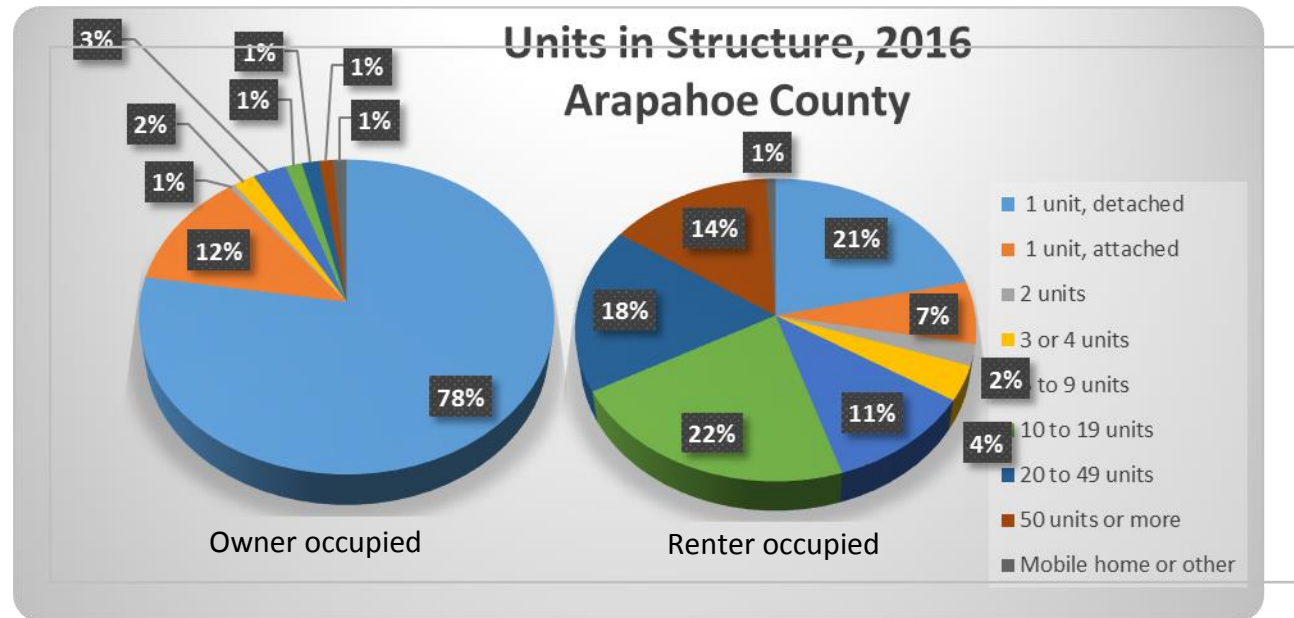




## Housing Characteristics

### Housing Types

In 2016, Arapahoe County had a total of 246,700 housing units, 4.4 percent of which were vacant. The vacancy rate is less than half the statewide vacancy rate of 9.8 percent. The County added 23,600 units between 2005 and 2016. Of the total housing units, 67 percent were in single-unit structures, 32 percent were in multi-unit structures, and 1 percent was mobile homes. Owner-occupied units were 78 percent in detached units, while only 21 percent of renter-occupied units were single family.



Arapahoe County has fewer new homes than the state average; 19.0 percent of the housing units were built since 2000 compared to 23.5 percent for Colorado. However, 6.9 percent of the units built in Colorado in 2010 or later have been built in Arapahoe County. The median number of rooms in all housing units in Arapahoe County was 5.8. Of 2016 housing units, 58.7 percent had three or more bedrooms, compared to 61.5 percent for the State.



## Arapahoe County Colorado Demographics

### Occupied Housing Unit Characteristics

In 2015, Arapahoe County had 235,900 occupied housing units – 147,500 (62 percent) owner occupied and 88,500 (38 percent) renter occupied. The number of owner-occupied units has increased by 2,500 since 2010 while the renter-occupied units have increased by more than 8,000. Fifty-four percent of 2015 householders of these units had moved in since 2010 and 23 percent had moved in during 2015 or 2016.

Eighty percent of the owner occupied units have a mortgage, while 75 percent of Colorado owners have a mortgage. Only 2,900 of the County households do not have telephone service. Five percent have no vehicles available and another 21 percent have three or more.

Homes in Arapahoe County were heated as shown in the following chart. Across Colorado, bottled, tank, or LP gas was used in nearly five percent of the homes and wood was used in nearly two percent, while the comparable percentages in Arapahoe County were 1.3 and 0.4 percent respectively. Arapahoe County had the largest percentage of homes using electricity for heat (28.8 percent) of any of the large counties in the state.

Geography	Occupied housing units	Utility gas	Bottled, tank, or LP gas	Electricity	Solar energy	Wood	Other fuel	No fuel used
Colorado	2108992	69.4	4.7	22.7	0.3	1.8	0.7	0.4
Adams	163122	73.2	1.4	24	0.1	0.3	0.5	0.4
Arapahoe	235942	68.6	1.3	28.8	0.1	0.4	0.4	0.3
Boulder	123820	70.9	2.6	23.9	0.6	0.9	0.6	0.4
Denver	292003	68.3	1.1	28	0.3	0.1	1.1	0.9
Douglas	120125	78.2	2.6	18.4	0.2	0.2	0.2	0.2
El Paso	257508	71.4	3.8	23.2	0.1	0.4	0.4	0.5
Jefferson	230890	76.6	2	18.8	0.2	1.4	0.5	0.4
Larimer	131407	71.8	3.6	22.1	0.2	1.7	0.5	0.1
Mesa	60188	74.4	4.4	16.3	0.6	2.4	1.3	0.6
Pueblo	62275	74.1	4.1	18.4	0.1	1.7	1.5	0.2
Weld	102087	76.3	6.6	14.8	0.2	1.2	0.7	0.2



## Housing Costs

The accepted standard for households experiencing a housing cost burden is housing costs greater than 30 percent of income. Such households have to forego other necessities in order to afford their housing. The Census Bureau collects data not only on rent or mortgage expenses but also on other usual housing costs such as utilities. That cost is compared to the household's income to provide the estimate of burden. The 2015 ACS estimated that 78,000 households in Arapahoe County were paying more than 30 percent for housing, out of 235,900 households or one in every three households. This is down from 83,600 households in 2010 reflecting the past recession and the current rental market. The chart shows the number of households above 30 percent in both 2010 and 2016 by owner or renter and by household income. All income categories for owners showed improvement between 2005 and 2015, while all renters with incomes over \$35,000 saw increased numbers of burdened households.

