A thick, dark blue vertical bar runs along the left edge of the page. From the bottom of this bar, several thin, curved lines in shades of blue and grey extend upwards and outwards, creating an abstract, organic shape.

Household Occupancy Standards

Caleb Jackson
CITY OF GREELEY

BACKGROUND

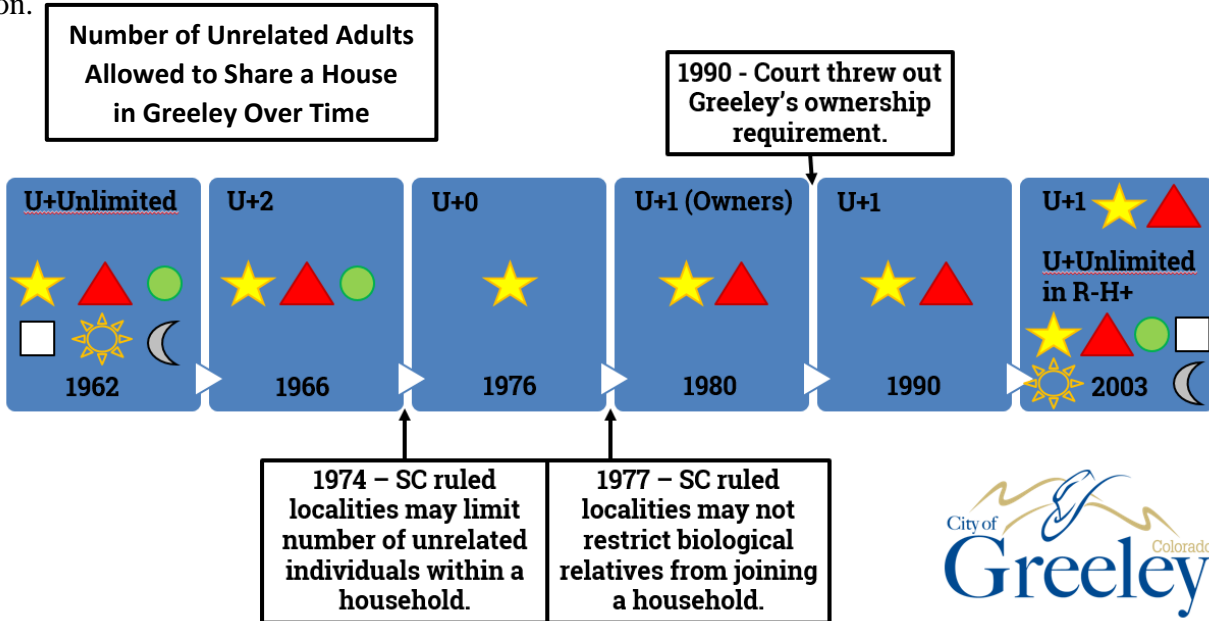
With the rise of suburban single-family neighborhoods after World War II, enacting regulations restricting the number of unrelated individuals allowed to occupy a dwelling became commonplace in municipal codes throughout the United States. Doing so is intended to create neighborhoods of a certain character conducive to the traditional ideals associated with the American Dream of quiet family living. Many people perceive living in suburban single-family areas as exclusive, high quality, and free of nuisances often associated with more urban areas like excessive noise, trash, and limited parking.

However, the number of unrelated people allowed to occupy a single-family residence differs in each locality. These numbers have changed in Greeley many times over the last 60 years. In response to rising housing costs, stagnating wages, changing demographics, shifting societal norms, and low housing supply, municipalities are increasingly adopting standards that allow more unrelated people to share a house. It is important to consider addressing these pressures while balancing the stability of existing neighborhoods.

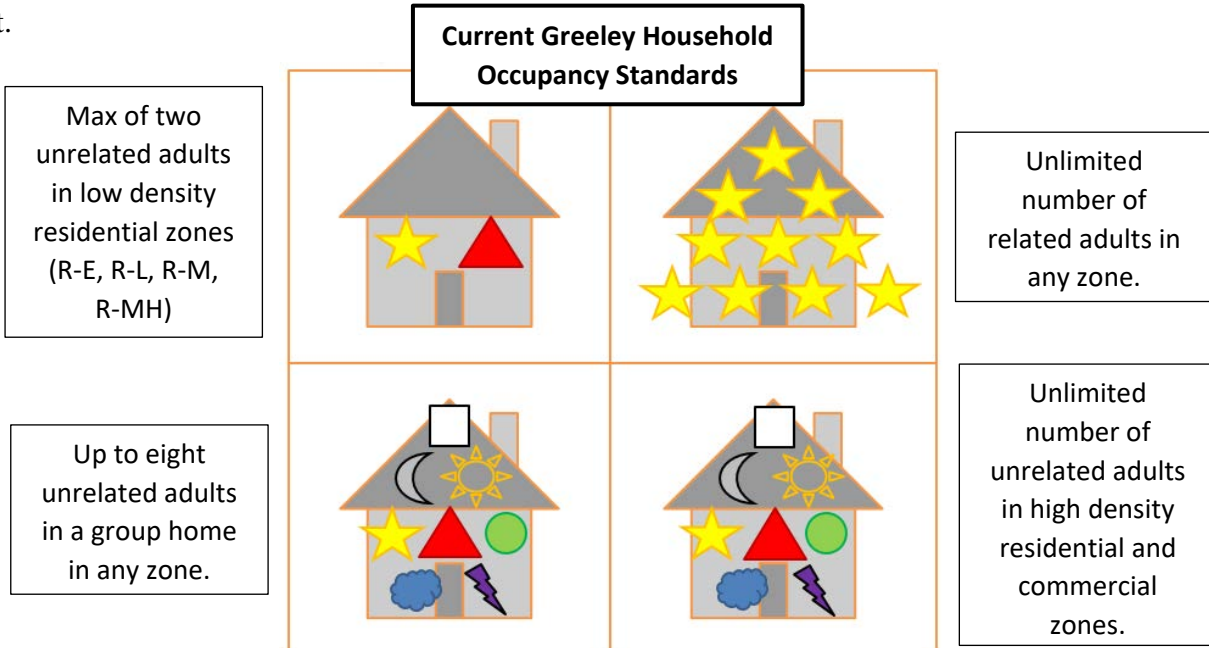
See the next page for information on Greeley's past and current allowances for the number of unrelated people allowed within a household.

GREELEY'S HOUSEHOLD OCCUPANCY STANDARDS

The chart below shows how the number of unrelated adults allowed to share a dwelling unit has changed over time. Each shape represents a different unrelated adult allowed to reside within a single dwelling unit. The “U+” notation is commonly used to convey the number of unrelated adults allowed, with “U” being “yourself”. For example, “you plus one” (U+1) means that you could live with one unrelated person.



Today, the number of people allowed to share a dwelling unit depends on the location’s zoning district, whether the home is being used as a group home for people with disabilities, and whether the occupants are related. The diagram below depicts the number of adults currently allowed in different situations in Greeley using each different shape to represent one unrelated adult. The same shape represents a related adult.



INCREASING PRESSURES

A number of compounding factors are forcing localities to rethink restrictions on the number of unrelated people allowed to share a dwelling unit.

RISING HOUSING COSTS

Median single-family home price in Greeley increased 130% from 2010 to 2019.



LOW HOUSING STOCK

Vacancy rate in Greeley was just 4.3% in mid-2020. A vacancy rate of 5% is needed for a healthy market.



COST BURDENED RENTERS

About 49% of Greeley MSA renters spent over the recommended max of 30% of income on housing in 2018.

49%

EMPTY NESTERS

People are generally living longer lives. Many empty nesters invited unrelated people to live with them to help them afford and care for their home later in life.

YOUNG PROFESSIONALS

Younger generations are forming families later in life than previous generations and must continue living with non-relatives beyond college.