

Adam Zack

From: Lynnette Wood <lnmiwood@gmail.com>
Sent: Thursday, November 9, 2017 9:08 AM
To: Comp Plan Update
Cc: Adam Zack; Erika Shook; Rick Hughes; WESLEY HEINMILLER; Mike Douglas; Sheila Gaquin; Anne Marie Shanks; Lynnette Wood
Subject: Public Comment on Housing Needs Assessment
Attachments: SJC-DemographicProjections3.pdf; DemographicChartFromTable5-2.pdf

Please note that the email "click-through" (hot link) to this email address on the County's website is not working because the ".com" portion of the address is not part of the hot link. So if you aren't getting very much feedback on the Housing Needs Assessment, this may be one reason. You might want to consider fixing the hot link and extending the deadline for public input on this document.

Anyway, Adam Zack gave an excellent presentation to the DHPR Committee last evening on both the Housing Needs Assessment and the Land Capacity Assessment. I'd like to thank him for his time and effort; it was very helpful and appreciated.

One thing I did notice is that Table 5-2 in the Housing Needs Assessment (page 11) uses OFM data, and therefore is based on OFM assumptions. Specifically, this table reflects demographic shifts predicated by the OFM under the "medium growth" or "intermediate series" scenario. However, the County has used a different assumption for its population growth projections: That the county will maintain its proportionate share of the total State population.

The County's assumption results in an estimated total population of 19,423 by 2036 (Table 5-1). The State's assumptions result in an estimated total population of 17,216 by 2035 (Table 5-2).

Table 5-2 should be updated to reflect the County's assumptions. Otherwise there is a mis-match between the demographic analysis shown in Table 5-2 and the overall population analysis that has been accepted for use in the County. The net effect is a difference not only in the overall total population projection, but also in the underlying demographic profile of that population.

At a Comprehensive Planning meeting in Friday Harbor in June 2017, I presented a graphic based on the OFM data -- the same data used to generate Table 5-2. (See first attachment.) At that time, I noted that, looking at the bar for 2020, we see that the number of people aged 50 and older well exceeds the number of "everyone else." We might think that most of the elderly (those over age 80, say) will move to the mainland. But almost 1,200 are projected to stay.

I recently was asked to generate another graphic using the data in Table 5-2. This graphic is also attached. This clearly shows that, based on the State's intermediate series, the very elderly constitute the only demographic sub-group projected to grow in numbers over the next 20 years.

However, as I mentioned in June and also last evening at the DHPRC meeting, the numbers of older and elderly individuals are actually likely to be higher than shown using the OFM data, since the methodology used by the County is different -- and results in higher overall population projections -- than the methodology used by OFM.

Applying the County's assumption of percent of total population being a percent of the State population as the basis of both the population projection and the demographic analysis will ensure consistency throughout any

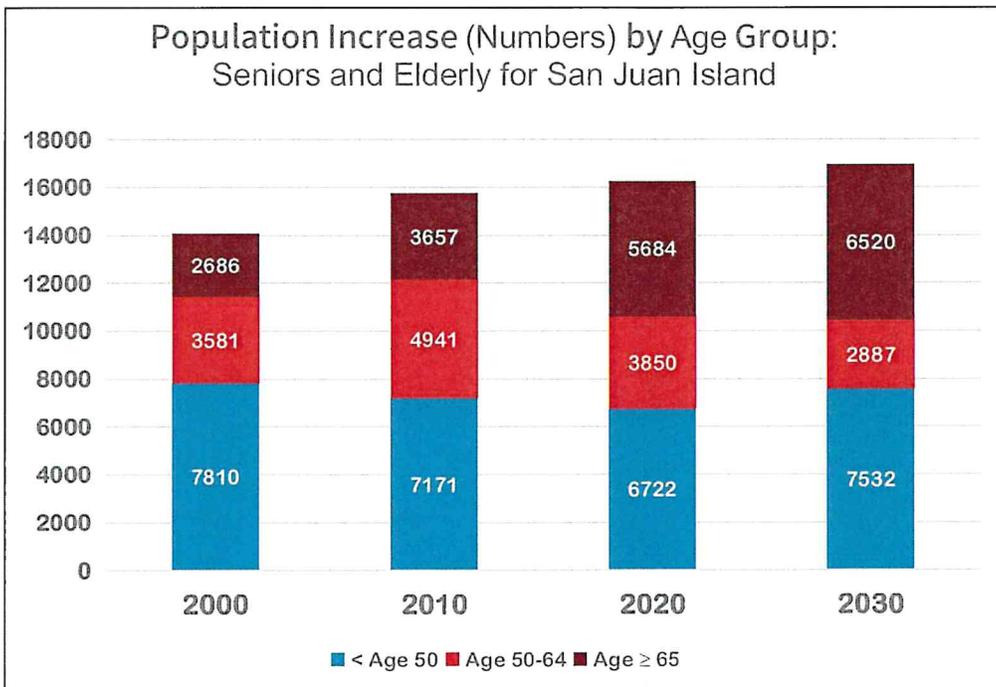
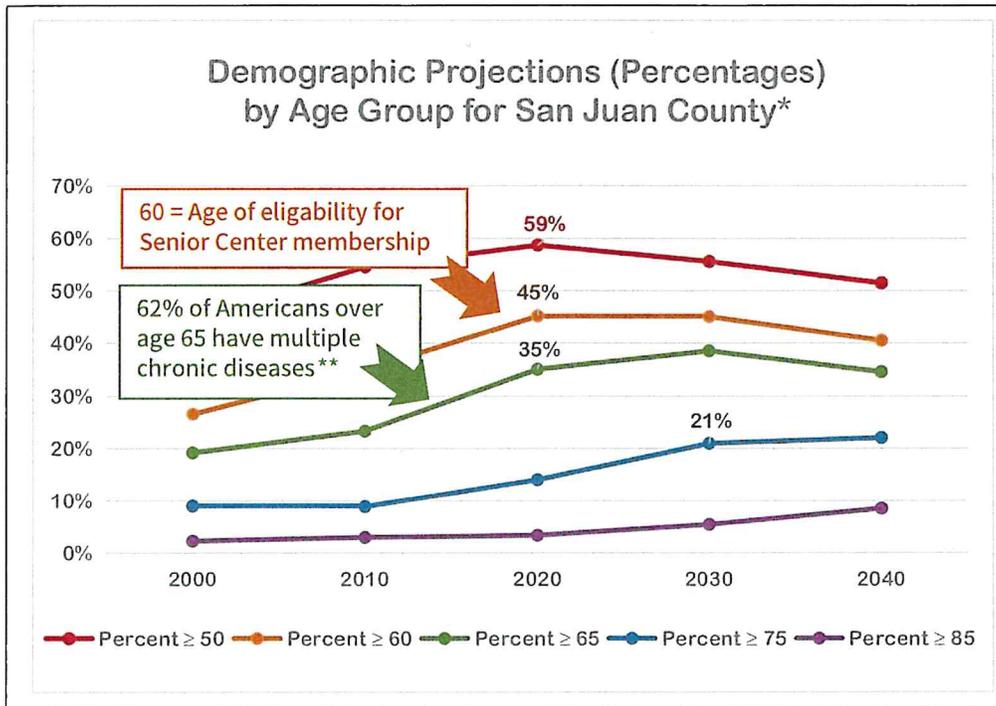
subsequent analyses that use these data for other purposes. Without such consistency, not only do the total population projections not match, but neither do the underlying demographic profiles. Updating Table 5-2 to reflect the County's assumptions will also lead to a more realistic view of what the future is likely to hold in terms of demographic shifts.

In summary, as I mentioned also in June, when prioritizing and allocating resources for housing, capital improvements, and service provision, it is at least as important to anticipate the demographic trends as it is to anticipate overall population trends. But this cannot be done when the demographic analysis does not reflect the methodology or match the total population estimates from the population analysis.

The solution is simple: Just update Table 5-2 to use the same methodology for the demographic analysis as that which was used for the population analysis.

Thank you for the opportunity to provide this public input.

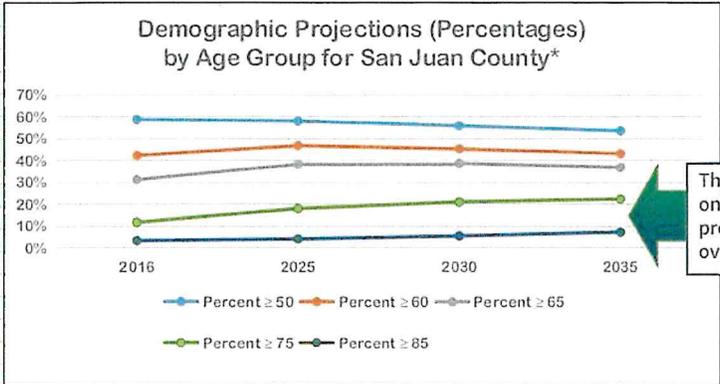
- Lynnette Wood, Orcas Island



Note: Percentages are likely to be higher than shown because (i) these data use the medium growth scenario, while SJC uses an estimate higher than this, and (ii) the SJC demographic profile may be "aging" faster than State estimates as it becomes more and more of a "retirement community" (one real estate agent estimates that 60-70% of her buyers are over the age of 60).

*Data sources: U.S. Census and "County Growth Management Population Projections by Age and Sex: 2010-2040," State of Washington Office of Financial Management, 2007 Aug (using "intermediate series" or medium growth scenario data)

** "Multiple Chronic Conditions: Prevalence, Health Consequences, and Implications for Quality, Care Management, and Costs," J Gen Intern Med. 2007 Dec; 22(Suppl 3): 391-395.



The elderly constitutes the only older sub-group projected to grow in numbers over the next 20 years.

