

Buildable Lands Report, p. 41

<https://www.trpc.org/DocumentCenter/View/8542/2021-Buildable-Lands-Report-2021-08-22?bidId=>

Table 3-3: Residential Supply Versus Demand

| Urban Growth Area | 2020 Dwelling Units | 2040 Dwelling Units | Future Demand 2020-2040 | Future Supply ¹ 2020-Plus | Excess Capacity ² | Percent Excess Capacity ³ |
|--------------------------|---------------------|---------------------|-------------------------|--------------------------------------|------------------------------|--------------------------------------|
| Bucoda | 250 | 360 | 110 | 210 | 100 | 48% |
| Lacey | 36,820 | 48,870 | 12,050 | 14,250 | 2,200 | 15% |
| Olympia | 30,520 | 42,870 | 12,350 | 14,480 | 2,130 | 15% |
| Rainier | 910 | 1,440 | 530 | 920 | 390 | 42% |
| Tenino | 780 | 1,280 | 500 | 580 | 80 | 14% |
| Tumwater | 12,150 | 20,820 | 8,670 | 10,800 | 2,130 | <u>20%</u> |
| Yelm | 3,820 | 10,640 | 6,820 | 8,630 | 1,810 | 21% |
| Grand Mound UGA | 430 | 720 | 290 | 370 | 80 | 22% |
| Total Urban Areas | 85,680 | 127,000 | 41,320 | 50,240 | 8,920 | 18% |

Note:

1. "Future Supply" includes capacity reserved for the market factor plus any additional unused capacity.
2. "Excess Capacity" is the difference between future demand and future supply. It includes capacity not available due to market conditions.
3. "Percent Excess Capacity" is excess capacity as a percent of future supply. A value between 10 and 25 percent across the urban areas is considered reasonable for a healthy housing market.