

FACT SHEET REGARDING THE JANUARY 2008 POPULATION ESTIMATE

Planning staff has completed the City's January 1, 2008 population estimate. Over the past year, 859 new residential Certificates of Occupancy (CO's) were issued, resulting in 1,137 new residential units (14 of the CO's issued were for multi-family structures totaling 300 units, and 8 mobile home CO's were issued for replacement units). During that same time, there were 105 residential demolitions. The result is a net 1,032 new dwelling units. Based on net new dwelling units, average household sizes and current vacancy rates, **the City's estimated population as of January 1, 2008 is 223,743 persons.** The January 1, 2007 population estimate was 221,282.

The above estimate represents a net increase of 2,461 persons and a 1.11% population rate of change between January 1, 2007 and January 1, 2008. The 1.11% figure marks a decrease over the 1.4% average annual growth rate that has occurred over the past decade, and is a smaller increase than last year (1.46%). The greatest increase in population during the current period occurred in the Rivercrest Planning Area, as shown in the attached table entitled "January 2008 Population Estimate." This resulted from a significant number of multi-family CO's being issued in the Belmont at Greenbrier development (Census Tract 209.01), as shown in the attached table entitled "2007 Residential Certificates of Occupancy & Demolitions (Units)."

While the Great Bridge Planning Area continues to comprise the largest percentage of the City's population (22.08%), its share dropped slightly in the last year, whereas the Deep Creek, Greenbrier and Rivercrest Planning Areas all experienced population share increases, led by Rivercrest. The Camelot, Great Bridge, Indian River, Southern Chesapeake, South Norfolk and Western Branch Planning Areas all experienced small population share decreases, led by Camelot.

CO's issued for single-family homes decreased by 29% from the previous period. Decreases also occurred in the percent of CO's issued for: townhouses (100%); condominiums (9%); detached condominiums (43%); duplexes (19%); and new mobile homes (100%). Apartment CO's were up 19% from the previous period. Demolition of existing residential units decreased by 22% over the previous period, reversing a trend of increasing residential demolitions over the past few years. The greatest increase in demolition activity over the past year occurred in the South Norfolk Planning Area, which saw a 110% increase. The Rivercrest Planning Area saw the greatest decrease (86%) in residential demolitions this period.