

**Stevenage Borough Local Plan
Housing Implementation Strategy**

January 2017

Introduction

This Housing Implementation Strategy should be read alongside the Housing Technical Paper. The Technical Paper provides details on how the housing target was determined, the site selection process and the calculation of a 5 year housing land supply, amongst other things.

This Implementation Strategy expands on the Technical Paper, providing a revised housing trajectory, based on the SBLP's adoption (including Green Belt sites as deliverable housing supply and using the Liverpool approach to calculating the 5 year housing land supply). It also illustrates how this is broken down in terms of market and affordable housing.

The spreadsheets at the beginning of the Strategy provide the background information to illustrate why we have identified particular timescales for each site (the timescales that feed into the trajectories). They also provide details of any key constraints, land ownership, site areas and likely

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Committed sites implementation

This section provides background information in relation to sites already committed within the planning process. It details progress made so far and why sites have been determined to be deliverable in the timescales specified in the housing trajectory. Information is only provided for the larger sites (over 15 dwellings), as these have the most significant impact in terms of maintaining a 5 year housing land supply.

Table 1: Detailed delivery information relating to committed sites

Application Ref(s)	Site name	No. of units	Deliverability summary
08/00485	Mastercare	16	Under construction
13/00542	BP Garage, Primett Road	43	Under construction
14/00043 14/00078 14/00705 15/00273	Brickdale House	203	Under construction
14/00064	Rileys Snooker Club	38	Now complete
14/00329	Archer Road NC	24	Under construction
14/00715	Antelope House etc.	91	Under construction
14/00220 15/00120 15/00326	Southgate House	65	Under construction
15/00225 15/00483	Six Hills House	143	Under construction
15/00395	Vincent Court	37	Under construction
14/00553	DuPont	73	Superseded. See below (ref: xxx)
14/00702	Bank House	44	Office to residential PD scheme.
16/00078	Park Place	64	Office to residential PD scheme. New application now submitted for 202 units. Units are currently being marketed, so work expected to start in the near future.
07/00810	Town centre scheme	120	Non implementation - to avoid double counting with allocation of town centre MOAs.
12/00547	Longfield Fire and Rescue Centre	95	S106 draft being discussed. Hoping to finalise within the next month.
14/00038	Land rear of Ferrier Rd/Magellan Close	34	SBC site. Sale to private developer - exchange of contracts expected end of February.
14/00559	Matalan	526	S106 agreement progressing. Hoping to finalise within the next month.
15/00253	Du Pont	200	Reserved matters for phase 1 submitted end of 2016.

Allocated sites implementation

This section provides background information in relation to the housing sites allocated within the SBLP. It details any key site specific constraints, progress made so far and why sites have been determined to be deliverable in the timescales specified in the housing trajectory.

Table 2: Detailed delivery information relating to allocated sites

Allocation ref.	Site name	Site area	Density	No. of units	Land type	Ownership	Key infrastructure / constraints	Timescale	Achievability summary
HO1/1	Bedwell Crescent NC	0.8ha	56dph	45	PDL	SBC	None.	Site is being considered within the emerging Asset Management Plan, due to be published Summer 2017. This will provide further details on timescales and funding.	Draft mixed use schemes drawn up for all neighbourhood centres previously (Matrix Study). Update to this study was submitted as part of the SLAA process. Constraints and opportunities identified for each site individually, some have long commercial leases that would need to be terminated, but no centres have constraints significant enough to prevent their redevelopment. Improved/new retail units should be able to support significantly higher rents, thus assisting the viability of schemes. Recognised that some centres may require gap funding, but regeneration is an SBC priority, and centres will require improvement works if left as they are, so it is likely that resources can be allocated to projects such as these in the future.
HO1/2	Car park - Bragbury End Sports Ground	0.5ha	16dph	8	Green Belt	Private	Flood risk area to the south of the site.	Landowners keen to make progress. Discussions held with DM team. Draft scheme drawn up.	Only the northern part of the site is developable due to flood zones.
HO1/3	Burwell Road NC	0.5ha	40dph	20	PDL	SBC	None.	Planning application being finalised. Work expected to begin before end 2017.	Plans for the redevelopment of the existing pub to create a residential flatted block are being developed, permission should be granted within 3-4 months. Work to begin on site later this year. Being delivered by the Housing Development Team. Draft mixed use schemes drawn up for all neighbourhood centres previously (Matrix Study). Update to this study was submitted as part of the SLAA process. Constraints and opportunities identified for each site individually, some have long commercial leases that would need to be terminated, but no centres have constraints significant enough to prevent their redevelopment. Improved/new retail units should be able to support significantly higher rents, thus assisting the viability of schemes. Recognised that some centres may require gap funding, but regeneration is an SBC priority, and centres will require improvement works if left as they are, so it is likely that resources can be allocated to projects such as these in the future.
HO1/4	Dunn Close Garage Court	0.1ha	50dph	5	PDL	SBC	None	Exec. Report approved to transfer from General Fund to HRA account. Housing Team have identified these sites for redevelopment during 2018/19.	All garages owned by SBC. Leases of any occupied garages can be terminated with just one week's notice. Tenants will be decanted into adjacent garages. A positive financial appraisal has been submitted. Initial design feasibility work has been completed. Being delivered by the Housing Development Team.
HO1/5	Ex-Play Centre	0.2ha	75dph	15	PDL/public open space	SBC	Replacement of community facility.	Whole site will be available from Aug/Sept 2017, once community facility is relocated. Work due to commence before end 2017.	Community facility to be relocated via an extension to the existing Symonds Green community centre started in Jan, due to be completed by August, which will free up the whole site for residential use. SBC in talks with local housing associations about bringing site forward. Financial appraisal takes into account community centre costs, as well as affordable homes and potential S106 contributions. Scheme is shown to be viable. Eligible for HCA grant funding.
HO1/6	Former Pin Green School playing field	1.2ha	35dph	42	Fenced off greenfield	Public (HCC)	None.	The site is available now. The SBLP consultation response from HCC states that they will work to bring the site forward for development expediently.	Various technical studies have been produced for this site in the past. No constraints have been identified that would render this site undeliverable. The former playing field is currently fenced off, so offers no existing public open space or community use. It was not identified as being required to meet open space or sports/leisure needs within the town in our up-to-date evidence.
HO1/7	Day Nursery	0.1ha	60dph	6	PDL/Fenced off greenfield	SBC	Replacement of community facility.	Site is being considered within the emerging Asset Management Plan, due to be published Summer 2017. This will provide further details on timescales and funding.	Site included in a recent Executive Committee Report (Oct 2016) confirming its inclusion within the Council's disposal programme. Relocation or reprovision of the nursery facility will be required, along with further consultation, before a scheme is developed. Positive financial assessment submitted.
HO1/8	Ken Brown Car showroom	0.2ha	180dph	36	PDL	SBC	None.	Operator lease expires November 2019. Planning application expected 2020.	Site included in a recent Executive Committee Report (Oct 2016) confirming its inclusion within the Council's disposal programme. Current lease for service station operator due to expire end 2019. Lease is not being extended (or will be subject to an immediate break clause). Site will be delivered by the Housing Team - potential to increase density above that within the SBLP recognised. Positive financial appraisal submitted. Planning application expected 2020.
HO1/9	Kenilworth Close NC	0.5ha	130dph	65	PDL	SBC	None.	Work underway to design a mixed-use scheme for formal consultation. Redevelopment expected to start 2017/2018.	Currently at the detailed design development phase. Planning application being prepared and pre-application advice being sought internally. Comprehensive redevelopment expected to begin end 2017, early 2018. Draft mixed use schemes drawn up for all neighbourhood centres previously (Matrix Study). Update to this study was submitted as part of the SLAA process. Constraints and opportunities identified for each site individually, some have long commercial leases that would need to be terminated, but no centres have constraints significant enough to prevent their redevelopment. Improved/new retail units should be able to support significantly higher rents, thus assisting the viability of schemes. Recognised that some centres may require gap funding, but regeneration is an SBC priority, and centres will require improvement works if left as they are, so it is likely that resources can be allocated to projects such as these in the future.

Table 2: Detailed delivery information relating to allocated sites (continued...)

Allocation ref.	Site name	Site area	Density	No. of units	Land type	Ownership	Key infrastructure / constraints	Timescale	Achievability summary
HO1/10	Land at Eliot Road	0.3ha	53dph	16	Fenced off greenfield. Small element of PDL.	SBC	None.	Exec. Report approved to transfer from General Fund to HRA account. Housing Team have identified these sites for redevelopment during 2018/19.	Site is now vacant, services disconnected - awaiting demolition. Housing Development Team considering the redevelopment of this site and investigating its feasibility.
HO1/11	Land West of North Road (Rugby Club)	3.4ha	44dph	149	Greenfield (sports facility). Part PDL.	Private	Replacement of sports facilities.	Formal pre-app on relocation site being undertaken. Developer on board.	Existing sports facilities will need to be satisfactorily relocated to free up the site (funded by the sale of the existing site). A relocation site has been identified outside of the Borough. Work is progressing, two pre-app meetings in relation to the relocation site have so far been held. A developer has a Subject to Planning Contract with the landowner. Agreement runs until 2019, but is extendable until 2025 if required.
HO1/12	Marymead NC	0.6ha	100dph	60	PDL	SBC	None.	Site is being considered within the emerging Asset Management Plan, due to be published Summer 2017. This will provide further details on timescales and funding.	Draft schemes drawn up for all centres previously (Matrix Study). Update to this study has been provided. Constraints and opportunities identified for each individually, some have long commercial leases that would need to be terminated, but no centres have constraints significant enough to prevent their redevelopment. Improved/new retail units should be able to support significantly higher rents, thus assisting the viability of schemes. Recognised that some centres may require gap funding, but regeneration is an SBC priority, and centres will require improvement works if left as they are, so it is likely that resources can be allocated to projects such as these in the future.
HO1/13	Scout Hut	0.3ha	60dph	18	PDL/Fenced off greenfield.	SBC	Replacement of community facility.	Exec. Report approved to transfer from General Fund to HRA account. Housing Team have identified these sites for redevelopment. Expected to be delivered around 2020.	Preliminary design work undertaken. Further consultation work required before a decision is made on how best to redevelop the site, including around the reprovision of the community facility. Financial appraisal demonstrates that viability would not prevent the site from coming forward.
HO1/14	Shephall Centre and adjacent amenity land	0.8ha	43dph	34	PDL/greenfield associated with community centre (accessible, but not a designated POS)	SBC	Replacement of community facility.	Site is being considered within the emerging Asset Management Plan, due to be published Summer 2017. This will provide further details on timescales and funding.	Site included in a recent Executive Committee Report (Oct 2016) confirming its inclusion within the Council's disposal programme. Existing community centre will require reprovision either on-site or in a suitable alternative location, or its loss justified. Further consultation with the communities association will be required.
HO1/15	Shephall View	0.7ha	36dph	25	Greenfield (Public open space)	SBC	None.	All land acquired by SBC. Currently securing vacant possession. At the design development phase.	Site included in a recent Executive Committee Report (Oct 2016) confirming its inclusion within the Council's disposal programme. SBC have acquired all property required to enable this development in the last few years and are in the process of securing vacant possession. Village green application resolved (application rejected). Site is available for development.
HO1/16	The Glebe NC	1.5ha	23dph	35	PDL	SBC	None.	Site is being considered within the emerging Asset Management Plan, due to be published Summer 2017. This will provide further details on timescales and funding.	Draft mixed use schemes drawn up for all neighbourhood centres previously (Matrix Study). Update to this study was submitted as part of the SLAA process. Constraints and opportunities identified for each site individually, some have long commercial leases that would need to be terminated, but no centres have constraints significant enough to prevent their redevelopment. Improved/new retail units should be able to support significantly higher rents, thus assisting the viability of schemes. Recognised that some centres may require gap funding, but regeneration is an SBC priority, and centres will require improvement works if left as they are, so it is likely that resources can be allocated to projects such as these in the future.
HO1/17	The Hyde NC	1.4ha	36dph	50	PDL	SBC	None.	Site is being considered within the emerging Asset Management Plan, due to be published Summer 2017. This will provide further details on timescales and funding.	Draft mixed use schemes drawn up for all neighbourhood centres previously (Matrix Study). Update to this study was submitted as part of the SLAA process. Constraints and opportunities identified for each site individually, some have long commercial leases that would need to be terminated, but no centres have constraints significant enough to prevent their redevelopment. Improved/new retail units should be able to support significantly higher rents, thus assisting the viability of schemes. Recognised that some centres may require gap funding, but regeneration is an SBC priority, and centres will require improvement works if left as they are, so it is likely that resources can be allocated to projects such as these in the future.
HO1/18	The Oval NC	2.4ha	115dph	275	PDL	SBC / private	None.	Work underway to design a mixed-use scheme for formal consultation. Complex land ownership and the scale of development means a long term approach is required.	Draft mixed use schemes drawn up for all neighbourhood centres previously (Matrix Study). Update to this study was submitted as part of the SLAA process. Constraints and opportunities identified for each site individually, some have long commercial leases that would need to be terminated, but no centres have constraints significant enough to prevent their redevelopment. Improved/new retail units should be able to support significantly higher rents, thus assisting the viability of schemes. Recognised that some centres may require gap funding, but regeneration is an SBC priority, and centres will require improvement works if left as they are, so it is likely that resources can be allocated to projects such as these in the future. Preliminary work being undertake, including investigating the feasibility of the redevelopment and a phasing plan to take into account the decanting of existing residents/tenants. This is a complex, large-scale scheme, which will require a long-term approach.

Table 2: Detailed delivery information relating to allocated sites (continued...)

Allocation ref.	Site name	Site area	Density	No. of units	Land type	Ownership	Key infrastructure / constraints	Timescale	Achievability summary	
HO2	Land West of Stevenage	89ha	40	1,350	Greenfield	Private / Public (SBC / HCA)	Improvements to existing access routes: Bessemer Drive and Meadway required. Primary school required.	SoCG (ED150) clarifies pre-app for Phase 1 expected to begin April 2017 and full app by Sept/Oct 2017.	Multiple public sector landowners (SBC and HCA) and two housebuilders (Taylor Wimpey/Persimmon Homes) - who have options on part of the site - are working collaboratively to bring the site forward. A scheme has been developed wholly within the SBC boundary. Draft scheme allows for Primary School, employment, open spaces and small-scale retail uses. A comprehensive site appraisal concludes that existing site constraints and characteristics do not render the site unviable.	
HO3	Land North of Stevenage	34ha	24dph	800	Green Belt	Private	Two new access points required. Links to sustainable transport network required. Primary school required.	Formal pre-app undertaken. A hybrid (part outline, part full) application is expected to be submitted in February 2017.	Two developers, Bellway and Miller, have options on the land. Formal pre-app on the site is being carried out. A PPA has been signed. Public consultation recently held on a draft masterplan for the site, providing 800 dwellings in line with the SBLP allocation. This site can be brought forward independently of the adjacent land in NHDC, a joint application is not being encouraged. The draft Masterplan and technical studies demonstrate that there are no significant technical constraints to bringing the site forward, and that the scheme is deliverable now.	
HO4	Land south of A602	20ha	20dph	400	Green Belt	SBC	New access from A602 required. Links to sustainable transport network required.	Various technical assessments carried out and Landowners are keen to progress. As detailed in SoCG (ED131), landowners of both sites aiming to begin pre-application discussions with in 2017. Planning application expected 2018.	Intrinsically linked to Land north of A602 - due to shared access requirement. A positive financial appraisal has been submitted. Work is ongoing internally. A number of technical studies have been undertaken recently including (some to rebut representations made to the SBLP): 1) Transport and highways assessments including the provision of a roundabout 2) Flood risk and indicative drainage strategy 3) Geo-environmental investigation 4) Minerals assessment No show-stoppers identified.	
HO4	Bragbury End Sports Ground	8.2ha	18dph	150	Green Belt/Redundant sports facility	Private	New access from A602 required. Area of flood risk. Partly in Area of Archaeological Aignificance. Links to sustainable transport network required.		Intrinsically linked to Land south of A602 - due to shared access requirement. Replacement of redundant sports facilities not required. Contributions required to mitigate loss. Level 2 SFRA identified flood risk areas. Developers made aware. Masterplan avoids development in these areas. SoCG (ED131) shows site considered viable and deliverable.	
Stevenage Central	Phase 1: Stevenage Leisure Park	8.2ha	122dph	1,000	PDL	Private	Downgrading of Lytton Way to free up land for development. Relocation of bus station (funded by Growth Fund 3 money).	L&G are fully involved in the town centre regeneration plans and will start to make progress following the adoption of the SBLP. This first phase of regeneration is already scoped and ready to take to the market by April 2017. Third phase of the regeneration plans. Work has begun to scope project. Growth Deal funding secured.	SLAA submission suggests 1,500 dwellings can be delivered as part of mixed use scheme. Reduced to 1,000 in SBLP, as consider unlikely all phases will come forward within the plan period. High level Masterplan drawn up. Will require a phased approach. Existing leisure uses to be reprovided on-site. Positive financial appraisal submitted.	
	Phase 2: SG1			664	PDL	Majority owned by SBC and other public sector bodies, with exception of Mecca Bingo and some garages	An improved railway station (not essential to delivery). Improvements to pedestrian/cyclist access - i.e. cycle route crossings at St. George's Way and cycle parking.		Full details of the regeneration plans can be found in the Stevenage Central Framework. £19.4m recently secured from the Local Growth Fund (Growth Deal 3) to support regeneration of the town centre. This adds to £12m already allocated under Growth Deal 1. As well as funding specific schemes, investment will be made to improve transport links (including parking) and the creation of development opportunities between Town Square and Lytton Way.	SG1: 600 homes Park Place: 64 homes (covered within the commitments spreadsheet) SG1 now to be the first phase of development. Growth Deal 3 funding secured to help delivery. Aim is to deliver new vibrant retail units around a revitalised square, a new civic hub (to include a library, health facilities and council offices) and an urban primary school.
	Phase 3: Other Stevenage Central sites			336	PDL	Mix (significant public sector ownership)				This includes all other areas of Stevenage Central. Growth Deal 3 funding will be used to bring together land ownership to develop the area around the Marks & Spencer site and Marshgate area of the Town and to create development opportunities between Town Square and Lytton Way.

Housing Trajectory (Part 1)

Monitoring year ending...	Monitoring year ending...	Land types	2011-2016					2016-2021				2021-2026					2026-2031					Comments
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Sites under construction																						
Mastercare	16	Previously developed						16														
BP Garage, Primett Road	43	Previously developed						20	23													
Brickdale House (main)	146	Previously developed						100	46													
Brickdale House (main)	17	Previously developed						17														
Rileys Snooker Club	38	Previously developed						38														
Archer Road NC	24	Previously developed						10	14													
Antelope House etc.	91	Previously developed						20	40	31												
Southgate House	65	Previously developed						30	35													
Brickdale House (small)	37	Previously developed						37														
Six Hills House	15	Previously developed						10	5													
Six Hills House	128	Previously developed						128														
Medium sites (10-15 units)	14	Greenfield sites within urban area						14														
Small sites (<10)	42	Previously developed						42														
Small sites (<10)	6	Greenfield sites within urban area						6														
Subtotal	682		0	0	0	0	0	488	163	31	0	0	0	0	0	0	0	0	0	0	0	
Sites with detailed planning permission																						
Vincent Court	37	Previously developed						7	10	10	10											
Medium sites (10-15 units)	12	Previously developed																				Non implementation.
Small sites (<10)	36	Previously developed						5	5	5	3											50% non implementation.
Small sites (<10)	19	Greenfield sites within urban area						5	5													50% non implementation.
Subtotal	104		0	0	0	0	0	17	20	15	13	0	0	0	0	0	0	0	0	0	0	
Sites with prior notification																						
DuPont	73	Previously developed																				Non implementation.
Bank House	44	Previously developed								22	22											
Park Place	64	Previously developed																				Non implementation.
Small sites (<10)	4	Previously developed								4												
Subtotal	185		0	0	0	0	0	0	0	26	22	0	0	0	0	0	0	0	0	0	0	
Sites with outline permission / subject to s106																						
Town centre scheme	120	Previously developed																				Non implementation.
Longfield Fire and Rescue Centre	95	Previously developed									31	32	32									
Land rear of Ferrier Rd/Magellan Close	34	Greenfield sites within urban area								19	15											
Matalan	526	Previously developed								100	100	100	100	100	26							
Land at Chadwell Road (Norton Green)	14	Greenfield sites outside urban area								7	7											
Du Pont	200	Previously developed							50	50	50	50										
Medium sites (10-15 units)	13	Previously developed								5	5	3										
Small sites (<10)	3	Previously developed								2	1											
Small sites (<10)	6	Greenfield sites within urban area									2	2	2									
Subtotal	1,011		0	0	0	0	0	0	50	183	211	187	134	100	26	0	0	0	0	0	0	

Housing Trajectory (Part 2)

Monitoring year ending...	Monitoring year ending... Site Total	Land types	2011-2016					2016-2021					2021-2026					2026-2031					Comments
			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
'Deliverable' housing sites																							
HO1/3: Burwell Road NC	20	Previously developed							10	10													
HO1/4: Dunn Close garage court	5	Previously developed							5														
HO1/6: Former Pin Green School playing field	42	Greenfield sites within urban area								10	10	10	12										
HO1/9: Kenilworth Close NC	65	Previously developed							20	30	15												
HO1/10: Land at Elliot Road	16	Greenfield sites within urban area									10	6											
HO1/11: Land West of North Road (Rugby Club)	149	Greenfield sites outside urban area								40	40	40	29										
HO1/15: Shephall View	25	Greenfield sites within urban area							10	15													
Stevenage Central (Phase 1 Leisure Park)	1000	Previously developed											100	100	100	100	100	100	100	100	100		
Stevenage Central (phase 2 - SG1)	664	Previously developed								82	132	100	100	100	100	50							
HO3: Land North of Stevenage	800	Green Belt							50	150	150	150	150	150									
HO4: Land south of A602	400	Green Belt										40	40	50	50	60	60	50	50				
HO4: Bragbury End Sports Ground	150	Green Belt								30	30	30	30	30									
Subtotal	1986		0	0	0	0	0	0	95	367	387	376	461	430	250	210	160	150	150	100	100	100	
'Developable' housing sites																							
Stevenage Central (phase 3)	336	Previously developed												40	45	45	45	41	40	40	40		
HO1/1: Bedwell Crescent NC	45	Previously developed														10	10	10	10	5			
HO1/2: Bragbury End sports ground car park	8	Green Belt								5	3												
HO1/5: Ex-play centre, Scarborough Av.	15	Previously developed									5	5	5										
HO1/7: Fry Road Day Nursery	6	Previously developed											1	1	1	1	1	1					
HO1/8: Ken Brown car motors	36	Previously developed											10	10	10	6							
HO1/12: Marymead NC	60	Previously developed											10	10	10	10	10	10					
HO1/13: Scout Hut, Drakes Drive	18	Previously developed									5	5	5	3									
HO1/14: Shephall Centre and adj. amenity land	34	Greenfield sites within urban area												10	10	14							
HO1/16: The Glebe NC	35	Previously developed												5	5	10	10	5					
HO1/17: The Hyde NC	50	Previously developed												10	10	10	10	10					
HO1/18: The Oval NC	275	Previously developed														50	50	50	50	50	25		
HO2: Land West of Stevenage	1350	Greenfield sites outside urban area									50	50	100	150	150	150	150	150	100	100	100		
Subtotal	2268		0	0	0	0	0	0	0	5	63	60	131	194	236	241	286	286	206	200	195	165	
Windfalls													20	20	20	20	20	20	20	20	20		
Subtotal	6,236																						
Net completions (projected beyond 2015) at 31st March			190	85	172	146	153	505	328	627	696	623	746	744	532	471	466	456	376	320	315	285	
Cumulative completions (projected beyond 2015) at 31st March			190	275	447	593	746	1251	1579	2206	2902	3525	4271	5015	5547	6018	6484	6940	7316	7636	7951	8236	
Annualised dwelling requirement since start of plan period			380	760	1140	1520	1900	2280	2660	3040	3420	3800	4180	4560	4940	5320	5700	6080	6460	6840	7220	7600	
Surplus/deficit			-190	-485	-693	-927	-1,154	-1,029	-1,081	-834	-518	-275	91	455	607	698	784	860	856	796	731	636	
5-year requirement at 01/04																							
5-year supply at 01/04																							
5-year supply (%)																							
Years supply																							

Housing Trajectory



