



# Residential Pipeline Update

September 2024



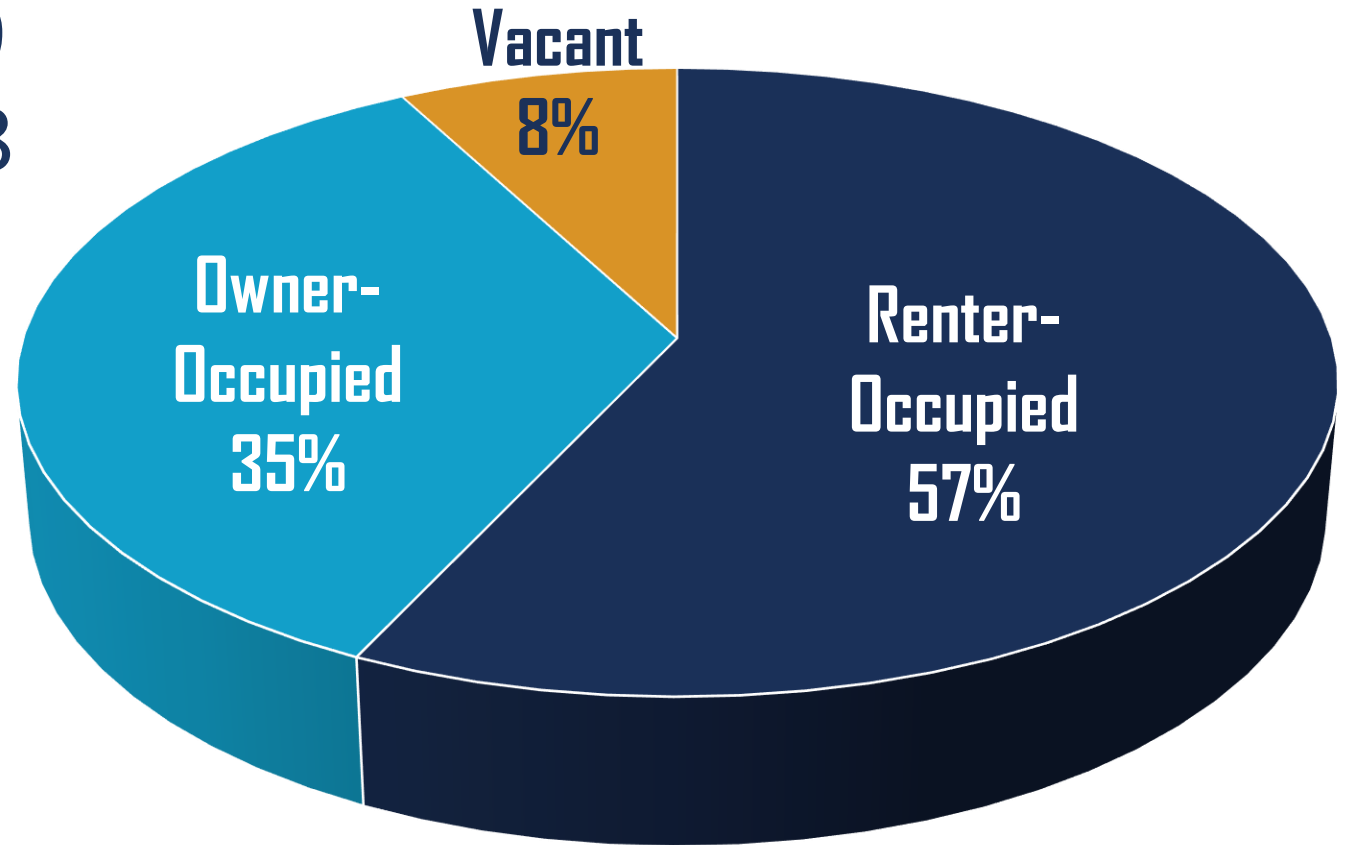
## **Estimated Housing Needs (2021 Housing Study)**

- Estimated housing needs by 2025
  - 455-616 rental units
  - 558 for-sale units



## Housing Inventory (newest Census Data, 2022)

- Total housing units: 18,599
  - Renter-occupied: 10,608
  - Owner-occupied: 6,534
  - Vacant: 1,457





## Housing Inventory (newest Census Data, 2022)

- Total housing units: 18,599
  - Detached (6,650)
  - Attached (4,293)
  - 2-4 Multifamily (2,477)
  - 5+ Multifamily (4,983)
  - Mobile Home (193)





## Pipeline Report Notes

- Excludes “by right” before January 2021
- Maximum units not always built
- Includes projects with a range of status variables
  - Proceeding in the planning phase
  - Under construction
  - Completed
  - Stalled or delayed



## Pipeline Summary: non-student Use-approved

	Detached	Duplex	Townhouse	Multifamily	TOTAL
Planning	186	54	655	1,911	2,806
Under Construction		4	3	48	55
Completed		14		11	25
Total	186	72	658	1,970	2,886



## Pipeline Summary: student Use-approved

	Detached	Duplex	Townhouse	Multifamily	TOTAL
Total (Planning)	0	0	0	586	586



## Pipeline Summary: Proposed

	Detached	Duplex	Townhouse	Multifamily	TOTAL
Total (Planning)	47	0	621	316	984





## Pipeline Summary: All

	Detached	Duplex	Townhouse	Multifamily	TOTAL
Planning	233	54	1,276	2,813	2,806
Under Construction		4	3	48	55
Completed		14		11	25
Total	233	72	1,279	1,970	2,886



## Housing Built: Occupancy Certificates

	Detached	Attached	Multifamily	TOTAL
2021	12	15	42	69
2022	9	19	9	37
2023	27	40	8	75
2024	6	19	3	28
TOTAL	54	93	62	209



## Affordable Housing in the pipeline

- Suter Street. 18 duplex & 3 town-homes for-sale at 60% AMI
- Foley Road Efficiencies: 11 rentals at 60% AMI
- Commerce Village Annex: 16 subsidized rentals at 30% and 50% AMI (8 reserved for veterans)
- Bluestone Town Center. 440 rentals up to 80% AMI, 133 for-sale manufactured homes at 80% to 120% AMI, and 324 town-homes (sale at 80% to 120% AMI and/or rent up to 80% AMI)
- West Mosby. 80 family & 84 senior rentals at 30% to 80% AMI
- The Edge: 20% of 156 rental units (~32) reserved for 80% AMI



**Questions?**

**Thank You!**