



Town of Dauphin Island



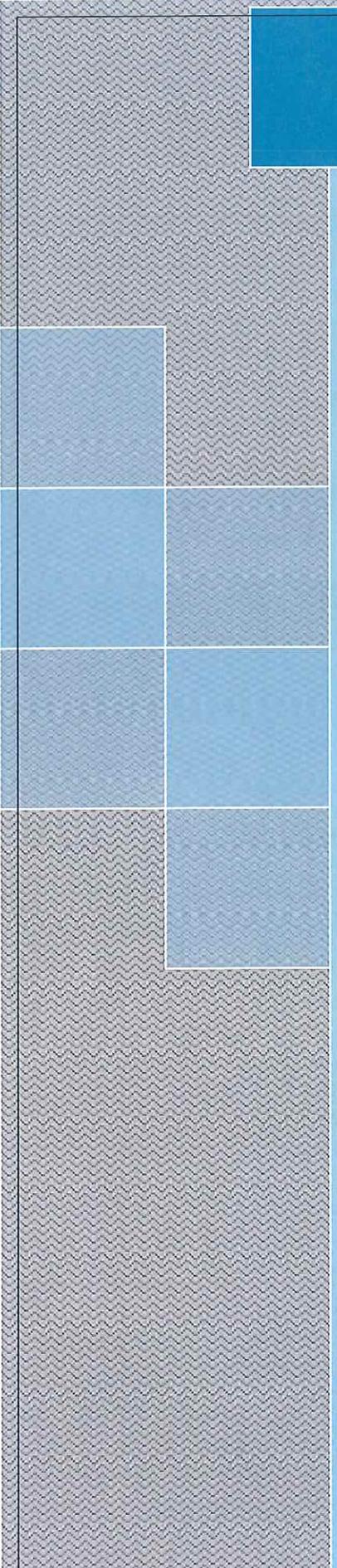
Comprehensive Plan

2030

Alabama's Island Village in the Gulf



Adopted January 08, 2013



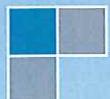
Town of Dauphin Island

Comprehensive Plan – The 2030 Vision

“Never doubt that a small group of thoughtful committed citizens can change the world. Indeed, it’s the only thing that ever has.”

— *Margaret Mead*

With Assistance From:
The South Alabama Regional Planning Commission



Town of Dauphin Island Administration

Mayor

Jeff Collier

Town Council

Steve Denmark

Mary Thompson

Philip Patreonas

Shirley Robinson

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Planning Commission

David Graves, Chair

Jeff Collier, Mayor

Mary Thompson, Council

Nannette Davidson, Town Clerk

Pat Edwards

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Imelda McLemore

Charles Broach

Lynn Howes

I, David Graves, _____, do hereby certify that this is a true copy of the Town of Dauphin Island's Comprehensive Plan, Adopted January 08, 2013.

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to the Island's pristine white beaches, sensitive marsh ecosystems, and seafood industry. The Island is experiencing recovery and current trends indicate that will continue in the coming years.

Challenges of Growth

Growth brings increasing demands for land, infrastructure, and services. Additional people require more housing, additional infrastructure, schools, and public services. Like other tourist communities, Dauphin Island experiences heightened demand on public services during the tourist season. Dauphin Island is also challenged with determining how to effectively and equitably accommodate and encourage growth without compromising the character and natural resources unique to Dauphin Island.

Dauphin Island recognizes the importance of planning future economic development while protecting the Island's natural resources and societal well-being. The Town's people have expressed concern for uncontrolled growth that would degrade these resources and quality of life on the Island. However, they also recognize the importance of sustainability and economic success to support their future goals. Wanting to be in control of their future, in regards to anticipated growth, the Town and its residents chose to engage in a strategic planning process that resulted in the development and adoption of the *Town of Dauphin Island Strategic Plan, A 20 Year Vision* in 2007. This initiative involved an eight month public participation process with over a 1,000 property owners participating in its development. This Plan includes, where appropriate, the identified goals and visions of that adopted Strategic Plan.

Scope and Purpose

The Comprehensive Plan is a policy document that functions as the long-range plan for future growth and development. It identifies the goals, objectives, and strategies of the community, determined by its residents and property owners. The Plan serves to guide the Town's growth and development over the next twenty years.

Though adopted by the Town Planning Commission, the Plan is intended to provide guidance for future legal and policy decisions as determined by Town Council and through analysis of existing and predicted conditions. The Plan also serves as the statutory basis for many of the Town's land use and subdivision regulations as well as the application of zoning districts.

The Comprehensive Plan assesses Dauphin Island's municipal limits with a planning period of approximately 20 years, or until 2030. The Plan contains an inventory of the current conditions and a list of proposed recommendations and strategies to achieve desired community goals.

The property owners are actively involved in all aspects of their community, from environmental protection to municipal administration and planning to economic development. Their vision for the Town's future in the next 20-30 years is:

“On behalf of the Town of Dauphin Island, the Town will lead this small island community through the 21st century by preserving the island's history, culture, and environmental assets, while planning for a future that capitalizes on its natural resources to promote economic well-being.”

Chapter 1

Introduction

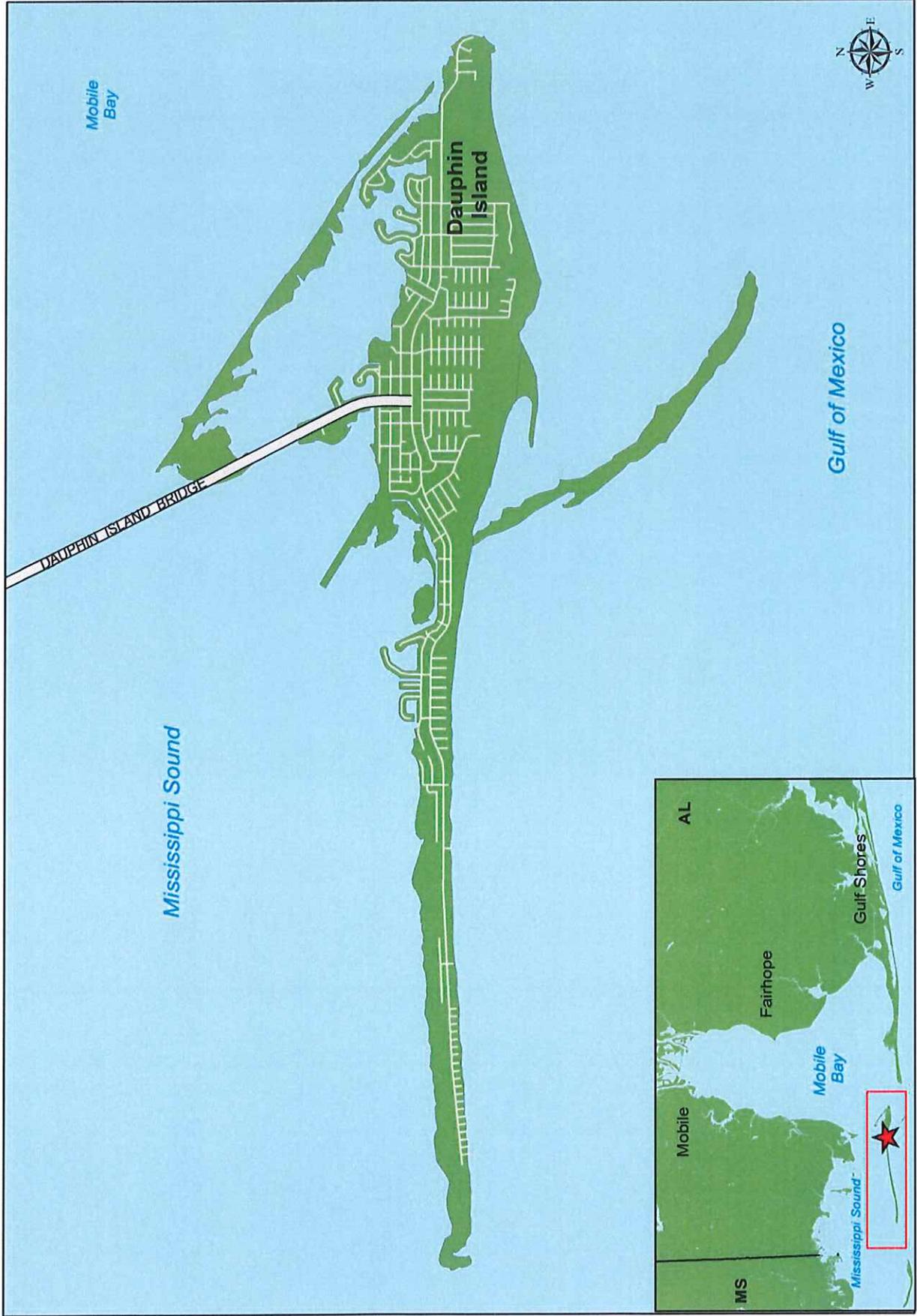
The Town of Dauphin Island, Alabama is a small coastal community situated on Alabama's only barrier island located three miles south of Mobile County in the Gulf of Mexico. The Island is 14 miles long and 1 ¾ miles wide at its widest point. The eastern tip of the Island forms the mouth of Mobile Bay and the Island separates the Mississippi Sound from the Gulf of Mexico. *Figure 1* illustrates Dauphin Island's location in the State and Mobile County. Known for its lack of large commercial resort style development and focus on conservation of its abundance of natural resources, the Island is reminiscent of Gulf Coast beaches as they were 40 or 50 years ago. This unique coastal village character has established Dauphin Island as a tourist destination for people from across the nation who seeks a more relaxed beach vacation with many opportunities for exploration of coastal habitats and Gulf fishing.



The Island currently boasts five public access beaches and over 500 acres of parks and recreational spaces and facilities. The Island has over a dozen charter fishing businesses and is known for some of the best fishing and seafood along the Gulf Coast. The majority of the seasonal vacation rental dwellings on the Island are beach houses as opposed to hotels and condominium units, although some do exist. Much of the Island's appeal is its absence of large scale shopping centers, amusement parks, night clubs, and high-rise hotels which now saturate most Gulf Coast communities. Commercial development on the Island is limited and small scale with a trend towards cottage-style design. All of these things contribute to the Island's charm and unique character which have made this community different, and in some ways more desirable, in comparison to other Gulf Coast communities.

The quiet, slow paced way of living on the Island has helped to preserve the historic community's local resident population, which is currently estimated at around 1,238. A large percentage of the primary residents of the Island are retired. Most of those who are not, commute 45 minutes inland to the Mobile Metropolitan area each day for work. The Island's residents are committed to preserving the Island's natural resources, sensitive coastal habitats, historic assets, and small town character.

Being a barrier island, Dauphin Island has experienced a great deal of natural and man-made disasters. Most recently, Hurricanes Ivan and Katrina caused damage to residences and businesses on the Island. The Island's economy and housing stock are recovering. The Deep Water Horizon Oil Spill of 2010 devastated the Island's 2010 tourist season and caused an extensive adverse impact

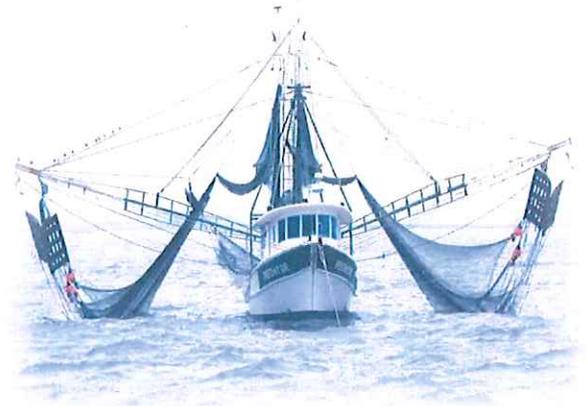


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Chapter 2

Population and Economy

Alabama's coastal Mobile and Baldwin Counties have been fortunate to see sustained population and economic growth for many decades, even south Alabama region continues to expand with new industries and development and this trend is projected to continue for decades to come. The Town of Dauphin Island is no exception. The residents of Dauphin Island love their small island community and are committed to its continued growth and prosperity and the protection of the Island's natural resources and small-town character. This section of the Comprehensive Plan (a) describes population and economic changes on Dauphin Island over the past several decades, (b) forecasts population estimates and (c) provides economic strategies for desired growth for the next 20 years.



Population Analysis

Growth Trends

The Town of Dauphin Island incorporated in 1988 and has sustained significant population growth since that time. Dauphin Island has two distinct types of residential populations/ full time residents that reside in the community year round and tourists who visit the Island for shorter periods of time and do not plan to stay permanently.

Many sources, including the Dauphin Island Chamber of Commerce, local real estate agencies, and Town Departments, were consulted to estimate the annual tourist population of Dauphin Island. Most tourists visit the Island for single day events such as the Mardi Gras parades, Sailboat Regattas and fishing tournaments. One of the most popular annual events that draws thousands of visitors to the Island is the 3-day Alabama Deep Sea Fishing Rodeo. On these special days, the Island's population can jump from 1,600 to over 10,000. Measuring and planning for these types of impacts on public facilities and services can be challenging. However, successful planning is necessary in order to sustain a healthy balance between the quality of life for local residents and supporting the Island's strongest economic industries; tourism and ecotourism.

Resident population numbers will be used throughout this Chapter for general population demographics and projections. Tourist population numbers will be used to anticipate an average annual increase to these resident population numbers in relation to rental properties and average daily visitors, which both fluctuate with seasons and holidays.

According to the U.S. Census data, the resident population of Dauphin Island decreased by 9.7% between 2000 and 2010. This may be due, in part, to impacts caused by Hurricane Ivan (2004) and Hurricane Katrina (2005) which damaged and/or destroyed many homes on the Island, especially those located along the Island's western end. The declining economy in the latter part of the decade and increasing insurance premiums have most likely adversely affected the population as well.

Table 1 shows the population of Mobile County and the population of Dauphin Island as a percentage of Mobile County.

Table 1: Town of Dauphin Island and Mobile County Population Change 2000 - 2010

	Decennial Census	Total Population	Population Change	Percent Change
	2000	2010	2000-2010	2000-2010
Town of Dauphin Island	1,371	1,238	-133	-9.70%
Mobile County	399,843	412,992	13,149	3.28%
Dauphin Island As % of County	<1%	<1%	-	-

Source: U.S. Census Bureau

Table 2 compares Dauphin Island's population change to the other municipalities in Mobile County. Half of the municipalities in Mobile County grew in population during the past decade, and half declined in population. The town of Mount Vernon experienced the largest change in population with an increase of 86.5%. This enormous increase is most likely explained by the construction of nearby Thyssen Krupp steel mill, which began operations in 2010.

Table 2: Population % Change of Municipalities in Mobile County from 2000 to 2010

	2000 Census Population	2010 Census Population	Population Change	Percent Population Change
Mount Vernon	84	1,574	730	86.5%
Bayou La Batre	2,313	2,558	245	10.6%
Saraland	12,288	13,405	1,117	9.1%
Satsuma	5,687	6,168	481	8.5%
Citronelle	3,659	3,905	246	6.7%
Mobile	198,915	195,111	-3,804	-1.9%
Chickasaw	6,364	6,106	-258	-4.1%
Creola	2,002	1,926	-76	-3.8%
Dauphin Island	1,371	1,238	-133	-9.7%
Prichard	28,633	22,659	-5,974	-20.9%

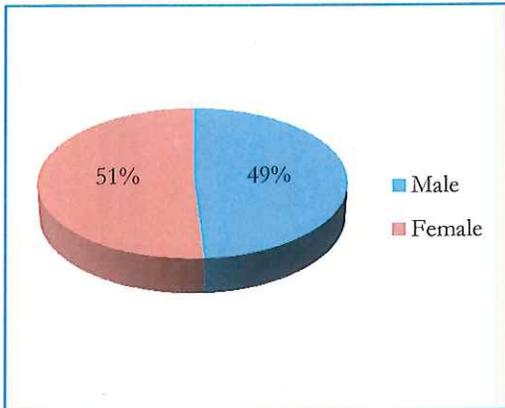
Source: U.S. Census Bureau

Figure 2 illustrates the 2010 gender ratio for the Town. Figures 3, 4 and Table 3 illustrate the age distribution of the population in 2010.

When comparing Dauphin Island's 2010 population composition to Mobile County and Alabama, age groups under the age of 45 are considerably lower than the County or State's percent of total population. Dauphin Island age groups 45 and older are considerably higher when compared to Mobile County and State population percentages. This age composition of the Island is typical of

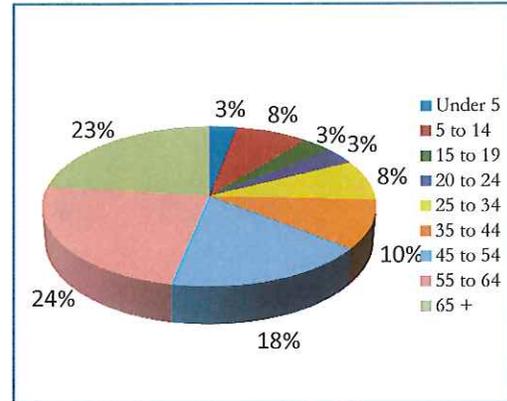
coastal tourist destinations where the majority of the resident population is usually composed of a mature work force and retired individuals as opposed to young families with school age children.

Figure 2: Dauphin Island 2010 Gender Ratio



Source: U.S. Census Bureau

Figure 3: 2010 Age Distribution for Dauphin Island



Source: U.S. Census Bureau

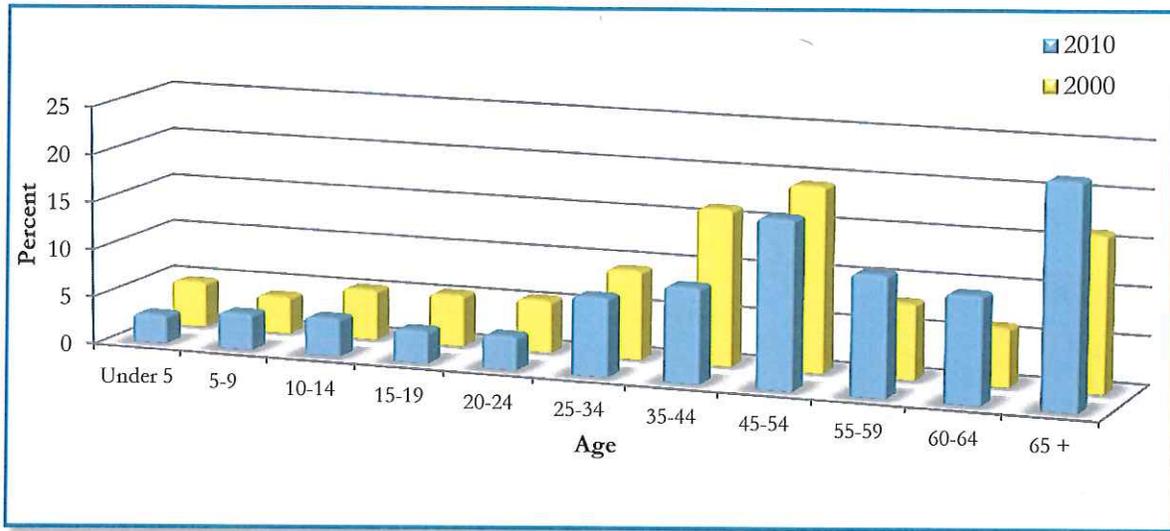
Analysis of age distribution in populations is used to determine which community services will be needed in the future. *Table 3 and Figure 4* show that the population of Dauphin Island is aging. Every age group under the age of 55 decreased in population during the past decade, while every age group over 55, increased in population.

Table 3: Age Distribution of Population for Dauphin Island, Mobile County and Alabama

	Town of Dauphin Island					Mobile County	Alabama
	2000 Census	2000 % of Total Population	2010 Census	2010 % of Total Population	2000 - 2010 Percent Increase	2010 % of Total Population	2010 % of Total Population
Under 5	66	4.8	37	3.0	-44	6.8	6.4
5 to 9	53	3.9	47	3.8	-11	6.8	6.4
10 to 14	72	5.3	50	4.0	-31	7.0	6.7
15 to 19	74	5.4	42	3.4	-43	7.5	7.2
20 to 24	76	5.5	43	3.5	-43	7.1	7.0
25 to 34	128	9.3	101	8.2	-21	13.0	12.7
35 to 44	224	16.3	122	9.9	-46	12.5	13.0
45 to 54	265	19.3	217	17.5	-18	14.6	14.5
55 to 59	108	7.9	155	12.5	44	6.5	6.5
60 to 64	83	6.1	138	11.1	66	5.6	5.8
65 to 74	145	10.6	193	15.6	33	7.2	7.8
75 to 84	70	5.1	78	6.3	11	4.1	4.5
85 +	7	0.5	15	1.2	114	1.5	1.6
Average Age	44.6	-	53.0	-	18.8	36.6	37.9

Source: U.S. Census Bureau

Figure 4: 2000 and 2010 Age Distribution for Dauphin Island



Source: U.S. Census Bureau

Table 4 and Table 5, respectively, depict the 2010 youth and retiree population trends for the State, Mobile County, and its municipalities, including Dauphin Island.

Table 4: 2010 Youth Population Trends for Mobile County and Municipalities

	Total Population	Ages 5-19	Percent of Ages 5-19	Total Households	Average Size	Percent Households with under 18
State of Alabama	4,779,736	971,355	20.3	1,883,791	2.48	33.1
Mobile County	412,992	87,569	21.2	158,435	2.56	35.1
Mobile	195,111	39,955	20.5	78,959	2.40	31.6
Prichard	22,659	5,221	23.0	8,240	2.67	35.9
Saraland	13,405	2,601	19.4	5,208	2.57	32.9
Chickasaw	6,106	1,222	20.0	2,430	2.51	34.8
Satsuma	6,168	1,280	20.8	2,290	2.67	36.4
Citronelle	3,905	887	22.7	1,443	2.66	37.7
Bayou La Batre	2,558	643	25.1	868	2.95	44.5
Creola	1,926	419	21.8	692	2.78	39.2
Dauphin Island	1,238	139	11.2	582	2.10	16.3
Mount Vernon	1,574	326	20.7	556	2.72	37.2

Source: U.S. Census Bureau

Table 5 depicts the 2010 retiree population trends for Mobile County and its municipalities. Dauphin Island's retiree population (age 65+) is 23.1%, which is significantly higher than The State of Alabama (13.8%), Mobile County (12.9%), and the other municipalities within the county.

Table 5: 2010 Retiree Population Trends for Mobile County and Municipalities

	Total Population	Ages 65+	Percent of Ages 65+	Total Households	Households with Individuals Ages 65+	Percent Households with Age 65+
State of Alabama	4,779,736	657,792	13.8	1,883,791	481,075	25.5
Mobile County	412,992	53,321	12.9	158,435	39,735	25.1
Mobile	195,111	26,747	13.7	78,959	20,135	25.5
Prichard	22,659	2,997	13.2	8,240	2,381	28.9
Saraland	13,405	2,116	15.8	5,208	1,542	29.6
Chickasaw	6,106	902	14.8	2,430	703	28.9
Satsuma	6,168	921	14.9	2,290	649	28.3
Citronelle	3,905	525	13.4	1,443	369	25.6
Bayou La Batre	2,558	300	11.7	868	222	25.6
Creola	1,926	215	11.2	692	160	23.1
Dauphin Island	1,238	286	23.1	582	198	34.0
Mount Vernon	1,574	235	14.9	556	175	31.5

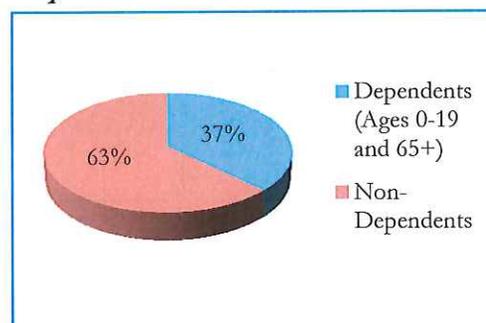
Source: U.S. Census Bureau

Figure 5 shows the dependent population of Dauphin Island. A large dependent population increases the need for community facilities and services such as daycare centers, recreational facilities, youth activities, nursing homes, senior citizen housing, public transit, senior services, and health care.

Racial Composition

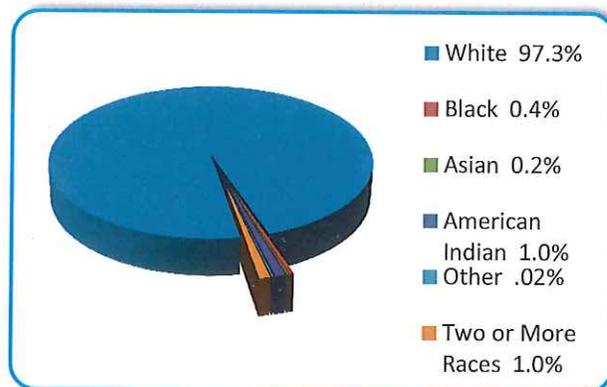
Figure 6 and Table 6 show the racial composition of the Town in 2000 and 2010. For each racial category, the percentage of total population in 2010 is within one percentage point of what it was in the year 2000. Table 6 also shows that the population of Dauphin Island is not racially diverse and is significantly less diverse than the county and the state.

Figure 5: Dependent Percentage of Population



Source: U.S. Census Bureau

Figure 6: 2010 Racial Composition of Dauphin Island



Source: U.S. Census Bureau

Table 6: General Population Characteristics By Race

	Town of Dauphin Island				Mobile County	State of Alabama
	2000 #	2000 %	2010 #	2010 %	2010 %	2010 %
White	1,322	96.4	1,205	97.3	60.2	68.5
Black	6	0.4	5	0.4	34.6	26.2
Asian	8	0.6	2	0.2	1.8	1.1
American Indian	22	1.6	12	1.0	0.9	0.6
Other	*	*	2	0.2	0.9	2.0
Two or More Races	13	0.9	12	1.0	1.2	1.5

*Not a category for the denoted census year.

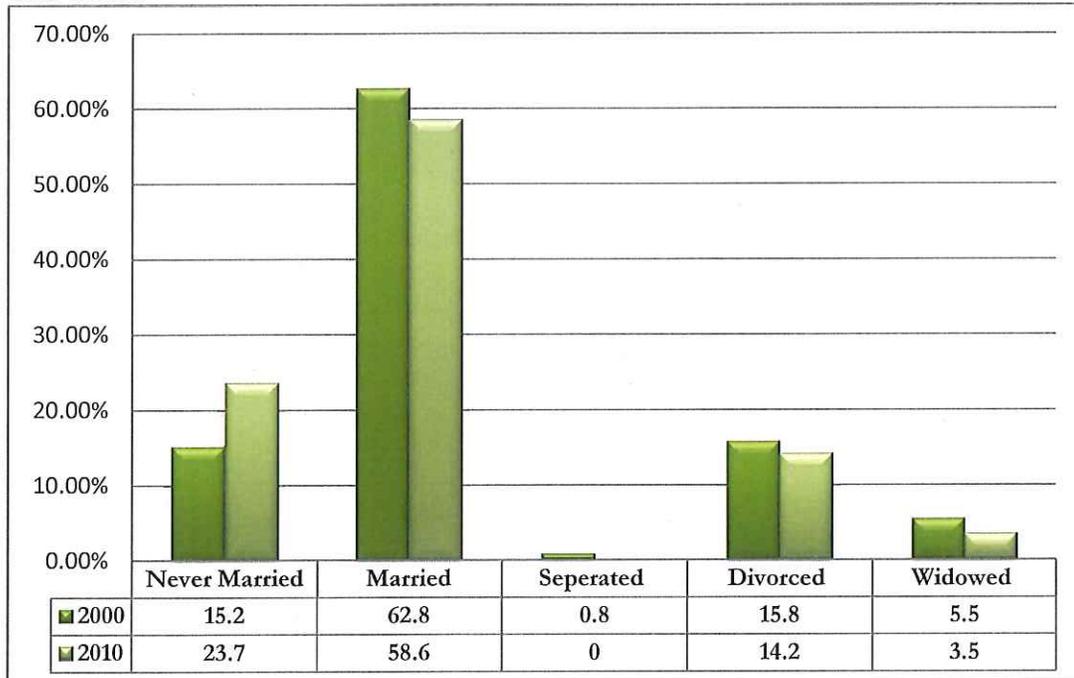
Source: U.S. Census Bureau

Marital Status

Trends in marital status are important because they can influence the natural population increase of communities and impact such things as housing needs and the school-age population. *Figure 7* illustrates the 2000 and 2010 marital status of Dauphin Island's population that was 15 years and older.

According to *Figure 7*, the percent of total married population has decreased since 2000. Individuals whom have never married have increased since 2000.

Figure 7: Marital Status of Dauphin Island's 2000 & 2010 Population 15 Years and Older



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Household Characteristics

Household characteristics of a community determine the quantity and type of community facilities and services that are needed to support the population. The number and type of individuals in households influence a community's school systems, senior services, and economic development. The income of a household can also influence the commercial development of the community.

Table 7 illustrates the type of households on Dauphin Island in 2010 and *Table 8* illustrates household relationships and composition of Dauphin Island in 2000 and 2010. The percent of total population in non-family households on Dauphin Island is higher than that of Mobile County or the State.

Households with persons 65 and older comprised 34% of Dauphin Island's total household population. This is higher than Mobile County at 25.1% and the State at 25.5%. This further supports the need for additional social services, facilities, and activities for the growing senior population on the Island.

Dauphin Island had considerably less individuals in group quarters when compared to the County and State. However, the most notable difference was the child, other relative and non-relative household composition on the Island.

The number of households with other relatives present on Dauphin Island in 2010 was 4.2% compared to 8.2% for Mobile County and 6.8% for the State.

Table 7: 2010 Census Households By Type

	Town of Dauphin Island		Mobile County	Alabama
	Number	Percent of Total Households		
Total Households	582	100	100	100
Family Households	373	64.1	68.4	67.8
With Own Children Under 18	77	13.2	29.6	28.6
Husband – Wife Family	333	57.2	44.7	47.9
With Own Children Under 18	60	10.3	17.4	18.5
Female Householder, No Husband	25	4.3	18.8	15.3
With Own Children Under 18	12	2.1	10.0	8.1
Nonfamily Households	209	35.9	31.6	32.2
Householder Living Alone	165	24.8	26.5	27.4
Householder 65 Years and Over	57	9.8	9.1	9.9
Households with Persons Under 18	95	16.3	35.1	33.1
Households with Persons 65+	198	34.0	25.1	25.5

Source: U.S. Census Bureau

Table 8: Relationship of Population in Households for Dauphin Island, Mobile County, and Alabama

	Town of Dauphin Island				Mobile County	Alabama
	2000		2010		2010	2010
	Persons	% Total Pop.	Persons	% Total Pop.	% Total Pop.	% Total Pop.
Total Pop. In Households	1,368	99.8	1,225	98.9	98.4	97.6
Householder	601	43.8	582	47.0	38.4	39.4
Spouse	371	27.1	333	26.9	17.1	18.9
Child	288	21.0	192	15.5	30.0	28.2
Other Relatives	38	2.8	52	4.2	8.2	6.8
Non-Relative	70	5.1	66	5.3	4.6	4.3
Total Pop. In Group Quarters	3	0.2	13	1.1	1.6	2.4
Institutionalized	0	0	0	0	0.8	1.4
Non-Institutionalized	3	0.2	13	1.1	0.9	1.0

Source: U.S. Census Bureau

Table 9 compares 2000 and 2010 Household and Income Characteristics. The higher property values on the Island are creating an older, married population, some of which are approaching retirement. This is a common trend in coastal communities that are tourist destinations.

Table 9: Household and Income Characteristics

	Town of Dauphin Island			Mobile County		State of Alabama	
	2000	2010	% Change	2000	2010	2000	2010
Population	1,371	1,238	-9.70	399,843	412,992	4,447,100	4,779,736
Total Households	601	582	-3.16	150,179	158,435	1,737,080	1,883,791
Family Households	419	373	-10.98	106,745	108,393	1,215,968	1,276,440
Avg. Household Size	2.28	2.10	-7.89	2.61	2.56	2.49	2.48
Avg. Family Size	2.66	2.55	-4.14	3.13	3.11	3.01	3.02
Median Household Income (1999)	\$44,219	56,731	28.30	\$33,710	40,996	\$34,135	40,474
Median Family Income	\$50,476	54,844	8.65	\$40,378	49,900	\$41,657	50,429
Per Capita Income	\$22,552	26,771	18.70	\$17,178	21,548	\$18,189	21,993

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Dauphin Island is a tourist destination with a large number of waterfront properties that have increased in property value over the past decade. Furthermore, as property values increase, incomes are expected to increase as well. In 2010, Dauphin Island's median household income was \$56,731, which is considerably higher when compared to Mobile County at \$40,996 and \$40,474 for the State. The median family income and per capita income for Dauphin Island in 2010 were also significantly higher than both Mobile County and the State.

The decrease in the number of households, family households, average household size and average family size, combined with the expected increase in incomes indicates that the Island's population is growing older and wealthier.

Population Projections

It is extremely difficult to project population with a high degree of accuracy, given that population data is generally only collected every ten years. As such, it is preferable to provide high and low

projections with the values in-between being defined as an area of probability or the interval wherein the future population is expected to fall. For the purpose of this study, future populations of Dauphin Island were projected by examining the following historic census data: Growth by number of individuals per year; average decennial growth rate; and population of Dauphin Island as a percentage of Mobile County.

Historic Growth by Individuals per Year

This method of predicting population growth relies on historic census population counts and determining the average growth, by number of individuals per decade. *Table 10* shows the population projections for Dauphin Island using this method.

Historic Decennial Growth Rate

This projection method also uses the last three census population counts, but determines the percent of change during each decade. The average of the two is then used to predict future growth. The percentage of growth from 1990-2000 was 66% and the percentage of growth between 2000 and 2010 was -9.7%. In other words, between 1990 and 2010, the population of Dauphin Island increased by 56.3%, or on average, 28.15% per decade or 14.075% every five years. *Table 11* shows the population projections for Dauphin Island using this method.

Table 10: Dauphin Island Population Projections Based on Historic Rate of Change

Population Increase		
1990-2000		547
2000-2010		-133
Change from 1990-2010 (number of persons)		414
Average Growth Rate (persons per year)		21
<i>Projections Based on Growth Rate of 21 persons per year</i>	Population Increase	Population Projections
2010 Census Population	-	1,238
Year 2015	105	1,343
Year 2020	105	1,448
Year 2025	105	1,553
Year 2030	105	1,658

Source: U.S. Census Bureau and SARPC

Table 11: Dauphin Island Population Projections Based on Average Historic Decennial Growth Rate

	Population Increase	Decennial Growth Rate
1990-2000	547	547
2000-2010	-133	-133
Average Decennial Growth Rate	-	21
Projections Based on 28.15% Average Decennial Growth Rate	Population Increase	Population Projections
2010 Census Population	-	1,238
Year 2015	174	1,412
Year 2020	199	1,611
Year 2025	227	1,838
Year 2030	259	2,097

Source: U.S. Census Bureau and SARPC

Population as a Percentage of Counties

This method examines the historic populations of Dauphin Island as a percentage of Mobile County population and applies the average percentage to future population projections for Mobile County. *Table 12* shows the population projections for Dauphin Island using this method.

Table 12: Dauphin Island Population Projections Based Percentage of Mobile County

	Mobile County Population	Dauphin Island Population	Percentage of County
Census Year 1990	378,643	824	.22%
Census Year 2000	399,843	1,371	.34%
Census Year 2010	412,992	1,238	.30%
Projections Based on Dauphin Island as .29% of 2010 Census Population			
	Mobile County Population	Dauphin Island Population	Percentage of County
2010 Census Population	412,992	1,238	29%
Year 2015	424,015	1,229	29%
Year 2020	436,328	1,265	29%
Year 2025	448,405	1,300	29%
Year 2030	459,689	1,333	29%

Source: U.S. Census Bureau, University of Alabama Center for Business and Economic Research, and SARPC

Table 13 provides a summary of Dauphin Island’s resident population projections from the three methods utilized in this plan. A summary for each year was calculated to provide a likely population range and average for future populations. For the purpose of making further recommendations associated with this plan, the following population projection range for each year will be used to forecast Dauphin Island’s future needs. For 2015, the projected range is 1,229-1,412 with the average being 1,328. In 2020, the range is projected to be 1,265-1,611 with an average of 1,411. For 2025, the population projection range is 1,300-1,838 with an average of population of 1,564. In 2030, the range is projected to be 1,333-2,097 with an average population of 1,696.

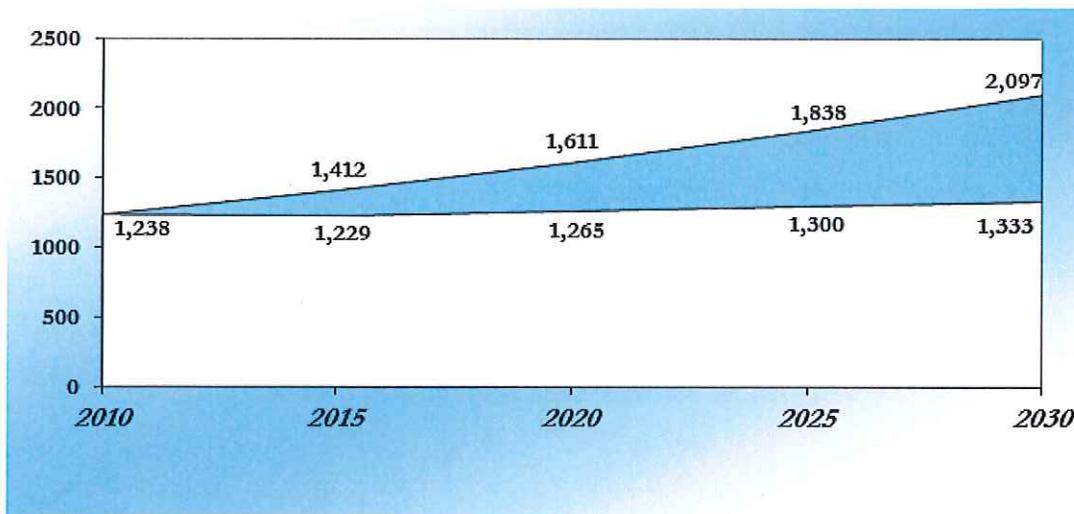
Figure 8 provides an illustration of the “Area of Probability” with regard to the Island’s projected population over the next 20 years.

Table 13: Summary of Dauphin Island Population Projections

	Population Projection Method	Population Projections	Summary
2015	Historic Rate of Change	1,343	Range: 1,229-1,412 Average: 1,328
	Historic Decennial Growth Rate	1,412	
	Population as a Percentage of County	1,229	
2020	Historic Rate of Change	1,448	Range: 1,265-1,611 Average: 1,441
	Historic Decennial Growth Rate	1,611	
	Population as a Percentage of County	1,265	
2025	Historic Rate of Change	1,553	Range: 1,300-1,838 Average: 1,564
	Historic Decennial Growth Rate	1,838	
	Population as a Percentage of County	1,300	
2030	Historic Rate of Change	1,658	Range: 1,333-2,097 Average: 1,696
	Historic Decennial Growth Rate	2,097	
	Population as a Percentage of County	1,333	

Source: U.S. Census Bureau and SARPC

Figure 8: Dauphin Island Projected Population



Source: U.S. Census Bureau, University of Alabama and SARPC

Economic Analysis

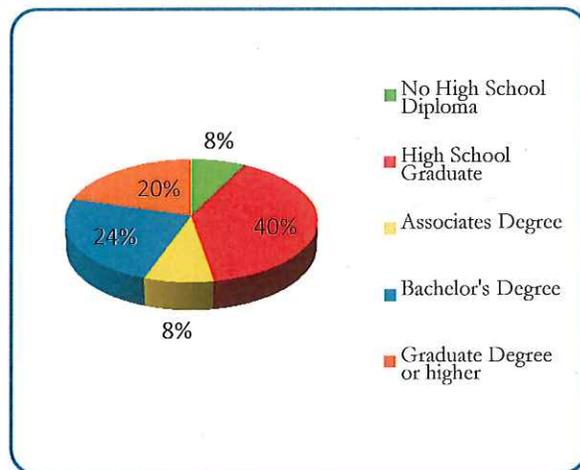
Analysis of economic characteristics of communities allows us to compare past economic trends with current conditions in order to project future economic development strategies. The educational attainment, occupation of residents, and income characteristics help to define the labor force of a community and guide future land use development as it pertains to the placement of business and commercial land uses. In addition, the economy of Dauphin Island is also influenced by natural and manmade disasters such as hurricanes and the Deepwater Horizon Oil Spill of 2010.

The local economy on Dauphin Island is driven by tourism and ecotourism. All businesses on the Island are dependent on a healthy tourist environment. The success of every commercial land use on the Island is directly or indirectly influenced by the Island’s water access, beaches, coastal marshes, and its natural and historic attractions. Preservation of these natural and recreational resources has created a thriving tourist economy on the Island supporting real estate and retail industries. Future economic growth and development of Dauphin Island will depend entirely on the Island’s tourism and ecotourism economy and natural resources. All are equally important for the success of the community and for the quality of life of the residents. Economic development strategies supporting the tourist and ecotourism economy and preservation of the Island’s natural resources will create jobs, increase property values, and increase the quality of public facilities and services on the Island.

Educational Attainment and School

The educational attainment of a community’s residents can influence the local economy and affect the income and type of employment opportunities within the region. *Figure 9* and *Table 14* illustrates the type of educational attainment for persons 25 years and older on Dauphin Island.

Figure 9: Dauphin Island 2010 Educational Attainment by Persons 25 and Older



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Table 14: 2010 Census Educational Attainment of Population 25 Years and Older

	Town of Dauphin Island		Mobile County		State of Alabama	
	Number	Percent	Number	Percent	Number	Percent
Population 25 Years and Older	1,006	-	263,796	-	3,108,132	-
Less Than 9 th Grade	19	1.9	12,877	4.9	195,799	6.3
9 th -12 th Grade, No Diploma	52	5.2	33,895	12.8	383,038	12.3
High School Graduate	274	27.2	90,438	34.3	987,491	31.8
Some College, No Degree	298	29.6	55,152	20.9	653,096	21.0
Associate Degree	57	5.7	19,300	7.3	213,632	6.9
Bachelor's Degree	165	16.4	34,528	13.1	430,068	13.8
Graduate or Professional Degree	141	14.0	17,606	6.7	245,008	7.9
% High School Graduate or Higher	(X)	92.9	(X)	82.3	(X)	81.4
% Bachelor's Degree or Higher	(X)	30.4	(X)	19.8	(X)	21.7

Source: U.S. Census Bureau, 2006-2010 American Community Survey, (X) means that the estimate is not available

Employment and Labor Force

The labor force of an area is, by definition, 16 years old and over, who are employed or actively seeking employment. Labor force and employment data provide evidence of the strength of the local economy. Table 15 compares the 2000 Census employment status of Dauphin Island, Mobile County, and Alabama. The percent of Dauphin Island's population in the labor force is the same as Mobile County and the State's at 59%. However, the number of employed individuals is higher on the Island compared to the County or State. The unemployment percentage of the labor force was considerably higher in the County and State when compared to Dauphin Island's 1.1% unemployed population.

Table 15: 2010 Census Employment Status for Dauphin Island, Mobile County and Alabama

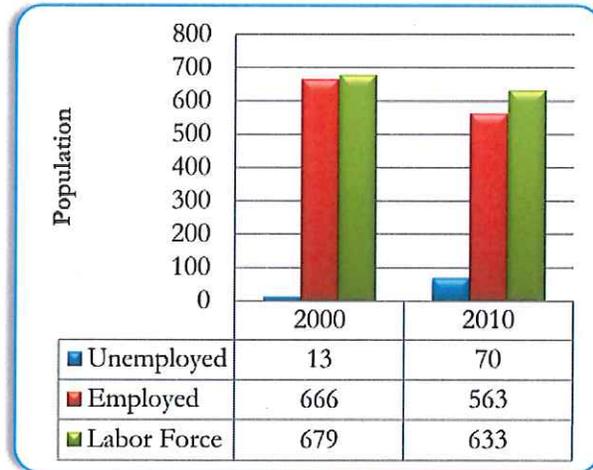
	Town of Dauphin Island		Mobile County	Alabama
	Number	Percent	Percent	Percent
Population 16 Years and Older	1,133	-	-	-
In Labor Force	633	55.9	61.1	60.5
Civilian Labor Force	633	55.9	60.9	60.1
Employed	563	49.7	55.0	54.8
Unemployed	70	6.2	5.9	5.2
% of Civilian Labor Force	633	633	193,016	2,230,879
Armed Forces	0	0.0	0.3	0.4
Not in Labor Force	500	44.1	38.9	39.5

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Figure 10 illustrates changes in Dauphin Island's labor force between 2000 and 2010. The labor force declined between 2000 and 2010 by 3.6%. 88.9% of the 2010 labor force is employed. The estimated mean travel time to work was reported as 27.7 minutes. Due to the limited amount of industry on the Island, most of the employed population commutes into Mobile County to work while less than 2% of the work force is employed on the Island.

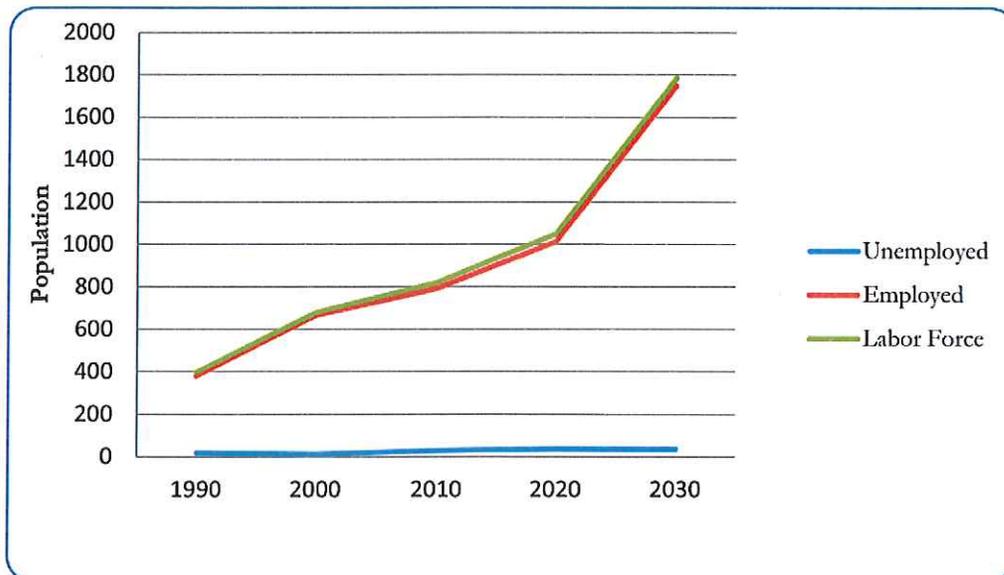
If the current trend in Dauphin Island's labor force and employment growth continue, both will exceed 1,600 by 2030. Figure 11 illustrates the projected increase, assuming the 1990-2000 trends continues. As the Island's resident population increases, the majority of the population will continue to be employed off the Island.

Figure 10: Dauphin Island 2000 and 2010 Labor Force



Source: U.S. Census Bureau, 2006-2010 American Community Survey

Figure 11: Dauphin Island's Employment and Labor Force Projections



Source: U.S. Census Bureau

Occupation and Industry

Occupation profiles of a community identify the primary occupations of the population and can influence what type of commercial and industrial developments occur within a community. *Table 16* illustrates the occupations of the residents of Dauphin Island in 2000 and 2010. It also compares the Island's 2010 profile with Mobile County and Alabama for a regional analysis. The data reflects the type of employment of the resident population, not the types of employment on the Island. Between 2000 and 2010, Dauphin Island's Management and Professional category increased while the Production, Transportation, and Material Moving category decreased significantly. Dauphin Island's Sales and Office, Construction, Extraction, and Maintenance category decreased as well.

Table 16: Occupation of Employed Population of Dauphin Island, Mobile County and Alabama

	2000		2010		2010	2010
	Dauphin Island		Dauphin Island		Mobile County	Alabama
	Number	Percent	Number	Percent	Percent	Percent
Management and Professional	187	28.0	235	41.7	29.4	31.2
Service	97	14.6	120	21.3	17.3	15.8
Sales and Office	174	26.1	123	21.8	26.9	25.3
Farming, Fishing, and Forestry	19	2.9	-	-	-	-
Construction, Extraction, and Maintenance	104	15.6	59	10.5	12.4	11.5
Production, Transportation, and Material Moving	85	12.8	26	4.6	14.1	16.1

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Mobile County and Alabama demonstrated higher percentages of population employed in each category when compared to Dauphin Island with the exception of the Management and Professional, and Service categories.

In 2010, the category with the highest percent of total employed population on Dauphin Island was the Management and Professional occupation, followed by the Service category. These two categories alone comprise 64% of the total population's occupation.

The employment industry profile for Dauphin Island is illustrated in *Table 17*.

The Arts, Entertainment, Recreation, Accommodation, and Food Services category was significantly higher for residents of Dauphin Island than for the County or State.

The Construction category was significantly higher with Dauphin Island residents as well. However, the Education, Health, and Social Services category was significantly higher in County and State populations when compared to Dauphin Island.

The Manufacturing category was significantly higher for the County and State as well when compared to Dauphin Island. In summary, most of the Dauphin Island’s employed residents work in the construction and tourist related industries. Education and health industries are also major employers of Dauphin Island residents.

Table 17: 2010 Industry Population Profile for Dauphin Island, Mobile County and Alabama

	Town of Dauphin Island		Mobile County	Alabama
	Number	Percent	Percent	Percent
Agriculture, forestry, fishing, hunting, & mining	0	0.0	1.4	1.9
Construction	30	5.3	8.6	7.9
Manufacturing	15	2.7	11.2	14.5
Wholesale Trade	16	2.8	3.5	3.1
Retail Trade	21	3.7	12.6	12.0
Transportation, warehousing, & utilities	39	6.9	6.1	5.3
Information	3	0.5	1.6	1.9
Finance, insurance, real estate, & rental/leasing	61	10.8	5.6	5.8
Professional, scientific, management, administrative, and waste management services	142	25.2	9.5	8.7
Educational, health, & social services	72	12.8	21.8	20.8
Arts, entertainment, recreation, accommodation and food services	64	11.4	8.2	7.6
Other services (except administrative)	39	6.9	5.6	5.1
Public administration	61	10.8	4.3	5.4

Source: U.S. Census Bureau, 2006-2010 American Community

Income and Poverty Characteristics

The buying power or personal wealth of a population influences the socio-economic characteristics of that community. The ability to purchase goods, including housing, is dependent on the income of a community’s population. The average income of a community determines what type of housing stock, retail goods and services will be afforded by the community. The population’s income and buying capacity also influences the community’s revenue, public facilities and services, and ability to grow. *Table 18* and *Figure 12* illustrate household income trends by income category for Dauphin Island from 1999 to 2010. *Table 18* also compares 2010 data to that of Mobile County and Alabama. *Table 9*, in the first part of this chapter, identifies Dauphin Island’s median household income for

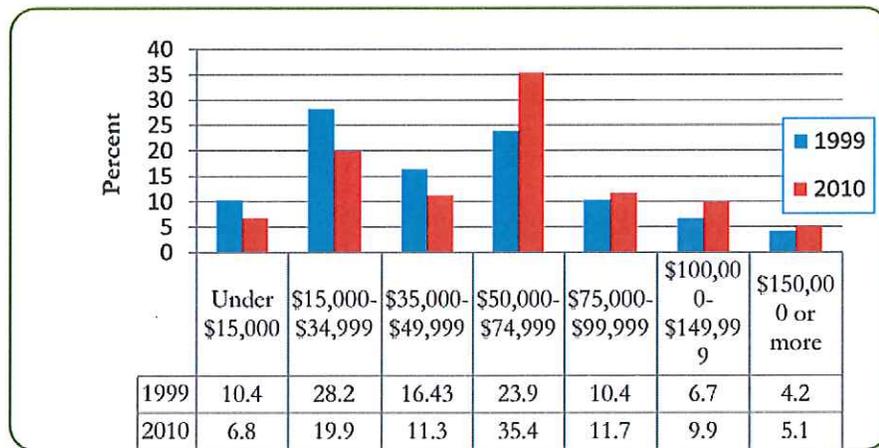
2000 and 2010 as \$44,219 and \$56,731. When assessing household income changes illustrated in *Table 18*, it shows the Island's individual household income is increasing.

Table 18: Household Income for Dauphin Island, Mobile County and Alabama

	Town of Dauphin Island				Mobile County	Alabama
	1999		2010		2010	2010
	Number	Percent	Number	Percent	Percent	Percent
Less than \$10,000	41	7.2	14	2.6	11.7	10.3
\$10,000-\$14,999	18	3.2	23	4.2	7.3	7.2
\$15,000-\$24,999	88	15.4	42	7.7	12.6	13.3
\$25,000-\$34,999	73	12.8	67	12.2	12.1	11.7
\$35,000-\$49,999	93	16.3	62	11.3	14.9	14.7
\$50,000-\$74,999	136	23.9	194	35.4	18.2	17.7
\$75,000-\$99,999	59	10.4	64	11.7	10.5	10.6
\$100,000-\$149,999	38	6.7	54	9.9	8.3	9.4
\$150,000-\$199,999	15	2.6	8	1.5	2.2	2.8
\$200,000 or more	9	1.6	20	3.6	2.2	2.3

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Figure 12: Household Income Trends



Source: U.S. Census Bureau, 2006-2010 American Community Survey

In 1999, the largest income category on Dauphin Island was \$15,000 - \$34,999 at 28.2%. This population percentage was consistent with the State and Mobile County as their largest income category as well. The largest income category on Dauphin Island in 2010 was \$50,000-74,999 at 35.4%. This shows that the household income increased over ten years. These income trends are consistent with an older population residing in coastal tourist destinations where property values are

higher. The cost of living in these types of communities necessitates an above average household income to maintain residence.

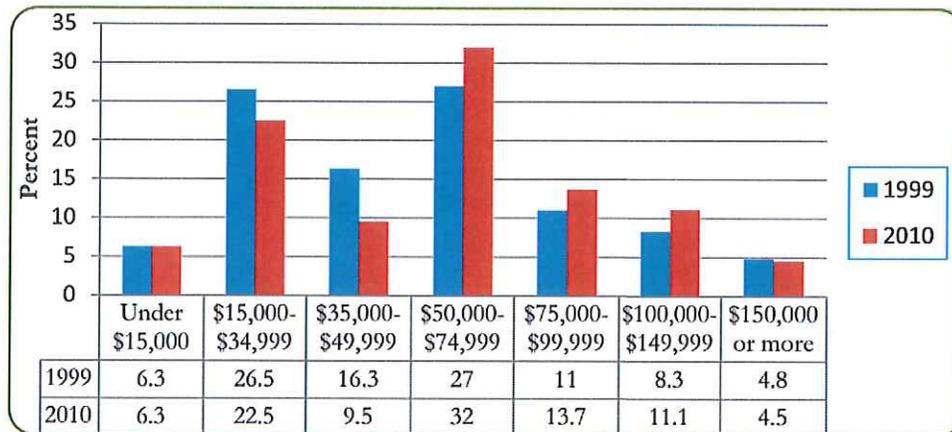
Table 19 illustrates family income trends by income category for Dauphin Island from 1999 to 2010. It also compares the Island's 2010 data to Mobile County and the State of Alabama. Figure 13 illustrates the family income change between 1999 and 2010. Dauphin Island's family income trends are considerably different from the household income trends. In 1999, the largest income category was \$50,000-\$74,999 at 27% followed by the \$15,000-\$24,999 category at 16.5%. In 1999, 49% of the families on the Island made less than \$50,000 a year. In 2010, the largest income category was \$50,000-\$74,999 at 32% followed by the \$25,000-\$34,999 category at 15.6%. In 2010, 39% of families living on Dauphin Island had a family income of less than \$50,000 a year. The change in family incomes between 1999 and 2010 is the number of families living with less than \$50,000 annual income which decreased by 10%.

Table 19: Family Income for Dauphin Island, Mobile County and Alabama

	Town of Dauphin Island				Mobile County	Alabama
	1999		2010		2010	2010
	Number	Percent	Number	Percent	Percent	Percent
Less than \$10,000	18	4.5	14	3.3	8.3	6.2
\$10,000-\$14,999	7	1.8	14	3.3	4.6	4.2
\$15,000-\$24,999	66	16.5	29	6.9	10.4	10.8
\$25,000-\$34,999	40	10	66	15.6	11.6	10.9
\$35,000-\$49,999	65	16.3	40	9.5	15.2	15.0
\$50,000-\$74,999	108	27	135	32.0	20.5	20.0
\$75,000-\$99,999	44	11	58	13.7	12.7	13.4
\$100,000-\$149,999	33	8.3	47	11.1	10.9	12.4
\$150,000-\$199,999	10	2.5	7	1.7	2.9	3.8
\$200,000 or more	9	2.3	12	2.8	2.9	3.1

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Figure 13: Dauphin Island Family Income Trends



Source: U.S. Census Bureau, 2006-2010 American Community Survey

When family income trends are compared to the household income trends it reflects the demographic characteristics of an older, wealthier population that are not of the traditional family composition. There are young families with small children living on the Island, but they are minimal in comparison to the older and often retired population that makes up the majority of the Island. This impacts the number of available affordable housing options in coastal communities which often decreases the number of young families living on coastal islands. However, *Table 9* in the first part of this chapter identifies Dauphin Island’s 2010 median family income as \$54,844 which is \$4,944 more than the median family income for Mobile County and \$4,415 more than the State. Therefore, the families on the Island demonstrate an increased wealth when compared to the region.

Per capita income is used as an economic indicator of a community’s standard of living and wealth. Communities with higher per capita income trends tend to have more educational, recreational, and entertainment opportunities as well as more buying capacity. *Table 20* illustrates per capita income for municipalities in Mobile County in 1999 and 2010. In 1999, Dauphin Island had the second highest per capita income in the County. The Island’s per capita income increased 35% from 1999 to 2010. In 2010, Dauphin Island had the highest per capita income in the County.

Poverty statistics on the Island are significantly lower than those of the County and State. Although poverty is not a significant community issue on the Island, efforts should be made to eliminate poverty through community programs.

Table 20: Per Capita Income for Mobile County Municipalities

	1999	2010
Satsuma	23,972	25,087
Dauphin Island	22,552	26,771
Saraland	19,470	22,192
Mobile	18,072	21,548
Citronelle	16,455	18,375
Creola	14,956	NA
Chickasaw	14,190	18,105
Mount Vernon	12,551	13,790
Prichard	10,626	13,137
Bayou La Batre	9,928	15,332

Source: U.S. Census Bureau, 2006-2010 American Community Survey

South Mobile County Tourism Authority (SMCTA)

The South Mobile County Tourism Authority (SMCTA) was recently established to assist the Island's Chamber of Commerce with economic development on the Island.

Community Goals

The following goals associated with population and economy were identified by the community and presented in the Town's Strategic Plan.

- Expand commercial development across the Island to revitalize the Island's economy and create more businesses and job opportunities for residents. Facilitate the creation of more retail and basic service businesses that support tourism and address permanent resident needs.
- Develop strategies to maintain and enhance the small town feel of the Island to protect against over-development. The goal is compatible, controlled, and guided economic development and growth that does not compromise the small town character of the Island or its natural resources.
- Enhance economic opportunities compatible with existing uses at the Ferry Landing, Billy Goat Hole/Fort Gaines Marina, and the west end beaches.
- Plan and implement an environmentally-sound, integrated strategy for the Island to best capitalize on its innate beauty and cultural and natural resources in order to promote sustainable forms of tourism and create a unique destination for visitors.
- Honor the Island's cultural heritage by developing a working waterfront for commercial fishing, recreational boating, retail and residential uses.
- Expand and support waterfront access to increase eco-tourism opportunities and businesses. Acceptable waterfront eco-tourism would economically utilize the Island's natural resources without adverse effects to the physical or social environment. Applicable eco-tourism businesses would include watercraft rentals, scuba diving shops, water taxis, charter fishing, seafood markets, bait and tackle shops, etc.
- Expand and support nature based tourism as means of economic development on the Island. This has less adverse impact to the natural resources than traditional commercial development for economic vitality.
- Design and develop a charming, centralized small downtown business district.
- Encourage and promote cottage industries on the Island.
- Attract a diversity of permanent residents, part-year, and seasonal residents as well as week-long visitors and day-trippers.

Recommendations and Strategies

The Town has been fortunate over the past few years to accomplish five of the goals identified in the Strategic Plan associated with population and economy. The goal of establishing a working waterfront district has been initiated by the Town with the purchase of several parcels of waterfront property on Aloe Bay. Through proper procurement policies, the Island achieved another proposed

strategy by obtaining design and feasibility estimates for the beginning of a working waterfront marina with commercial buildings. The Island hopes to soon contract the construction of the project to begin site development.

The Town also accomplished the strategy of developing an alternative use for the west end beach area by establishing the Dauphin Island West End Beach. The Town constructed and opened the new West End Beach in 2008. This new facility includes over 75 acres of white sand beaches and amenities that include beach chairs, lifeguards, a tiki bar, and watercraft rentals.

The Town is currently working to accomplish two economic goals of establishing the working waterfront district and the central business district.

Another economic goal the Town has achieved is the establishment of a public transit system to transport residents and tourists between points of interest on the Island for a nominal fee. The Town owns and operates two shuttle buses that serve this purpose. The shuttle buses have been a success in alleviating parking issues on the Island as well as increasing the economic revenue for the Town and business owners.

Work is ongoing to accomplish the goals of the community that are outlined in the Strategic Plan. Future resident populations on the Island are projected to double by 2030 as commercial development and annual tourist populations rise. This will be due in part to the development and success of the proposed central business district and working waterfront districts in addition to new residential development. However, proper planning and adequate regulations are necessary to protect the natural and cultural resources of the Island while accommodating this future growth.

The recommendations and strategies proposed below were formulated in combination with the identified goals of the adopted Dauphin Island Strategic Plan and with the South Alabama Regional Planning Commission's analysis of the current population and economic characteristics on the Island. The source of the recommendations and strategies below is the residents and business owners of the Island who participated in the Strategic Planning workshops. The strategies below establish future courses of action for the Town to meet the community needs associated with future populations and economic success of the Island. They also provide a means by which the Town can evaluate progress. By implementing the recommendations and strategies below, the Town will achieve the community identified goals and be closer to obtaining their vision for Dauphin Island's future by the year 2030.

1. Design and develop the Central Business District on Dauphin Island along the LeMoyne gateway corridor onto the Island. Adopt design guidelines and building standards for the physical appearance of the district and establish district boundaries where provisions will apply. Allow and encourage mixed use/pedestrian oriented development within the district to support cottage industries, traditional neighborhood development, and smart growth initiatives. The district should also permit "mother-in law" (*i.e.*, over the garage) apartments.
2. Design and develop a Working Waterfront District on Dauphin Island along Aloe Bay. Adopt design guidelines and building standards for the physical appearance of the district and establish district boundaries where provisions will apply. Encourage mixed use development within the district. The working waterfront access should consist of a network of boardwalks, observation points, buildings, and a marina. The marina should provide slips

for public rental and accommodate day trip/transient boaters and tourist. It should also support commercial fishing, including charter fishing operations, and public boat launching and trailer parking. The waterfront area should include mixed-use buildings for retail, service, residential, and lodging opportunities.

3. Develop an Island brand, such as *A Rare Find or Village by the Sea*, to boost the Island's tourism industry. Create marketing tools such as brochures, commercials, promotions, and ads to increase the exposure of the Island. Target audiences would include beach vacationers, outdoor exploration enthusiast, boaters, fisherman, and passive types of recreational uses such as birding. The intent is to label Dauphin Island as quiet sea-side community that is a tourist destination for quality natural resources. This is opposed to a tourist destination for a heavily commercialized coastal resort with a large quantity of attractions. This includes developing a map of the parks and recreational facilities on the Island and a calendar of annual events and festivals.
4. Develop a new recreational facility for water access in the Little Billy Goat Hole region if possible, or any other similar location on the Island, to create a working waterfront marina/harbor that supports recreational boating, recreational and commercial fishing, and includes boat slips, boat launches, pedestrian boardwalks, observation decks, fishing pier, and associated commercial facilities to accommodate resident and tourist populations. Also, investigate the opportunity to develop a municipal commercial fee based loading/unloading dock in the Billy Goat Hole region. Link the new facility to the rest of the Island via the new shuttle buses. Provide adequate parking facilities for cars, boats, and trailers.
5. Redefine and enact zoning classifications that allow for the development of targeted commercial development areas such as the central business district and working waterfront district. These ordinances should contain design guidelines and architectural standards for building design and facades, streetscaping, signage, lighting, and landscaping. The ordinances should encourage mixed use development with increased density utilizing height and water view restrictions. Review "smart-code" and "form-based code" principles for applicable design mechanisms.
6. Establish an economic development committee that functions to research and increase economic development opportunities on the Island. This committee would work closely with the Island's Chamber of Commerce, local businesses and the South Mobile County Tourism Authority (SMCTA) to develop a coordinated economic development process that integrates and tracks different economic improvement activities on the Island.
7. Develop additional annual Island events and festivals for resident and tourist populations. These could include dockside seafood markets, bicycling events, oyster festival, musicals/concerts and plays on the lawn at Calumet Park or at Fort Gaines, and a coastal heritage festival.
8. Develop provisions through local Town ordinance to encourage and/or require the use of environmentally-friendly alternative materials for infrastructure and buildings associated with new multi-family and commercial construction and/or major improvement/rehabilitations. This could include the concepts of Low Impact Development. Examples include encouraging the use of pervious parking substrates as opposed to asphalt. The Town should also encourage and provide incentives for green building methods such as Leadership in Energy and Design (LEED) Certification for new developments that might include tax breaks, promotional support, or other financial encouragement.
9. Develop a plan and strategy for the future of the Dauphin Island Public Pier. The pier is no longer over water due to past storms and the beach has currently merged with Sand Island.

The property owners and residents should come together with all applicable entities (Dauphin Island Park and Beach Board, Town of Dauphin Island, Property Owners Association, etc.) in public workshops and meeting to establish dialogue for future plans and funding sources of those plans. Future plans could include the development of a new public fishing pier at the foot of the Dauphin Island Bridge or other acceptable locations.

10. Upgrade and improve the Isle Dauphine Golf Club to include rehabilitation and expansion of facilities and amenities and increased marketing to stimulate additional resident and tourist use and revenue.
11. Encourage community and business participation, funding, and volunteer work with the Dauphin Island Chamber of Commerce. This entity needs the assistance of the Island community to support their efforts to improve the overall quality of life of Island businesses and residents.
12. Investigate the opportunity of user fees for places of interest. An example of an acceptable user fee would be for parking facilities and for on/off street parking. Other fees could include maintenance of environmental resources and boat launching.

Chapter 3

Housing

The intent of this chapter is to provide an inventory of the housing stock in the Town of Dauphin Island and to assess the type, age, and value of the existing housing supply. This chapter also projects future residential development trends within the Town and formulates future housing supply needs to accommodate the Town’s future population. Recommendations and strategies are proposed to accomplish these housing goals and objectives and respond to future housing growth.



Housing Inventory and Analysis

The housing stock plays a critical role in a town’s economy, especially in coastal tourist destinations where so many of the housing units are utilized as vacation rental properties. Housing is typically the largest land use in a community and the community’s largest capital asset.

Number and Type of Housing Units

According to the U.S. Census Bureau, the number of housing units on Dauphin Island increased from 1,224 units in 1990 to 1,703 in 2000, but decreased to 1,621 in 2010. *Table 21* shows the

Table 21: Number and Type of Dwelling Unit

	1990 Census	2000 Census	2010 Census
Single Family Units	1,007	1,425	1296
Duplex and Multi -Family	163	223	315
Mobile Homes	53	55	6
Other	1	0	4
Total Housing Units	1,224	1,703	1621

Source: U.S. Census Bureau

number of housing units in each housing category from the 1990, 2000 and 2010 Census. This information, along with population projections, is useful when projecting future housing needs. While the Census provides a large amount of detailed information about a community, it may not always be the most accurate. In this case, the total number of housing units in 2010, reported by the U.S. Census, appears to be low.

Table 22 illustrates the residential building permits for single family and multi-family dwellings on Dauphin Island from 2000 to 2010. Adding the building permit data from the past decade to the recorded housing units from the 2000 Census, data

indicates a 2010 housing stock for Dauphin Island of 2,356, which is a much higher figure than the 2010 Census figure of 1621. However, many of the building permits, especially single family units, issued after the summer of 2004 were for the rebuilding of a lost structure, rather than new construction, resulting in an inflated figure. Most of the multi-family permits can be attributed to the construction of two large condominium complexes which did contribute greatly to the 2000-2010 increase in the housing stock.

The most accurate way to determine the actual number of housing units is to conduct a housing survey. In 2008, the South Alabama Regional Planning Commission (SARPC) conducted a field survey of the island, to determine the existing land use for every parcel of land on the Island. This survey revealed 1,661 single family homes and 60 multi-family parcels, some with as many as 144 units per parcel. In order to determine the total number of multi-family/duplex units, SARPC contacted a local real estate office to verify the number of units in the island's condominium complexes, then reviewed the field survey notes to verify the number of units on smaller parcels containing duplex/multi-family structures. Building permit information, shown in *Table 22*, was also used to estimate the number of new housing units constructed since the 2008 field survey.

Tables 23, 24, and 25 show the single family, duplex/multi-family, and total housing unit count for 2010. Housing projections made later in this document use the number of housing units, 2,251, identified by SARPC rather than the U.S. Census figure of 1,621. *Table 26* shows the percent of growth in the total housing stock over the last two decades.

Table 22: Annual Residential Unit Building Permits for Single and Multi Family - Dwellings on Dauphin Island

YEAR	SINGLE FAMILY	MULTI-FAMILY	TOTAL
2000	23	82	105
2001	37	0	37
2002	33	0	33
2003	59	0	59
2004	54	7	61
2005	67	144	211
2006	62	15	77
2007	29	0	29
2008	30	0	30
2009	8	0	8
2010	10	0	10
TOTAL	412	241	653

**Source: U.S. Census Bureau, Building Permit Data*

Table 23: Single Family Units

Single Family Units (from 2008 survey)	1,661
Single Family Building Permits issued 2009-2010 (from U.S. Census)	18
Total Single Family Units for 2010	1,679

Source: SARPC field survey and U.S. Census Bureau

Table 24: Duplex and Multi-Family Units

Multi-Family Units in Complexes (from count by ACP Real Estate)	466
Other Duplex and Multi -Family Units (from 2008 survey)	97
Total Duplex and Multi -Family Units for 2010	563

Source: ACP Real Estate and SARPC field survey