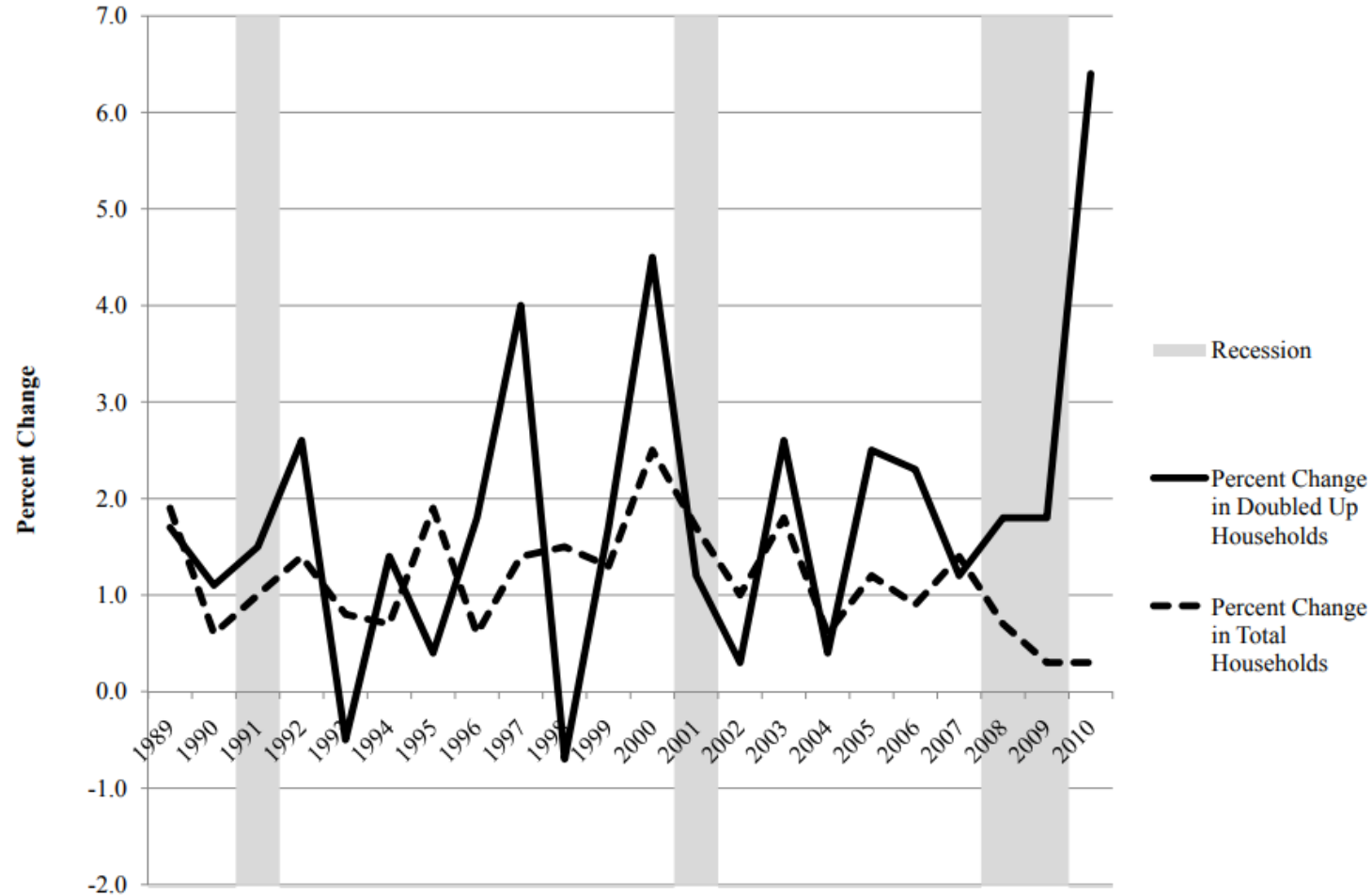


Source: [HUD Office of Policy Development and Research](#);



# Background: The Great Recession

Figure 1: Percent Change in Total Households and Percent Change in Doubled-up households, 1988-2010




Note: Excludes group quarters population; Cohabiting households are defined as “doubled up” in Figure 1

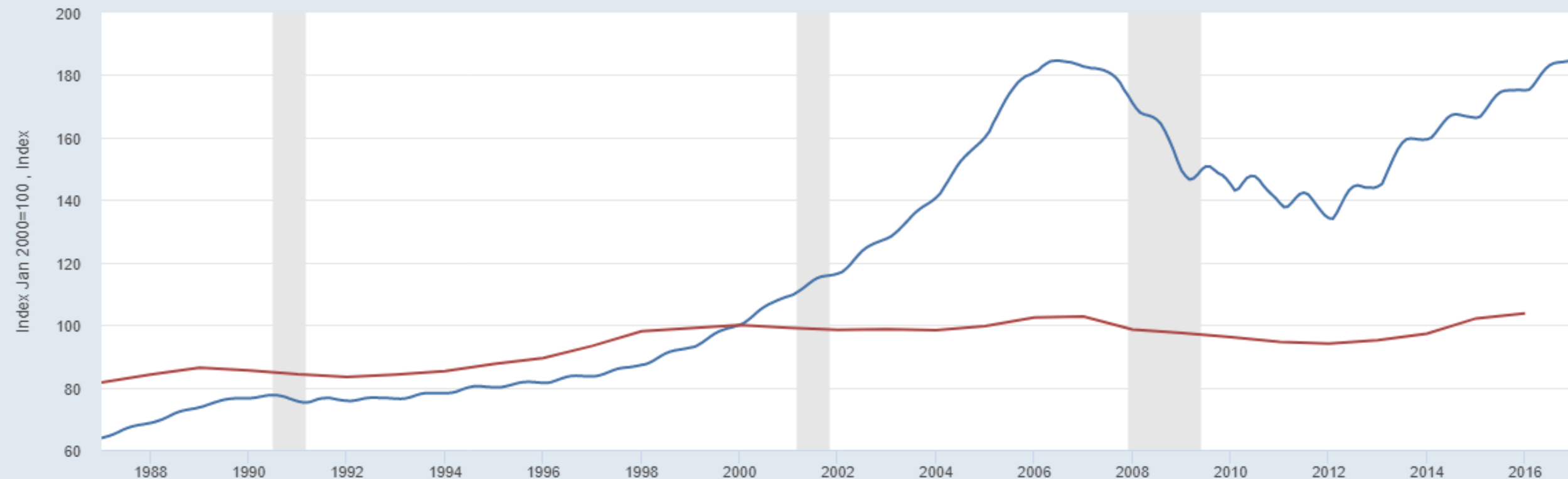
Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplements, 1988-2010

Source: Mykyta and Macartney, [Census Bureau](#) (2012)



# Background: Nationally, home prices rose faster than earnings

**FRED**  — S&P/Case-Shiller U.S. National Home Price Index  
— Real Median Personal Income in the United States, 2000=100



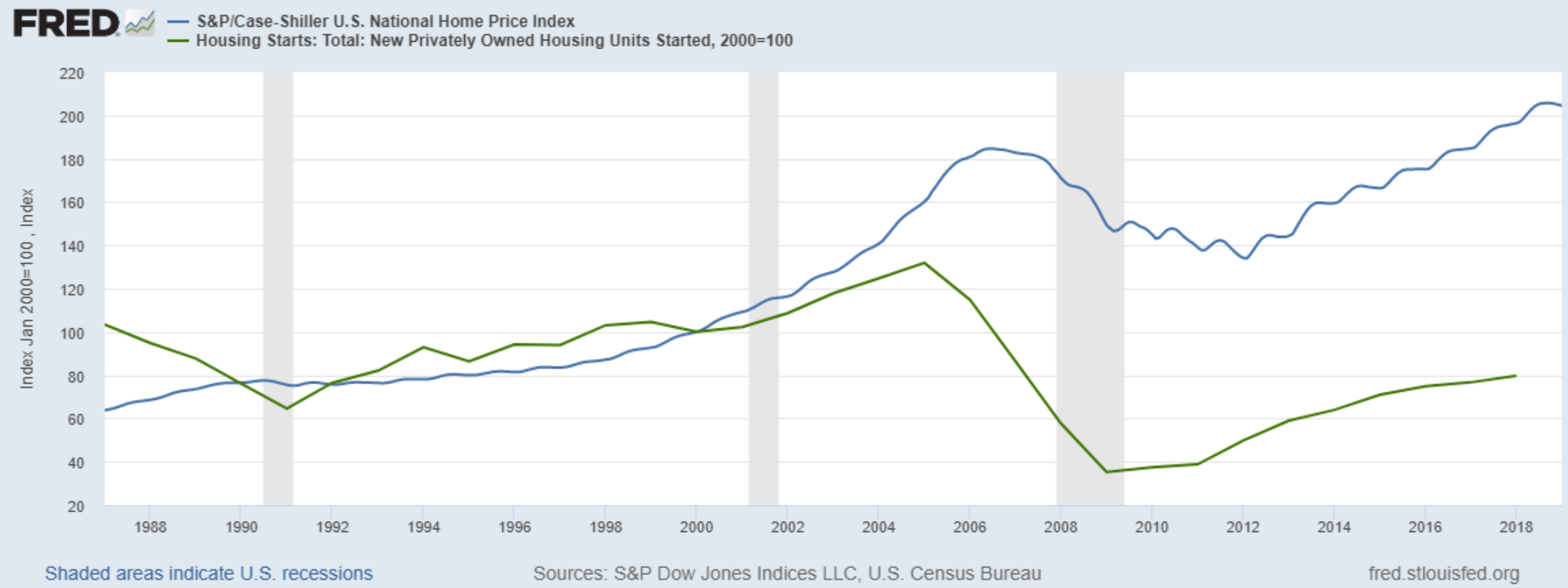
Shaded areas indicate U.S. recessions

Sources: S&P Dow Jones Indices LLC, U.S. Census Bureau

fred.stlouisfed.org



# Background: Nationally, housing unit production slowed





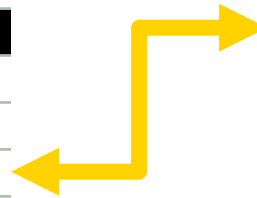
# Background: Metro area median home price to median income

### 1990 Median Home Price-to-Median Income Ratio

Peer metro areas	Ratio	Overall metro rank
San Francisco	6.25	6
Los Angeles	6.04	8
Boulder	3.38	44
<b>United States</b>	<b>3.11</b>	
Phoenix	2.75	125
Dallas	2.67	146
Denver	2.52	192
Greeley	2.50	195
Atlanta	2.44	209
Portland	2.43	217
Minneapolis	2.41	225
Austin	2.38	236
Kansas City	2.28	266
Salt Lake City	2.21	285

### 2018 Median Home Price-to-Median Income Ratio

Peer metro areas	Ratio	Overall metro rank
Los Angeles	9.44	4
San Francisco	9.24	5
Boulder	7.08	14
Denver	5.62	34
Portland	5.17	48
Greeley	4.73	70
Salt Lake City	4.44	84
Phoenix	4.22	100
<b>United States</b>	<b>4.13</b>	
Austin	4.10	109
Dallas	3.67	151
Minneapolis	3.43	181
Atlanta	3.25	207
Kansas City	3.11	229



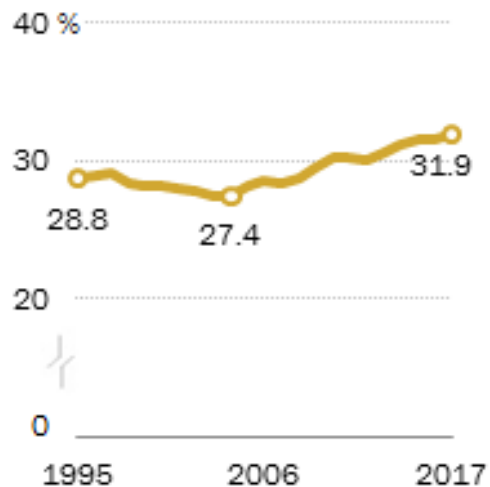
Data source: *The State of the Nation's Housing 2019*. Joint Center for Housing Studies of Harvard University. <https://www.jchs.harvard.edu/state-nations-housing-2019>. Accessed June 2019.



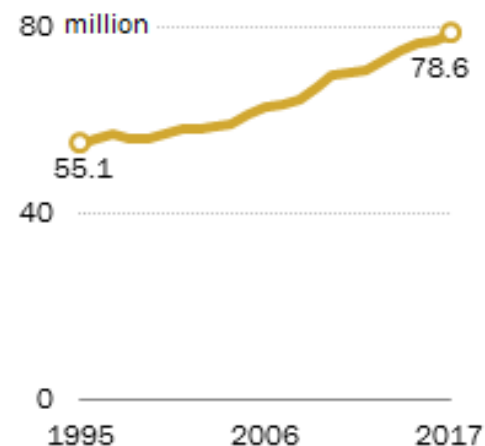
# Background: By 2017...

## Nearly one-in-three adults in U.S. are 'doubled up' in housing

*% of adults living in a shared household; that is, a household with at least one adult who is not the household head, the spouse or unmarried partner of the head, or an 18- to 24-year-old student.*



Number (in millions)



Note: In top panel, data labels shown are for 1995, 2004 and 2017. Living in a shared household refers to living in a household with an extra adult, that is, an adult who is not the household head, the spouse or cohabiting partner of the head, or an 18- to 24-year-old student.  
Source: Pew Research Center analysis of the 1995-2017 Current Population Survey, Annual Social and Economic Supplement (IPUMS).

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## Living arrangements of U.S. adults, 2017

### In a shared household

Household head	24,850,000
Spouse of head	9,640,000
Unmarried partner of head	798,000
18 to 24 and enrolled in school/college	3,232,000

Extra adults  
**40,040,000**

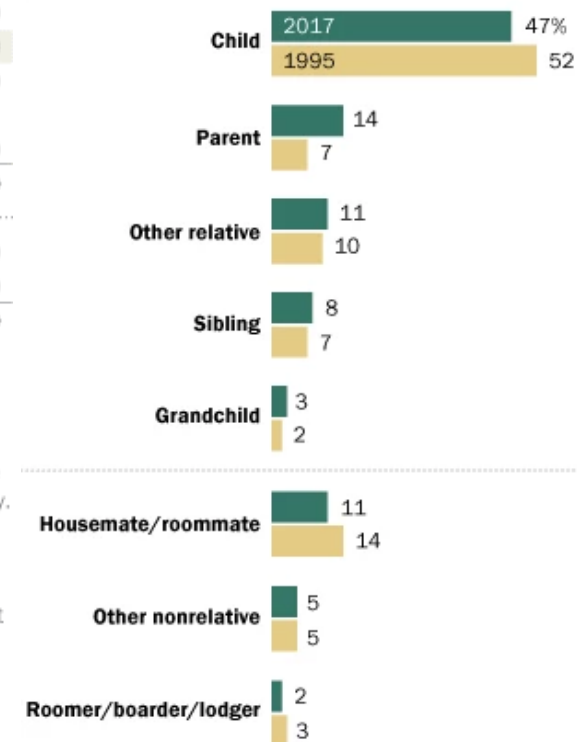
### Not in a shared household

Group quarters	339,000
<b>Total</b>	<b>246,300,000</b>

Note: Figures do not add to total indicated due to rounding. There are some 18- to 24-year-old students who are either the household head, or the spouse or unmarried partner of the head that are not included in the student number above but are included within their respective relationship category. Group quarters only includes non-institutionalized group quarters.  
Source: Pew Research Center analysis of the 2017 Current Population Survey, Annual Social and Economic Supplement (IPUMS).

## Parent(s) living in their adult child's home is increasingly common

*The extra adult is the \_\_\_\_\_ of the household head (in %)*







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