

## MDRoffers Consulting's Projected 2025 Housing Units, Within and Outside of Municipally Approved Developments as of June 2019

1	2	3	4	5	6	7
Municipality where housing is projected to occur	Projected housing units, 2018-2025	Already approved housing units, 2018-2025	% of projected housing units already approved	Not yet approved total housing units, 2018-2025	Not yet approved multiple family housing units, 2018-2025	% of not yet approved total projected housing units that are multiple family
City of Verona	1,854	1,166	63%	688	514	75%
City of Fitchburg	620	418	67%	202	180	89%
Town of Verona	240	54	23%	186	0	0%
Remainder	13	-	0%	13	0	0%
<b>Total</b>	<b>2,727</b>	<b>1,638</b>	<b>60%</b>	<b>1,089</b>	<b>694</b>	<b>64%</b>

Descriptions by column in above table:

1. Statistics in this table relate to the municipality that the consultant projects development to occur within, which may be different from the current municipality due to annexation.
2. Includes all housing units that consultant has projected would be built between September 2018 and September 2025, as reported in Community Growth & Projections Report dated 11/14/18.
3. Includes only those projected housing units in column 1 that are in developments that received at least some zoning and/or land division approvals, including rezoning, preliminary plat, and general development plan. Does not include projected housing units in developments that have been presented conceptually but not yet provided some type of zoning and/or land division approval by the respective municipality.
4. Column 2 divided by column 1. These are the percentages of total projected 2025 housing units within developments that have already obtained zoning and/or land division approval.
5. Column 1 minus column 2. These are the total number of housing units—including single family, two family, multiple family, senior, etc.—that the consultant projects will be built by September 2025 but are not in developments that have received some type of zoning and/or land division approval.
6. The consultant's projection of those portions of the not yet approved total housing units in column 4 that are projected to be multiple family units. At times, these are on sites within developments where the development as a whole has obtained some sort of zoning and/or land division approval, but the multiple family site has not received zoning approval. Also, hundreds of multiple family housing units are in conceptual development proposals at this time (e.g., in neighborhoods 15, 20, 24, 27, 38).
7. Column 5 divided by Column 4. Combined with other data, this suggests that, **within existing and planned parts of the Cities of Fitchburg and Verona, the consultant projects that 196 of the projected 826 new single family homes by 2025 (or 24%) are outside of developments that have obtained some sort of zoning and/or land division approval.**