

2025 Council District and Land Use Summary

	District 1	District 3	District 4	District 5	District 6	District 7	Citywide
General Population Data-2020 census							
Population	40,720	44,262	41,131	43,725	43,633	43,213	256,684
White, Non-Hispanic	5,690	6,842	10,022	13,240	8,815	9,373	53,982
Black, Non-Hispanic	1,564	11,220	2,395	5,890	4,862	5,783	31,714
Asian, Non-Hispanic	940	9,839	2,814	16,285	24,418	3,005	57,301
All Other Races, Non-Hispanic	733	1,616	1,179	1,711	1,508	1,471	8,218
Hispanic of Any Race	31,793	14,745	24,721	6,599	4,030	23,581	105,469
Current Housing Totals-2025 Estimates							
	District 1	District 3	District 4	District 5	District 6	District 7	Citywide
Single Family Units	6,769	5,583	10,327	5,029	7,659	7,671	43,038
Multifamily Units	7,060	13,312	2,872	20,827	11,454	7,852	63,377
Other Units	108	256	942	-	24	-	1,330
(Active LIHTC Units)	258	-	84	93	504	312	1,251
Current Land Use Acreage-2025 Estimates							
	District 1	District 3	District 4	District 5	District 6	District 7	Citywide
Single-Family detached	1445.5	872.1	2336.3	901.7	1156.9	1566.7	8,279.2
Single-Family attached	31.3	62.8	20.3	52.4	39.1	32.3	238.1
Two-Family (duplex)	55.4	8.0	53.4	1.2	2.1	8.1	128.1
Multi-Family	281.0	578.5	148.7	662.2	509.9	366.0	2,546.3
Mobile Home	8.5	59.2	132.9				200.5
Office	57.3	77.3	39.3	1191.1	769.0	83.9	2,217.8
Retail	138.1	255.0	80.1	171.5	379.7	248.7	1,273.1
Commercial	337.6	979.9	1076.6	767.8	614.9	197.4	3,974.2
Institutional, Public, Semi-Public	432.7	346.9	591.3	751.4	260.8	360.8	2,743.9
Airport		5141.3		344.7	569.0		6,055.0
Parks, Recreation and Other Open Space	86.1	188.0	942.8	1369.4	881.5	73.5	3,541.4
Industrial	85.7	17.9	232.0	76.9		111.8	524.3
Highway, streets, alleys, waterways and other R.O.W.*	798.2	1,457.5	1,422.9	2,206.2	1,345.4	906.5	8,136.6
Utilities	7.8	27.8	124.6	66.5	86.4	26.6	339.7
Vacant/Developable	94.3	370.9	193.7	846.5	99.8	34.8	1,640.0
Vacant/Floodplain	7.4	171.9	1203.3	204.0	0.0	2.6	1,589.2
Total Land							
--Vacant/Undeveloped City Owned Land	28.0	13.7	111.7	79.8		1.3	234.5
Total Acreage	3,866.9	10,615.0	8,598.3	9,613.4	6,714.5	4,019.5	43,427.4
Total Square Miles	6.0	16.6	13.4	15.0	10.5	6.3	67.9

Zoning of Vacant Developable Land October 28, 2025:

	District 1	District 3	District 4	District 5	District 6	District 7	Citywide
Agriculture			2.3				2.3
Commercial (C-N, or C-C)	17.8	51.6	16.4	21.8	44.8	18.1	170.5
Compact Housing (R-3.5, R-TH, R-SFA, R-XF, R-ZL)	1.6	11.4	3.0	3.3	0.1	0.1	19.5
Flexible Commercial (FWY and M-FW)		75.9	57.4	233.3	12.3	2.8	381.7
Form Based (HCD)	13.9		6.6				20.5
Four-Plexes (R-2.5)							0.0
Industrial (ML Districts, C-P and IP-AR)	4.5	105.1	21.3	41.2	10.8		182.9
Manufactured Homes (R-MH)		0.3					0.3
Mixed Use (TOD)				18.9			18.9
Multifamily (R-MF)	0.5	1.1	2.5	0.1			4.2
Office (C-O, P-O)	1.3	9.7	1.5	109.0	24.4	6.3	152.2
Outdoor Storage (C-OU)	6.6		2.2				10.6
Single Family Detached (R-6, 7.5, R-15, R-PH and 10)	41.4	96.1	69.6	26.9	7.1	2.9	244.0
Unassigned (R-40 from Annexation)	0.1	16.4	2.9	390.5			409.9
Warehouse (C-W)	6.6	3.3	7.9	1.5		2.7	22.0
PUD (Unvested) & Unzoned Fragments	0.0	0.0	0.1	0.0	0.3	0.0	0.5
Total Vacant Developable (Out of Floodplain)	94.3	370.9	193.7	846.5	99.8	34.8	1,640.0

Zoning of Vacant Floodplain Land October 28, 2025:

	District 1	District 3	District 4	District 5	District 6	District 7	Citywide
Agriculture			579.2				579.2
Commercial (C-N, or C-C)	1.6	7.6	41.4	0.4		2.3	53.3
Compact Housing (R-3.5, R-TH, R-SFA, R-XF, R-ZL)			16.3	0.9			17.2
Flexible Commercial (FWY and M-FW)		76.8	108.0	72.4			257.2
Form Based (HCD)	0.4		0.9				1.3
Four-Plexes (R-2.5)			73.3				73.3
Industrial (ML Districts, C-P and IP-AR)	1.0	79.5	235.9	20.2			336.6
Manufactured Homes (R-MH)		6.1	0.2				6.3
Mixed Use (TOD)				5.6			5.6
Multifamily (R-MF)	0.1		1.8				1.9
Office (C-O, P-O)	0.6	1.3	82.8	10.8		0.3	95.8
Outdoor Storage (C-OU)		0.1	1.7				1.8
Single Family Detached (R-6, 7.5, and 10)	3.2		58.5	0.2			61.9
Unassigned (R-40 from Annexation)		0.6	3.2	93.5			97.3
Warehouse (C-W)	0.5						0.5
Unvested PUD or Unzoned Fragments	0.0	0.3	0.6	0.0		0.0	0.9
Total Vacant-Floodplain	7.4	172.3	1203.8	204.0	0.0	2.6	1,590.0

Vacant Land Zoned for Multifamily Uses-Total Acres/Potentially Usable Acres outside of Floodplain

	District 1	District 3	District 4	District 5	District 6	District 7	Citywide
Mixed Use (TOD)				18.9			18.9
Multifamily (R-MF)	0.5	1.1	2.5	0.1		0.0	4.2
Form Based (HCD)	13.9		6.6				20.5
PUD (Unvested-Majority of PUD 6 is tentatively for TOD)				335.2			371.8
State Law Overrides (Commercial, Flexible, Office, Warehouse)	25.7	140.5	83.2	365.6	81.5	29.9	726.4

Current Housing Totals-2025 Estimates

	District 1	District 3	District 4	District 5	District 6	District 7	Citywide
Multifamily Units	7,060	13,312	2,872	20,827	11,454	7,852	63,377
(Active LIHTC Units)	258	-	84	93	504	312	1,251
Multi-Family Acres	281.0	578.5	148.7	662.2	509.9	366.0	2,546.3