

## Population segments in the Urban Growth Boundary / Peak Season

<b>Population Segments</b>	<b>1990</b>	<b>2000</b>	<b>2007/08</b>	<b>2000-08 +/-</b>
<b>Total Jobs in UGB</b>	<b>11,581</b>	<b>14,313</b>	<b>15,706</b>	<b>+1,393</b>
Commuters from outside Pitkin County into UGB	6,410	7,815	8,290	+475
UGB population in Affordable Housing ( <i>Owners + renters</i> )	1,941	4,055 (estimate)	6,170	+2,115
UGB population in local-owned free market residences ( <i>Owners + renters</i> )	Not avail.	4,840*	3,610	-1,230
<b>Visitors in UGB</b>	<b>Not avail.</b>	<b>15,111</b>	<b>15,205</b>	<b>+94</b>
Population staying in 2 <sup>nd</sup> homes ( <i>4-6 weeks per year / 80% occupancy.</i> )	Not avail.	8,563*	9,427	+864
Population in lodging/fractionals ( <i>At 80% occupancy for peak months</i> )	7,742	6,548	5,778	-770
<b>Total Population in UGB</b>	<b>Not avail.</b>	<b>29,424</b>	<b>30,911</b>	<b>+1,487</b>

\* Estimate based on residences in 2003.

Jobs in UGB: Colorado Dept. of Labor & Employment for PitCo jobs; multiplied by .73 factor to determine jobs in UGB per State of the Aspen Area report. 2007 numbers low by at least 350 due to relocation of contractors, building suppliers outside of PitCo but with workers performing jobs in PitCo/UGB, according to SOAA Economics chapter, Fig. 5.

Commuters: PitCo jobs minus people living and working in PitCo (reduced by .08 factor for people living in PitCo and working outside PitCo according to 2000 Census) and reduced by .27 factor for people living in PitCo and working outside UGB, according to SOAA. 2007 numbers low by at least 350 due to relocation of contractors, building suppliers outside of PitCo, but with workers performing jobs in PitCo/UGB.

AH Pop.: Based on 1990 and 2009 inventory by type of unit, using population factors based on APCA guidelines for occupancy rates. 2000 population based on average of 1990/2009.

FM Pop.: Based on Assessor's Office mailing address w/Aspen zip codes, multiplied by 2.05 people per household, according to 2000 Census. Number of residences from 2007/8 increased by 600 to obtain number of residences in 2003, according to SOAA, Housing Chapter, footnote 5.

UGB Visitors: Adding together 2<sup>nd</sup> home population and lodging/fractional population.

2<sup>nd</sup> Home Pop: Based on Assessor's Office mailing address w/non-local zip code, multiplied by 1.5 people per bedroom, according to Venturoni Surveys & Research. Number of residences from 2007/8 reduced by 600 to obtain number of residences in 2003, according to SOAA, Housing Chapter, footnote 5. Population calculated using 3.5 bedrooms per residence, as found in Assessor's study. Assumed 80% occupancy.

Lodging Pop: Pillow counts from SAS and RRC, multiplied by average peak season occupancy rate.