

A Place To Call Home

A Panel on Affordable Housing in Okanogan County

PAW Spring Conference 2017





“Emma Franco, center in white, lost her mobile home and has no insurance”

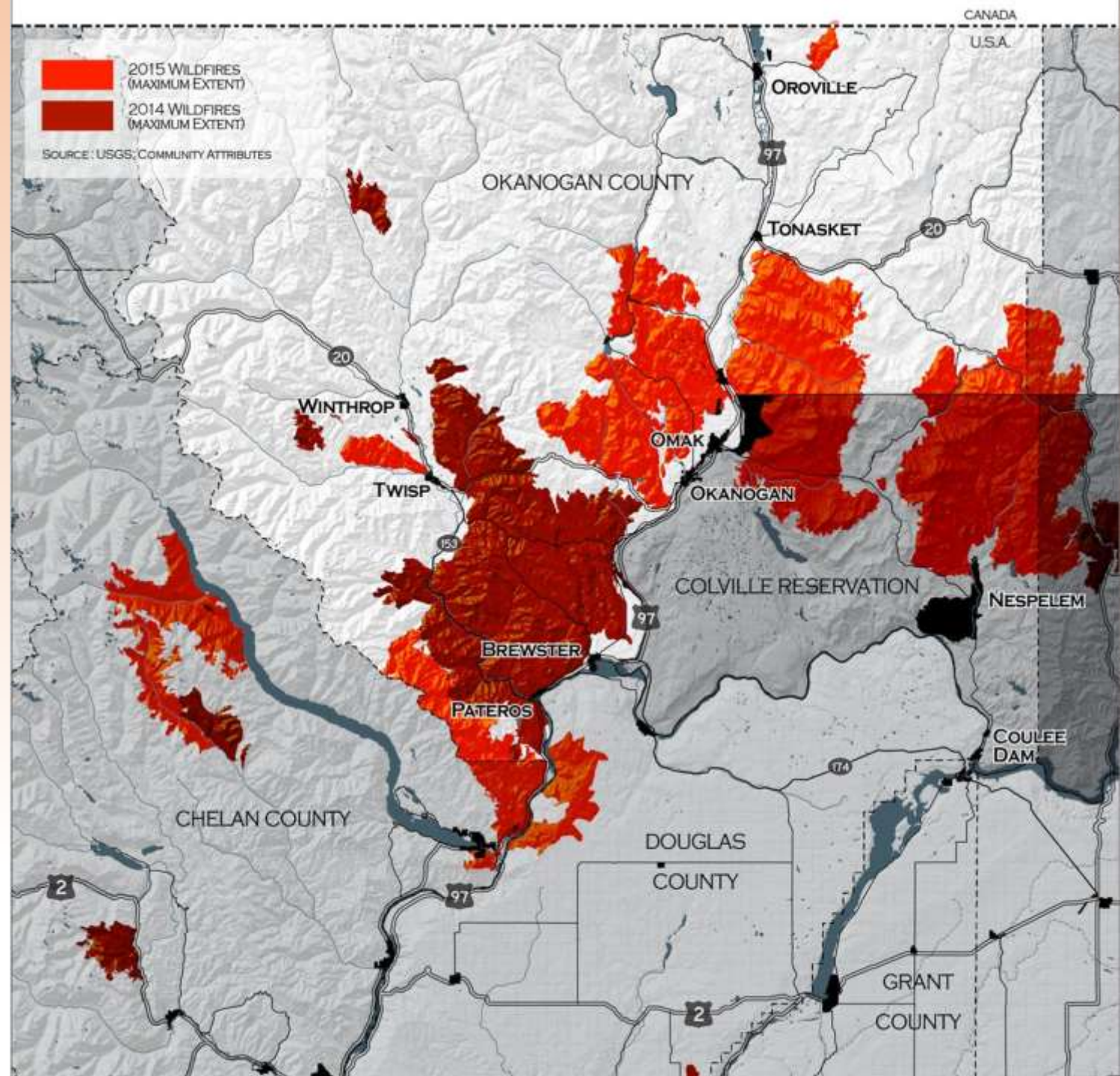
Photo: Mike Siegel, Seattle Times. July 18, 2014.



OKANOGAN

ECONOMIC RECOVERY PLAN

Measuring Economic Impacts of the
2014-2015 Fires & Planning for
Resilience



FIRE IMPACTS



ENVIRONMENT

- The USGS estimates that 271,302 acres in Okanogan County were burned in the 2014's Carlton Complex wildfires, while 655,036 acres were burned in 2015's numerous large wildfires. The total burned area, at 926,338 acres, amounts to nearly 28% of the County's total land area.
- In 2014, fire and emergency medical expenditures in Okanogan County increased by 223% from \$357,092 (2013) to \$1,151,980



HOUSING

- In 2014, the number of homeowners paying more than 30% of their income for housing spiked by 176, from 2,299 (2013) to 2,475.
- The total value of taxable real property in Okanogan County fell by more than \$97 million in 2014.



INDUSTRIES

- After steady growth following the Great Recession to an annual high of \$412,331 in 2013, lodging taxes declined by 12% and 9% in 2014 & 2015, respectively.
- After a 2014 high of \$604,787,352, total taxable sales in the County declined by nearly \$6.5 million in 2015.
- Average annual daily traffic on State Route 153 connecting the 97 corridor to the Methow Valley decreased in 2015 by 8.8%



ECONOMY

- County households with food stamps / SNAP benefits spiked in 2014 by 307 additional households over the previous year.
- More than 1,000 cattle burned and 500 miles of fencing in the Carlton Complex fire alone; 2015's losses have not yet been determined, but were likely worse.
- From 2013 to 2014, farm earnings decreased by nearly 13%.



CHALLENGES



ECONOMY

- Since 2012, when Okanogan County's median household income was 68.8% of the State's median income, it has declined to 65.8% (\$39,665 versus \$60,294) in 2014.
- The proportion of people living in poverty in Okanogan County grew by 10.7% on average from 2009 to 2014.



PEOPLE

- The median age of all Okanogan County residents has risen steadily from 41.8 in 2009 to 42.5 in 2014. The median age of Hispanics/Latinos in the County is less than half that of Whites.
- The foreign born population in the County declined from 10.9% in 2012, to 10.5% by 2014, even as the overall population in the County has grown by 1.1% during that period.



HOUSING

- Residential buildings permitted fell sharply in 2009 with the Great Recession & continued to decline until 2013 when Okanogan County permits numbered only 98. In 2014, the number increased to 161 but fell again to 126 in 2015.
- Homeowner vacancy rates are very low in Okanogan County, but have seen a slight rise from 1.3% in 2010 to 2.3% in 2014
- Rental vacancy rates in Okanogan County have been in steady decline since 2011, from 10.2% to 7.7% in 2014



OPPORTUNITIES



ECONOMY

- While County population has remained relatively stable over the last decade, personal income per capita has risen steadily and was \$37,562 in 2014.
- After a dip following the Great Recession, nonfarm employment has been on the rise, to nearly pre-recession levels of 12,490 by 2015. Total covered employment has exceeded its pre-recession high of 17,659 to 18,362 by 2014, as have annual wages for covered employment, from \$28,257 to \$28,853.
- After topping out post-recession at 10.7%, Okanogan County unemployment rates have steadily fallen from 2010 to 2014 to 7.5%.
- As of 2014, 7.4% of the County's working population work from home.



ENVIRONMENT

- The highest and best use value of agriculture, timber, and open space lands in Okanogan County has resumed its steady pre-recession rise to a 2014 value of 1,846 per acre.



INDUSTRIES

- After three years of decline following the Great Recession, annual average daily traffic on State Route 97 has risen steadily from 2012-2015 when it averaged 5,268 trips per day.
- The annual counts of returning salmon passing Wells Dam for spawning grounds in the Methow & Okanogan Rivers have been rising dramatically in recent years. In 2006, 59,099 salmon passed the dam; in 2014, 583,459 passed.
- Total collected recreational user fees in the Okanogan-Wenatchee National Forest grew at a compound annual growth rate (CAGR) of 4.4% from 2003-2014



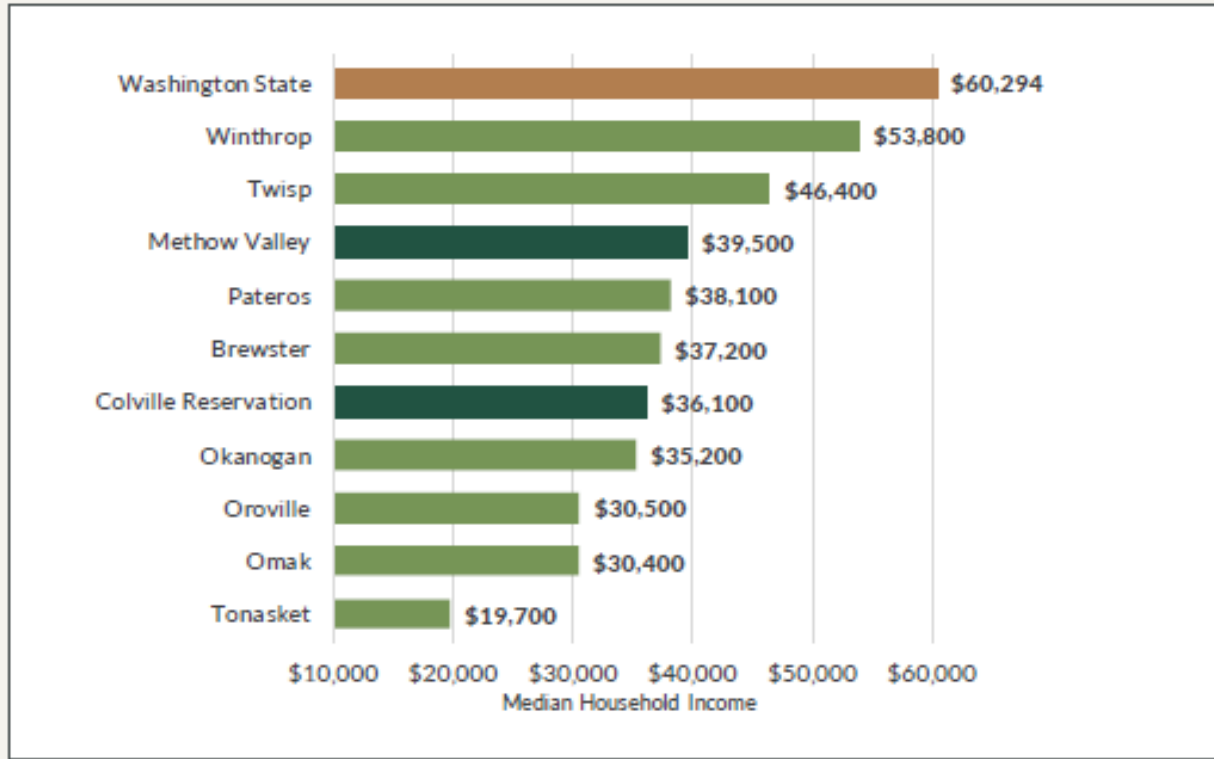
PEOPLE

- Except for two years, 2003 and 2007, Okanogan County's population has risen steadily since 2000, reaching 41,860 in 2015.



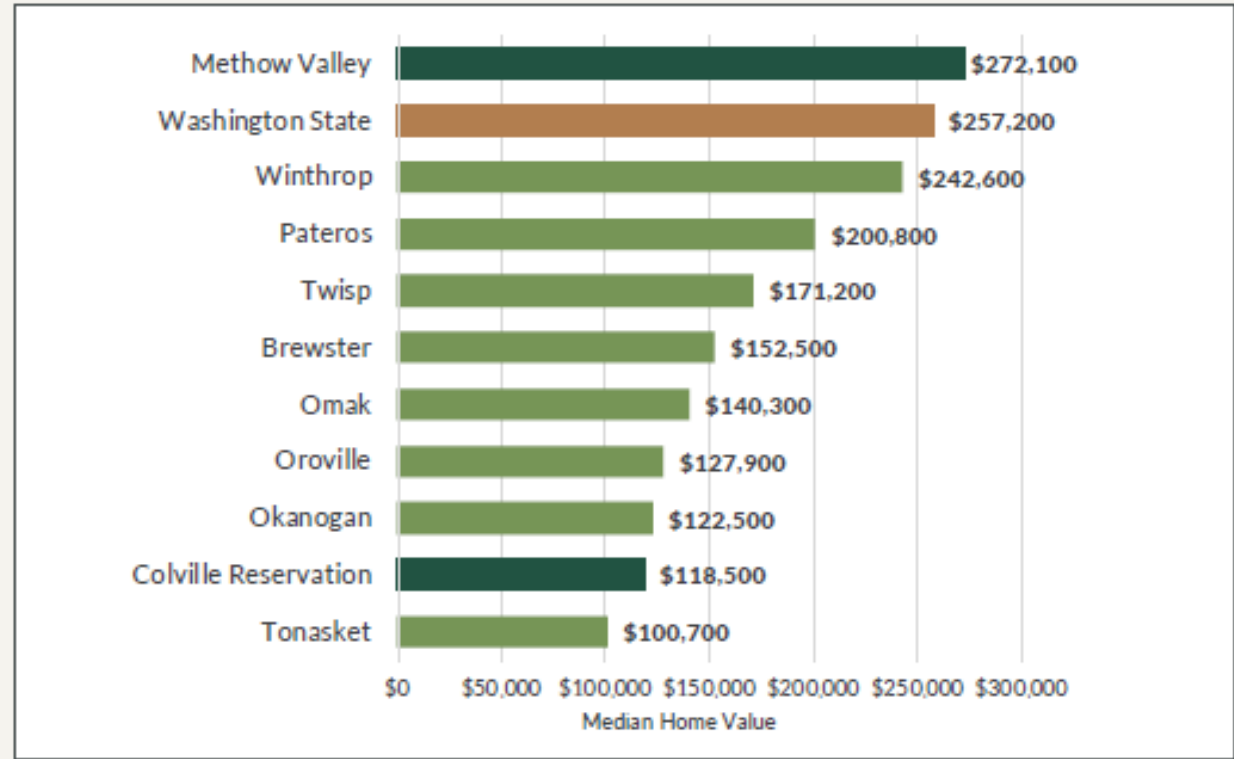
COMMUNITY INDICATORS – Okanogan County

Median Household Income, 2014



Source: American Community Survey, 2016

Median Home Price, 2014

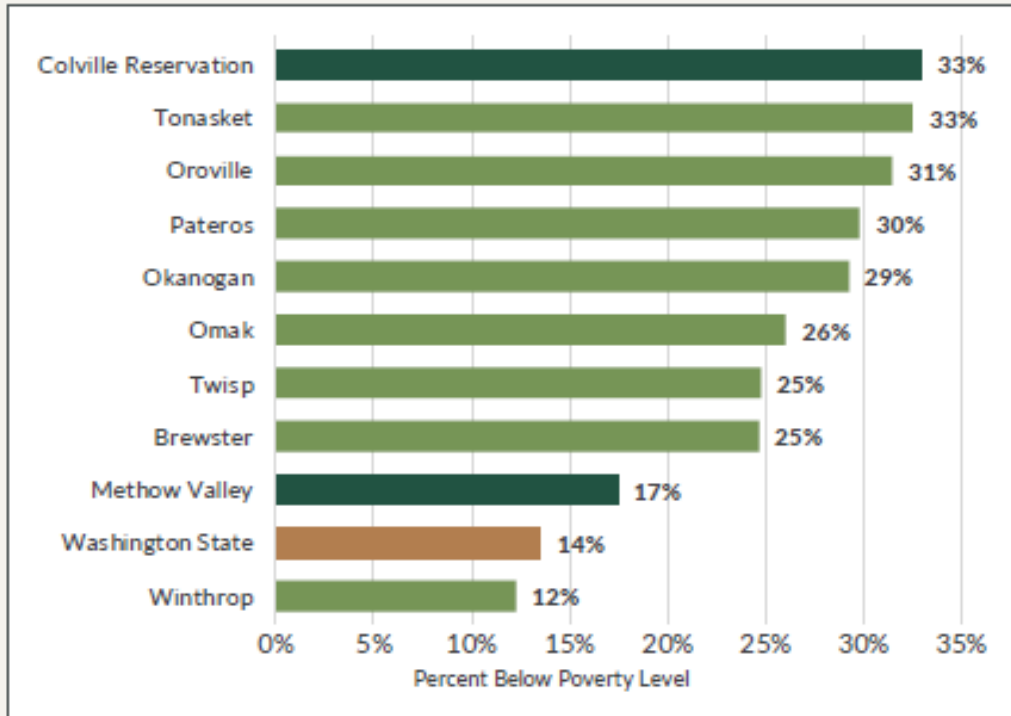


Source: American Community Survey, 2016



COMMUNITY INDICATORS – Okanogan County

Poverty Level, 2014



Source: American Community Survey, 2016

Number of Housing Units, 2006 – 2015

Year	Twisp	Winthrop	Pateros	Brewster	Omak	Okanogan	Tonasket	Oroville
2006	531	255	272	731	2,093	1,015	511	771
2007	530	275	271	726	2,122	1,022	511	787
2008	528	287	272	724	2,135	1,032	512	782
2009	525	299	274	721	2,155	1,048	511	792
2010	524	300	276	730	2,168	1,051	511	797
2011	528	310	276	730	2,170	1,048	511	799
2012	531	308	276	727	2,167	1,050	510	808
2013	534	310	276	731	2,164	1,070	508	807
2014	535	314	276	735	2,167	1,082	545	806
2015	538	316	220	739	2,204	1,073	550	804

Source: Washington Office of Financial Management, 2016



COMMUNITY INDICATORS – Okanogan County

Employment by Year, Okanogan Communities, 2006 – 2014

Year	Twisp	Winthrop	Methow Valley	Pateros	Brewster	Omak	Okanogan	Tonasket	Oroville	Colville Reservation
2006	232	230	1,283	N/A	451	2,989	N/A	728	548	1,406
2007	313	246	1,379	N/A	435	2,661	N/A	670	432	2,933
2008	356	254	1,470	N/A	450	2,767	N/A	672	538	2,853
2009	234	258	1,242	N/A	765	2,592	N/A	530	642	2,757
2010	217	460	1,302	N/A	669	2,174	1,416	754	609	1,646
2011	126	423	1,329	N/A	1,208	2,521	1,521	751	516	1,492
2012	380	358	1,791	591	875	2,857	1,438	738	738	1,943
2013	360	317	1,779	631	821	2,940	1,395	750	770	1,883
2014	407	362	1,890	708	842	3,078	1,400	730	784	2,341

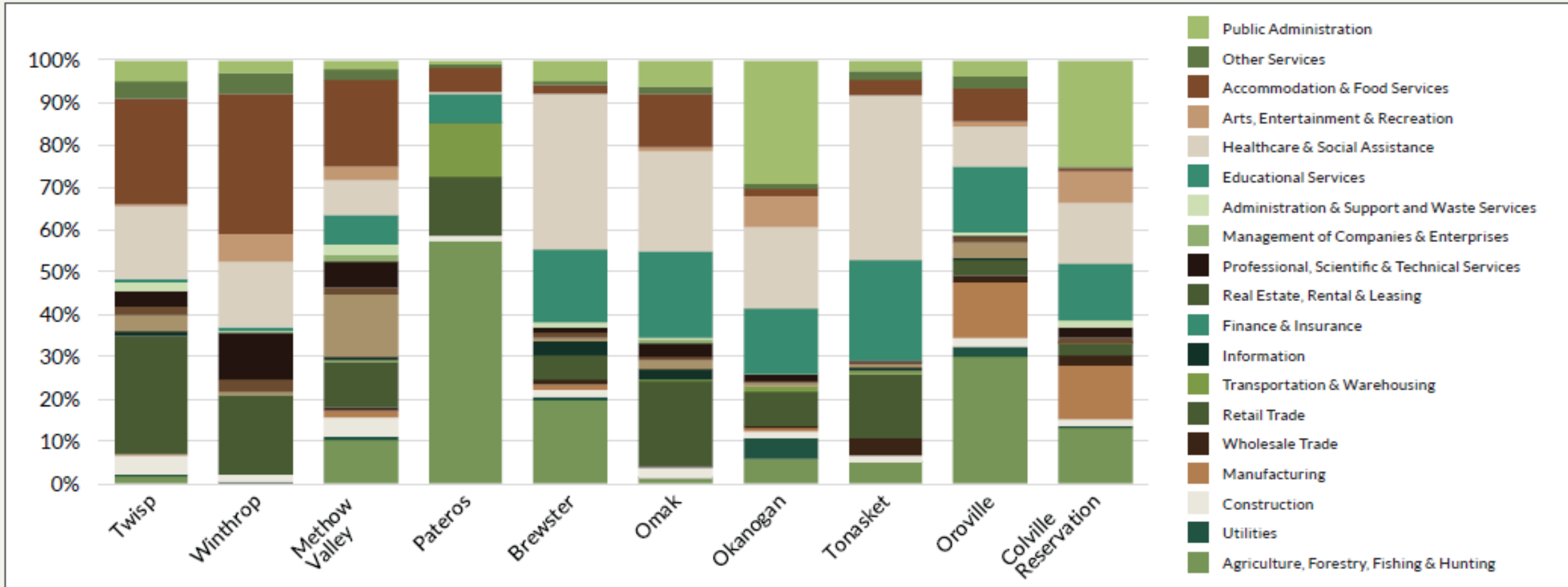
Source: US Census, On the Map 2016

Note: Due to variability in historical employment data selected years have been suppressed.



COMMUNITY INDICATORS – Okanogan County

Employment by Industry, Okanogan Communities, 2014



Source: US Census, On the Map 2016

Okanogan Economic Recovery Plan. Preliminary Findings & Community Profile. 8.29.16





A Place to Call Home





GREAT NEIGHBORHOODS



COMMUNITY
NEEDS



CAPACITIES
& ASSETS



COMMUNITY
CHARACTER





KEY ELEMENTS

➤ Circulation and Connectivity

- Motorized, Non-motorized, Pedestrians
- Access to Public Services and Amenities

➤ Water and Sewer infrastructure

➤ Security and Safety

➤ Sense of Community and Neighborhood Character



Natural Setting



Land Use Relationships

Pederson Road Neighborhood Plan



LIMITED ACCESS





The primary goals of the Pederson Road Neighborhood plan are to develop a strategy to alleviate the ownership and utility issues of the Pateros Trailer Court (AKA Pederson Road Trailer Court) and to develop a long-range plan for the Pederson Road Neighborhood to address the broader needs of the community.



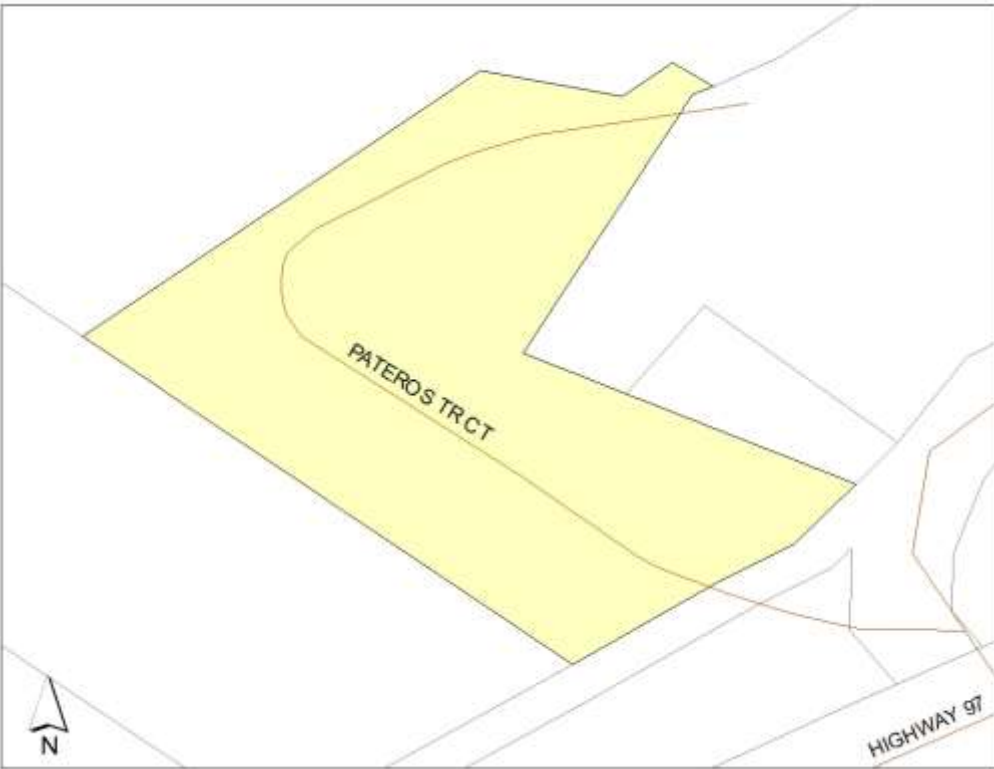
Pateros Trailer Court



- 2.78- acre Parcel
- Common Ownership
- 20 Residential Units



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



INTEGRATED KEY STRATEGIES:

1. Resolve Pateros Trailer Court Land Use Issues
2. Alleviate Pateros Trailer Court Infrastructure Issues
3. Make Pederson Road Neighborhood Safer





A Place to Call Home



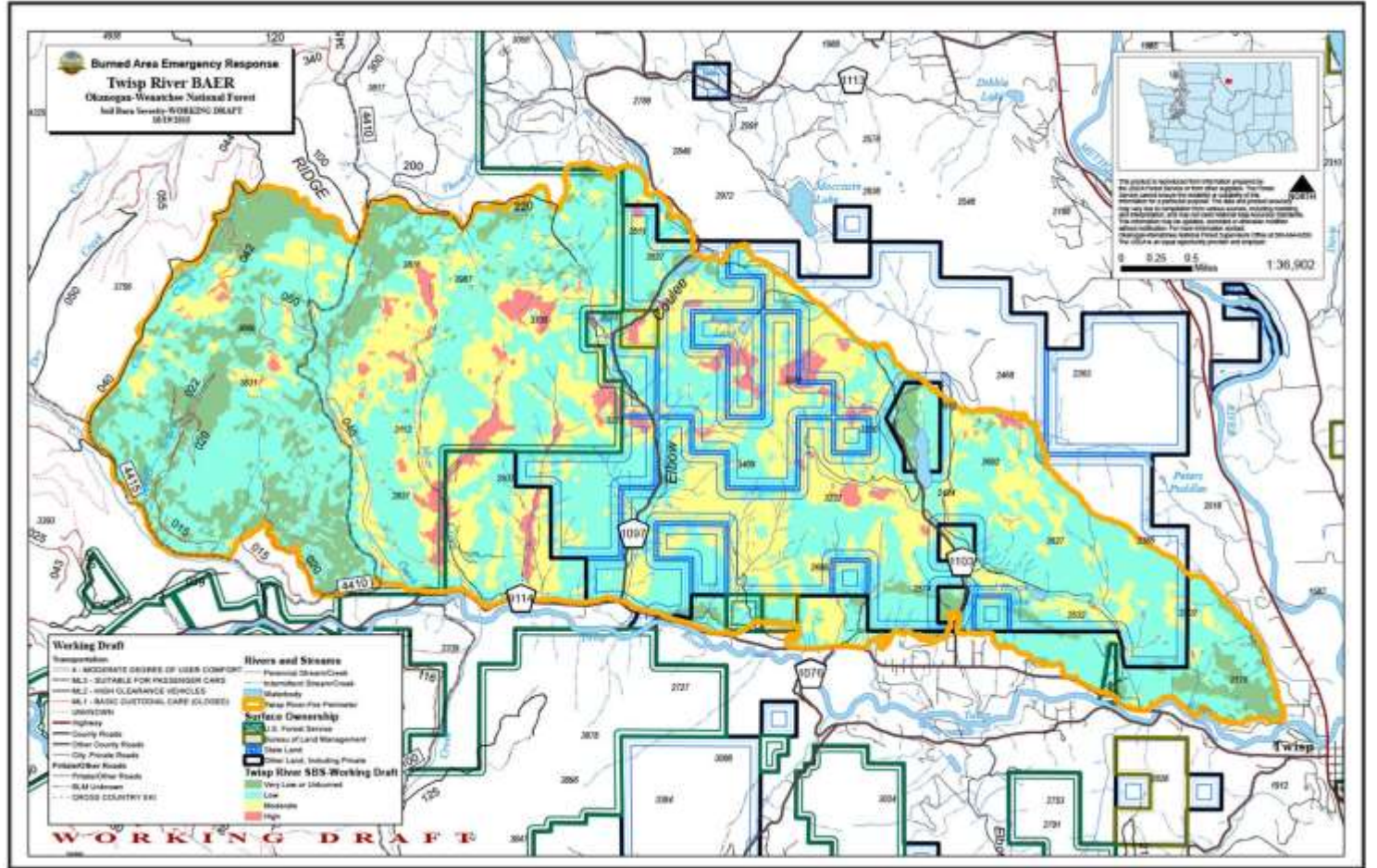
TRIAL BY FIRE

THE METHOW VALLEY'S SUMMER OF DISASTER

PERSONAL STORIES ECONOMIC IMPACTS PATH TO RECOVERY

A supplement to the Methow Valley News

FREE





▲ **Housing Goals and Policies**

Goal 1 *Pursue funding and expertise to complete an assessment of existing and needed housing.*

Goal 2 *Encourage the development of affordable homes, including rental units, multifamily and seasonal housing.*

Policy 2.1 Support efforts of organizations and/or agencies with the capacity to promote affordable housing development in Winthrop.

Policy 2.2 Provide standards that encourage the development of multi-family housing.

Policy 2.3 Provide standards that accommodate needs for non-family and seasonal workforce housing.



Julie Brunner and Associates
Housing and Community Development Consultants

*Methow Valley Housing Availability and Affordability
Strategy & Action Plan*



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- Valleywide population - 5,751 people in 2,669 households
- 4966 housing units
- 2,002 owner occupied
- Only 667 renter occupied
- 41% of housing stock is second homes/overnight rentals
- Income varies widely, higher incomes further up valley
- 29% of children live in poverty



Subsidized Housing

- 68 units available (mostly in Twisp)
- Wait lists are long
- 25 units reserves for seniors (Twisp)
- Income limits set by USDA





15 years ago,
half of homes
were estimated
as worth less
than \$150,000
Today less than
17% are under
\$150,000





Figure 18: Gross rent as a percent of household income over time, Methow CCD, 2000-2014

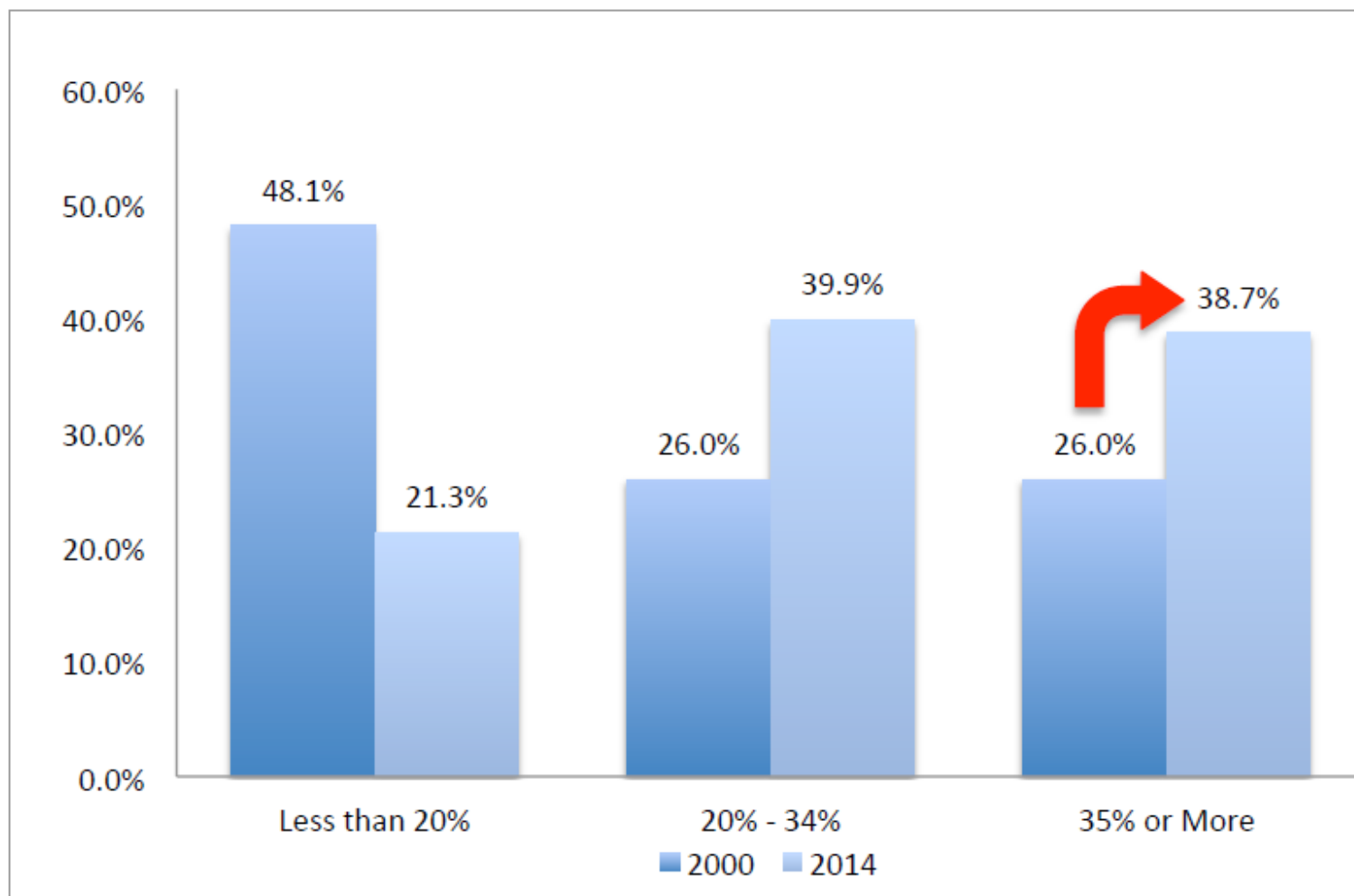
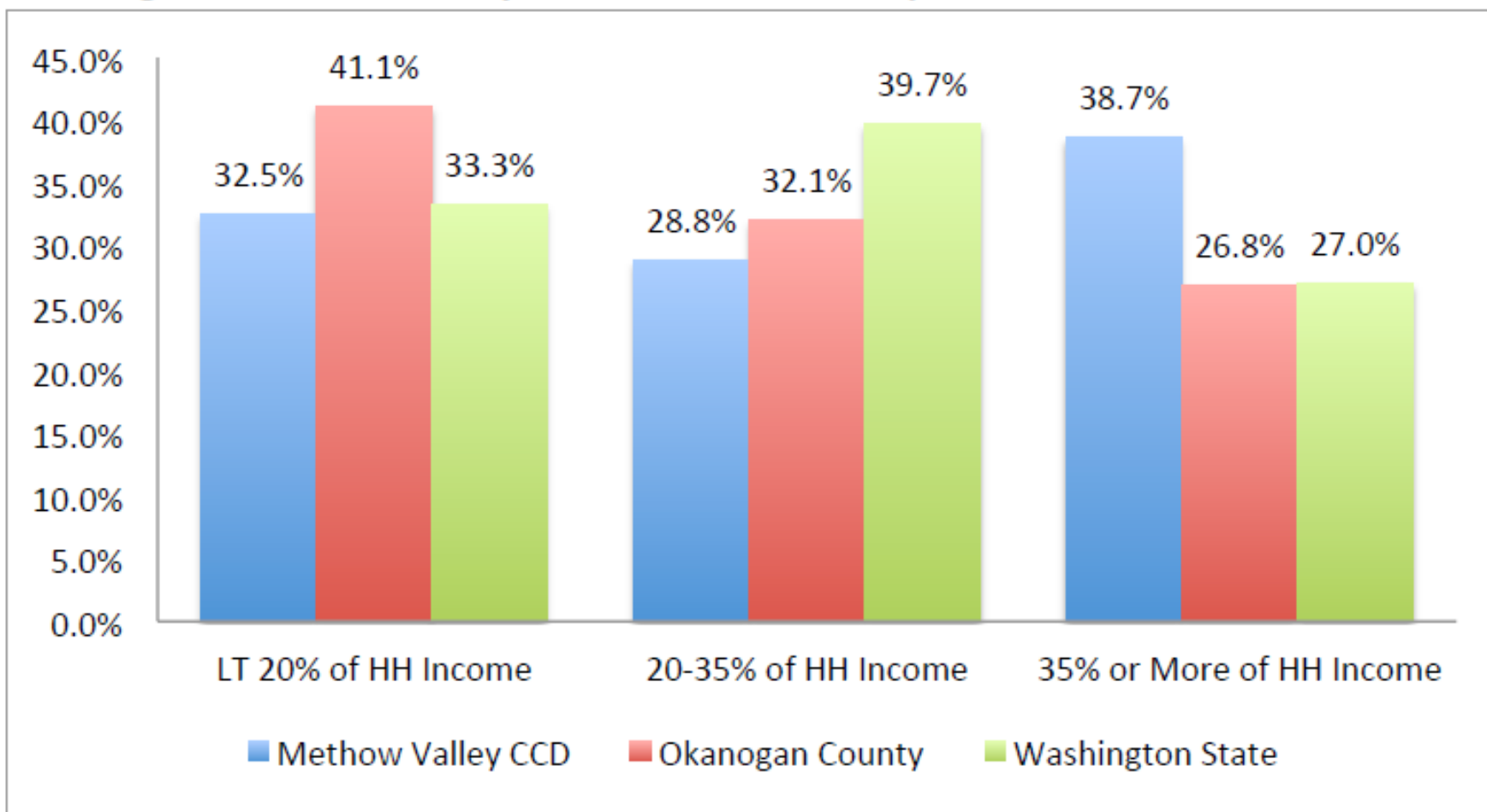


Figure 19: 2014 Monthly homeowner costs as a percent of household income



The issues:

- High cost of land & building materials
- Income disparity
- Incomes low relative to home prices
- Affordable homes are in poor condition
- Very difficult to find a rental
- Negative perceptions of subsidized housing
- Market fails to provide affordable homes



Table 29
The Self-Sufficiency Standard for Okanogan County, WA 2014

MONTHLY COSTS	Adult	Adult + Preschooler	Adult + Infant Preschooler	Adult + Preschooler School-age	Adult + School-age Teenager	2 Adults + Infant	2 Adults+ Preschooler School-age	2 Adults + Infant Preschooler School-age
Housing	\$535	\$667	\$667	\$667	\$667	\$667	\$667	\$848
Child Care	\$0	\$504	\$1,079	\$832	\$327	\$575	\$832	\$1,407
Food	\$246	\$373	\$489	\$562	\$650	\$596	\$771	\$853
Transportation	\$250	\$258	\$258	\$258	\$258	\$492	\$492	\$492
Health Care	\$114	\$402	\$415	\$421	\$450	\$461	\$477	\$490
Miscellaneous	\$114	\$220	\$291	\$274	\$235	\$279	\$324	\$409
Taxes	\$178	\$312	\$457	\$376	\$260	\$397	\$432	\$640
Earned Income Tax Credit (-)	\$0	(\$119)	(\$71)	(\$145)	(\$274)	(\$63)	(\$99)	\$0
Child Care Tax Credit (-)	\$0	(\$68)	(\$110)	(\$120)	(\$60)	(\$55)	(\$100)	(\$100)
Child Tax Credit (-)	\$0	(\$83)	(\$167)	(\$167)	(\$167)	(\$83)	(\$167)	(\$250)
SELF-SUFFICIENCY WAGE								
HOURLY	\$8.17	\$14.02	\$18.80	\$16.81	\$13.33	\$9.28 per adult	\$10.31 per adult	\$13.60 per adult
MONTHLY	\$1,438	\$2,467	\$3,309	\$2,958	\$2,347	\$3,266	\$3,628	\$4,788
ANNUAL	\$17,253	\$29,606	\$39,708	\$35,497	\$28,162	\$39,188	\$43,538	\$57,461
EMERGENCY SAVINGS (Monthly Contribution)	\$35	\$77	\$100	\$99	\$91	\$46	\$56	\$68





Methow Housing Trust

Soon to be developing
and preserving
affordable quality
homes for residents of
the Methow Valley

