

# Mason County Plan 2036

**Planning Commission Briefing #1  
Population and Housing  
May 15, 2017**

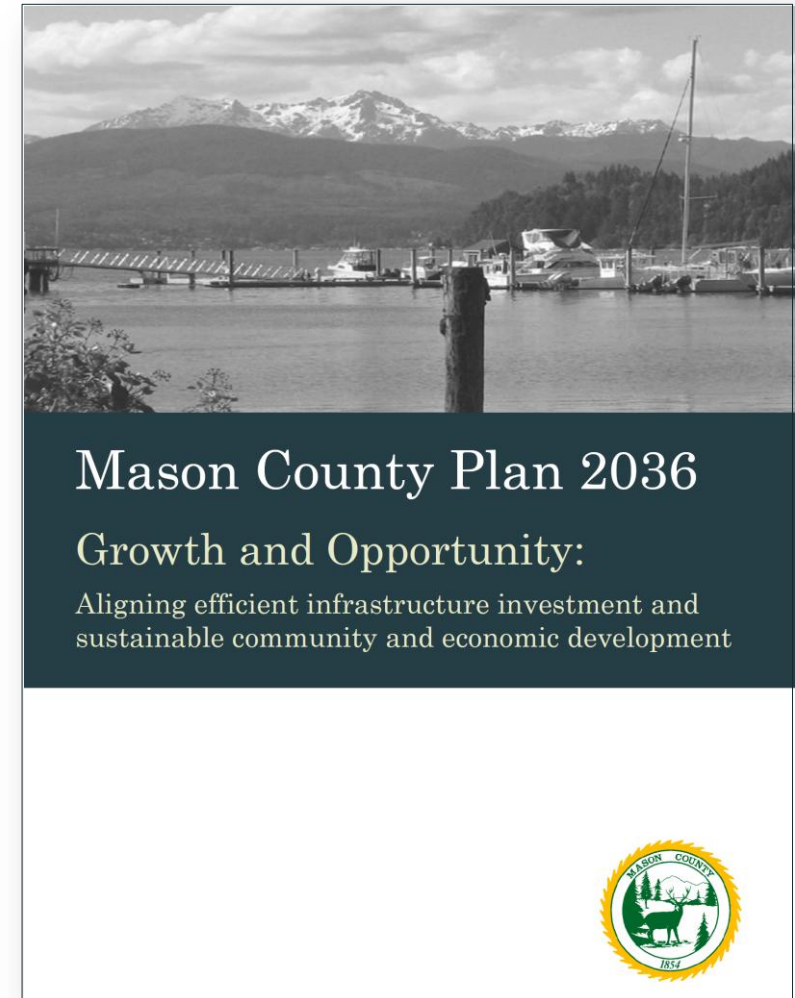


**MASON COUNTY  
COMMUNITY SERVICES**

Building, Planning, Environmental Health, Community Health

# Background

- Began reviewing in 2015
- Chapter-by-chapter review
  - Land Use
  - Housing
  - Health and Human Services
  - Capital Facilities
  - Transportation
- Target completion in Fall of 2017

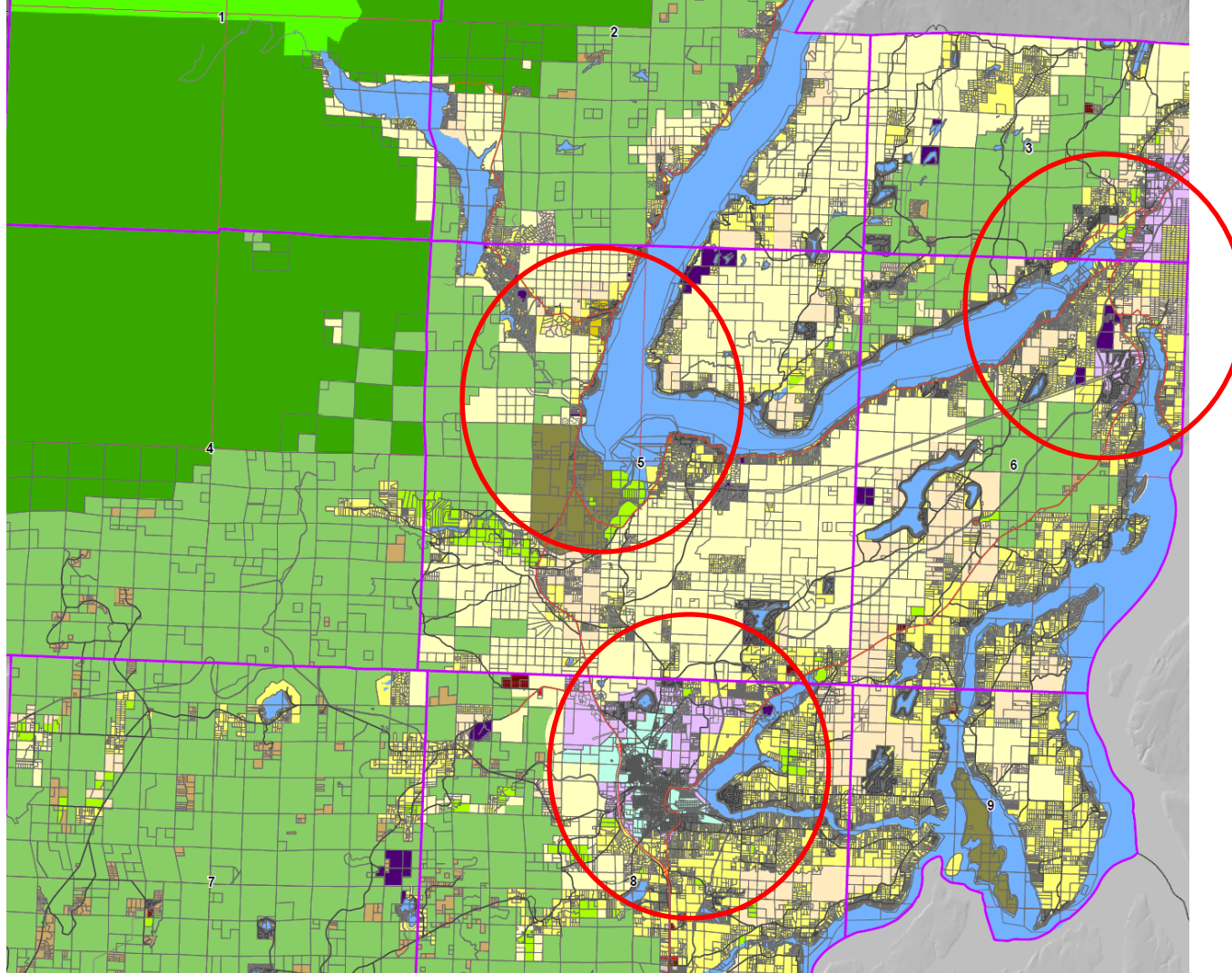


# Process Goals

- Not an overhaul of existing plan, an update
- Process will:
  - Incorporate new public input
  - Update population and employment forecasts
  - Reflect changes in state law
  - Consolidate and refine goals and policies

# What are we hearing so far?

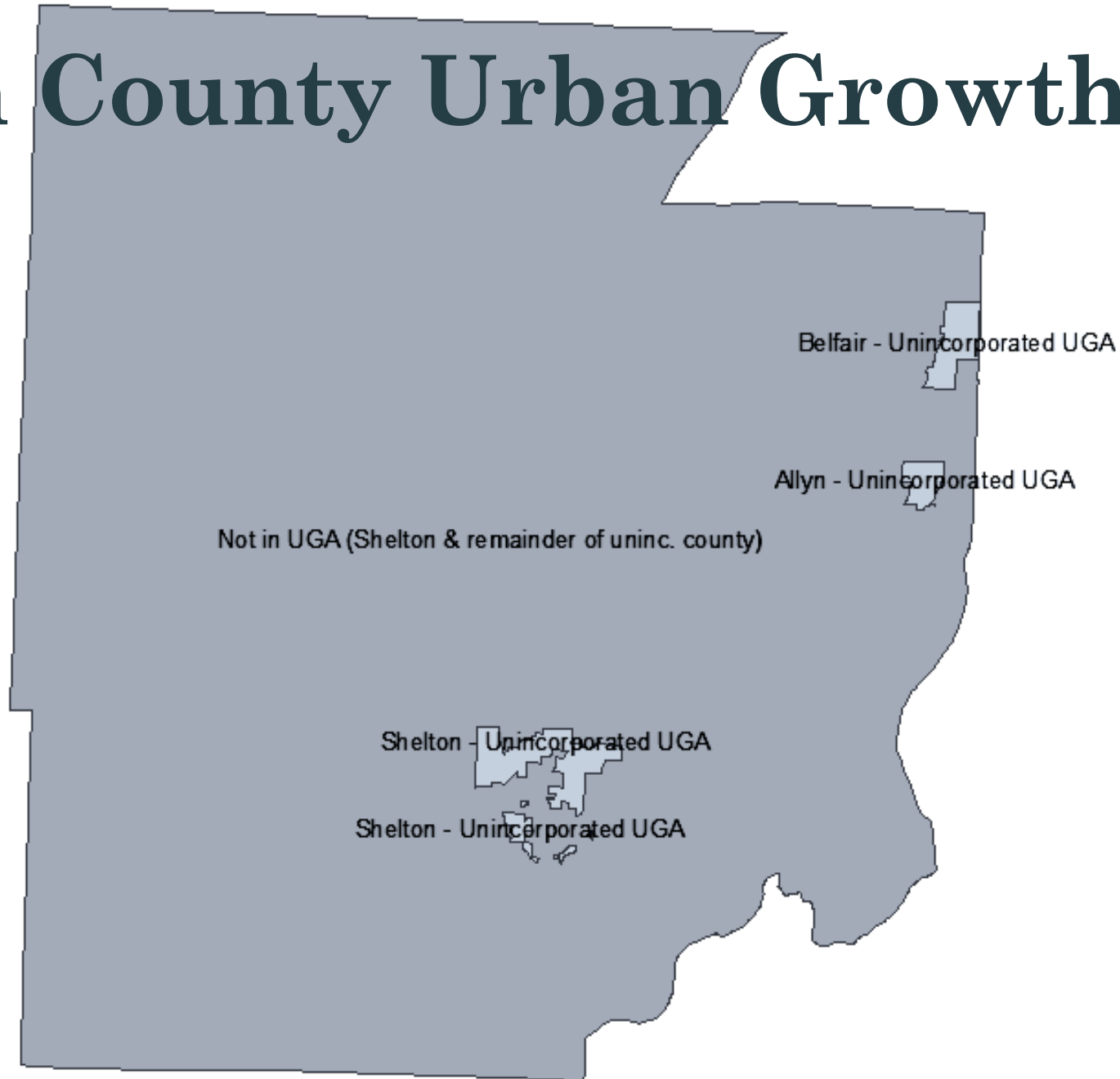
- Enhance economic opportunity
- Promote housing choices
- Value communities and neighborhoods
- Protect water quality and quantity



# Land Use Element

Mason County Comprehensive Plan 2036 – Supporting Economic Development

# Mason County Urban Growth Areas

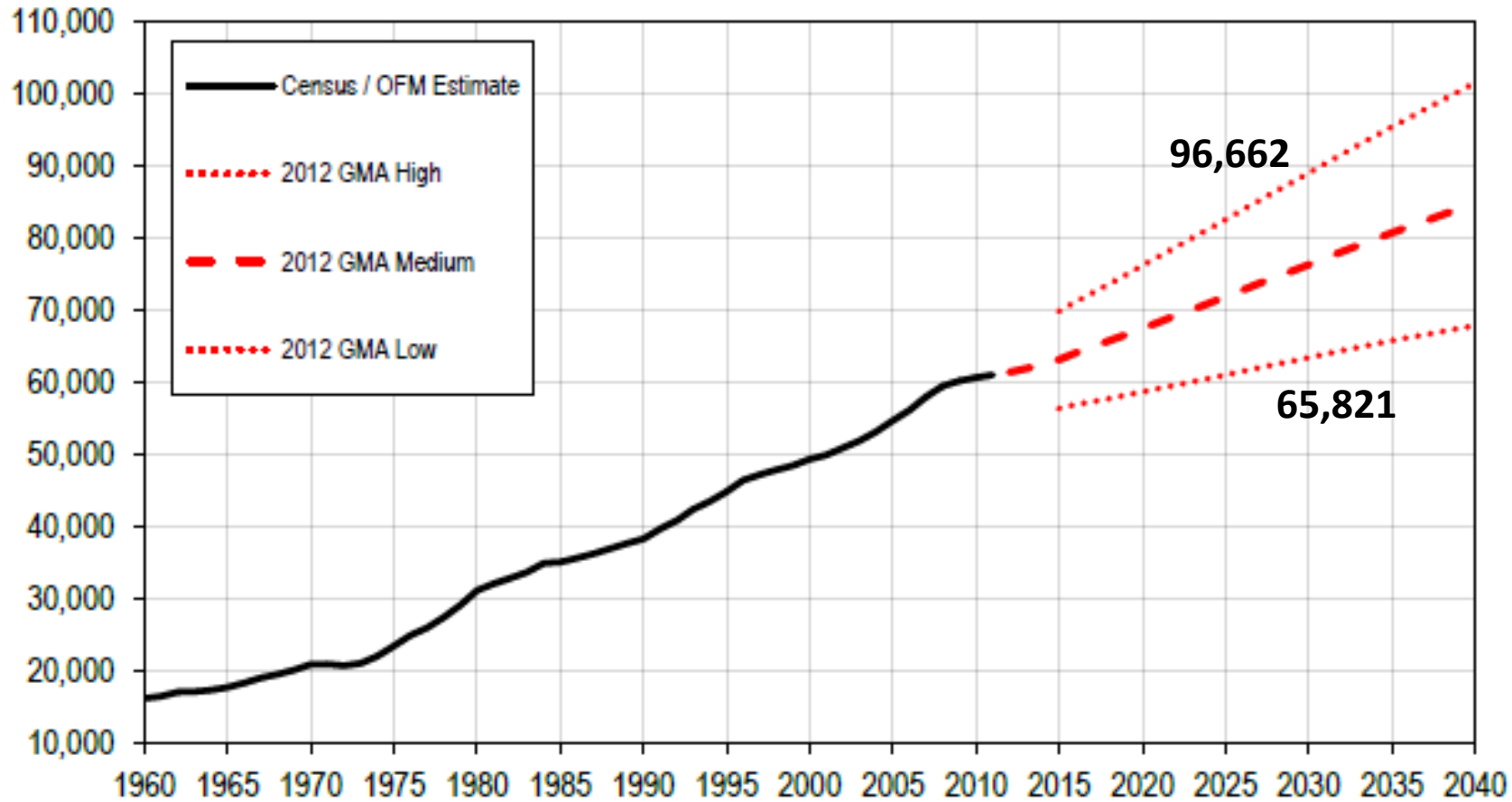


# Profile of Mason County

<b>MASON COUNTY AND URBAN GROWTH AREA 20 YEAR POPULATION PROJECTION</b>				
	<b>2016 Population</b>	<b>2036 Population</b>	<b>Population Increase</b>	<b>% Increase 2016-2036</b>
Mason County Total	62,320	81,620	19,300	31%
City of Shelton	10,070	16,550	6,480	64%
Urban Growth Areas (Alllyn, Belfare, Shelton)	6,730	9,410	2,680	40%
Rural County	45,520	55,660	10,140	22%

# State of Washington Projections

## Mason County



**RCW 36.70A.110 & RCW 36.70A.115** - Local governments shall ensure their planning policies and regulations are consistent with OFM population projections



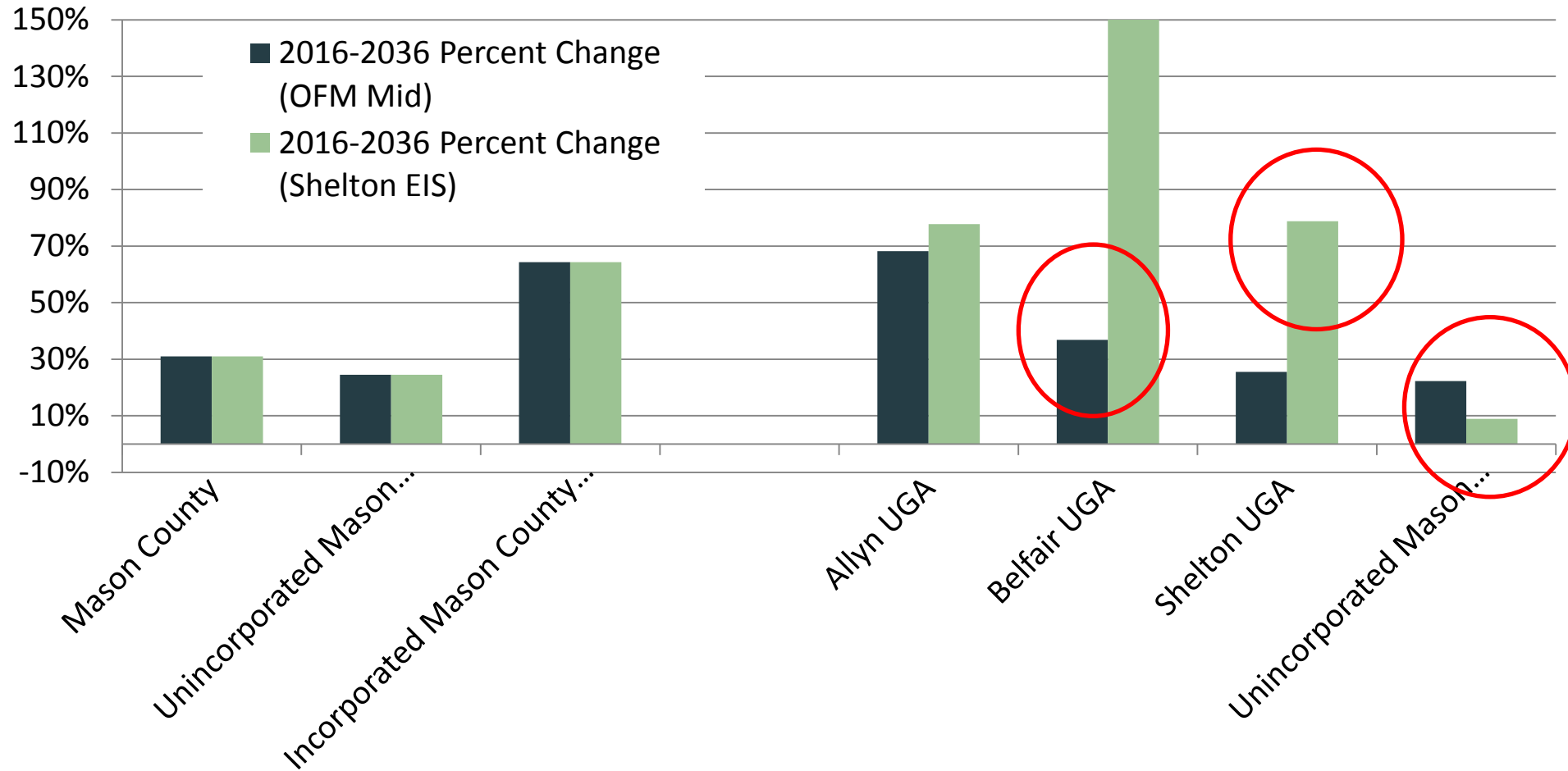
# Shelton's Population Forecast – Shelton GMA Expansion

- **Shelton's sewer infrastructure capacity**
- **Shelton's municipal water system**
- **State of the art lumber mill at the Shelton waterfront**
- **Traffic Impact Fees and a road sales tax**
- **Mason General Hospital expansion**
- **Olympic College expansion**
- **Large planned residential developments in UGA**
  - Shelton Hills - 1,800 residential units.
- **Downtown Shelton revitalization efforts**
- **Shelton School District bond levy**
  - 65 million dollar investment in our local schools

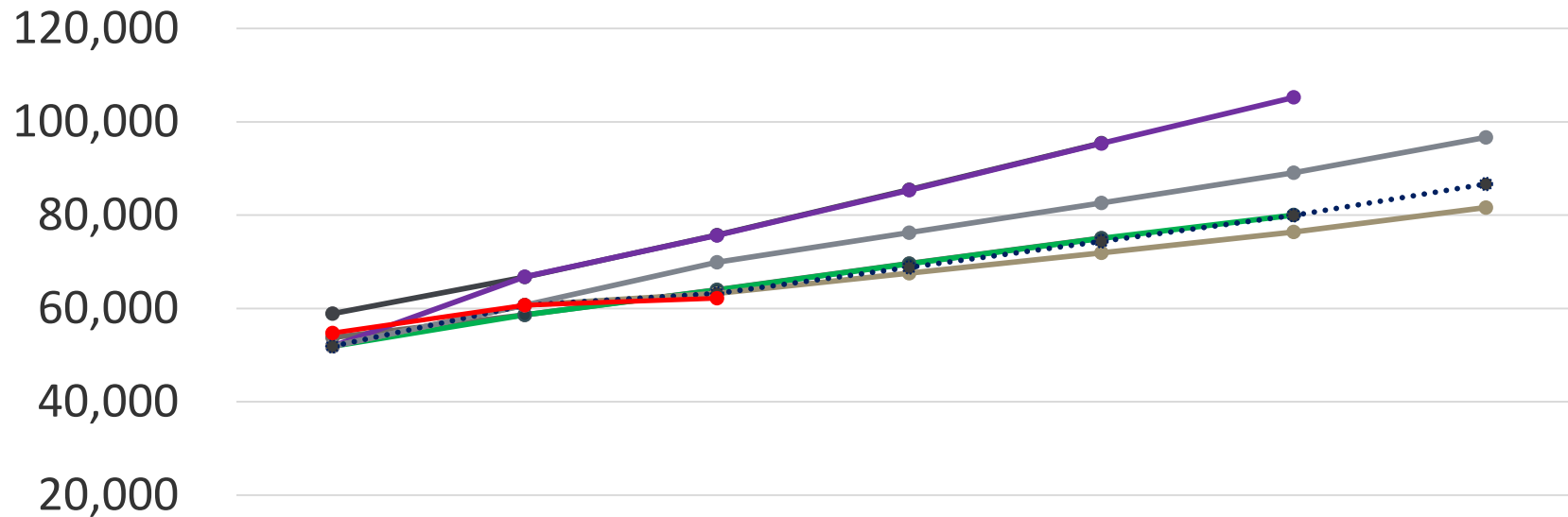
# Population Projection vs. Forecast

Jurisdiction	Projection	Forecast
	2016-2036 Percent Change (OFM Mid)	2016-2036 Percent Change (Shelton EIS)
Mason County	31%	31%
Unincorporated Mason County	25%	25%
Incorporated Mason County - Shelton	64%	64%
Allyn UGA	68%	78%
Belfair UGA	37%	426%
Shelton UGA	26%	79%
Unincorporated Mason County - Remainder (Not in UGA)	22%	9%

# Population Projection vs. Forecast



# Mason County Population Projections



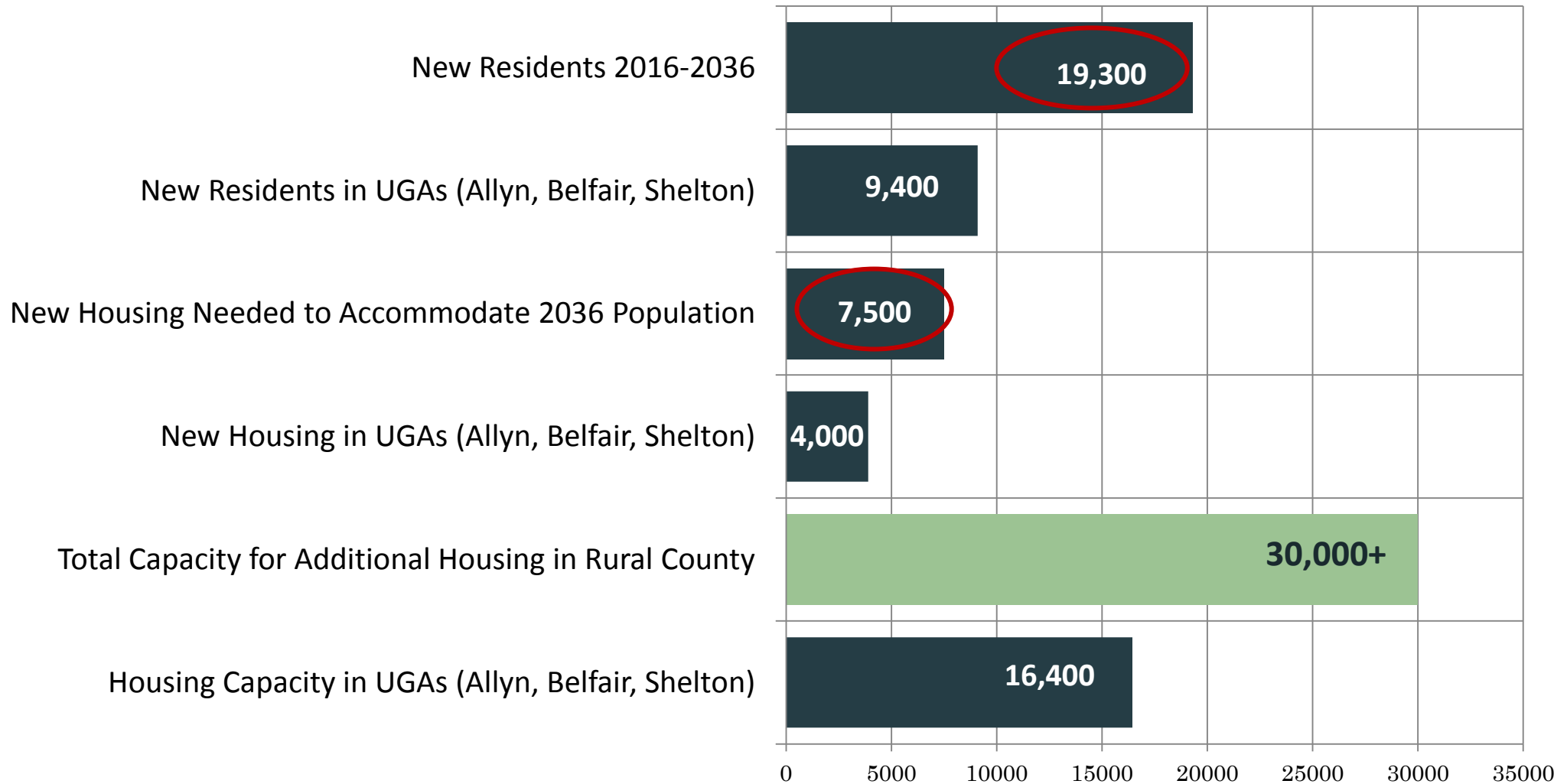
	2005	2010	2015	2020	2025	2030	2036
—●— OFM Medium 2002	53,789	58,604	64,007	69,635	75,088		
—●— OFM High 2002	58,899	66,750	75,720	85,442	95,437		
—●— OFM Medium 2007	51,900	58,643	63,947	69,568	75,018	80,043	
—●— OFM High 2007	51,900	66,794	75,649	85,360	95,348	105,257	
—●— OFM Medium 2012	51,900	60,699	63,203	67,545	71,929	76,401	81,616
—●— OFM High 2012	51,900	60,699	69,904	76,239	82,617	89,092	96,662
····· Proposed Mid-Range	51,900	60,699	63,203	68,790	74,378	79,965	86,670
—●— Actual	54,739	60,699	62,200				



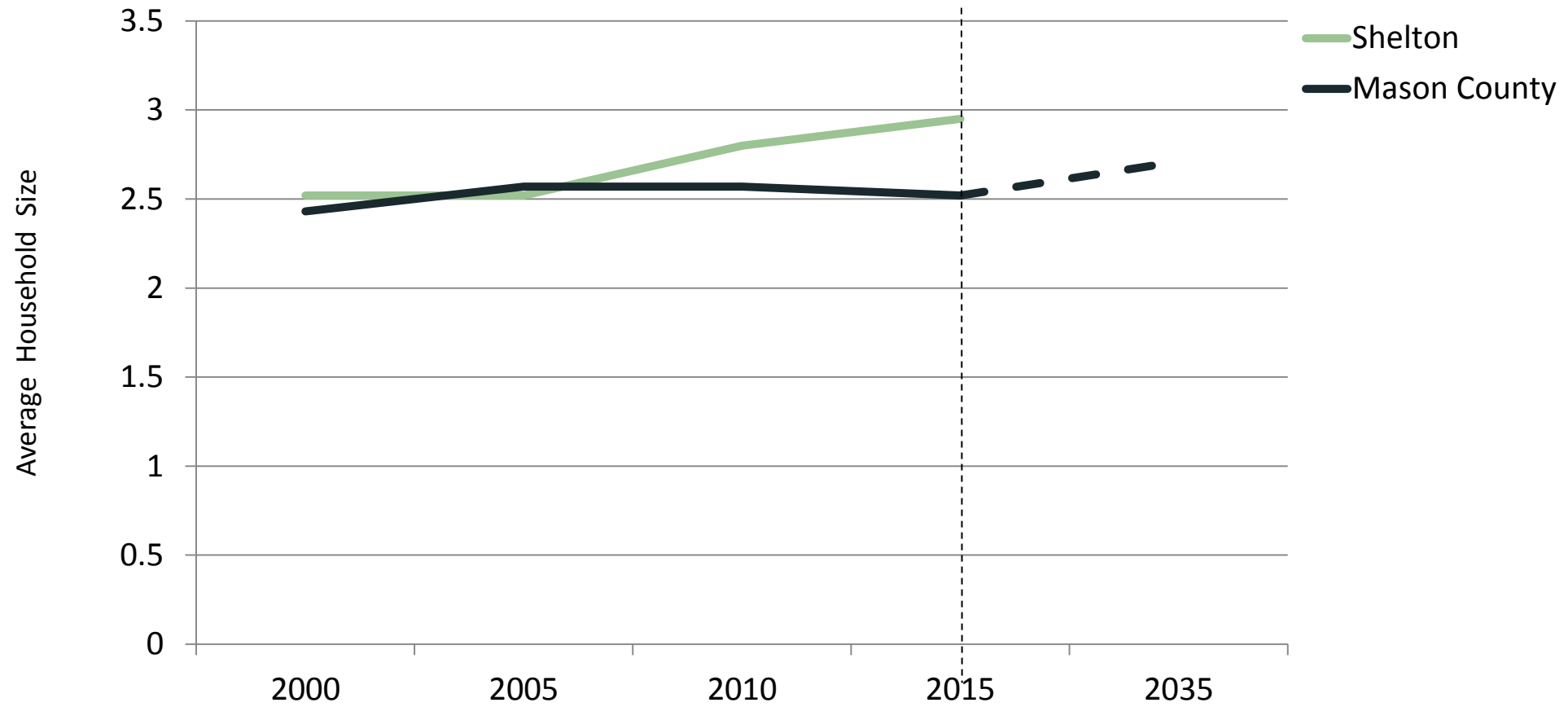
# Housing Element

Mason County Comprehensive Plan 2036 – A Range of Housing Options

# Housing Demand Projection



# Household Size

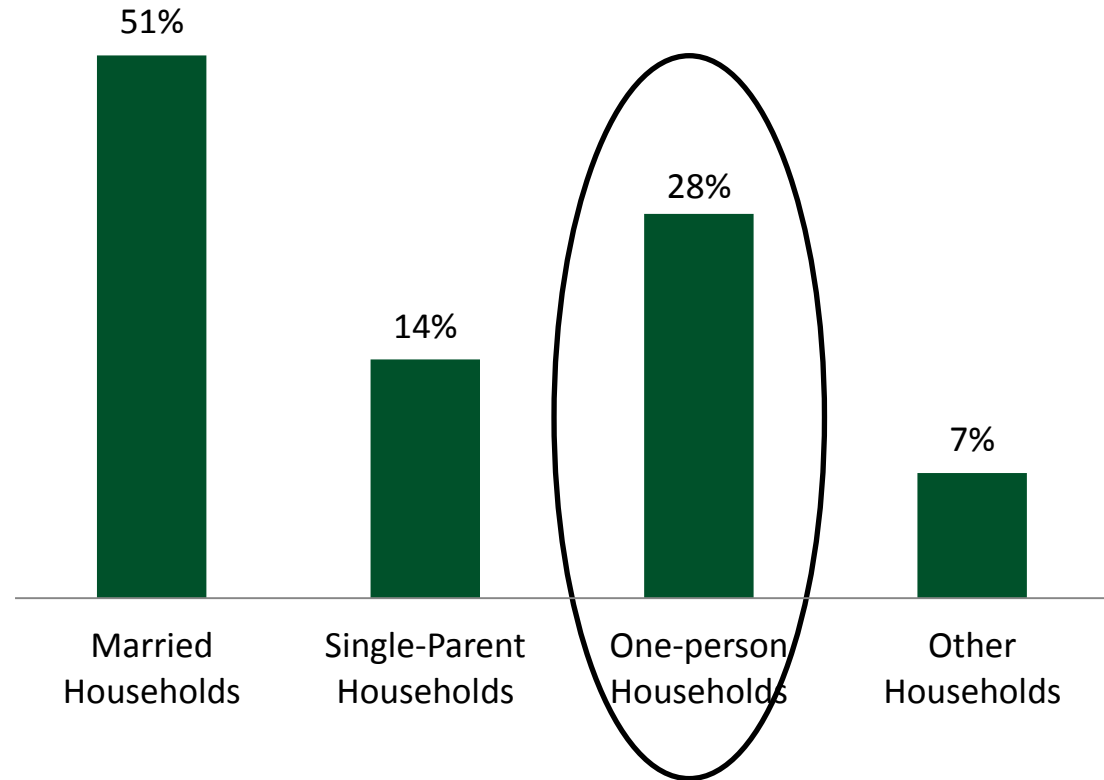


Jurisdiction	2000	2005	2010	2015	2035
Shelton	2.52	2.66	2.80	2.95	
Mason County	2.43	2.57	2.57	2.52	2.71

# Housing Patterns & Trends

## Household Type

Household Type	Mason County
<b>Married Households</b>	51%
<i>With Children Under 18 Years of Age</i>	25%
<i>Without Children Under 18 Years of Age</i>	75%
<b>Single Parent Households</b>	14%
<b>One-person Households</b>	28%
<b>Other Households</b>	7%
<b>% Households without Children</b>	35%

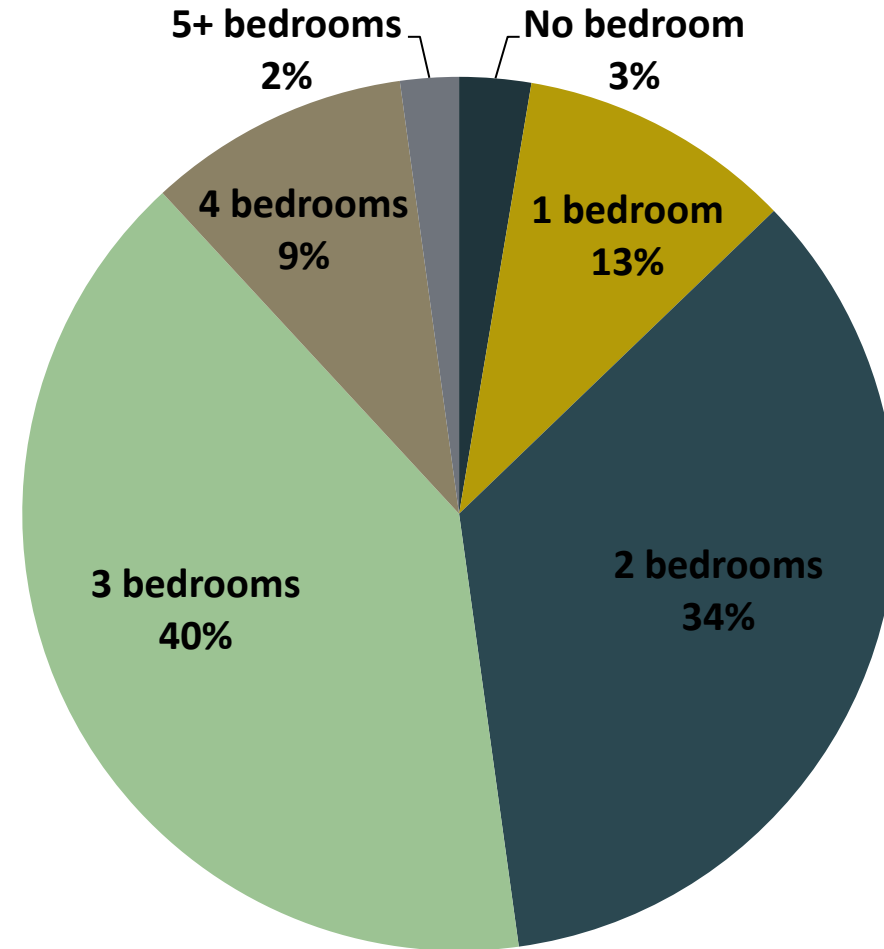




# Housing Patterns & Trends

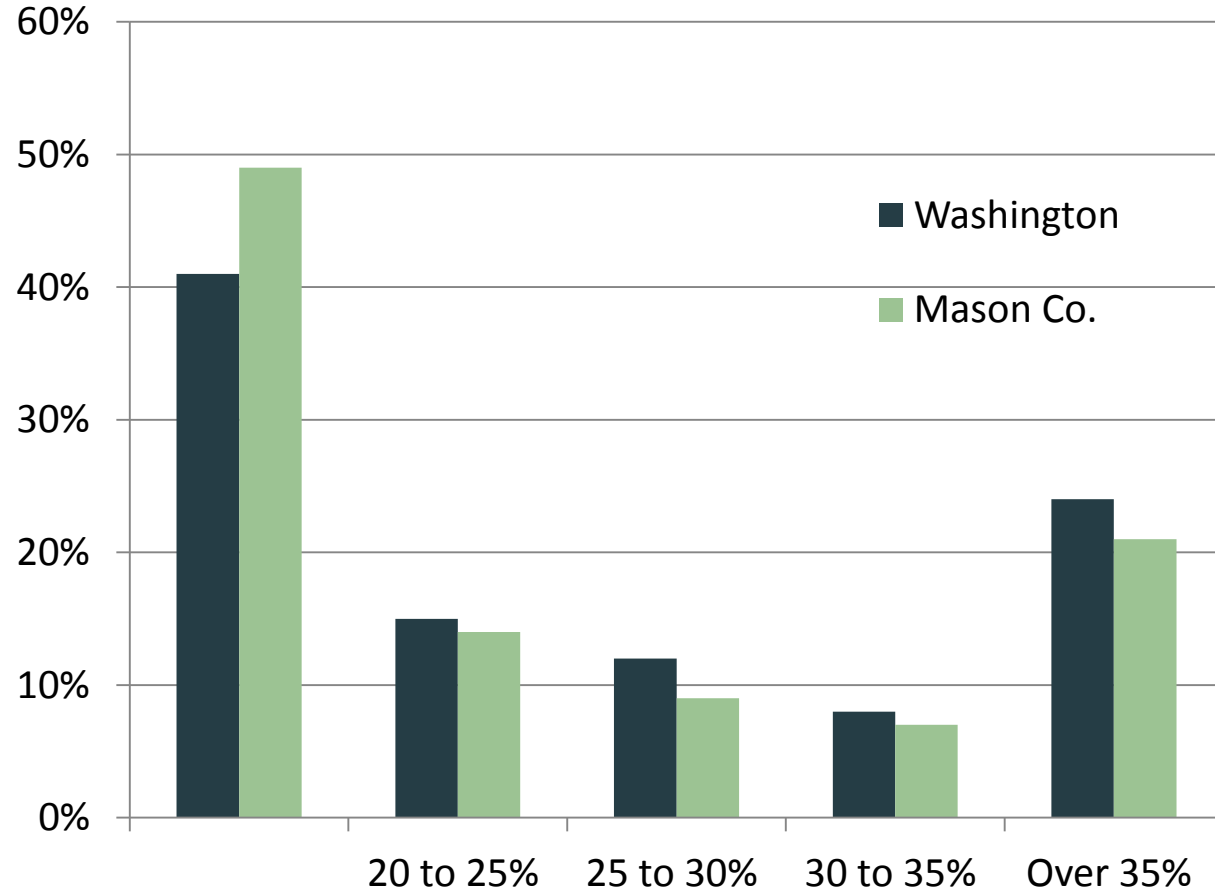
## Housing Stock

Housing Type	Mason Co
No bedroom	3%
1 bedroom	13%
2 bedrooms	34%
3 bedrooms	40%
4 bedrooms	9%
5+ bedrooms	2%



# Housing Patterns & Trends – Housing as a Percent of Income

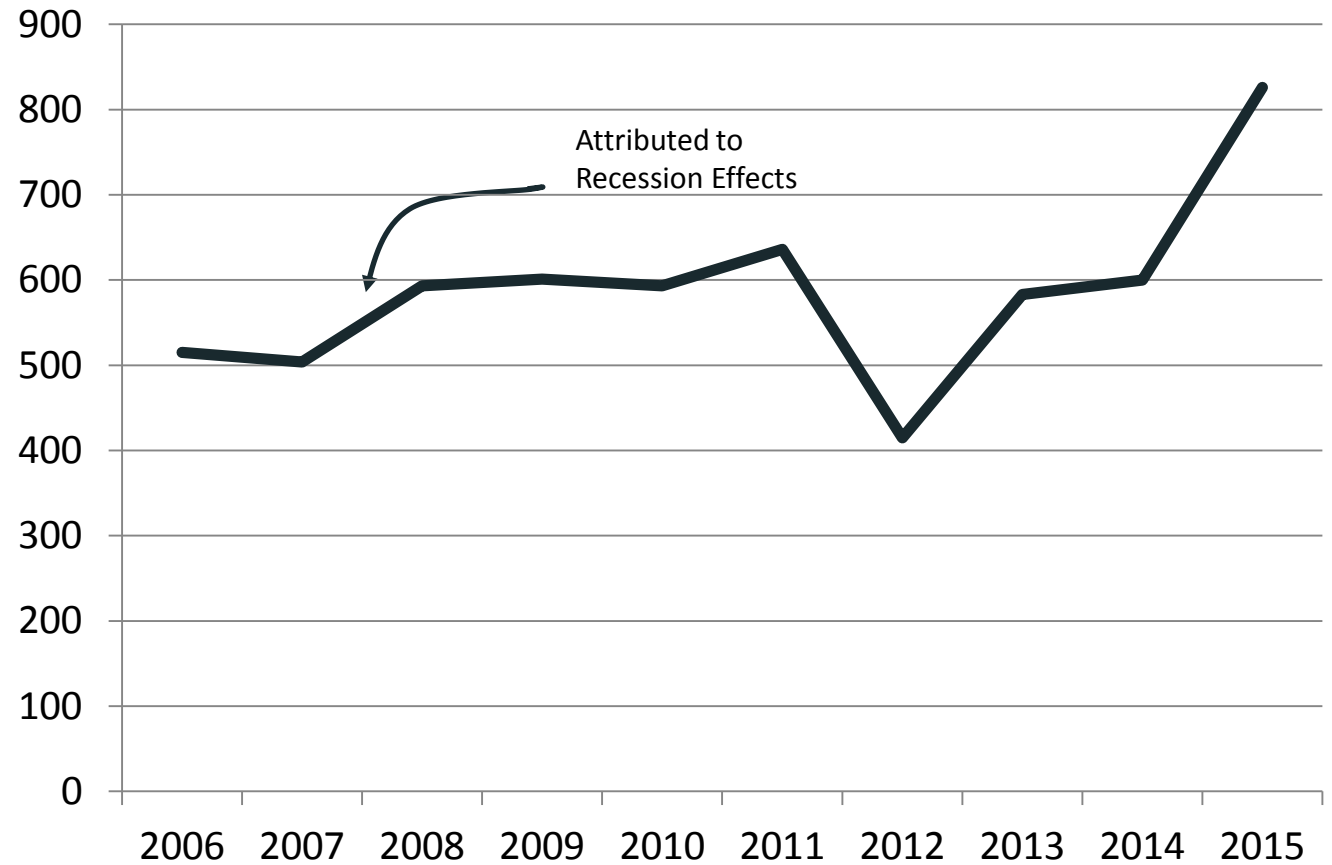
% of Income	Washington	Mason Co.
Less than 20%	41%	49%
20 to 25%	15%	14%
25 to 30%	12%	9%
30 to 35%	8%	7%
Over 35%	24%	21%



# Housing Patterns & Trends

## Homeless

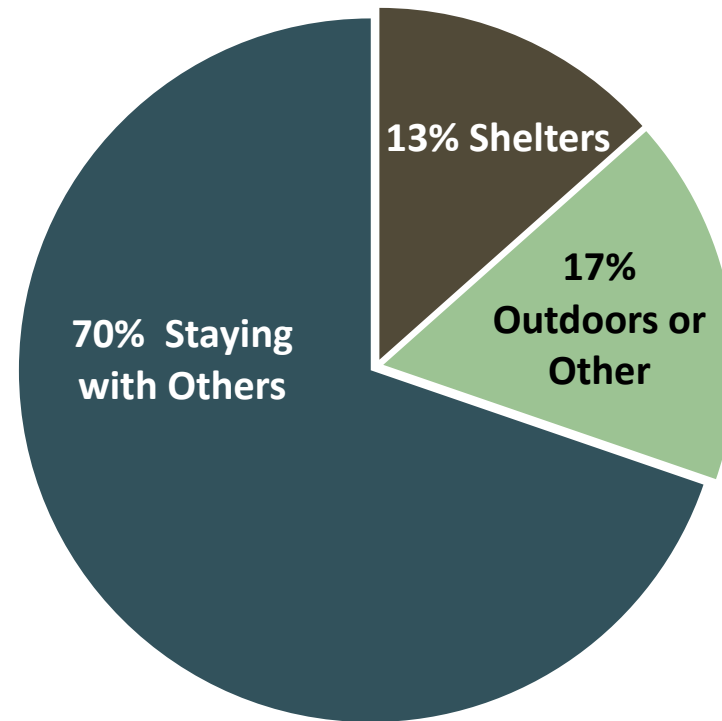
Year	Homeless
2006	515
2007	504
2008	593
2009	601
2010	593
2011	636
2012	415
2013	583
2014	600
2015	826



# Housing Patterns & Trends

## Who are the Homeless?

- +40% - children, aging or disabled
- 65% due to economic reasons - job loss, family crisis
- 17% live outdoors or in other unsheltered circumstances



Homeless Living Status

# Mason County School District

## Poverty and Homelessness in Schools

Total # of Students	Percentage of Students	Student Poverty and Homelessness Indicators
4700	+60%	Free and Reduced Lunches
660	8%	Homeless Students

**8611 Total Student Population**

\*Note: Recent state studies show that Office of Superintendent of Public Instruction captures only 58% of homeless children in their surveys. This means that **Mason County's total number of homeless children could be over 1,000.**



# Transportation Element

Mason County Comprehensive Plan 2036 – Safer and More Connected System

# Transportation System

Public streets/roads: 620 miles countywide

CFP: 5 Projects  
(\$2.7 Million)

Bridges: 64

Bus System: 11 Bus Routes,  
5 Park and Rides & Other

Airport: 1053 Acres

Ports: 4 – Shelton, Allyn,  
Grapeview, Dewatto



# Capital Facilities Plan

<b>Mason County and Urban Growth Areas Capital Facilities Budget 2017-2022</b>		
<b>Type of Project</b>	<b>Total Projects</b>	<b>Total Cost</b>
Water & Wastewater Systems	7	11,060,000
Solid Waste Management	2	1,975,000
County Administration	15	7,109,000
Stormwater	7	21,976,000
Public Works (Road Funds)	5	2,716,000
Parks & Recreation	25	12,605,000
<b>Total</b>	<b>61</b>	<b>57,441,000</b>



# Maximizing Investments

