

ANTICIPATED IMPACT OF THE WIPP CONSTRUCTION AND OPERATION

2.0 HOUSING AND LAND USE

2.1 HOUSING

A total of 2,963 units of housing of all types will be necessary if WIPP locates in the Carlsbad area. If the WIPP project does not locate in Carlsbad, it is estimated that 2,283 housing units of all types will be necessary. The impact of the WIPP project on housing totals 680 units.

Timing of delivery and type of demand for housing (i.e., mobile homes, single-family detached, multi-family) varies over construction and operation time periods. For example, the demand for mobile home units reaches a peak of 453 units in 1982 with the WIPP project. In 1985 the demand for mobile home units totals 285 with the WIPP project.

The following impacts were identified: 1) An increase in construction capability must occur. It is estimated that the construction industry can produce approximately 75 percent of the housing required over the term of the project. 2) The demand for housing, by type, is expected to shift over the time period and some types of housing will be oversupplied. This is particularly the case for mobile homes. 3) There are identifiable time lags which may vary from six months to one year for housing production. These time lags are associated with processes required by local ordinances such as obtaining proper zoning, drainage plans prepared by engineers, street design plans prepared by engineers, and utility installation necessary for construction to begin.