



13 miles

11 miles

20 miles

14 miles

Demand				
	<u>2025</u>	<u>2028</u>	<u>Renter %</u>	
households	19,939	21,900		
owner units	16,307	17,948		
renter units	3,635	3,954	18.05%	
vacant units	2,041	2,070		
total units	21,983	23,972		
	<u>units</u>	<u>removal %</u>	<u>removed</u>	
Removals	21,983	0.275%	60	2026
	22,646	0.275%	62	2027
	23,309	0.275%	64	2028
Total removals			186	
x Renter %			18.05%	
Demand from Removals				34
	<u>2025</u>	<u>2028</u>	<u>HH growth</u>	
Household growth	19,939	21,900	1,961	
x Renter %			18.05%	
Demand from Household Growth				354
	<u>Units</u>	<u>Vacancy %</u>	<u>Vacant</u>	<u>@ 95%</u>
Rental units	926	6.20%	57	46
Pent-up demand				-11
Total Demand				377
Planned Additions to Supply				
	<u>Units</u>	<u>Vacant</u>	<u>Stabilized</u>	<u>@ 95%</u>
Projects in Lease-up	257	42	13	29
Under Construction	0			0
Proposed Projects	486			462
Subject	225			214
Supply				705
Net demand				-328