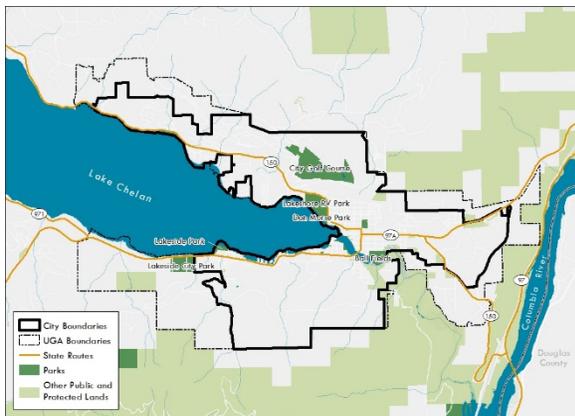
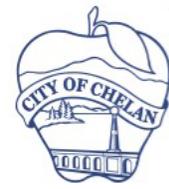
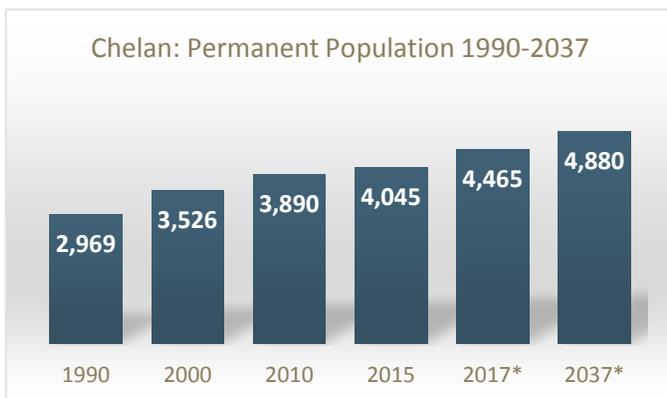


DRAFT Chelan Top 10 Community Facts and Trends Comprehensive Plan Update 2017



Source: City of Chelan, Chelan County Assessor, BERK Consulting 2016



City population 1990-2015 *2017 and 2037 = City + unincorporated UGA

Source: Washington State Office of Financial Management 2015, Chelan County Resolution 2015-112, BERK Consulting 2016

Chelan's average annual growth rate was 1.24% during 1990-2015. During 2017-2037 the rate slows to 0.45% based on county targets.

3. ETHNICITY AND RACE

As of 2014, the City of Chelan is about 98% white, but has a large **Hispanic or Latino population at 27%**. This is similar to Chelan County as a whole (90% white, 27% Hispanic/Latino).

Source: Race and Age Information is from the American Community Survey, 2010-2014

4. AGE

Chelan's median age is 45.1, greater than the county at 39.2 or the state at 37.4. Nearly **19.9%** of Chelan's population is **65 years+**. This is more than the county and state, at 16.2% and 13.2% respectively. Chelan's share of **children under 18 years** is **18.1%**, similar to the county (17.7%), but higher than the state (16.6%).

1. CITY AND UGA TERRITORY

The City of Chelan is **7.9** square miles or about 5,050 acres. The Unincorporated Urban Growth Area (UGA) is 3.7 square miles, or about 2,360 acres. If annexed in the future the total city acres would equal about **11.6** square miles.

KEY QUESTIONS? Is the UGA sized right to accommodate future population, commercial, service, retail, and other employment and institutional uses?

2. PERMANENT AND SEASONAL POPULATION

As of 2015, Chelan is the second largest city in Chelan County after Wenatchee and makes up 5% of the countywide population of 75,030. **Chelan's permanent city population is about 4,045**. The Unincorporated UGA is estimated to have another 355 residents.

By 2037, Chelan city limits and UGA would add over 400 people for a total of **4,880 people**.

During summer months, the **seasonal population** can grow to **25,000** including tourists, permanent residents, and part-time residents.

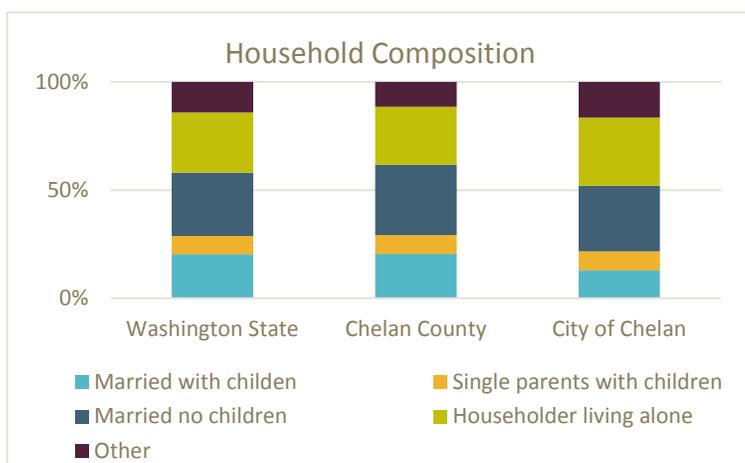
Source: <http://www.lakechelan.com/about-the-area/chelan/>

KEY QUESTIONS? Where is the best place to accommodate new residents, full and part-time, and tourists in the next 20 years?



Chelan School of Innovation, Chelan School District, 2016

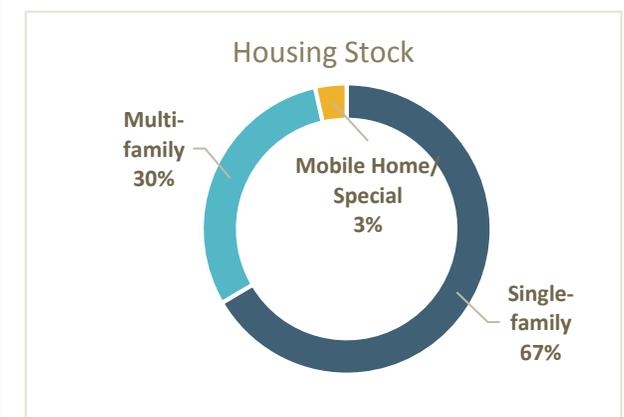
KEY QUESTIONS? Does Chelan have the right mix of housing to meet preferences and needs of all types of households – householders living alone, households with children, empty nesters? What housing types are needed to meet the needs of those that are aging, and those with children? What services are needed by the Spanish speaking population or those that are aging?



Source: American Community Survey, 2010-2014

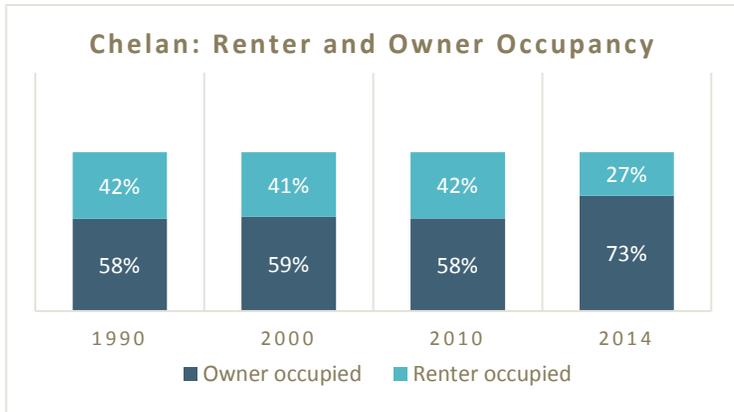
The City of Chelan has **more householders living alone** than the county or state and fewer households with children.

5. HOUSEHOLD CHARACTERISTICS & HOUSING STOCK



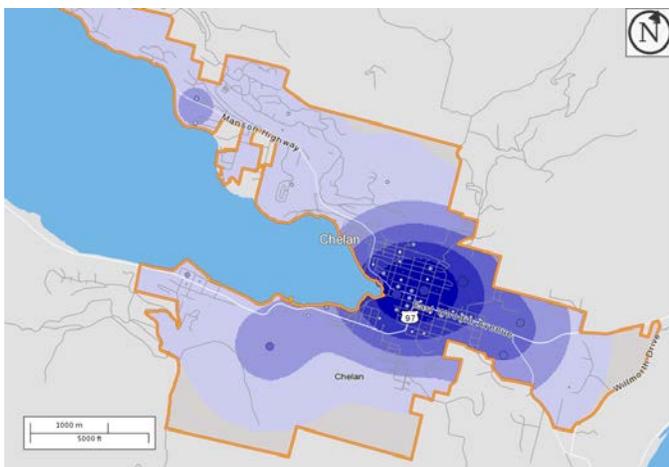
Source: Washington State Office of Financial Management 2015

About **two-thirds of Chelan's housing stock is single-family** with nearly one-third two units or more.



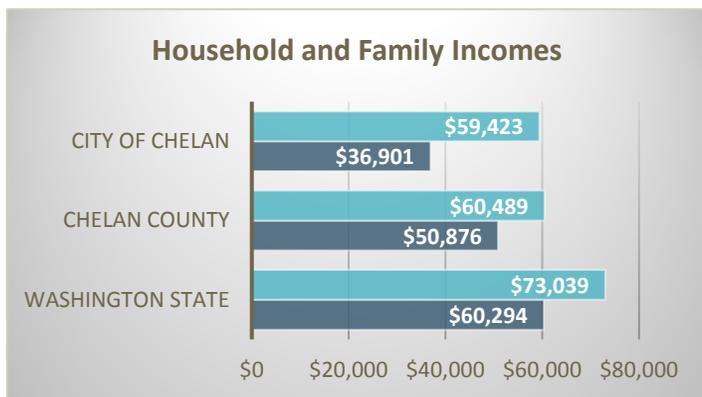
Source: City of Chelan Comprehensive Plan 1990-2000, US Census Bureau 2010, American Community Survey, 2010-2014.

KEY QUESTIONS? What is the effect of vacation rentals (e.g. Airbnb, VRBO) in single-family areas on the rental supply and cost of housing?



Job Density Source: Census on the Map 2014

KEY QUESTIONS? What type of jobs should the City try to attract? Where is the best location for jobs?



Source: American Community Survey, 2010-2014

10. TOURISM AND RECREATION

Lake Chelan is the third deepest lake in the US. Chelan receives less than one-third of the rainfall in Seattle. With its sunny climate and beautiful lakefront, Chelan’s park and lake usage peaks in summer. Wineries and vineyards also support tourism in Chelan. The lower Lake Chelan area is designated an American Viticultural Area. Traditional motels and resorts offer about 476 rooms. The City’s Lakeshore RV park also offers 163 sites. Timeshares and other vacation rentals are also found.

The Lake Chelan Chamber of Commerce commissioned interviews of 19 visitors and residents to understand Lake Chelan brand perceptions. Some suggestions were to offer activities in the shoulder season, more activities focusing on wine and food, added festivals in the spring, and more polished lodging/dining/shopping. (pbjs 2013)

6. HOUSEHOLD SIZE AND TENURE

The City’s **homes are increasingly owner-occupied** based on 2014 information from the American Community Survey, though that information has about a 9% margin of error. Even accounting for the margin of error the share would be ticking up recently. The City’s **average household size is 2.35** in 2014. This is lower than Chelan County at 2.67 and the statewide average of 2.55. This is likely due to the greater share of persons above retirement age and single-person households described above. (2010-2014 American Community Survey)

7. OCCUPIED DWELLINGS

As of 2014, the Census counted 2,426 housing units. Of these 1,650 or **68% were occupied**. The County’s occupied housing rate is 76% reflecting a greater number of year-round residents, particularly in the Wenatchee and Cashmere areas.

8. JOBS

Based on Census on the Map (2014) data there are about 2,200 jobs in the city limits. The largest private employer is Campbell’s Lodge, Inc.

The top five job sectors are:

- Health Care and Social Assistance: 20.9%
- Accommodation and Food Services: 17.3%
- Retail Trade: 16.8%
- Educational Services: 13%
- Public Administration: 5%

These sectors equal about 74% of jobs. The balance are in wholesale trade, agriculture, construction, finance and real estate, manufacturing, and others. Most that are employed in the city limits live outside the city (80%). Only 449 persons live and work in the city limits (20%).

About 1,340 residents are in the labor force as of 2014. They tend to be employed in sectors similar to the top 5 above except that agriculture is the top employer.

9. INCOMES AND HOUSING AFFORDABILITY

The **median household income** in the city is \$36,901 as of 2014. This is **lower than county and state** median household incomes. This is likely a reflection of the greater share of retirees the city has. Family incomes are still lower than the state, but comparable to the county family incomes.

As of 2013 about **24% of homeowners and renters** were paying more than 30% of their incomes towards housing costs and earning less than 80% of the county median income – these households are **considered cost burdened**.



Washington State University Extension, Vineyard