

Population Projections

Typically, the State of Washington Office of Financial Management will take an average percentage and multiply it by the City's current population. For example:

| POPULATION | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Population | 5,708 | 6,205 | 6,348 | 6,494 | 6,643 | 6,796 | 6,952 | 7,112 | 7,276 | 7,443 | 7,614 | 7,789 | 7,968 | 8,152 | 8,339 | 8,531 | 8,727 | 8,928 | 9,133 | 9,343 |
| Assumed Annual Growth Rate | | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% |

So each year, the city is expected to grow...

The problem of course, is that City's don't just grow for no reason, or at a steady pace...

Another way to project growth is to look at how many homes are being built and to use that number to calculate how many people will move into the City based on the growth in housing stock.

With this in mind, staff did its best to try and predict how many homes could be built.

Once it had those numbers staff used the State population numbers to estimate how many people will move to Woodland to live in those houses. The State uses the following numbers:

| | |
|-----------------------|-----------------------|
| Persons per Household | |
| Single-Family | 3.1778 |
| Duplex | 2.9583 |
| 3 & 4 Units | 2.3913 |
| 5+ units | 1.9 |
| Manufactured Homes | 2.1502 |
| Special housing | 1.5238 |
| | 2.79 (average) |

For example, if the City expects the following growth in 2019:

| | People per unit (as noted above) | Population growth due to those units |
|----------------------|----------------------------------|---|
| Single-Family Homes | 36 x 3.18 = | 114 |
| Duplex | 8 x 2.96 = | 24 |
| 3 & 4 Unit Dwellings | 28 x 2.39 = | 67 |
| | <u>72</u> Units | <u>205</u> population growth in those units |

What this tells staff if that 72 units will cause the City's population to grow by 205 people... that's a 3.23% growth rate for 2019.

So what can staff do? Staff looked at the housing trend for the last few years and has taken a 2.67% growth trend. This trend is identified below:

| POPULATION | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | |
|-------------------------------|-----------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 20-year Population Projection | 9,274 | 9,274 | | | | | | | | | | | | | | | | | | | | | |
| Planned Population Growth | 3,566 | 3,069 | | | | | | | | | | | | | | | | | | | | | |
| Population | 5,708 | 6,205 | 6,348 | 6,494 | 6,643 | 6,796 | 6,952 | 7,112 | 7,276 | 7,443 | 7,614 | 7,789 | 7,968 | 8,152 | 8,339 | 8,531 | 8,727 | 8,928 | 9,133 | 9,343 | | | |
| Assumed Annual Growth Rate | 2.3% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% |
| | Using the 15-18 trend | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% |

For each Growth scenario, staff estimated how many housing units could result from growth and used that number to calculate a new population projection for that year.

POPULATION DRIVEN BY THE HOUSING STARTS

| (based on housing starts) Actual Population | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | |
|---|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|------|------|------|------|------|
| Pop trend vs adopted Comp Plan | 6410 | 6569 | 6888 | 7188 | 7327 | 7486 | 7645 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 | 7670 |
| Pop trend vs 15-18 growth trend | 62 | 75 | 225 | 372 | 375 | 374 | 369 | 227 | 56 | -119 | -298 | -482 | -669 | -861 | -1057 | -1258 | -1463 | -1673 | | | | | |
| | 62 | 52 | 177 | 298 | 273 | 244 | 210 | 37 | -167 | -377 | -591 | -812 | -1038 | -1271 | -1510 | -1755 | -2006 | -2265 | | | | | |

The numbers below that population estimate show how the growth scenario compares to the State's n population projection.

Please review the following growth scenario projections for how they will affect the implementation of the City's comp plan.

SCENARIO 1 - NO CHANGES

| POPULATION | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | |
|-------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|
| 20-year Population Projection | 9,274 | 9,274 | | | | | | | | | | | | | | | | | | | |
| Planned Population Growth | 3,566 | 3,069 | | | | | | | | | | | | | | | | | | | |
| Population | 5,708 | 6,205 | 6,348 | 6,494 | 6,643 | 6,796 | 6,952 | 7,112 | 7,276 | 7,443 | 7,614 | 7,789 | 7,968 | 8,152 | 8,339 | 8,531 | 8,727 | 8,928 | 9,133 | 9,343 | |
| Assumed Annual Growth Rate | 2.3% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | |
| Using the 15-18 trend | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | |

| HOUSING | | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|------------------------|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Existing Housing Units | | 1,933 | 2,326 | 2,398 | 2,448 | 2,572 | 2,696 | 2,746 | 2,796 | 2,846 | 2,854 | 2,854 | 2,854 | 2,854 | 2,854 | 2,854 | 2,854 | 2,854 | 2,854 | 2,854 | 2,854 |
| SFR | | 36 | 1447 | 36 | 50 | 50 | 50 | 50 | 50 | 50 | 8 | | | | | | | | | | |
| Duplex | | 8 | 116 | 8 | | | | | | | | | | | | | | | | | |
| 3&4 Units | | 28 | 113 | 28 | | | | | | | | | | | | | | | | | |
| 5+ units | | | 366 | | 74 | 74 | | | | | | | | | | | | | | | |
| Mfg Homes | | | 263 | | | | | | | | | | | | | | | | | | |
| Special housing | | 21 | | | | | | | | | | | | | | | | | | | |

Persons per Household (p/hh) **2.77**

- SFR 3.1778
- Duplex 2.9583
- 3&4 Units 2.3913
- 5+ units 1.9
- Mfg Homes 2.1502
- Special housing 1.5238

POPULATION DRIVEN BY THE HOUSING STARTS

| (based on housing starts) Actual Population | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|------|------|
| Pop trend vs adopted Comp Plan | 62 | 75 | 225 | 372 | 375 | 374 | 369 | 227 | 56 | -119 | -298 | -482 | -669 | -861 | -1057 | -1258 | -1463 | -1673 | | |
| Pop trend vs 15-18 growth trend | 62 | 52 | 177 | 298 | 273 | 244 | 210 | 37 | -167 | -377 | -591 | -812 | -1038 | -1271 | -1510 | -1755 | -2006 | -2265 | | |

RESIDENTIAL

| Projected total housing units | 3,225 | 3,225 |
|---|------------------|-------|
| Undeveloped residential land | 174 acres | 71.69 |
| Projected Low Density new housing starts (4 units/acre) | 673 | 272 |
| Projected High Density new housing starts (20 units/acre) | 619 | 619 |
| Housing Type Ratio | 60% low density | 78.5% |
| (stated goal) | 40% high density | 21.5% |

This number represents the number of multi-family units that the Comp Plan states it desires but which remain unbuilt

This is the projected date where the City will have more single-family residences than projected by the Comp Plan.

SCENARIO 2 - Approval of internal applications with no expansion of the existing UGA

Potential Projects

The following are staff's best estimate for what each of the applications represent in terms of units per project.

| Project Name/Applicant | Location | Acres | Units | Type | Year? |
|--------------------------|----------|-------|-------|------|-----------|
| Woodland Commerce Center | City | 5.52 | 43 | MRF | 2019-2020 |
| B Young | City | 6.37 | 89 | MFR | 2020-2021 |
| Saxony Pacific | City | 21.51 | 264 | MFR | 2022-2024 |
| | | 33.4 | 396 | | |

| POPULATION HOUSING | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|------------------------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | | | | | | | | | | | | | | | | | | | | |
| Existing Housing Units | 1,933 | 2326 | 2423 | 2535 | 2630 | 2780 | 2930 | 3044 | 3094 | 3176 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 | 3250 |
| SFR | | 1447 | | 36 | 50 | 50 | 50 | 50 | 50 | 8 | | | | | | | | | | |
| Duplex | | 116 | | 8 | | | | | | | | | | | | | | | | |
| 3&4 Units | | 113 | | 35 | | | | | | | | | | | | | | | | |
| 5+ units | | 366 | | 18 | 62 | 45 | 100 | 64 | | 74 | 74 | | | | | | | | | |
| Mfg Homes | | 263 | | | | | | | | | | | | | | | | | | |
| Special housing | | 21 | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |

17.20%

POPULATION DRIVEN BY THE HOUSING STARTS

| (based on housing starts) | Actual Population | 6461 | 6738 | 6982 | 7331 | 7680 | 7960 | 8119 | 8285 | 8426 | 8426 | 8426 | 8426 | 8426 | 8426 | 8426 | 8426 | 8426 | 8426 | 8426 |
|---------------------------------|-------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|------|
| Pop trend vs adopted Comp Plan | 113 | 244 | 339 | 535 | 728 | 848 | 848 | 844 | 842 | 812 | 637 | 457 | 274 | 87 | -105 | -301 | -502 | -707 | -918 | |
| Pop trend vs 15-18 growth trend | 113 | 220 | 291 | 461 | 627 | 719 | 684 | 684 | 652 | 589 | 379 | 164 | -56 | -283 | -515 | -754 | -959 | -1251 | -1509 | |

RESIDENTIAL

| | | |
|---|------------------|-------|
| Projected total housing units | 3,225 | 3225 |
| Undeveloped residential land | 174 acres | 71.69 |
| Projected Low Density new housing starts (4 units/acre) | 673 | 272 |
| Projected High Density new housing starts (20 units/acre) | 619 | 619 |
| Housing Type Ratio (stated goal) | 60% low density | 78.5% |
| | 40% high density | 21.5% |

The number of unmet MFR housing demand as projected by the Comp Plan
Point where we have more SFR than projected by the Comp Plan

SCENARIO 3 - Adoption of some applications

Potential Projects

The following are staff's best estimate for what each of the applications represent in terms of units per project.

| Project Name/Applicant | Location | Acres | Units | Type | Year? |
|--------------------------------|----------|-------|-------|------|-----------|
| Loomis | UGA | 56.71 | 0 | SFR | |
| Woodland Commerce Center | City | 5.52 | 43 | MRF | 2019-2020 |
| B Young | City | 6.37 | 89 | MFR | 2020-2021 |
| Aho - Project 1 (Donald Farm?) | UGA | 15.4 | 520 | SFR | 2020-2023 |
| Saxony Pacific | City | 21.51 | 264 | MFR | 2022-2024 |
| Tsugawa | UGA | 29.46 | 135 | SFR | 2025-2026 |
| Saxony Pacific - Dike | UGA | 16.22 | 264 | MFR | 2026-2028 |
| Green Mountain | City | | 148 | MRF | 2030-2031 |
| Woodland Creek | City | | 139 | SFR | |
| Aho - Project 2 | UGA | 50 | 168 | SFR | 2024-2025 |
| Aho - Project 3 | UGA | 50 | 168 | SFR | 2025-2027 |
| Aho - Project 4 | UGA | 50 | 168 | SFR | 2027-2028 |
| Aho - Project 5 | UGA | 50 | 168 | SFR | 2029-2031 |
| Aho - Project 6 | UGA | 50 | 168 | SFR | 2031-2032 |
| Aho - Project 7 | UGA | 50 | 168 | SFR | 2032-2033 |
| | | ??? | ??? | | ??? |

| POPULATION | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|-------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 20-year Population Projection | 9,274 | 9,274 | | | | | | | | | | | | | | | | | | |
| Planned Population Growth | 3,566 | 3,069 | | | | | | | | | | | | | | | | | | |
| Population | 5,708 | 6,205 | 6,348 | 6,494 | 6,643 | 6,796 | 6,952 | 7,112 | 7,276 | 7,443 | 7,614 | 7,789 | 7,968 | 8,152 | 8,339 | 8,531 | 8,727 | 8,928 | 9,133 | 9,343 |
| Assumed Annual Growth Rate | 2.3% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% | 2.30% |
| Using the 15-18 trend | 2.67% | 2.67% | 6,348 | 6,517 | 6,691 | 6,870 | 7,053 | 7,242 | 7,435 | 7,633 | 7,837 | 8,047 | 8,261 | 8,482 | 8,708 | 8,941 | 9,180 | 9,425 | 9,676 | 9,935 |
| | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% | 2.67% |

HIGH GROWTH HOUSING STARTS PER YEAR (PLANNERS BEST ESTIMATE)

| HOUSING | 1,933 | 2,326 | 2,423 | 2,635 | 2,830 | 3,080 | 3,330 | 3,544 | 3,664 | 3,857 | 4,007 | 4,121 | 4,171 | 4,295 | 4,419 | 4,469 | 4,519 | 4,569 | 4,619 | 4,669 |
|------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Existing Housing Units | 1,933 | 2,326 | 2,423 | 2,635 | 2,830 | 3,080 | 3,330 | 3,544 | 3,664 | 3,857 | 4,007 | 4,121 | 4,171 | 4,295 | 4,419 | 4,469 | 4,519 | 4,569 | 4,619 | 4,669 |
| SFR | 1447 | 1447 | 36 | 150 | 150 | 150 | 150 | 150 | 120 | 93 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Duplex | 116 | 116 | 8 | | | | | | | | | | | | | | | | | |
| 3&4 Units | 113 | 35 | 35 | | | | | | | | | | | | | | | | | |
| 5+ units | 366 | 18 | 62 | 45 | 100 | 100 | 100 | 64 | 100 | 100 | 100 | 64 | 74 | 74 | 74 | | | | | |
| Mfg Homes | 263 | | | | | | | | | | | | | | | | | | | |
| Special housing | 21 | | | | | | | | | | | | | | | | | | | |

Persons per Household (p/hh) 2.77 17.20% 2.79

POPULATION DRIVEN BY THE HOUSING STARTS

| | | | | | | | | | | | | | | | | | | |
|---|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|
| (based on housing starts) Actual Population | 6461 | 7055 | 7618 | 8284 | 8951 | 9549 | 10416 | 10765 | 11045 | 11204 | 11504 | 11803 | 11962 | 12121 | 12280 | 12439 | 12598 | |
| Pop trend vs adopted Comp Plan | 113 | 562 | 975 | 1488 | 1999 | 2437 | 2655 | 2973 | 3151 | 3256 | 3236 | 3352 | 3464 | 3431 | 3394 | 3352 | 3306 | 3254 |
| Pop trend vs 15-18 growth trend | 113 | 538 | 926 | 1414 | 1898 | 2308 | 2496 | 2783 | 2928 | 2999 | 2943 | 3022 | 3095 | 3021 | 2941 | 2855 | 2762 | 2663 |

RESIDENTIAL

| | | | | | | | | | | | | | | | | | | | | |
|---|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Projected total housing units | 3,225 | 3,225 | | | | | | | | | | | | | | | | | | |
| Undeveloped residential land | 174 acres | 71.69 | 87.32 | | | | | | | | | | | | | | | | | |
| Projected Low Density new housing starts (4 units/acre) | 673 | 272 | 228 | 78 | -72 | -222 | -372 | -522 | -642 | -735 | -785 | -835 | -885 | -935 | -985 | -1035 | -1085 | -1135 | -1185 | -1235 |
| Projected High Density new housing starts (20 units/acre) | 619 | 619 | 566 | 504 | 459 | 359 | 259 | 195 | 195 | 95 | -5 | -69 | -143 | -217 | -217 | -217 | -217 | -217 | -217 | -217 |
| Housing Type Ratio (stated goal) | 60% low density | 78.5% | 77.2% | 76.7% | 76.7% | 75.3% | 74.2% | 73.9% | 74.8% | 73.5% | 71.9% | 71.2% | 71.5% | 70.6% | 69.8% | 70.1% | 70.4% | 70.8% | 71.1% | 71.4% |
| | 40% high density | 21.5% | 22.8% | 23.3% | 23.3% | 24.7% | 25.8% | 26.1% | 25.2% | 26.5% | 28.1% | 28.8% | 28.5% | 29.4% | 30.2% | 29.9% | 29.6% | 29.2% | 28.9% | 28.6% |

Point where we have more MFR than projected by comp plan.
Point where we have more SFR than projected by the Comp Plan

MEDIUM GROWTH

AT 75 SINGLE FAMILY HOUSES PER YEAR

| POPULATION HOUSING | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| SCENARIO 3 | | | | | | | | | | | | | | | | | | | | |
| Existing Housing Units | 1,933 | 2,326 | 2,423 | 2,560 | 2,680 | 2,855 | 3,030 | 3,169 | 3,244 | 3,419 | 3,594 | 3,733 | 3,808 | 3,957 | 4,106 | 4,181 | 4,256 | 4,331 | 4,406 | 4,481 |
| SFR | | 1,447 | 36 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 |
| Duplex | | 116 | 8 | | | | | | | | | | | | | | | | | |
| 3&4 Units | | 113 | 35 | | | | | | | | | | | | | | | | | |
| 5+ units | | 366 | 18 | 62 | 45 | 100 | 100 | 64 | 100 | 100 | 100 | 64 | 74 | 74 | 74 | | | | | |
| Mfg Homes | | 263 | | | | | | | | | | | | | | | | | | |
| Special housing | | 21 | | | | | | | | | | | | | | | | | | |

17.20%

POPULATION DRIVEN BY THE HOUSING STARTS

| | | | | | | | | | | | | | | | | | | |
|---|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|
| (based on housing starts) Actual Population | 6461 | 6817 | 7141 | 7569 | 7998 | 8358 | 8596 | 9024 | 9453 | 9812 | 10051 | 10430 | 10809 | 11047 | 11285 | 11524 | 11762 | 12000 |
| Pop trend vs adopted Comp Plan | 113 | 323 | 498 | 773 | 1045 | 1245 | 1320 | 1581 | 1838 | 2023 | 2082 | 2278 | 2469 | 2516 | 2558 | 2596 | 2629 | 2657 |
| Pop trend vs 15-18 growth trend | 113 | 300 | 450 | 699 | 944 | 1116 | 1161 | 1391 | 1615 | 1766 | 1789 | 1948 | 2100 | 2106 | 2106 | 2099 | 2086 | 2066 |

LOW GROWTH

AT 50 SINGLE FAMILY HOUSES PER YEAR

| POPULATION HOUSING | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| SCENARIO 3 | | | | | | | | | | | | | | | | | | | | |
| Existing Housing Units | 1,933 | 2,326 | 2,423 | 2,535 | 2,630 | 2,780 | 2,930 | 3,044 | 3,094 | 3,244 | 3,394 | 3,508 | 3,558 | 3,682 | 3,806 | 3,856 | 3,906 | 3,956 | 4,006 | 4,056 |
| SFR | | 1,447 | 36 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| Duplex | | 116 | 8 | | | | | | | | | | | | | | | | | |
| 3&4 Units | | 113 | 35 | | | | | | | | | | | | | | | | | |
| 5+ units | | 366 | 18 | 62 | 45 | 100 | 100 | 64 | 100 | 100 | 100 | 64 | 74 | 74 | 74 | | | | | |
| Mfg Homes | | 263 | | | | | | | | | | | | | | | | | | |
| Special housing | | 21 | | | | | | | | | | | | | | | | | | |

17.20%

POPULATION DRIVEN BY THE HOUSING STARTS

| | | | | | | | | | | | | | | | | | | |
|---|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|
| (based on housing starts) Actual Population | 6461 | 6738 | 6982 | 7331 | 7680 | 7960 | 8119 | 8468 | 8817 | 9097 | 9256 | 9556 | 9855 | 10014 | 10173 | 10332 | 10491 | 10650 |
| Pop trend vs adopted Comp Plan | 113 | 244 | 339 | 535 | 728 | 848 | 844 | 1025 | 1203 | 1308 | 1288 | 1404 | 1516 | 1483 | 1446 | 1404 | 1358 | 1306 |
| Pop trend vs 15-18 growth trend | 113 | 220 | 291 | 461 | 627 | 719 | 684 | 835 | 980 | 1051 | 995 | 1074 | 1147 | 1073 | 993 | 907 | 814 | 715 |

SCENARIO 4 - Adoption of ALL applications

Potential Projects

The following are staff's best estimate for what each of the applications represent in terms of units per project.

| Project Name/Applicant | Location | Acres | Units | Type | Year? |
|--------------------------------|----------|--------|-------|------|-----------|
| Loomis | UGA | 56.71 | 0 | SFR | |
| Woodland Commerce Center | City | 5.52 | 43 | MRF | 2019-2020 |
| B Young | City | 6.37 | 89 | MFR | 2020-2021 |
| Aho - Project 1 (Donald Farm?) | UGA | 154 | 520 | SFR | 2020-2023 |
| Saxony Pacific | City | 21.51 | 264 | MFR | 2022-2024 |
| Tsugawa | UGA | 29.46 | 135 | SFR | 2025-2026 |
| Saxony Pacific - Dike | UGA | 16.22 | 264 | MFR | 2026-2028 |
| Green Mountain | City | 148 | 148 | MRF | 2030-2031 |
| Woodland Creek | City | | 139 | SFR | |
| Aho - Project 2 | UGA | 50 | 168 | SFR | 2024-2025 |
| Aho - Project 3 | UGA | 50 | 168 | SFR | 2025-2027 |
| Aho - Project 4 | UGA | 50 | 168 | SFR | 2027-2028 |
| Aho - Project 5 | UGA | 50 | 168 | SFR | 2029-2031 |
| Aho - Project 6 | UGA | 50 | 168 | SFR | 2031-2032 |
| Aho - Project 7 | UGA | 50 | 168 | SFR | 2032-2033 |
| | | 533.08 | 2610 | | |

| POPULATION HOUSING | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|------------------------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Existing Housing Units | 1,933 | 2326 | 2423 | 2635 | 2830 | 3080 | 3330 | 3544 | 3664 | 3907 | 4107 | 4271 | 4371 | 4545 | 4719 | 4819 | 4919 | 5019 | 5119 | 5219 |
| SFR | | 1447 | 36 | 150 | 150 | 150 | 150 | 120 | 143 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Duplex | | 116 | 8 | | | | | | | | | | | | | | | | | |
| 3&4 Units | | 113 | 35 | | | | | | | | | | | | | | | | | |
| 5+ units | | 366 | 18 | 62 | 45 | 100 | 100 | 64 | | 100 | 100 | 64 | | 74 | 74 | | | | | |
| Mfg Homes | | 263 | | | | | | | | | | | | | | | | | | |
| Special housing | | | 21 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 801 |

POPULATION DRIVEN BY THE HOUSING STARTS

| (based on housing starts) Actual Population | 6461 | 7055 | 7618 | 8284 | 8951 | 9549 | 9931 | 10575 | 11083 | 11522 | 11840 | 12298 | 12757 | 13074 | 13392 | 13710 | 14028 | 14346 |
|---|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Pop trend vs adopted Comp Plan | 113 | 562 | 975 | 1488 | 1999 | 2437 | 2655 | 3132 | 3469 | 3733 | 3871 | 4147 | 4417 | 4543 | 4665 | 4782 | 4894 | 5002 |
| Pop trend vs 15-18 growth trend | 113 | 538 | 926 | 1414 | 1898 | 2308 | 2496 | 2941 | 3245 | 3476 | 3579 | 3816 | 4048 | 4134 | 4213 | 4285 | 4351 | 4411 |

RESIDENTIAL

| Projected total housing units | 3,225 | 3225 |
|---|------------------|-------|
| Undeveloped residential land | 174 acres | 71.69 |
| Projected Low Density new housing starts (4 units/acre) | 673 | 272 |
| Projected High Density new housing starts (20 units/acre) | 619 | 619 |
| Housing Type Ratio (stated goal) | 60% low density | 77.2% |
| | 40% high density | 22.8% |

Point where we have more SFR than projected by the Comp Plan.

Point where we have more MFR than projected by comp plan.

SCENARIO 5 - All applications plus enlarged UGA

Potential Projects

The following are staff's best estimate for what each of the applications represent in terms of units per project.

| Project Name/Applicant | Location | Acres | Units | Type | Year? |
|--------------------------------|----------|---------|-------|------|---|
| Loomis | UGA | 56.71 | 0 | SFR | |
| Woodland Commerce Center | City | 5.52 | 43 | MRF | 2019-2020 |
| B Young | City | 6.37 | 89 | MFR | 2020-2021 |
| Aho - Project 1 (Donald Farm?) | UGA | 154 | 520 | SFR | 2020-2023 |
| Saxony Pacific | City | 21.51 | 264 | MFR | 2022-2024 |
| Tsugawa | UGA | 29.46 | 135 | SFR | 2025-2026 |
| Saxony Pacific - Dike | UGA | 16.22 | 264 | MFR | 2026-2028 |
| Green Mountain | City | | 148 | MRF | 2030-2031 |
| Woodland Creek | City | | 139 | SFR | |
| Aho - Project 2 | UGA | 50 | 168 | SFR | 2024-2025 |
| Aho - Project 3 | UGA | 50 | 168 | SFR | 2025-2027 |
| Aho - Project 4 | UGA | 50 | 168 | SFR | 2027-2028 |
| Aho - Project 5 | UGA | 50 | 168 | SFR | 2029-2031 |
| Aho - Project 6 | UGA | 50 | 168 | SFR | 2031-2032 |
| Aho - Project 7 | UGA | 50 | 168 | SFR | 2032-2033 |
| Burke Road UGA LINE | UGA | 27 | 92 | SFR | 15% for roads and critical areas |
| South Woodland UGA Fill-up | UGA | 566 | 1358 | SFR | 60% for critical areas, roads and other |
| | | | | | |
| | | 1182.79 | 4060 | | |

| POPULATION HOUSING | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|------------------------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| SCENARIO 5 | | | | | | | | | | | | | | | | | | | | |
| Existing Housing Units | 1,933 | 2326 | 2423 | 2635 | 2830 | 3080 | 3330 | 3544 | 3664 | 3907 | 4107 | 4271 | 4371 | 4545 | 4719 | 4819 | 4919 | 5019 | 5119 | 5219 |
| SFR | | 1447 | 36 | 150 | 150 | 150 | 150 | 150 | 120 | 143 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| Duplex | | | 8 | | | | | | | | | | | | | | | | | |
| 384 Units | | 113 | 35 | | | | | | | | | | | | | | | | | |
| 5+ units | | 366 | 18 | 62 | 45 | 100 | 100 | 64 | | 100 | 100 | 64 | 74 | 74 | | | | | | |
| Mfg Homes | | 263 | | | | | | | | | | | | | | | | | | |
| Special housing | | 21 | | | | | | | | | | | | | | | | | | |

17.20%

POPULATION DRIVEN BY THE HOUSING STARTS

| (based on housing starts) Actual Population | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Pop trend vs adopted Comp Plan | 6461 | 7055 | 7618 | 8284 | 8951 | 9549 | 9931 | 10575 | 11083 | 11522 | 11840 | 12298 | 12757 | 13074 | 13392 | 13710 | 14028 | 14346 |
| Pop trend vs 15-18 growth trend | 113 | 562 | 975 | 1488 | 1999 | 2437 | 2655 | 3132 | 3469 | 3733 | 3871 | 4147 | 4417 | 4543 | 4665 | 4782 | 4894 | 5002 |
| | 113 | 538 | 926 | 1414 | 1898 | 2308 | 2496 | 2941 | 3245 | 3476 | 3579 | 3816 | 4048 | 4134 | 4213 | 4285 | 4351 | 4411 |

| RESIDENTIAL | 2015 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Projected total housing units | 3,225 | 3,225 | | | | | | | | | | | | | | | | | | |
| Undeveloped residential land | 174 acres | 71.69 | | | | | | | | | | | | | | | | | | |
| Projected Low Density new housing starts (4 units/acre) | 673 | 272 | 228 | 78 | -72 | -222 | -372 | -522 | -642 | -785 | -885 | -985 | -1085 | -1185 | -1285 | -1385 | -1485 | -1585 | -1685 | -1785 |
| Projected High Density new housing starts (20 units/acre) | 619 | 619 | 566 | 504 | 459 | 359 | 259 | 195 | 195 | 95 | -5 | -69 | -69 | -143 | -217 | -217 | -217 | -217 | -217 | -217 |
| Housing Type Ratio (stated goal) | 60% low density | 78.5% | 77.2% | 76.7% | 76.7% | 75.3% | 74.2% | 73.9% | 74.8% | 73.8% | 72.6% | 72.2% | 72.8% | 72.2% | 71.7% | 72.3% | 72.8% | 73.4% | 73.9% | 74.4% |
| | 40% high density | 21.5% | 22.8% | 23.3% | 23.3% | 24.7% | 25.8% | 26.1% | 25.2% | 26.2% | 27.4% | 27.8% | 27.2% | 27.8% | 28.3% | 27.7% | 27.2% | 26.6% | 26.1% | 25.6% |

Point where we have more MFR than projected by comp plan.

Point where we have more SFR than projected by the Comp Plan

SCENARIO 6 - The Woodland Bottoms

Potential Projects

The following are staff's best estimate for what each of the applications represent in terms of units per project.

| Project Name/Applicant | Location | Acres | Units | Type | Year? |
|--------------------------------|----------|---------|-------|------|---|
| Loomis | UGA | 56.71 | 0 | SFR | |
| Woodland Commerce Center | City | 5.52 | 43 | MRF | 2019-2020 |
| B Young | City | 6.37 | 89 | MFR | 2020-2021 |
| Aho - Project 1 (Donald Farm?) | UGA | 154 | 520 | SFR | 2020-2023 |
| Saxony Pacific | City | 21.51 | 264 | MFR | 2022-2024 |
| Tsugawa | UGA | 29.46 | 135 | SFR | 2025-2026 |
| Saxony Pacific - Dike | UGA | 16.22 | 264 | MFR | 2026-2028 |
| Green Mountain | City | | 148 | MRF | 2030-2031 |
| Woodland Creek | City | | 139 | SFR | |
| Aho - Project 2 | UGA | 50 | 168 | SFR | 2024-2025 |
| Aho - Project 3 | UGA | 50 | 168 | SFR | 2025-2027 |
| Aho - Project 4 | UGA | 50 | 168 | SFR | 2027-2028 |
| Aho - Project 5 | UGA | 50 | 168 | SFR | 2029-2031 |
| Aho - Project 6 | UGA | 50 | 168 | SFR | 2031-2032 |
| Aho - Project 7 | UGA | 50 | 168 | SFR | 2032-2033 |
| Burke Road UGA LINE | UGA | 27 | 92 | SFR | 15% for roads and critical areas |
| South Woodland UGA Fill-up | UGA | 566 | 1358 | SFR | 60% for critical areas, roads and other |
| The Bottoms | UGA | 4,000 | 0 | | ASSUMES NO CITY DEVELOPMENT IN THE BOTTOMS |
| | | 5182.79 | 4060 | | |

| POPULATION HOUSING | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | | |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------|-----|
| Existing Housing Units | 1,933 | 2,226 | 2,635 | 2,830 | 3,080 | 3,330 | 3,544 | 3,664 | 3,907 | 4,107 | 4,271 | 4,371 | 4,545 | 4,719 | 4,819 | 4,919 | 5,019 | 5,119 | 5,219 | | |
| SFR | | 1,447 | 150 | 150 | 150 | 150 | 150 | 120 | 143 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 2049 | |
| Duplex | | 8 | | | | | | | | | | | | | | | | | | | |
| 3&4 Units | | 113 | 35 | | | | | | | | | | | | | | | | | | |
| 5+ units | | 366 | 18 | 62 | 45 | 100 | 64 | | 100 | 100 | 64 | | 74 | 74 | | | | | | | 801 |
| Mfg Homes | | 263 | | | | | | | | | | | | | | | | | | | |
| Special housing | | 21 | | | | | | | | | | | | | | | | | | | |

SCENARIO 6

17.20%

POPULATION DRIVEN BY THE HOUSING STARTS

| (based on housing starts) Actual Population | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Pop trend vs adopted Comp Plan | 113 | 562 | 975 | 1488 | 1898 | 2308 | 2496 | 2941 | 3245 | 3476 | 3579 | 3816 | 4048 | 4134 | 4213 | 4285 | 4351 | 4411 |
| Pop trend vs 15-18 growth trend | 113 | 538 | 926 | 1414 | 1898 | 2308 | 2496 | 2941 | 3245 | 3476 | 3579 | 3816 | 4048 | 4134 | 4213 | 4285 | 4351 | 4411 |

RESIDENTIAL

| Projected total housing units | 3,225 | 3,225 |
|---|------------------|-------|
| Undeveloped residential land | 174 acres | 71.69 |
| Projected Low Density new housing starts (4 units/acre) | 673 | 272 |
| Projected High Density new housing starts (20 units/acre) | 619 | 619 |
| Housing Type Ratio (stated goal) | 60% low density | 78.5% |
| | 40% high density | 21.5% |

Point where we have more MFR than projected by comp plan.

Point where we have more SFR than projected by the Comp Plan