

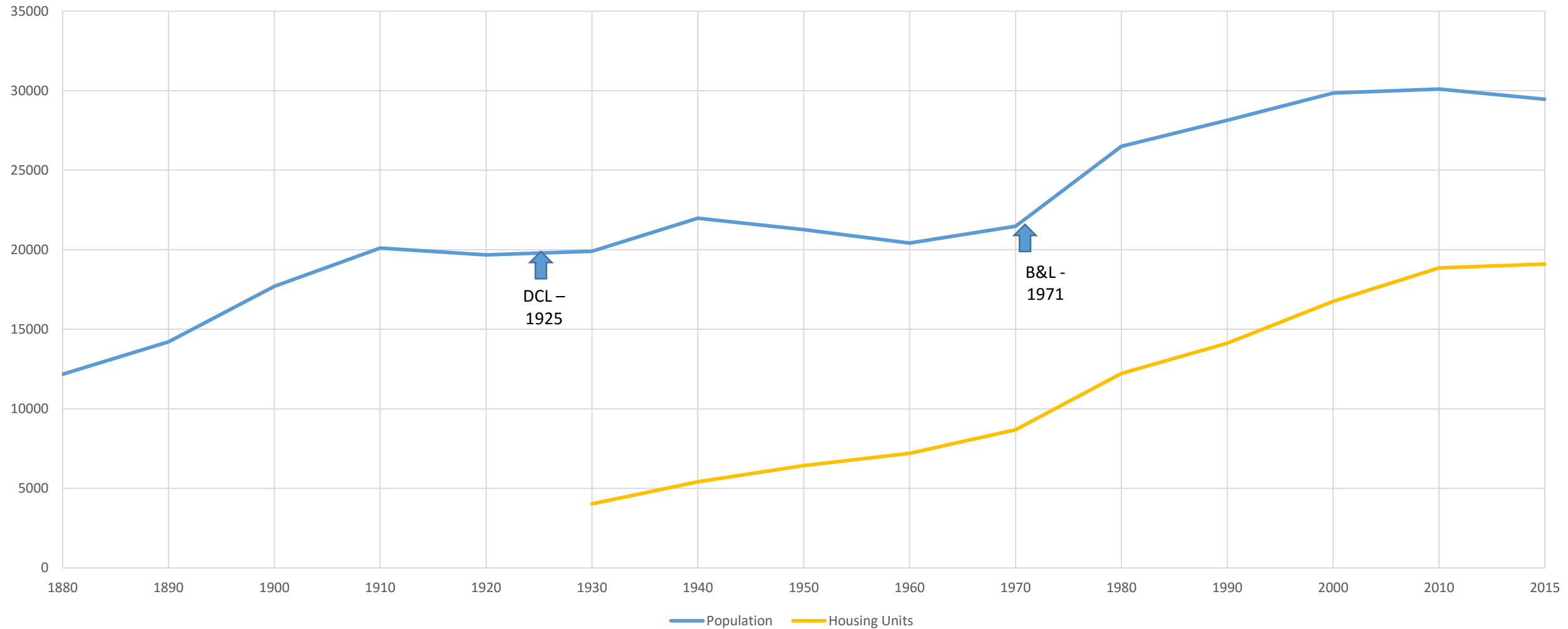
Population & Housing Existing and Projected

Follow Up

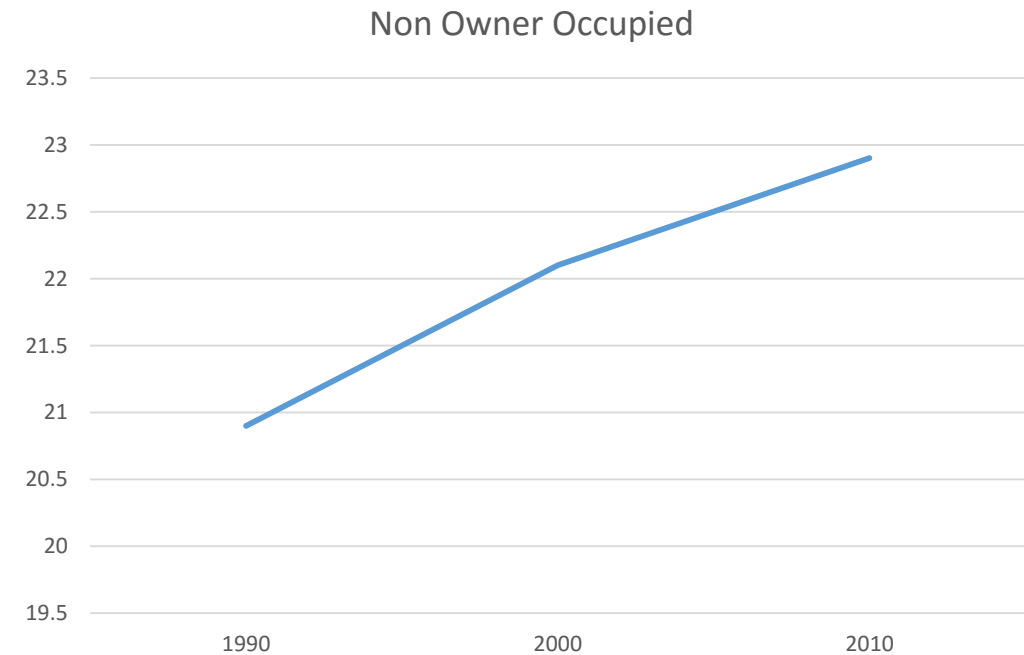
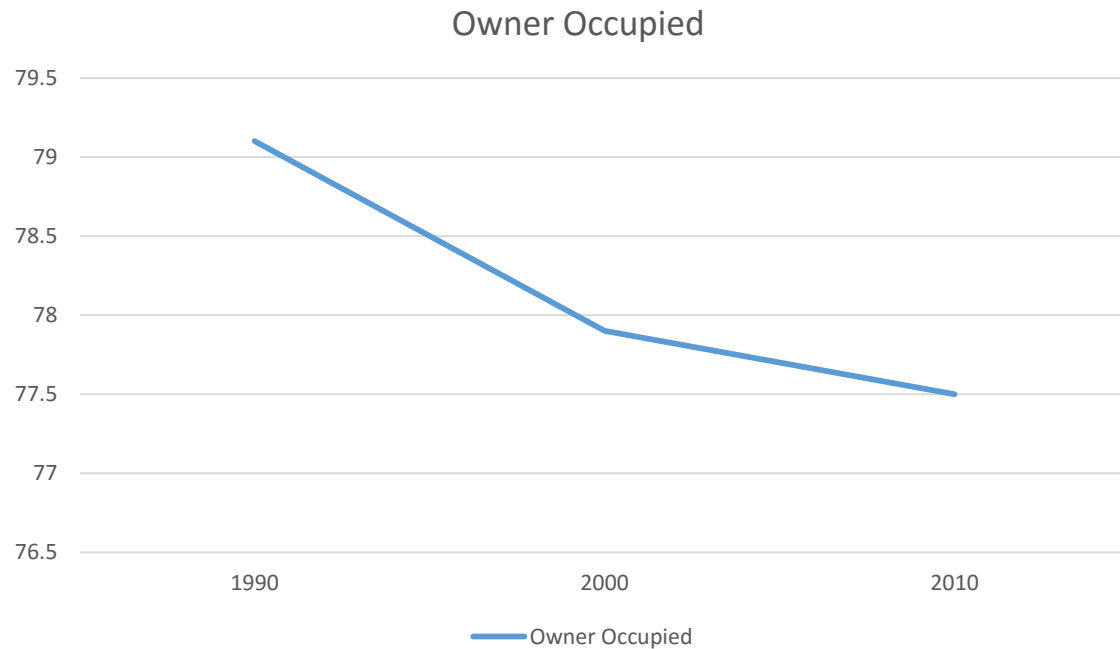
Planning Commission meeting 12/7/16

Question #1: Will extending the analysis to include earlier years offset the spikes in trends caused by the boom years in the late 90s/early 00s?

Answer: The boom years for both population and housing were actually in the 70s.



- Question #2: What's the significance of owner-occupied housing versus non-owner occupied housing?
 - 1990 Owner Occupied 79.1%; Non-owner Occupied 20.9%
 - 2000 Owner Occupied 77.9%; Non-owner Occupied 22.1%
 - 2010 Owner Occupied 77.1%; Non-owner Occupied 22.9%
- 2% Total in 20 years with 1.2% of that between 1990 & 2000



- Question #3: How many residents qualify for the Homestead Credit?
- Answer: The tax credit is based on assessments. With assessments going down the tax credit is no longer significant.
- Question #4: Do the new housing starts numbers reflect tear downs and rebuilds?
- Answer: Yes

- Question #5: What is the trend for median household income?
 - Answer: Growing. 22K in 1990, 32K in 2000, 45K in 2010

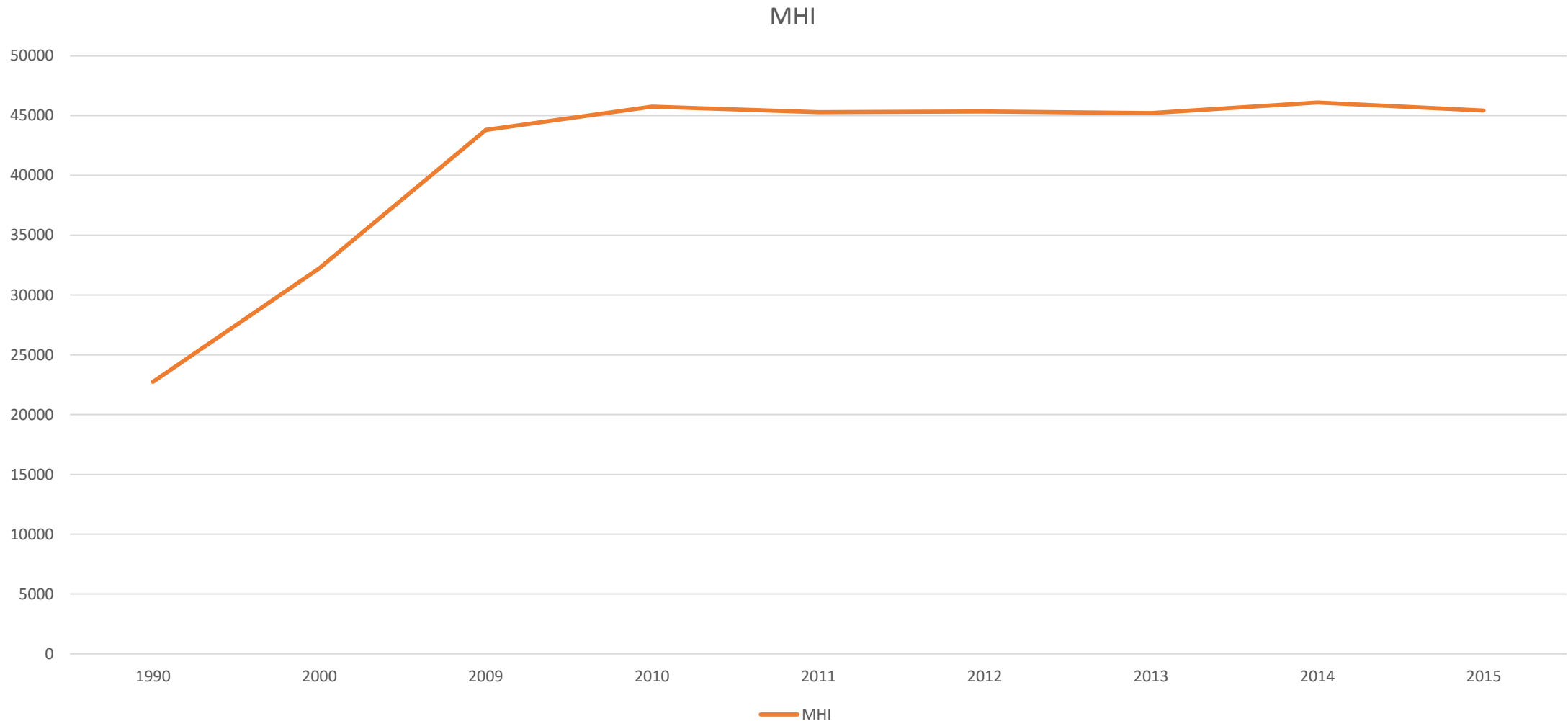


Table 2.1: Population and Housing, 2000, 2005, and 2030

Geography	2000 Census		2005 Estimate		2030 Projection	
	Population	Housing units	Population	Housing units	Population	Housing units
Towns	6,865	3,130	6,640	3,287	8,003	3,962
Accident	353	162	340	168	390	193
Deer Park	405	181	392	181	517	256
Friendsville	539	266	518	281	618	306
Grantsville	619	298	593	305	818	405
Kitzmilller	302	155	288	164	382	189
Loch Lynn Heights	469	202	449	210	475	235
Mountain Lake Park	2,246	948	2,164	1,017	2,357	1,167
Oakland	1,930	918	1,896	961	2,446	1,211
Unincorporated Area	22,981	13,631	23,310	15,039	25,397	21,114
Total County	29,846	16,761	29,950	18,326	33,400	25,076

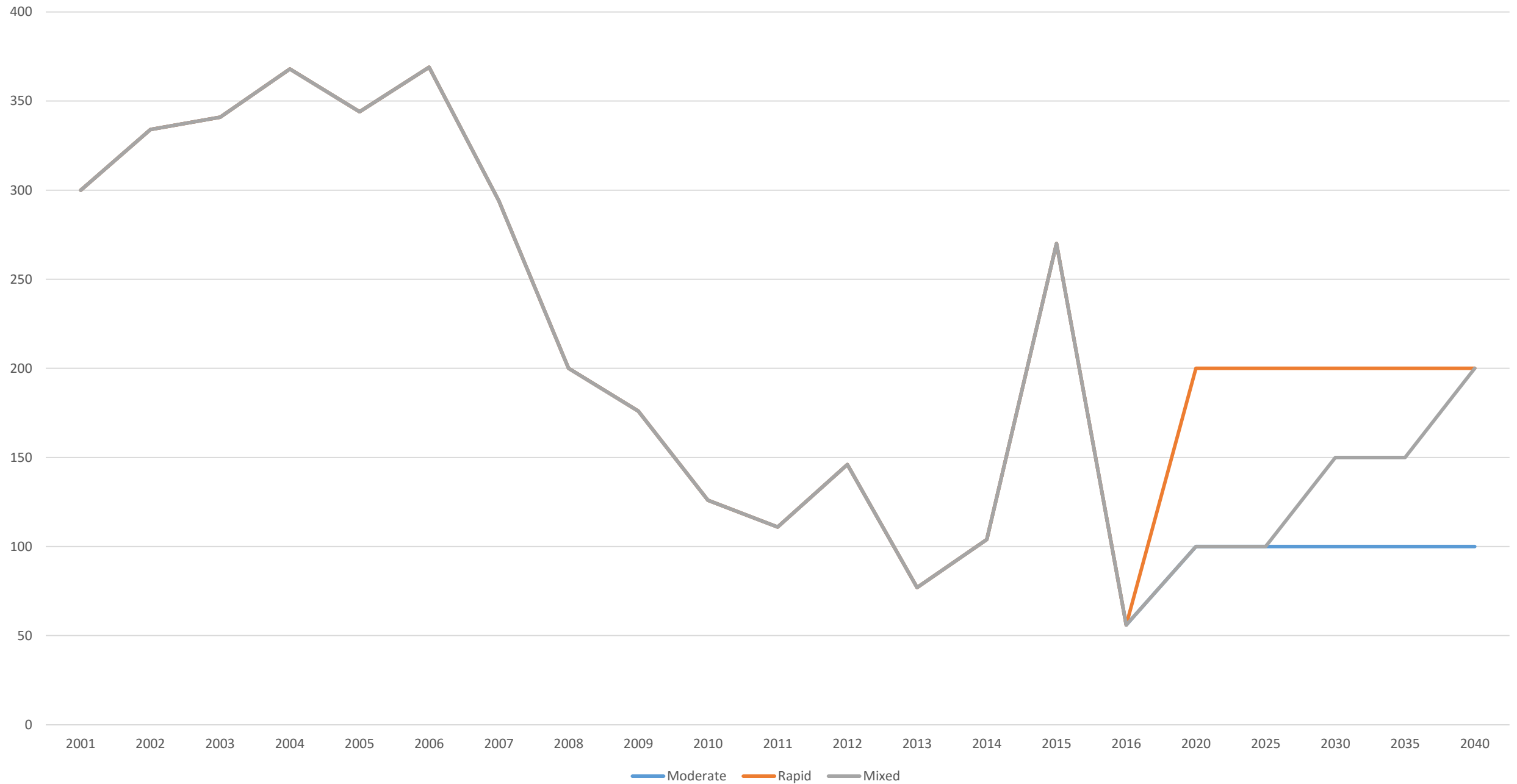
Sources: US Census; Maryland Department of Planning; Garrett County.

Note: 2030 projections for the Towns are for population and housing units within 2007 boundaries.

Table 2.1 options

	2000 Census		2010 Census		2015 Estimate		MDP 2040 Projection		Moderate Growth Scenario		Rapid Growth Scenario		Mixed Growth Scenario	
Geography	Population	Housing Units	Population	Housing Units	Population	Housing Units	Population	Housing Units	Population	Housing Units	Population	Housing Units	Population	Housing Units
Towns	6,865	3,130	6,871	3,366	6,770	3,597	7,303	#####	#####	4318	#####	4818	#####	4618
Accident	353	162	325	173	316	151	341	#####	#####	216	#####	241	#####	231
Deer Park	405	181	399	175	381	218	411	#####	#####	259	#####	289	#####	277
Friendsville	539	266	491	272	476	251	513	#####	#####	302	#####	337	#####	323
Grantsville	619	298	766	397	765	445	826	#####	#####	519	#####	579	#####	555
Kitzmilller	302	155	321	158	310	143	334	#####	#####	173	#####	193	#####	185
Loch Lynn Heights	469	202	552	228	536	278	578	#####	#####	302	#####	337	#####	323
Mountain Lake Park	2,248	948	2,092	954	2,111	1,027	2,277	#####	#####	1,252	#####	1,397	#####	1,339
Oakland	1,930	918	1,925	1,009	1,875	1,084	2,023	#####	#####	1,295	#####	1,445	#####	1,385
Unincorporated Area	22,981	13,631	23,226	15,488	22,690	15,494	24,447	#####	#####	17,273	#####	19,273	#####	18,473
Total County	29,846	16,761	30,097	18,854	29,460	19,091	31,750	#####	#####	21591	#####	24091	#####	23091

Growth Scenarios



same period, Garrett County projects the number of housing units will increase to 25,076, a 37 percent increase over the number of units in 2005.

Table 2.2: Population and Household Projections, Five Year Increments

	2005	2010	2015	2020	2025	2030
Population	29,950	30,850	31,750	32,500	33,050	33,400
Households	11,850	12,325	12,850	13,325	13,725	14,000
Household Size	2.47	2.44	2.41	2.37	2.34	2.31

Source: Maryland Department of Planning 11-06

The housing unit projections are derived from analyses and public review conducted between November 2006 and February 2007 for the Comprehensive Plan². These analyses considered a moderate growth and a rapid growth scenario for Garrett County. These scenarios were based on several considerations, including development trends since 1990, planned development (i.e., approved subdivisions), and anticipated market trends. The final projections in Table 2.1 reflect the moderate growth scenario, which the County believes is the more likely of the two scenarios to occur. A detailed description of the scenarios methodology is included in the Appendix to this Comprehensive Plan (Growth Projections Packet 020107).

Table 2.2 Update

	2015	2020	2025	2030	2035	2040
Total Population	30100	30600	31200	31550	31700	31750
Total Households	12350	12800	13275	13550	13625	13650
Avg Household Size	2.39	2.34	2.3	2.28	2.28	2.27

Assumptions: Percentage of development/area

Assumptions:	2008 Comp Plan	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015 Avg	
DCL	60	50	35	44	29	36	31	34	43	36	42	38
Towns	10	15	12	13	17	4	7	2	4	4	4	8.2
Rest	30	35	53	43	54	60	62	64	53	60	54	53.8

Table 2.3: Housing Unit Projections by Watershed and Subarea

Geography	Housing Units				
	2005 Existing ¹	2030 Projection	Change, 2005-2030	Zoned Capacity (Current Regulations) ²	Projected Development as a Share of Capacity
Watersheds					
Youghiogheny River					
Deep Creek Lake Influence Area ³	124	1,311	1,187	1,076	110%
Bear Creek					
Accident	168	193	25	166	15%
Remainder of Bear Creek	822	1,049	227	7,933	3%
Southern Youghiogheny	386	433	47	5,008	1%
Friendsville	281	306	25	61	41%
Remainder of Youghiogheny	2,680	3,343	663	28,723	2%
Little Youghiogheny River					
Oakland	961	1,211	250	537	47%
Loch Lynn Heights	210	235	25	108	23%
Mountain Lake Park	1,017	1,167	150	377	40%
Deer Park	181	256	75	1,088	7%
Remainder of Little Youghiogheny	1,306	1,518	212	8,188	3%
Deep Creek⁴	5,559	8,422	2,863	23,084	12%
Casselman River					
Grantsville	305	405	100	528	19%
Remainder of Casselman	1,955	2,387	432	16,201	3%
Savage River	1,093	1,355	262	10,947	2%
North Branch Potomac River					
Kitzmilller	164	189	25	115	22%
Remainder of North Branch	1,048	1,223	175	19,995	1%
Georges Creek	66	74	8	2,248	0%
Summary					
Towns (10% of Total New Units)	3,287	3,962	675	2,980	23%
Deep Creek Lake Area (60% of Total)	5,683	9,733	4,050	24,160	17%
Rest of County (30% of Total)	9,356	11,381	2,025	99,241	2%
County Total	18,326	25,076	6,750	126,381	5%

Notes:

¹: Source: MD State Department of Assessment and Taxation (SDAT) Maryland Property View 2005 reflecting existing units as of August 1, 2005. Minor differences may exist between SDAT and census data, due to different