

REVISED
DESCRIPTION OF FIELDS FOR POPULATION, HOUSING AND LAND USE

County	One of seven counties within the Southern Edwards Plateau Habitat Conservation Plan study area
Sector	Geographic Sector polygons defined by Wendell Davis & Associates for growth Analysis and projection scenarios.
Tot Pop	Total population within each sector, county and/or the SEP Region
Grp Qtrs	Group Quarters Population (from the 2000 Census) taken as a given. No growth assumption was made for this variable.
HH Pop	Population in Households (HH) is calculated by subtracting Grp Qtrs from Tot Pop
Pop/HH	Average HH size is calculated by dividing HH Pop by the number of HH
Tot HHs	Total number of Households (occupied housing units)
Occ Rate	Percent of Tot HUs that are occupied in a sector – calculated by Dividing the number of HH by Tot HUs
Tot HUs	Total number of Housing Units including single family (SFU) and Non-NSFU (apartments, manufactured homes, and other types of housing) within the sector
SFU (CAD)	Single Family Housing Units include both detached & attached units. (2009 include counts of the number of records classified as State Code “A” from County Appraisal District records (as available)
Pct SFU	Percent Single Family Housing Units to Total Housing Units in a Sector
SF Ac	Acres of land in Single Family use (2009 include the sum of acres from records classified as State Code “A” from County Appraisal District records)
Dens SFU/Ac	Housing Density. The number of single family housing units (SFU) divided by the number of single family acres within a sector
Non-SFU	Total number of Housing Units that are not single family (SFU), Including apartments, duplexes, tri- and quad-plexes, manufactured

	homes and other types of housing within the sector.
Non-SF Ac	Acres of residential land NOT in Single Family use (2009 includes the sum of acres from records classified as State Code “B” from County Appraisal District records)
Dens Non-SF/Ac	Housing Density. The number of NON-single family housing units (Non-SFU) divided by the number of single family acres within a sector
Comm Ac	Commercial acres within a sector (2009 includes the sum of acres from records classified as State Code “F” from County Appraisal District records and includes uses such as retail and other shopping center uses, office, wholesale, industrial and other commercial uses.
Comm Ac/100 SFU	Total Comm Acres within a sector divided by SFU/100 (The number of Commercial acres for every 100 single family housing units)
Exempt Ac	Exempt (Ex) includes primarily ABSOLUTE exempt properties such as public owned, non-profit organization, schools, religious and charitable organizations, railroad property and others. (2009 includes the sum of acres from records classified as State Code “E” from County Appraisal District records)
Ex Ac/100 SFU	Total Exempt Acres within a sector divided by SFU/100 (The number of Exempt acres for every 100 single family housing units)
Oth Ac	Other Acres include land in use by utilities, unclassified and unknown classification. (2009 includes State Codes “J” “M” “Z” and unknown uses per County Appraisal District records)
Oth Ac/100 SFU	Total of Other Acres within a sector divided by SFU/100 (The number of “Other” acres for every 100 single family housing units)
Tot Dev (CAD) Ac w/oROW	Total Developed Acres is the Sum of SF, Non-SF, Comm, Ex and Oth land uses. These are “net” acres, exclusive of rights-of-way (ROW).
ROW & Other Undevel	Rights-of-Way include streets, railroad, drainage, utility rights-of-way and other R.O.W. that are not easements on property owned by others.
ROW Factor	Right-of-Way factor is an explicit assumption of the share of total development that represents rights-of-way. This is necessary because County Appraisal District files represent delineated and recorded parcels or tracts of land.

Tot Dev (CAD) Ac w/ROW	Total Developed Acres is the Sum of SF, Non-SF, Comm, Ex and Oth land uses. These are “net” acres PLUS rights-of-way (ROW).
Tot Dev Ac/100 SFU	Total of Developed Acres within a sector divided by SFU/100 (The number of Exempt acres for every 100 single family housing units)
Vac Plat Ac (CAD)	Vacant platted acres includes vacant lots of all sizes and proposed Uses such as commercial . (2009 includes State Codes “C” and “O” from County Appraisal Districts)
Vac Unplat Ac	Vacant unplatted acres (2009 includes State Codes “D” and “E” From County Appraisal Districts (as available)
Tot Vac Avail Ac	Total Vacant Available Acres = Vac Plat + Vac Unplat
Est FEMA Floodplain	Estimated (or calculated) acres of floodplains within a sector. (This was estimated only for 2009)
Est Steep Slopes	Estimated acres of slopes exceeding 15% within a sector. (This was estimated only for 2009)
Est Undev Ac	Estimated Undevelopable Acres. This was estimated for 2009 by subtracting Tot Dev, Tot Vac Avail, FEMA Floodplain and Steep Slopes from the Calc GIS Tot Ac.
Tot Land Ac	Total Land Area calculated as check total (Tot Dev Ac+Tot Vac Avail+R.O.W. & Oth Undev Ac)
Calc GIS Tot Ac	Total land area of sector polygon (acres) as calculated by ArcGIS software.
Pct Dev	Percent of Land Developed is simply calculated from the developed and vacant land. (Tot Dev/(Tot Dev+Tot Vac Avail))
Tot Ac Abs X-Y	Total Acres Absorbed from year X to year Y (e.g. 2009-2020) by subtracting Tot Dev Ac w/ROW in 2009 from Tot Dev Ac w/ROW in 2020 and each decade.
Est Annl Abs	Estimated annual absorption (acres) = Ac Abs/number of years
SFU Add Cap at 09 Dens	Estimated capacity for additional single family housing units in each sector if it becomes developed at the average current density of that sector
Pct of Dev SF Ac	The percentage of developed “SF Ac” to “Tot Dev Ac w/ROW” used in projection of the sector’s capacity for SF development.

Opt Dens New SF	Assumed <i>net</i> Density SFU/Ac for future single family residential development of each sector. (ranges from .05 in rural areas to as high as 5.0 SFU/Ac). Net density is the number of SF lots to the number of acres in SF lots.
SF Add Cap at Opt Dens	The additional SFU capacity for growth if available vacant land were to be developed at the assumed optimum density of each sector
Tot SF Cap at Opt Dens	The Total SFU capacity <i>including</i> growth if available vacant land were to be developed at the assumed optimum density of each sector
Opt Dens for new Non-SF	Assumed <i>net</i> Density Non-SF for future Non-SF residential development of each sector. (ranges from .01 in rural areas to as high as 28.0 Non-SFU/Ac). Net density is the number of Non-SF units to the number of acres in Non-SF parcels.
Factor for New Coml Ac	Assumed absorption in acres per 100 single family units (SFU) added for future commercial development in each sector.
Factor for New Exempt Ac	Assumed absorption in acres per 100 single family units (SFU) added for future Exempt property in each sector.
Factor for New Other Ac	Assumed absorption in acres per 100 single family units (SFU) added for future Other uses of property in each sector.

Initial Ac Abs in Excess of Avail Land = Initial Acres Absorbed in Excess of Vacant Available Land. As development occurs and allocation of SFUs are made to sectors, some sectors begin to reach Buildout by using all available vacant land. In order to accommodate the allocated growth (land absorption) we first attempted to adjust the amount of Comm, Ex and/or Oth Ac. Where that was not possible, we reduced the number of SFDU.

The demand pattern from 2010 to 2020 follows the 2000-2009 geographic trend direction. As sectors become built out, other adjacent sectors begin to experience increased demand/absorption. From at least 2 sectors, absorption was allocated outside the SEP Study Area sectors. Some excess demand from FW goes to the SW sector and some from NE goes to the East sector and to West Guadalupe County.