City of Boulder [1]

2003-2014 Housing, Population, and Employment Data

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 [3]
Housing Units [2]												
Total Housing Units	41,031	41,175	41,482	41,812	42,120	42,260	42,574	43,037	43,178	43,617	43,791	44,028
New Housing Units Completed	189	335	376	363	204	372	489	160	449	213	247	133
Housing Units Growth Rate	0.5%	0.8%	0.9%	0.9%	0.5%	0.9%	1.2%	0.4%	1.0%	0.5%	0.6%	--
Building Permits Issued for New Housing Units	284	540	217	300	583	401	141	453	106	415	878	594
Residential Growth Management System (RGMS) Allocations	558	78	229	263	254	184	309	193	538	293	995	--
Population												
Area I (City Limits) Population	97,562	97,870	98,526	99,232	99,891	100,190	100,792	97,706	98,986	101,169	101,824	102,420
Population Growth Rate	1.0%	0.3%	0.7%	0.7%	0.7%	0.3%	0.6%	-3.2%	1.3%	2.2%	0.6%	0.6%
Employment [5]												
Area I (City Limits) Employment	98,164	98,394	98,400	98,400	100,100	97,753	97,500	96,800	97,500	99,400	102,500	--
Employment Growth Rate	1.3%	0.2%	0.0%	0.0%	1.7%	-2.3%	-0.3%	-0.7%	0.7%	1.9%	3.1%	--
Commuting Patterns [6]												
Work in Boulder, Commute from Outside Boulder	--	--	--	51,556	--	52,852	--	52,907	--	59,000	--	--
% Work in Boulder, Commute from Outside City of Boulder				52%		54%		55%		59%		
Work and Live in Boulder	--	--	--	46,844	--	44,901	--	43,893	--	40,400	--	--
% Work and Live in City of Boulder				48%		46%		45%		41%		
Live in Boulder, Commute to Outside Boulder	--	--	--	13,992	--	11,733	--	10,296	--	13,500	--	--

Housing Units by Type, 2014 [7]	
Detached Units	**44%**
Single Family Detached	*42%*
Manufactured/Mobile Homes	*2%*
Attached Units	**56%**
Apartments	*28%*
Condominiums	*19%*
Duplex/Triplex	*4%*
Townhomes	*5%*

Rental Housing by Unit Type, 2014 [8]	
Total Licensed Rental Units	20,633
Multi-Family Dwelling (Condo, Townhome, Apartment, Two Units or More)	82%
Single Family Dwelling	18%

[1] All numbers are for Area I (city limits)

[2] Building permit numbers reflect Certificates of Occupancy issued for new residential units and do not account for demolitions and mobile home park unit variations.

[3] 2014 numbers and estimates are as of Sept 1, 2014.

[4] Number reflects all RGMS allocations for excess, exempt, and demolitions. Some allocations may have expired or may not have been used. Does not include reservations.

[5] The total employment estimate is developed using US Bureau of Labor Statistics data, reviewed for accuracy at a local level by the University of Colorado LEEDS School of Business – Business Research Division, and a self employment factor (10%) is applied to establish a total jobs estimate.

[6] The City of Boulder commuting estimates are a labor force driven estimate, using a mixture of federal and local data and assumptions. The estimate begins with an estimated number of households (City and State estimate) and develops a resident labor force (the population of workers) using a factor of 1.3 workers per household (State Department of Labor).

[7] Source: City of Boulder Community Planning and Sustainability Department. Numbers are estimates as of September 2014 from city building permit records and Boulder County assessors data.

[8] Source: City of Boulder Housing Division. The percentage breakdowns for multi-family and single family are based on information for approximately 94% of the 20,633 total licensed units. The remaining units are currently either unclassified or in the renewal process.