

DEPARTMENT OF ECONOMIC DEVELOPMENT  
PLANNING DIVISION

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**MEMORANDUM**

TO: Brad Schol, Planning Manager  
FROM: Erin Fosdick, Senior Planner  
DATE: March 8, 2011  
RE: 2010 Population Estimate for the City of Longmont

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According to the 2010 Census, there were 86,270 people living in the City of Longmont as of April 1, 2010. The 2009 year-end population estimate, completed by the City of Longmont's Planning Division, placed the population at 86,303. Recent research and analysis indicate the population as of December 31, 2010 was 87,461. Based on these year-end estimates, the population of Longmont has increased by an estimated 1,158 people or 1.34% since December 31, 2009.

The 2010 estimate was derived from the following variables:

- Number of dwelling units
- Vacancy rate
- Average household size
- Population living in group quarters

A discussion of each of the variables used to develop the population estimate follows.

**Number of Dwelling Units**

As of April 1, 2010, the US Census Bureau placed the number of dwelling units in the City of Longmont at 35,008. Calculations done by Planning Division staff subsequent to the 2010 Census, estimated there were 35,166 dwelling units available for occupancy in the City as of December 31, 2010.

Data from the Development Services Division indicate that an additional 160 dwelling units were issued certificates of occupancy between April 1, 2010 and December 31, 2010. No units were acquired through annexation and no permits were issued converting residential to commercial or commercial to residential. Two residential units were demolished during 2010. Based on this information, the estimated number of dwelling units available for occupancy at the end of 2010 is 35,166 (=35,008+160-2).

### Vacancy Rate

The 2010 Census reported a vacancy rate of 5.0% for the City of Longmont. Vacancy rates used in previous year's estimates were slightly lower, but still relatively close to the 2010 Census figure. In 2007, 2008, and 2009, the City used a vacancy rate of 4.2%.

### Average Household Size

In 2010, the US Census Bureau reported the average household size in the City of Longmont was 2.59 persons per household. For this estimate, the City of Longmont has used the Census figure of 2.59 persons per household for average household size.

### Population Living in Group Quarters

The 2000 Census reported that there were 615 persons living in group quarters, sometimes referred to as "group homes," in the City of Longmont. Group quarters are defined by the Census as institutional or non-institutional living arrangements for people not living in households. Updated group quarters data has not yet been released from the US Census Bureau; however, in 2006, the Denver Regional Council of Governments (DRCOG) conducted a region-wide survey of group quarters population. Information provided by DRCOG for the City of Longmont, indicated that in 2006, 935 people were living in group quarters. For this estimate, a group quarters population of 935 has been used.

### December 31, 2010 Population Estimate

Based on the variables described above, the estimated population for the City of Longmont has been calculated as follow:

35,166	Total dwelling units
<u>x 0.95</u>	Occupancy rate (5.0% vacancy rate)
33,408	Occupied dwelling units
<u>x 2.59</u>	Average household size
86,526	Persons living in households
<u>+ 935</u>	Persons living in group quarters
<b>87,461</b>	<b>City of Longmont 2010 population estimate</b>

XC: Brad Power, Economic Development Director  
Economic Development Department staff  
Supervisors  
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