



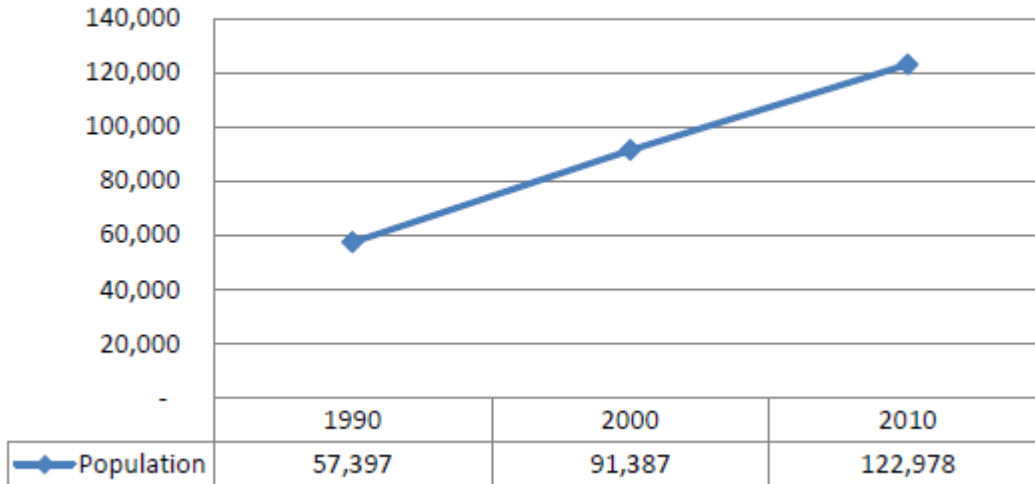
# Comprehensive Plan Work Session

Planning Commission

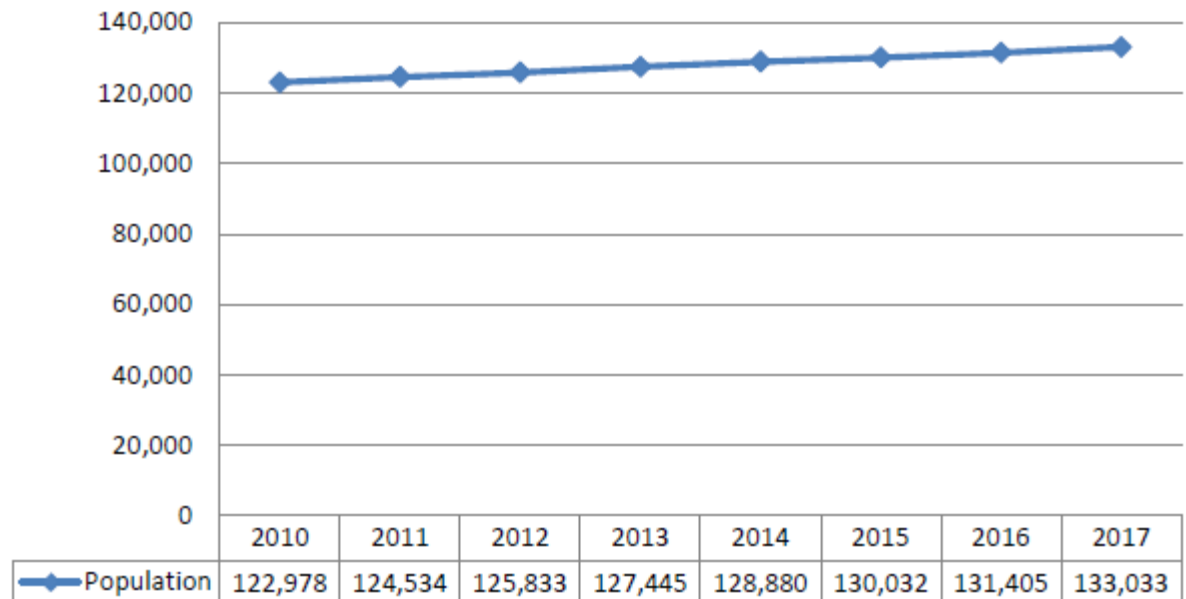
May 2, 2018

# Population Growth Trends

## Population 1990-2010

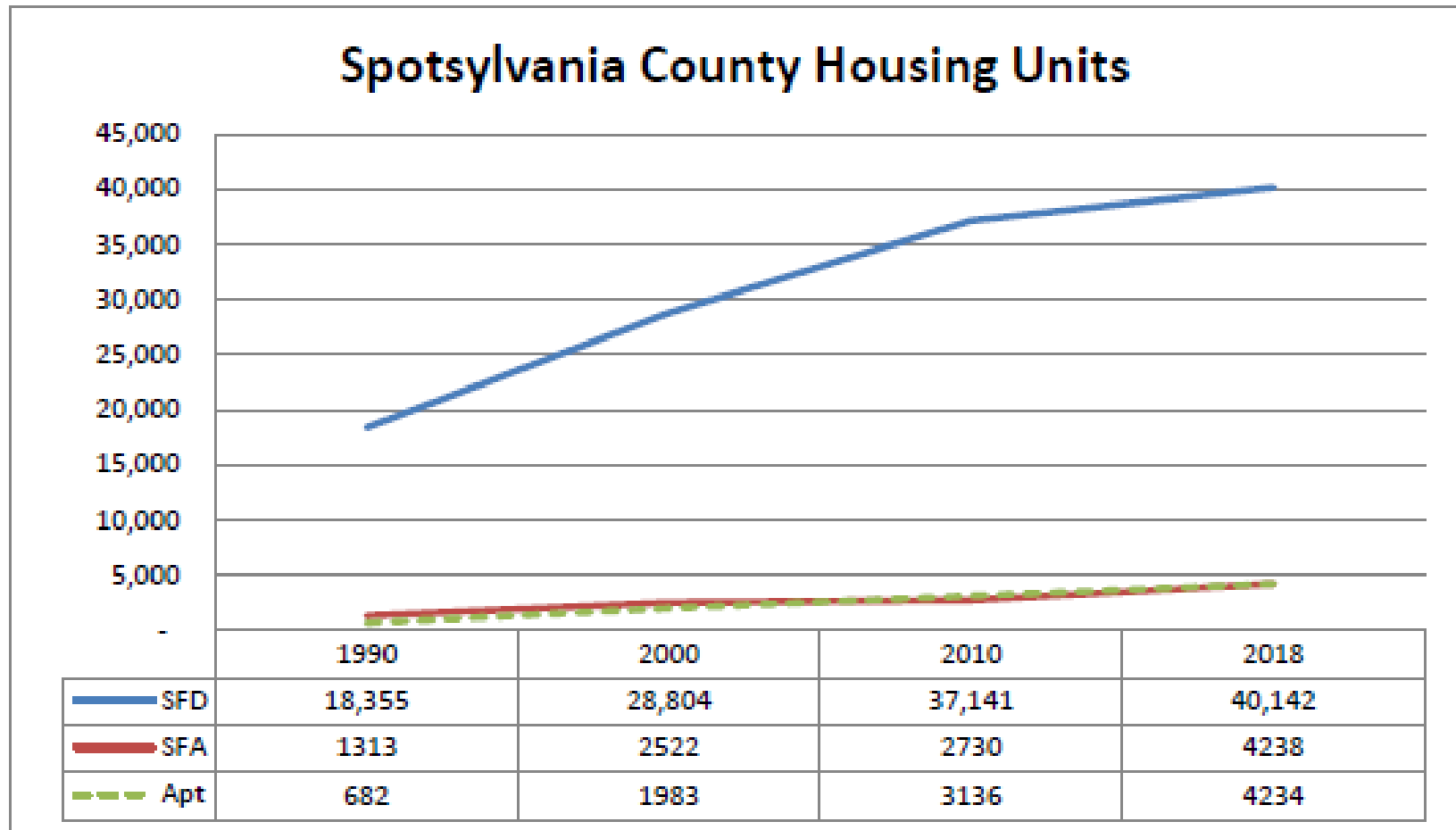


## Population 2010-2017



Source: US Census

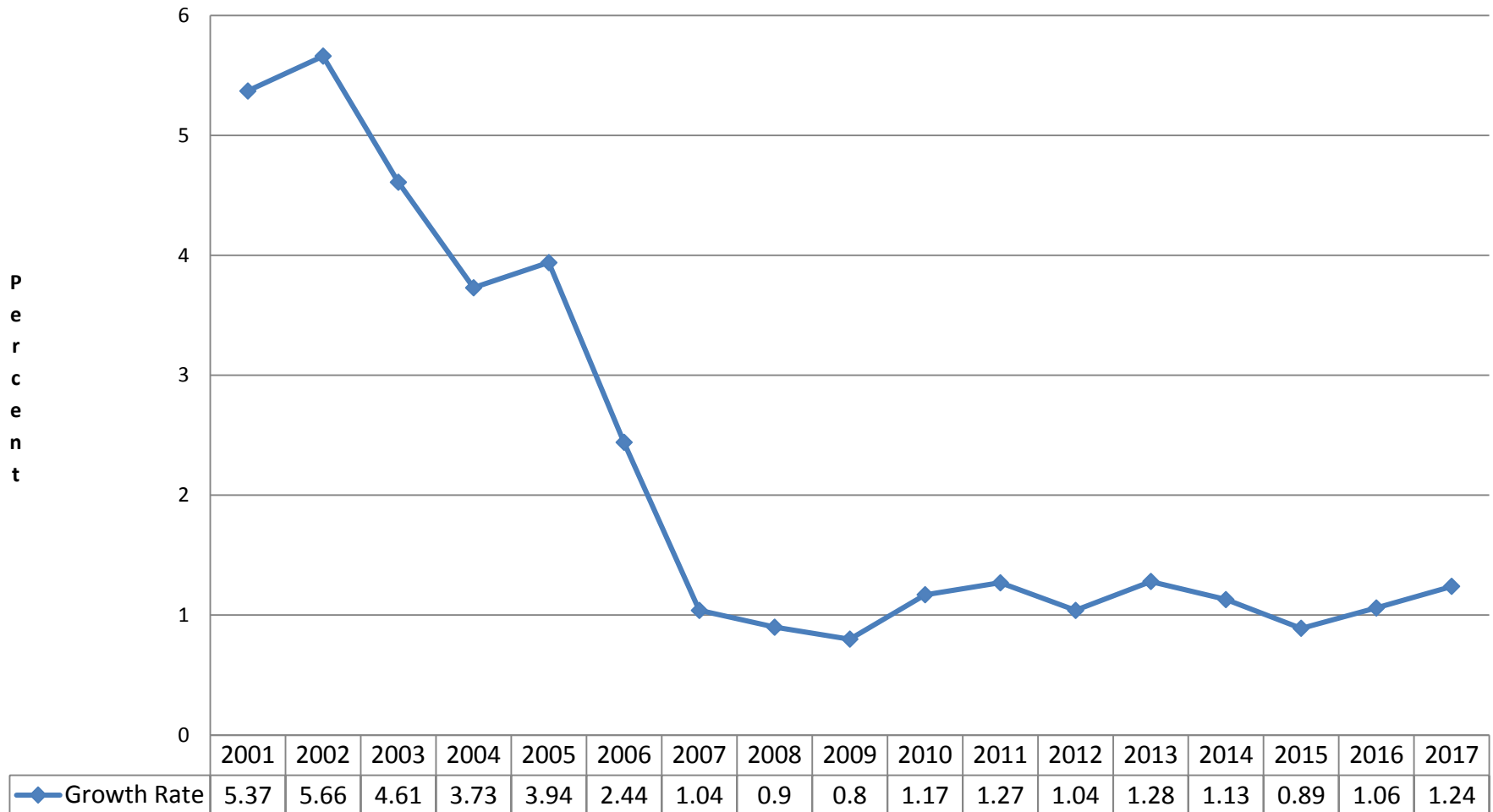
# Growth in Housing Units



Source: Spotsylvania County Assessment Office

# Annual Growth Rate 2001 to 2017

Annual Growth Rate



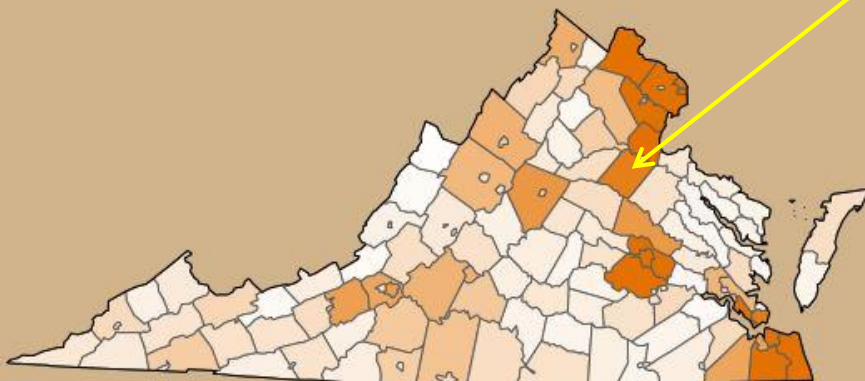
**LOOKING TO THE FUTURE**

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## Interactive Map

### Virginia Population Cooper Center Projections



Name	2020 Projection	2030 Projection	2040 Projection
Southampton County	18,499	19,078	19,382
Spotsylvania County	135,026	159,641	181,549
Stafford County	150,881	181,428	208,845
Surry County	6,597	6,545	6,403
Sussex County	11,687	11,197	10,563
Tazewell County	43,062	42,400	41,167
Warren County	39,925	44,444	48,256
Washington County	53,365	54,997	55,838
Westmoreland County	17,941	18,482	18,758
Wise County	38,554	38,166	37,260

2020 – 135,026

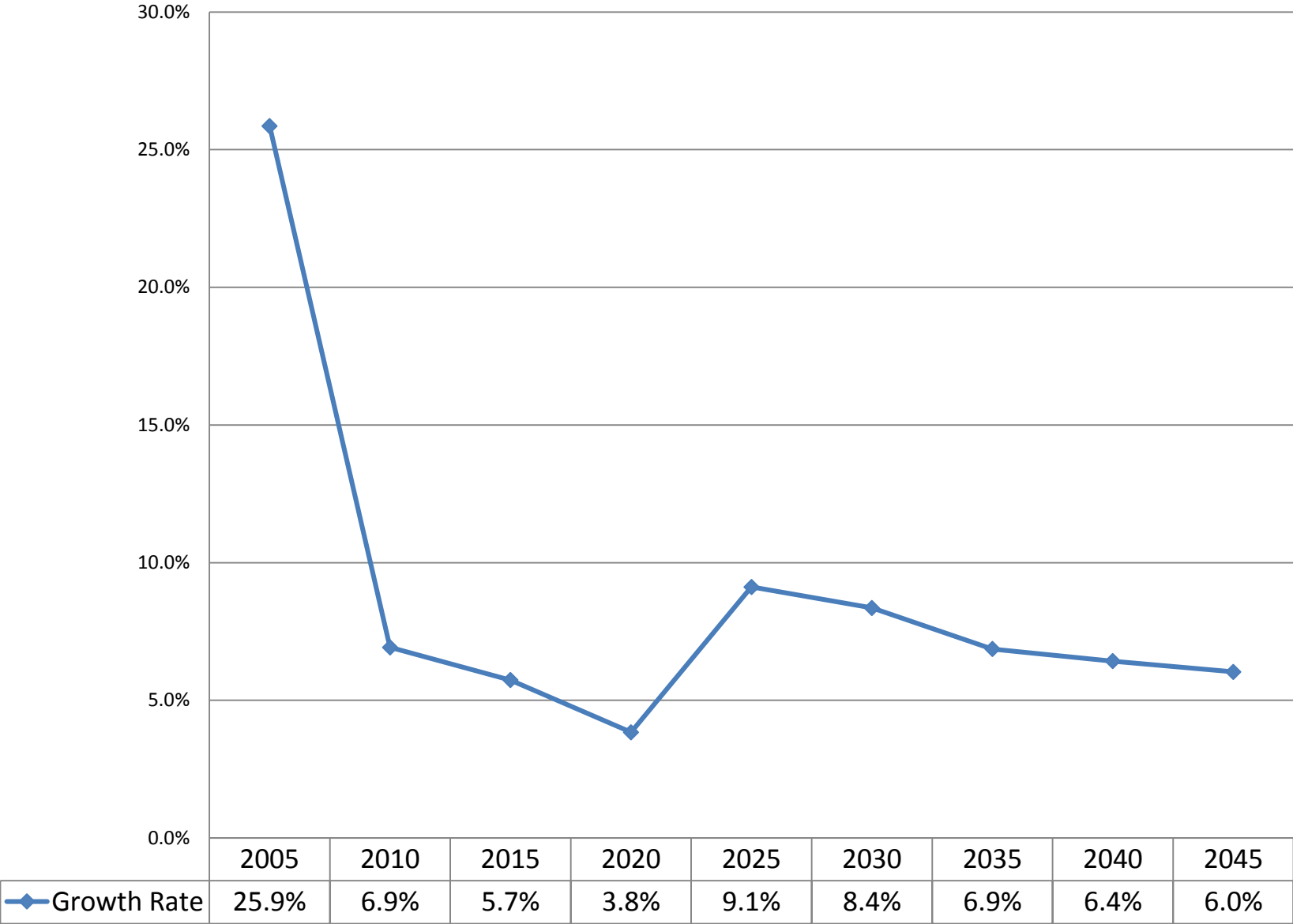
2030 – 159,641

2040 – 181,549

## Center of Population for Virginia: 1940-2040



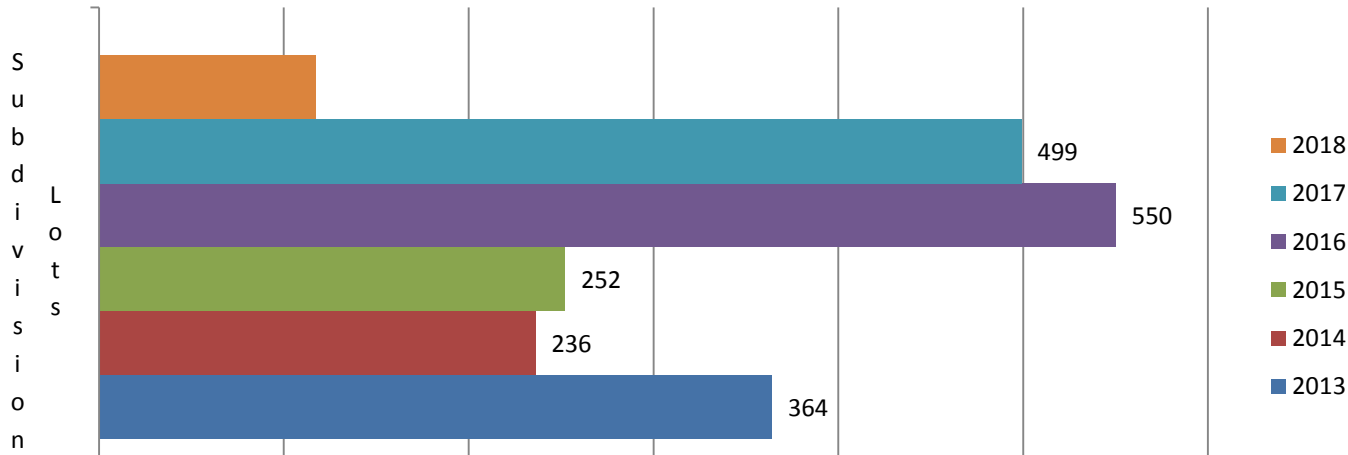
5 Year Increment Population Growth & Projections



Source: 2005-2015 US Census; 2020 on Weldon Cooper Center Projections



# Housing Development Trending Up



Spotsylvania County Dwelling Units										
Month	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
January	16	22	28	30	31	54	48	61		
February	22	30	27	41	26	45	40	47		
March	17	21	49	32	29	33	45	68		
April	18	19	40	40	30	31	58			
May	18	10	51	45	35	62	75			
June	29	22	47	36	46	52	79			
July	31	43	27	55	61	52	80			
August	18	54	44	42	29	41	58			
September	22	29	28	33	27	51	65			
October	26	38	37	35	41	50	70			
November	16	23	34	24	29	44	47			
December	19	30	31	44	40	49	50			
<b>Total for Year</b>	<b>252</b>	<b>341</b>	<b>443</b>	<b>457</b>	<b>424</b>	<b>564</b>	<b>715</b>	<b>176</b>	<b>0</b>	<b>0</b>

(Total includes SF, TH, APT, SW, DW)

# **Spotsylvania County**

## **A Profile of Demographic, Economic and Housing Market Conditions**

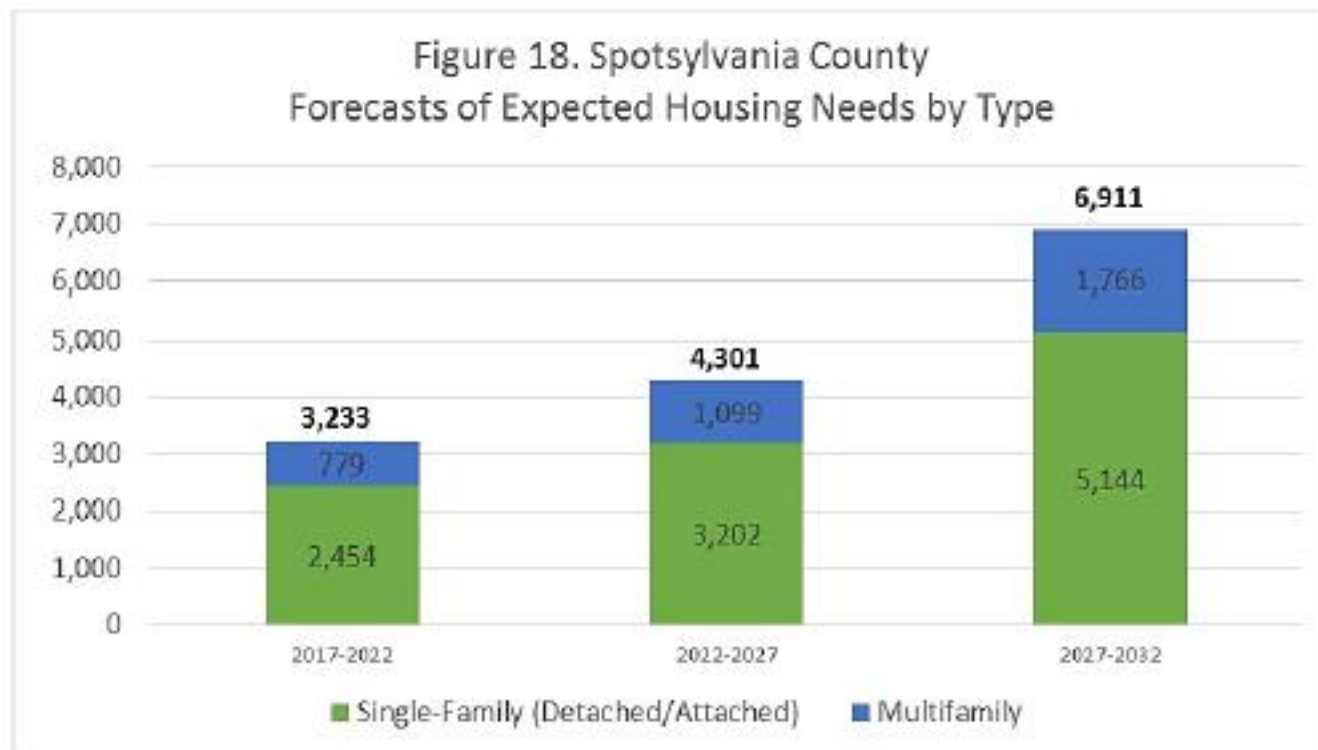
Prepared by Lisa Sturtevant & Associates LLC with support from the  
Fredericksburg Area Association of REALTORS®

June 2017

# Fredericksburg Area Association of Realtors Housing Study

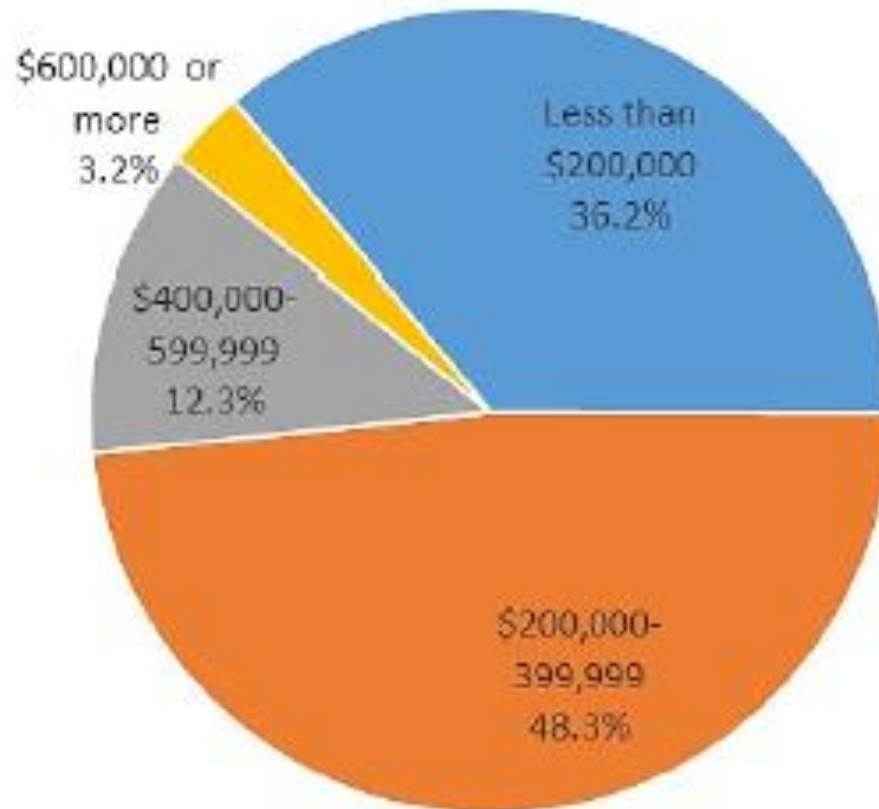
# FAAR Study Housing Needs Forecast

- Need 14,445 new housing units over next 15 years to house new workers (local & commuters)



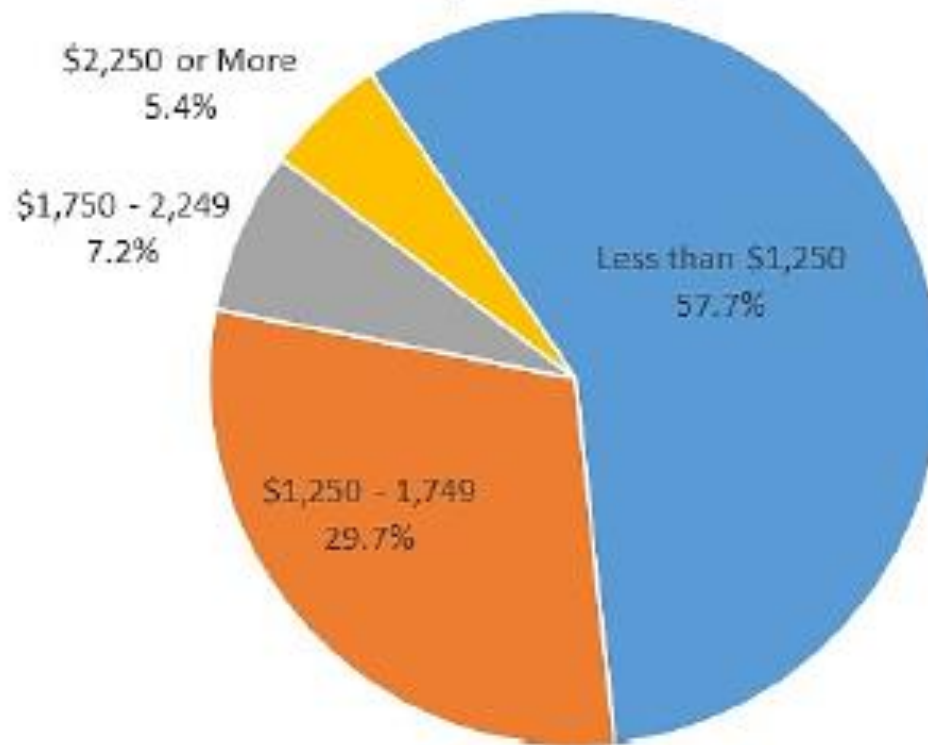
# FAAR Housing Price Points Forecast

Figure 19. Spotsylvania County  
Forecasts of Expected Owner-Occupied Units by Price  
(2017-2032)



# FAAR Rental Price Points Forecast

Figure 20. Spotsylvania County  
Forecasts of Expected Renter-Occupied Units by Rent  
(2017-2032)



# Approved Unbuilt Units

Single Family Detached	Single Family Attached	Apartments	Age-Restricted All Unit Types
4559	2570	5469	1473
TOTAL: 14,071			

Source: Approved Developments Spreadsheet, Planning Dept (10/13/17 update)

Note: Does not include by-right subdivisions of less than 10 lots, family divisions, annual divisions, and vacant lots in established subdivisions

Future Population			
	1% Annual Growth Rate	2% Annual Growth Rate	Weldon Cooper Projection
2017*	133,033	133,033	131,549
2018	134,363	135,694	
2019	135,707	138,408	
2020	137,064	141,176	135,026
2021	138,435	143,999	
2022	139,819	146,879	
2023	141,217	149,817	
2024	142,629	152,813	
2025	144,056	155,869	147,334
2026	145,496	158,987	
2027	146,951	162,166	
2028	148,421	165,410	
2029	149,905	168,718	
2030	151,404	172,092	159,641
2031	152,918	175,534	
2032	154,447	179,045	
2033	155,992	182,626	
2034	157,552	186,278	
2035	159,127	190,004	170,595
2036	160,718	193,804	
2037	162,326	197,680	
2038	163,949	201,634	
2039	165,588	205,666	
2040	167,244	209,780	181,549

\* estimate

# Comparing Approved Units to Population Projections

# Conclusions

- Weldon Cooper Center projections are reasonable expectations
- Annual growth rate is expected to trend upward, but not reach levels of early 2000s
- Establishing a growth rate goal is a complex undertaking and difficult to track/achieve
- Instead, suggest focus on goals/policies related to adequate public facilities / Levels of Service