Schroader, Kathy

From: Orjiako, Oliver
Sent: Tuesday, November 24, 2015 9:40 AM
To: Schroader, Kathy
Subject: FW Revised Exhibit 1 from Excel for Testimony on Nov 24, 2015
Attachments: Alt LPA potential homesites.xlsx

Importance: High

FYI and for the record Thanks

From: Heidi Owens [mailto:heidi.owens@comcast.net]
Sent: Tuesday, November 24, 2015 9:38 AM
To: Tilton, Rebecca
Cc: Orjiako, Oliver; McCauley, Mark; Madore, David; Stewart, Jeanne; Mielke, Tom; chris.cook@clark.wa.gov
Subject: Revised Exhibit 1 from Excel for Testimony on Nov. 24, 2015
Importance: High

I apologize, given the short amount of time available to digest, interpret and create this document, I have not had a chance to verify the readability of my PDF. An Excel file is attached without the PDF header

From: Heidi Owens [mailto:heidi.owens@comcast.net]
Sent: Tuesday, November 24, 2015 9:28 AM
To: 'rebecca.tilton@clark.wa.gov' <rebecca.tilton@clark.wa.gov>
Cc: 'oliver.orjiako@clark.wa.gov', 'mark.mccauley@clark.wa.gov'
    <mark.mccauley@clark.wa.gov>, 'david.madore@clark.wa.gov' <david.madore@clark.wa.gov>,
    'jeanne.stewart@clark.wa.gov' <jeanne.stewart@clark.wa.gov>, 'tom.mielke@clark.wa.gov'
    <tom.mielke@clark.wa.gov>, 'chris.cook@clark.wa.gov' <chris.cook@clark.wa.gov>
Subject: Exhibit 1 for Testimony on Nov. 24, 2015

Attached please find the exhibit showing potential home sites for a RVBLM based on Planning Assumption Choices Rev 1.09. This document was generated from the Nov 19 staff report and has been fact checked

Thank you
### Exhibit 1: Potential home sites from the proposed column B assumptions of Exhibit A - Planning Assumption Choices Rev 1.09 (11/18/2015)

Data source: Provided by GIS staff and recorded in the Staff Report on Rural Vacant Land Model & Planning Assumptions, November 19, 2015.

<table>
<thead>
<tr>
<th></th>
<th>Alt-1 Capacity Per DSEIS</th>
<th>Alt-4 Capacity Per DSEIS</th>
<th>Alt-LPA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross potential home sites</td>
<td>7073</td>
<td>12401</td>
<td>6638</td>
</tr>
<tr>
<td>7.5% Market Factor</td>
<td></td>
<td></td>
<td>-498</td>
</tr>
<tr>
<td>Potential home sites as identified by Mr. Madore</td>
<td>7073</td>
<td>12401</td>
<td>6140</td>
</tr>
</tbody>
</table>

#### Potential home sites from inaccurate or invalid assumptions

- **Table 1 #3B**: Environmentally constrained parcels of less than an acre should not count as developable. 3594
- **Table 1 #4B**: 30% of dividable parcels with homes will not develop 1157
- **Table 1 #4B**: 10% of vacant dividable parcels will not develop 407
- **Table 1 #6B**: 90% of nonconforming parcels with at least an acre of unconstrained 597
- **Table 1 #7B**: Misapplication of market factor 498
- Total potential home sites without ordinances to limit. 6253

**TOTAL POTENTIAL HOME SITES** 7073 12401 12393

Note: Some parcels are influenced by more than one factor. Furthermore, the number of excluded cluster lots are unidentified, and there is no reliable data on if these lots can, in fact, be developed or not.
<table>
<thead>
<tr>
<th>Constrained Land Stats in Rural Development</th>
<th># of Properties</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>With existing housing unit(s)</td>
<td>20,567</td>
<td>80%</td>
</tr>
<tr>
<td>With existing housing unit(s) on constrained land</td>
<td>16,432</td>
<td></td>
</tr>
<tr>
<td>Less than 1 unconstrained acre</td>
<td>8,135</td>
<td>77%</td>
</tr>
<tr>
<td>Less than 1 unconstrained acre w/existing Housing unit(s)</td>
<td>6,270</td>
<td></td>
</tr>
</tbody>
</table>