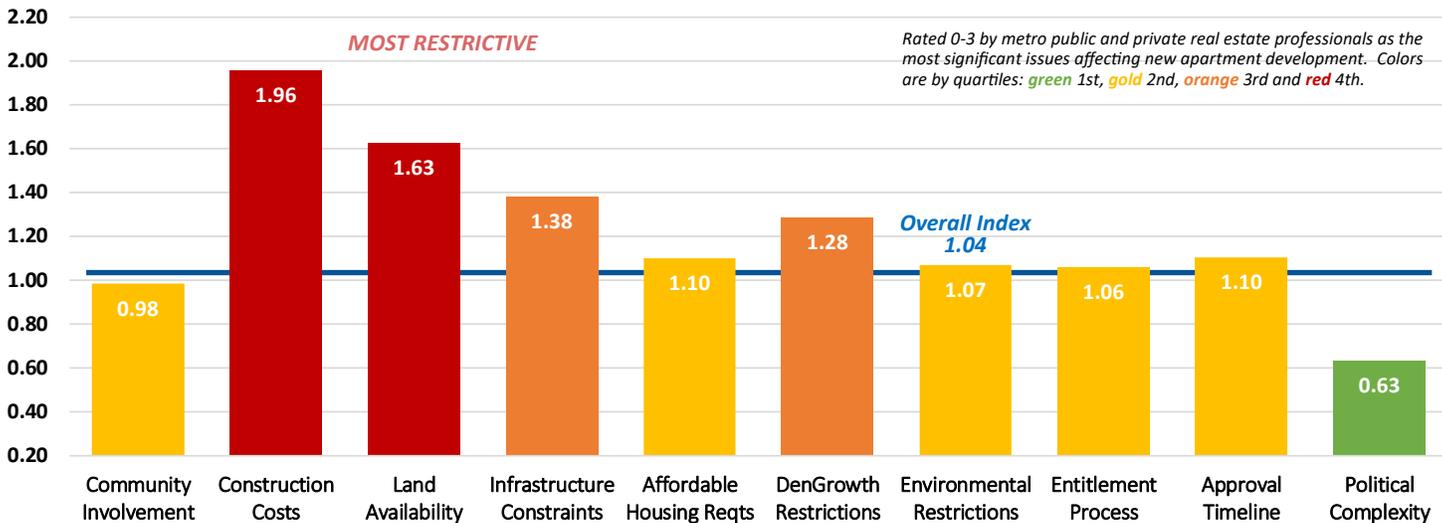


BARRIERS to APARTMENT CONSTRUCTION				DENVER
BARRIERS RANKING ¹	NEW MF DEMAND ²	HIGH RENT BURDEN ³	STAR SHARE ⁴	
32	46.0k	43%	29%	
MEDIAN RENTAL HOUSEHOLD INCOME			\$50,630	
INCOME REQUIRED FOR AVERAGE RENT ⁵			\$56,440	

MOST RESTRICTIVE APARTMENT CATEGORIES: ➤ CONSTRUCTION COSTS
➤ LAND AVAILABILITY

The Denver metro ranks below median of major markets for overall new apartment barriers with a supply index of 1.04. Sustained demand ranks in the first third of national markets. Survey respondents cite construction and land costs as the most restrictive issue, specifically land as the share of total costs, rising land costs and growing impact fees. Also highlighted is general land availability, followed by infrastructure constraints led by fees and traffic, then general density restrictions and height limits. Other typical metro barriers of community involvement, affordable housing and environmental restrictions are below index. Lowest was restrictions tied to political complexity, though local council influence is seen as high. Median rental incomes ranked fifth of major markets and yet remain 10% below the requirements for average market rents of \$1,415.

Barriers to Apartment Construction Subindices



BARRIERS INDEX METHODOLOGY:

These NAA HAS Barriers to Apartment Construction indices were created from over 90 apartment development, process and timing questions in ten categories and sourced digitally from real estate professionals in both the public and private realms. An initial overall metro **Barriers to Apartment Construction Index** is also plotted above.

DEFINITIONS and NOTES:

- ¹**BARRIERS RANKING** is the relative ranking among 58 major metro apartment markets based upon the average index of each metro from the least restricted to the most; ranges from 1 (Albuquerque) to 58 (San Jose). Rankings consider expert responses from throughout the extended metro that includes but not isolates the urban core.
- ²**NEW MF DEMAND** is the updated total demand for new multifamily units (in thousands) through 2030 based upon the forecasted total rental housing demand 2017-2030 from the NAA-NMHC demand study by HAS: *U.S. Apartment Demand—A Forward Look (2017)*; ranges from 3,890 (Sioux Falls) to 222,589 (New York).
- ³**HIGH RENT BURDEN** refers to that share of 2017 households spending over 35% of combined household income on rent; major metro ranges from 56% and rents of \$1,370 (Miami) to 38% and rents of \$865 (Sioux Falls) with a major metro average of 43%.
- ⁴**STAR SHARE** is that share of metro rental housing stock with five or more units HAS qualified as *Second-Tier Affordable Rentals or those non-institutional sites of typically lower unit count, lower quality and greater age, often overlooked as crucial affordable housing already in place. Using CoStar® ratings of 1-5 for sites of five units or more, STAR is the lower ratings of 1-2. This share ranges from 61% (Los Angeles) to 17% (Austin) with a major metro average of 36%.
- ⁵**INCOME REQUIRED FOR AVERAGE RENT** assumes a more conservative 30% of rental household income needed for the average metro contract rent.

