

ANACORTES SNAPSHOT

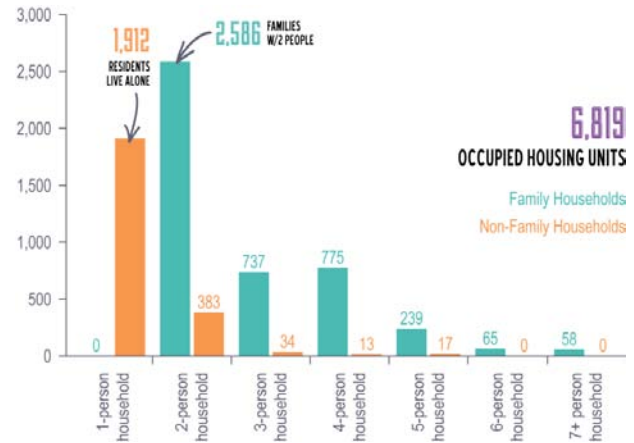
Comprehensive Plan 2016



Demographics

Household Size and Age

- Anacortes has a lot of small households!
 - 28% of households are one-person
 - 44% of households are two-person
- Anacortes has an older population
 - Anacortes' median age is ten years higher than the state's (47 vs. 37)



Projected Population Growth

- Anacortes has a projected population of 22,308 in 2036*
- This represents population growth of 36% from 2015 to 2036

* These projections are draft/preliminary

Economics

Household Income

- Median Income: \$59,857
- 67% of Households with earnings

Housing Units

- Anacortes had 7,680 housing units in 2010
- MOST of the housing is detached single family (80%, whereas State avg. is 65%)
- 65% were owner occupied

Housing Affordability

- Average resale home price in Anacortes in 2013: \$300,000.
- Required annual income to purchase a home at this cost**: \$57,500
***Note: at 20% down, 4.375 % interest, 30 years, 25% of income to Principal and Interest.*
- Required annual income to afford average monthly rent of \$1000: \$44,000.

Employment

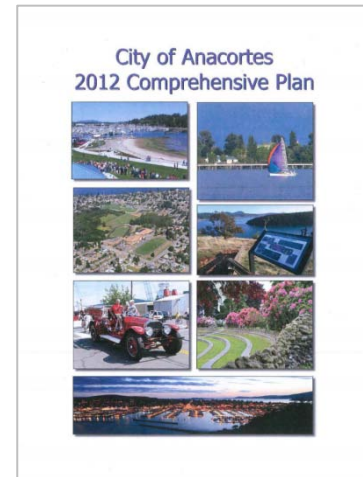
- Sectors with highest employment rates in Anacortes in 2012:
 - Education and Health (24% of employment, avg. annual wage \$40,790)
 - Manufacturing (23% of employment, avg. annual wage \$78,480)
 - Leisure and Hospitality (17% of employment, avg. annual wage \$23,226)
 - Retail (12% of employment, avg. annual wage \$27,949)
- Anacortes has a projected employment of 9,908 in 2036
 - This represents employment growth of 19% from 2015 to 2036*

* These projections are draft/preliminary

Comprehensive Plan 101

What is a Comprehensive Plan?

- Blueprint for the future
- Sets forth a community vision and goals and interests
- Designates land to accommodate projected growth over the next 20 years
- Guides decisions on land use, transportation, housing, development, and the environment
- Sets Level of Service standards for facilities (roads, parks, etc.) and how to pay for them
- Implemented in part through zoning and development regulations, which should be consistent with the Plan
- Required by the Growth Management Act



Required Elements of a Comprehensive Plan Include:

- Land Use, Housing, Capital Facilities, Transportation, Utilities, Shoreline Master Program policies, Parks (deferred), Economic Development (deferred)

Consistency

- The Plan must be both internally and externally consistent
- Internal consistency:
 - Is it physically possible? Do the Plan elements all tell the same story?
 - Can adequate public facilities be provided with planned development?
- External consistency:
 - Is the Plan in synch with Countywide Planning Policies and the Plans of adjacent jurisdictions

Public Participation

- The Plan is informed by early and ongoing, meaningful dialogue
- Community members shape the vision and make key decisions
- Outreach can include public meetings, mailings, websites, surveys, etc.