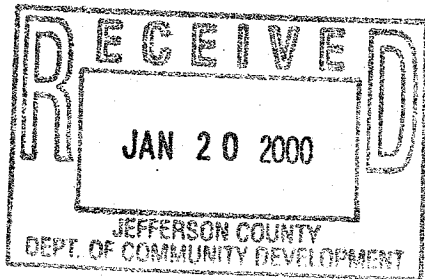


Beckwith.



# Background Report

## Jefferson County Housing Needs Assessment

*Population, and Housing Profiles  
of Jefferson County and Port Townsend  
1999*

# 1999 Jefferson County Housing Needs Assessment

## Table of Contents

Introduction .....	1
Jefferson County-Population, Economic and Housing Profile .....	2
Charts .....	6
Selected Populations, Economic, and Housing Data .....	12
Charts .....	17
Affordability Analysis, Homeowners .....	19
Port Townsend - Population, Economic and Housing Profile .....	20
Charts .....	23
Selected Populations, Economic, and Housing Data .....	26
Affordability Analysis, Homeowners .....	30
Economic Trends .....	31
Housing Goals and Strategies .....	35
Data Consideration and Sources .....	39

## **Introduction, Demographic and Housing Background Report, Clallam and Jefferson Counties**

In 1998, a group of private and public individuals from Jefferson and Clallam Counties and the State of Washington commissioned a comprehensive housing needs assessment to detail the demographic, economic, housing, and land use conditions of these two counties, and each of the four incorporated cities, Forks, Port Angeles, Port Townsend, and Sequim.

They wished to use this information for many purposes including to:

- Assist private real estate professionals such as builders, bankers, realtors, and appraisers, to have access to historic and current market information.
- Assist City and County planners and community groups to make decisions in ongoing local land use planning processes which take into account the need for all types of housing for a range of income groups.
- Assist social service and low income housing agencies and advocacy groups make decisions about types of projects needed by low income people and to set goals and priorities for types of housing.
- Supply background data needed to justify applications for housing funding assistance from federal, state, and local sources.
- Explore special market conditions which exist in these areas such as housing conditions in Clallam Bay or those which exist on Indian reservations.

Data contained in this report were obtained from federal, state, and local sources, as well as from survey work. The data is presented in a format which allows update, using the same sources, most of which are periodically updated.

All the sources are readily available, and most are free or available at nominal cost.

This background report is presented as a public reference manual that can be used to obtain data relevant to individual users. Users are welcome to copy materials and use them to serve their individual information and presentation requirements.

**Population, Economic and  
Housing Profile, Jefferson County**

## Population, Economic, and Housing Profile Jefferson County

- The population of Jefferson County increased by 30% between 1990 and 1998. The population of Port Townsend grew by 19% while the unincorporated area grew by 35%.
- In 1990 34% of the population lived in Port Townsend, and 66% lived in unincorporated areas. 31% of the population now lives in Port Townsend and 69% live in the unincorporated areas.
- Consistent with the nationwide trend in decreasing household size, the average household size in Jefferson County went from 2.46 in 1980 to 2.3 in 1990.
- 5,190 persons or 20% of the population are over 65 years of age. The fastest growing age group in the County is 75 years of age and older, which increased by 60% between 1990 and 1998. The number of people between the ages of 30 and 39 decreased by only 1%.
- The county median age in 1998 was 42 years of age, compared to 35 years of age for the State.
- The population of the County is becoming ethnically more diverse. African-Americans, Native Americans and Alaskan Natives, Asian and Pacific Islanders, and people of Hispanic origin all increased in numbers between 1990 and 1998. The population is still predominantly Caucasian at 94% and 6% minority.
- In 1997, 11% of the housing stock was in low to fair condition.
- Between 1990 and 1997 the median home value decreased by 1%, from \$102,221 to \$100,810. At the same time the amount of income required to purchase the average priced home is \$39,649 for 1997, while the family median income was \$34,900 for 1997.
- In order to afford the 1997 average priced home of \$100,810 in Jefferson County, a family must make 114% of the family median income.
- In 1990 the rental housing stock contained 2,752 mobile home units. In 1997 the rental housing stock was comprised of approximately 5,250 mobile homes.
- Based on the number of newspaper ads, there appears to be no significant seasonal housing trend for Clallam or Jefferson Counties based.

earning less than 62% of median income could not afford the average rent for Jefferson County. (Based upon a definition of affordability which defines affordability as 30% of gross income for rent and utilities) Apartments are still out of reach of many families who earn minimum wage, average wage, or fixed incomes from public sources.

**Table 3 - Average Rent by Location and Number of Bedrooms**

Location	Studio	1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 or > bdrm	Avg Bdrm Size	Avg Rent*	Ttl Avg**
Port Townsend	\$374	\$463	\$635	\$712	\$760	\$919	2.16	\$619	\$585
Unincorp Jefferson	\$371	\$467	\$594	\$703	\$853	\$859	2.07	\$599	\$572
All of Jefferson	\$373	\$464	\$611	\$708	\$768	\$910	2.12	\$610	\$579
Forks	N.A.	\$297	\$389	\$495	\$609	\$675	2.15	\$407	\$404
Port Angeles	\$333	\$365	\$481	\$652	\$760	\$911	1.92	\$485	\$476
Sequim	\$345	\$465	\$561	\$680	\$753	\$900	1.95	\$559	\$559
Unincorp Clallam	\$310	\$369	\$521	\$655	\$754	N.A.	2.23	\$550	\$550
All of Clallam	\$337	\$388	\$505	\$647	\$745	\$900	1.99	\$510	\$428

\*For rentals indicating the number of bedrooms.

\*\*For all rentals (including those not indicating the number of bedrooms.)

- There is a higher percentage of moderate priced rentals offered. The largest percent of rental units were in the higher end (\$601 to \$700) price range for the Port Townsend Area. The smallest percent of rental units surveyed were in the \$300 or less price range.

**Table 4 - Rent by Location**

Area	\$300 or less	\$301-\$400	\$401-\$500	\$501-\$600	\$601-\$700	\$701 or more
Jefferson County	10.8%	21.5%	37.0%	15.4%	3.15	12.3%
Port Townsend	7.6%	13.6%	17.1%	19.5%	21.5%	20.7%
Clallam County						
Forks	14.4%	46.8%	14.9%	8.3%	14.9%	.7%
Port Angeles	8.3%	23.8%	34.6%	15.3%	10.2%	7.8%
Sequim	1.9%	12.4%	21.9%	19.2%	21.9%	22.6%
Total	6.7%	18.6%	24.1%	17.4%	17.5%	15.8%

# Jefferson County Population

25,000

20,000

15,000

10,000

5,000

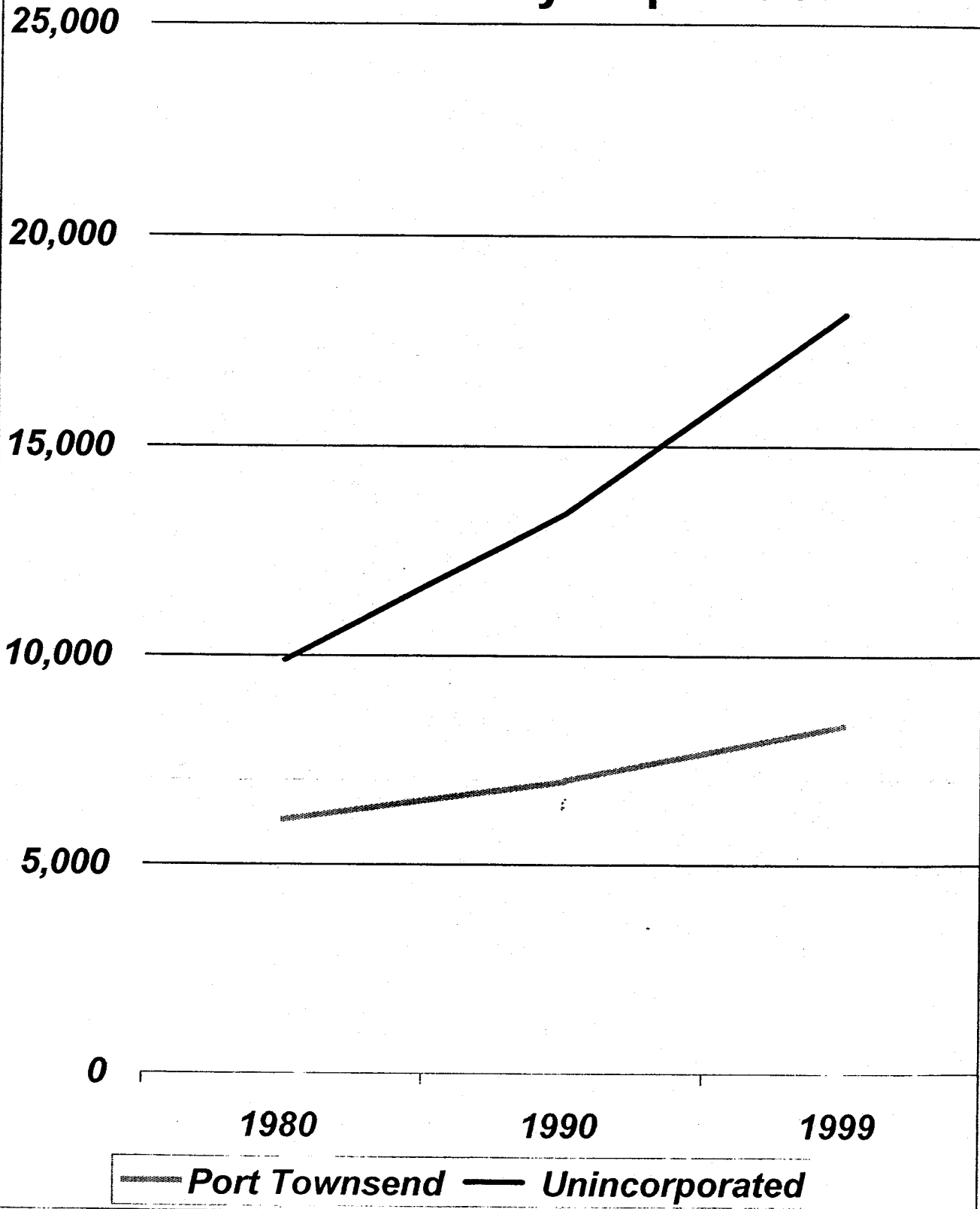
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1980

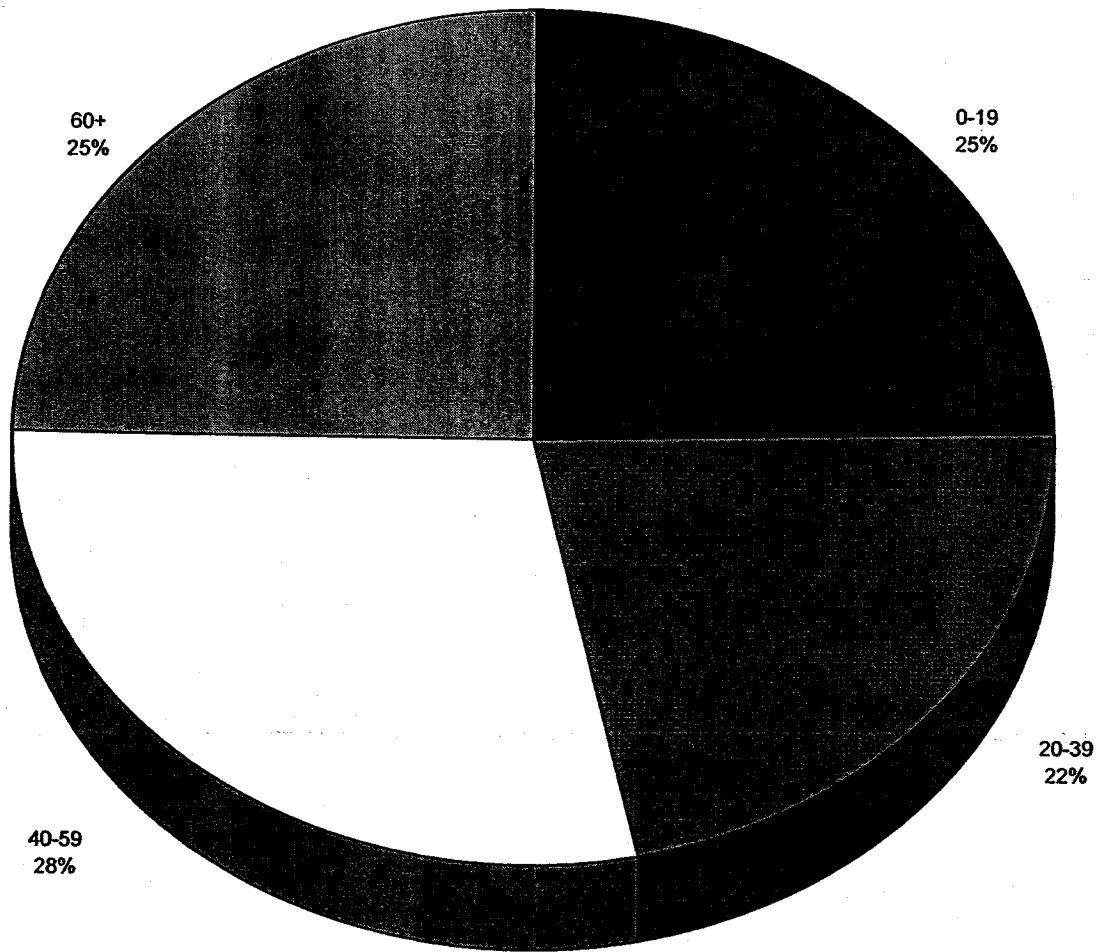
1990

1999

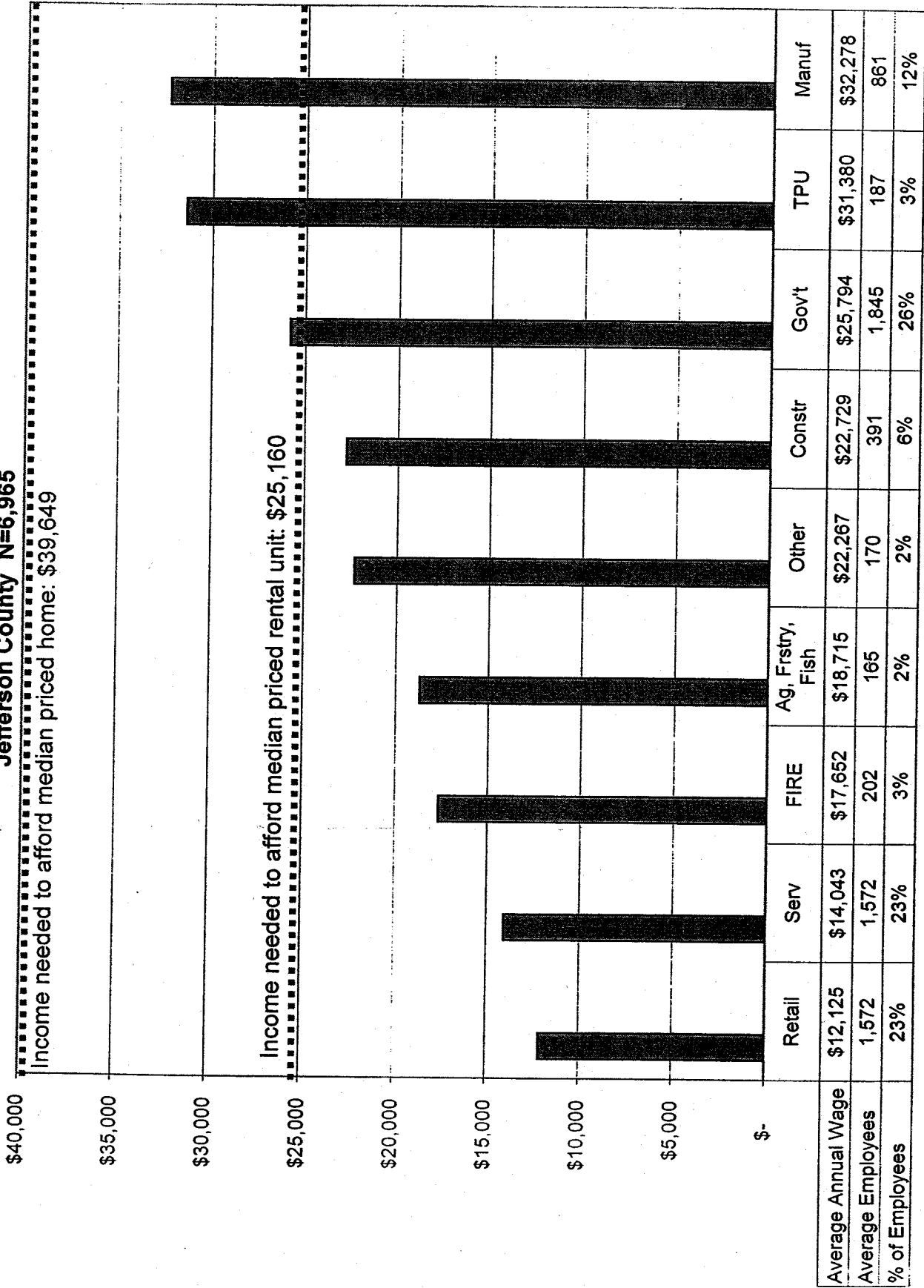
— Port Townsend — Unincorporated



1998 Jefferson County % of Population by Age



**Average Annual Wage and Average Employees, 1997**  
**Jefferson County N=6,965**



**Population, Economic and  
Housing Profile, Jefferson County**

**SELECTED POPULATION, ECONOMIC, AND HOUSING DATA  
JEFFERSON-CLALLAM HOUSING NEEDS STUDY, 1999**

**JEFFERSON COUNTY**

**Population and Households**

	1980	1990	% Change	'90 to '98 1998	'90 to '98 % Change
<b>Population</b>					
Unincorporated	9,898	13,405	35%	18,155	35%
Port Townsend	6,067	7,001	15%	8,345	19%
<b>Total</b>	<b>15,965</b>	<b>20,406</b>	<b>28%</b>	<b>26,500</b>	<b>30%</b>
				<b>1997</b>	
<b>Households</b>	<b>6,359</b>	<b>8,627</b>	<b>36%</b>	<b>11,039</b>	<b>28%</b>
Owner Households	4,797	5,498	15%	N/A	
Renter Households	1,562	2,442	56%	N/A	
				<b>1997</b>	
<b>Household Size</b>	<b>2.46</b>	<b>2.31</b>	<b>-6%</b>	<b>2.19</b>	<b>-5%</b>
				<b>1998</b>	
<b>Age Distribution</b>					
00-19	3,449	4,918	43%	6,553	33%
20-29	2,275	1,759	-23%	2,491	42%
30-39	2,355	3,281	39%	3,306	1%
40-54	2,308	3,948	71%	6,030	53%
55-59	1,079	1,040	-4%	1,559	50%
60-64	1,084	1,323	22%	1,373	4%
65-74	1,732	2,717	57%	2,922	8%
75+	786	1,420	81%	2,268	60%
County Median Age	34.98	40.98	17.2%	42.06	2.6%
State Median Age	29.77	32.96	10.7%	35.17	6.7%
<b>Race</b>					
White	15,284	19,204	26%	24,954	30%
Black	40	136	240%	162	19%
Indian, Eskimo & Aleut	440	566	29%	717	27%
Asian and Pacific Islander	104	195	88%	372	91%
Other	97	49	-49%		
Hispanic Origin	208	241	16%	295	22%

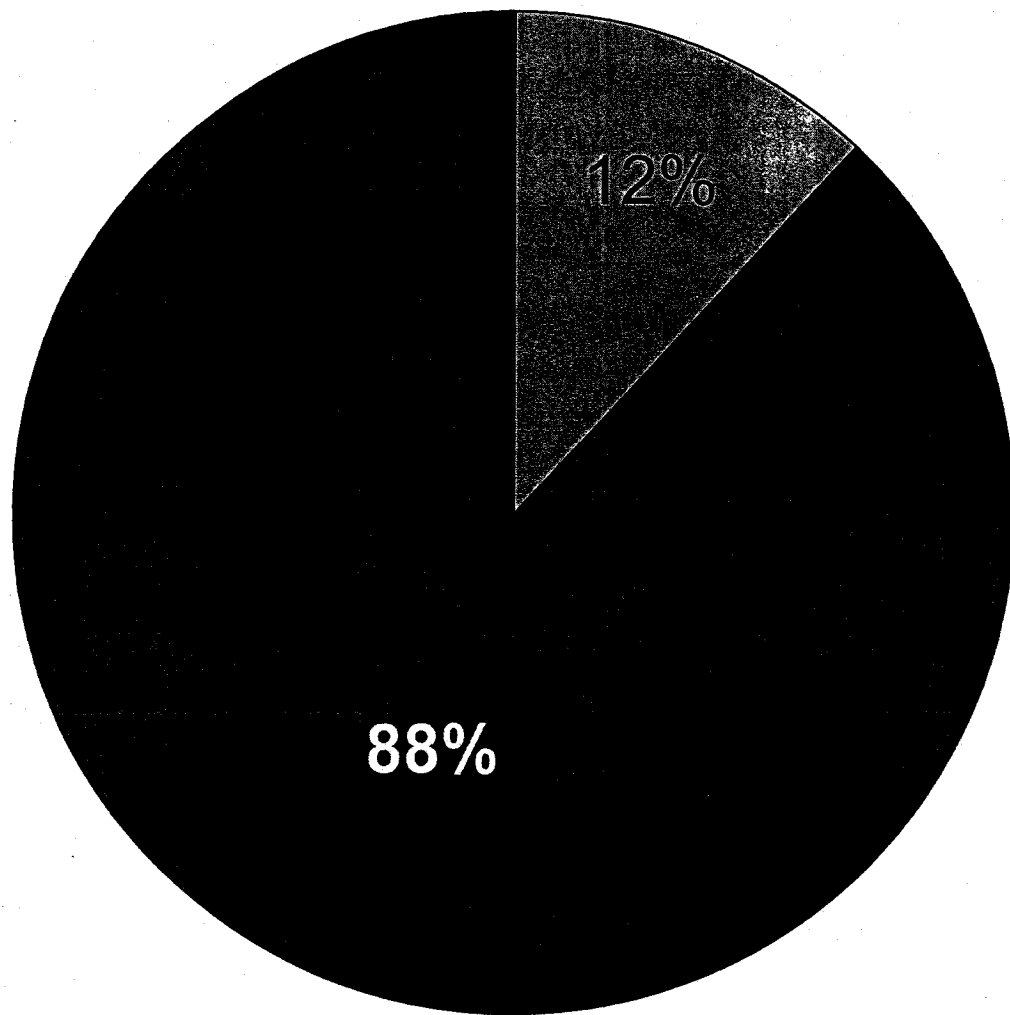
## Income Characteristics

	1980	1990	% Change	'90 to '97	
				1997	% Change
Household Income					
> \$5,000	880	375	-57%	added below	
\$5,000 to \$7,499	561	added below		added below	
\$7,500 to \$9,999	542	1,054	-4%	added below	
\$10,000 to \$14,999	1,147	1,029	-10%	2,389	-2.81%
\$15,000 to \$19,999	863	998	16%	added below	
\$20,000 to \$24,999	854	823	-4%	2,199	20.76%
\$25,000 to \$34,999	907	1,499	65%	1,648	9.94%
\$35,000 to \$49,999	399	1,504	277%	1,931	28.39%
\$50,000 or more	260	1,340	415%	2,872	114.33%
				<b>1998</b>	
Household Median	\$15,353	\$22,595	47%	\$30,587	35%
Adjusted for '98 value	\$31,151	\$29,893	-4%	\$30,587	2.32%
Family Median	\$17,411	\$26,400	52%	\$ 36,900	40%
30% of Median	\$5,223	\$7,920		\$ 11,070	
50% of Median	\$8,706	\$13,200		\$ 18,450	
80% of Median	\$13,929	\$21,120		\$ 29,520	

## Labor Characteristics

	1980	1990	% Change	'90 to '98	
				1998	% Change
Total Labor Force	6,500	9,010	39%	9,920	10%
Employed	5,800	8,530	47%	9,260	9%
Unemployed	610	480	-21%	660	38%
Unemployment Rate	9.40%	5.30%	-4.1%	6.7%	1.4%
State Unemploy. R.	7.9%	4.9%	3.0%	4.80%	-0.1%
				<b>1997</b>	
Per Capita Income	\$9,808	\$17,855	82%	\$22,104	24%
				<b>1998</b>	
Annual Avg Wage	\$13,475	\$16,733	24%	\$21,255	27%

# Housing Condition: Jefferson County 1998



■ Poor to Fair    ■ Average to Excellent

**AFFORDABILITY ANALYSIS  
JEFFERSON-CLALLAM HOUSING NEEDS STUDY, 1990 & 1998**

**JEFFERSON COUNTY**

**Homeowner Affordability for 1990**

**Underlying Assumptions: 1990**

- (1) Median home value is \$110,082
- (2) Income needed to afford average home is \$43,214.\*
- (3) Percentage of county family median income necessary to afford average home is 164%
- (4) County and city family median income and household median income are identical.

	<u>1990</u>	<b>Income (Gap) to Afford Average Home</b>
<b>County Household Median Income</b>	\$22,595	(\$20,619)
<b>80% of Median Income</b>	\$18,076	(\$25,138)
<b>50% of Median Income</b>	\$11,298	(\$31,917)

**Homeowner Affordability for 1998**

**Underlying Assumptions: 1998**

- (1) Median home value is \$100,810
- (2) Income needed to afford average home is \$39,649.\*
- (3) Percentage of county family median income necessary to afford average home is 107%.
- (4) County and city family median income and household median income are identical.

	<u>1998</u>	<b>Income (Gap) to Afford Average Home</b>
<b>County Household Median Income</b>	\$30,587	(\$9,062)
<b>80% of Median Income</b>	\$24,470	(\$15,179)
<b>50% of Median Income</b>	\$15,294	(\$24,356)

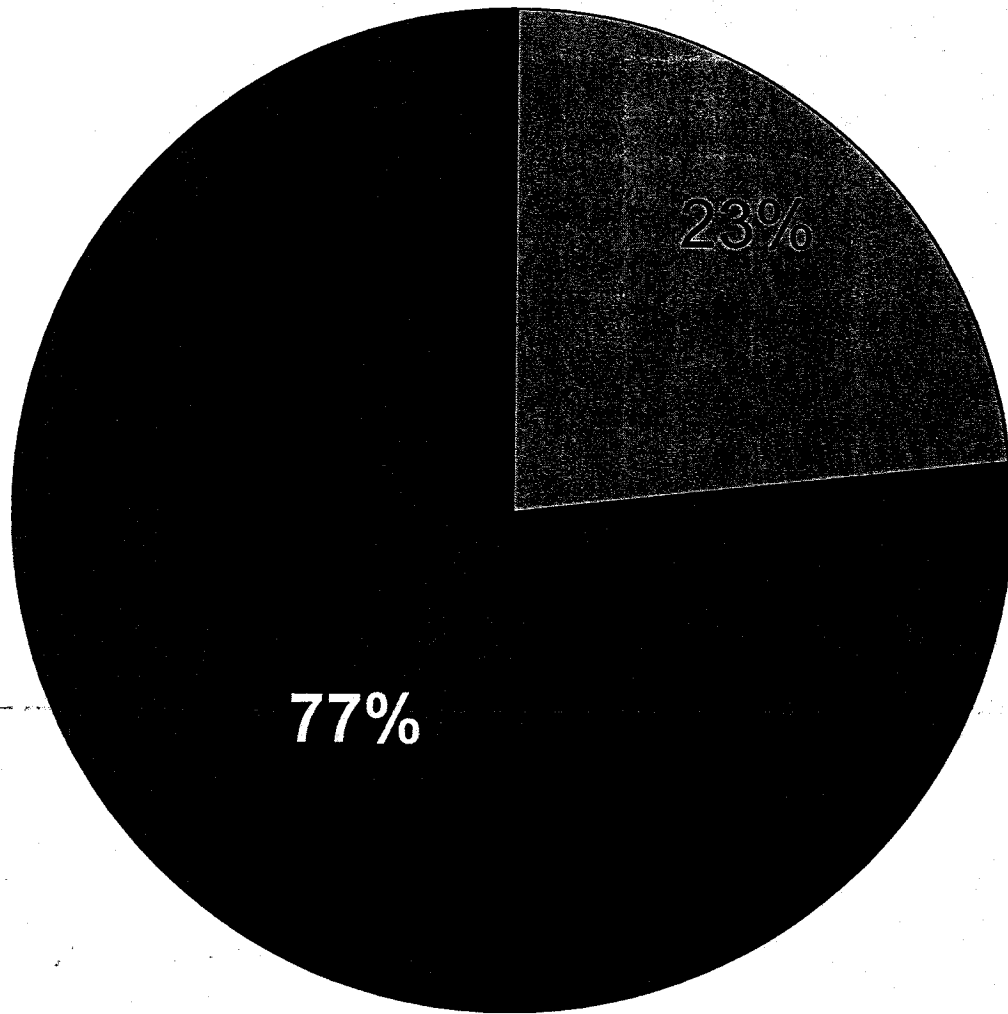
\* Based on 10/90 loan to value ratio, 360 periods, 9.91% interest rate, 13% of value for taxes and \$250/year for insurance all equaling 28% of gross income.

**Population, Economic and  
Housing Profile, Port Townsend**

## Population, Economic, and Housing Profile Port Townsend

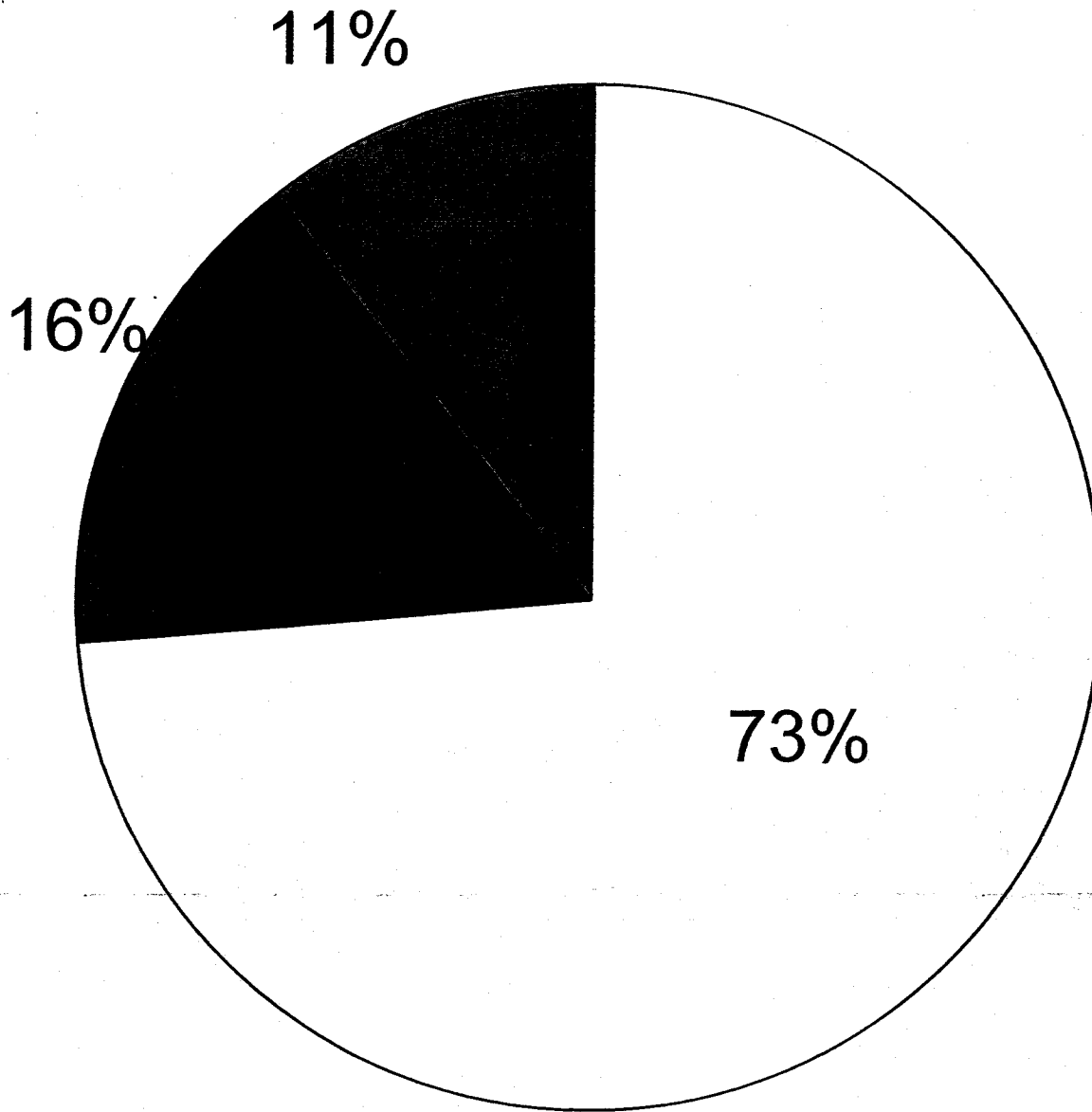
- The population of Port Townsend has increased by 19% since 1990. This compares with a 15% increase during the 1980's.
- Consistent with the national trend toward smaller households, the average household size in Port Townsend went from 2.44 to 2.27 from 1980 to 1990.
- In 1998 84% of the housing stock in Port Townsend was single family units and mobile homes.
- The number of mobile homes in Port Townsend has grown by 54% between 1990 and 1998, while single family and multi-family units have grown by 16% and 26% respectively.
- 23% of the housing units in Port Townsend are in poor to fair condition, compared to 9% in 1990. (This does not include multi-family units in buildings larger than duplexes for which condition information was not available.)
- The median home value increased by 12% from \$110,082 in 1990 to \$123,794 in 1998, compared to a 124% increase from 1980 to 1990.
- The income required to purchase the average priced house in Port Townsend increased from \$43,214 in 1990 to \$48,486 in 1998.
- 131% of the median family income is required to purchase the median-priced single family home in Port Townsend. A family of four earning 50% of the median income (\$18,450) would require an additional \$30,036 to purchase the median-priced home. A family of four earning 80% of family median (\$29,520) would require an additional \$18,966 to purchase the same home. A family of four earning the median income (\$36,900) would need an additional \$11,586.
- Port Townsend has the least affordable housing market for home purchase of all cities in Jefferson and Clallam Counties. Compared with the 131% (\$48,486) of median income that is required to purchase the median-priced home in Port Townsend, households in Port Angeles, Sequim, and Forks can afford median-priced homes in those communities with 90% (\$34,684), 90% (\$34,700), and 61% (\$23,783) of the median income respectively.
- 84 of the housing stock is single family houses and mobile home, and the remaining 16% is multi-family.

# Housing Condition: Port Townsend 1999



■ Poor to Fair    ■ Average to Excellent

# Housing Mix: Port Townsend



□ Single Family Units   ■ Multi-Family Units  
■ Mobile Home Units

## Housing Units

Unit Type	1980	1990	% Change	1998	% Change
Total Units	2,609	3,280	26%	3,967	21%
Single Family Units	2,076	2,512	21%	2,920	16%
Multi-Family Units	433	495	14%	626	26%
Mobile Home Units	90	273	203%	421	54%
Assisted Units					
Renters					
Family	N/A	54		N/A	
Elderly	N/A	180		N/A	
Persons in					
Group Quarters	182	123	-32%	N/A	
Occupied Units	2,415	3,027	25%	N/A	
Vacant Units	181	253	40%	N/A	

## Housing Condition and Valuation

Single Family Housing Condition	1980	1990	% Change	1999	% Change
Poor to Fair	N/A	250		538	
Average to Excellent		2,408		1767	
Total		2,658		2,305 *	

\* Approximately 250 units have not been assessed at time of report publication.

School District	1980	1990	% Change	1999	% Change
Assessed Value 000's	\$229,882	\$442,906	93%	N/A	

## Owner Characteristics

	1980	1990	% Change	1999*	% Change
Owner Households	1,772	3,027	71%	N/A	
Median Home Value	\$49,100	\$110,082	124%	\$123,794	12%
Income Needed to Afford Average Home	\$23,873	\$43,214	81%	\$48,486	12%
Adjusted for '98 value	\$48,439	\$57,172	18%	\$48,486	-15.19%

## Labor Characteristics

	1980	1990	% Change	1998	% Change
Total Labor Force	6,500	9,010	39%	9,920	10%
Employed	5,800	8,530	47%	9,260	9%
Unemployed	610	480	-21%	660	38%
Unemployment Rate	9.4	5.3	-4.1%	6.7%	1.4%
State Unemploy. R.	7.9%	4.9%	3.0%	4.80%	-0.1%
				1997	
Per Capita Income	\$9,808	\$17,855	82%	\$22,104	24%
				1998	
Annual Avg Wage	\$13,475	\$16,733	24%	\$21,255	27%

## Homeless

	1980	1990	% Change	1998	% Change
Homeless Individuals		342		147	-57%
Bednights Provided		3,146		4856	54%
Turnaways		116		134	16%

## Housing Units

1999	Poor - Fair	Avg-Good	V. Good-Exc
House	505	2,123	139
Mobile	29	133	17
Duplex	2	19	0
Cabin	2	0	1

1999-Single Family Residential Units only	Total Units	Sale Price	1998 Mean Rent	1998 Rent Vacancy
1 Bedroom	209	\$49,095	\$453	1.1%
2 Bedrooms	926	\$71,614	\$560	6.4%
3 Bedrooms	1,470	\$87,426	\$677	2.3%
4 or + Bedrooms	365	\$119,818	\$771	0.0%
Total or Avg.	2,970	\$83,780	N/A	3.4%

1999	House/Modulr	Mobile Home	SFR-Cabins	Duplex	Total
Number of Bedrms					
1	196	6	3	4	209
2	831	84	0	11	926
3	1,377	89	0	4	1,470
4 or +	363	0	0	2	365
Total	2,767	179	3	21	2,970

# **Jefferson County Economic Trends**

# Jefferson County Economic Trends

## Introduction

The purpose of this report is to provide an overview of the economic trends in Jefferson County. This background report is prepared as part of the 1999 Clallam and Jefferson Counties Housing Needs Assessment Report.

Economic data for Jefferson County and the Peninsula Region is available principally through the Washington State Employment Security Department, Office of Financial Management, and the Jefferson County Economic Development Council.

## A brief population and economic profile

Between 1980 and 1990, the County grew by 28%, while the State average grew by 16%. Between 1990 and 1998, Jefferson County population grew at a slightly faster rate of 30%, while the State average growth rate was 17%. Most of the growth in Jefferson County occurred in the unincorporated area, which grew by 35% between 1990 and 1998, while Port Townsend grew by 19% during the same time period.

## Trends in Occupational Structure

According to the Washington State Employment Security Department, Jefferson County's manufacturing sector has been and continues to be based primarily on paper and allied products as well as lumber and wood products. Nevertheless, a fast-rising, nontraditional manufacturing sector has emerged in the form of ship and boat building, adding a unique dimension to the County's job base. With respect to tourism and recreation, the county is especially popular with visitors from the central Puget Sound region who are within 50 miles of Port Townsend. This comparative advantage has enabled the county to develop a relatively strong trade and service economy. It is to be noted, however, that much of the manufacturing, trade, and service jobs linked to the aforementioned industries are seasonal in nature.

The sources of income are not shifting in Jefferson County however. Transfer payments have been the smallest component of personal income in Jefferson County for the past 15 years in absolute terms, despite growing at a real annual rate of 6.8% and watching their share of personal income rise from 16% to 22%.

## Income

Income levels are another indicator of economic health of an area. The national trend toward greater reliance on investment income (dividend/interest/rent) has been very strong in Jefferson County. Transfer payments and investments accounted for 22% and 28% of the county's personal income.

Per capita income for Jefferson County continues to follow the State trend. The County figures have averaged about 90% of the State figures. In 1996, the per capita income in Jefferson County was \$21,349, a 20% increase from 1990.

## Affordability

A key question related to the overall economic health of any region is whether there is sufficient supply of housing present and infrastructure to produce sufficient housing in the future at costs which are affordable to the current and projected labor force. Unless there is an adequate supply of housing for the working labor force, it will be difficult to attract new industries and sustain growth in the existing industries of the peninsula region.

Housing affordability can be described many ways. In the simplest measure, it can be described as the ability of a family or individual to afford adequate housing. As a general rule, affordable housing is obtained if 30% or less of household income is spent on direct housing expenses including monthly payments and utilities. ***As employment opportunities move from manufacturing occupations to service and related occupations, housing affordability decreases for persons working in the fastest growing occupational fields.***

**Jefferson County Goals and  
Strategies**

**JEFFERSON COUNTY  
HOUSING GOALS AND STRATEGIES FOR THE 2000's**

**Goal 1: Preserve existing subsidized rental housing in Jefferson County**

Potential strategies

- Support the Housing Authority of Jefferson County to purchase and where needed rehabilitate existing Section 8 assisted housing.
- Identify existing Rural Development Agency, formerly Farmer's Home properties and preserve them through the acquisition by the Housing Authority of Jefferson County and other local non-profit agencies.
- Support the acquisition and rehabilitation of existing privately held affordable housing by local non-profits and the Housing Authority of Jefferson County.
- Develop a housing rehabilitation program, providing grants and no and low-interest loans to homeowners and investor.
- Continue existing efforts to seek additional Section 8 rental assistance.

**Goal 2: Create additional rental housing opportunities serving people with special needs and senior citizens.**

Potential strategies

- Support the development of housing providing appropriate services to seniors, including where appropriate, assisted living, convalescent care and nursing homes.
- Develop a program to acquire existing single family homes to support shared living for special needs populations and seniors.
- Share information with landlords regarding the requirements of special needs populations.

**Goal 3: Support Home ownership opportunities for lower income households.**

Potential Strategies

- Promote the development of mutual Self-Help Housing Program.
- Promote Habitat for Humanity.
- Promote private activities related to affordable homeownership.
- Explore the development of self help housing programs funded through the State's Housing Trust Fund.
- Research and consider waiving or deferring fees (SDC's, hook-up fees, building permits, ect.) for sweat equity and homeownership opportunities for low income households.
- Provide and publicize information on how to access the resources to lower income housing.

**Goal 6: Develop a system to assure that the county and Port Townsend coordinate with the Jefferson County Housing Authority to monitor and interact with local government in the development of policies which will affect the affordability of housing.**

**Potential Strategies**

- Work with the County and Port Townsend to establish policies, regulations, and procedures that promote affordable housing.
- Explore the potential for financial support to the Jefferson county Housing Authority to create affordable housing.
- Establish policies with local water districts to establish the means to reduce the cost of hook-ups for low cost housing.

**Goal 7: Provide information about housing needs and solutions to the public, elected officials, volunteer groups, service providers, administrative agencies, private owners, developers and real estate professionals.**

**Potential Strategies**

- Encourage agency and individual participation in the North Olympic Housing Network (NORHN).
- Provide information about the results of the Housing Needs Assessment.
- Periodically update the Housing Needs Assessment.
- Update the Continuum of Care Plan annually.
- Encourage both formal and informal coalitions of housing and service providers.

## **Data Considerations and Sources**

***1999 Clallam and Jefferson County Housing Needs Assessment.  
Summary of Data Significance and Assumptions for Clallam County.***

**General Considerations**

Many statistics relating to housing affordability is not readily available for non-census years. For Census years a single source, the U.S. Census Bureau, can readily provide the information. Since this report was generated on a non-census year several sources of information were used.

As evident in the report, a reliable source was not available for all categories of information that was provided in the 1991 Housing Needs Assessment. Another consideration is that the report may have two different sources for the same information of different years. For example, "family median income" used census statistics for 1990, and Housing and Urban Development (HUD) statistics for 1998.

**Assessor's Office Information**

The information on "Housing Condition and Valuation" was ascertained from the Clallam County Assessor's Office records. Members of the committee felt that the Assessor's Office evaluation of the housing conditions were too subject, and therefore felt it was best to combine categories as follows: poor to fair, average to good, and very good to excellent. When the Assessor's Office ran a quarry on the number of units they only included the number of mobile homes with a building value equal to or greater then \$500, and single family units equal to or greater then \$5,000. It is believed that anything less then that value is uninhabitable. Multi-family residences, greater than four units, usually do not have building characteristics listed in the Assessor's database. These counts were compiled by Land Use Codes only.

Information from the Assessor's office can not be sorted by date. The information is current at the time of the report. The reports can now be readily regenerated now that the quarry have been created.

**Population and Households**

1980, 1990, and 1998 population statistics are from the Washington State Office of Financial Management (OFM.) OFM updates the census year population counts, and are generally believed to be more accurate. A source for the number of households, both owner and renter, was not available for non-census years.

**Monthly Rent and Vacancy**

Average monthly rent was established through a survey of newspaper adds in a one year period. The consultant chose four months out of the year, and inventoried the adds for the particular months from the Peninsula Daily News, Forks Forum, Sequim

**1999 Clallam and Jefferson County Housing Needs Assessment  
Update Methodology**

**Sources of Information**

Population	Washington State Office of Financial Management (OFM). <a href="http://www.wa.gov/ofm">http://www.wa.gov/ofm</a> (go to "Population trends", "population data", "Table 4 Population of Cities, Towns, and Counties") Forecasting division: (360)902-0599
Households	Not available for non-census years.
Household Size	Only available for the incorporated areas from OFM <a href="http://www.wa.gov/ofm">http://www.wa.gov/ofm</a> (go to "Population trends", "population data", "Figure 2. Actual and Predicted Persons Per Household") Forecasting division: (360)902-0599
Age Distribution	Only available for the County as a whole from OFM. <a href="http://www.wa.gov/ofm">http://www.wa.gov/ofm</a> (go to "Population trends", "County Population Projections by Age and Sex") Forecasting division: (360)902-0599
Race	Only available for the County as a whole from OFM. <a href="http://www.wa.gov/ofm">http://www.wa.gov/ofm</a> (go to "Population trends", "population data", "Table 31. Population Estimates by Race (Non-Hispanic) and Hispanic Origin by Counties") Forecasting division: (360)902-0599
Unit Type	<a href="http://www.wa.gov/ofm">http://www.wa.gov/ofm</a> (go to "Population trends", "population data", "Table 7 Housing Units by Structure Type for Cities, Towns, and Counties") Forecasting division: (360)902-0599
Assisted Units	Not available for non-census years.
Persons in Group Quarters	Not available for non-census years.
Occupied Units	Not available for non-census years.
Vacant Units	Not available for non-census years.
Single Family Housing Condition	Clallam County Assessor's Office: (360) 417-2400 Jefferson County Assessor's Office: (360) 385-9105

Labor Market and Economic Analysis Branch, P O Box 9046,  
Olympia, WA 98507-9046

Average Wage L & I. Not available for non-census years. for incorporated areas.  
Not available for non-census years. for cities.  
<http://www.wa.gov/esd/> (Go to "labor market information", "labor  
market information by area".)  
Labor Market and Economic Analysis: (800) 215-1617  
Labor Market and Economic Analysis Branch, P O Box 9046,  
Olympia, WA 98507-9046

Homeless ind. Serenity House for Clallam County. Community Action Council for  
Jefferson County.

Bednights

Turnaways

"Stratified Clallam County Assessor's Office: (360) 417-2400  
Information" Jefferson County Assessor's Office: (360) 385-9105

### **Rental Inventory Methodology**

The consultant had chosen the newspaper adds to identify the average cost of rental units by type, location, and the number of bedrooms. It was agreed upon that the consultant would inventory the adds for February, May, August, and November. The consultant inventoried *The Peninsula Daily News*, *Sequim Gazette*, *Forks Forum*, and *The Leader*. The survey recorded the location, number of bedrooms, type of unit (house, manufactured/mobile, duplex, multi-family), the price, and which the utilities included.

For vacancy percent the consultant contacted property management firms. All firms, with the exception of one in Port Angeles, were willing to return the survey with included the type of unit, location, number of bedrooms, rent, and if the unit was vacant.

### **County Economic Trends**

The Washington State Employment Security Department (ESD) publishes annually a "County Profile" for each county. The information provided in the "County Economic Trends" section of this report was taken from the publication by the ESD.