Fuel Our Future IGNITE comprehensive plan

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

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%**

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

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%**

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

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%**

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

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%**

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

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

Full Build Out of City with Current Land Use Pattern

72/13/15%

+/-

COST / BENEFIT

Per Acre: $(1,500)

Per Housing Unit: $(270)

Per Capita: $(105)

Revenue by Type:

Property Tax: 45%

Sales Tax: 28%

General Revenues: 27%

Scenario 2

Full Build Out of City with Recommended Future Land Use Pattern

61/21/18%

+/-

COST / BENEFIT

Per Acre: $(390)

Per Housing Unit: $(52)

Per Capita: $(25)

Revenue by Type:

Property Tax: 53%

Sales Tax: 24%

General Revenues: 23%

Scenario 3

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

72/13/15%

+/-

COST / BENEFIT

Per Acre: $1,550

Per Housing Unit: $540

Per Capita: $68

Revenue by Type:

Property Tax: 52%

Sales Tax: 25%

General Revenues: 23%

Scenario 4

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

65/35%

+/-

COST / BENEFIT

Per Acre: $3,200

Per Housing Unit: $630

Per Capita: $113

Revenue by Type:

Property Tax: 50%

Sales Tax: 26%

General Revenues: 24%

Scenario 5

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

61/21/18%

+/-

COST / BENEFIT

Per Acre: $7,800

Per Housing Unit: $430

Per Capita: $185

Revenue by Type:

Property Tax: 48%

Sales Tax: 27%

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