Town of Prescott Valley

2014

Land Use Assumptions

Raftelis Financial Consultants, Inc.

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Purpose of this Report

The Town of Prescott Valley (Town) retained the services of Raftelis Financial Consultants (RFC) to complete an update of the Town's development impact fees for compliance with the requirements of ARS 9-463.05 effective August 1, 2014. RFC is responsible for this report and the work contained herein. The development impact fees updated by RFC include those associated with the following development impact fee categories:

- Parks and Recreation
- Public Safety (i.e. police)
- Circulation System (i.e. streets)
- Library

Arizona has experienced tremendous growth in past decades. To ensure new growth pays its proportionate share of infrastructure costs, development impact fees are collected by cities and towns to evenly and fairly distribute the burden of facility capacity to serve new development. These one-time charges are assessed to new development by local governments to recover the proportional cost of facilities benefiting new development based on specific calculations using standardized assessment schedules. Each development project pays a proportionate share of the cost of new infrastructure or necessary public services needed to support the new development.

Arizona Revised Statutes (ARS) §9-463.05 provides a framework for cities and towns to assess, collect and administer development fees. In April of 2011, statutory revisions were made by the approval of Senate Bill (SB) 1525 that significantly changed the requirements for development impact fees.

The first step in the process of assessing development impact fees under the new law is the preparation of land use assumptions. The land use assumptions estimate the changes projected to occur in population, employment, and land use densities for a specified service area over a period of at least ten years, pursuant to the General Plan of the municipality. The land use assumptions serve as the basis for the capital projects required to service new development. These capital projects, which are reflected in the Infrastructure Improvement Plan, serve as the basis for the development impact fee study.

In conjunction with the Town of Prescott Valley, RFC prepared current demographic estimates and future development projections for both residential and non-residential land use types. This land use data is used to develop the infrastructure improvement plan and determine what infrastructure will need to be constructed to accommodate

growth over the next ten years. This information is then used in the calculation of the Town's development impact fees.

The Town of Prescott Valley

The Town is located in central Yavapai County, approximately 80 miles northwest of the City of Phoenix, via U.S. Interstate 17 and State Highway 69 (Refer to Regional Vicinity Map Exhibit INT-1) . The Town is situated primarily between Highway 69 and State Highway 89A. It is approximately 20 miles west of I-17 and six miles east of Highway 89.

The Town is also committed to providing quality development that is walkable and provides community level services and facilities in all neighborhoods, existing and new. The Town provides a balance of land used including residential, commercial, industrial, educational, recreational, and open space. The Town experienced significant growth during the period 2000 through 2010. Despite the national recession beginning in 2008, the Town experienced an aggregate 65% increase in population from 23,535 in 2000 to 38,822 in 2010. This reflects a compound annual growth rate of over 5.1%. As discussed in the Town's "General Plan 2025" which was adopted, and approved by voters, in 2013 (General Plan), population is expected to increase in the coming decade.

Exhibit 1

Prescott Valley General Plan 2025
A Community Blueprint for the Future
ARIZONA
FLAGSTAFF
PRESCOTT VALLEY
YAVAPAI COUNTY
PHOENIX
TUCSON
40
17
10
8
N
W
E
S
0
35
70
140 Miles
Regional Vicinity Map
Exhibit INT-1

Summary of Land Use Assumptions

The land use assumptions developed for the Town as described in this report are based on the General Plan (described above). Information from the General Plan was also supplemented by U.S. Census Bureau data as described in greater detail below. Appendices to the report provide a detail of the underlying land use projections that are summarized below. All land use projections assume a single Town-wide service area that is used in the calculation of development impact fees.

Forecast Population

At the time of incorporation in 1978, the population of Prescott Valley was 1,521. By the 1985 U.S. Special Census, the Town had grown to 5,471. The 1990 Census reflected the continuation of the fast paced growth as Prescott Valley became the fastest growing city outside of the Phoenix metropolitan area in Arizona with 8,987 people. The 2000 Census count for Arizona was 5,130,632 and Prescott Valley 23,535, representing approximately .46 % of the state population. The 2010 Census count for Arizona was 6,392,017 persons; Prescott Valley accounted for 38,822 persons, or approximately .61% of the state population. The increase from 2000 to 2010 was approximately 52% percent. The Town of Prescott Valley encompasses approximately 24,363 acres of land while the surrounding "Prescott Valley Sphere of Influence" encompasses approximately 27,000 acres of land.

The General Plan forecast population under three growth scenarios. The "Trends" scenario reflected a growth equivalent to a compound annual growth rate of 2.74%. The "Moderate" scenario reflected growth equivalent to a compound annual growth rate of 3.80%. The "Accelerated" scenario reflected an extremely rapid pace of population growth equivalent to a compound annual growth rate of 4.73%. Each of these General Plan population growth scenarios is summarized below.

- Trends Growth Scenario – Prescott Valley's population increases from 38,822 in 2010 to 58,233 in 2025.
- Moderate Growth Scenario – The population increases from 38,822 in 2010 to 67,938 in 2025.
- Accelerated Growth Scenario – The population increases from 38,822 in 2010 to 77,644 in 2025.

Based on consultations with Town staff, the land use assumptions presented in this report are predominantly based on the "Moderate" growth scenario as supplemented by data for 2011 and 2012 obtained from the Arizona Department of Administrative Services.

Table 1 illustrates forecast population for the period 2013 – 2023 which coincides with the Town's ten-year infrastructure improvement plan period. Appendix A provides a year-by-year display of year-over-year population growth for the period 2000 – 2040.

Table 1
Forecast of Prescott Valley Population

Metric	Actual 2010	Actual 2011	Actual 2012	Estimated 2013	Estimated 2014	Forecast 2023	Aggregate % Chg. 2013 – 2023
Population	38,822	38,769	38,964	40,445	41,982	58,734	45.2%
Annual Growth	-----	-0.14%	0.50%	2.15%	3.80%	3.80%	------

Sources:

2010: U.S. Census Bureau.

2011 and 2012: Estimate of actual Town population per the Arizona Department of Administrative Services Office of Employment and Population Statistics.

2013: RFC estimate based on the actual Town growth rate of 0.50% in 2012 and the forecast Town growth of 3.80% in 2014 per the General Plan Moderate Growth Scenario as discussed above.

2014 – 2023: 3.80% based on General Plan Moderate Growth Scenario as discussed above.

Average Household Size

The Town's estimated average household size in 2010 is shown in Table 2 below. The full derivation of 2010 average household size is presented in Appendix B.

Table 2
Estimated 2010 Average Household Size

Household Type	Occupancy Population	Occupied Residential Units	Average Household Size
Single Family	27,542	10,532	2.62
Multi-Family & Mobile Home	10,968	4,831	2.27
Total	38,510	15,362	2.51

Sources:

Occupancy Population by Household Type:
U.S. Census Bureau 2009 – 2011 American Community Survey 3-Year Estimates, C22033

Estimated Occupied Residential Units: Prescott Valley 2025 General Plan Table H7

Forecast Residential Dwelling Units

The forecast of residential dwelling units is based on two key inputs. The first is the growth in zoned acreage by residential development type. The second is density of residential development per zoned acre.

Forecast Residential Zoned Acreage

Table 3 shows the first of these key inputs, the forecast growth in zoned acreage for residential housing development. Column A of Table 3 shows the Town's actual 2011 residential zoned acreage as presented in General Plan Table GA-1. Columns B and C of Table 3 reflect an estimated 1% annual growth in residential zoned acreage during 2012 and 2013. This estimate was developed by RFC after consultants with Town staff and is believed to be an accurate reflection of actual experience in 2012 and 2013.

Columns D and E of Table 3 show the estimated 2.11% annual growth rate in residential zoned acreage for 2014 and the entire period 2014 - 2023 This 2.11% annual growth assumption is based on an estimated 1.95% annual growth in single family residential acreage; 2.75% annual growth in multi-family zoned acreage; and 3.57% annual growth in mobile home zoned acreage. These growth rates were derived by RFC based on an analysis of General Plan Table GA-1. Specifically, they reflect the annual compound growth rate required, for each land use type, to move from actual 2011 zoned acreage to the amount of zoned acreage required in 2025 as specified in General Plan Table GA-1.

Table 3
Forecast Growth in Residential Zoned Acreage

	Column A	Column B	Column C	Column D	Column E	Column F
Residential Land Use	**Actual 2011**	**Estimated 2012**	**Estimated 2013**	**Estimated 2014**	**Forecast 2023**	**Aggregate % Change 2013 - 2023**
Single Family	9,387	9,481	9,576	9,763	11,618	21.33%
Multi-Family	741	748	756	777	991	31.14%
Mobile Home	713	720	727	753	1,033	42.01%
Total	10,841	10,949	11,059	11,293	13,642	23.36%
Annual % Growth		1.00%	1.00%	2.11%	2.11% For each year from 2014 - 2023	

Sources:

2011: Zoned acreage per General Plan Table GA-1.

2012 and 2013: RFC estimate of 1% based on consultations with Town staff.

2014 and 2023: 2.11% growth assumes 1.95% annual growth in single family residential acreage; 2.75% annual growth in multi-family zoned acreage; and 3.57% annual growth in mobile home zoned acreage. These growth rates were derived by RFC from an analysis of General Plan Table GA-1. Specifically, they reflect the annual compound growth rate required, for each land use type, to move from actual 2011 zoned acreage to the amount of zoned acreage required in 2025 per General Plan Table GA-1.

Estimated Residential Development Density

The second key input is an assumption regarding the density of residential development per zoned acre as presented in Table 4. Columns A and B of Table 4 shows the minimum and maximum residential development densities, expressed on the basis of dwelling units per acre, as described in Chapter 4 of the General Plan (Land Use Element). These minimum and maximum values are based on the Town's current residential zoning ordinances.

Column C of Table 4 shows RFC's estimate of the Town's actual 2010 residential development density. The values in Column C reflect the aggregate outcome of decades of previous residential development within the Town. These values were derived by dividing actual 2010 residential housing units (both occupied and vacant), as reported in General Plan Table H7, by the Town's actual 2011 residential zoned acreage as reported in General Plan Table GA1. As expected, the values shown in Column C are significantly lower than the current maximum allowable development densities as specified in the Town's current residential zoning ordinances.

The actual residential development densities used by RFC to prepare the land use assumptions presented in this report are shown in Column D of Table 4. The values shown in Column D are based on the average of the minimum and maximum values presented Columns A and B of Table 4. It is expected that all future residential development will closely aligned with the densities shown in Column D.

Table 4
Summary of Residential Development Densities by Zoning Type

	Range of Potential Residential Dwelling Units per Acre Based on the Town's Current Zoning Ordinances			
	Column A	**Column B**	**Column C**	**Column D**
Residential Land Use	**Minimum Potential Dwelling Units per Acre**	**Maximum Potential Dwelling Units per Acre**	**Estimated Actual 2010 Dwelling Units per Acre**	**Residential Development Densities per Acre Used in this Land Use Assumption Report**
Single Family	1.1	4.0	1.28	2.55
Multi-Family	8.1	15.0	3.89	11.55
Mobile Home	4.1	8.0	3.67	6.05

Sources:

Column A and B: General Plan Chapter 4 (Land Use Element)

Column C: RFC calculation based on the actual 2010 residential housing units (vacant and occupied) per General Plan Table H7 divided by the actual 2011 residential zoned acres per General Plan GA1.

Column D: Average of the minimum and maximum shown in Columns A and B.

Forecast Residential Dwelling Units

Table 5 shows the forecast of residential dwelling units during the period 2013 – 2023. This forecast reflects both the forecast growth in zoned acreage as shown in Table 3, and the residential development density assumptions shown in Table 4.

Table 5
Forecast of Residential Dwelling Units

Residential Land Use	Estimated 2011	Estimated 2012	Estimated 2013	Forecast 2014	Forecast 2023	Aggregate % Change 2013 - 2023
Single Family	12,231	12,471	12,712	13,189	17,921	40.97%
Multi-Family	2,970	3,055	3,142	3,382	5,860	86.53%
Mobile Home	2,660	2,703	2,747	2,904	4,595	67.29%
Total	17,861	18,229	18,601	19,475	28,376	52.55%
Annual % Growth	2.10%	2.06%	2.04%	4.70%	Varies by Year	

Comprehensive 2010 – 2040 Forecast of Residential Land Use Metrics

Appendix C provides a comprehensive 30-year summary of the Town's actual and forecast residential land use metrics during the period 2010 - 2040. The metrics shown in Appendix C include: 1) the annual growth residential zoned acreage; 2) the annual incremental growth in residential dwelling units; 3) the annual aggregate number of residential dwelling units, and 4) the annual estimate of residential development densities by land use type

It is important to note that the residential development densities shown in Appendix C are forecast to increase on a year-by-year basis. However, even in 2040, forecast residential development densities do not match the density assumption inputs described in Table 4 (2.55 single family dwelling units per acre, 11.55 multi-family dwelling units per acre, and 6.05 mobile home dwelling units per acre). This is because the Town's actual existing residential development densities are significantly lower than density assumptions used in Table 4 which are based on current residential zoning ordinances. Thus, the aggregate residential development densities shown in Appendix C reflect a blending of both actual and forecast residential development characteristics.

Forecast of Non-Residential Land Use Square Footage and Employment

Estimate of Existing Non-Residential Square Footage

The baseline for forecasting the future square footage of non-residential land use is an accurate estimate of existing non-residential square footage. The most recent estimate

of existing non-residential square footage available from the Town was for 2008. Further, this 2008 data aggregated all non-residential commercial square footage into the two broad categories of "commercial" and industrial. The lack of contemporary (i.e., 2013) estimates of non-residential square footage required RFC to employ a multi-step estimation process to arrive at a reasonable estimate of 2013 non-residential square footage. The first step in this process was to disaggregate the reported 2008 square footage of the "commercial" category into the subcategories of retail, office and commercial land uses. This was done by allocating "commercial" square footage based on the Town's 2011 existing non-residential zoned acreage as provided in General Plan Table GA-1.

After establishing an estimate of non-residential square footage by land use type, an estimate of existing 2013 square footage was developed. This was done by assuming that non-residential square footage grew at a rate of 1% per year during the period 2009 – 2013. This assumption was developed in consultation with Town staff and is believed to be an accurate reflection of actual experience during the period 2009 - 2014. Table 6 shows the estimate of 2013 non-residential square footage after applying these two procedures.

Table 6
Estimate of Non-Residential Square Footage 2008 – 2013

	Step #1: Allocate 2008 Reported Square Footage			Step #2: Estimate 2013 Square Footage Assuming a 1% Growth Rate from 2009 - 2013				
Non-Residential Land Use	**2008 Non-Res. Sq. Ft. per Town Staff**	**2011 Existing Non-Res. Zoned Acres per General Plan**	**Allocated 2008 Non-Res. Sq. Ft. Based on 2011 Existing Zoned Acres (See Note 1)**	**2009 Est. Square Footage**	**2010 Est. Square Footage**	**2011 Est. Square Footage**	**2012 Est. Square Footage**	**2013 Est. Square Footage**
Retail	1,760,000	1,116	1,249,772	1,262,270	1,274,892	1,287,641	1,300,518	1,313,523
Commercial		143	160,521	162,126	163,748	165,385	167,039	168,709
Office		312	349,707	353,204	356,736	360,303	363,906	367,545
Industrial	3,112,683	885	3,112,683	3,143,810	3,175,248	3,207,000	3,239,070	3,271,461
Total	4,872,683	2,457	4,872,683	4,921,410	4,970,624	5,020,330	5,070,533	5,121,239
			Incremental Increase	48,727	49,214	49,706	50,203	50,705
			Annual Percentage Change	1.00%	1.00%	1.00%	1.00%	1.00%

Note 1: Computation of Allocated 2008 Non-Residential Square Footage

2011 Non-Residential Zoned Acres Excluding Industrial
Retail Zoned Acres = 1,116 (71.0%)
Commercial Zoned Acres = 143 (9.1%)
Office Zoned Acres = 313 (19.9%)
Total = 1,572 (100%)

1,760,000 2008 Non-Residential Square Footage x 71.0% of 2011 Zoned Acres Associated with Retail = 1,249,772 sq. ft. to retail
1,760,000 2008 Non-Residential Square Footage X 9.1% of 2011 Zoned Acres Associated with Commercial = 160,521 sq. ft. to commercial
1,760,000 2008 Non-Residential Square Footage X 19.9% of 2011 Zoned Acres Associated with Office = 349,707 sq. ft. to office

Forecast Employment

After establishing an estimate of non-residential square footage for 2013, a forecast of non-residential square footage during the ten-year infrastructure improvement plan period from 2013 – 2023 can be developed. Unlike residential housing units which can be forecast based on metrics such as zoned acreage and assumed development densities, the process of forecasting the growth in non-residential square footage is based on forecast employment.

The first step in the process of forecasting employment is to develop an estimate of the existing number of employees by non-residential categories. Table ED-2 in the General Plan presented an estimate of total Town Employment. The data from Table ED-2 is presented in Table 7.

Table 7
Prescott Valley Employment from General Plan Table ED-2

Indicator	2000	2005	2010
Civilian Labor Force	10,699	12,849	14,106
Employed	10,274	12,272	12,685
Unemployed	425	577	1,421
Unemployment Rate	4.0%	4.5%	10.0%
Civilian Emp. To Pop. Ratio	43.6%	37.2%	32.7%

Based on 2000 population of 23,535, 2005 population of 33,008 and 2010 population of 38,822.

After establishing a baseline of 2010 employment, employees must be assigned to one of the four non-residential land use categories (retail, office, commercial, and industrial). RFC made this assignment by referring to U.S. Census Bureau data from the 2007 – 2011, 5-Year American Community Survey (DP03) which provides employment estimates for Prescott Valley by broad industry categories. The subjective correlation of industries to non-residential land use type as made by RFC is shown in Table 8.

Table 8
Employment by Non-Residential Land Use Types

American Community Survey Industry Employment Categories	Employment	Land Use Assignment
Manufacturing	755	Industrial
Wholesale trade	464	Industrial
Retail trade	2,673	Retail
Transportation and warehousing, and utilities	584	Industrial
Information	163	Commercial / Office
Finance and insurance, and real estate and rental and leasing	731	Commercial / Office
Professional, scientific, and management, and administrative and waste management services	835	Commercial / Office
Educational services, and health care and social assistance	3,503	Commercial / Office
Arts, entertainment, and recreation, and accommodation and food services	1,628	Commercial / Office
Other services, except public administration	697	Commercial / Office
Public administration	652	Commercial / Office

The estimates shown in Table 6 (square footage by land use type) and the estimates shown in Table 8 (employment by land use type) allow for an estimate of the following metrics for 2010: 1) total employment by non-residential land use type; and 2) estimated employment by square footage. Table 9 shows the results of this analysis.

Table 9
Estimated 2010 Employment by Non-Residential Land Use and Employees per Square Foot

Land Use	% of Total Employment by Land Use Type	Estimated 2010 Employment by Land Use Type	Estimated 2010 Sq. Ft.	2010 Employment per 1,000 Sq. Ft
Retail	21.07%	2,673	1,274,892	2.10
Commercial / Office	64.71%	8,209	520,484	15.77
Industrial	14.22%	1,804	3,175,248	0.57
Total	100.00%	12,685	4,970,624	2.55

The data shown in Table 9 above, establishes a baseline from which both employment, and the required square footage necessary to support that employment, can be forecast. Based on consultations with Town staff, RFC elected to forecast these metrics for the retail and commercial/office land use categories based on forecast population growth of 3.8% during the period 2014 – 2023. Industrial land use square footage are assumed to grow at a rate of only 2% annually. The lower growth assumption for industrial square footage is due to the fact that the Town already has an extremely large estimated installed base of 3.271 million industrial square footage in 2013 (see Table 6). In the opinion of RFC, the use of a 3.80% growth assumption for industrial square footage would skew forecast non-residential square footage to the industrial land use category.

Employment growth will not be directly correlated to forecast population growth in any given year. In some years, the ratio of employment to total population will rise. In other years it will fall. Likewise, the actual ratio of non-residential square footage to employment and population will also vary. Nonetheless, directly correlating both the growth in employment and non-residential square footage to population growth provide for a logical and fully transparent set of land use assumptions. These forecasts are also reflective of the Town's view of its economic development prospects as describe in the General Plan.

The results of this approach are shown in Tables 10 and 11. Appendix D provides a comprehensive detail of the data shown in these two tables.

Table 10 Prescott Valley Forecast Non-Residential Square Footage by Land Use Type for the 2013 – 2023 Infrastructure Improvement Plan				
Non-Residential Land Use Type	**Estimated 2010**	**Estimated 2013**	**Forecast 2023**	**Aggregate % Change 2013 – 2023**
Retail	1,274,892	1,313,523	1,907,484	45.22%
Commercial / Office	520,484	536,255	778,743	45.22%
Industrial	3,175,248	3,271,461	3,987,893	21.90%
Total Non-Residential Square Footage	4,970,624	5,121,239	6,674,120	30.32%

Table 11 Prescott Valley Forecast Employment by Non-Residential Land Use Type for the 2013 - 2023 Infrastructure Improvement Plan				
Non-Residential Land Use Type	**Estimated 2010**	**Estimated 2013**	**Forecast 2023**	**Aggregate % Change 2013 – 2023**
Retail	2,673	2,740	3,979	45.22%
Commercial / Office	8,209	8,416	12,222	45.22%
Industrial	1,804	1,849	2,685	45.22%
Total Employment	12,685	13,005	18,886	45.22%

Town of Prescott Valley Historical Actual Population 2000 - 2012													
Population Scenario	**Actual 2000**	**Actual 2001**	**Actual 2002**	**Actual 2003**	**Actual 2004**	**Actual 2005**	**Actual 2006**	**Actual 2007**	**Actual 2008**	**Actual 2009**	**Actual 2010**	**Actual 2011**	**Actual 2012**
"Moderate" Growth	23,829	24,537	26,096	27,387	30,265	33,686	35,860	38,489	39,105	39,116	38,822	38,769	38,964
YOY % Growth	----	2.97%	6.35%	4.95%	10.51%	11.30%	6.45%	7.33%	1.60%	0.03%	-0.75%	-0.14%	0.50%

Town of Prescott Valley Population Forecast for the 2013 - 2023 Infrastructure Improvement Plan											
Population Scenario	**Est. 2013**	**Est. 2014**	**Est. 2015**	**Est. 2016**	**Est. 2017**	**Est. 2018**	**Est. 2019**	**Est. 2020**	**Est. 2021**	**Est. 2022**	**Est. 2023**
"Moderate" Growth	40,445	41,982	43,578	45,235	46,954	48,739	50,592	52,515	54,511	56,583	58,734
YOY % Growth	2.15%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%

Town of Prescott Valley Population Forecast Through Estimated Build-Out at 2040																	
Population Scenario	**Est. 2024**	**Est. 2025**	**Est. 2026**	**Est. 2027**	**Est. 2028**	**Est. 2029**	**Est. 2030**	**Est. 2031**	**Est. 2032**	**Est. 2033**	**Est. 2034**	**Est. 2035**	**Est. 2036**	**Est. 2037**	**Est. 2038**	**Est. 2039**	**Est. 2040**
"Moderate" Growth	60,967	63,284	65,690	68,186	70,778	73,469	76,262	79,160	82,169	85,293	88,535	91,900	95,394	99,020	102,784	106,691	110,746
YOY % Growth	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%

Derivation of 2010 AHHS by Housing Type

Population in Occupied Housing Units	From ACS 2009 - 2011 3-Yr. C25033	Total Housing Units	2010 Units From GP Table H7	2010 Vacancy	2010 Occupied	2010 Density
Total Owner and Renter Occupied		Total Housing Units				
1 Unit Detached or Attached	27,542	1 Unit Detached or Attached	11,992	12.18%	10,532	2.62
2 Units of More Including Mobile Home and Other	10,968	Multi-Family / Moblie Home, and Other	5,501	12.18%	4,831	2.27
Total Owner Occupied	38,510	Total Housing Units	17,493		15,363	2.51
Owner Occupied		Total Housing Units				
1 Unit Detached or Attached	20,052	SF Attached	11,595	12.18%	10,183	
2 Units of More	0	SF Detached	397	12.18%	349	
Mobile Home, Boat, RV, Van	2,358	MF 2	1,084	12.18%	952	
Total Owner Occupied	22,410	MF 3 - 4	770	12.18%	676	
		MF 5 - 9	333	12.18%	292	
Renter Occupied		MF 10 - 19	198	12.18%	174	
1 Unit Detached or Attached	7,490	MF > 20	499	12.18%	438	
2 Units of More	5,859	Mobile Homes	2,536	12.18%	2,227	
Mobile Home, Boat, RV, Van	2,751	Other	81	12.18%	71	
Total Renter Occupied	16,100	Total Units	17,493		15,363	
Total Population	38,510					

Forecast Residential Dwelling Units 2013 - 2023 IIP Period

Residential Land Use Metric	Existing 2010	Existing 2011	Estimated 2012	Forecast 2013	Forecast 2014	Forecast 2015	Forecast 2016	Forecast 2017	Forecast 2018	Forecast 2019	Forecast 2020	Forecast 2021	Forecast 2022	Forecast 2023
Growth in Zoned Acreage														
Single Family	----	93.9	93.9	94.8	186.9	190.6	194.3	198.1	202.0	205.9	209.9	214.0	218.2	222.5
Multi-Family	----	7.4	7.4	7.5	20.8	21.3	21.9	22.5	23.1	23.8	24.4	25.1	25.8	26.5
Mobile Home	----	7.1	7.1	7.2	26.0	26.9	27.8	28.8	29.9	30.9	32.0	33.2	34.4	35.6
Growth in Residential Dwelling Units														
Single Family	----	239.4	239.4	241.8	476.7	486.0	495.5	505.2	515.0	525.1	535.3	545.8	556.4	567.3
Multi-Family	----	85.6	85.6	86.4	239.9	246.5	253.3	260.2	267.4	274.7	282.3	290.0	298.0	306.2
Mobile Home	----	43.1	43.1	43.6	157.1	162.7	168.5	174.5	180.7	187.2	193.8	200.8	207.9	215.4
Total	----	368.1	368.1	371.8	873.7	895.2	917.2	939.9	963.1	987.0	1,011.4	1,036.6	1,062.4	1,088.8
Aggregate Residential Dwelling Units														
Single Family	11,992	12,231	12,471	12,712	13,189	13,675	14,171	14,676	15,191	15,716	16,251	16,797	17,354	17,921
Multi-Family	2,884	2,970	3,055	3,142	3,382	3,628	3,881	4,141	4,409	4,684	4,966	5,256	5,554	5,860
Mobile Home	2,617	2,660	2,703	2,747	2,904	3,067	3,235	3,410	3,590	3,777	3,971	4,172	4,380	4,595
Total	17,493	17,861	18,229	18,601	19,475	20,370	21,287	22,227	23,190	24,177	25,188	26,225	27,287	28,376
Residential Develop Density														
Single Family Density per Acre	1.28	1.30	1.32	1.33	1.35	1.37	1.40	1.42	1.44	1.46	1.48	1.50	1.52	1.54
Multi-Family Density per Acre	3.89	4.01	4.08	4.16	4.35	4.55	4.73	4.92	5.09	5.27	5.43	5.60	5.76	5.91
Mobile Home Density per Acre	3.67	3.73	3.75	3.78	3.85	3.93	4.00	4.07	4.14	4.21	4.27	4.33	4.39	4.45

Forecast Residential Dwelling Units at Through Estimated Build-Out at 2040

Residential Land Use Metric	Forecast 2024	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029	Forecast 2030	Forecast 2031	Forecast 2032	Forecast 2033	Forecast 2034	Forecast 2035	Forecast 2036	Forecast 2040
Growth in Zoned Acreage														
Single Family	226.8	231.2	235.8	240.4	245.1	249.8	254.7	259.7	264.8	269.9	275.2	280.6	286.0	309.0
Multi-Family	27.2	28.0	28.8	29.5	30.4	31.2	32.0	32.9	33.8	34.8	35.7	36.7	37.7	42.0
Mobile Home	36.9	38.2	39.5	41.0	42.4	43.9	45.5	47.1	48.8	50.5	52.4	54.2	56.2	64.6
Growth in Residential Dwelling Units														
Single Family	578.4	589.7	601.2	612.9	624.9	637.1	649.5	662.2	675.1	688.3	701.7	715.4	729.4	788.1
Multi-Family	314.6	323.2	332.1	341.2	350.6	360.2	370.1	380.3	390.8	401.5	412.5	423.9	435.5	485.4
Mobile Home	223.0	231.0	239.2	247.8	256.6	265.8	275.3	285.1	295.3	305.8	316.7	328.0	339.8	390.9
Total	1,116.0	1,143.9	1,172.5	1,201.9	1,232.1	1,263.1	1,294.9	1,327.6	1,361.2	1,395.6	1,431.0	1,467.4	1,504.7	1,664.4
Aggregate Residential Dwelling Units														
Single Family	18,499	19,089	19,690	20,303	20,928	21,565	22,214	22,877	23,552	24,240	24,942	25,657	26,387	29,450
Multi-Family	6,175	6,498	6,830	7,171	7,522	7,882	8,252	8,632	9,023	9,425	9,837	10,261	10,697	12,562
Mobile Home	4,818	5,049	5,289	5,536	5,793	6,059	6,334	6,619	6,914	7,220	7,537	7,865	8,205	9,690
Total	29,492	30,636	31,809	33,010	34,243	35,506	36,801	38,128	39,489	40,885	42,316	43,783	45,288	51,701
Residential Develop Density														
Single Family Density per Acre	1.56	1.58	1.60	1.62	1.64	1.65	1.67	1.69	1.70	1.72	1.74	1.75	1.77	1.82
Multi-Family Density per Acre	6.06	6.21	6.35	6.49	6.63	6.76	6.89	7.01	7.13	7.25	7.37	7.48	7.59	7.99
Mobile Home Density per Acre	4.50	4.56	4.61	4.66	4.71	4.75	4.80	4.84	4.88	4.92	4.96	5.00	5.04	5.17

LUA Report Appendix D
Forecast Non-Residential Square Footage and Employment

				Forecast Non-Residential Square Footage and Employment for the 2013 - 2023 IIP										
Metric	**Estimated 2010**	**Estimated 2011**	**Estimated 2012**	**Forecast 2013**	**Forecast 2014**	**Forecast 2015**	**Forecast 2016**	**Forecast 2017**	**Forecast 2018**	**Forecast 2019**	**Forecast 2020**	**Forecast 2021**	**Forecast 2022**	**Forecast 2023**
Number of Employees														
Retail	2,673	2,669	2,682	2,740	2,844	2,952	3,065	3,181	3,302	3,427	3,558	3,693	3,833	3,979
Commercial / Office	8,209	8,198	8,239	8,416	8,736	9,068	9,413	9,771	10,142	10,528	10,928	11,343	11,774	12,222
Industrial	1,804	1,801	1,810	1,849	1,919	1,992	2,068	2,147	2,228	2,313	2,401	2,492	2,587	2,685
Total Employees	12,685	12,668	12,731	13,005	13,500	14,013	14,546	15,098	15,672	16,268	16,886	17,528	18,195	18,886
YOY Change		-0.14%	0.50%	2.15%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
Ratio of Employment to Population														
Population	38,822	38,769	38,964	40,445	41,982	43,578	45,235	46,954	48,739	50,592	52,515	54,511	56,583	58,734
YOY % Change in Population		-0.14%	0.50%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
Employment as a % of Population	32.67%	32.67%	32.67%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%
Forecast Commercial Square Footage														
Retail	1,274,892	1,287,641	1,300,518	1,313,523	1,363,452	1,415,280	1,469,077	1,524,920	1,582,885	1,643,053	1,705,509	1,770,338	1,837,632	1,907,484
Commercial / Office	520,484	525,688	530,945	536,255	556,639	577,798	599,761	622,559	646,224	670,788	696,286	722,753	750,226	778,743
Industrial Space	3,175,248	3,207,000	3,239,070	3,271,461	3,336,890	3,403,628	3,471,701	3,541,135	3,611,957	3,684,197	3,757,880	3,833,038	3,909,699	3,987,893
Total Space	4,970,624	5,020,330	5,070,533	5,121,239	5,256,982	5,396,706	5,540,539	5,688,613	5,841,066	5,998,037	6,159,675	6,326,129	6,497,557	6,674,120
Incremental Change in Square Footage														
Retail		12,749	12,876	13,005	49,929	51,827	53,797	55,842	57,965	60,168	62,456	64,830	67,294	69,852
Commercial / Office		5,205	5,257	5,309	20,384	21,159	21,963	22,798	23,665	24,564	25,498	26,467	27,473	28,517
Industrial Space		31,752	32,070	32,391	65,429	66,738	68,073	69,434	70,823	72,239	73,684	75,158	76,661	78,194
Total Space		49,706	50,203	50,705	135,743	139,724	143,833	148,074	152,452	156,972	161,637	166,454	171,428	176,563
Square Footage per Employee														
Retail per Employee	477.03	482.46	484.85	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38
Commercial / Office per Employee	63.40	64.13	64.44	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72
Industrial per Employee	1,760.57	1,762.98	1,754.15	1,717.20	1,654.31	1,593.73	1,535.37	1,479.15	1,424.98	1,372.80	1,322.53	1,274.10	1,227.44	1,182.49
Total Space per Employee	391.85	396.31	398.27	393.78	389.41	385.12	380.91	376.77	372.70	368.70	364.77	360.91	357.11	353.38
Incremental Change in Space per Employee		4.46	1.96	-4.49	-4.36	-4.29	-4.21	-4.14	-4.07	-4.00	-3.93	-3.86	-3.79	-3.73
Square Footage Per Capita														
Retail Sq. Foot per Capita	32.84	33.21	33.38	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48
Commercial / Office Sq. Foot per Capita	13.41	13.56	13.63	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26
Industrial Sq. Foot per Capita	81.79	82.72	83.13	80.89	79.48	78.10	76.75	75.42	74.11	72.82	71.56	70.32	69.10	67.90
Total Square Footage per Capita	128.04	129.49	130.13	126.62	125.22	123.84	122.48	121.15	119.84	118.56	117.29	116.05	114.83	113.63

LUA Report Appendix D - Continued
Forecast Non-Residential Square Footage and Employment

	Forecast Non-Residential Square Footage and Employment Through Build-Out at 2040													
Metric	**Forecast 2024**	**Forecast 2025**	**Forecast 2026**	**Forecast 2027**	**Forecast 2028**	**Forecast 2029**	**Forecast 2030**	**Forecast 2031**	**Forecast 2032**	**Forecast 2033**	**Forecast 2034**	**Forecast 2035**	**Forecast 2036**	**Forecast 2040**
Number of Employees														
Retail	4,130	4,287	4,450	4,619	4,795	4,977	5,167	5,363	5,567	5,778	5,998	6,226	6,463	7,503
Commercial / Office	12,687	13,169	13,669	14,189	14,728	15,288	15,869	16,473	17,099	17,749	18,423	19,124	19,851	23,045
Industrial	2,787	2,893	3,003	3,117	3,236	3,359	3,487	3,619	3,757	3,899	4,048	4,202	4,361	5,063
Total Employees	19,604	20,349	21,123	21,926	22,759	23,624	24,522	25,455	26,422	27,426	28,469	29,551	30,674	35,611
YOY Change	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
Ratio of Employment to Population														
Population	60,967	63,284	65,690	68,186	70,778	73,469	76,262	79,160	82,169	85,293	88,535	91,900	95,394	110,746
YOY % Change in Population	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%	3.80%
Employment as a % of Population	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%	32.16%
Forecast Commercial Square Footage														
Retail	1,979,991	2,055,254	2,133,378	2,214,472	2,298,648	2,386,024	2,476,721	2,570,866	2,668,590	2,770,028	2,875,322	2,984,618	3,098,069	3,596,668
Commercial / Office	808,345	839,072	870,966	904,073	938,439	974,111	1,011,139	1,049,574	1,089,470	1,130,883	1,173,870	1,218,491	1,264,808	1,468,365
Industrial Space	4,067,651	4,149,004	4,231,984	4,316,623	4,402,956	4,491,015	4,580,835	4,672,452	4,765,901	4,861,219	4,958,444	5,057,612	5,158,765	5,584,013
Total Space	6,855,987	7,043,330	7,236,328	7,435,169	7,640,043	7,851,150	8,068,695	8,292,892	8,523,961	8,762,130	9,007,635	9,260,721	9,521,642	10,649,046
Incremental Change in Square Footage														
Retail	72,507	75,263	78,124	81,094	84,176	87,376	90,697	94,145	97,723	101,438	105,294	109,296	113,451	131,710
Commercial / Office	29,602	30,727	31,895	33,107	34,366	35,672	37,028	38,435	39,896	41,413	42,987	44,621	46,317	53,771
Industrial Space	79,758	81,353	82,980	84,640	86,332	88,059	89,820	91,617	93,449	95,318	97,224	99,169	101,152	109,490
Total Space	181,866	187,343	192,999	198,840	204,874	211,107	217,545	224,197	231,069	238,169	245,505	253,086	260,920	294,971
Square Footage per Employee														
Retail per Employee	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38	479.38
Commercial / Office per Employee	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72	63.72
Industrial per Employee	1,139.19	1,097.47	1,057.28	1,018.56	981.26	945.33	910.71	877.36	845.23	814.28	784.46	755.73	728.06	627.13
Total Space per Employee	349.72	346.12	342.58	339.11	335.69	332.33	329.03	325.79	322.61	319.48	316.40	313.38	310.41	299.04
Incremental Change in Space per Employee	-3.66	-3.60	-3.54	-3.48	-3.42	-3.36	-3.30	-3.24	-3.19	-3.13	-3.08	-3.02	-2.97	-2.77
Square Footage Per Capita														
Retail Sq. Foot per Capita	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48	32.48
Commercial / Office Sq. Foot per Capita	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26	13.26
Industrial Sq. Foot per Capita	66.72	65.56	64.42	63.31	62.21	61.13	60.07	59.03	58.00	56.99	56.01	55.03	54.08	50.42
Total Square Footage per Capita	112.45	111.30	110.16	109.04	107.94	106.86	105.80	104.76	103.74	102.73	101.74	100.77	99.81	96.16