

Adam Zack

From: joAn Mann <jo.an.a.mann@gmail.com>
Sent: Monday, January 27, 2020 1:57 PM
To: John Campbell
Cc: Adam Zack; Erika Shook; Paul Kamin EWUA; Charles Toxey; Terry Gillespie; Leith Templin; brian wiese; Rick Hughes
Subject: Re: Recreational Housing Factor and the Land Capacity Analysis

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, John for reading these docs thoroughly, strategically and with a watchful eye for connecting patterns. Being a people-analytics professional for most of my 45 years in business, this gives me great pause. For many reasons.

Given the data is already available to all of us, it would be prudent and from my vantage point, our fiduciary responsibility to urgently schedule a review of the 35% Recreational Home Factor prior to including this critical data in the Comp Plan, This topic is currently also a high visibility public concern issue on Orcas Island-- rural as well as Eastsound.

Thanks John, and for all in considering addressing this issue--
joAn

On Mon, Jan 27, 2020 at 1:53 AM <jmc779@rockisland.com> wrote:

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.