Regional Housing Strategy

Prepared by: The Denver Regional Council of Governments and
BBC Research & Consulting
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SECTION I
Introduction

In 2013, DRCOG initiated a Regional Housing Strategy (RHS) study to identify the nature and extent of the region's housing needs, to inform the Metro Vision update.

Throughout the process to develop Metro Vision 2040 housing has emerged as a critical issue for regional stakeholders and the public. In spring 2012, DRCOG retained BBC Research & Consulting (BBC) to conduct a regional Listening Tour in advance of the launch of the Metro Vision 2040 planning process. A Listening Tour is a qualitative research process designed to listen to stakeholders', subject matter experts', and residents' vision for the future and the steps they believe must be taken to achieve that vision.

Listening Tour participants described a vision for housing in the year 2040 that built on today's housing assets while recognizing the need to create a more varied regional housing stock. Listening Tour participants noted several key observations to explore further during the process to develop the Metro Vision plan update.

- The region currently has a diversity of housing choices and neighborhood types in the region, including urban, suburban, exurban, and rural settings.
- Participants described a perceived lack of affordable housing choices in particular parts of the region combined with gentrification of other areas as creating challenges for lower income residents.
- Participants believe that most affordable and accessible housing opportunities for persons with disabilities are primarily offered in the urban core, and that more are needed throughout the region.
- Opportunities for aging-in-community are perceived to be rare throughout the region today. Listening Tour participants noted that many seniors are not moving out of their homes — homes which may not meet their accessibility needs — because there is nowhere for them to move within their current community that they can afford.

The RHS takes a "balanced housing" approach with the goal of providing a diverse set of housing choices for the many types of households who call the region home today and in the future. Strategy development focused on how to improve provision of a diverse set of housing opportunities for residents of all ages, incomes and abilities throughout the region.

Methodology and Geographic Focus

The RHS was informed by stakeholder and resident engagement, as well as quantitative analysis. The stakeholder and resident engagement efforts and findings are detailed in Section IV - Public Participation. The engagement process was extensive, involving in-person and phone interviews with housing policy experts; interviews and several meetings with representatives of entitlement communities; and focus groups with more than 65 residents in low income neighborhoods.

The data used in the RHS was largely local data, provided by the state demographer, local providers of rental and homeownership housing prices and databases maintained by DRCOG. Census data were used where local sources were unavailable.

Data sources included the following:

- Colorado Department of Local Affairs (DOLA) population estimates, projections and components of change.
- Decennial Census—the full enumeration of households and their demographic characteristics conducted every 10 years. Limited data on housing characteristics is included in the decennial census.
- American Community Survey (ACS)—a large annual survey conducted by the U.S. Census Bureau of a sample of households. This survey asks about household demographic, economic and housing characteristics.
- Multiple Listing Service (MLS) data provided by Genesis Group—homes listed and for sale in the Denver region during 2000, 2012 and 2013.
- Metro Denver Vacancy & Rent Report—apartment vacancies and costs.
- Rental data from www.coloradohousingsearch.com, which is managed by www.socialserve.com, a nonprofit housing search engine and provider of market research focused on affordable housing.

The most recent data available at the time the report was written were used. For the ACS, this included the 2011 and 2012 survey; for the rent vacancy survey, third quarter 2013 (3Q13) data; and for MLS data, listings through year end 2013.

Data in this study are provided at the county level for the counties included in the Denver region. These include:

- Adams County;
- Arapahoe County;
- Boulder County;
- City and County of Broomfield;
- Clear Creek County;
- City and County of Denver;
- Douglas County;
- Jefferson County; and
- Gilpin County.

A portion of southwest Weld County is also included in the region. As of 2010, 23.46 percent of

Weld County was part of the Denver region, based on the population of the Weld County Census tracts that are contained within regional boundaries.[1]

A note on small area changes. Two of the region's counties—Clear Creek and Gilpin—had populations of less than 10,000 at the time this report was prepared. In these counties, small fluctuations in demographic, housing or economic conditions can produce large percentage changes. For this reason, numbers, as well as percentages, are presented in many tables, and percent changes are shown as percentage point differences v. percentage growth in numbers.

Organization of Report

The remainder of the report is organized as follows:

- Section II sets the demographic context for the housing analysis by considering how the region has changed in the past and is likely to change in future. Variables included in the analysis are those that are most important in housing choice: income, age and family characteristics.
- Section III contains a quantitative analysis of housing needs in the region. Gaps are estimated using a comparative analysis of a community's provision of affordable housing relative to its overall proportion of households.
- Section IV contains the findings from the stakeholder and resident consultation processes.
- Section V contains primary findings from the analysis and recommendations for addressing needs.

[1] In this report, aggregate data are shown for the Denver region excluding the Weld County portion and for Weld County overall. Data shown by Census tract include the Weld County tracts that are part of the region.

SECTION II
Demographic Context

This section contains an analysis of regional demographics, including projected changes through 2040. This analysis is an important part of the housing assessment because of the strong link between housing demand and demographics. As residents progress through various stages of their lifecycle, their housing preferences can change due to changes in familial status, income, employment and disability.

The section begins with a discussion of population change and patterns of growth; discusses shifts in age distribution and household characteristics; profiles the racial and ethnic diversity in the region; and concludes with trends in poverty and income—a vital determinant of housing choice.

Population

Between 1980 and 2010, the region overall grew by 73 percent, or 1.18 million people.[1] This is equivalent to annual growth, on average of approximately 39,500 people per year. The strongest growth in numbers occurred during the year 2000, when the region grew by 72,500 people. The only year in which the region lost population was 1988, a decline of 2,500 people.

Figure II-1 shows population levels and growth rate for the region and by county for 1980, 1990, 2000, 2010, and 2012.

According to the 2012 ACS, the 2-year growth (2010 to 2012) has averaged 4 percent for most counties. Boulder, Clear Creek, Gilpin and Jefferson County posted lower rates of growth.

From 2010 to 2012 Adam's and Arapahoe's growth was similar to growth in the past 10 years. Douglas and Weld County grew more slowly between 2010 and 2012 than in the prior decade. In contrast, Denver, which grew by 9 percent between 2000 and 2010, has already achieved half of that percentage growth between 2010 and 2012. While 2012 population estimates are provided it is too early to tell if these recent trends will continue.

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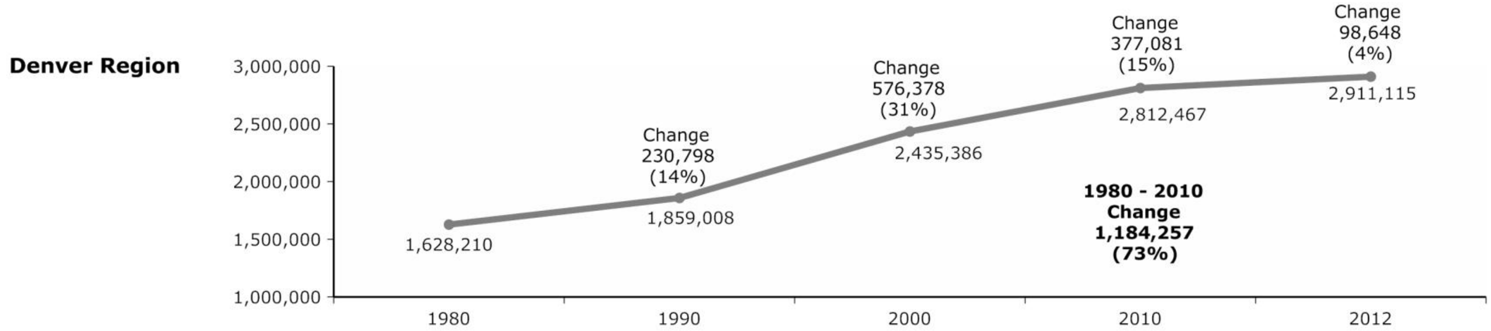
[1] Regional growth including Weld County is 75 percent and 1.3 million people.

Figure II-1.
Population and Change, Denver Region and by County, 1980, 1990, 2000, 2010, and 2012



Year	Adams County	Change No.	Change %	Arapahoe County	Change No.	Change %	Boulder County	Change No.	Change %	Broomfield County	Change No.	Change %	Clear Creek County	Change No.	Change %
1980	245,944			293,292			189,625			*Part of Boulder County*			7,308		
1990	265,038	19,094	8%	391,511	98,219	33%	225,339	35,714	19%	*Part of Boulder County*			7,619	311	4%
2000	351,735	86,697	33%	490,722	99,211	25%	276,255	50,916	23%	38,544			9,361	1,742	23%
2010	443,711	91,976	26%	574,819	84,097	17%	295,605	19,350	7%	56,107	17,563	46%	9,108	(253)	-3%
2012	459,598	15,887	4%	595,546	20,727	4%	305,318	9,713	3%	58,298	2,191	4%	9,026	(82)	-1%
1980-2010 Change		197,767	80%		281,527	96%		105,980	56%					1,800	25%

Year	Denver County	Change No.	Change %	Douglas County	Change No.	Change %	Gilpin County	Change No.	Change %	Jefferson County	Change No.	Change %	Weld County	Change No.	Change %
1980	492,694			25,153			2,441			371,753			123,438		
1990	467,610	-25,084	-5%	60,391	35,238	140%	3,070	629	26%	438,430	66,677	18%	131,821	8,383	7%
2000	556,738	89,128	19%	180,510	120,119	199%	4,803	1,733	56%	526,718	88,288	20%	183,076	51,255	39%
2010	604,879	48,141	9%	287,124	106,614	59%	5,463	660	14%	535,651	8,933	2%	254,230	71,154	39%
2012	634,265	29,386	5%	298,215	11,091	4%	5,491	28	1%	545,358	9,707	2%	263,691	9,461	4%
1980-2010 Change		112,185	23%		261,971	1042%		3,022	124%		163,898	44%		130,792	106%

Note: Broomfield County was part of Boulder County until November 15, 2001.

Source: DOLA, retrieved in February 2014, and Census 2012 Population Estimates.

Components of population change. Figure II-2 shows the components of population change in the region. There are two distinct ways why population levels change: net migration and natural increase. Net migration is the difference between residents moving into and out of a geographic area. Natural increase is the difference between births and deaths occurring in a geographic area.

Between 1980 and 2010, the region added 539,000 residents due to positive net migration and 654,000 due to natural increase (births exceeding deaths).[2] Gains from natural increase fluctuate much less than population changes from migration, which ranges from a low of negative 22,000 in 1988 to a high of 49,000 in 2000.

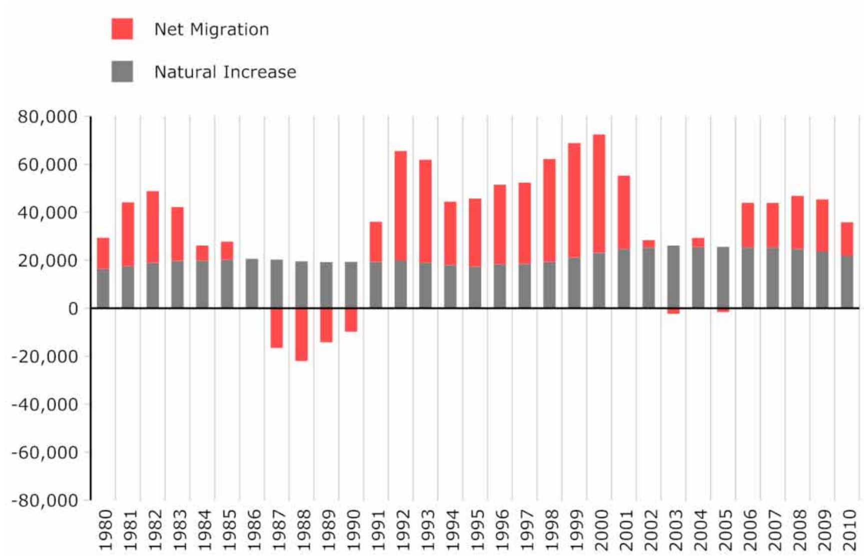
Figure II-2. Components of Change, Denver Region, 1980-2010

Note:

Denver region total excludes a portion of unincorporated Weld County.

Source:

DOLA.

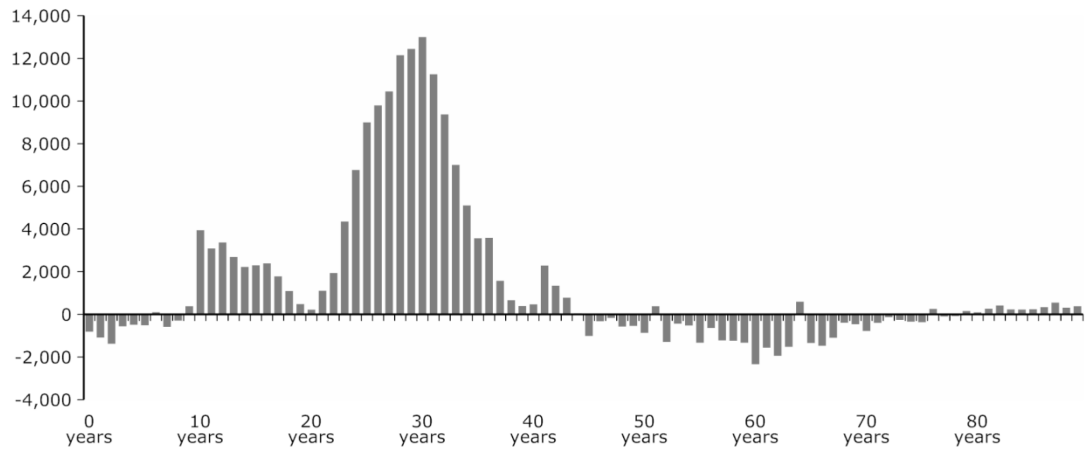


In the Denver region, net in-migration between 2000 and 2010 was driven by younger residents, mostly between the ages of 25 and 31: Indeed, residents in this age cohort made up 60 percent of all net migration.

Net migration by age in the Denver region is shown in Figure II-3. The Denver region had a significant increase in college-age and young workers. The region had a slight out-migration of adults 50 and older.

[2] DOLA's data on the components of growth and overall growth differ slightly in some years and overall.

Figure II-3.
Net Migration by Age, Denver Region, 2000-2010

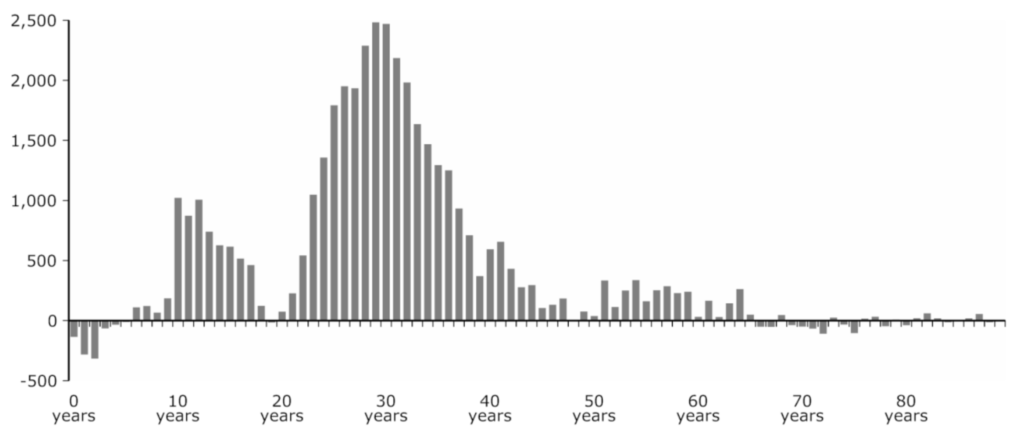


Note: Denver region total excludes a portion of unincorporated Weld County.

Source: DOLA.

Figures II-4 through II-13 show net migration by age in Adams County, the City and County of Denver, and Douglas County. Net migration by age for the remainder of the counties in the Denver region can be found in the appendix. It is important to note that migration patterns also include movement of residents among the counties in the region as life circumstances and housing situations change.

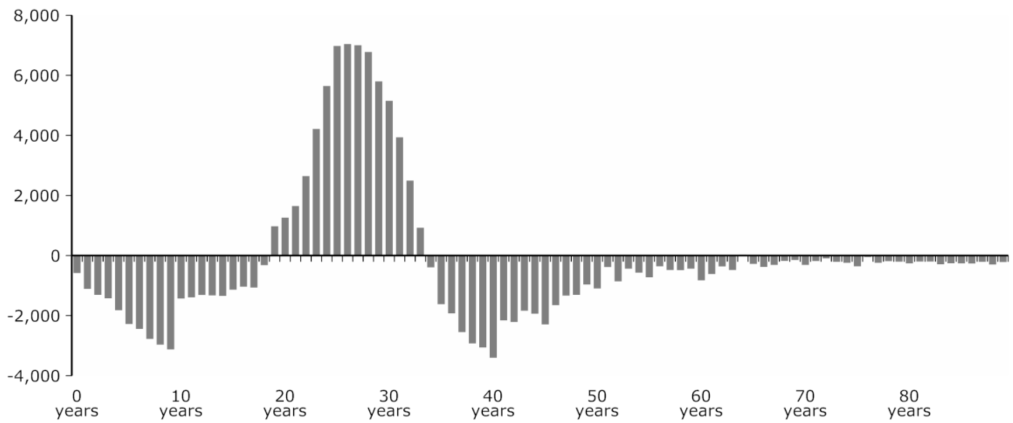
Figure II-4.
Net Migration by Age, Adams County, 2000-2010



Source: DOLA.

Adams County's net migration is very similar to the net migration of the Denver region in Figure II-3. Adams County's housing market provides product for both young workers and individuals in their 30's and 40's forming families and buying homes. Adams County is most affordable in terms of rent and in terms of owning a detached home, additional details are covered in more detail in Section III.

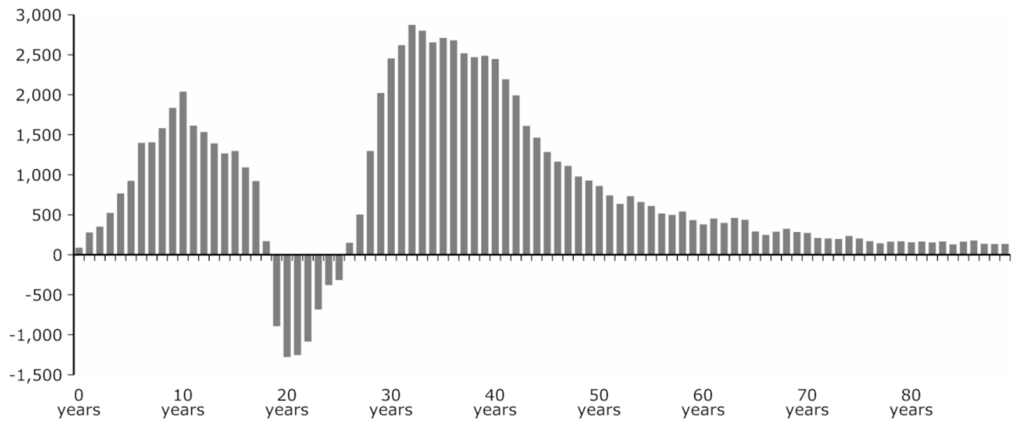
Figure II- 5. Net Migration by Age, Denver County, 2000-2010



Source: DOLA.

The City and County of Denver has also attracted young workers and has highest share of the region's rental units. More details are provided in Section III. The City and County of Denver also lost individuals in their 30's and 40's forming families to suburban areas below as well as older adults as shown in Figure II-5 , more details are provided in Section III.

Figure II- 6.
Net Migration by Age, Douglas County, 2000-2010



Source: DOLA.

Douglas County is an inverse to the City and County of Denver in that it has attracted individuals in their 30's and 40's forming families and buying homes with its family oriented- neighborhoods and school system. The majority of the Douglas County housing stock consists of one-unit detached single family units, this will be covered in more detail in Section III.

Population forecasts. In its latest forecasts (February 2014), DOLA projects that the region will contain 4 million people by 2040—1.2 million more than in 2010. By percentage, population growth will be the largest for the counties of Douglas, Adams, Clear Creek, Gilpin and Broomfield, all of which are projected to increase their population by more than 50 percent.[3] Numerical growth will be strongest for Adams and Arapahoe counties and the City and County of Denver. Altogether, these three counties will comprise 65 percent of projected regional growth (excluding Weld County).

Figure II- 7 shows projections by county and for the region overall for 2020, 2030 and 2040. By 2040, Arapahoe County will be almost as large as the City and County of Denver in size of population.

Figure II- 7.
Population Projections, Denver Region and by County, 2020, 2030, and 2040

Year	Adams County	Arapahoe County	Boulder County	Broomfield County	Clear Creek County	Denver County	Douglas County	Gilpin County	Jefferson County	Denver Region (excluding Weld County)	Weld County
2010	443,711	574,819	295,605	56,107	9,108	604,879	287,124	5,463	535,651	2,812,467	254,230
2013	467,666	604,398	308,954	59,945	9,005	649,481	303,339	5,562	549,643	2,957,995	269,386
2020	529,051	670,882	334,046	70,455	9,858	732,907	349,393	6,297	579,660	3,282,548	329,479
2030	624,537	766,839	365,584	81,231	12,041	806,365	420,213	7,342	621,608	3,705,758	446,211
2040	711,692	851,440	386,763	85,102	14,252	859,301	478,650	8,412	639,154	4,034,765	568,600
2010-2040 numerical growth	267,981	276,621	91,158	28,995	5,144	254,422	191,526	2,949	103,503	1,222,298	314,370
2010-2040 percentage growth	60%	48%	31%	52%	56%	42%	67%	54%	19%	43%	124%

Note: Denver region total excludes a portion of unincorporated Weld County.

Source: DOLA, retrieved February 2014.

Age

Figure II-8 shows the change in age cohorts between 2000 and 2010 by the Denver region as a whole and by county for Boulder County, the City and County of Broomfield, Clear Creek County, the City and County of Denver, Douglas County, and Gilpin County. The change in age cohorts between 2000 and 2010 for the remainder of the counties in the Denver region can be found in the appendix.

Change in Age Cohorts, Denver Region and by County, 2000 and 2010

Figure II-8. DRCOG Region (except Weld County)

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	619,669	690,355	11%
18-24	231,086	259,609	12%
25-34	403,686	428,487	6%
35-44	426,653	414,519	-3%
45-59	461,265	590,159	28%
60-74	193,908	305,883	58%
75+	99,109	124,353	25%

Source: 2000 and 2010 Colorado State Demographer

The age cohort of 60 to 74 had the largest growth in the region with a 58 percent increase, while the age cohort of 45 to 59 had the second largest growth in the region with a 28 percent increase. Increases in those two age cohorts are also seen nationally and even internationally. The Urban Land Institute found that nationally, the 55 to 64 population increased by nearly half in the 2000's. In 2000, the population of people 60 and older globally was 600 million, and had increased to 11 percent of the global population in 2010.

Figure II- 9. Change in Age Cohorts, County, Between 2000 and 2010

	Adams County	Arapahoe County	Boulder County	City & County of Broomfield	Clear Creek County	City & County of Denver	Douglas County	Gilpin County	Jefferson County
0-17	27%	13%	1%	29%	-25%	7%	53%	-4%	-11%
18-24	13%	17%	10%	48%	-14%	2%	90%	-12%	7%
25-34	21%	12%	-12%	31%	-17%	8%	13%	-28%	-7%
35-44	12%	5%	-15%	16%	-31%	6%	32%	-11%	-26%
45-59	43%	26%	21%	73%	8%	13%	87%	38%	18%
60-74	46%	64%	71%	127%	99%	30%	196%	168%	51%
75+	38%	32%	28%	153%	44%	-5%	175%	56%	32%

Boulder County had a decrease in the age cohort of 25 to 34 (12 percent decrease) and the age cohort of 35 to 44 (15 percent decrease). This is potentially due to those age cohorts forming families and not able to afford the high housing costs in the County. This will be covered in more detail in Section III. Boulder County did see a large increase in the age cohort of 60 to 74 by 71 percent. The City and County of Broomfield had a significant increase in the age cohort of 60 to 74 (127 percent increase) and the age cohort of 75 and older (153 percent increase).

Clear Creek County had a decrease in the four age cohorts between 0 to 44. The County had a significant increase in the age cohort of 60 to 74 by 99 percent. While the younger population has left the County, older adults have chosen to remain and age in place.

The City and County of Denver had a decrease in the ago cohort of 75 and older by five percent. This is potentially due to the high housing costs in Denver, this will be covered in more detail in Section III.

Douglas County had the largest increase in adults 60 and older. The age cohort of 60 to 74 had a significant increase by 196 percent and the age cohort of 75 and older had a significant increase by 175 percent.

Gilpin County is very similar to Clear Creek County in that it had a decrease in the four age cohorts between 0 to 44. The County also had a significant increase in the age cohort of 60 to 74 by 168 percent.

Older adult growth.

Figure II- 10. Number and Proportion of Older Adults in the Denver Region ~~any~~ by County, 1990-2010 and 2020-2040 Projections

	2010		1990-2010 Change		2020		2030		2040		2010-2040 Change	
	60+	% 60+	60+	% Change	60+	% 60+	60+	% 60+	60+	% 60+	60+	% Change
Denver Region (excludes Weld)	**430,077**	**15%**	**+194,174**	**82%**	**669,286**	**20%**	**876,024**	**24%**	**1,016,180**	**25%**	**+586,103**	**136%**
Adams	56,256	13%	+26,478	89%	90,047	17%	125,058	20%	158,535	22%	+102,279	182%
Arapahoe	88,705	15%	+46,889	112%	140,754	21%	185,819	24%	218,555	26%	+129,850	146%
Boulder	45,783	15%	+22,132	94%	73,903	22%	96,787	26%	109,783	28%	+64,000	140%
Broomfield	8,287	15%	N/A	N/A	13,554	19%	19,172	24%	23,336	27%	+15,049	182%
Clear Creek	1,953	21%	+1,145	142%	2,912	30%	3,071	26%	2,961	21%	+1,008	52%
Denver	91,724	15%	+7,320	9%	127,071	17%	153,028	19%	180,141	21%	+88,417	96%
Douglas	34,640	12%	+30,603	758%	65,139	19%	103,034	25%	127,893	27%	+93,253	269%
Gilpin	1,006	18%	+669	199%	1,687	27%	1,886	26%	1,938	23%	+932	93%
Jefferson	101,723	19%	+50,651	99%	154,219	27%	188,169	30%	193,038	30%	+91,315	90%
Weld County (entire county)	36,661	14%	+18,678	104%	59,268	18%	82,719	19%	107,191	19%	+70,530	192%

Note: Broomfield County was not incorporated as a separate county until 2001. In 1990, portions of what became Broomfield County are in Adams, Jefferson, Boulder, and Weld Counties.
Source: DOLA, retrieved August 2014

As shown is Figure II-10, 15 percent of the region's residents, 430,077 are age 60 and older. Between 1990 and 2010, the regional proportion of residents 60 and older increased by 194,174, an increase of 82 percent. This increasing trend of an increase in residents 60 and older is expected to continue, by 2020 the regional proportion of residents 60 and older is expected to be 20 percent. By 2040the regional proportion of residents 60 and older is expected to be 25 percent, a 136 percent increase between 2010 and 2040.

DRCOG's Area Agency on Aging (AAA) is responsible for the establishment of a comprehensive, coordinated system of community-based supportive and nutrition services for the Denver region's older adults. Older adults 60 years of age and older are eligible for services provided by the AAA. As a result of this expanded age group (60+ compared to 65+) nearly ¼ of the Denver region will be considered an older adult in 2040.

The aging of the population will impact the entire region and each jurisdiction within the region. Douglas County in particular will see dramatic changes. As outlined in Figure II-9 between 2000 and 2010, Douglas County had the largest increase in the age cohort of 60 to 74 by a 196 percent increase and the largest increase in the age cohort of 75 and older by a 175 percent increase.

Numerically, by 2040, 30 percent of residents in Jefferson County will be 60 and older, 28 percent of residents in Boulder County will be 60 and older, and 27 percent of residents in both the City and County of Broomfield and Douglas County will be 60 and older.

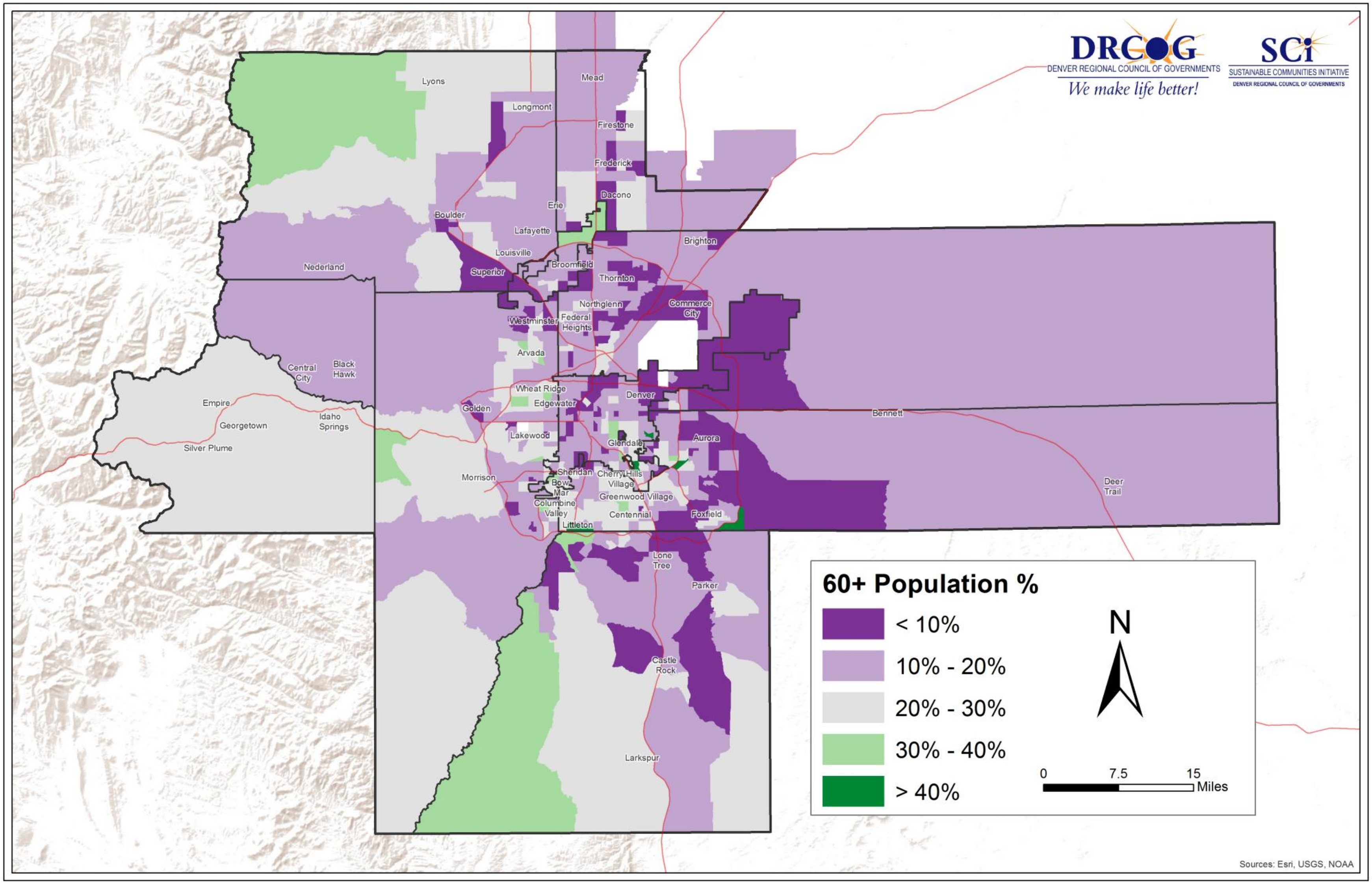
It is evident from the above information that the proportion of adults 60 and older is increasing throughout the region. This can further be seen in trends at the census tract level. In 1980 there were 138 census tracts in the region with 10 to 20 percent of the population consisting of adults 60 and older, in 2000 that increased to 288 census tracts, and in 2010 it more than doubled with 365 census tracts in the region with 10 to 20 percent of the population consisting of adults 60 and older.

In 1980 there were 51 census tracts in the region with 20 to 30 percent of the population consisting of adults 60 and older, in 2000 that increased to 61 census tracts, and in 2010 it nearly tripled with 151 census tracts with 20 to 30 percent of the population consisting of adults 60 and older. For additional information on the census tracts with adults 60 and older, please refer to the appendix.

Figure II-11 below shows the 2010 census tracts with adults 60 and older described above.

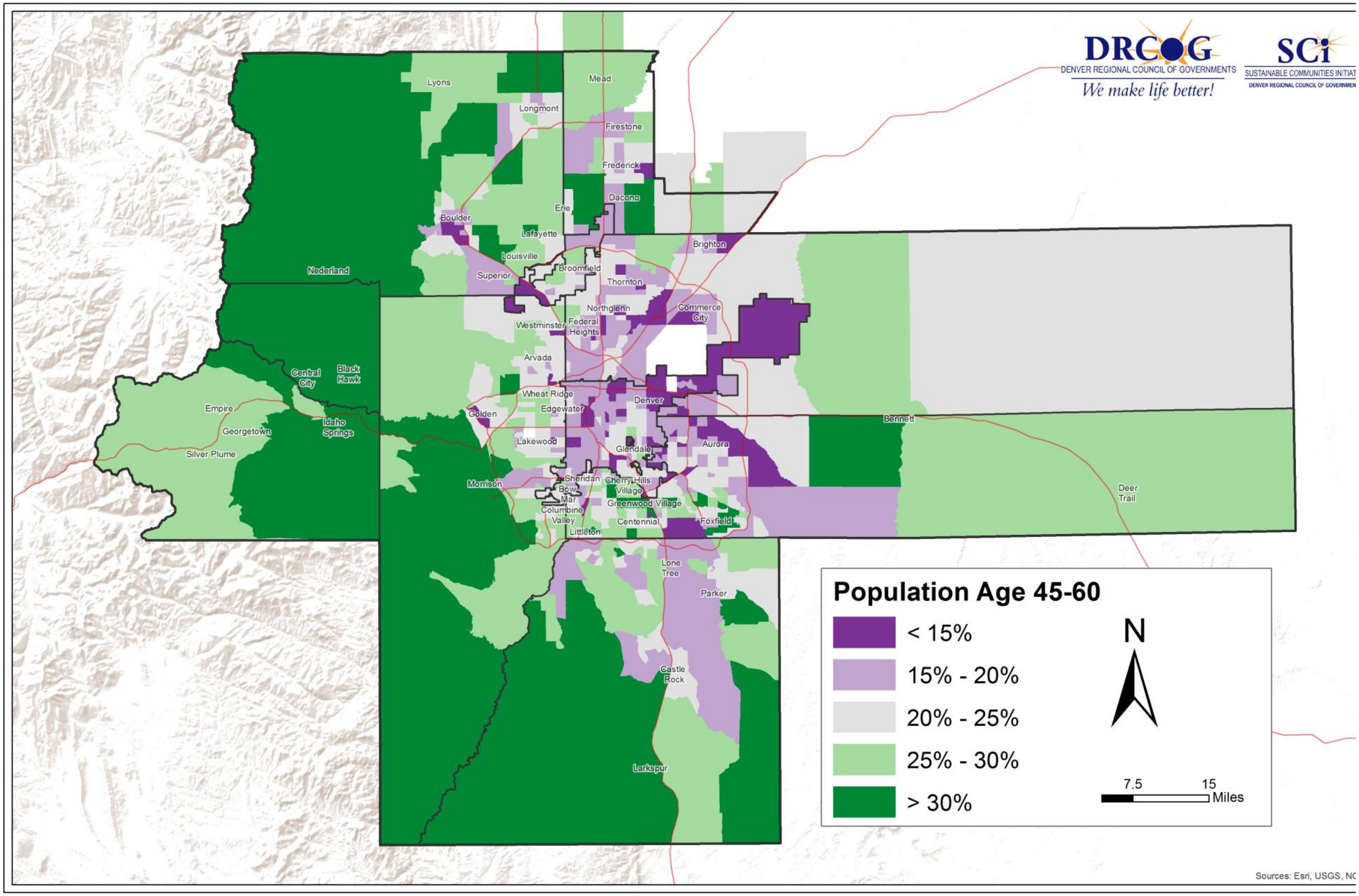
Figure II- 12 shows the potential location of older adult residents in the year 2040. The areas shown in Figure II-12 are current concentrations of 45 to 60 year olds. If incomes and housing costs remain fairly constant and residents choose to age in place, by 2040, the highest proportions of older adults will be found in outer ring suburbs and the most rural parts of the region that currently have significant concentrations of working age individuals. Many of these areas currently lack bus and light rail service.

Figure II- 11.
Distribution of 60+ Residents, Denver Region, 2010



Source: DRCO, NHGIS, 2010 Census

Figure II- 12.
Likely Location of Future Elderly (Current Concentrations of 45-60 Year Olds), 2040



Source: DRCOG, 2010 Census.

Age and housing choices. Future older adults have the potential to significantly impact housing demand if only because of their large numbers. They will also affect needs for supportive services that older adults patronize including home health care, meal delivery and transit.

Another large cohort—residents between the ages of 25 and 34, also known as Generation Y or Millennials—is already affecting the delivery of housing products. These residents, who are delaying marriage, childbearing, household formation and homeownership relative to past generations, have played an important role in the revival of the rental market, which had some of the highest vacancy rates in recent history during the mid-2000s.

It is generally agreed upon that, during the next 10 to 20 years, the aging of these two large cohorts—Baby Boomers and Millennials—will significantly impact the housing market. There are divergent views on how these impacts will be felt. Some believe that once Millennials form families they will migrate toward the suburbs, much like generations before them. Others believe they will remain in the urban centers they have helped to revitalize and create.

The Urban Land Institute (ULI) has done some of the most comprehensive and recent surveying of Millennials/Generation Y's housing preferences. The 2013 ULI survey of this cohort found favorable responses to developments that have a variety of housing types, are mixed-use and pedestrian friendly, suggesting a desire for both urban and "urban light," mixed-use settings that are growing in suburban markets.[4]

Some research has shown similar preferences toward denser, walkable residential environments among Baby Boomers. Yet the behavior of older adults, historically, has been to remain in their own homes as long as possible. Studies conducted by AARP have found that 80 percent of adults 45 and older said they would prefer to remain in their homes even if and when they need assistance. Another factor that could be keeping older adults in their homes is the downturn of the housing market as identified by the Urban Land Institute (ULI). Home values fell below what older adults were willing to see them for or are worth less than the debt they secure.[5]

If this continues, there will be a large need for expanded community-based support programs and networks to accommodate growth in older adults throughout the region. Older adults that remain in their existing homes may also require home modifications to accommodate disabilities. Communities around the region will be impacted by the aging of the population and will need to consider a wide array of impacts and programs – including in areas like transportation and housing.

Persons with disabilities. The aging of the region's population in the future will also increase the number of residents with disabilities, as age and disability are linked. Approximately 250,000 residents, or 9 percent of all residents, in the region have one or more disabilities. As shown in Figure II-13, the counties with the highest proportions of residents with a disability include Clear Creek (12%), Gilpin (11%) and

[4] http://uli.org/research/centers-initiatives/terwilliger-center-for-housing/research/community-survey/ contains a compilation of recent surveys, articles and opinions on Millennials' housing preferences.
[5] The Urban Land Institute's Housing in America: The Baby Boomers Turn 64 http://uli.org/wp-content/uploads/ULI-Documents/HousingInAmericaFIN.pdf

Denver (10%). Douglas and Boulder Counties have the lowest proportion of residents with disabilities at 6 percent and 7 percent, respectively.

Figure II-13.
Number and Percent of Residents with a Disability, Denver Region and by County, 2008-2012

Source:
2008-2012 ACS data.

County	Total	With a Disability	% with a Disability
DENVER REGION	**2,844,804**	**248,789**	**9%**
Adams County	439,480	41,531	9%
Arapahoe County	568,663	49,870	9%
Boulder County	294,929	21,081	7%
Broomfield County	55,746	4,531	8%
Clear Creek County	8,941	1,062	12%
Denver County	597,585	57,988	10%
Douglas County	286,008	16,941	6%
Gilpin County	5,315	585	11%
Jefferson County	530,187	49,752	9%
Weld County (DRCOG Portion)	57,950	5,448	9%

As shown in Figure II-13, the incidence of disability increases with age: In many communities, half or more of residents older than 75 years of age have some type of disability and between one-sixth to one-fourth of 65-75 year olds have a disability.

Figure II-14.
Disability by Age, Denver Region and by County, 2008-2012

	Adams County	Arapahoe County	Boulder County	Broomfield County	Clear Creek County	Denver County	Douglas County	Gilpin County	Jefferson County	Weld County (DRCOG Portion)
Residents with a disability	41,531	49,870	21,081	4,531	1,062	57,988	16,941	585	49,752	5,448
Under 5 years	313	117	239	21	0	332	260	0	212	80
5 to 17 years	4,191	3,968	1,143	322	2	3,424	2,411	12	3,132	537
18 to 34 years	4,963	5,980	3,384	545	172	7,086	1,966	49	4,772	490
35 to 64 years	18,028	21,531	8,722	1,858	507	24,471	7,011	330	20,784	2,415
65 to 74 years	5,939	6,715	2,601	512	122	7,843	2,365	118	7,364	878
75 years and over	8,097	11,559	4,992	1,273	259	14,832	2,928	76	13,488	1,048
Percent of residents with a disability	9%	9%	7%	8%	12%	10%	6%	11%	9%	9%
Under 5 years	1%	0%	1%	1%	0%	1%	1%	0%	1%	2%
5 to 17 years	5%	4%	2%	3%	0%	4%	4%	2%	4%	5%
18 to 34 years	4%	5%	4%	4%	14%	4%	4%	7%	4%	4%
35 to 64 years	11%	9%	7%	8%	10%	11%	5%	11%	9%	10%
65 to 74 years	27%	20%	15%	17%	15%	24%	17%	28%	19%	29%
75 years and over	54%	48%	42%	55%	74%	51%	41%	56%	48%	59%

Source: 2008-2012 ACS data.

If the prevalence of disability remains constant by age, the region will have 237,000 more individuals with disabilities by 2040, as shown in Figure II-15. This estimate is based on current rates of disability; longer life expectancies could increase the incidence of disability as more residents reach age 85 and older.

The largest increase in numbers will occur in Arapahoe County (53,000 more individuals), followed by Adams County (48,000) and Denver (42,000). The increases in the numbers of persons with disabilities are very large in most counties and, as such, are likely to increase demand for accessible and visitable housing, transit and certain supportive services.

Figure II-15.
Projected Number of Persons with Disabilities by Age, Denver Region and by County, 2040

County	Under 5 years	Under 5 with a disability	5-17	5-17 with a disability	18-34	18-34 with a disability	35-64	35-64 with a disability	65-74	65-74 with a disability	75+	75+ with a disability	2040 residents with a disability	Increase from 2010
DENVER REGION (excluding Weld)	**265,621**	**2,010**	**659,175**	**25,238**	**851,410**	**36,230**	**1,457,676**	**133,697**	**371,686**	**78,059**	**429,197**	**205,308**	**480,541**	**237,200**
Adams	56,165	465	134,825	6,403	156,078	6,909	243,479	26,671	60,018	16,436	61,128	32,903	89,786	48,255
Arapahoe	55,974	163	138,794	5,202	168,874	7,675	315,592	29,069	78,597	16,073	93,607	44,470	102,651	52,781
Boulder	19,086	278	56,279	1,396	88,710	3,621	134,763	9,754	39,735	6,072	48,189	20,038	41,159	20,078
Broomfield	4,732	26	12,953	400	16,568	728	32,535	2,560	8,990	1,498	9,324	5,112	10,323	5,792
Clear Creek	1,050	0	2,732	4	2,902	393	5,239	546	1,026	158	1,303	970	2,071	1,009
Denver	63,114	475	135,782	5,413	201,336	7,791	323,776	35,514	66,994	16,232	68,301	34,976	100,400	42,412
Douglas	29,073	351	80,069	2,974	91,617	3,653	175,637	9,518	51,867	8,976	50,387	20,531	46,002	29,061
Gilpin	512	0	1,410	23	1,706	114	3,279	354	693	192	812	457	1,141	556
Jefferson	35,915	253	96,331	3,423	123,619	5,346	223,376	19,712	63,766	12,423	96,146	45,851	87,008	37,256

Source: 2008-2012 ACS data on disabilities and DOLA projections retrieved February 2014.

Race and Ethnicity

The racial and ethnic makeup of the region is an important factor in housing choice due to variations in income, household size and preferences among differing races, ethnicities and cultural groups. Although these vary, in general, racial and ethnic minorities tend to have lower incomes and, as such, have a disproportionate need for affordable housing than non-Hispanic Whites. Some have larger families and are likely to live in multi-generational households, not only as a strategy to manage housing costs, but also to provide family support to children and older adults.

According to the 2010 Census, about two thirds of the metro population is non-Hispanic white. Another 22 percent is Hispanic, 5 percent is African American and 4 percent is Asian. Denver and Adams counties have the highest proportion of minorities (48% and 47%, respectively) while Clear Creek and Gilpin have the lowest.

Figure II- 16.
Racial and Ethnic Distribution, Denver region, 2010

County	Total Population	Percent of Population by Race/Ethnicity						
		Non-Hispanic White	Total Minorities	Hispanic	African American	Asian	Other Minority	Multi-racial
DENVER REGION	**2,858,070**	**67%**	**33%**	**22%**	**5%**	**4%**	**1%**	**2%**
Adams County	441,603	53%	47%	38%	3%	3%	1%	2%
Arapahoe County	572,003	63%	37%	18%	10%	5%	1%	3%
Boulder County	294,567	79%	21%	13%	1%	4%	1%	2%
Broomfield County	55,889	79%	21%	11%	1%	6%	1%	2%
Clear Creek County	9,088	92%	8%	5%	1%	1%	1%	1%
Denver County	600,158	52%	48%	32%	10%	3%	1%	2%
Douglas County	285,465	85%	15%	7%	1%	4%	0%	2%
Gilpin County	5,441	91%	9%	5%	1%	1%	1%	1%
Jefferson County	534,543	80%	20%	14%	1%	3%	1%	2%
Southwest Weld County	59,313	75%	25%	20%	1%	2%	1%	2%

Note: Racial/ethnic categories are mutually exclusive. "Other minority" includes Native American, Pacific Islanders and "some other race."

Source: 2010 Census, DRCOG and BBC Research & Consulting.

Consistent with national trends, the region has grown in racial and ethnic diversity. Between 2000 and 2010, diversity has increased the most Arapahoe County and Adams County and has increased the least in the City and County of Denver, Gilpin County, and Clear Creek County. In Arapahoe County, the minority population increased by 11 percent while in Adams County the minority population increased by 10 percent.

The City and County of Denver is unique in that population growth has not led to a shift in the city's racial, ethnic or household composition. Instead, diversity has remained relatively constant. Despite the increased diversity in the other counties, Denver at 48 percent, in addition to Adams County at 47 percent, remains the most racially and ethnically diverse county in the region.

Household Characteristics

Although there is no one, predictable pattern to housing choice, there are similarities among residents of the same household types. For example, young single residents are most likely to rent. Upon having children and/or children reaching school age, households seek larger homes with yards and near preferred schools.

Household composition varies among the region’s counties, with Boulder and Denver counties having the smallest proportions of families with children and the suburban counties having the highest.

The region’s most rural counties (Clear Creek and Gilpin) more closely resemble Boulder and Denver’s family structure than suburban counties’. Overall in the region, 62 percent of households were “families” (living with relatives) and 33 percent had children living in the home.

As shown in Figure II- 17on the next page, Denver and Douglas counties have experienced the largest proportionate declines in families since 1980. And, although both experienced declines in family proportions, these two counties are at odds with respect to family composition, with Denver having the lowest proportion of families, and Douglas, the highest. Denver’s shift is likely due to the influx of younger, single residents; the reason for Douglas’ shift is less clear.

Gilpin and Jefferson counties, followed by Douglas and Weld, had the highest proportionate declines in households with children—likely due to young children maturing and leaving home.

Denver also experienced the smallest proportionate decline in households with children, followed by Boulder. Gilpin and Jefferson counties had the largest declines in households with children. Many counties experienced little change between 2000 and 2010 in composition of families and households with children.

Figure II- 17.
Family Composition, Denver Region and by County, 1980-2010

County	1980		1990		2000		2010		1980-2010 Change		2000-2010 Change	
	Percent Family Households	Percent Households with Children	Percent Family Households	Percent Households with Children	Percent Family Households	Percent Households with Children	Percent Family Households	Percent Households with Children	Family Households	Households with Children	Family Households	Households with Children
DENVER REGION	**65%**	**37%**	**65%**	**34%**	**64%**	**35%**	**62%**	**33%**	**-3%**	**-4%**	**-1%**	**-2%**
Adams County	75%	45%	73%	41%	72%	42%	71%	41%	-5%	-4%	-1%	-1%
Arapahoe County	67%	41%	68%	38%	66%	37%	65%	35%	-2%	-5%	-1%	-2%
Boulder County	61%	32%	62%	32%	60%	32%	58%	29%	-3%	-3%	-2%	-3%
Broomfield County	N/A	N/A	N/A	N/A	N/A	N/A	69%	36%	N/A	N/A	N/A	N/A
Clear Creek County	N/A	N/A	66%	34%	65%	30%	61%	22%	N/A	N/A	-4%	-8%
Denver County	56%	27%	52%	25%	50%	26%	48%	25%	-9%	-2%	-2%	-1%
Douglas County	87%	56%	84%	48%	82%	48%	78%	45%	-9%	-11%	-4%	-4%
Gilpin County	68%	36%	65%	32%	62%	28%	61%	23%	-7%	-13%	-1%	-5%
Jefferson County	71%	43%	72%	38%	68%	35%	65%	30%	-5%	-13%	-3%	-5%
Weld County (DRCOG portion)	84%	53%	80%	45%	79%	44%	78%	43%	-6%	-10%	-1%	-1%

Source: DRCOG, NHGIS, US Census.

Figure II- 18 shows more detail about household composition, beyond residents living in family households.

As demonstrated by the figure, the counties with the highest proportion of single-resident households are both the most urban in the region (Denver) and the most rural (Gilpin and Clear Creek). Adams and Arapahoe counties have the highest proportions of single parents, although these are not significantly different than for the region overall. Similar to single parent households, unmarried partner households are a relatively small proportion of household types. Except for Denver, married-couple households comprise the majority or near-majority of household types.

Figure II- 18.
Household Composition, Denver Region and by County, 2008-2012

	DENVER REGION	Adams County	Arapahoe County	Boulder County	Broomfield County	Clear Creek County	Denver County	Douglas County	Gilpin County	Jefferson County	Weld County (DRCOG portion)
Total households	**100%**	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Single households (living alone)	**29%**	23%	29%	28%	27%	36%	40%	18%	35%	28%	17%
Married without children	**26%**	26%	26%	26%	29%	37%	19%	31%	39%	31%	31%
Married with children	**22%**	26%	22%	21%	26%	12%	14%	36%	12%	20%	32%
Single parents	**9%**	11%	10%	7%	8%	3%	8%	7%	6%	8%	7%
Female headed	**6%**	8%	7%	5%	6%	2%	6%	5%	5%	6%	4%
Male headed	**2%**	3%	3%	2%	2%	0%	2%	2%	1%	2%	3%
Unmarried partner households	**6%**	7%	5%	6%	6%	7%	8%	4%	7%	5%	6%
Same Sex	**1%**	1%	1%	1%	1%	0%	1%	1%	0%	1%	1%
Opposite Sex	**5%**	6%	5%	6%	5%	7%	6%	4%	7%	5%	5%
Other household types	**8%**	8%	7%	11%	4%	5%	10%	4%	2%	7%	6%

Source: 2008-2012 ACS data.

Income and Poverty

The economic ability to rent or purchase housing is a strong determinant of where one lives and, in the region, income levels and poverty vary considerably by county. Counties with the lowest median household income in the region include Denver, Weld and Adams. Douglas County leads the region with the highest median household and family incomes (exceeding $100,000), followed by Broomfield and Boulder (family households only; Jefferson has the third highest median household income).[6] Boulder's difference in median and household income is partly influenced by the presence of students in the county, who have lower incomes.

[6] The difference between household and family income is related to the proportion of single and non-family households in a county. Those counties with higher proportions have some of the largest gaps between household and median income. This occurs because family households often have more than one earner contributing to household income.

Figure II- 19.
Median Household and Family Income, by County, 2008-2012

Note:

Median is not available for the region overall or for the DRCOG portion of Weld County. Data are shown in 2012 inflation-adjusted dollars.

Source:

2008-2012 ACS.

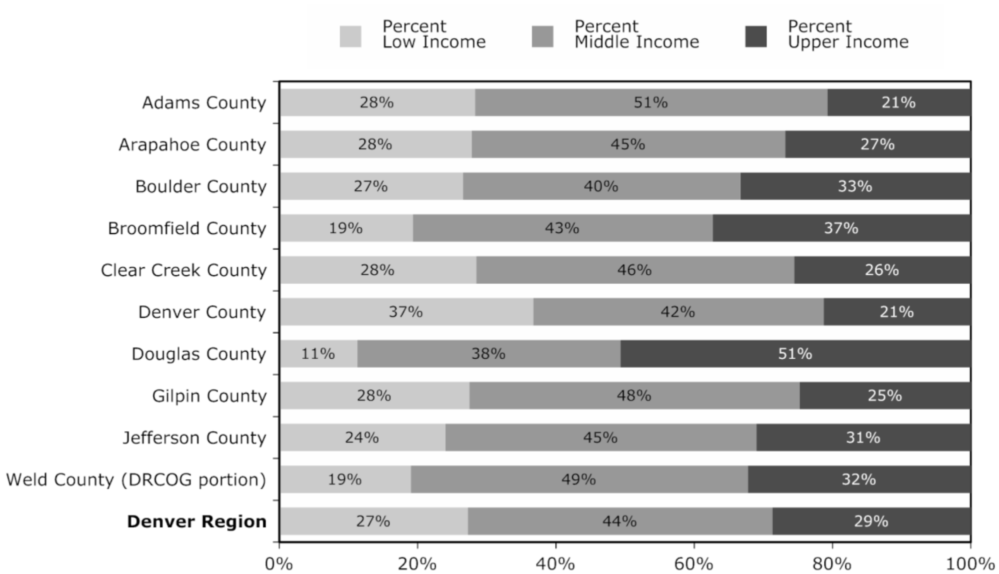
County	Median Household Income	Median Family Income
Adams County	$56,633	$64,335
Arapahoe County	$60,400	$74,070
Boulder County	$67,403	$92,788
Broomfield County	$80,483	$98,005
Clear Creek County	$60,517	$80,863
Denver County	$49,091	$62,473
Douglas County	$101,108	$111,912
Gilpin County	$62,286	$83,750
Jefferson County	$68,748	$84,468
Weld County	$56,589	$66,709

Figure II- 20 shows the distribution of households who are low income (earning less than $35,000 per year), middle income ($35,000 to $100,000) and upper income ($100,000 or more). Overall in the region, Adams County has the largest proportion of middle income households by this measure, followed by Weld and Gilpin counties.

Boulder, Broomfield, Denver and Douglas counties have the smallest "middle class" proportions but for different reasons. Douglas, and to a lesser extent, Broomfield, has a very high proportion of high income households and few lower income households. Boulder and Denver, in contrast, have relatively high proportions of low income households.[7]

[7] This is partially related to the large number of college students in Boulder.

Figure II- 20.
Income Distribution, Denver Region and by County, 2008-2012



Source: 2008-2012 ACS 5-Year Estimates.

Segregation by income. A 2013 study by the Pew Research Center, *The Rise of Residential Segregation by Income,* uses a Residential Income Segregation Index (RISI) to evaluate income segregation by metropolitan area. The index adds the share of low income residents who live in a majority low income Census tract to the share of upper income residents living in a majority upper income Census tract. Higher indices indicate higher levels of segregation. The RISI for the Denver metropolitan statistical area (MSA) was 55 in 2010, up considerably from 34 in 1980, showing a large increase in income segregation over the past 30 years.

The report finds that the Denver MSA—in addition to New York, San Antonio and Philadelphia—lead the 30 largest metros in the share of lower income households residing in majority lower income tracts.[8] The Denver MSA is just second to New York in the share of households earning less than $40,000 who live in a majority low income Census tract. The Denver MSA also had the third largest increase in low income household segregation between 1980 and 2010.

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[8] The Pew report uses the Census defined Denver-Aurora-Broomfield definition of MSA.

In contrast, the Denver MSA ranked 10th of 30 areas for the proportion of high income households living in high income Census tracts. This suggests that the region's income segregation challenges are more significant with low income residents.

Part of the cause of income segregation is related to racial and ethnic concentrations, as well as the prevalence of younger residents. As shown in Figure II- 21, racial and ethnic minorities, except for Asians, earn less than non-Hispanic white households in all counties. The gap in income levels varies by county, with the smallest gap in the wealthiest counties. As discussed in the housing section below, this is partially due to "barriers to entry" that low income households face in counties with newer, more expensive housing.

Younger workers typically earn significantly less than workers with more experience—or may be enrolled in school— and, as such, counties with higher proportions of young residents also have lower median incomes overall. Similarly, older adults have lower incomes than middle-age earners; thus, areas with high proportions of older adults will have lower overall incomes.

Figure II- 21.
Median Household Income by Race, Ethnicity, and Age, by County, 2008-2012

	Race and Ethnicity					Age			
County	White, Non-Hispanic	African American	Indian/Alaska Native	Asian	Hispanic	15-24 Years	25-44 Years	45-64 Years	65+ Years
Adams County	$63,115	$42,142	$49,183	$60,778	$45,182	$34,171	$60,228	$66,004	$38,025
Arapahoe County	67,926	42,084	34,282	65,062	41,721	28,794	58,924	76,150	44,172
Boulder County	71,790	48,333	42,589	68,581	37,490	21,857	72,166	89,956	49,242
Broomfield County	83,196	19,444	19,766	84,081	59,375	28,293	87,565	96,154	44,640
Clear Creek County	59,438	N/A	N/A	N/A	N/A	19,375	76,284	61,117	43,750
Denver County	58,486	30,459	37,298	50,376	36,835	26,613	54,926	56,409	32,276
Douglas County	101,740	85,946	95,750	116,002	93,086	52,583	104,271	111,540	61,031
Gilpin County	63,833	31,471	N/A	105,469	62,906	N/A	53,403	70,709	52,273
Jefferson County	72,656	47,537	51,450	70,932	48,508	32,955	71,692	84,009	45,574
Weld County	62,307	32,857	36,307	85,214	40,369	26,631	63,389	66,083	36,418

	Race and Ethnicity				
	White, Non-Hispanic	African American	Indian/Alaska Native	Asian	Hispanic
Average disparity between white, non-Hispanic and minority earners		**-$29,420**	**-$26,824**	**-$6,827**	**-$19,953**

	Age			
	15-24 Years	25-44 Years	45-64 Years	65+ Years
Average disparity between 45-64 year olds and other age cohorts	**-$49,301**	**-$9,143**		**-$36,866**

Note: Median is not available for the region overall or for the DRCOG portion of Weld County. Data are shown in 2012 inflation-adjusted dollars.

Source: 2008-2012 ACS.

Poverty. Overall in the region, 12 percent of residents lived in poverty in 2010.[9] This is up from 10 percent in 1990 (2 percentage points) and 8 percent in 2000 (4 percentage points). Poverty rates increased in all counties except for Weld. Yet poverty remains the highest in the City and County of Denver, where 19 percent of individuals and 15 percent of families lived in poverty in 2010.

[9] Poverty is defined at the federal level and is based on household size. For 2014, a household of four lived in poverty if their gross annual income was less than $23,850. All poverty thresholds by household size are located at: http://aspe.hhs.gov/poverty/14poverty.cfm

Figure II- 22.
Percent of Individuals and Residents Living in Poverty, Denver Region and by County, 1990-2010

County	Percent of Individuals Living in Poverty 1990	2000	2010	1990-2010 Percentage Point Change	2000-2010 Percentage Point Change	Total Individuals Living in Poverty, 2010	Percent of Familes Living in Poverty 1990	2000	2010	1990-2010 Percentage Point Change	2000-2010 Percentage Point Change
DENVER REGION	**10%**	**8%**	**12%**	**2%**	**4%**	**301,336**	**7%**	**5%**	**8%**	**1%**	**3%**
Adams County	10%	9%	14%	4%	5%	55,589	9%	7%	11%	2%	4%
Arapahoe County	6%	6%	12%	6%	6%	58,588	4%	4%	9%	4%	5%
Boulder County	11%	9%	13%	2%	3%	34,259	6%	5%	6%	1%	2%
Broomfield County	N/A	N/A	5%	N/A	N/A	2,658	N/A	N/A	4%	N/A	N/A
Clear Creek County	9%	5%	8%	-1%	3%	676	6%	3%	4%	-2%	1%
Denver County	16%	14%	19%	3%	5%	100,222	13%	11%	15%	2%	4%
Douglas County	3%	2%	3%	0%	1%	7,284	2%	2%	2%	0%	0%
Gilpin County	10%	4%	11%	1%	7%	512	7%	1%	7%	0%	6%
Jefferson County	6%	5%	8%	2%	3%	38,737	4%	3%	6%	1%	2%
Weld County (DRCOG portion)	11%	11%	6%	-6%	-6%	2,811	10%	5%	4%	-5%	-1%

Note: Boulder County's poverty rate reflects college students.

Source: DRCOG and 2006-2010 ACS.

Counties with poverty rates lower than the region overall include Douglas (3% individual poverty rate), Broomfield (5%), Weld (6%), Clear Creek and Jefferson (both 8%). Arapahoe and Gilpin counties' poverty rates increased the most between 2000 and 2010, with 6 and 7 percentage point increases, respectively.

It is important to note that Boulder County's poverty rate is inflated by the large number of college students claiming their place of residence as Boulder and living off campus.[10] A recent study by the U.S. Census calculated Boulder County's poverty rate at 10 percent after excluding full time students not living at home. [11]

Neighborhoods with poverty rates exceeding 40 percent are regarded by social researchers as being areas that are "socially and economically dysfunctional."[12] Conversely, poverty of 14 percent and less has little effect on neighborhood health.

Nearly 50,000 residents in the region live in extremely high poverty neighborhoods. Many of those are children, as discussed in the following section. Racial/ethnic minorities are much more likely to live in those neighborhoods than non-Hispanic whites: 64 percent of high poverty neighborhood residents are minorities. Persons with a disability are only slightly more likely to live in high poverty neighborhoods: 10 percent of high poverty neighborhood residents have a disability compared to 9 percent of the region's residents.

Between 2000 and 2010, poverty grew to include inner-ring suburban communities and areas within Boulder County. Recent trends support national trends towards the "suburbanization of poverty.

Research by the Brookings Institute reveals that nationally 16.5 million residents living in suburban areas are living below the poverty line, while 13.5 million residents living in urban areas are living below the poverty line. In the past 14 years, the number of poor living in suburban areas had grown by 65 percent. Reasons accounting for this include: the country was hit with two recessions during 2000- 2009, accompanied with weak and jobless recoveries, continued structural shifts in the economy, leading to an overall shrinking middle class and decreased incomes. [13]

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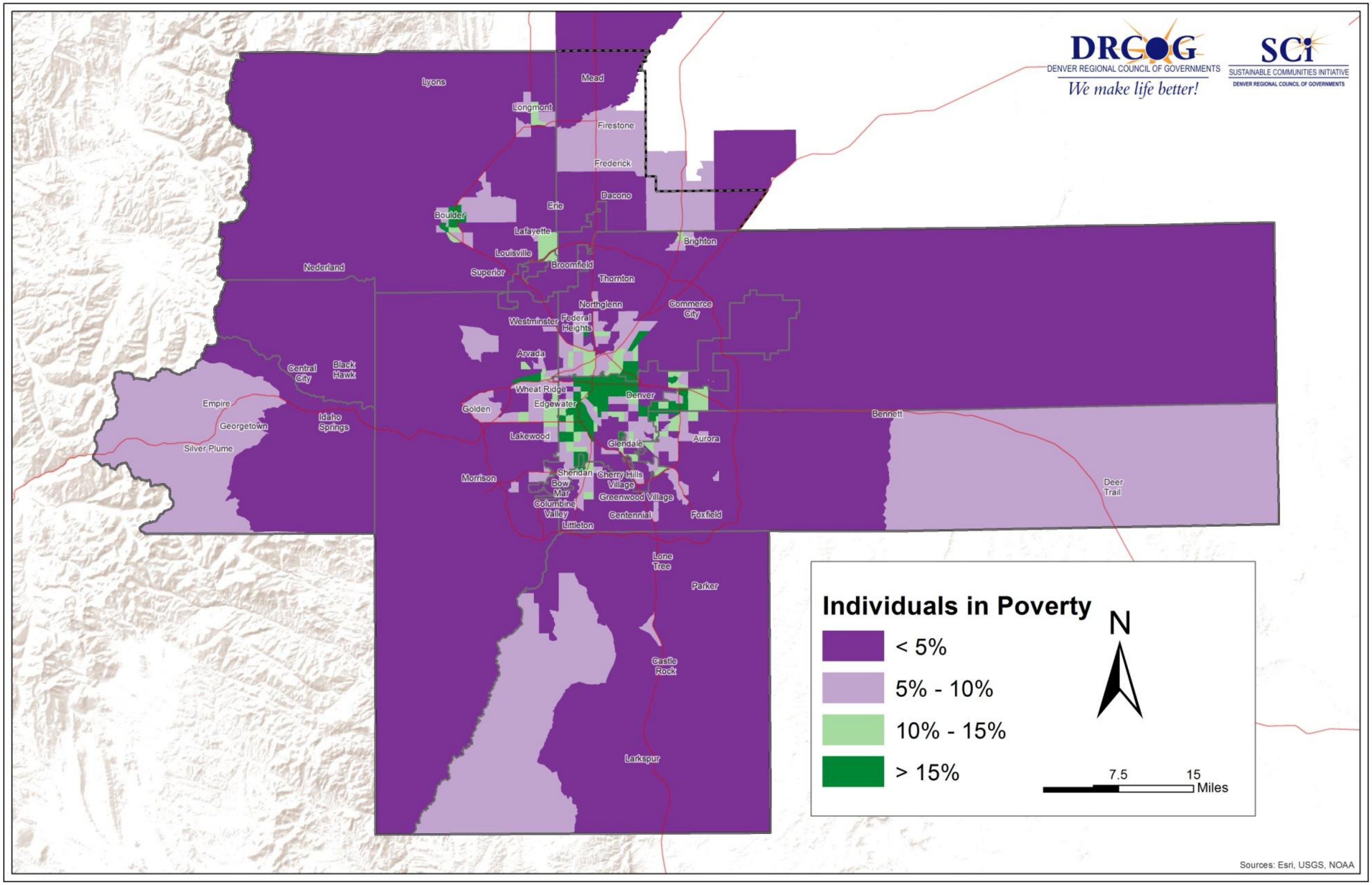
[10] Students living on campus are not included in Census poverty numbers. About 7,000 of 27,000 students at CU Boulder live on campus, according to the CU Housing Department.

[11] Examining the Effects of Off-Campus College Students on Poverty Rates, Bishaw, Alemayehu, U.S. Census Bureau, Social, Economics and Housing Statistics Division, Poverty Division, May 2013.

[12] The Costs of Concentrated Poverty: Neighborhood Property Markets and the Dynamics of Decline." In Nicolas P. Retsinas and Eric S. Belsky, eds., Revisiting Rental Housing: Policies, Programs, and Priorities. Washington, DC: Brookings Institution, 116–9.

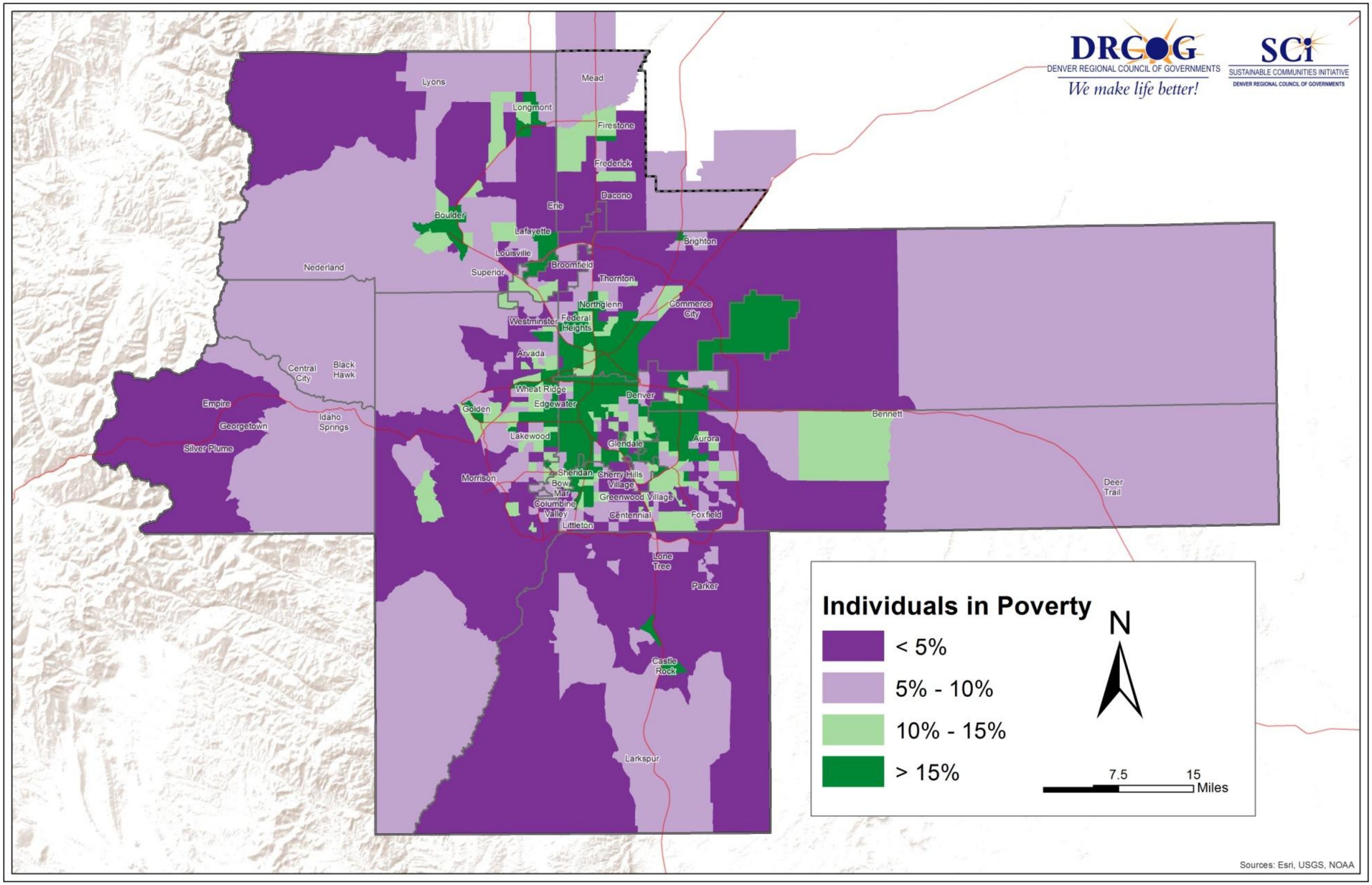
[13] Confronting Suburban Poverty in America, http://confrontingsuburbanpoverty.org/

Figure II-23. Proportion of Residents Living in Poverty, Denver Region, 2000



Source: DRCOG, NHGIS, 2000 Census

Figure II-24. Proportion of Residents Living in Poverty, Denver Region, 2010



Source: DRCOG, NHGIS, 2010 Census

As shown in Figure II- 25, in 2010, poverty rates were highest for children in all counties except for Boulder and Broomfield (in Weld County, older adults and children had the same poverty rate). Between 2000 and 2010, the poverty rate increased for children in every county in the region except for Weld, which saw a 3 percentage point decline in the child poverty rate. In many counties the increases were very significant. Poverty also increased for 18-64 year olds, but not to the extent of child poverty. Changes in the older adult poverty rate varied by county.

Figure II- 25.
Poverty by Age Range, Denver Region and by County, 1990-2010

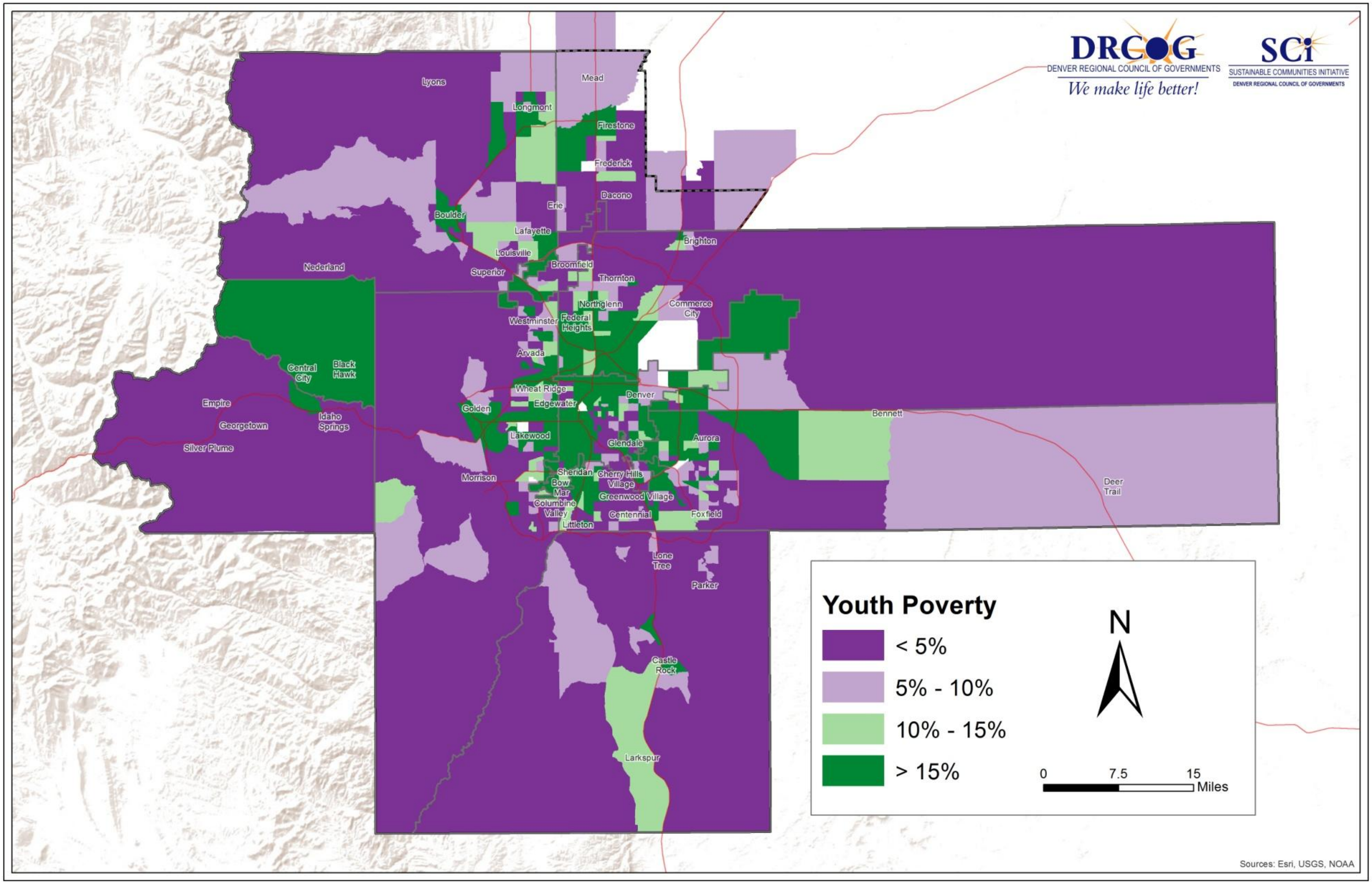
	Percent of Children in Poverty			1990-2010 Percentage Point Change	2000-2010 Percentage Point Change	Percent of 18-64 Year Olds in Poverty			1990-2010 Percentage Point Change	2000-2010 Percentage Point Change
	1990	2000	2010			1990	2000	2010		
DENVER REGION	**13%**	**10%**	**16%**	**3%**	**6%**	**9%**	**8%**	**11%**	**2%**	**3%**
Adams County	15%	11%	20%	6%	9%	9%	8%	12%	3%	4%
Arapahoe County	8%	7%	16%	8%	9%	5%	5%	10%	5%	5%
Boulder County	9%	8%	13%	3%	4%	12%	10%	14%	2%	3%
Broomfield County	N/A	N/A	5%	N/A	N/A	N/A	N/A	6%	N/A	N/A
Clear Creek County	11%	7%	9%	-2%	2%	9%	5%	8%	-1%	3%
Denver County	27%	21%	29%	1%	8%	15%	13%	17%	2%	4%
Douglas County	4%	2%	3%	-1%	1%	3%	2%	3%	0%	1%
Gilpin County	13%	3%	23%	10%	20%	10%	4%	8%	-2%	4%
Jefferson County	7%	6%	11%	4%	5%	5%	5%	7%	2%	3%
Weld County (DRCOG portion)	17%	10%	7%	-10%	-3%	9%	6%	5%	-4%	-1%

	Percent of Older Adults in Poverty			1990-2010 Percentage Point Change	2000-2010 Percentage Point Change	Cohort with Highest Poverty Rate, 2010	
	1990	2000	2010				
DENVER REGION	**5%**	**7%**	**9%**	**4%**	**2%**	**16%**	**Children**
Adams County	5%	7%	9%	4%	1%	20%	Children
Arapahoe County	3%	5%	10%	7%	5%	16%	Children
Boulder County	5%	6%	5%	0%	-1%	14%	18-64 year olds
Broomfield County	N/A	N/A	5%	N/A	N/A	6%	18-64 year olds
Clear Creek County	5%	6%	5%	0%	-1%	9%	Children
Denver County	7%	10%	14%	8%	5%	29%	Children
Douglas County	2%	4%	3%	1%	-1%	3%	Children
Gilpin County	5%	6%	12%	7%	6%	23%	Children
Jefferson County	3%	5%	5%	2%	0%	11%	Children
Weld County (DRCOG portion)	6%	8%	7%	1%	-1%	7%	Children, older adults

Note: Boulder County's poverty rate reflects college students. Source:DRCOG and 2006-2010 ACS.

Figure II-26 shows the 2010 census tracts with youth living in poverty. Throughout the region, there are 61 census tracts with 10 to 15 percent of youth living in poverty and 260 census tracts with more than 15 percent of youth living in poverty.

Figure II-26. Children Living in Poverty, Denver Region, 2000



Source: DRCOG, NHGIS, 2010 Census

In the region overall, poverty rates for minority residents are much higher than rates for non-Hispanic white residents. Broomfield, Clear Creek, Douglas and Weld counties are exceptions: in these counties, the poverty gap is very small or nonexistent. It is important to note that these counties also have some of the smallest minority populations in the region.

Figure II- 27.
Poverty for All Residents, Non- and Minority Populations, Denver Region and by County, 2010

	2010			
County	All Residents	Non-Hispanic White Residents	Minority Residents	Difference Between Non-Hispanic White and Minority Rate
DENVER REGION	**12%**	**7%**	**22%**	**15%**
Adams County	14%	7%	22%	14%
Arapahoe County	12%	6%	21%	15%
Boulder County	13%	11%	21%	11%
Broomfield County	5%	5%	8%	4%
Clear Creek County	8%	8%	8%	0%
Denver County	19%	11%	28%	16%
Douglas County	3%	3%	4%	2%
Gilpin County	11%	10%	22%	12%
Jefferson County	8%	6%	18%	12%
Weld County (DRCOG Portion)	6%	4%	10%	5%

Note: Boulder County's poverty rate reflects college students.

Source: 2010 Census.

As shown in the following figure, the counties with the most children (0 to 17) living in poverty in 2010 were the City and County of Denver with 29 percent, Gilpin County with 23 percent, and Adams County with 20 percent. The counties with the most working age adults (18 to 64) living in poverty in 2010 were the City and County of Denver with 17 percent, Boulder County with 14 percent, and Adams County with 12 percent. The counties with the most older adults (65 and older) living in poverty in 2010 were the City and County of Denver (14 percent), Gilpin County (12 percent), and Arapahoe County (10 percent).

Quantifying the economic costs of poverty was beyond the scope of this study—but the costs are likely significant. It is well known, for example, that high poverty is linked to high crime and low educational attainment, both of which have costs to the public. High poverty also has implications for the region's ability to internally grow an educated, capable workforce versus importing talent and education from other states.

Figure II-28. Poverty by Age Cohort, Denver Region and by County, 2010

	Children 2010 Poverty Rate	Children Total	18-64 2010 Poverty Rate	18-64 Total
DENVER REGION (excluding Weld for 2040)	**16%**	**679,898**	**11%**	**1,790,162**
Adams County	20%	119,744	12%	267,331
Arapahoe County	16%	141,452	10%	353,982
Boulder County	13%	61,479	14%	191,884
Broomfield County	5%	13,888	6%	34,136
Clear Creek County	9%	1,699	8%	6,410
Denver County	29%	123,208	17%	384,810
Douglas County	3%	83,520	3%	171,635
Gilpin County	23%	893	8%	3,784
Jefferson County	11%	118,399	7%	341,831
Weld County (DRCOG portion)	7%	15,616	5%	34,359

	65+ 2010 Poverty Rate	65+ Total
DENVER REGION (excluding Weld for 2040)	**9%**	**259,141**
Adams County	9%	33,710
Arapahoe County	10%	51,571
Boulder County	5%	26,120
Broomfield County	5%	4,749
Clear Creek County	5%	970
Denver County	14%	59,533
Douglas County	3%	17,073
Gilpin County	12%	413
Jefferson County	5%	60,966
Weld County (DRCOG portion)	7%	4,036

Source: BBC Research & Consulting

Educational attainment. It is well documented that educational attainment is highly correlated with income levels. Educational attainment is also a critical component of economic development. In the Denver region, one of every ten adults (aged 25 or older) has less than a high school degree.

In the Denver region, the more highly educated counties have the lowest unemployment rates and the lowest educated, high unemployment. In Adams County, 19 percent of adults have less than a high school degree. Adams County had the highest unemployment rate of the Denver region counties (9.2%) for 2012. In contrast, only 3 percent of adults in Douglas County have less than a high school degree and unemployment was 6.4 percent in 2012.

Figure II- 29 displays the proportion of adults 25 and older with less than a high school degree, along with the unemployment rate. Access to educational opportunities, job skills development and employment is discussed in more detail in the FHEA.

Figure II- 29. Educational Attainment and Unemployment, Denver Region, 2012

Note:

The unemployment rate for the Denver region excludes southwest Weld County.

Source:

Colorado Department of Labor and Employment, 2008-2012 ACS, the Bureau of Labor Statistics, BBC Research & Consulting and DRCOG.

	Number of Job Training Centers (JTC)	Percent of adults with Less than a High School Degree (LTHS)	Unemployment Rate
DENVER REGION	**90**	**10%**	**7.7%**
Adams County	7	19%	9.2%
Arapahoe County	12	9%	7.8%
Boulder County	0	6%	6.1%
Broomfield County	0	5%	7.1%
Clear Creek County	1	5%	7.4%
Denver County	53	15%	8.5%
Douglas County	0	3%	6.4%
Gilpin County	0	6%	6.5%
Jefferson County	17	7%	7.6%
Southwest Weld County	0	10%	N/A

Summary of Demographics

The region is expected to add 1.2 million more people by 2040—similar to the numerical growth experienced between 1980 and 2010.

The next 20-25 years of change in the region will be different than in the past. Residents 65 years old and older will make up 19 percent of the region's residents—this means 500,000 additional older adults by 2040, or more than 800,000—up from 9 percent now.[14] The residence of older adults may shift dramatically with the highest proportions of older adults found in outer ring suburbs and rural parts of the region.

Largely due to the growth of older adults, the number of residents with disabilities will increase by 237,000. The increases in persons with disabilities in most counties will be quite significant, resulting in more demand for accessible and visitable housing, transit and supportive services, which currently cannot meet existing demand.

Income segregation, or where households of different incomes are concentrated, is currently the 5th worst of the 30 largest cities in the U.S. according to a recent study.[15] This could increase with continued declines in the locational affordability of housing. Many different factors affect the rates of poverty, but the patterns of counties with higher poverty rates will likely continue that pattern in the future.

Currently in the Denver region, one of every ten adults (aged 25 or older) has less than a high school degree. In some counties this ratio is much higher, with nearly one fourth of adults without a high school degree. Improving this ratio—and access to opportunity through skill development and improved educational attainment—will be critical to future, internally-generated economic growth.

[14] Older adults are defined based on available data, which for most of the report, is 65 years and older.
[15] http://www.pewsocialtrends.org/2012/08/01/the-rise-of-residential-segregation-by-income/

SECTION III
Housing Analysis

This section builds upon the demographic analysis in Section II - Demographic Context. This section will detail the types of housing the region has historically provided, discuss how housing type varies throughout the region, provide information on condition and homeownership, and analyze housing affordability. The primary identification of "housing gaps" is through a comparison of how well each county in the region provides affordable and workforce housing relative to its share of the region's households overall.

Housing Type

Despite strong population growth, housing types and ownership rates shifted only modestly in the region during the past decade. That is, the residential products developed to house new residents looked a lot like existing development. The may be due to consumer preferences, ease of developing vacant land and/or available capital and profit potential—most likely a combination of the above. As of 2010, the region remained dominated by detached, single family homes and homeownership exceeds 60 percent in all counties but Denver.

Overall, 60 percent of residential units in the region are single family detached. Gilpin County has the highest percentage of single family detached units comprising of 85 percent of their housing stock, followed by the DRCOG portion of Weld County with 82 percent The City and County of Denver has the lowest percentage of single family detached units comprising of 46 percent of their housing stock.

The second most common housing type in the region is multifamily with more than 20 units, comprising 13 percent of the region's housing stock. The City and County of Denver has the highest percentage of multifamily units with more than 20 units comprising of 25 percent of their housing stock, followed by Arapahoe County with 13 percent of their housing stock comprising of multifamily units with more than 20 units. Southwest Weld County has the lowest percentage of multifamily units with more than 20 units comprising only one percent of their housing stock.

Adams County has 14 percent of the region's housing stock, but 43 percent of the region's mobile homes. The City and County of Denver has the largest share of the region's housing at 24 percent.

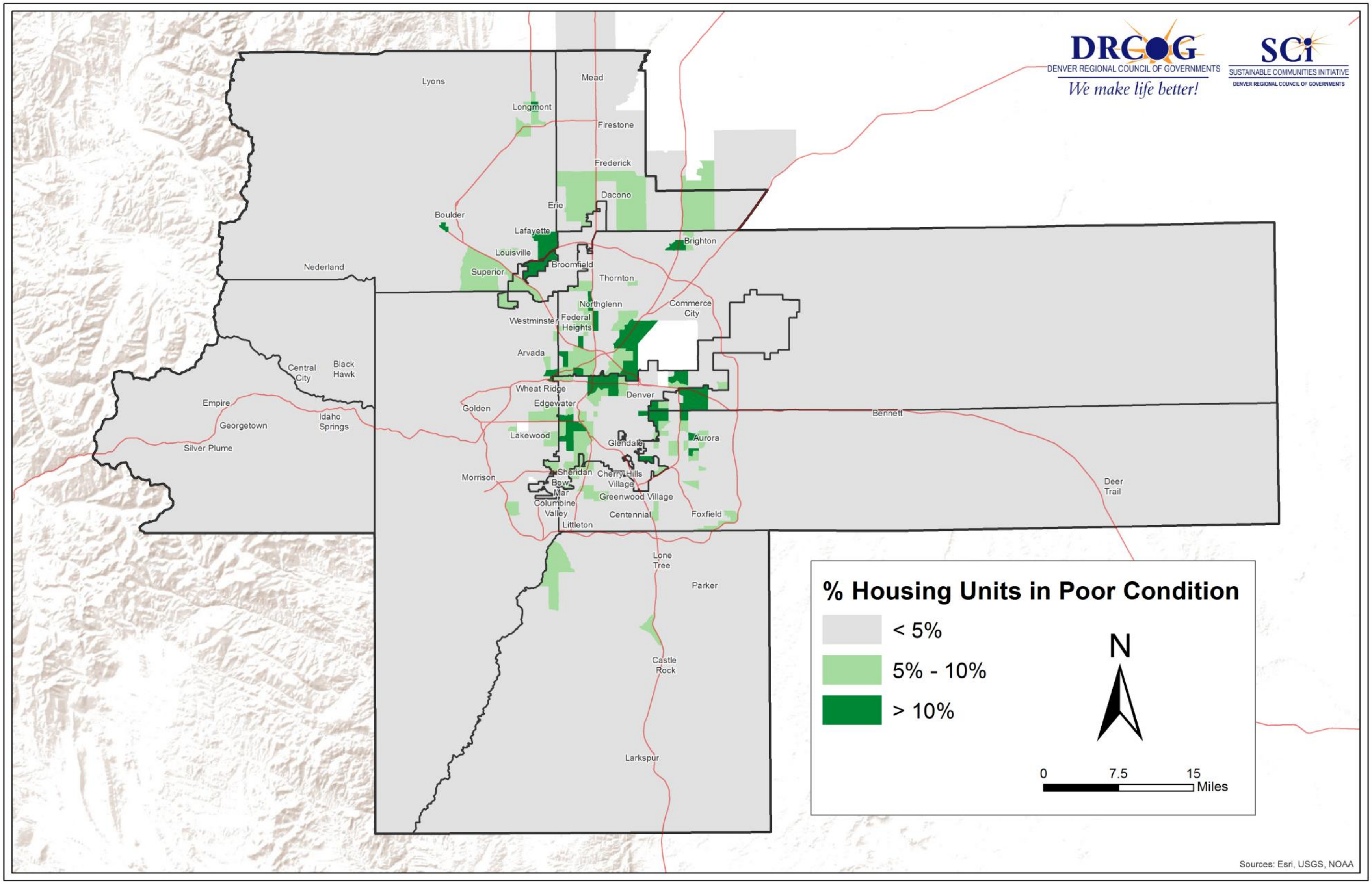
Alternatives to single family detached homes are attached units which represent condominiums and townhomes and make up only eight percent of housing units in the region. Attached units are typically ownership alternatives to single family detached units. This is an important product type growing in demand to meet the ownership needs of lower and middle income households and families. The City and County of Denver has the highest percentage of attached units with 24 percent of their housing stock comprising of attached units, followed by Arapahoe County with 23 percent of their housing stock comprising of attached units.

Housing condition. Housing condition data are generally limited by their inability to measure condition problems within the home. The Census survey assesses condition in its most severe form—units lacking complete plumbing or kitchens or heating systems. DRCOG maintains a database, based on Census data, of units lacking these major systems or having more than one occupants per room, which be used as a proxy for housing in substandard condition. Figure III-1 below shows housing condition for the region.

Housing condition can also be correlated with age, although age is an imperfect proxy in cases when older homes are in demand. Still, age of housing can be a good indicator of where redevelopment may be needed to maintain neighborhoods.

It is important to note that in high cost communities the most affordable homes generally have condition problems. Homeowners may qualify to purchase the home, but cannot make the needed repairs to affordable products. Just because a home is affordable, it does not mean it is livable. Unfortunately, data are too limited to allow identification of affordable homes in livable condition.

Figure III-1.
Housing Condition—Units Lacking Plumbing/Kitchens/Heat and Overcrowded, Denver Region, 2011



Source: DRCOG, 2007-2011 ACS.

Clear Creek County and Denver have the region's oldest housing stock, as demonstrated in Figures III-2 and III-3. According to the Census, the highest proportion of these counties' housing stock by "year built" range was pre-1940.

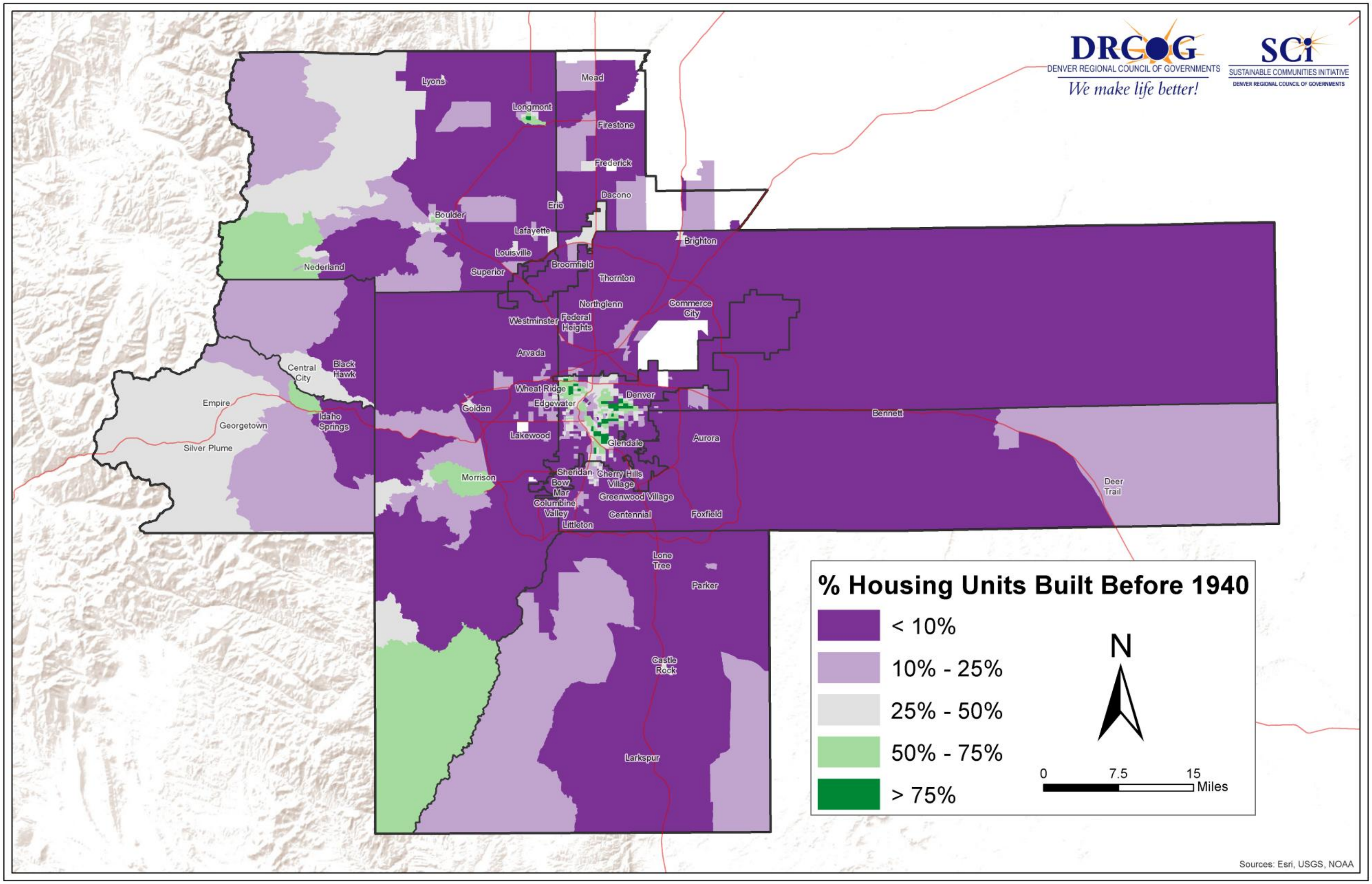
The region's newest housing is primarily located in the east, far southern and northern boundaries (Figure III-4). Douglas County has the newest housing stock, with about three-fourths of the units built after 1990.

Figure III-2.
Year Housing was Built, Denver Region and by County, 2010

County	Built 2000+	Built 1990-1999	Built 1980-1989	Built 1970-1979	Built 1960-1969	Built 1950-1959	Built 1940-1949	Built before 1940	Total
DENVER REGION	**17%**	**16%**	**15%**	**20%**	**11%**	**10%**	**3%**	**8%**	**100%**
Adams County	23%	18%	12%	18%	13%	13%	2%	2%	100%
Arapahoe County	15%	14%	23%	27%	10%	7%	1%	2%	100%
Boulder County	12%	21%	16%	23%	13%	6%	1%	8%	100%
Broomfield County	28%	26%	13%	22%	4%	6%	0%	1%	100%
Clear Creek County	6%	12%	13%	24%	10%	5%	5%	26%	100%
Denver County	12%	6%	8%	15%	13%	17%	7%	22%	100%
Douglas County	39%	38%	14%	6%	1%	0%	0%	1%	100%
Gilpin County	10%	27%	14%	18%	10%	4%	2%	17%	100%
Jefferson County	9%	15%	18%	28%	14%	10%	3%	3%	100%
Weld County (DRCOG portion)	49%	14%	7%	12%	6%	3%	2%	6%	100%

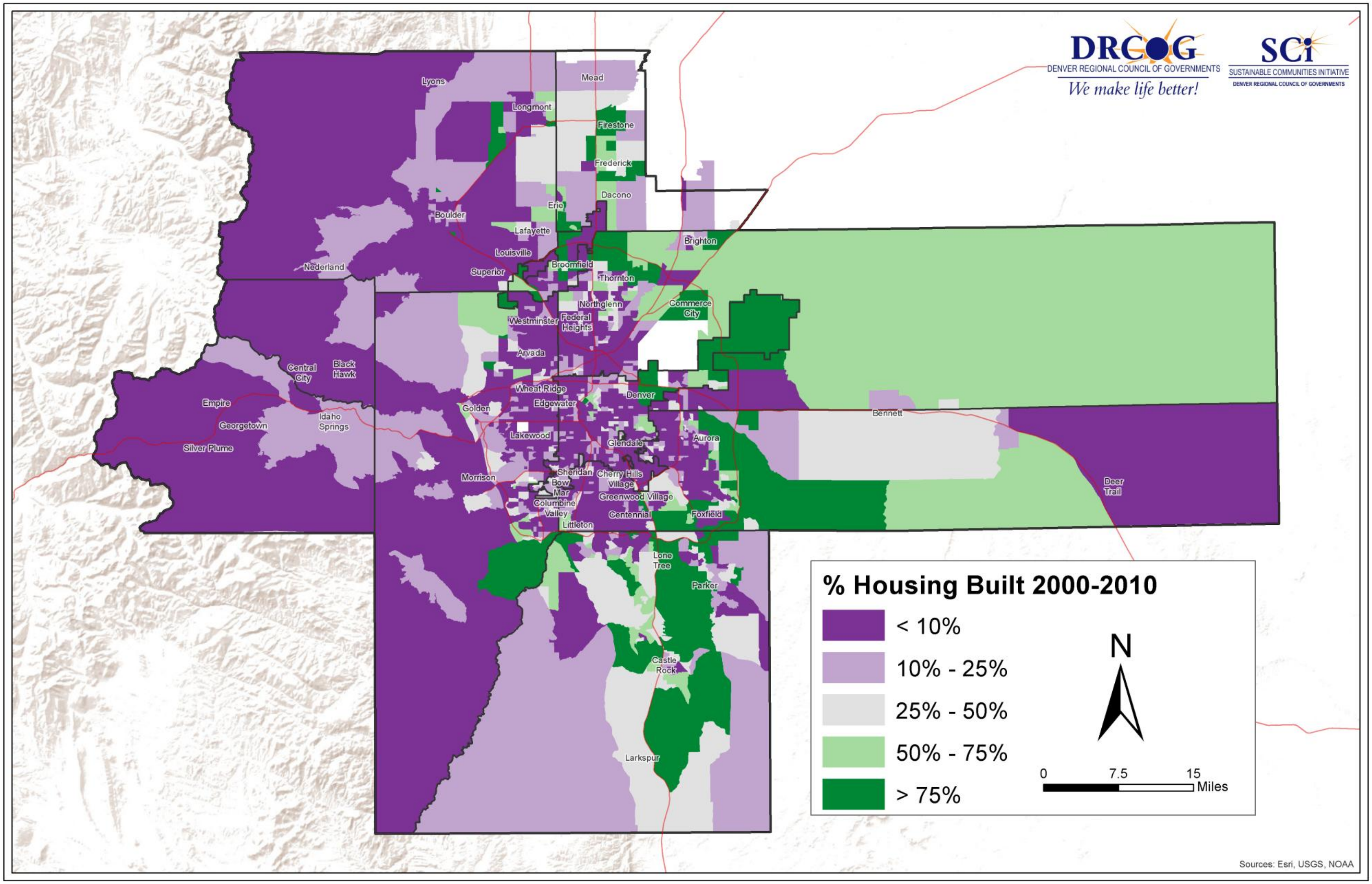
Source: 2010 Census (Due to rounding individual columns may not total to 100%).

Figure III-3.
Proportion of Housing Built Before 1940



Source: DRCOG.

Figure III-4.
Housing Units Built between 2000 and 2010



Source: DRCOG.

Housing condition and neighborhood investment. When residents of communities with older housing stock cannot afford to or get loans to maintain their homes, this generally leads to declining property values, which makes capital harder to access—beginning the cycle of disinvestment. Lenders, especially after the subprime mortgage crisis, are reluctant to make loans in communities where property values have decreased for fear of not recouping their investment.

One way to assess residential capital investment is through Home Mortgage Disclosure Act (HMDA) data. HMDA datasets contain mortgage loan application records with information on the race, ethnicity, gender and income of the applicant, as well as loan terms. The data are widely used to detect evidence of discrimination in mortgage lending, although analysis of the publicly available data is limited by lack of applicant credit information. In coming years, HMDA data will include information on credit scores, allowing for a more robust analysis of lending practices.

Overall in the region, 12 percent of mortgage loan applications were denied in 2012. Denial rates were almost twice as high for minority applicants (17%) than for non-Hispanic white applicants (9%).

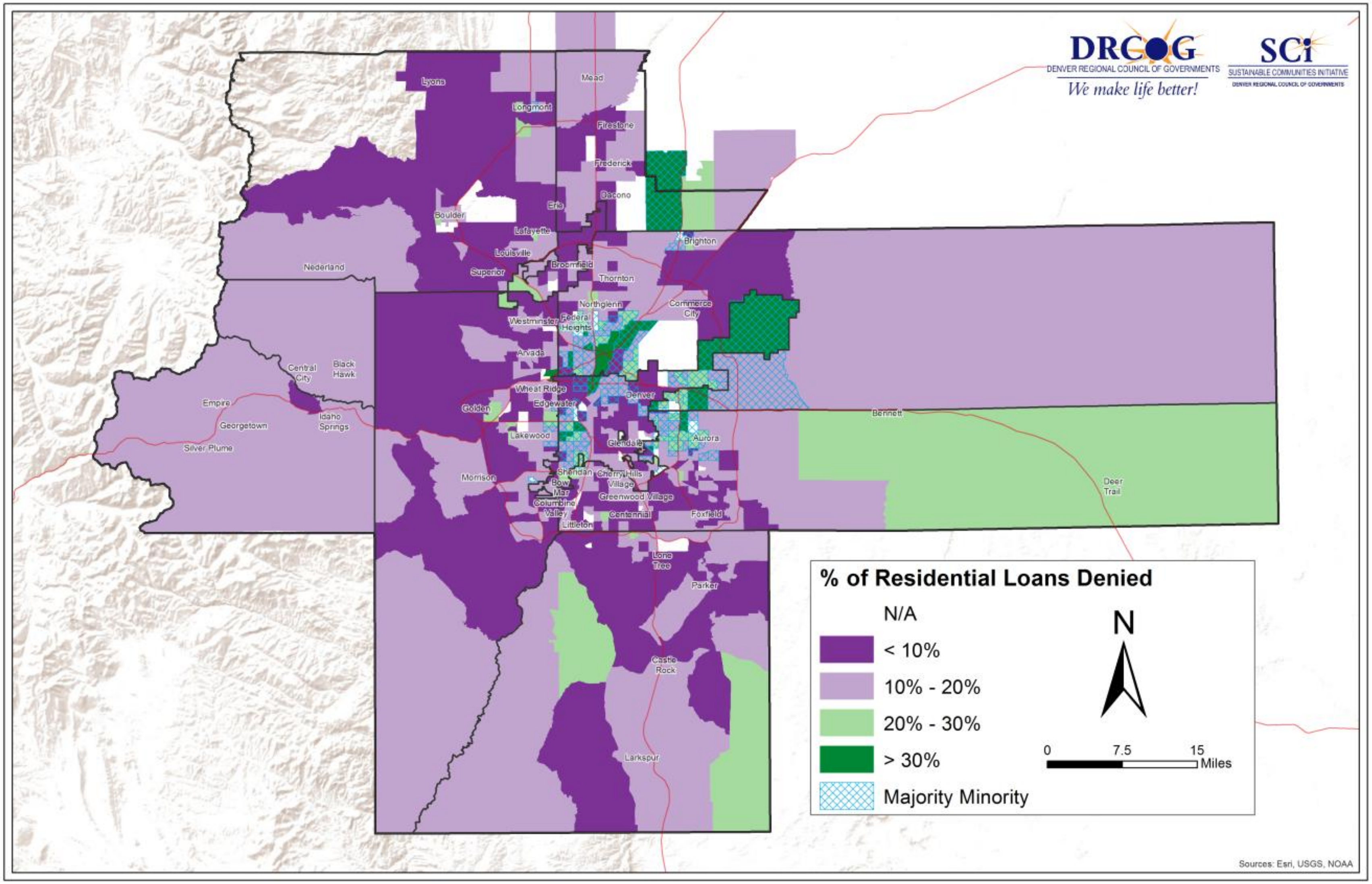
The following map measures the extent of residential investment using HMDA data for home purchase and home improvement loan applications. Loan denial rates are shown for both majority minority neighborhoods in Figure III-5 (to assess the disproportionate effect of disinvestment on minority neighborhoods). Note that only Census tracts with at least 20 loan applications in 2012 are included.

As displayed in the maps, majority minority areas, as well as areas with poor housing stock, tend to have high loan rejection rates. These areas have the greatest risk of disinvestment.

Another indication of housing condition can be foreclosure activity, as foreclosed homes can easily fall into disrepair. In an effort to inform community decisions regarding foreclosure prevention and neighborhood stabilization, the Local Initiatives Support Corporation (LISC) provides foreclosure risk scores for zip codes by metropolitan area (data are of September 2013). The highest risk zip code in the metro area is assigned a score of 100 and all others are assigned a relative score.

The zip code with the highest risk in the metro area was 80219, in southwest Denver. Over 70 percent of residents in this zip code are Hispanic. Other areas of high foreclosure risk include northeast Denver and portions of Aurora and Commerce City. Many of these areas also have a high proportion of minority residents.

Figure III-5.
Residential Loan Denials and Majority Minority, Denver Region, 2013

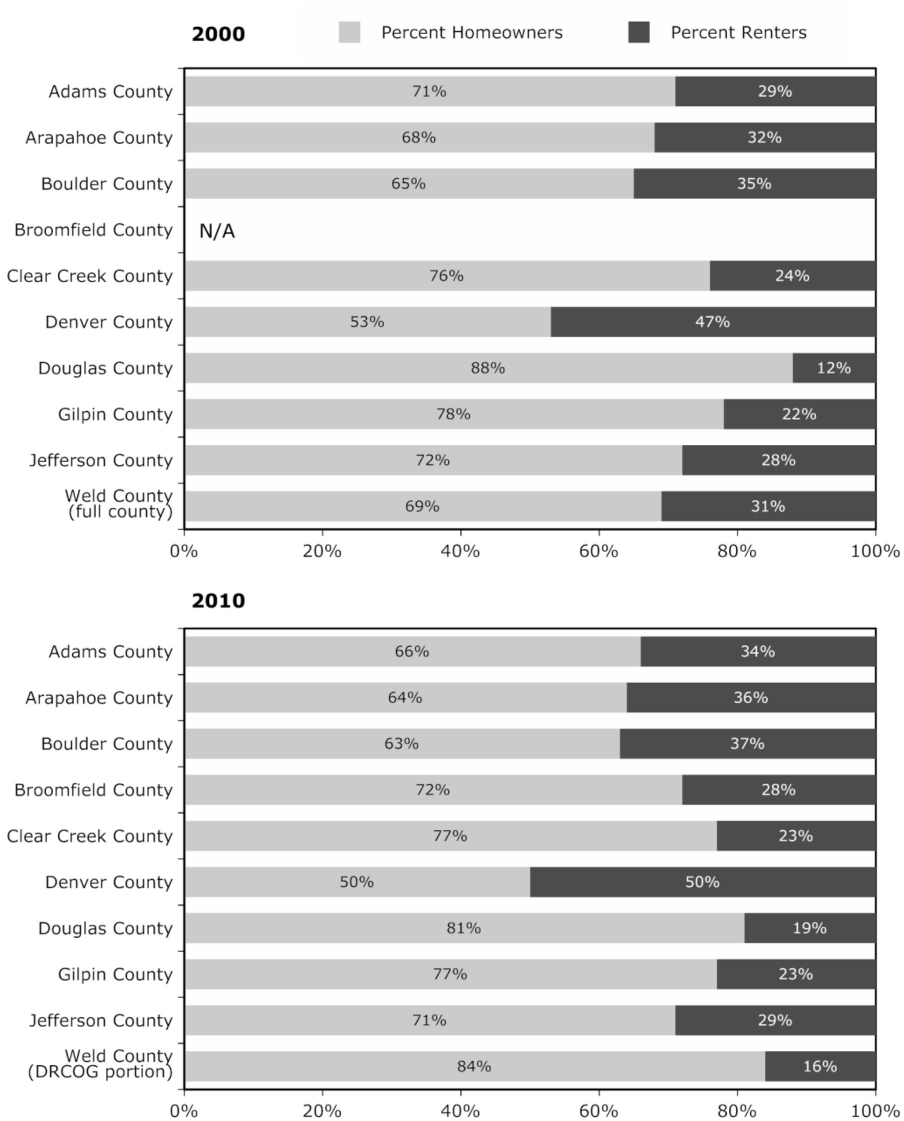


Source: 2013 HMDA, 2010 Census and DRCOG.

Homeownership

The homeownership rate in the region overall is 64 percent. Thirty-six percent of households are made up of renters. Weld and Douglas counties have the highest homeownership rate in the region at 84 and 81 percent, respectively. Denver has the lowest at 50 percent.

Figure III-6.
Homeownership Rate, by County, 2000 and 2010



Source: 2000 and 2010 Census.

As shown above, homeownership has changed slightly during the past decade, with the largest proportionate growth in renters occurring in Douglas County. The slight trend away from homeownership may continue if the region follows national trends of younger residents delaying homeownership due to later household formation and child bearing decisions, as well as lack of stable employment to support home purchases.

Affordable and Attainable Housing

This section discusses affordability of housing in the region, for both rental and homeownership housing. It begins with an examination of how rent and home purchase prices have changed relative to changes in income, then assesses the renting and owning options for households at various income levels.

For the purposes of this section, “affordability” is defined broadly and is not linked to one income category (e.g., low income households). “Affordable” housing means what a household can afford based on their household income. This word is used with flexibility throughout this section, to define housing needs throughout the income spectrum.

Housing purchasing power. A broad method of assessing changes in housing affordability is to measure how incomes have changed relative to housing costs. If incomes rise faster than housing costs (assuming no more than 30% of gross household income is used to pay for housing to avoid cost burden), then housing has become more affordable. If the inverse is true, housing has become less affordable.

Figure III-7 shows the results of this exercise. It examines changes in incomes relative to housing costs after adjusting for inflation—i.e., in “real” dollars. In all counties except for Weld (for home buying), median incomes declined relative to changes in housing costs, resulting in a loss of purchasing power.

Figure III-7. Changes in Income and housing Costs by County, 2000 and 2008-2012

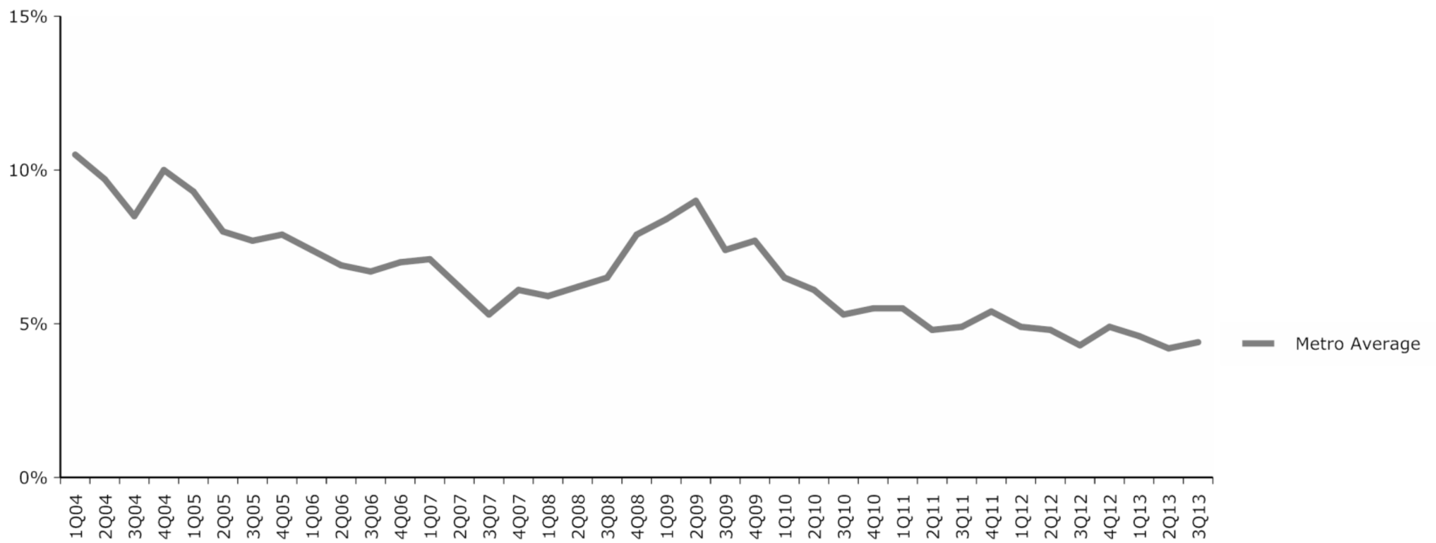
County	Change in Median Income, Real Dollars Renters (monthly)	Changes in Rents	Impact on Purchasing Power	Change in Median Income, Real Dollars Owners (annual)	Changes in Mortgage Debt Financed	Impact on Purchasing Power
Adams County	-$569	$9	LOSS	-$2,661	-$644	LOSS
Arapahoe County	-$853	-$28	LOSS	-$6,706	$147	LOSS
Boulder County	-$675	-$20	LOSS	-$1,998	$1,884	LOSS
Broomfield County	N/A	N/A	N/A	N/A	N/A	N/A
Clear Creek County	-$748	-$13	LOSS	-$6,462	$704	LOSS
Denver County	-$463	$24	LOSS	$4,487	$1,491	GAIN
Douglas County	-$618	-$163	LOSS	-$5,242	$1,239	LOSS
Gilpin County	-$1,212	-$61	LOSS	-$5,549	$3,215	LOSS
Jefferson County	-$782	-$53	LOSS	-$5,349	$630	LOSS
Weld County	-$223	$81	LOSS	$1,147	$310	GAIN

Rental market. The region's rental market has demonstrated roller coaster-like trends during the past decade, posting both historically high and low vacancies. The third quarter 2013 (3Q13) Denver Metro Area Apartment Vacancy and Rent Survey (vacancy survey) reported an overall vacancy of 4.4 percent for the region. This is up from 4.2 percent in 2Q13, but still very low historically.[1] As shown below, the 10-year high in vacancy rates occurred in 2004 when the metro average vacancy rate hit 11.4 percent.

Figure III-8 shows trends in the vacancy rate from 1Q04 through 3Q13 for the region overall and, in the table below, rates by county.

[1] The 3Q13 vacancy survey was the latest survey available at the time this report was prepared. It includes the counties of Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson.

Figure III-8.
Rental Vacancy Rate Trends, Metro Average, First Quarter 2004-Third Quarter 2013



Source: Denver Metro Area Apartment Vacancy and Rent Survey, Third Quarter 2013.

Figure III-8, Continued.
Rental Vacancy Rate Trends, Metro Average *and by County*, First Quarter 2004-Third Quarter 2013

County	1Q04	2Q04	3Q04	4Q04	1Q05	2Q05	3Q05	4Q05
Metro Average	**10.5%**	**9.7%**	**8.5%**	**10.0%**	**9.3%**	**8.0%**	**7.7%**	**7.9%**
Adams County	9.6%	9.9%	7.6%	11.7%	10.6%	8.7%	7.7%	8.1%
Arapahoe County	10.8%	9.8%	9.2%	10.1%	8.9%	7.4%	6.8%	7.4%
Boulder/Broomfield County	11.0%	9.5%	6.0%	9.0%	11.1%	8.7%	7.8%	7.3%
Denver County	10.2%	10.1%	8.3%	9.8%	9.2%	8.7%	9.6%	8.7%
Douglas County	14.5%	9.8%	9.2%	10.1%	8.4%	6.4%	7.5%	8.1%
Jefferson County	9.1%	9.1%	8.5%	9.3%	8.5%	8.0%	6.8%	7.6%
	1Q06	2Q06	3Q06	4Q06	1Q07	2Q07	3Q07	4Q07
Metro Average	**7.4%**	**6.9%**	**6.7%**	**7.0%**	**7.1%**	**6.2%**	**5.3%**	**6.1%**
Adams County	7.0%	6.1%	6.4%	7.4%	7.8%	6.3%	5.9%	7.4%
Arapahoe County	7.0%	6.8%	6.7%	7.4%	7.8%	6.1%	5.0%	6.0%
Boulder/Broomfield County	6.9%	7.0%	4.8%	5.5%	4.7%	4.0%	3.6%	5.4%
Denver County	7.8%	7.6%	7.3%	6.9%	7.2%	6.1%	5.7%	5.5%
Douglas County	8.2%	5.7%	6.4%	7.0%	6.4%	5.8%	5.5%	7.0%
Jefferson County	7.5%	7.3%	7.2%	6.6%	6.3%	7.4%	5.3%	6.0%
	1Q08	2Q08	3Q08	4Q08	1Q09	2Q09	3Q09	4Q09
Metro Average	**5.9%**	**6.2%**	**6.5%**	**7.9%**	**8.4%**	**9.0%**	**7.4%**	**7.7%**
Adams County	6.4%	6.8%	7.5%	8.8%	8.4%	8.5%	6.7%	6.3%
Arapahoe County	6.5%	5.9%	6.9%	8.3%	9.7%	10.7%	8.5%	8.6%
Boulder/Broomfield County	5.7%	6.4%	4.7%	6.1%	6.0%	7.2%	5.5%	5.8%
Denver County	5.1%	5.7%	6.0%	8.0%	8.6%	9.8%	8.5%	8.8%
Douglas County	6.1%	8.3%	5.9%	7.4%	7.1%	5.8%	4.3%	5.5%
Jefferson County	5.6%	6.0%	6.5%	7.3%	7.6%	7.2%	6.3%	7.3%
	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11
Metro Average	**6.5%**	**6.1%**	**5.3%**	**5.5%**	**5.5%**	**4.8%**	**4.9%**	**5.4%**
Adams County	6.8%	5.2%	4.4%	5.7%	5.6%	5.2%	5.3%	5.3%
Arapahoe County	7.2%	6.4%	6.7%	6.6%	6.4%	5.5%	5.6%	6.8%
Boulder/Broomfield County	5.0%	4.9%	3.5%	3.6%	4.9%	4.6%	4.7%	4.4%
Denver County	6.9%	7.4%	5.3%	5.2%	4.8%	4.1%	4.3%	4.8%
Douglas County	4.4%	3.9%	4.4%	5.2%	5.3%	3.8%	3.8%	4.7%
Jefferson County	5.8%	5.4%	3.9%	4.5%	4.7%	4.5%	4.4%	4.4%
	1Q12	2Q12	3Q12	4Q12	1Q13	2Q13	3Q13	
Metro Average	**4.9%**	**4.8%**	**4.3%**	**4.9%**	**4.6%**	**4.2%**	**4.4%**	
Adams County	4.5%	4.9%	4.2%	4.5%	5.2%	3.8%	5.7%	
Arapahoe County	6.3%	5.5%	4.8%	5.0%	4.1%	4.5%	4.8%	
Boulder/Broomfield County	3.9%	3.6%	2.9%	3.7%	3.2%	3.8%	2.8%	
Denver County	4.2%	4.8%	4.3%	6.1%	5.4%	4.6%	4.6%	
Douglas County	4.9%	3.9%	4.1%	4.2%	6.5%	2.9%	3.5%	
Jefferson County	3.8%	4.0%	3.7%	4.2%	3.7%	3.7%	3.6%	

Source: Denver Metro Area Apartment Vacancy and Rent Survey, Third Quarter 2013.

A near halt in production in the middle part of the last decade following high vacancy rates coupled with an influx of renters has contributed to consistently low vacancy trends since 2011. Vacancy rates in most counties and market areas hover in the 3-4 percent range, with the two outliers being Boulder at the very low end (the city posted a 1% vacancy rate in 3Q13) and Glendale at the upper end (7.3%).

Figure III-9 reports vacancy rates and average rents by county and market area. It also shows how much a renter household would need to earn to afford the average rent, assuming they pay no more than 30 percent of their gross household income in rents and basic utilities.

Rental gaps. On average, renters in the region must earn $40,000 to afford the median rental unit. Renters looking for more affordable rentals will have the most luck in Adams County, in northern Aurora and the Commerce City/Brighton market. It is important to note that while this market requires the lowest income, it has a very low vacancy rate at 2.8 percent—thus, units may be hard to find.

The most expensive markets for rentals include central and downtown Denver, which require an annual income of almost $60,000 to afford the median rent. In these two market areas, the median rent exceeds $1,400 per month.

Overall, however, Denver offers some of the most affordable rentals, as shown in Figure III-10. This figure shows the proportion of rental units affordable to renters earning $25,000 and $50,000 per year.

In terms of the distribution of affordable units in the region, Denver has the highest share of the region's affordable units with 33 percent, Arapahoe County has 20 percent, and Jefferson County has 16 percent. Denver also has 49% of the rental units in the region affordable to renters earning less than $25,000 per year.

Figure III-9.
Rental Vacancy Rates, Median Rents and Income to Earn, by County and Submarket, Third Quarter 2013

Source:

Denver Metro Area Apartment Vacancy and Rent Survey, Third Quarter 2013..

	Vacancy Rate	Median Rent	Income Needed to Afford Median Rent
Adams County	5.7%	$931	$37,222
Aurora North	5.6%	$742	$29,662
Commerce City/Brighton	2.8%	$701	$28,028
Northglenn/Thornton	6.1%	$987	$39,463
Westminster	5.5%	$885	$35,413
Arapahoe County	4.8%	$947	$37,862
Arapahoe County South	3.7%	$1,294	$51,746
Arapahoe County Southeast	4.3%	$1,317	$52,682
Aurora Central Northeast	3.0%	$823	$32,915
Aurora Central Northwest	6.4%	$992	$39,676
Aurora Central Southeast	3.4%	$889	$35,540
Aurora Central Southwest	3.6%	$855	$34,182
Aurora South	6.3%	$951	$38,031
Englewood/Sheridan	3.8%	$1,033	$41,319
Glendale	7.3%	$878	$35,120
Littleton	3.2%	$982	$39,280
Boulder/Broomfield County	2.8%	$1,172	$46,867
Boulder, non-University	1.0%	$1,075	$43,015
University	2.0%	$831	$33,232
Longmont	2.6%	$1,019	$40,776
Other Boulder County	3.4%	$1,359	$54,370
Broomfield	3.3%	$1,222	$48,872
Denver County	4.6%	$933	$37,320
Denver Central	4.6%	$882	$35,280
Denver East Central	4.1%	$1,107	$44,280
Denver Far Southeast	4.0%	$853	$34,120
Denver North Central	3.2%	$1,449	$57,960
Denver Northeast	3.1%	$967	$38,680
Denver Northwest	3.8%	$755	$30,200
Denver South Central	1.0%	$1,027	$41,080
Denver Southeast	3.6%	$846	$33,840
Denver Southwest	3.4%	$909	$36,360
Denver West Central	3.1%	$730	$29,200
Downtown	6.1%	$1,417	$56,680
Douglas County	3.5%	$1,188	$47,520
Douglas County North	3.9%	$1,209	$48,360
Castle Rock	1.5%	$1,127	$45,080
Jefferson County	3.6%	$996	$39,840
Arvada	3.4%	$884	$35,360
Golden	3.1%	$1,134	$45,360
Lakewood North	3.1%	$981	$39,240
Lakewood South	4.0%	$1,070	$42,800
Wheat Ridge	2.5%	$805	$32,200
Least expensive market area			
Commerce City/Brighton	2.8%	$701	$28,028
Most expensive market area			
Denver North Central	3.2%	$1,449	$57,960

Figure III-10. Proportion of Rentals Affordable to Renters Earning $25,000 and $50,000 per year, Denver Region and by County, 2008-2012

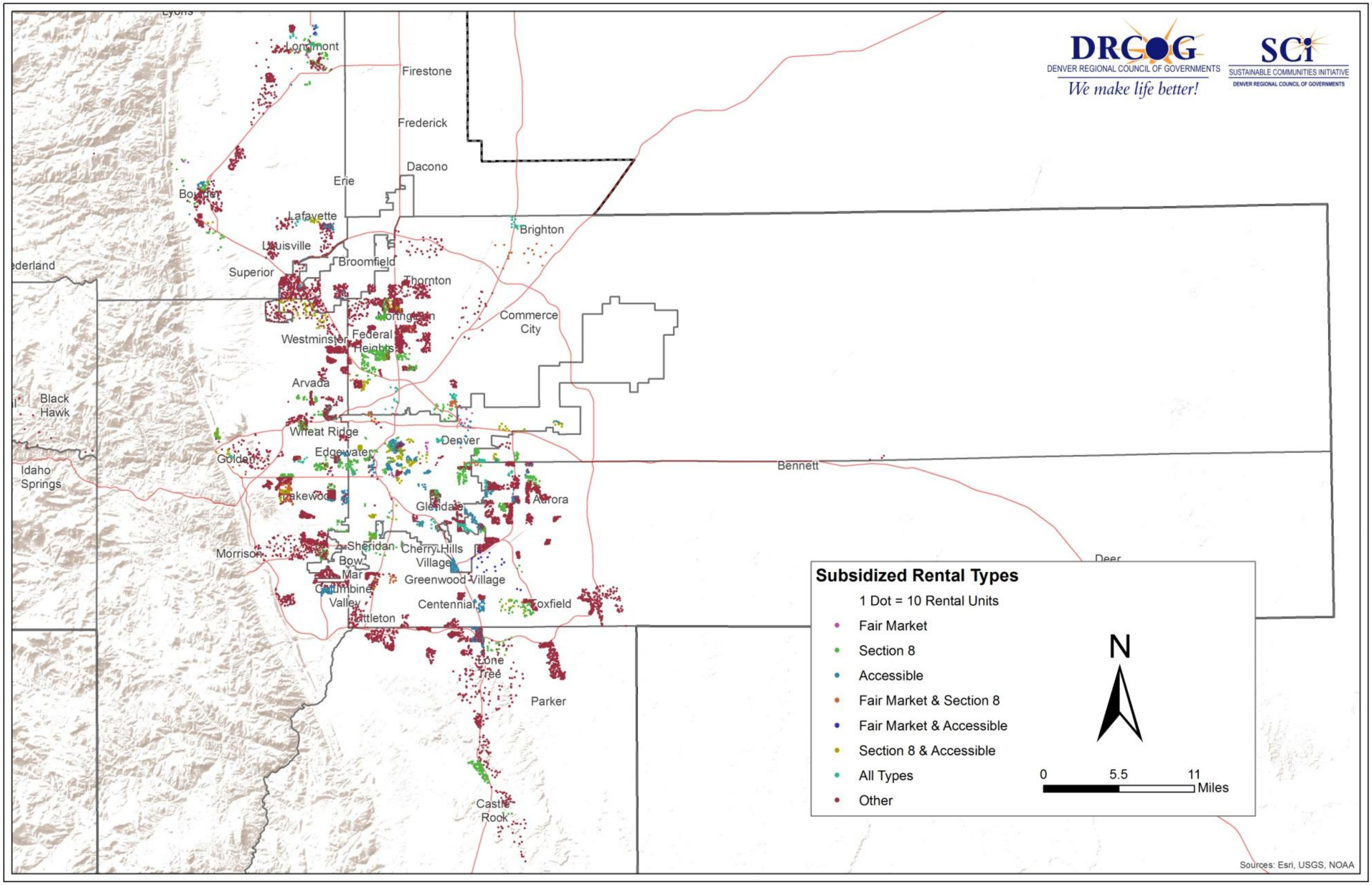
		Rentals affordable to renters earning < $25,000/year		Rentals affordable to renters earning < $50,000/year	
	Total Rental Units	*Number of units*	*Percent of all units*	*Number of units*	*Percent of all units*
Adams County	49,863	7,329	15%	38,200	77%
Arapahoe County	78,946	9,130	12%	59,575	75%
Boulder County	42,830	3,383	8%	27,725	65%
Broomfield County	6,248	810	13%	3,924	63%
Clear Creek County	770	120	16%	691	90%
Denver County	127,130	27,620	22%	100,635	79%
Douglas County	18,892	596	3%	9,676	51%
Gilpin County	589	66	11%	423	72%
Jefferson County	62,236	6,991	11%	45,784	74%
Weld County (DRCOG portion)	2,877	207	7%	1,776	62%
DENVER REGION	**390,381**	**56,251**	**14%**	**288,409**	**74%**

Source: 2008-2012 5-Year ACS and BBC Research & Consulting.

Figure III-11 displays all subsidized units, including those that are accessible to persons with disabilities.[2]

[2] The data for this map was contributed by the nonprofit that administers cohousingsearch.com. Information on rental units is provided voluntarily by landlords; as such, the database does not represent the universe of affordable rental units in the region. Instead, the data should be interpreted as being representative of landlords who actively seek to market and rent their affordable rentals.

Figure III-11. Subsidized Units by Type, 2013



Source: www.socialserve.com

Denver's unique rental affordability is partially explained by the types of rentals in the city. As shown in the following figure, efficiencies are the most affordable type of rental unit. Many of the region's efficiency units are found in older buildings, which are common in Denver.

Figure III-12.
Vacancy Rates and Median Rents, by County and Metro Denver Average, Third Quarter 2013

Median Rents	Adams County	Arapahoe County	Boulder/ Broomfield County	Denver County	Douglas County	Jefferson County	Metro Average
Efficency	$636	$687	$811	$886	$900	$710	$823
1 Bed	$827	$872	$1,045	$950	$1,057	$928	$919
2 Bed/1 Bath	$903	$931	$1,111	$994	$1,219	$945	$976
2 Bed/2 Bath	$1,150	$1,180	$1,440	$1,363	$1,372	$1,208	$1,254
3 Bed	$1,479	$1,432	$1,583	$1,472	$1,645	$1,373	$1,468
Other	$1,014	$1,389	$1,245	$1,068	$1,920	$992	$1,146
All	$963	$1,007	$1,194	$1,056	$1,236	$1,036	$1,049

Source: 2008-2012 5-Year ACS and BBC Research & Consulting.

What limited rental affordability means for opportunity. Many renters may have a hard time accessing neighborhoods with quality housing and strong elementary schools. For example, neighborhoods with high elementary school proficiency have on average 129 rental units compared to 253 rental units in neighborhoods with low school proficiency.

Due to the concentration of both renters and jobs in the central business district, many renters have relatively high access to employment opportunities. However, outside of downtown Denver there is a spatial mismatch between rental housing—particularly affordable rentals—and job centers. That mismatch is especially pronounced in neighborhoods around the Denver Tech Center and Denver International Airport (DIA).

Ownership market. During 2000, the median price of homes listed or sold in the region overall was $189,000. By 2010, this had risen by $70,000, to $259,000.

The median price for homes sold rose in every county in the region, with the largest gains in Boulder County ($108,000) and Denver ($99,000).

Figure III-13 shows the change in inventory and pricing of all units, single family detached and attached units between 2000 and 2012-13. The data represent all units sold or listed for sale on through the Multiple Listing Service during these years.[3]

[3] Homes sold directly by a builder or "for sale by owner" are not likely to be represented in the data.

Figure III-13.
Percent of Units Detached/Attached and Price Listed or Sold, Denver Region and by County, 2000 and 2012-13

	All Units					Single Family Detached Units					
	No. of Units Listed or Sold		*Median Home Price, All Units*		*Change in Median*	*Percent of Units Detached*		*Percent Change*	*Median Home Price*		*Change in Median*
County	2000	2012-2013	2000	2012-2013	2000-2013	2000	2012-2013	2000-2013	2000	2012-2013	2000-2013
DENVER REGION	**60,536**	**109,877**	**$189,000**	**$259,000**	**$70,000**	**73%**	**75%**	**1%**	**$209,950**	**$285,500**	**$75,550**
Adams County	7,172	14,109	$163,500	$195,000	$31,500	80%	84%	4%	$170,000	$210,000	$40,000
Arapahoe County	12,857	21,224	$170,000	$225,000	$55,000	66%	71%	5%	$192,000	$258,950	$66,950
Boulder County	6,229	11,090	$237,000	$345,000	**$108,000**	74%	74%	0%	$276,000	$410,000	**$134,000**
Broomfield County	1,059	2,356	$214,900	$285,000	$70,100	94%	79%	-14%	$219,000	$315,500	$96,500
Clear Creek County	232	525	$230,000	$239,900	$9,900	92%	92%	0%	$239,950	$255,500	$15,550
Denver County	13,784	24,676	$170,000	$269,000	**$99,000**	63%	63%	0%	$185,000	$290,000	**$105,000**
Douglas County	7,154	15,497	$245,000	$329,999	**$84,999**	92%	86%	-6%	$252,000	$350,000	**$98,000**
Gilpin County	168	263	$197,250	$230,000	$32,750	99%	93%	-6%	$197,500	$227,000	$29,500
Jefferson County	11,881	20,137	$195,000	$253,000	$58,000	75%	77%	2%	$219,500	$282,000	$62,500
Weld (full county)	4,276	10,313	$145,598	$204,900	$59,302	93%	93%	0%	$149,900	$210,500	$60,600

	Single Family Attached Units					
	Percent of Units Attached		*Percent Change*	*Median Home Price*		*Change in Median*
County	2000	2012-2013	2000-2013	2000	2012-2013	2000-2013
DENVER REGION	**27%**	**25%**	**-1%**	**$135,000**	**$173,500**	**$38,500**
Adams County	20%	16%	-4%	$129,500	$139,000	$9,500
Arapahoe County	34%	29%	-5%	$125,000	$140,000	$15,000
Boulder County	26%	26%	0%	$157,600	$223,000	**$65,400**
Broomfield County	6%	21%	14%	$158,000	$220,000	**$62,000**
Clear Creek County	8%	8%	0%	$78,750	$89,900	$11,150
Denver County	37%	37%	0%	$140,500	$228,200	**$87,700**
Douglas County	8%	14%	6%	$159,250	$207,000	$47,750
Gilpin County	1%	7%	6%	$195,000	$238,900	$43,900
Jefferson County	25%	23%	-2%	$133,000	$150,000	$17,000
Weld (full county)	7%	7%	0%	$115,291	$132,000	$16,709

Source: Multiple Listing Service.

Boulder and Denver counties had the largest changes in prices during the 2000-2013 sales period, followed by Douglas County (for single family detached units) and Broomfield (for attached units).

Figure III-14 translates what these changes mean for affordability. The figure shows the income that would be required to purchase the median units for sale in 2000 and 2012-2013, assuming a 4 percent interest rate, 30-year mortgage term, a 10 percent down payment and accounting for utilities and homeowners insurance and fees.

Figure III-14.
Income Required to Afford For Sale Units, Detached and Attached, Denver Region and by County, 2000 and 2012-13

	Income Needed to Afford Detached Home			Income Needed to Afford Attached Home		
County	2000	2012-2013	Change	2000	2012-2013	Change
DENVER REGION	**$45,105**	**$61,336**	**$16,231**	**$33,146**	**$42,599**	**$9,453**
Adams County	$36,522	$45,116	$8,593	$31,796	$34,128	$2,333
Arapahoe County	$41,249	$55,632	$14,383	$30,691	$34,374	$3,683
Boulder County	$59,295	$88,083	$28,788	$38,695	$54,753	$16,058
Broomfield County	$47,049	$67,781	$20,732	$38,793	$54,016	$15,223
Clear Creek County	$51,550	$54,891	$3,341	$19,335	$22,073	$2,738
Denver County	$39,745	$62,303	$22,558	$34,497	$56,029	$21,533
Douglas County	$54,139	$75,193	$21,054	$39,100	$50,824	$11,724
Gilpin County	$42,430	$48,768	$6,338	$47,878	$58,657	$10,779
Jefferson County	$47,157	$60,584	$13,427	$32,655	$36,829	$4,174
Weld (full county)	$32,204	$45,223	$13,019	$28,307	$32,410	$4,103

Note: Mortgage payment calculations assume 20 percent of the monthly payment is allocated to utilities and insurance for single family detached homes and 30 percent for attached homes, to account for homeowner's association costs.

Source: Genesis Group and BBC Research & Consulting.

Overall in the region, increases in for sale homes required $16,000 more in annual income for purchasing a detached home and $9,500 for purchasing an attached home. Boulder and Denver counties required the most income increases of buyers to purchase detached and attached homes, respectively.

Gaps in home purchase options. The types and pricing of homes to buy has an impact on the types of residents who can live in a community, particularly for homeownership, which generally has higher barriers to entry than renting. For example, as demonstrated by the figure above, a household earning $50,000 would be able to purchase the median-priced single family detached home only in Adams, Gilpin and Weld counties. This same household would also have difficulty finding *attached* homes in Boulder, Broomfield, Denver, and Gilpin counties, and to a lesser extent, Douglas County.

Figure III-14 shows the substantial difference in income needed to afford a detached home as opposed to an attached home. In the region, there is almost a $19,000 difference between the two products, in both Boulder County and Clear Creek County there is around a $33,000 difference between the two products, and in Douglas County there is around a $24,000 difference between the two products.

As explained in the beginning of this section, only 8 percent of the region's housing stock consists of attached units. The Construction Defects Legislation (HB 1394) was passed in 2010 and establishes that faulty workman claims fall within a general liability policy's insuring agreement. According to many in the development community this legislation has contributed to a significant decrease in the construction of attached units. Developers interviewed as part of DRCOG's Housing Diversity Study expressed concern about potential lawsuits and high insurance premiums which make developing attached units infeasible. It is estimated that $15,000 of additional costs would be added per unit due to the legislation. The lack of attached unit construction because of the legislation is eliminating a product that provides entry-priced affordability[4].

Figure III-15 shows the distribution of affordable for sale units in the region in 2000 and 2012-13 and the change in each county's proportionate share. The figure shows that Adams and Weld Counties, and to a lesser extent, Arapahoe County, have increased their proportionate share of affordable homes to buy, while the shares of Boulder, Denver and Douglas Counties have decreased.

Figure III-15.
Proportionate Share of Affordable Homes for Sale, by County, 2000 and 2012-2013

	No. of units priced at less than $150,000		% of units priced at less than $150,000			No. of units priced $150,000-$250,000		% of units priced $150,000-$250,000			No. of units priced $250,000-$350,000		% of units priced $250,000-$350,000		
County	2000	2012-2013	2000	2012-2013	Change	2000	2012-2013	2000	2012-2013	Change	2000	2012-2013	2000	2012-2013	Change
DENVER REGION	**18,495**	**21,536**	**100%**	**100%**		**28,916**	**38,316**	**100%**	**100%**		**9,179**	**26,260**	**100%**	**100%**	
Adams County	2,676	3,936	14%	18%	4%	3,565	6,241	12%	16%	4%	624	2,542	7%	10%	3%
Arapahoe County	4,396	5,058	24%	23%	0%	6,048	7,620	21%	20%	-1%	1,125	4,115	12%	16%	3%
Boulder County	945	853	5%	4%	-1%	2,469	2,536	9%	7%	-2%	1,409	2,281	15%	9%	-7%
Broomfield County	49	78	0%	0%	0%	648	839	2%	2%	0%	173	628	2%	2%	1%
Clear Creek County	56	131	0%	1%	0%	77	144	0%	0%	0%	56	121	1%	0%	0%
Denver County	5,140	5,211	28%	24%	-4%	5,237	6,216	18%	16%	-2%	1,816	4,949	20%	19%	-1%
Douglas County	335	553	2%	3%	1%	3,420	3,308	12%	9%	-3%	1,761	4,813	19%	18%	-1%
Gilpin County	33	56	0%	0%	0%	86	100	0%	0%	0%	39	64	0%	0%	0%
Jefferson County	2,558	2,966	14%	14%	0%	5,920	7,009	20%	18%	-2%	1,866	4,761	20%	18%	-2%
Weld (full county)	2,307	2,694	12%	13%	0%	1,446	4,303	5%	11%	6%	310	1,986	3%	8%	4%

Source: Multiple Listing Service.

[4] DRCOG's Infill and Redevelopment Issues Paper, https://drcog.org/sites/drcog/files/resources/Infill%20and%20Redevelopment%20Issues%20Paper.pdf

Figure III-16 compares where residents of different incomes lived in the region in 2000 and 2012. As the figure demonstrates, the distribution of households by income range changed little during the past decade. Denver's share of lower income households declined, likely due to increases in housing prices as well as the growing availability of housing in other counties. Boulder and Jefferson Counties' proportionate shifts are most likely due to slower growth relative to other, faster growing counties.

Figure III-16.
Comparison of Region Share of Households by Income Range, by County, 2000 and 2008-2012

	Share of all households	Share of households earning less than $35,000			Share of households earning $35,000-$50,000			Share of households earning $50,000-$75,000			Share of households earning $75,000+		
County	2012	2000	2012	Change	2000	2012	Change	2000	2012	Change	2000	2012	Change
Adams County	13%	13%	13%	0%	15%	14%	0%	15%	15%	1%	10%	11%	1%
Arapahoe County	19%	17%	19%	2%	20%	20%	0%	20%	20%	0%	20%	18%	-2%
Boulder County	10%	11%	10%	-1%	10%	10%	0%	11%	9%	-2%	14%	11%	-3%
Broomfield County	2%	N/A	1%	N/A	N/A	2%	N/A	N/A	2%	N/A	N/A	2%	N/A
Clear Creek County	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Denver County	22%	32%	29%	-3%	25%	24%	-1%	20%	20%	0%	16%	17%	1%
Douglas County	9%	2%	3%	1%	4%	5%	2%	6%	7%	1%	12%	14%	2%
Gilpin County	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Jefferson County	18%	16%	16%	0%	20%	18%	-2%	22%	18%	-4%	24%	20%	-4%
Weld (full county)	7%	8%	8%	0%	7%	8%	1%	6%	8%	2%	4%	7%	2%
	100%	100%	100%		100%	100%		100%	100%		100%	100%	

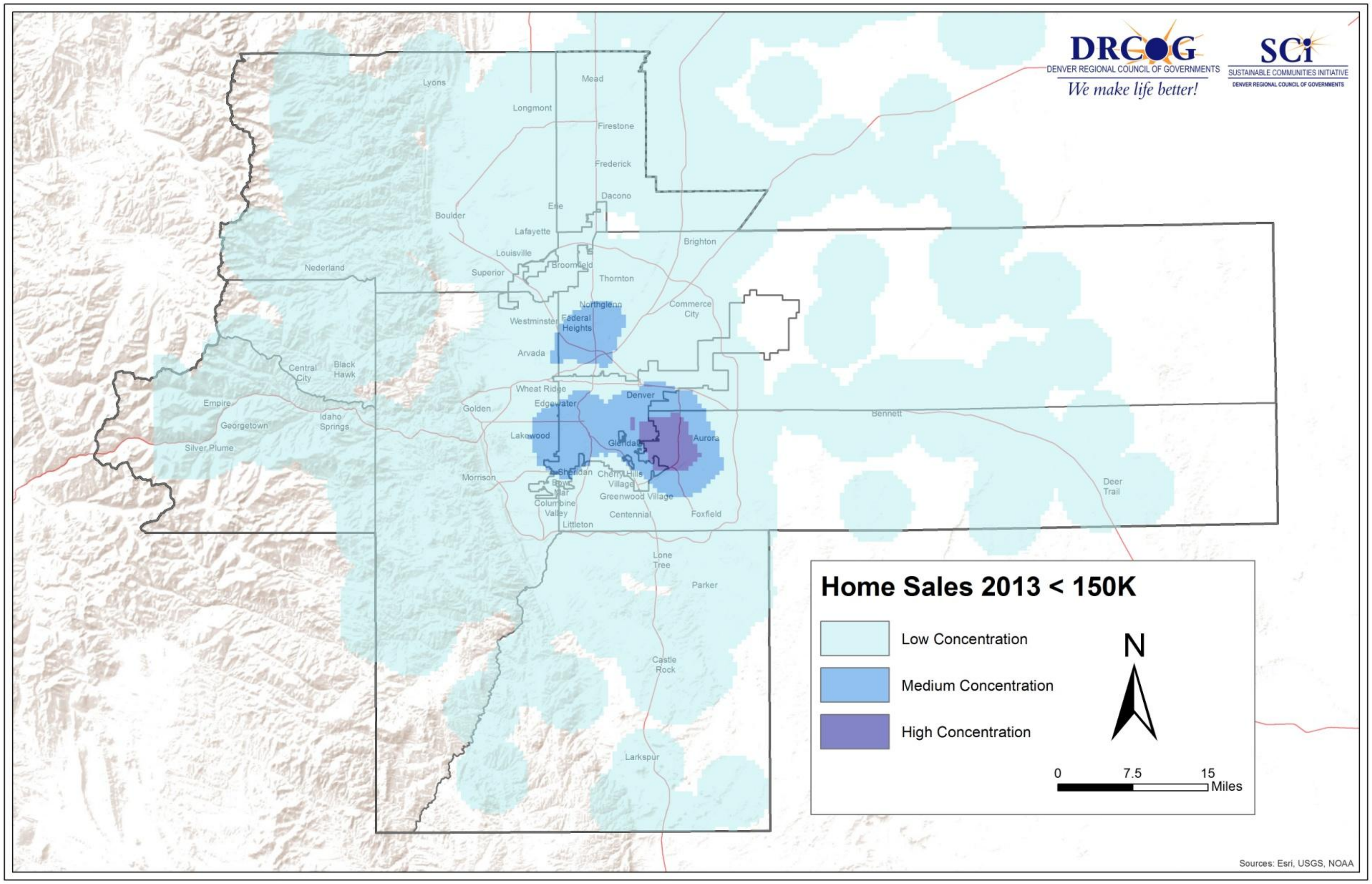
Source: 2000 Census, 2008-2012 ACS and BBC Research & Consulting

The following maps show the location of homes priced within specified affordability ranges: Less than $150,000, between $150,000 and $250,000 and $250,000 to $350,000 in 2013. These ranges roughly represent those needed by low to moderate income buyers, including those seeking "starter" homes. The ranges were selected to demonstrate the options to first time buyers, low income residents and residents hoping to downsize to save on housing costs.

For homes priced less than $150,000, Aurora has the most units followed by the northern suburbs. The southern suburbs have the least availability of units less than $150,000.The geographic availability of affordable homes priced between $150,000 and $250,000 has increased since 2000, with the addition of units in the northern suburbs. Like the category above, for homes priced between $150,000 and $250,000, Aurora has the most units followed by the northern suburbs. But there has been some erosion of affordable areas in the southern suburbs, which has the least availability of units priced between $150,000 and $250,000.

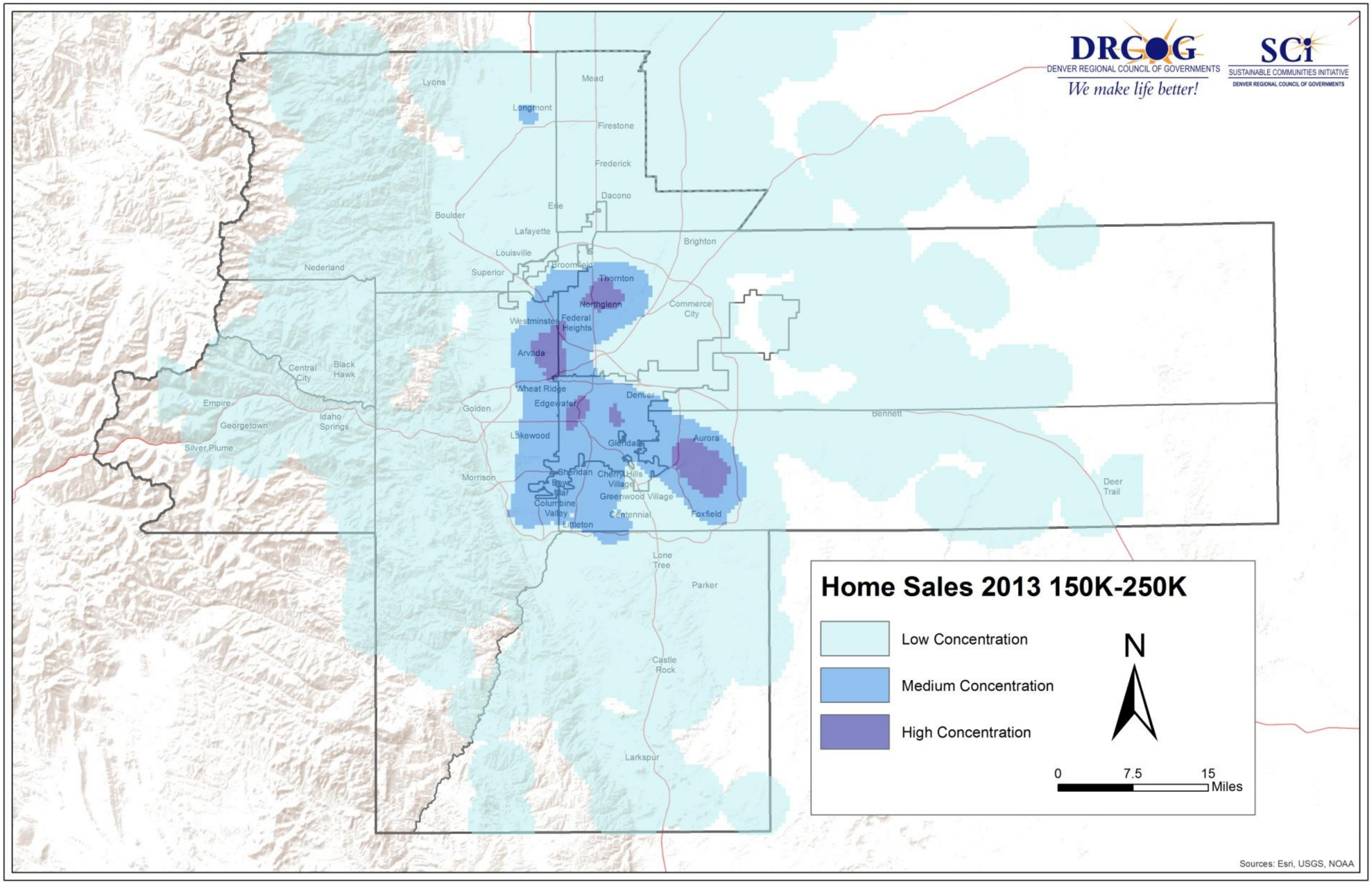
The central portion of the region and southern suburbs supplied the greatest density of units priced between $250,000 and $350,000 in 2013. For a comparison of 2000 data, please refer to the appendix.

Figure III-17. Location of Home Prices at Less than $150,000, 2013



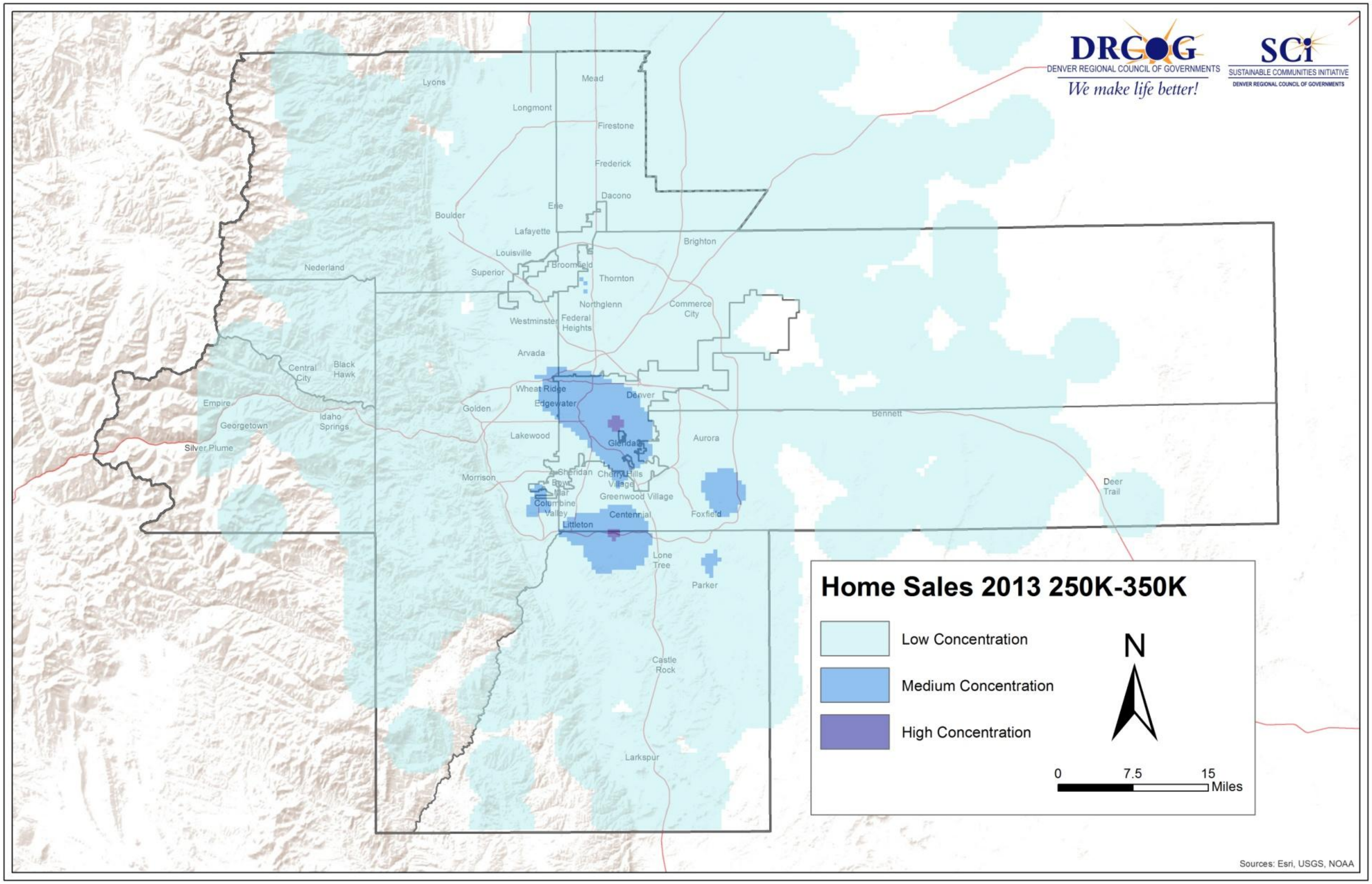
Source: Genesis Group

Figure III-18. Location of Home Priced Between $150,000-$250,000, 2013



Source: Genesis Group

Figure III-19. Location of Home Priced Between $250,000-$350,000, 2013



Source: Genesis Group

What limited homeownership affordability means for opportunity. A comparison of the areas that are affordable to first time homebuyers reveals the following:

- There is a mismatch between affordable homes (priced below $250,000) and job centers in the region. Excluding the relatively small affordable area near the central business district (which is primarily composed of condos), areas of high job density have no overlap with areas of affordability.
- Areas with a high density of home sales below $250,000 tend to have low levels of elementary school quality.
- Areas with a high density of home sales below $150,000 are strongly correlated with high foreclosure risk zip code and, to a lesser extent, residential capital constraints.

Cost burden. "Cost burden" occurs when a household pays more than 30 percent of their gross household income toward housing costs, including utilities, mortgage insurance and property taxes. When a household is cost burdened—especially a lower income household—they may need to cut back in other areas to afford housing costs. In the most extreme cases, cost burdened households are unable to make their mortgage or rent payments and face foreclosure or eviction.

As many as 222,000 owners and 188,000 renters in the region are cost burdened. Cost burden is highest for owners in Clear Creek and Adams counties and for renters in Gilpin and Boulder counties. The counties with the lowest levels of cost burdened households include Broomfield and Douglas (for owners and renters) and Clear Creek (renters).

Figure III-20.
Cost Burden of Owners and Renters, Denver Region and by County, 2007-2011

Source:
2007-2011 ACS.

	Cost Burdened Owners	Percent of All Owners	Cost Burdened Renters	Percent of All Renters
DENVER REGION	**222,913**	**31%**	**187,949**	**54%**
Adams County	35,127	35%	24,085	54%
Arapahoe County	44,246	31%	38,818	57%
Boulder County	21,546	29%	24,092	62%
Broomfield County	4,129	28%	2,531	46%
Clear Creek County	1,071	35%	336	47%
Denver County	42,250	32%	59,727	53%
Douglas County	23,924	29%	7,217	42%
Gilpin County	567	33%	454	65%
Jefferson County	44,908	29%	29,397	52%
Weld County (DRCOG Portion)	5,145	31%	1,292	58%

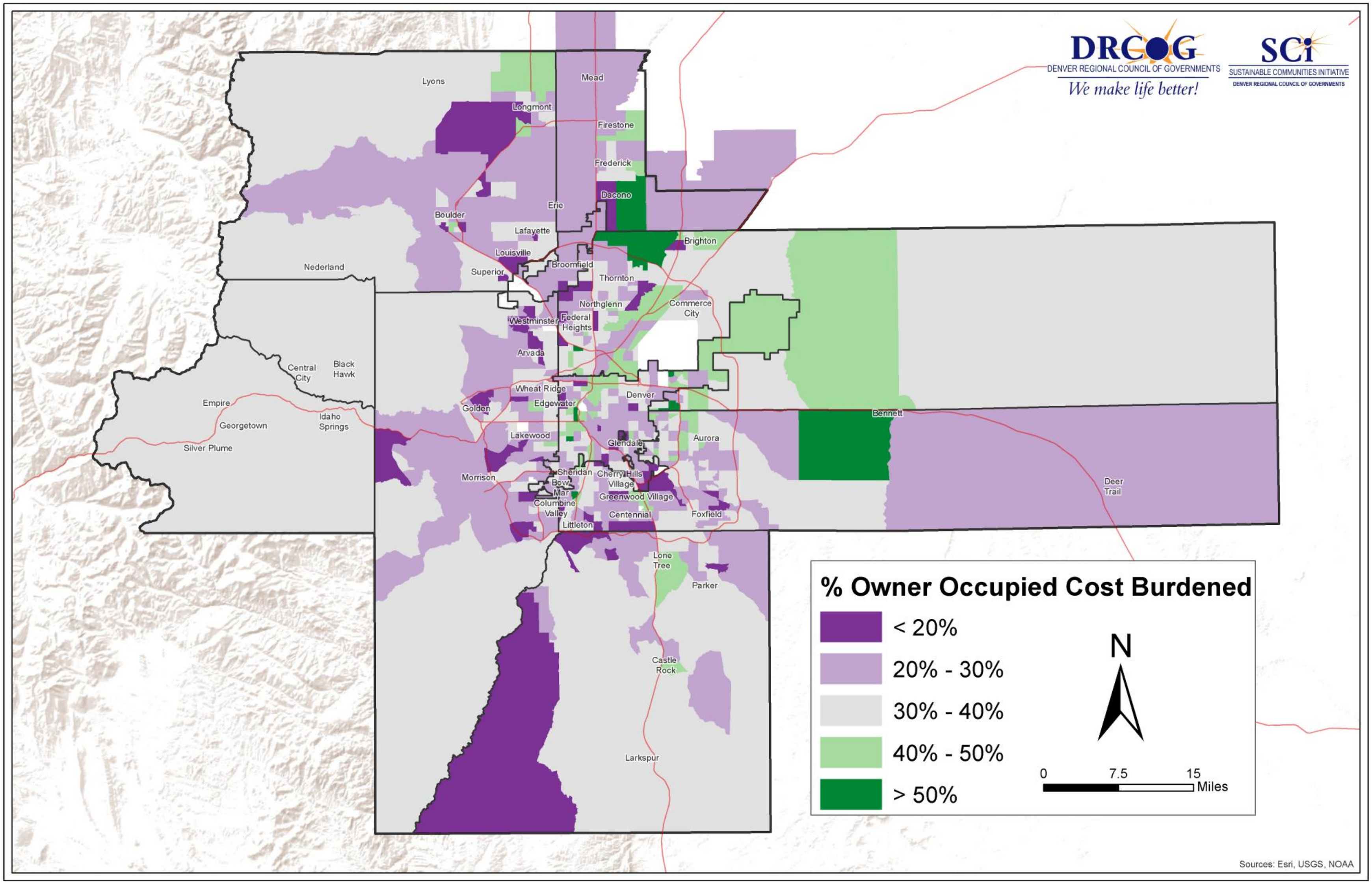
Figure III-20 shows the proportion of owners who are cost burdened; Figure III-32 shows the same for renters. There are far fewer areas in the region with cost burdened owners; most of these are in the northeast portion of the region, as well as some parts west of Denver.

Cost burdened renters, in contrast, are prevalent throughout the region, which may reflect the recent increase in rental costs due to limited supply. As noted in the above table, more than half of the region's renters are cost burdened.

As noted earlier in this section, only 15 percent of the region's rental units are affordable to households earning less than $25,000. This small amount of stock cannot accommodate the high number of cost burdened renters. Federally funded housing assistance programs including public housing, housing choice vouchers, and Low Income Housing Tax Credits (LIHTC) developments are heavily concentrated in some areas like Denver while disproportionately low in other areas of the region.

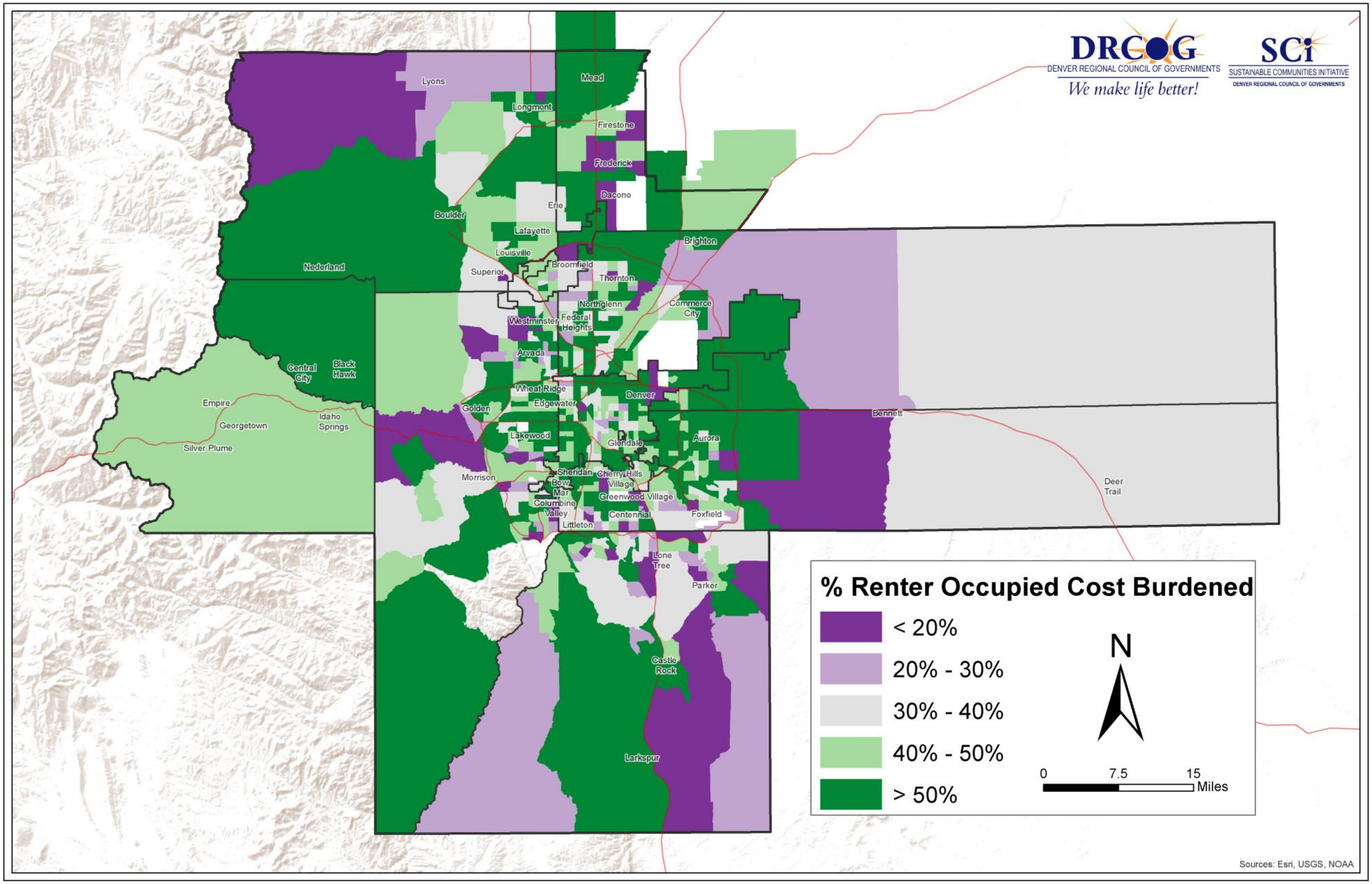
High rental housing costs have impacts on income left for necessities like transportation, food, clothing, and medical and childcare expenses. Additionally, this has significant impacts on their ability to purchase homes—as well as to contribute to the region's economic growth through consumer spending and investment. Figure III-22 shows that cost burdened renters are present throughout the region.

Figure III-21.
Proportion of Owners who are Cost Burdened, Denver Region



Source: DRCOG.

Figure III-22.
Proportion of Renters who are Cost Burdened, Denver Region



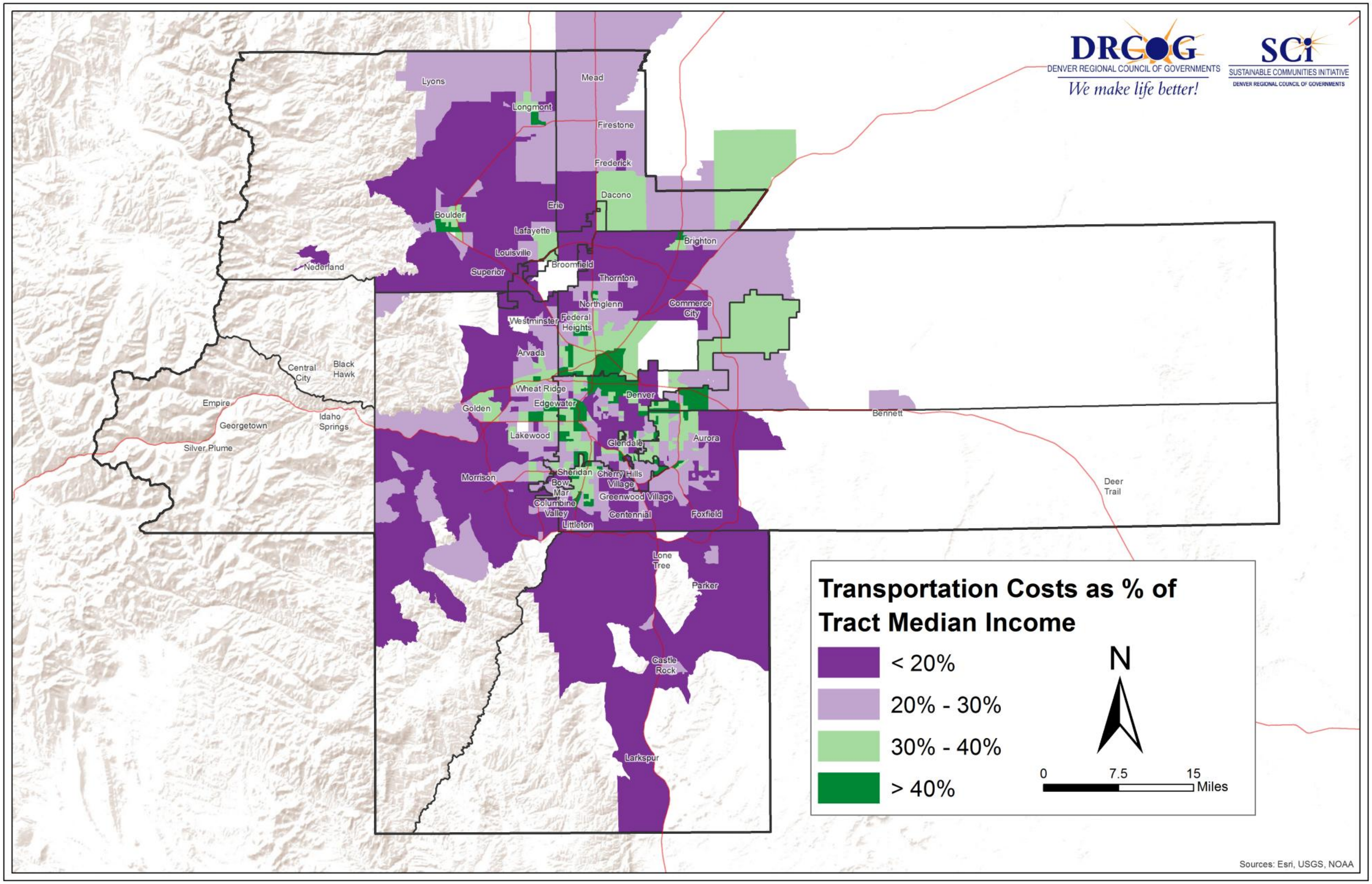
Source: DRCOG.

Housing and transportation.[5] Housing costs alone do not represent the true costs of a home if coupled with a long commute. It is useful to examine how transportation costs vary in the region to appreciate the true costs of housing location.

The following two maps examine transportation costs in two ways. The first map shows transportation costs as a percent of the median income for a specific Census tract. The many dark purple tracts in the outlying areas of the region suggest that residents in these areas can manage their transportation costs. The map also suggests that residents in some of the lower income parts of the region have the most challenges paying for transportation costs. The second map shows transportation costs relative to the regional median income and demonstrates where transportation costs are the highest—not surprisingly, in the farthermost suburbs. Costs are lowest for those living in and around downtown Denver.

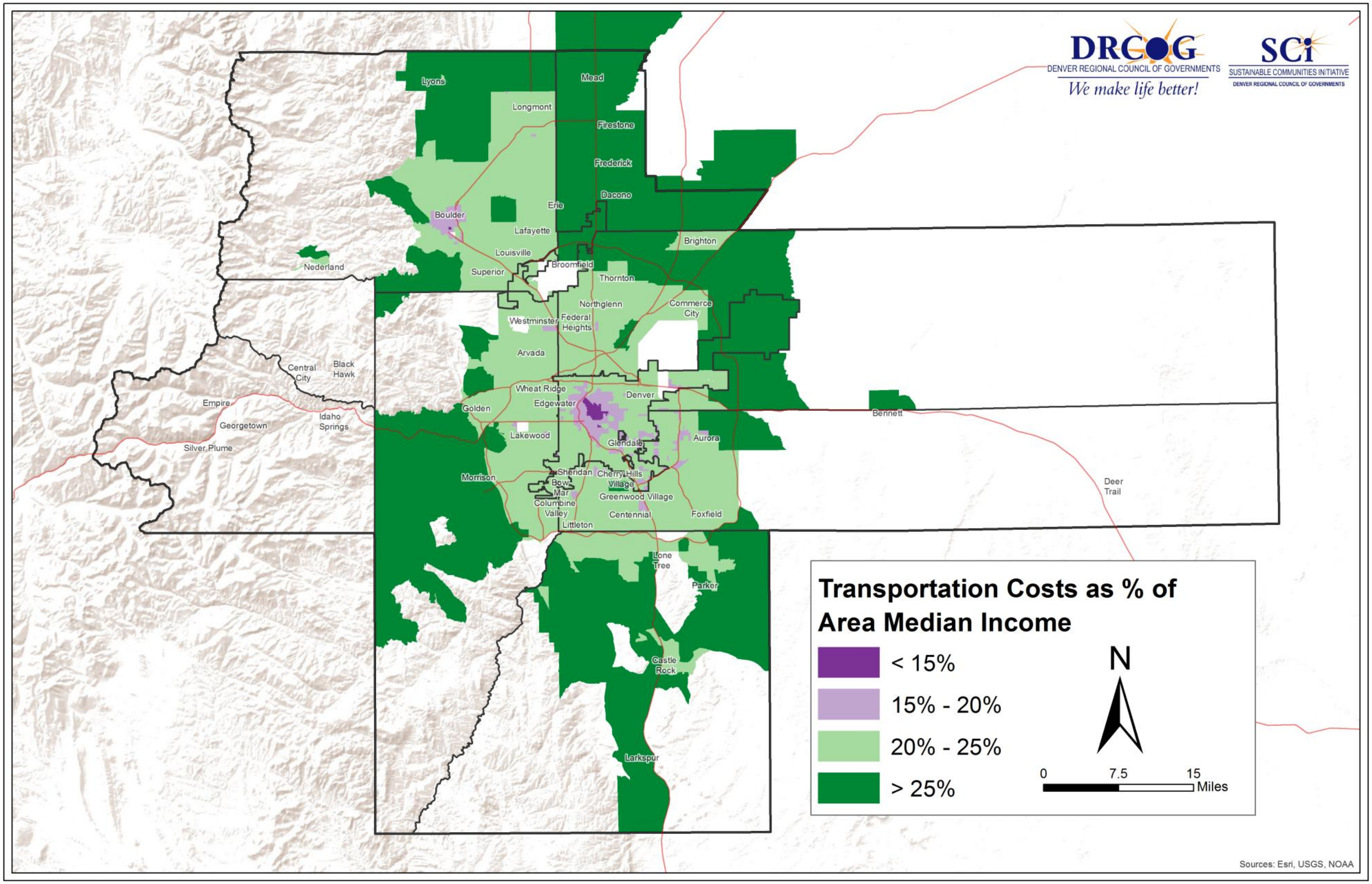
[5] Data on how much of a household budget transportation costs represent have been limited in the past. Recent efforts to measure the relationship between housing location and transportation costs are in early stages. Although these data are not all inclusive of the region, they provide a starting point for assessing the impact of housing location on a household.

Figure III-23.
Transportation Costs as a Percent of Median Income of Census Tract, 2010



Source: DRCOG.

Figure III-24.
Transportation Costs as a Percent of Area Median Income, 2010



Source: DRCOG.

Summary of Findings

The makeup of the region's housing stock has changed only modestly in the past 20 years. It is unclear if this was a product of consumer preferences, availability of land and/or the types of development for which capital was available—likely a combination of each.

Except for in Denver, the region's housing remains largely made up of detached single family homes. Ownership alternatives to single family detached homes—townhomes, duplexes—make up 12 percent of the region's housing units. Attached homes offer more affordable alternatives to homebuying but are such a small part of the housing stock in most counties, that they have little impact on overall affordability.

Since 2000, homeownership rates have declined in all counties except those in the western part of the region and Weld County, partially driven by an influx of younger residents who rent.

Housing has become more expensive in the region since 2000. Although incomes have also risen, households now need to dedicate more of their incomes to housing, causing erosion of purchasing power overall.

The region's lowest income residents, many of whom entered poverty during the past decade, currently face historically high rents and low vacancies. Their options for affordable rentals are declining or largely nonexistent near job and training centers. Lower and middle income homebuyers have fewer options to buy than they did in 2000, as affordable, for sale housing is now concentrated in a smaller number of communities— also further from major job centers.

How the region's two largest and growing age cohorts—older adults and Millenials—will influence future demand is difficult to predict, although past patterns in housing choice provide some indication. Older adults generally age in place, which will increase demand for housing modifications and supportive services such as in-home care, in the inner and outer ring suburbs of the region. If Millenials follow past trends, they will seek detached single family homes after forming families, but their geographic preferences may shift due to the importance they place on walkability. This may lead to a shift toward residential redevelopment activity in existing neighborhoods.

With its current investments in transit infrastructure, a well-educated (albeit imported) workforce, strong economy and quick recovery from the recent economic depression, the region is well positioned to change the direction of growth to be more balanced. This should involve an efficient positioning of future housing for workforce, older adults/people with disabilities and new residents which takes advantage of existing infrastructure, occurs near job centers and transit, and maximizes areas of new opportunity. Recommendations for achieving this are discussed in Section V and are informed by this analysis, in addition to the stakeholder and public input described in Section IV.

SECTION IV
Citizen and Stakeholder Input

This section discusses the findings from the stakeholder and citizen input processes conducted for the RHS. The section provides categorized feedback from stakeholders and citizens.

Stakeholder Deliberation Process

Stakeholders in terms of the RHS include local government staff and subject matter experts in housing. The stakeholders defined above were engaged throughout the RHS process, beginning with the scoping of the research. DRCOG engaged jurisdictions that receive direct allocations from HUD prior to the study commencing, as well as throughout study development. The Metro Vision Planning Advisory Committee (MVPAC) and other interested stakeholders also provided context on the issue of access to opportunity.

In addition to the above, stakeholders knowledgeable about regional housing markets from the private and nonprofit sectors, regional equity issues, housing affordability and the needs of low income and special needs residents were interviewed during the development of the RHS. These stakeholders represented the following interests:

- Units of local government, including housing and land use planners;
- Private sector developers;
- Affordable housing professionals;
- Fair housing agencies;
- Providers of housing opportunities for people with disabilities;
- Regional homelessness initiatives; and
- Housing authorities from across the region.

In addition to ongoing communications, meetings and information sessions, BBC facilitated a stakeholder deliberation meeting focused on the RHS strategies. Stakeholders had the opportunity to respond to the strategies as well as make further recommendations or refinements to the strategies.

Themes Stakeholder Deliberation

Stakeholders were queried about the most pressing housing needs and how to improve access to economic opportunity on a regional level.

Responses are described below organized broadly around the top stakeholder themes.

Stakeholder deliberation themes. Themes from the discussions with stakeholders included lack of affordable housing stock, transportation, and special needs populations.

Housing for low to middle income households. Stakeholders universally agreed that housing is in short supply in the region. The economic downturn, lack of housing development for many years and quick economic recovery, coupled with increased in-migration into the region, has led to a high level of unmet demand for housing across most of the income spectrum.

The specific housing needs expressed by stakeholders differ in some ways by geography:

- The region's more affluent suburbs express a need for workforce housing as well as housing for older adults who want to downsize and age in place. These communities do not receive enough federal block grant dollars to incentivize developers to build less expensive, diverse housing product types, nor do they have such requirements in place. As such, developers continue to build higher-priced, single family detached units. Workers in these areas look to less expensive, surrounding communities for housing, which leads to longer commutes, impacts on roads and increased household transportation costs.

- Many suburban areas are concerned about the long-term impacts of traditional, suburban residential planning—specifically, higher household transportation costs, congestion on roads and impacts on infrastructure, and challenges with older adults aging in place. Stakeholders emphasized that future development needs to be done in a thoughtful way, particularly since the suburbs will be a primary provider of housing choice regionally. Yet they struggle with incentivizing developers to build what is needed to meet future housing demand, particularly visitable, accessible and attached housing types.

- Older suburbs are challenged by aging housing stock and neighborhood revitalization needs. These needs will likely be exacerbated in coming years with the aging of their residents. These communities also lack funding to adequately address these challenges.

- Housing costs have risen in urban areas, driven by increased interest in urban living. Increasing housing costs are leading to higher levels of cost burden for low income households and/or causing them to relocate to other areas in the region. This displacement not only has cultural implications, but also means longer commutes and higher transportation costs for these households.

Yet there are many housing needs consistent throughout the region:

- Permanent housing with supportive services is severely limited in all areas with the region, for both those who are experiencing homelessness and those at risk. Urban areas, as the primary provider of housing and services to some of the region's households with the most severe needs, are sheltering more of this burden. Suburban areas, which initially had relatively low demand for supportive services, are struggling to serve increasing numbers of residents in poverty.

- Rental subsidies for the region's lowest income renters are significantly oversubscribed and much needed in all areas of the region.

- The aging of residents in the region will shape housing needs in the future. Some stakeholders predict a shift towards urban living by older adults; others view majority growth areas in suburban locations where older adults-to-be already reside. The reality is likely a combination of both, each of which requires a different approach to meeting older adults' needs. All stakeholders emphasized that older adults need more housing options as they age and that middle-priced, low maintenance, housing friendly to older adults is scarce in the region.

- The influx of younger workers and residents into the region has boosted housing demand and led to new housing types—mostly, dense, attached housing. Like older adults, the next moves made by this large cohort of residents will shape housing demand. Communities may need to find ways of reinventing existing single family homes to appeal to these residents.

Although individual solutions differ somewhat by community, stakeholders frequently mentioned several priorities:

1) Providing more affordable housing opportunities near transit, preferably in mixed-income settings.

2) Addressing the condominium defects legislation to expand affordable homeownership opportunities. Some stakeholders feel that an entire generation of potential homeowners is being edged out of ownership due to the halt in condominium developments.

> ***"DRCOG's goal of locating 50 percent of new residential in urban centers cannot be achieved without condominiums."***

3) Establishing a flexible source of funding available to support the creation of housing where unmet demand exists. Stakeholders described lost opportunities for affordable and mixed-income housing creation because of timing, lack of gap financing, lack of soft funds.

Expanded transportation solutions. Transportation was addressed by many stakeholders. Many stakeholders representing suburban communities named transit as a top issue: The limited transit in suburban communities requires low income and moderate income households to own a car, which adds to already tight household budgets. Another top concern—particularly in communities that are expected to age the fastest—is the growing need for alternative forms of transportation with the aging of Baby Boomers.

Stakeholders acknowledge that expanding transit—and therefore, transit oriented development—where it is currently limited is tricky, since transit investment is demand-driven. And, since transit is a scoring provision on Low Income Housing Tax Credit (LIHTC) applications, areas without transit are not building affordable rental housing.

> ***"As a region, we need to be encouraging older adults to turn in their keys…through offering easy-to-use alternative types of transportation."***

Urban areas, despite having more access to transit, still have large gaps in transit provision. For example, older adults may not be capable of walking ½ mile to the nearest transit hub. As housing densities increase, transit will need to be expanded so that urban settings can function.

All stakeholders emphasized a need for creating more developments friendly to older adults near transit, as well as providing "training" to older adults to encourage them to use transit. Transit should also accommodate the needs of persons with disabilities who rely on transit for more than work-to-home travel. Transit should be available later in the evening and on weekends to adequately meet their needs.

In sum, stakeholders called for more creative thinking around regional transit provision, especially to serve the growing population of older adults and people with disabilities. Some mentioned innovative ideas such as smaller, transit circulators that can link areas of need within both urban and suburban areas. These circulators could connect older adults, people with disabilities and low income, working households with service and employment centers.

Address needs of special needs residents. Three types of populations were mentioned as having the greatest needs in the region:

- Older adults;
- Persons experiencing homelessness; and
- Persons with disabilities.

Older adults. Not only will older adults need better transit accommodations as they age (discussed above), they will also need additional housing options. Regionwide, there is a shortage of housing types for older adults wishing to downsize into attached homes and patio homes that are in walkable areas, near their families, services and health care.

"We need to find efficient ways to reach older adults living in suburban and rural areas in the region as they age, providing them with meals, services and accessible transit as needed."

Communities with older adults who are aging in semi-rural and rural environments worry about the costs of reaching older adults with service needs. Delivery of meals, home health care and groceries is much more expensive when older adults live in very low density environments.

Needs of persons who are homeless. Persons experiencing homelessness face a variety of challenges; their complex situations require an "all hands on deck" approach. Better regional coordination—specifically, creation of a single point of entry system— is needed to ensure the most efficient use of resources and the best way to provide the homeless the services they need.

A long term solution to homelessness is only possible with development of more permanent, supportive housing regionwide.

"Adequately addressing the housing and supportive needs of residents who are homeless and have mental illness and substance abuse challenges benefits the region economically by reducing public safety, incarceration and emergency health care costs."

Public housing authorities and nonprofits who serve similar clients need to be trained on how to best work with clients with severe and persistent mental illnesses and clients with the worst case needs. These are some of the most complex clients to serve. The region needs to expand the capacity of housing authorities to meet the needs of more complicated clients through partnerships with mental health providers. Most providers of housing are not well-equipped to manage the challenges of housing the region's most complicated residents.

Persons with disabilities. Many persons with disabilities are older adults and, as such, share the same challenges with transportation and access to services. Transit may not always run when needed, many buses can't accommodate more than one wheelchair at a time and areas around bus stops are not always maintained, particularly during winter months. Many suburban parts of the region and rural areas do not have sidewalks, forcing residents using wheelchairs into the streets.

There is a tremendous opportunity to improve major corridors to be pedestrian/bike/ wheelchair friendly.

For non-older adults who have disabilities, finding quality, accessible housing near transit is very difficult. As rents rise, fewer landlords are accepting Section 8 and many of those who do are in older buildings, which are not accessible.

Local regulations to incentivize the development of visitable housing have not produced many units by the private sector, although they have generated funding for housing subsidies. There appears to be a disconnect between need and perceived demand by the development community.

Citizen Deliberation Process

Citizens participated in the process through attendance at focus groups held in Racially Concentrated Areas of Poverty (RCAP) and/or Ethnically Concentrated Areas of Poverty (ECAP) in the region during March and April. All focus groups were held at facilities accessible to persons with disabilities and close to fixed route bus stops. A total of 65 adults participated in the discussions.

Locations. Focus groups were held at the Southwest Improvement Council community center in the Westwood neighborhood (Kentucky and Irving streets); the Pauline Robinson Library in north Park Hill (33rd and Holly); and the Friendly Village of the Rockies (manufactured housing community in Federal Heights).

Recruiting. Xcelente Global, led a bilingual recruiting campaign that included door-to-door distribution of flyers promoting the meeting (appended at the end of this section); outreach with nonprofits and the public housing authorities operating in the target neighborhoods; and distribution of flyers at local businesses and community centers.

Incentives. Each participant received $25 in cash, bus tickets, and dinner from a local Mexican restaurant. Xcelente provided bilingual child care at each session.

Bilingual facilitation. Xcelentes principals are both native Spanish speakers. In the Westwood neighborhood, Xcelente facilitated a focus group with Spanish speakers, while BBC facilitated a group with English speakers. All of the participants in the north Park Hill and Federal Heights meetings preferred to speak English.

Turnout. Turnout at the Westwood and north Park Hill focus groups exceeded expectations—20 adults attended the Westwood session, accompanied by seven small children, and 33 adults participated in the north Park Hill focus groups. In Westwood, 15 of the participants were Spanish-dominant, so two focus groups were held simultaneously—one with Spanish speakers and one with English speakers. In north Park Hill, the study team broke the participants into three simultaneous focus group sessions. A total of 12 adults attended the Federal Heights session.

Participant characteristics. All of the participants self-described as very low income. Several had Section 8/Housing Choice Vouchers and several lived in Denver Housing Authority properties. In Westwood, the participants were predominantly renters. In both north Park Hill and Federal Heights, the participants included homeowners as well as renters. A few participants at each location were homeless and staying with friends while they seek affordable housing. Some of the participants had physical or cognitive disabilities.

- 20 participants were Hispanic.
- 32 participants were African American.
- 2 participants from the Middle East.
- 11 participants were Caucasian.

Bus tickets were extremely popular with attendees and were valued almost as highly as the $25 incentive.

Citizen deliberation themes. The discussions with residents residing in RCAP and ECAP neighborhoods focused more specifically on affordable housing and neighborhood and community needs Themes from the discussions with residents in RCAP and ECAP neighborhoods included affordability, access to opportunity, transportation, safety, and knowledge of fair housing information.

Scarcity of affordable housing. Participants in all of the discussion groups felt that finding affordable housing in the region was a challenge. Due to this scarcity, some individuals and families live with other family members ("doubling up" or "couch surfing") until they can find affordable housing for their family. The lack of housing product affordable to persons with very low incomes, including those relying on Social Security or disability income is a significant need throughout the region.

Neighborhood disinvestment in RCAP/ECAP communities. Several themes specific to neighborhood disinvestment were deliberated. These include lack of public investment in street lighting, sidewalk maintenance and crime prevention.

Gentrification pressures in RCAP/ECAP communities. Several themes specific to gentrification, including rising property taxes and increasing property values, were deliberated. The most common impact of gentrification discussed was the increase in property taxes associated with rising home prices in these neighborhoods. For example, participants discussed elderly and low income homeowners feeling forced to sell their homes because they can no longer afford to pay for property taxes. Others discussed an increased presence of predatory lenders in the housing market, some of whom are perceived to prey on elderly homeowners by offering high interest second mortgages that result in foreclosures.

Access to transportation. Many participants relied solely on public transportation. For most, the system is accessible and gets them where they need to go. It is important to note that most residents of RCAP/ECAP communities who participated in the deliberations rely on the fixed route bus system; other than cost, they consider the system to be efficient, accessible and provides service to the places they need to go.

Limited housing options for residents with credit problems, criminal histories or illegal status. Many participants, specifically those with criminal records, bad or no credit, or those without Social Security Numbers, had limited housing options. In markets with low vacancy rates and decreasing affordability, individuals and families with poor credit histories or other personal history challenges are competing for housing with people without such backgrounds. This results in individuals and families living outside of their preferred neighborhood, doubling up with other friends or family or being required to pay higher security deposits or application fees.

Recommendations from Stakeholder and Citizen Deliberation

This section summarizes the strategies and actions stakeholders and citizens recommend for addressing the top regional needs the groups identified. While not subject matter experts, citizens offered their ideas for solutions to the issues they raised during their deliberations. Although stakeholders were asked to recommend actions for a broad set of entities, almost all preferred to talk about their ideas for partnership opportunities and initiatives spearheaded by DRCOG.

Their suggestions include opportunities for DRCOG to assist with providing data and information, taking an expanded role in education and outreach, and facilitating efforts to improve regional coordination and planning. Some stakeholders had specific ideas related to funding allocations; these are summarized at the end of the section.

Opportunities for providing data and research. With respect to aiding member communities to proactively address some of the key themes outlined above, stakeholders and residents recommended that DRCOG provide data and research to support housing planning, much like DRCOG serves as a resource for transportation planning.

- Provide communities with information on aging housing stock to use in home rehabilitation program targeting.
- Focus future research on "scenario planning" to demonstrate the economic and environmental costs of varying growth models.

Opportunities for providing information. Providing a development clearinghouse and information on upcoming funding opportunities for affordable housing are two aspects of information stakeholders suggested DRCOG should collect and disseminate.

- Be the collector and provider of information about pending development, a depository for "what's coming up in your area."

- Provide information on upcoming funding opportunities for affordable housing. Such information would mobilize resources to get ahead of needs.

Opportunities for providing training and education. Local policies—zoning and land use plans, development approval processes—influence the local and regional housing market. Stakeholders thought DRCOG could provide training and education regarding best practices to maintain or develop a balanced housing stock and to plan locally to be consistent with Metro Vision 2040.

- Research and hold regular meetings about best practices communities can consider to lower the cost of housing and plan for balanced housing stock. Local governments could use the most guidance with respect to: 1) Expediting the development approval process and 2) Completing area plans, incorporating needed densities consistent with Metro Vision 2040 goals for housing and employment growth, particularly in urban centers.

- Lead a promotion of best practices for zoning around urban centers. Examine the benefits of different zoning types and how proactive, flexible, zoning can facilitate balanced housing and reduce regulatory burdens.

"Rezoning changes the whole game."

Partnership and leadership opportunities. Housing has not been an area of specific focus in recent regional planning efforts. Through the Sustainable Communities Initiative (SCI) process, DRCOG and its stakeholders and partners began the conversation about planning for housing regionally. Stakeholders and residents recommended that DRCOG continue to take a leadership role in providing opportunities for member governments to collaborate on regional housing issues.

- Lead a collaborative effort to improve regional planning. Such an approach is needed to solve many of the existing challenges and opportunities for future, quality development across county lines.

- Spearhead an examination of alternative sources of funding for housing development (housing trust fund). Sponsor a "generation of ideas" about new funding sources, potentially partnering with banks and/or the local branch of the Federal Reserve. This discussion/workshop should include a presentation of models that the region could replicate.

"We need to be able to react fast [when presented with opportunities to develop affordable housing]—and we have no ability to do so."

- Work with communities who desire balanced housing to help their leaders understand the economic benefits of providing housing to workforce—reduced impact on roads, less traffic congestion, a nicer place to live and more local investment by residents.

- Collaborate with nonprofits to help them grow regionally and provide services to low income households, older adults, persons with disabilities, particularly in suburban areas where poverty is growing and residents are aging more quickly.

"It needs to be easier—to obtain development approvals, to find zoning, to receive financing—for mixed-income, mixed-use housing. Such developments are the most desirable and stable and are thriving, in demand."

Rethinking housing goals. Many stakeholders described a more prescriptive role for DRCOG with respect to housing and transportation. Recommendations included:

- Develop targets or thresholds for housing—where to accommodate a variety of housing types—with the overall goal that the region should aspire to accommodate housing for everyone who wants to live and work here. Communities would be rewarded for their efforts contributing to housing balance in the region.

- Prioritize funding in areas that support affordable housing, transit and job and education connections. Much more coordination between transit and housing planning around urban centers is needed.

- Support or require station area planning that incorporates affordable housing.

- Require a "public benefit" component in the form of affordable housing provision for all funded projects by DRCOG and promote for other funding types. An example is Utah's requirement that redevelopment projects using Tax Increment Financing (TIF) funding incorporate affordable or workforce housing or contribute to the state's housing trust fund.

"Part of community feel is seeing people who you know working in your community."

Other Comments—fiscal policy. Colorado's sales, income and property tax structure and the revenue generation limitations from the Taxpayer Bill of Rights (TABOR) have impacts on how housing, but particularly affordable housing is built or maintained in the region. Good neighborhood and community planning can sometimes be undermined by municipalities attempts to maximize sales tax revenues by pursuing big box retail strategies, which tend to be auto-focused commercial developments and supply more lower income retail jobs, rather than other employment opportunities. As stakeholders discussed local and regional housing needs, they recognized how Colorado's unique approach to public finance influences the ability of lower income cities and counties to provide quality education opportunities and additional supportive services to low income residents.

SECTION V
Findings, Recommendations and Next Steps

This section contains recommendations for addressing regional housing needs in the Denver metro area. This strategic plan responds to the top housing needs identified through the RHS housing analysis. It also is informed by interviews with stakeholders who are knowledgeable about housing challenges in the region, in addition to needs identified by residents who participated in the citizen input process.

Primary Findings

The Denver region offers a range of choices in housing types, prices, and communities that appeal to a broad range of workers and their families. Housing options range from downtown urban housing, apartments in urban and suburban locations, traditional suburban options, and exurban or rural options.

Despite the diverse range of housing in the region, each community faces challenges in the delivery of housing and economic opportunity to its residents. For some, the biggest challenge is workforce housing. Others are challenged by aging housing stock and the need for neighborhood revitalization. And for many, the greatest challenge is the availability of low-cost transportation. These challenges could be exacerbated by continued strong population growth.

Future growth. The region is expected to add 1.2 million more people by 2040—similar to the growth experienced between 1980 and 2010. This change will look different in some ways and, in others, continue on the same trajectory without changes in growth patterns. Specifically,

- Population growth will remain the strongest in Denver, Adams, Arapahoe and Douglas counties.
- The region will have 500,000 additional older adults, and older adults will make up 19 percent of the total population, compared to 9 percent in 2010. The residence of older adults will shift dramatically with the highest proportions of older adults found in outer ring suburbs and rural parts of the region.
- Largely due to the growth of the older adult population, the number of residents with disabilities will increase by 237,000. The increases in persons with disabilities in most counties will be quite significant, resulting in more demand for accessible and visitable housing, transit and supportive services.
- Income inequality—currently the 5th worst of the 30 largest cities in the U.S.—could increase with continued declines in affordability and if past trends in income segregation continue. From 1980 to 2010, the income segregation in the Denver region increased by more than 60 percent, according to the Pew Research Center's Residential Income Segregation Index.

- Reductions in poverty will be difficult to achieve with continued high levels of income segregation, which restrict the opportunity of residents in poverty to "climb the economic ladder." If the region fails to improve economic opportunity for its lowest income residents, the number of individuals living in poverty in the region will increase by 141,000, with most growth in Adams, Arapahoe and Denver counties. 46,374 of these individuals will be older adults; 38,698 will be children.
- If the distribution of housing types does not change—60 percent of residential units in the region are single family detached—the amount of land consumed by development will be similar to that during the 1980-2010 growth period. This period saw the construction of 48 percent of the region's total housing units.

Housing needs. The consensus among experts consulted for this study is that the region has a shortage of affordable housing for low and middle income residents, particularly near job centers. The location of affordable housing became more limited in the past 10 years, with most affordable housing found in the far eastern and northeastern portions of the region. This is likely to become more concentrated if a greater balance of housing affordability throughout the region cannot be achieved.

Other needs that were identified in the analysis conducted in support of DRCOG's Sustainable Communities Initiative (SCI) include:

- A growing disconnect between locations of public transit and where lower- and moderate wage workforce, as well as the older adult population, resides.
- Gaps in opportunity for low income and minority residents. The primary opportunity gaps are in education, job access, income segregation and neighborhood investment.
- Lack of funding to address housing needs—a gap raised by the vast majority of industry experts interviewed for this study.
- Lack of rental subsidies and permanent housing for the region's residents living poverty, in addition to supportive services—identified by the vast majority of industry experts interviewed for the RHS, and supported by jurisdiction level housing needs studies.
- Urban areas, as the primary provider of housing and services to some of the region's households with the most severe needs, are shouldering the burden of providing housing for many of the region's residents living in poverty. Housing needs for these populations are reportedly growing in suburban areas, which initially had relatively low demand, but now are struggling to serve increasing numbers of residents in poverty.
- Persons experiencing homelessness face a variety of challenges and their complex situations require an "all hands on deck" approach, which is not currently provided throughout the region—identified by industry experts. Development of more permanent, supportive housing regionwide is a housing gap that must be addressed for a long-term, effective solution to homelessness.

- Gaps in information needed for jurisdictions to address housing issues—identified through interviews with city and county staff to explore how the RHS can benefit their communities.

Making a Difference at a Regional Level

The Denver metro region would benefit from a regional approach focused on addressing the needs identified throughout this report. It helps to think about what could be done in the context of possible roles that one or more regional entities could assume in this effort. Those roles include:

- **Convener.** Provide information and bring together cities, counties, industry experts and other partners to discuss solutions to improve housing imbalances across the region.

- **Incubator.** Set in motion, through provision of information, administrative and/or financial support, new regional programs and initiatives to support increased housing options.

- **Do-er.** Implement programs and policies that support the production and preservation of housing options in location-efficient places, including urban centers, high opportunity areas, and areas well-served by transit.

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Recommendation C-1: Sponsor discussions and workshops to provide information about best practices in land use regulations, zoning and housing policies

Jurisdiction representatives, as well as industry experts interviewed for this study, called for more information about best practices in land use regulation and development.

Stakeholders identified the following areas where knowledge is lacking at many jurisdictional levels:

Potential Focus Areas:

- Education on proactive, flexible, zoning and expedited development reviews that can reduce regulatory barriers in housing production.

- Successful mixed-income developments in urban centers, with an eye toward helping incorporate the proper densities into urban centers consistent with MetroVision 2035 goals for housing and employment growth. Some jurisdictions asked for a reexamination of regional employment growth forecasts in urban centers relative to employment in surrounding areas to see if the urban centers can truly accommodate low and moderate wage workers needed to support employment growth.

- Programs and practices that have been documented, successful balanced housing outcomes. Partnerships with an organization like Housing Colorado, could feature “what government is doing right,” and/or highlight a “development of the month” that exemplifies regional goals for balanced housing stock. A starting point would be the redevelopment of the award winning Lowry Air Force Base in Denver-Aurora, which has a wide mix of housing types and levels of affordability and, based on resident discussions in the focus groups conducted for this study, is perceived by the community as a well-integrated, racially/ethnically and economically diverse community. Successful programs and practices for revitalizing aging inner-ring suburban neighborhoods and improving housing condition in aging neighborhoods.

Events to support this recommendation should be located in and rotated among member communities and target leadership and staff of units of local government.

Best practice. In its online Toolkit, Envision Utah has a website dedicated to informing communities about the advantages of form-based zoning codes, http://envisionutah.org/wasatch-choice-toolbox/tool-form-based-code. This website contains a discussion of the economic benefits of form-based codes, a template communities can use as a basis for their own zoning and prototypes developed for eight "place types" in the region.

Recommendation C-2: Continue and amplify dialogue about visitable and accessible housing demand

Future growth in the older adult population is likely to create much more demand for accessible housing. Some communities already have regulations in place that encourage development of accessible housing. But many jurisdictions are unsure of the demand for such units or the best way to incentive developers to produce accessible housing. Potential focus areas may include:

Potential Focus Areas:

- Education on successful regulatory tools (e.g. Arvada visitability ordinance) to help communities meet demand.
- Coordinate with the private development community to understand and convey key incentives needed to produce units, including clarity on key challenges that must be overcome.
- Continue to promote dialogue at the local level, including documentation of innovative practices, similar to DRCOG's Boomer Bond initiative.
- Facilitate a discussion of the growing needs (housing, transportation, services, etc.) of seniors in inner- and outer-ring suburban communities.

INCUBATOR

Recommendation I-1: Create catalysts for additional, flexible sources of funding

Housing experts strongly agree that sources of new funding for affordable and workforce housing production is needed to have any significant impact on housing needs and create a more balanced housing stock. Ideally, this would be a regional dedicated source of flexible funding. During the 2014 State Legislative session, HB 14-1017 was passed resulting in additional sources of funding for housing at the state level. The City and County of Denver has task force examining funding options at the local level—but there is no discussion of a regional fund, which is needed to support development of diverse housing regionwide.

Potential Focus Areas

- Sponsor discussions about sources of funding for housing development. Be proactive in bringing housing advocates, real estate professionals, local leaders and housing finance interests together as a panel of experts to develop a funding recommendation.

- Be a "generator of ideas." Examine if models exist in other regions that could be replicated in the Denver region. Explore innovative revenue-generating and sharing models such as inter-jurisdictional agreements to share in the cost of housing that will benefit multiple communities.

Best practices. The Center for Community Change (CCC) is the preeminent research and advocacy organization in the country for housing trust fund development.[1] The organization maintains a database of best practices on trust funds. According to CCC, the best known regional trust fund is the Regional Coalition for Housing, or ARCH, in the Seattle area. The trust fund is an interlocal agreement among 15 cities for cooperatively addressing affordable housing issues on the east side of King County, Washington. ARCH both administers the trust fund and provides technical assistance to participating jurisdictions. Representatives from ARCH member cities establish priorities for funding and approve awards from the trust fund, with final approval by participating city councils. Participating jurisdictions commit general funds, federal revenues, and other funds annually to the trust fund; some funds are redistributed rather than simply spent in the contributing jurisdiction. More than $30 million has been made available to the Fund.

Recommendation I-2: Explore new methods of coordinated and collaborative housing planning for homelessness

Explore partnership opportunities with regional homeless coordinating entities such as the Metro Denver Homeless Initiative (MDHI) to initiate regional planning for homeless initiatives, including implementation of a single point of entry system and creation of permanent supportive housing regionwide. This would a short-term urgent need identified by MDHI—as well as begin a conversation on how to better address homelessness in the region, which, if unaddressed, has significant economic consequences.

Best practice. The Mid-America Research Council hosts webpages that provide information to communities about housing and community health issues, including homelessness. This webpage supports development of a coordinated point of entry system. Mid-America also supports regional efforts associated with the national 100,000 Homes campaign, to provide housing to homeless. http://www.marc.org/Community/Homelessness-Task-Force.aspx

[1] http://housingtrustfundproject.org/

Recommendation I-3: Gather and make available research on successful ways to improve economic opportunity for disadvantaged residents

Research on successful outcomes of efforts to improve opportunity is in the beginning stages, and not always readily available to the organizations who are working to improve the lives of the region's most disadvantaged residents. Making this information available, through collection of existing research and workshops on best practices for improving access to opportunity would help service and housing providers understand which types of intervention and programs produce positive results.

Best practice example of research included in a repository. The Aspen Institute has recently released several research reports that focus on addressing unemployment and raising self sufficiency. The Institute's research has found that collaboration across multiple institutions is imperative to build the academic, supportive-service and employment needs of low income workers.

Potential Focus Areas:

- Combining the strengths of community colleges and local workforce nonprofits. Students are served more effectively by a joint effort than by the organizations alone.

- Targeting a specific industry or cluster of occupations, especially those with predicted growth and livable wages.

- Supporting students' efforts to improve workforce skills by providing counseling, social services (e.g. child care) and in some cases, basis skills development.

Access to this type of research—potentially coupled with regional events sponsored by DRCOG to promote collaboration of jurisdictions and partners, such as community colleges, businesses and economic development nonprofits—would put in motion creative ideas to raise economic opportunity of residents.

Best practice examples for incubating ideas through information. The Minneapolis Federal Reserve has a long history of bringing industry experts on community issues to local government leaders, small businesses and service providers through workshops and conferences, research and web pages. Topic areas have included mixed-use development financing, the economic benefits of early childhood education and, most recently, health communities.
See:https://www.minneapolisfed.org/community_education/mnhealthycommunities/index.cfm

DO-ER

Recommendation D-1: Create and share information about housing condition

Information on housing condition is lacking in the Denver region, as it is in many regions. The suburban jurisdictions interviewed for this study identified the need for a condition database that would help better target home rehabilitation programs and plan for aging housing stock.

A database and mapping tool that helps local governments assess existing housing condition would fill this gap. Such a database may contain variables that are indicative of condition problems such as aging housing, code violations and home loans denied. These variables could be used to create an index of or regression analysis to predict home rehabilitation needs. The index or predictor variable could be overlaid with maps of household income, older adults, persons with disabilities and home improvement permits to help jurisdictions identify areas where residents are in need of improvements but are not making them, as well as suggest barriers to obtaining improvements (e.g., low incomes, loans denied).

Recommendation D-2: Conduct research, education and outreach to member communities about the economic benefits of addressing housing needs

Jurisdiction representatives interviewed for this study all emphasized a need for information to help decision makers understand economic benefits of having a diverse array of housing for residents.

This RHS has just scratched the surface in identifying the economic benefits associated with balanced housing provision. Much more could be done.

Potential Focus Areas:

- Quantifying the economic benefits of reducing income and race/ethnic segregation (see best practice below).
- Quantifying the costs to the region of future, resource-intensive growth patterns on transportation systems, water and resident health. The analysis should include an assessment of the financial benefits of making better use of existing infrastructure and taking advantage of infill opportunities.
- Quantifying the economic impact of development of affordable housing to reduce existing cost burden and meet future housing needs. Housing Colorado conducted such a study several years ago, and is hoping to update the study. Housing Colorado would be a good partner in this effort.

Best practice. The MetCouncil in Minneapolis, for example, in its *Choice, Place and Opportunity* equity report quantified the regional benefits of closing the economic gaps in the city.[2] This research modeled the economic benefits of reducing poverty, increasing per capita income and improvements in educational attainment and employment. The study estimated that closing the gaps would produce $31.8 billion more in aggregate personal income for the region.

Recommendation D-3: Require or reward communities that work to improve their affordable housing imbalances

The most successful way to produce geographically-based affordable and workforce housing is through mandates or incentives.

[2] http://www.metrocouncil.org/Planning/Projects/Thrive-2040/Choice-Place-and-Opportunity/FHEA/FHEA-Sect-1.aspx

Potential Focus Areas:

- Require or incentivize communities to provide (or plan to provide) a certain proportion of affordable and workforce housing near employment/job training centers, to underserved populations (e.g., homeless) and/or to address imbalances, as identified in local housing needs assessments, to receive funds.

- Prioritize transportation projects that are catalysts to revitalization of disadvantaged areas—for example, projects that enable disadvantaged populations to more easily access community colleges or workforce centers. An example would be connecting residents in Denver Housing Authority's Mariposa development to Denver Health and food service businesses on Broadway and the Auraria campus. This might also include creation of a circulator to connect low income residents, as well as older adults and persons with disabilities, with job training, service centers and employment (see Next Steps section below).

Best practices. An examination of if and how other councils of government's allocation of TIP dollars to support housing and equity efforts was beyond the scope of this study. A recent comparative analysis of TIP allocations among various regions found that Atlanta is unique in that, up until a recent modification of the scoring process, it provided "extra consideration" to applicants whose projects were located in Equitable Target Areas, which had significant equity issues and/or had large populations of older adults.[3]

Recommendation D-4: Support expansions of existing programs to create mixed income housing in desired locations

The Denver region already has a number of innovative, successful organizations/programs that are catalysts to affordable housing creation. Some of these are local and could be expanded. A prime example is land banking. Making housing authorities eligible applicants for Urban Center and Station Area Master Planning funds would provide an alternative way to incorporate affordable housing into the TOD model.

Next steps

DRCOG's AAA should revisit its capacity to facilitate the growing needs of older adults in inner and outer ring suburbs, where growth will be the highest and, in many areas, services and transportation may be lacking, especially in meeting future needs. This might include an evaluation of the demands on the home health care and volunteer networks, both formal and informal (e.g., transportation of frail elderly by other adults in the community)

In addition to the above recommendations, one potential strategy requires more exploration of demand and need:

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[3] http://www.ssti.us/wp/wp-content/uploads/2014/01/Final-Sept-2013-Regional-Solicitation-of-Federal-Transportation-Funding.pdf

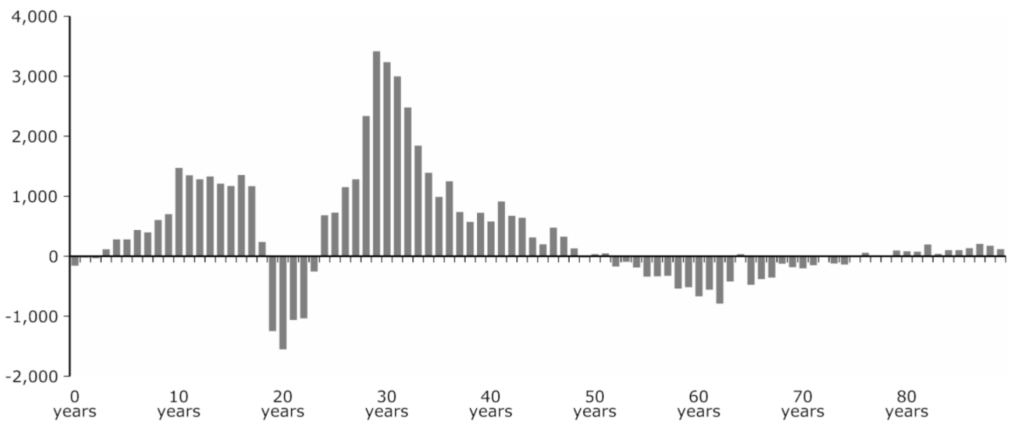
Pilot circulator program. This idea was recommended by urban stakeholders to address the needs of low income residents who do not have cars and cannot easily access needed services (community colleges, quality schools)—as well as suburban areas with growing and disperse older adults and persons living poverty. This would be a pilot program for transit circulators that can link areas of need within both urban and suburban areas. These circulators would connect older adults, people with disabilities and low income, working households with service and employment centers where connections do not currently exist.

APPENDIX

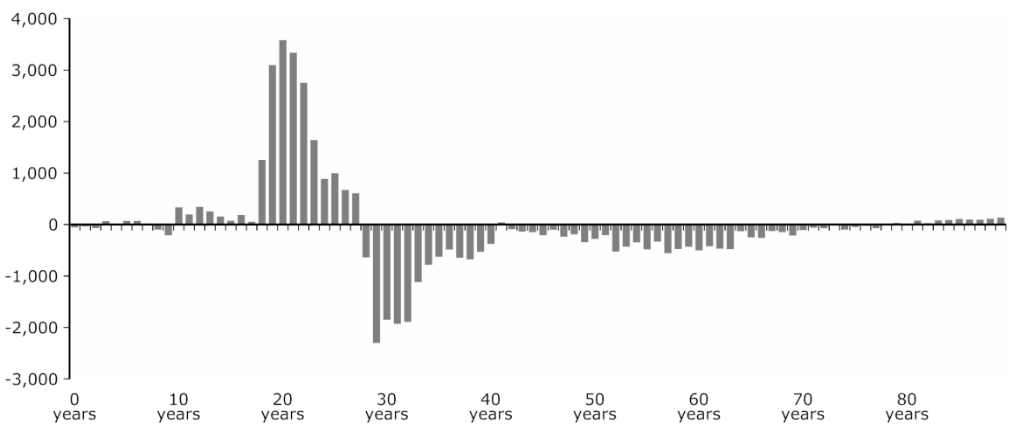
Content

Figure A-1. Net Migration by Age and County 2000-2010

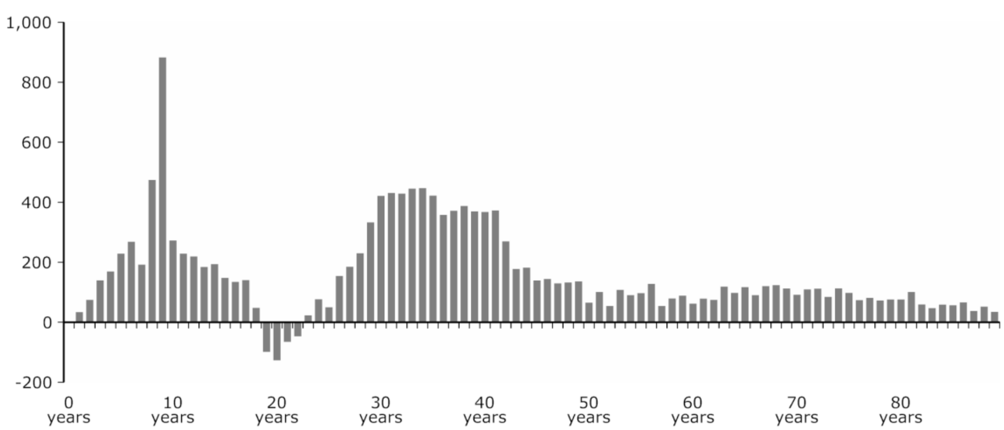
Arapahoe County



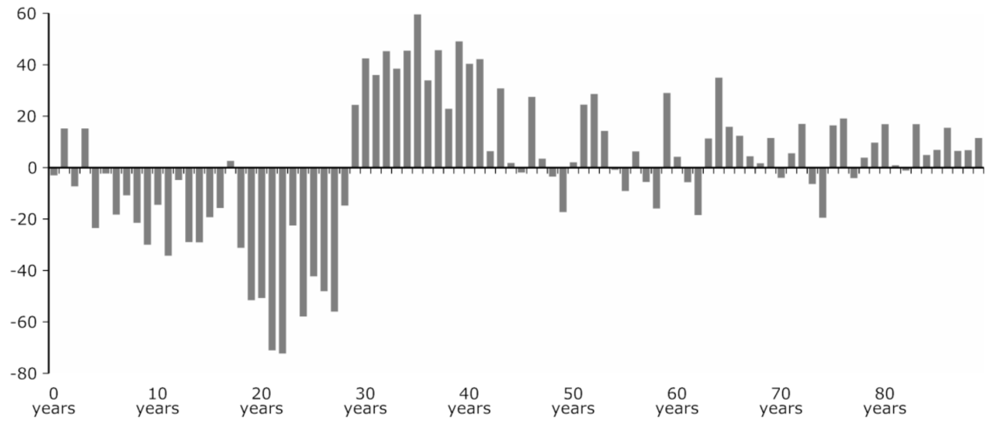
Boulder County



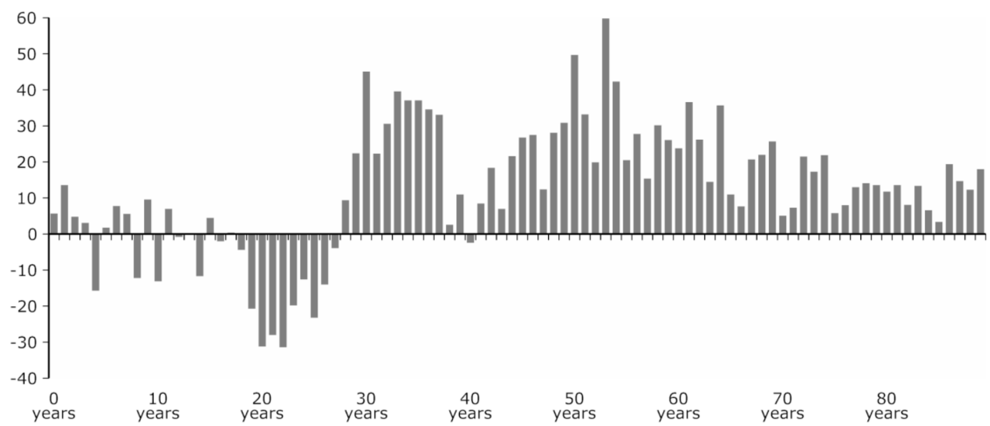
Broomfield County



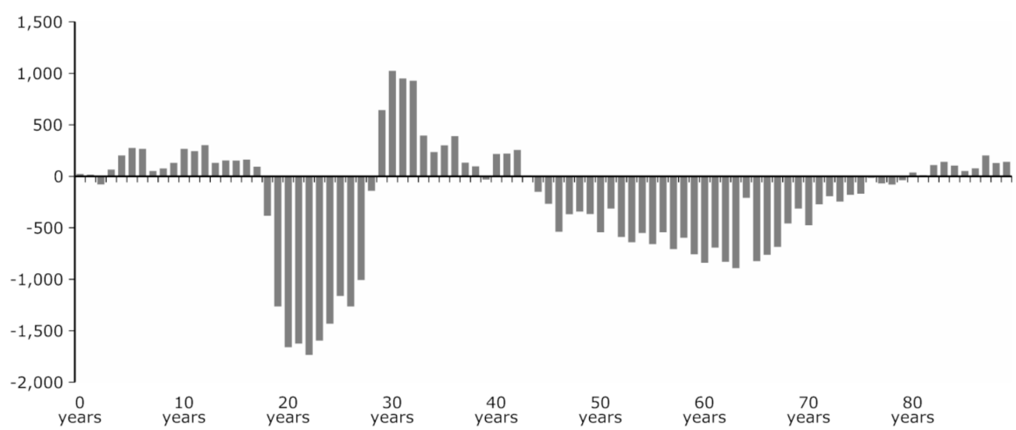
Clear Creek County



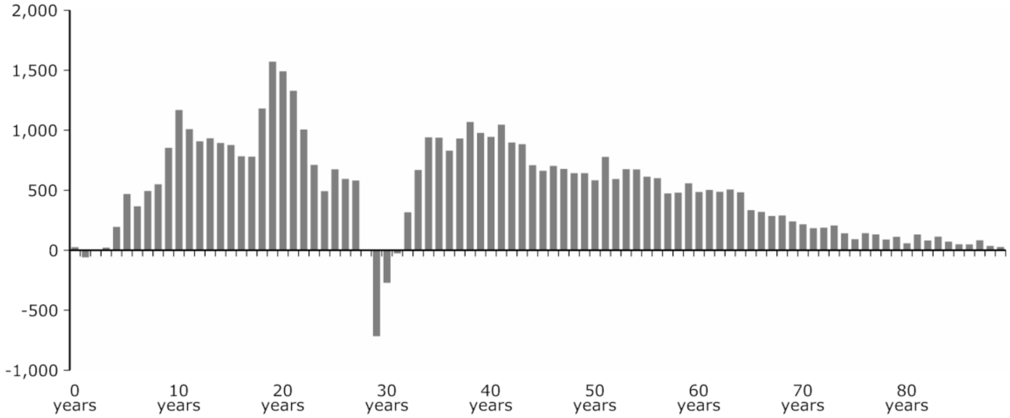
Gilpin County



Jefferson County



Weld County



Note: Denver region total excludes a portion of unincorporated Weld County.

Source: DOLA.

Figure A-2. Change in Age Cohorts by County, 2000 and 2010

Adams County

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	99,977	126,569	27%
18-24	36,750	41,374	13%
25-34	59,550	71,801	21%
35-44	58,725	65,640	12%
45-59	57,483	82,073	43%
60-74	27,901	40,618	46%
75+	11,348	15,635	38%

Arapahoe County

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	131,158	147,550	13%
18-24	41,799	48,913	17%
25-34	75,702	84,758	12%
35-44	86,322	82,355	-5%
45-59	97,757	122,707	26%
60-74	38,509	63,133	64%
75+	19,469	25,607	32%

Boulder County

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	62,288	62,718	1%
18-24	38,002	41,761	10%
25-34	45,069	39,647	-12%
35-44	48,095	41,008	-15%
45-59	53,546	64,597	21%
60-74	19,247	32,903	71%
75+	10,014	12,863	28%

City and County of Broomfield

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	11,346	14,665	29%
18-24	2,938	4,337	48%
25-34	5,935	7,767	31%
35-44	7,795	9,005	16%
45-59	6,986	12,064	73%
60-74	2,588	5,865	127%
75+	962	2,437	153%

Clear Creek County

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	2,094	1,564	-25%
18-24	516	446	-14%
25-34	1,121	930	-17%
35-44	1,934	1,341	-31%
45-59	2,643	2,860	8.2%
60-74	816	1,623	99%
75+	244	351	44%

City and County of Denver

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	12,1517	130,499	7%
18-24	60,021	61,241	2%
25-34	115,370	124,124	8%
35-44	86,273	91,134	6%
45-59	94,267	106,870	13%
60-74	47,553	61,615	30%
75+	31,732	30,235	-5%

Douglas County

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	57066	87074	53%
18-24	8490	16118	90%
25-34	29158	32903	13%
35-44	39129	57472	32%
45-59	34761	64938	87%
60-74	9307	27512	196%
75+	2594	7135	175%

Figure II- 14 Gilpin County

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	1007	962	-4%
18-24	274	242	-12%
25-34	784	656	-28%
35-44	1004	890	-11%
45-59	1313	1810	38%
60-74	326	875	168%
75+	86	134	56%

Jefferson County

Age Cohort	2000 Population	2010 Population	Percent Change
0-17	133,216	118,754	-11%
18-24	42,296	45,177	7%
25-34	70,997	65,992	-7%
35-44	97,376	71,674	-26%
45-59	112,509	132,237	18%
60-74	47,661	71,739	51%
75+	22,660	29,956	32%

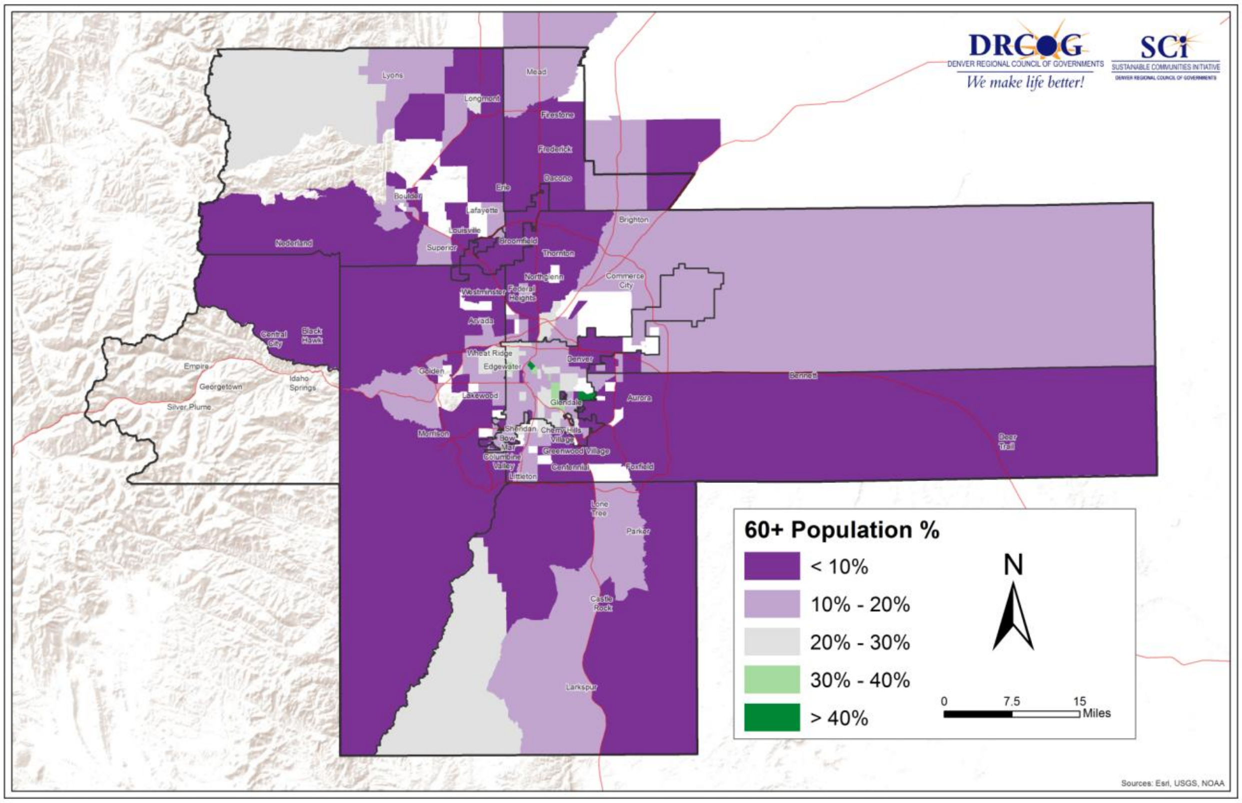
Source: 2000 and 2010 Colorado State Demographer

Figure A-3. Percentage of Census Tracts with Adults 60 and Older

Number of Census Tracts					
	<10%, 60 and older	10%-20%, 60 and older	20%-30%, 60 and older	30%-40%, 60 and older	> 40%, 60 and older
1980	214	138	51	7	2
1990	262	212	72	16	2
2000	229	288	61	11	3
2010	160	365	151	18	5

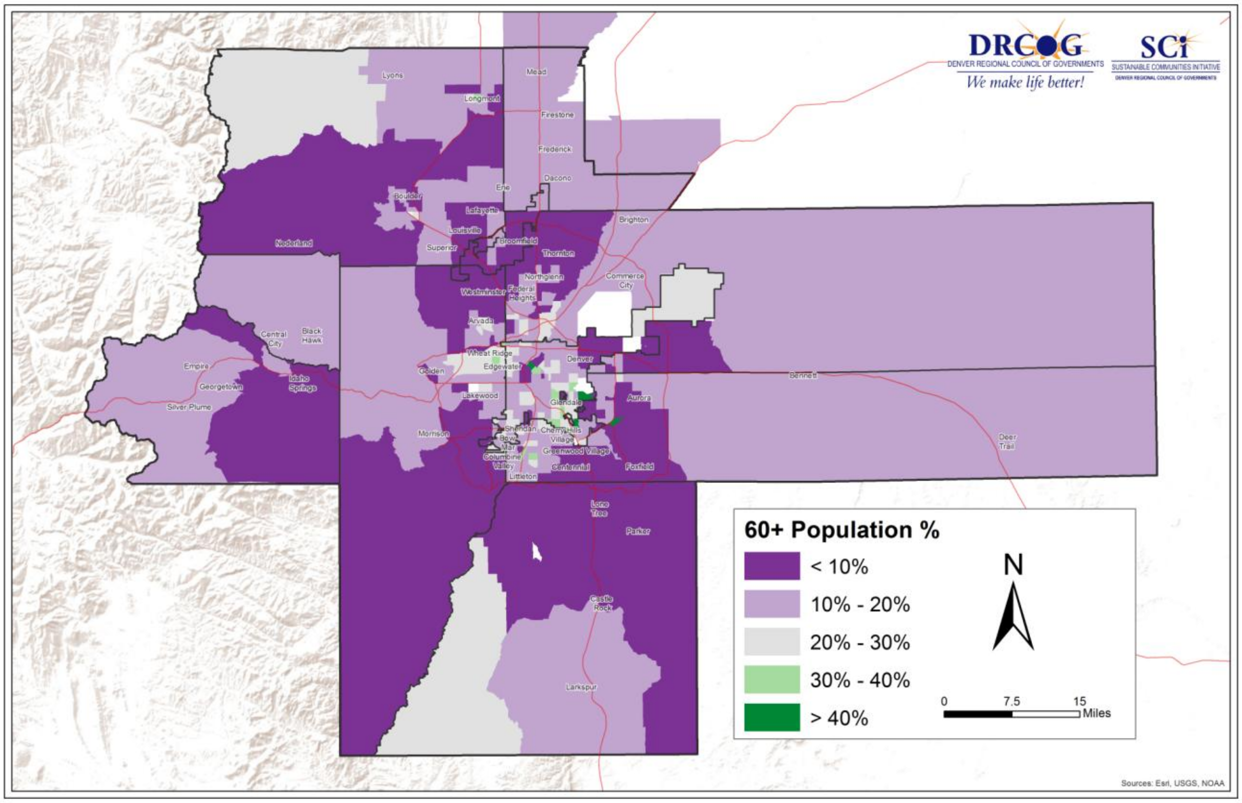
Source: 1980 Census, 1990 Census, 2000 Census, and 2010 Census

Figure A-4. Distribution of 60+ Residents, Denver Region, 1980



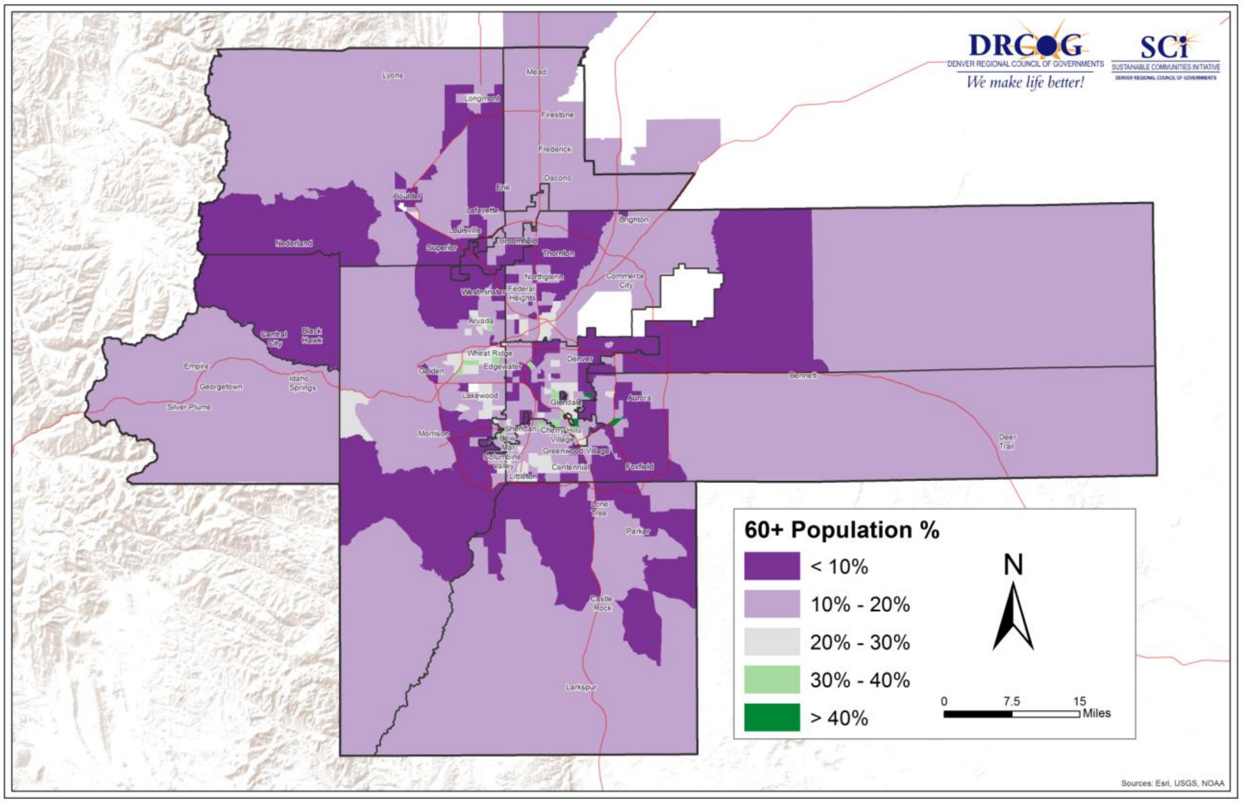
Source: DRCOG, NHGIS, 1980 Census.

Figure A-5. Distribution of 60+ Residents, Denver Region, 1990



Source: DRCOG, NHGIS, 1990 Census.

Figure A-6. Distribution of 60+ Residents, Denver Region, 2000



Source: DRCOG, NHGIS, 2000 Census.

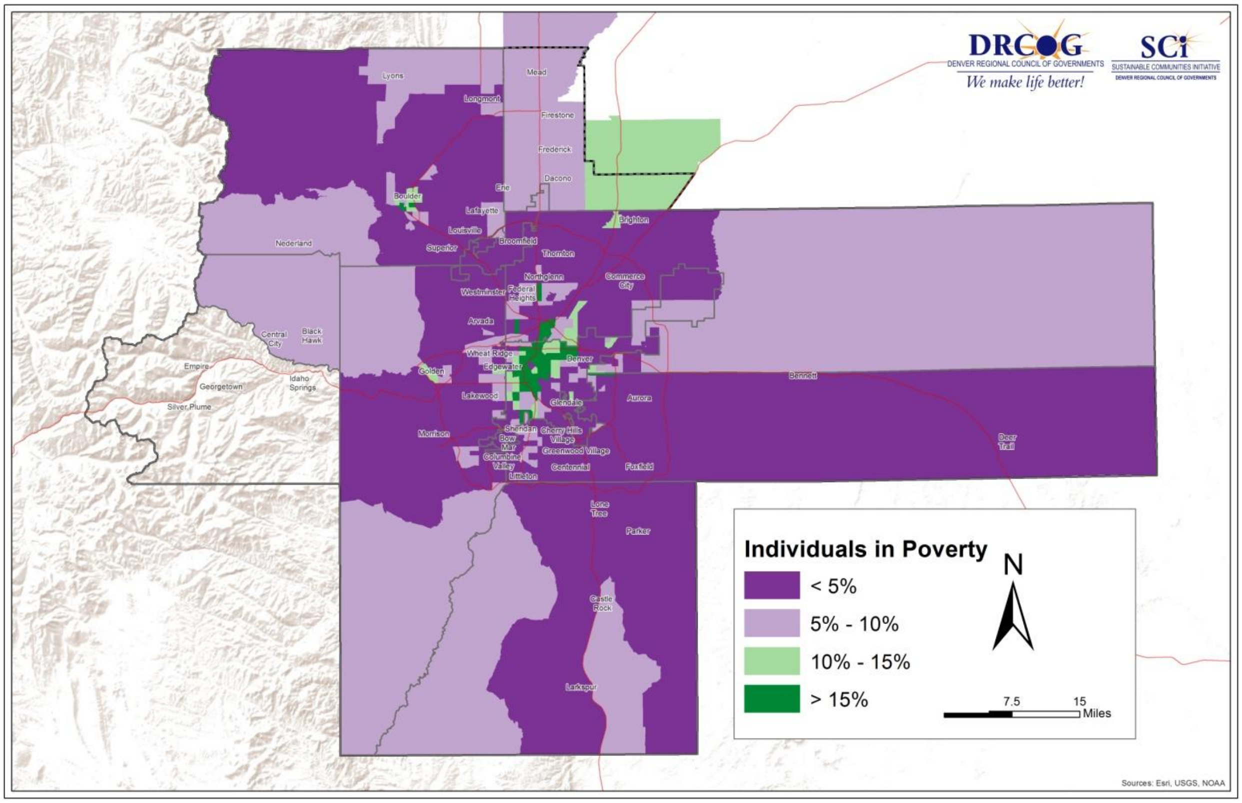
Figure A-7. Total and Percent Change in Racial and Ethnic Distribution, Denver Region and by County, 2000-2010

County	Total Population Change	Percent Change in Population by Race/Ethnicity						
		Non-Hispanic White	Total Minorities	Hispanic	African American	Asian	Other Minority	Multi-racial
DENVER REGION	**414,690**	**-5%**	**5%**	**4%**	**0%**	**1%**	**0%**	**0%**
Adams County	77,746	-10%	10%	10%	0%	0%	0%	0%
Arapahoe County	84,036	-11%	11%	7%	2%	1%	0%	1%
Boulder County	3,279	-4%	4%	3%	0%	1%	0%	0%
Broomfield County	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Clear Creek County	-234	-2%	2%	1%	0%	0%	0%	0%
Denver County	45,522	0%	0%	0%	-1%	1%	0%	0%
Douglas County	109,699	-4%	4%	2%	0%	1%	0%	1%
Gilpin County	684	-1%	1%	1%	0%	1%	0%	0%
Jefferson County	7,487	-5%	5%	4%	0%	0%	0%	0%
Weld County (DRCOG portion)	30,582	12%	-12%	-14%	0%	1%	0%	0%

Note: Racial/ethnic categories are mutually exclusive. “Other minority” includes Native American, Pacific Islanders and “some other race.” Rounding may result in individual results not summing to totals)

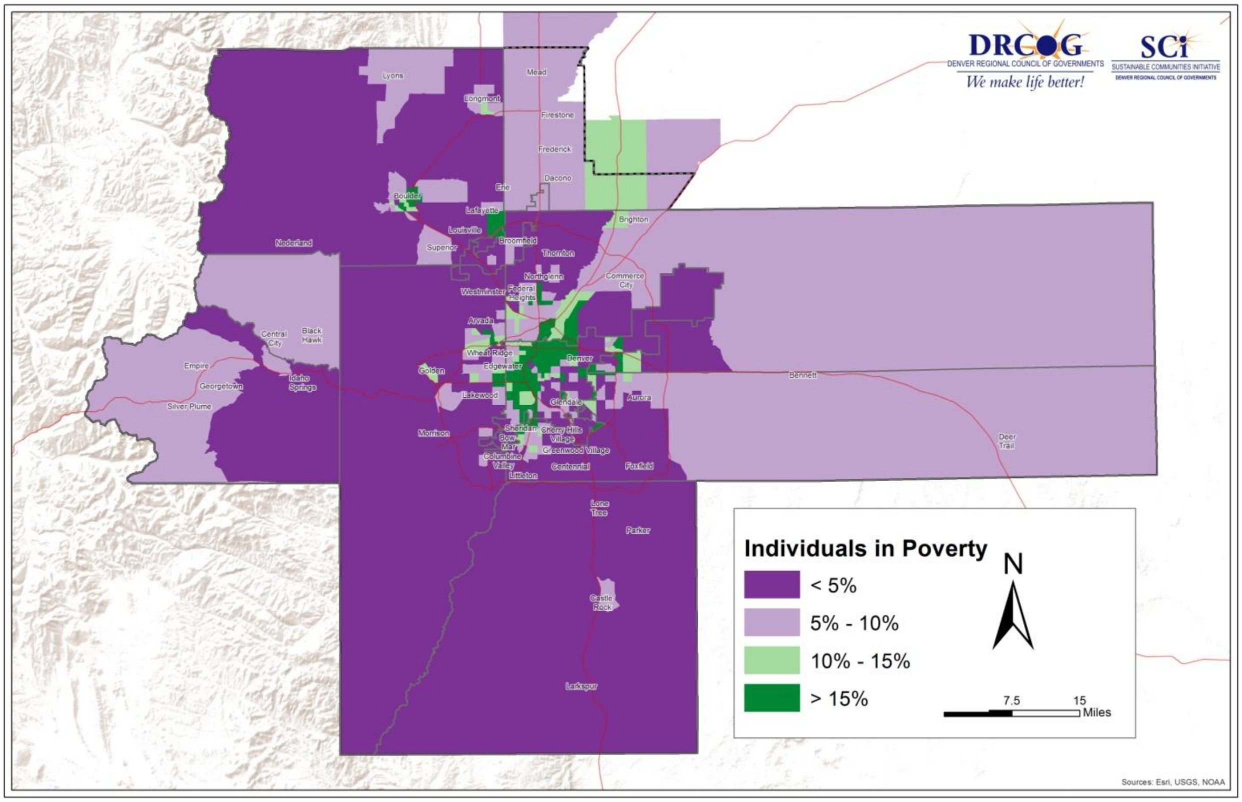
Source: 2000 and 2010 Census

Figure A-8. Proportion of Residents Living in Poverty, Denver Region, 1980



Source: DRCOG, NHGIS, 1980 Census

Figure A-9. Proportion of Residents Living in Poverty, Denver Region, 1990



Source: DRCOG, NHGIS, 1990 Census

Figure A-10. Distribution and Share of Housing by Type, Denver Region and by County, 2007-2011

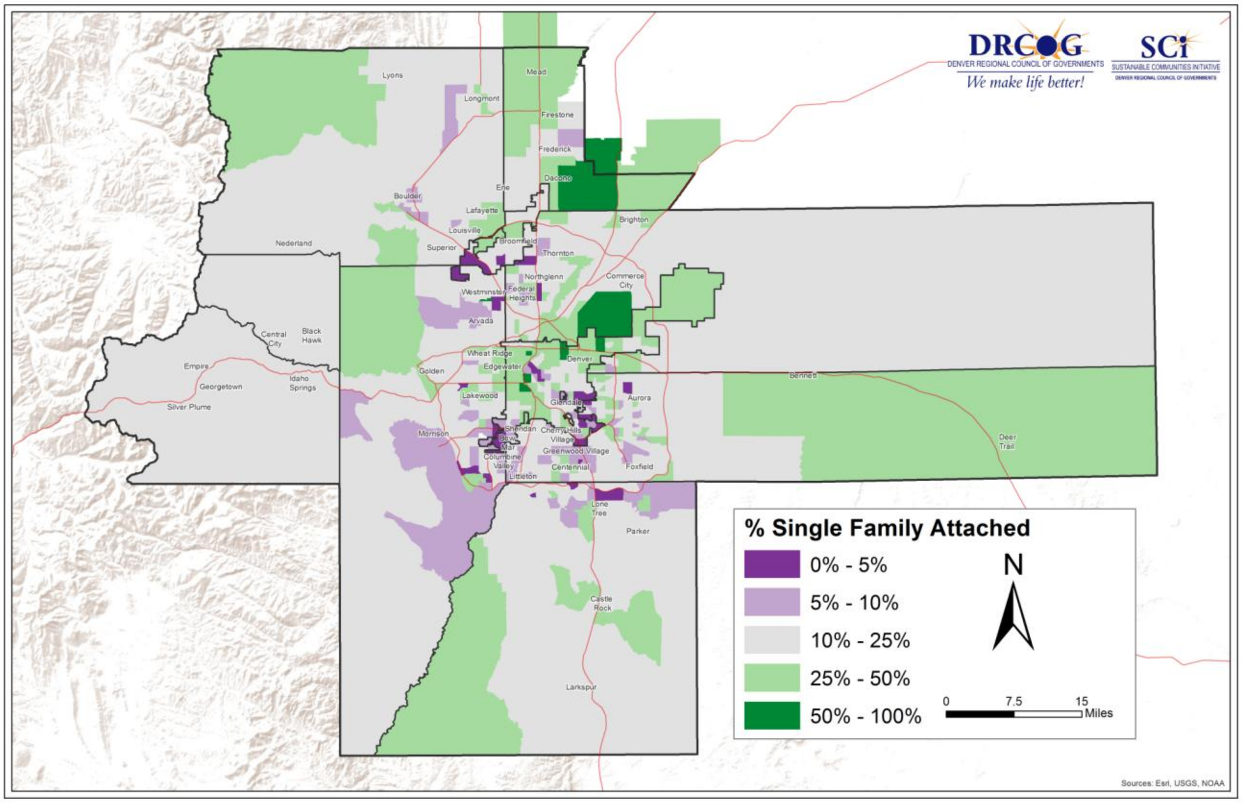
	County and Regional Distribution								Total
	1-Unit, Detached	1-Unit, Attached	2 Units	3 or 4 Units	5 to 9 Units	10 to 19 Units	20 or More Units	Mobile Home	Housing Units
DENVER REGION	**60%**	**8%**	**1%**	**3%**	**5%**	**8%**	**13%**	**2%**	**100%**
Adams County	62%	8%	1%	3%	5%	8%	8%	7%	100%
Arapahoe County	56%	9%	1%	3%	6%	10%	13%	1%	100%
Boulder County	61%	8%	2%	4%	6%	6%	10%	3%	100%
Broomfield County	66%	7%	0%	1%	4%	6%	11%	4%	100%
Clear Creek County	78%	3%	2%	4%	2%	2%	2%	7%	100%
Denver County	46%	8%	2%	4%	6%	9%	25%	0%	100%
Douglas County	79%	5%	0%	2%	4%	4%	5%	0%	100%
Gilpin County	85%	1%	5%	0%	0%	3%	5%	2%	100%
Jefferson County	65%	9%	1%	3%	5%	7%	8%	1%	100%
Weld County (DRCOG portion)	82%	3%	0%	1%	1%	1%	1%	12%	100%

	Regional Share								Total
	1-Unit, Detached	1-Unit, Attached	2 Units	3 or 4 Units	5 to 9 Units	10 to 19 Units	20 or More Units	Mobile Home	Housing Units
DENVER REGION	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Adams County	14%	14%	10%	11%	12%	14%	8%	43%	14%
Arapahoe County	19%	23%	13%	12%	24%	27%	20%	10%	20%
Boulder County	11%	10%	15%	14%	12%	9%	8%	15%	11%
Broomfield County	2%	2%	0%	0%	1%	1%	2%	4%	2%
Clear Creek County	1%	0%	1%	1%	0%	0%	0%	2%	0%
Denver County	18%	24%	40%	28%	25%	27%	46%	5%	24%
Douglas County	12%	6%	1%	4%	7%	5%	4%	1%	9%
Gilpin County	0%	0%	1%	0%	0%	0%	0%	0%	0%
Jefferson County	21%	21%	18%	19%	19%	17%	12%	10%	19%
Weld County (DRCOG portion)	2%	1%	0%	0%	0%	0%	0%	10%	2%

Note; Numbers may not add to 100% due to rounding.

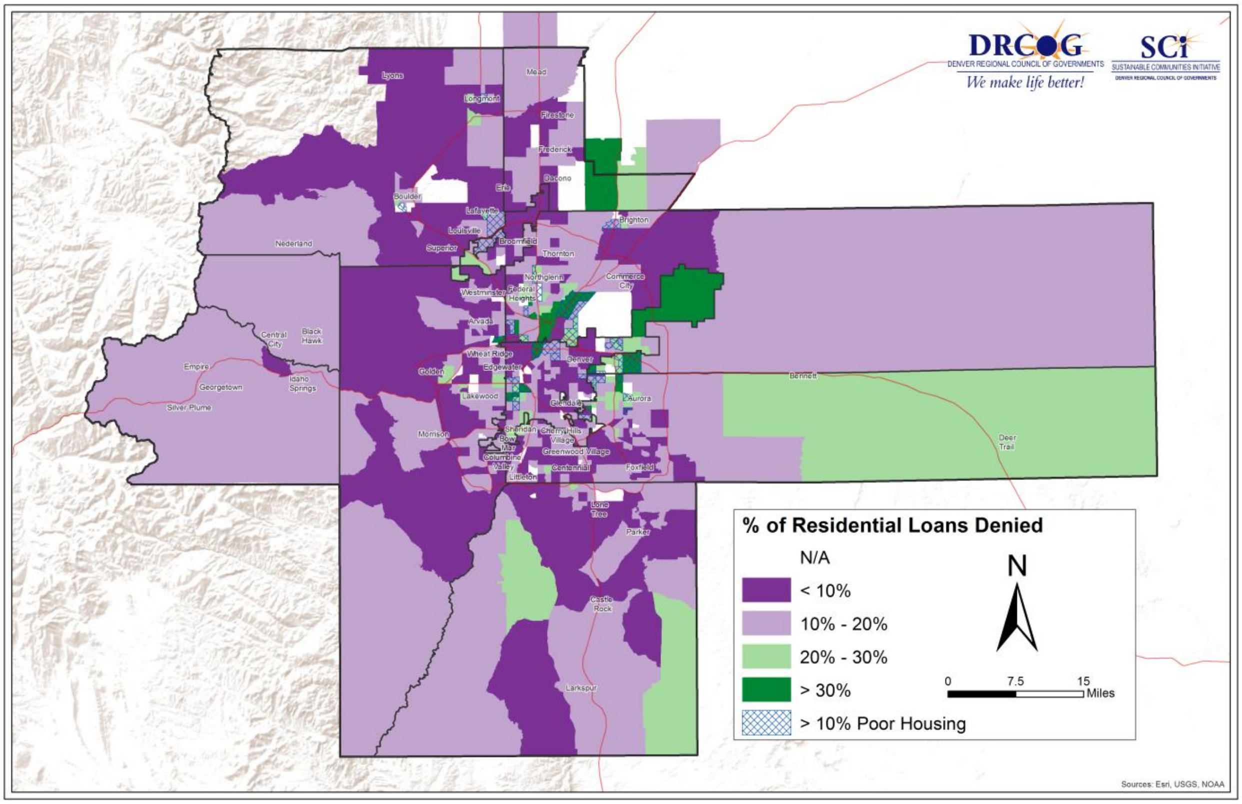
Source: 2007-2011 ACS.

Figure A-11. Proportion of Single-Family Attached Housing Units, Denver Region, 2010



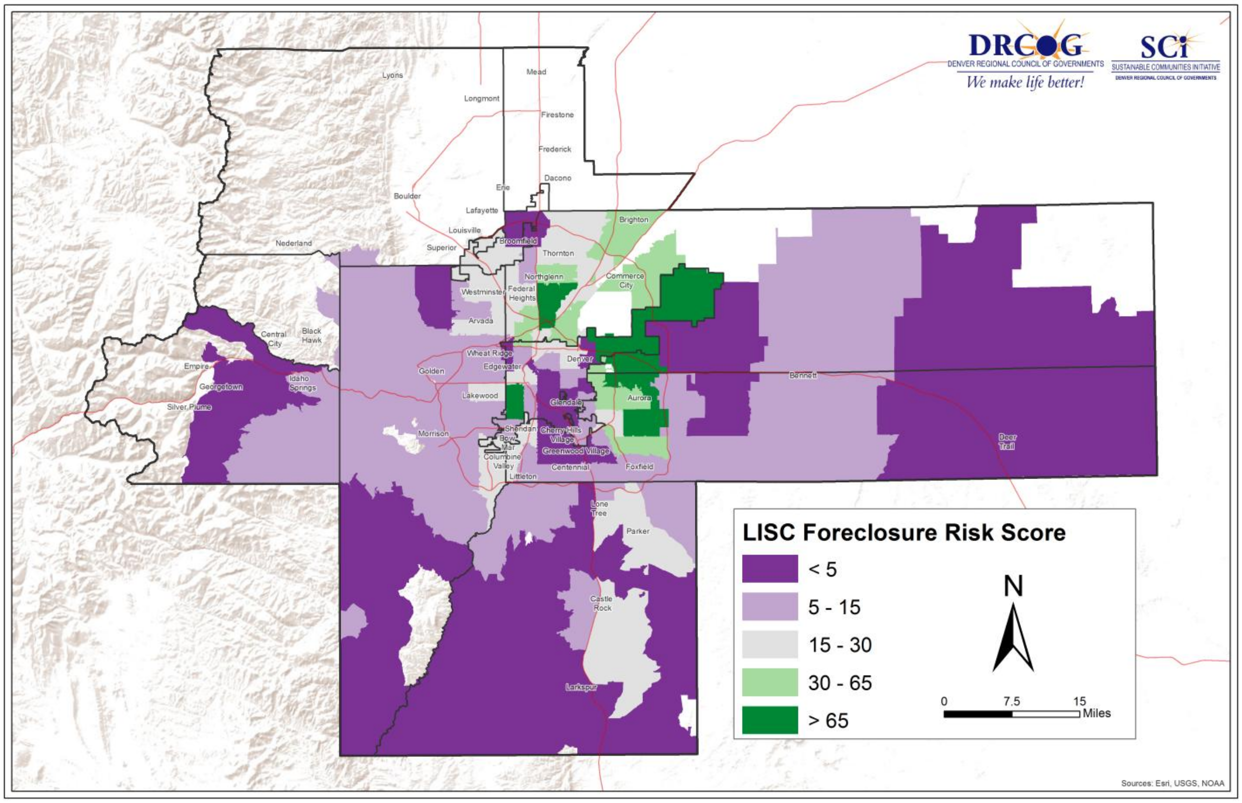
Source: DRCOG.

Figure A-12. Residential Loan Denials and Poor Housing Poor Housing Condition, Denver Region, 2013



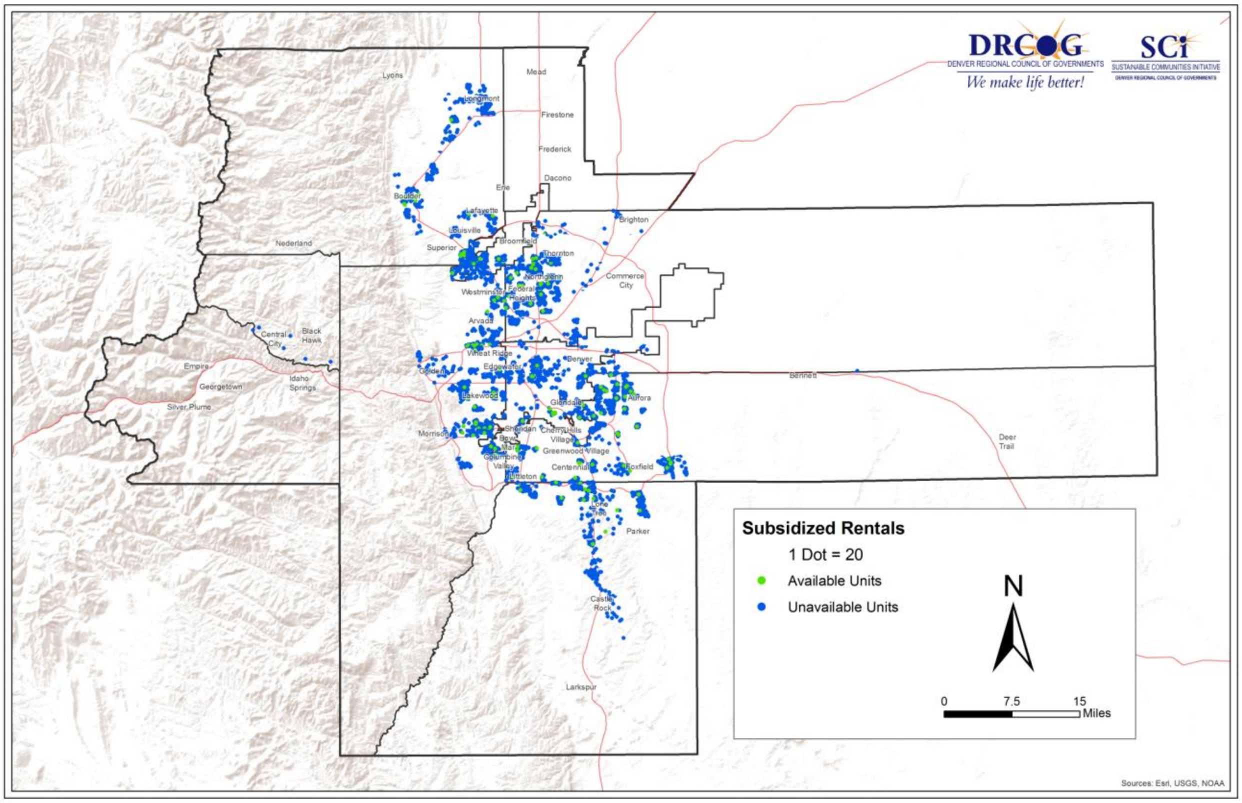
Source: 2013 HMDA, 2010 Census and DRCOG.

Figure A-13. Foreclosure Risk by Zip Code, Denver Region, 2013



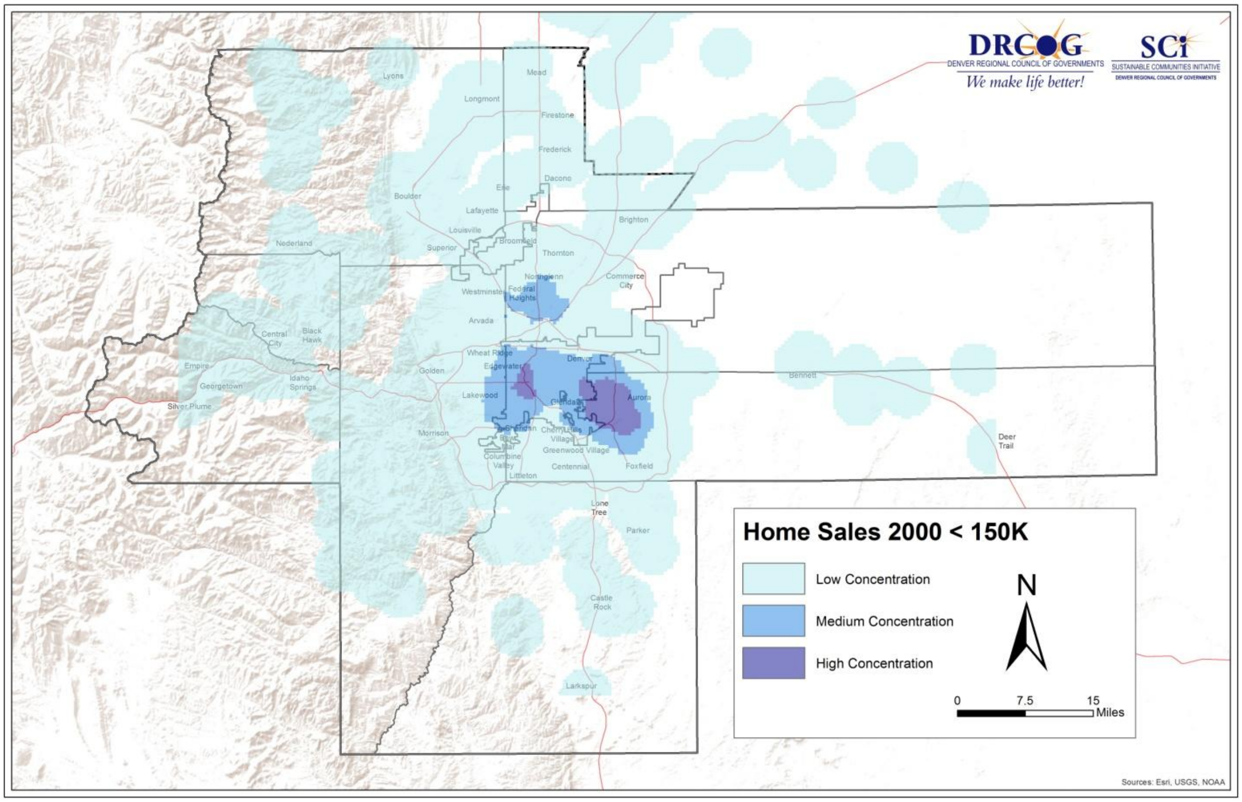
Source: LISC and DRCOG.

Figure A-14. Subsidized Rental Units by Availability (For Rent or Occupied), February 2013



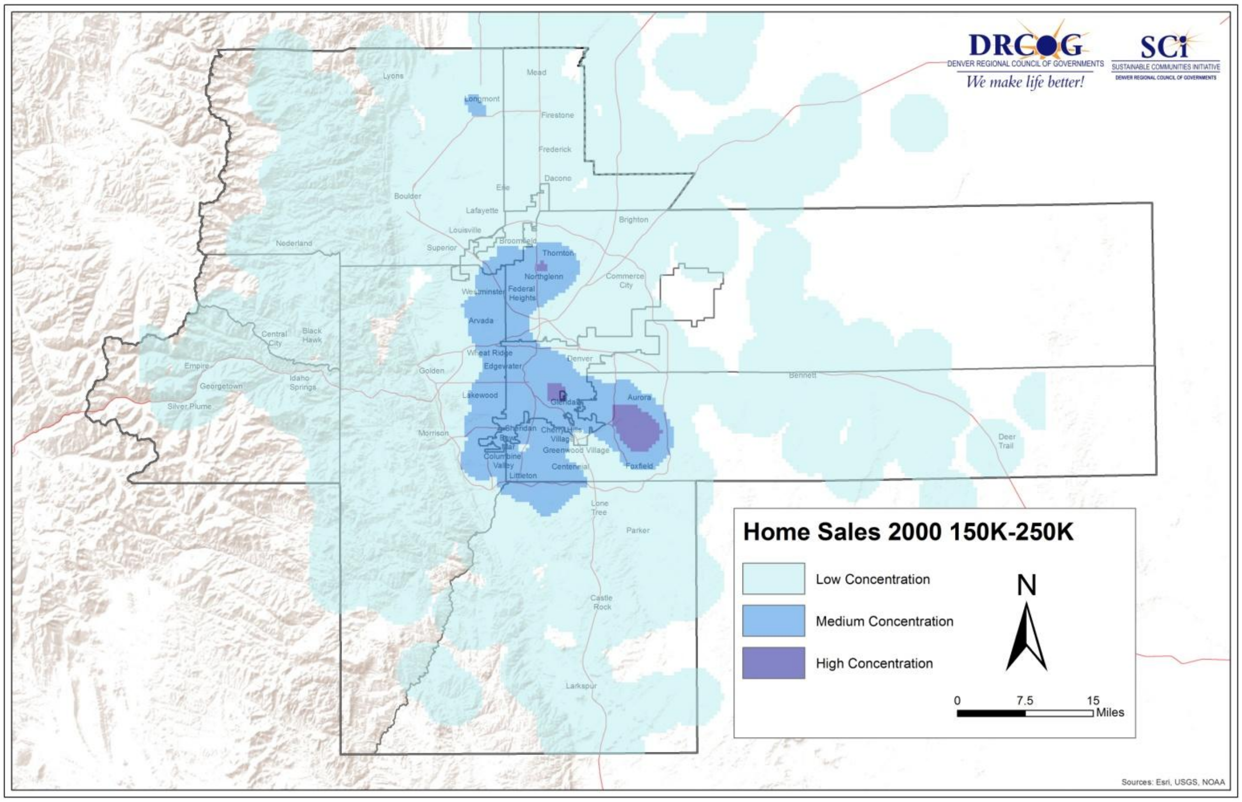
Source: www.socialserve.com.

Figure A-15. Location of Homes Priced at Less than $150,000, 2000



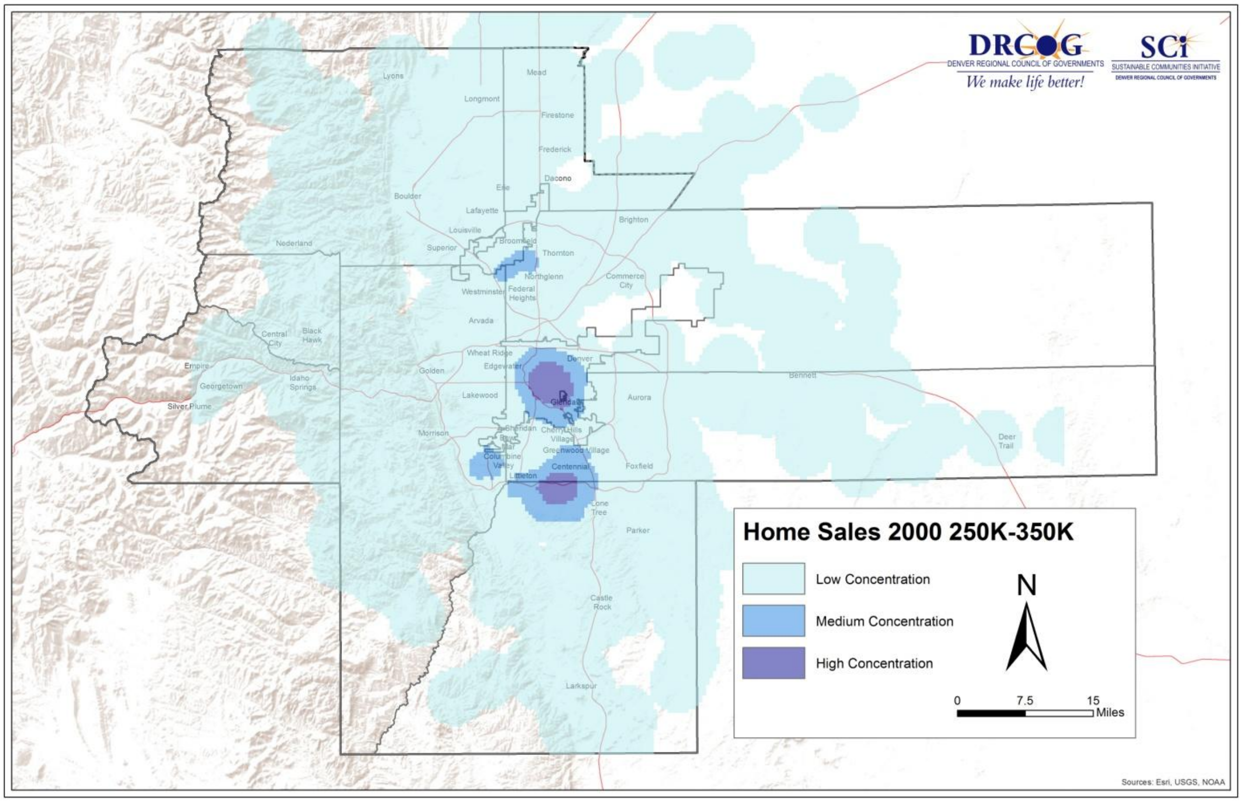
Source: Genesis Group.

Figure A-16. Location of Homes Priced Between $150,000-$250,000, 2000



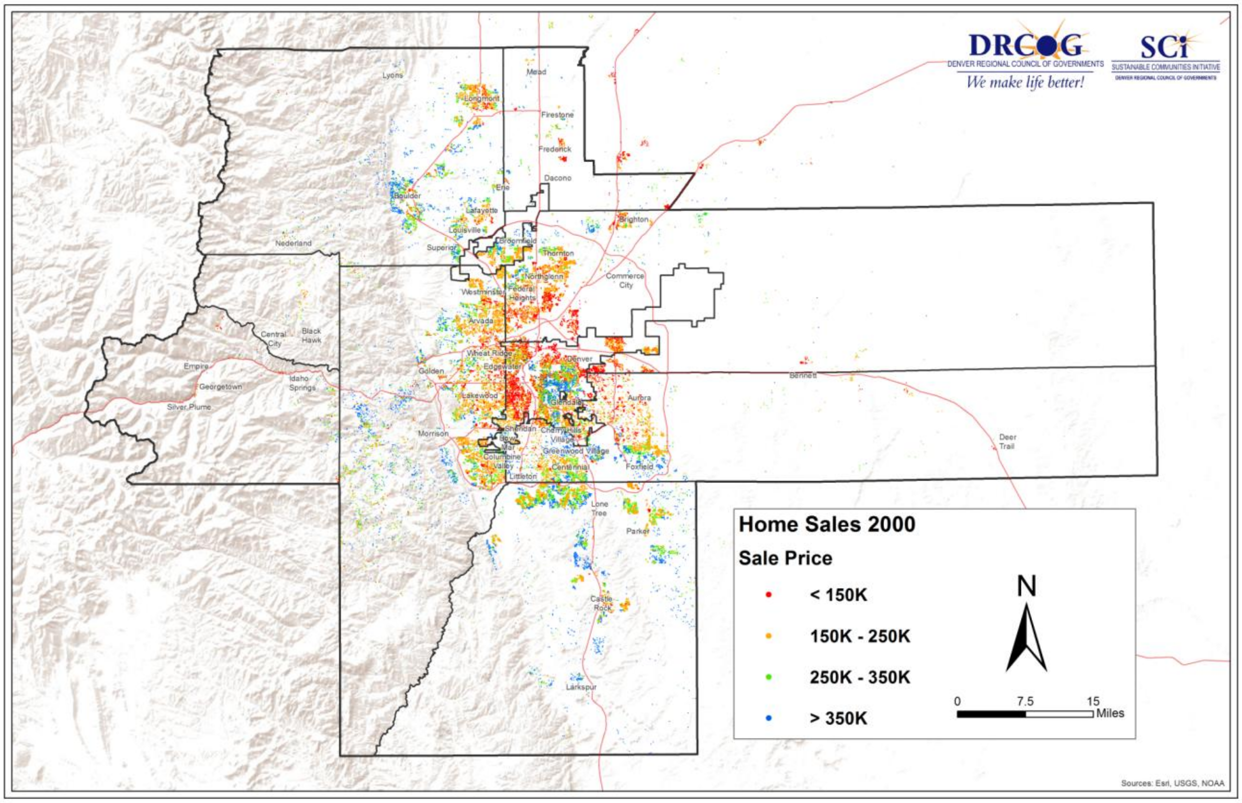
Source: Genesis Group.

Figure A-17. Location of Homes Prices Between $250,000- $350,000, 2000



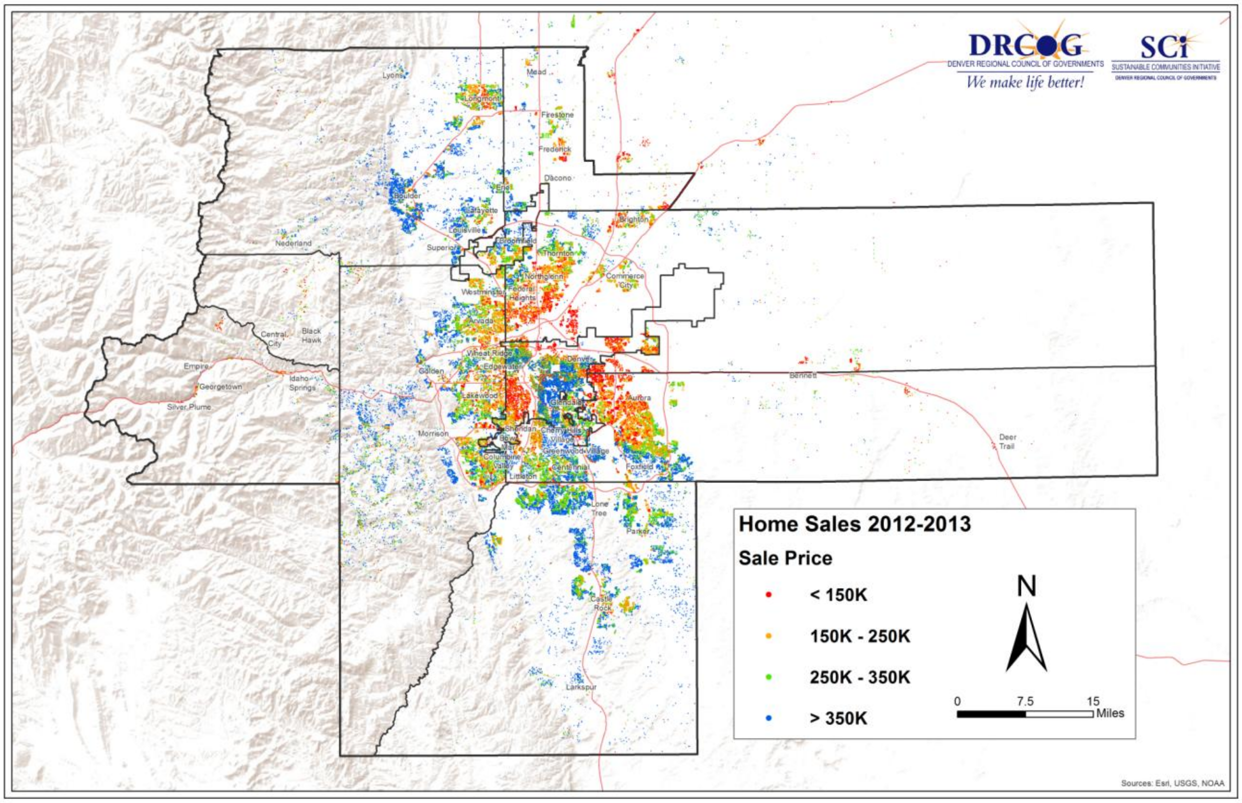
Source: Genesis Group.

Figure A-18. Affordable Home Distribution by Sale Price, Denver Region, 2000



Source: Genesis Group.

Figure A-19. Affordable Home Distribution by Sale, Denver Region, 2012-2013



Source: Genesis Group.