



2024 Housing Affordability Report
505 Third Street
Hudson, Wisconsin
www.hudsonwi.gov

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Executive Summary

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide and post a "Housing Affordability Report" by January 1, 2020. In October of 2019, the City of Hudson obtained an extension of 4-years from the Wisconsin Department of Administration to provide a report. The first report from the City of Hudson was published in 2023 for the previous year (2022). This document was prepared to meet the requirements for Wis. Stats. 66. 10013 (Housing Affordability Report).

Statutory Requirements of a Housing Affordability Report

Requirements of this report include the following elements:

- (1)** *In this section, "municipality" means a city or village with a population of 10,000 or more.*
- (2)** *Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31st. The report shall contain all of the following:*
 - a.** *The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.*
 - b.** *The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.*
 - c.** *A list and map of undeveloped parcels in the municipality that are zoned for residential development.*
 - d.** *A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.*
 - e.** *An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:*
 - i.** *Meet existing and forecasted housing demand, and;*
 - ii.** *Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.*
- (3)** *A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."*

Disclaimer

This report was prepared in order to meet requirements enacted by 2017 WI Act 243 in Wis. Stat. 66.10013. The City of Hudson has made every effort to ensure the accuracy of the information provided in this document. It is not intended to cover all circumstances. All policy decisions will be made by the Common Council of the City of Hudson.

Comprehensive Plan Implementation

The City of Hudson Comprehensive Plan was last updated in December 2021 and included a housing analysis for the City. Providing affordable housing which meets the needs of current and future City residents is an important element in planning for the future. The goals, objectives, and policies for City of Hudson housing are listed as the following in our 2040 Comprehensive Plan:

Goal 1: Strengthen and support existing City of Hudson neighborhoods.

Objectives:

1. Maintain buffering (i.e. land uses, landscaping, berming) between residential and commercial/industrial land uses.
2. Protect neighborhoods from incompatible land uses through effective land use and design controls.
3. Improve transportation connections where warranted, including bicycle paths/routes and pedestrian facilities.
4. Encourage and support the maintenance and rehabilitation of older housing stock.

Policies:

1. Enforce site design controls (i.e. buffering, landscaping standards) through the City's development review process.
2. Ensure development review process considers long-rang transportation infrastructure needs and implements incremental solutions as sites are built out.
3. Promote housing programs that provide funding for maintenance and rehabilitation including the CDBG-Small Cities Housing Program and USDA-Rural Development programs.

Goal 2: Promote a balanced supply of housing types and prices throughout the City to meet the changing needs of Hudson's residents.

Objectives:

1. Support new residential development that is compatible with existing land uses.
2. Encourage the development of diverse and affordable housing for persons of all ages.
3. Accommodate senior and assisted living facilities in the City as Hudson's population ages.
4. Accommodate workforce housing so that residents can work and reside in close proximity.
5. Increase housing density in appropriate areas of the City to increase the housing supply and better match the demand for a variety of housing types.

Policies:

1. Encourage the private sector to provide affordable senior housing so that the long-term residents and retirees may continue to live in the City.
2. Promote housing programs that will provide financial assistance to Hudson residents who are paying more than 30% of their household income on monthly housing costs.
3. Inform residents about housing rental programs to accommodate the high percentage of renter-occupied housing in Hudson spending more than 30% of their household income on monthly housing costs, including the Housing Choice Voucher Program.
4. Educate residents of opportunities and programs that give low- to moderate-income families a chance at homeownership.
5. Work with property owners and developers to identify locations appropriate for new

subdivisions which will enhance the character of Hudson’s existing land uses.

6. Provide flexible land use regulations in areas where increased densities are appropriate (sewered and urban areas) in order to accommodate project population growth and an aging population.
7. Provide options for developments with mixed housing units in order to avoid concentrating affordable units and senior living in limited areas.
8. Identify areas within the City where diverse housing options could be available to include single-family, two-family, and multi-family in order to accommodate an increased population with various projected jobs and wages.

Goal 3: Encourage residential development that will increase the City of Hudson’s economic competitiveness by attracting new and retaining long-term residents.

Objectives:

1. Identify areas of the City that can support infill residential development.
2. Encourage a mix of multi-family developments that are affordable for a younger workforce and also provide the amenities and finishes desired by an aging population.
3. Locate future condominium and apartment development in proximity to new employment centers, amenities, and services.
4. Encourage increased density in specific zoning districts to allow for a greater supply of housing and housing types.

Policies:

1. Leverage Tax Increment Financing to incentive private development to produce condominiums and apartments that are both affordable and attractive to a younger workforce.
2. Ensure that higher-end multi-family developments are designed to help increase the access to amenities and services required by an aging population.
3. Reduce regulatory hurdles for mixed-use infill development that will attract new businesses and residents to Hudson.
4. Review zoning districts, especially downtown, for opportunities to increase allowable densities and provide incentives for mixed-use development.

The Comprehensive Plan attempts to analyze the cost of housing in the City of Hudson through monthly costs to both homeowners and renters. It also includes housing values of owner-occupied units from 2019. To transfer those costs into 2024 values, the City has included additional charts below based upon information acquired from the 2019-2023 American Community Survey 5-Year Estimates. Pages 42-48 of the Comprehensive Plan include charts with values from 2019.

Monthly Homeowner Costs - 2024

	City of Hudson		St Croix County, WI	
	#	%	#	%
Housing units with a mortgage	3,321	77.2%	21,221	70.1%
Less than \$500	0	0.0%	173	0.8%
\$500 to \$999	116	3.5%	782	3.7%
\$1,000 to \$1,499	483	14.5%	4,685	22.1%
\$1,500 to \$1,999	1,089	32.8%	6,637	31.3%
\$2,000 to \$2,499	868	26.1%	3,446	16.2%
\$2,500 to \$2,999	421	12.7%	2,592	12.2%
\$3,000 or more	344	10.4%	2,906	13.7%
Median (dollars)	\$1,980.00		\$1,891.00	

**Source: U.S. Census, American Community Survey 2023

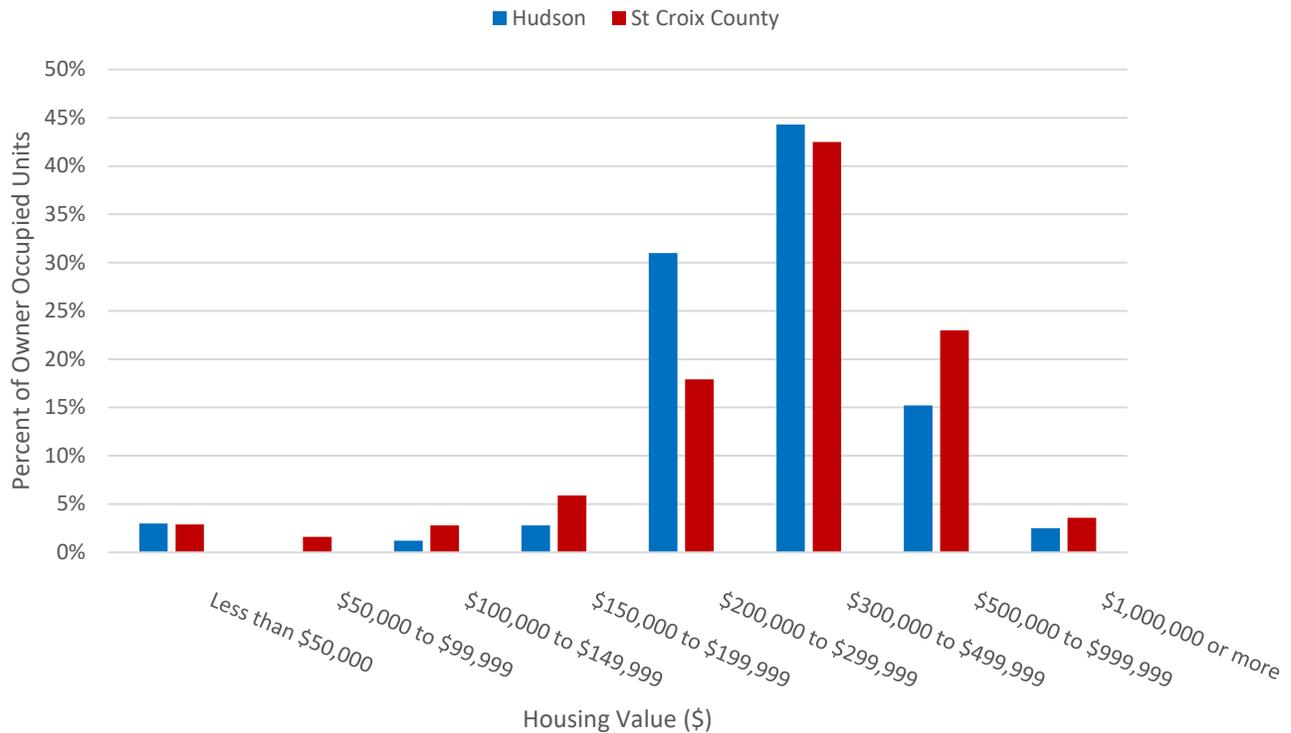
Gross Rent Costs - 2024

	City of Hudson		St Croix County, WI	
	#	%	#	%
Occupied units paying rent	2,178	32.5%	8,314	21.5%
Less than \$500	52	2.4%	N***	N***
\$500 to \$999	514	23.6%	N***	N***
\$1,000 to \$1,499	740	34.0%	N***	N***
\$1,500 to \$1,999	545	25.0%	N***	N***
\$2,000 to \$2,499	252	11.6%	N***	N***
\$2,500 to \$2,999	21	1.0%	N***	N***
\$3,000 or more	54	2.5%	N***	N***
Median (dollars)	\$1,377.00		\$1,478.00	
No rent paid	38		N***	

**Source: U.S. Census, American Community Survey 2023

***Cells noted 'N' indicate "no data" as sample size was not large enough.

Housing Values of Owner Occupied Units (City of Hudson vs. St. Croix County 2024)



**Data acquired from the U.S. Census Bureau's 2019-2023 American Community Survey 5-Year Estimates

One metric to determine whether a mortgage or rent is affordable, is from the U.S. Department of Housing and Urban Development (HUD), which recommends that housing costs (mortgage/rent, insurance, taxes, etc.) should not exceed thirty percent (30%) of a household's income. Homeowners or renters paying thirty percent (30%), or more are considered to be overextended and in danger of mortgage default or late rent payments if any interruptions to income or unforeseen expenses occur.

The 2019-2023 U.S. Census Bureau American Community Survey (ACS) estimates approximately 42.2% of City of Hudson renters are paying thirty percent or more of their household incomes for housing, compared to St. Croix County (38.4%) and the State of Wisconsin (44.1%), respectively. Additionally, the 2019-2023 ACS estimates approximately 25% of City of Hudson homeowners with a mortgage pay thirty percent or more of their household income toward the mortgage, which is slightly higher than St. Croix County (22.5%) and the State of Wisconsin (22.9%).

Since the adoption of the 2040 Comprehensive Plan in December 2021, the City has actively promoted the development of additional multi-family apartment options and senior housing options including:

- **Bella Rose Apartments** with 110 dwelling units at *690 Elizabeth Way*
- **Riverfront Square** with up to 5 dwelling units and 2 commercial suites at *22 Second Street*
- **Bella Rose Apartments #2** with 92 dwelling units at *585 Annabelle Way*
- **The Carmichael Apartments (Maxwell #2)** with 36 dwelling units at *2040 Maxwell Drive*

Further multi-family developments are actively being pursued by developers through the City's plan review process and have not obtained approvals or building permits at this time.

2023-2024 Residential Platting and Permit Activity

The City of Hudson is largely built out, except for some potential annexations to the City's east and south. Therefore, it is reliant upon small infill development, redevelopment, and remodeling for housing construction.

City of Hudson Community Development staff reviewed the 2023-2024 permit data provided through its records management system. In 2023, the City of Hudson permitted 18 new housing units, including 16 single-family residences, 2 duplex dwellings, and 0 apartment units. In 2024, the City of Hudson permitted 47 new housing units, including 11 single-family residences, 0 duplex dwellings, and 36 apartment units.

Considering the existing housing stock within City of Hudson, it is also important to note the 284 residential addition/remodeling permits for single family homes and 0 for multi-family unit dwellings issued in 2023, compared to 214 residential addition/remodeling permits for single family homes and 8 for multi-family unit dwellings in 2024. The City approved 4 Certified Survey Maps in 2023 and 2 Certified Survey Maps in 2024 (these numbers exclude Extraterritorial Certified Survey Maps that the City reviewed for properties outside of our municipal boundary). One (1) new residential preliminary plat was applied for in December 2024 and has received approval from the Plan Commission on January 7, 2025. The preliminary plat, entitled Canter Crossing, includes 20 twin-home residential parcels.

Housing Fees Collected for New Construction: 2023-2024

New Construction Housing Type	2023	2024
New One- and Two-Family Dwelling Units	18	18
Permit Inspection Fees:	\$43,608.00	\$108,830.00
New Multi-Family Dwelling Units	0	36
Permit Inspection Fees:	\$0.00	\$93,170.00
TOTAL NEW CONSTRUCTION UNITS APPROVED	18	47
TOTAL NEW CONSTRUCTION FEES	\$43,608.00	\$202,000.00
FEES PER UNIT (TOTAL FEES/TOTAL UNITS)	\$2,422.67	\$4,297.87
Notes: these numbers only include “new home construction” fees collected, not deck/pool/accessory building permits.		

As noted in the table, the average fee per permitted residential unit as prescribed under state statute is \$2,422.67 per unit in 2023 and \$4,297.87 per unit in 2024.

To place the City of Hudson fee per unit into perspective, according to the 2019-2023 American Community Survey from the U.S. Census Bureau, the median value of an owner-occupied home in the City of Hudson is approximately \$355,000. The commercial real estate site, Zillow, places the average City of Hudson home value at \$449,798 in January 2024. This is a \$14,418 increase in value since January 2023 (over a one-year period). For further perspective, the 2024 NAHB Construction Cost Survey¹ identifies national average soft costs as a percentage of overall home cost: Profit: 11.0%, Overhead and General Expenses 5.7%, Sales Commission: 2.8%, Financing Cost 1.5%, and Marketing Cost: 0.8%.

¹ Lynch, Eric (January 2025) Cost of Constructing a Home-2024. Retrieved from National Association of Homebuilders website: <https://www.nahb.org/-/media/AB4EFC742624475A97A0A62189986FF8.ashx>

List of Undeveloped Parcels

Zoned for Residential Development

The City of Hudson Community Development Department performed a Geographic Information System (GIS) analysis identifying all parcels with an improved value of \$0.00 and zoned as either Residential or Commercial Districts (AR, R-1, R-2, R-T, RM-1 through RM-4, PRD-1, PRD-2, PRD-3, B-1, B-2, B-3, and B-4). The analysis identified 344 parcels with a total of 452.54 acres of land that are considered “developable” or “potentially developable”. There were several remaining parcels of land considered “slivers” that are undevelopable as they do not have standard lot dimensions/access/etc. Additionally, several lots that were considered vacant due to \$0 improvement values were due to nonprofit entities, City ownership, stormwater management ponds, or various churches. These properties were removed from the list of developable properties.

Of the 344 developable parcels, the largest parcel encompasses 11.94 acres of adequately zoned vacant land in the City of Hudson. This large property is zoned B-2, General Business and has the potential to be developed as a mixed-use property with apartments and retail, although the proximity of the site to the blasting zone of the quarry just over the hill and the steep slopes could prove to make the site difficult to develop and rent out.

The average size of undeveloped residential & commercial lots in the City is 1.316 acres (excluding the aforementioned parcel), which is above the average parcel size of 0.45 acres in the City of Hudson. The City requires single-family and two-family parcels to provide 0.2 acres, or 9,000 square feet, so if individuals so desired – the bulk could be further subdivided to increase density and create additional parcels for development.

A map of the undeveloped residential parcels is included as Figure 1 and is included in Appendix A. A listing of the available undeveloped (developable) parcels zoned for residential use in the City of Hudson is found in Appendix B.

Zoned Non-Residential Land (but suitable for Residential Development)

The City of Hudson is actively promoting mixed uses, including higher density residential redevelopment within the downtown corridor and other portions of the City. The City’s new Zoning Code Rewrite will incorporate Planned Unit Developments, deviating from Hudson’s Planned Commercial, Industrial, and Residential Districts that encouraged larger developments to be one use rather than mixed.

Analysis of Residential Development Regulations

Land Use Controls

Residential development within the City of Hudson is managed primarily through Municipal Code and Building Codes. The City also has land dedication or fee in lieu of land dedication under Ch. 236, Wis. Stats.

As previously discussed, the City has relatively few areas for new, conventional subdivision development due to a lack of available vacant land adjacent to its boundaries. Newer subdivisions steadily come into the City through annexation petitions from nearby townships, Troy and Hudson. To facilitate cost-effective residential development and redevelopment city-wide, the City has been undertaking a Zoning Code Rewrite, which includes its subdivision regulations, permitted uses, and dimensional regulations.

Site Improvement Requirements

The City of Hudson requires standard improvements for new subdivisions including paved streets, curb/gutter, public water and sewer, gas and electric, sidewalks (as applicable), streetlights, boulevard trees and stormwater management. One of the challenges for new subdivision in the City of Hudson is availability of land. Over the years, single family housing has occurred on the City of Hudson's periphery, thereby inhibiting further development. This has stagnated further housing stock from being developed and in turn has increased housing prices in the City of Hudson due to the "low-stock/high-demand" nature of our City's local economics. The City has improved and oversized its water and sewer infrastructure and stormwater ponding areas to accept new future, denser developments.

Permit Procedures

Any person applying for a residential building permit may download the permit from the City Building Inspection Department webpage and return the completed application with applicable fees and associated plans for review to the Inspection Department. Once issued by the City of Hudson, the permit applicant may request inspections by contacting the City Hall front desk and Inspection Department. The City continues to review the current application process in order to create a more streamlined process for ease of development purposes.

Analysis to Improve Construction and Development Practices in Hudson, WI

The City of Hudson and its staff recognize "time is money" for development and redevelopment activities in our community. To ensure maximum efficiency, the City follows all applicable statutory and municipal requirements for development activities, such as platting and rezoning. Further, the City follows all guidelines and application criteria for new residential dwellings with PermitWorks permitting software. In order to provide flexibility for the development community in terms of such standards as setbacks, height, density, and mix of uses, the City, through its Zoning Code Rewrite project, will allow the public to apply for Planned Unit Developments. The purpose of this reduction is the recognition that remaining land in Hudson is scarce and redevelopment is likely the main avenue for development. The Planned Unit Development process in general encourages cooperation with a developer and the City to establish unique requirements specific to a proposed development that would not be applied elsewhere.

The City is continually evaluating development requirements and processes to find efficiencies for the development community as well as City of Hudson staff and elected officials. The City has examined its procedural timeline to eliminate duplication of review processes and reduce the amount of time that processes such as downtown design reviews and rezonings take by eliminating unnecessary and redundant steps in committee review processes.

In order to reduce time and costs to approve and develop a new residential subdivision by twenty percent (20%), as envisioned by the state housing report requirement, this will require significant coordination among the City, development community, and market forces. However, as previously discussed, the City of Hudson is continually striving for efficiency in its review procedures and will continue these efforts moving forward.

APPENDICES ITEMS:

- 1) Map of Undeveloped Residential and Business Parcels (2024)
- 2) Table of Undeveloped Residential and Business Parcels (2024)

ParcelNumb	TaxYear	Descriptio	Acres	LandValue	Improvemen	TotalValue	VACANT	ZONING	Developable?
236176200000	2024	COMMERCIAL	3.823	371300	0	371300	YES	B-2	MAYBE
236197507202	2024	COMMERCIAL	0.541	417300	0	417300	YES	B-2	YES
236197507203	2024	COMMERCIAL	0.692	386200	0	386200	YES	B-2	YES
236197507206	2024	COMMERCIAL	0.530	498500	0	498500	YES	B-2	YES
236197509103	2024	COMMERCIAL	2.070	858800	0	858800	YES	B-2	YES
236201807000	2024	COMMERCIAL	2.241	1449800	0	1449800	YES	B-2	YES
236202112101	2024	COMMERCIAL	2.196	395100	0	395100	YES	B-2	MAYBE
236202112102	2024	COMMERCIAL	3.088	501900	0	501900	YES	B-2	MAYBE
236203701000	2024	COMMERCIAL	1.554	424700	0	424700	YES	B-2	YES
236203703000	2024	COMMERCIAL	1.651	473200	0	473200	YES	B-2	YES
236203704000	2024	COMMERCIAL	9.200	3029100	0	3029100	YES	B-2	YES
236203800060	2024	COMMERCIAL	3.893	293700	0	293700	YES	B-2	YES
236203800070	2024	COMMERCIAL	3.256	284700	0	284700	YES	B-2	MAYBE
236200101050	2024	COMMERCIAL	2.123	1005000	0	1005000	YES	B-2	YES
236197516100	2024	COMMERCIAL	11.940	2094800	0	2094800	YES	B-2	YES
236207849000	2024	COMMERCIAL	1.390	599100	0	599100	YES	B-2	YES
236207848000	2024	COMMERCIAL	1.370	595300	0	595300	YES	B-2	YES
236168002100	2024	COMMERCIAL	1.498	681900	0	681900	YES	B-2	YES
236168002400	2024	COMMERCIAL	1.002	509100	0	509100	YES	B-2	YES
236168002300	2024	COMMERCIAL	0.793	340400	0	340400	YES	B-2	YES
236129800000	2024	RESIDENTIAL	1.000	189800	0	189800	YES	C-2 & R-1	YES
236200102040	2024	COMMERCIAL	8.686	703800	0	703800	YES	PRD-1	YES
236200001015	2024	RESIDENTIAL	0.383	20000	0	20000	YES	PRD-1	YES
236207905490	2024	RESIDENTIAL	0.254	95400	0	95400	YES	PRD-1	YES
236207905470	2024	RESIDENTIAL	0.235	92100	0	92100	YES	PRD-1	YES
236207905460	2024	RESIDENTIAL	0.235	92100	0	92100	YES	PRD-1	YES
236207905430	2024	RESIDENTIAL	0.235	92100	0	92100	YES	PRD-1	YES
236207905420	2024	RESIDENTIAL	0.235	92100	0	92100	YES	PRD-1	YES
236207905410	2024	RESIDENTIAL	0.235	92100	0	92100	YES	PRD-1	YES
236207905400	2024	RESIDENTIAL	0.301	98600	0	98600	YES	PRD-1	YES
236207905390	2024	RESIDENTIAL	0.283	95700	0	95700	YES	PRD-1	YES
236207905380	2024	RESIDENTIAL	0.235	92100	0	92100	YES	PRD-1	YES
236207905370	2024	RESIDENTIAL	0.235	92100	0	92100	YES	PRD-1	YES
236207905360	2024	RESIDENTIAL	0.292	97100	0	97100	YES	PRD-1	YES
236207905350	2024	RESIDENTIAL	0.272	93900	0	93900	YES	PRD-1	YES
236207905340	2024	RESIDENTIAL	0.221	89900	0	89900	YES	PRD-1	YES
236207905330	2024	RESIDENTIAL	0.244	93700	0	93700	YES	PRD-1	YES
236207905320	2024	RESIDENTIAL	0.244	93700	0	93700	YES	PRD-1	YES
236207905310	2024	RESIDENTIAL	0.221	89900	0	89900	YES	PRD-1	YES
236207905300	2024	RESIDENTIAL	0.378	104200	0	104200	YES	PRD-1	YES

236207905290	2024 RESIDENTIAL	0.360	102900	0	102900 YES	PRD-1	YES
236207905280	2024 RESIDENTIAL	0.183	79400	0	79400 YES	PRD-1	YES
236207905270	2024 RESIDENTIAL	0.196	81800	0	81800 YES	PRD-1	YES
236207905260	2024 RESIDENTIAL	0.163	74200	0	74200 YES	PRD-1	YES
236207905250	2024 RESIDENTIAL	0.157	71500	0	71500 YES	PRD-1	YES
236207905240	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905230	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905220	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905210	2024 RESIDENTIAL	0.186	76400	0	76400 YES	PRD-1	YES
236207905200	2024 COMMERCIAL	0.186	76400	0	76400 YES	PRD-1	YES
236207905190	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905180	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905170	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905160	2024 RESIDENTIAL	0.201	78600	0	78600 YES	PRD-1	YES
236207905150	2024 RESIDENTIAL	0.201	78600	0	78600 YES	PRD-1	YES
236207905140	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905130	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905120	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905110	2024 RESIDENTIAL	0.186	76400	0	76400 YES	PRD-1	YES
236207905100	2024 RESIDENTIAL	0.186	76400	0	76400 YES	PRD-1	YES
236207905090	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905080	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905070	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905060	2024 RESIDENTIAL	0.155	70500	0	70500 YES	PRD-1	YES
236207905050	2024 RESIDENTIAL	0.196	77800	0	77800 YES	PRD-1	YES
236207905040	2024 RESIDENTIAL	0.236	84000	0	84000 YES	PRD-1	YES
236207905030	2024 RESIDENTIAL	0.210	80000	0	80000 YES	PRD-1	YES
236204000013	2024 RESIDENTIAL	0.561	70600	0	70600 YES	PRD-2	YES
236204002140	2024 RESIDENTIAL	0.179	46800	0	46800 YES	PRD-2	YES
236204401000	2024 RESIDENTIAL	2.492	20200	0	20200 YES	PRD-2	MAYBE
236204601000	2024 COMMERCIAL	2.501	1471400	0	1471400 YES	PRD-2	YES
236207359000	2024 COMMERCIAL	4.435	361800	0	361800 YES	PRD-3	YES
236207336000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207321000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207320000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207315000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207316000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207311000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207312000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207317000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207313000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES

236207335000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207334000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207333000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207322000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207319000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207338000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207339000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207318000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207314000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207337000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207340000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207326000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207325000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207324000	2024 RESIDENTIAL	0.046	65000	0	65000 YES	PRD-3	YES
236207323000	2024 RESIDENTIAL	0.064	69600	0	69600 YES	PRD-3	YES
236207817000	2024 RESIDENTIAL	0.220	75900	0	75900 YES	PRD-3	YES
236207818000	2024 RESIDENTIAL	0.207	75500	0	75500 YES	PRD-3	YES
236167305000	2024 RESIDENTIAL	1.429	278500	0	278500 YES	R-1	YES
236167341000	2024 RESIDENTIAL	1.060	63700	0	63700 YES	R-1	YES
236030900000	2024 LOCAL	0.298	0	0	0 YES	R-1	YES
236038700002	2024 RESIDENTIAL	1.085	176300	0	176300 YES	R-1	YES
236038801000	2024 RESIDENTIAL	0.644	71700	0	71700 YES	R-1	MAYBE
236044300000	2024 RESIDENTIAL	0.224	31900	0	31900 YES	R-1	YES
236045200000	2024 RESIDENTIAL	0.350	68300	0	68300 YES	R-1	MAYBE
236045501000	2024 LOCAL	0.273	0	0	0 YES	R-1	MAYBE
236047501050	2024 RESIDENTIAL	0.280	21200	0	21200 YES	R-1	MAYBE
236049500000	2024 LOCAL	0.238	0	0	0 YES	R-1	YES
236049600000	2024 LOCAL	0.238	0	0	0 YES	R-1	YES
236063600000	2024 RESIDENTIAL	0.152	23300	0	23300 YES	R-1	YES
236072200000	2024 RESIDENTIAL	0.238	600	0	600 YES	R-1	MAYBE
236107700000	2024 RESIDENTIAL	0.371	3400	0	3400 YES	R-1	MAYBE
236108600000	2024 LOCAL	0.203	0	0	0 YES	R-1	YES
236110100000	2024 LOCAL	5.600	0	0	0 YES	R-1	MAYBE
236142700000	2024 RESIDENTIAL	0.174	40500	0	40500 YES	R-1	MAYBE
236149500000	2024 RESIDENTIAL	0.218	2500	0	2500 YES	R-1	MAYBE
236152602000	2024 RESIDENTIAL	0.322	68100	0	68100 YES	R-1	YES
236179000000	2024 RESIDENTIAL	0.289	56100	0	56100 YES	R-1	YES
236197804000	2024 RESIDENTIAL	0.550	51000	0	51000 YES	R-1	YES
236049100001	2024 RESIDENTIAL	0.238	66900	0	66900 YES	R-1	YES
236175904000	2024 RESIDENTIAL	2.060	433700	0	433700 YES	R-1	YES
236010000001	2024 RESIDENTIAL	1.343	11600	0	11600 YES	R-1	MAYBE

236010000100	2024 LOCAL	0.238	0	0	0 YES	R-1	MAYBE
236015900000	2024 RESIDENTIAL	0.357	83000	0	83000 YES	R-1	MAYBE
236178900001	2024 RESIDENTIAL	0.278	17500	0	17500 YES	R-1	YES
236200400000	2024 LOCAL	0.280	0	0	0 YES	R-1	MAYBE
236166801002	2024 RESIDENTIAL	8.706	539700	0	539700 YES	R-1	YES
236035300090	2024 RESIDENTIAL	0.385	65300	0	65300 YES	R-1	YES
236136400010	2024 RESIDENTIAL	0.269	63100	0	63100 YES	R-1	YES
236136400020	2024 RESIDENTIAL	0.272	63100	0	63100 YES	R-1	YES
236083803000	2024 RESIDENTIAL	0.674	304300	0	304300 YES	R-1	MAYBE
236055700000	2024 RESIDENTIAL	0.260	6900	0	6900 YES	R-1	MAYBE
236055300000	2024 RESIDENTIAL	0.079	10000	0	10000 YES	R-1	MAYBE
236031000000	2024 LOCAL	0.160	0	0	0 YES	R-1 & R-2	YES
236079500000	2024 LOCAL	0.587	0	0	0 YES	R-2	MAYBE
236197505000	2024 LOCAL	1.125	0	0	0 YES	RM-1	MAYBE
236105901000	2024 RESIDENTIAL	0.610	3400	0	3400 YES	RM-1	MAYBE
236150002000	2024 RESIDENTIAL	1.251	84000	0	84000 YES	RM-1	MAYBE
236196700000	2024 LOCAL	2.000	0	0	0 YES	RM-1	MAYBE
236201812000	2024 RESIDENTIAL	1.600	296500	0	296500 YES	RM-1	YES
236201813000	2024 RESIDENTIAL	1.500	280800	0	280800 YES	RM-1	YES
236201814000	2024 RESIDENTIAL	2.230	395300	0	395300 YES	RM-1	YES
236201815000	2024 RESIDENTIAL	1.510	282400	0	282400 YES	RM-1	YES
236129302025	2024 RESIDENTIAL	2.820	203300	0	203300 YES	RM-1	YES
236207904000	2024 RESIDENTIAL	5.570	85900	0	85900 YES	RM-1	YES
TOTAL PROPERTY COUNT		344					
AVERAGE DEVELOPABLE PROPERTY ACREAGE		1.316					
TOTAL DEVELOPABLE PROPERTY ACREAGE		452.5418					
LARGEST PROPERTY		35.107					