

# APPENDICES

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# APPENDIX 1: KEY DEFINITIONS

## From the Buildable Lands Program Guidelines, Washington State Community, Trade and Economic Development

**Sufficient Land Supply:** Amount of land necessary to accommodate adopted population and employment forecasts or targets for the 20-year planning period, taking into account appropriate factors.

**Growth Target:** A figure in an adopted policy statement indicating the type and amount of growth (e.g., number of persons, households, or jobs) a jurisdiction intends to accommodate during the planning period.

### Additional Definitions

**Buildout Factor:** Historically TRPC has applied a buildout factor related to land availability when determining where future residential growth is likely to locate, and shifting growth shares as planning areas become full. It is a simple ratio of projected *demand* for dwellings versus available *capacity* for dwellings; thus it represents the amount of the capacity built-out during each 5-year forecast interval. (Hypothetical example, with made-up numbers: Tumwater Hill is projected to experience a demand for 100 dwellings during the period 2010-2015, and is projected to have room in 2010 for 500 more dwellings. The buildout factor for 2010-2015 would thus be  $100 \div 500$  or 0.20). It is calculated separately for each planning sub-area, each dwelling type (single-family, multifamily, and manufactured home), and each five-year interval. This factor is used in the Population Forecast and is not part of the Buildable Lands program. It is *not related* to the market factor.

**Household Size and Vacancy Rate:** This is a factor used by TRPC to determine how many residential dwelling units are needed to accommodate projected population growth. This factor includes a vacancy rate and persons-per-dwelling unit factor, determined by Census Tract. Dwelling Unit targets are set in the Population Forecast, and are not part of the Buildable Lands program.

TRPC assumes a general reduction in the household size and vacancy rate factor over the timeframe of the forecast to reflect historic trends and demographic trends. The average factor (the actual factor varies by census tract and housing type) county-wide for the base year of the forecast 2006 is 2.34 people per total dwelling unit and is calibrated to the State Office of Financial Management population estimates and TRPC's dwelling unit estimates. By 2030 this factor decreases to 2.25 people per total dwelling unit. Note – this should not be confused with the household size factor reported by Census, which measures people per occupied dwelling unit (rather than total dwelling units).

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