2019 Boulder Community Profile

City Square Miles 27.3 71 107,100
City Open Space Square Miles
City Population 2
119,006 Service Area Population

City Population Trends

Housing Costs & Incomes

New Housing Units Completed*
Detached Attached

Residential Rental Vacancy Rates

City Housing Unit Trends

City Job Trends

Top 10 Employers (2016)
(listed in alphabetical order)

Boulder Employee Commuting Pattern Estimates
(of the 103,838 jobs in Boulder)

1.
City of Boulder

2.
Boulder County

3.
Boulder Valley School District

4.
Boulder Employee Council (UNCAR)

5.
University of Colorado Boulder

6.
UCAR/NCAR

7.
IBM

8.
Medtronic

9.
Ball Aerospace

10. Micro Motion

Footnotes:
Background & sources on reverse side.
2. Boulder County Open Space & Mountain Parks
3. University of Colorado Boulder (103,838 jobs out of 107,100 total)
4. City of Boulder (3-person household). AMI data is for the Boulder County MSA.
7. Boulder Valley Comprehensive Plan (BVCP) - Area median income for the city of Boulder.
8. Housing Division, Area Median Income (AMI) data.
10. Sources: Denver Regional Chamber of Commerce and Personal Finance and Policy Center.
12. Sources: BVCP Planning Areas.
2019 Profile Background Information

Changes from 2018 Community Profile

1. Population estimate decreased by 1,408 - The population estimate decreased for two reasons. First, the Vacancy Rate provided by the Colorado Department of Local Affairs increased from 1.80 to 3.45. Second, the number of completed housing units in 2018 was low (154 – the average since 2000 is 347), while the number of residential demolitions were high (126 – the average since 2000 is 44). The population estimate will likely increase over the coming years as a larger number of homes are completed. The number of permits for new housing units in 2018 (1,018) is the highest since the 1970s. The Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections methodology provides more detail on how the city estimates current and future population. Note that the city’s population estimates include both housing units and group quarters populations (e.g., dormitories, sororities and fraternities, jail, skilled nursing facilities, and group home shelters).

2. Housing Units increased by 0.1%. The city gained 28 housing units in 2018. Note that the housing unit estimates are net figures and account for demolished housing units. The Boulder Valley Comprehensive Plan – 2015 Housing Unit, Population, and Employment Estimates and Projections methodology provides more detail on how the city estimates the number of housing units.

3. Housing Costs Increased - From 2013 – 2018, City of Boulder median detached home sale prices increased by 46%, while prices attached homes increased by 64%. Median household income for Boulder County increased by 24% during the same period.

4. Nonresidential Vacancy Rates Mostly Constant (except R&D/Flex

<table>
<thead>
<tr>
<th>Category</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
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<tbody>
<tr>
<td>Retail</td>
<td>1.9%</td>
<td>1.7%</td>
<td>3.5%</td>
<td>3.6%</td>
</tr>
<tr>
<td>Office</td>
<td>4.4%</td>
<td>6.4%</td>
<td>11.5%</td>
<td>10.1%</td>
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<tr>
<td>Warehouse</td>
<td>2.5%</td>
<td>3.9%</td>
<td>5.8%</td>
<td>4.3%</td>
</tr>
<tr>
<td>R&amp;D/Flex</td>
<td>4.6%</td>
<td>5.0%</td>
<td>5.0%</td>
<td>13.7%</td>
</tr>
</tbody>
</table>

5. Nonresidential Square Footage – Overall, the city saw an 80% decrease in the new, net non-residential square footage over the previous year. At 112,392, a new commercial building as part of the Reve Development represented over half of the non-residential square footage last year.

Community Survey (Question D4 & D5) results for the percent of Boulder residents that also work in Boulder. The 2018 Community Survey showed that 70% of Boulder residents also work in Boulder, or the resident labor force. The number of Boulder residents that also work in Boulder is then subtracted from the total employment estimate to arrive at the estimated nonresident employees, or commuters.

Residential Rental Vacancy Rate Source and Methodology

The residential vacancy rate from the Apartment Association of Metro Denver’s Apartment Vacancy and Rent Report for the city and university subareas. The report sets forth the sources and methodology for these numbers that are based on survey information.

Nonresidential Square Footage Source and Methodology

The city uses the Planning and Development Services database of building permits to identify nonresidential square footage trends by:

1. Compiling a database of all issued nonresidential building permits that resulted in new square footage;
2. Compiling a database of all issued demolition permits that resulted in a loss of nonresidential square footage;
3. Assigning a land use category to each permit that either resulted in a gain or loss of nonresidential square footage; and
4. Summarizing gross new and demolished nonresidential square footage by land use category.

Nonresidential Analysis Land Use Categories

The city uses nonresidential land use categories that are defined in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. The city uses this manual to evaluate land uses based on how many automobile trips are generated.

Other Nonresidential Square Footage Notes:

- Only new nonresidential square footage and demolished square footage for enclosed buildings are included (e.g., canopies, awnings, underground storage tanks, telecommunications towers, etc., are excluded).
- University of Colorado new square footage (source: CU Planning, Design & Construction). CU demolition square footage is currently unavailable. Over the past ten years (2007-2018) CU Boulder’s “assignable” square footage was approximately 1.3 million square feet, or 22% of the city’s net new non-residential square footage for the same period.
- The city does not have data on federal facilities, so the “Public and Institutional” land use category does not include any federal facilities.

Commuting Estimates

The City of Boulder commuting estimates are a labor force driven estimate, using a mixture of federal and local data sources, and a set of local and state assumptions and factors.

The analysis begins with the estimated number of households in the city and develops a resident labor force estimate (the population of workers in the city) using a factor of 1.2 workers per household (2017 ACS PUMS Data). The city then uses the resident labor force estimate coupled with the current non-residential employment estimate for the year to estimate the number of trips generated.