



# 1Q'10

Jan. 1, 2009 – Mar. 31, 2009

## MEMORANDUM

**DATE:** May 7, 2010

Jeff Coder, Deputy City Manager  
Chris Molison, Development Director  
Greg Wheeler, Building and Code Director  
Dee Torres, Business Development Director  
Maria Ostrom, Interim Finance Director  
Nicole Jeffers, Neighborhood Services Director  
Jason O'Shea, Senior Civil Engineer  
John Herman, GIS Manager  
Greg Thompson, Current Planning Manager  
Glenda Lainis, Policy Planning Manager  
Jay Ruchti, Senior Planner  
Rich Waldmeier, Senior Planner  
Lori Hight, Senior Planner  
Mike Mallon, Senior Planner  
Rob Larsen, Planner II  
Robin Brown, Senior Policy Analyst  
Karen Widomski, Policy Analyst II

Amy Schmaltz, Planner I  
Maria Cadena, Planning Technician  
Susanna Sotelo, Neighborhood Services Supervisor  
Debbie Hughes, Housing Coordinator  
Martin Postma, Urban Renewal Project Manager  
Cory Buckman, Business Development Analyst  
Angela Driskell, Public Education Officer  
Adam Lovato, Environmental Services Manager  
Emily Hunt, Water Resources Manager  
Laura Wing, Water Resources Analyst  
Pam Meis, Executive Assistant  
Matt Schaefer, Adams Co. District 12

**FROM:** Glenda Lainis, AICP, Policy Planning Manager

**SUBJECT:** First Quarter 2010, Population Estimate and Housing Inventory Report

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### INTRODUCTION:

This report is produced quarterly by the City of Thornton's Policy Planning Division to provide up-to-date details on three subjects regarding the City's growth: an estimate of the City's population, the City's current housing count, and an assessment of anticipated housing unit construction in the near future.

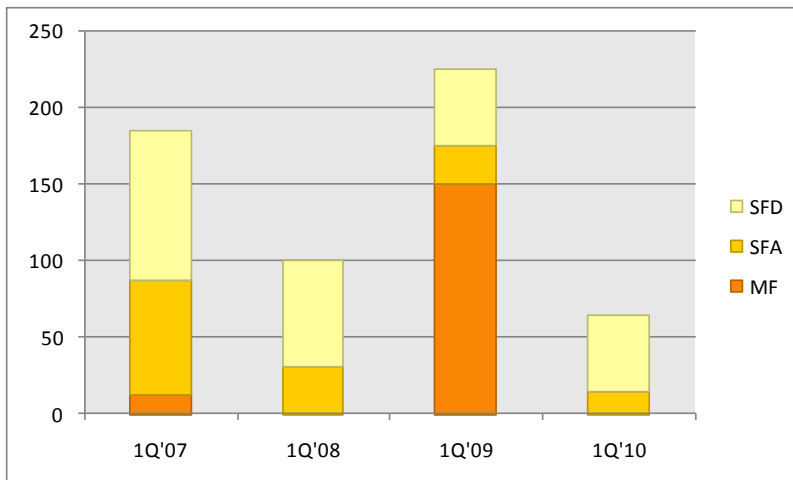
Please contact the Policy Planning Division with your feedback, 303-538-7295.

**FIRST QUARTER 2010— SUMMARY AND OUTLOOK**

**SUMMARY:**

- The total population estimate for Thornton at the end of the first quarter 2010 is **121,028**. This is an increase of **185** people from the fourth quarter of 2009.
- In the first quarter 2010, **65** new residential certificates of occupancy (CO) were issued, less than the 82 COs issued in the previous quarter. A majority of the new housing units CO'd in the first quarter 2010 were in Ward 3 (50) followed by 14 in Ward 4 and 1 CO in Ward 2.
- The number of COs issued this quarter were comparatively lower than those issued in the first quarters of previous years as Figure S-1 illustrates. However, the SFD certificates issued in the first quarter last year were comparable to those issued this year.
- Thornton’s total housing stock increased modestly from 43,740 to **43,805** units.
- Housing type distribution in the City remains the same: 61% SFD, 14% SFA, 18% MF, & 7% MH.
- No new projects were announced nor did any projects advance stage of development in the first quarter of 2010. Proposed project unit counts have remained steady since the fourth quarter of 2009.

**FIGURE S-1  
COMPARISON OF FIRST QUARTER CERTIFICATES OF OCCUPANCY**



**OUTLOOK:**

While CO issuance in the first quarter 2010 fell short of 2009 and 2008 levels, next quarter could be positively impacted by federal tax credits for homebuyers. “First-time homebuyers”, can qualify for up to an \$8,000 tax credit, while “long-time residents”, buyers who have lived in and owned their home for five consecutive years, can qualify for up to a \$6,500 credit. April 30, 2010 was the deadline for qualifying home purchases however, if a buyer enters into a binding contract by April 30, 2010, the buyer has until June 30, 2010, to settle on the purchase.

**I. POPULATION ESTIMATE**

The population estimate for the quarter is updated based on the number of Certificates of Occupancy (COs) issued during the previous three months. A CO is a document that certifies a building is in compliance with applicable building codes and suitable for occupancy. For each CO issued, a new housing unit is added to the housing count. The housing unit count is then combined with various rates to produce a population count.

The total population estimate for Thornton at the end of the first quarter of 2010 is **121,028**. This is an increase of **185** people from the fourth quarter of 2009.

**FIGURE 1**  
**POPULATION BY WARD & INCREASE OF PEOPLE**  
**FIRST QUARTER 2010**

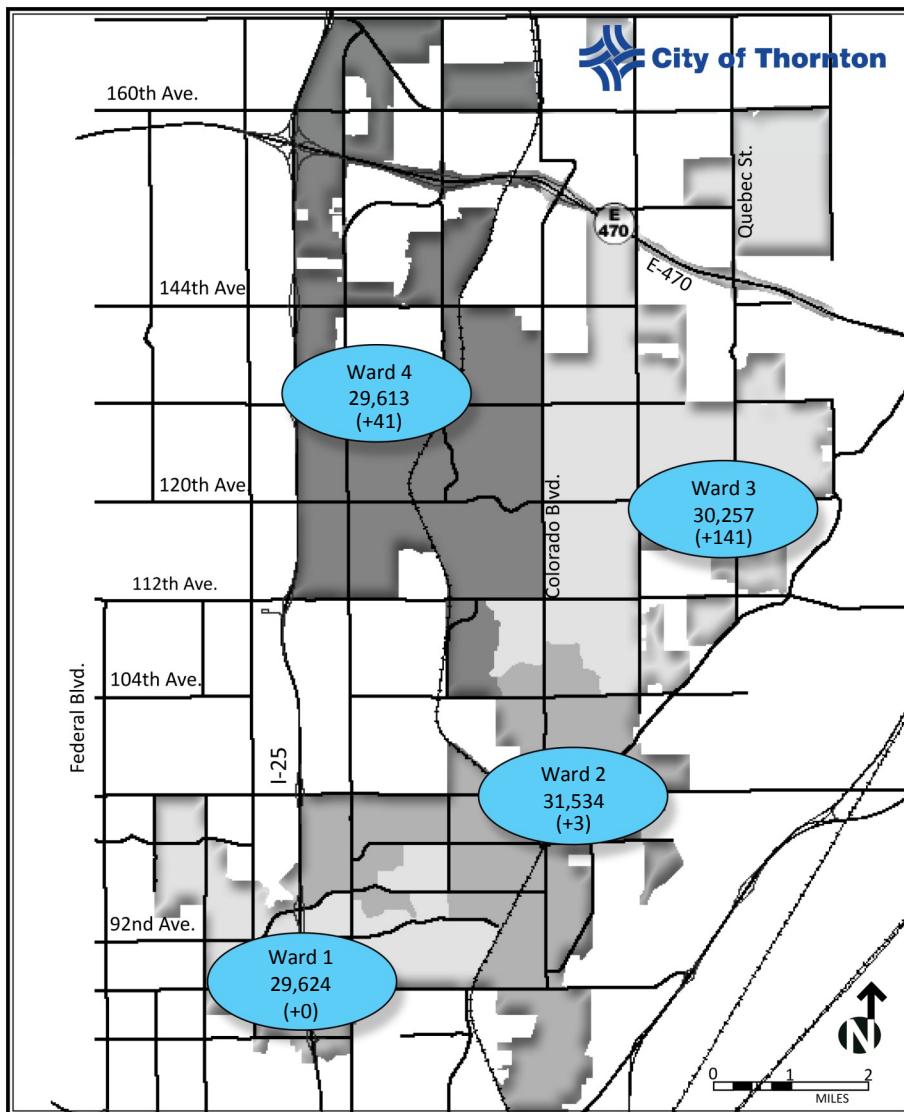


FIGURE 1 indicates the total population in each ward at the end of the first quarter 2010. The number of people estimated to have moved into the ward is in parentheses and is included in the total.

**TABLE 1**  
**ANNUAL GROWTH RATE**  
**(POPULATION)**

YEAR	GROWTH RATE
2003	4.3%
2004	3.8%
2005	3.5%
2006	2.6%
2007	0.6%
2008	1.5%
2009	1.0%

As indicated in TABLE 1, Thornton’s population increased by 1.0% in 2009, the equivalent of 1,155 persons. The average annual growth rate during the years from 2003 to 2009 is 2.5%. While 2009’s growth rate was less than average, it is still commendable in light of the current economy.

**II. HOUSING ESTIMATE**

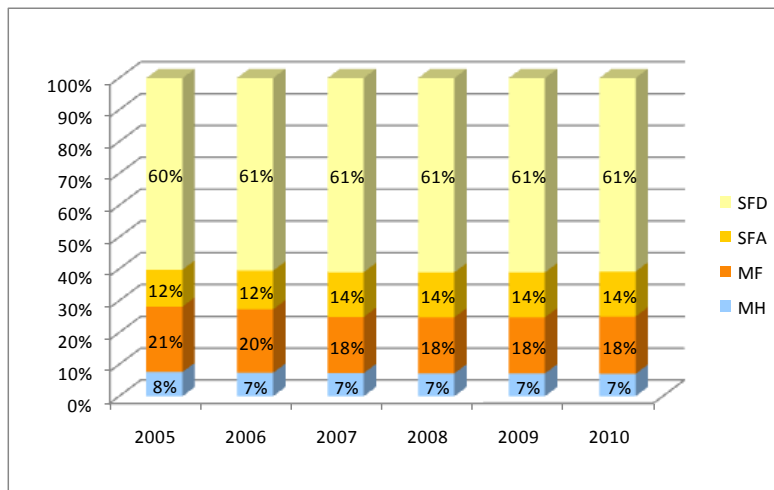
Thornton’s housing estimate is based on current housing market growth, or housing completions. Quarterly housing growth is determined by tracking the Certificates of Occupancy (COs) issued during the previous three months.

**A. HOUSING UNIT COUNT**

In the first quarter of 2010, Thornton’s total housing stock increased modestly from 43,740 to 43,805 units. The estimation for residential build out in the City, as indicated by Thornton’s Comprehensive Plan, is approximately 86,200 housing units.

**FIGURE 2**  
**COMPARISON OF FOURTH QUARTER HOUSING DISTRIBUTION**  
**1Q’05—1Q’10**

FIGURE 2, portrays the number of total units of each type of residential dwelling: single-family detached (SFD), single-family attached (SFA), multi-family (MF) and manufactured homes (MH).



**B. HOUSING UNIT DISTRIBUTION**

AS FIGURE 2 indicates, the housing type distribution across the City has changed slightly since 2007, based on the demand for specific types of residential dwellings.

**C. HOUSING UNIT TYPES**

In the first quarter 2010, 65 new residential COs were issued. TABLE 2 depicts, the housing types of the COs issued.

**TABLE 2**  
**CERTIFICATES OF OCCUPANCY ISSUED IN**  
**EACH WARD, FIRST QUARTER, 2010**

WARD	SFD	SFA	MF	MH	TOTAL
1	0	0	0	0	0
2	1	0	0	0	1
3	41	9	0	0	50
4	8	6	0	0	14
<b>TOTAL</b>	<b>50</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>65</b>

**D. WARD DISTRIBUTION**

TABLE 3 indicates the housing counts and population estimates for the end of the first quarter, 2010. FIGURE 3 on the next page, illustrates the housing type distribution for each ward.

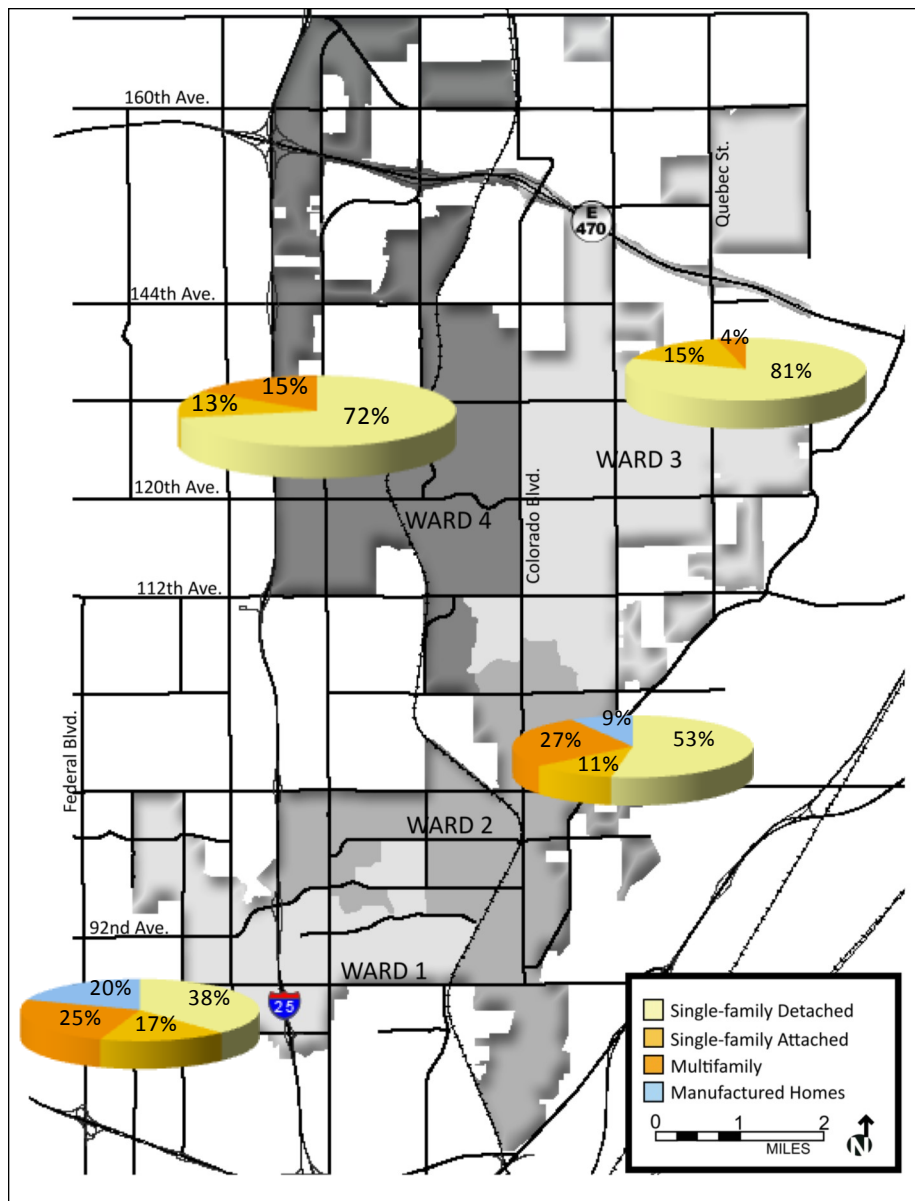
**TABLE 3**  
**HOUSING AND POPULATION COUNTS BY WARD**  
**FIRST QUARTER, 2010**

HOUSING TYPE	WARD 1	WARD 2	WARD 3	WARD 4	TOTAL
Single-family Detached (SFD)	4,081	6,039	8,822	7,695	26,637
Single-family Attached (SFA)	1,857	1,290	1,694	1,355	6,196
Multifamily (MF)	2,678	3,117	428	1,665	7,888
Manufactured Homes (MH)	2,111	973	-	-	3,084
<b>TOTAL</b>	<b>10,727</b>	<b>11,419</b>	<b>10,944</b>	<b>10,715</b>	<b>43,805</b>
<b>Population</b>	<b>29,624</b>	<b>31,534</b>	<b>30,257</b>	<b>29,613</b>	<b>121,028</b>

FIRST QUARTER 2010, POPULATION AND HOUSING REPORT

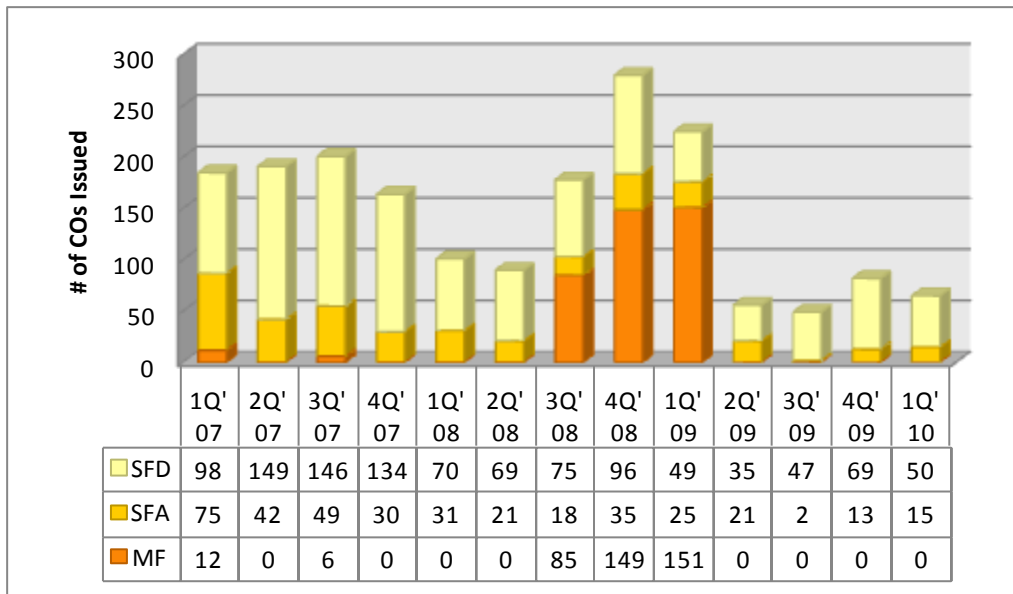
FIGURE 3 indicates the percentages of each housing unit type in each ward. Housing type distribution did not change from the fourth quarter of 2009.

**FIGURE 3**  
**PERCENTAGES OF TOTAL HOUSING BY TYPE BY WARD, FIRST QUARTER 2010**



From January 1, 2010 to March 31, 2010, 65 new housing units were built (as indicated by COs ) in the City of Thornton. The total number of COs issued in the first quarter 2010 was lower than the fourth quarter of 2009 with 82 COs but higher than the third and second quarters of 2009 with 49 COs issued 3Q09 and 56 COs in 2Q09. In the first quarter of 2009, 225 COs were issued, 151 of which were at the Broadstone apartment complex.

**FIGURE 4**  
**HISTORICAL COMPARISON OF QUARTERLY DEVELOPMENT BY HOUSING TYPE**



**III. FUTURE RESIDENTIAL DEVELOPMENT ESTIMATE**

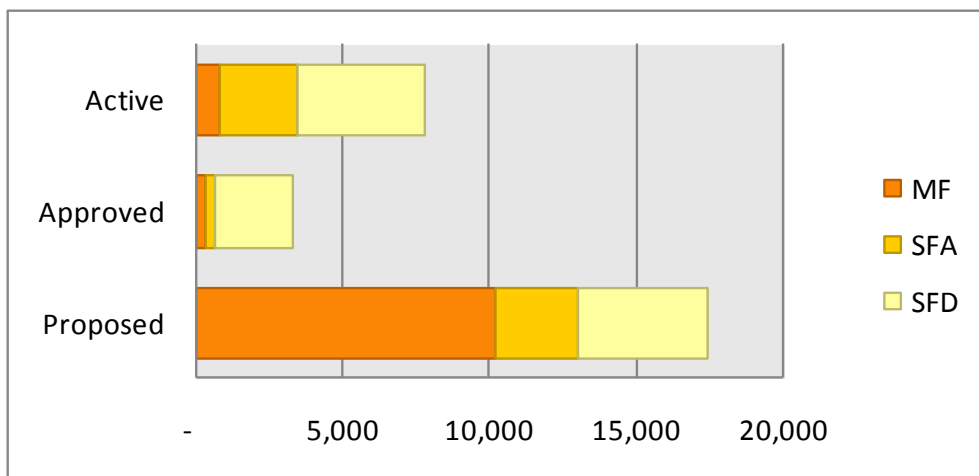
The quarterly estimate of future residential development is reported using the total number of anticipated residential units, which is derived from current planning documents, plat records, and Building Permits (BPs) issued during the previous quarter. While the number of BPs issued in a quarter are a good indicator of future construction, the number of COs issued in the quarter reflects actual residential growth.

The three categories of anticipated units are: active projects (projects where building permits have been issued), approved projects (projects platted without building permits), and proposed projects (projects received for review only). Across all three categories of development including all four types of housing, the total number of anticipated housing units remained at 28,555, and has held steady for some time now as builders continue to wait out the recession.

**A. SINGLE-FAMILY DETACHED**

Single-family detached housing remains the dominant housing type in the city with 61% of total units (see FIGURE 2). As illustrated in FIGURE 5, SFD, represented by light yellow, is prevalent across the three project status categories ensuring a steady and predictable influx of SFD units. TABLE 4 predicts a 40% SFD distribution however, it is important to note that this figure is misleading due to the large number of proposed SFA and MF units. TABLE 5, on the next page, presents the future scenario of entitled units (active + approved). Excluding proposed projects reflects that SFD units comprise 61% of all units indicating future growth will maintain housing type stability.

**FIGURE 5**  
**FUTURE DEVELOPMENT OF RESIDENTIAL UNITS ACCORDING TO PROJECT STATUS**



**TABLE 4**  
**FUTURE HOUSING UNITS BY TYPE AND STAGE OF DEVELOPMENT**

PROJECT TYPE	ACTIVE	APPROVED	PROPOSED	TOTAL	% OF TOTAL
Single-Family Detached	4,321	2,624	4,357	<b>11,302</b>	<b>40%</b>
Single-Family Attached	2,684	306	2,869	<b>5,859</b>	<b>20%</b>
Multifamily	826	388	10,180	<b>11,394</b>	<b>40%</b>
<b>TOTAL NUMBER OF UNITS</b>	<b>7,831</b>	<b>3,318</b>	<b>17,406</b>	<b>28,555</b>	<b>100%</b>

**B. SINGLE-FAMILY ATTACHED**

Single-Family Attached housing is the second most common housing type in Thornton comprising 14% (TABLE 5) of Thornton’s total housing stock. Currently, SFA comprises 34% of active projects, 9% of approved projects, and 16% of proposed projects.

**TABLE 5**  
**FUTURE HOUSING UNIT TOTALS AND PERCENTAGES**

HOUSING UNIT TYPE	EXISTING	%	ENTITLED UNITS*	EXISTING +	% OF TOTAL
	TOTAL	TOTAL		ENTITLED	
Single-family Detached	26,587	61%	6,945	33,532	61%
Single-family Attached	6,181	14%	2,990	9,171	17%
Multifamily	7,888	18%	1,214	9,102	16%
Manufactured Homes	3,084	7%	0	3,084	6%
<b>TOTAL</b>	<b>43,740</b>	<b>100%</b>	<b>11,149</b>	<b>54,889</b>	<b>100%</b>

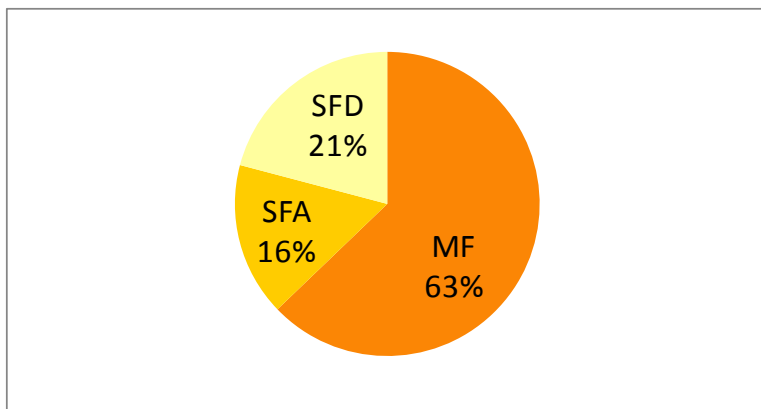
\* Entitled units are those with recorded plats and are determined by the sum of active + approved units.

**C. MULTIFAMILY**

As FIGURE 5 illustrates, a majority of the MF projects in the pipeline fall into the “proposed” category. This category contains the most uncertainty, as projects in this category are in the initial proposal stage.

While MF buildings have typically been proposed as stand alone projects in the past, the trend is moving toward including MF in large, mixed-use developments. Mixed-use development is characterized by compact development that fosters a diversity of uses previously separated such as commercial and residential. Mixed-use development also often contains an assortment of housing types, for example, combining SFD, SFA, and MF, along with retail and commercial uses into one planned development. The mixed-use projects proposed in Thornton include: North End Station, Parterre, Stonehocker, Thornton Valley, Village Green, Villages at Thorncreek, Welby Station and most recently, Homeplace. FIGURE 6 illustrates the housing type breakdown of these projects and attributes more than half of the units, 63%, to MF housing.

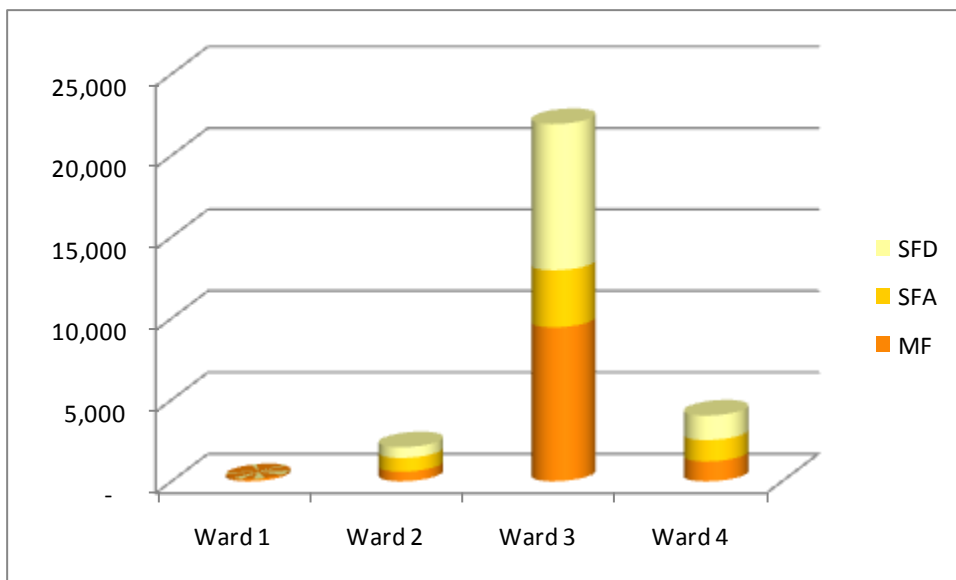
**FIGURE 6**  
**HOUSING UNIT DISTRIBUTION OF PROPOSED MIXED-USE PROJECTS**



**D. WARD DISTRIBUTION**

The location of new projects depend on many factors such as: land availability, zoning, and developer preference. FIGURE 7 illustrates the location of proposed projects (active, approved, and proposed) by ward and project housing type. A large majority of anticipated housing units is located in Ward 3, followed by Ward 4. Wards 3 and 4 are less developed than Wards 1 and 2 and thus have more land available for new developments.

**FIGURE 7**  
**DISTRIBUTION OF ANTICIPATED\* HOUSING UNITS BY WARD AND TYPE**

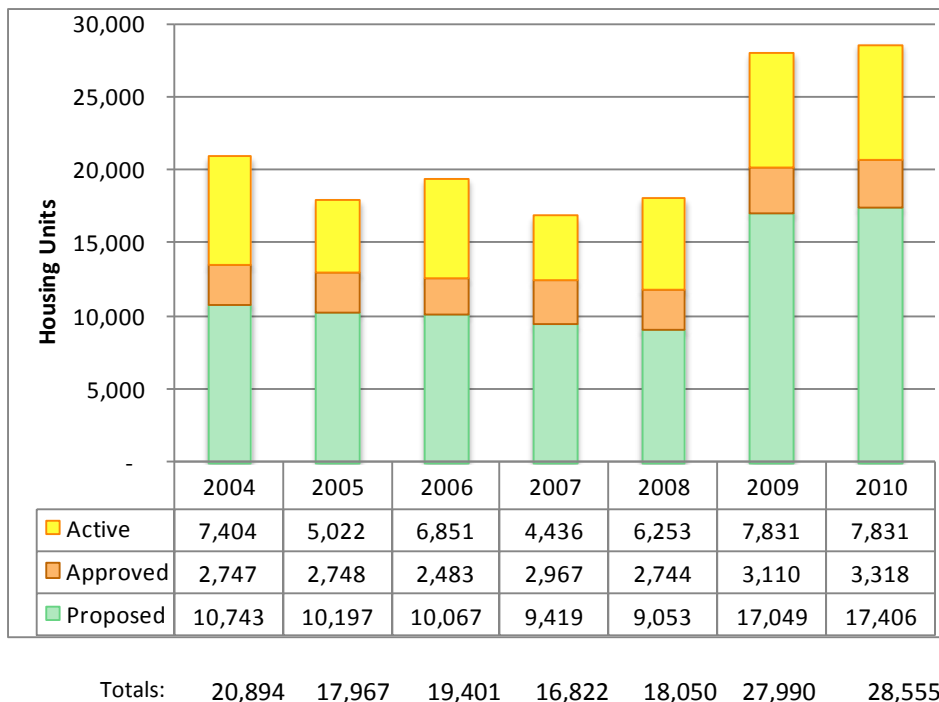


**TABLE 6**  
**ANTICIPATED\* HOUSING UNITS BY WARD AND TYPE**

Ward	MF	SFA	SFD	Total	% of Total
1	128	-	-	<b>128</b>	1%
2	590	841	658	<b>2,089</b>	7%
3	9,452	3,503	9,344	<b>22,299</b>	78%
4	1,224	1,307	1,508	<b>4,039</b>	14%
<b>Total</b>	<b>11,394</b>	<b>5,651</b>	<b>11,510</b>	<b>28,555</b>	100%

\*anticipated units include: active projects (projects where building permits have been issued), approved projects (projects platted without building permits), and proposed projects (projects received for review only).

**FIGURE 8**  
**HISTORICAL COMPARISON OF FIRST QUARTER ANTICIPATED DEVELOPMENT BY STAGE**



**E. HISTORICAL COMPARISON**

FIGURE 8 expounds on TABLE 5 by taking into account all proposed projects. This chart captures the number of additional units should 100% of the anticipated units be built. Projects have been holding steady over the past several quarters. No movement between stages of development was observed in the first quarter of 2010. Additionally, no new projects were announced.

The first quarter 2010 appears very similar to the first quarter 2009 indicating that many of the same projects have remained on the drawing board since this time and very few projects have been added. Sixty-one percent of the total units have been in the “proposed”, conceptual stage represented by green, since the fourth quarter of 2009 indicating a stalling of projects at this stage of the development process.