

DEPARTMENT OF ECONOMIC DEVELOPMENT
PLANNING DIVISION



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MEMORANDUM

TO: Brad Schol, Planning Manager
FROM: Erin Fosdick, Senior Planner
DATE: January 13, 2010
RE: 2009 Population Estimate for the City of Longmont

According to the 2000 Census, there were 71,093 people living in the City of Longmont as of April 1, 2000. The 2008 year-end population estimate, completed by the City of Longmont's Planning Division, placed the population at 86,194. Recent research and analysis indicates the population as of December 31, 2009 was 86,303. Based on these year-end estimates, the population of Longmont has increased by an estimated 109 people or 0.1% since 2008.

The 2009 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, 2000, the US Census Bureau placed the number of dwelling units in the City of Longmont at 27,394. Calculations done by Planning Division staff subsequent to the 2000 Census, estimated there were 33,711 dwelling units in the City as of December 31, 2008.

Data from the Development Services Division indicate that an additional 43 dwelling units were issued certificates of occupancy during 2009. No units were acquired through annexation and no permits were issued converting residential to commercial or commercial to residential. No residential units were demolished during 2009. Based on this information, the estimated number of dwelling units available for occupancy at the end of 2009 is 33,754 (=33,711+43).

Vacancy Rate

The 2000 Census reported a vacancy rate of 2.7% for the City of Longmont. Information used in recent years' estimates indicates that vacancy rates have increased since 2000. In 2008, the City used a vacancy rate of 4.2%. The State Demography Office used a vacancy rate of 4.17% for Longmont in their 2008 Population and Household Estimates for Colorado Counties and Municipalities. Anecdotal information collected by Planning Division staff, suggests that vacancy rates in the City of Longmont have remained relatively stable from 2008 to 2009. For this estimate, the vacancy rate of 4.2% used for the 2008 estimates has again been used for 2009.

Average Household Size

In 2000, the US Census Bureau reported the average household size in the City of Longmont was 2.64 persons per household. For this estimate, the City of Longmont continues to use the Census figure of 2.64 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. In 2006, 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, 2009 Population Estimate

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

33,754	Total dwelling units
x 0.958	Occupancy rate (4.2% vacancy rate)
32,336	Occupied dwelling units
x 2.64	Average household size
85,368	Persons living in households
+ 935	Persons living in group quarters
86,303	City of Longmont 2009 population estimate

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