

# CAFACTS

Community Association Industry Facts & News  
Prepared by Clifford J. Treese

## Resources & Data on Community Associations

July 27, 2022

### Vermont Community Associations - Selected Data, 2020

State	Association Rank	Association Count	Associations in State as Percent of All Associations	Association Homes as Percent of All Owner Occupied Homes	Association Homes as Percent of All Occupied Homes
Vermont	42	Between 1,000-2,000	0.4%	23.8%	16.8%

Association Population as Percent of Total Population	Population Living in Associations	Association Board & Committee Volunteers	Value of Board & Committee Time	Value of Homes in Associations	Association Housing Services: Operations, Physical Asset Management, Major Repairs and Replacements, Capital Improvements, Conservation & Sustainability, Contingencies
16.9%	105,000	3,500	\$3,800,000	\$12,497,000,000	\$213,000,000

## 1.2 Population – Census Quick Facts (Excerpt)

All Topics	Vermont	United States
Population estimates, July 1, 2019, (v2019)	625,989	328,239,523
<b>PEOPLE</b>		
<b>Population</b>		
Population estimates, July 1, 2019, (v2019)	625,989	328,239,523
Population estimates base, April 1, 2010, (V2019)	625,737	308,756,105
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	-0.3%	6.3%
Population, Census, April 1, 2020	643,077	331,449,281
Population, Census, April 1, 2010	625,741	308,745,538
<b>Age and Sex</b>		
Persons under 5 years, percent	4.7%	6.0%
Persons under 18 years, percent	18.3%	22.3%
Persons 65 years and over, percent	20.0%	16.5%
Female persons, percent	50.6%	50.8%
<b>Race and Hispanic Origin</b>		
White alone, percent	94.2%	76.3%
Black or African American alone, percent (a)	1.4%	13.4%
American Indian and Alaska Native alone, percent (a)	0.4%	1.3%
Asian alone, percent (a)	1.9%	5.9%
Native Hawaiian and Other Pacific Islander alone, percent (a)	2	0.2%
Two or More Races, percent	2.0%	2.8%
Hispanic or Latino, percent (b)	2.0%	18.5%
White alone, not Hispanic or Latino, percent	92.6%	60.1%

Association & Homeowner Categories 2020	Year One	Three Year Cumulative*
<i>Volunteer Leadership &amp; Governance:</i> Meeting legal & fiduciary requirements, achieving cooperation & compliance with association goals	\$3,800,000	\$11,400,000
<i>Homeowner Property Tax Payments:</i> Providing further economic support for local government services	\$191,000,000	\$573,000,000
<i>Homeowner Improvements within their Home/Unit:</i> Upgrades and additions including changes to systems enhancing conservation and facilitating accessibility	\$165,000,000	\$495,000,000
<i>Association Housing Services:</i> Operations, Physical Asset Management, Major Repairs & Replacements, Capital Improvements, Conservation & Sustainability, Contingencies	\$213,000,000	\$639,000,000
<b>Total</b> *3-year totals may vary by rounding	\$572,800,000	\$1,718,400,000

For more information, see the [Community Association Fact Book 2020](#)

## Society, Finance & Housing

### [How We All Got in Debt](#)

Consumer debt shapes American lives so thoroughly that it seems eternal and immortal, but it's actually relatively new to the financial world. Student loans continue to burden adults decades after they've left school, and credit card debt haunts many Americans. On the flip side, many of us make leveraged investments in our homes, taking out mortgages to buy houses that we expect to appreciate in value. In other words, debt structures American lives in myriad ways. But, as historian Louis Hyman writes, [this is a relatively new thing](#). In the nineteenth century, Hyman points out, if an individual needed credit, they turned to friends, loan sharks, or local merchants. For corner grocers and country stores, these loans were money-losing propositions with no interest charged. Any institution with a lot of money lent it not to consumers but to businesses.

### [World-first 3D-printed community to be created in California](#)

US homebuilder Palari is collaborating with Singapore's SML Group to expand a pipeline of master-planned, net zero energy, sustainable communities across California....The portfolio includes what claims to be the world's first 3D-printed net zero energy community development in Greater Palm Springs. Palari Villas are built using modular construction methodology, including the use of 3D-printing, allowing Palari to build high quality homes that are better for the environment and affordable. The company builds homes that are net zero energy consumption and it claims its construction methods eliminate 90 per cent of waste associated with traditionally built homes. They are built off-site, which minimises environmental impact and the building materials used are mould and fire-resistant.

**Treese Notes:** I have posted on this earlier. See the "fire-resistant" characteristic above. Also see [Sustainable Homebuilder Palari Enters Into a Strategic Partnership With Sinarmas Land Limited to Develop Master-Planned Communities Across California](#)

### [New FHA FAQs](#)

**FHA FAQs**

**Looking for FHA information?**  
We can help.

The Federal Housing Administration (FHA) has helped people become homeowners since 1934. Find answers to frequently asked questions about FHA for homebuyers, homeowners, appraisers, brokers, and more.

Find FAQs for:

- Industry Partners
- Homebuyers
- Borrowers
- Renters and Other

Search FHA FAQs

## **World's largest commercial Living Building opens in Portland, Ore.**

**Treese Notes:** See the [Living Building Challenge](#)

Five-story, 58,000 sf mixed-use structure has mass timber structural core....the world's largest commercial Living Building recently opened in Portland, Ore. The PAE Living Building, a five-story, 58,000 sf mixed-use structure, is also the first developer-driven Living Building. The Living Building Challenge (LBC) is the most stringent green building certification process that exists today, according to a news release from ZGF Architects, the building's design firm. "The building uses less energy, water, and material than comparable buildings while delivering superior levels of occupant comfort and productivity," the release says.

The PAE Living Building is one of the first buildings in Portland to install a PV-powered battery storage system and uses just one-fifth as much energy as a comparable building. It is projected to operate up to 100 days off-grid. Onsite and dedicated offsite solar generate net positive energy. A connection to the city grid enables the structure to give back surplus energy. To meet LBC standards, all the building's water needs are met via rainwater capture and treated onsite. A 71,000-gallon cistern holds rainwater, and a multistory-vacuum-flush toilet system transforms waste into a nutrient rich resource. It produces liquid fertilizer and agriculture-grade compost onsite.

Construction included healthy material selections using 100% Red List Free materials. A mass timber structural core reduces the project's embodied carbon emissions by 30%. The design features daylighting, biophilic elements, and ventilation strategies to support a productive, low-carbon workplace. The fifth floor features a "deckony," (a term coined by the project architect) occupying 1,500 sf in the southeast corner, giving users year-round access to an open-air lounge area. Over the next 12 months, the building will record, track, and report its performance data. The project is expected to earn a full Living Building Challenge certification in the summer of 2023.

## **What Do All of Those Cloud Cybersecurity Acronyms Mean?**

Acronyms are confusing jargon that can often serve as a gatekeeper — if you don't sling the lingo, the thinking goes, you don't belong. But if you're reading this, you *do* belong in cybersecurity, which has to become [more welcoming](#) if we ever hope to close [the talent gap](#). So here's a quick guide to some of the acronyms you may come across when talking about cloud security.

## **Why Do We Die Without Sleep?**

...Usually, when we study sleep in humans or other mammals, we do these recordings where we look at electrical activity of the brain, right, and you can see these waves change, and you can't do that in simple animals that sleep. Yet we know that they really do enter these states where they disconnect. They stop moving, but you can stop moving anyway, right? So, you stop moving, but this is coupled with that loss of awareness, relaxation of the body. And I think it's a tricky thing, asking why. I think we want to get at the why. But the way that we want to get to the why is by asking how. What are the most primitive things about sleep that we can understand?.....What we think today is really that sleep is as old as animals themselves. So there are these animals that we refer to as the living fossils, because supposedly, they haven't changed much throughout animal evolution. And as we look at the simple animals, like jellyfish, and Hydra now, so animals that have very, very primitive nervous systems. It is very clear that they engage in these forms of behavior that I would say, for all practical purposes are really like our sleep. They disconnect, they stop paying attention to what's going on around them, they can't respond to external stimulation, unless that stimulation is very strong. So we see that in basically the simplest animals.

## Risk Management

### [What Happened to Cool Cats? The Rise, Fall, and Future of the Ethereum NFTs](#)

The collection's CEO left after just three months and its average price is down 96% from its all-time high—despite signing with Hollywood mega-agency CAA.

**Treese Notes:** Since none of any of this makes any practical sense to me, please read the article (a 9 minute task apparently).

### **Hazardous Times in the Great West Continued**

#### [Insurers Increasingly Concerned for Western U.S. Wildfire Season](#)

As Western wildfires force evacuations in Arizona and California – on the heels of an early and severe wildfire season in New Mexico – insurers are increasingly eyeing the growing risks. “Insurers are very much concerned about the wildfire situation,” said Arindam Samanta, director of product management for Verisk Underwriting Solutions. “We are talking to dozens of insurers.” ...The increased interest has led to increased sales of Verisk's wildfire modeling and data, Samanta said... Insurer concerns are real, and they are playing themselves out in what's shaping up to be another long, and so far severe, Western U.S. wildfire season. Two wildfires burning on the outskirts of Flagstaff, Arizona, have forced the evacuation of roughly 2,500 homes. One of the blazes is estimated to have reached 8 square miles in size. Evacuations were ordered in California for roughly 300 homes this week because of the Sheep Fire in San Bernardino County. The fire has burned nearly 1,000 acres, and is only 27% contained, according to Cal Fire. Massive fires in New Mexico have made it **the state's worst wildfire season** in 30 years.

[Welcome to Insurance Covered, the podcast that covers everything insurance. In this episode Peter is joined by Karen Clark, Co-Founder of Karen Clark & Company and they will be discussing catastrophe risk modelling.](#)

**Treese Comment:** In case you noticed, the double “ll” spelling of “modelled” is a preference outside the U.S. In this 45 minute video episode in the link, these topics are discussed:

- What a catastrophe risk model is and how it can be used
- Primary uses of these models for insurers - with a focus on hurricanes
- The importance of Hurricane Andrew in 1992 to catastrophe risk modelling
- The most costly event ever modelled
- The impact climate change is having on catastrophe risk modelling

**Treese Notes:** See this [Wildfire Event Brief - Marshall Fire](#) from [Karen Clark & Co.](#)

**Treese Notes Again:** Wildfire risk and rising insurance premiums are only one part of the many risk- issues in the Great West that impact nearly 28% of all community associations and some large percentage of [78.6 million that live in all types of housing](#) in the 13 states that comprise the Great West. The image clips below are taken from my paper on “Hazardous Times” that I have attached to previous posts. In that paper, as I have indicated, I do not include Alaska and Hawaii for certain reasons.

**Eleven States in the Great West – Natural & Not So Natural Hazards:** California is one of the eleven (11) states in the Great West as used in this Report. While wildland fires are increasingly in the news, these states also are subject, in varying degrees, to certain perils (i) that are created by long term geologic forces, (ii) that are the result of human actions and (iii) and that are becoming increasingly worse and more frequent because of climate change:

Heat, personal health, impact design loads for HVAC, pavement	Drought, soil desiccation, paving, foundations, buckling, fire hazard	Flooding from rising water levels in rivers, lakes and the ocean; erosion, mold	Storm Water, back up of storm sewers, erosion, mold, contaminants	Rising ocean levels, damage, wetlands, pressure on foundations, roads, structures
Tsunamis, flooding, wave impact on structures, erosion	Wildfire, vegetation erosion, mudslides, mudflow, damage to structures, smoke	Over-flow issues retention ponds, earthen dams, levees	Volcanic action, direct damage, indirect damage from harmful gases	Earthquake (EQ), structure & foundation damage, soil liquefaction

**Property Insurance Red Flags**

Bldg. Age & Updates	Large % of rentals	Stab-Lok panels	Wildland fire area
Wood shake roofs	Aluminum wiring	Unfenced pools	Reserves, inadequate
Roofs over 20 yrs. old	Fuses, electric panels	Spacing of railings	Water damage claims

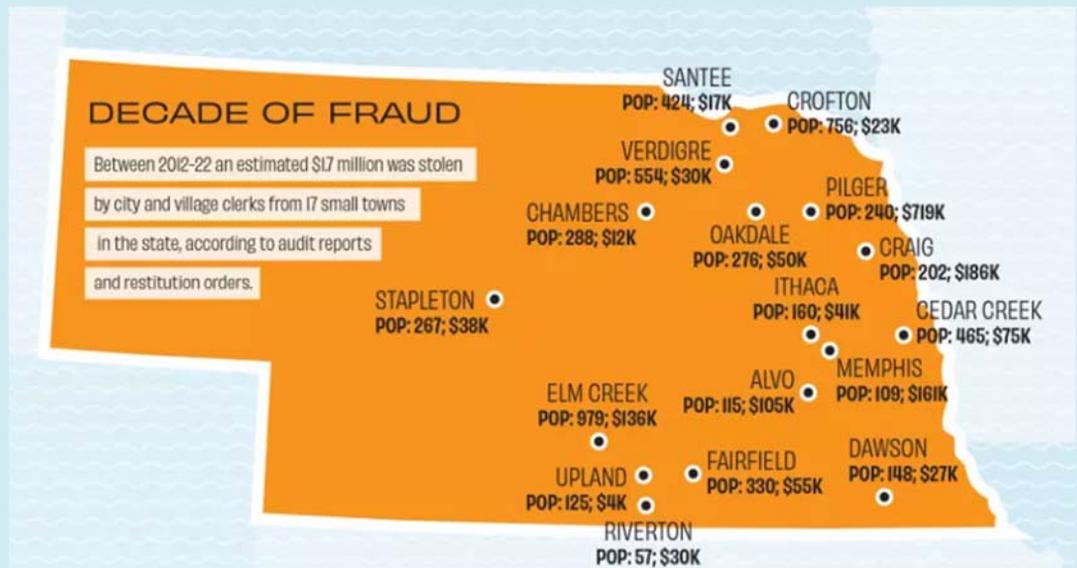
**3.1 Thirteen States in the Great West Seen from the Perspective of Wildland Fires**

														Assn Homes % of Owner
		% Total	State	Wild. Land Area	Wild. Land Area	Burned 2020 Area	Est. Struct's in 2020	Total Housing Units in State	Percent of Housing Units Damaged	Housing Units at Risk of Fire	Assn Rank	Assn Count	Assn Homes % of Owner	
California	15,348,149	14%	100,206,720	15%	4,092,151	4.1%	11,253	14,176,976	0.08%	2,040,600	1	49,520	65.8%	
Oregon	2,507,014	2%	61,598,720	4%	1,141,613	1.9%	3,831	1,768,901	0.22%	147,500	25	3,950	21.6%	
Arizona	4,512,066	4%	72,688,000	6%	978,568	1.3%	59	3,003,386	0.00%	242,200	11	9,810	50.3%	
Washington	4,484,466	4%	42,693,760	11%	842,370	2.0%	641	3,106,528	0.02%	155,500	9	10,580	50.1%	
Colorado	3,734,992	3%	66,485,760	6%	625,357	0.9%	1,061	2,386,475	0.04%	373,900	10	10,410	63.1%	
Montana	3,501,359	3%	93,271,040	4%	369,633	0.4%	169	510,180	0.03%	137,800	34	1,960	20.5%	
Wyoming	3,067,728	3%	62,343,040	5%	339,783	0.5%	70	276,846	0.03%	36,800	49	500	12.5%	
Utah	1,819,062	2%	52,696,960	3%	329,735	0.6%	74	1,087,112	0.01%	136,000	26	3,540	28.4%	
Idaho	4,795,700	4%	52,933,120	9%	314,352	0.6%	94	723,594	0.01%	175,000	28	2,000	28.8%	
Nevada	3,448,359	3%	70,264,320	5%	258,275	0.4%	57	1,250,893	0.00%	67,100	27	3,460	30.8%	
New Mexico	1,981,947	2%	77,766,400	3%	121,277	0.2%		937,920		131,600	39	1,000	9.1%	
Hawaii	147,810	less 1%	4,150,500	4%				542,674			34	2,000	47.8%	
Alaska	57,764,399	52%	354,481,600	16%				316,901			48	600	14.2%	
<b>Total</b>	<b>107,113,051</b>		<b>1,111,579,940</b>		<b>9,413,114</b>	<b>0.8%</b>	<b>17,309</b>	<b>28,290,891</b>	<b>0.06%</b>			<b>99,330</b>	<b>28.0%</b>	

**In Nebraska, Small-Town Fraud Is a Big Problem**

**Treese Notes:** Consider these story-line issues: (i) the common characteristics of the thefts, (ii) check the passive behavior of local government, and (iii) the lack of an audit. Then look at the map below. In certain cases, apparently, insurance was involved and risk management from the [Nebraska League Association of Risk Management](#).

[Quoting] Clerks have stolen an estimated \$1.7 million from 17 towns in the past decade, according to audit reports and restitution orders. And the problem could be worse: 158 towns have gone more than 20 years without a full financial audit.



World

### [Glaring flaw in Australia's housing policies exposed as \\$20 billion spend backfires](#)

A decade-long effort involving tens of billions of taxpayer dollars has failed to solve our housing crisis. This is why.....Australian governments' multi-billion dollar efforts to help first homebuyers enter the property market have been hampered by a glaring flaw, which has only pushed up house prices and left those in greatest need of assistance at an even worse disadvantage.

That was the key takeaway from fresh research [published by the Australian Housing and Urban Research Institute](#) this week. Scholars from the University of New South Wales, University of Sydney and RMIT University, with funding from the federal, state and territory governments, examined the suite of first homebuyer assistance schemes in Australia and compared them to measures adopted in seven other nations: the United Kingdom, Germany, Ireland, the Netherlands, Canada, Finland and Singapore. They found that Australia's first homebuyer policies were "extremely one-sided", with the overwhelming majority of programs focusing on demand instead of supply.

### [Global carbon pricing generating record revenues but much potential remains untapped](#)

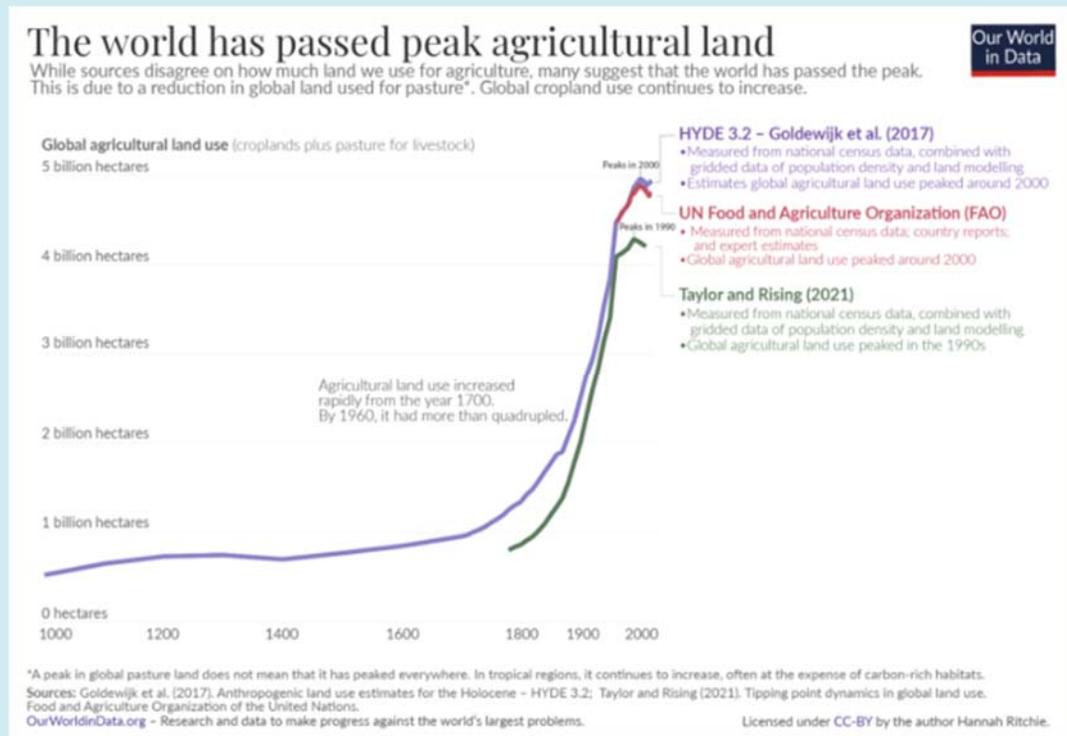
The climate crisis continues to escalate amid a prolonged pandemic, increasing economic instability and geopolitical tensions. Commitments at COP26 keep hope alive that avoiding the worst effects of climate change is within our reach, but the peril remains stark. The latest work from the Intergovernmental Panel on Climate Change makes plain that we must arrest rising emissions now to ward off climate danger. Meeting this challenge in uncertain times calls for ambitious, just, and comprehensive action by policymakers. In this regard, carbon pricing, within an integrated policy mix, is one of the most powerful tools for guiding economies toward low emissions paths. To maximize the benefits, carbon price signals must be sustained, strengthened, and extended to a greater portion of global emissions, three-quarters of which are currently untouched by carbon pricing instruments. However, recent economic instability, volatile energy markets and rising energy prices exacerbate the political challenges for policymakers.

The World Bank's annual report on the [State and Trends of Carbon Pricing](#) continues to provide a trusted global snapshot of carbon pricing developments year to year. The past year has seen some positive signs, particularly in relation to higher carbon prices, increased revenues, progress towards resolving cross-border issues, and the adoption of new rules for international carbon markets (under Article 6 of the Paris Agreement). However, as with previous years, progress has been far from adequate. As of April 1, 2022, only four new carbon pricing instruments had been implemented in the past year and despite record-high prices in some jurisdictions, the price in most jurisdictions remains well below the levels required to deliver on the Paris Agreement temperature goals.

## After millennia of agricultural expansion, the world has passed 'peak agricultural land'

The world produces more food than ever, but the amount of land we use is now falling. This means we can feed more people while restoring wild habitat. Humans have been reshaping the planet's land for millennia by clearing wildlands to grow crops and raise livestock. As a result, humans have [cleared one-third of the world's forests](#) and two-thirds of wild grasslands since the end of the last ice age.

This has come at a huge cost to the planet's biodiversity. In the last 50,000 years – and as humans settled in regions around the world – wild mammal biomass [has declined by 85%](#). Expanding agriculture has been the biggest driver of the destruction of the world's wildlands. This expansion of agricultural land has now come to an end. After millennia, we have passed the peak, and in recent years global agricultural land use has declined.



## Book Review/Essay

### **Banning Lethal Autonomous Weapons: An Education**

*Lethal autonomous weapons systems pose new and dangerous threats, but efforts to advocate for a ban demonstrate the complexities of finding international consensus.*

Lethal autonomous weapons systems—commonly but misleadingly known as “killer robots”—are weapons systems that, once activated, can attack objects and people without further human intervention. With more than a dozen nations working to develop highly capable versions of them for use in the air, at sea, and on land, these weapons are not science fiction: they exist now, and they are already being used in some current conflicts. Since 2014, the United Nations has held discussions around a treaty to ban autonomous weapons systems (AWS). So far, in addition to the UN secretary-general and the International Committee of the Red Cross, 30 countries have declared support for such a treaty. But the United States and Russia have combined forces to prevent any discussion of a legally binding instrument. Instead, in 2021 the United States called for a “non-binding code of conduct.”

### **Stories to Work By**

*Narratives of technological inevitability often limit the tools society has at its disposal to promote equality and opportunity.*

In Charlie Chaplin’s 1936 film *Modern Times*, humans in a factory are reduced to adjuncts to a massive series of cogs and belts. Overlords bark commands from afar to a servant class, and Chaplin’s hapless hero is literally consumed by the machine ... and then spit out by it. In the film, the bosses have all the power, and machines keep workers in check.

*Modern Times’s* dystopian narrative remains with us today. In particular, it is still held by many policymakers who assume that increasing technological progress, whether mechanical or informational, inevitably means that ordinary workers will lose. This view perpetuates itself when policies that could give workers more power in times of technological change are overlooked, while those that disempower workers are adopted. If we are to truly consider science policy for the future, we need to understand how this narrative about workers and technology functions, where it is misleading, and how deliberate policies can build a better world for all. In Chaplin’s world—then in the depths of the Great Depression and on the brink of World War II—a bleak view of technology’s impact on workers is not hard to understand. But the curious thing about *Modern Times* is that it was filmed after a revolutionary period of technological change in travel, mass communication, and medicine that could have ushered in an extremely optimistic age.

## Critical Thinking

### **Tell Me Something I Don’t Know**

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