

DPC Distribution Methodology

Population and households

Initially: For each of the years, 2010, 2020, 2030, and 2040, I determined the % difference between the 2012 Projections and the 2013 Projections. I reduced or increased the % change by the amount of the difference for each of the target years (0.4% in 2010, -3.7% in 2020, 1.4% in 2030 and 1.5% in 2040). I had requested data from the primary communities in the County on any new subdivisions approved in recent. I compared each with the TAZ increases to ensure the population/household increase could accommodate the projected increase. In TAZ's that couldn't accommodate the increase, were increased the number of persons to meet the design increase.

Kent County submitted an apartment complex that had recently been approved and **was not considered** in any previous distribution. Using the 2010 Census, I determined the average rental household size was 94.7% of the average owner-occupied household and the average rental vacancy rate is 8.3%. I used the household size calculation to determine the approximate population of renter occupied units that have been approved just South of Cheswold, TAZ 106. Of the 204 proposed and approved units, on average 187 would be occupied. Those units would house, on average, 458 persons . The current calculated population projections for TAZ 106 increase 120 by 2020, 324 by 2030 and 378 by 2040. It is likely that stable rent up will not occur until after 2020 (after construction, etc.) so the 2020 projections work. The projections for 2030 and 2040 will need to be adjusted while maintaining overall conformity with the DPC County totals. For 2030, I added 135 persons to the projection for TAZ 106 and decreasing all other TAZs by 0.05 percent resulting in a commensurate reduction to balance to the control total. For 2040 I added 100 persons to TAZ 106 and decreased all other TAZ's by 0.04 percent.



Milford submitted the reports they prepare for the Office of State Planning Coordination for all of 2012 and 2013. The one major subdivision approval they made was in the first half of 2012 for the Cascades. The project had received approval previously and **was considered** when making past projections, seemingly despite the approvals exceeding their time limits.

I have not heard from Smyrna, Harrington or the City of Dover on new projects.