

Memorandum

To: The Honorable Mayor and Members of City Council

Via: Christopher M. Price, City Manager 

From: Jaleh M. Shea, AICP, Planning Director 

Date: April 8, 2020

Re: **City of Chesapeake January 1, 2020 Population Estimate – 246,912**

The Planning Department prepares a January 1 population estimate for the City each year. The City's January 1, 2020, population estimate is **246,912**. This reflects a 0.92% increase over the January 1, 2019, estimate of 244,657. The adopted Chesapeake 2035 Comprehensive Plan's rate of growth policy states that the overall target for the City is to accommodate an annual population growth of between 1% and 2%. The estimated population increase of 0.92% as of January 1, 2020, is slightly below this target growth rate. The City's estimate of 246,912 is comparable to the most recent July 1, 2019, population estimate from the Weldon Cooper Center for Public Service at the University of Virginia, which estimated the City's population at 245,745.

The City's population estimate is calculated by reviewing Certificates of Occupancy (COs) for new residential units by type, demolitions, average household sizes by type, and current vacancy rates. Over the past year, 1,099 new residential COs were issued, and there were 91 residential demolitions, resulting in a net increase of 1,008 new dwelling units. These are documented on the attached table entitled "2019 New Residential Certificates of Occupancy and Demolitions (Units)."

The greatest increase in population during the current period occurred in the Deep Creek planning area, as shown in the attached table entitled, "January 2020 Population Estimate." Development along the South Military Highway, I-64, and Dominion Boulevard corridors contributed significantly to this increase. There were no significant changes to the individual shares of each planning area to the total population from 2019 and the Great Bridge Planning Area continues to comprise the largest percentage of the City's population (21.84%).

The City experienced an overall increase in COs over the past year when considering all types of residential COs being issued. The distribution of new COs, however, shifted from single family residential to multi-family development types. COs decreased for single family detached housing by -20.6% and townhouses by -39.6%. Apartment COs, increased significantly by 475%, followed by condominiums at 40.6%. Single family detached condominiums increased from 0 COs issued in 2018 to 45 issued in 2019. No permits were issued for duplexes in 2019.

Demolition of existing residential units increased by 12.3% citywide over the previous period. The most significant increases were in Greenbrier, where demolitions increased from 2 in 2018 to 8 in 2019; and Indian River, where demolitions more than doubled from 11 to 24. Decreases in demolitions occurred in Great Bridge (-60%), Southern Chesapeake (-33.3%), and Western Branch (-62.5%) from the previous period.

Please contact me if you have any questions or if you would like additional information.

JMS/arb

Attachments

cc: Nicole Benson, Administrative Assistant III, City Manager's Office
Karen Shaffer, AICP, Assistant Planning Director
Mark Woodward, AICP, Comprehensive Planning Administrator
Alexis Baker, AICP, Senior Planner
Allison Gurkin, Office Coordinator
Chesapeake Planning Commission

January 2020 Population Estimate						
	Census Tract	Jan 1' 19 Population	Jan 1' 20 Population	Net Change from '19-'20	% Change from '19-'20	% of Total City Pop.
Camelot	214.04	7,900	7,902	2	0.03%	3.20%
	Total	7,900	7,902	2	0.03%	3.20%
Deep Creek	213.01	7,980	8,210	230	2.88%	3.33%
	213.02	10,700	11,082	382	3.57%	4.49%
	214.01	2,121	2,134	13	0.61%	0.86%
	214.02	6,344	6,352	8	0.13%	2.57%
	214.03	4,948	4,959	11	0.22%	2.01%
	Total	32,093	32,737	644	2.01%	13.26%
Great Bridge	210.04	7,782	8,107	325	4.18%	0.13%
	210.05	5,586	5,626	40	0.72%	0.02%
	210.06	9,668	9,705	37	0.38%	0.01%
	210.09	4,336	4,347	11	0.25%	0.00%
	210.10	5,905	5,956	51	0.86%	0.02%
	210.11	3,805	3,805	0	0.00%	0.00%
	210.12	6,217	6,217	0	0.00%	0.00%
	210.13	4,711	4,716	5	0.11%	0.00%
	211.01	5,436	5,436	0	0.00%	0.00%
Total	53,446	53,915	469	0.88%	21.84%	
Greenbrier	208.04	9,605	9,844	239	2.49%	0.10%
	208.05	5,897	5,897	0	0.00%	0.00%
	208.06	8,623	8,634	11	0.13%	0.00%
	208.07	7,776	7,787	11	0.14%	0.00%
	Total	31,901	32,162	261	0.82%	13.03%
Indian River	200.01	1,533	1,533	0	0.00%	0.00%
	200.02	4,666	4,676	10	0.21%	0.00%
	200.03	5,877	5,918	41	0.70%	0.02%
	208.08	3,751	3,769	18	0.48%	0.01%
	208.09	5,069	5,081	12	0.24%	0.00%
	Total	20,896	20,977	81	0.39%	8.50%
Rivercrest	209.03	2,816	2,821	5	0.18%	1.14%
	209.04	9,034	9,092	58	0.64%	3.68%
	209.05	2,719	2,719	0	0.00%	1.10%
	209.06	8,049	8,159	110	1.37%	3.30%
	Total	22,618	22,791	173	0.76%	9.23%
South Norfolk	201.00	4,538	4,532	-6	-0.13%	1.84%
	202.00	4,298	4,313	15	0.35%	1.75%
	203.00	1,724	1,730	6	0.35%	0.70%
	204.00	2,999	3,006	7	0.23%	1.22%
	205.00	1,904	1,933	29	1.52%	0.78%
	206.00	4,134	4,138	4	0.10%	1.68%
	207.00	5,872	6,008	136	2.32%	2.43%
	Total	25,469	25,660	191	0.75%	10.39%
Southern Chesapeake	211.02	8,274	8,303	29	0.35%	3.36%
	212.00	6,610	6,746	136	2.06%	2.73%
	Total	14,884	15,049	165	1.11%	6.09%
Western Branch	215.01	11,535	11,564	29	0.25%	4.68%
	215.02	8,840	9,011	171	1.93%	3.65%
	216.01	8,358	8,406	48	0.57%	3.40%
	216.02	6,717	6,738	21	0.31%	2.73%
	Total	35,450	35,719	269	0.76%	14.47%
Citywide Total		244,657	246,912	2,255	0.92%	100.00%

2019 New Residential Certificates of Occupancy & Demolitions (Units)

Planning Area	Census Tract	Net Total Units*	Single Family	Duplex	Townhouse	Apartment	Condo	Single Family Detached Condo	Mobile Home	Demolitions
Camelot	214.04	1	4	0	0	0	0	0	0	3
	Total	1	4	0	0	0	0	0	0	3
Deep Creek	213.01	87	87	0	0	0	2	0	0	2
	213.02	187	71	0	0	0	115	2	0	1
	214.01	5	6	0	0	0	0	0	0	1
	214.02	3	4	0	0	0	0	0	0	1
	214.03	5	12	0	0	0	1	0	0	8
	Total	287	180	0	0	0	118	2	0	13
Great Bridge	210.04	145	51	0	0	1	60	35	0	2
	210.05	15	15	0	0	0	0	0	0	0
	210.06	14	15	0	0	0	0	0	0	1
	210.09	4	4	0	0	0	0	0	0	0
	210.10	29	3	0	0	0	26	0	0	0
	210.11	0	0	0	0	0	0	0	0	0
	210.12	0	0	0	0	0	0	0	0	0
	210.13	2	3	0	0	0	0	0	0	1
	211.01	0	0	0	0	0	0	0	0	0
	Total	209	91	0	0	1	86	35	0	4
Greenbrier	208.04	98	80	0	0	0	26	0	0	8
	208.05	0	0	0	0	0	0	0	0	0
	208.06	4	4	0	0	0	0	0	0	0
	208.07	4	4	0	0	0	0	0	0	0
	Total	106	88	0	0	0	26	0	0	8
Indian River	200.01	0	0	0	0	0	0	0	0	0
	200.02	4	9	0	0	0	0	0	0	5
	200.03	16	27	0	0	0	0	0	0	11
	208.08	11	0	0	0	0	11	0	0	0
	208.09	5	13	0	0	0	0	0	0	8
	Total	36	49	0	0	0	11	0	0	24
Rivercrest	209.03	2	3	0	0	0	0	0	0	1
	209.04	29	7	0	0	0	18	8	0	4
	209.05	0	0	0	0	0	0	0	0	0
	209.06	53	0	0	0	53	0	0	0	0
	Total	84	10	0	0	53	18	8	0	5
South Norfolk	201.00	-2	0	0	0	0	0	0	0	2
	202.00	6	13	0	0	0	0	0	0	7
	203.00	4	1	0	0	0	4	0	0	1
	204.00	3	6	0	0	0	0	0	0	3
	205.00	17	2	0	0	0	16	0	0	1
	206.00	2	8	0	0	0	0	0	0	6
	207.00	71	10	0	0	66	0	0	0	5
	Total	101	40	0	0	66	20	0	0	25
Southern Chesapeake	211.02	11	15	0	0	0	0	0	0	4
	212.00	51	53	0	0	0	0	0	0	2
	Total	62	68	0	0	0	0	0	0	6
Western Branch	215.01	11	12	0	0	0	0	0	0	1
	215.02	85	10	0	29	18	29	0	0	1
	216.01	18	18	0	0	0	0	0	0	0
	216.02	8	9	0	0	0	0	0	0	1
	Total	122	49	0	29	18	29	0	0	3
Citywide Total		1,008	579	0	29	138	308	45	0	91

2018 New Residential Certificates of Occupancy & Demolitions (Units)

Planning Area	Census Tract	Net Total Units*	Single Family	Duplex	Townhouse	Apartment	Condo	Single Family Detached Condo	Mobile Home	Demolitions
Camelot	214.04	1	3	0	0	0	0	0	0	2
	Total	1	3	0	0	0	0	0	0	2
Deep Creek	213.01	155	132	0	0	0	25	0	0	2
	213.02	90	79	0	0	0	14	0	0	3
	214.01	6	7	0	0	0	0	0	0	1
	214.02	-1	1	0	0	0	0	0	0	2
	214.03	8	11	0	0	0	0	0	0	3
	Total	258	230	0	0	0	39	0	0	11
Great Bridge	210.04	106	76	0	0	0	30	0	0	0
	210.05	2	7	0	0	0	0	0	0	5
	210.06	61	33	0	0	0	31	0	0	3
	210.09	4	5	0	0	0	0	0	0	1
	210.10	14	8	0	0	0	7	0	0	1
	210.11	0	0	0	0	0	0	0	0	0
	210.12	0	0	0	0	0	0	0	0	0
	210.13	0	0	0	0	0	0	0	0	0
	211.01	4	4	0	0	0	0	0	0	0
	Total	191	133	0	0	0	68	0	0	10
Greenbrier	208.04	119	109	0	0	0	11	0	0	1
	208.05	0	0	0	0	0	0	0	0	0
	208.06	2	2	0	1	0	0	0	0	1
	208.07	0	0	0	0	0	0	0	0	0
	Total	121	111	0	1	0	11	0	0	2
Indian River	200.01	1	1	0	0	0	0	0	0	0
	200.02	-4	4	0	0	0	0	0	0	8
	200.03	10	13	0	0	0	0	0	0	3
	208.08	0	0	0	0	0	0	0	0	0
	208.09	22	22	0	0	0	0	0	0	0
	Total	29	40	0	0	0	0	0	0	11
Rivercrest	209.03	1	4	0	0	0	0	0	0	3
	209.04	32	9	0	0	0	25	0	0	2
	209.05	2	2	0	0	0	0	0	0	0
	209.06	1	1	0	0	0	0	0	0	0
	Total	36	16	0	0	0	25	0	0	5
South Norfolk	201.00	1	3	0	0	0	0	0	0	2
	202.00	5	14	0	0	0	0	0	0	9
	203.00	3	2	0	0	0	1	0	0	0
	204.00	0	2	0	0	0	0	0	0	2
	205.00	88	15	0	0	0	75	0	0	2
	206.00	2	5	0	0	0	0	0	0	3
	207.00	2	7	0	0	0	0	0	0	5
	Total	101	48	0	0	0	76	0	0	23
Southern Chesapeake	211.02	17	20	0	0	0	0	0	0	3
	212.00	71	77	0	0	0	0	0	0	6
	Total	88	97	0	0	0	0	0	0	9
Western Branch	215.01	14	17	0	0	0	0	0	0	3
	215.02	70	0	0	47	24	0	0	0	1
	216.01	25	26	0	0	0	0	0	0	1
	216.02	3	6	0	0	0	0	0	0	3
	Total	112	49	0	47	24	0	0	0	8
Citywide Total		937	727	0	48	24	219	0	0	81