Non-UGA Population Growth Monitoring Report

Whatcom County Planning & Development Services
Presentation to Planning Commission
February 13, 2014
WCCP Policy 2DD-1

“...By February 1 of each year the department will publish a report that monitors residential development activity outside the urban growth areas during the previous year and compares that data with the adopted population growth projection for those areas...”
WCCP Policy 2DD-1

“...If it is apparent that growth occurring outside the urban growth areas in inconsistent with the adopted projections, the County shall take action to address the discrepancy. Actions may include changing the allocation of the projected population growth during the comprehensive plan update...or changing development regulations to limit growth outside the urban growth areas.”
Monitoring Report

Is the growth occurring outside the urban growth areas consistent with the adopted population growth allocation?
Population Growth Estimate

Permitted (final) DU’s in Non-UGA
- Demolition permits for DU’s in Non-UGA
  x Occupancy rate
  x Persons per Household
= Estimated Population Growth
## Adopted Growth Projection

<table>
<thead>
<tr>
<th>From WCCP Table 4</th>
<th>2008 Population&lt;sup&gt;1&lt;/sup&gt;</th>
<th>Projected 2029 Population&lt;sup&gt;2&lt;/sup&gt;</th>
<th>2008-2029 Net Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal [All UGAs]</td>
<td>131,608</td>
<td>180,063</td>
<td>48,455</td>
</tr>
<tr>
<td>Unincorporated Rural Whatcom County [Non-UGA]</td>
<td>59,392</td>
<td>67,692</td>
<td>8,300</td>
</tr>
<tr>
<td>Total Whatcom County</td>
<td>191,000</td>
<td>247,755</td>
<td>56,755</td>
</tr>
</tbody>
</table>

<sup>1</sup> Estimated based on OFM’s postcensal estimates from 2000 census; 2010 census revised the Whatcom County total to 197,675

<sup>2</sup> Projections equal the 2008 estimate (based on OFM’s postcensal estimates from 2000 census) plus the adopted growth allocations
Monitoring Report: 2013

Is the growth occurring outside the urban growth areas consistent with the adopted population growth allocation?

21-year allocation = 8,300 (395 annually)

2013 estimated growth = 272

Estimated growth is below allocation
Monitoring Report: 2008-2013

Is the growth occurring outside the urban growth areas consistent with the adopted population growth allocation?

21-year allocation = 8,300 (2,371 for 6 years)

2008-2013 estimated growth = 1,736

Estimated growth is below allocation
### From Monitoring Report

<table>
<thead>
<tr>
<th>Year</th>
<th>Single Family Final</th>
<th>Mobile Home Final</th>
<th>Duplex Final</th>
<th>Single Family Demo</th>
<th>Net Unit Gain</th>
<th>Persons/Household</th>
<th>Occupancy Rate</th>
<th>Estimated Population Growth</th>
<th>Allocated Population Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>138</td>
<td>19</td>
<td>-</td>
<td>33</td>
<td>124</td>
<td>2.49</td>
<td>87.50%</td>
<td>270</td>
<td>395.2</td>
</tr>
<tr>
<td>2009</td>
<td>178</td>
<td>21</td>
<td>-</td>
<td>15</td>
<td>184</td>
<td>2.49</td>
<td>87.50%</td>
<td>401</td>
<td>395.2</td>
</tr>
<tr>
<td>2010</td>
<td>130</td>
<td>22</td>
<td>1</td>
<td>24</td>
<td>130</td>
<td>2.49</td>
<td>87.50%</td>
<td>283</td>
<td>395.2</td>
</tr>
<tr>
<td>2011</td>
<td>124</td>
<td>19</td>
<td>1</td>
<td>20</td>
<td>125</td>
<td>2.49</td>
<td>87.50%</td>
<td>272</td>
<td>395.2</td>
</tr>
<tr>
<td>2012</td>
<td>104</td>
<td>24</td>
<td>-</td>
<td>19</td>
<td>109</td>
<td>2.49</td>
<td>87.50%</td>
<td>237</td>
<td>395.2</td>
</tr>
<tr>
<td>2013</td>
<td>124</td>
<td>24</td>
<td>-</td>
<td>23</td>
<td>125</td>
<td>2.49</td>
<td>87.50%</td>
<td>272</td>
<td>395.2</td>
</tr>
<tr>
<td>Totals</td>
<td>798</td>
<td>129</td>
<td>2</td>
<td>134</td>
<td>797</td>
<td>2.49</td>
<td>87.50%</td>
<td>1,736</td>
<td>2,371.4</td>
</tr>
</tbody>
</table>
Next Steps

✓ County Council Planning and Development Committee
  February 25, 2014
From WCCP Ch. 1 Figure 1

Sources:
WCCP Chapter One, Table 4; Table 5 from 2005 WCCP (2000 Non-UGA figure does not include Birch Bay and Columbia Valley UGAs)
WA OFM:
http://www.ofm.wa.gov/pop/intercensal/ofm_april1_intercensal_estimates_2000-2010.xlsx
Whatcom County PDS
March 2012