

June Lake Population Study

June 2006

Data collection

1980-2000 data was collected from the US census data (Zip tabulation numbers) It will be blue.

Registered voter numbers were collected from the County Clerk and broken down by myself and the PUD. (On hand to evaluate)

2004 and 2006 population data was collected by me from the June Lake Public Utilities district. (On hand to evaluate) It will be red.

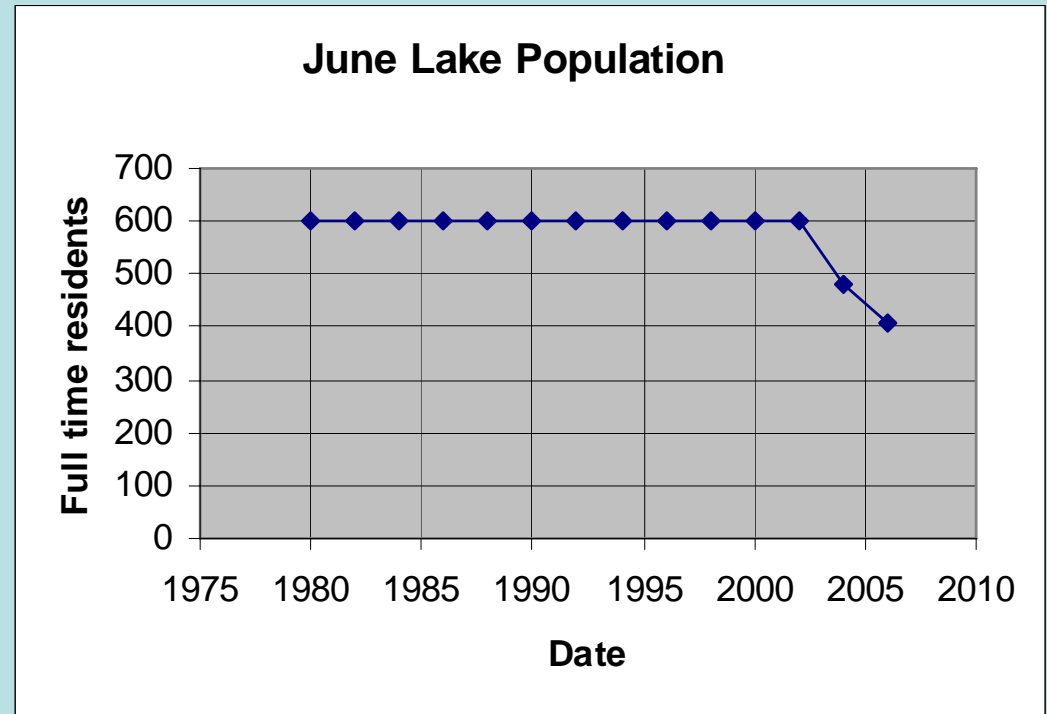
Housing data was collected from Mono County housing study and the PUD.

The June Lake Area Plan was also used as well as some lodging figures from the June Lake Economic Development Corporation.

Population

Full Time residents

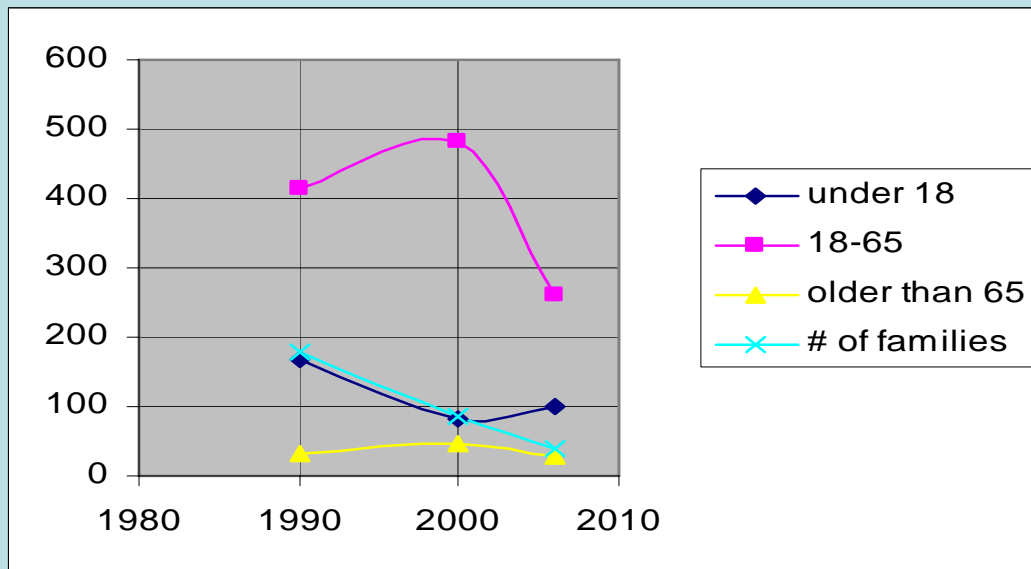
- 1980 600
- 1990 615
- 2000 612
- 2004 482
- 2006 410*



*Includes 9 condo residents(5 condos)
and managers at all motels & SCE

Population age

	1990	2000	2006
• Under 18	168	83	100
• 18-65	416	482	310
• 65 & older	31	47	in above
• Families	180	85	47



Approx 100 Kids

<u>Age</u>	<u>All kids</u>	<u>Hispanic</u>
Under 5	36/36%	21/60%
6-14	46/46%	24/50%
15-18	18/18%	0/0%

Registered Voters

- 1980 370
- 1990 320
- 2000 375
- 2006 314

Full time voting residents=246
(63% of 389 total population)
Part time voting residents 68

15% of total population under voting age- 22% of full time residents not registered

Visitor Population

- 507 campsites

2 people per site 80% occupied= 811 estimated average seasonal people

3 people per site 100% occupied=1521 PAOT

- 371 lodging units

3 people per unit 80% occupied=890 estimated average people

5 people per unit 100% occupied=1855 PAOT

Housing units

	SFR's	Condos	Total
1990	625	70	687
2000	674	70	735
2006	709	76	785

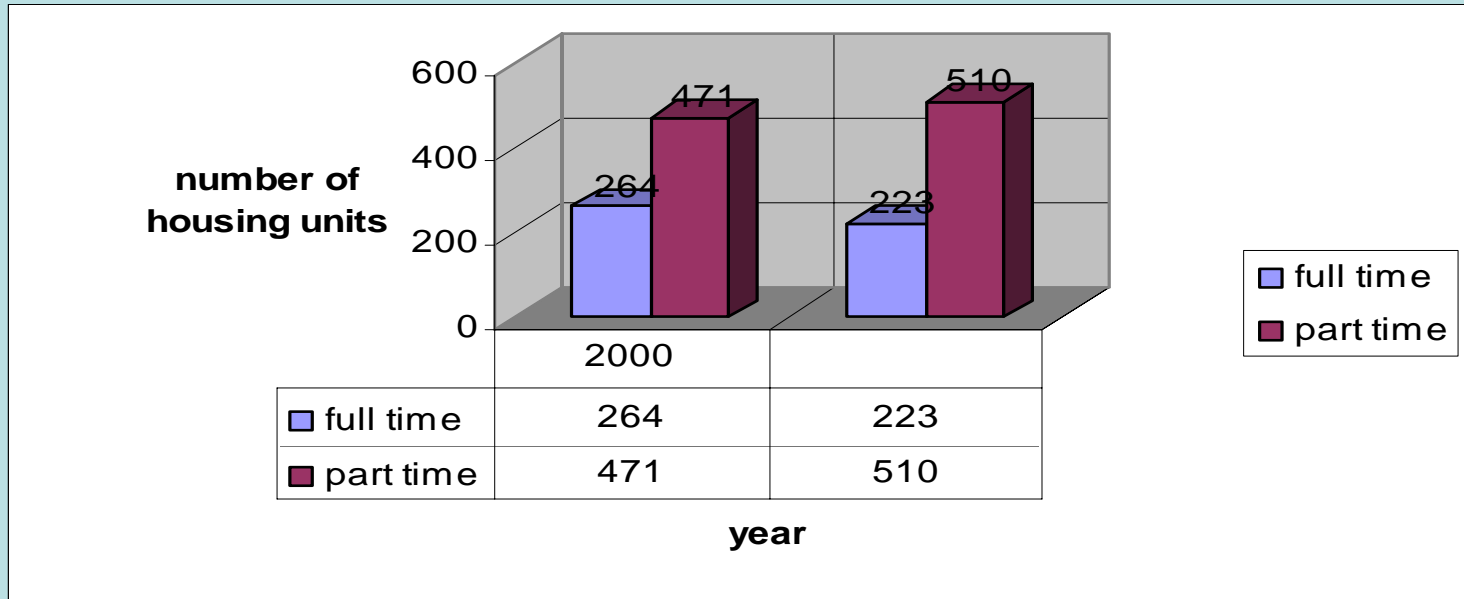
In 2000 property values began to rise

37 new units built between 1990 & 2000

66 new units built between 2000 & 2006

Between 2000 & 2006 property values doubled
(Lodging businesses excluded)

Occupancy of housing units



We have 41 less full time households yet there were 46 new homes built between 2000 and 2006

The vacant housing units represent a significant fluctuating seasonal population estimated to represent an estimated average of 300 people.* Or 955** for PAOT figures.

*510 housing units x 2.4 per unit divided by 4 (3 month's usage)=306 (see June Lake area plan pg III-47)

**562 x 1.7 per unit=955

Current peak population

Estimated Average total population

- Full time 389
- Part time 300
- Campers 811
- Lodging 890

Total 2390

Winter total 1309

Persons at one time

- Full time 389
- Part time 955
- Campers 1521
- Lodging 1855

Total 4720

Winter total 3199

IDENTIFYING TRENDS

Cause and Effect

Causes

- *Lack of available land (96%public land)
- *Lee Vining school size and transfer policies
 - * Escalating land and building costs
 - *Baby boomers retiring
 - *Real estate investment
 - *Proximity to Mammoth
 - *Lack of employment opportunities

Effects

- Families moving out for 20 years, very few new families moving in.
- Reduction of available rental and affordable housing. (besides SFR's we have lost at least 80 multi unit and/or mobile homes since 1991)
- Lack of available volunteers for fire dept. and service groups.
- Limited employee base to fill available jobs.
- Employees are bussed in and/or commute and their paychecks are driving out. (June Mountain)
- Some employers are starting to provide housing.
- Lack of basic services and amenities
- Many dark houses

Our Community

In conclusion we have a fluctuating population base comprised of full time residents, seasonal second homeowners, visitors and seasonal workers. However, the data shows that we have a community whose full time population is declining and less families live here yet many new homes are being built.

- * How do these trends speak to community character?
- * Are there any of these trends we want to reverse and how can we accomplish this ?
- * Should we try attract new families?
- * What happens if we don't address these trends?