

Adam Zack

From: Adam Zack
Sent: Monday, January 27, 2020 8:13 AM
To: Comp Plan Update
Subject: FW: Recreational Housing Factor and the Land Capacity Analysis
Attachments: HNA Pop Growth006.pdf; Population growth004.pdf; HNA Bldg Permit Growth007.pdf

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Sent: Monday, January 27, 2020 1:53 AM
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Subject: Recreational Housing Factor and the Land Capacity Analysis

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All, please consider the following analysis of the Recreational home Factor:
The "Recreational Housing Factor" is, or should be, the factor applied to the LCA to account for the additional housing growth in the county in excess of strictly population growth. Looking at the 2017 Population projection technical memorandum of 4/11/17, we see that SJ County grew between 2000 and 2010 by 1692 souls or 828 families. (attachment Population Growth).
During the same period, the number of housing units increased by 3,561 according to the Housing Needs Analysis 12-17-19 or 2,020 (Attachment Building Permit growth Table 5-16). The ratio of homes built to population increase is either $3561/828 = 430\%$ or $2020/838=241\%$. Similarly, HNA Table 5-9 (pg 25, illustrates the excess of units built to population (families) with a ratio of $3,561/ 828$ families = 425%.
We are also able to calculate that ratio for the period 2010 to 2016 from the same sources where a population growth of $551/2.02=273$ families and housing growth of 828 shows a ratio of $828/273 = 303\%$. When we project the number of homes and land needed to accommodate projected growth, these are the numbers that are appropriate for the "Seasonal home Factor".
Currently CDP is proposing a Recreational home Facto of 35% which corresponds to an historic state, not the housing dynamic occurring for the past two decades.

POPULATION PROJECTIONS TECHNICAL MEMO 4.11.17

fifteen percent higher than the OFM's 2015 annual estimate of 16,179. The inflated population projection had a direct impact on the size of the County's non-municipal UGAs.

2.B Historic Population Change:

The County experienced significant and prolonged population growth in the last third of the 20th Century. In the decade between 1970 and 1980, the County population almost doubled. The eighties and nineties saw strong and continuous population growth at a rate about half that of the seventies. While still increasing, the annual rate of population growth in the County between 2010 and 2016 was approximately eight percent of its 1970-1980 peak.

Table 4 and Figure 3 show that since 1970 net migration dwarfs natural increase as a component of population growth in the County.

The migration component of population change is more volatile than the natural component. Major economic, social or national changes can generate spurts and slowdowns in migration that are difficult to predict. Uncertainty about the pace and nature of economic recovery, property costs, and the availability of medical services may affect County migration trends in the future.

Table 4. San Juan County Population Change 1970-2016.

Decade	Initial Population	Net			Population Change	Final Population	Average Annual Growth
		Births	Deaths	Migration			
1970-1980	3,856	556	-536	3,962	3,982	7,838	7.4%
1980-1990	7,838	1,044	-742	1,895	2,197	10,035	2.51%
1990-2000	10,035	1,213	-1,178	4,007	4,042	14,077	3.47%
2000-2010	14,077	983	-1,192	1,901	2,884 1,692	15,769	1.15%
2010-2016	15,769	529	-823	845	551	16,320	0.58%

Source: OFM Annual Estimates.

828 DWT

Handwritten calculations:

$$\begin{array}{r} 15,769 \\ 14,077 \\ \hline 1,692 \end{array}$$

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Handwritten calculation:

$$\begin{array}{r} 16,320 \\ 15,769 \\ \hline 551 \end{array}$$

HOUSING NEEDS ANALYSIS 12-17-19

1 Table 5-16. ESD Permit Data 1980-2016 Continued.

Housing Permits									
year	1989	1990	1991	1992	1993	1994	1995	1996	1997
Total Units	238	360	288	288	453	255	287	384	443
Single-Family Units	217	299	271	263	406	208	261	332	425
Multi-Family Units	21	61	17	25	47	47	26	52	18
Units in 2-unit Multi-Family Structures	6	20	4	0	0	0	0	0	0
Units in 3- and 4-unit Multi-Family Structures	6	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	9	41	13	25	47	47	26	52	18

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Housing Permits									
year	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Units	277	311	392	171	168	180	190	212	191
Single-Family Units	275	311	368	171	161	178	172	204	189
Multi-Family Units	2	0	24	0	7	2	18	8	24
Units in 2-unit Multi-Family Structures	2	0	24	0	4	2	12	4	24
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	3	0	6	4	0
Units in 5+ Unit Multi-Family Structures	0	0	0	0	0	0	0	0	0

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Housing Permits										
year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Total Units	207	189	120	189	105	92	109	109	100	124
Single-Family Units	157	184	120	189	105	92	109	109	100	118
Multi-Family Units	50	5	0	0	0	0	0	0	0	6
Units in 2-unit Multi-Family Structures	16	0	0	0	0	0	0	0	0	6
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	0	0	0	0	0
Units in 5+ Unit Multi-Family Structures	34	5	0	0	0	0	0	0	0	0

Source: WA State Employment Security Departments

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Looking at Table 5-17 below, the County's projected 2036 population is 19,423. Using the 2016 a household size of 2.04 people, the County would have 9,521 households by 2036. By dividing the number of households (9,521) by the number of projected housing units (20,531) an estimate of the 2036 occupancy-rate is fifty-two percent. That means forty-seven percent of the housing stock would be vacant. Vacant housing as a share of overall housing stock would increase by nearly four percentage points over the 2015 rate of forty-three percent (Figure 5-7) and account for nearly half of the total housing stock.