

BRAC Rainbow Agenda #2

The Brown Ranch Community Development Plan included a reference to an estimated total population at community buildout of between 6,895 and 7,590. This population estimate was used by City staff to apply standards to identify levels of service and land dedications necessary for the City of Steamboat Springs to serve Brown Ranch.

In preparation for the March 29 BRAC meeting, YVHA discovered that the estimate provided in the Plan was an error. The error was identified after City staff had used the published population assumption in their service analysis. City negotiators recommended an additional agenda item for the March 29 BRAC meeting (Population Assumptions of Brown Ranch Community Development Plan). In summary, on March 29 the Committee directed staff and City/YVHA technical experts to revisit the population assumption and provide a recommendation at the April 12 BRAC meeting.

Once the error in the Community Development Plan was identified, YVHA explored and identified other assumptions related to average persons per household at Brown Ranch. YVHA brought forward three new assumptions for average persons per household:

- **2.32 persons/HH:** based on 2021 Population Estimates for Steamboat Springs published by the State Demography Office.
- **2.60 persons/HH:** based on resident counts at occupied YVHA developments (Alpenglow, Hillside Village, Reserves, and Sunlight Crossing)
- **2.70 persons/HH:** an updated water demand assumption based on specific assumptions about persons per household across the unit mix assumed at Brown Ranch (percentage of 1BR/Studios, 2BR, 3BR, and 4 BR units)

The City recently retained an economic and financial consulting firm, Economic & Planning Systems (EPS), to work with City staff, YVHA, and their consultants to identify and reach agreement on reasonable assumptions, conditions, methodologies, and conclusions related to the Brown Ranch Fiscal Impact Analysis, including assumptions related to total population at Brown Ranch.

Since the March 29 BRAC meeting, EPS completed an analysis using Public-Use Microdata, a Census Bureau product, to estimate average household size for occupied units by the number of bedrooms and number of units in a structure (Table 1). A total population estimate was prepared by applying the “Units in Structure (aggregated categories)”, show in Table 1, to the Brown Ranch Development Program. Table 2 outlines the Project Population Estimate prepared by EPS based on methodology described above.

The EPS analysis used a Public Use Microdata Area (PUMA) that includes Pitkin, Eagle, Summit, Grand, and Jackson Counties, thought to be more reflective of a mountain resort market context. The PUMA that includes Routt County (Garfield, Moffat, Rio Blanco, and Routt) would likely reflect a more rural context.

Table 3 provides average persons per household provided by YVHA, the three analyses described above, as well as an initial estimate used in water use calculations. Table 3 also presents other publicly available data for average household size for three geographies: City of Steamboat Springs, Routt County, and the State of Colorado. In addition to the current Population Estimates from the State Demography Office, the table also includes three, non-overlapping periods of 5-Year ACS data, including an estimate based on the upper margin of error for each primary data value reported in the ACS data.

Table 1**Average Household Size by Number of Bedrooms or Units in Structure**

Description	Sample Size	Average Household Size
Bedrooms		
Two or less	121	1.89
Three	179	2.55
Four	84	3.18
Five or more	29	2.85
Units in Structure (aggregated categories)		
Single Family Detached	283	2.56
Single Family Attached	34	2.42
Multifamily (2 or more units)	64	2.09
Units in Structure (all categories)		
Single Family Detached	283	2.56
Single Family Attached	34	2.42
2 Apartments	10	2.35
3-4 Apartments	13	2.25
5-9 Apartments	11	2.36
10-19 Apartments	10	2.59
20-49 Apartments	16	1.49
50 or More Apartments	4	1.50

Source: Economic & Planning Systems analysis of US Census Public Use Microsample Data (2019 1-Year Sample)

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Table 2**Project Population Estimate**

Description	HH at Buildout	Structure Type	Avg. HH Size	Total Population
Development Program				
For-Sale MF Housing Units	451	Multifamily (2 or more units)	2.09	944
For-Sale SFA Housing Units	266	Single Family Attached	2.42	644
For-Sale SFD Housing Units	235	Single Family Detached	2.56	601
For-Rent MF Housing Units	1,040	Multifamily (2 or more units)	2.09	2,178
For-Rent SFA Housing Units	218	Single Family Attached	2.42	528
For-Rent SFD Housing Units	49	Single Family Detached	2.56	125
Total/Average	2,259		2.22	5,021

Source: Economic & Planning Systems

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Table 3 – Additional Brown Ranch Population Estimates

Source	Geography	Total Units	Persons per Household	Population at Brown Ranch
American Community Survey (ACS), 2017-2021	Steamboat Springs	2264	2.34	5298
With upper margin of error (0.15)	Steamboat Springs	2264	2.49	5637
American Community Survey (ACS), 2017-2021	Routt County	2264	2.43	5502
With upper margin of error (0.11)	Routt County	2264	2.54	5751
American Community Survey (ACS), 2017-2021	Colorado	2264	2.52	5705
With upper margin of error (0.01)	Colorado	2264	2.53	5728
State Demography Office, DOLA, 2021	Steamboat Springs	2264	2.32	5252
State Demography Office, DOLA, 2021	Routt County	2264	2.36	5343
State Demography Office, DOLA, 2021	Colorado	2264	2.50	5660
American Community Survey (ACS), 2012-2016	Steamboat Springs	2264	2.49	5637
With upper margin of error (0.18)	Steamboat Springs	2264	2.67	6045
American Community Survey (ACS), 2012-2016	Routt County	2264	2.50	5660
With upper margin of error (0.10)	Routt County	2264	2.60	5886
American Community Survey (ACS), 2012-2016	Colorado	2264	2.56	5796
With upper margin of error (0.01)	Colorado	2264	2.57	5818
American Community Survey (ACS), 2007-2011	Steamboat Springs	2264	2.24	5071
With upper margin of error (0.14)	Steamboat Springs	2264	2.38	5388
American Community Survey (ACS), 2007-2011	Routt County	2264	2.30	5207
With upper margin of error (0.10)	Routt County	2264	2.40	5434
American Community Survey (ACS), 2007-2011	Colorado	2264	2.50	5660
With upper margin of error (0.01)	Colorado	2264	2.51	5683
Water Use Assumption, Brown Ranch Plan	Brown Ranch	2264	2.50	5660
Water Use Assumption, Brown Ranch Plan (revised)	Brown Ranch	2264	2.70	6113
Yampa Valley Housing Authority	YVHA Existing Assets *	2264	2.60	5886

* Includes YVHA's Alpenglow, Hillside Village, Reserves, and Sunlight Crossings developments