

# F

Persons Per  
Household

The geographic service area used in this analysis includes all unincorporated areas of Nassau County, excluding incorporated cities and towns. In 2018, the estimated population of this service area was 68,710, reflecting a population rate of 2.66 persons per occupied housing unit (PPH), representing current localized data specific to Nassau County (see **Table 1**).

**Table 1 – 2018 Population and Housing Occupancy Rates**

Residential Types	City/Town	Balance of County	Nassau County
Population	17,120	68,710	85,830
Occupied Housing Units	7,830	25,830	33,660
Persons per Unit (PPH)	2.19	2.66	2.55

Source: US Census; 2018 Population Estimates; 2017 1-year and 5-year American Community Survey (ACS); GAI Estimates; Notes: City and Town includes Callahan, Hilliard, and Fernandina Beach

There will always be a natural rate of housing vacancy because existing or new housing units are never likely to be 100% occupied. Natural housing vacancy is generally a result of timing in household formation and sales of new housing units, transitions between existing for sale housing, and seasonal or second home ownership. Regardless of existing occupancy status, the development of a new housing unit increases the capacity for population growth and creates an increase in the demand for park and recreation facilities and capital. Therefore, local data was used to identify current occupancy rates for new park and recreation demand created by new development.

This analysis uses population as the common denominator by different types of residential development, reflecting current localized data specific to Nassau County, to indicate the reasonable relationship between need, use, and amount of Park and Recreation Impact Fee (see **Table 2**).

**Table 2 – 2018 Housing Occupancy Rates (PPH)**

Residential Types	City/Town	Balance of County	Nassau County
Single-family	2.28	2.65	2.55
Duplex/Quad	1.93	2.43	2.13
Multi Family	1.54	1.72	1.67
Mobile Home	2.44	2.87	2.85
<b>TOTAL</b>	<b>2.21</b>	<b>2.66</b>	<b>2.55</b>

Source: US Census; 2018 Census Population Estimates; 2017 1-year and 5-year American Community Survey (ACS); GAI Estimates; Notes: City and Town includes Callahan, Hilliard, and Fernandina Beach

Based on the current occupancy characteristics of existing household types, the variation in average PPH is utilized to reflect the different relationships among types of development. For the purpose of this