

MEMO

To: Erik Wells, Town Manager
From: Matt Boulanger, Planning Director; Emily Heymann, Planner
Date: December 2, 2021
Re: **New Dwellings and Population: 5-year Outlook FY2023-2027**



Predicted Population Growth, FY 2023-2027

A prediction of potential population growth in Williston for FY23-FY27 is contained in this memorandum. This prediction, as discussed below, is based on a combination of staff knowledge about permitted projects, typical permitting and buildout timelines, historic sewer allocation trends, market demands, trends in household size, and constraints on development created by Williston's Growth Management system.

Based on the methodology discussed below, staff's rough estimate for population growth in Williston from FY 23-FY27 is that Williston could add up to 1,000 people, growing from 10,200 people at the end of FY22 to 11,200 people at the end of FY27, an increase in population of 1.96% per year. The rate of growth from 2010-2020 was about 1.64% per year.

This projection is based on a high projection of residential growth (assuming larger household sizes than may be created) and the fastest possible development schedule given permit requirements and assuming the fastest pace of construction Williston has experienced to date. This projection accounts for an overall shrinking household size in existing dwellings in Williston due to demographic trends as well as new residents occupying new dwellings.

Demographic Change, Shrinking Household Sizes, and Unit Types Constructed in Williston

Demographic change in the form of shrinking household sizes is ongoing in Williston and will impact total population of the town. Following Chittenden County trends, average household size is expected to decrease from 2.45 in 2020 to 2.12 in 2050. Following this trend, the existing nearly 4200 dwellings in Williston that today hold 10,100 people, might only hold 9,900 people by the end of FY2027. This decrease of 200 people from existing homes counters increases in population from new homes.

Going forward, the types of units under construction now and anticipated in the next 5 years will be smaller than the units constructed 10 or more years ago. While in the 1990s and 2000s, dwellings constructed in Williston were mostly single-family homes, duplexes, or condos with 2 or more bedrooms, new projects are integrating more small dwellings in multifamily structures. This is happening in the Residential Zoning District (RZD), where Catamount Golf is the first subdivision of its kind to integrate a significant number of attached units and several one-bedroom units.

The Role of Growth Management

Williston's Growth Management (GM) system has a target of 80 dwelling unit equivalents (DUe) per year. Applicants have significant flexibility regarding when they start a project and when they construct the units in that project. Despite year-to-year variability in buildout, the town's experience of the average rate of new residential development, on a 10-year or longer scale, should be consistent. Some population growth in the town, including senior housing, commercial staff housing, and affordable housing at or below 80% Area Median Income, are not reflected in the Growth Management schedule, but are projected in Table 1, below.

Growth Management Utilization Projections

Utilization of allocation varies in different parts of town. Staff anticipates no competition Outside the Sewer Service Area in the rural part of town, where subdivisions received all allocation requested and more than half of the available allocation expires unutilized. Competition will be the most challenging in the Sewer Service Area Outside Growth Center. Developments requesting 50-150 units such as Trinity Baptist Church, Catamount Golf, and future subdivisions (unknown but anticipated) in the Residential Zoning District will be competing for a very limited supply. When multiple, large projects compete for a limited supply, no project receives full allocation in 1 cycle, and it is possible for low scoring projects to be denied allocation. Within the Growth Center, moderate utilization of available allocation is anticipated because fewer projects compete for more units and some development more common in this area, such as senior housing and affordable housing below 80% AMI, does not require allocation.

Williston, Vermont: Growth Management Areas

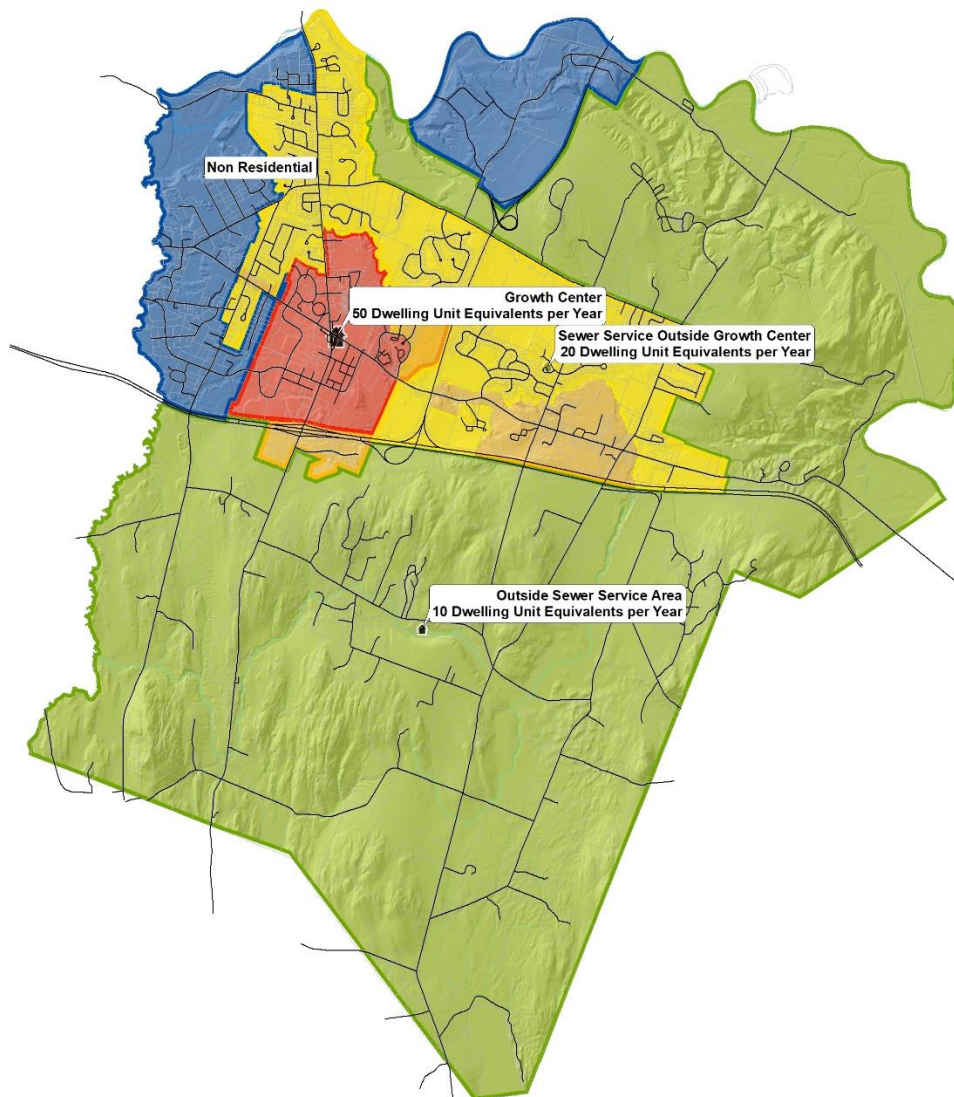


Table 1: Williston Potential Residential Build-Out and Population Increase FY 2023-FY2027

FY 2023 = July 1, 2022 to June 30, 2023

	Total Units	Estimated Units Pre-FY 2023	Estimated Units Built FY2023	Estimated Units Built FY2024	Estimated Units Built FY2025	Estimated Units Built FY2026	Estimated Units Built FY2027	Estimated Total Units FY23 - FY27	Estimated New Residents
Growth Center									
Finney Crossing	587	587	0	0	0	0	0	0	0
Finney Senior Housing	74	0	74	0	0	0	0	74	1.5 /unit 111
Cottonwood Crossing	173	32	42	47	47	16	18	170	1.75/unit 298
Champlain Housing Trust	72	0	72	0	0	0	0	72	1.5/unit 108
Snyder Beaudry Lane	243	0	0	45	50	20	20	135	2/unit 270
147 Knight Lane	1	0	1	0	0	0	0	1	2/unit 2
Snyder Beaudry Lane Senior Housing	65	0	0	65	0	0	0	0	1.5/unit 97
Sewer Service Area Outside Growth Center									
Catamount Golf	148	0	0	10	12	13	15	50	2.3/unit 115
Michaud	20	0	5	5	5	5	0	20	2.3/unit 46
Trinity Baptist	58	0	0	0	5	10	10	25	2.3/unit 58
Trinity Baptist Staff Housing	5	0	5	0	0	0	0	5	2/unit 10
Northridge	39	10	10	10	9	0	0	29	2.3/unit 66
Outside Sewer Service Area									
Brownell/LaMarche	2	0	0	1	1	0	0	2	2.3/unit 5
Mazuzan	1	0	0	1	0	0	0	1	2.3/unit 2
Barland	1	0	0	1	0	0	0	1	2.3/unit 2
MacDonald/Gatta	1	0	0	0	0	0	1	1	2.3/unit 2
B. Brownell	3	2	1	0	0	0	0	1	2.3/unit 2
Trinity Baptist	2	0	0	2	0	0	0	2	2.3/unit 7
TOTAL		n/a	210	177	129	64	64	587 homes	1,201 people