

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	20%
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.