

## MEMORANDUM

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**To:** Marcy Yoder, City of Fort Collins  
**From:** Mollie Fitzpatrick, Lucy McGehee, and Julia Jones, Root Policy Research  
**Re:** Fort Collins Housing Stock Bedroom and Capacity Analysis  
**Date:** November 29, 2022

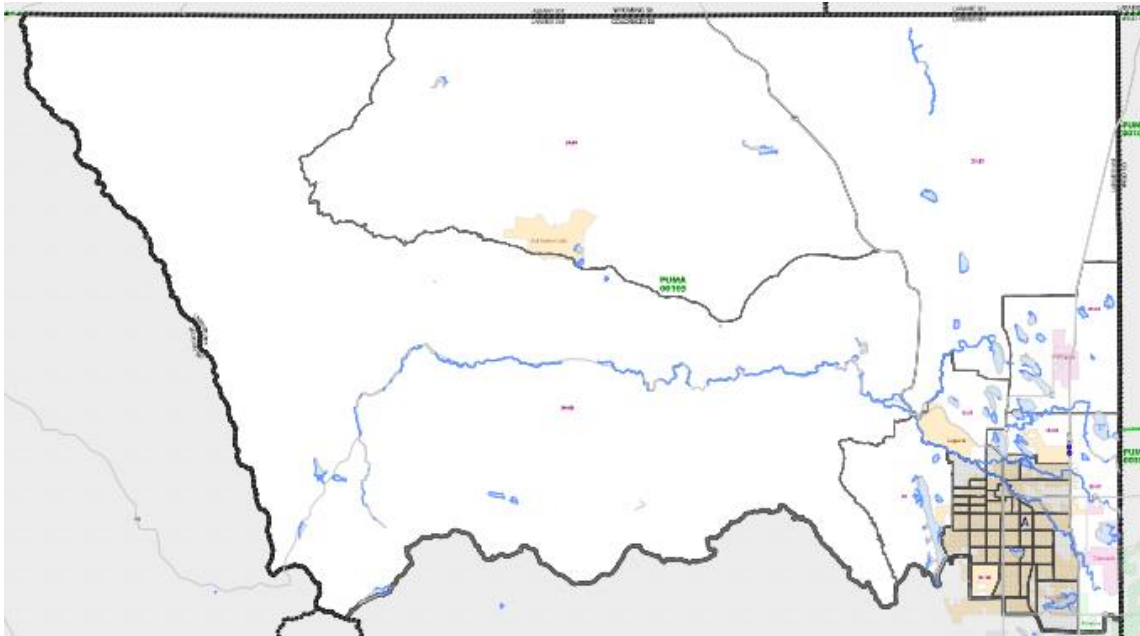
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This memorandum provides a summary of current bedroom capacity within Fort Collins housing stock using data from the American Community Survey (ACS).

### Data Sources and Geographic Note

The analysis uses data from the 2020 5-year ACS for the City of Fort Collins as well as ACS microdata from IPUMS USA (also 2020 5-year data). The microdata provide more specificity about bedrooms and occupancy of units; however, the microdata geographic boundaries do not align perfectly with the City of Fort Collins. As shown in Figure 1, microdata captures the northern portion of Larimer County which includes Fort Collins and surrounding smaller communities (e.g. Bellvue, Wellington, Timnath) and unincorporated areas. The City of Fort Collins accounts for 82% of homes in this area.

**Figure 1. Geographic Area of Analysis for IPUMS Data**



Source: U.S. Census Bureau.

For aggregate data on number of units, total number of bedrooms, and units in structure, Root Policy Research relies on ACS data specifically for the City of Fort Collins. However, Root also calculates estimated bedrooms by units in structure and occupancy relative to bedroom, by applying IPUMS estimates from the broader area to data for the City of Fort Collins. Such calculations are detailed in table notes for transparency.

## Overview of Bedroom Capacity

Figure 2 displays the number of units by bedroom count in the City of Fort Collins (using 2020 5-year ACS data). Three bedrooms are the most common in Fort Collins, accounting for 33% of all units. There are a total of 186,718 bedrooms in the city in 64,262 units (average of 2.91 bedrooms per unit).

**Figure 2.**  
**Units by Bedroom Count,**  
**City of Fort Collins**

Source:  
2020 5-year ACS and Root Policy Research.

Note: Studio units included as one bedroom

	Number of Units	Percent of Units	Total Number of Bedrooms
Studio/One Bedroom	7,208	11%	7,208
Two bedroom	16,778	26%	33,556
Three bedroom	21,045	33%	63,135
Four bedroom	14,176	22%	56,704
Five or more bedrooms	5,055	8%	26,115
<b>Total</b>	<b>64,262</b>	<b>100%</b>	<b>186,718</b>

The number of bedrooms vary by type of residential structure. Figure 3 details unit and bedroom count by structure type, and the average number of bedrooms per unit by structure type.

**Figure 3.**  
**Bedroom Count by Structure Type, City of Fort Collins**

Structure Type	Units		Bedrooms		Avg. Bedrooms per Unit
	Number	Percent	Number	Percent	
Single-Family Detached	36,674	57%	128,506	69%	3.5
Single-Family Attached	5,129	8%	13,496	7%	2.6
Duplex	1,381	2%	3,091	2%	2.2
3-4 Units	3,445	5%	6,897	4%	2.0
5-9 Units	4,751	7%	9,773	5%	2.1
10-19 Units	4,558	7%	8,519	5%	1.9
20-49 Units	3,237	5%	5,436	3%	1.7
50+ Units	3,613	6%	7,236	4%	2.0
Manufactured/Mobile Home	1,424	2%	3,683	2%	2.6
Other	50	0%	81	0%	1.6
<b>Total</b>	<b>64,262</b>	<b>100%</b>	<b>186,718</b>	<b>100%</b>	<b>2.9</b>

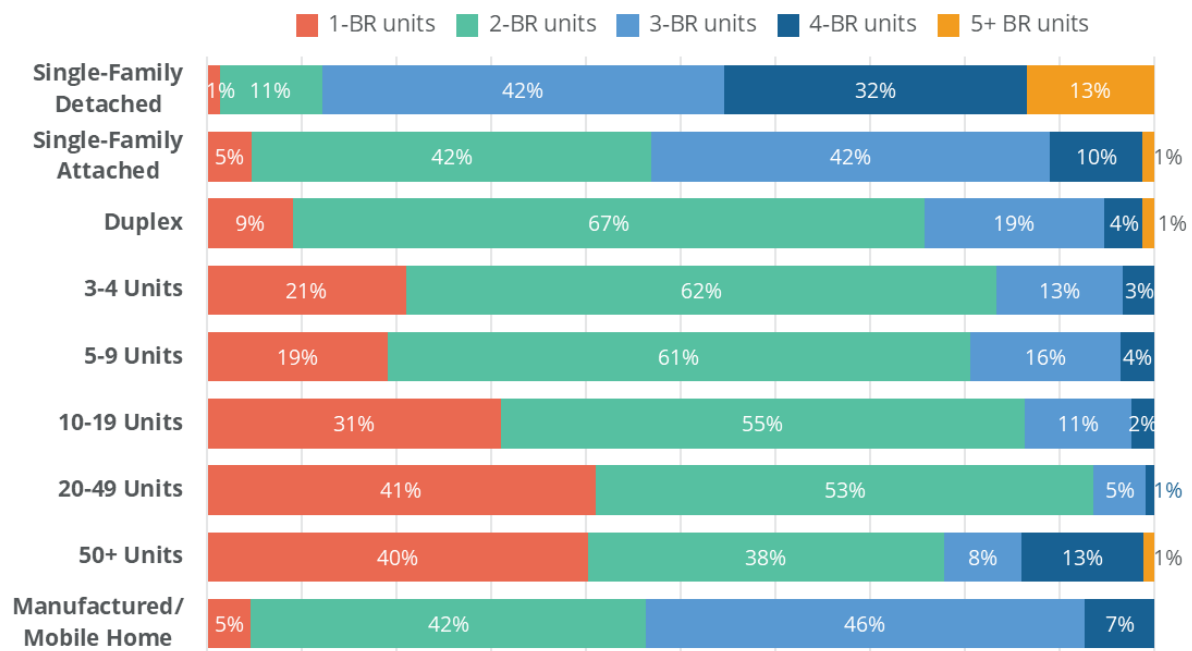
Note: Units in Structure and total number of bedrooms reflect data for the City of Fort Collins; bedrooms by units in structure and average number of bedrooms per unit applied from IPUMS analysis of greater Fort Collins area.

Source: 2020 5-year ACS, IPUMS USA, University of Minnesota, [www.ipums.org](http://www.ipums.org) and Root Policy Research.

Residential single family homes account for 57% of all units and 69% of all bedrooms in the City with an average of 3.5 bedrooms per unit. The second largest contributor to the total bedroom count are townhomes (i.e., single family attached), which account for 7% of bedrooms and have, on average, 2.6 bedrooms per unit. Multifamily structures have lower bedroom counts on average, ranging from 1.7 bedrooms per unit to 2.1 bedrooms per unit.

Figure 4 provides additional detail on the distribution of units by bedrooms and structure type. These data reflect the distribution within the broader Fort Collins Area (see map in Figure 2) but are representative of the City, which accounts for 82% of the homes in the area.

**Figure 4.**  
**Bedrooms by Unit Structure, Broader Fort Collins Area**



Source: IPUMS USA, University of Minnesota, [www.ipums.org](http://www.ipums.org) and Root Policy Research.

Among single family detached units, 11% of units have two bedrooms, 42% have three bedrooms, 32% have four bedrooms, and 13% have five or more bedrooms. Multifamily units (particularly those with 10 or more units in the structure) have higher proportions of one bedroom units than other structure types. Five (or more) bedroom homes are primarily found in single family structures, duplexes or mobile/manufactured homes.

## Occupancy by Bedroom

Figure 5 details the average number of occupants per bedroom by structure type. Single family detached structures have the fewest average occupants per bedroom at 0.79 people per bedroom. Note that values less than one indicate there are more bedrooms than people, suggesting that most people have their own bedroom or there are spare rooms.

**Figure 5.**  
**Units by Bedroom Count,**  
**Broader Fort Collins Area**

Source:

IPUMS USA, University of Minnesota,  
www.ipums.org and Root Policy Research..

	Occupants Per Bedroom
Single-Family Detached	0.79
Single-Family Attached	0.86
Duplex	0.92
3-4 Units	0.98
5-9 Units	1.08
10-19 Units	1.09
20-49 Units	1.14
50+ Units	0.97
Mobile home/ Trailer	1.02

The highest occupancy per bedroom is within multifamily housing with 20-49 units. On average, there are 1.14 occupants per bedroom. In most housing above five units, there is more than one person per bedroom.

## Summary of Key findings

- There are a total of 186,718 bedrooms in the city in 64,262 units (average of 2.91 bedrooms per unit).
- Single family residences (attached and detached) account for 65% of units and 76% of bedrooms in Fort Collins.
- On average, single family homes have 3.4 bedrooms compared to multi-unit homes with 2.4 bedrooms.
- Single family housing types (detached, townhomes, and duplexes) all average fewer than 1 person per bedroom. Multifamily residences have the higher average occupancy per bedroom compared with other building structures but still only average about 1 person per bedroom;