



**OLYMPIC  
PENINSULA  
LODGING ALLIANCE**

# PA Vacant Properties a Much Bigger Problem

21,000 square feet and above; 28 or 4% are parcels of 3 acres and above; and 14 or 1% are parcels of 5 acres and above.

Vacant undeveloped lands are located throughout the city but concentrated primarily in the southeast and northwest areas. Most parcels (539 or 69%) are located in single-family residential zones and more than 0.14 acres or 6,000 square feet in size.

Undeveloped property in acres	0.14+	0.5+	3.0+	5.0+
Central business district	8	1	0	0
Commercial neighborhood	8	0	0	0
Commercial office	9	0	0	0
Commercial shop district	20	5	1	0
Commercial arterial	33	2	0	0
Planned residential district (PRD)	14	6	3	1
Public buildings/parks	30	20	4	1
Residential high density	30	9	1	1
Residential medium density	14	11	5	3
Residential single family	438	79	14	8
Residential trailer park	0	0	0	0
<b>Subtotals</b>	<b>604</b>	<b>133</b>	<b>28</b>	<b>14</b>
<b>Distribution (779 total parcels)</b>	<b>78%</b>	<b>17%</b>	<b>4%</b>	<b>1%</b>

Source: Port Angeles Community & Economic Development Department, Planning Division and GIS Technicians

## Inactive electric services

Record analysis indicates there were 404 properties with inactive electric services in March of 2019 of which 234 or 58% were residential properties. Of these, 170 or 73% were single-family units and 64 or 27% were duplex, residential multifamily, or commercial multifamily units.

The 2012-2017 American Community Survey (ACS) estimates there were 9,418 housing units in the city by 2017 of which 1,107 or 12% were vacant for various reasons. If 234 of these housing units have inactive electric service some dating to 2007

then it is possible up to 21% of the vacant housing units may be abandoned or inactive structures at some point in this time period.

Inactive electric service	Number
Single family	170
Residential duplex	27
Residential multifamily	29
Commercial multifamily	8
<b>Subtotal residential</b>	<b>234</b>
Commercial	127
Commercial demand	12
Government	17
Government demand	2
Municipal	7
Municipal demand	1
Municipal street lights	1
Nonprofit	3
<b>All total</b>	<b>404</b>

Source: Port Angeles Community & Economic Development Department

## Foreclosures

There were 97 properties listed in a foreclosure database as of January 2019 of which 56 or 58% were located in Port Angeles. Most of the foreclosures were recorded with the courts between 2017-2019. A very few of these foreclosures are under trust with HUD though most with a wide variety of mortgage holders.

If 56 of the Port Angeles foreclosures are housing units, then less than 1.0% of the total 9,418 housing units in the city are in foreclosure status - which is a very low rate.

Foreclosures 31 January 2019	Number
Port Angeles	56
Sequim	31
Forks	5