

0029352

**From:** [Sandra Hamilton](#)  
**To:** [Doug Wetmore](#)  
**Subject:** Fw: building permits Coastland Times 5/6/2010  
**Date:** 10/20/2010 11:10 AM  
**Attachments:** [ctr699.png](#)

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Sandy Hamilton  
Environmental Protection Specialist  
National Park Service - Environmental Quality Division  
Academy Place  
P.O. Box 25287  
Denver CO 80225  
PH: (303) 969-2068  
FAX: (303) 987-6782

----- Forwarded by Sandra Hamilton/DENVER/NPS on 10/20/2010 11:10 AM -----

"Mansfield, Carol A."  
<carolm@rti.org>

To <Sandra\_Hamilton@nps.gov>

cc "Mansfield, Carol A." <carolm@rti.org>, "Loomis,  
Ross" <rloomis@rti.org>

10/20/2010 07:22 AM

Subject RE: building permits Coastland Times 5/6/2010

Hi Sandy,

It is a little hard to figure out what this article is about and what the numbers mean, but I added a few words to the statement below sentence that building permits issued appeared to decline between 2007 and 2009 as did housing sales and house prices, but that this was a national trend. I attached a graph of housing sales from [http://www.city-data.com/county/Dare\\_County-NC.html](http://www.city-data.com/county/Dare_County-NC.html) taht shows homes sales and average sale price dropping.

The article from the Virginian Pilot referenced in a comment discussed the impact of the national economic recession on Dare County. Building permits for Dare County in January and February declined from \$30 million in 2007 to \$27.5 million in 2008. The article discussed how conditions in Dare County were similar to conditions across the nation. The Coastland Times issue referenced in the same comment contains a "Dare County Building Permit Report (Summary) January 2010" which lists the building permits issued in the county to date in 2010. It does not discuss why the number of permits is up (221 to date for 2010; 176 to date for 2009) and the value is down (\$5,315,535.18 to date for 2010; \$15,019,612.79 to date for 2009). Overall, the data suggest that the value of building permits declined between 2007 and 2009, as did housing sales and the median sales price of new houses. Generally, building permits are dependent on many factors unrelated to beach closures such as access to credit, personal income, government incentives and available land. The trends for Dare County are similar to trends around the nation. For these reasons, we do not include data on building permits in the DEIS. Text was added to the Socioeconomic Impact section of Chapter 3 about the 2000 unemployment rates by zip code and the graph of current county-level unemployment was updated with the latest data.

-----Original Message-----

From: Sandra\_Hamilton@nps.gov [mailto:Sandra\_Hamilton@nps.gov]  
Sent: Wednesday, October 20, 2010 8:43 AM  
To: Mansfield, Carol A.  
Subject: Fw: building permits Coastland Times 5/6/2010

see below email below

Sandy Hamilton  
Environmental Protection Specialist

0029353

National Park Service - Environmental Quality Division Academy Place P.O.  
Box 25287 Denver CO 80225  
PH: (303) 969-2068  
FAX: (303) 987-6782  
----- Forwarded by Sandra Hamilton/DENVER/NPS on 10/20/2010 06:42 AM -----

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carolm@rti.otg

cc:

Date: 07:42:29 AM EDT  
Today

Subject: Fw: building permits Coastland Times  
5/6/2010

Hi Carol,

I inserted two sentences about the Coastland Times article in the paragraph addressing building permits in the paragraph below..  
Please let me know if they're OK. Thanks.

The article from the Virginian Pilot referenced in a comment discussed the impact of the national economic recession on Dare County. Building permits for Dare County in January and February declined from \$30 million in 2007 to \$27.5 million in 2008. The article discussed how conditions in Dare County were similar to conditions across the nation. The Coastland Times issue referenced in the same comment contains a "Dare County Building Permit Report (Summary) January 2010" which lists the building permits issued in the county to date in 2010. It does not discuss why the number of permits is up (221 to date for 2010; 176 to date for 2009) and the value is down (\$5,315,535.18 to date for 2010; \$15,019,612.79 to date for 2009). Generally, building permits are dependent on many factors unrelated to beach closures such as access to credit, personal income, and available land. For this reason, we do not include data on building permits in the DEIS. Text was added to the Socioeconomic Impact section of Chapter 3 about the 2000 unemployment rates by zip code and the graph of current county-level unemployment was updated with the latest data.

Sandy

----- Forwarded by Sandra Hamilton/DENVER/NPS on 10/20/2010 05:08 AM -----

Sandra Hamilton/DENVER/N PS		To
10/16/2010 10:18 AM	carolm@rti.org, lfox@louisberger.com	cc
	Doug Wetmore/DENVER/NPS@NPS	Subject
	building permits Coastland Times 5/6/2010	

Hi Carol / Lori

Attached in my email below this email is a scan of the Coastland Times article. And here is Virginia Pilot article that were cited by the commenter in the Representative Quote below.  
(See attached file: Weak economy creates ripple effect for Outer Banks HamptonRoads\_com PilotOnline\_com.mht)

The Virginia Pilot article talks about the first two months of 2008 compared to the first two months of 2007 (not the first quarter as stated in the comment) and the Coastland Times article seems to have the numbers for January 2010 (not the first four months of 2010 as stated in the comment) and compare it to January 2009.

How should we repond to this the building permits part of this comment in our response? The concern statement, rep quote that has the building permit statement and the current draft response are below:

Concern ID: 24031

Concern Statement: Commenters stated that the economy in the Seashore is currently being impacted by restrictions on ORV use. Commenters provided statistics of the current economic situation they felt should be considered in the FEIS including unemployment rates, reductions in businesses, losses in tax revenues, and a decline in building permits.

Representative Quote: At the present time the OBX economy is suffering. During the 1st quarter of 2007 building permits totaled \$30,000,000 see The Virginian Pilot March 30, 2008. On May 6, 2010, The Coastland Times gave the total building permits for the first 4 months of 2010 as \$5,15,535.18 This represents a decline of over 83%. Our unemployment has been among the highest in the state; often twice the state's average.

Response: The Affected Environment section (Chapter 3 of the DEIS) presents an overview of the socioeconomic environment in the area without specific reference to different alternatives, while the Chapter 4 presents estimates of the impacts of the alternatives on the economy. The data discussed in Chapter 3 includes county-level unemployment rates in Dare County, Hyde County and the State of North Carolina (see Figure 31).

Commenters requested that the FEIS present unemployment by zip code. Data provided by the Employment Security Commission of North Carolina's Labor Market Information Division regarding unemployment levels by zip code relies on the ratio of unemployment by zip code to unemployment within the entire county in the year 2000. This ratio, based on data from the 2000 Census, is multiplied by the current county unemployment rate to create the zip code level unemployment figures. While the ratio was high for some zip codes, cited by the commenters, other zip codes on Hatteras, such as Waves, have 0% unemployment according to these data. Data from 2000 are too out-of-date to be relevant for the analysis. Differences in unemployment rates in the year 2000 are not the result of ORV management under the no action plans, implemented beginning in 2007. Text was added to the Socioeconomic Impact section of Chapter 3 about the 2000 unemployment rates by zip code and the graph of current county-level unemployment was updated with the latest data.

Differences in tax revenue are difficult to compare across years because the county changes what items are taxable and there can also be changes in enforcement. However, assuming all of Dare County follows the same rules, we can compare the percent of tax revenue generated in the Seashore villages compared to Dare County as a whole over time to see if the months and years during which beach driving restrictions are in place disproportionately affect the Seashore villages. As discussed in the Socioeconomic Impacts section of Chapter 3, the monthly and yearly trends do not suggest disproportionate impacts on the Seashore villages due to the closures.

Data from the business survey (CITE RTI 2010) does not identify any businesses that had closed or reports of businesses that had closed. A number of businesses had experienced a decline in revenue between 2007 and 2008 or 2009, some of which the businesses attributed to the ramp closures.

The article from the Virginian Pilot referenced in a comment discussed the impact of the national economic recession on Dare County. Building permits for Dare County in January and February declined from \$30 million in 2007 to \$27.5 million in 2008. The article discussed how conditions in Dare County were similar to conditions across the nation. The Coastland Times issue referenced in the same comment contains a "Dare County Building Permit Report (Summary) January 2010" which lists the building permits issued in the county to date in 2010. It does not discuss why the number of permits is up (221 to date for 2010; 176 to date for 2009) and the value is down (\$5,315,535.18 to date for 2010; \$15,019,612.79 to date for 2009). Generally, building permits are dependent on many factors unrelated to beach closures such as access to credit, personal income, and available land. For this reason, we do not include data on building permits in the DEIS. Text was added to the Socioeconomic Impact section of Chapter 3 about the 2000 unemployment rates by zip code and the graph of current county-level unemployment was updated with the latest data.

The economy all over North Carolina has been affected by the national economic recession. Business closures, loss of revenue, lack of credit from the financial markets, declining building permits and an increase in requests for public assistance are state-wide and nation-wide trends. For example, the following quote comes from The Durham News out of Durham, North Carolina: "The food bank saw its requests for food rise last year by 30 to 60 percent in the 34 counties it serves. The region mirrors national and statewide trends. More than one in seven American households struggled to put enough food on the table in 2008, the highest rate since tracking began in 1995, according to a U.S. Department of Agriculture report. That's about 49 million people in the country".  
<http://www.thedurhamnews.com/2010/04/11/201466/food-programs-struggle-to-keep.html>

As discussed in the DEIS, it is difficult to identify the proportion of the impact on the economies of Dare and Hyde counties that are due to national economic trends, the cost of gasoline in the summer of 2008 and the impacts of ramp closures.

In Chapter 4 of the DEIS, the range of impacts for each alternative was developed using several sources. One of the sources was data gathered during a survey of local businesses. The business survey methodology and results are described under "Assumptions, and Methodology" in the Socioeconomic Impacts section of Chapter 4 beginning on page 566 of the DEIS. The data gathered from local businesses forms one set of information used to generate the range of impacts.

Sandy Hamilton  
Environmental Protection Specialist  
National Park Service - Environmental Quality Division Academy Place P.O.  
Box 25287 Denver CO 80225  
PH: (303) 969-2068  
FAX: (303) 987-6782  
----- Forwarded by Sandra Hamilton/DENVER/NPS on 10/16/2010 08:59 AM -----

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ctr699.png

0029357

## Home Sales in Dare County, NC

