



SUMMARY

1Q'11

January 1, 2011- March 31, 2011

MEMORANDUM

CITY DEVELOPMENT DEPARTMENT

DATE: May 20, 2011

TO:

Mayor pro tem Mack Goodman
Councilmember Steve Lebsock
Councilmember Eva Henry
Councilmember Val Vigil
Councilmember Beth Humenik
Councilmember Lynne Fox
Councilmember Eric Tade
Councilmember Randy Drennen
Val McDannel – Chair of Development Permits
and Appeals Board (DPAB)
Bruce Thomas - Vice Chair DPAB
Don Schieferecke – DPAB Member
Paul Hepner – DPAB Member
Allan H. Inge – DPAB Member
Jeffery Tompkins Jr. – DPAB Member
Parnel Aubry – DPAB Member
Leon Reed – DPAB Member
Richard Zetterman – DPAB Member
Jack Ethredge, City Manager
Margaret Emerich, City Attorney
Charlie Long, Deputy City Manager of
Management Services
Bud Elliot, Deputy City Manager of
Infrastructure

Jeff Coder, Deputy City Manager of City
Development
Joyce Hunt, Assistant City Manager
Randy Nelson, Executive Director-Interim Police
Chief
John Staley, Executive Director-Fire Chief
Mike Soderberg, Executive Director of Community
Services
Robb Kolstad, Budget Manager
Scott Twombly, Real Estate & Open Space
Manager
Nicole Jeffers, Neighborhood Services Manager
Susanna Sotelo, Neighborhood Services
Supervisor
Chris Molison, Development Director
Greg Thompson, Current Planning Manager
Glenda Lainis, Policy Planning Manager
Robert Larsen, Senior Planner
Robin Brown, Senior Policy Analyst
Karen Widomski, Policy Analyst II
Pam Meis, Executive Assistant
Aliina Fowler, Policy Planning Intern III
Matt Schaefer, Adams County District 12

FROM: Glenda Lainis, AICP, Policy Planning Manager

SUBJECT: First Quarter 2011, Population Estimate and Housing Inventory Summary

INTRODUCTION:

This memo summarizes the “Second Quarter 2011 Population Estimate and Housing Inventory Report.” If you would like more information on any of the items presented in the summary, please contact Policy Planning at 303-538-7295.

I. CENSUS 2010 ADJUSTMENT TO PREVIOUSLY PUBLISHED POPULATION ESTIMATES

The quarterly population estimates have been adjusted to include the new 2010 Census population estimates as baseline numbers. If you compare the quarterly population estimates from 2010 with the second quarter 2011, you will find that the 2011 numbers are slightly lower. This is because the 2010 Census numbers were slightly lower. Please call the Policy Planning Division if you have any question on this adjustment process.



TABLE 1
HOUSING AND POPULATION COUNTS BY WARD — FIRST QUARTER 2011

HOUSING TYPE	WARD 1	WARD 2	WARD 3	WARD 4	TOTAL
Single-family Detached (SFD)	3,950	6,155	9,055	7,711	26,871
Single-family Attached (SFA)	1,767	1,251	1,618	1,485	6,121
Multifamily (MF)	2,647	2,852	302	1,658	7,459
Manufactured Homes (MH)	2,045	988	0	0	3,033
TOTAL	10,409	11,246	10,975	10,854	43,484
Population	28,084	29,638	31,678	30,098	119,498

II. FUTURE RESIDENTIAL DEVELOPMENT ESTIMATE

TABLE 2
FUTURE HOUSING UNITS BY TYPE AND STATE OF DEVELOPMENT — FIRST QUARTER 2011

PROJECT TYPE	ACTIVE	APPROVED	PROPOSED	TOTAL	% OF TOTAL
Single-Family Detached	3,274	2,429	4,336	10,039	36%
Single-Family Attached	2,377	306	3,449	6,132	22%
Multifamily	270	492	10,928	11,690	42%
TOTAL NUMBER OF UNITS	5,921	3,227	18,713	27,861	100%

TABLE 3
CURRENT AND FUTURE HOUSING UNITS BY HOUSING UNIT TYPE — FIRST QUARTER 2011

HOUSING UNIT TYPE	EXISTING TOTAL	% TOTAL	ENTITLED UNITS*	EXISTING + ENTITLED	% OF TOTAL
Single-family Detached	26,871	62%	5,703	32,574	62%
Single-family Attached	6,121	14%	2,683	8,804	16%
Multifamily	7,459	17%	762	8,221	16%
Manufactured Homes	3,033	7%	0	3,033	6%
TOTAL	43,484	100%	9,148	52,632	100%

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

TABLE 4
FUTURE HOUSING UNITS BY WARD & TYPE — FIRST QUARTER 2011

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%
Total	11,420	6,402	9,860	27,682	100%