

MEASURING HOUSING NEED:

A DATA TOOLKIT FOR CLALLAM COUNTY

**Prepared for:
The Housing Authority of the County of Clallam
Serenity House
North Olympic Regional Housing Network**

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EXECUTIVE SUMMARY

Changes in housing resources and demand for those resources, accompanied by rising housing costs, mean that communities and providers need to periodically assess housing needs. This is particularly important given the growing gap in housing affordability. Low-income and moderate-income households are increasingly challenged to find adequate and suitable housing at an affordable cost – commonly understood as payment of no more than 30% of household income for housing and utilities.

The needs assessment includes current data about people in need of housing support (people and families who are homeless and those at-risk of homelessness), about low-income households who are likely over-burdened by housing costs, and about the population, housing and economy of all of Clallam County.

The *Data Toolkit* is a document and methodology with readily accessible information that can be easily updated over time. In addition to the sections summarized below, the toolkit includes a standardized methodology for completing a windshield survey of housing condition.

Population and Demographics

Population growth in Clallam County has been modest compared to the whole of Washington State over the last 15 years. However, that growth has been disproportionately located in unincorporated areas of the County, in eastern areas of Clallam County in particular. Growth has been strongly influenced by an in-migration of people from outside Clallam County, many of whom are retirees and people looking for recreational property or second homes. There are striking demographic differences in the County. Residents of eastern areas of Clallam County are, on average, older than those in other areas and residents of western areas of Clallam County are, on average, younger. Western areas of Clallam County are the most racially and ethnically diverse, home to a larger American Indian/Alaska Native population and a significant Hispanic population.

Households

Between 1990 and 2000, the number of smaller households increased in comparison to larger households. This trend may increase the demand for smaller units in Clallam County, particularly for low-income and moderate-income households. Port Angeles and

Sequim had a noticeable percentage of single-person households, and greater percentage of elderly people living alone, outside of nursing homes or other institutions. Elderly people living alone may require more services, and possibly assistance with housing. Single elderly women (making up 74% of non-institutionalized persons 65 and older living alone in Clallam County) may be faced with the added challenge of meeting costs with incomes lower than available to single elderly men.

Housing and Tenure

The majority of housing in Clallam County is single family, although mobile homes are an important component, especially in West Clallam County and Forks. Most units (70%) were owner-occupied at the time of the 2000 census. Recent planned and new construction has been primarily single family housing, and most outside of incorporated cities.

Demand for housing, including that from retirees and others relocating to Clallam County, whether for full-time or part-time residency, is reflected in the recent flurry of permits. However, available and appropriately zoned land is limited and will likely impact both development and the cost of development in the future. Construction of new units is further hampered by the cost of providing infrastructure (roads, electricity, sewer/septic systems) and by the availability of water in some locations.

Income and Economy

Jobs in Clallam County have changed over the years, as has been true generally in Washington. In particular, manufacturing jobs and those associated with resource extraction (goods production) have been replaced with new jobs in retail trades and services. While the number of jobs may have kept pace with population, wages for jobs in retail or services tend to be lower than the manufacturing positions they replace.

Median household income in Clallam County is about 80% that of Washington State. Not only is the median household income lower in comparison, there are a greater percentage of households at the lowest income ranges. A greater share of the population is also living in poverty in Clallam County than in the state.

Housing Costs

Housing costs in Clallam County have increased and may reasonably be expected to continue to increase due to higher demand, construction costs, the price of land, raw materials and transportation costs. There is also a limited supply of land in some areas that is suitably zoned for housing, especially for affordable housing.

While housing costs in Clallam County have been consistently below costs in Washington State, both are rising. Median sales prices for homes in Clallam County more than doubled in the last six years. At the same time, household income has remained relatively stagnant – median household income (in 1999 dollars) in Clallam County grew 4% between 1970 and 2000 compared to a 30% increase in gross rent and a 92% increase in median owner's value.

Housing Affordability

Housing is considered to be affordable when the cost (rent, mortgage, insurance, taxes, and utilities) is no more than 30% of household income. Almost half (46%) of households in Clallam County were paying more than 30% of their income for housing in 1999 (2000 census) and 22% were paying more than half of their income for housing. As the cost of housing and utilities increase, more and more people will be priced out of the market, or make do by doubling up, working more jobs, or sacrificing other necessities.

Households forced to pay more than they can afford are candidates for homelessness. Those who have become homeless have limited choices in returning to housing stability because they cannot afford to pay for monthly housing costs, let alone deposits and other expenses of moving into housing if they could find units they could afford.

Housing affordability is an issue that extends beyond the lowest income households as well. Lack of affordable housing is a challenge to economic development when employers cannot attract skilled workers to fill vacant positions because of lack of suitable and affordable housing.

Resources and Strategies

Planning for suitable and affordable housing necessarily includes the broadest array of interests in the community – government, economic development, builders and lenders, and service providers to name a few. Ending and preventing homelessness requires strategies such as preserving existing resources, expanding permanent low-income housing, coordinating services, and providing crisis intervention and “safety net” services for those in need.

Providing and maintaining affordable housing for people who live and work in a community include strategies such as housing rehabilitation and preservation, developing a range of housing options near employment, encouraging infill development, zoning for mixed residential and commercial areas, and reducing regulatory barriers and permit delays.

SECTION 1: POPULATION AND DEMOGRAPHICS

Like much of Washington State, Clallam County contains vast areas of sparsely populated land. The Olympic National Park and Olympic National Forest lie in the center of Clallam and neighboring Jefferson counties. Population in Clallam County has congregated along the coasts and other waterways, taking advantage of natural resources for industry and economic development.

Current Population

The largest incorporated city in Clallam County is Port Angeles, with 29% of the population in 2000. Aside from the two smaller incorporated towns of Forks in the west and Sequim in the east, most of the population (60% in both 2000 and 2005) lived in unincorporated areas of the County. These areas include planned communities that arose in the last 30 years, such as Sunland, Solmar, Mains Farm, and Diamond Point but also substantial development outside of these areas.¹

Table 1-1
Population 1990 – 2005
Clallam County, Unincorporated and Incorporated Areas

Location	1990 Census	2000 Census	%Change 1990-2000	Estimated 2005	%Change 2000-2005
Washington State			21%		6%
Clallam County	56,464	64,525	14%	66,800	4%
Unincorporated County	32,276	38,674	20%	40,305	4%
Sequim	3,616	4,334	20%	4,730	9%
Port Angeles	17,710	18,397	4%	18,640	1%
Forks	2,862	3,120	9%	3,125	<1%

Source: US Census (1990-2000); Washington State OFM (annual projections).

Overall population growth in Clallam County between 1990 and 2000 was modest (a 14% increase compared to 21% in Washington State) and remained modest between 2000 and 2005. Unincorporated Clallam County, however, grew 20% between 1990 and 2000 at a rate comparable to the 21% growth in Washington during that period. Much slower growth was seen in Forks and Port Angeles.

The different rates of growth are most remarkable when comparing regions of Clallam County. The 2000 US Census identified six Census County Divisions in Clallam County. They have been grouped for discussion into the following regions:

- West Clallam County (Clallam Bay-Neah Bay CCD and Forks CCD),
- Central Clallam County (Crescent CCD and Port Angeles CCD), and
- East Clallam County (Agnew-Carlsborg CCD and Sequim CCD).

These geographic regions are shown on maps in the appendix.

Table 1-2
Population 1990 – 2000
West, Central and East Clallam County

Location	1990 Census	2000 Census	%Change 1990-2000
West Clallam County	9,812	10,146	3%
Central Clallam County	29,266	31,051	6%
East Clallam County	17,386	23,328	34%

Source: US Census.

Western Clallam County remains largely rural. The overall population in this region grew by just 3% between 1990 and 2000. An earlier substantial growth (1970 to 1980) was followed by a loss of population in the next 10 years and growth continues to be very modest. In contrast, East Clallam County grew by 34% between 1990 and 2000. East Clallam County was home to 36% of the population in 2000, up from 31% in 1990. (Note that data on population by region, as in Table 1-2, are derived from the US Census so that intercensal comparison of growth in the county is restricted to incorporated towns/cities and the county as a whole.)

Growth management planning (Growth Management Act, GMA) in Clallam County, as elsewhere in the State, is a process of identifying urban growth areas and managing both urban and rural growth to best conserve natural features and resources, and to make efficient use of public services and infrastructure. Growth in Clallam County, as of 2005 estimates,² was on target – about 3% above the medium projected growth at this point.

Population by Age

All of the population growth of population in Clallam County between 2000 and April 1, 2005 was due to a net migration into the County. There was a negative natural increase during this period, that is, the number of deaths exceeded the number of births. This continues a trend seen from 1990 to 2000 as well – 8,855 persons were added to the population, all because of positive net migration, which offset a natural decrease in the population.³

As discussed above, the area of most dramatic growth between 1990 and 2000 was in East Clallam County, in which an influx of older adults and retirees not only increased the overall population, but raised the overall median age as well. Aging of the “baby boomers” is part of the higher median age seen in Clallam County, but the in-migration of retirees, particularly in East Clallam County, has made a substantial contribution. In some areas of the County, there was also an out-migration of younger adults (aged 20 to 40) between 1990 and 2000, which contributed to the higher median age.

The median age of the population in Washington in 2000 was 35.3 and that in Clallam County was 43.8 years. Sequim was notably higher at 59.3 years. The Agnew-Carlsborg CCD and Sequim CCD both had median ages above 50 years of age – the median age in the Sequim CCD as 55.1, which was just about 20 years older than that in Washington State (35.3 years). The median age in West Clallam County in 2000 was lower than the state, however – the median age in the Clallam Bay-Neah Bay CCD was just 31.1 and that in the Forks CCD was just 34.2. These differences in the median age of the population within the County signal different demands for both housing and services.

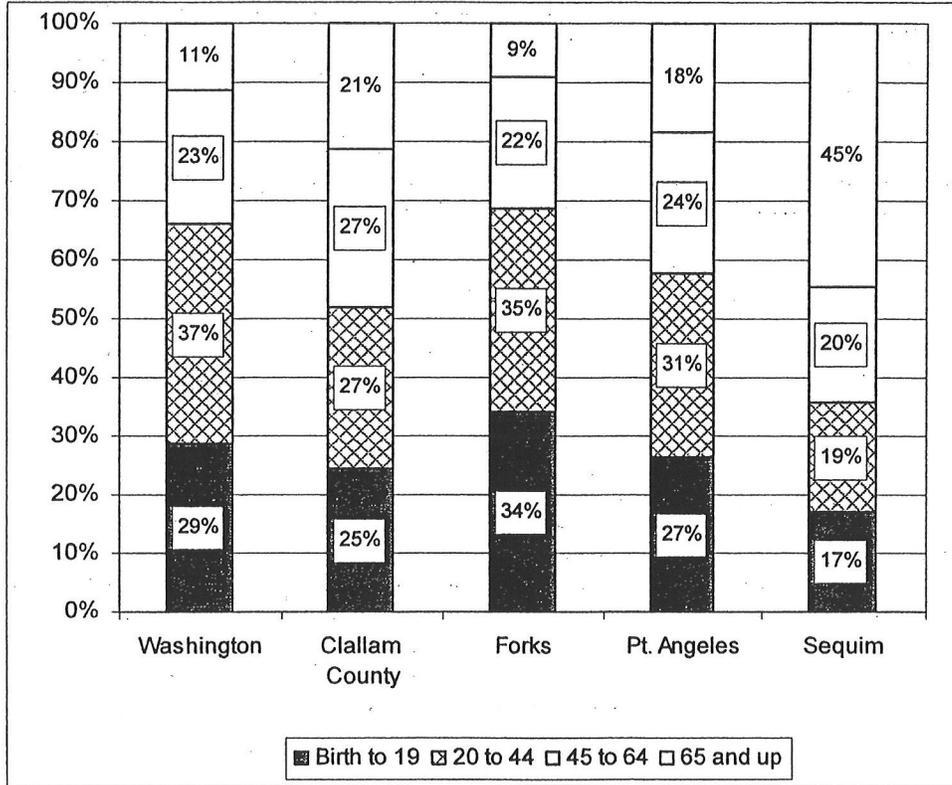
**Table 1-3
Median Age of Population 2000**

Location	Median Age
Washington	35.3
Clallam County	43.8
Sequim	59.3
Port Angeles	39.9
Forks	31.3
West Clallam County	
Clallam Bay-Neah Bay CCD	31.1
Forks CCD	34.2
Central Clallam County	
Crescent CCD	43.2
Port Angeles CCD	40.8
East Clallam County	
Agnew-Carlsborg CCD	51.1
Sequim CCD	55.1

Source: US Census.

Changes in the age of population are important in all aspects of planning. An aging population may indicate an increased demand for smaller housing, increased health care, planned recreational activities, meals, and other programs tailored to seniors. A higher percentage of young adults and children, on the other hand, may signal a demand for larger housing, schools, recreation areas, and services for young families. West, Central and East Clallam County each have unique populations and needs, as represented in Figures 1-1 and 1-2 and Table 1-4.

**Figure 1-1
Population by Age as a Percent of Total 2000**



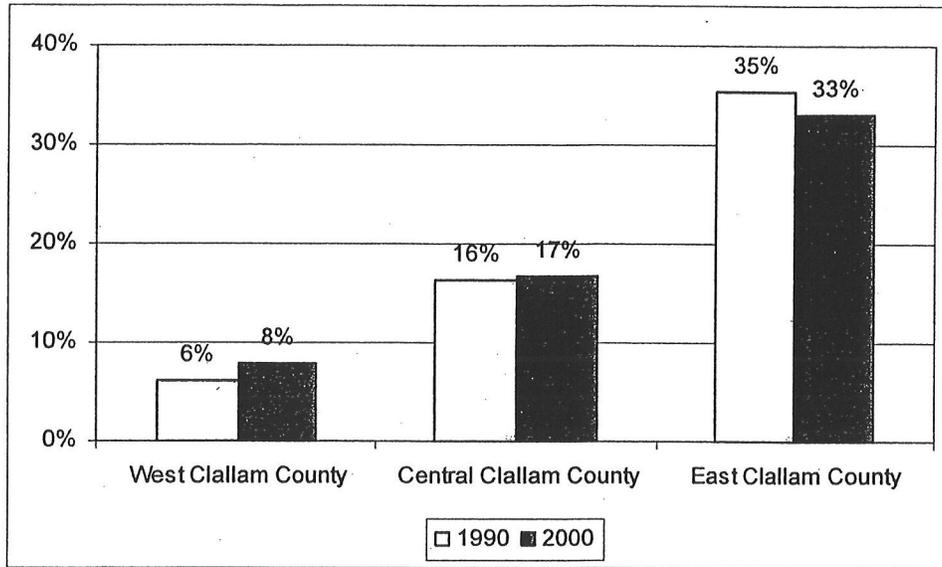
Source: US Census.

**Table 1-4
Population by Age as a Percent of Total 2000
West, Central and East Clallam County**

Location	Total Population	Age			
		0-19	20-44	45-64	65+
West Clallam County	10,146	31%	38%	23%	8%
Central Clallam County	31,051	27%	30%	27%	17%
East Clallam County	23,328	19%	19%	29%	33%

Source: US Census.

Figure 1-2
Percent of Population 65 and Older 1990 – 2000
West, Central and East Clallam County



Population by Race/Ethnicity

Compared to Washington State, Clallam County was less diverse in 2000 – 89% of the population in Clallam County identified themselves as white compared to 82% in the state. Forks mirrored Washington in that 82% of the population was white. However, a much larger portion of the population was American Indian/Alaska Native in Clallam County than in Washington State. In terms of ethnicity, Forks in particular had a substantially larger percentage of people who identified themselves as Hispanic than Washington, and considerably more than Clallam County or the other incorporated areas.

Note that the census has changed the way questions about race and ethnicity are asked, giving respondents more selection options. For the first time, people were able to select more than one race. Previously people were forced to select a single race. While ethnicity was defined the same in 1990 and 2000, the increased flexibility in definition of race may also have made it more likely for people to consider the complexity of their ancestry in terms of both race and ethnicity and, therefore, identify themselves as Hispanic in 2000 when they might not have done so in 1990. Over time the census revision will provide a more reasonable measure of diversity. However, in the short run it makes comparisons between census years difficult.

**Table 1-5
Race and Ethnicity 2000**

Race	Washington	Clallam County	Port Angeles	Sequim	Forks
White alone	82%	89%	91%	94%	82%
Am. Indian/Ak Native alone	2%	5%	3%	1%	5%
Other/two plus alone	17%	6%	5%	5%	13%
Ethnicity					
Hispanic*	8%	3%	2%	3%	16%

*May be of any race.

Source: US Census.

**Table 1-6
Race and Ethnicity 2000
West, Central and East Clallam County**

Race	West Clallam County	Central Clallam County	East Clallam County
White alone	70%	91%	94%
Am. Indian/Ak Native alone	17%	4%	2%
Other/two plus alone	12%	5%	3%
Ethnicity			
Hispanic*	10%	2%	2%

*May be of any race.

Source: US Census.

Looking at the County by region, West Clallam County was the most diverse, with a large percentage of the population identifying themselves as American Indian/Alaska Native in 2000 (17%) and 10% of the total as Hispanic. The large Hispanic population in West Clallam County (10% of the region) and Forks (16%) suggests the possibility of a linguistic barrier in service delivery. In Forks, for example, 7% of the population over the age of 5 years indicated that they spoke English less than "very well" at the time of the US Census in 2000.

American Indian Reservations

There are several American Indian Reservations in Clallam County. The Makah, the largest of the reservations in Clallam County, is located at Neah Bay in the northwest corner. The Ozette, which is part of the Makah Tribe, is on the central coast, and the Quileute Indian Reservation is near La Push. The Lower Elwha Indian Reservation is located near Port Angeles and the Jamestown S'Klallam Indian Reservation is near Sequim Bay in eastern Clallam County. The 2000 population included in the Table 1-7 refers to residents on the reservations, not tribal membership.

**Table 1-7
American Indian Reservations and Trust Lands
Clallam County 2000**

Tribe	Land Area (sq. miles)	Population 2000
Jamestown S'Klallam	<0.1	16
Lower Elwha Klallam	0.7	315
Makah	42.7	1,356
Ozette		*
Quileute	1.6	371

*No resident population recorded in 2000 Census. The Ozette Reservation is part of the Makah Tribe.

Source: US Census; Governor's Office of Indian Affairs.

Comments and Conclusions

Population growth in Clallam County has been modest compared to the whole of Washington State over the last 15 years. However, that growth has been disproportionately located in unincorporated areas of the County, in eastern areas of Clallam County in particular. This growth is strongly influenced by an in-migration of people from outside Clallam County, many of whom are retirees and people looking for recreational property or second homes. There are striking differences in the County. Residents of eastern areas of Clallam County are, on average, older than those in other areas and residents of western areas of Clallam County are, on average, younger. Western areas of Clallam County are the most racially and ethnically diverse, home to a larger American Indian/Alaska Native population and a significant Hispanic population.

¹ Clallam County Comprehensive Plan, 1995, Section 31.02.210.

² State of Washington, Office of Financial Management (OFM) Forecasting Division, August 2005.

³ US Census; Kirschner, Annabel, et.al., *Changing Conditions on the Olympic and Kitsap Peninsulas: 1990-2000*. Washington State University, Department of Community and Rural Sociology. September 2004.

SECTION 2: HOUSEHOLDS

Total Households

The total number of households in Clallam County increased 19% between 1990 and 2000. The increase, like the population as a whole, was largest in the unincorporated areas of the county.

Table 2-1
Total Households 1990 – 2000
Clallam County, Unincorporated and Incorporated Areas

Location	1990 Census	2000 Census	%Change 1990-2000
Washington State			21%
Clallam County	22,837	27,164	19%
Unincorporated County	12,689	15,779	24%
Sequim	1,827	2,163	18%
Port Angeles	7,360	8,053	9%
Forks	961	1,169	22%

Source: US Census.

The number of households living in East Clallam County grew by the largest margin between 1990 and 2000 – a 36% increase in that 10-year period. Growth in the number of households in West Clallam County was a modest 4%.

Table 2-2
Total Households 1990 – 2000
West, Central and East Clallam County

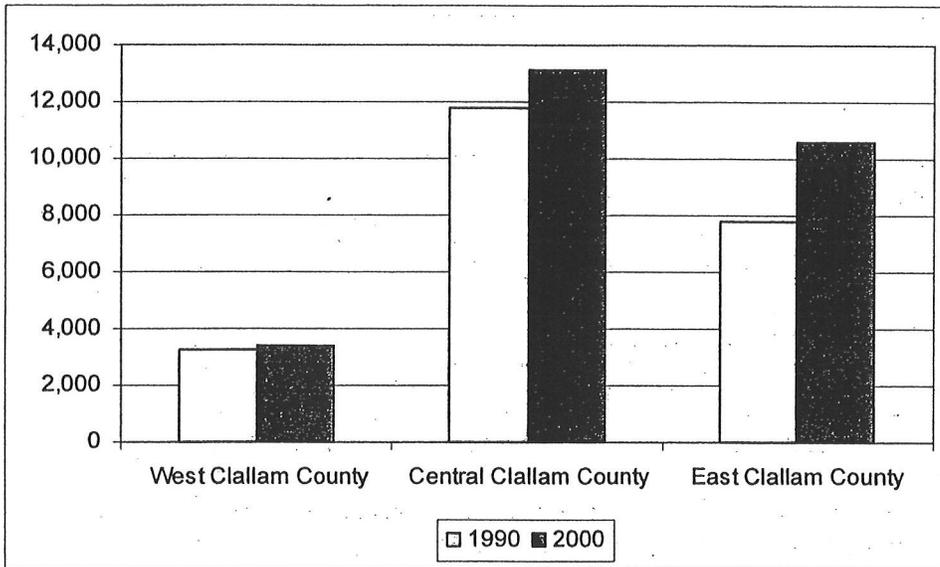
Location	1990 Census	2000 Census	%Change 1990-2000
West Clallam County	3,256	3,387	4%
Central Clallam County	11,787	13,150	12%
East Clallam County	7,794	10,627	36%

Source: US Census.

The disproportionate growth in households is shown graphically in Figure 2-1 which shows the total number of households in each region. Comparing the regions by percent of total households in 1990 and 2000:

- West Clallam County held 14% of the households in 1990 and 12% in 2000.
- Central Clallam County held 52% of the households in 1990 and 48% in 2000.
- The largest absolute gain in households was in East Clallam County, which held 34% of the county's households in 1990 and 39% in 2000.

Figure 2-1
Total Households 1990 – 2000
West, Central and East Clallam County



Household Size

The relatively larger increase in the number of households compared to the increase in overall population indicates a decline in average household size. The declining average household size is a trend experienced nationally. This decline is associated with several factors including smaller families, an increase in childless couples, an increase in single-parent households, and an increase in the number of “empty-nesters” as baby boomers age. In Clallam County, the reduced household size is also strongly associated with the influx of retirees into communities, particularly in East Clallam County.

Table 2-3
Average Household Size 1990 – 2000
Clallam County, Unincorporated and Incorporated Areas

Location	1990 Census	2000 Census
Washington State	2.53	2.53
Clallam County	2.40	2.31
Unincorporated County	2.49	2.37
Sequim	1.84	1.90
Port Angeles	2.34	2.24
Forks	2.68	2.65

Source: US Census.

Table 2-4
Average Household Size 1990 – 2000
West, Central and East Clallam County

Location	1990 Census	2000 Census
West Clallam County	2.75	2.63
Central Clallam County	2.44	2.33
East Clallam County	2.20	2.17

Source: US Census.

Household Size and Type of Household

The next two tables display types and sizes of households. Clallam County overall was close to the state in 2000. Port Angeles and Sequim, however, had fewer family households and more single-person households as a percentage of the total.

Table 2-5
Households by Type 2000
Clallam County and Incorporated Areas

Type of Household	Port Angeles	Sequim	Forks	Clallam County	Washington State
Family	60%	51%	68%	67%	66%
Small (2-4 people)	54%	47%	55%	60%	56%
Large (5+ people)	6%	4%	13%	7%	10%
Non-family	40%	49%	32%	33%	34%
Single	34%	44%	25%	28%	26%
Small (2-4 people)	6%	5%	7%	5%	8%
Large (5+ people)	<1%	<1%	<1%	<1%	<1%

Source: US Census.

Table 2-6
Households by Type 2000
West, Central and East Clallam County

Type of Household	West Clallam County	Central Clallam County	East Clallam County
Family	69%	65%	68%
Small (2-4 people)	57%	58%	63%
Large (5+ people)	12%	7%	5%
Non-family	31%	35%	32%
Single	25%	29%	28%
Small (2-4 people)	6%	6%	4%
Large (5+ people)	<1%	<1%	<1%

Source: US Census.

While the number of households is small, West Clallam County had a higher percentage of large family households than other regions in the county, and a larger percentage compared to Washington State as well.

Single-Person Households and Age of Householder

In addition to a trend toward smaller households, parts of Clallam County are notable for the percentage of single-person households in general and the percentage of single-person households in which the householder is 65 or older in particular. Figure 2-2 shows that Clallam County is not too different than Washington State, but that Port Angeles and Sequim contain a larger percentage of single-person households, as well as a larger percentage of elderly single-person households than either the County or the state.

In 2000, 26% of households in Washington were single-person households, and most of those single householders were under the age of 65. Clallam County had about the same percentage of single-person households (28%) as the state, but almost half the single householders in Clallam County were age 65 and older. About one-third of the households in Port Angeles were single-person households in 2000 and 44% of households in Sequim were single-person households, the majority by far headed by persons 65 and older.

Figure 2-2
Households by Size and Age of Single-Person Households 2000
Clallam County and Incorporated Areas

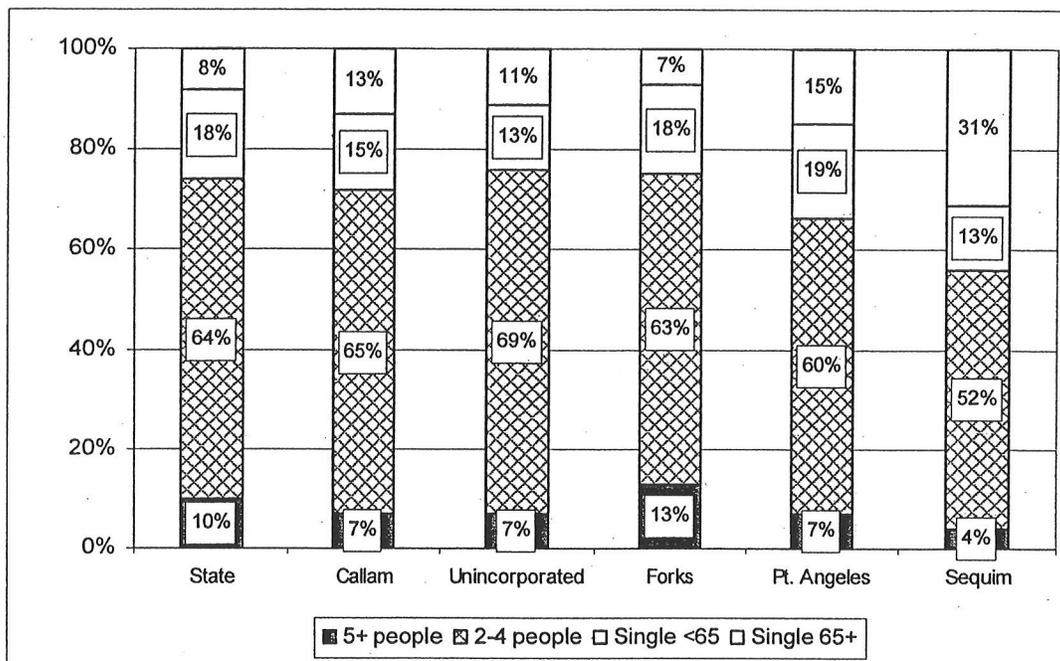
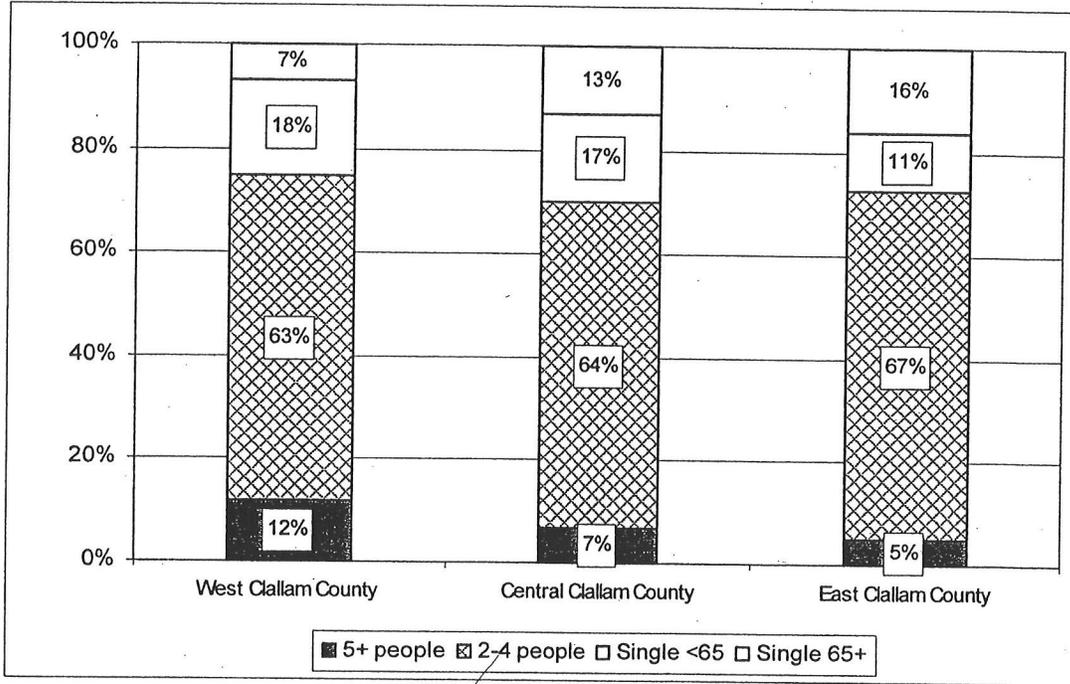


Figure 2-3 displays the same information by region in Clallam County. The regions are more balanced in terms of the percentage of single-person households and percentage of elderly single-person households.

In all locations, the majority of single-person householders 65 years of age and older were women. In Washington in 2000, 75% people 65 and older living alone were women. Clallam County was similar – of people 65 and older living alone, 74% were women.

Seniors on fixed incomes are not always able to meet rising housing costs, including ongoing maintenance and utilities, for example. Since the majority of people 65 and older living alone in 2000 were women, and since women householders may have even lower average annual incomes than men, this could present a barrier in securing safe and affordable housing.

Figure 2-3
Households by Size and Age of Single-Person Households 2000
West, Central and East Clallam County



Group Quarters

Over 1,800 people in Clallam County were living in group quarters in 2000. The Clallam Bay Corrections Center is located in Clallam County and accounted for a substantial portion of the institutionalized population at that time.

Table 2-7
Population in Group Quarters 2000
Clallam County and Incorporated Areas

Type of Group Quarters	Port Angeles	Sequim	Forks	Unincorporated County	Clallam County
Correctional institutions	107	0	0	1,206	1,313
Nursing homes/other institutions	83	204	24	0	311
Non-institutional quarters	180	30	0	34	244
Total	370	234	24	1,240	1,868

Source: US Census.

Table 2-8
Population in Group Quarters 2000
West, Central and East Clallam County

Type of Group Quarters	West Clallam County	Central Clallam County	East Clallam County
Correctional institutions	1,206	107	0
Nursing homes/other institutions	24	83	204
Non-institutional quarters	21	189	34
Total	1,251	379	238

Source: US Census.

Comments and Conclusions

Between 1990 and 2000, the number of smaller households (1-person and 2-person) increased in comparison to larger households. This trend may increase the demand for smaller units in Clallam County, particularly for low-income and moderate-income households.

Clallam County had a slightly higher percentage of single-person households in 2000 than the state – 28% of all households in Clallam County compared to 26% in Washington. Port Angeles and Sequim, however, had a considerably greater percentage of single-person households, and greater percentage of elderly singles living alone, outside of nursing homes or other institutions. The majority of persons 65 and older living alone 2000 were women – 74% of non-institutionalized persons 65 and older living alone in Clallam County were women. Elderly people living alone may require more services, and possibly assistance with housing. Single elderly women may be faced with the added challenge of meeting costs with incomes lower than available to single elderly men.

SECTION 3: HOUSING AND TENURE

Housing Units

The total number of housing units in Clallam County grew by 22% between 1990 and 2000, and another 8% between the 2000 census and spring of 2005, according to Washington State Office of Financial Management (OFM) estimates. The highest percentage increase in housing units and the greatest increase in absolute numbers occurred in unincorporated areas of Clallam County.

Annexations into the incorporated cities of Forks, Sequim and Port Angeles between 2000 and April of 2005 were modest and accounted only slightly for the changes reflected in Table 3-1. Most of the new building since 1990 took place in unincorporated areas of the county.

Table 3-1
Housing Units 1990 – 2005
Clallam County, Unincorporated and Incorporated Areas

Location	1990 Census	2000 Census	%Change 1990-2000	Estimated 2005	%Change 2000-2005
Washington State			21%		9%
Clallam County	25,225	30,683	22%	33,048	8%
Unincorporated County	14,397	18,216	27%	20,277	11%
Sequim	1,953	2,424	24%	2,578	6%
Port Angeles	7,833	8,682	11%	8,830	2%
Forks	1,042	1,361	31%	1,363	<1%

Source: US Census (1990-2000); Washington State OFM (annual projections).

Looking at the growth in housing units by region, the increase was greatest in East Clallam County, as is shown in Table 3-2. The number of housing units grew by 39% between 1990 and 2000 in East Clallam County – the addition of 3,314 units. In comparison, just 402 units were added in West Clallam County.

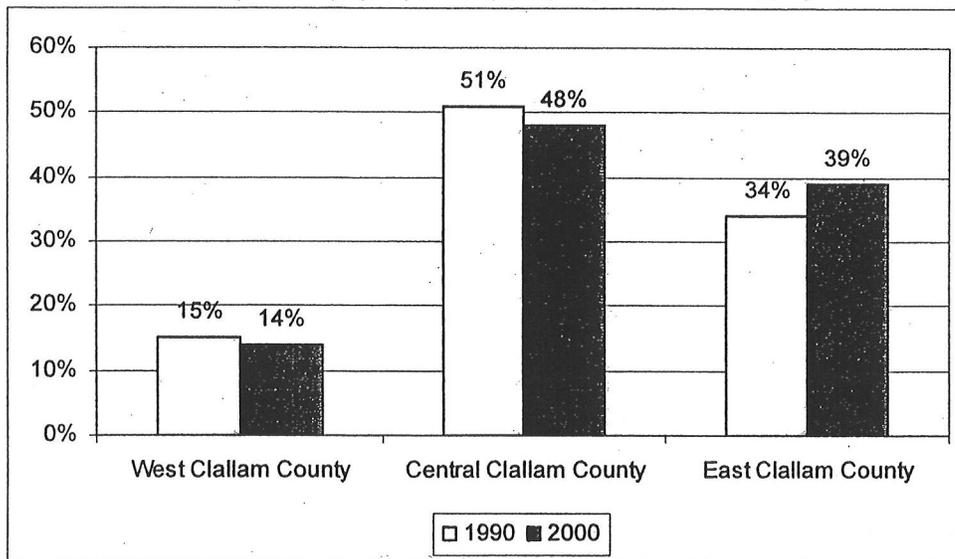
**Table 3-2
Total Housing Units 1990 and 2000
West, Central and East Clallam County**

Location	1990 Census	2000 Census	%Change 1990-2000
West Clallam County	3,828	4,230	11%
Central Clallam County	12,855	14,597	14%
East Clallam County	8,542	11,856	39%

Source: US Census.

Regardless of differences in growth in recent years, the majority of the housing in Clallam County is located in Central Clallam County, which held just under half (48%) of the units as of the 2000 census (see Figure 3-1).

**Figure 3-1
Share of Housing Units by Region of the County 1990 and 2000**



Occupancy

The 2000 census showed just 89% of the housing units in Clallam County as occupied. Another 7% were shown as vacant and 5% as recreational units, subject to occasional occupancy, but not necessarily available for purchase or rent on the housing market. The highest vacancy in 2000 was in Forks, where 14% of the housing units were vacant. A small portion of those units were identified by the census as recreational units.

Units shown as vacant by the census, however, may not be available for rent or purchase. Many people own recreational or second homes which might not have been occupied during the early spring months when the census is usually conducted.

**Table 3-3
Housing Occupancy 2000
Clallam County, Unincorporated and Incorporated Areas**

Location	Total Units	Occupied	Vacant	
			Recreational	Other
Washington State		93%	2%	5%
Clallam County	30,683	89%	5%	7%
Unincorporated County	18,216	87%	7%	6%
Sequim	2,424	89%	1%	9%
Port Angeles	8,682	93%	1%	6%
Forks	1,361	86%	2%	12%

Source: US Census.

West Clallam County had the highest percent of recreational units (measured in terms of the total units in that area) compared to the other two regions, although the total number of units in West Clallam County is small in comparison.

**Table 3-4
Housing Occupancy 2000
West, Central and East Clallam County**

Location	Total Units	Occupied	Vacant	
			Recreational	Other
West Clallam County	4,230	80%	8%	12%
Central Clallam County	14,597	90%	4%	6%
East Clallam County	11,856	90%	4%	6%

Source: US Census.

Type of Units/Units in Structure

About two-thirds (65%) of the housing in Washington in 2000 was single family (attached or detached units). Clallam County held a higher percent of single family units and a considerably higher percent of mobile homes. Unincorporated areas of the County likewise held a higher percent of single family units and mobile homes.

As is shown in Table 3-5, Sequim and Forks had the lowest percentage of single family units (attached or detached) of the areas shown, balanced by a considerable share of mobile homes in Forks (31% of the housing in that area). Sequim also had a substantial share of mobile homes (16% of the total housing in that area) and a higher percentage of large multifamily units (14% of the housing was in developments with 20 or more units).

Mobile homes can be an affordable option for both renters and owner-occupants. However, mobile homes in deteriorated condition may be difficult or impossible to rehabilitate. Inadequate wiring or heating systems that do not meet code can be

dangerous. Insufficient insulation can result in excessively high utilities costs. In addition, when land housing mobile home parks is demanded or slated for other uses, residential or not, owners may find it difficult to relocate the mobile homes. These concerns apply particularly to older mobile homes. Newer units and manufactured housing remain affordable and desirable housing options.

**Table 3-5
Housing Units and Type 2000
Clallam County and Incorporated Areas**

Type of Household	State	Clallam County	Unincorp. County	Port Angeles	Sequim	Forks
1 unit (detached/attached)	65%	71%	73%	74%	52%	53%
2-4 units	7%	4%	2%	5%	9%	7%
5-20 units	10%	4%	1%	9%	8%	5%
20+ units	9%	4%	<1%	9%	14%	4%
Mobile homes	8%	17%	22%	3%	16%	31%
Boat, RV, other	1%	1%	1%	<1%	1%	0%

Source: US Census.

The same information based on region of Clallam County is presented in Table 3-6.

**Table 3-6
Housing Units and Type 2000
West, Central and East Clallam County**

Type of Household	West Clallam County	Central Clallam County	East Clallam County
1 unit (detached/attached)	58%	75%	71%
2-4 units	5%	3%	3%
5-20 units	3%	6%	2%
20+ units	2%	6%	3%
Mobile homes	30%	10%	20%
Boat, RV, other	2%	1%	1%

Source: US Census.

Age of Units

The date housing units were constructed can be a useful indicator of housing condition, as well as reflecting building trends over time (e.g., periods of construction of more multifamily or single family housing). In Port Angeles, 60% of the housing units (based on the total number of units – single and multifamily) were built in 1969 or earlier. Depending on maintenance over the years, some of this housing may be an appropriate target for rehabilitation as one of the strategies in maintaining affordable housing.

New construction in Forks was limited between 1990 and March of 2000 in contrast to a sizable share of housing in that community built in the 1970s. A larger share of units constructed recently (during the 1990s) was developed in unincorporated Clallam County and Sequim than in Forks and Port Angeles.

**Table 3-7
Year Housing Unit Built 2000
Clallam County and Incorporated Areas**

Year	State	Clallam County	Unincorp. County	Port Angeles	Sequim	Forks
1990-Mar. 2000	22%	23%	29%	13%	24%	8%
1980-1989	16%	16%	20%	8%	18%	10%
1970-1979	20%	28%	30%	20%	33%	47%
1969 or earlier	42%	33%	21%	60%	25%	35%

Source: US Census.

Looking at the same information on a regional basis, one-third of the housing in East Clallam County (as of the 2000 census) was built in the 1990s.

**Table 3-8
Year Housing Unit Built 2000
West, Central and East Clallam County**

Year	West Clallam County	Central Clallam County	East Clallam County
1990-Mar. 2000	14%	17%	34%
1980-1989	16%	12%	21%
1970-1979	39%	25%	28%
1969 or earlier	30%	46%	17%

Source: US Census.

Tenure

Owner-occupancy is a little higher in Clallam County overall than in Washington State – 73% of units were owner-occupied in Clallam County in 2000, compared to 65% in the state. There were also more single family units in Clallam County, as a percentage of the total, and single family units tend to have a higher owner-occupancy than do multifamily units. Mobile homes also tend to be more frequently owner-occupied and they were a sizable share of the housing in unincorporated areas of Clallam County and in Forks as of the 2000 census.

**Table 3-9
Tenure of Occupied Housing Units 1990 – 2000
Clallam County, Unincorporated and Incorporated Areas**

Location	Occupied Units 1990			Occupied Units 2000		
	Owner-Occupied	Renter-Occupied	Total Units	Owner-Occupied	Renter-Occupied	Total Units
Washington State	63%	37%		65%	35%	
Clallam County	70%	30%	22,837	73%	27%	27,164
Unincorporated County	79%	21%	12,689	83%	17%	15,779
Sequim	54%	46%	1,827	60%	40%	2,163
Port Angeles	60%	40%	7,360	58%	42%	8,053
Forks	55%	45%	961	62%	38%	1,169

Source: US Census.

**Table 3-10
Tenure Occupied Housing Units 1990 – 2000
West, Central and East Clallam County**

Location	Occupied Units 1990			Occupied Units 2000		
	Owner-Occupied	Renter-Occupied	Total Units	Owner-Occupied	Renter-Occupied	Total Units
West Clallam County	66%	34%	3,256	69%	31%	3,387
Central Clallam County	66%	33%	11,787	68%	32%	13,150
East Clallam County	76%	24%	7,794	80%	20%	10,627

Source: US Census.

While single family units are more frequently owner-occupied than renter-occupied, it is not exclusively the case. Single family homes represent a substantial share of the rental market. Units in small multifamily units, particularly duplexes, are frequently owner-occupied. These options are important considerations in providing affordable housing opportunities in communities.

In Clallam County, as of the 2000 census:

- 82% of single family homes were owner-occupied and 18% were renter-occupied.
- 12% of units in duplexes were owner-occupied and 88% were renter-occupied.
- 78% of mobile homes were owner-occupied and 22% were renter-occupied.

The following two tables (Table 3-11 and 3-12) show the proportion of housing types within renter-occupied and owner-occupied housing as of the 2000 census. The important point is that single family homes are significant rental resources, as are mobile homes. In the State of Washington in 2000, 31% of renter-occupied units were single family dwellings and 64% were multifamily. Single family homes made up a larger percentage of rental units in Clallam County – 48% of all renter-occupied units were single family homes. The majority (61%) of rental units in unincorporated areas of Clallam County were single family homes. Providing a variety of housing options in a community increases the choices for both renters and owner-occupants.

Table 3-11
Type of Housing by Tenure 2000
Clallam County and Incorporated Areas

Tenure/Type	State	Clallam County	Unincorp. County	Port Angeles	Sequim	Forks
Owner-occupied						
Single family	85%	81%	76%	96%	71%	68%
Multifamily	4%	1%	1%	1%	4%	1%
Mobile homes	10%	18%	22%	3%	23%	31%
Other	<1%	1%	1%	0%	2%	0%
Renter-occupied						
Single family	31%	48%	61%	45%	29%	39%
Multifamily	64%	38%	10%	54%	65%	34%
Mobile homes	5%	14%	29%	1%	5%	28%
Other	<1%	1%	<1%	0%	0%	0%

Source: US Census.

Table 3-12
Type of Housing by Tenure 200000
West, Central and East Clallam County

Year	West Clallam County	Central Clallam County	East Clallam County
Owner-occupied			
Single family	67%	88%	77%
Multifamily	1%	<1%	1%
Mobile homes	31%	12%	21%
Other	1%	<1%	1%
Renter-occupied			
Single family	42%	48%	52%
Multifamily	24%	44%	33%
Mobile homes	34%	8%	15%
Other	1%	0%	0%

Source: US Census.

Permits and New Development

The number of building permits issued in Clallam County and each incorporated area in the County is shown below. The largest share of permits in each year was issued in Clallam County, outside of the incorporated cities. Considerably more permits were issued in 2005 in Sequim than in the previous years – almost three times as many in 2005 as 2004, including permits for 118 multifamily units. There were almost no permits issued in Forks during this 6-year period.

Table 3-13
Housing Units Building Permits 2000-2005
Clallam County and Incorporated Areas

Year	Clallam County	Port Angeles	Sequim	Forks
2000				
Single family units	371	8	56	1
Units in multifamily structures	8	0	0	0
2001				
Single family units	329	19	41	0
Units in multifamily structures	15	0	8	0
2002				
Single family units	396	32	66	0
Units in multifamily structures	8	6	0	0
2003				
Single family units	483	38	81	1
Units in multifamily structures	71	9	60	0
2004				
Single family units	573	46	112	1
Units in multifamily structures	16	14	0	0
2005				
Single family units	666	108	206	2
Units in multifamily structures	153	8	118	2

Source: Census Bureau Building Permits Survey.

Comments and Conclusions

The majority of housing in Clallam County is single family, although mobile homes are an important component, especially in West Clallam County and Forks. Most units (70%) were owner-occupied at the times of the 2000 census, but that varied with city and region in the County. All types of housing are both rented and owner-occupied, including single family units. Most of the new building permits issued since 2000 have been for construction of single family homes, and most of those outside of the incorporated cities.

Demand for housing, including that from retirees and others relocating to Clallam County, whether for full-time or part-time residency, is reflected in the recent flurry of permits. However, available and appropriately zoned land is limited and will likely impact both development and the cost of development in the future. Construction of new units is further hampered by the cost of providing infrastructure (roads, electricity, sewer/septic systems) and by the availability of water in some locations.

SECTION 4: INCOME AND ECONOMY

Jobs in Clallam County, like in the State of Washington, have changed. Jobs in resource extraction and related manufacturing (goods production), such as in the timber industry, have gradually declined and jobs in service production, such as retail and health care have increased. While the number of jobs may keep pace, they have been on average lower paying.

Employment

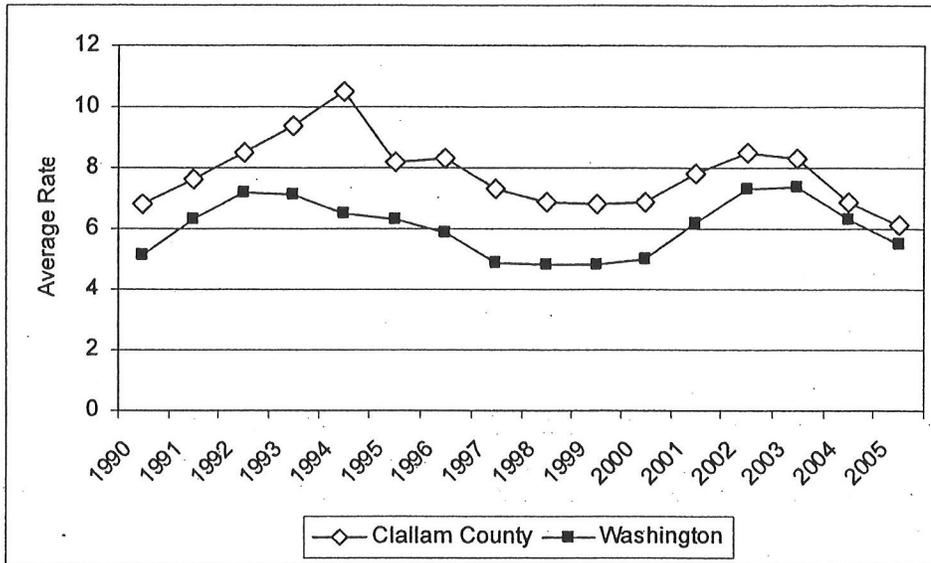
“In 1970, one-third of Clallam County’s nonagricultural work force was employed in manufacturing. In 2000, manufacturing’s share of total employment was only 9.3 percent.”¹ In 2004, there were 2,648 employers in Clallam County and a total of 21,580 employees. The greatest numbers of jobs were in wholesale and retail trade (17%), health care and social assistance (16%) and accommodation and food services (11%).²

School districts, local and county government offices, and other public agencies are key employers in Clallam County. Public sector employers include the Olympic Medical Center (with 875 positions in 2006), Peninsula College (with 555 positions in 2006) and the Port Angeles School District (with 512 positions in 2006). Washington State Department of Corrections had 900 positions in Clallam County in 2006, with employees primarily in Western Clallam County. Key retail employers in 2006 included Wal-Mart (460 positions), Safeway (360 positions) and Home Depot (115-150 positions). Other private sector employers include those in medical and nursing services (Crestwood Convalescent Center and Sherwood Assisted Living, among the largest), marine products (Westport Shipyard) and paper or wood products (Nippon, K-Ply and PORTAC, among the largest).³

Unemployment

The average unemployment rate in Clallam County follows that in the State of Washington, although the unemployment rate has consistently been higher each year between 1990 and 2005. In 2005, the average annual unemployment rate in Clallam County was 6.1 and that in Washington State was 5.5

Figure 4-1
Average Annual Unemployment Rates
Washington and Clallam County
(Not seasonally adjusted)



Source: Washington State Employment Security Department, Labor Market and Economic Analysis Branch.

Income

Measures of income in 1990 for Clallam County and several areas within the County are shown in the tables below. The median household income in 1999 in Washington State was \$45,776. The median household income in Clallam County was just 80% of the state amount at \$36,449. The median income in Clallam County as a whole was higher than in any of the incorporated cities and towns (Forks, Sequim, and Port Angeles).

Table 4-1
Measures of Income 1999
Clallam County and Incorporated Areas

Income Measure	Port Angeles	Sequim	Forks	Clallam County	Washington State
Median household	\$33,130	\$27,880	\$34,280	\$36,449	\$45,776
Per capita	\$17,903	\$19,253	\$13,686	\$19,517	\$22,973
Median family	\$41,450	\$35,652	\$38,844	\$44,381	\$53,760
Median earnings male*	\$33,351	\$35,160	\$35,718	\$35,452	\$40,687
Median earnings female*	\$25,215	\$20,347	\$23,690	\$24,628	\$30,021

*Working full-time, year-round.

Source: US Census.

Median earnings of men working full-time, year-round in 1999 in all locations were higher than median earnings of women. Earnings of women in the state were 74% those of men. The difference in earnings may be in part attributable to differences in occupations.

While still below the state average measures, average income measures in East and Central Clallam CCDs (Census County Divisions) were a little higher than those in the West as of the 2000 census.

Table 4-2
Measures of Income 1999
West, Central and East Clallam County CCD*

Income Measure	West Clallam CCDs		Central Clallam CCDs		East Clallam CCDs	
	Forks	Clallam-Neah Bay	Crescent	Pt. Angeles	Agnew-Carlsborg	Sequim
Median household	\$35,571	\$29,673	\$39,387	\$35,995	\$38,326	\$36,961
Per capita	\$15,232	\$15,379	\$18,468	\$18,910	\$21,435	\$22,736
Median family	\$41,788	\$34,231	\$43,036	\$44,296	\$44,345	\$46,480

*Census County Division
Source: US Census.

Income Range

Household income is grouped in ranges in the following tables and shown graphically in Figure 4-2. While median and per capita incomes are useful measures in comparing overall income between jurisdictions, the range reveals additional disparities, particularly at the extremes. For example, 30% of households in Sequim had annual incomes under \$15,000 a year in 1999, compared to 13% in Washington State and 18% in Clallam County. At the other end of the scale, 26% of households in the state had annual earnings of \$75,000 or more in 1999, compared to 13% of all households in Clallam County and 5% in both Sequim and Forks.

Table 4-3
Percent of Households by Household Income 1999
Clallam County, Unincorporated and Incorporated Areas

Income Range	Port Angeles	Sequim	Forks	Unincorp. County	Clallam County	Washington State
Under \$15,000	21%	30%	21%	15%	18%	13%
\$15,000 to \$24,999	17%	16%	14%	13%	15%	12%
\$25,000 to \$34,999	14%	16%	16%	15%	15%	13%
\$35,000 to \$49,999	18%	20%	22%	20%	19%	17%
\$50,000 to \$74,999	18%	12%	22%	21%	20%	21%
\$75,000 or more	12%	5%	5%	16%	13%	26%

Source: US Census.

West Clallam County had a larger share of households with incomes under \$15,000 in 1999 than was true of Central and East Clallam County, and a smaller share of households with incomes at or above \$75,000.

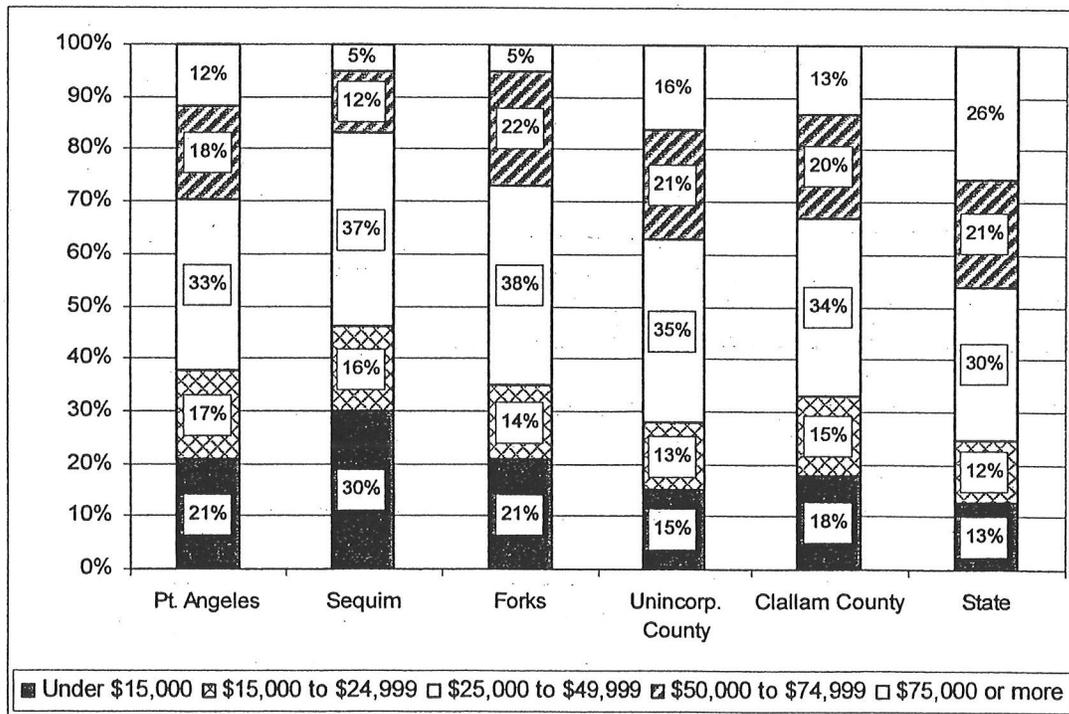
Table 4-4
Percent of Households by Household Income 1999
West, Central and East Clallam County

Income Range	West Clallam County	Central Clallam County	East Clallam County
Under \$15,000	22%	19%	17%
\$15,000 to \$24,999	14%	16%	13%
\$25,000 to \$34,999	17%	14%	15%
\$35,000 to \$49,999	18%	19%	20%
\$50,000 to \$74,999	21%	19%	20%
\$75,000 or more	8%	14%	15%

Source: US Census.

Figure 4-2 presents the same information for Clallam County, incorporated areas and unincorporated Clallam County in 1999. Two income ranges were combined for simplicity in this figure into single range (\$25,000 to \$49,999).

Figure 4-2
Percent of Households by Household Income 1999
Clallam County, Unincorporated and Incorporated Areas

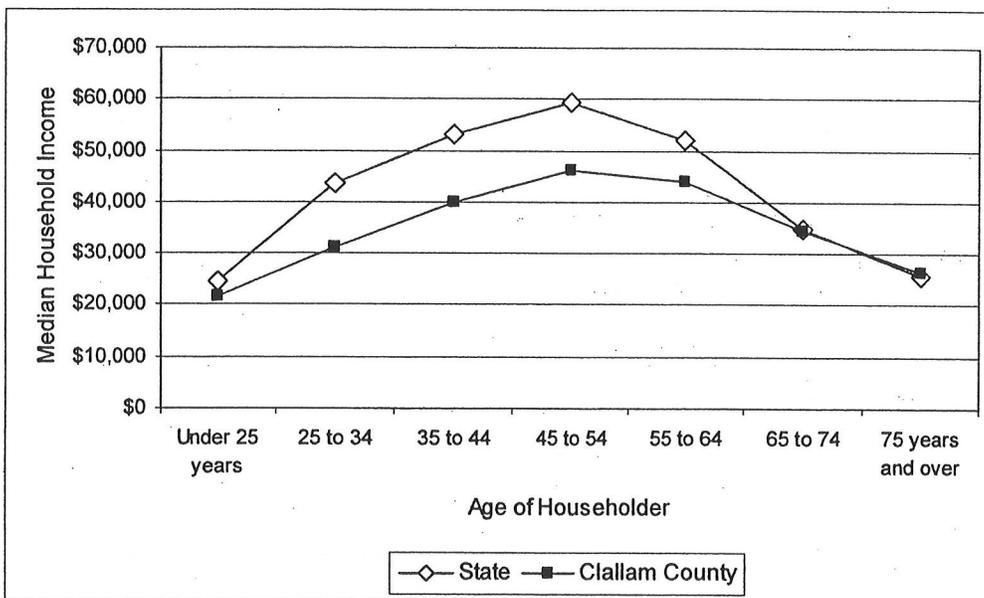


Notable in this graphic are the differences between the state and all areas in Clallam County – there are higher percentages of households in the bottom two income brackets in the County than in the state and fewer households in the highest two income brackets. The income distribution of households living in unincorporated areas of Clallam County most closely matched the state. A lower percentage of households living in unincorporated areas of Clallam County had annual incomes below \$15,000 and between \$15,000 and \$24,999 in 1999 than in other areas of the County shown.

Income by Age

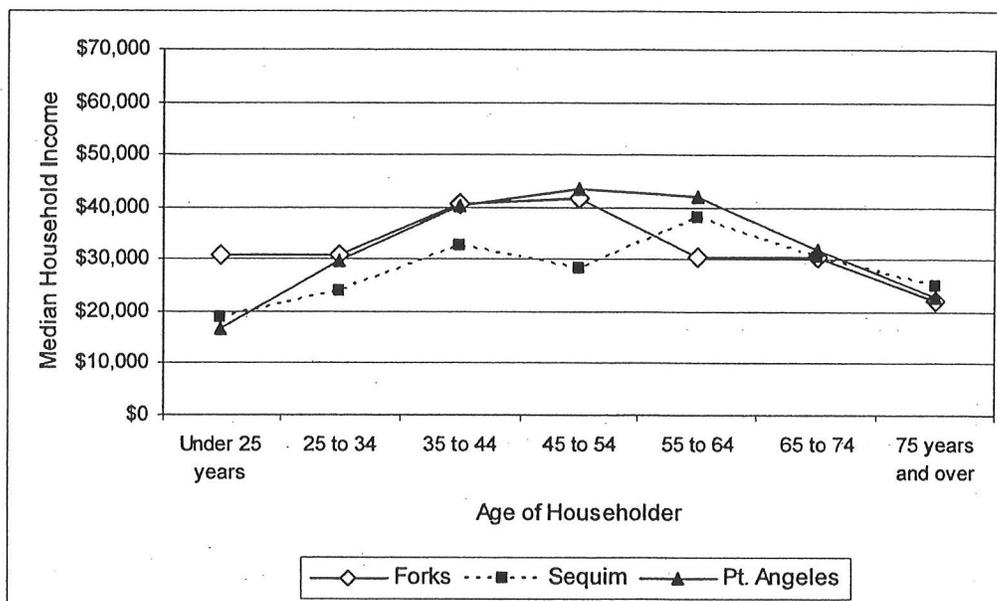
Median household income in 1999 peaked for householders between the ages of 45 and 54. The median income for all age brackets was higher in the state as a whole than in Clallam County, except for householders 65 and older.

Figure 4-3
Median Household Income 1999 by Age of Householder



The same information is displayed in Figure 4-4 for households in the three incorporated areas of Clallam County in 1999. Median incomes for householders in Port Angeles mirrored those in Clallam County as a whole.

Figure 4-4
Median Household Income 1999 by Age of Householder
Forks, Sequim and Port Angeles



Persons Living in Poverty

Official poverty estimates are based on a set of thresholds first established in 1963-1964 based on U.S. Department of Agriculture (USDA) food budgets. The thresholds, adjusted based on household size and composition, are updated annually for inflation using the Consumer Price Index (CPI). While the actual poverty levels vary with household size and the relationship of children, the weighted average poverty thresholds in 2004 ranged from \$9,645 for a single person to \$39,048 for nine or more people.⁴ However, these thresholds do not vary by location in the United States, and are considered a yardstick, rather than a precise measure of poverty.

Compared to the state, a higher percentage of individuals and households in Clallam County in 1999 (in categories shown below) were living at or below the federal poverty level. The highest percent of individuals living in poverty was in Forks (21% of the population lived in poverty in 1999). A much higher percentage of women householders with children, particularly children under the age of 5, were living in poverty in 1999. In Sequim, 78% of these households were living in poverty, as were 73% in Forks.

Table 4-5
Percent of Population Living in Poverty 1999
Clallam County, Unincorporated County and Incorporated Areas

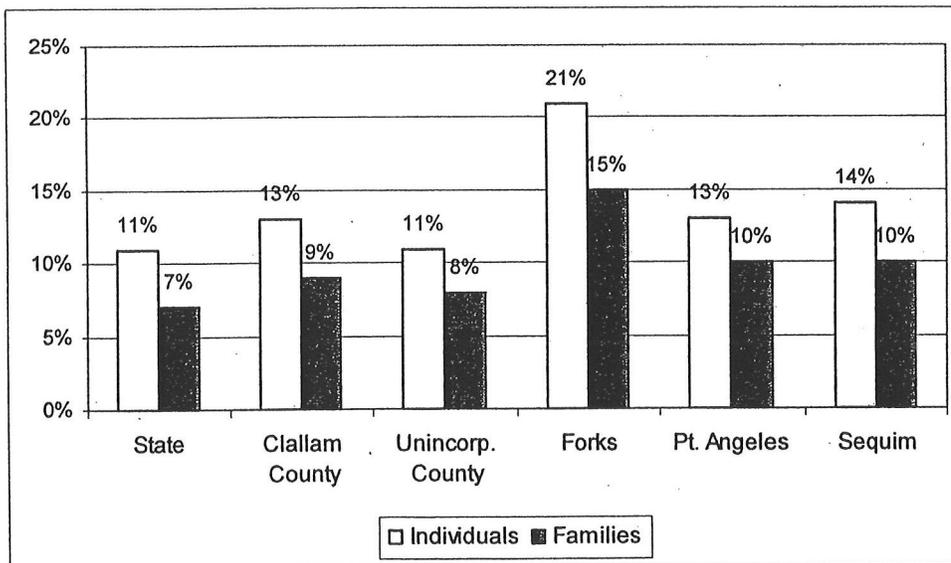
Type of Household	Port Angeles	Sequim	Forks	Unincorp. County	Clallam County	Washington State
Individuals	13%	14%	21%	11%	13%	11%
Individuals 18 or older	12%	13%	18%	10%	11%	10%
Individuals 65 and older	7%	11%	12%	6%	7%	8%
Families*	10%	10%	15%	8%	9%	7%
Families with children <18	17%	21%	20%	14%	16%	11%
Families with children <5	26%	21%	32%	23%	24%	15%
Females alone with children <18	45%	42%	56%	58%	42%	31%
Females alone with children <5	64%	78%	73%	58%	63%	46%

*Including couples.

Source: US Census.

Figure 4-5 compares the percent of all individuals and percent of all families living in poverty between jurisdictions.

Figure 4-5
Percent of Individuals and Families Living in Poverty 1999



Most disabilities do not prevent employment. However, a lower percentage of people with disabilities were employed than those without disabilities.

Table 4-9
Employment Rates, Non-Institutionalized Population Aged 21-64
With and Without a Disability 2000
Clallam County and Incorporated Areas

Location	Percent Employed	
	With Disability	Without Disability
Washington State	58%	78%
Clallam County	49%	71%
Sequim	39%	71%
Port Angeles	52%	75%
Forks	39%	75%

Source: US Census.

Table 4-10
Employment Rates, Non-Institutionalized Population Aged 21-64
With and Without a Disability 2000
West, Central and East Clallam County

Location	Percent Employed	
	With Disability	Without Disability
West Clallam County	42%	72%
Central Clallam County	52%	74%
East Clallam County	48%	66%

Source: US Census.

Comments and Conclusions

Jobs in Clallam County have changed over the years, as has been true generally in Washington. In particular, manufacturing jobs and those associated with resource extraction (goods production) have been replaced with new jobs in retail trades and services. While the number of jobs may have kept pace with population, wages for jobs in retail or services tend to be lower than the manufacturing positions they replace.

Median household income in Clallam County is about 80% that of Washington State. Not only is the median household income lower in comparison, there are a greater percentage of households at the lowest income ranges. A greater share of the population is also living in poverty in Clallam County than in the state.

¹ Washington State Employment Security Department, Labor Market and Economic Analysis Branch. *Clallam County Profile, October 2001*.

² Washington Office of Financial Management (OFM). *2005 Data Book*.

³ Clallam County Economic Development Council. *2005 Community Profile*.

⁴ US Census Bureau. *Income, Poverty, and Health Insurance Coverage in the United States: 2004*.

SECTION 5: COST OF HOUSING

Average Costs

Housing costs in Clallam County, according to the 2000 census, were generally lower than in Washington State. The median value of owner-occupied units (self-declared value) was \$133,400, about 79% of the statewide estimate of value. Monthly owner costs were similarly lower, both with and without a mortgage. The median gross monthly rent in Clallam County was 80% that of the median gross rent in the state.

Overall, residents occupying units they owned or were buying in each of the incorporated areas in Clallam County estimated the value of their housing to be lower than was true of the whole of the County. Since the median value of owner-occupied units in Clallam County (\$133,400) was higher than Port Angeles (\$111,300), Sequim (\$126,200) and Forks (\$83,500), the estimated values of owner-occupied units in the unincorporated areas were highest.

Median gross rents were similarly lower in incorporated areas in Clallam County than in the County as a whole and lower in Clallam County than in Washington State in 2000.

**Table 5-1
Housing Costs 2000
Clallam County and Incorporated Areas**

Type of Cost	Port Angeles	Sequim	Forks	Clallam County	Washington State
Median value owner-occupied	\$111,300	\$126,200	\$83,500	\$133,400	\$168,300
Median monthly owner costs					
With mortgage	\$910	\$877	\$760	\$940	\$1,268
Without mortgage	\$293	\$319	\$232	\$290	\$338
Median gross rent	\$499	\$526	\$444	\$532	\$663

Source: US Census.

Table 5-2 compares median housing costs by region of the county (by Census County Division, CCD). Costs in CCDs in East Clallam County were higher than those in Central Clallam County and considerably higher than those in West Clallam County. This was true for both median value of owner-occupied units and median gross rents.

**Table 5-2
Housing Costs 2000
West, Central and East Clallam County CCD***

Income Measure	West Clallam CCDs		Central Clallam CCDs		East Clallam CCDs	
	Forks	Clallam- Neah Bay	Crescent	Pt. Angeles	Agnew- Carlsborg	Sequim
Median value owner-occupied	\$95,200	\$96,500	\$149,700	\$120,800	\$162,700	\$155,000
Median monthly owner costs						
With mortgage	\$801	\$688	\$1,084	\$932	\$998	\$997
Without mortgage	\$247	\$181	\$243	\$296	\$278	\$307
Median gross rent	\$462	\$401	\$531	\$518	\$669	\$597

*Census County Division
Source: US Census.

Housing Cost and Income Trends

Table 5-3 shows trends in income (median household and median family), median gross rent and median owner's value over the 30-year period between 1970 and 2000. The dollar amounts have been converted to 1999 dollars. Using these measures, the disparity between the change in income and the change in housing costs is readily apparent. Median household income in Clallam County rose by 4% over this period, and the median family income grew by 6%. In comparison, median gross rent grew by 30% and the median owner's value by 92%.

**Table 5-3
Median Income and Housing Costs 1970-2000
Port Angeles Micropolitan Statistical Area (Clallam County)
(1999 dollars)**

Year	Median HH Income	Median Family Income	Median Gross Rent	Median Owner's Value
1970	\$35,054	\$41,823	\$395	\$67,284
1980	\$38,336	\$45,429	\$479	\$118,060
1990	\$34,172	\$40,912	\$482	\$100,290
2000	\$36,450	\$44,381	\$515	\$129,026
Change 1970-2000	4%	6%	30%	92%

Source: US Census; SOCDs data (huduser.org).

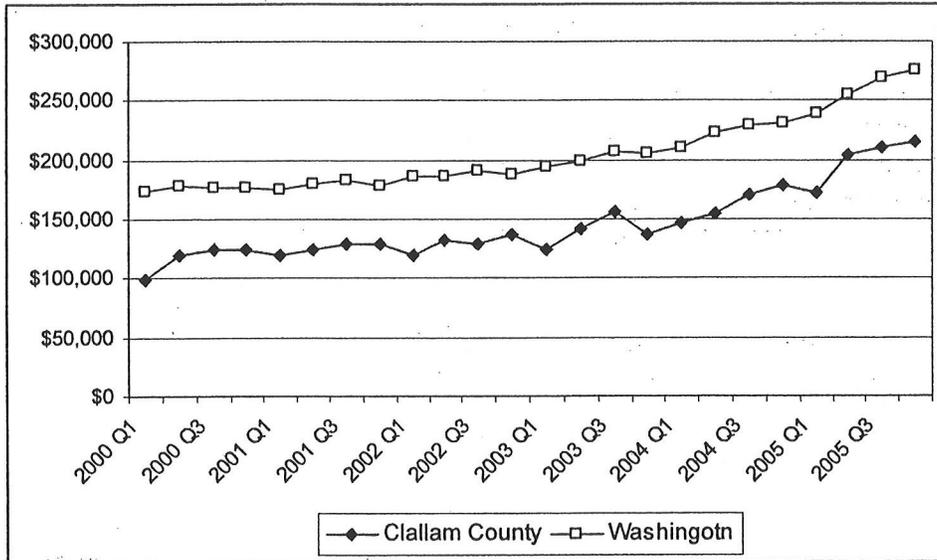
Purchase Price Trends

The census provides a snapshot of housing costs, which is particularly useful when comparing jurisdictions and discussing trends. Sales prices are another indication of housing costs and values. Figure 5-1 shows the median price of housing sold by quarter beginning in 2000 and continuing through the last quarter of 2005. This information, compiled by the Washington Center for Real Estate Research at Washington State University, is based on an average of about 300 units sold per month in Clallam County.

Median prices are influenced by units sold – both new construction and resale units, and vary quarter by quarter based on the mix of units on the market and the trend in housing costs.

While prices in Clallam County have been lower each quarter than those in the state, median prices since the beginning of 2003 have been rising sharply. The median price for homes in Clallam County was \$98,900 in the first quarter of 2000. The median price leveled off to about \$120,000 for several quarters and then rose to \$215,000 during the last quarter of 2005. The median price of homes for sale in Clallam County, based on these data, has more than doubled in the 6-year period shown.

Figure 5-1
Median Home Price by Quarter 2000 – 2005
Clallam County and Washington State



Source: Washington Center for Real Estate Research/Washington State University.

Apartment Rentals and Vacancies

Current rental cost information was very limited for Clallam County. The rental cost data in Table 5-4 is based on surveys conducted in March 2004 and March 2005 (and annually in March) by the Washington Center for Real Estate Research (WCRER) at Washington State University. Surveys include a sampling of multifamily projects with five or more units, but exclude government-assisted housing. Only 10% of the units sampled returned surveys in Clallam County (Sequim and Port Angeles), which is low compared to the statewide average response of over 50%. The survey compiled in the spring 2006 contained no information for Clallam County.

**Table 5-4
Apartment Market Statistics 2004 and 2005**

Location/ Unit Type	March 2004		March 2005	
	Average Rent	Vacancy	Average Rent	Vacancy
Clallam County				
All units	\$455	4.9%	\$525	5.0%
1 bedroom/1 bath			\$440	0.0%
2 bedroom/1 bath			\$543	8.1%
Washington				
All units	\$751	7.1%	\$757	6.2%

Source: Washington Center for Real Estate Research, *Washington Apartment Market – Spring 2005*.

Despite these limitations, the rental survey showed Clallam County rents considerably below those in the state in both 2004 and 2005, and showed lower vacancies as well. Statewide and nationally, the demand for rental units has been lower in recent years because of low interest rates which have allowed more households to buy, leaving rental units empty.

Fair Market Rents

Another way of reflecting changes in housing costs is to consider historical fair market rents. The following table shows rents by bedrooms for Clallam County each year from 2000 through 2006. Note that in Fair Market Rents in FY2005 were lower than FY2004 for all except efficiency units.

**Table 5-5
Fair Market Rents by Unit Bedrooms 2000-2006
Clallam County**

Year	Number of Bedrooms				
	Studio	1	2	3	4
FY 2000	\$370	\$457	\$582	\$749	\$818
FY 2001	\$372	\$460	\$585	\$753	\$823
FY 2002	\$381	\$471	\$600	\$772	\$844
FY 2003	\$391	\$484	\$615	\$792	\$866
FY 2004	\$399	\$494	\$628	\$808	\$884
FY 2005	\$401	\$444	\$577	\$843	\$869
FY 2006	\$414	\$458	\$596	\$871	\$898

Source: HUD (huduser.org)

Utilities Costs

The cost of housing includes rent, mortgage, interest, and insurance. Housing costs also include the cost of utilities. All owners and most renter households (82% in Clallam County in 2000 and 87% in Washington State) pay for one or more utilities in addition to

the gross rent they reported. This can be a considerable burden, particularly for households at the lowest income levels. Table 5-6 contains utility allowances for Section 8 housing, tenant-provided utilities in Port Angeles. This assumes that the tenant pays for all utilities and that lights and heating are electric. The totals range from \$143 for a one-bedroom unit to \$219 for a four-bedroom unit. While these allowances were calculated for Section 8 tenants, they are based on realistic community costs. Households without subsidies would also be burdened by similar costs – both renters and owners.

Table 5-6
Section 8 Housing Allowances for Tenant Furnished
Utilities and Other Services
Port Angeles – May 2006

Utility	Bedrooms			
	1	2	3	4
Electricity				
Heating	\$33	\$39	\$49	\$56
Cooking	\$4	\$5	\$7	\$9
Lights, other	\$15	\$20	\$25	\$31
Water heater	\$8	\$10	\$13	\$16
Water	\$23	\$29	\$36	\$43
Sewer	\$38	\$42	\$42	\$42
Trash	\$22	\$22	\$22	\$22
Total	\$143	\$167	\$194	\$219

Source: Housing Authority of the County of Clallam.

Comments and Conclusions

Housing costs in Clallam County have increased and may reasonably be expected to continue to increase. Increased demand is one factor that drives prices higher. Construction and development costs are others, including land, raw materials and transportation costs. There is a limited supply of land in some areas that is suitably zoned for housing, especially for affordable housing. New development requires the extension of roads and utilities and other preparatory costs not necessarily encountered in older neighborhoods. Expanding or improving housing options in already-developed neighborhoods, on the other hand, carries the added costs of redevelopment, such as infrastructure improvement and demolition.

While housing costs in Clallam County have been consistently below costs in Washington State, both are rising. Median sales prices for homes in Clallam County more than doubled in the last six years. At the same time, household income has remained relatively stagnant – median household income (in 1999 dollars) in Clallam County grew 4% between 1970 and 2000 compared to a 30% increase in gross rent and a 92% increase in median owner's value.

SECTION 6: HOUSING AFFORDABILITY

Housing is generally considered to be affordable when the cost of housing plus utilities equals no more than 30% of household income. Escalating housing and utilities costs have forced many households to pay considerably more for housing than is affordable or even feasible.

Income and Housing Costs

Table 6-1 compares household income and housing costs in 1999 (2000 census). In Washington, 58% of households paid less than 30% of their income for rent. Another 15% paid between 30% and 40% of their income for rent, 8% paid between 40% and 49% of their income for rent, and 20% of households paid half or more of their income for rental costs.

Table 6-1
Gross Rent as a Percentage of Household Income in 1999
(Percent of Renter Households by Area)
Clallam County, Unincorporated and Incorporated Areas

Percent of HH Income for Rent	Location and Percent of Households within Location					
	State	Clallam	Forks	Port Angeles	Sequim	Uninc. County
Less than 30%	58%	54%	71%	50%	48%	57%
30% to 40%	15%	15%	11%	17%	9%	15%
40% to 49%	8%	9%	3%	11%	10%	8%
50% or more	20%	22%	15%	22%	33%	21%

Source: US Census.

Following the guideline that paying 30% of household income for housing is affordable, nearly half (46%) of renter households in Clallam County were renting housing they could not afford. A smaller percentage of renters in Forks were living in rental housing they could not afford (29% were paying 30% or more of their income for rent). Of the areas shown in Table 6-1, Sequim rental housing was the least affordable compared to the renters' income. One-third of the renter households in Sequim were paying 50% or more of their income for rent. This is particularly burdensome to low-income households who have, then, less disposable income for food, clothing, medical care, school supplies, and other necessities.

Figure 6-1 is also derived from the 2000 census, and shows the same information by region of the County. In West Clallam County, 31% of renter households were living in housing for which they were paying more than 30% of their income for housing. About half of renter households in Central and East Clallam County were living in housing they could not afford (following the 30% guide).

Figure 6-1
Gross Rent as a Percentage of Household Income in 1999
(Percent of Renter Households by Area)
West, Central and East Clallam County

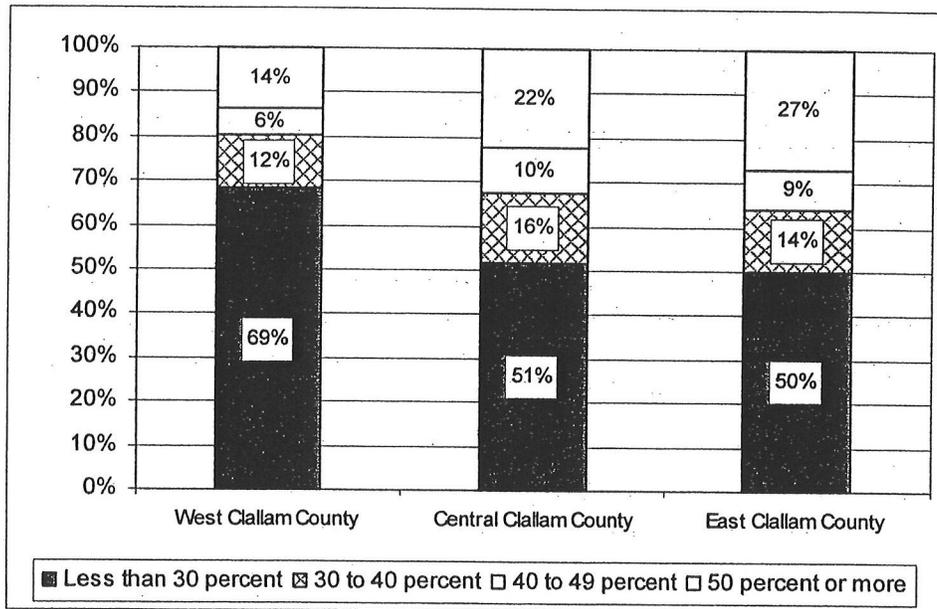


Table 6-2 and Figure 6-2 show the same information, but for owner-occupied units. These include units with and without a mortgage. The costs for people without a mortgage are, however, considerably lower unless the owner is faced with substantial maintenance or reconstruction costs associated with unit deterioration.

Table 6-2
Selected Monthly Owner Costs as a Percentage of Household Income in 1999
(Percent of Owner Households by Area)
Clallam County, Unincorporated and Incorporated Areas

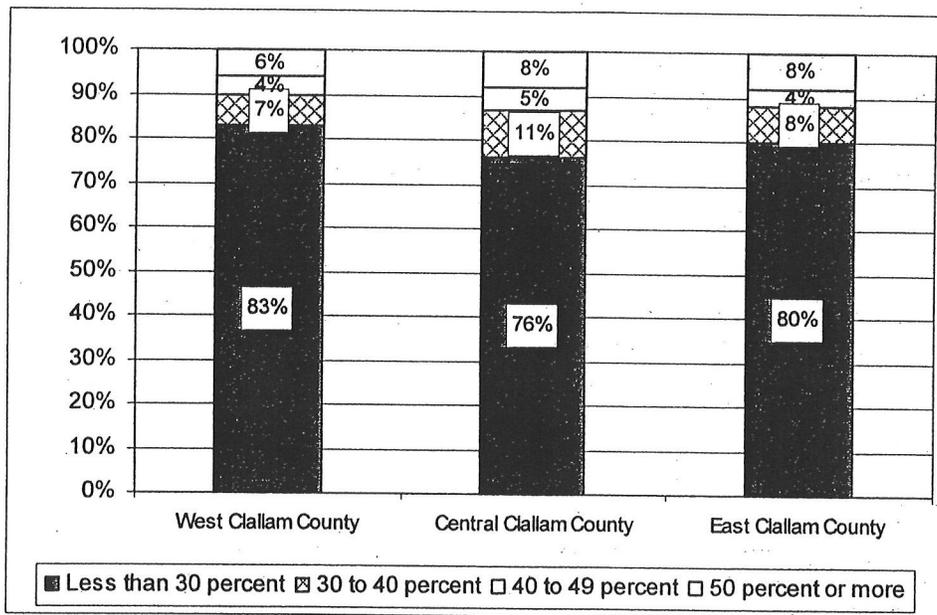
Percent of HH Income	Location and Percent of Households within Location					
	State	Clallam	Forks	Pt. Angeles	Sequim	Uninc. County
Less than 30%	74%	78%	82%	76%	74%	79%
30% to 40%	13%	9%	6%	12%	12%	8%
40% to 49%	5%	5%	5%	5%	4%	5%
50% or more	8%	8%	6%	7%	9%	8%

Source: US Census.

In Washington, 26% of owner households were paying more than 30% of their household income for housing. A slightly lower percent of Clallam County households were living in housing they owned or were buying and could not afford. However, 8% of Clallam County households living in housing they owned or were buying were paying 50% or more of their income for that housing.

Figure 6-2 displays the same information, this time by region in the County. While most households living in housing they owned or were buying could afford that housing, there were a substantial number of households who could not, especially in Central Clallam County and East Clallam County.

Figure 6-2
Selected Monthly Owner Costs as a Percentage of Household Income in 1999
(Percent of Owner Households by Area)
West, Central and East Clallam County



Housing Wage

Each year, the National Low Income Housing Coalition publishes a report calculating the amount of income a household would need to afford (at 30% of household income) rents at levels set by HUD (Fair Market Rents or FMR). Table 6-3 provides that information for 2005. A household requiring a 2-bedroom unit (a single mother with one or two young children, for example) would need to earn \$11.46 an hour and work 40 hours a week, 52 weeks a year to afford rent and utilities of \$596 and not pay more than 30% of household monthly income for housing. That is equal to a wage of \$1,987 monthly, or \$23,840 annually.

If the same person needing the 2-bedroom unit earned minimum wage (\$7.35 an hour in Washington in 2005), he or she would have to work 62 hours a week, 52 weeks a year to afford the unit and utilities and hold the amount out of pocket to 30% of household income. The “housing wage” for this 2-bedroom unit in 2005 was \$11.46 hourly. The housing wages needed for efficiency apartments through 4-bedroom units are shown in Table 6-3.

**Table 6-3
Fair Market Rents and Housing Wages 2005
Clallam County**

Housing/Income Factor	Number of Bedrooms				
	Zero	One	Two	Three	Four
Fair Market Rent (FMR)*	\$414	\$458	\$596	\$871	\$898
Income needed to afford	\$16,650	\$18,320	\$23,840	\$34,840	\$35,920
Hourly wage required to afford (working 40 hours/week)	\$7.96	\$8.81	\$11.46	\$16.75	\$17.27
Hours per week at minimum wage (based on \$7.35 in Washington)	43	48	62	91	94

*HUD 2005 FMR.

Source: National Low Income Housing Coalition, *Out of Reach 2005*.

Table 6-4 shows the maximum rents a family could pay as a percentage of monthly income at several income ranges, each based on the Area Median Income established by HUD in 2005 for Clallam County. Thirty percent of AMI is considered very low income. Households at and below this level face the greatest housing cost burden and are most susceptible to be living in substandard or over-crowded conditions.

**Table 6-4
2005 Income Ranges and Housing as a Percent of Family AMI*
Clallam County**

Income as % of Area Median Income (AMI)	Annual Income	Monthly Income	Maximum Affordable Monthly Housing Cost as % of Family AMI			
			30%	50%	80%	100%
30% of AMI	\$15,180	\$1,265	\$380	\$633	\$1,012	\$1,265
50% of AMI	\$25,300	\$2,108	\$632	\$1,054	\$1,686	\$2,108
80% of AMI	\$40,480	\$3,373	\$1,012	\$1,687	\$2,698	\$3,373
100% of AMI	\$50,600	\$4,216	\$1,265	\$2,108	\$3,373	\$4,216

*HUD-estimated Area Median Family Income (AMI) for Clallam County in 2005 was \$50,600.

Source: National Low Income Housing Coalition, *Out of Reach 2005*.

The National Low Income Housing Coalition also provides an annual comparison of monthly Supplemental Security Income (SSI) payments and the cost of a 1-bedroom unit. SSI payments in Clallam County were \$579 monthly, which, if the only source of income for an individual, would mean that a 1-bedroom apartment could cost no more than \$174 a month to be affordable. The Fair Market Rent for a 1-bedroom was \$458, which would equal 79% of the household income and leave just \$121 for other essentials.

Table 6-5
2005 Average (Mean) Hourly and Annual Wages for Selected Occupations
Washington State and Northwest Washington*

Occupation	Washington State		Northwest Washington	
	Hourly	Annual	Hourly	Annual
Total all occupations	\$19.73	\$41,050	\$16.74	\$34,813
Community & social services occupations (all)	\$18.08	\$37,595	\$17.80	\$37,019
Mental health counselor	\$19.39	\$40,314	\$20.74	\$43,139
Social & human service assistant	\$11.42	\$23,755	\$12.48	\$25,948
Healthcare practitioners (all)	\$30.03	\$62,459	\$26.48	\$55,078
Registered nurses	\$23.92	\$49,764	\$27.28	\$56,731
Healthcare support occupations (all)	\$12.85	\$26,728	\$11.83	\$24,624
Nursing aides, orderlies, and attendants	\$11.40	\$23,718	\$10.68	\$22,216
Dental assistants	\$15.27	\$31,767	\$13.00	\$27,045
Pharmacy aids	\$10.49	\$21,804	\$10.18	\$21,176
Education, training & library occupations (all)	\$19.79	\$41,160	\$17.84	\$37,113
Preschool teachers (except special ed)	\$12.15	\$25,265	\$13.23	\$27,530
Elementary school teachers (except special ed)	NA	\$45,085	NA	\$46,626
Protective services (all)	\$19.64	\$40,840	\$17.52	\$36,441
Fire fighters	\$22.99	\$47,811	\$19.18	\$39,883
Police & sheriff's patrol offices	\$26.46	\$55,044	\$23.71	\$49,318
Security guards	\$12.35	\$25,697	\$11.19	\$23,261
Food preparation & serving-related (all)	\$9.95	\$20,700	\$9.76	\$20,300
Cooks, restaurant	\$10.82	\$22,498	\$10.14	\$21,086
Waiters & waitresses	\$9.65	\$20,072	\$10.36	\$21,555
Dishwashers	\$8.62	\$17,928	\$8.24	\$17,126
Building & grounds cleaning (all)	\$11.72	\$24,387	\$11.48	\$23,887
Janitors & cleaners (not maids)	\$11.61	\$24,146	\$11.40	\$23,713
Maids & housekeeping cleaners	\$9.31	\$19,363	\$9.34	\$19,423
Personal care & services occupations (all)	\$12.10	\$25,167	\$10.84	\$22,553
Child care workers	\$8.90	\$18,498	\$9.18	\$19,094
Sales & related occupations (all)	\$17.18	\$35,737	\$14.66	\$30,493
Cashiers	\$10.51	\$21,863	\$10.79	\$22,440
Retail salespersons	\$12.54	\$26,068	\$13.15	\$27,346
Office & administrative support occupations (all)	\$15.39	\$32,027	\$14.06	\$29,250
Bookkeeping, accounting, audit clerks	\$15.09	\$31,382	\$14.19	\$29,524
Customer service representatives	\$16.33	\$33,979	\$13.81	\$28,727
Hotel, motel & resort front desk	\$9.93	\$20,642	\$11.45	\$23,815
Construction & extraction occupations (all)	\$21.85	\$45,442	\$20.65	\$42,952
Carpenters	\$21.69	\$45,119	\$19.59	\$40,737
Construction laborers	\$16.83	\$35,010	\$18.47	\$38,424
Installation, maintenance & repair occupations (all)	\$20.23	\$42,084	\$20.33	\$42,284
Automotive service technician & mechanic	\$18.58	\$38,648	\$16.81	\$34,965
Transportation & material moving occupations (all)	\$15.29	\$31,802	\$14.73	\$30,642
Bus drivers, transit, & intercity	\$18.65	\$38,795	\$16.03	\$33,343
Bus drivers, school bus	\$14.83	\$30,839	\$14.49	\$30,145

*Includes Clallam, Grays Harbor, Jefferson, Mason, Pacific, San Juan and Skagit counties.

Source: Washington Employment Security, Labor Market and Economic Analysis Branch, Occupational Employment Statistics (OES) wage estimates for Washington.

Table 6-5 provides average (mean) hourly wages for selected occupations in Washington State and Northwest Washington, which includes Clallam County. The mean wage in Northwest Washington for industries surveyed in this 2005 Occupational Employment Survey was \$16.74, which was 85% of the mean wage in Washington State. The wage amounts shown in the table are averages of wages reported in a survey of employers, so these are representative wages only. Still, it is useful to consider wages in Table 6-5 in terms of housing affordability. A fire fighter, for example, with an average annual wage of \$39,883 would be able to afford (at 30% of income) \$997 per month for housing and utilities. A security guard, with an annual income of \$23,261, would be able to afford \$582 per month. A retail salesperson, with an annual income of 27,346, would be able to afford \$684 a month for housing.

As housing and utilities costs increase, people who work in occupations providing needed services may be priced out of the market. People may not be able to afford to live in the communities in which they work, unless they pay in excess of what is affordable for housing (30% of income) or work extra jobs or hours. As housing costs increase in communities, people may opt to commute to find more affordable housing. This choice, however, has implications for vehicle and other expenses related to the commute (for the household) and service delivery expenses (for providers and the community).

Beyond Affordability

The following table was developed using national data in 2002. While dated, it is a good example of the challenges faced by very low-income households who are forced to make decisions about not only housing, but other necessities. The budget starts with an annual income of \$18,392 per year, a national figure for a household of four living in poverty. With a minus at the end of the budget, this still leaves out costs of clothing, education, school supplies, furnishings, recreation and other expenses.

Table 6-6
Budgeting for Poverty in the United States 2002

Item	Cost/Year	Remaining	Source
Earnings		\$18,392	2002 poverty-level income, family of 4
Rent	\$8,256	\$10,136	HUD, 2002 Fair Market Rent
Utilities	\$1,944	\$8,192	Dept. of Labor, Bureau of Labor Statistics, <i>Consumer Expenditures Survey, 2001</i>
Transportation	\$1,500	\$6,692	Chicago Transit Authority
Food (in excess of food stamps)	\$1,301	\$5,391	Dept. of Labor, Bureau of Labor Statistics, <i>Consumer Expenditures Survey, 2001</i>
Health care	\$1,347	\$4,044	Agency for Healthcare Research & Quality, Center for Cost & Financing Studies
Child care	\$4,200	-\$156	Dept. of Labor, Bureau of Labor Statistics, "Comparison of Average Annual Child Care Costs."

Source: Catholic Campaign for Human Development, *Budgeting for Poverty, 2003*.

Households in this financial situation can be at risk of homelessness. Loss of a job or a significant expense could easily mean loss of housing.

Homelessness

One of the major causes of homelessness is our unprecedented prosperity – as housing quality and housing standards have improved and incomes have increased for much of the country, the gaps between the “haves” and “have nots” have also increased. The result is that many in poverty simply have become priced out of the housing market. In addition to an inadequate supply of affordable housing, households continue to fall into homelessness because of unemployment/underemployment, cutbacks in “safety net” programs, mental illness/substance abuse, domestic violence and family dysfunction. Generally, homelessness is the direct result of multiple issues faced by an individual or family. The event which results in homelessness on the other hand, is often an eviction, family violence or a release from jail or mental health hospital.

Table 6-7 shows the results of the point-in-time count of homelessness in Clallam County in 2005 and 2006. A census of homeless persons is difficult and likely to underestimate actual homelessness and certainly those at risk of homelessness who have not yet come to shelters or identified themselves as homeless. However, the methodology in Clallam County has improved over the years. In 2006, for example, the count of homeless persons in Central Clallam County was thorough so that the decrease noted is an actual reduction rather than a function of the way the count was conducted. Efforts to reduce homelessness are producing results in Central Clallam County.

**Table 6-7
Clallam County Point-In-Time Count of Homeless Persons**

Location	2005	2006	Change 2005-2006
Clallam County			
Individuals	1,050	1,055	<1%
Households	678	668	-1%
West County			
Individuals	322	443	38%
Households	199	272	37%
Central County			
Individuals	667	547	-18%
Households	436	363	-17%
East County			
Individuals	63	71	13%
Households	45	54	20%

Source: Serenity House of Clallam County, 2006

The point-in-time survey found that most of the people who were counted were from Clallam County – 84% gave a Clallam County zip code as the last previous address.

Nearly half (46%) of the homeless persons counted were in families with children. Of the homeless households surveyed, 115 had some type of employment.

There was an increase in homeless women identified in the count. In 2005, 41% of those counted were women. This increased to 46% in 2006. Many homeless persons have disabling or limiting conditions. In 2006, 21% reported mental health problems, 23% had drug or alcohol issues, and 17% had experienced domestic violence.

A total of 145 (or 30% of all homeless persons in the County) were considered "chronically homeless" (in shelter or on the streets/in cars/in the woods for more than a year or having four or more episodes within the past three years). This number is significant because national studies have shown that the chronic homeless consume over 50% of the available resources for the homeless.

At the time of the 2006 count approximately 60% of the homeless remained unsheltered and many were without needed specialized services. In terms of homeless housing needs, Continuum of Care planners estimate that there is an unmet need of 20 emergency beds for individuals, 116 transitional beds (96 for families and 20 for individuals) and 150 permanent supportive housing beds for disabled homeless individuals.

Renters and Owner-Occupants with Housing Problems

Housing need is clearly the most severe for those with the lowest income and those with disabilities that interfere with their ability to secure housing or live without assistance, including mental illness and disabling substance abuse. However, housing affordability is a growing concern, especially as costs increase.

The Department of Housing and Urban Development prepares an analysis of households with problems in communities and counties based on census data (CHAS tables). Table 6-8 is derived from the CHAS tables for Clallam County and each incorporated area. It shows the number of renter and owner households within each income range and the percent of each with housing problems. The majority of housing problems are the result of cost-burden (paying in excess of 30% of household income for housing). A small additional percentage of households have problems due to overcrowding (particularly in the case of large families) or because of lack of complete plumbing or kitchen facilities).

Households at the lowest income ranges (at or below 30% of median family income) are most likely to have problems – paying 30%, 50% or even more of their income for housing. Renters are also more likely than owner households to experience problems, although cost is a burden to low and moderate-income households regardless of tenure.

**Table 6-8
Low and Moderate Income Renter and Owner Households and
Percent with Housing Problems* 2000**

Location and Tenure	Number of Households by Income Range**		
	0%-30% of MFI	31%-50% of MFI	51%-80% of MFI
Clallam County			
Renters	1,555	1,416	1,477
% with problems	83%	74%	46%
Owners	1,504	1,642	2,911
% with problems	76%	52%	36%
Port Angeles			
Renters	777	682	649
% with problems	83%	74%	52%
Owners	1,017	1,047	1,392
% with problems	82%	66%	45%
Sequim			
Renters	186	198	161
% with problems	94%	66%	42%
Owners	337	324	359
% with problems	85%	60%	38%
Forks			
Renters	117	59	114
% with problems	78%	37%	28%
Owners	183	108	239
% with problems	75%	32%	39%

*Problems include cost greater than 30% of income, overcrowding, or lack of complete plumbing or kitchen facilities.

**Income based on HUD-defined Median Family Income (MFI).

Source: HUD 2000 CHAS tables.

Affordability Mismatch

Providing and keeping affordable subsidized housing options in a community are ongoing challenges. Another challenge entirely is creating and maintaining affordable housing, without ongoing subsidy or public control, and having that housing available to households at the appropriate income level. While housing is considered unaffordable if it costs more than 30% of household income, there is no requirement that people pay up to 30% of their income for housing.

Using the 2000 census, HUD provided an analysis of the availability of units priced within range of low-income households and compared that with the income of the actual occupants of those units. Table 6-9 shows that there were 1,325 occupied rental units in Clallam County with a contract rent affordable to households with an income at or below 30% of the area median income (very low-income households). Just 44% of those units were actually occupied by very-low income households. The rest were occupied by people with higher incomes. This illustrates that providing affordable housing in a

community through appropriate zoning, encouraging infill, or other strategies is only part of the challenge. Keeping costs down over time and having an ongoing supply of affordable housing is another challenge, especially when demand drives the costs up.

**Table 6-9
Affordability Mismatch Clallam County 2000**

Housing Units by Affordability Range	Rentals	Owned*
Rent/price affordable at <30% of AMI		
Occupied units in price range	1,325	N/A
Occupants at <30% of AMI	44%	N/A
Vacant units for rent/sale	145	N/A
Rent/price affordable at >30% and <50% of AMI		
Occupied units in price range	2,145	2,355
Occupants at <50% of AMI	49%	35%
Vacant units for rent/sale	440	100
Rent/price affordable at >50% and <80% of AMI		
Occupied units in price range	3,285	4,254
Occupants at <80% of AMI	51%	40%
Vacant units for rent/sale	180	115

*Includes units for sale.
Source: US Census; HUD.

Comments and Conclusions

Housing is considered to be affordable when the cost (rent, mortgage, insurance, taxes, and utilities) is no more than 30% of household income. Almost half (46%) of households in Clallam County were paying more than 30% of their income for housing in 1999 (2000 census) and 22% were paying more than half of their income for housing. This overpayment for housing by people earning the lowest wages leaves very little for other necessities, such as food, medical care, child care, and clothing. As the cost of housing and utilities increase, more and more people will be priced out of the market, or make do by doubling up, working more jobs, or sacrificing other necessities.

Additionally, households forced to pay more than they can afford are candidates for homelessness. Those who have become homeless have limited choices in returning to housing stability because they cannot afford to pay for monthly housing costs, let alone deposits and other expenses of moving into housing if they could find units they could afford.

Housing affordability is an issue that extends beyond the lowest income households as well. Lack of affordable housing is a challenge to economic development when employers cannot attract skilled workers to fill vacant positions because of lack of suitable and affordable housing.

SECTION 7: RESOURCES AND STRATEGIES

The cities of Sequim, Port Angeles and Forks, along with Clallam County, identify strategies to meet current and future housing needs in their respective jurisdictions in the housing and land use elements of their comprehensive plans. This includes strategies to preserve and develop affordable housing. These plans, coupled with this and other needs assessments and the Continuum of Care Plan, are the foundations for developing coordinated strategies to provide and maintain affordable housing in Clallam County.

Coordinated strategies consider the whole range of housing needs including people who are currently homeless, those most at risk of becoming homeless, other low-income households, families with children, the elderly, and people with disabilities and others with special needs. Plans likewise make provisions for a range of housing choices and availability over time, including providing housing suitable and affordable for people working in the community. In short, good strategies for affordable housing result in safe and adequate housing for everyone in the community – housing with reasonable access to transportation, services, employment, recreation and other community amenities.

Strategies outlined below are among those that can be considered to expand, improve or maintain quality, affordable housing. This is not an exhaustive list, but rather examples, some of which are already in place in Clallam County.

Partners in Affordable Housing Planning and Development

The Clallam County Homelessness Task Force includes key partners in planning and implementing strategies to end and prevent homelessness in Clallam County. Partners include:

- Clallam County Health and Human Services
- Cities of Port Angeles, Sequim and Forks
- Clallam County Tribal Governments
- Olympic Medical Center
- Peninsula Community Mental Health
- Healthy Families
- West End Outreach
- North Olympic Regional Housing Network
- Serenity House of Clallam County
- Housing Authority of the County of Clallam

- Olympic Community Action
- United Way of Clallam County
- WorkSource
- Local homeless community

In addition, several organizations are active in developing affordable housing in Clallam County. They include:

- North Olympic Regional Housing Network
- Olympic Community Action Programs
- Habitat for Humanity

Cities, Clallam County and Tribal Governments are also active partners in planning, developing and preserving affordable housing.

Strategies to End Homelessness

The following strategies were taken, in large part, from the 2005 *Clallam County Ten-Year Plan to End Homelessness*.

- Provide sufficient housing resources to permit a *Housing First* strategy for homeless persons and persons at risk of becoming homeless.
- Target and preserve existing low-income housing units and advocate for continued, reliable funding for ongoing maintenance and preservation.
- Expand the supply of permanent low-income housing by renovating and/or relocating units slated for demolition.
- Utilize 2060 and Homeless Housing Assistance funds strategically to leverage additional funds and to meet the gaps in other financial assistance programs.
- Support integrated housing and transition-in-place programs to allow people to remain in their current housing when exiting transitional housing programs.
- Increase coordination of an expanded supportive services delivery system.
- Expand services to youth to stabilize their housing either through family reconciliation or transitional housing with services.
- Provide permanent housing with support services for persons with special needs, including mentally ill persons, disabled homeless persons and/or persons with chronic substance abuse, who are chronically homeless or at risk of chronic homelessness without supported housing.
- Fill identified gaps in the continuum of housing for the homeless.
- Work toward an integrated system of service provision in Clallam County enlisting the support and cooperation of providers, hospitals, law enforcement, courts, businesses, tribal representatives and others to secure funding and ensure treatment on demand for chronically homeless persons or those at risk of becoming so.
- Identify and reach out to chronically homeless persons.

- Use data developed from HMIS to educate the public, including the business community, on the needs, characteristics of low and moderate income households and homeless persons and the opportunities that exist to re-establish their self-sufficiency.
- Provide information to expand the knowledge and understanding of housing and homelessness issues and concerns.
- Update the Continuum of Care Plan, housing needs assessment and countywide housing strategies to serve as education tools and roadmaps for meeting the identified housing needs.

Strategies to Prevent Homelessness

- Prevent homelessness through crisis intervention, timely financial assistance, counseling and effective discharge planning.
- Increase funding available to pay for deposits and time-limited rental subsidies.
- Develop “intake centers” with shared access to information about current vacancies in housing/shelters and resource availability; move toward a centralized information center on housing and service resources.
- Identify potential housing/service and business partnerships as avenues for developing special needs assistance.
- Maintain existing subsidies for low and moderate income housing including “preservation” activities to assure HUD-subsidized Section 8 project-based projects with expiring contracts are preserved at affordable rents for low income residents.
- Develop new dedicated funding resources to expand/improve low-income housing.
- Create opportunities for home-sharing, particularly among the elderly and disabled populations.

Strategies to Provide/Maintain Affordable Housing

Maintain Existing Housing Resources

- Protect the viability of the existing housing stock through rehabilitation, preservation and upgrading of homes and apartments through grant and loan programs.
- Implement the housing preservation grant program throughout the County.
- Conduct housing conditions surveys as a basis for determining where to target efforts to improve current housing stock.
- Increase the economic life and the safety of housing through weatherization and removal of health/safety conditions, such as lead based paint hazards, mold, fire hazards and toxic materials.

Provide Affordable Housing and Meet the Demand for Diversity of Housing Choices

- Respond to the needs of the “working poor” by developing a range of affordable housing options near employment sources.
- Respond to the need for smaller units and units suitable for the elderly.
- Encourage the development of mixed uses in housing construction.
- Allow mixed-uses in zoning, such as residential in selected commercial/business areas.
- Provide incentives for housing developers to increase affordable housing, such as strategies to reduce development costs, fast-track plan approval, maintaining a file of pre-approved housing plans, reduced impact fees, and providing density bonuses.
- Encourage infill development where infrastructure is in place.
- Work with existing and new employers to develop housing options for current and planned employees.
- Allow residential accessory housing.
- Establish inclusionary zoning ordinances and other incentives for developers to reduce housing costs such as density/parking adjustments and fee reductions.
- Remove regulatory barriers to affordable housing by periodically reviewing and modifying ordinances, codes, zoning regulations.
- Provide “fast-track” approval for reasonable accessibility modifications.
- Encourage design competitions to increase the amount of attractive affordable housing, and the availability of pre-approved plans.
- Support the development of community land trusts.
- Expand new affordable options with CDBG resources.
- Link long-range plans for new and/or upgraded infrastructure development with planning for inclusion of development of affordable and accessible housing.

Expand Opportunities for Homeownership

- Maximize the use of USDA Rural Development Self-Help/Housing Authority partnerships to develop new affordable homeownership opportunities.
- Pursue the use of Individual Directed Accounts to encourage homeownership.
- Establish a revolving fund to supplement gaps in down-payment and closing costs.
- Encourage and expand homeownership opportunities for lower income households.
- Permit manufactured housing on all residential lots.
- Provide counseling to potential buyers and strategies to remove barriers due to poor credit history.

Improve the Resources and Assets of Low and Moderate Income Households

- Advocate for the development of living wage jobs and other initiatives such as comprehensive economic development strategies, increasing job training/apprenticeships and increasing minimum wages.
- Improve savings levels of low and moderate income households.
- Advocate for accessibility to affordable health care.

Educate the Community and Legislative Bodies

- Advocate for legislation to expand affordable housing opportunities
- Develop and utilize performance measurement tools to provide information on success to the broader community
- Publicize development of projects that include affordable housing to increase community awareness of benefits to the community.

APPENDIX

Clallam County Affordable Housing – Permanent Housing

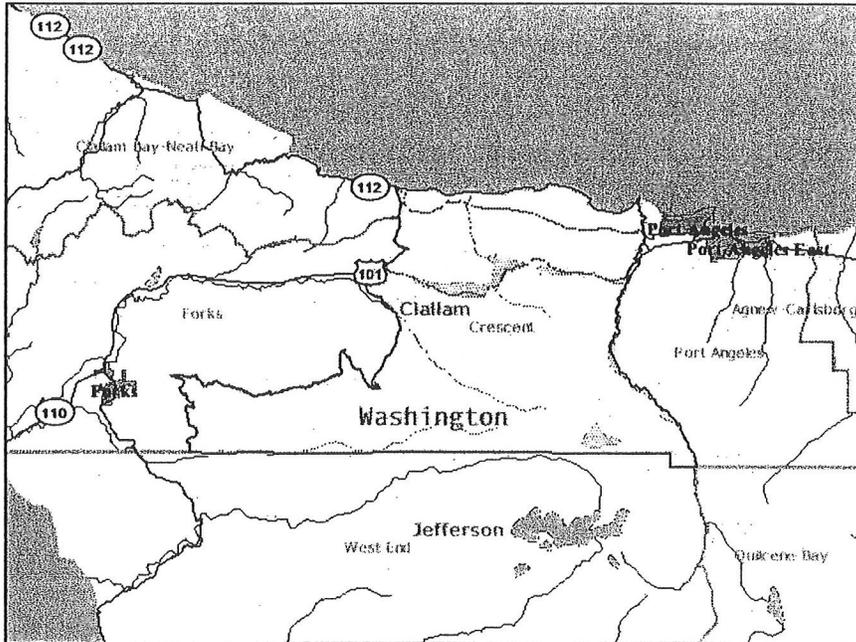
Port Angeles								
Name	Address	Phone	Unit Sizes	Income Limit	Rent	Wait List	Type	Special Characteristics
Evergreen Court	2202 W 16 th Street Port Angeles 98362	452-6996	5 1-bdrm 16 2-bdrm 11 3-bedrm	Income limits apply	\$75 \$525 \$625	Varies	Tax Credits Section 8	Handicapped accessible units; 10 units for homeless families
Fairchild Heights Apartments	2301 W. 18 th St. Port Angeles 98363	457-6212	21 2-bdrm 24 3-bdrm 9 4-bdrm	Min \$13,050; max 60% median Min \$15,000; max 60% median Min \$16,700; max 60% median	\$502+\$10 carport \$569+\$10 carport \$643+10 carport	2-6 months	Tax Credits	Handicapped accessible units
Highland Commons 1 & 2	1703 Melody Circle Port Angeles 98362	457-6827	1-bdrm 2-bdrm	Complex #1 Complex #2	\$288 to \$691			Senior/disabled housing Handicapped accessible units
Hilltop Ridge	1914 S. Pine St. Port Angeles 98363	457-5322	4 1-bdrm 28 2-bdrm 6 3-bdrm	45% to 60% of median	\$380 \$415 \$460	1 year 2 months 2 years	Tax Credit	Handicapped accessible units
Lee Plaza	112 W. 1 st St. Port Angeles 98362	457-7785	Studio & 1-bdrm	Income limits apply	\$246 to \$263	Varies	Tax Credit	3 handicapped accessible units
Mt. Angeles View	2603 S. Francis Port Angeles 98362	452-7631	6 1-bdrm 10 2-bdrm 48 3-bdrm 8 4-bdrm	80% of median	30% of adjusted income	3-5 years 3-12 mos. 1-6 mos. 1-6 mos.	Public Housing	Handicapped accessible units
Mt. Angeles View Manor	323 E. 2 nd St. Port Angeles 98362	452-7631	70 1-bdrm	80% of median	30% of adjusted income	3-6 mos.	Public Housing	Senior/disabled Handicapped accessible units
Mt. Angeles View Terrace	114 E. 6 th St. Port Angeles 98362	452-7631	54 1-bdrm 6 2-bdrm	80% of median	30% of adjusted income	12-18 mos.	Public Housing	Senior/disabled Handicapped accessible units
Mt. Angeles View Villa	401 E. 5 th St. Port Angeles 98362	452-7631	40 1-bdrm	80% of median	30% of adjusted income	12-18 mos.	Public Housing	Senior/disabled
Pine Road Village	528 W. Lauridsen Port Angeles 98363	452-9743	32 1-bdrm 3 2-bdrm	50% of median	Start at \$347	6-12 mos.	RDA	Senior/disabled Handicapped accessible units
Wildwood Terrace	934 W. Lauridsen Port Angeles 98363	452-7563	16 1-bdrm 40 2-bdrm	\$37,000	30% of adjusted income	2 years 3-6 years	RDA	Handicapped accessible units
Forks								
Homestead Apartments	505 Bogachiel Way Forks 98331	374-5604	11 1-bdrm 15 2-bdrm 1 3-bdrm	50% of median	30% to 50% of Adjusted income	2-3 years 1 year 2-3 years	Section 8	10 units for Dev. Disabled/ Chronically Mentally Ill; Handicapped accessible units
Peninsula Apartments	210 Fir Avenue Forks 98331	374-5853	12 1-bdrm 24 2-bdrm	50% of median	30% of adjusted income	1 year 3-6 mos.	HUD	Handicapped accessible units; Listed: www.aptfinder.org
Oxbow Apartments	821 E. Division St. PO Box 1931 Forks 98331	374-2650	3 1-bdrm 14 2-bdrm 3 3-bdrm	50% of median	30% of gross income	1 year	RDA Tax Credit	Handicapped accessible units

Sequim								
Name	Address	Phone	Unit Sizes	Income Limit	Rent	Wait List	Type	Special Characteristics
Mt. View Court Apartments	303 S. 5 th Sequim 98382	683-6632	72 2-bdrm	Max \$33,800 for 1 person	30% of adjusted income	3-4 months	RDA	Handicapped accessible units
Pioneer Villa Apartments	280 E. Prairie Sequim 98382	683-3637	34 1-bdrm	30% of median	30% of adjusted income	1 year	Section 8	Senior/disabled
Sunbelt Apartments	505 S. 5 th St. Sequim 98382	452-7631	15 studios	30% of median	\$218 to \$228	1 year	Public Housing	7 units for chronically mentally ill; 1 accessible unit
Suncrest Apartment I	201 E. Prairie Sequim 98382	683-5044	44 1-bdrm	\$28,400 adjusted income (1 person)	\$404 (or 30% of adjusted income)	3-6 months	RDA Tax Credit Section 8	Some rental assistance (RDA or Section 8)
Suncrest Apartment II	201 E. Prairie Sequim 98382	683-5044	19 1-bdrm 5 2-bdrm	\$21,240 gross income (1 person) to \$24,240 gross income (2 persons)	\$445 (or 30% of adjusted income)	3-6 months	RDA Tax Credit Section 8	Some rental assistance (RDA or Section 8)
Suncrest Village Retirement Apt.	251 S. 5 th Avenue Sequim 98382	681-3800	35 1-bdrm 2 2-bdrm	60% of median	30% of adjusted income plus services	6-12 mos.	RDA Tax Credit	Congregate care facility (meals, service, etc.)
Clallam Bay								
Clallam Bay Apartments	140 Wheel Road Clallam Bay	963-3131	6 1-bdrm 20 2-bdrm 3 3-bdrm	50% of median	30% of adjusted income	Varies	HUD	Handicapped accessible units

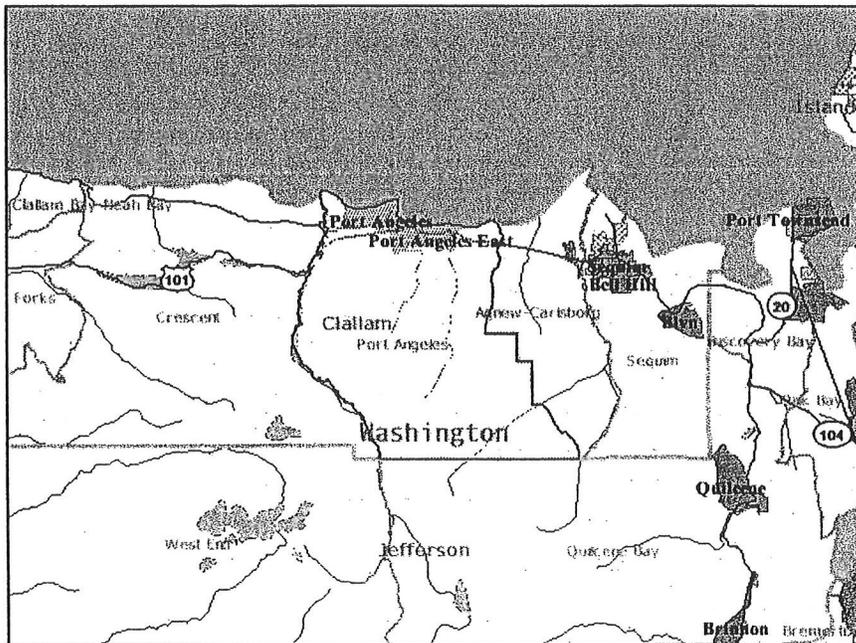
Clallam County Senior Housing

Independent Living/Retirement Communities	Apartment Complexes	Manufactured Home Parks
<i>(some services provided)</i>	<i>(no services provided)</i>	
<p>Dominion Terrace Condominiums (Owner owned & sometimes rented units) 1301 S. 3rd Sequim, WA 98382 (360) 683-1138</p> <p>The Fifth Avenue Retirement Center (Shares Campus with: Sherwood Assisted Living) 500 Hendrickson Road Sequim, WA 98382 (360) 683-3345 www.thefifthavenue.com</p> <p>The Lodge at Sherwood Village (Opening planned for Jan. 2005) 660 Evergreen Farm Way Sequim, WA 98382 (360) 681-3100</p> <p>Suncrest Village Retirement Community (Income limits apply) 251 S. 5th Avenue Sequim, Washington 98382 (360) 681-3800</p> <p>Park View Villas (Also provides assisted living) 1430 Park View Lane (By 8th & "G" streets) Port Angeles, WA 98362 (360) 452-7222 www.villageconcepts.com</p> <p>(If looking to buy, a good resource is: www.realtor.com)</p>	<p>Pioneer Villa Apartments 280 E. Prairie Sequim, WA 98382 (360) 683-3637</p> <p>Highland Commons #1 & #2 1703 Melody Circle Port Angeles, WA 98362 (360) 457-6827</p> <p>Mt. Angeles View Manor (Income limits apply) 323 E. 2nd Street Port Angeles, WA 98362 (360) 452-7631</p> <p>Mt. Angeles View Terrace (Income limits apply) 114 E. 6th Street Port Angeles, WA 98362 (360) 452-7631</p> <p>Mt. Angeles View Villa (Income limits apply) Port Angeles, WA 98362 (360) 452-7631</p> <p>Pine Road Village (Income limits apply) 528 W. Lauridsen Port Angeles, WA 98362 (360) 452-9743</p>	<p>Clasen Cove Estates 890 N. Portside Way Sequim, WA 98382 (360) 683-1120</p> <p>Green Acres Mobile Estates 400 Gupster Road Sequim, WA 98382 (360) 683-6623</p> <p>Hendrickson Estates 653 N. 7th Avenue Sequim, WA 98382 (360) 683-4571</p> <p>Lazy Acres Mobile Home Park 111 Dryke Road Sequim, WA 98382 (360) 683-6294</p> <p>Parkwood Manufactured Housing Community 261520 Highway 101 Sequim, WA 98382 (360) 683-8765</p> <p>Spruce West Mobile Home Park 301 N. 7th Ave Sequim, WA 98382 (360) 683-6564</p> <p>View Vista Park 345 Mc Carver St. Port Angeles, WA 98362 (360) 457-0950</p>

Central Clallam County – Crescent CCD (Census County Division) 2000

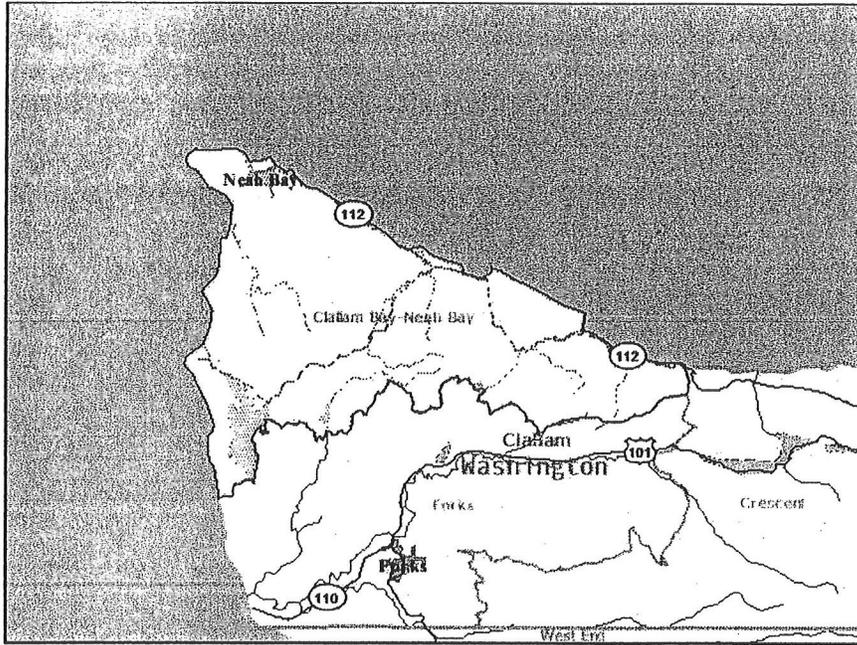


Central Clallam County – Port Angeles CCD (Census County Division) 2000



Clallam County Geographic Regions 2000

West Clallam County – Clallam Bay-Neah Bay CCD (Census County Division) 2000



West Clallam County – Forks CCD (Census County Division) 2000

