



# Regional Housing Needs Assessment

60-Day Review by Local Governments

July 14 to September 12, 2025

# Regional Housing Needs Assessment

- Initiated by the DRCOG Board of Directors in 2023 in response to the region's pressing housing challenges.
- Provides a **shared, data-driven foundation** to understand how much housing the region needs, where, and at what price points.
- Provides the **scale and scope of housing needs** so we can develop strategies that match the reality on the ground.



# Need for regional coordination

- **Housing markets are regional.**
- People make choices about where to live based on factors that cross jurisdictional boundaries.
  - Jobs.
  - Affordability.
  - Schools.
  - Amenities.
  - Childcare.
  - More.



# Stakeholder engagement





# **Sustainable Affordable Housing Act**

**(Colorado SB24 – 174)**



# Sustainable Affordable Housing Assistance law

- Senate Bill 24-174 passed by State of Colorado in May 2024.
- Requires local governments to conduct a housing needs assessment that conforms to DOLA methodologies by December 31, 2026.
- Local governments are exempt from the requirement to conduct a local housing needs assessment if they **"participate" in a regional housing needs assessment that complies with DOLA methodologies.**

# How to "participate"

- Local governments in the DRCOG region may use the regional assessment for compliance with the housing needs assessment requirement of SB24-174 if the **local government's governing body reviews the Regional Housing Needs Assessment at a public meeting and submits comments to DRCOG during a defined 60-day review period**, between July 14, 2025 to September 12, 2025.

# Comment submission

- Submit comments to DRCOG between **July 14, 2025 to September 12, 2025** by emailing the materials to [metrovision@drcog.org](mailto:metrovision@drcog.org).
  - Include the date, time and location of the public meeting and review.
  - Even if your jurisdiction has no comments, please send documentation that notes "no comments".

# Key Deadlines

- **July 14 to September 12, 2025-** 60-day review period.
- **September 12, 2025-** Last day to submit written comments to DRCOG.
- **December 31, 2026-** Local governments are required to conduct and publish a state-compliant housing needs assessment if they did not participate in the 60-day review period for the regional assessment.





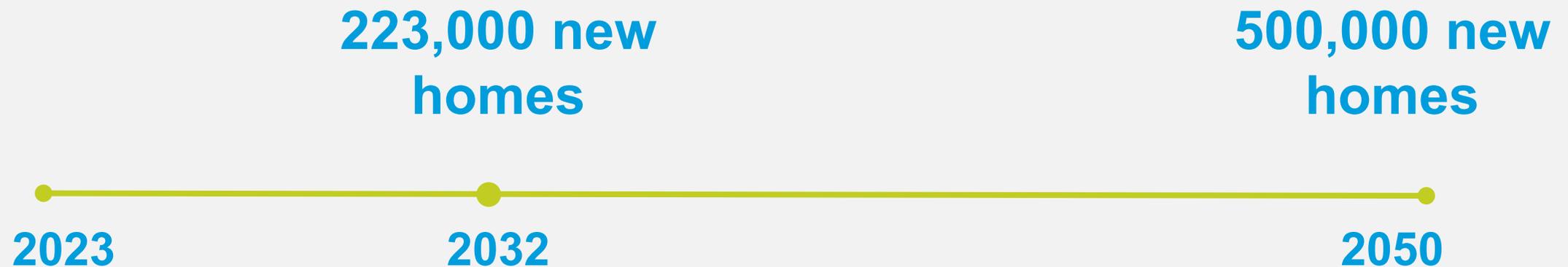
# Key Findings of the Regional Housing Needs Assessment

# Summary of key findings

- Despite periodic building booms, the **region has not produced enough housing to keep pace** with population and job growth.
- **Low-income households** (below 50% Area Median Income) represent the greatest need for additional housing.
- **Aging population and smaller household** trends will require more diverse housing types.
- Housing types and affordability are **unevenly distributed across the region**.

# Total regional needs

To address current and future needs across the income spectrum, the Denver region needs to build 500,000 units by 2050. To stay on track to reach that goal, the region should work toward building 223,000 new units through 2032.



Includes all units to address current shortages

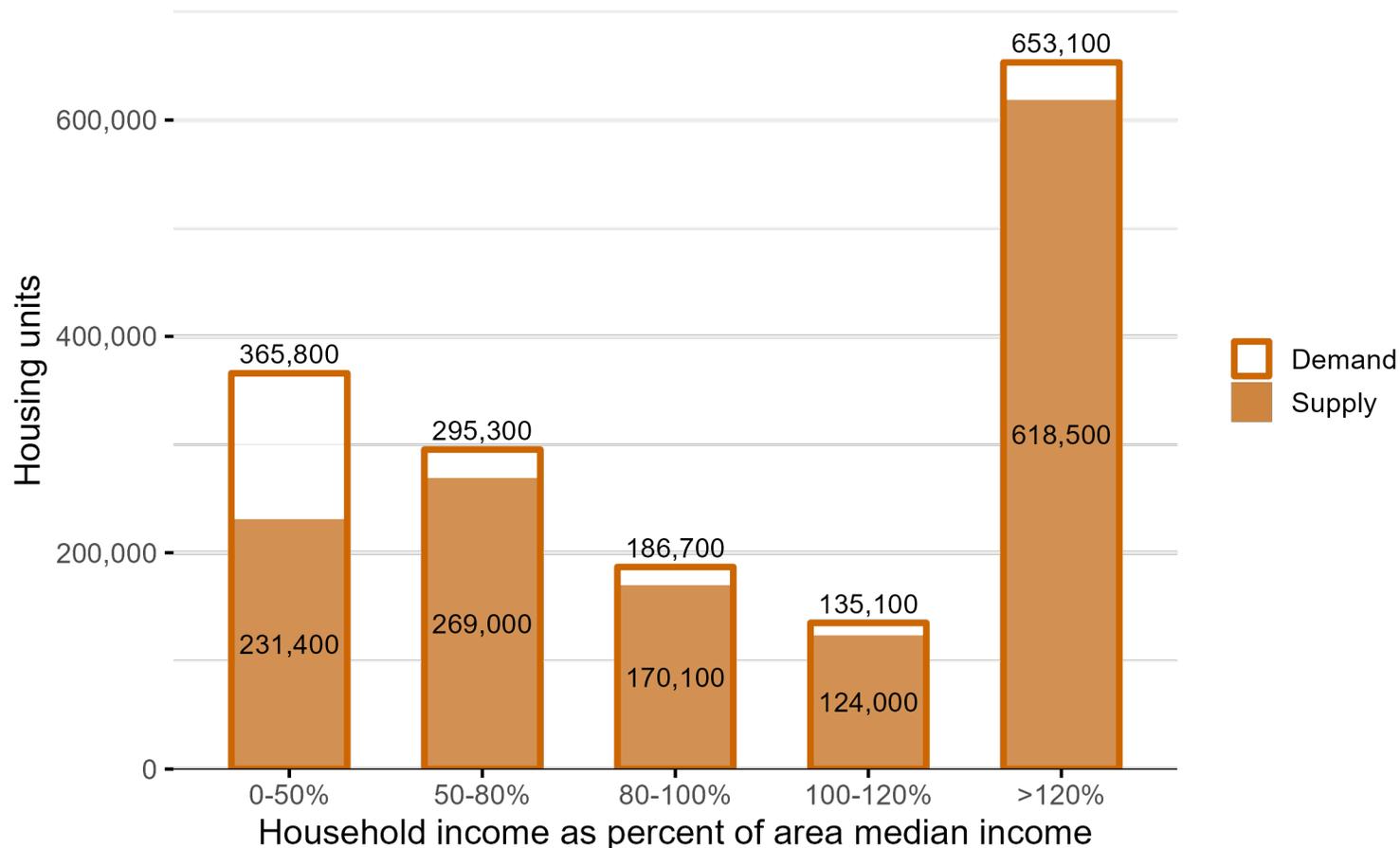
# 10-year regional housing needs

Component	Housing units
Current need	69,000
Future need	154,000
<b>Total units</b>	<b>223,000</b>

- The Denver region will need to produce about **223,000 new housing units between 2023-2032** to meet current and future regional housing needs.

Source: ECONorthwest analysis; DRCOG small-area forecast, 2025; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023

# Distribution of need – 2032



- **Almost 135,000 units for households earning 0–50% Area Median Income are needed to meet current and future demand by 2032.**

Source: ECONorthwest analysis; DRCOG small-area forecast, 2025; Metro Denver Homeless Initiative State of Homelessness Report, 2022–2023

# Identifying local housing needs

- Model for identifying the need in local communities.

## Population

e.g., current population,  
future population

## Employment

e.g., current jobs,  
future jobs



## Transportation

e.g., current transit,  
future transit,  
commute times

## Housing

e.g., affordable  
units, vacancy rates



# Understanding the numbers

- The assessment provides the **scale and scope of housing needs** so we can develop strategies that match the reality on the ground.
- The precise number is not as important as understanding the scale and scope of housing need and **developing a strategy that is proportionate to the need.**

# 10-Year Housing Need in [insert jurisdiction name]

*[Insert 10-Year Housing Need Chart]*

How to insert the chart:

1. Visit: [https://drcog.shinyapps.io/denver\\_regional\\_housing\\_need/](https://drcog.shinyapps.io/denver_regional_housing_need/)
2. Click “Download PowerPoint”
3. From the downloaded PowerPoint, copy and paste the 10-Year Need chart.

The chart shows how many housing units are needed over the 10-year period from 2023 to 2032, and at what income levels those units are needed.

# Cost Burdened Households in **[insert jurisdiction name]**

*[Insert 10-Year Housing Need Chart]*

How to insert the chart:

1. Visit: [https://drcog.shinyapps.io/denver\\_regional\\_housing\\_need/](https://drcog.shinyapps.io/denver_regional_housing_need/)
2. Click “Download PowerPoint”
3. From the downloaded PowerPoint, copy and paste the Housing Burdens chart.

This chart shows the proportion of rented homes in our community where households are spending 30%+ and 50%+ of their income on housing costs. It also shows how this proportion has changed between 2000 and 2022. Implementing a housing strategy that is proportionate to the housing need would provide relief to these households.



# Frequently Asked Questions

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- **What does participation in the regional needs assessment provide?**
- It allows a jurisdiction to use the regional housing needs assessment for their statutorily-required housing needs assessment. Local governments that participate do not need to create a state-compliant local housing needs assessment by December 31, 2026.

# Frequently Asked Question

- **Does participation in the regional needs assessment prevent the production of a local housing needs assessment?**
- No. A jurisdiction can decide to produce a local needs assessment and participate in the regional needs assessment.

# Frequently Asked Question

- **What is a consequence of not conducting a public review of DRCOG's Regional Housing Needs Assessment within the 60-day review period?**
- If a local jurisdiction within the DRCOG region does not conduct a public review of the assessment during the 60-day public review period, they cannot use the regional assessment in lieu of conducting their own state-compliant local assessment.

# Thank you and more information

- Regional Housing Needs Assessment:
  - [drcog.org/growth-development/regional-housing-needs-assessment](https://drcog.org/growth-development/regional-housing-needs-assessment)
- Sheila Lynch, Division Director of Regional Planning and Development at DRCOG
  - [Slynch@drcog.org](mailto:Slynch@drcog.org)
- Senate Bill 24-174
  - [leg.colorado.gov/bills/sb24-174](https://leg.colorado.gov/bills/sb24-174)
- Colorado Division of Local Affairs
  - [dlg.colorado.gov/housing-plans](https://dlg.colorado.gov/housing-plans)

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