

# 2021 Population Estimate

## City of Longmont | Planning Division

Each year, the Planning Division prepares estimates of the City's year-end population. In April of 2020, the Census Bureau also conducted the decennial census, providing an official count of Longmont's population. Initial data place Longmont's population as of April 1, 2020 at 98,885; more specific data from this census is still being released. The City still releases end of year estimates in order to have consistency with the timing for estimates. As additional data on Longmont's housing units, households, and vacancy are release, that data will be incorporated into local estimates. Staff has also been tracking regional, statewide and national trends that impact population growth. Data show that growth is slowing overall – birth rates are decreasing, death rates are higher, and net migration is significantly lower than years passed.

Recent research and analysis indicates **Longmont's population as of December 31, 2021 was 99,629**. Based on these year-end estimates, the population of Longmont has increased 0.1%. This compares with a growth rate of 2% and an end-of-year population estimate of 99,570 in 2020.

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 40,310 dwelling units available for occupancy in the City as of December 31, 2021. The City is still waiting on official housing unit data from the 2020 Census.

Data indicate that an additional 252 dwelling units were issued certificates of occupancy (COs) between January 1, 2021 and December 31, 2021. No units were acquired through annexation and no residential units were demolished during 2021. Based on this information, the estimated number of dwelling units available for occupancy at the end of 2021 was 40,310 (=40,058+252).

### Vacancy Rate

The 2010 Census reported a vacancy rate of 5.0% for the City of Longmont; for the 2020 population estimate, a vacancy rate of 4.1% was used; in 2019 a vacancy rate of 3.0% was used. The American Community Survey (ACS), an ongoing statistical survey administered by the U.S. Census Bureau, typically reports vacancy rates for both owner and renter occupied units. For 2020, staff referenced the 5-year

(2015 – 2019) and 1-year (2019) estimates of 4.7% and 4.1%. The Census Bureau did not release updated ACS data for 2020, so this data source is not available for the current estimates. The State Demography Office (SDO) also tracks vacancy for municipalities in Colorado; they reported Longmont’s vacancy at 5.1% for 2020, compared with 5.9% in 2019. Information collected from local sources suggests that the city’s vacancy rates are still low and may be lower than what is reported elsewhere. Based on the available data and information, a vacancy rate of 2.0% 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 City expects updated 2020 Census data will be released, but household size is not yet available. As mentioned above, updated ACS data was not available for these estimates for household size; earlier surveys placed Longmont average household size at 2.55 people. The SDO has updated Longmont’s average household size to 2.49 for 2020. Based on broader trends, information from the SDO, and previous Census data, the City has used a household size of 2.5 persons per household. This is lower than the average household size used previous years’ estimates, but it is consistent with what the state is using; this variable is contributing to a slower overall growth rate.

**Group Quarters Population**

The 2020 Census reported that there were 869 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. A group quarter’s population of 869 has been used for these 2021 population estimates.

**December 31, 2021 Population Estimate**

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

40,310	Total dwelling units
x 0.98	Occupancy rate (2.0% vacancy rate)
39,504	Occupied dwelling units
x 2.5	Average household size
98,760	Persons living in households
+ 869	Persons living in group quarters
<b>99,629</b>	<b>City of Longmont 2021 population estimate</b>

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