



Population Allocation, Housing Needs, and Residential Land Capacity Analysis Memo for Douglas County, WA

September 20, 2024

1. Introduction

This document presents the revised edition of BERK Consulting’s Douglas County Population Allocation and Land Capacity Memo, featuring updated charts and tables reflecting data from 2023. In addition to updating BERK’s memo, Points Consulting (PC) utilized the Housing for All Planning Tool (HAPT) from the Washington State Department of Commerce to estimate housing needs for Douglas County. The HAPT tool projects future housing needs for the county by income level (percent of Area Median Income) for each jurisdiction. The Residential Land Capacity Analysis (LCA) portion of the prior scope of work has also been updated, showing land in Douglas County that is vacant, land that can be considered for redevelopment, and land that is underutilized.

The HAPT model also provides for conducting inventory and analysis of all housing needs and helps to make informed, adequate provisions for all housing needs. Within housing, there can be racially disparate impacts, displacement, exclusion, and displacement risk. To address these points, PC utilized data from the US Census Bureau to create a snapshot of populations that may be adversely impacted by housing needs and affordability.

2. Population Estimates, Trends, & Projections

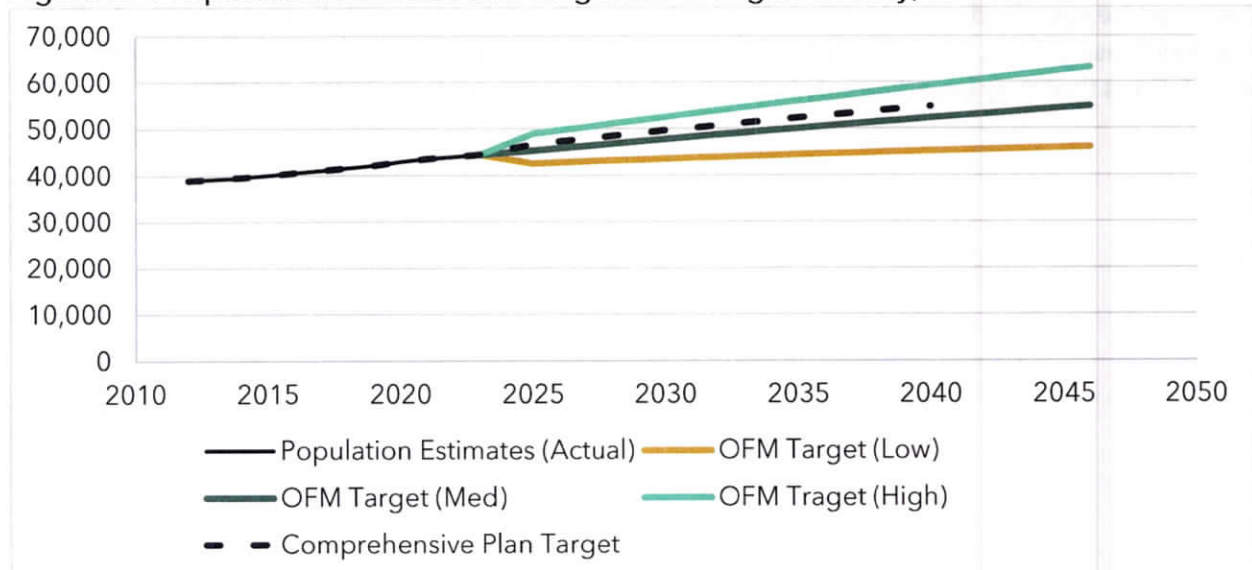
Table 2.1 reports current population estimates, showing that 81.9% of Douglas County residents living in cities and urban growth areas (UGAs) and around 18.1% of residents living in rural areas as of 2023. This falls closely in line with the 2021 Douglas County Comprehensive Plan, aiming for 82.0% living in UGAs and 18.0% living in rural parts of the county. Current population estimates, along with Douglas County’s adopted targets are between the High and Middle series of the Washington Office of Financial Management’s (OFM) population projections (Figure 2.1).

Table 2.1: Douglas County Population for Rural and Urban Areas, 2023

Region	2023 Population Value	2023 Population Share (%)	Comprehensive Plan Adopted Allocation Share (%)	2040 Total Population	2040 Population Share %
East Wenatchee	30,886	69.4%	72.0%	37,979	69.4%
Bridgeport	2,168	4.9%	6.0%	3,410	6.2%
Rock Island	1,706	3.8%	2.5%	1,551	2.8%
Waterville	1,157	2.6%	1.2%	1,349	2.5%
Mansfield	341	0.8%	0.2%	356	0.7%
Coulee Dam	200	0.4%	0.1%	203	0.4%
Urban	36,458	81.9%	82.0%	44,849	81.9%
Rural	8,042	18.1%	18.0%	9,913	18.1%
Douglas County	44,500	--	--	54,762	--

Source: Points Consulting using Washington Office of Financial Management, 2023; Douglas County Countywide Comprehensive Plan 2021

Figure 2.1: Population Estimates and Targets for Douglas County, 2012-2046



Source: Points Consulting using Washington Office of Financial Management, 2023; Douglas County Countywide Comprehensive Plan 2021

Table 2.2 presents details on the population growth in Douglas County from 2012-2023. Overall, the county's population has grown by 14.2% since 2012. This was highlighted by 68.3% growth in Rock Island and lowlighted by 9.1% population decline in Bridgeport. East Wenatchee has also seen strong growth through the decade at 11.8%.

Table 2.2: Population Growth Across Douglas County, 2012-2023

Region	2012-2023 Population Growth	2012-2023 Population Growth (%)
Bridgeport	(187)	(8.0%)
Bridgeport UGA	(247)	(10.2%)
<i>Total Bridgeport</i>	<i>(434)</i>	<i>(9.1%)</i>
<i>Total Coulee Dam</i>	11	5.9%
East Wenatchee	861	6.4%
East Wenatchee UGA	3,881	14.4%
<i>Total East Wenatchee</i>	<i>4,742</i>	<i>11.8%</i>
Mansfield	6	1.9%
Mansfield UGA	4	1.1%
<i>Total Mansfield</i>	<i>10</i>	<i>1.5%</i>
Rock Island	775	97.5%
Rock Island UGA	555	48.2%
<i>Total Rock Island</i>	<i>1,330</i>	<i>68.3%</i>
Waterville	11	1.0%
Waterville UGA	10	0.9%
<i>Total Waterville</i>	<i>21</i>	<i>0.9%</i>
Douglas County	5,532	14.2%

Source: Points Consulting using Washington Office of Financial Management, 2023

Population Allocation Options

The population allocations shown in Table 3 are based on those provided by the OFM and approved by the Douglas County Regional Council on July 17, 2023. The approved population allocations are from OFM's Middle Projection series. The 2046 target population and percentage shares of the county population are extrapolated from the approved OFM projections. Table 2.4 depicts the second option for population allocation. These would be based on each jurisdiction's share of the 2023 countywide population. This assumes each jurisdiction will have the same share of the countywide population in 2046. The final option is presented in Table 2.5, where the county would allocate population based on the shares of the previous comprehensive plan. This option assumes that the shares will continue to be relevant through 2046

3: Population Allocation Based on Washington OFM Adopted Allocations

Region	2046 Target (Medium)	Net Change Over 2023 Population	% of Countywide Total Pop. in 2046	% of Population Growth Allocation
East Wenatchee UGA	38,080	7,194	69.5%	68.5%
Bridgeport UGA	2,154	(14)	3.9%	0.0%
Rock Island UGA	3,347	1,641	6.1%	16.1%
Waterville UGA	1,157	0	2.1%	0.1%
Mansfield UGA	355	14	0.6%	0.2%
Coulee Dam UGA	212	12	0.4%	0.1%
Urban	45,305	8,847	82.7%	85.0%
Rural	9,497	1,455	17.3%	15.1%
Total	54,806	10,306	100.0%	100.0%

Source: Points Consulting using Washington Office of Financial Management, 2023

Table 2.4: Population Allocation Based on 2023 Share of Countywide Population

Region	2046 Target (Medium) as 2023 Share of Population	Net Change Over 2023 Population	% of Countywide Total Pop.
East Wenatchee	38,039	7,153	69.4%
Bridgeport	2,670	502	4.9%
Rock Island	2,101	395	3.8%
Waterville	1,425	268	2.6%
Mansfield	420	79	0.8%
Coulee Dam	246	46	0.4%
Urban	44,902	8,444	81.9%
Rural	9,904	1,862	18.1%
Total	54,806	10,301	100.0%

Source:

Washington Office of Financial Management, 2023

Table 2.5: Population Allocation Based on Adopted Comprehensive Plan Shares

Region	2046 Target (Medium) as Share Allocated in Previous Comp Plan	Net Change Over 2023 Population	% of Countywide Total Pop. in 2040
East Wenatchee	39,460	8,574	72.0%
Bridgeport	3,288	1,120	6.0%
Rock Island	1,370	(336)	2.5%
Waterville	658	(499)	1.2%
Mansfield	110	(231)	0.2%
Coulee Dam	55	(145)	0.1%
Urban	44,941	8,483	82.0%
Rural	9,865	1,823	18.0%
Total	54,806	10,306	100.0%

Source: Points Consulting using

3. Future Housing Needs

The Housing for All Planning Tool (HAPT) is a product of HB 1220, a revision to the Growth Management Act (GMA). The tool is intended to assist counties in planning for growth and accounting for housing needs that will accompany that growth. Using OFM GMA population projections for 2046, housing needs are broken down by percent of area median income (AMI) using three different methods. In discussions with Douglas County, we decided to focus on just two of the methods, with one of them being updated while the analysis was in progress.

Allocation Method A:

- Low-income housing is allocated proportionally to UGAs and the rural county.
- Higher income housing is allocated proportionally to UGAs and the rural county.

Allocation Method C:

- All low-income housing is allocated to UGAs.
- Higher income housing is allocated proportionally to UGAs and the rural county.

Allocation Method C (Updated)

- All low-income housing is allocated to UGAs.
- Rural counties are allocated a larger share of higher income housing, while UGAs are allocated a smaller share of higher income housing.

Adjusting Housing Needs based on 2021-2023 Housing Production

A critique made by WA Commerce of BERK's 2023 memo was the memo accounted for four additional years of growth going from 2022-2046 when the planning period is for 2026-2046. To ensure the same mistake was not made here, an adjustment of housing needs is called for because the HAPT produces housing needs from 2020-2046.

To make this adjustment, PC used housing permit data from the University of Washington's Center for Real Estate Research (WCRER). Data from WCRER were housing permits from 2021 to 2023 to account for housing built in those years. To estimate the value of the housing units, the permit values were used. In order to estimate the affordability level of the housing units, PC applied a mortgage payment calculation to single- and two-unit structures. We also applied Housing and Urban Development's (HUD) median family incomes (MFIs) to determine affordability at each AMI level. For five or more-unit structures, HUD's fair market rents (FMRs) were applied to determine affordability level.

Comp Plan → Zoned use section
Use → Targeted density
Not → Max density

4 RL
12 RM
8 RH

60% MF [Method]
40% SF / C

Once affordability levels for units built between 2021 and 2023 were determined, PC used a three-year moving average of the units built to determine the number of units that would be built in the next year. This method was applied until an estimated number of units built in 2024, 2025, and 2026 were established. Table 3.1 shows the final outcomes of the adjustment.

Table 3.1: Estimated Housing Units Built by AMI Level, 2021-2026

Jurisdiction	0 30%	>30 50%	>50 80%	>80 100%	>100 120%	>120%
Bridgeport UGA	0	2	2	12	4	0
Coulee Dam UGA	0	0	0	0	0	0
East Wenatchee UGA	0	10	373	155	214	113
Mansfield UGA	0	0	6	0	0	2
Rock Island UGA	0	96	6	1	122	1
Waterville UGA	0	5	0	4	5	0
Rural Douglas County	0	0	149	73	107	56
Total	0	113	536	245	452	172

Source: Points Consulting using data from WCRER and HUD Median Family Incomes and Fair Market Rents

HAPT Outcomes

The HAPT model uses each region's share of the countywide population growth to allocate future housing needs. PC used the allocations from the first option (Table 3) which incorporates the percentage shares adopted by the Douglas County Regional Council on July 17th, 2023. Tables 3.2-3.4 present the estimates from the model, both overall countywide needs and by region.

As shown in Table 3.2, Douglas County will need nearly 5,600 housing units between 2026 and 2046 to accommodate projected growth. The bulk of these new housing units (roughly 3,300 units) should be affordable to those in the 50-80% of the area median income (AMI) and 120%+ of the AMI.

Additionally, the HAPT model produced housing unit needs for temporary, emergency housing. Douglas County has an estimated 40 housing units for temporary, emergency housing units as of 2020. According to HAPT, Douglas County will need 74 of these housing units by 2046, 34 more units than current estimates show.

Table 3.2: Permanent Housing Needs by Income Level (% of Area Median Income), Using 2046 Target (Medium)

	0 30%	30 50%	50 80%	80 100%	100 120%	120%+	Total
Countywide Estimated Housing Supply (2026)	978	2,350	4,452	2,489	2,188	5,167	17,624
Countywide Total Housing Needs (2046)	1,914	3,096	5,070	2,852	2,444	7,841	23,217
Countywide Additional Units Needed (2026-2046)	936	746	618	363	256	2,674	5,593

Source: Points Consulting using WA Commerce Housing for All Planning Tool, 2024

Developer
 Sedland Group
 Frank Lewis

The results for allocation Method A are shown in Table 3.3. Here, the 5,600 housing units needed between 2026 and 2046 are broken down by income level and region. Table 3.4 displays the results for allocation Method C Updated, also broken down by income level and region.

Table 3.3: Permanent Housing Needs by Income Level (% of Area Median Income) by Region, Using 2046 Target (Medium), Allocation Method A

Talchi Tuckey

Region	0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%	Total
East Wenatchee UGA	641	578	417	261	271	1,836	4,006
Rock Island UGA	151	42	180	97	0	457	927
Rural Douglas County	141	129	25	18	0	372	685
Coulee Dam UGA	1	1	1	1	1	3	8
Mansfield UGA	1	1	0	1	1	2	7
Waterville UGA	1	0	1	0	0	3	5
Bridgeport UGA	0	0	0	0	0	0	0

Source: Points Consulting using WA Commerce Housing for All Planning Tool, 2024

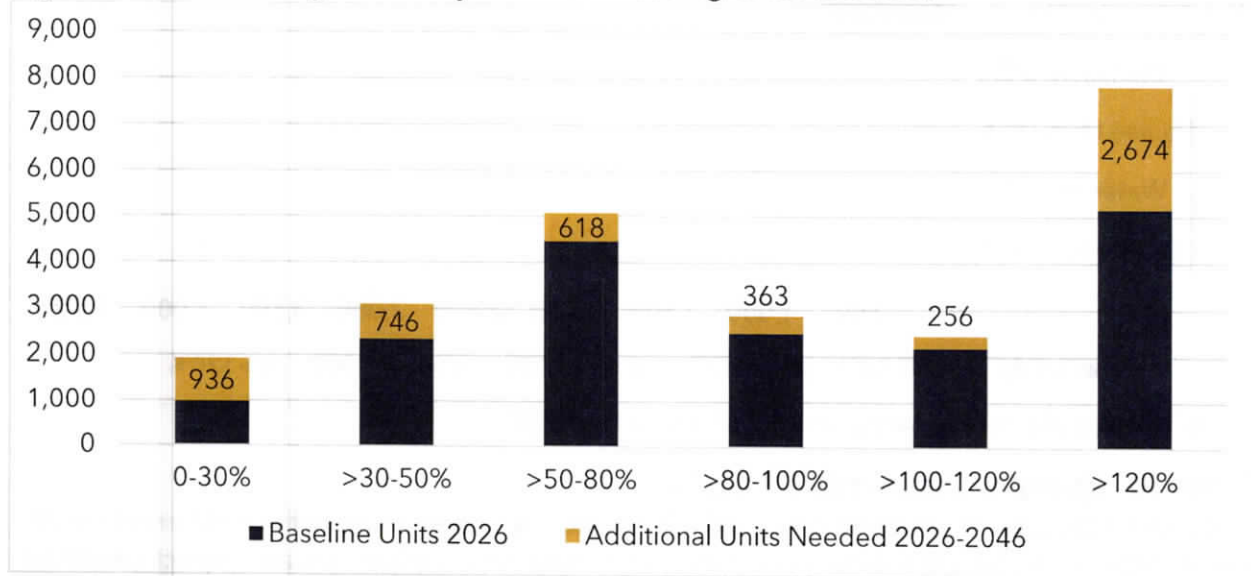
Table 3.4: Permanent Housing Needs by Income Level (% of Area Median Income) by Region, Using 2046 Target (Medium), Allocation Method C Updated

Region	0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%	Total
East Wenatchee UGA	755	682	417	260	270	1,619	4,003
Rock Island UGA	177	67	180	97	0	406	927
Rural Douglas County	0	0	25	19	0	641	685
Mansfield UGA	2	2	0	1	1	2	8
Coulee Dam UGA	1	1	1	1	1	3	8
Waterville UGA	1	0	1	0	0	3	5
Bridgeport UGA	0	0	0	0	0	0	0

Source: Points Consulting using WA Commerce Housing for All Planning Tool, 2024

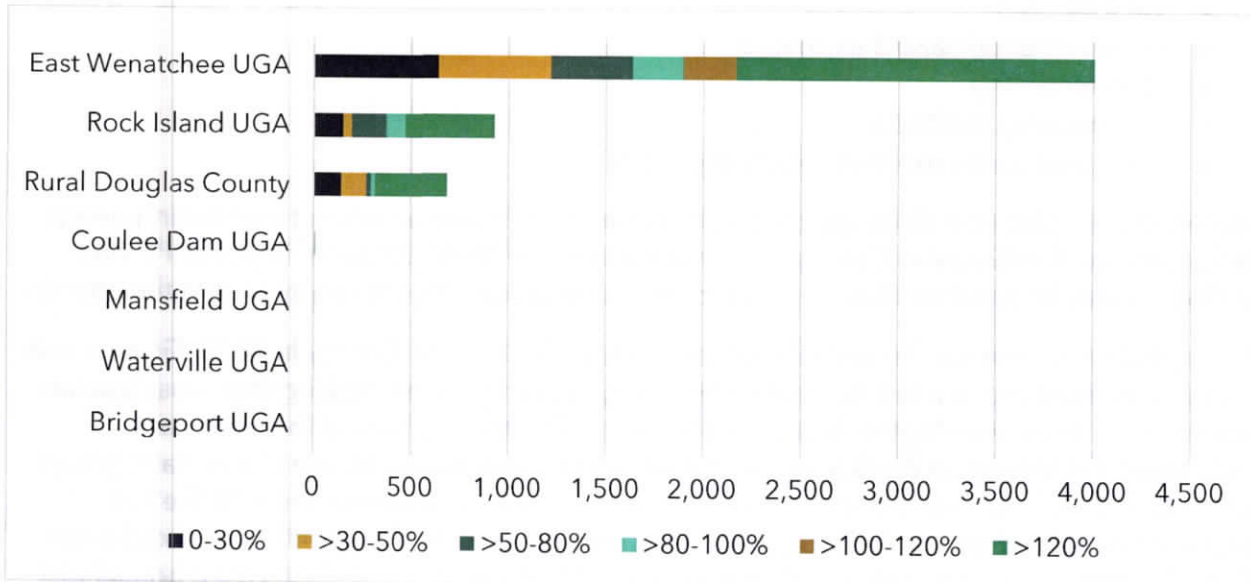
Visual presentations of Douglas County's future housing needs are shown in Figures 3.1-3.3. Units needed by AMI at the county level are shown in Figure 3.2. All units in gold represent the 5,600 units needed between 2026 and 2046. The black bars show what the county is projected to have in stock, as of 2026. New housing units needed by region are shown in Figures 3.3 and 3.4, by allocation Methods A and C Updated, respectively.

Figure 3.1: Total Douglas County Net New Housing Unit Allocation



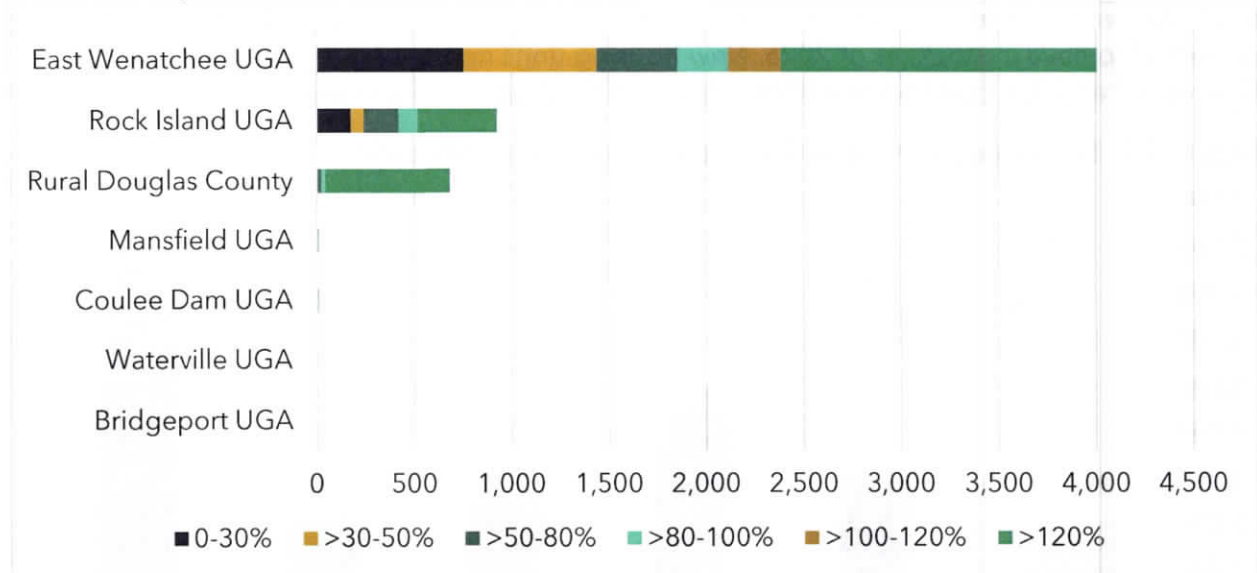
Source: Points Consulting using WA Commerce Housing for All Planning Tool, 2024

Figure 3.2: Additional Housing Units Needed by Income Level by Region, Allocation Method A



Source: Points Consulting using WA Commerce Housing for All Planning Tool, 2024

Figure 3.3: Additional Housing Units Needed by Income Level by Region, Allocation Method C Updated



Source: PC Using WA Commerce Housing for All Planning Tool, 2024

Potential Racially Disparate Impacts

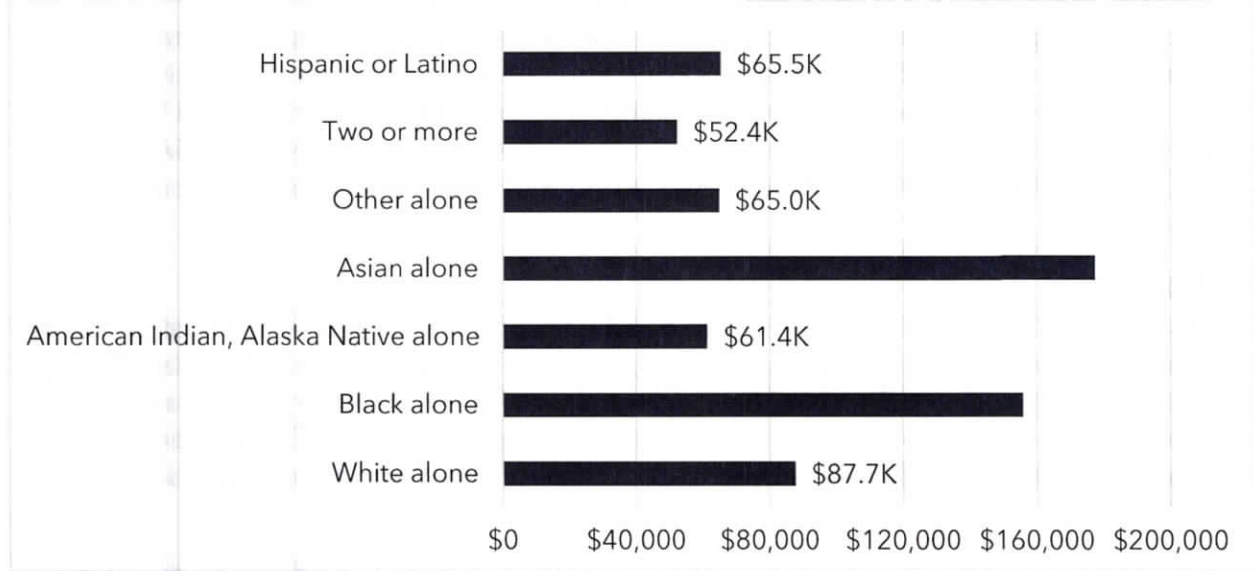
One piece that was not touched on by BERK’s memo was adverse impacts on different racial demographics. There are several potential components of racially disparate impacts, such as:

- Homeownership
- Housing accessibility
- Cost burden
- Environmental hazard exposure
- Overcrowding
- Fair housing Violations
- Over and under representation of groups

More broadly, historical demographic income trends will have an impact on housing needs by income level in Douglas County. To measure some of these potential impacts, PC has pulled current levels of median household income and housing tenure by race in the county.

Figure 6 displays median household income by race in Douglas County in 2022. Groups with lower household income will be more affected by housing prices, making their cost burden greater than those with higher household incomes. The two outliers of this series are individuals identifying as Black alone and American Indian/Alaska Native alone. Each group has over \$150K in household income, but further analysis shows these are also the two smallest household groups in Douglas County, making up only about 140 households total. Outside of these groups, individuals identifying as White alone have the highest household income at \$87.7K. All other groups are more than \$20.0K lower in household income than White alone households. Housing accessibility and cost burden may be an issue for these groups in Douglas County.

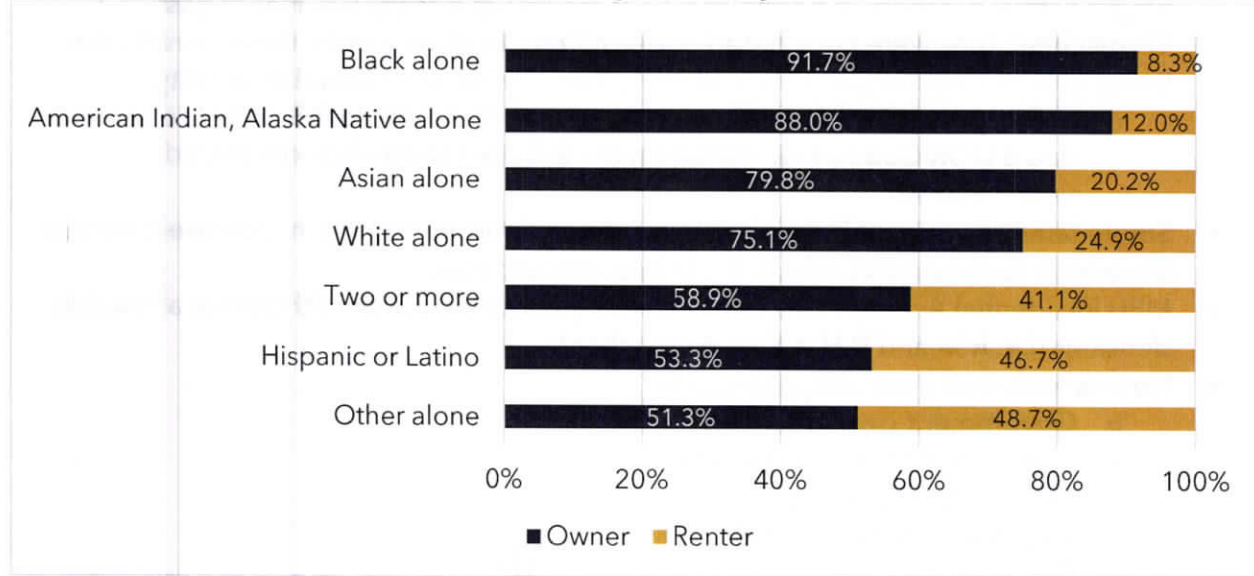
Figure 3.4: Median Household Income by Race in Douglas County, 2022



Source: US Census Bureau, American Community Survey, Table B19013, 2022 5-Year Estimates

Housing tenure, whether a household is a renting or an owning household, is shown in Figure 7. This measure is broken down by race in the county at current 2022 levels. Individuals identifying as being Hispanic or Latino, Two or more races, or Some Other race each have the lowest homeownership rates, all below 60.0%. These groups will need to be served differently than just new single-family homes for high income earners.

Figure 3.5: Housing Tenure by Race in Douglas County, 2022



Source: US Census Bureau, American Community Survey, Table B25003, 2022 5-Year Estimates

4. Land Capacity Analysis

Points Consulting (PC) has completed a Residential Land Capacity Analysis (LCA) to build upon and improve from BERK Consulting's Population Allocation and Land Capacity Memo (2023). The geographic scope of the residential LCA includes Bridgeport City and UGA, Coulee Dam City and UGA, East Wenatchee City and UGA, Mansfield City and UGA, Rock Island City and UGA, Waterville City and UGA, along with rural unincorporated Douglas County.

Methodology

The residential LCA methodology was developed based on Washington GMA best practices and several custom enhancements by PC. Analysis began with all parcels in Douglas County using local zoning codes to filter land for residential use. Improvement and land values were used to determine vacant or potentially redevelopable parcels. Further, Department of Revenue tax-use (DOR) codes were used to determine underutilized parcels in residential zones. Our full assumptions are laid out as follows:

- Parcels with an improvement value of \$10,000 or less were considered to be vacant.
- Residential parcels that were not vacant, and had an improvement-to-land value ratio of less than 4.0 were classified as "potentially redevelopable." Or parcels that could be considered for redevelopment to accommodate more housing. These parcels are not considered vacant because their improvement values exceeded \$10,000. But the improvement value relative to the land value is approximately less than 25%.
- Residential parcels that were not vacant, and not potentially redevelopable, were analyzed for underutilization. If these parcels had a DOR Code of 11 - Residential - Single-Family but were in a zone of higher maximum density (i.e. R-M in East Wenatchee), they were considered underutilized. In other words, these parcels are being used for housing at a lower density than the highest allowable density.
 - In Bridgeport and East Wenatchee, parcels that were in R-3 or R-H zones and had a DOR Code of 12 - Residential - 2-4 units were also considered underutilized.
- Single-family housing (SFH) acreage was determined by parcels in the lowest density allowed in each jurisdiction (i.e. R-L in East Wenatchee).
- MFH Residential Acreage was determined by parcels in zones with higher allowable densities (i.e. R-M and R-H in East Wenatchee).
- Parcels excluded from analysis include
 - Government-owned parcels
 - School district-owned parcels
 - Tribal-owned parcels
 - Fire district-owned parcels
 - Cemeteries
 - Churches
- Net acreage was determined by eliminating acreage from parcels covered by steep slopes (greater than 15%) and FEMA floodways and hazard zones.

Vacant

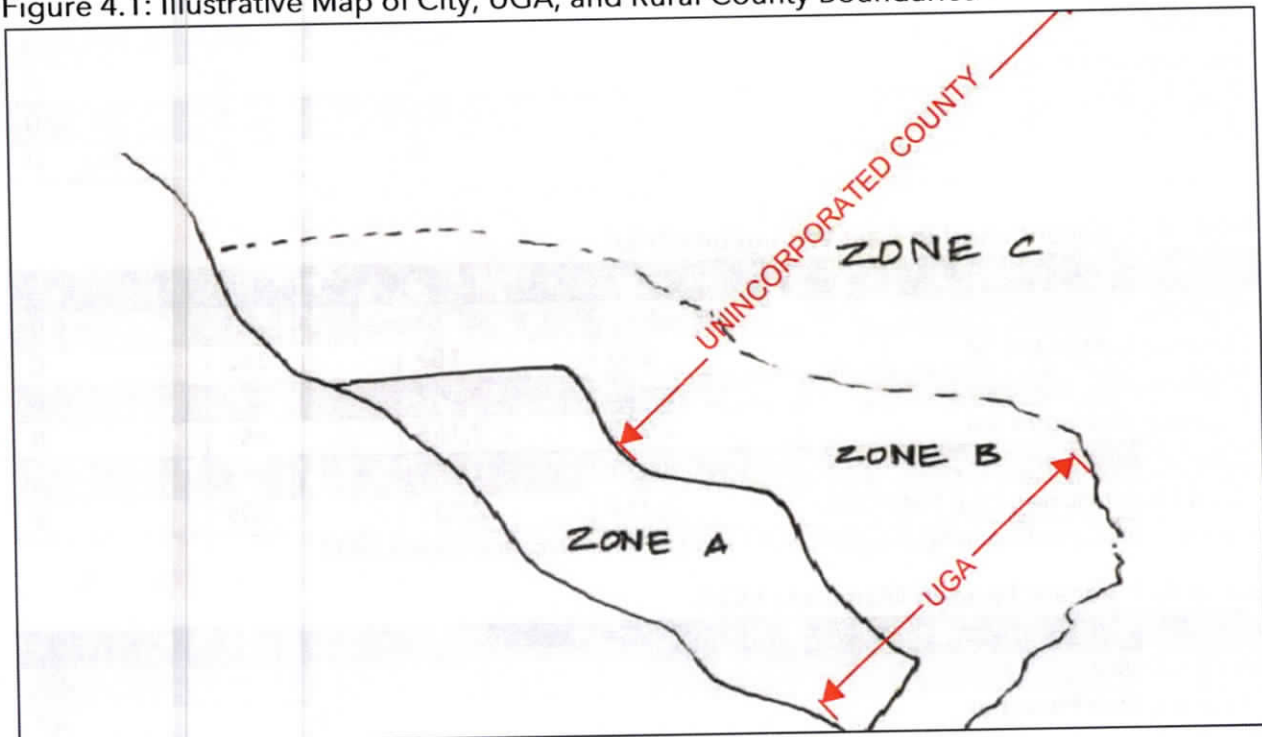
*DOR - what is
code for Ag ?*

- A 25% reduction was taken from net acreage for public uses/right of way. In other words, if the land were developed, we assume that 25% of it would actually not be used for residential purposes as jurisdictions would need this space for roads, public/utility easements, etc.
- Another 25% reduction was removed from net acreage to account for other market factors. There are many possibilities on this front including unwilling sellers, owners putting lands into conservation trusts, etc.
- Assumed densities (dwelling units per acre, or du/a) were taken from each city's zoning code for maximum density in residential zones.

Defined Zones

To assist with conceptual understanding of land capacity in certain boundaries, PC utilized an illustrative map (Figure X) from Douglas County Land Services to break down total acreage and housing units that could be accommodated in them. Zone A is the city limit of the jurisdiction, Zone B is the area inside a jurisdiction's urban growth area (UGA) but outside of the proper city limits, and Zone C is Rural Douglas County outside of UGAs. Zones A and B account for the total UGA, while Zones B and C account for the unincorporated county.

Figure 4.1: Illustrative Map of City, UGA, and Rural County Boundaries



Source: Douglas County Land Services Department

Vacant Land

The vacant lands for each UGA and the rural county, along with the potential housing units they could accommodate, are shown in Tables 4.1-4.7. The acreage shown here are from parcels in residential zones and had improvement values of \$10,000 or less.

Table 4.1: Vacant Land in Bridgeport UGA

Zone	R-1	R-2	R-3
A - Acreage	21.5	1.9	7.4
Housing Unit Potential	86	15	148
B - Acreage	57.5	3.8	24.8
Housing Unit Potential	230	30	495
Total UGA Acreage	79.0	5.7	32.2
Total UGA Housing Unit Potential	316	45	643

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.2: Vacant Land in Coulee Dam Part UGA

Zone	R1	R2	R3	SR
A - Acreage	0.3	0.0	0.0	0.0
Housing Unit Potential	1	0	0	0
B - Acreage	0.0	0.0	0.0	0.0
Housing Unit Potential	0	0	0	0
Total UGA Acreage	0.3	0.0	0.0	0.0
Total UGA Housing Unit Potential	1	0	0	0

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.3: Vacant Land in East Wenatchee UGA

Zone	RL	RM	RH	MU
A - Acreage	47.1	9.1	11.4	0.0
Housing Unit Potential	235	182	342	0
B - Acreage	595.8	107.7	8.9	0.6
Housing Unit Potential	2,979	2,155	267	8
Total UGA Acreage	642.9	116.9	20.3	0.6
Total UGA Housing Unit Potential	3,214	2,337	609	8

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Change from Max to targeted density

Table 4.4: Vacant Land in Mansfield UGA

Zone	R1	R2
A - Acreage	7.3	4.7
Housing Unit Potential	29	47
B - Acreage	1.9	0.0
Housing Unit Potential	8	0
Total UGA Acreage	9.2	4.7
Total UGA Housing Unit Potential	37	47

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.5: Vacant Land in Rock Island UGA

Zone	R L	M R
A - Acreage	41.1	10.0
Housing Unit Potential	205	100
B - Acreage	16.4	6.6
Housing Unit Potential	83	66
Total UGA Acreage	57.5	16.6
Total UGA Housing Unit Potential	288	166

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.6: Vacant Land in Waterville UGA

Zone	R 1	R 2
A - Acreage	31.1	4.8
Housing Unit Potential	124	48
B - Acreage	5.0	2.9
Housing Unit Potential	21	29
Total UGA Acreage	36.1	7.7
Total UGA Housing Unit Potential	145	77

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.7: Vacant Land in Rural Douglas County

Zone	Zone C	Potential Housing Units
AC-10 Acreage	6,124	612
AC-5 Acreage	100	20
A-D Acreage	357,026	17,851
RR-2 Acreage	90	45
RR-20 Acreage	182,529	9,126
RR-5 Acreage	9,688	1,938
R-REC Acreage	154	462
RSC Acreage	160	479

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Parcels to be Considered for Redevelopment

Parcels that could be considered for redevelopment are shown in Tables 4.8-4.12. Based on our methodology, these parcels have a low improvement value relative to the land value of the parcel. This shows an opportunity to improve the land to a greater extent in order to accommodate more housing. That is not to say all of these parcels will be redeveloped, though. For example, our methodology indicates that East Wenatchee has over 7,000 parcels that could be considered for redevelopment. But the vast majority will likely not be redeveloped. *put a number on it - Vacant*

Table 4.8: Potentially Redevelopable Parcels in Bridgeport UGA

Zone	Number of Parcels	Acreage
R-1	4	88.5
R-2	16	3.0
R-3	26	32.4
Total	66	123.9

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.9: Potentially Redevelopable Parcels in East Wenatchee UGA

Zone	Number of Parcels	Acreage
R-L	6,563	2,785.5
R-M	478	207.8
R-H	273	121.1
MU	8	52.5
Total	7,322	3,166.9

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.10: Potentially Redevelopable Parcels in Mansfield UGA

Zone	Number of Parcels	Acreage
R1	27	8.42
R2	1	4
Total	28	12.4

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.11: Potentially Redevelopable Parcels in Rock Island UGA

Zone	Number of Parcels	Acreage
R-L	160	132.6
MR	13	63.2
Total	173	195.8

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.12: Potentially Redevelopable Parcels in Waterville UGA

Zone	Number of Parcels	Acreage
R1	97	42.4
R2	47	15.8
Total	144	58.2

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Underutilized Parcels

Tables 4.13-4.17 report parcels that are underutilized according to the above methodology. In East Wenatchee, if the underutilized parcels were used to the maximum allowed density in the zones they are in, then they could accommodate about 411 more housing units. In Rock Island, if the parcels were used to the maximum density, then they could accommodate about 51 more housing units.

Table 4.13: Underutilized Parcels in Bridgeport UGA

Zone	11 - Residential - Single Family	12 - Residential - 2-4 Units
Parcels		
R-1	155	--
R-2	53	--
R-3	68	2
Acreage		
R-1	43.9	--
R-2	8.2	--
R-3	19.6	0.4

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.14: Underutilized Parcels in East Wenatchee UGA

Zone	11 - Residential - Single Family	12 - Residential - 2-4 Units
Parcels		
R-L	1276	38
R-M	37	29
R-H	11	36
Acreage		
R-L	495.4	15.0
R-M	14.6	8.0
R-H	4.0	9.3

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.15: Underutilized Parcels in Mansfield UGA

Zone	11 - Residential - Single Family
Parcels	
R1	113
R2	4
Acreage	
R1	37.4
R2	2.2

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.16: Underutilized Parcels in Rock Island UGA

Zone	11 - Residential - Single Family
Parcels	
R-L	206
MU	65
Acreage	
R-L	41.2
MU	10.2

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Table 4.17: Underutilized Parcels in Waterville UGA

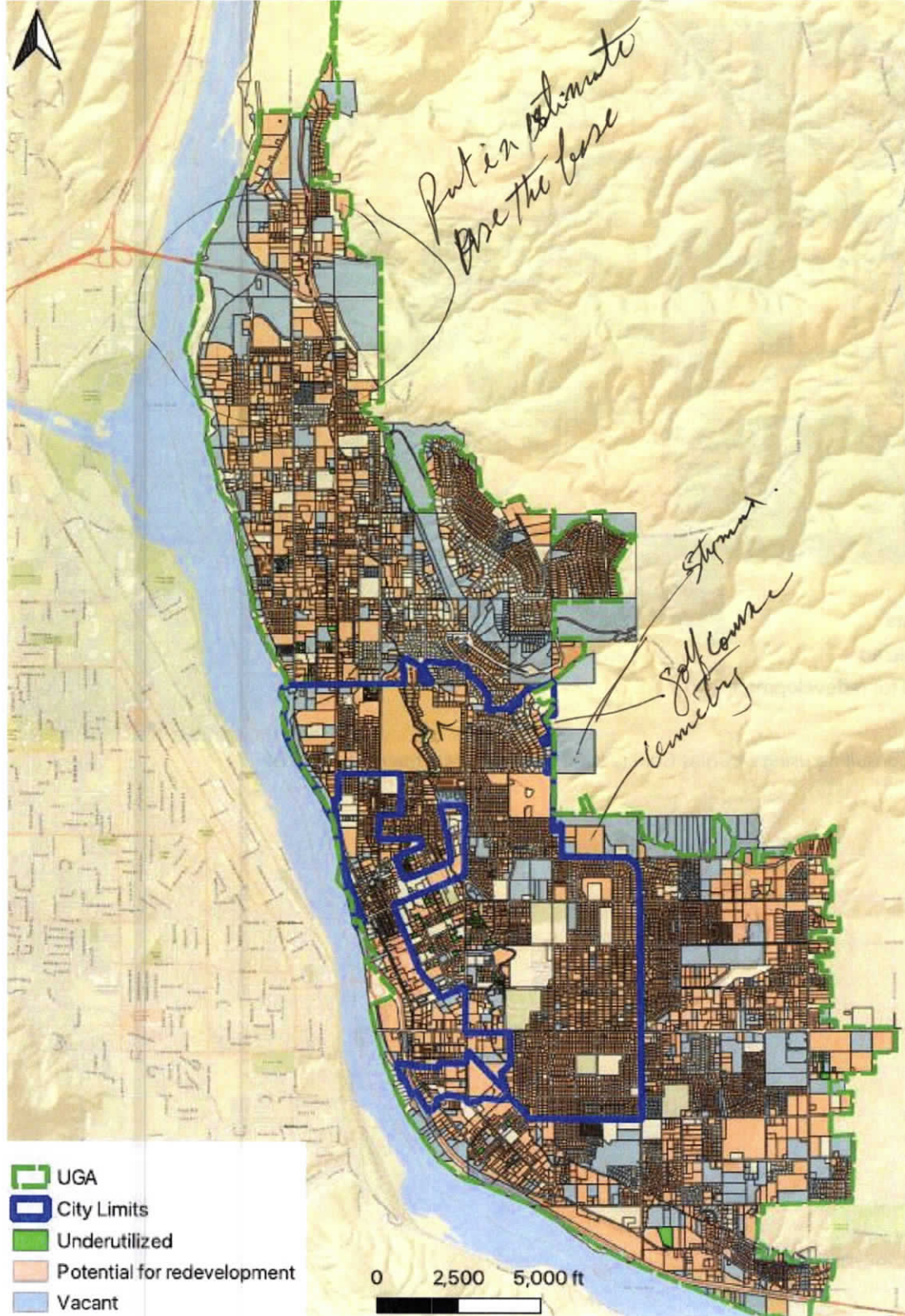
Zone	11 - Residential - Single Family
Parcels	
R1	221
R2	65
Acreage	
R1	84.6
R2	17.6

Source: Points Consulting using Douglas County Land Services Department Data, 2024

Maps

Each map below shows the current state of parcels by each jurisdiction. UGA boundaries are denoted by the dashed green lines and the city limits by the dark blue lines. Green parcels are underutilized, parcels that are the tan color have potential for redevelopment, and light blue parcels are vacant. Underutilized parcels are categorized as such by residential zoning and use. Parcels categorized as vacant or with potential for redevelopment may capture parcels outside of residential zones.

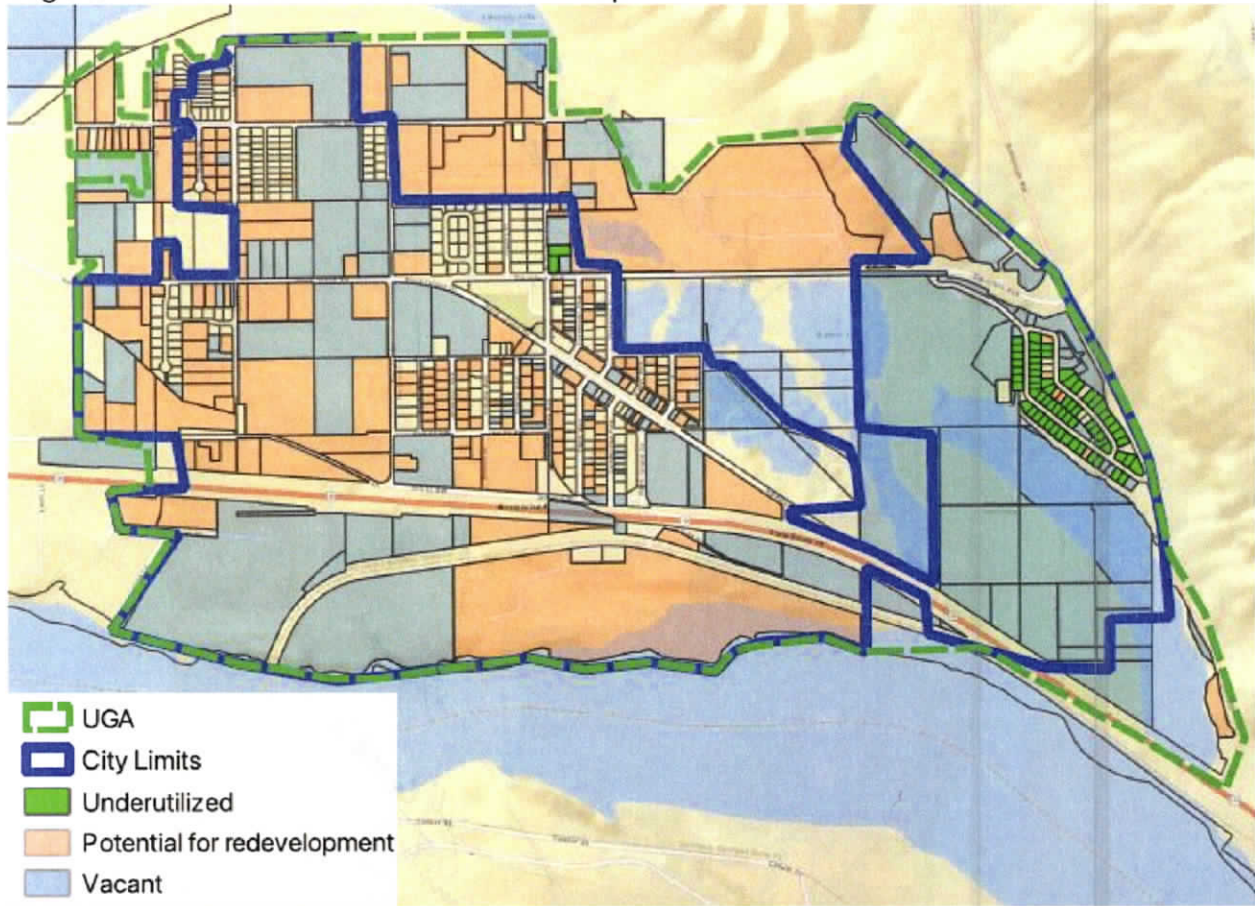
Figure 4.2: East Wenatchee Residential LCA Map



Source: Points Consulting using Douglas County Land Services Department Data, 2024

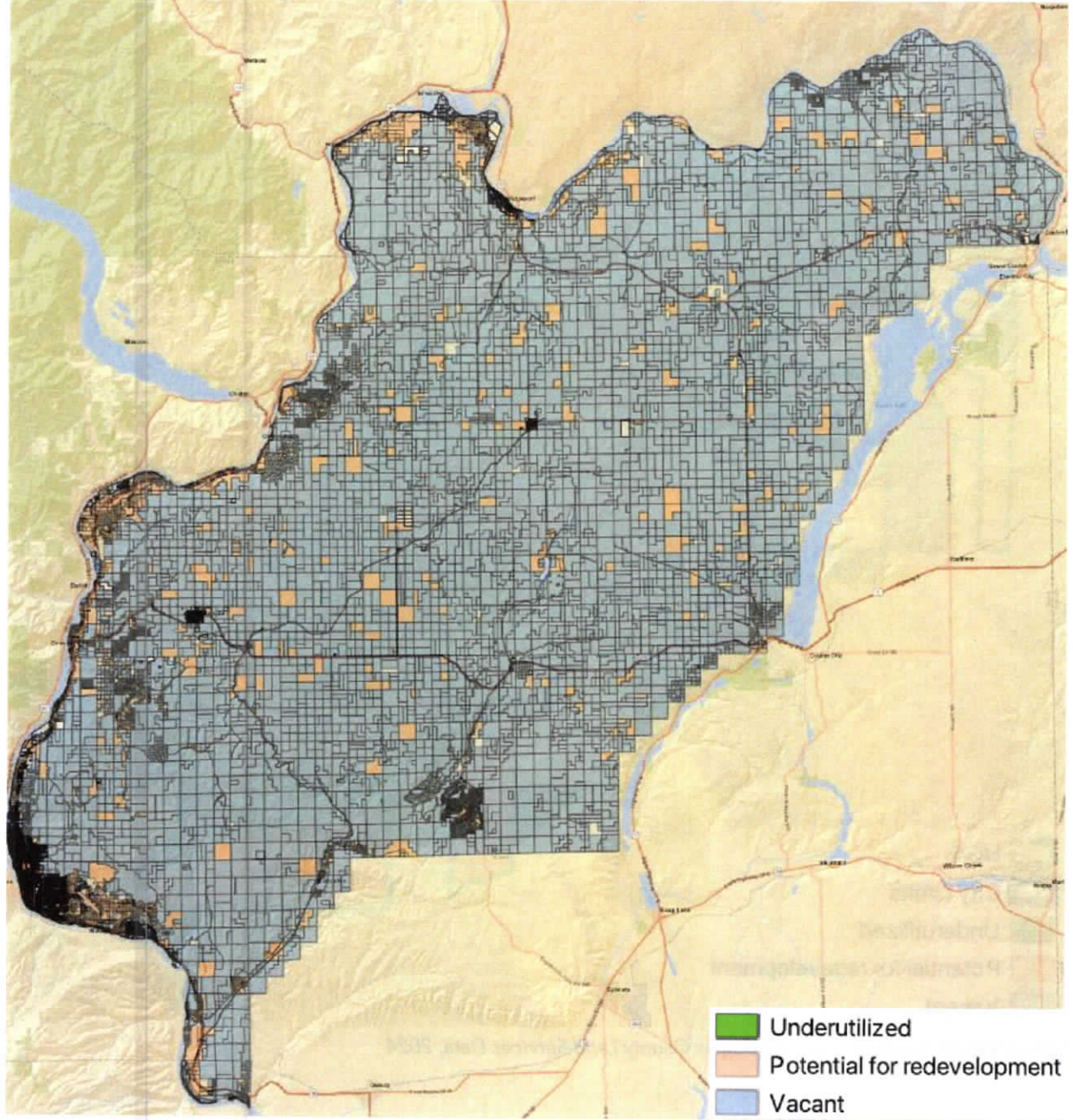
*RM → RH
As zone*

Figure 4.3: Rock Island Residential LCA Map



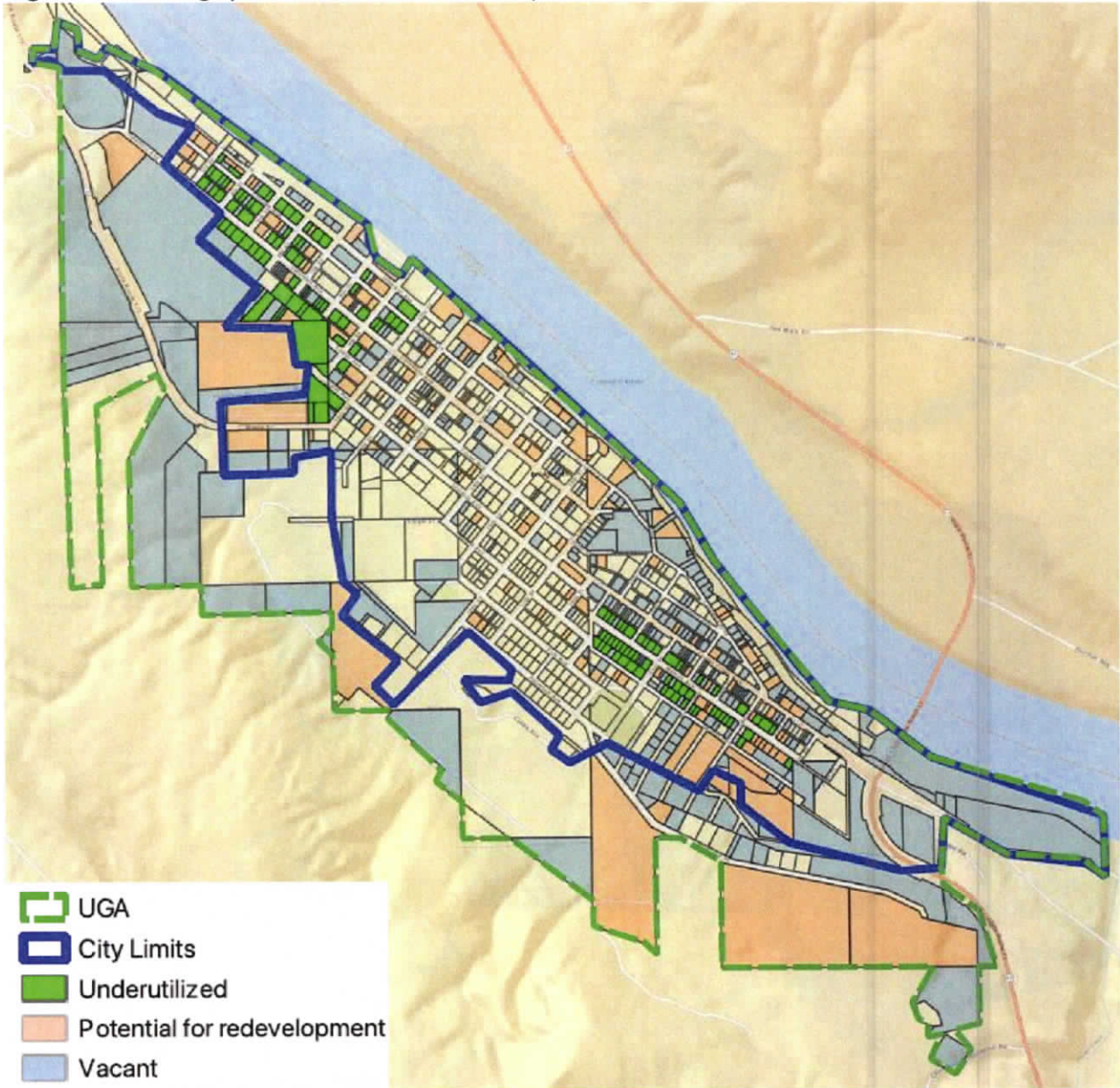
Source: Points Consulting using Douglas County Land Services Department Data, 2024

Figure 4.4: Rural Douglas County Residential LCA Map



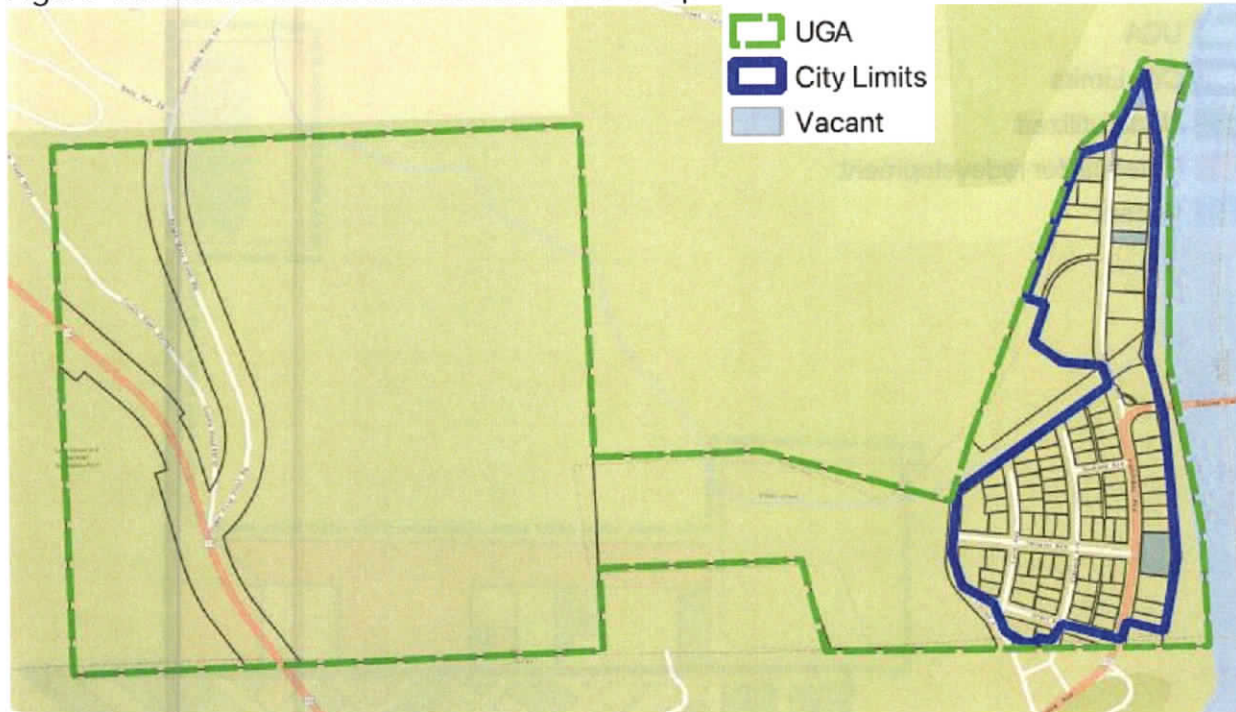
Source: Points Consulting using Douglas County Land Services Department Data, 2024

Figure 4.5: Bridgeport Residential LCA Map



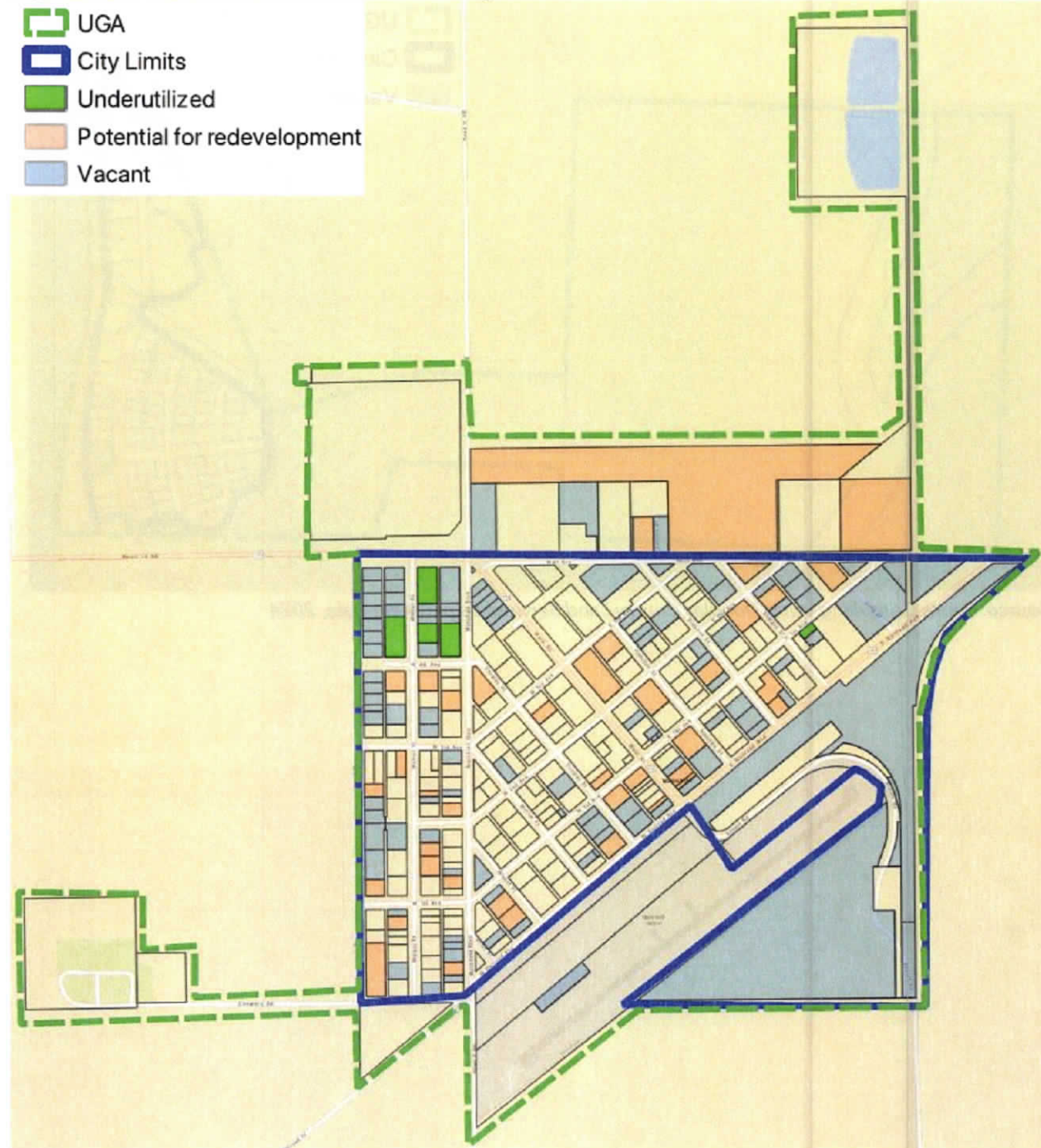
Source: Points Consulting using Douglas County Land Services Data, 2024

Figure 4.6: Coulee Dam Part Residential LCA Map



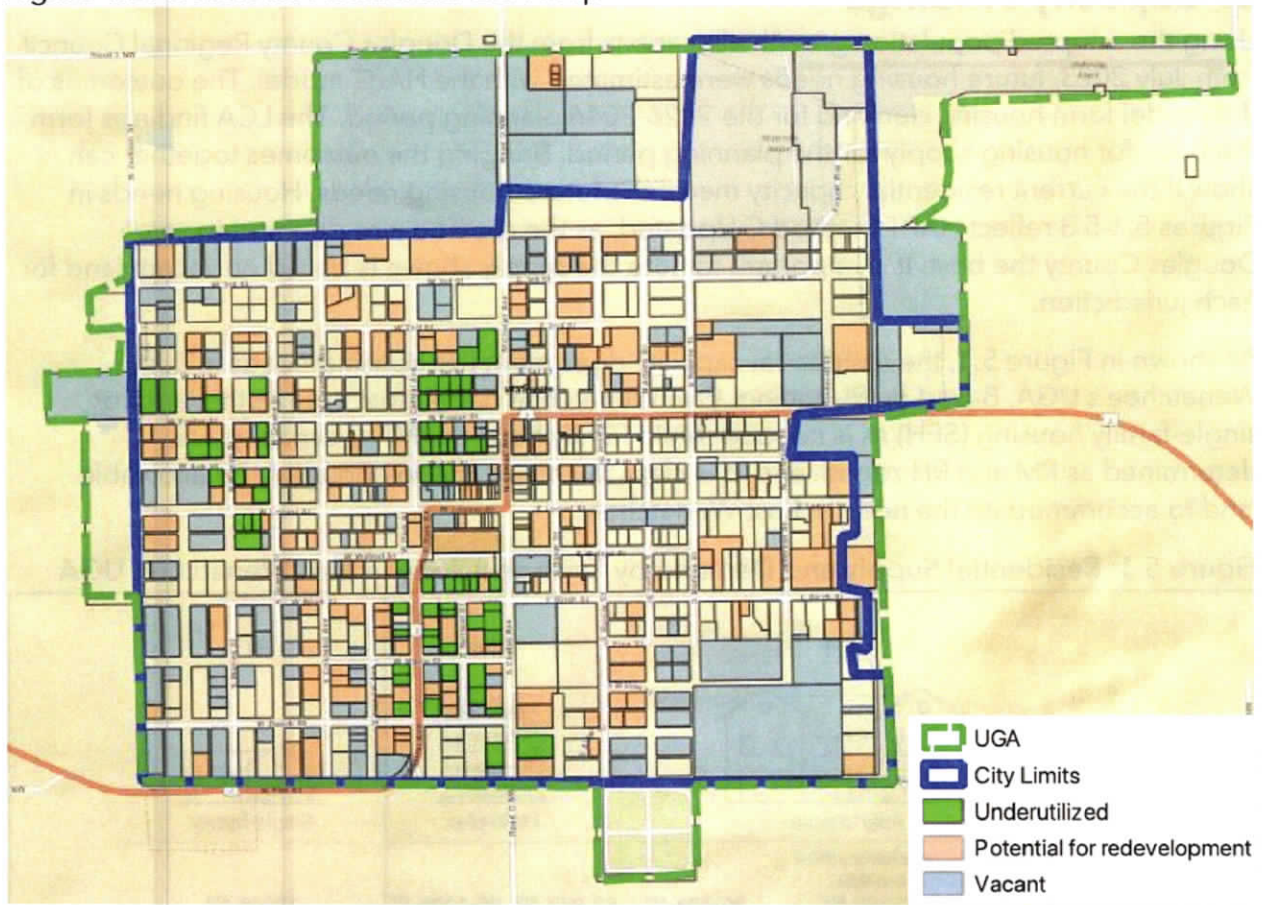
Source: Points Consulting using Douglas County Land Services Department Data, 2024

Figure 4.7: Mansfield Residential LCA Map



Source: Points Consulting using Douglas County Land Services Department Data, 2024

Figure 4.8: Waterville Residential LCA Map



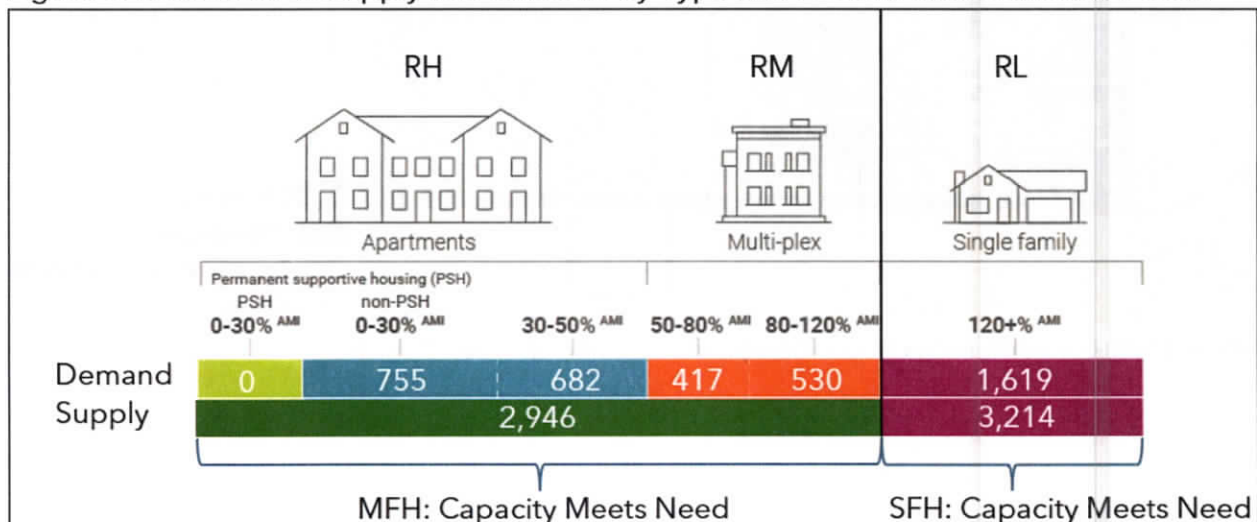
Source: Points Consulting using Douglas County Land Services Department Data, 2024

5. Capacity Findings

Using the adopted population growth allocations from the Douglas County Regional Council from July 2023, future housing needs were estimated with the HAPT model. The outcomes of the model form housing demand for the 2026-2046 planning period. The LCA findings form the basis for housing supply for the planning period. Bringing the outcomes together can show if the current residential capacity meets the future housing needs. Housing needs in Figures 5.1-5.3 reflect HAPT Method C Updated, as the method was deemed to serve Douglas County the best. It is important to note the supply shown is based on vacant land for each jurisdiction.

As shown in Figure 5.1, the residential capacity does meet the housing needs in East Wenatchee's UGA. Based on RL zoning, East Wenatchee has almost double the land for single-family housing (SFH) as is needed. Multi-family housing (MFH) capacity was determined as RM and RH zoned land. It is clear that there is also enough MFH allowable land to accommodate the need in East Wenatchee.

Figure 5.1: Residential Supply and Demand by Type and Zone in East Wenatchee UGA

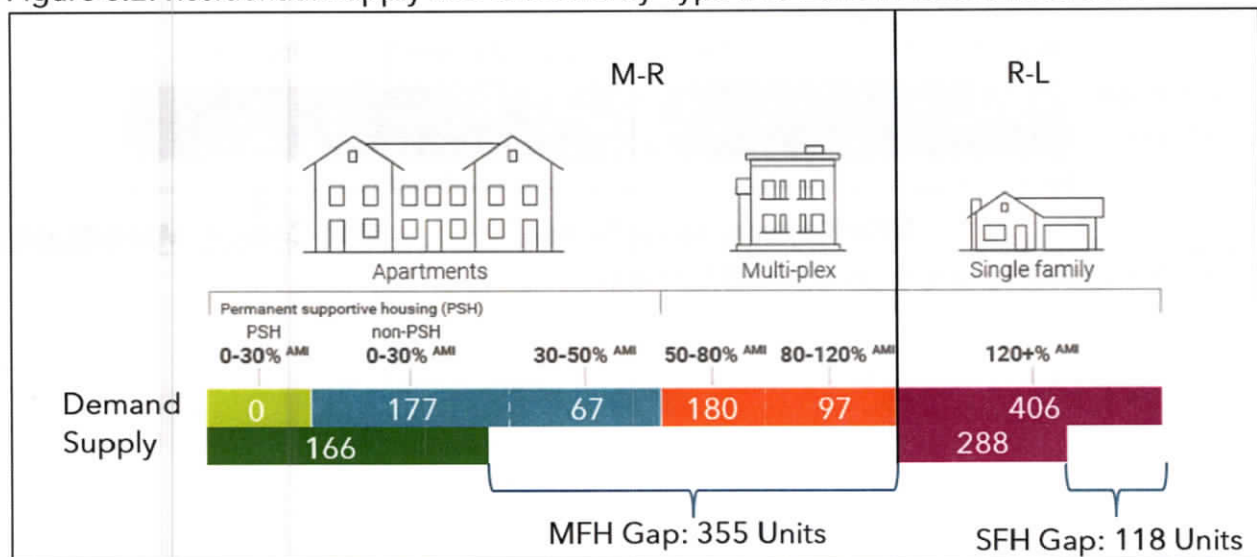


Source: Points Consulting using Graphic from WA Commerce

The capacity situation in Rock Island’s UGA is slightly different, reflected in Figure 5.2. Not only does Rock Island’s total capacity not meet the total need, but the UGA is short of land for both SFH and MFH. Rock Island has two residential zones, R-L and M-R. The M-R zone is the only residential zone that allows MFH in Rock Island’s UGA. This land is especially short, relating to a gap of about 355 housing units. The shortage of SFH land is not as great, but still amounting to a gap of about 118 units.

Concern was voiced for Rock Island’s UGA as there are several properties that are used for agriculture in R-L zoned areas, specifically for apple orchards. Commerce also voiced a critique of BERK’s prior memo in not including agricultural lands in its residential LCA. To remedy this, PC utilized DOR Codes to see which parcels were used for agriculture in R-L zones. This cross section revealed that the properties had low improvement values, and were methodologically categorized as vacant lands. So, these problematic properties are included in the supply shown in Figure 5.2 and in Rock Island UGA’s vacant lands in Section 4.

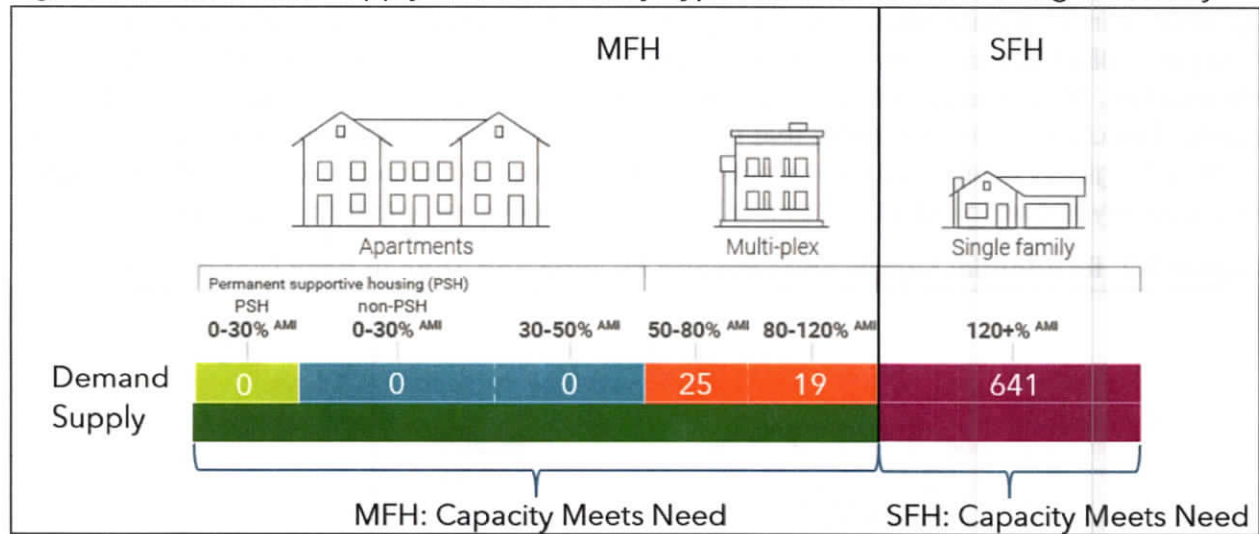
Figure 5.2: Residential Supply and Demand by Type and Zone in Rock Island UGA



Source: Points Consulting using Graphic from WA Commerce

The capacity overwhelmingly meets the supply in Rural Douglas County. Due to Douglas County zoning, it was difficult to determine exactly what zones may be able to accommodate MFH as opposed to SFH. The supply of residential land was not broken down by this designation because of this. Regardless, vacant land in Rural Douglas County can accommodate over 30,000 housing units. Meanwhile, the total future housing needs in the Rural County are 685 housing units.

Figure 5.3: Residential Supply and Demand by Type and Zone in Rural Douglas County



Source: Points Consulting using Graphic from WA Commerce