

DENVER REGION DATA BRIEF

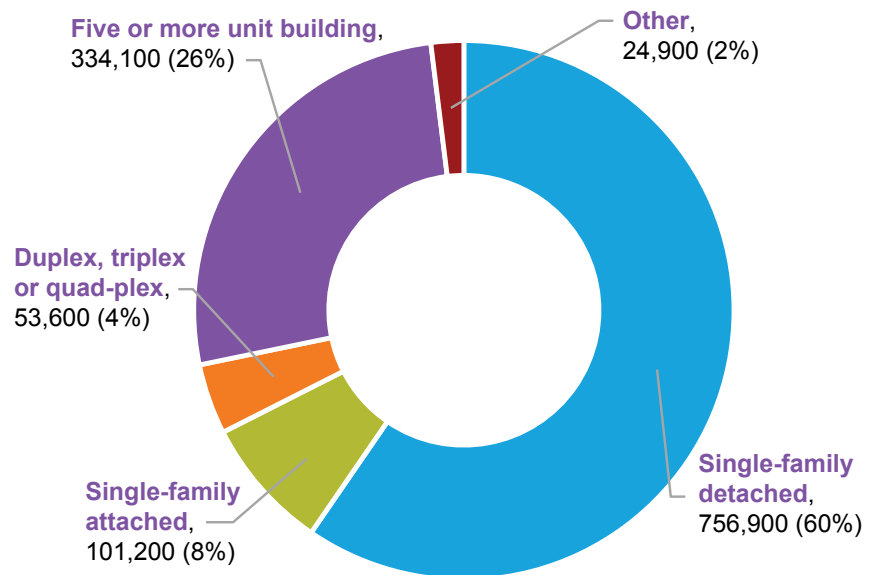
Household growth and housing demand

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HOUSING, HOUSEHOLDS AND FORECASTING DEMAND

Single-family, detached homes make up the majority of the region's current housing supply. Yet, with the most significant household growth in 2017-2050 forecast to be among older adults and households without children, meeting new housing demand by building housing in the same proportions as the existing housing supply may not be responsive to this demographic shift. The term "household" describes people living together in a housing unit. A household may or may not be a family – and the term may describe an individual if they live alone. Households need housing units. A forecast of over 600,000 more households by 2050 corresponds to an equal increase of demand for housing units in the region.

Number of housing units by structure type, 2017



Data Source: "Table B25024: Units in structure" 2013-2017 American Community Survey Five-Year Estimates. U.S. Census Bureau.

Just the numbers

- Based on forecast household growth, demand for housing will increase to 600,000 new units for 2017-2050.
- 82% (about 500,000) of the increased demand for housing 2017-2050 will be from households without children.
- Over half (about 320,000) of all forecast household growth will be among households headed by older adults.



Age of generations in 2050

GENERATION	AGE RANGE
Baby boom	86–104
Generation X	70–85
Millennial	54–69
Generation Z	?–53

Adapted from Pew Research Center
<https://www.pewresearch.org/fact-tank/2019/01/17/where-millennials-end-and-generation-z-begins/>



IN PRACTICE: MEETING DEMAND WITH A MIX OF HOUSING TYPES

One way communities are seeking to diversify their local housing stock is through what some architects and planners are calling “missing middle housing.” This includes single-family attached homes, duplexes, triplexes, quadplexes, accessory dwelling units and single-family detached homes on smaller lots arranged around a shared courtyards or alleys. Commonly constructed before the 1940s, many local zoning codes have since restricted these types of homes and established minimum lot or house sizes.

SIGNIFICANT DIFFERENCES, 2017-2050

Not all households have the same needs, preferences or means. Their housing type choices may differ based on age, size, income and the presence of children. Planners, officials and developers can use Colorado’s State Demography Office forecasts to anticipate the needs of households in 2017-

2050. Older adults will account for more than half the forecast household growth with nearly 320,000 more older adult-headed households in 2050 than in 2017. Although some of the forecast growth will be attributed to older adults relocating to the region, baby boomers who are already residents of the region are aging into older adulthood in numbers greater than their predecessors. Gen Xers and the eldest millennials will be 65 or older by 2050, sustaining the growth among the older adult population. Aging households will drive two overlapping trends to affect the demand for housing in the region. The first is the forecast for an increase of more than 225,000 single-person households by 2050. The second is the forecast for about 500,000 more households without children by 2050.

Between 2017 and 2050, additional households by type and age of head

Growth among households with...	18-24	25-44	45-64	65-PLUS	TOTAL
more than one adult with children	1,400	34,500	45,600	9,800	91,400
more than one adult with no children	4,300	18,200	92,100	160,700	275,400
one adult with children	600	6,700	7,000	1,000	15,300
one adult with no children	2,700	17,500	58,100	147,900	226,300
Total growth	9,100	76,900	203,000	319,400	608,400

Data source: “Household projections” Colorado Department of Local Affairs, State Demography Office. <https://demography.dola.colorado.gov/housing-and-households/data/household-projections/>. Accessed December 2018.

The Denver Regional Council of Governments is a forum where local governments collaborate to make the region a great place to live, work and play. To support decision-making, DRCOG staff maintains and analyzes various data sets. This briefing is an opportunity to highlight insights from the data sets.

Questions? Ideas for topics? Contact Andy Taylor at ataylor@drcog.org. For more data, visit data.drcog.org.

