

PLANNING & DEVELOPMENT SERVICES DEPARTMENT



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MEMORANDUM

TO: Joni Marsh, Planning & Development Services Director

FROM: Erin Fosdick, Principal Planner

DATE: January 15, 2019

RE: 2018 Population Estimate for the City of Longmont

According to the 2010 Census, there were 86,270 people living in the City of Longmont as of April 1, 2010. The 2017 year-end population estimate, completed by the City of Longmont's Planning & Development Services Department, placed the population at 94,777. Recent research and analysis indicate the population as of December 31, 2018 was 96,192. Based on these year-end estimates, the population of Longmont has increased 1.5%.

The 2018 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 & Development Services Department staff subsequent to the 2010 Census, estimated there were 37,114 dwelling units available for occupancy in the City as of December 31, 2017.

Data from the Planning & Development Services Department indicate that an additional 558 dwelling units were issued certificates of occupancy between January 1, 2018 and December 31, 2018. Eight units were acquired through annexation and seven residential units were demolished during 2018. Based on this information, the estimated number of dwelling units available for occupancy at the end of 2018 is 37,673 (=37,114 +558+8-7).

Vacancy Rate

The 2010 Census reported a vacancy rate of 5.0% for the City of Longmont. The American Community Survey (ACS) reports vacancy rates for both owner and renter occupied units. The ACS

is an ongoing statistical survey administered by the U.S. Census Bureau that samples a percentage of the population each year; information from the survey generates demographic, social, housing, and economic data. The average vacancy rate reported in the 5-year Estimates (2013 – 2017) for Longmont was 1.6% and the 1-Year estimates reported a vacancy rate of 1.3%. The State Demography Office (SDO) also tracks vacancy for municipalities in Colorado; they reported Longmont’s vacancy at 3.5% for 2017. Based on ACS data, SDO data and anecdotal information collected by staff, a vacancy rate of 1.9% has been used for these estimates. This is consistent with the vacancy rate used for the 2017 estimates.

Average Household Size

In 2010, the US Census Bureau reported the average household size in the City of Longmont was 2.58 persons per household. The average household size reported in the 5-year ACS Estimates (2013 – 2017) for Longmont was 2.60 and the 1-Year estimates reported an average HH size of 2.52 persons per household. The SDO reports an average household size of 2.58 for Longmont. For this estimate, the City of Longmont has used a household size of 2.58 persons per household; this is consistent with the average household size used in the 2017 estimate.

Population Living in Group Quarters

The 2010 Census reported that there were 639 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. Since the 2010 Census, an additional 203 persons have been identified by City staff as living in group quarters within the City. Based on this information, a group quarter’s population of 842 has been used for these estimates.

December 31, 2018 Population Estimate

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

37,673	Total dwelling units	
x 0.981	Occupancy rate (1.9% vacancy rate)	
36,957	Occupied dwelling units	
x 2.58	Average household size	
95,350	Persons living in households	
+ 842	Persons living in group quarters	
96,192	City of Longmont 2018 population estimate	

XC: Harold Dominguez, City Manager
 Shawn Lewis, Assistant City Manager
 Planning & Development Services Department staff
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 Roberto Luna
 Supervisors
 File #2941-5