



CHAPTER 7 SNAPSHOT

MATCHING HOUSING NEEDS TO LAND USE

Purpose:

- Compares the demand for housing through 2030 to the capacity of the county and its CVTs to accommodate new housing units given current and planned land use and infrastructure.

Content:

- Details the estimated capacity countywide and by CVT to accommodate new housing units through 2030.
- Details the projected growth in households countywide and by CVT through 2030.
- Compares the capacity to accommodate new housing to the expected growth in households to identify areas within the county where anticipated capacity surplus or deficits exist.
- Compares the location of estimated capacity and projected growth to the location of current infrastructure to identify needs for significant infrastructure investment.
- Discusses the desirability of adopting land use changes to alter either overall capacity or the spatial distribution of capacity.
- Draws implications related to housing affordability.

Major Findings:

- Oakland County is **projected to gain more than 109,000 households through 2030**. Most CVTs within the county are expected to share in that growth.
- Under current and planned land use, **countywide there is ample capacity** to provide new housing units (150,000 to 203,000 units) **to accommodate this growth**.
- However, a **dozen communities** are projected to **have insufficient housing capacity to accommodate growth**. **Six** of those communities are expected **to account for 47% of the county's total household growth** during the period. A shortage of over 26,000 units is projected for these five communities.
- There is some **mismatch between** the spatial location of expected **growth and housing capacity and critical infrastructure**—roads, water, and sewers.

Conclusions:

- **Projected capacity deficits in high-growth communities could hamper growth** in the county.
- **Substantial investment in infrastructure will be necessary** to accommodate new growth.
- **Changes in land use and new measures to stimulate development in areas with surplus capacity and existing infrastructure are necessary** to avoid the projected housing shortages and limit the amount of infrastructure investment necessary to accommodate growth.
- **The household growth and capacity estimates** have mixed implications for affordability, but they **suggest upward pressures on affordability** in several areas.