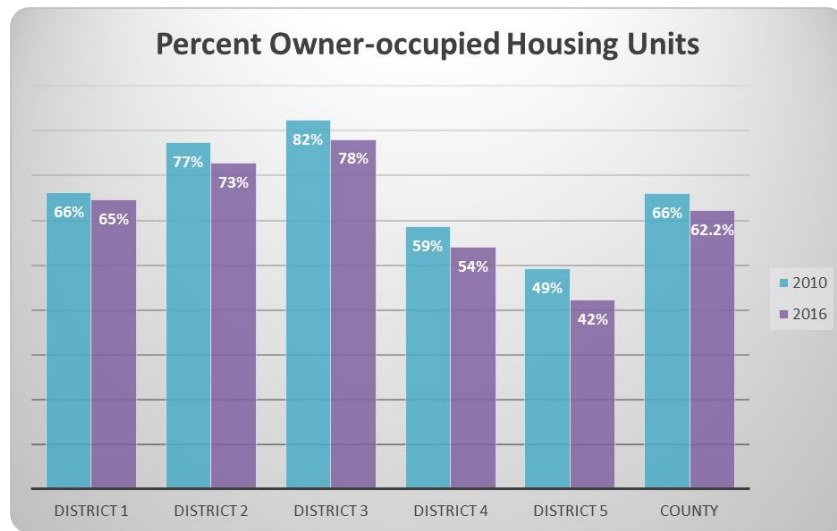




Housing Characteristics by District

The U.S. Census Bureau’s American Community Survey provides a number of housing characteristics. In order to generate this report for the subareas of Arapahoe County, we used data from the 2012-2016 ACS report. This provides census tract and block group level data that can be aggregated for the commissioner districts of the county. While this is a five-year summary of sample data, we will refer to the numbers as 2016 results.



In 2016, the ACS counted 242,900 units for the entire county, with 11,000 vacant or 4.5 percent of the units. The table shows the

	Total Housing Units	Occupied Housing Units	Vacant housing units	Percent Vacant
District 1	53,253	50,579	2,674	5.0%
District 2	48,070	46,428	1,642	3.4%
District 3	43,346	41,863	1,493	3.4%
District 4	51,720	49,117	2,603	5.0%
District 5	46,480	43,867	2,613	5.6%
County	242,869	231,844	11,025	4.5%

number of units and the vacancy status for each district. Districts 2 and 3 had the lowest vacancy rate at 3.4 percent and District 5 had the highest at 5.6 percent. This reflects the owner/renter characteristics of these districts. In 2010 (a dataset that does not overlap with the 2016 data), the vacancy rates ranged from a high of 9.0 percent in

District 5 to a low of 4.4 percent in District 2. The lower rates in 2016 reflect the tighter housing market.



Arapahoe County Colorado Demographics

For the occupied units in the entire county, 62 percent were owner occupied. Districts 4 and 5 contain the larger shares of renter-occupied units. Districts 2 and 3 have the highest owner rates, while District 1 mirrors the county proportions. The percentages of owner occupied are down from the 2010 rates by about 4 to 5 percentage points in every District, except District 1.

Of the 11,000 vacant units in 2016, 35 percent are for rent with the greatest numbers in Districts 4 and 5. The second largest category (26 percent) is the “other vacant” that includes units that are being held by the owner, provided for migrant workers, used for storage, under repair or renovation, or in foreclosure. Districts 1 had the greatest number of units that are rented but not occupied. Over 1,200 units are identified as seasonal, recreational or occasional use, which may include extended stay motel units and homes for “snowbirds” who were not in Arapahoe County at the time of the ACS survey.

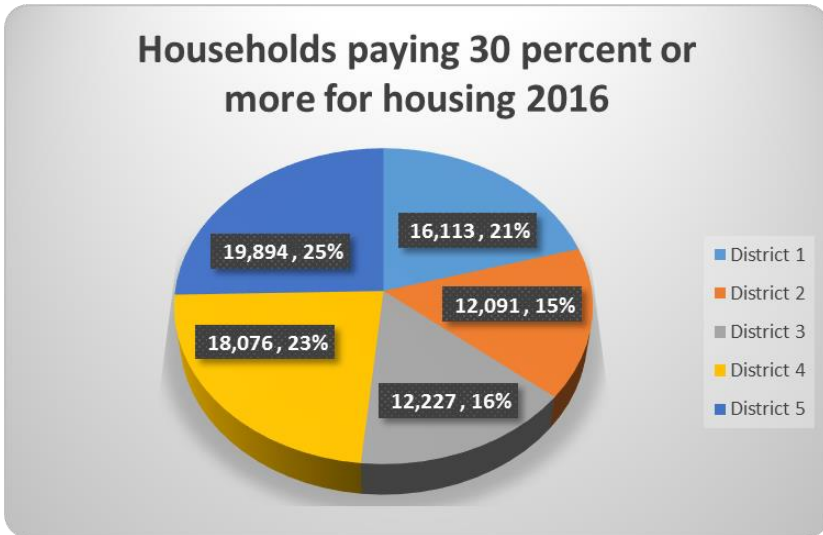
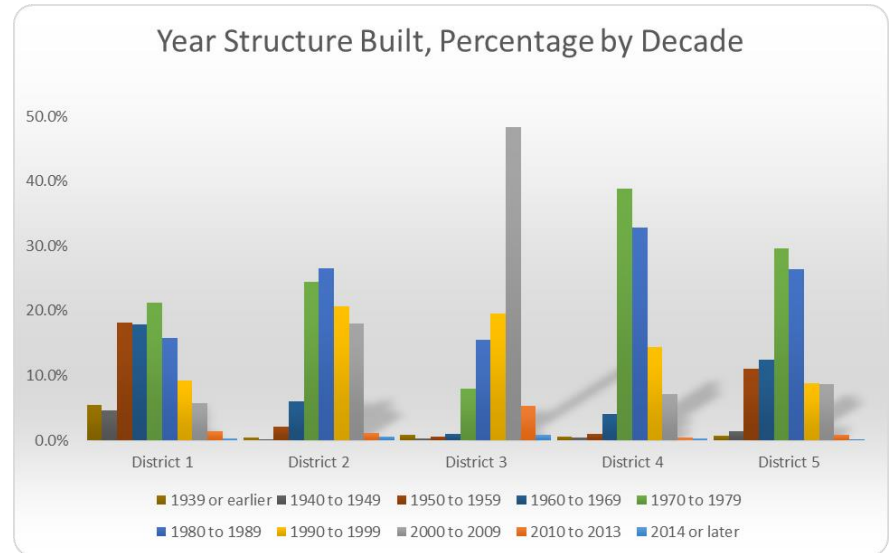
Commissioner District	Total Vacant Units	For rent	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use	Other vacant
1	2,674	766	438	265	245	230	730
2	1,642	596	72	253	129	325	267
3	1,493	488	23	105	172	181	524
4	2,603	894	213	268	228	443	557
5	2,613	1,116	172	336	47	126	816
County Total	11,025	3,860	918	1,227	821	1,305	2,894



Arapahoe County Colorado Demographics

The county's housing stock has a median year built of 1982 (half the units were built before 1982 and half after). The median year built ranges from 1972 in District 1 to 2001 in District 3. District 1 has the largest percentage of units built before 1939 (5.4 percent) while District 3 has over half its units built since 2000.

The county shows a typical bell-shaped curve for the age of its housing stock, with the peak occurring in the 1970s. Districts 1, 4 and 5 had their peak decade in the 1970s; while District 2 grew the most from 1980 to 1989. District 3 had the most of its homes built during the 2000s and it had over half of all the units built during that decade in the County. District 2 led all districts during the 1990s, with District 4 leading during the 1980s. District 1 had the most units built in every decade prior to 1980.

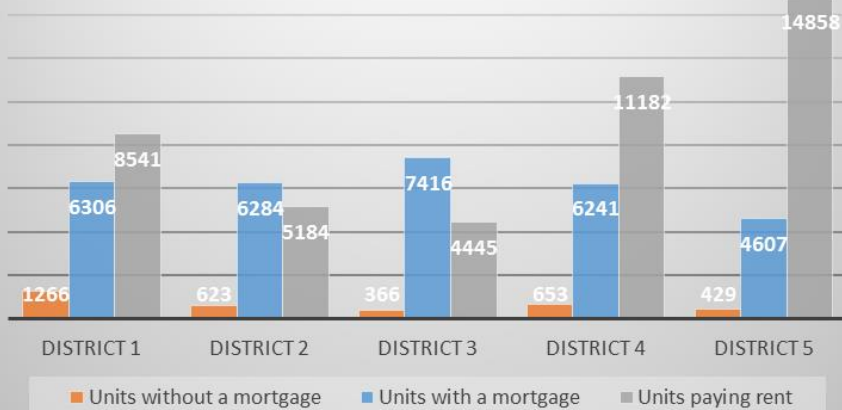


One measure of affordability is the comparison of housing costs to household income. The ACS provides three indicators for this measure: gross rent as a percent of income, housing costs for homes with a mortgage as a percent of income, and housing costs for homes without a mortgage as a percent of income. Generally, households that are paying more than 30 percent of their income for housing are considered to be in unaffordable housing situations. Combining all households (renters and owners), the County in 2016 had 78,300 households in this situation, or 34 percent of all households. Districts 4 and 5 have the highest numbers of such households, primarily due to the large number of rental units in these districts.



Arapahoe County Colorado Demographics

Units paying 30 percent or more for housing 2016



By looking at households by type, households that rent were most likely to be paying more than 30 percent of their income for housing (44,200 compared to 34,100 owners with mortgages). The renters are concentrated in Districts 5 (14,800 households) and 4 (11,200 households). Households with mortgages and other costs that exceed 30 percent of income are fairly evenly spread across districts. However, District 3 has the highest number, which may reflect the newer housing stock in this district with households stretching to afford such homes.

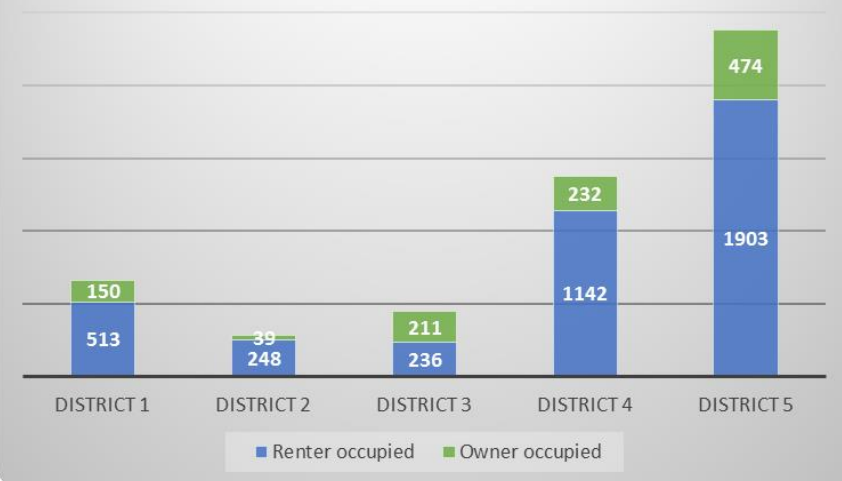
District 1 has the highest number of households without a mortgage that still have housing costs that equal more than 30 percent of income. These 1,270 households may be on fixed incomes that make it difficult to remain in their homes even though they no longer have a mortgage.

Another important characteristic of housing is the degree of overcrowding. The commonly used statistic to measure overcrowding is the number of occupants per room, with more than 1 person per room considered overcrowded and 1.5 or more considered severely overcrowded.

In Arapahoe County in 2016, over 1,100 owner-occupied units were overcrowded or about 0.8 percent. District 5 has the highest number of overcrowded owner-occupied units at almost 500, or 2.8 percent. District 2 had the fewest overcrowded units with 39.

Renter occupied units were more likely to be overcrowded, with about 4,000 countywide. More than three-fourths of these units are in Districts 4 and 5.

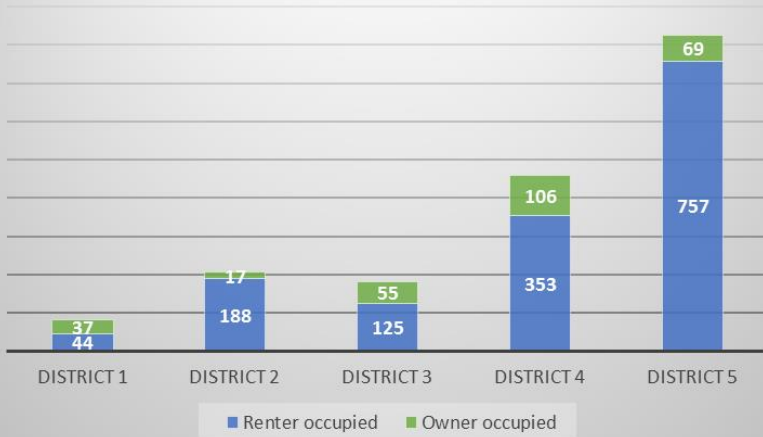
Overcrowded Housing Units by District 2016





Arapahoe County Colorado Demographics

Severely Overcrowded Housing Units by District 2016



The severely overcrowded units follow a similar pattern, with the majority in Districts 4 and 5, and most overcrowding in rental units. Districts 2 and 3 changed position, with District 2 having more severely overcrowded, renter occupied units. Overall, the County has about 1,750 housing units with more than 1.5 persons per room.