Dickson
County • Tennessee
Economic Development Alliance

2024 Economic Analysis

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2024 ECONOMIC ANALYSIS-EXECUTIVE SUMMARY

KEY ECONOMIC HIGHLIGHTS

Dominant Industries: The services sector leads with 40.8%, underscoring its critical role in healthcare, education, and hospitality. Manufacturing (16.2%) and retail trade (12.1%) remain significant but secondary contributors.

Employment Trends: A shift towards white-collar jobs (56.2%) highlights an innovative-driven economy. However, blue-collar jobs (30.3%) still play a vital role, especially in manufacturing and construction.

Population Dynamics: Moderate population growth (8.9% from 2020 to 2029) aligns with economic expansion, though declining birth rates and an aging population pose future workforce challenges.

Housing Market: Steady growth in housing units (+4.8% projected from 2024 to 2029), with increased homeownership (73.7% by 2029), reflects economic stability but slower expansion post-2024.

STRATEGIC RECOMMENDATIONS

1. EDUCATION AND WORKFORCE DEVELOPMENT:

- Partner with institutions like TCAT and Nashville State Community College to align training programs with future job market needs in healthcare, technology and renewable energy sectors.
- Develop lifelong learning initiatives to support older workers and upskill the workforce for advanced industries.

2. HOUSING AFFORDABILITY AND DEVELOPMENT:

- Promote affordable and senior-friendly housing options while encouraging higher-density, mixed-use developments to maximize land use efficiency.
- Collaborate with developers to align housing growth with population and economic projections.

3. SUSTAINABILITY AND URBAN PLANNING:

- Focus on renewable energy adoption, green infrastructure, and sustainable development practices to balance economic growth with environmental stewardship.
- Preserve open spaces and natural resources, integrating them into urban and community planning.

4. HEALTHCARE AND AGING POPULATION:

- Expand healthcare services, focusing on long-term care and chronic disease management.
- Expand access to recreational facilities, parks, and healthcare to enhance the quality of life and attract new residents.
- Develop healthcare infrastructure and senior services to support the aging population.

5. ECONOMIC EQUITY AND GROWTH:

- Support small businesses and entrepreneurs through incubator programs and targeted assistance for underrepresented communities.
- Foster growth in clean industries, agritourism, and cultural tourism, aligning with regional economic trends and sustainability goals.
- Enhance collaboration with regional partners to leverage Dickson County's location and resources for broader economic opportunities.

6. TRANSPORTATION AND INFRASTRUCTURE:

- Enhance multi-modal transportation options, including transit, cycling, and pedestrian infrastructure, to address current and future commuting needs.
- Continue planning for large-scale infrastructure projects, such as extending Interstate 840 and upgrading utilities, specifically water and wastewater, to support growth.

2020-2029 POPULATION GROWTH

2029 Total Population

2024 Total Population

2020 Total Population
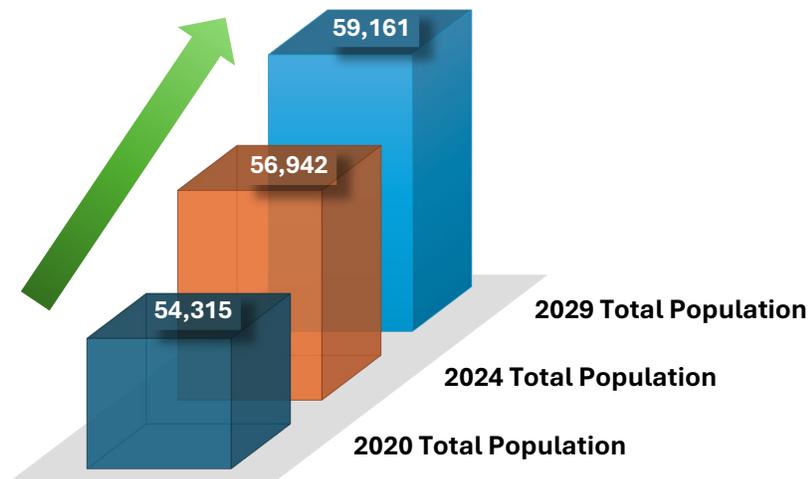
STEADY POPULATION GROWTH:

- o **2020 Population:** 54,315
- o **2024 Population:** 56,942 (growth of **4.8%** over 4 years)
- o **2029 Population:** 59,161 (growth of **3.9%** over 5 years)
- o Total growth from 2020 to 2029 is **8.9%**, reflecting a steady but gradually slowing rate of population expansion.

ANNUALIZED GROWTH RATES:

- o **2020–2024:** ~1.2% annual growth.
- o **2024–2029:** ~0.8% annual growth.
- o The deceleration in growth suggests a demographic shift, such as declining birth rates or stabilization of immigration.

POPULATION INSIGHTS (GROWTH)

1. **Population Growth Aligns with Economic Trends**
   o The observed population growth aligns with moderate economic expansion and urbanization. A growing population often drives demand for housing, infrastructure, and services, which supports economic development.

2. **Slowing Growth Rates:**
   o The slower growth rate between 2024 and 2029 indicates a demographic transition. This could stem from declining birth rates, aging populations, or stabilizing migration patterns, trends commonly seen in developed or maturing economies.

3. **Impact on Housing and Infrastructure:**
   o The population growth rate suggests a continued need for housing and infrastructure development but at a slightly reduced pace. As our community grows, it is essential to balance the development of new housing and infrastructure with anticipated population needs, ensuring demand is met without overbuilding or straining resources.
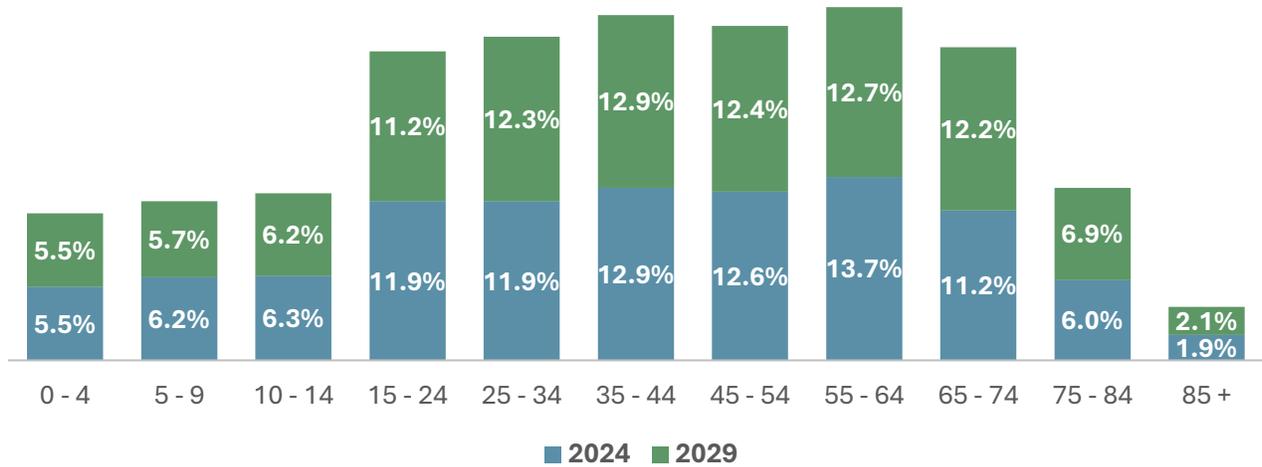
4. **Labor Force Implications:**
   o With slower population growth, there may be implications for the labor force. To maintain the workforce, it may be necessary to encourage more participation from underrepresented groups, for example veterans or previously incarcerated people.

5. **Aging Population Concerns:**
   o Slower growth could indicate an increasing proportion of elderly individuals, as seen in earlier population age distribution trends. This may shift economic priorities toward healthcare, senior services, and age-appropriate housing as the population ages.

POPULATION BY AGE

Age	2024	2029
0 - 4	5.5%	5.5%
5 - 9	6.2%	5.7%
10 - 14	6.3%	6.2%
15 - 24	11.9%	11.2%
25 - 34	11.9%	12.3%
35 - 44	12.9%	12.9%
45 - 54	12.6%	12.4%
55 - 64	13.7%	12.7%
65 - 74	11.2%	12.2%
75 - 84	6.0%	6.9%
85 +	1.9%	2.1%

■ 2024 ■ 2029

GENERAL TRENDS

Population Aging:
- o The share of older age groups (65+) increases slightly from 2024 to 2029:
    - o **65-74 years**: Increases from **11.2% to 12.2%**.
    - o **75-84 years**: Grows from **6.0% to 6.9%**.
    - o **85+ years**: Rises from **1.9% to 2.1%**.

This trend indicates an aging population, likely due to improved healthcare and declining birth rates.

Youthful Populations (0–24 years):
- o Slight decrease in the share of younger age groups:
    - o **0-4 years**: Remains constant at **5.5%**.
    - o **5-9 years**: Decreases from **6.2% to 5.7%**.
    - o **10-14 years**: Stays stable at **6.3%**.
    - o **15-24 years**: Declines from **11.9% to 11.2%**.

This reflects reduced birth rates and a potential demographic transition.

Working-Age Population (25–64 years):
- o The 25–64 age group remains relatively stable:
    - o **25-34 years**: Increases slightly from **11.9% to 12.3%**.
    - o **35-44 years**: Stable at **12.9%**.
    - o **45-54 years**: Slight decline from **12.6% to 12.4%**.
    - o **55-64 years**: Declines slightly from **13.7% to 12.7%**.

Stability in this segment suggests consistent workforce availability but hints at a gradual shift as younger cohorts shrink and older ones grow.

POPULATION INSIGHTS (AGE)

1. **Implications of an Aging Population:**
   o With an increasing share of people aged 65+, there will be rising demand for healthcare, social security, and retirement planning services.
   o The workforce will face challenges as the dependency ratio (non-working population to working population) increases.

2. **Youthful Demographics and Opportunities:**
   o Though slightly declining, the youthful population (0-24 years) still forms a significant portion of the population. Investments in education and skill development for these groups will be crucial for economic sustainability.

3. **Stability in the Working-Age Population:**
   o The steady share of the 25–64 age group ensures a reliable labor force for the near future. However, strategies to encourage higher labor force participation (e.g., of women or older individuals) may be needed as the population ages.

4. **Declining Birth Rates:**
   o The slight drop in younger age groups points to declining birth rates, which could pose long-term challenges for economic growth and labor supply. Strengthening family-friendly opportunities such as childcare could counter the declining birth rates and sustain population growth.

5. **Rising Longevity:**
   o Growth in the 85+ age group reflects improved healthcare but also necessitates strategies to address the unique needs of this demographic, such as long-term care and housing.

POPULATION BY SEX
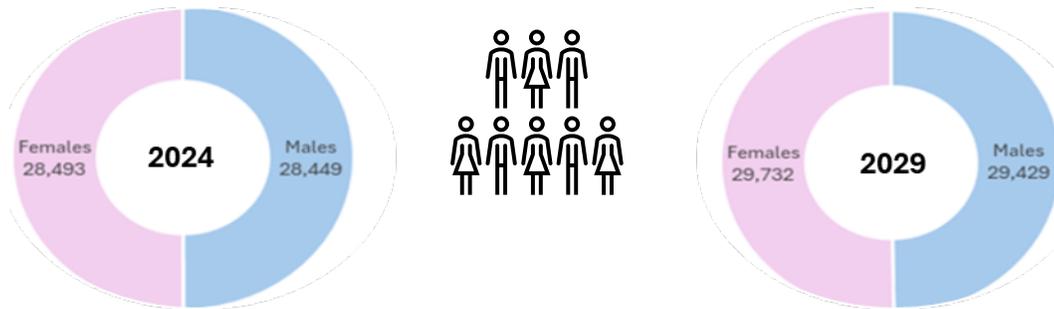
2024 POPULATION BY SEX:

- o **Females:** 28,493
- o **Males:** 28,449
- o Total population: **56,942**
- o Slightly more females than males, with a nearly equal gender distribution.

2029 POPULATION BY SEX:

- o **Females:** 29,732
- o **Males:** 29,429
- o Total population: **59,161**
- o The proportion remains consistent, with females slightly outnumbering males.

GROWTH TRENDS:

- o **Females:** Increased by 1,239 from 2024 to 2029 (growth of **4.35%**).
- o **Males:** Increased by 980 from 2024 to 2029 (growth of **3.44%**).
- o Population growth is marginally higher for females than males over this period.

POPULATION INSIGHTS (SEX)

1. **Balanced Gender Distribution:**
   o Both years show a balanced population distribution between males and females, with minimal gender disparity. This reflects stable demographic trends.

2. **Higher Growth in Female Population:**
   o The slightly higher growth rate in the female population could indicate:
      - Longer life expectancy for females, a common trend globally.
   - Possible migration or birth rate patterns favoring females slightly.

3. **Impact on Services and Policies:**
   o The near-equal gender distribution allows for gender-neutral planning in areas like healthcare, education, and workforce development.
   o A slight increase in the female population may drive higher demand for services catering to women, particularly in healthcare and elderly support, given their longer life expectancy.

4. **Alignment with Broader Population Growth:**
   o The overall population increase of **3.9% from 2024 to 2029** reflects moderate growth, and the nearly equal distribution by sex aligns with this broader trend.

DAYTIME POPULATION

■ Workers ■ Residents

30,343

21,513

2024 TOTAL DAYTIME POPULATION
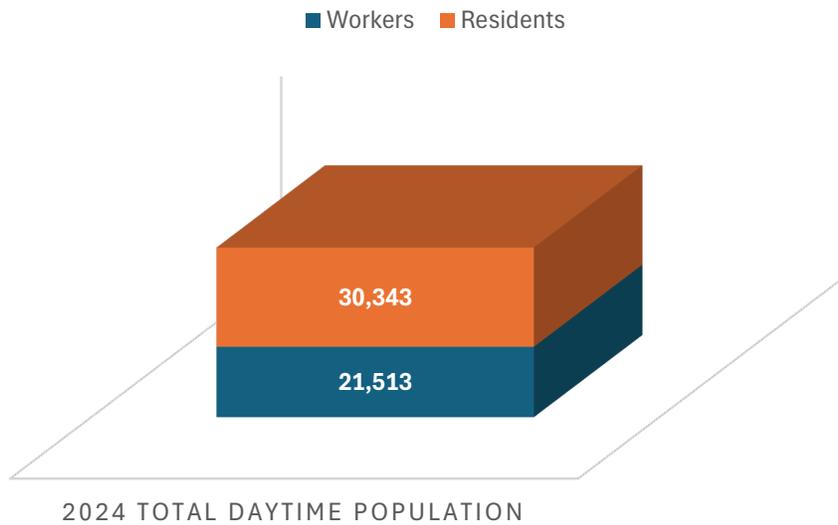
POPULATION COMPOSITION:

Workers: 21,513 (approximately **41.5%** of the daytime population).

Residents: 30,343 (approximately **58.5%** of the daytime population).

TOTAL DAYTIME POPULATION:

o The combined total is **51,856** people present during the daytime, which includes both those who live and work in the area.

POPULATION INSIGHTS (DAYTIME)

1. **Higher Resident Presence:**
   - The daytime population is dominated by residents (58.5%), indicating that many individuals either work locally or are not employed during traditional working hours.
   - This could reflect a community with a significant proportion of retirees, students, or individuals working remotely or in home-based businesses.
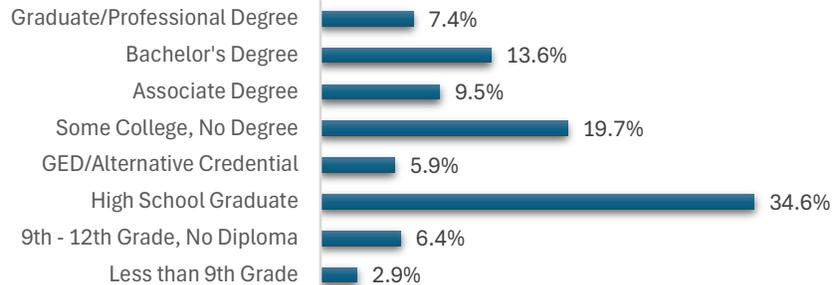
2. **Worker Contribution:**
   - Workers make up **41.5%** of the daytime population, suggesting the area has a strong working population that commutes in or works locally.
   - A robust worker presence often correlates with a vibrant local economy and demand for daytime services like dining and retail.

3. **Economic and Infrastructure Needs:**
   - The balance between workers and residents implies the need for infrastructure and services that cater to both groups, such as public transport, road networks, and workplace amenities.

EDUCATION

2024 Educational Attainment

Level	Percentage
Graduate/Professional Degree	7.4%
Bachelor's Degree	13.6%
Associate Degree	9.5%
Some College, No Degree	19.7%
GED/Alternative Credential	5.9%
High School Graduate	34.6%
9th - 12th Grade, No Diploma	6.4%
Less than 9th Grade	2.9%

DOMINANT EDUCATIONAL LEVEL:

High School Graduates:

Represent the largest group, accounting for **34.6%** of the population. This highlights the prevalence of secondary education as the highest level of achievement for many individuals.

POST-SECONDARY EDUCATION:

Some College, No Degree (19.7%):

- A significant portion of the population has attended college but did not complete a degree, which may indicate barriers to degree completion (e.g., financial, personal, or academic challenges).

Associate Degree (9.5%):

- A modest share of the population has achieved a two-year degree, reflecting vocational and technical training's role in the workforce.

Bachelor's Degree (13.6%):

- A considerable portion has completed a four-year degree, showing the importance of higher education in accessing professional and skilled roles.

Graduate/Professional Degree (7.4%):

- A smaller but significant group has advanced degrees, reflecting specialized expertise in various fields.

LOWER LEVELS OF EDUCATION:

GED/Alternative Credential (5.9%):

- A small share obtained equivalency credentials, highlighting alternative paths to secondary education completion.

9th–12th Grade, No Diploma (6.4%) and **Less Than 9th Grade (2.9%):**

- Together, these groups form a minority but represent challenges in educational access or completion.

EDUCATION INSIGHTS

1. **Workforce Implications:**
   - The majority of the population (58.3%) has a high school diploma or some college education but lacks a four-year degree, suggesting a workforce concentrated in roles that require secondary education or vocational training.
   - The relatively smaller percentage with bachelor's or advanced degrees indicates potential gaps in highly skilled professions.

2. **Education Gaps:**
   - Nearly **9.3% of the population** (those with less than a high school diploma) may face challenges in securing employment or accessing higher-wage opportunities, reflecting a need for educational outreach and adult education programs.

3. **Room for Improvement in Degree Completion:**
   - The high percentage of people with "Some College, No Degree" suggests barriers to degree completion, such as financial strain, life circumstances, or institutional challenges.

4. **Economic Growth and Education:**
   - Increasing the share of individuals with bachelor's and graduate degrees could support economic growth by addressing the demand for skilled workers in sectors like technology, healthcare, and finance.

5. **Role of Alternative Credentials:**
   - The share of people with GEDs/alternative credentials reflects the importance of flexible pathways to completion of secondary education, especially for non-traditional students.

Employment by Age Group

Age 25-54   62.5%

Age 55-64   16.7%

Age 16-24   13.3%

Age 65+   7.5%
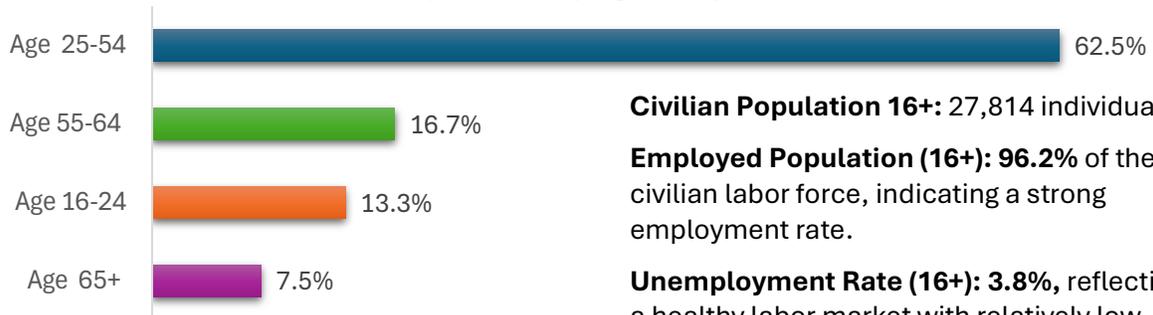
Civilian Population 16+: 27,814 individuals.

Employed Population (16+): 96.2% of the civilian labor force, indicating a strong employment rate.

Unemployment Rate (16+): 3.8%, reflecting a healthy labor market with relatively low unemployment.

EMPLOYMENT BY AGE GROUP:

Ages 16–24:

- o Employed: **13.3%** of the total workforce.
- o Unemployment Rate: **9.9%,** the highest among all age groups, likely reflecting challenges such as lack of experience, part-time work, or active job search while in education.

Ages 25–54:

- o Employed: **62.5%,** the largest share of employment, representing the prime working-age population.
- o Unemployment Rate: **3.2%,** the lowest among core working-age groups, indicating stability and demand for experienced workers.

Ages 55–64:

- o Employed: **16.7%,** showing continued participation among older workers nearing retirement age.
- o Unemployment Rate: **0.8%,** the lowest of all groups, suggesting that older workers who remain in the labor force are highly employable.

Ages 65+:

- o Employed: **7.5%,** reflecting a small but significant participation of older adults in the workforce.
- o Unemployment Rate: **3.0%,** relatively low, but highlights the challenges some older individuals face when seeking employment.

1. **Youth Unemployment Challenges:**
   - The high unemployment rate for ages 16–24 (**9.9%**) suggests barriers such as limited work experience, competition for entry-level positions, and higher likelihood of temporary or seasonal employment.
   - This age group could benefit from targeted job training programs, internships, and initiatives to integrate them into the labor market.

2. **Dominance of Prime Working Age Group:**
   - The **25–54 age group** accounts for most of the employed workforce (**62.5%**) and has a low unemployment rate (**3.2%**). This highlights their critical role in driving economic activity and productivity.
   - Retention of this workforce age group is crucial, therefore family-friendly benefits and competitive wages are needed to sustain the high levels of employment.

3. **Older Workers Staying Employed:**
   - The **55–64 age group** continues to contribute significantly to the labor force, with **16.7% employed**. Their **0.8% unemployment rate** reflects stability but also indicates that many in this age bracket may have already left the workforce voluntarily (e.g., early retirement).
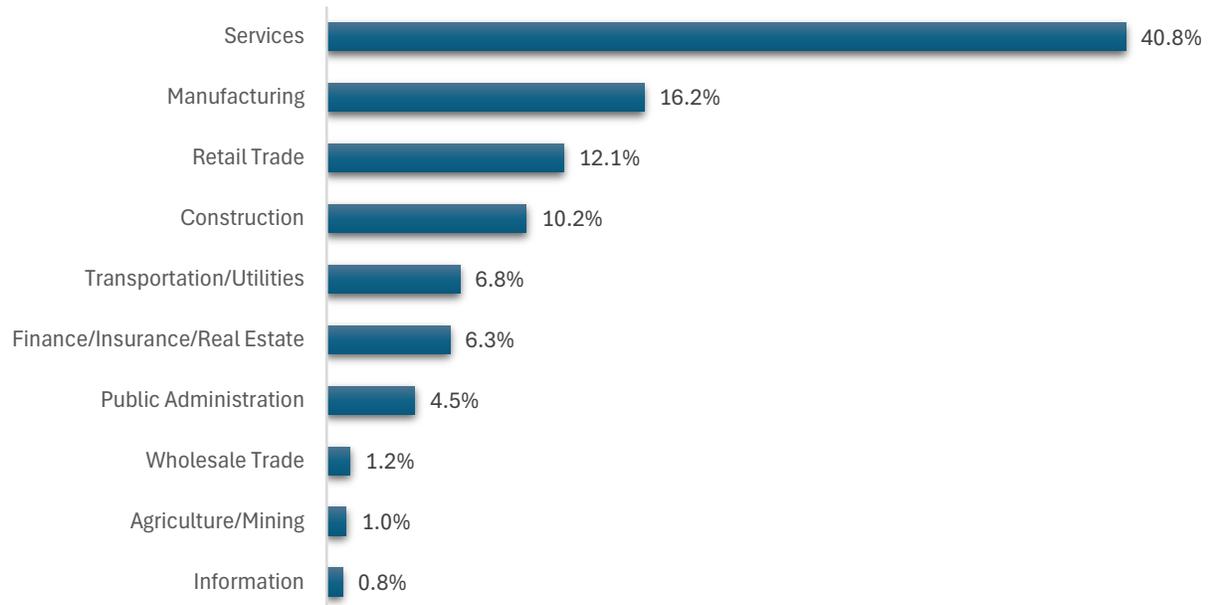
4. **Retirees in the Workforce:**
   - The **65+ age group** has **7.5% employment** and a **3.0% unemployment rate.**
     - This suggests that some individuals are either delaying retirement or re-entering the workforce, potentially due to financial necessity or a desire to remain active.

5. **Healthy Overall Employment Market:**
   - With an overall employment rate of **96.2%** and an unemployment rate of **3.8%,** the labor market in 2024 appeared robust, with opportunities available across most age groups. However, employers could offer part-time or flexible work arrangements for the workforce enabling participation without full-time commitments for those in training programs or are retirement age.

2024 EMPLOYMENT BY INDUSTRY

Industry	Percentage
Services	40.8%
Manufacturing	16.2%
Retail Trade	12.1%
Construction	10.2%
Transportation/Utilities	6.8%
Finance/Insurance/Real Estate	6.3%
Public Administration	4.5%
Wholesale Trade	1.2%
Agriculture/Mining	1.0%
Information	0.8%

DOMINANT INDUSTRY:

Services sector accounts for the largest share at **40.8%**, showcasing its dominance in the economy. This suggests a strong reliance on service-oriented businesses such as healthcare, education, and hospitality.

SECONDARY INDUSTRIES:

Manufacturing follows at **16.2%**, indicating its continued importance, likely in both traditional and advanced manufacturing sectors.

Retail Trade (12.1%) and **Construction (10.2%)** are also significant, reflecting the demand for consumer goods and infrastructure development.
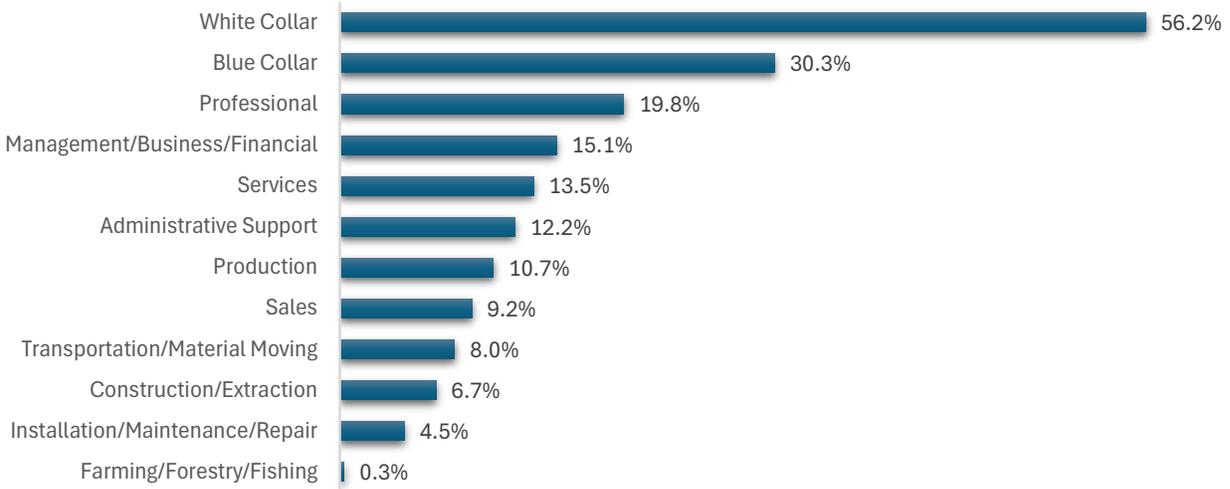
SMALLER CONTRIBUTORS:

Transportation/Utilities (6.8%) and **Finance/Insurance/Real Estate (6.3%)** are mid-tier contributors, signifying a steady but smaller employment base in these areas.

Public Administration (4.5%) has a modest share, which aligns with government workforce trends.

Wholesale Trade (1.2%), Agriculture/Mining (1.0%), and Information (0.8%) represent niche or specialized areas with limited employment share, reflecting either automation or limited growth in these sectors.

2024 EMPLOYMENT BY OCCUPATION

Occupation	Percentage
White Collar	56.2%
Blue Collar	30.3%
Professional	19.8%
Management/Business/Financial	15.1%
Services	13.5%
Administrative Support	12.2%
Production	10.7%
Sales	9.2%
Transportation/Material Moving	8.0%
Construction/Extraction	6.7%
Installation/Maintenance/Repair	4.5%
Farming/Forestry/Fishing	0.3%

DOMINANT OCCUPATION GROUPS:

White Collar Jobs: These represent a majority at **56.2%**, underscoring a shift toward office-based, professional, and technical roles. This is consistent with economies emphasizing innovation, services, and technology.

Blue Collar Jobs: While comprising a significant share at **30.3%**, this figure suggests a decline compared to the prominence of white-collar roles, possibly due to automation and outsourcing in labor-intensive industries.

OTHER OCCUPATIONS:

Professional roles (19.8%) and **Management/Business/Financial (15.1%)** show strong representation, highlighting the need for specialized expertise and leadership roles.

Services (13.5%) and **Administrative Support (12.2%)** reflect steady contributions, with the former complementing the dominant services industry.

Production (10.7%) and **Sales (9.2%)** remain critical but are lower relative to broader economic trends.

Transportation/Material Moving (8.0%) aligns with the earlier Transportation/Utilities industry, pointing to logistics and mobility needs.

Construction/Extraction (6.7%) and **Installation/Maintenance/Repair (4.5%)** suggest opportunities tied to infrastructure and technical support.

Farming/Forestry/Fishing (0.3%) is notably low, consistent with urbanization trends and the mechanization of agriculture.

EMPLOYMENT KEY INSIGHTS

1. **Shift Toward Services and White-Collar Roles:**
   - The dominance of the services industry and white-collar occupations underscores an economy transitioning toward knowledge-driven sectors, such as technology, healthcare, and finance.
   - This trend indicates a rising demand for higher education and specialized skills.

2. **Continued Importance of Manufacturing and Blue-Collar Jobs:**
   - While manufacturing and blue-collar jobs are shrinking relative to services, they remain essential contributors, especially in economies relying on export-driven growth or industrial bases.

3. **Automation and Technology Impact:**
   - The smaller shares in agriculture, mining, and information reflect the impact of automation and digital transformation, which reduce the need for large workforces in these areas.

4. **Opportunities in Professional and Technical Roles:**
   - Growth in professional and managerial roles aligns with economic emphasis on leadership, decision-making, and technical expertise, signaling a demand for upskills in the workforce.

5. **Challenges in Equity:**
   - The divergence between white-collar and blue-collar employment suggests potential challenges in wage equality, job security, and worker satisfaction that may need policy intervention.
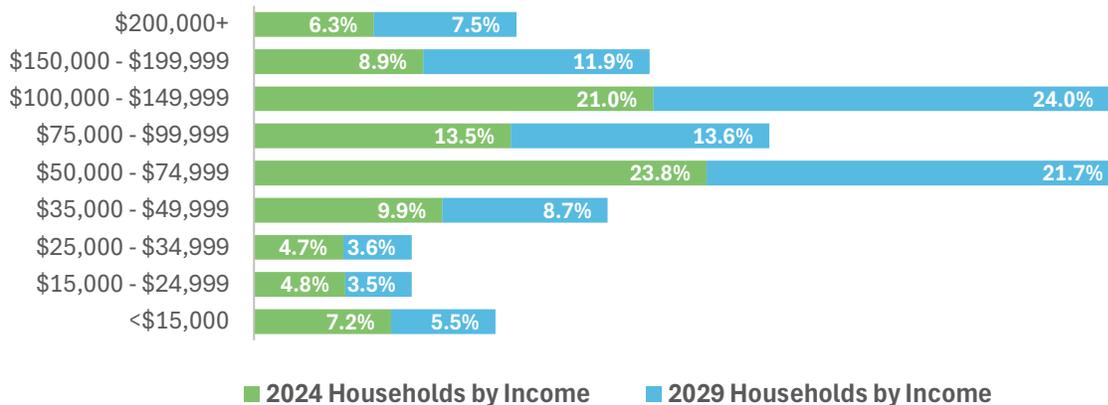
AVERAGE HOUSEHOLD INCOME

$110,645

$96,054

■ **2024 Households by Income**   ■ **2029 Households by Income**
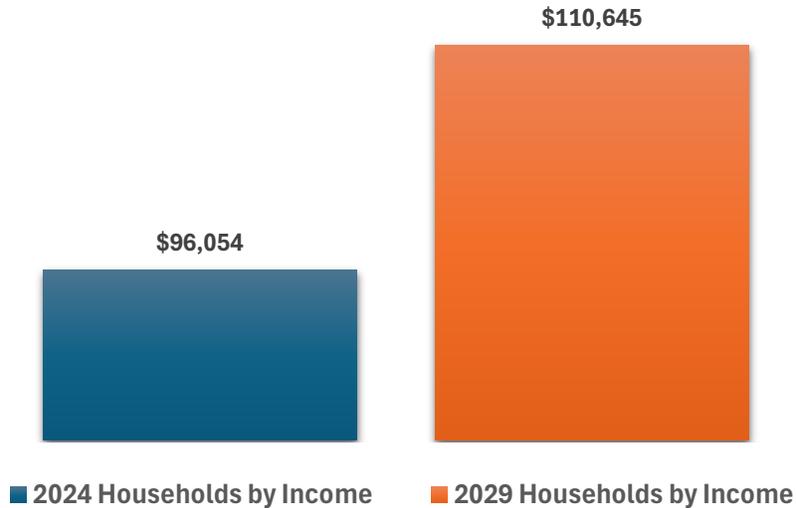
INCOME GROWTH:

The average household income is projected to grow from **$96,054 in 2024** to **$110,645 in 2029**, which represents a significant increase of **15.2% over five years**.

ANNUALIZED GROWTH RATE:

This increase corresponds to an approximate annual growth rate of **2.87%**, indicating a steady rise in household incomes over the period.

HOUSEHOLDS BY INCOME

Income Range	2024 Households by Income	2029 Households by Income
$200,000+	6.3%	7.5%
$150,000 - $199,999	8.9%	11.9%
$100,000 - $149,999	21.0%	24.0%
$75,000 - $99,999	13.5%	13.6%
$50,000 - $74,999	23.8%	21.7%
$35,000 - $49,999	9.9%	8.7%
$25,000 - $34,999	4.7%	3.6%
$15,000 - $24,999	4.8%	3.5%
<$15,000	7.2%	5.5%

■ **2024 Households by Income**   ■ **2029 Households by Income**

1. **Shift Toward Higher Income Brackets:**
   - There is a noticeable increase in households in the higher income brackets from 2024 to 2029:
     - Households earning $200,000+ are projected to grow from 6.3% in 2024 to 7.5% in 2029.
     - Similarly, households earning $150,000 - $199,999 are expected to increase from 8.9% in 2024 to 11.9% in 2029.

2. **Stability in Middle Income Brackets:**
   - For the income range of $75,000 - $99,999, the proportion remains relatively stable (13.5% in 2024 vs. 13.6% in 2029).
   - Similarly, the share of households in the $50,000 - $74,999 range decreases slightly from 23.8% to 21.7%.

3. **Decline in Lower Income Brackets:**
   - Households in the lower income brackets (<$15,000, $15,000 - $24,999, and $25,000 - $34,999) are projected to decline:
     - For instance, households earning <$15,000 drop from 7.2% in 2024 to 5.5% in 2029.
     - Similarly, those earning $25,000 - $34,999 decrease from 4.7% to 3.6%.

4. **Overall Trend of Economic Growth:**
   - The overall distribution suggests economic improvement, with fewer households in the lower income brackets and more in the higher income categories over the five-year period.
   - The increase in average household income suggests overall economic growth, potentially driven by higher productivity, improved employment opportunities, and wage increases.

HOUSEHOLD SIZE

AVERAGE HOUSEHOLD SIZE

2.57
2.53
2.52
2.49
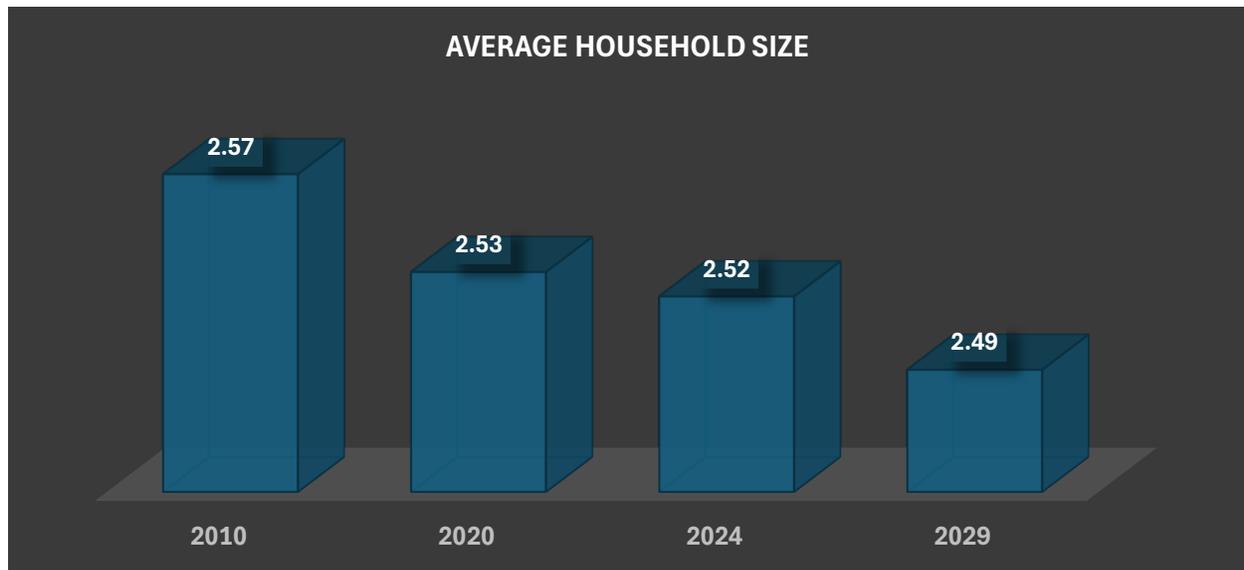
2010
2020
2024
2029

DECLINING HOUSEHOLD SIZE:

- o **2010:** Average household size was **2.57**.
- o **2020:** Dropped slightly to **2.53**.
- o **2024:** Further declined to **2.52**.
- o **2029:** Projected to decrease to **2.49**.
- o Over the entire period (2010–2029), the average household size is expected to decline by **3.1%**.

GRADUAL DECLINE:

- o The decline is consistent but slow, with a drop of **0.08 points** over nearly two decades, reflecting societal and demographic shifts.

HOUSEHOLD SIZE INSIGHTS

1. **Changing Family Structures:**
   o The decline in household size aligns with global trends such as:
      - Fewer children per family (declining birth rates).
      - Increased single-person households (e.g., due to aging populations or changing lifestyle preferences).
      - Delayed marriages and higher divorce rates contributing to smaller households.

2. **Impact of an Aging Population:**
   o As populations age, households often shrink due to widowed or single elderly individuals living alone. This trend could partially explain the decline.

3. **Urbanization and Housing Trends:**
   o Urban areas tend to have smaller household sizes due to higher housing costs and lifestyle differences, which could contribute to the observed trend.

4. **Cultural and Economic Shifts:**
   o Shifts toward nuclear family structures, as opposed to extended families, may play a role. Additionally, economic pressures could lead to fewer children and smaller households.

5. **Housing Market Implications:**
   o Smaller household sizes indicate a demand for more housing units, as fewer people live in each home. Planning for smaller housing units, such as apartments and single-family homes, would cater to smaller households.

HOUSING UNITS
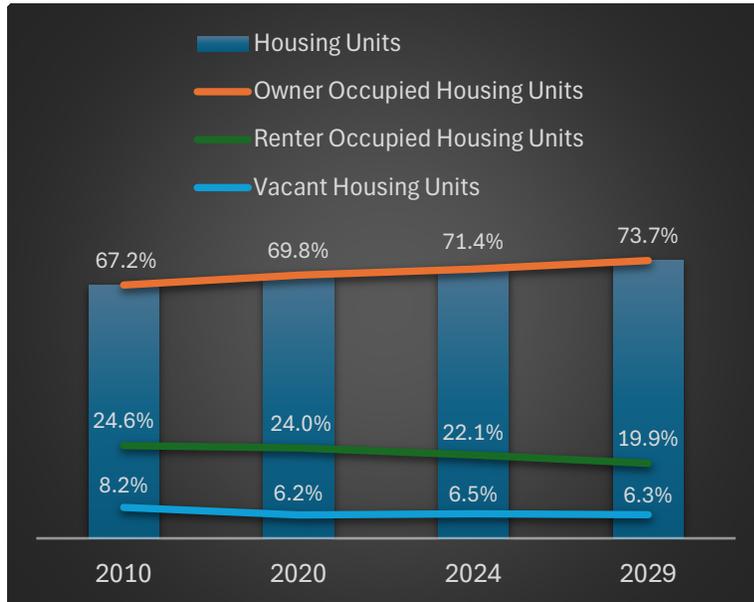
TOTAL HOUSING UNITS:

2010: 20,820 units

2020: 22,551 units (+8.3% growth over a decade)

2024: 23,879 units (+5.9% growth in four years)

2029: 25,016 units (+4.8% growth in five years)

The number of housing units grew consistently over time, but the pace of growth slowed somewhat after 2020, indicating that the housing market had become more stable and developed.

OWNER-OCCUPIED HOUSING:

- o **2010:** 67.2% owner-occupied
- o **2029:** 73.7% owner-occupied (+6.5 percentage points over the period)

A steady increase in homeownership suggests economic stability and potentially greater access to mortgages or financial incentives encouraging home purchases.

RENTER-OCCUPIED HOUSING:

- o **2010:** 24.6% renter-occupied
- o **2029:** 19.9% renter-occupied (-4.7 percentage points over the period)

A gradual decline in renter-occupied units reflects either increased homeownership or affordability challenges in rental markets.

VACANT HOUSING UNITS:

- o **2010:** 8.2% vacancy rate
- o **2029:** 6.3% vacancy rate (-1.9 percentage points over the period)

The decreasing vacancy rate indicates improved housing utilization and demand, suggesting a healthier housing market.

HOUSING SUMMARY INSIGHTS

1. **Shift Toward Homeownership:**
    - The consistent increase in owner-occupied housing signals economic growth, improved affordability of homeownership, or cultural preferences for owning homes.

2. **Demand for Housing:**
    - The steady increase in housing units reflects ongoing demand driven by population growth, urbanization, and economic expansion.
    - Growth is consistent but not rapid, indicating a balanced market with moderate development rates.
    - As housing demand continues to rise, maintaining affordability is critical, particularly for low- and middle-income households.

3. **Projected Deceleration Post-2024:**
    - The projected slowdown in housing growth after 2024 may suggest:
        - A stabilization in housing demand as population growth slows.
        - Economic or regulatory constraints limiting new construction.

4. **Alignment with Population Trends:**
    - The growth in housing units aligns with the population trends. While the population ages, the demand for smaller or senior-friendly housing units may rise.

5. **Urban Development and Infrastructure:**
    - A steady increase in housing units suggests ongoing urban and suburban development, requiring investments in infrastructure like roads, utilities, and public services. Coordination of housing development efforts should prioritize areas that are aligned with future zoning and infrastructure plans to avoid overextension of resources.