



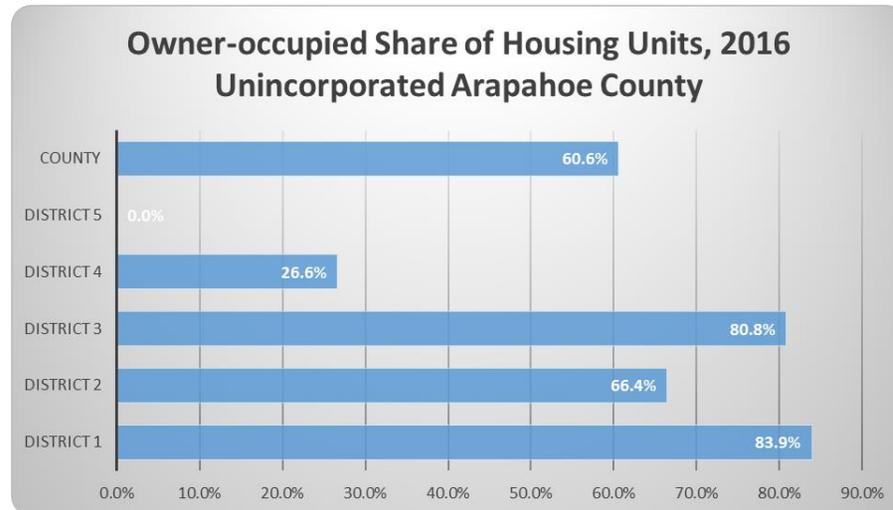
Unincorporated Housing Characteristics

The U.S. Census Bureau’s American Community Survey provides a number of housing characteristics. In order to generate this report for the unincorporated portion of Arapahoe County, we used data from the 2012-2016 ACS report. This provides census tract and block level data that can be aggregated for the unincorporated portion 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 34,600 housing units in the unincorporated area and 242,900 units for the entire county. The unincorporated area contained 14.2 percent of the county’s housing stock.

Of the 34,600 units, 1,400 were vacant in 2016 or 4.2 percent of the units. For the county, 4.5 percent were vacant. To provide a finer level of geographic detail, we summarize the unincorporated data by county commissioner district. The table shows the number of units and the vacancy status for each district.

District	Housing unit	Occupied	Vacant	Vacancy rate
1	2,211	2,163	48	2.2%
2	11,058	10,633	424	3.8%
3	11,070	10,650	420	3.8%
4	10,236	9,692	544	5.3%
5	-	-	-	-
Total	34,575	33,139	1,436	4.2%



For the occupied units in the entire county, 62.2 percent are owner occupied. The unincorporated portion of the county has a similar split between owner and rented occupancy at 60.6 percent. Only the unincorporated portion of District 4 has a high proportion of renter-occupied units (73 percent). The unincorporated portions of Districts 1 and 3 each have more than 80 percent owner-occupied units, while District 2 has 66 percent owner occupied.

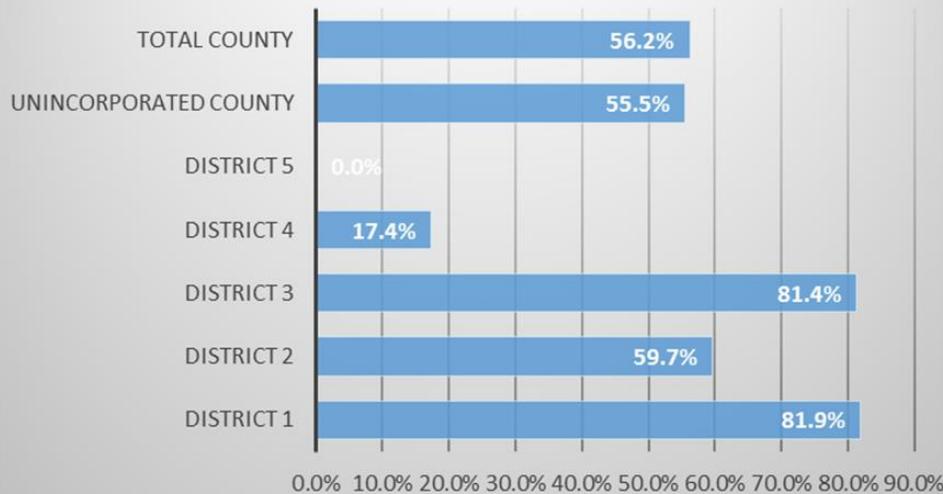


Arapahoe County Colorado Demographics

Nearly 40 percent of the vacant units in 2016 were for rent. It is interesting that 21 percent of the vacant units were for seasonal or occasional use, with most of these in the unincorporated portion of Districts 3 and 4. It may include extended stay motels or owners who are “snowbirds” and had not returned to Arapahoe County at the time of the ACS survey. “Other vacant” has been a growing category that may reflect foreclosed units that are not being actively marketed.

Commissioner District	Total Unincorporated	For rent	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use	Other vacant
1	48	11	2	0	0	1	34
2	424	256	21	21	3	63	60
3	420	78	0	18	66	120	139
4	544	209	57	46	0	120	112
Unincorporated Total	1,436	554	80	86	68	304	344

Single Family Detached Units as a Share of All Housing, 2016



“Units in Structure” provides a picture of the types of housing units in various parts of the county. While the unincorporated area has only 14.2 percent of the housing units in Arapahoe County, it has 17 percent of the mobile homes (primarily in the eastern plains area).

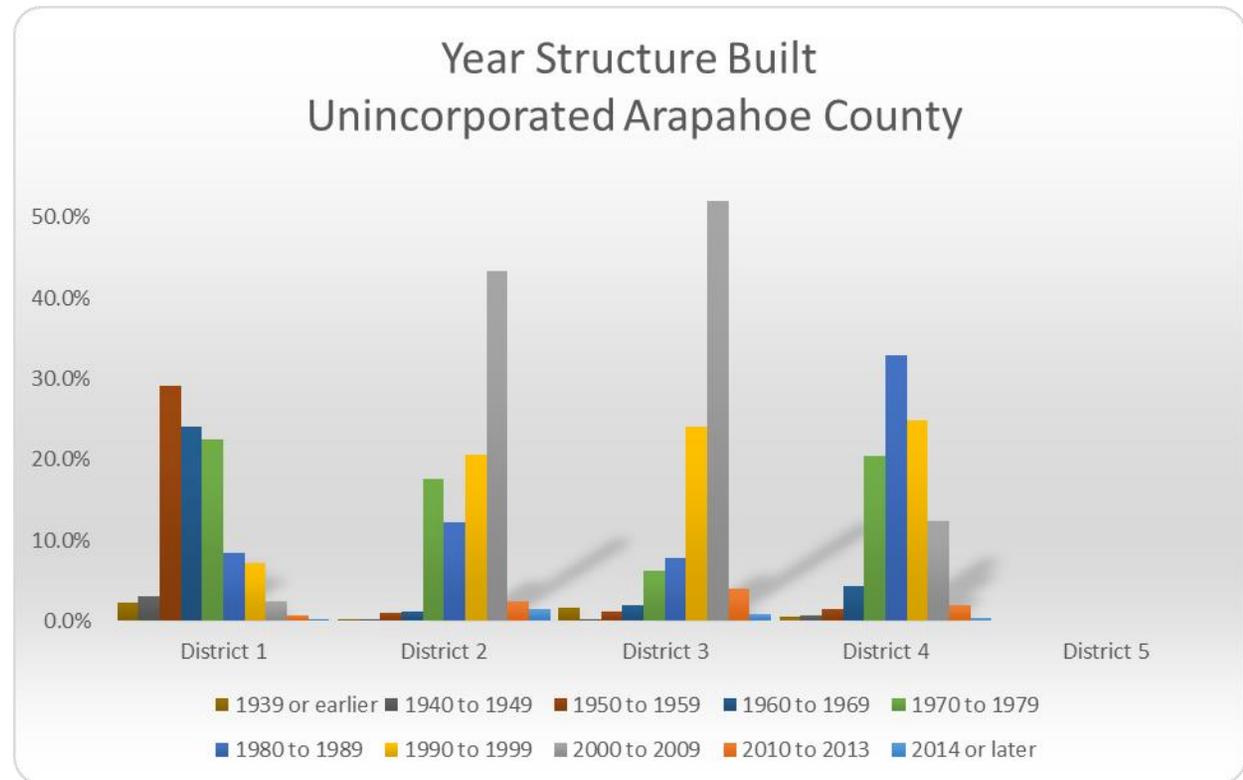
Though the unincorporated area and the county both have about 55 percent of the housing units in single-family detached structures, this figure ranges from 16 percent in District 4 to more than 80 percent of the unincorporated portions of Districts 1 and 3.



Year Structure Built

The County's housing stock has a median year built of 1983 (half the units were built before 1983 and half after). The unincorporated portion of the County has a median year of 1995; therefore, more of the housing units in the unincorporated area are newer than the remainder of the county. The median year built ranges from 1966 in the unincorporated portion of District 1 to 2001 in District 3. Although District 3 has a large share of units in the western portion of the district built since 2000, it also has a higher than county average for units built 1939 or before (1.7 percent compared to 0.9 percent for all of the unincorporated County).

The County shows a typical bell-shaped curve for the age of its housing stock, with the peak occurring in the 1970s. The unincorporated area has a peak in the early 2000s, driven by the high number of units in Districts 2 and 3 in those years. District 1 had its peak decade in the 1950s; District 4 in the 1980s.

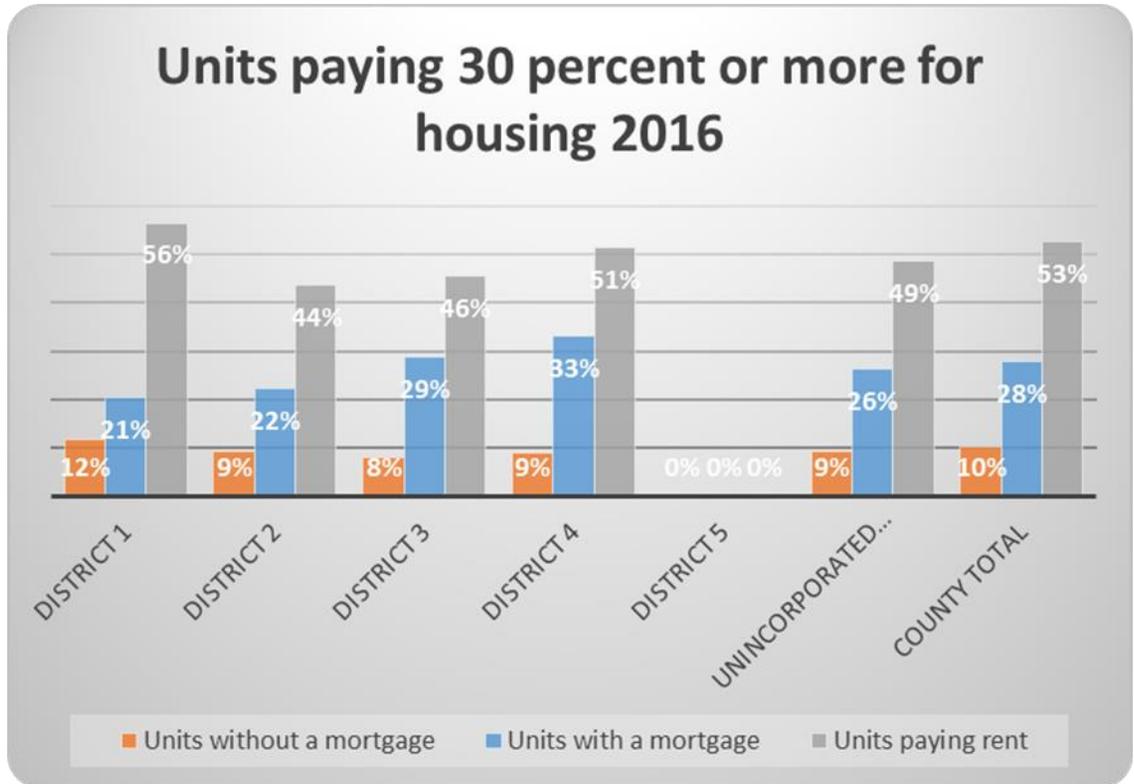




Affordability

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. It is generally considered that paying more than 30 percent of income for housing costs constitutes a housing burden.

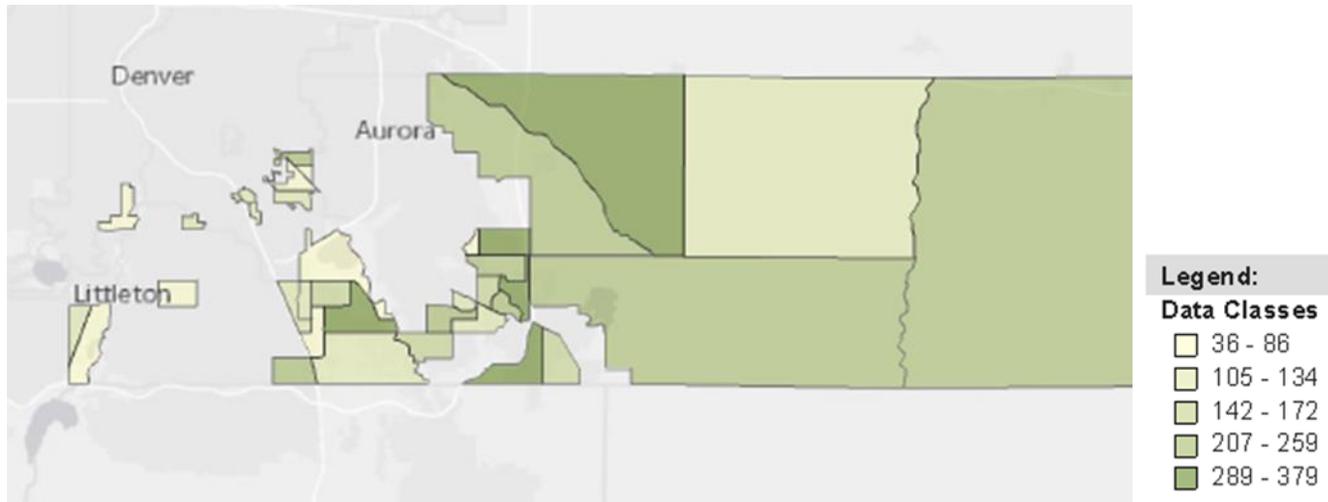
The unincorporated portion of the County has slightly lower rates of housing burden than the entire County. For example, 49 percent of unincorporated renters pay 30 percent or more for housing compared to 53 percent of all County renters. Less than half the renters in Districts 2 and 3 had a housing burden in 2016. While District 1 has a slightly higher percentage of renters, District 4 has the largest number of burdened renters at 3,500 households.





Arapahoe County Colorado Demographics

The map shows the tracts where the unincorporated area owner-occupied units are paying 30 percent or more of their income in housing costs. Since these areas are also areas where the housing units are the newest, it could be assumed that the high housing costs represent households stretching their budgets to afford a new house.



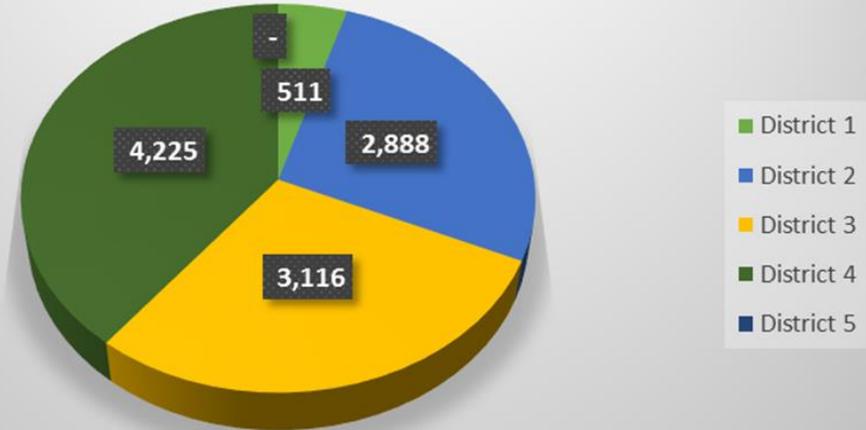


Arapahoe County Colorado Demographics

Households without a mortgage have much lower proportions of their income going to housing. Both the County and the unincorporated area have about 10 percent of these households paying more than 30 percent of their income for housing. However, the unincorporated portions of District 1 had a higher proportion in this category (12 percent).

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 unincorporated area had almost 11,000 households in this situation in 2016. District 4 had 45 percent of the households due to its high number of renters. District 1 has a small number of these households but they represent nearly 24 percent of the households in the unincorporated portion of the District.

Total Households paying 30 percent of more for housing 2016 Unincorporated Arapahoe County





Arapahoe County Colorado Demographics

Percent Units Overcrowded 2016 Unincorporated Arapahoe County



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 2016, about 2.3 percent of unincorporated units were overcrowded plus another 0.9 percent that were severely overcrowded. Unincorporated areas in District 4 had rates of overcrowding double the countywide figure.

The high rates in District 4 reflect the renter concentration in that area. The renter-occupied rates for all overcrowded units ranged from 4.1 percent in District 3 to 8.3 percent in District 4 with an unincorporated rate for all unincorporated renters at 6.8 percent.

Of the 885 overcrowded plus severely overcrowded renter-occupied housing units in the unincorporated area, two-thirds were in County Commissioner District 4. All of these units were within the 4-square mile planning area.