

Results

Residential Development Capacity

The Future Land Use map is intended to accommodate projected population growth through the 2030 planning horizon. The 2030 population projection of 495,000 persons is a net increase of approximately 177,000 persons. Accommodating this population growth will require approximately 63,500 new housing units. An additional 1,900 units are required to maintain a normal 3% residential vacancy rate, for a total of 65,400 housing units.

The projected population growth should be accommodated within existing (2009) municipal areas and within the development areas identified on the Future Land Use map. Much of the development areas identified on the Future Land Use map will also be annexed into municipalities prior to being developed.

Between 59,800 and 68,900 persons can be accommodated within the existing 2009 municipal boundaries. An additional ~~116,500~~114,900 to ~~121,300~~19,800 persons can be accommodated within the development areas identified on the Future Land Use map. The County also has approximately 440 buildable agricultural parcels located outside of the development areas. These parcels are also added to the residential development capacity. In addition, the County has a residential vacancy rate of over 6%. Approximately 3,800 units, which are half of the vacant units in the County, should be absorbed to restore a healthy housing market.

The projected population growth of 177,000 persons and housing unit demand of 65,400 units can be accommodated within the calculated development capacity of the municipalities and Future Land Use map.

Table 14. Residential Development Capacity

	Low Estimate		High Estimate	
	Units	Population	Units	Population
Existing Municipal Capacity	21,749	59,826	25,031	68,851
Future Land Use Map Planned Capacity	<u>41,042</u>	<u>114,921</u>	<u>42,797</u>	<u>119,804</u>
Buildable Ag Lots (not within planned growth areas)	440	1,227	440	1,227
Existing Vacant Absorbable Units	3,806	10,613	3,806	10,613
Total Existing/Planned Capacity	<u>67,037</u>	<u>186,587</u>	<u>72,074</u>	<u>200,495</u>
Projected Growth	63,473	177,000	63,473	177,000
Additional Required Units (3% vacancy rate)	1,904		1,904	
Total Required New Units	65,378		65,378	
Surplus (Shortage) Units/Population	<u>1,659</u>	<u>9,587</u>	<u>6,696</u>	<u>23,495</u>

Table 15. Future Land Use

Land Use	Acres	Percent
Agricultural	138,216	45%
Environmentally Sensitive*	53,787	18%
Open Space	36,325	12%
Estate	31,259	10%
Residential	32,442	11%
Office industrial	7,191	2%
Retail	3,283	1%
Government / Inst	3,104	1%
Mixed Use	1,126	0.4%
Total	306,732	100%