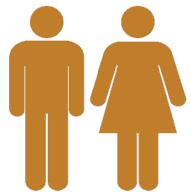


Fiscal Impact Model – Land Use Scenarios

Scenario 1

Full Build Out of City with
Current Land Use Pattern

72/13/15%



POPULATION

2020: 100,300

2050: 156,850

Increase: 56,550

Scenario 2

Full Build Out of City with
Recommended Future
Land Use Pattern

61/21/18%



POPULATION

2020: 100,300

2050: 178,664

Increase: 78,364

Scenario 3

Total Housing Units Based
Upon Population Projections -
Current Residential
Land Use Mix

72/13/15%



POPULATION

2020: 100,300

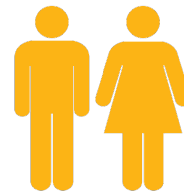
2040: 138,000

Increase: 37,700

Scenario 4

Total Housing Units Based
Upon Population Projections -
65% Single-Family &
35% Multi-Family Mix

65/35%



POPULATION

2020: 100,300

2040: 138,000

Increase: 37,700

Scenario 5

Meet Market Demand for Type
of Housing Mix &
Concentrate Density to Support
Commercial Centers

61/21/18%



POPULATION

2020: 100,300

2040: 138,000

Increase: 37,700



HOUSING UNITS

2020: 41,825

2050: 62,238

Total New:
20,413

Future Mix:
72/13/15%

% New Units in
Activity Centers
vs. Elsewhere:
0%/100%



HOUSING UNITS

2020: 41,825

2050: 85,850

Total New:
44,025

Future Mix:
61/21/18%

% New Units in
Activity Centers
vs. Elsewhere:
22%/78%



HOUSING UNITS

2020: 41,825

2040: 59,280

Total New:
17,455

Future Mix:
72/13/15%

% New Units in
Activity Centers
vs. Elsewhere:
56%/44%



HOUSING UNITS

2020: 41,825

2040: 59,280

Total New:
17,455

Future Mix:
65/20/15%

% New Units in
Activity Centers
vs. Elsewhere:
56%/44%



HOUSING UNITS

2020: 41,825

2040: 59,280

Total New:
17,455

Future Mix:
61/21/18%

% New Units in
Activity Centers
vs. Elsewhere:
56%/44%

All Units 27% in Activity Centers/73% Elsewhere

Fiscal Impact Model – Land Use Scenarios

Scenario 1

Full Build Out of City with
Current Land Use Pattern

72/13/15%



LAND USE

2020
Undeveloped
Acres: 11,670

Residential
Acres
Consumed for
**New Units:
6,294**

% Increase in
Residential
Acres
Consumed: **49%**

Scenario 2

Full Build Out of City with
Recommended Future
Land Use Pattern

61/21/18%



LAND USE

2020
Undeveloped
Acres: 11,670

Residential
Acres
Consumed for
**New Units:
6,435**

% Increase in
Residential
Acres
Consumed: **50%**

Scenario 3

Total Housing Units Based
Upon Population Projections -
Current Residential
Land Use Mix

72/13/15%



LAND USE

2020
Undeveloped
Acres: 11,670

Residential
Acres
Consumed for
**New Units:
5,421**

% Increase in
Residential
Acres
Consumed: **42%**

Scenario 4

Total Housing Units Based
Upon Population Projections -
65% Single-Family &
35% Multi-Family Mix

65/35%



LAND USE

2020
Undeveloped
Acres: 11,670

Residential
Acres
Consumed for
**New Units:
4,270**

% Increase in
Residential
Acres
Consumed: **33%**

Scenario 5

Meet Market Demand for Type
of Housing Mix &
Concentrate Density to Support
Commercial Centers

61/21/18%



LAND USE

2020
Undeveloped
Acres: 11,670

Residential
Acres
Consumed for
**New Units:
2,685**






% Increase in
Residential
Acres
Consumed: **21%**

All scenarios assume no increase in parkland –
10 acres of parkland per 1,000 residents - the current service level is 12.5

All scenarios assume current levels of commercial and industrial activity.

PROJECTIONS: 25% increase in jobs – 24,200 new jobs & 11,473,500 additional square feet of new nonresidential: 9,873,500 commercial & 1,600,000 of industrial/flextech

Fiscal Impact Model – Land Use Scenarios

Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Full Build Out of City with Current Land Use Pattern	Full Build Out of City with Recommended Future Land Use Pattern	Total Housing Units Based Upon Population Projections - Current Residential Land Use Mix	Total Housing Units Based Upon Population Projections - 65% Single-Family & 35% Multi-Family Mix	Meet Market Demand for Type of Housing Mix & Concentrate Density to Support Commercial Centers
72/13/15%	61/21/18%	72/13/15%	65/35%	61/21/18%
				
<u>COST / BENEFIT</u>	<u>COST / BENEFIT</u>	<u>COST / BENEFIT</u>	<u>COST / BENEFIT</u>	<u>COST / BENEFIT</u>
Per Acre: \$(1,500)	Per Acre: \$(390)	Per Acre: \$1,550	Per Acre: \$3,200	Per Acre: \$7,800
Per Housing Unit: \$(270)	Per Housing Unit: \$(52)	Per Housing Unit: \$540	Per Housing Unit: \$630	Per Housing Unit: \$430
Per Capita: \$(105)	Per Capita: \$(25)	Per Capita: \$68	Per Capita: \$113	Per Capita: \$185
Revenue by Type:	Revenue by Type:	Revenue by Type:	Revenue by Type:	Revenue by Type:
Property Tax: 45%	Property Tax: 53%	Property Tax: 52%	Property Tax: 50%	Property Tax: 48%
Sales Tax: 28%	Sales Tax: 24%	Sales Tax: 25%	Sales Tax: 26%	Sales Tax: 27%
General Revenues: 27%	General Revenues: 23%	General Revenues: 23%	General Revenues: 24%	General Revenues: 25%

All scenarios assume no increase in parkland –
10 acres of parkland per 1,000 residents - the current service level is 12.5

All scenarios assume current levels of commercial and industrial activity.

PROJECTIONS: 25% increase in jobs – 24,200 new jobs &

11,473,500 additional square feet of new nonresidential: 9,873,500 commercial & 1,600,000 of industrial/flextech