

City of Langley
MEMORANDUM

DATE: August 26, 2008

TO: Mayor Samuelson, Members of the City Council

FROM: Larry Cort, Director of Community Planning

RE: **DISCUSSION – Housing and Demographic Projection**

Within the next month, we will be moving forward with a public workshop and engagement process that will be designed to solicit community input on a preferred geography of future land use. In this case, land uses under discussion will include future residential (from lower to higher density), commercial (office and retail), public uses, parks, open space, streets, trails, community agriculture and any other land use deemed appropriate to Langley. Our goal is to emerge from this exercise with a working map of where and how future land uses might be distributed. With refinement, this map should eventually form the basis for a revised Future Land Use Map and implementing development regulations.

In order to make the most of this community conversation, we believe that it is useful to have some idea of the scale of land use needs to serve our 2030 population. In other words, how much additional residential and commercial square footage should we plan for, or how much additional open space or recreational land will be needed to meet established levels of service. Obviously, needs rise with population. For example, planning to serve a population of 2,200 people, the figure adopted by Langley in 1999 for inclusion in the Countywide Planning Policies, is decidedly different from planning for the much lower figures supplied by the Office of Financial Management.

Using historical information on housing, family size and occupancy rates, in combination with direction provided within the Comprehensive Plan on desired demographics and housing styles, the attached analysis is a first effort toward projecting realistic community land use needs forward to 2030. Assumptions are noted and housing and population projections have been calculated based on these assumptions. At this point staff is seeking feedback from the Council on our methodology before we expand the projections into the various categories of land use.

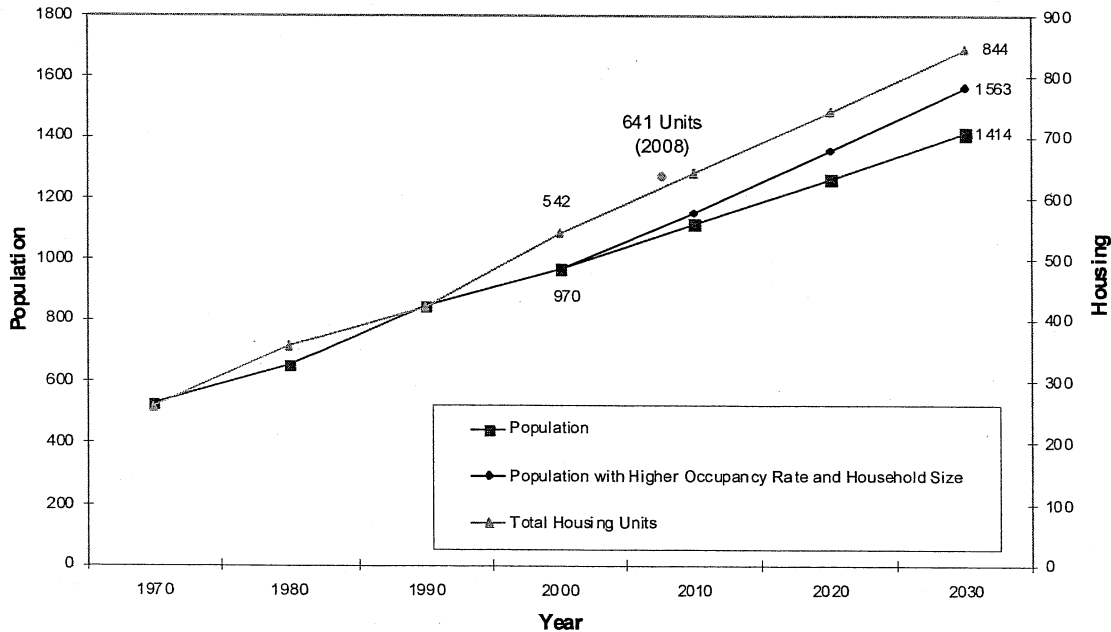
Housing and Demographic Data

As a tool for helping us determine our basic future land use needs, staff have analyzed historical housing and population growth data and demographic goals expressed within the Comprehensive Plan to produce a working projection to the year 2030. The assumptions used in creating this projection are noted below, followed by a graphic representation of the results.

Assumptions for the Projection

1. Population increases will follow the 30 year trend set between 1970 and 2000. This trend will add roughly 148 people over the course of every ten years.
2. Housing increases will follow the trend between 1970 and 2008 and will add approximately 108 houses over the course of every ten years.
3. The occupancy rate will gradually increase from the 2000 rate of 89.7 percent to the thirty year average occupancy rate of 90.6 percent. This occupancy rate will increase roughly at a rate of 0.3 percent per decade.
4. The household size will gradually increase from the 2000 size of 1.97 people per household to the thirty year average household size of 2.05 people per household. This increase will occur incrementally at a rate of approximately 0.0266 people per household per decade.

Population and Housing Increase



Population and Housing Data

	1970	1980	1990	2000	2010	2020	2030
Population with Straight Line Projection	526	654	845	970	1118	1266	1414
Population with Higher Occupancy Rate and Household Size				970	1155	1359	1563
Total Housing Units	258	358	421	542	643	744	844