

Population Projections & Housing Needs

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Population Projections

- ▶ **Official Local Projection (Comprehensive Plan)**
 - 2020–2025 baseline–30,000 to 32,000 residents
 - 2045 forecast–37,900 to 38,000 residents
- ▶ **Current Trend Check (Reality vs. Forecast)**
 - 2026 estimate–33,079
 - Growth has been 2–3% annually, largely migration driven.
- ▶ **Adjusted Planning Range**
 - Low scenario–38,000 (Official Plan)
 - Moderate scenario–40,000 to 42,000
 - High Growth scenario (Atlanta spillover) 43,000–45,000

Potentially at 36% population growth!

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Housing Demands & Requirements

- ▶ **Official Housing Projection (2045)**
 - Total housing units needed–16,502
 - New units required–4,130
- ▶ **What that means annually**
 - 4,130/20 years equals 206 units/year
 - This is the baseline housing production target
- ▶ **Household formation assumptions**
 - Household size at 2.6 to 2.8 persons
 - 9,400 new residents /2.7 persons equals 3,480 new households
 - Add vacant targets of 5–8%
 - Replacement housing
 - Existing shortages
 - Leads to the 4,100 units total need.

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Housing Mix Implications (Critical for Planning)

- ▶ **Recommended Mix (2045)**
 - 60–70% single family detached (traditional growth)
 - 15–25% smaller lot, or cluster homes
 - 10–20% multifamily, or townhomes.
- ▶ **Why?**
 - Workforce affordability gap already exists
 - Rising home values (\$320K to \$380K range)
 - Aging population will need smaller units.

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Where Growth Will Concentrate

Based on trends and infrastructure

- ▶ **Primary Growth Areas**
 - Forsyth
 - I-75 corridor interchanges
 - Highway 41 and Highway 83 corridors
- ▶ **Secondary Growth Areas**
 - Unincorporated suburban expansion areas
 - Rural residential subdivisions
- ▶ **Expect**
 - Bedroom community growth from Atlanta metro
 - Increased commuter based housing demand

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Key Planning Risks

- ▶ **Underbuilding**
 - Falling below 200 units year results in price spikes and workforce loss.
- ▶ **Over reliance on large lots**
 - Leads to:
 - Higher infrastructure costs
 - Reduced affordability
 - Slower absorption

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Simple Planning Targets

- ▶ Population
 - Plan for 40,000 to 42,000 residents
- ▶ Housing
 - Build 200 to 225 units per year
 - Total new units by 2025 will be 4,000 to 4,500
- ▶ Land Use
 - Focus density near:
 - Forsyth
 - 1-75 interchanges
 - Near existing utilities

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Bottom Line

- ▶ Monroe County is on a steady growth trajectory, not declining!
- ▶ By 2045:
 - Population will likely reach 38,000 to 42,000
 - Housing demand will require 4,100+ new units
- ▶ The biggest issue is not *whether* growth happens, it's how well it's managed!

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