

City of Stevens Point Housing Units, Based on 2005 Population Projections

Year	Projections						
	1980	1990	2000	2010	2015	2025	
Population	22,970	23,002	24,551	26,658	28,134	29,610	
Persons per Household	2.56	2.38	2.29	2.17	2.17	2.17	<i>Linear Regression</i>
Percent Living in Group Quarters	16%	15%	13%	11.67%	11.67%	11.67%	<i>Trend Analysis</i>
Total Persons Living in Households	19,353	19,659	21,286	23,547	24,851	26,155	
Occupied Housing Units	7,559	8,245	9,305	10,841	11,452	12,053	
Vacancy Rate <i>(Includes Seasonal)</i>	4%	4%	5%	4%	4%	4%	<i>Average w/rounding</i>
Total Housing Units	7,870	8,627	9,749	11,293	11,929	12,555	+ 2,806
Single Family Detached			5,280	6,121	6,466	6,805	
Percent Single Family Detached			54.2%	54.2%	54.2%	54.2%	<i>Unit-Type Projections</i>
Duplex			2,327	2,699	2,851	3,001	<i>Based on the Assumption</i>
Percent Duplex			23.9%	23.9%	23.9%	23.9%	<i>of Maintaining</i>
Multi Family (3 + units)			1,894	2,191	2,314	2,436	<i>Existing Percentages</i>
Percent Multi-Family (3 + units)			19.4%	19.4%	19.4%	19.4%	<i>of Units Types</i>
Mobile Home			249	294	310	326	
Percent Mobile Home			2.6%	2.6%	2.6%	2.6%	
Single Family Detached Units Per Acre			3.08	1.46	1.46	1.46	<i>Assumptions</i>
Duplex Units Per Acre			15.11	4.00	4.00	4.00	<i>for Land</i>
Multi Family (3 + units) Units Per Acre			8.77	9.96	9.96	9.96	<i>Consumption</i>
Mobile Home Units Per Acre			4.08	4.90	4.90	4.90	
<i>(additional acreage projected)</i>							
Single Family Detached Acreage			1,713	576	236	232	<i>Acreage</i> 2,757
Duplex Acreage			154	93	38	37	<i>Acreage</i> 322
Multi Family (3 + units) Acreage			216	30	12	12	<i>Acreage</i> 270
Mobile Home Acreage			61	0	0	0	<i>Assumptions</i> 61
Total Acreage for Housing			2,144				3,411
Additional Housing Acreage Projected by 2025				699	287	282	1,267
% ROW (residential average)				16.51%	16.51%	16.51%	<i>Assumptions for</i>
ROW Acreage-Single Family				95.1	39.0	38.4	<i>New Roads, beyond</i>
ROW Acreage-Duplex				15.4	6.3	6.2	<i>Residential Acreage</i>
ROW Acreage-Multifamily				4.9	2.0	2.0	
Additional ROW Acreage Projected				115.3	47.3	46.5	209.2
4% Parkland Dedication-Single Family (acres)				26.8	11.0	10.8	<i>Assumptions for</i>
11% Parkland Dedication-Plex (acres)				11.9	4.9	4.8	<i>New Park Lands</i>
14% Parkland Dedication-Multifamily (acres)				4.9	2.0	2.0	
Additional Parkland Dedication Projected (acres)				43.6	17.9	17.6	79.1
Projected Acreage (Housing + Row + Parkland)				857.6	351.8	346.1	
Total Additional Acreage Projected to be Needed for Residential Uses Between 2005 and 2025				1,556			

Source: Portage County Planning and Zoning Dept. and Stevens Point Department of Community Development

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