

FACT SHEET REGARDING THE JANUARY 2009 POPULATION ESTIMATE

Planning staff has completed the City's January 1, 2009 population estimate. Over the past year, 696 new residential Certificates of Occupancy (CO's) were issued (2 of the CO's issued were for multi-family structures totaling 25 units, and 16 mobile home CO's were issued for replacement units). During that same time, there were 93 residential demolitions. The result is a net 610 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, 2009 is 225,255 persons.** The January 1, 2008 population estimate was 223,743.

The above estimate represents a net increase of 1,512 persons and a 0.68% population rate of change between January 1, 2008 and January 1, 2009. The 0.68% figure marks a decrease from the 1.2% average annual growth rate that has occurred over the past decade (1998-2008), and is a decrease from last year's rate (1.11%). The greatest increase in population during the current period occurred in the Greenbrier Planning Area, as shown in the attached table entitled "January 2009 Population Estimate." This resulted from a significant number of condominium CO's being issued along the Kempsville Road corridor (Census Tracts 208.04, 208.05, 208.06), as shown in the attached table entitled "2008 Residential Certificates of Occupancy & Demolitions (Units)."

While the Great Bridge Planning Area continues to comprise the largest percentage of the City's population (22.05%), its share dropped slightly in the last year, whereas the Deep Creek and Greenbrier Planning Areas experienced population share increases, led by Greenbrier. The Camelot, Great Bridge, Indian River, Rivercrest, Southern Chesapeake, South Norfolk and Western Branch Planning Areas all experienced small population share decreases, led by South Norfolk.

CO's issued for single-family homes decreased by 24% from the previous period. Decreases also occurred in the percent of CO's issued for: apartments (100%); detached condominiums (17%); and duplexes (46%). Townhouse CO's were up by 1 unit from the previous period, as were new mobile homes, and condominium CO's increased by 33%. Demolition of existing residential units decreased by 11% over the previous period. The greatest increase in demolition activity over the past year occurred in the Rivercrest Planning Area, which saw a 200% increase. The Indian River Planning Area saw the greatest decrease (59%) in residential demolitions this period.