



DRCOG regional housing needs assessment

Local needs and context

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Jurisdictions by submarket

Central

Denver
Edgewater
Glendale
Golden*
Lakewood
Morrison*
Wheat Ridge*

North

Arvada*
Boulder*
Brighton*
Broomfield
Dacono
Erie
Firestone
Frederick
Lafayette
Lochbuie*
Longmont
Louisville
Mead
Northglenn*
Superior
Westminster*

North Central

Arvada*
Brighton*
Commerce City
Federal Heights
Golden*
Lochbuie*
Northglenn*
Thornton
Westminster*
Wheat Ridge*

Southeast

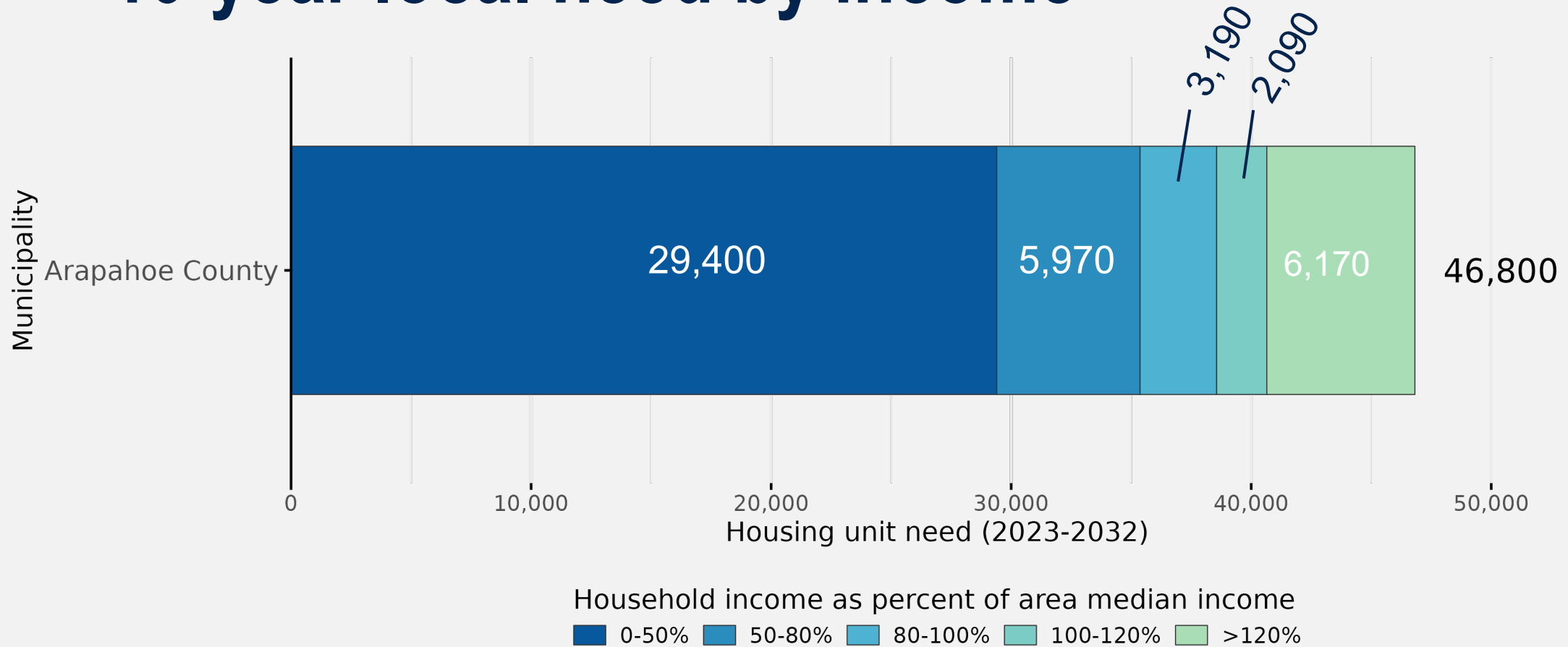
Aurora
Bennett
Bow Mar
Castle Pines
Castle Rock
Centennial
Cherry Hills Village
Columbine Valley
Deer Trail
Englewood
Foxfield
Greenwood Village
Larkspur
Littleton
Lone Tree
Parker
Sheridan

West

Arvada*
Black Hawk
Boulder*
Central City
Empire
Georgetown
Golden*
Idaho Springs
Lyons
Morrison*
Nederland
Silver Plume

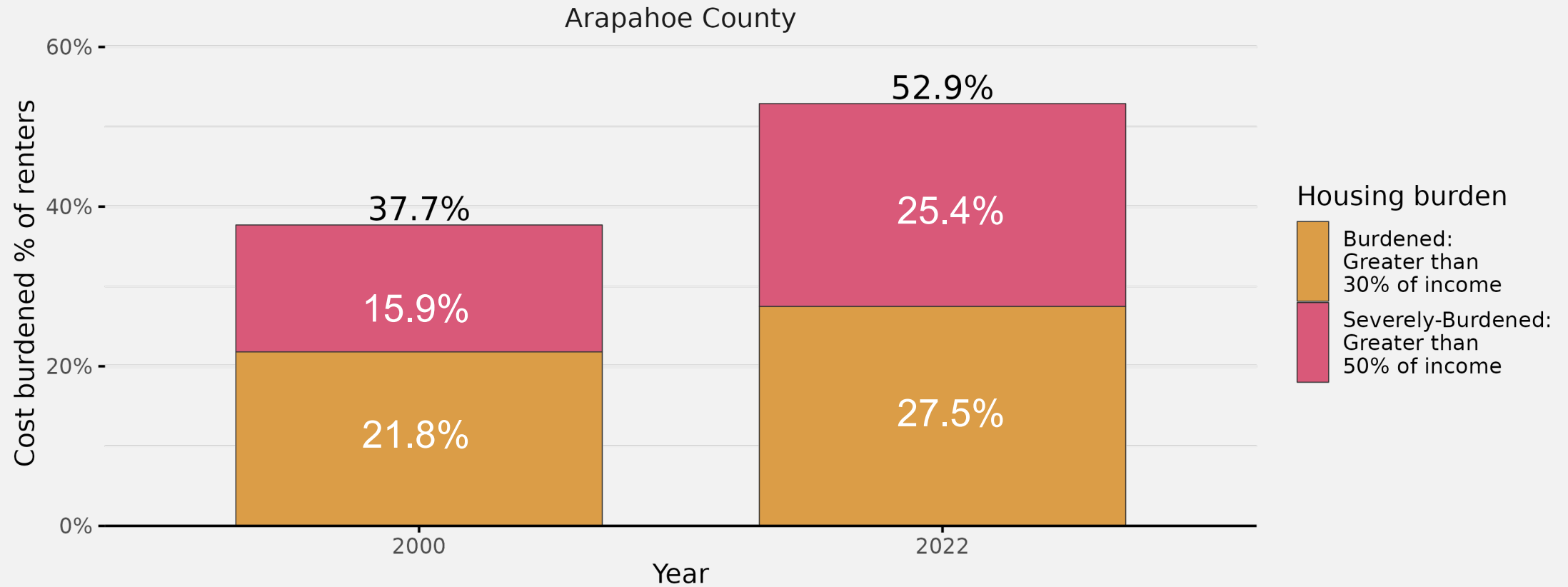
*: Jurisdiction overlaps with multiple regional submarkets

10-year local need by income



Source: DRCOG, ACS PUMS 1-Year 2022, ECONW calculations

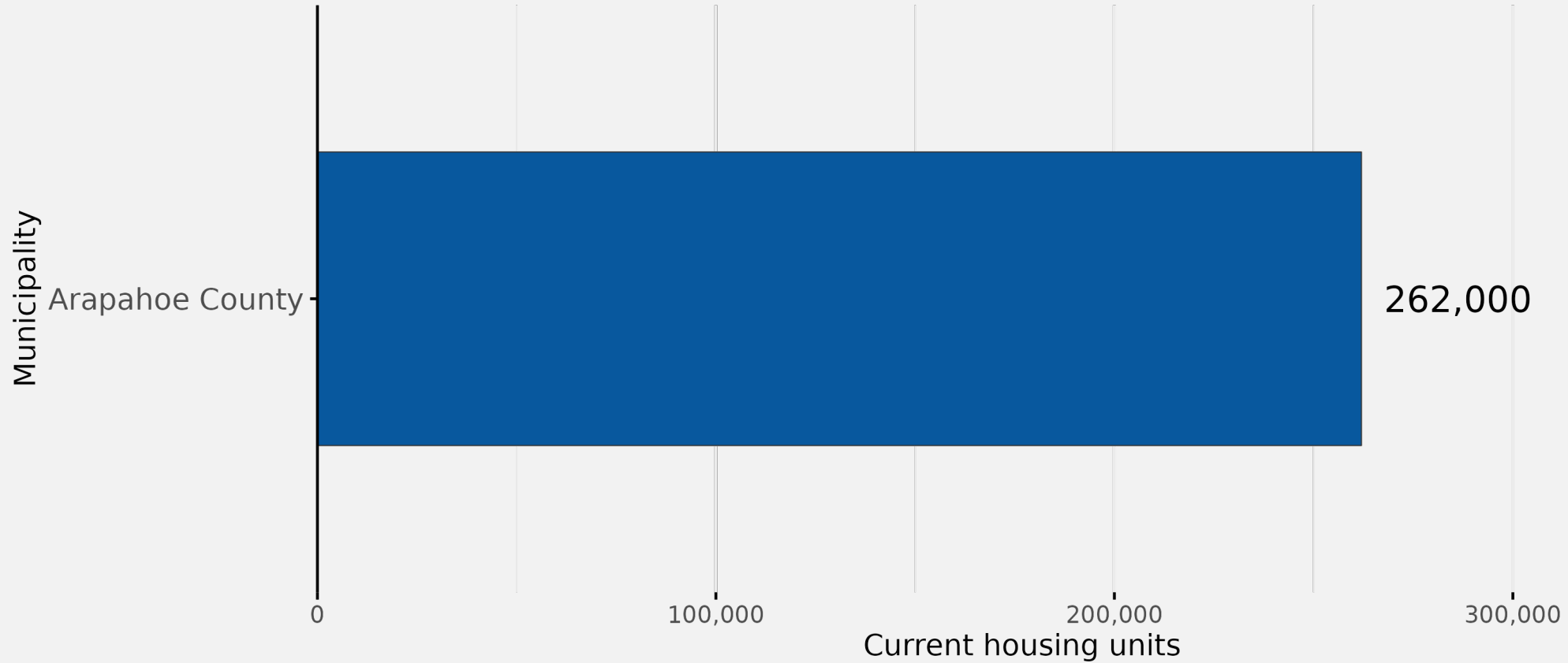
Housing burden



Permitting trends

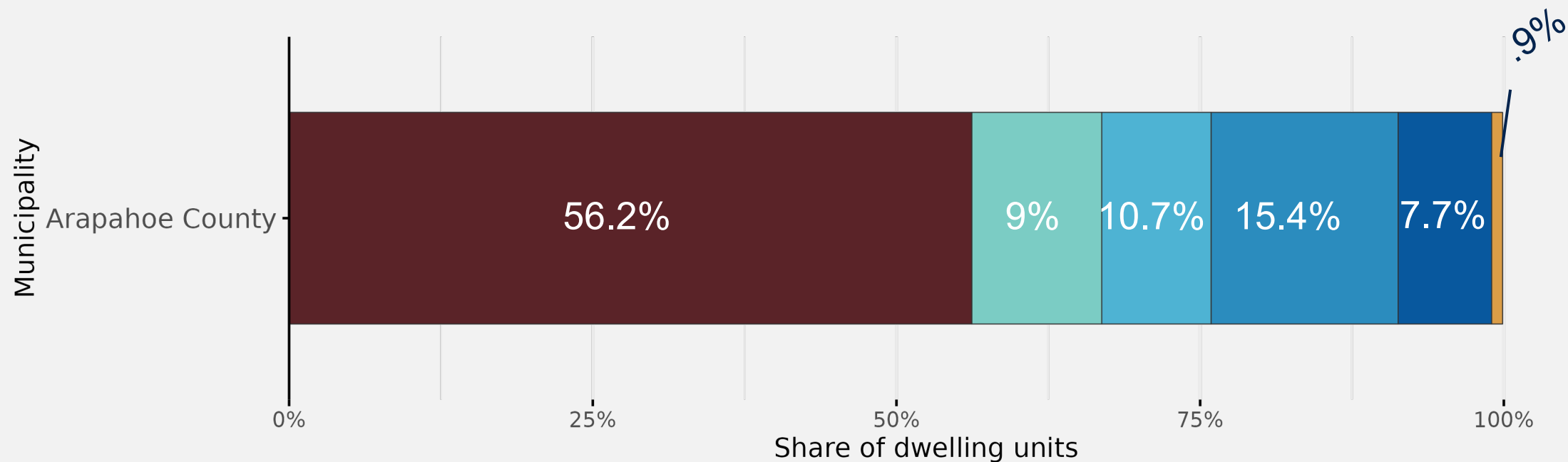
This plot is not available for the selected municipalities.

Current supply



Source: ACS PUMS 1-Year 2022, Decennial Census 2020

Dwelling type



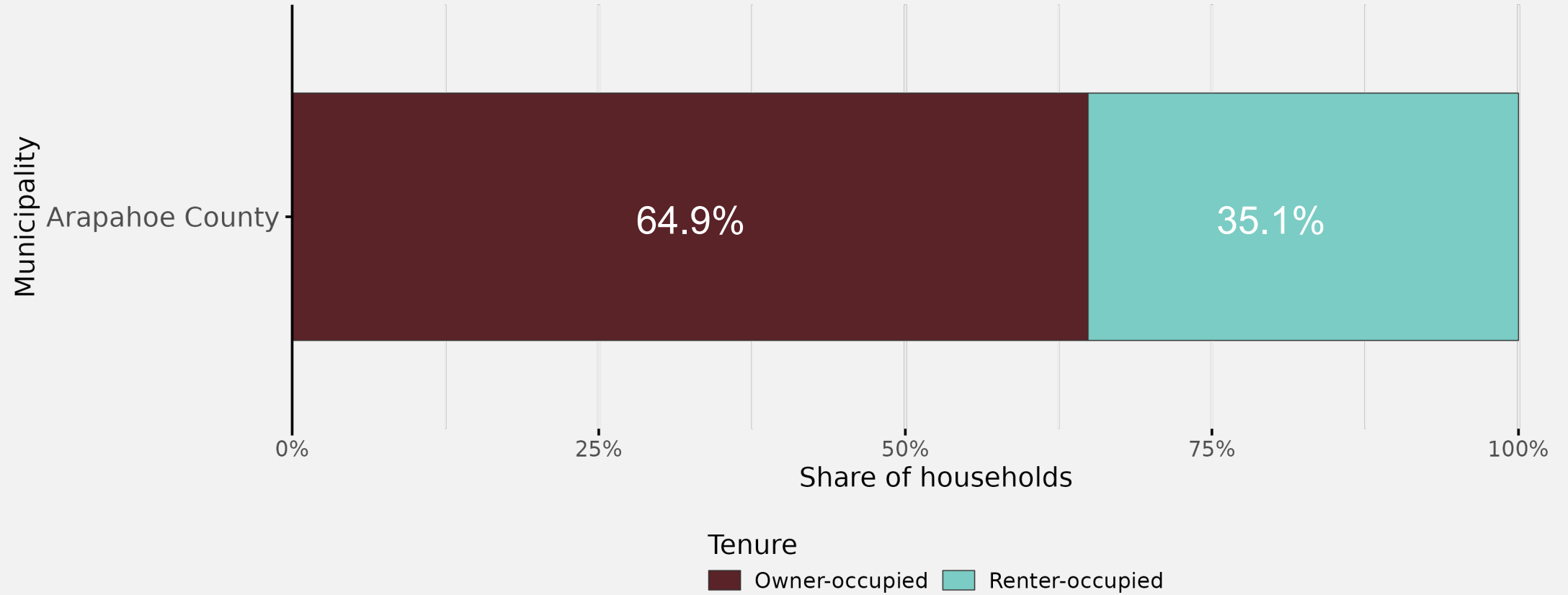
Dwelling type

- 1, detached (single-family home)
- 1, attached (townhome, rowhouse, etc.)
- 2 to 9 (small multi-family)
- 10 to 49 (medium multi-family)
- 50 or more (large multi-family)
- Mobile home

Source: ACS 2022 5-Year 2022

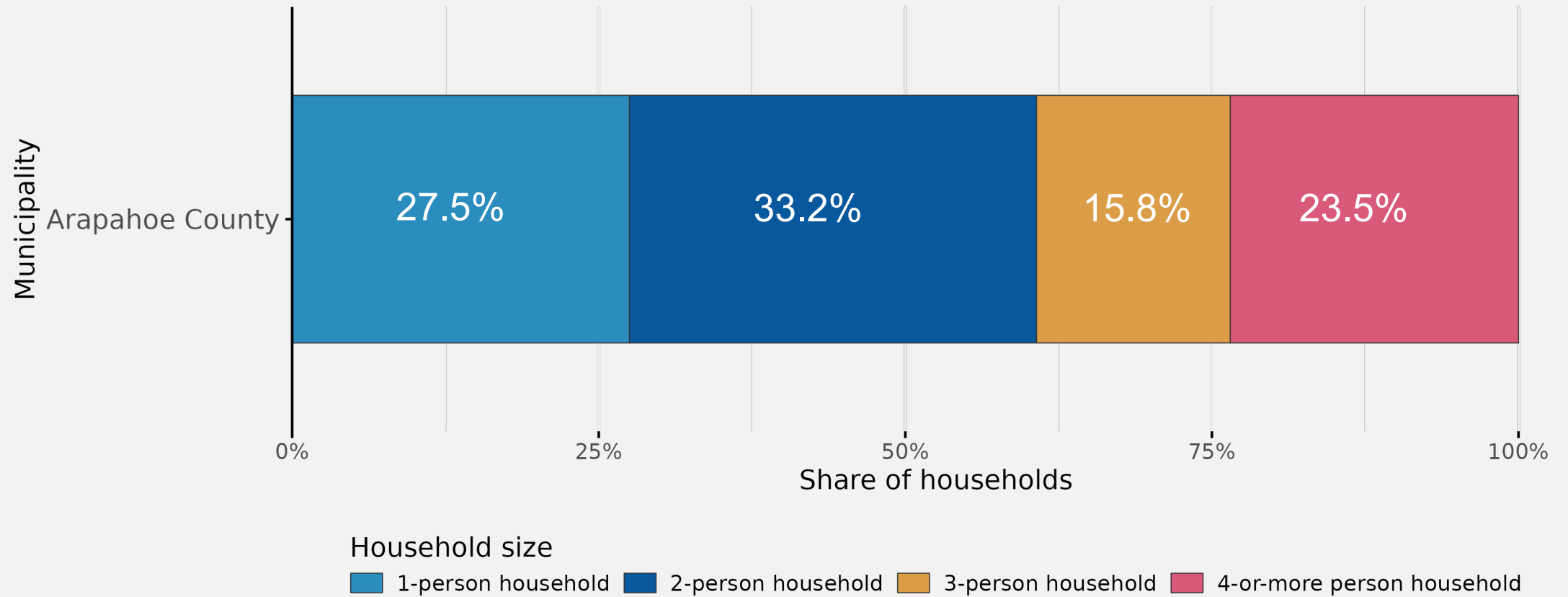
Note: Values may not add up to 100% due to the exclusion of units with dwelling type 'Boat, RV, van, etc.'

Tenure



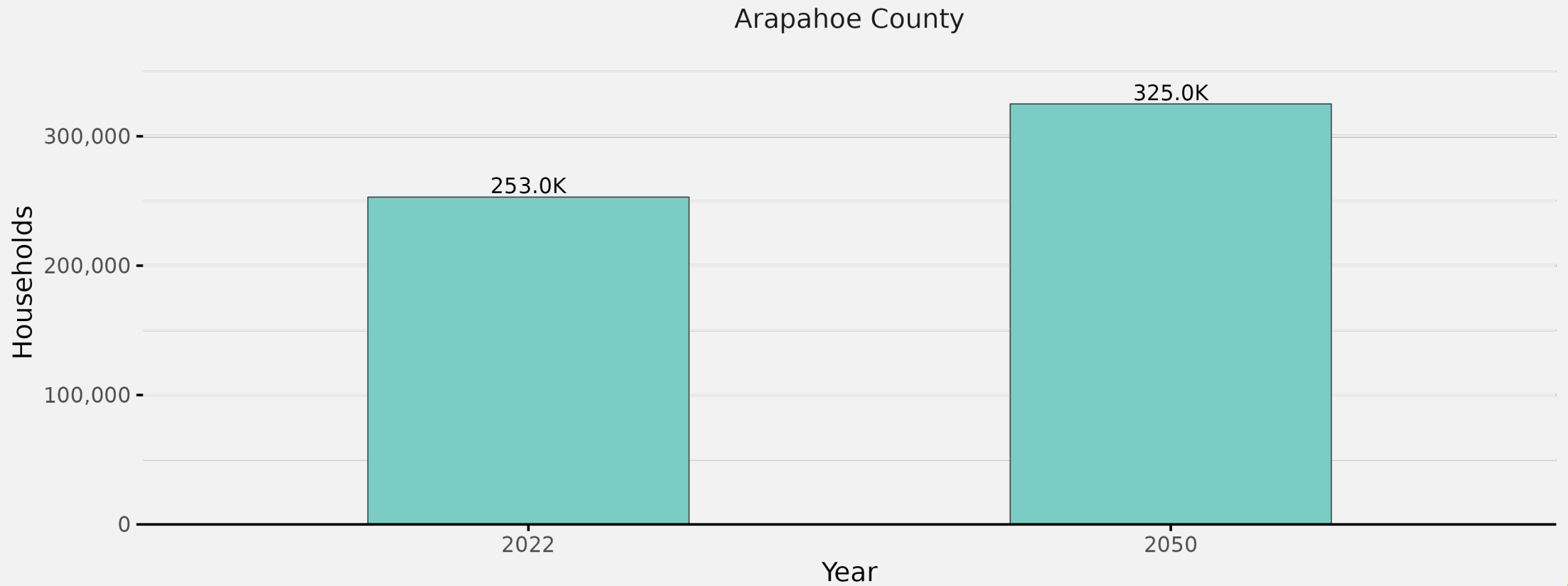
Source: ACS 2022 5-Year 2022

Household size



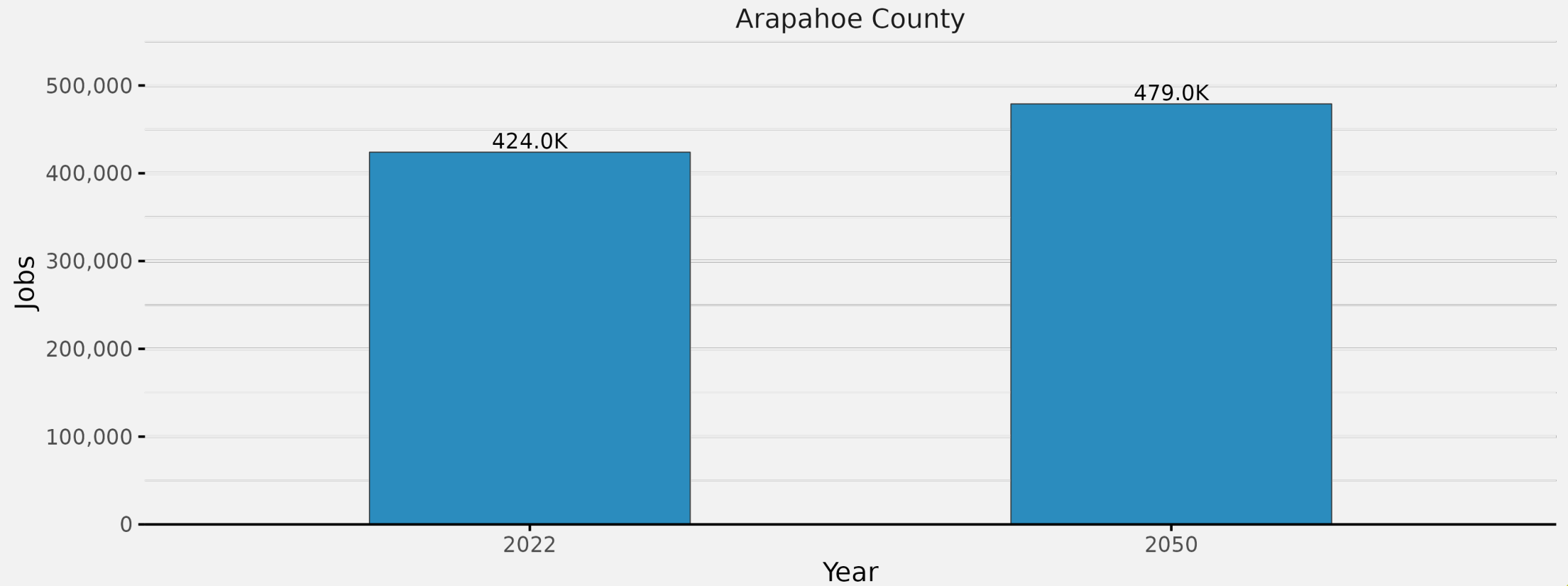
Source: ACS 2022 5-Year 2022

Household growth



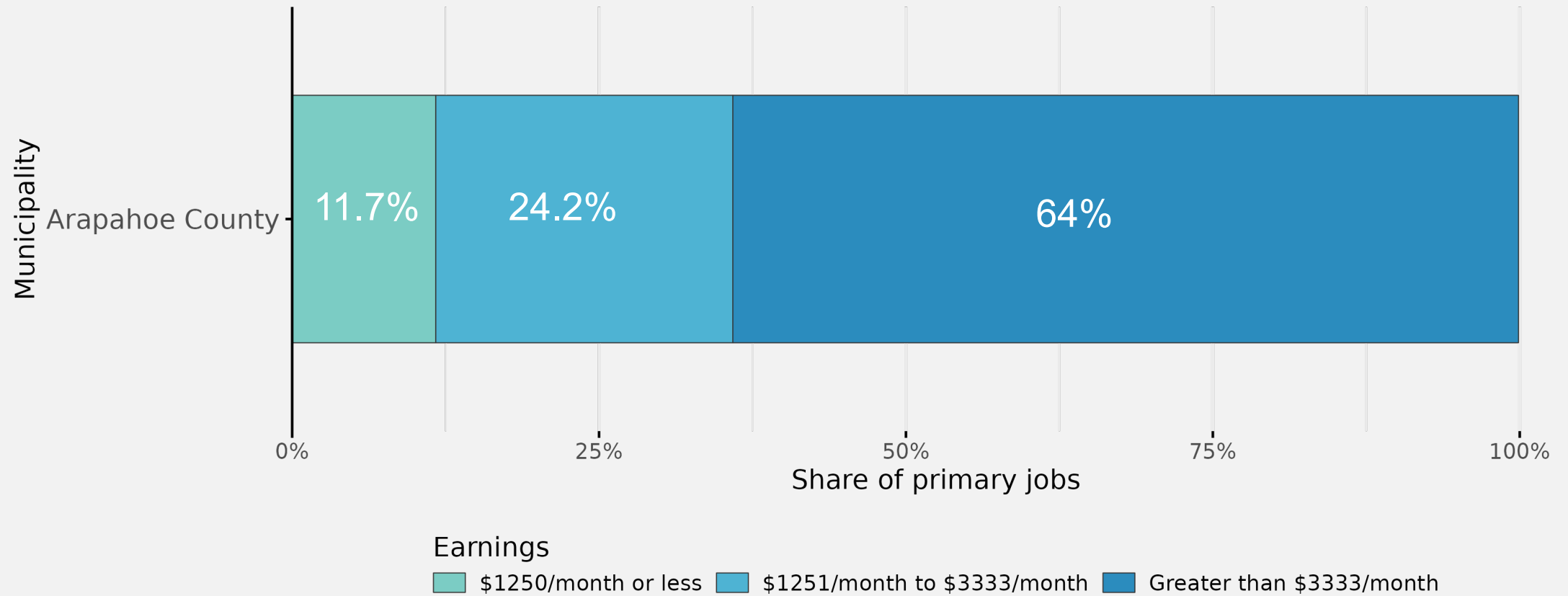
Source: DOLA, DRCOG

Job growth



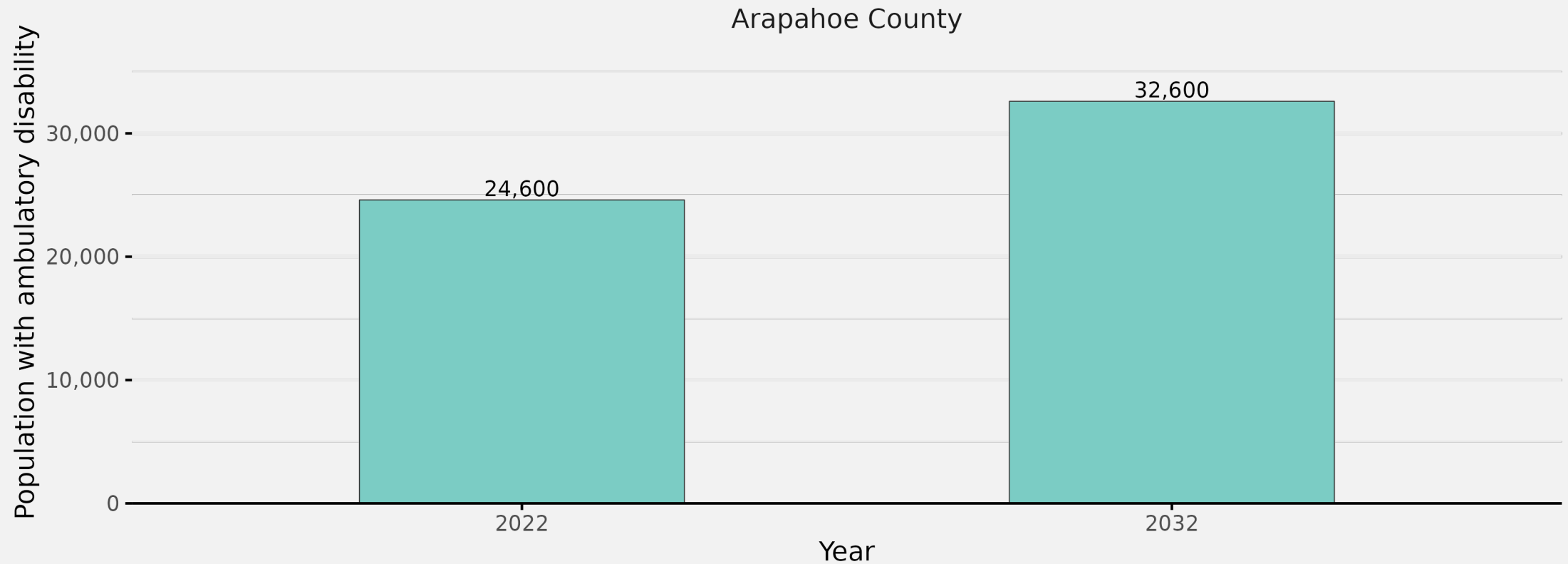
Source: DOLA, DRCOG

Jobs by earnings



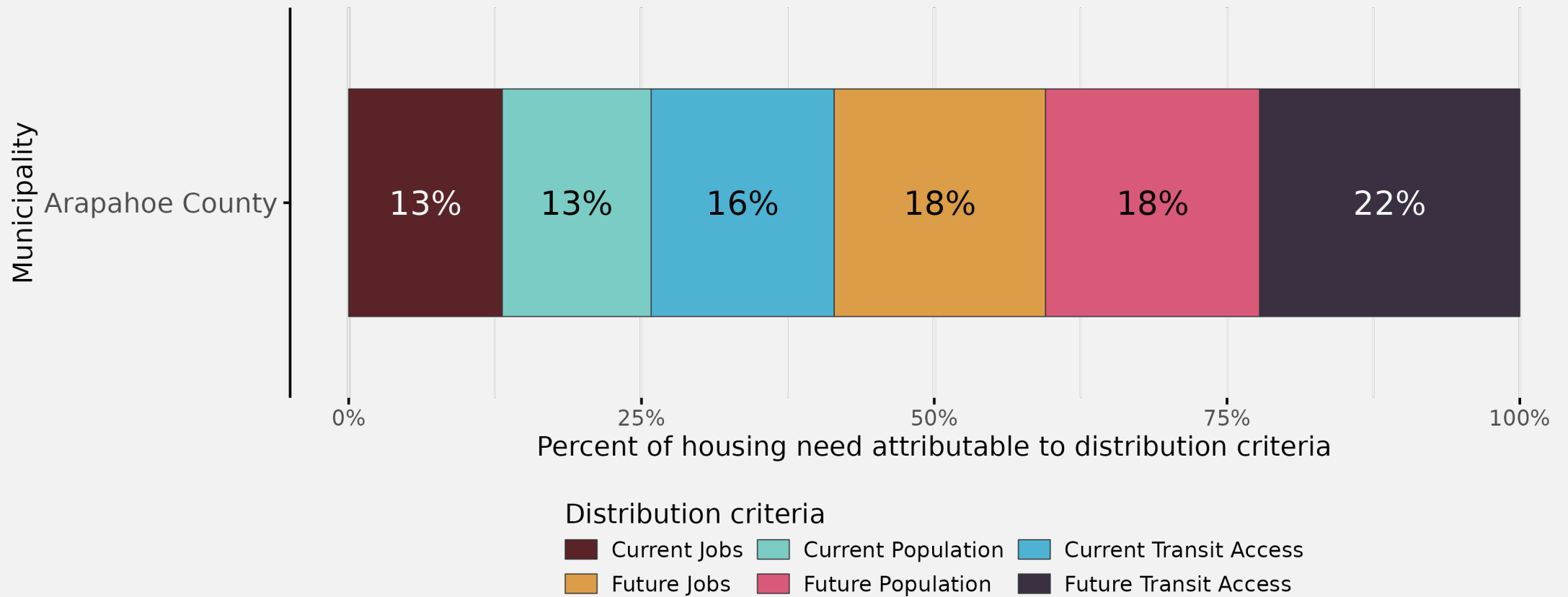
Source: LODS, Workplace Area Characteristic data, 2021

Disability



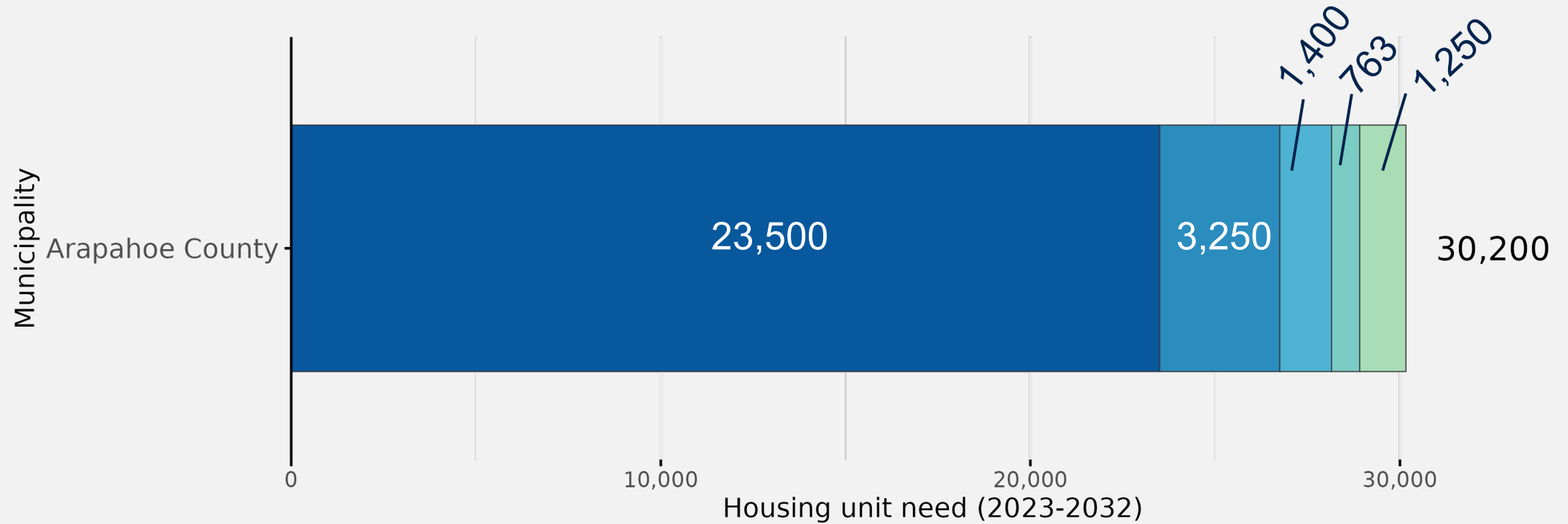
Source: DOLA, ACS Special Tabulation, 2021.
Note: These data are only available for counties.

Which criteria determine housing need?



Source: DRCOG, ACS PUMS 1-Year 2022, ECONW calculations

10-year local renter need by income

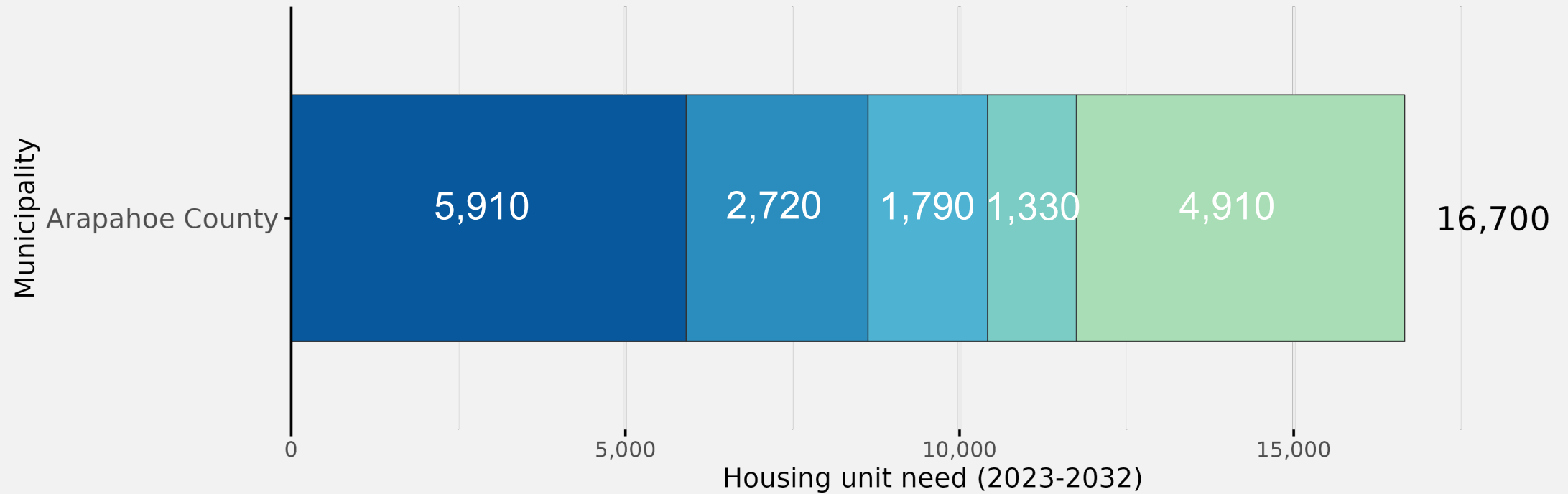


Household income as percent of area median income

0-50% 50-80% 80-100% 100-120% >120%

Source: DRCOG, ACS PUMS 1-Year 2006-19 and 2021-22, ECONW calculations

10-year local owner need by income



Household income as percent of area median income

0-50% 50-80% 80-100% 100-120% >120%

Source: DRCOG, ACS PUMS 1-Year 2006-19 and 2021-22, ECONW calculations