



# 4Q'10

Oct.1, 2010 – Dec. 31, 2010

## MEMORANDUM

**DATE:** January 7, 2011

Jeff Coder, Deputy City Manager  
Chris Molison, Development Director  
Greg Wheeler, Building and Code Director  
Chuck Seest, Finance Director  
Scott Twombly, Real Estate & Open Space Manager  
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  
Robert Larsen, Senior Planner  
Robin Brown, Senior Policy Analyst

Karen Widomski, Policy Analyst II  
Amy Schmaltz, Planner I  
Susanna Sotelo, Neighborhood Services Supervisor  
Debbie Hughes, Housing Coordinator  
Gilberto Monasterios, CDBG Coordinator  
Martin Postma, Urban Renewal Project Manager  
Cory Buckman, Business Development Analyst  
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:** Fourth 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.

FOURTH QUARTER 2010— SUMMARY AND OUTLOOK

SUMMARY:

- The total population estimate for Thornton at the end of the fourth quarter 2010 is **121,623**. This is an increase of **193** people from the third quarter of 2010.
- In the fourth quarter 2010, **68** new residential certificates of occupancy (CO) were issued .
- Thornton’s total housing stock increased from 43,947 to **44,015** units in 4Q2010.
- Two conceptual site plans (CSPs) for new developments were received in the fourth quarter (Waitt and Merritt Ranch).

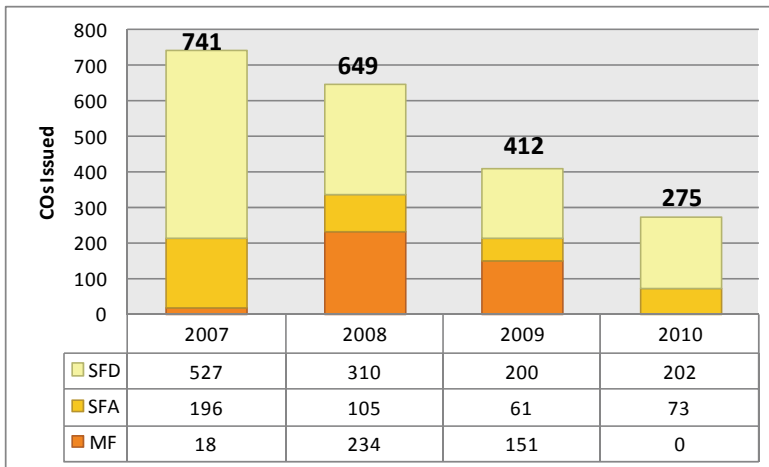
2010: YEAR IN REVIEW

- The total number of COs issued in 2010 was **275**.
- Based upon occupancy of new housing units, it is estimated that Thornton’s population increased by **780** persons in 2010. This represents an increase of **0.65%**.

CERTIFICATES OF OCCUPANCY ISSUED PER QUARTER

	1Q'10	2Q'10	3Q'10	4Q'10
MF	0	0	0	0
SFA	15	22	15	21
SFD	50	53	52	47
<b>Total</b>	<b>65</b>	<b>75</b>	<b>67</b>	<b>68</b>

CERTIFICATES OF OCCUPANCY ISSUED PER YEAR



- While the number of COs issued in 2010 was considerably lower than years past, the number of SFD and SFA COs issued in 2010 was right on par with 2009 and a little below 2008 numbers.

**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 fourth quarter of 2010 is **121,623**. This is an increase of **193** people from the third quarter of 2010.

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

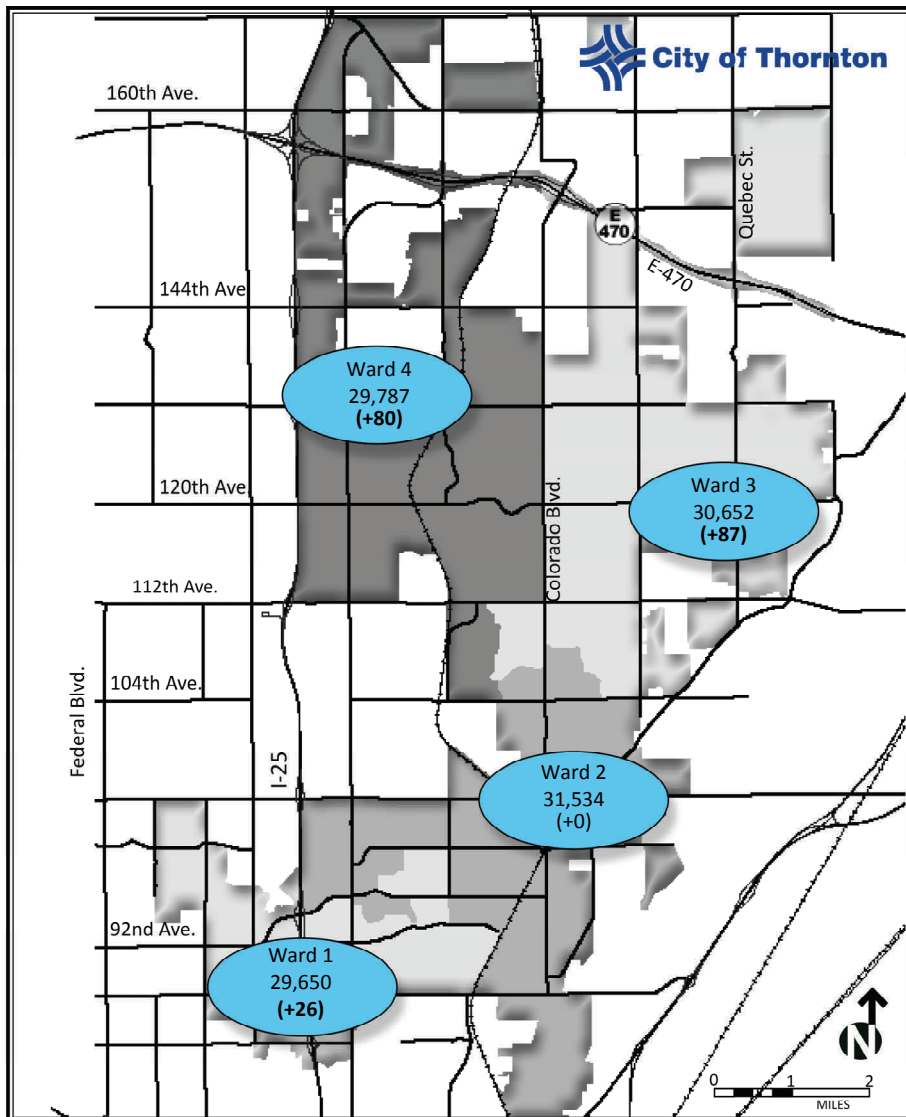


FIGURE 1 indicates the total population in each ward at the end of the fourth quarter 2010. The number of people estimated to have moved into the ward is in parentheses and is included in the total.

**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%
2010	0.7%

Thornton’s population increased by 0.65% in 2010, the equivalent of 780 persons. The average annual growth rate during the years from 2003 to 2010 is 2.2%. While 2010’s growth rate was less than average, 2010 was a challenging year for home builders. On a positive note, growth was consistent and steady across all four quarters of 2010.

**II. HOUSING ESTIMATE**

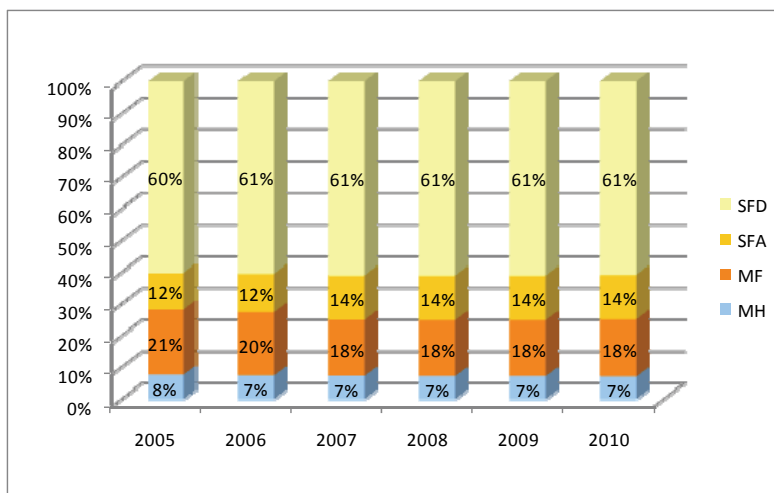
Thornton’s housing estimate is based on current housing market growth, or housing completions. Quarterly housing growth is determined by tracking the Certificates of Occupancy (COs) issued during the previous three months.

**A. HOUSING UNIT COUNT**

In the fourth quarter of 2010, Thornton’s total housing stock increased modestly from 43,947 to **44,015** 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**  
**4Q’05—4Q’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 fourth quarter 2010, **68** new residential COs were issued. TABLE 2 depicts the housing types of the COs issued.

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

WARD	SFD	SFA	MF	MH	TOTAL
1	0	9	0	0	9
2	0	0	0	0	0
3	27	4	0	0	31
4	20	8	0	0	28
<b>TOTAL</b>	<b>47</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>68</b>

**D. WARD DISTRIBUTION**

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

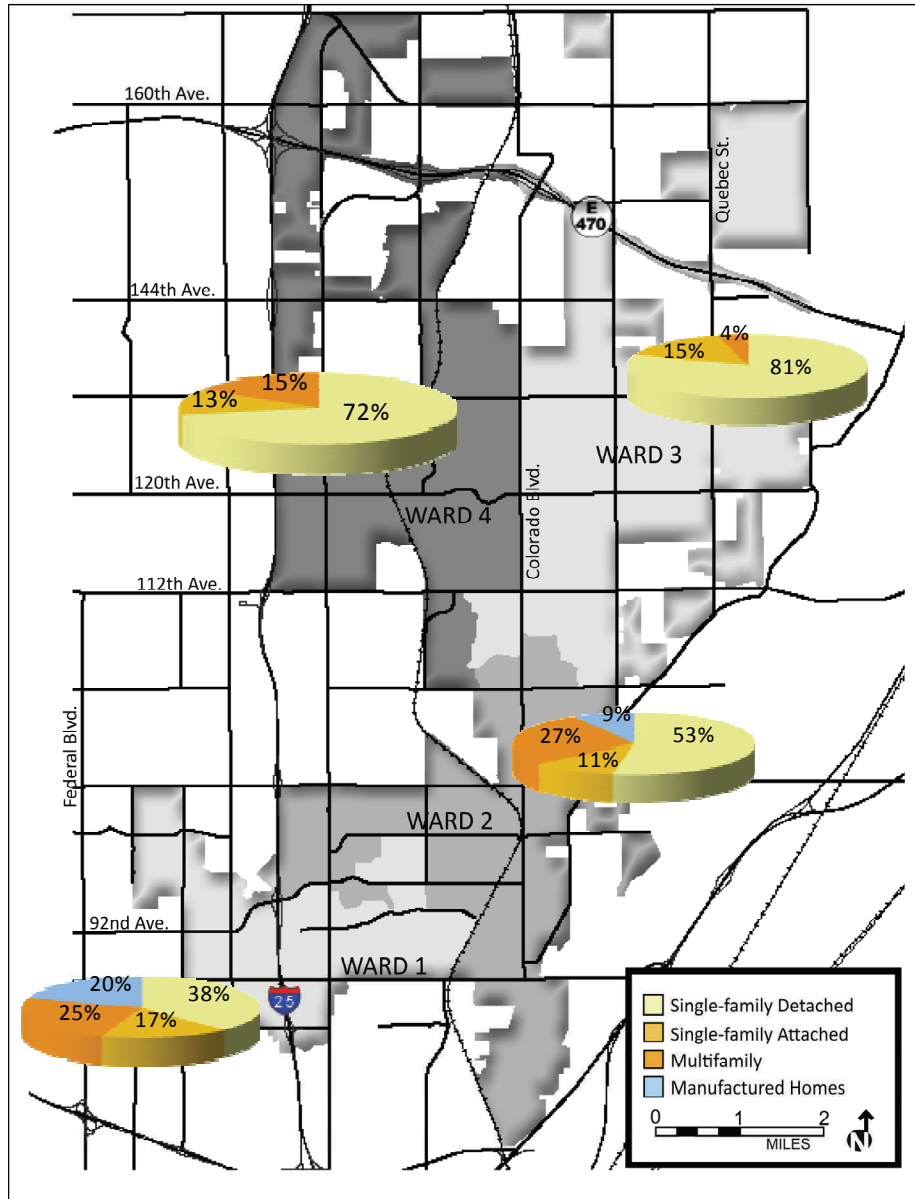
**TABLE 3**  
**HOUSING AND POPULATION COUNTS BY WARD**  
**FOURTH QUARTER, 2010**

HOUSING TYPE	WARD 1	WARD 2	WARD 3	WARD 4	TOTAL
Single-family Detached (SFD)	4,081	6,039	8,941	7,728	26,789
Single-family Attached (SFA)	1,866	1,290	1,715	1,383	6,254
Multifamily (MF)	2,678	3,117	428	1,665	7,888
Manufactured Homes (MH)	2,111	973	0	0	3,084
<b>TOTAL</b>	<b>10,736</b>	<b>11,419</b>	<b>11,084</b>	<b>10,776</b>	<b>44,015</b>
<b>Population</b>	<b>29,650</b>	<b>31,534</b>	<b>30,652</b>	<b>29,787</b>	<b>121,623</b>

**FOURTH QUARTER 2010, POPULATION AND HOUSING REPORT**

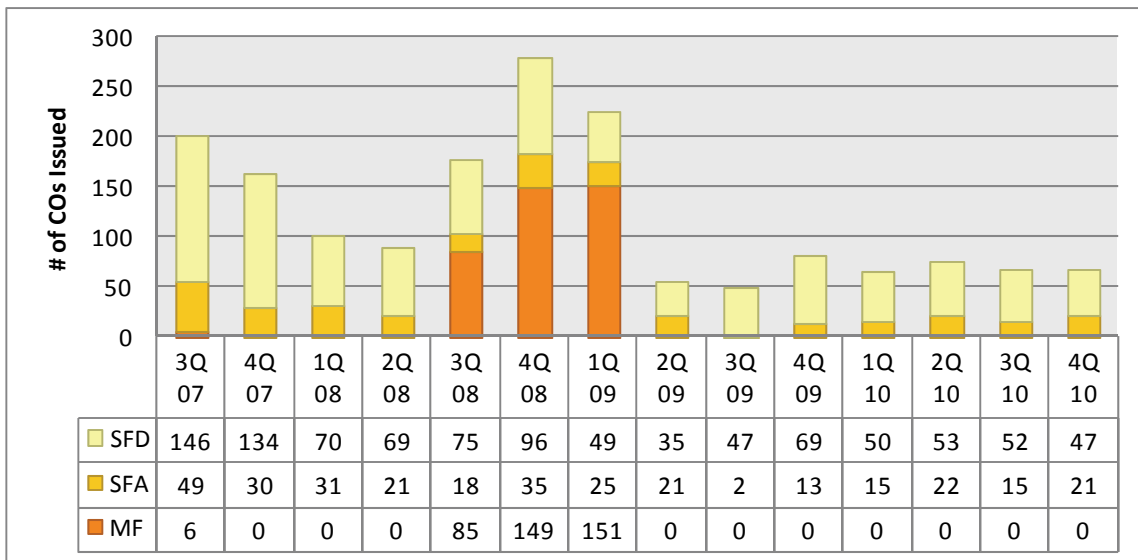
FIGURE 3 indicates the percentages of each housing unit type in each ward. Housing type distribution did not change from the third quarter of 2010.

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



From October 1, 2010 to December 31, 2010, 68 new housing units were built (as indicated by COs) in the City of Thornton.

**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.

Policy Planning uses three categories: proposed, approved, and active to describe the phase of a project. Units are considered *proposed* when a Conceptual Site Plan or Subdivision Plan is submitted for a project. Unit counts in this category are speculator and are the most uncertain of the three project categories. A project moves to the *approved* category when the subdivision is approved, platted, and recorded with the City and County. Once building activity commences and at least one CO has been issued, all units in the subdivision or project are counted as *active*. A project is removed from the active category when it is completely built out. *Anticipated* units refer to the sum of active, approved and proposed units. The future residential development estimate takes into account all three phases to provide an estimate of future growth in the City.

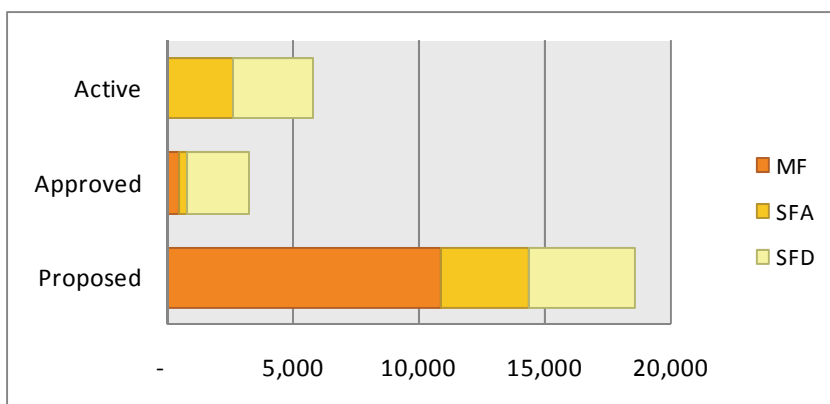
In the fourth quarter of 2010, two conceptual site plans (CSPs) were received for new developments. These projects include Waitt, a mixed-use development that includes 46 attached townhome units, 102 attached patio home units and a 75-unit assisted living facility located at 162nd and Hwy 7 in Ward 4; and Merritt Ranch, also a mixed-use project that includes 158 SFA units and 139 SFD units, located at in 136th east of Quebec in Ward 3.

Additionally, building commenced on Quivas Condos at 103rd and Pecos.

**A. SINGLE-FAMILY DETACHED**

Single-family detached, which categorizes 61% of Thornton’s total housing stock, is the most common housing type in Thornton and is not expected to change in the near future. In 2010, 13 SFD projects were active amounting to 202 COs for SFD units. The SFD category also dominates the approved category with 2,495 units and has a fair amount of units in the proposed category.

**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	3,167	2,495	4,198	<b>9,860</b>	<b>36%</b>
Single-Family Attached	2,647	306	3,449	<b>6,402</b>	<b>23%</b>
Multifamily	0	492	10,928	<b>11,420</b>	<b>41%</b>
<b>TOTAL NUMBER OF UNITS</b>	<b>5,814</b>	<b>3,293</b>	<b>18,575</b>	<b>27,682</b>	<b>100%</b>

**B. SINGLE-FAMILY ATTACHED**

Policy planning considers duplexes, townhomes, and condos to be single-family attached housing units. There were five SFA developments with building activity in 2010 amounting to 73 COs. The new project proposals added this quarter (Merritt and Waitt) allowed for the % of total for SFAs to increase by one-percent from 22 percent. Quivas Condos at 103rd and Quivas moved from the approved category to active this quarter as this project commenced.

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

HOUSING UNIT TYPE	EXISTING	%	ENTITLED UNITS*	EXISTING +	% OF TOTAL
	TOTAL	TOTAL		ENTITLED	
Single-family Detached	26,789	61%	5,662	32,451	61%
Single-family Attached	6,254	14%	2,953	9,207	17%
Multifamily	7,888	18%	492	8,380	16%
Manufactured Homes	3,084	7%	0	3,084	6%
<b>TOTAL</b>	<b>44,015</b>	<b>100%</b>	<b>9,107</b>	<b>53,122</b>	<b>100%</b>

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

**C. MULTIFAMILY**

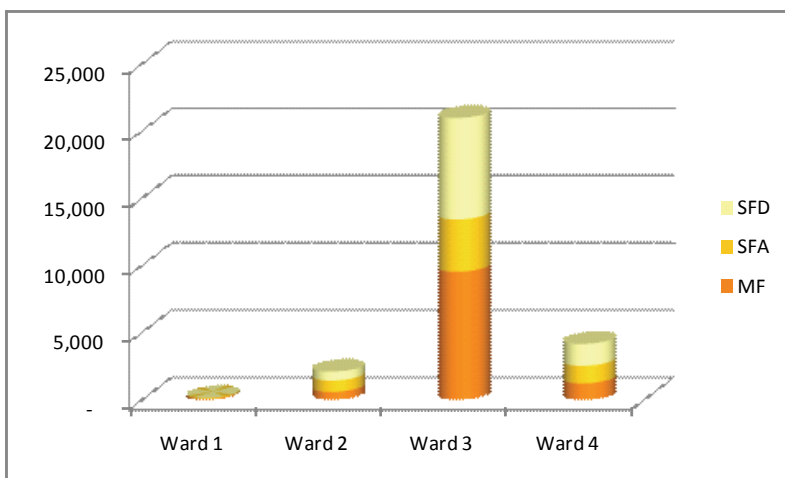
Multifamily units are units in apartment buildings. Currently no multifamily projects are active in the City. MF units amount to 16% of approved units and the majority (60%) of proposed projects.

No multifamily units were CO'd in 2010. Activity for multifamily units tends to occur rapidly rather than piece meal like SFD and SFA projects. Additionally, most MF proposals are part of large mixed-use developments. Looking ahead, no MF buildings have been platted and the large majority remain in the proposed category which, contains the most uncertainty.

**D. WARD DISTRIBUTION**

The location of new projects depend on many factors such as: land availability, zoning, and developer preference. FIGURE 7 (on page 11) 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 6**  
**DISTRIBUTION OF ANTICIPATED\* HOUSING UNITS BY WARD AND TYPE**

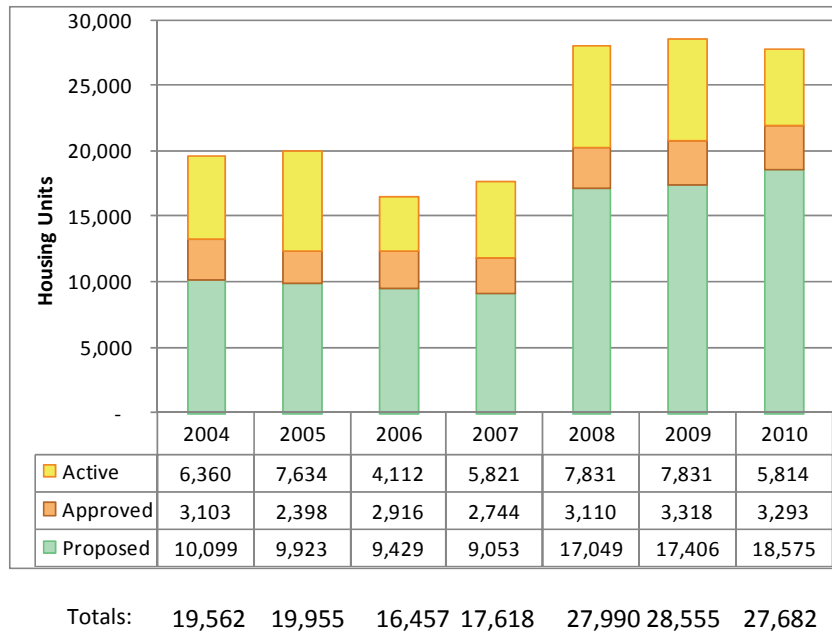


**TABLE 6**  
**ANTICIPATED\* HOUSING UNITS BY WARD AND TYPE**

Ward	MF	SFA	SFD	Total	% of Total
1	76	52	-	128	0%
2	590	841	658	2,089	8%
3	9,530	4,054	7,681	21,265	77%
4	1,224	1,455	1,521	4,200	15%
<b>Total</b>	<b>11,420</b>	<b>6,402</b>	<b>9,860</b>	<b>27,682</b>	<b>100%</b>

\*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 7**  
**HISTORICAL COMPARISON OF FOURTH QUARTER ANTICIPATED DEVELOPMENT BY STAGE**



**E. HISTORICAL COMPARISON**

FIGURE 7 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. Compared to years past, 2010 contains the highest number of units in the proposed category and the lowest number of units in the active category which is indicative of the housing market recession.