

2020 Population Estimate

City of Longmont | Planning Division

Each year, the Planning Division prepares estimates of the City's year-end population. Recent research and analysis indicates **Longmont's population as of December 31, 2020 was 99,570**. Based on these year-end estimates, the population of Longmont has increased 2.09%. This compares with a growth rate of 1.4% and an end-of-year population estimate of 97,530 in 2019.

This estimate is derived from a number of 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 in the memo.

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 staff subsequent to the 2010 Census, estimated there were 38,635 dwelling units available for occupancy in the City as of December 31, 2019.

Data indicate that an additional 1,422 dwelling units were issued certificates of occupancy (COs) between January 1, 2020 and December 31, 2020. One unit was acquired through annexation and no residential units were demolished during 2020. Based on this information, the estimated number of dwelling units available for occupancy at the end of 2020 was 40,058 (=38,635+1422+1).

Vacancy Rate

The 2010 Census reported a vacancy rate of 5.0% for the City of Longmont; for the 2019 population estimate, a vacancy rate of 3.0% was used. The American Community Survey (ACS), an ongoing statistical survey administered by the U.S. Census Bureau, reports vacancy rates for both owner and renter occupied units. Information from this survey generates demographic, social, housing, and economic data. The average vacancy rate reported in the 5-year ACS Estimates (2015 – 2019) for Longmont was 4.7% and the 1-Year ACS estimates reported a vacancy rate of 4.1%. The State Demography Office (SDO) also tracks vacancy for municipalities in Colorado; they reported Longmont's vacancy at 5.8% for 2019. Local information supports that vacancy rates may be slightly higher than the lowest rates observed a few years ago, but that the city's vacancy rates are still relatively low. Based on ACS data, SDO data and anecdotal information collected by staff, a vacancy rate of 4.1% has been used for these estimates.



Average Household Size

The US Census Bureau reported the average household size in the City of Longmont was 2.58 persons per household in 2010. The average household size reported in the 5-year ACS Estimates (2015 – 2019) for Longmont was 2.55 and the 1-Year ACS estimates reported an average HH size of 2.4 persons per household. The SDO reports an average household size of 2.57 for Longmont. It appears that the household size in Longmont may be decreasing. For this estimate, the City has used a household size of 2.57 persons per household; this is slightly lower than the average household size used previous years' estimates, but it is consistent with what the state is using.

Group Quarters Population

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 2020 population estimates.

December 31, 2020 Population Estimate

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

40,058	Total dwelling units
x 0.959	Occupancy rate (4.1% vacancy rate)
38,416	Occupied dwelling units
x 2.57	Average household size
98,728	Persons living in households
+ 842	Persons living in group quarters
99,570	City of Longmont 2020 population estimate

CC: Harold Dominguez, City Manager
 Joni Marsh, Assistant City Manager
 Planning Staff
 Supervisors
 Roberto Luna
 Francie Jaffe
 Kathyne Marko
 Trevor Chaffin
 Kimberly Klug

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