44% of Denver’s Housing Stock is Single Unit Detached
THE PROBLEM DENVER FACES:

Denver is 87,000 Units Short
Denver Median Home Price: $386,800
Salary Needed to Afford: $70,741

Above:
Residents Paying Less than 50% of their income On Housing

Below:
Residents Paying More than 50% of their income On Housing
Map of Denver w/ Light Rail Transit
Higher Density tends to follow these corridors
Areas of Focus for this study
DENVER DEMOGRAPHICS & PEOPLE
Denver Added 166,655 Residents between 1990 & 2012 or nearly 1,200 people per month.
What do the Trends Indicate

DENVER HOUSEHOLDS BY TYPE

- Single household: 41%
- Married with children: 15%
- 65+ living alone: 7%
- Single parent: 8%
- Married, no children: 5%
- Other non-family: 7%

TOD demand (70%)
What do the Trends Indicate

**DENVER IS THE #1 CITY FOR MILLENNIALS**

**TOP 7 GAINERS OF POPULATION AGED 25-34 FROM 2000-2010**

- Seattle
- Portland
- Denver
- Washington D.C.
- Dallas
- Austin
- Houston

**THE POPULATION IS AGING**

**COLORADO HOUSEHOLDS BY TYPE**

- 65+
- 45-64
- 18-44
- <18

**Bridging the Gap: A Solutions Forum on Housing**
SCENARIO 1: Marge

- Owns home worth $332,000
- Income: $10,843.44/year.
- Experiencing: Loss of physical mobility, financial insecurity
SCENARIO 2: Maggie

How Denver Accommodates these Typologies: ADU

- ADUs allowed in certain single family zone districts across all Neighborhood Contexts and in higher intensity districts
- 22.3% of the City allows ADUs
- 66 new ADUs constructed since 2010
How Denver Accommodates these Typologies: ADU

- Can be detached or in the primary house
- Development standards ensure “accessory” nature
  - Max square footage calibrated to lot size
  - Building separation, bulk plane, setbacks
  - Ownership requirement
- Lot coverage exemption incentivizes
- No parking requirement for an ADU
How Denver Can Learn from other Cities:

Images of handbooks from Austin/Vancouver
SOLUTIONS
THINKING SMALL

SMALL = AFFORDABLE

Life Cycle Diagram: for family and housing needs
CITIES AND ADU’s

Vancouver, BC
ADU’s are approved for 94% of the City’s single family homes.
Vancouver Permits Per Year: 350
Denver: 60 in 6 Years!

Austin, TX
Community Design and Development Center, assists clients, including affordable housing providers and private homeowners, through each step in the process to construct an ADU for a reduced fee.
BRIDGING THE GAP
BRIDGING THE GAP

25% Absorption
5-10 ADU’S
PER BLOCK

25% Absorption
5-10 ADU’S
PER BLOCK

25% Absorption
5-10 ADU’S
PER BLOCK
BRIDGING THE GAP

50% ADU'S

10-20 ADU’S
PER BLOCK

50% ADU’S
BRIDGING THE GAP

78 TOTAL DENVER “NEIGHBORHOODS”
BRIDGING THE GAP

70% OF BLOCKS CONSIDERED

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10| 11| 12| 13| 14| 15| 16| 17| 18| 19| 20| 21|
| 22| 23| 24| 25| 26| 27| 28| 29| 30| 31| 32| 33| 34| 35| 36| 37| 38| 39| 40| 41|
|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

BRIDGING THE GAP: A Solutions Forum on Housing
87,000 UNIT DEFICIT FOR HOUSING IN DENVER

25% Absorption = +/- 750 PER Neighborhood
50% Absorption = +/- 1,500 PER Neighborhood

10% Absorption
300 ADU’s x 70 Neighborhoods = 21,000 ADU’s

25% Absorption
750 ADU’s x 70 Neighborhoods = 52,500 ADU’s

50% Absorption
1,500 ADU’s x 70 Neighborhoods = 105,000 ADU’s

TINY HOMES = +/- 1,000 Units
CO-HOUSING = +/- 500 Units

TOTAL UNITS GAINED = A LOT!