

Accelerated Enrollment Projection

Assumptions

- Birth rate remains stable
 - An additional 350 units over 70/year rate
 - “Echo effect” of 850 units of age-restricted housing (20% Berlin residents)
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Growth Factors

- Increase in Housing Permits
 - 1990-99 – 829 permits (83/year)
 - 2000-06 – 832 permits (139/year)

 - Maturity of Housing Stock
 - 34% of homes owned over 30 years
 - 22% of homes owned 40 or more years
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Growth Factors

□ Recent Growth

Berlin growing fastest in area; out of 16 area communities:

1990-00 2nd

2000-05 1st

1990-05 1st

(3.5% more than 2nd fastest)

□ Housing Capacity

Berlin at 71% build out
