



2Q'11

April 1, 2011—June 30, 2011

MEMORANDUM

DATE: September 30, 2011

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Chuck Seest, Finance Director
Scott Twombly, Real Estate & Open Space
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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: Second Quarter 2011, Population Estimate and Housing Inventory Report

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.

SECOND QUARTER 2011— SUMMARY AND OUTLOOK

PLEASE NOTE:

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.

Please also note that a complete first quarter population and housing report was not formally released because the numbers were still being adjusted for the 2010 Census. If you need population and housing numbers for first quarter 2011 please contact the Policy Planning Division.

SUMMARY:

- The total population estimate for Thornton at the end of the second quarter 2011 is **119,662**. This is an increase of **164** people from the first quarter of 2011.*
- In the second quarter of 2011, **57** new residential certificates of occupancy (CO) were issued .
- Thornton's total housing stock increased from **43,484** to **43,541** units in second quarter of

* Population and housing numbers have been adjusted to conform with 2010 U.S. Census Bureau data starting in the first quarter of 2010.

TRENDS:

- Wards 3 & 4 continue to see the most population growth.
- Wards 3 & 4 also continue to see the most certificates of occupancy (CO).

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 second quarter of 2011 is **119,662**. This is an increase of **164** people from the first quarter of 2011.

FIGURE 1
POPULATION BY WARD & INCREASE OF PEOPLE
SECOND QUARTER 2011

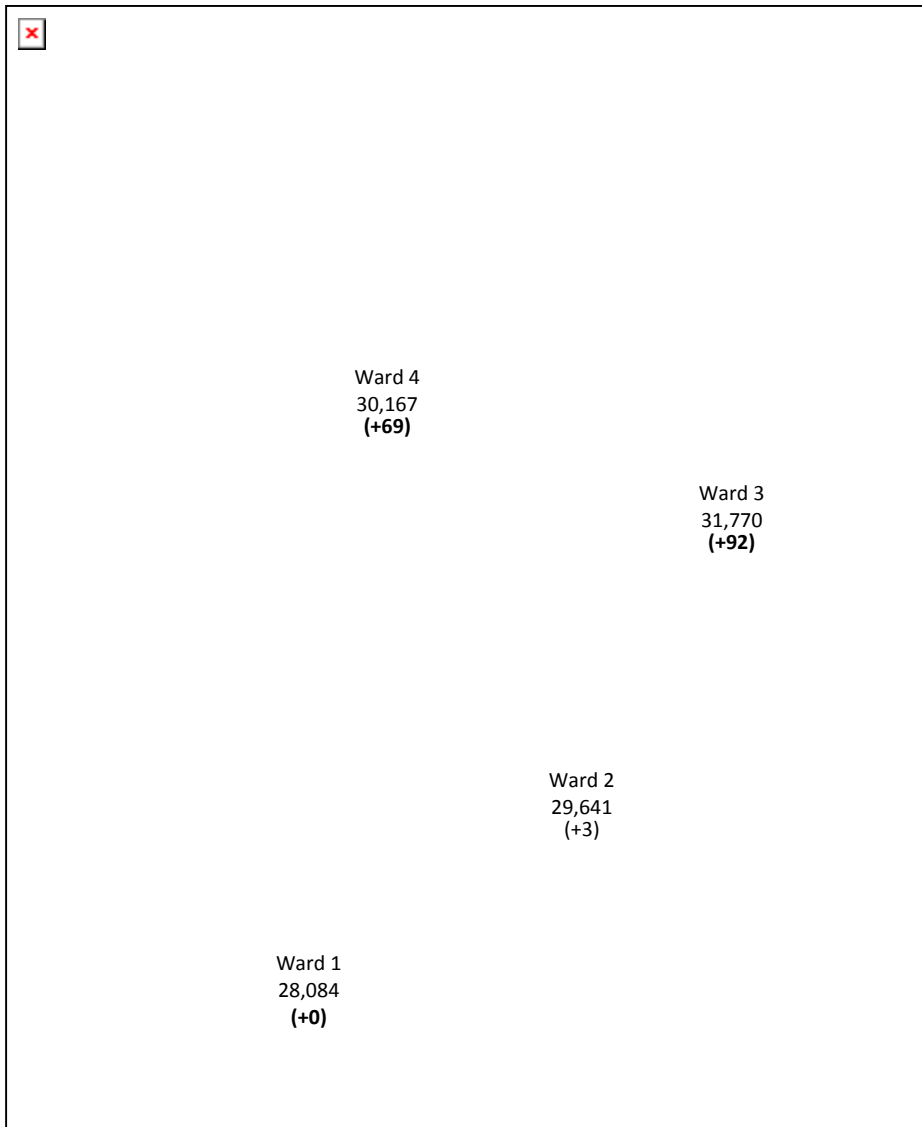


FIGURE 1 indicates the total population in each ward at the end of the second quarter 2011. The number of people estimated to have moved into the ward is in parentheses and is included in the total.

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

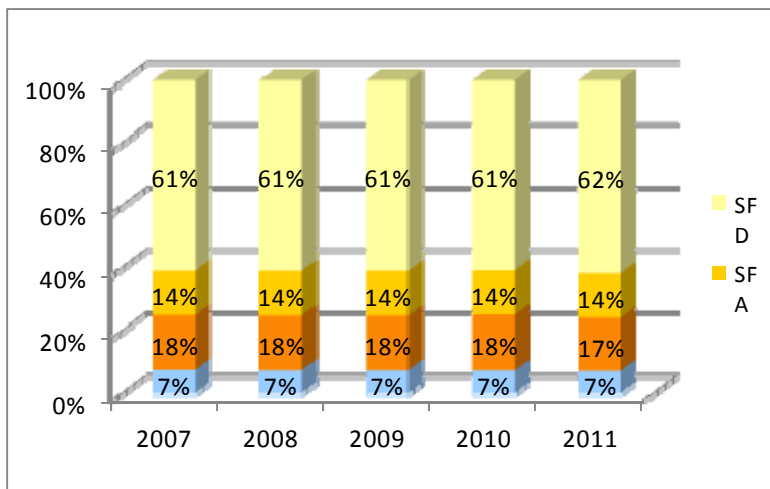
In the second quarter of 2011, Thornton’s total housing stock increased modestly from 43,484 to **43,541** units.

B. HOUSING UNIT DISTRIBUTION

AS FIGURE 2 indicates, the housing type distribution across the City has changed slightly since 2010, based on the demand for specific types of residential dwellings.

FIGURE 2
COMPARISON OF FIRST QUARTER HOUSING DISTRIBUTION
2Q’07—2Q’11

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).



SECOND QUARTER 2011, POPULATION AND HOUSING REPORT

C. HOUSING UNIT TYPES

In the second quarter 2011, **57** new residential COs were issued. TABLE 2 depicts the housing types of the COs issued.

TABLE 2
CERTIFICATES OF OCCUPANCY ISSUED IN
EACH WARD, SECOND QUARTER, 2011

WARD	SFD	SFA	MF	MH	TOTAL
1	0	0	0	0	0
2	1	0	0	0	1
3	30	2	0	0	32
4	16	5	3	0	24
TOTAL	47	7	3	0	57

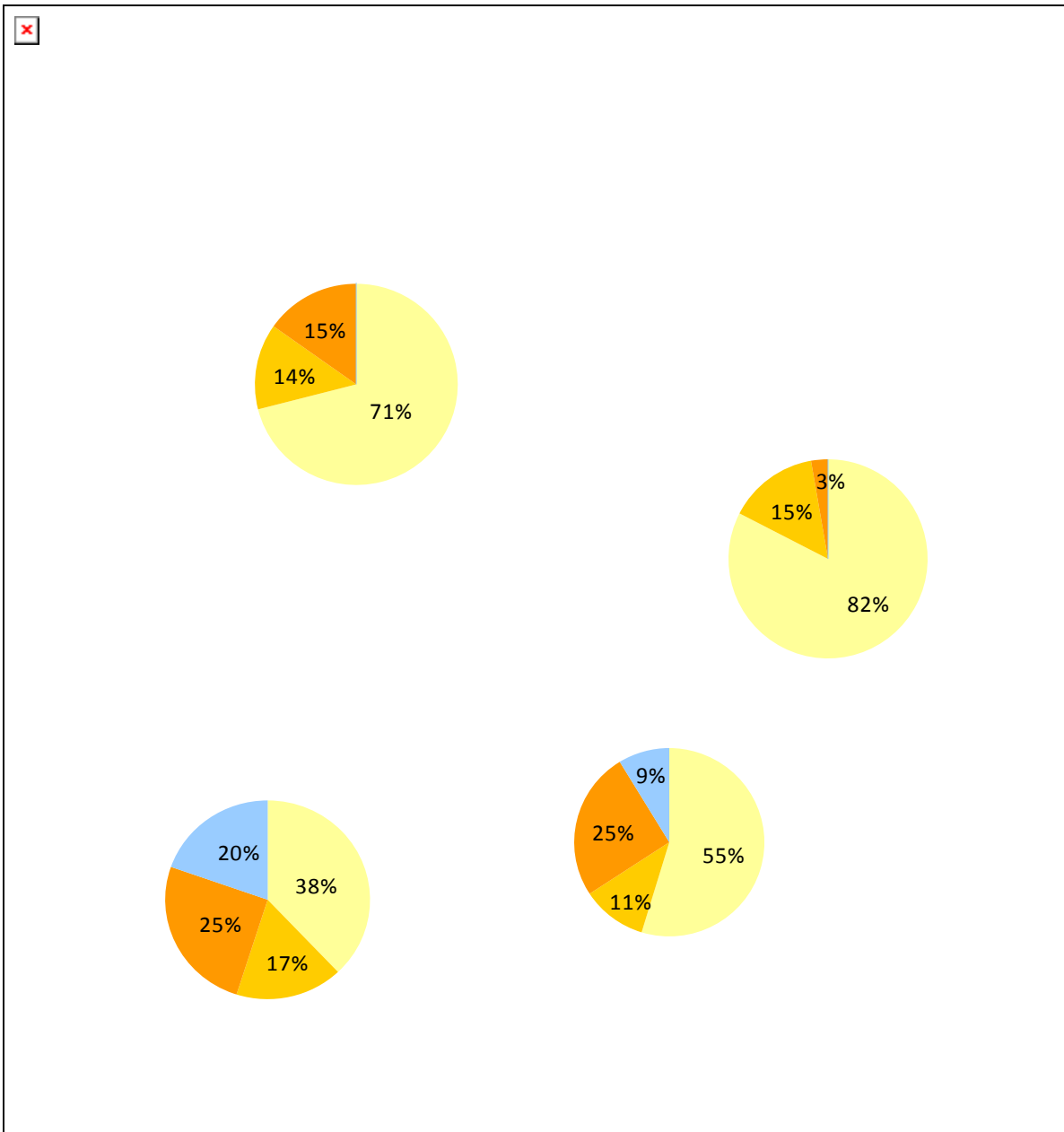
D. WARD DISTRIBUTION

TABLE 3 indicates the housing counts and population estimates for the end of the second quarter, 2011. Ward 3 and 4 saw the most growth in the number of units, with 30 SFD CO's and 16 SFD CO's respectively. Single-family detached units still constitute the majority of Thornton's housing type. FIGURE 3 on the next page, illustrates the housing type distribution for each ward which has not changed since third quarter of 2003. Wards 2, 3 and 4 still have a majority of SFD, while Ward 1 has a more equal distribution of SFD, SFA, MF and MH housing types.

TABLE 3
HOUSING COUNTS BY WARD
SECOND QUARTER, 2011

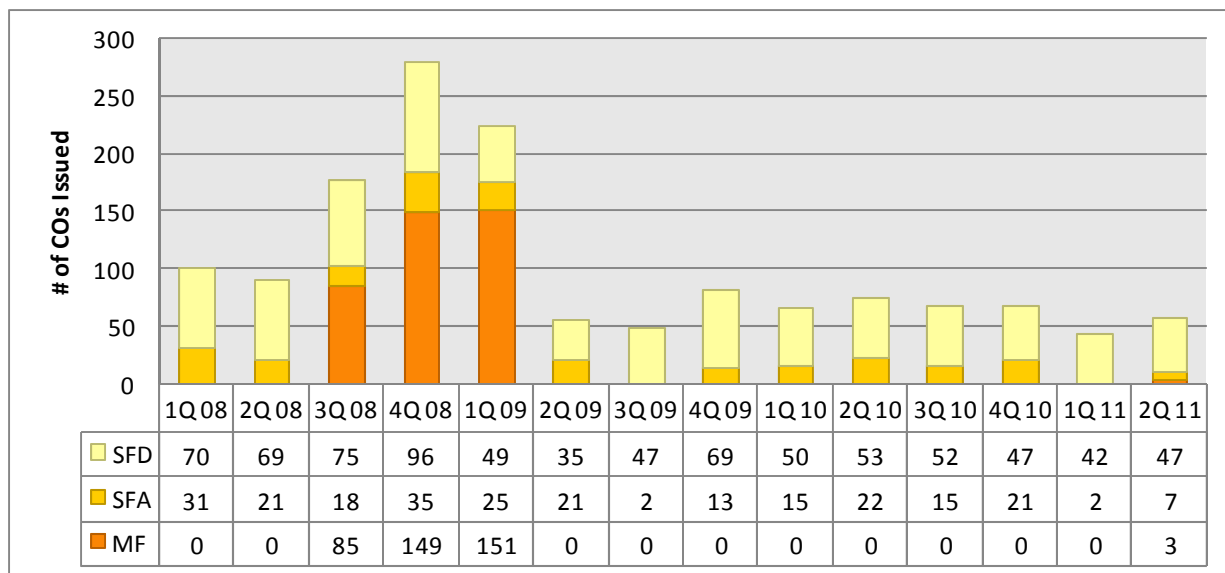
HOUSING TYPE	WARD 1	WARD 2	WARD 3	WARD 4	TOTAL
Single-family Detached (SFD)	3,950	6,156	9,085	7,727	26,918
Single-family Attached (SFA)	1,767	1,251	1,620	1,490	6,128
Multifamily (MF)	2,647	2,852	302	1,661	7,462
Manufactured Homes (MH)	2,045	988	0	0	3,033
TOTAL	10,409	11,247	11,007	10,878	43,541

FIGURE 3
PERCENTAGES OF TOTAL HOUSING BY TYPE BY WARD, SECOND QUARTER 2011



From April 1, 2011 to June 30, 2011, 57 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
- Building Permits (BPs) issued during the previous quarter

While the number of BPs issued in a quarter are a reasonable 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.

- *Proposed units*—projects with a submitted Conceptual Site Plan or Subdivision Plan. Unit counts in this category are speculator and are the most uncertain of the three project categories.
- *Approved units*— Projects with approved subdivisions, 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 approved.
- *Active units*— Projects with at least one Certificate of Occupancy (CO) issued.
- *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 speculative and planned future growth in the City.

A. SINGLE-FAMILY DETACHED

Single-family detached (SFD), which categorizes 61% of Thornton’s total housing stock, is the most common housing type in Thornton. This trend is not expected to change in the near future as SFD developments constitute 75% of approved units and 54% of active units (Table 4). In addition, SFD developments make up 61% of all entitled units (Table 5).

FIGURE 5

FUTURE DEVELOPMENT OF RESIDENTIAL UNITS ACCORDING TO PROJECT STATUS

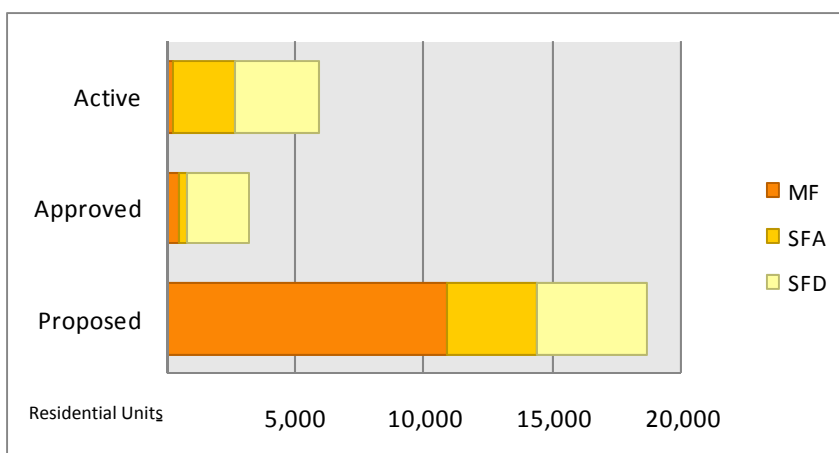


TABLE 4

FUTURE HOUSING UNITS BY TYPE AND STAGE OF DEVELOPMENT

PROJECT TYPE	ACTIVE	APPROVED	PROPOSED	TOTAL	% OF TOTAL
Single-Family Detached	3,274	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%

B. SINGLE-FAMILY ATTACHED

Policy Planning considers duplexes, townhomes, and condos to be single-family attached housing. This past quarter 7 single-family attached CO's were issued. Future growth of this housing type looks minimal as SFA constitutes 9% of all approved units (see Table 4) and 16% of existing and entitled units. (see Table 5)

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

HOUSING UNIT TYPE	EXISTING TOTAL	% TOTAL	ENTITLED UNITS*	EXISTING + ENTITLED	% OF TOTAL
Single-family Detached	26,918	62%	5,703	32,621	62%
Single-family Attached	6,128	14%	2,683	8,811	16%
Multifamily	7,462	17%	762	8,224	16%
Manufactured Homes	3,033	7%	0	3,033	6%
TOTAL	43,541	100%	9,148	52,689	100%

* 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 and can be part of large mixed-use developments. Multi-family units amount to 15% of approved units and 58% of proposed projects. (See Table 4)

Three multifamily CO's were issued in this past quarter. 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: land availability, zoning, and developer preference. FIGURE 6 illustrates the location of projects (active, approved, and proposed) by ward and project housing type. Roughly 77% of anticipated housing units are located in Ward 3, followed by Ward 4 with 15% (See Table 6). 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

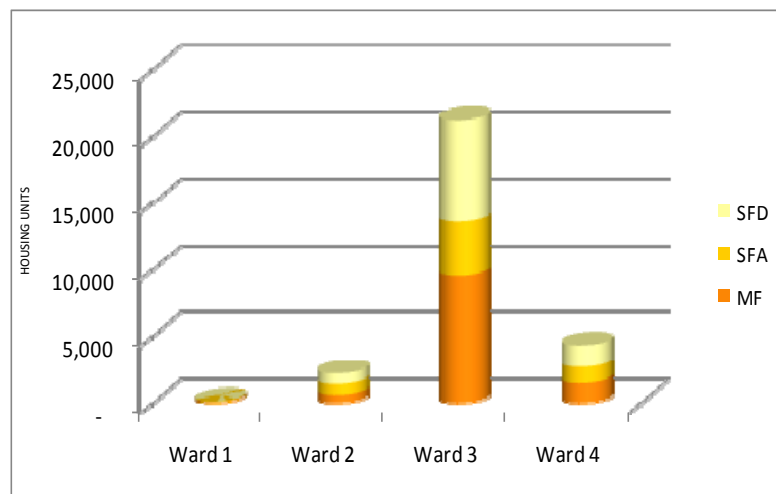
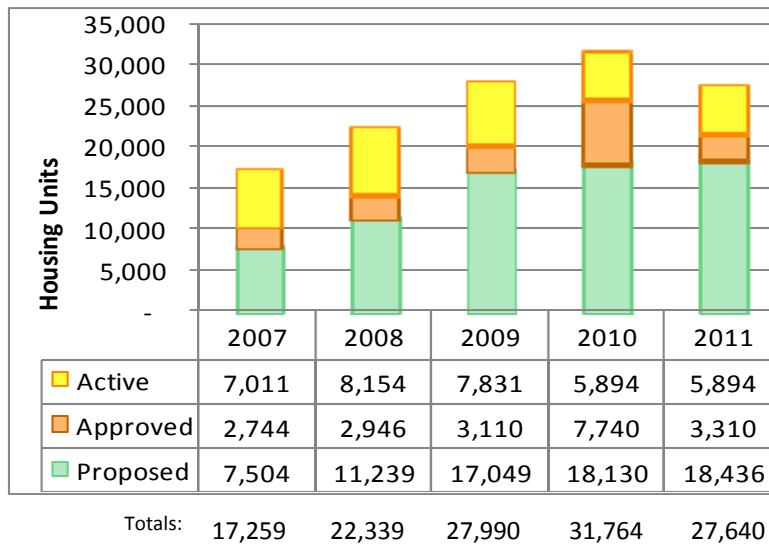


TABLE 6
ANTICIPATED* HOUSING UNITS BY WARD AND TYPE

Ward	MF	SFA	SFD	Total	% of Total
1	76	52	-	128	1%
2	590	841	796	2,227	8%
3	9,530	4,054	7,616	21,200	76%
4	1,494	1,185	1,627	4,306	15%
Total	11,690	6,132	10,039	27,861	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 7
HISTORICAL COMPARISON OF SECOND 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, the second quarter of 2011 contains the highest number of units in the proposed category and a lower number of active units than 2010 and 2009. Second quarter 2011 approved units, is lower than 2010.