

## SKAGIT POPULATION, EMPLOYMENT AND HOUSING GROWTH MONITORING PROGRAM

# 2019 GROWTH MONITORING REPORT

Prepared By:



December 18, 2019



## RESOLUTION 2019-01

### TO ADOPT THE SKAGIT POPULATION, EMPLOYMENT AND HOUSING GROWTH MONITORING PROGRAM: 2019 GROWTH MONITORING REPORT

**WHEREAS**, the 2002 Framework Agreement, executed by Skagit County and all cities and towns in Skagit County, established a planning organization known as the GMA Committee, which consists of a Steering Committee (GMASC) and a Technical Advisory Committee (Planners Committee);

**WHEREAS**, through the 2002 Framework Agreement process, the Board of Skagit County Commissioners amended Countywide Planning Policy 1 (CPP 1) on June 30, 2016;

**WHEREAS**, the 2016 amendment to CPP 1 introduced a long term monitoring process requirement for annual population and employment growth allocations;

**WHEREAS**, CPP 1: Appendix B, Section 3.b directs the Planners Committee to develop and recommend an annual growth monitoring report;

**WHEREAS**, the Planners Committee recommended the annual growth monitoring report for GMASC approval at their December 12, 2019 meeting;

**WHEREAS**, the annual growth monitoring report is titled the "Skagit Population, Employment and Housing Growth Monitoring Program: 2019 Growth Monitoring Report"; and

**WHEREAS**, CPP 1: Appendix B, Section 3.c directs the Steering Committee to review and approve the annual report by resolution.

### NOW THEREFORE BE IT RESOLVED:

The Growth Management Act Steering Committee hereby approves the Skagit Population, Employment and Housing Growth Monitoring Program: 2019 Growth Monitoring Report.

Adopted: December 18, 2019

Attest:



Kevin Murphy  
GMASC Administrator



Mayor Julia Johnson, City of Sedro-Woolley  
GMASC Chair



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# INTRODUCTION

This is the third annual report under the Skagit Growth Monitoring Program, a countywide program to track estimated growth in population, employment and housing. Included in the Annual Report are summaries of estimated population and employment growth for each of the county's urban growth areas (UGAs), as well as rural, unincorporated areas that are not part of any UGA. Historical housing unit estimates are included along with historical annual average change in housing units and forecasts of annual average housing unit change needed to meet adopted population forecasts.

New to the 2019 report is a section highlighting key findings and trends from the 2017 Baseline Growth Monitoring Report to the present year.

Most of the data used in this report come from state sources that have been disseminated for many years and are expected to continue into the future, providing a consistent picture of estimated growth in Skagit County.

Results from future year analyses will be additive to information in this report and past reports. Population, employment and housing growth trends will be evident in future years as series of temporal data are collected, analyzed and compared with past years.

## BACKGROUND

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<sup>1</sup> More information regarding the amendment to CPP 1 is on [Skagit County's webpage associated with their 2016 comprehensive plan update](#). Several of the materials under the Proposed Amendment to CPP 1.1 and Related Documents headings provide context for projecting growth in Skagit County to 2036 and the program to monitor growth during that timeframe.

The Board of Skagit County Commissioners adopted changes to Skagit County Countywide Planning Policy (CPP) 1 on June 30, 2016<sup>1</sup>. The CPP amendment updated the 2036 population and employment allocations for urban growth areas (UGAs) in Skagit County, including those of all cities and towns, as well as the two non-municipal UGAs – Bayview Ridge and Swinomish. Population and employment growth were also allocated for unincorporated areas outside of UGAs, which are referred to as “Rural” areas. The allocations continued the countywide policy of allocating 80% of all forecast population growth into UGAs, with the remaining 20% allocated into unincorporated Rural areas.

The amendment to CPP 1 was consistent with the recommendation made by the Growth Management Act Steering Committee (GMASC) to adopt these population and employment growth allocations for these Skagit County areas. The GMASC consists of elected representatives from many Skagit County local governments and leads the Growth Management Act coordination process in Skagit County, with the Skagit Council of Governments (SCOG) providing staff support for this planning function. A staff committee composed of planners from local jurisdictions – the Growth Management Act Technical Advisory Committee, also known as the Planners Committee – supports the work of the GMASC.

# INTRODUCTION

The [2002 Framework Agreement](#) provides the basis for developing CPPs, as well as population and employment allocations, and other coordination activities in Skagit County. All the cities and towns in Skagit County are party to the agreement, along with Skagit County. SCOG provides staff support for these planning activities through an [interlocal agreement](#) executed by all parties to the 2002 Framework Agreement and SCOG's Board of Directors.

Along with the growth allocations, CPP 1 includes a new process for ongoing monitoring of population and employment growth in Skagit County. The long term monitoring process calls for consistent land capacity analysis methods and determination of needed undeveloped buildable urban land. The inventory is to be maintained by Skagit County government in a regional geographic information systems database. CPP 1 also directs the Planners Committee to develop a method to monitor urban development and the rate of population and employment growth. Annual monitoring reports are to be prepared and presented to the Growth Management Act Steering Committee.

## METHODOLOGY

SCOG, acting as the administrator of the Growth Management Act countywide process in Skagit County, assisted with preparing the growth monitoring process methodology in 2017 and the first annual growth monitoring report (Baseline Report). The 2017 methodology guided the preparation of the Baseline Report. The methodology can be amended as needed in future years to include elements envisioned

in CPP 1, such as creation of consistent land capacity analysis methods and determination of needed undeveloped buildable urban land.

Revisions to the methodology in 2019 include a description of the data sources, data analysis steps and products for the Annual Report utilized in the Key Findings and Trends section. The revised 2019 methodology guided the preparation of the Annual Report.

A scope of work for the preparation of the methodology and Baseline Report was developed in June 2017.



	2015 – 2036 Forecast Population Growth	Total 2036 Population	2015 – 2036 Forecast Employment Growth	Total 2036 Employment
Urban Growth Areas				
Anacortes	5,895	22,293	2,076	10,480
Burlington	3,808	14,272	3,516	13,412
Mount Vernon	12,434	47,403	4,785	21,288
Sedro-Woolley	4,555	17,069	4,427	9,179
Concrete	320	1,193	109	467
Hamilton	114	427	66	288
La Conner	329	1,226	329	1,420
Lyman	162	605	9	38
Bayview Ridge	72	1,883	1,799	3,455
Swinomish	912	3,416	290	1,247
<b>UGA Subtotal</b>	<b>28,601</b>	<b>109,787</b>	<b>17,406</b>	<b>61,274</b>
Rural (outside UGAs)	7,150	45,665	1,447	9,343
<b>Grand Total</b>	<b>35,751</b>	<b>155,452</b>	<b>18,853</b>	<b>70,617</b>

This section of the Annual Report compares growth in population, housing and employment from the 2017 Baseline Growth Monitoring Report to the present year. Data used for these growth comparisons begins with the 2017 Baseline Growth Monitoring Report data for each area.

## FINDINGS

Forecast growth rates were calculated from targets for the areas of population, and employment. These growth rates were compared to observed growth rates from the 2017 Baseline Growth Monitoring Report to the present year.

**Population growth rates** over the observed period **tended to be higher than the forecast rates**, particularly in cities. Towns generally saw lower population growth rates than forecasted. The highest population growth rate was in the Bayview Ridge UGA, with a growth rate 2.1% higher than forecasted. The **overall population growth rate was 2%**, which is 0.9% higher than forecasted.

Over the observed period, **72.6% of new population growth occurred in urban growth areas**, with 27.4% of new growth occurring in the rural unincorporated county.

**Employment growth rates tended to be higher than population growth rates for most areas.** La Conner was the only area experiencing a lower employment growth rate than forecasted, over the observed years. The **overall employment growth rate was 5%**, which is 3.7% higher than forecasted.

In general, **housing growth rates tended to be lower than both population and employment rates.** Housing growth rates tended to be highest in incorporated cities. The **overall housing growth rate was 0.9%**.

In general, **multifamily housing growth was a significant portion of overall housing growth**, although this varied by jurisdiction. Single family units accounted for 70.3%, and multi-family units accounted for 27.8%, of all growth.

## FIVE COUNTY REGION

Overall, Skagit County's population is growing slower than in the neighboring urban counties, but faster than the neighboring rural county of Island County.

Employment growth is in the middle of the range of growth rates among the five counties.

The housing growth rate in Skagit County is significantly less than the housing growth rates of neighboring urban counties, but similar to the housing growth rate of rural Island County.

## DATA SOURCES\*

1. Skagit Council of Governments, 2017 Baseline Growth Monitoring Report, Version: December 20, 2017
2. Skagit Council of Governments, 2018 Growth Monitoring Report, Version: December 19, 2018
3. Washington State Office of Financial Management (OFM), Small Area Estimates Program (SAEP), Estimates of Total Population for Census 2010 Urban Growth Areas, 2000-2019, SAEP Version: September 11, 2019
4. Washington State Office of Financial Management, Small Area Estimates Program, Estimates of Total Population for the Unincorporated Portion of Urban Growth Areas, 2000-2019, SAEP Version: September 19, 2019
5. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of April 1 Population, 2011-2019, Version: June 28, 2019
6. Skagit County, 2036 Population Allocations from adopted Countywide Planning Policy 1, Adopted: June 30, 2016
7. Washington State Employment Security Department, Quarterly Census of Employment and Wages, Skagit County, April 1, 2018 – March 31, 2019, Prepared: October 10, 2019
8. Skagit County GIS, Incorporated and Unincorporated Urban Growth Areas, November 2019
9. Skagit County GIS, Road Centerlines with Address Ranges,

March 2015

10. ESRI, USA Zip Code Areas, Version: April 10, 2018
11. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of Housing Units, April 1, 2010 to April 1, 2019, Last Modified: June 28, 2019
12. Skagit County Planning and Development Services, Housing Unit Change in Unincorporated UGAs, April 1, 2018 – March 31, 2019, Prepared: November 14, 2019

\*Data Notes for these sources are included in the population, employment, and housing sections of the 2019 Growth Monitoring Report.

## TABLES

The remaining pages of the Key Findings and Trends section include charts using the data sources above to compare growth rates for population, employment and housing between forecasted rates and the observed rates from the 2017 Baseline Growth Monitoring Report to the present year.

## KEY FINDINGS AND TRENDS

## POPULATION TRENDS

Urban Growth Areas	2016-2017 Base Year* Population	2017-2018 Population*	2018-2019 Population*	2-Year Population Change	Average Annual Growth Rate	2015-2036 Forecast Population Growth	2015-2036 Forecast Population Growth Rate	Difference in Observed and Forecasted Growth Rates	Total 2036 Population
Anacortes	16,867	17,078	17,700	833	2.4%	5,895	1.3%	1.1%	22,293
Burlington	10,714	11,042	11,185	471	2.2%	3,808	1.3%	0.8%	14,272
Mount Vernon	36,383	37,230	37,822	1,439	2.0%	12,434	1.3%	0.6%	47,403
Sedro-Woolley	12,308	12,709	13,074	766	3.1%	4,555	1.3%	1.7%	17,069
Concrete	910	911	918	8	0.4%	320	1.3%	-0.9%	1,193
Hamilton	307	307	307	0	0.0%	114	1.3%	-1.3%	427
La Conner	925	940	960	35	1.9%	329	1.3%	0.5%	1,226
Lyman	455	455	450	-5	-0.5%	162	1.3%	-1.9%	605
Bayview Ridge	1,890	1,923	1,977	87	2.3%	72	0.2%	2.1%	1,883
Swinomish	2,634	2,660	2,706	72	1.4%	912	1.3%	0.0%	3,416
<b>UGA Subtotal</b>	<b>83,394</b>	<b>85,255</b>	<b>87,099</b>	<b>3,705</b>	<b>2.2%</b>	<b>28,601</b>	<b>1.3%</b>	<b>0.9%</b>	<b>109,787</b>
Rural (outside UGAs)	40,706	41,265	42,101	1,395	1.7%	7,150	0.8%	0.9%	45,665
<b>Grand Total</b>	<b>124,100</b>	<b>126,520</b>	<b>129,200</b>	<b>5,100</b>	<b>2.0%</b>	<b>35,751</b>	<b>1.1%</b>	<b>0.9%</b>	<b>155,452</b>

### Notes

\*Reported year from April 1 - March 31, consistent with comprehensive plan adoption in June 2016.

## KEY FINDINGS AND TRENDS

## EMPLOYMENT TRENDS

Urban Growth Areas	2016-2017 Base Year* Total Employment**	2017-2018 Total Employment**	2018-2019 Total Employment**	2-Year Employment Change	Average Annual Growth Rate	2015-2036 Forecast Employment Growth	2015-2036 Forecast Employment Growth Rate	Difference in Observed and Forecasted Growth Rates	Total 2036 Employment
Anacortes	9,012	9,294	9,659	647	3.5%	2,076	1.0%	2.5%	10,480
Burlington	10,140	11,111	11,474	1,334	6.4%	3,516	1.3%	5.1%	13,412
Mount Vernon	16,319	17,502	17,884	1,565	4.7%	4,785	1.1%	3.6%	21,288
Sedro-Woolley	4,412	4,488	4,705	293	3.3%	4,427	2.4%	0.9%	9,179
Concrete	377	399	388	11	1.5%	109	1.2%	0.4%	467
Hamilton	*	*	*	*	*	66	1.1%	*	288
La Conner	898	851	858	-40	-2.2%	329	1.2%	-3.4%	1,420
Lyman	*	*	*	*	*	9	1.2%	*	38
Bayview Ridge	2,143	2,240	2,491	348	7.9%	1,799	2.6%	5.3%	3,455
Swinomish	1,224	1,269	1,391	167	6.6%	290	1.2%	5.5%	1,247
<b>UGA Subtotal</b>	<b>44,815</b>	<b>47,624</b>	<b>49,443</b>	<b>4,628</b>	<b>5.0%</b>	<b>17,406</b>	<b>1.4%</b>	<b>3.6%</b>	<b>61,274</b>
Rural (outside UGAs)	7,507	8,183	8,246	739	4.9%	1,447	0.8%	4.1%	9,343
<b>Grand Total</b>	<b>52,322</b>	<b>55,807</b>	<b>57,689</b>	<b>5,367</b>	<b>5.0%</b>	<b>18,853</b>	<b>1.3%</b>	<b>3.7%</b>	<b>70,617</b>

### Notes

\*Reported year from April 1 - March 31, consistent with comprehensive plan adoption in June 2016. \*\*Total employment reported is total average annual employment by UGA.

## KEY FINDINGS AND TRENDS

## HOUSING TRENDS

Jurisdiction	2016-2017 Base Year* Housing Units	2017-2018* Housing Units	2018-2019* Housing Units	2-Year Housing Change	Average Annual Growth Rate
Anacortes	8,072	8,125	8,258	186	1.1%
Burlington	3,502	3,613	3,643	141	2.0%
Mount Vernon	12,981	13,078	13,229	248	1.0%
Sedro-Woolley	4,439	4,527	4,575	136	1.5%
Concrete	367	367	370	3	0.4%
Hamilton	140	139	139	-1	-0.4%
La Conner	544	550	551	7	0.6%
Lyman	178	179	176	-2	-0.6%
<b>Incorporated Subtotal</b>	<b>30,233</b>	<b>30,578</b>	<b>30,941</b>	<b>708</b>	<b>1.2%</b>
Unincorporated Subtotal**	23,287	23,396	23,532	245	0.5%
<b>Grand Total</b>	<b>53,510</b>	<b>53,974</b>	<b>54,473</b>	<b>963</b>	<b>0.9%</b>

### Notes

\*Reported year from April 1 - March 31, consistent with comprehensive plan adoption in June 2016. \*\*Unincorporated Subtotal includes all unincorporated UGAs.

# KEY FINDINGS AND TRENDS

# HOUSING TRENDS

Jurisdiction	2-Year Single Family Change	Single Family Growth as Percentage of Total Growth	2-Year Multifamily Change	Multifamily Growth as Percentage of Total Growth	2-Year Special Unit Change	Special Unit Growth as Percentage of Total Growth	2-Year Total Housing Change
Anacortes	162	87.1%	21	11.3%	3	1.6%	186
Burlington	35	24.8%	106	75.2%	0	0.0%	141
Mount Vernon	195	78.6%	49	19.8%	4	1.6%	248
Sedro-Woolley	39	28.7%	83	61.0%	14	10.3%	136
Concrete	2	66.7%	0	0.0%	1	33.3%	3
Hamilton	-1	n/a	0	n/a	0	n/a	-1
La Conner	20	n/a	3	n/a	-16	n/a	7
Lyman	-4	n/a	0	n/a	2	n/a	-2
<b>Incorporated Subtotal</b>	<b>448</b>	<b>62.4%</b>	<b>262</b>	<b>36.5%</b>	<b>8</b>	<b>1.1%</b>	<b>708</b>
Unincorporated Subtotal**	224	94.1%	4	1.7%	10	4.2%	245
<b>Grand Total</b>	<b>672</b>	<b>70.3%</b>	<b>266</b>	<b>27.8%</b>	<b>18</b>	<b>1.9%</b>	<b>963</b>

## Notes

\*Reported year from April 1 - March 31, consistent with comprehensive plan adoption in June 2016. \*\*Unincorporated Subtotal includes all unincorporated UGAs.

This section of the Annual Report compares growth in population, housing and employment across five counties: (1) Skagit; (2) Island; (3) Whatcom; (4) Snohomish; and (5) King. Data used for these growth comparisons go back to 1990 for population and housing, and 2000 for employment. Employment data going back to 1990 may be available for future reports.

Where data are available, growth rates for the five counties are presented as five-year averages to smooth fluctuations in the annual data.

## DATA SOURCES

1. Washington State Office of Financial Management, Forecasting and Research Division, Intercensal Estimates of April 1 Population and Housing, 1960 – 2010, Version: June 23, 2016

Data Notes: The table contained herein represents OFM's intercensal estimates of April 1 population for the state and counties. Intercensal estimates are estimates that are bracketed on both sides by decennial census or state-certified special census counts. As such, they yield a more consistent series than postcensal estimates which only reference the prior census point. File revised on 2016-06-23.

2. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of Housing Units, April 1, 2010 to April 1, 2019, Version: June 28, 2019

Data Notes: The 2010 counts for total housing units represent federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in the decennial census year. Estimates of housing units by structure type for 2010 are developed using an allocation pro-

cedure based on Census 2010 Summary File 1 data, housing completion data reported by cities and counties (2000-2009), annexation census data (2000-2009), and Census 2000 Summary File 3 data. The resulting 2010 estimates maintain the 2010 census counts of total housing units, occupied housing units, and population in housing units. Housing unit estimates after 2010 are developed using housing completion data reported by cities and counties (2011-present), and annexation census data (2011-present). Historical postcensal housing unit estimates are revised in cases where more accurate data become available. Last modified: 2019-06-28.

3. Washington State Office of Financial Management, Forecasting and Research Division, April 1 Official Population Estimates, April 1, 2010 to April 1, 2018, Version: June 28, 2019

Data Notes: RCW 43.62.030 states that the Office of Financial Management (OFM) shall annually determine the April 1 populations of all cities and towns of the state. OFM population estimates for cities and towns are used in state program administration and in the allocation of selected state revenues (RCW 43.62.020). Population estimates for counties are used to allocate revenues as specified in RCW 36.13.100 and RCW 43.62.030.

4. Washington State Employment Security Department, Historical Current Employment Statistics, not seasonally adjusted, 2000 – 2019 Annual Averages by County, Date: October 1, 2019

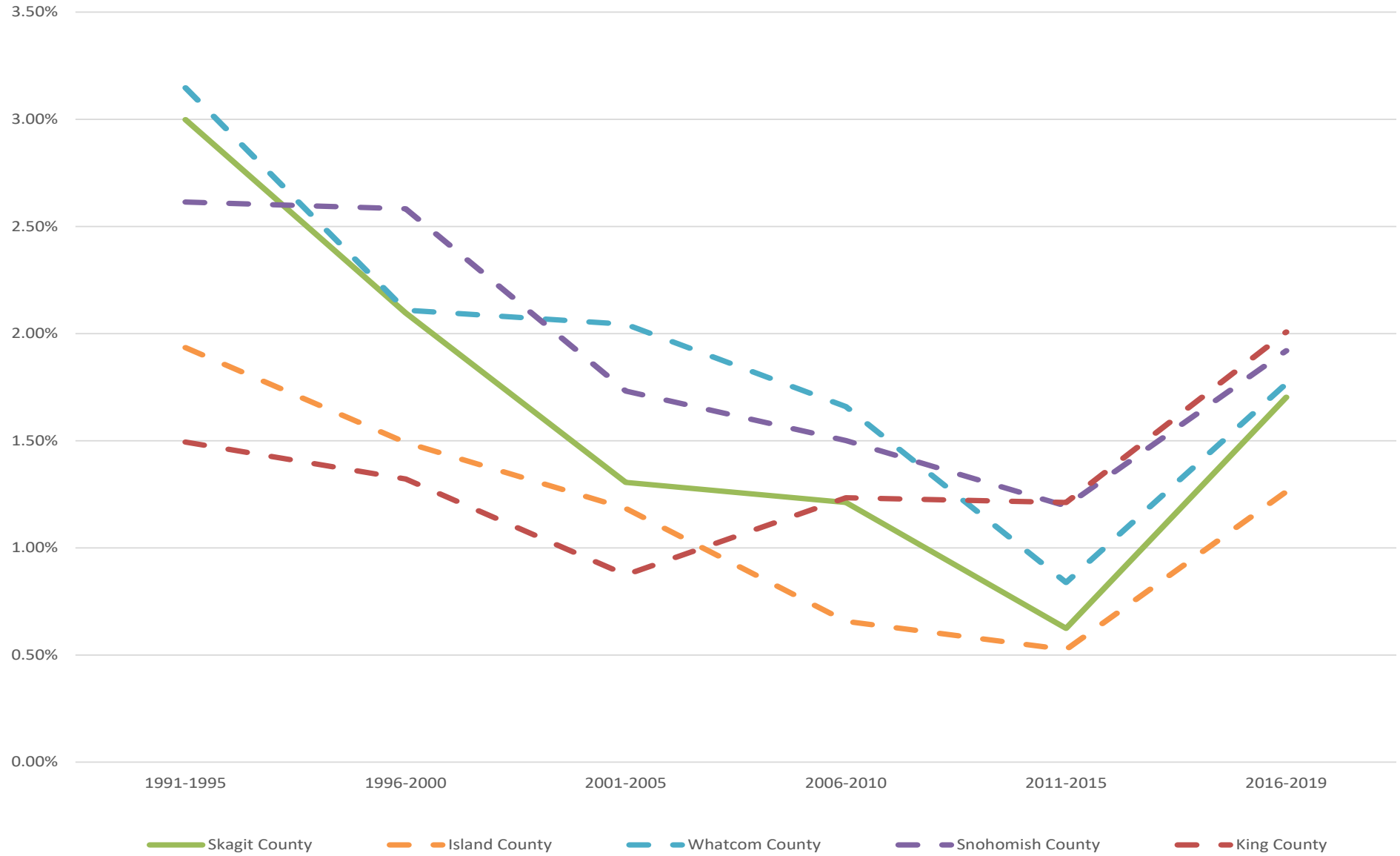
Data Notes: This data series provides monthly estimates of non-farm employment, by industry, in Washington state. Job gains and losses in our monthly employment report come from this data series. Our Washington employment estimates are based on Current Employment Statistics (CES) data developed by the federal Bureau

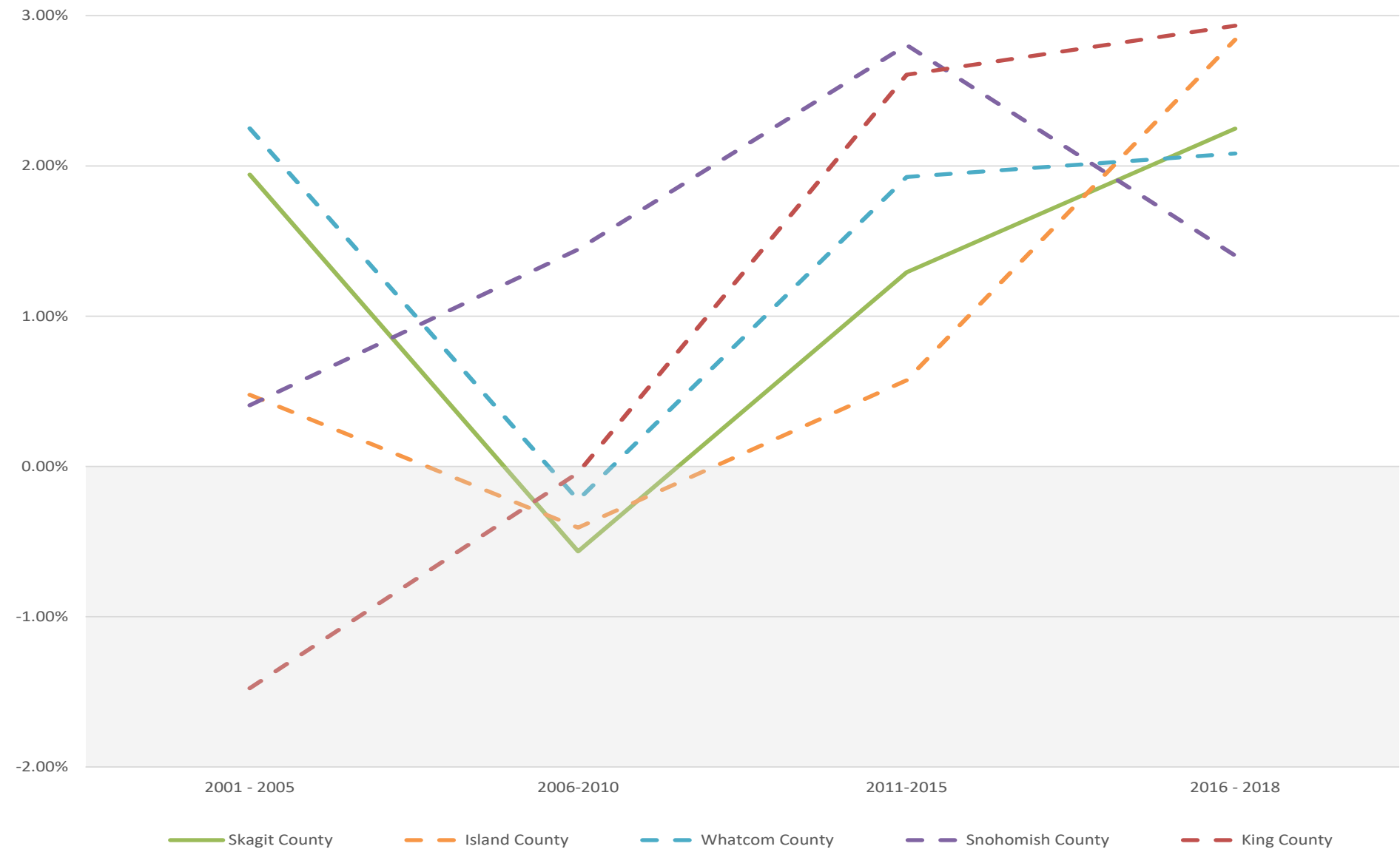


of Labor Statistics (BLS). However, our employment estimates for Washington industries are different from those in the CES data series. To develop our employment estimates for Washington industries, we replace CES survey data with data from the Quarterly Census of Employment and Wages (QCEW). QCEW data are actual counts of employees, while CES data come from a survey of employers. Each month, economists estimate monthly job gains and losses based on the survey of employers (CES). Then, at the end of each quarter, economists revise the estimates based on actual numbers from employer tax records (QCEW). The process that replaces employment estimates with the actual number of job gains or losses is called benchmarking. While we benchmark our data quarterly, the BLS benchmarks its data only once a year. By benchmarking our data quarterly rather than annually, we can provide the most accurate and current information possible on Washington's economy and labor market.

### CHARTS

The remaining pages of the Five-county Estimates section include charts using the data sources above to compare growth rates for population, employment and housing between Skagit, Whatcom, Island, Snohomish and King counties.







This section of the Annual Report includes historical estimates of population growth by urban growth area going back to 2000 and forecasts going forward to 2036, the horizon year for local comprehensive plans. Population estimates are for Skagit County, each of its ten UGAs and unincorporated Rural areas.

In order to track past progress in meeting population growth allocations, historical forecasts are included along with the population allocations from 2016. The first set of forecasts covered the 2000 – 2015 timeframe, the second set of forecasts covered the 2007 – 2025 timeframe and the third set of forecasts covers the 2016 – 2036 timeframe. These past forecasts are plotted with estimates of population growth from 2000 – 2017 to provide a visual comparison of how well population growth tracked with expectations.

## DATA SOURCES

1. Washington State Office of Financial Management (OFM), Small Area Estimates Program (SAEP), Estimates of Total Population for Census 2010 Urban Growth Areas, 2000 – 2019, SAEP Version: September 11, 2019

Data Notes: by using these data the user agrees that the Washington State Office of Financial Management shall not be liable for any activity involving these data with regard to lost profits or savings or any other consequential damages; or the fitness for use of the data for a particular purpose; or the installation of the data, its use, or the results obtained. Estimates are approximations. Accuracy evaluation for Washington's small area estimates is still in progress. However, based on other evaluations of small area estimates, the error for areas of about 1,000 in population may range from 5 to 15 percent. Variances for smaller areas may be considerably higher. Furthermore, all SAEP estimates are subject to change due to data updates and revisions. Use these data with caution. The 2000

estimates are based on an allocation of 2000 census block values to 2010 census blocks. The 2001-2009 estimates are consistent with OFM April 1 2001-2009 intercensal estimates at the county level. The 2010 estimates are based on actual 2010 census block values. The 2011-2018 estimates are consistent with OFM April 1 postcensal estimates at the county level. File prepared on 2019-09-11.

2. Washington State Office of Financial Management, Small Area Estimates Program, Estimates of Total Population for the Unincorporated Portion of Urban Growth Areas, 2000 – 2019, SAEP Version: September 19, 2019

Data Notes: The unincorporated urban growth area (UGA) estimates contained herein are based on a UGA boundary file obtained from the Department of Ecology. These estimates will not match UGA estimates derived from the Census 2010 TIGER/Line files which include incorporated areas and have not been updated to reflect annexation. Data users are encouraged to review the UGA preview map at <http://arcg.is/1rGS0H> in order to better understand the geography behind this particular estimate series. (OFM Data Notes from Data Source 1 above also apply and are not duplicated here.)

3. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of April 1 Population, 2011 – 2019, Version: June 28, 2019

Data Notes: The tables contained herein represent OFM's postcensal estimates of April 1 population. Postcensal estimates are estimates that reference the prior census point. Data users seeking more consistent data series should use OFM's official April 1 intercensal estimates which can be found at the following location:

[April 1 Intercensal Estimates of Population and Housing](#). Decennial census counts of total population are provided for years 1960, 1970, 1980, 1990, 2000, and 2010. The census counts may represent federal census counts, corrected federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in decennial census years. The 1965 population determinations were prepared by the Washington State Census Board. The 1968 and 1969 population determinations were prepared by the Washington State Planning and Community Affairs Agency. The 1971 through 1976 population determinations were prepared by the Office of Program Planning and Fiscal Management. Population determinations from 1977 onwards have been prepared by the Office of Financial Management. The population estimates in this series are not revised based on information that becomes available after the estimate date. Last modified: 2019-06-28.

4. Washington State Office of Financial Management, Forecasting and Research Division, Intercensal Estimates of April 1 Population for the State and Counties, 2000 – 2010, Version: June 23, 2016

Data Notes: The table contained herein represents OFM's intercensal estimates of April 1 population for the state and counties. Intercensal estimates are estimates that are bracketed on both sides by decennial census or state-certified special census counts. As such, they yield a more consistent series than postcensal estimates which only reference the prior census point. File revised on 2016-06-23.

5. Skagit County, 2036 Population Allocations from adopted County-wide Planning Policy 1, Adopted: June 30, 2016

Data Notes: these are current population allocations adopted by the

Board of County Commissioners as part of the Growth Management Act countywide process in Skagit County.

6. Skagit County, 2025 Population Allocations from adopted County-wide Planning Policy 1, Adopted: September 10, 2007

Data Notes: these were past population allocations adopted by the Board of County Commissioners as part of the Growth Management Act countywide process in Skagit County.

7. Skagit County, 2015 Population Allocations from adopted County-wide Planning Policy 1, Adopted: July 24, 2000

Data Notes: these were past population allocations adopted by the Board of County Commissioners as part of the Growth Management Act countywide process in Skagit County.

Office of Financial Management data sources use an April–March timeframe for each year of estimates, these are not estimates for the calendar year. For example, 2018 estimates are for April 1, 2017 – March 31, 2018. Estimates for 2017 were selected for the Baseline Report due to their consistency with the timeframes most local governments were required to adopt their local GMA comprehensive plans by – June 30, 2016.

## CHARTS AND TABLES

The remaining pages of the Population Estimates section include charts and tables using the data sources above to provide a picture of estimated population growth and allocated population.

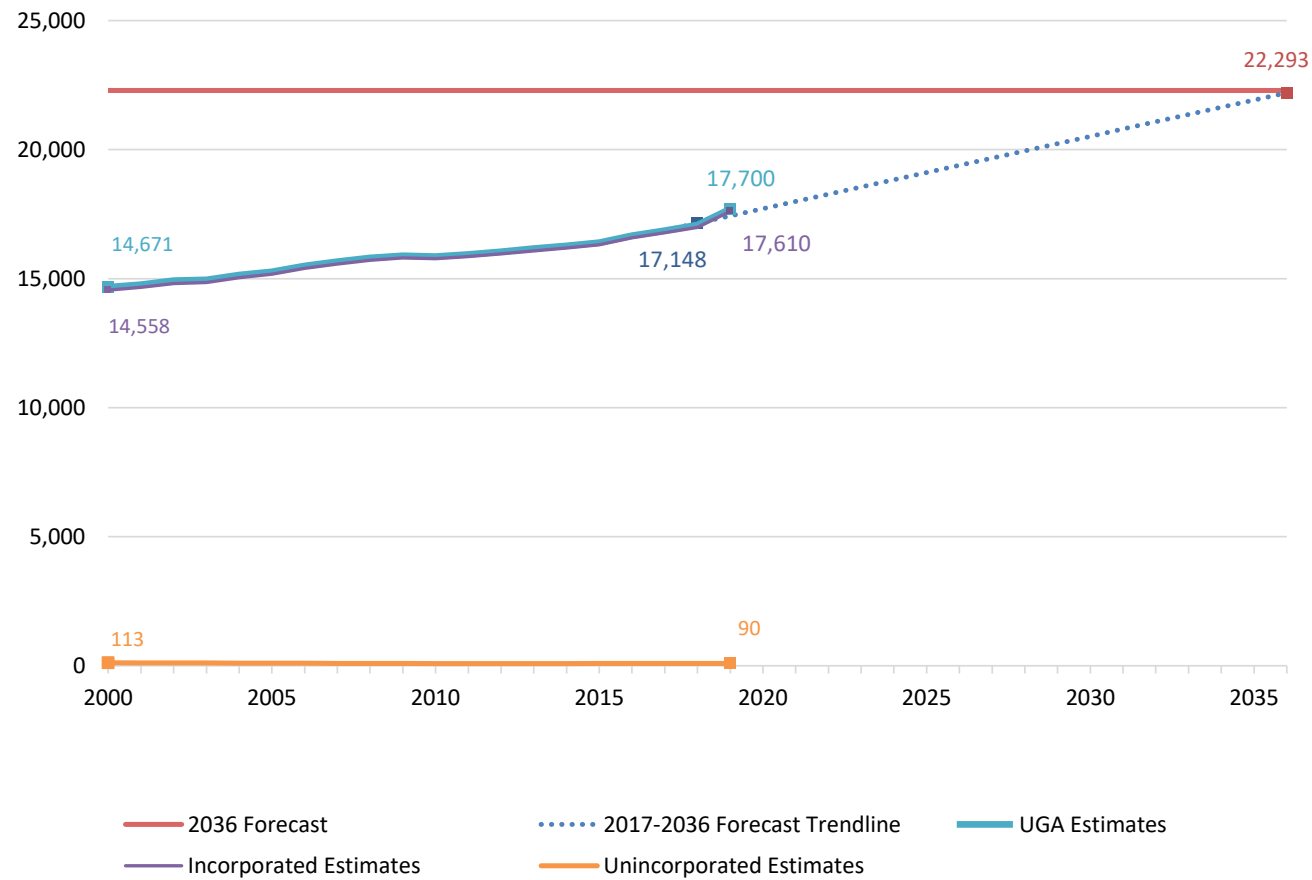
# POPULATION ESTIMATES

## SUMMARY TABLE

	2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
Urban Growth Area				
Anacortes	17,610	90	17,700	22,293
Burlington	9,056	2,129	11,185	14,272
Mount Vernon	35,760	2,062	37,822	47,403
Sedro-Woolley	11,622	1,412	13,074	17,069
Concrete	745	173	918	1,193
Hamilton	298	9	307	427
La Conner	960	0	960	1,226
Lyman	450	0	450	605
Bayview Ridge	0	1,977	1,977	1,883
Swinomish	0	2,706	2,706	3,416
<b>UGA Subtotal</b>	<b>76,541</b>	<b>10,558</b>	<b>87,099</b>	<b>109,787</b>
Rural (outside UGAs)	0	42,101	42,101	45,665

# POPULATION ESTIMATES

## ANACORTES URBAN GROWTH AREA

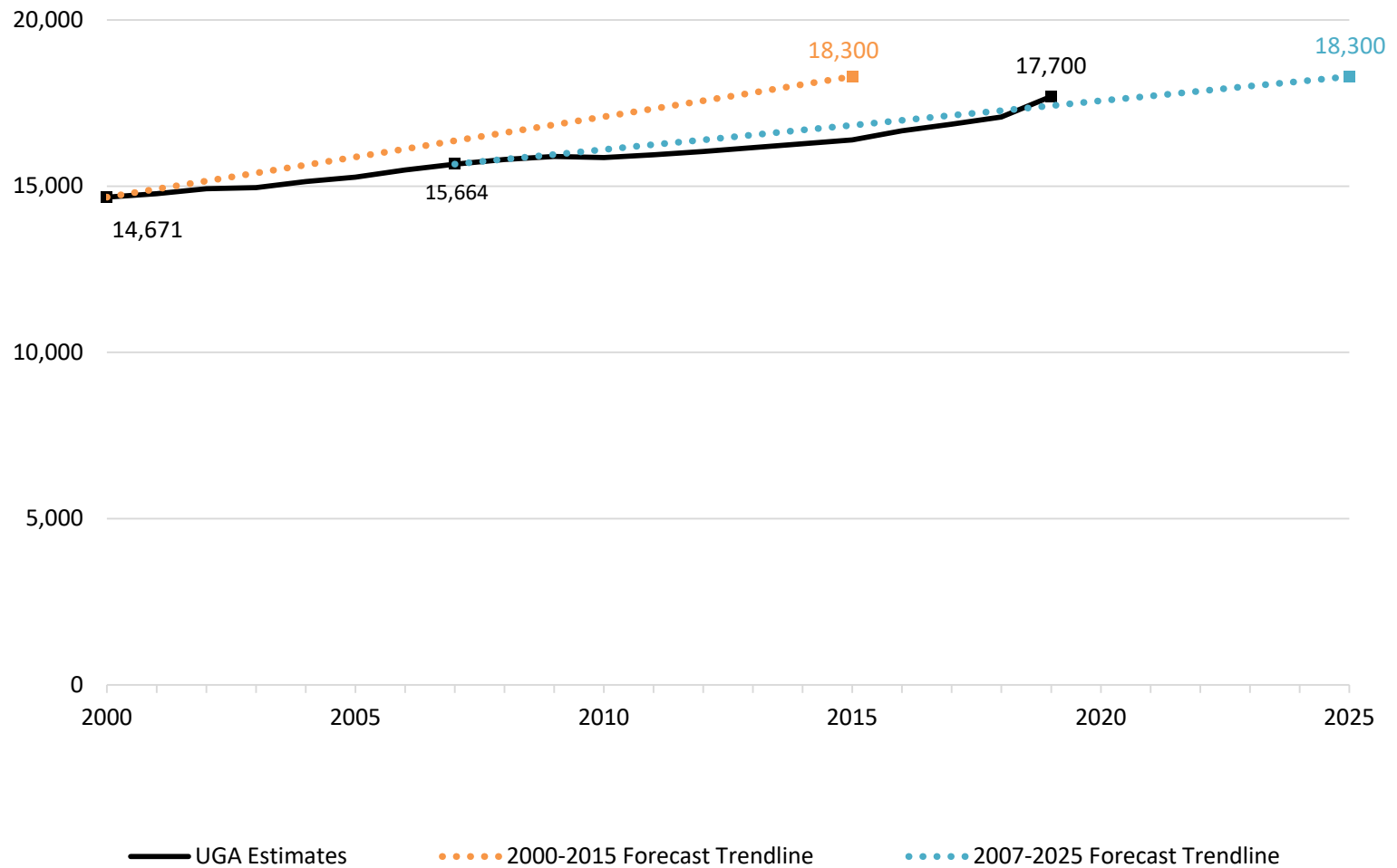


2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
17,610	90	17,700	22,293



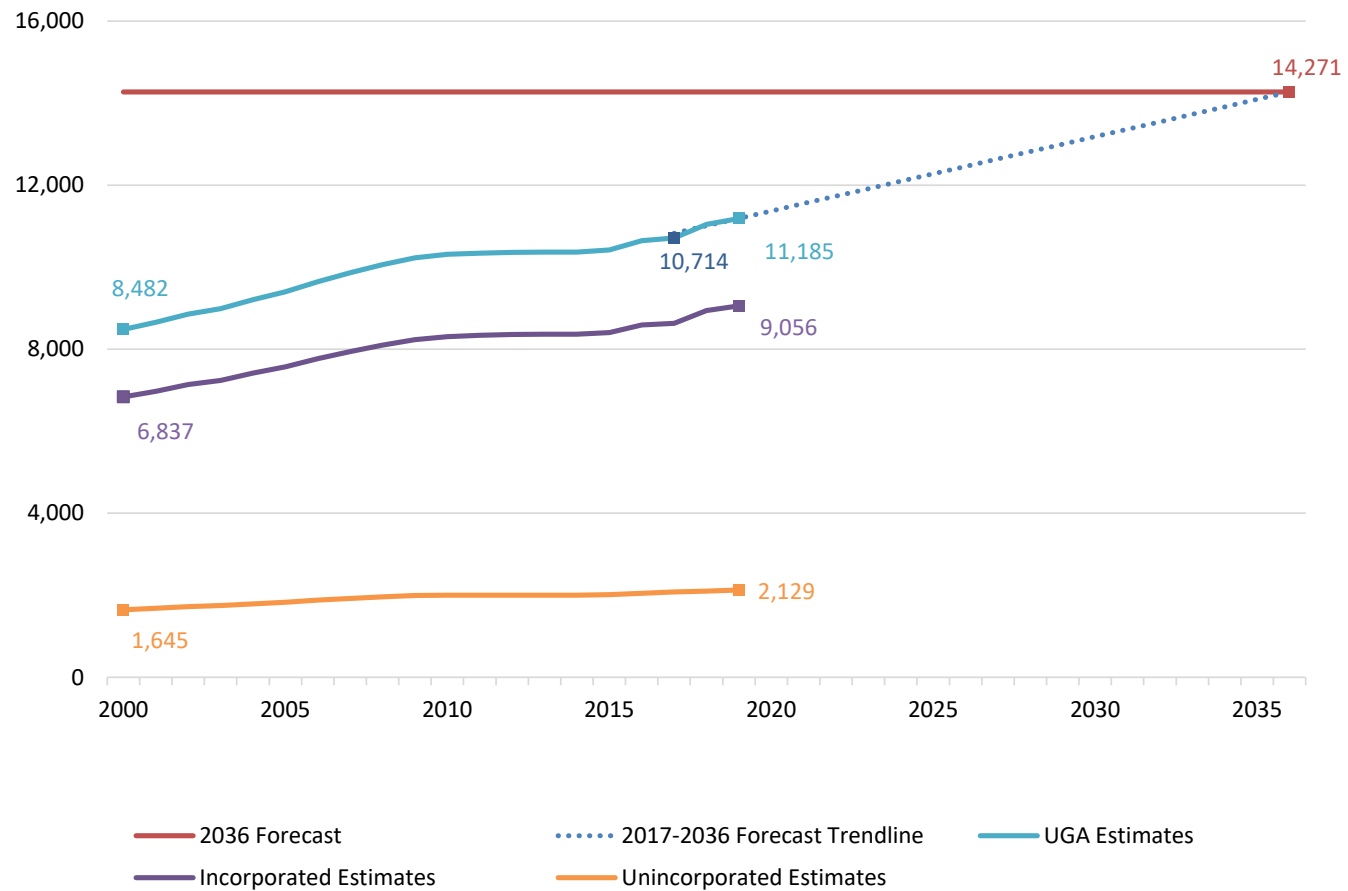
# HISTORICAL POPULATION FORECASTS

## ANACORTES URBAN GROWTH AREA



# POPULATION ESTIMATES

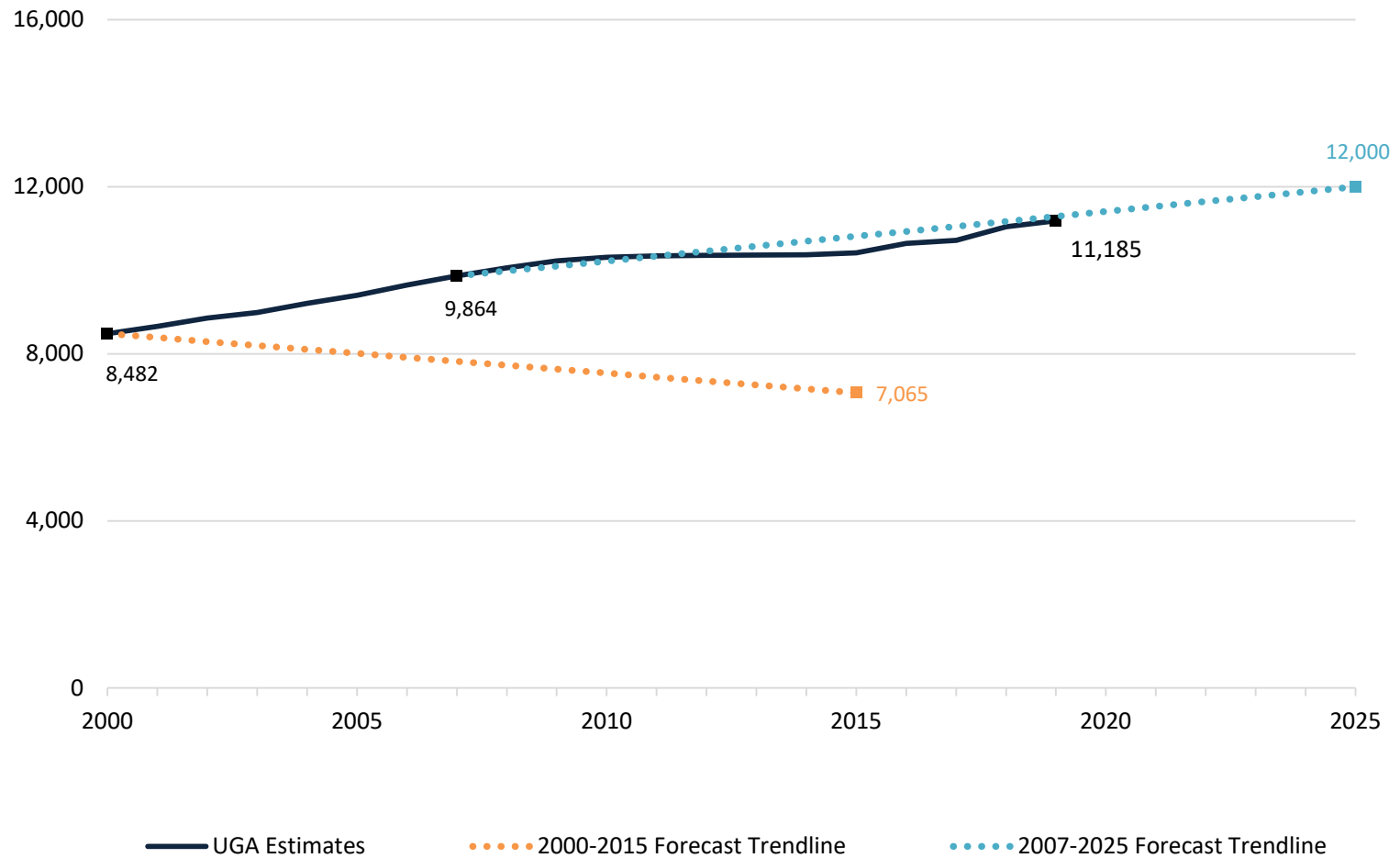
## BURLINGTON URBAN GROWTH AREA



2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
9,056	2,129	11,185	14,272

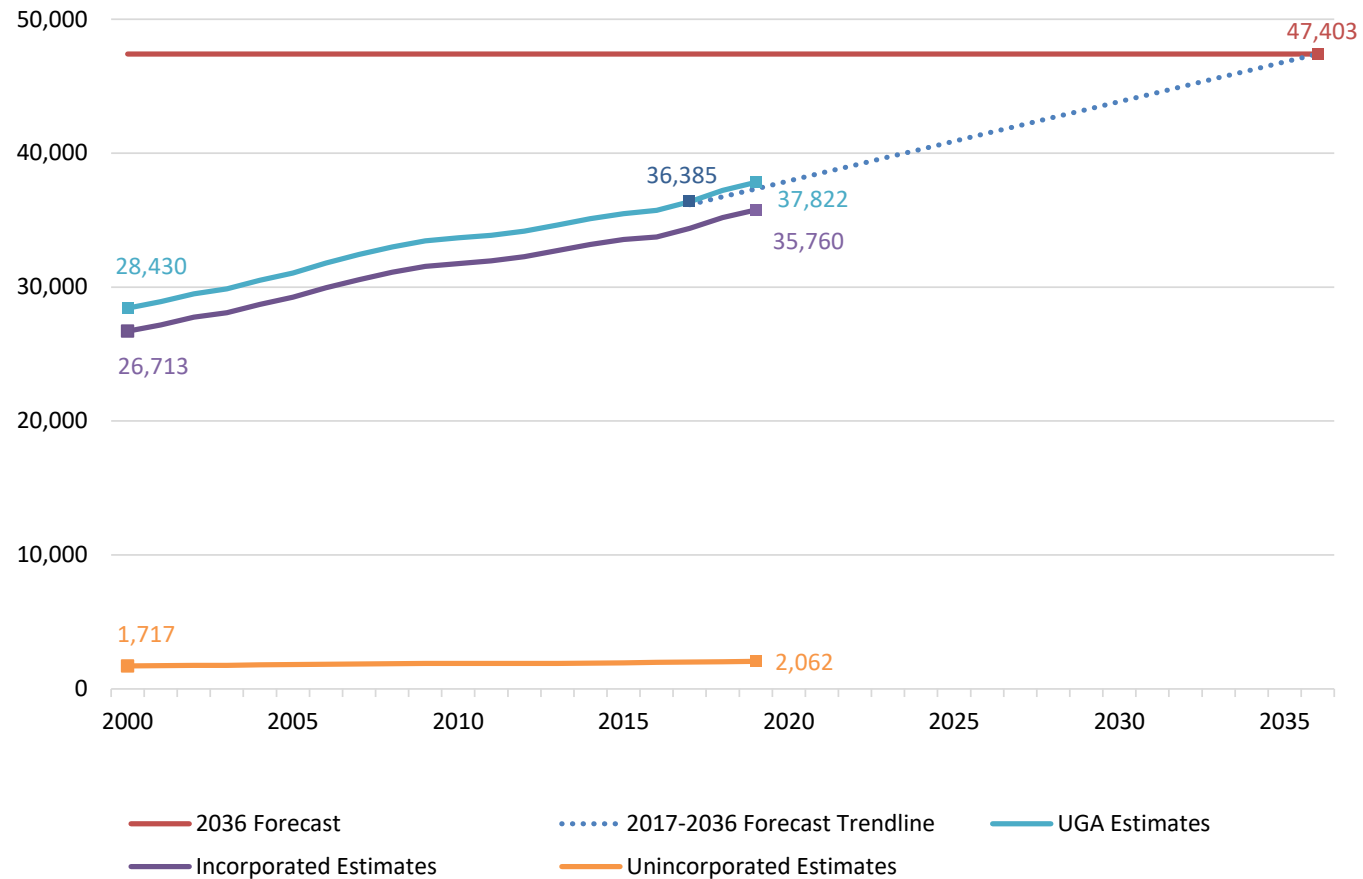
# HISTORICAL POPULATION FORECASTS

## BURLINGTON URBAN GROWTH AREA



# POPULATION ESTIMATES

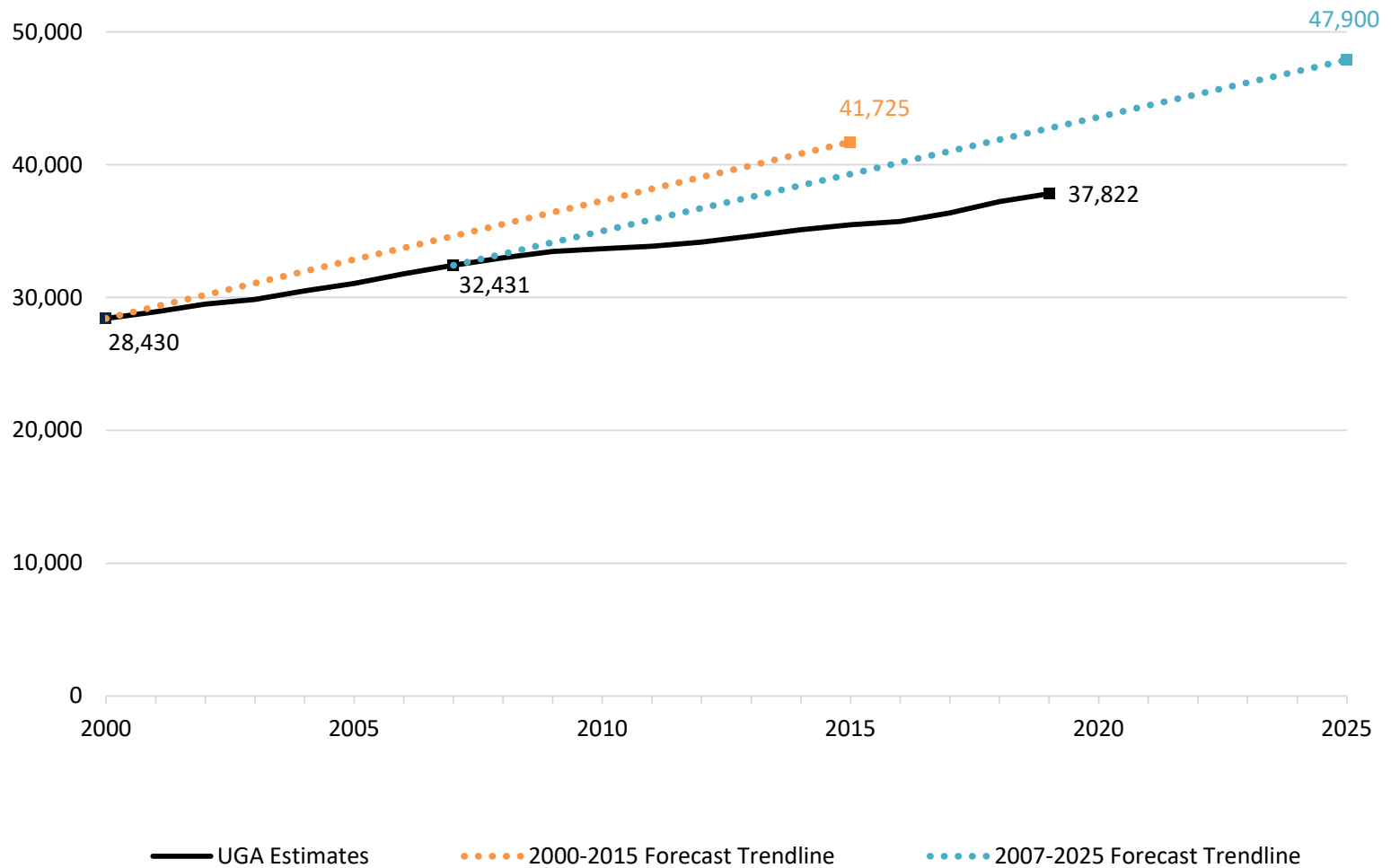
## MOUNT VERNON URBAN GROWTH AREA



2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
35,760	2,062	37,822	47,403

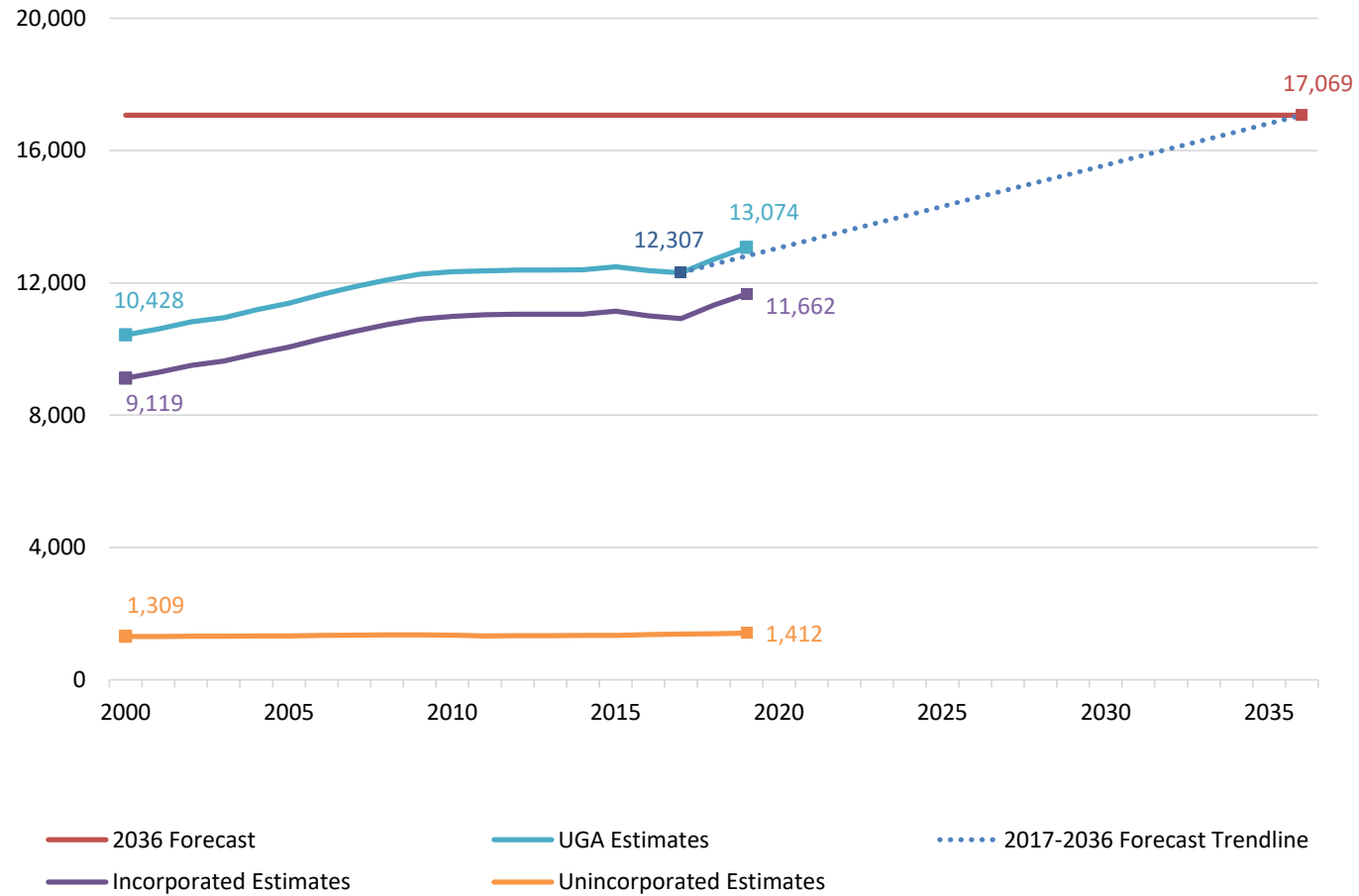
# HISTORICAL POPULATION FORECASTS

# MOUNT VERNON URBAN GROWTH AREA



# POPULATION ESTIMATES

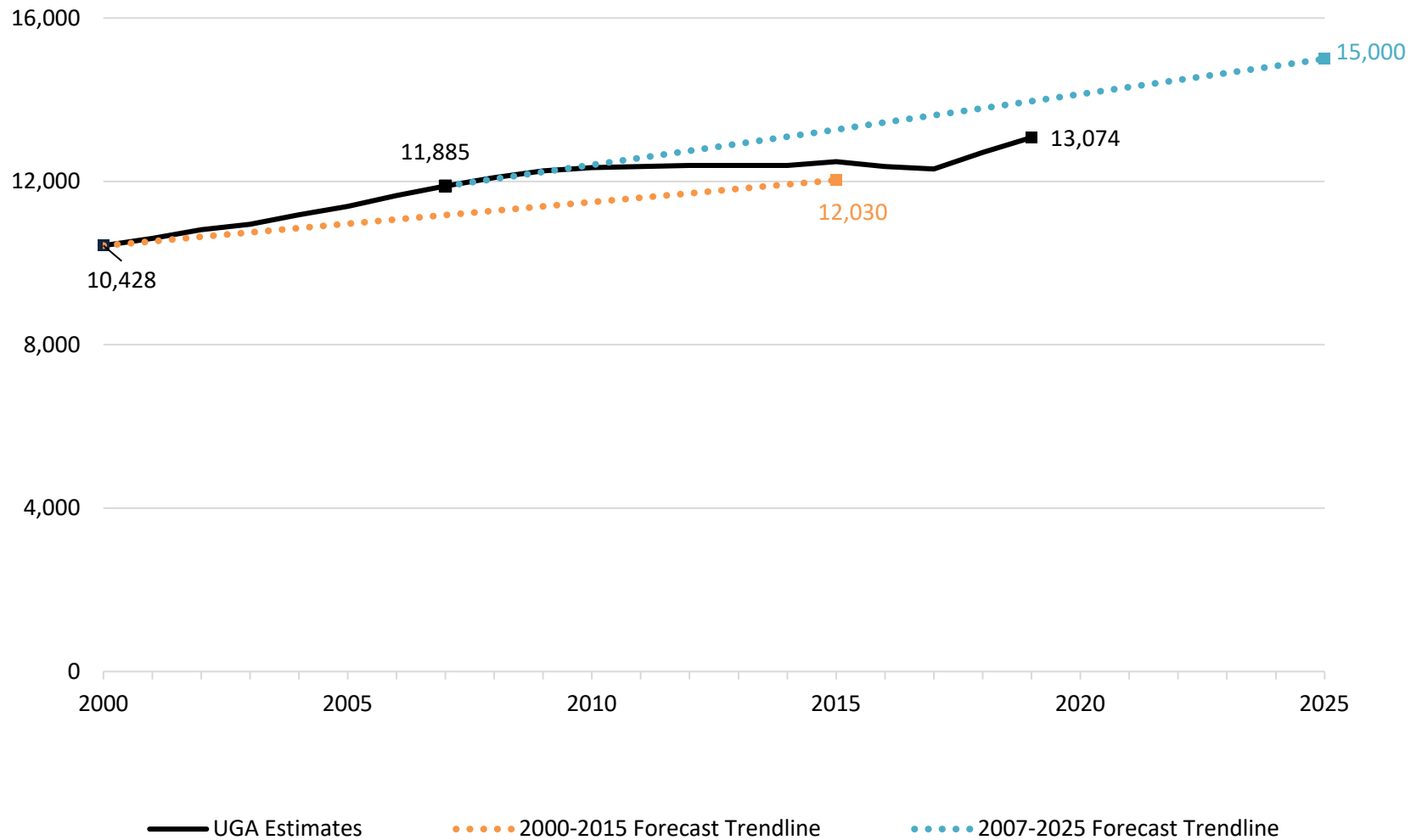
## SEDRO-WOOLLEY URBAN GROWTH AREA



2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
11,662	1,412	13,074	17,069

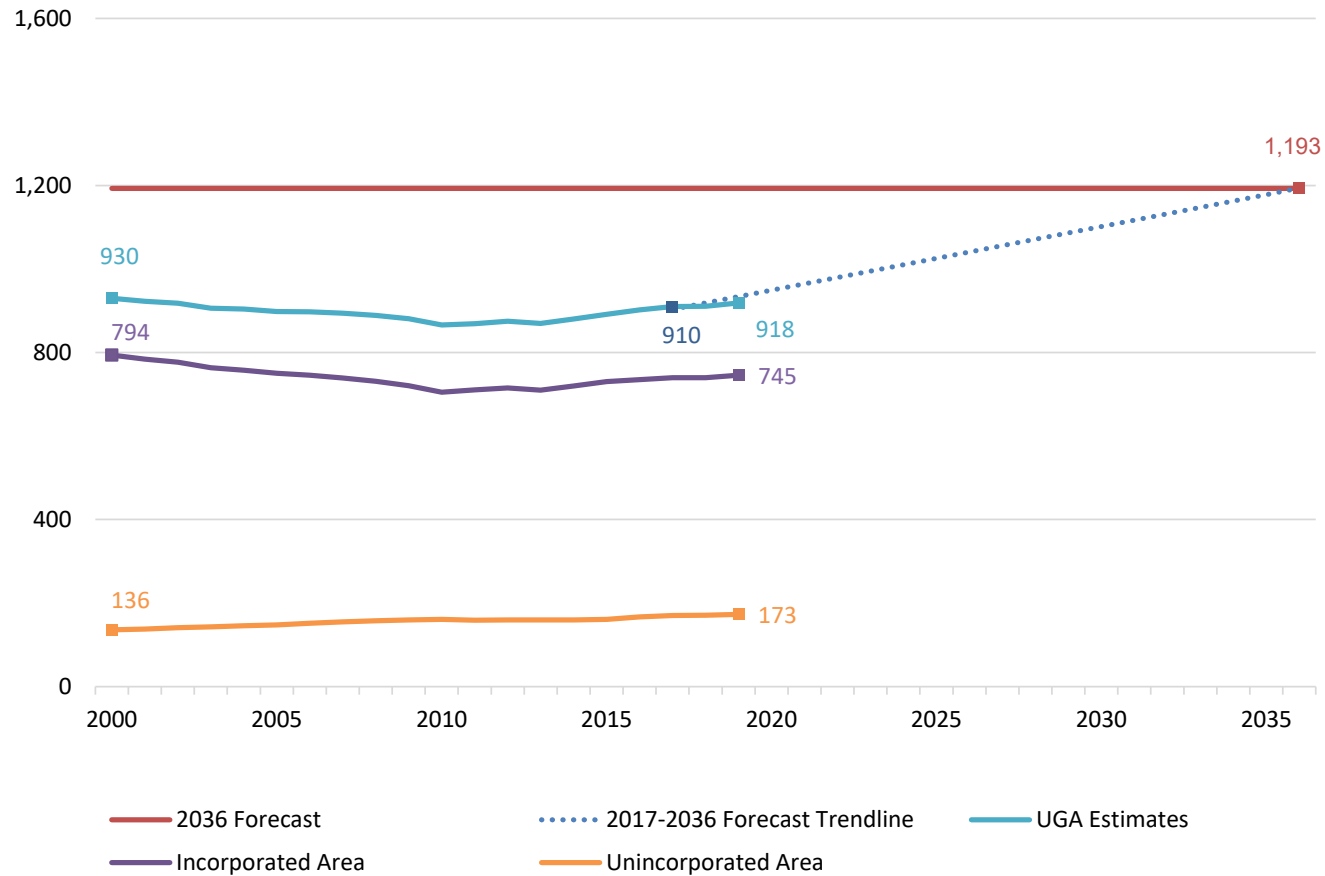
# HISTORICAL POPULATION FORECASTS

## SEDRO-WOOLLEY URBAN GROWTH AREA



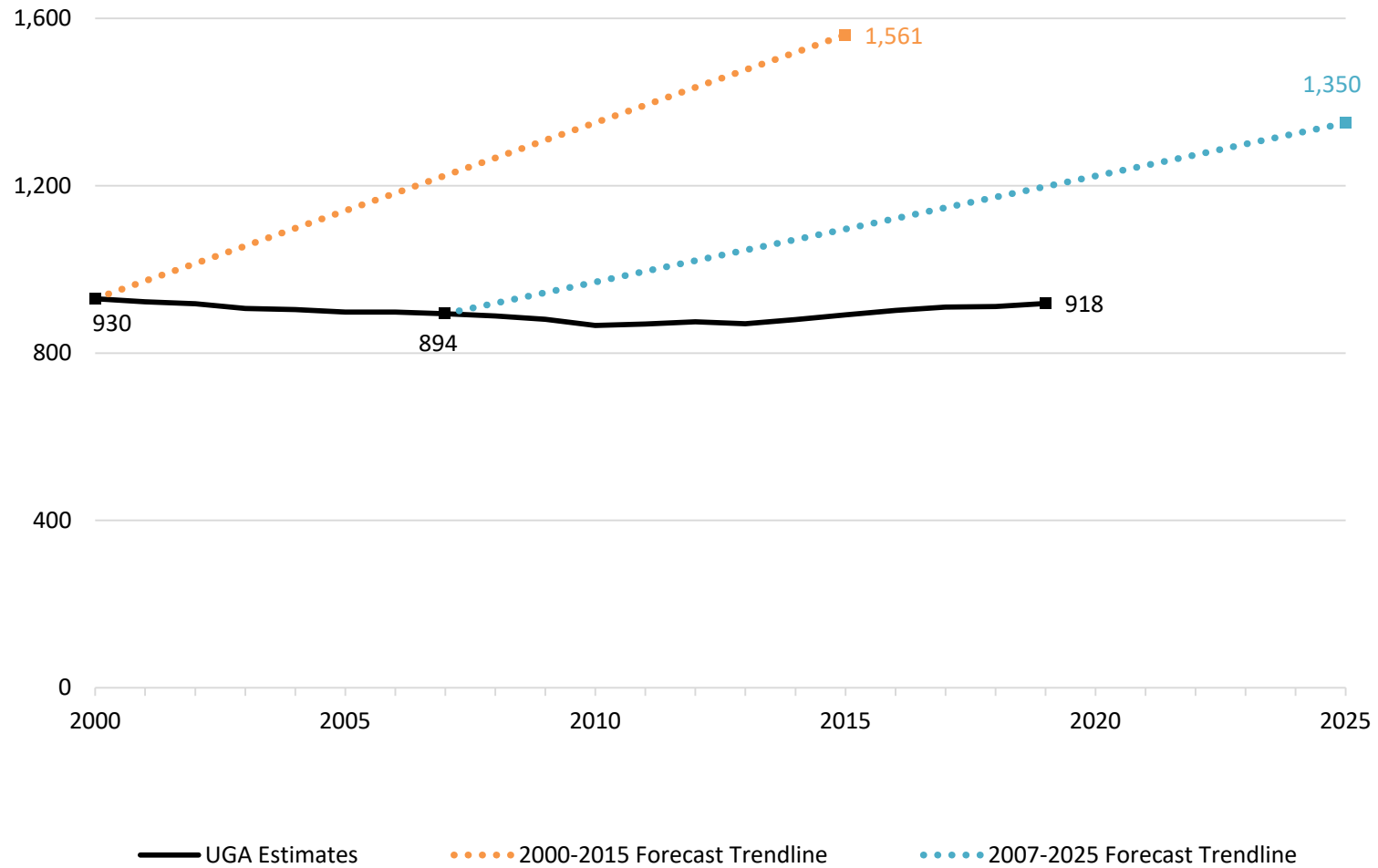
# POPULATION ESTIMATES

## CONCRETE URBAN GROWTH AREA



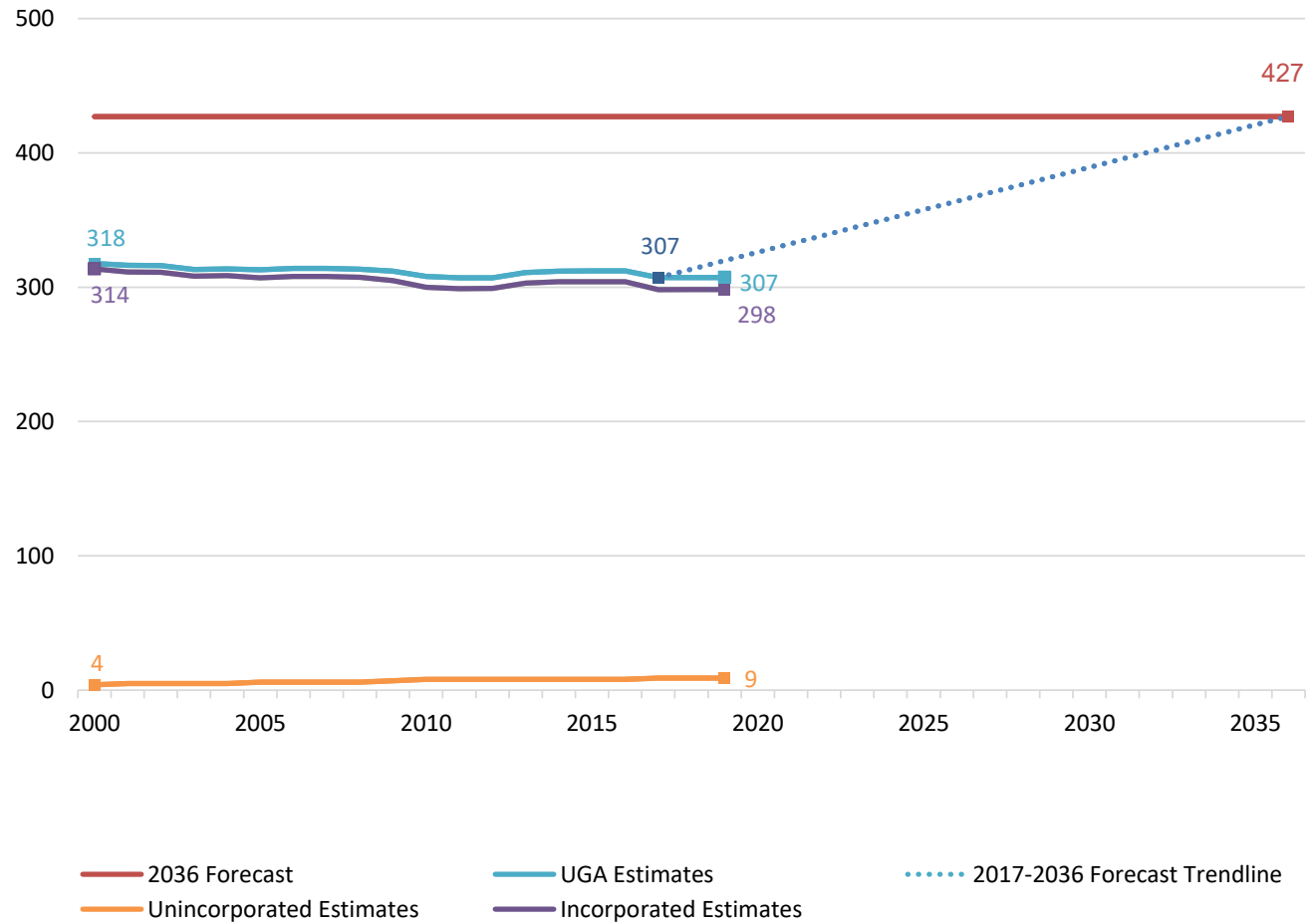
2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
745	173	918	1,193



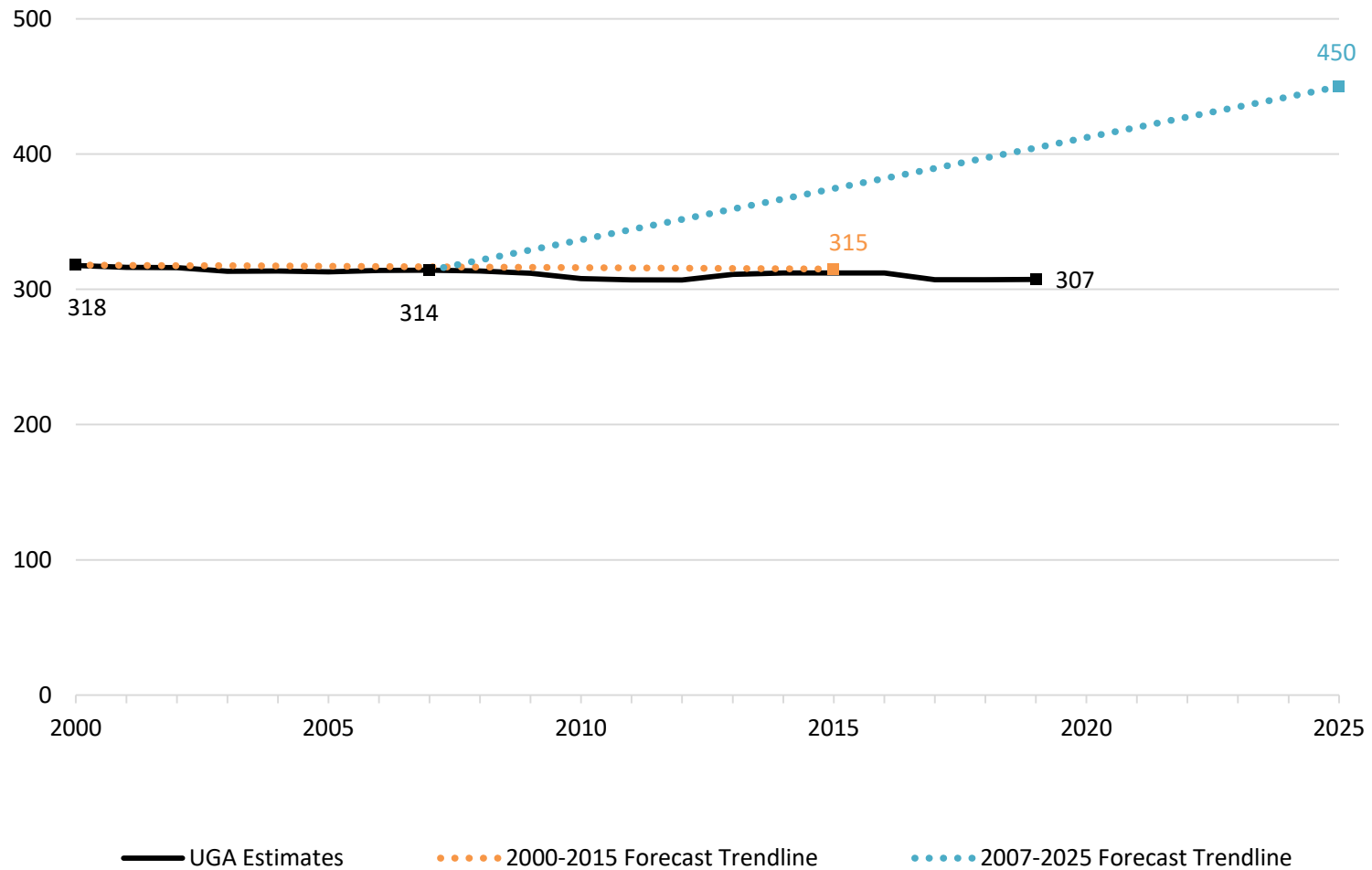


# POPULATION ESTIMATES

## HAMILTON URBAN GROWTH AREA

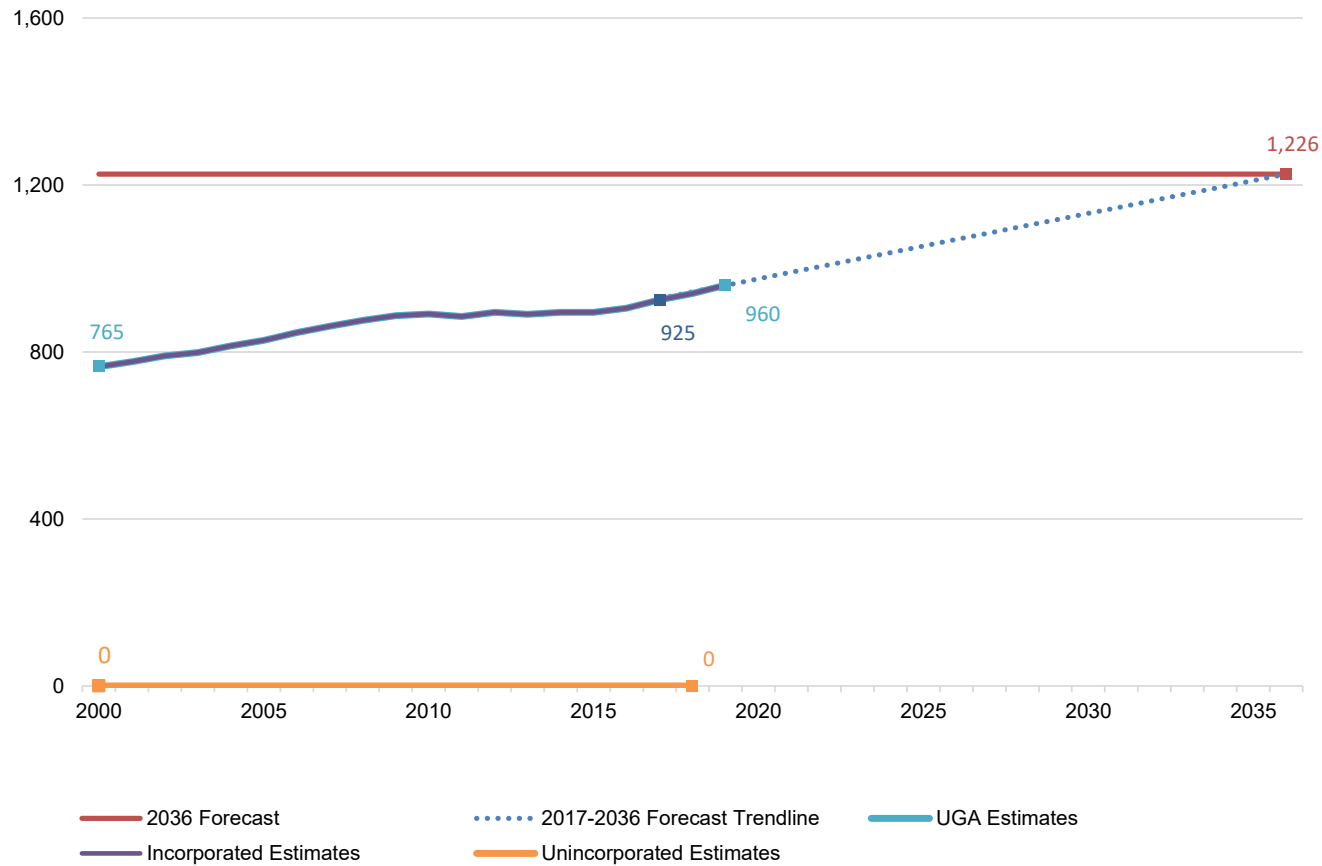


2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
298	9	307	427



# POPULATION ESTIMATES

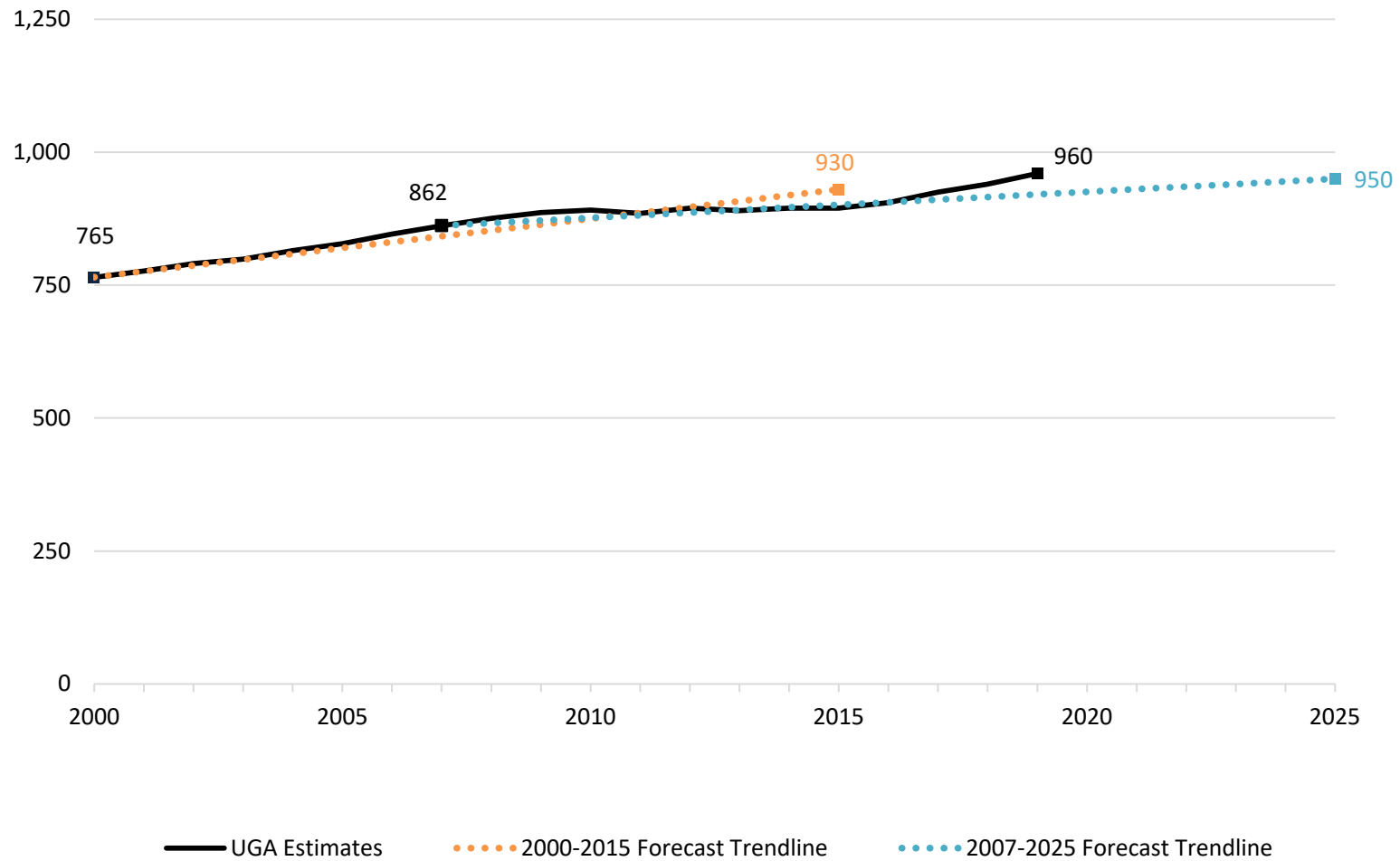
## LA CONNER URBAN GROWTH AREA

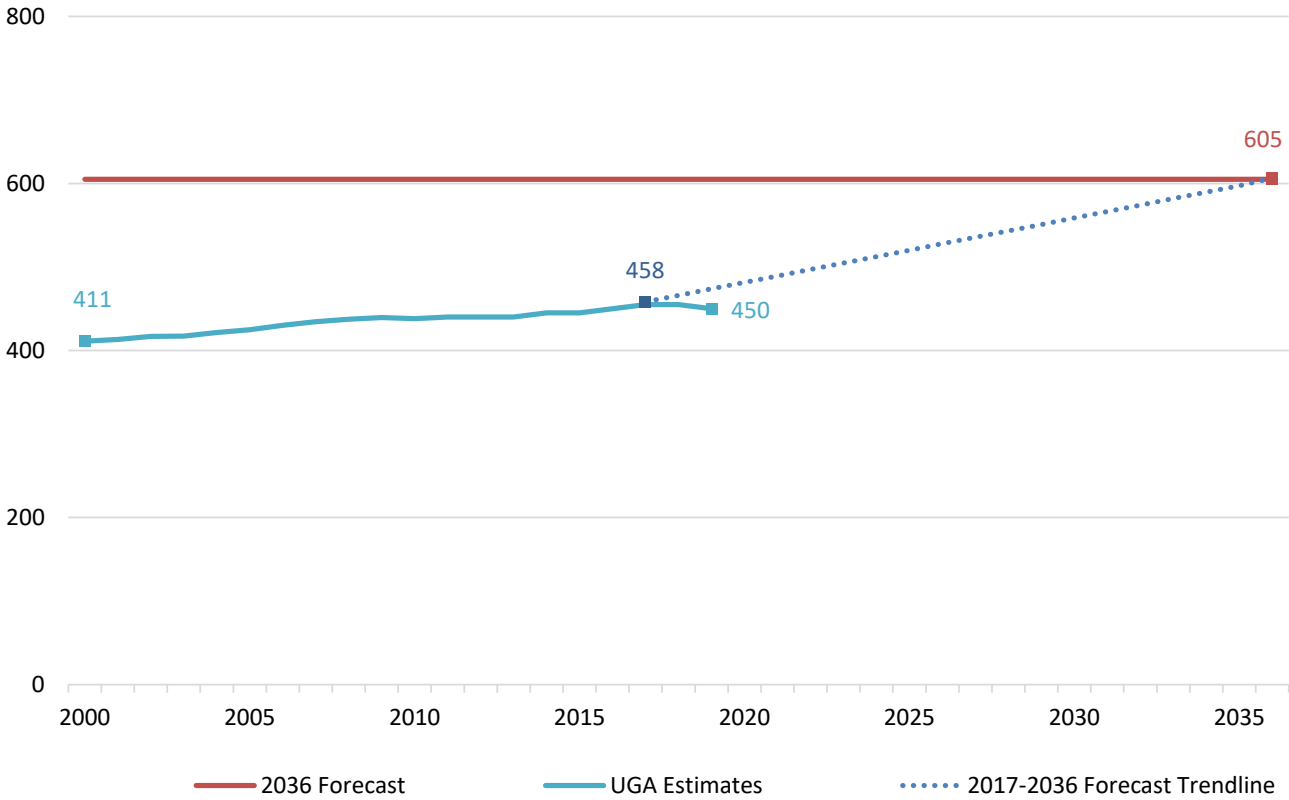


2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
960	0	960	1,226

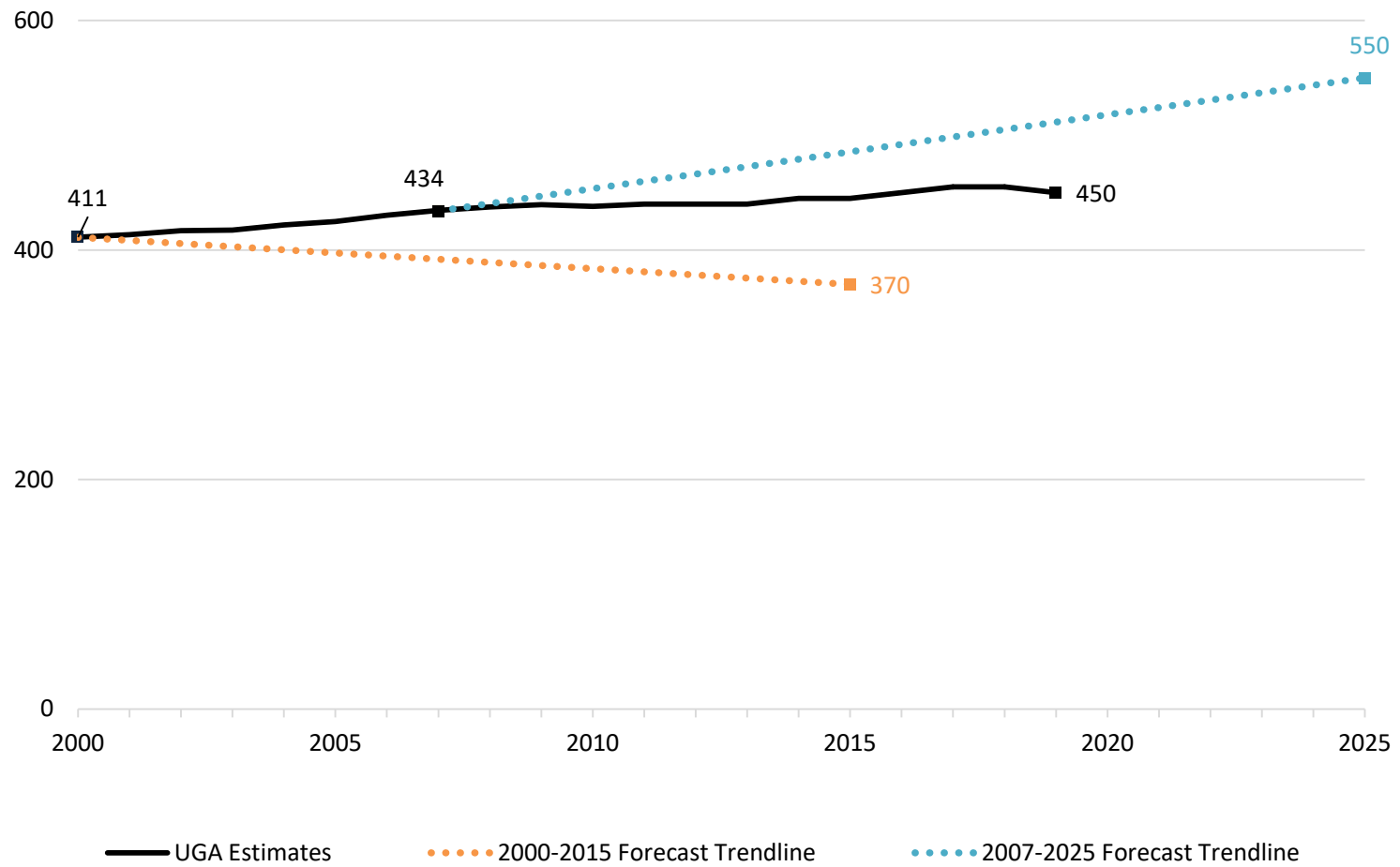
# HISTORICAL POPULATION FORECASTS

## LA CONNER URBAN GROWTH AREA



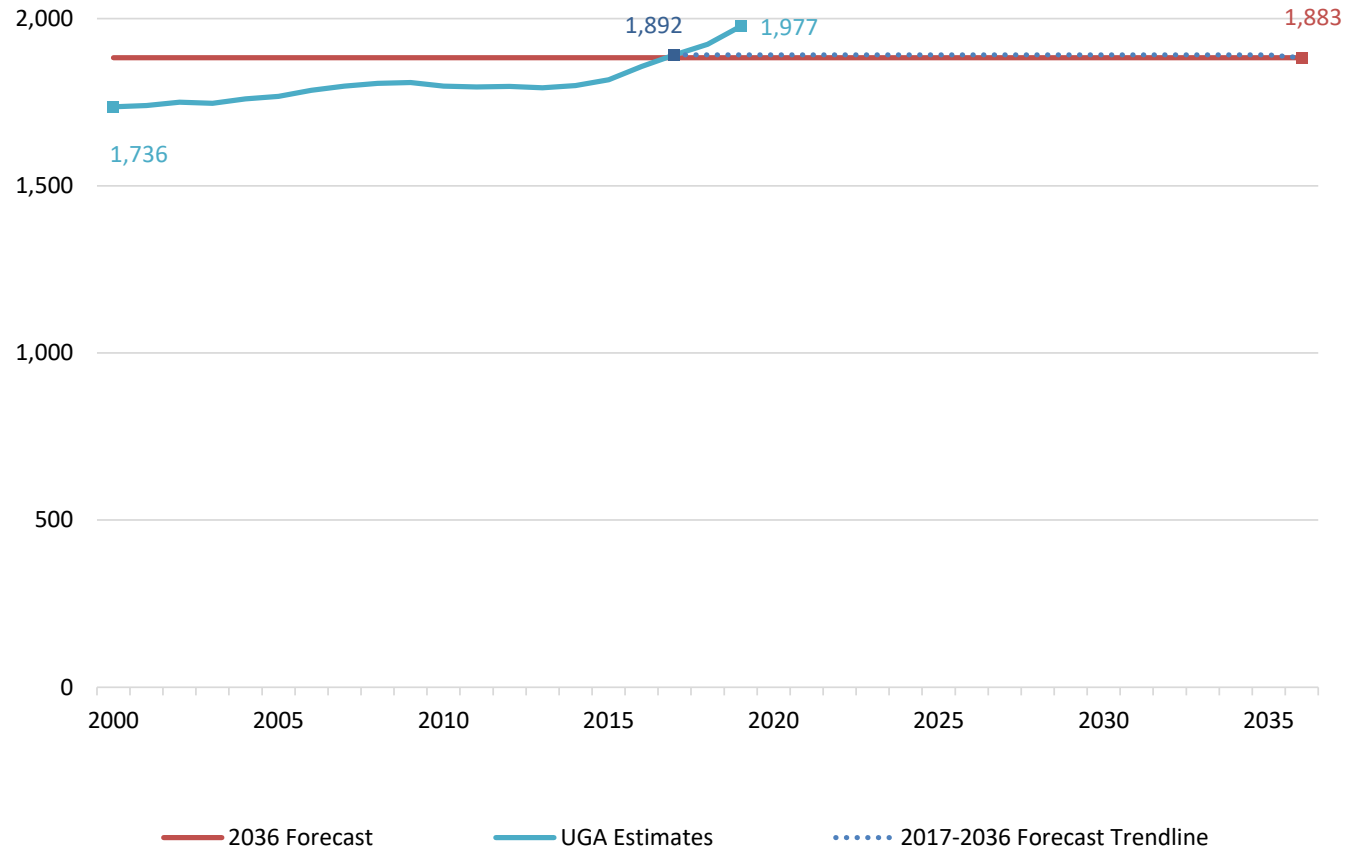


2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
450	0	450	605



# POPULATION ESTIMATES

## BAYVIEW RIDGE URBAN GROWTH AREA

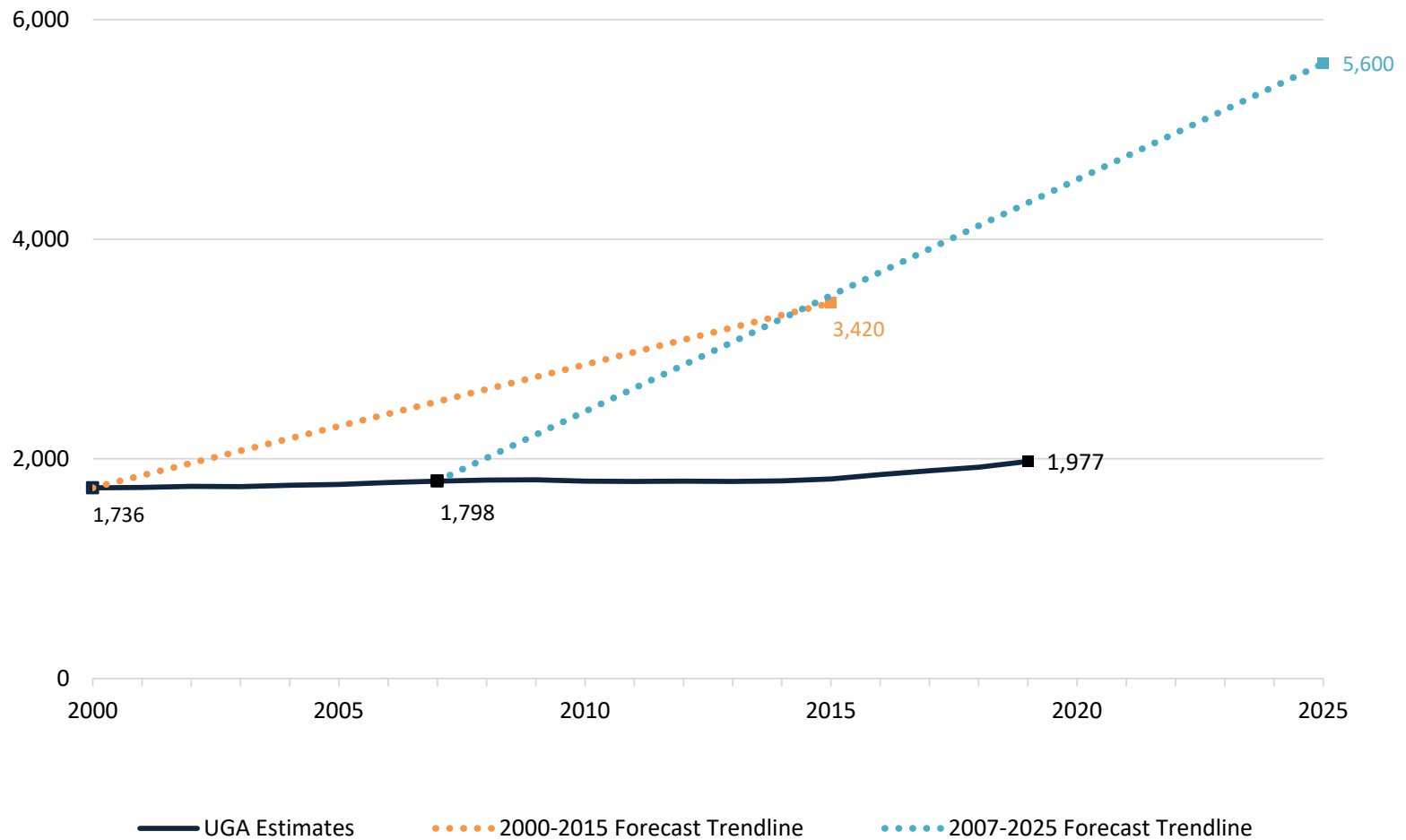


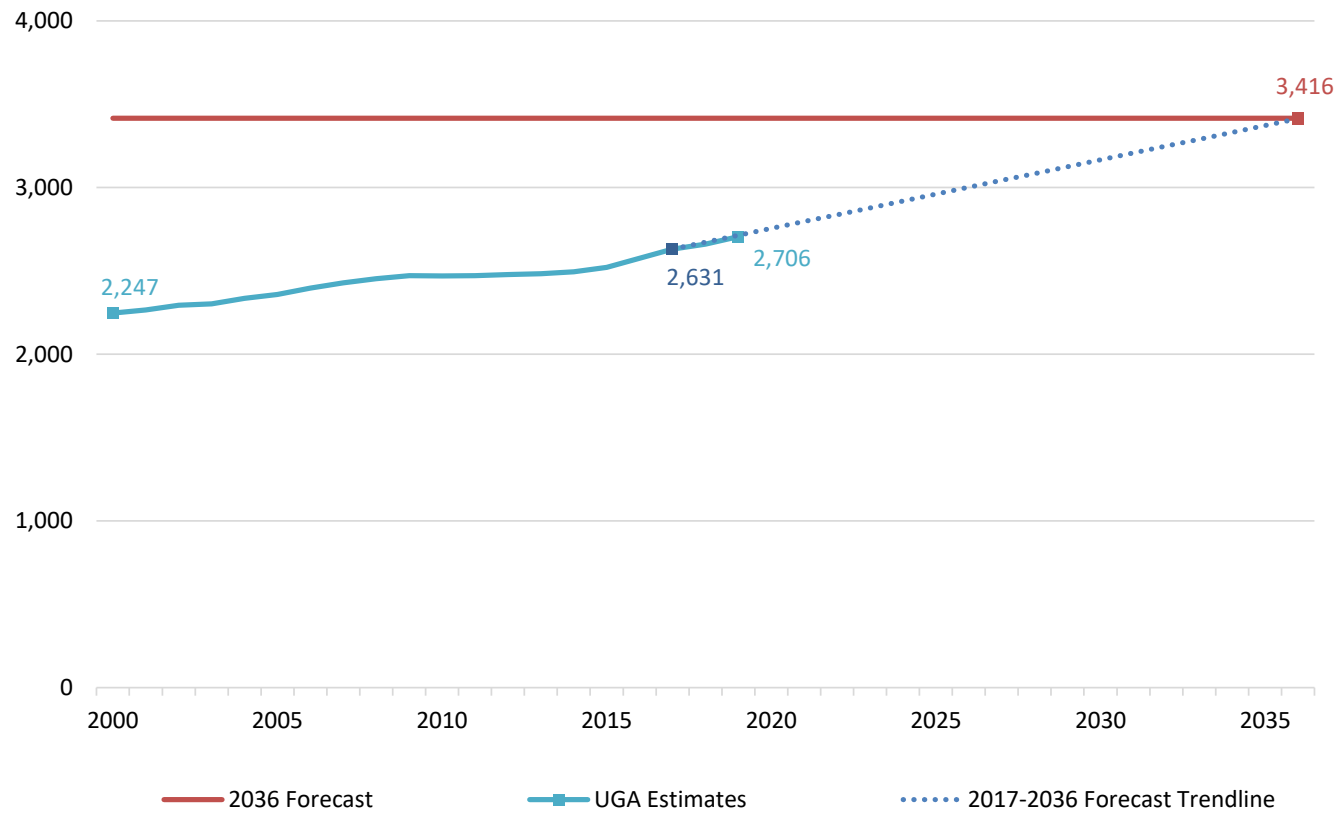
2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
0	1,977	1,977	1,883



# HISTORICAL POPULATION FORECASTS

## BAYVIEW RIDGE URBAN GROWTH AREA

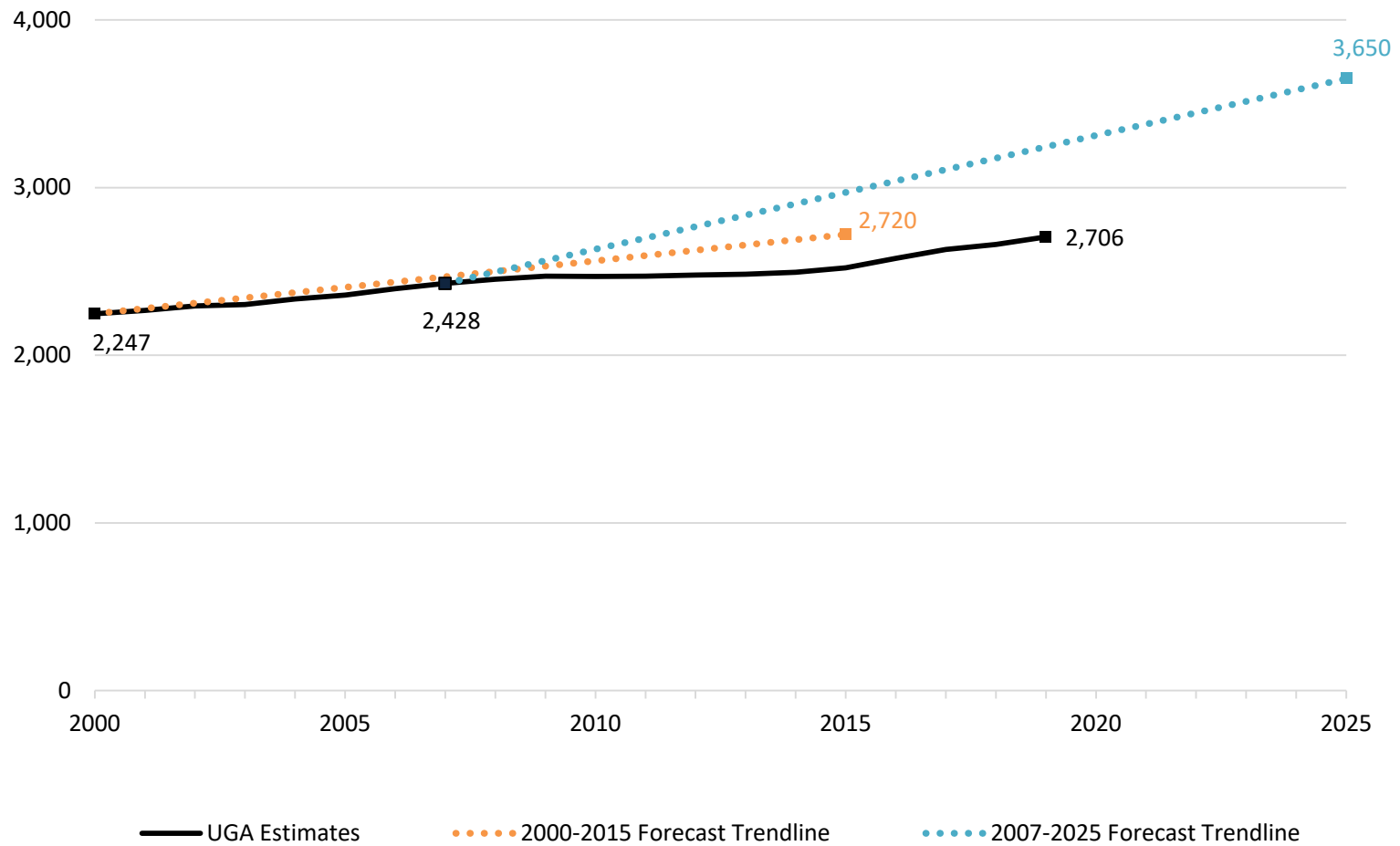


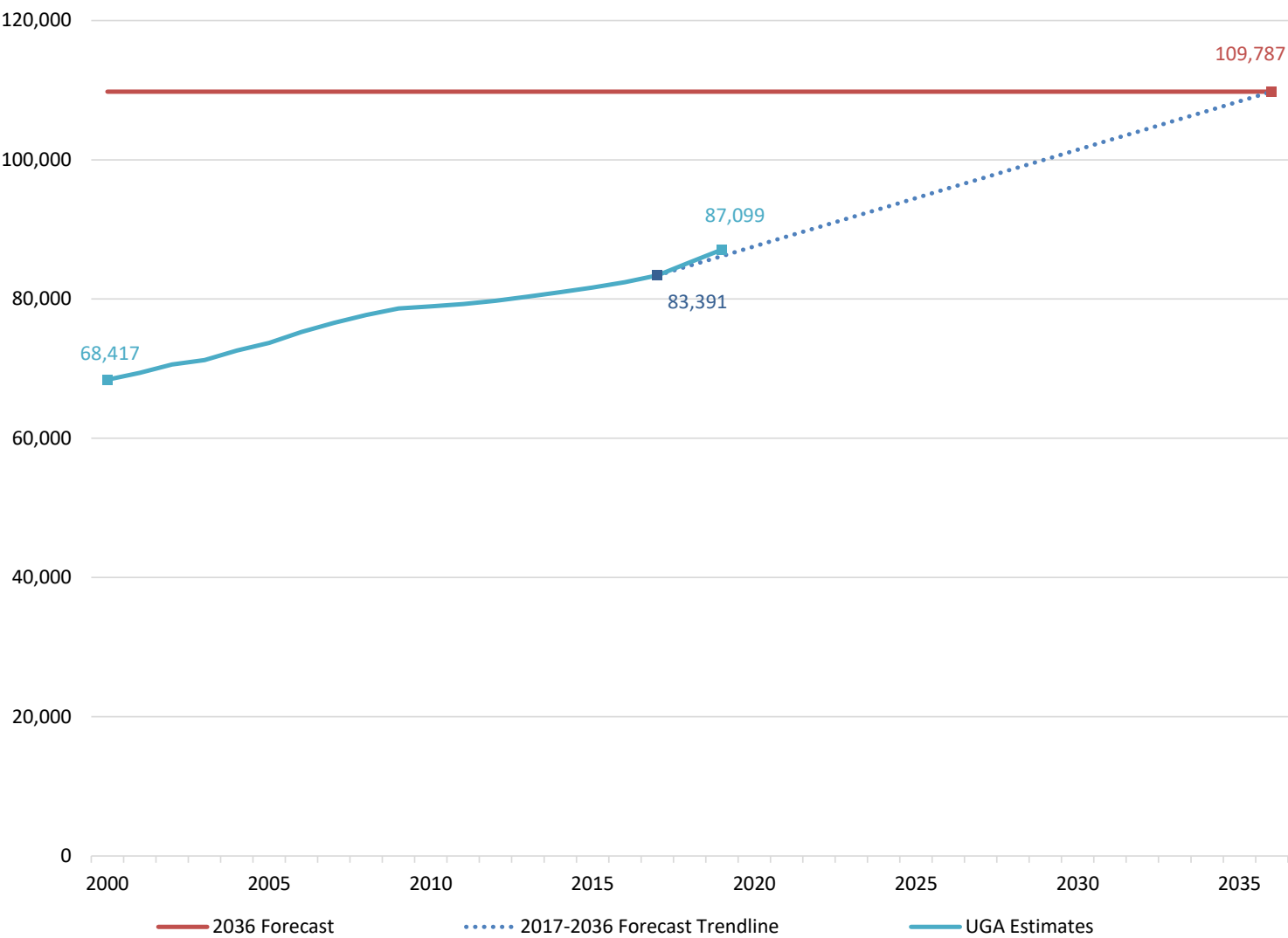


2019 Incorporated Population	2019 Unincorporated Population	2019 Total Population	2036 Forecast Population
0	2,706	2,706	3,416

# HISTORICAL POPULATION FORECASTS

## SWINOMISH URBAN GROWTH AREA

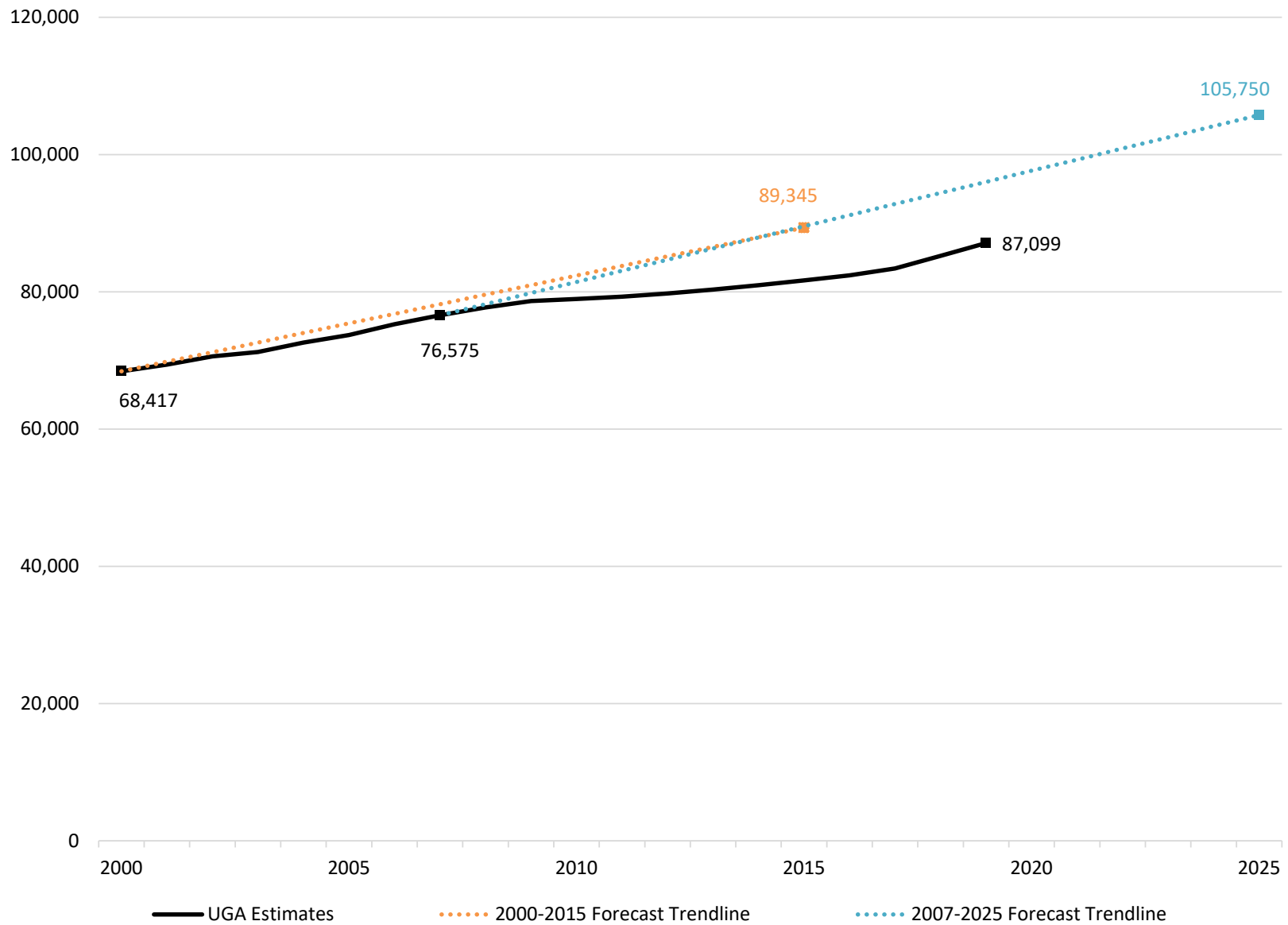




2019 UGAs Population	2036 Forecast UGAs Population
87,099	109,787

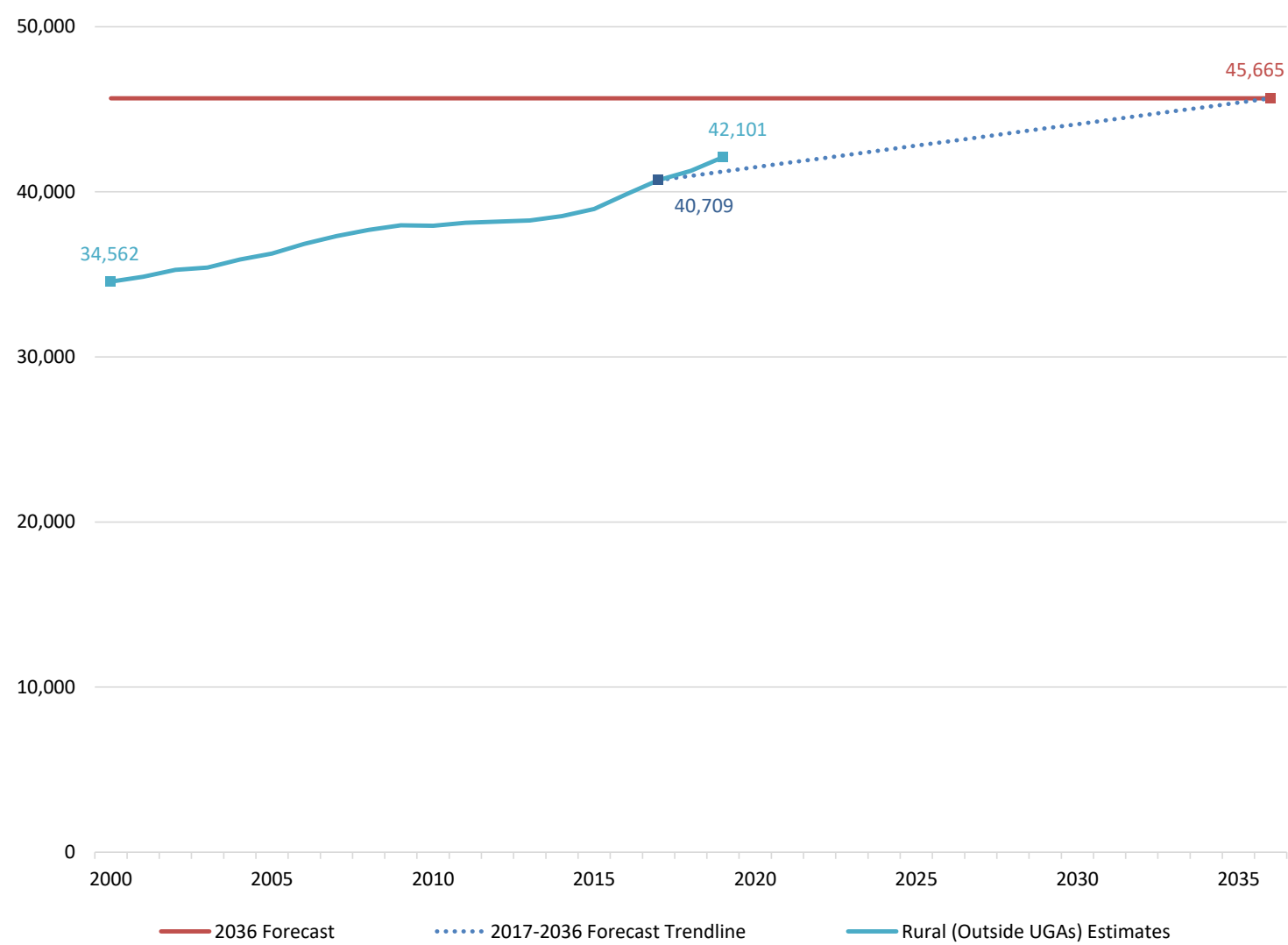
# HISTORICAL POPULATION FORECASTS

## URBAN GROWTH AREAS SUBTOTAL



POPULATION ESTIMATES

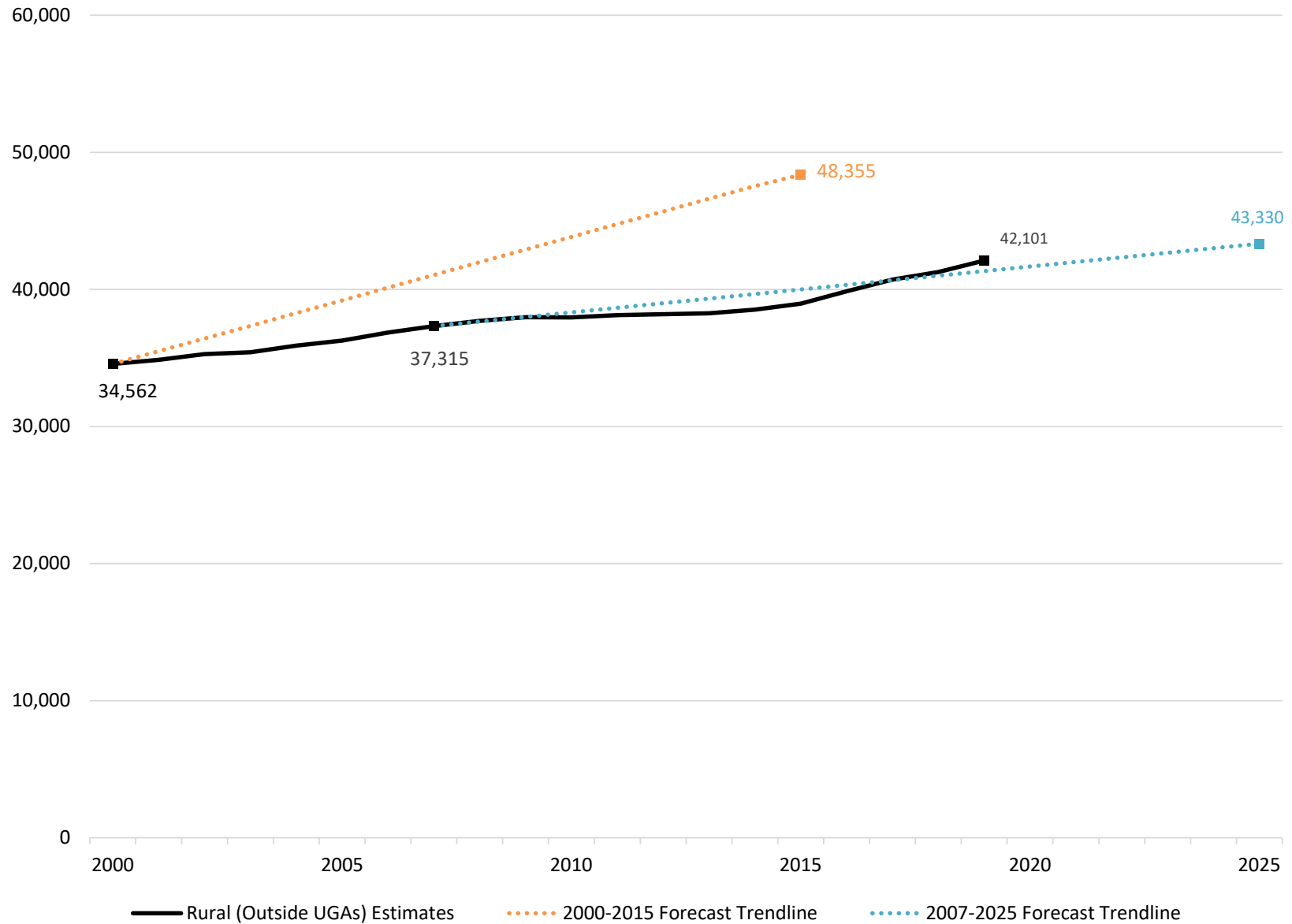
RURAL  
(OUTSIDE URBAN GROWTH AREAS)



2019 Rural Population	2036 Forecast Rural Population
42,101	45,665

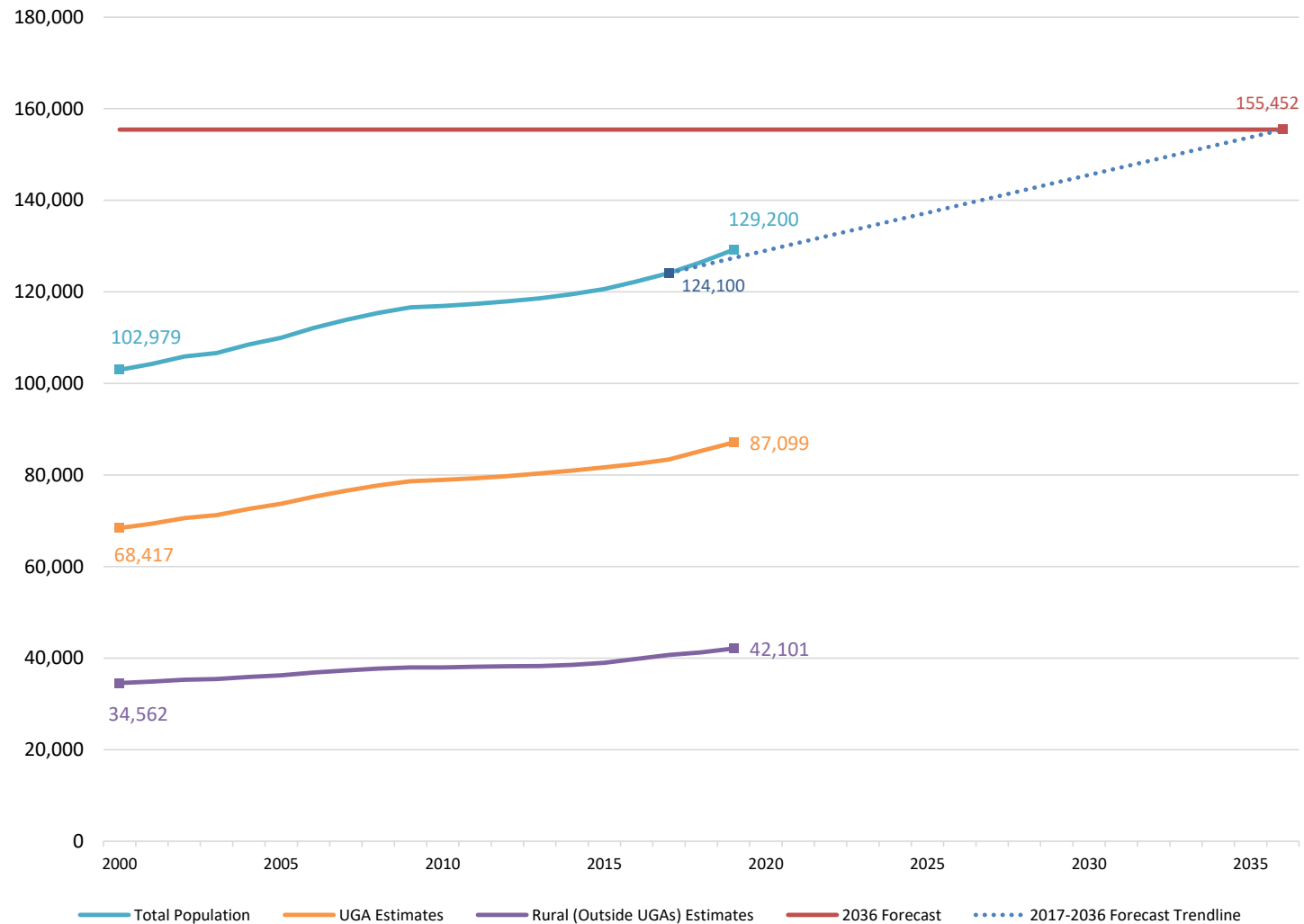
# HISTORICAL POPULATION FORECASTS

## RURAL (OUTSIDE URBAN GROWTH AREAS)



# POPULATION ESTIMATES

## GRAND TOTAL

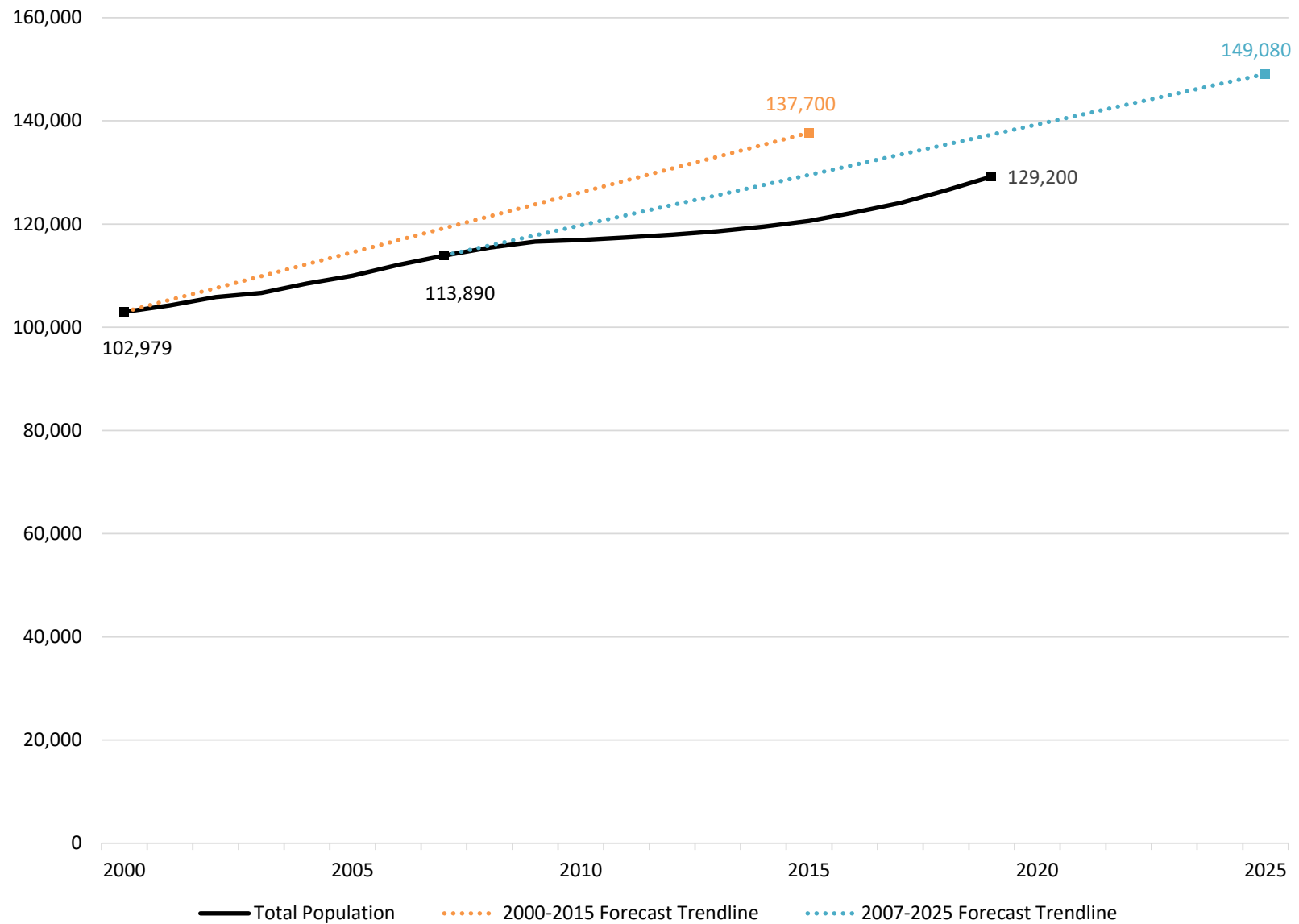


2019 UGA Population	2019 Rural Population	2019 Total Population	2036 Forecast Population
87,099	42,101	129,200	155,452



# HISTORICAL POPULATION FORECASTS

GRAND TOTAL



The best available source of data to SCOG on numbers of employees and their locations in Skagit County are included in administrative records maintained by Washington state's Employment Security Department (ESD). These records are generated from quarterly reports by employers to ESD on numbers of employees, total wages and industry classification of the employer. They are part of the state's unemployment insurance program and only those employees who have unemployment insurance are included in the data and considered "covered" – a term describing their unemployment insurance coverage.

## DATA SOURCES

1. Washington State Employment Security Department, Quarterly Census of Employment and Wages, Skagit County, April 1, 2018 – March 31, 2019, Prepared: October 10, 2019

Data Notes: employment data is available for SCOG's exclusive use through a data sharing agreement with ESD. Data included in the baseline growth monitoring report was approved for release by ESD on December 3, 2018. Any data identified as "suppressed" cannot be disclosed due to confidentiality restrictions related to the number of employers in the area or percentage of employment in an area one employer generates – areas with few employers or one large employer may be suppressed using data suppression rules.

2. Skagit County GIS, Incorporated and Unincorporated Urban Growth Areas, November 2019

Data Notes: Skagit County GIS provides digital GIS data through their Digital Data Warehouse. These data were used in the geocoding process of ESD data. This shapefile was used to determine employment by incorporated and unincorporated areas within UGAs and outside of all UGAs.

3. Skagit County GIS, Road Centerlines with Address Ranges, March 2015

Data Notes: Skagit County GIS provides digital GIS data through their Digital Data Warehouse. These data were used in the geocoding process of ESD data. A road centerline shapefile was used to create address points from the ESD data – which does not have geographic locations but does have address numbers, streets, city and zip code data by employer.

4. ESRI, USA Zip Code Areas, Version: April 10, 2018

Data Notes: U.S. ZIP Code Areas (Five-Digit) represents five-digit ZIP Code areas used by the U.S. Postal Service to deliver mail more effectively. The first digit of a five-digit ZIP Code divides the United States into 10 large groups of states numbered from 0 in the Northeast to 9 in the far West. Within these areas, each state is divided into an average of 10 smaller geographical areas, identified by the second and third digits. These digits, in conjunction with the first digit, represent a sectional center facility or a mail processing facility area. The fourth and fifth digits identify a post office, station, branch or local delivery area.

The Annual Report accounts for all employees, even those that are not covered by unemployment insurance, and the process of applying a multiplier for doing so is included in the methodology ("covered" employment to "total" employment). Every year, SCOG processes these ESD records for employment in Skagit County and uses the results to inform annual estimates of employment included in the Annual Report.

## CHARTS AND TABLES

The remaining pages of the Employment Estimates section include charts and tables using the data sources above to provide a picture of estimated employment growth and allocated employment.

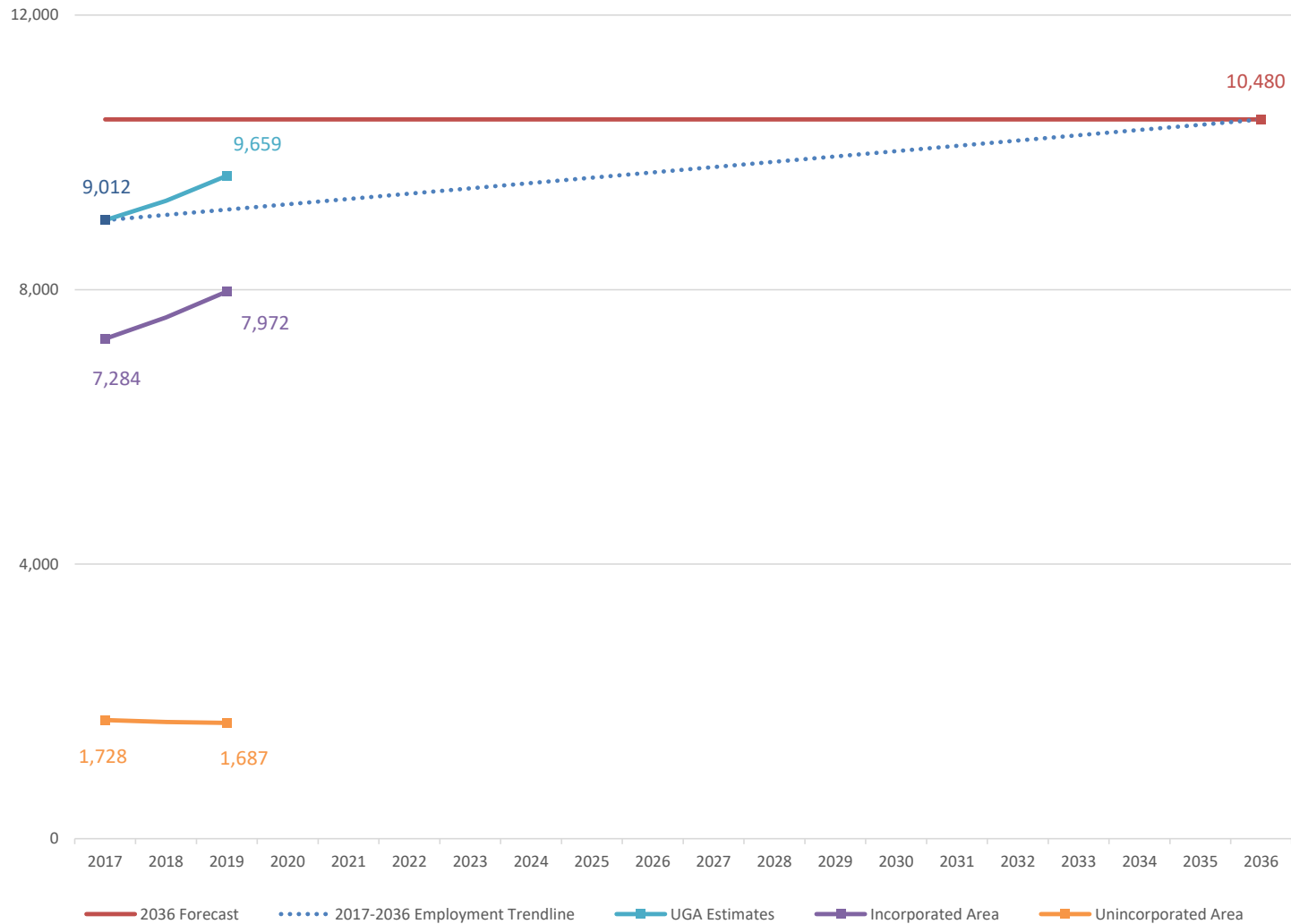
# EMPLOYMENT ESTIMATES

# SUMMARY TABLE

	2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Forecast Employment
Urban Growth Area				
Anacortes	7,972	1,687	9,659	10,480
Burlington	11,370	104	11,474	13,412
Mount Vernon	17,659	225	17,884	21,288
Sedro-Woolley	4,634	71	4,705	9,179
Concrete	340	48	388	467
Hamilton	(suppressed)	(suppressed)	(suppressed)	288
La Conner	858	0	858	1,420
Lyman	(suppressed)	(suppressed)	(suppressed)	38
Bayview Ridge	0	2,491	2,491	3,455
Swinomish	0	1,391	1,391	1,247
<b>UGA Subtotal</b>	<b>43,425</b>	<b>6,018</b>	<b>49,443</b>	<b>61,274</b>
Rural (outside UGAs)	0	8,246	8,246	9,343
<b>Grand Total</b>	<b>43,426</b>	<b>14,263</b>	<b>57,689</b>	<b>70,617</b>

# EMPLOYMENT ESTIMATES

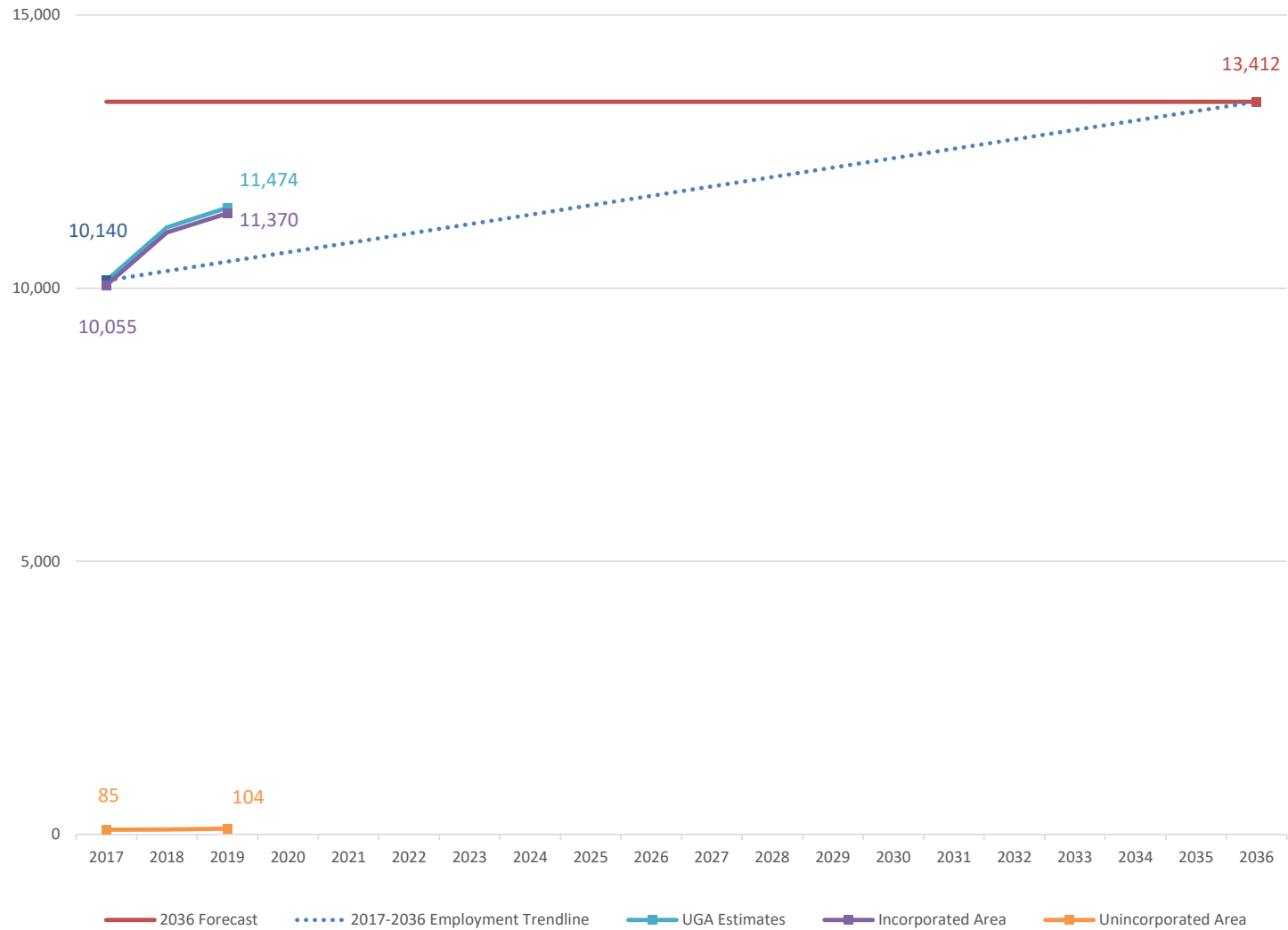
## ANACORTES URBAN GROWTH AREA



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
7,972	1,687	9,659	10,480

# EMPLOYMENT ESTIMATES

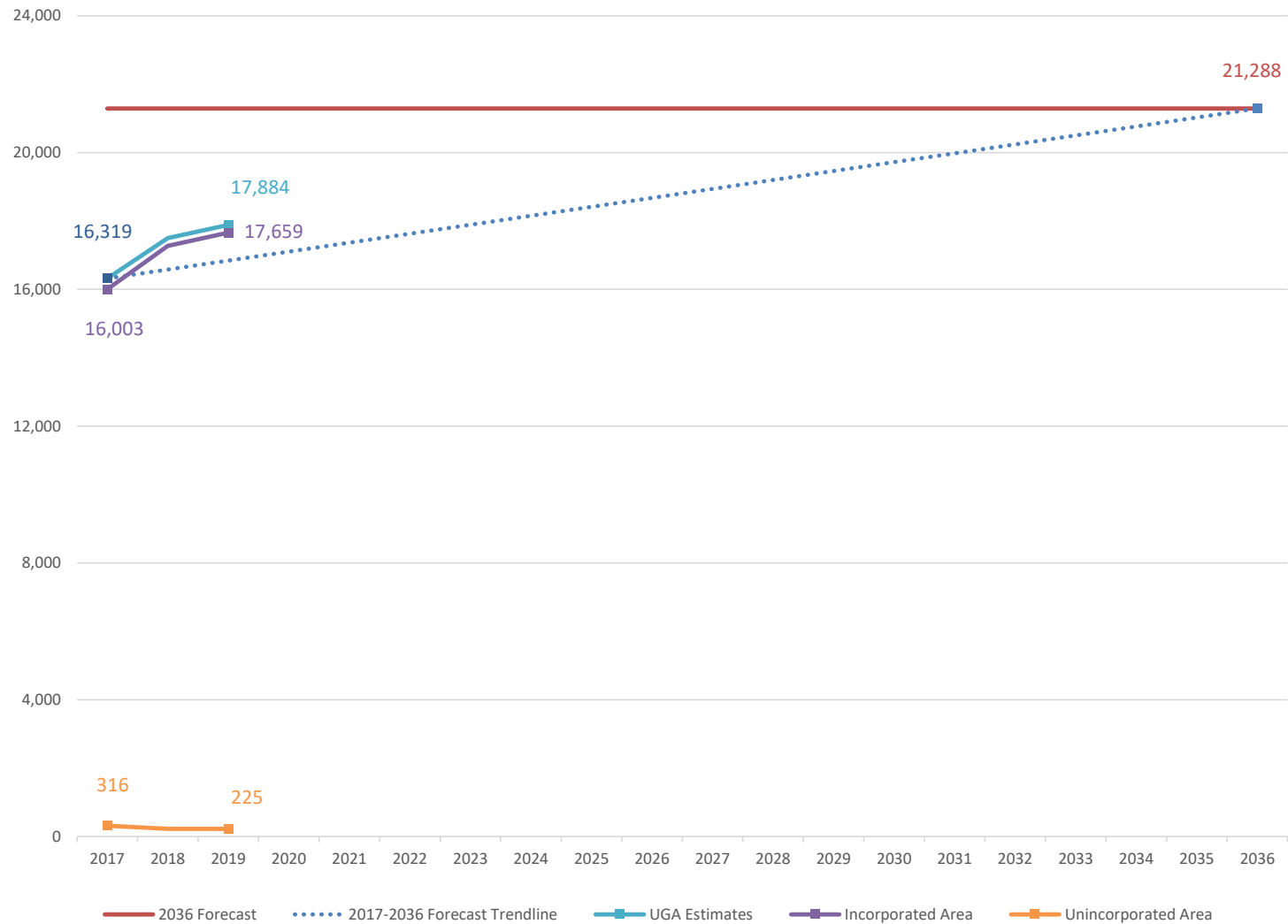
## BURLINGTON URBAN GROWTH AREA



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
11,370	104	11,474	13,412

# EMPLOYMENT ESTIMATES

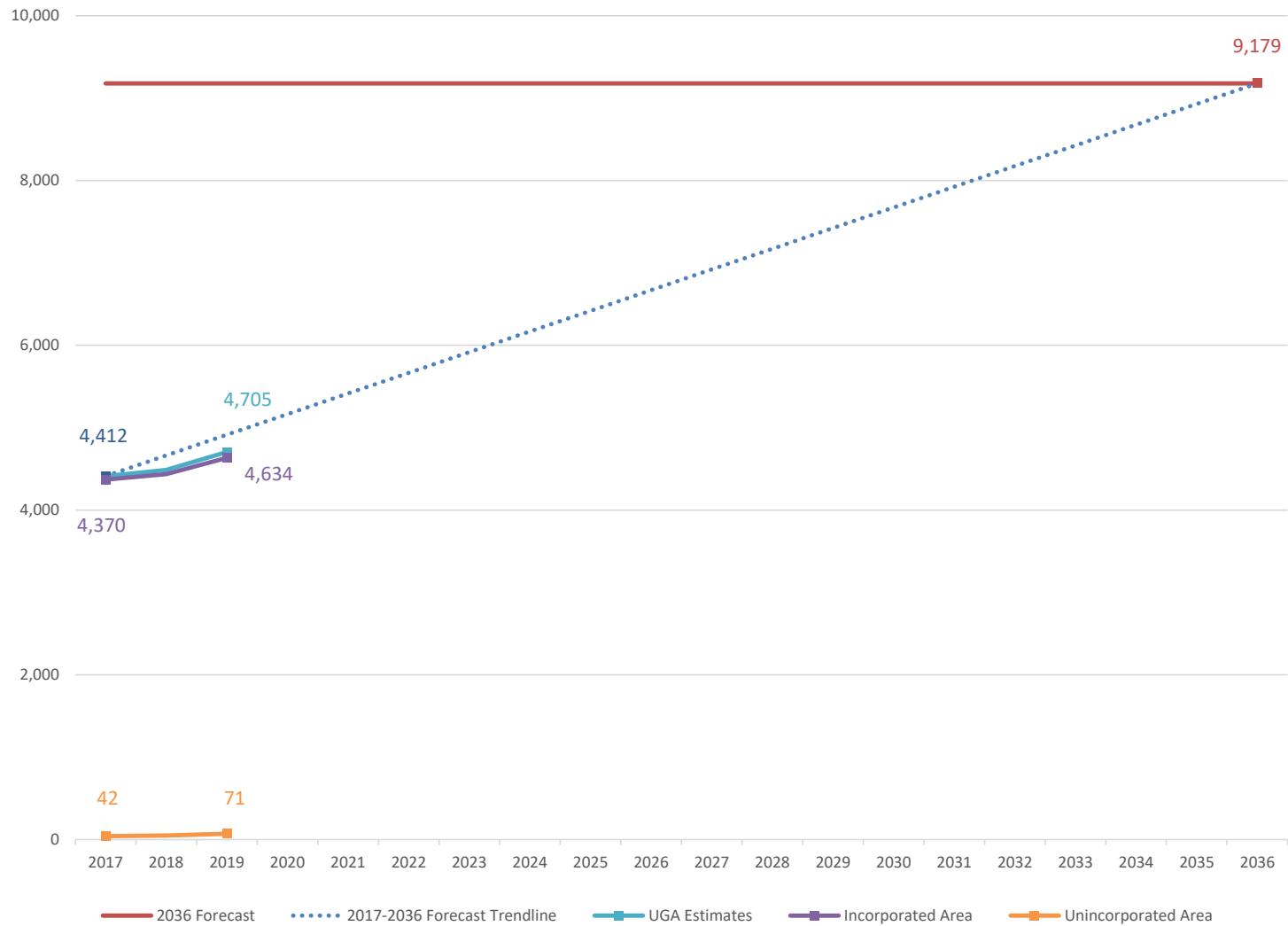
## MOUNT VERNON URBAN GROWTH AREA



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
17,659	225	17,884	21,288

# EMPLOYMENT ESTIMATES

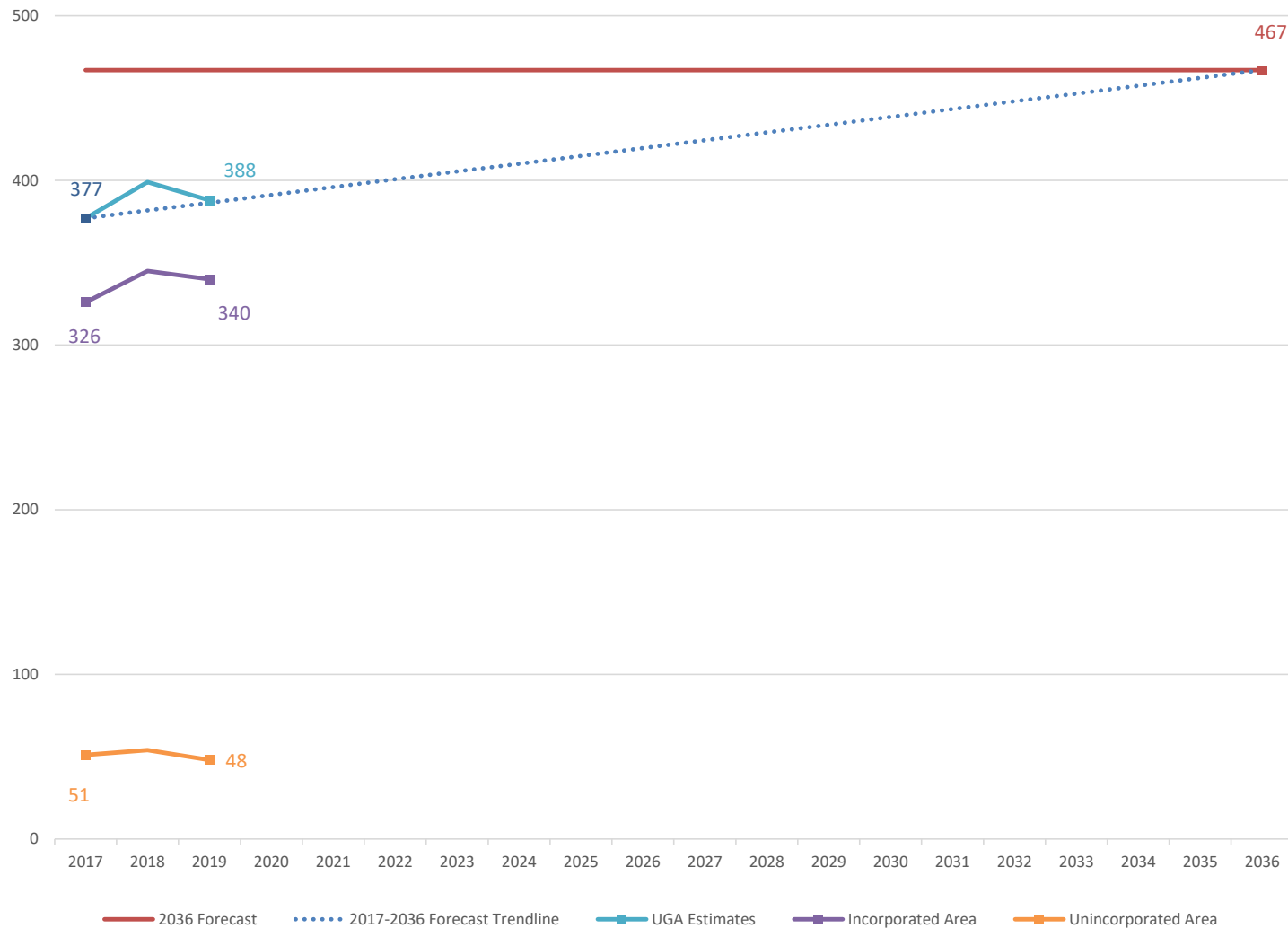
## SEDRO-WOOLLEY URBAN GROWTH AREA



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
4,634	71	4,705	9,179

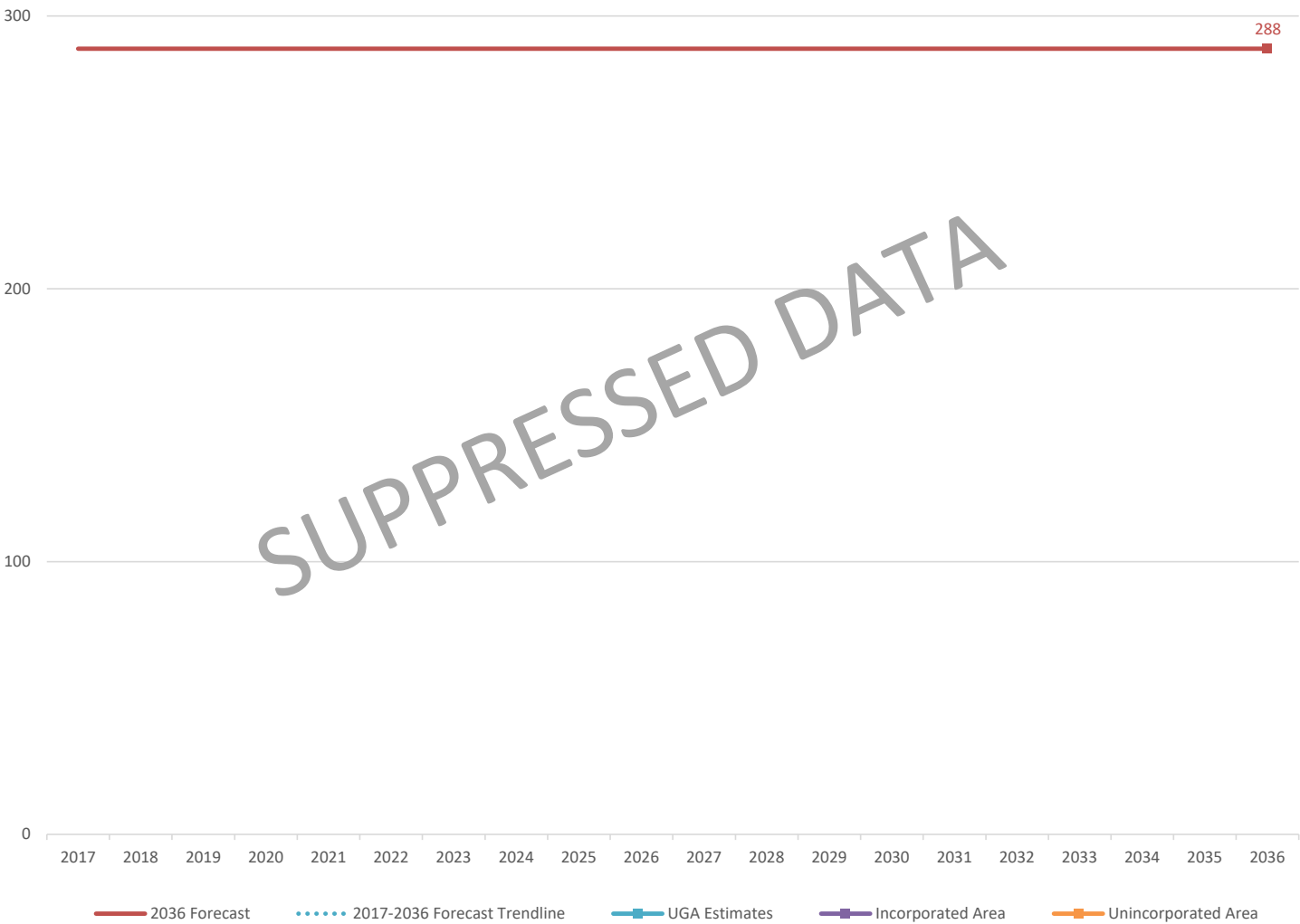
# EMPLOYMENT ESTIMATES

## CONCRETE URBAN GROWTH AREA



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
340	48	388	467

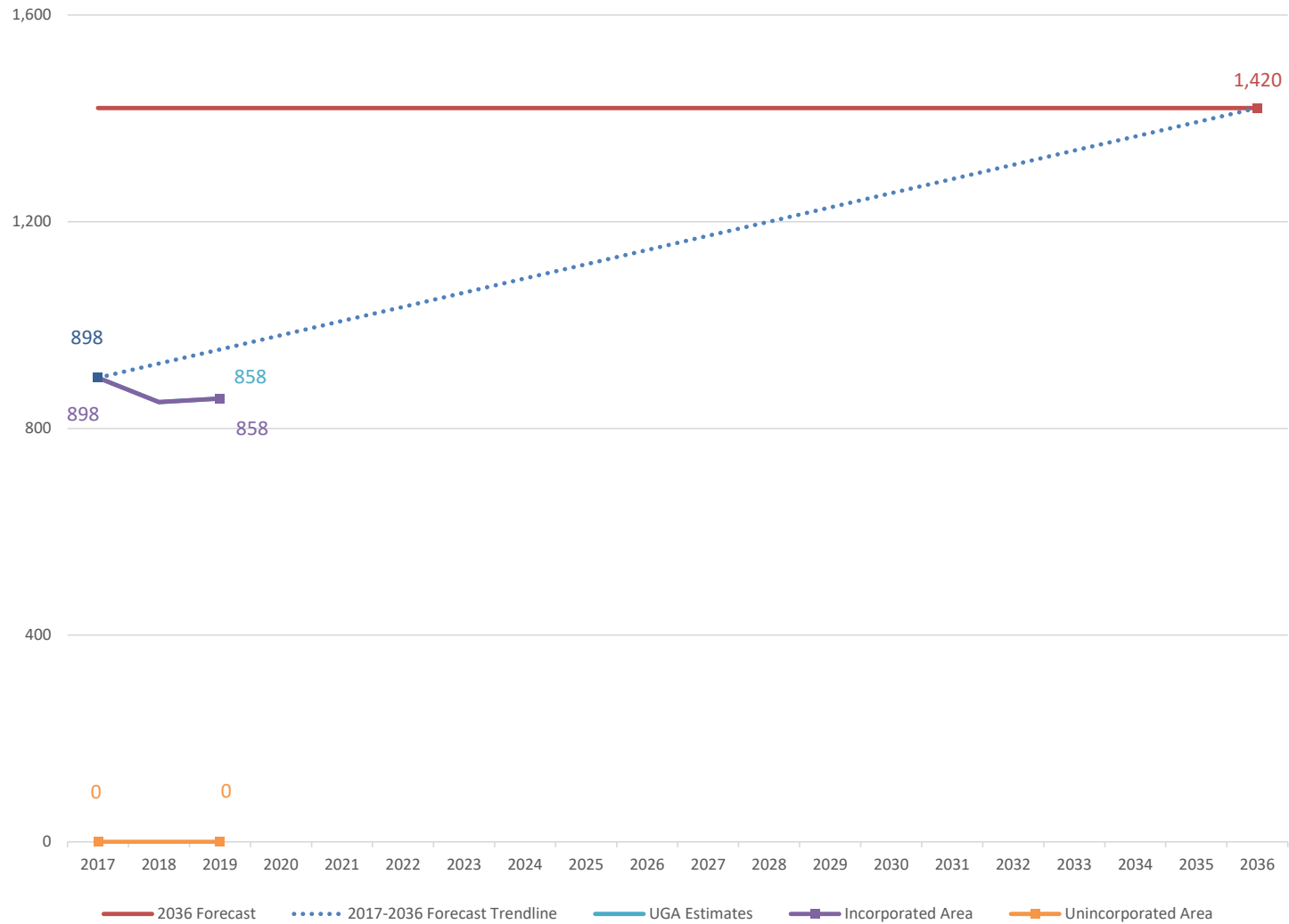




2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
(suppressed)	(suppressed)	(suppressed)	288

# EMPLOYMENT ESTIMATES

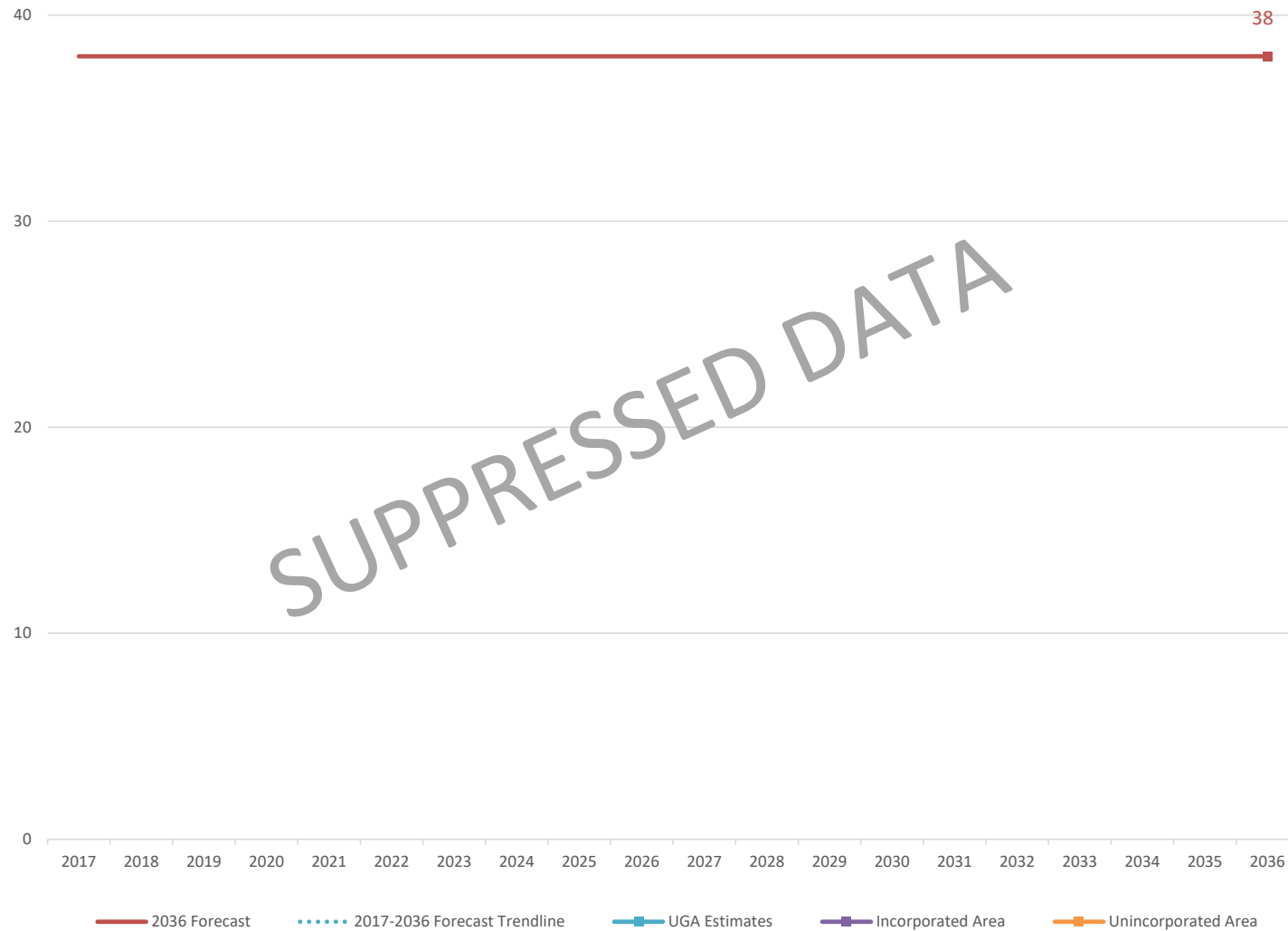
## LA CONNER URBAN GROWTH AREA



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
858	0	858	1,420

# EMPLOYMENT ESTIMATES

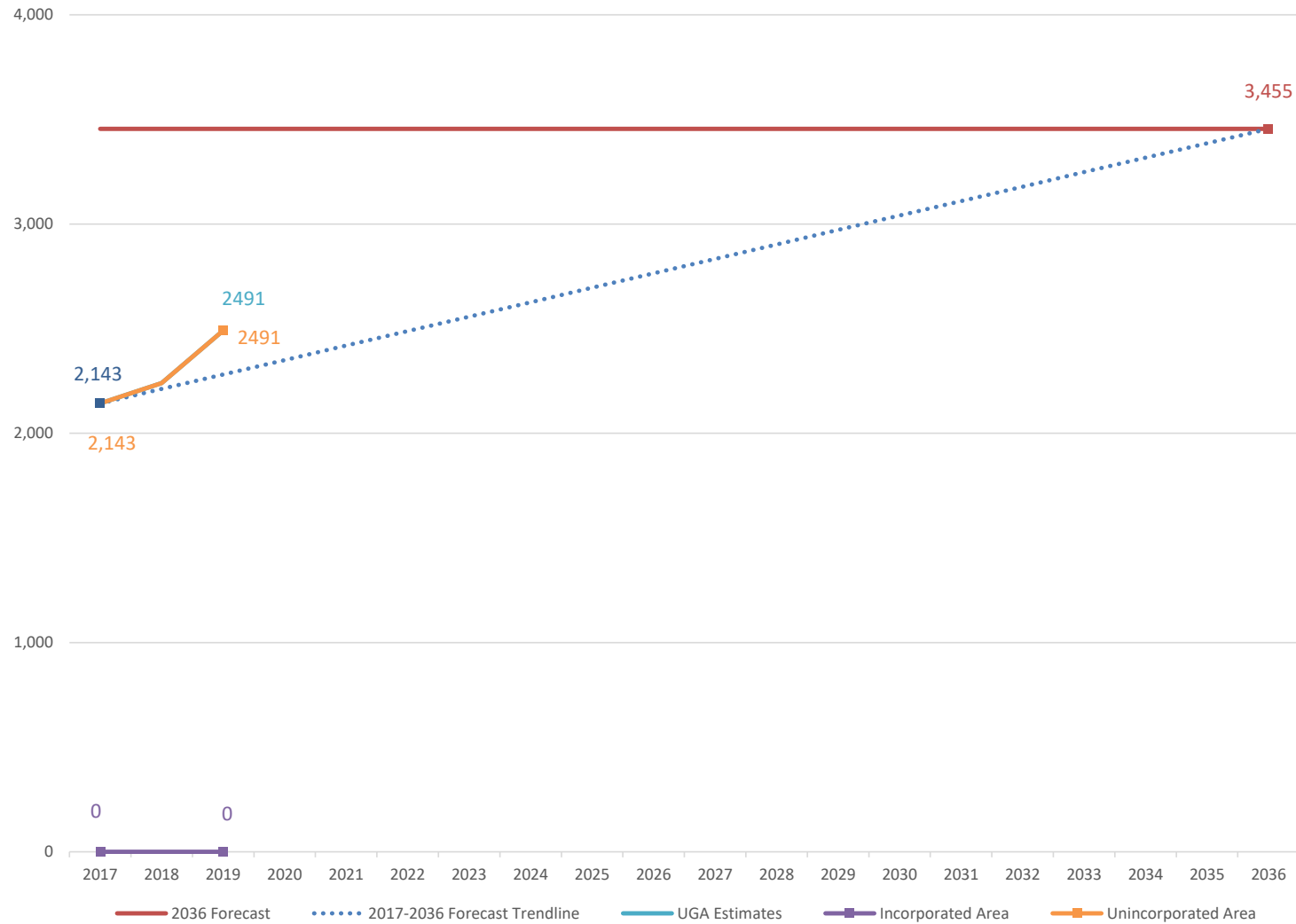
## LYMAN URBAN GROWTH AREA



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
(suppressed)	(suppressed)	(suppressed)	38

# EMPLOYMENT ESTIMATES

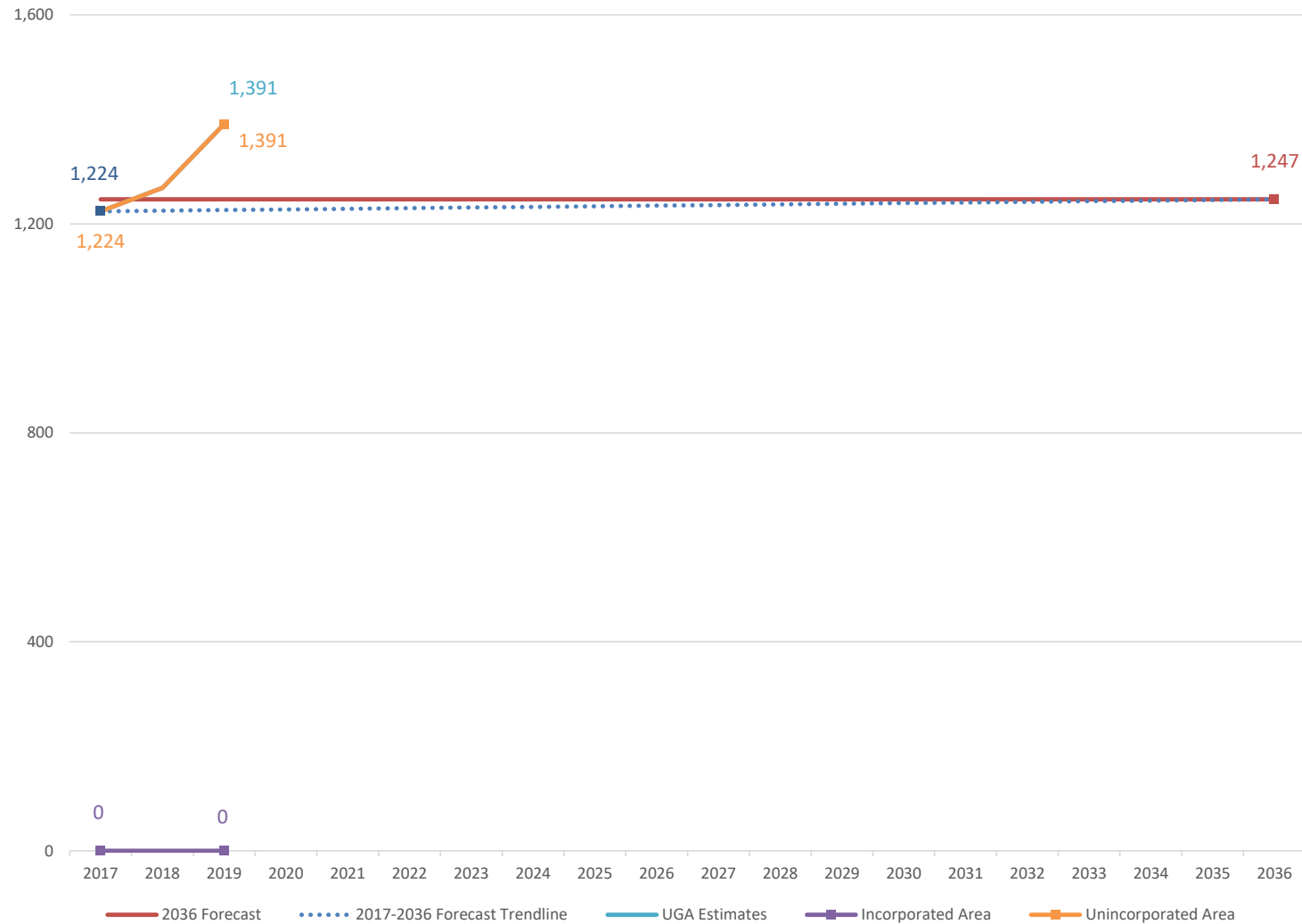
## BAYVIEW RIDGE URBAN GROWTH AREA



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
0	2,491	2,491	3,455

# EMPLOYMENT ESTIMATES

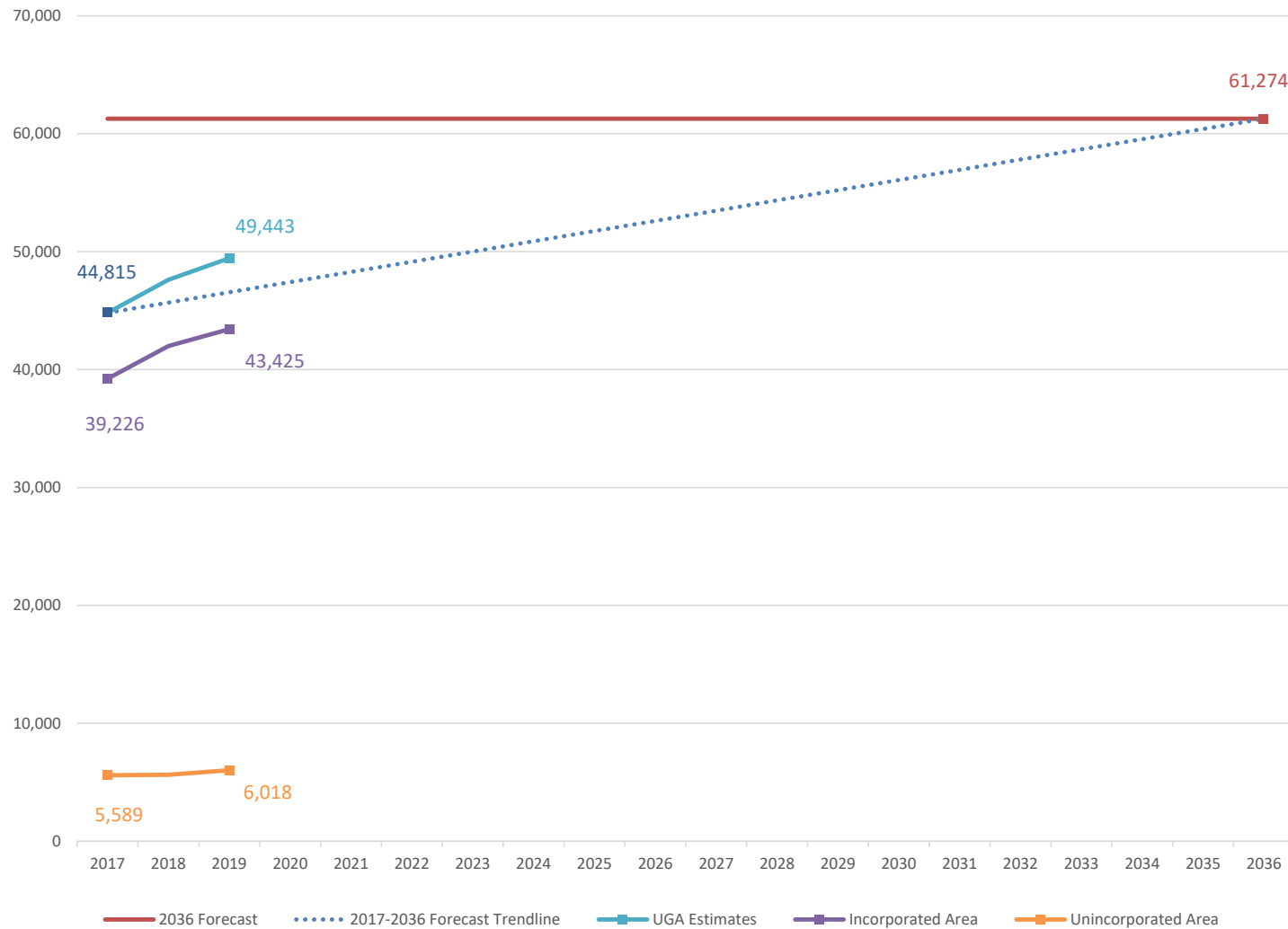
## SWINOMISH URBAN GROWTH AREA



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
0	1,391	1,391	1,247

# EMPLOYMENT ESTIMATES

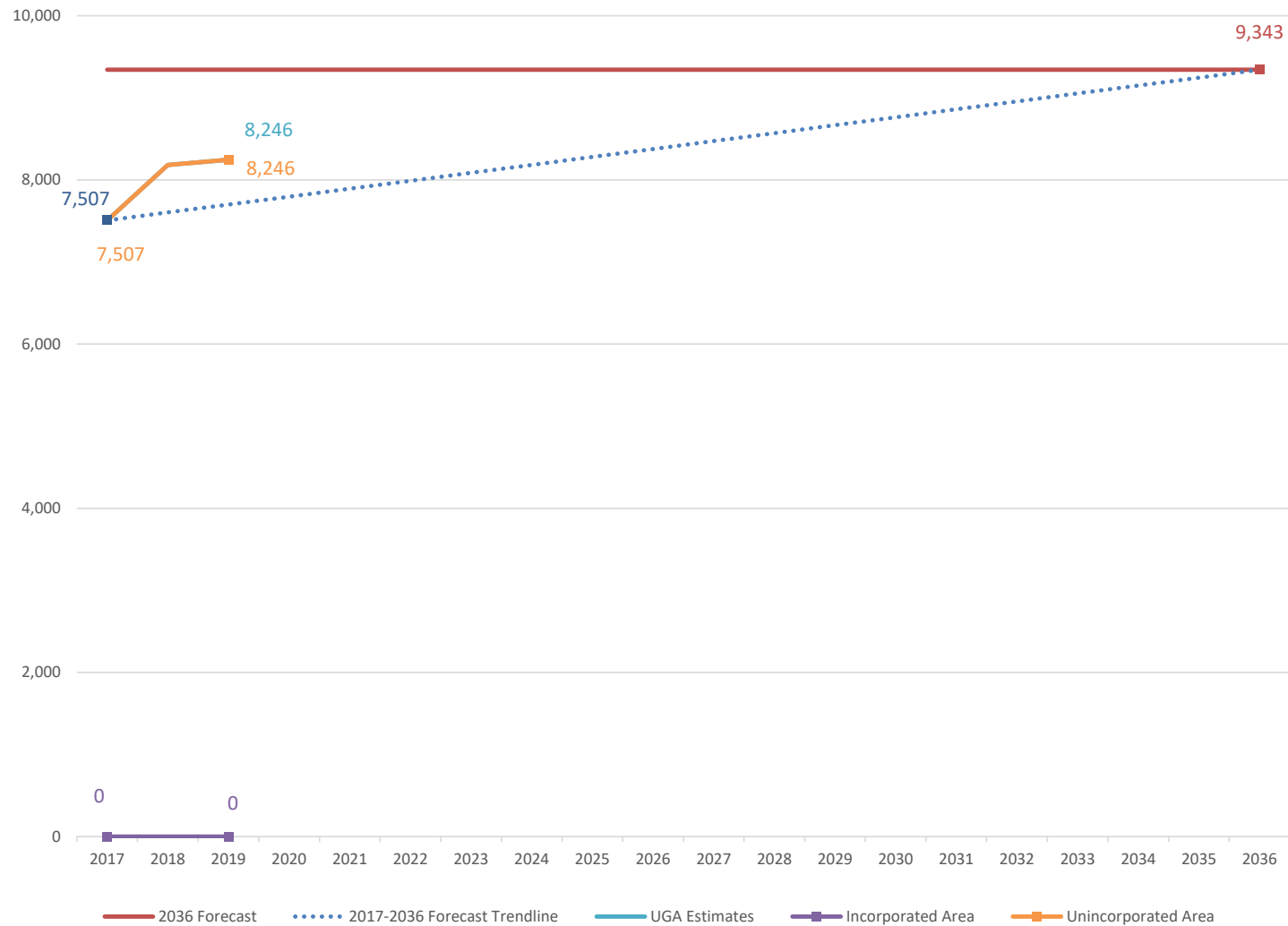
## URBAN GROWTH AREAS SUBTOTAL



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
43,425	6,018	49,443	61,274

# EMPLOYMENT ESTIMATES

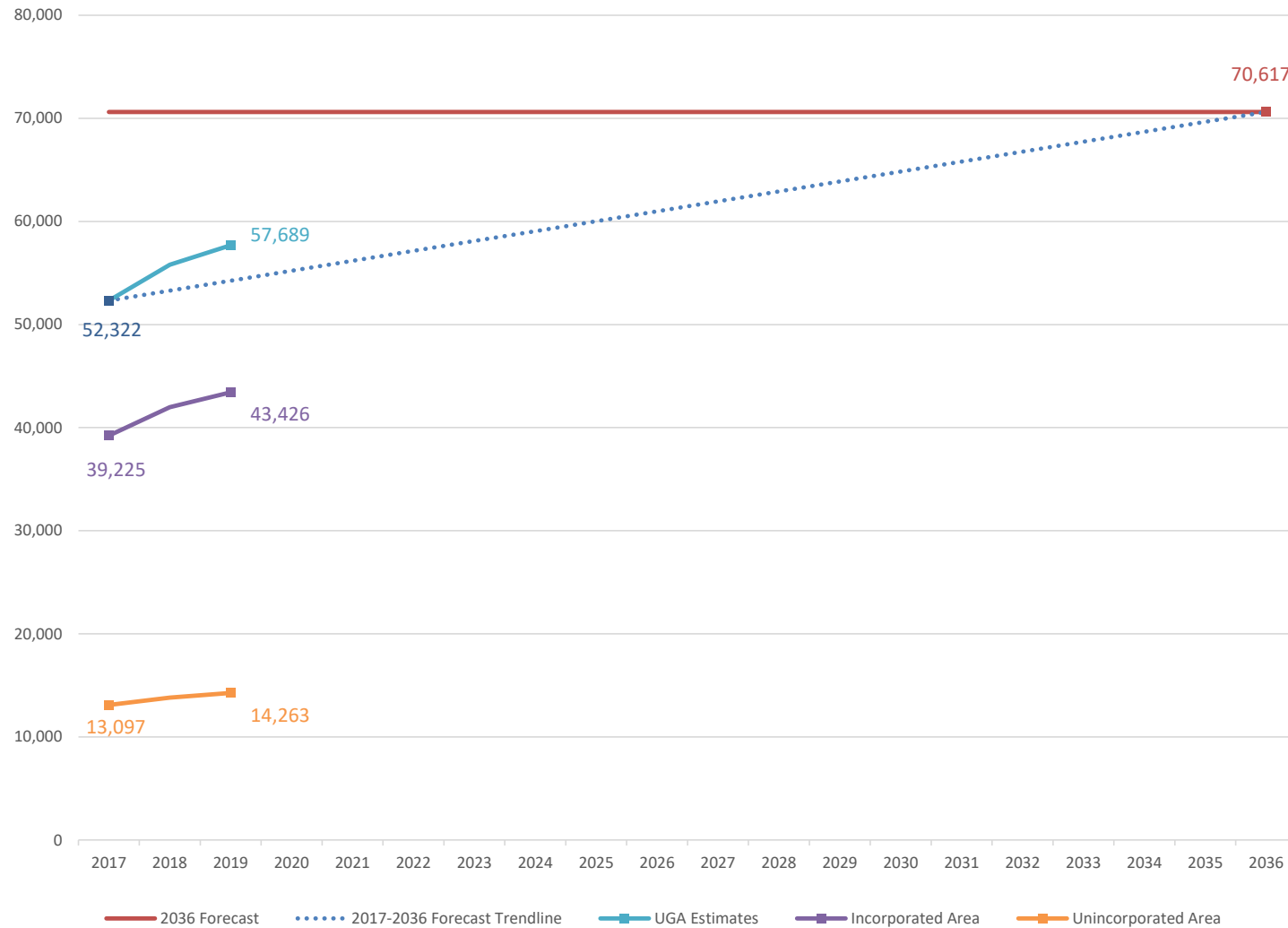
## RURAL (OUTSIDE URBAN GROWTH AREAS)



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
0	8,246	8,246	9,343

# EMPLOYMENT ESTIMATES

# GRAND TOTAL



2019 Incorporated Employment	2019 Unincorporated Employment	2019 Total Employment	2036 Total Employment Forecast
43,426	14,263	57,689	70,617



Housing units completed every year are reported to the Office of Financial Management by all cities, towns and Skagit County. These jurisdictions also report housing that has been removed from the housing stock, such as demolitions. OFM produces a report every year utilizing these components of housing unit change for every city, town and for unincorporated Skagit County.

Unlike the primary population and employment growth monitoring data sources, housing growth monitoring is not tracked for urban growth areas as housing counts by type (e.g. single-family, multi-family). Urban growth area housing data are not available. For cities and towns, housing data is reported by the jurisdictions within incorporated areas. For Skagit County, data is for all unincorporated areas, which includes municipal urban growth areas contiguous to cities and towns and the two non-municipal UGAs in Skagit County – Bayview Ridge and Swinomish.

Forecasts of housing growth are not part of the Growth Management Act coordination process, unlike population and employment forecasts. Housing growth forecasts are included in the Annual Report as annual averages and will be included in future annual reports to provide a common measure across jurisdictions to track annual average change in housing units vs. a housing forecast that is tethered to the population forecast. These are not housing forecasts adopted by any jurisdiction and are intended to provide a regional supplement, not to replace or create inconsistencies with the work of local governments in forecasting future housing in their own community. Interested parties should contact local jurisdictions' planning departments with any question about any official housing forecast for that jurisdiction.

## DATA SOURCES

1. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of Housing Units, April 1, 2010 to April 1, 2019, Last Modified: June 28, 2019

Data Notes: The 2010 counts for total housing units represent federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in the decennial census year. Estimates of housing units by structure type for 2010 are developed using an allocation procedure based on Census 2010 Summary File 1 data, housing completion data reported by cities and counties (2000-2009), annexation census data (2000-2009), and Census 2000 Summary File 3 data. The resulting 2010 estimates maintain the 2010 census counts of total housing units, occupied housing units, and population in housing units. Housing unit estimates after 2010 are developed using housing completion data reported by cities and counties (2011-present), and annexation census data (2011-present). Historical postcensal housing unit estimates are revised in cases where more accurate data become available. Last modified: 2019-06-28.

2. OFM, Small Area Estimates Program, Estimates of Total Population, Household Population, Total Housing Units and Occupied Housing Units for Census 2010 Urban Growth Areas, 2000 – 2019, SAEP Version: September 11, 2019

Data Notes for this data source are already included in the Population Estimates section.

3. OFM, Custom Data Extract for the Skagit Council of Governments,

April 1, 2000 to March 31, 2017, Prepared: October 2, 2017

Data Notes: by using these data the user agrees that the Washington State Office of Financial Management shall not be liable for any activity involving these data with regard to lost profits or savings or any other consequential damages; or the fitness for use of the data for a particular purpose; or the installation of the data, its use, or the results obtained. The 2000 and 2010 counts for total housing units represent federal census counts, special city census counts, or OFM adjusted counts that control for annexations occurring between January 1 and April 1 in the decennial census year. Estimates of housing units by structure type for 2000 are based on Census 2000 Summary File 3 data\*. Estimates of housing units by structure type for 2010 are developed using an allocation procedure based on Census 2010 Summary File 1 data, housing completion data reported by cities and counties (2000-2009), annexation census data (2000-2009), and Census 2000 Summary File 3 data. The resulting 2010 estimates maintain the 2010 census counts of total housing units, occupied housing units, and population in housing units\*. Housing unit estimates after 2010 are developed using housing completion data reported by cities and counties (2011-present), and annexation census data (2011-present)\*.

\*NOTE: Whenever a city conducts a special city census, the special census data is used in place of federal census or OFM estimated data.

4. Skagit County Planning and Development Services, Housing Unit Change in Unincorporated UGAs, April 1, 2018 – March 31, 2019, Prepared: November 14, 2019

Data Notes: housing unit change in unincorporated urban growth areas is not reported to OFM. These data were requested to provide a supplement to the data OFM generates. Classification of housing types do not necessarily use the same classifications that OFM uses.

## CHARTS AND TABLES

The remaining pages of the Housing Estimates section include charts and tables using the data sources above to provide a picture of estimated change in housing production.

## DEFINITIONS

Housing categories used in the Housing Estimates section vary from OFM housing categories. OFM uses One Unit, Two or More Unit, and Mobile Homes and Specials as their housing unit categories. The Housing Estimates section uses the following definitions:

- **“Single-family”**: detached single-family housing units
- **“Multi-family”**: duplexes, triplexes, fourplexes, apartments (5 or more units), rowhouses/townhouses, condominiums and accessory dwelling units
- **“Manufactured and Other”**: manufactured homes, mobile homes, recreational vehicles, boats, travel trailers and other homes used as permanent living quarters.

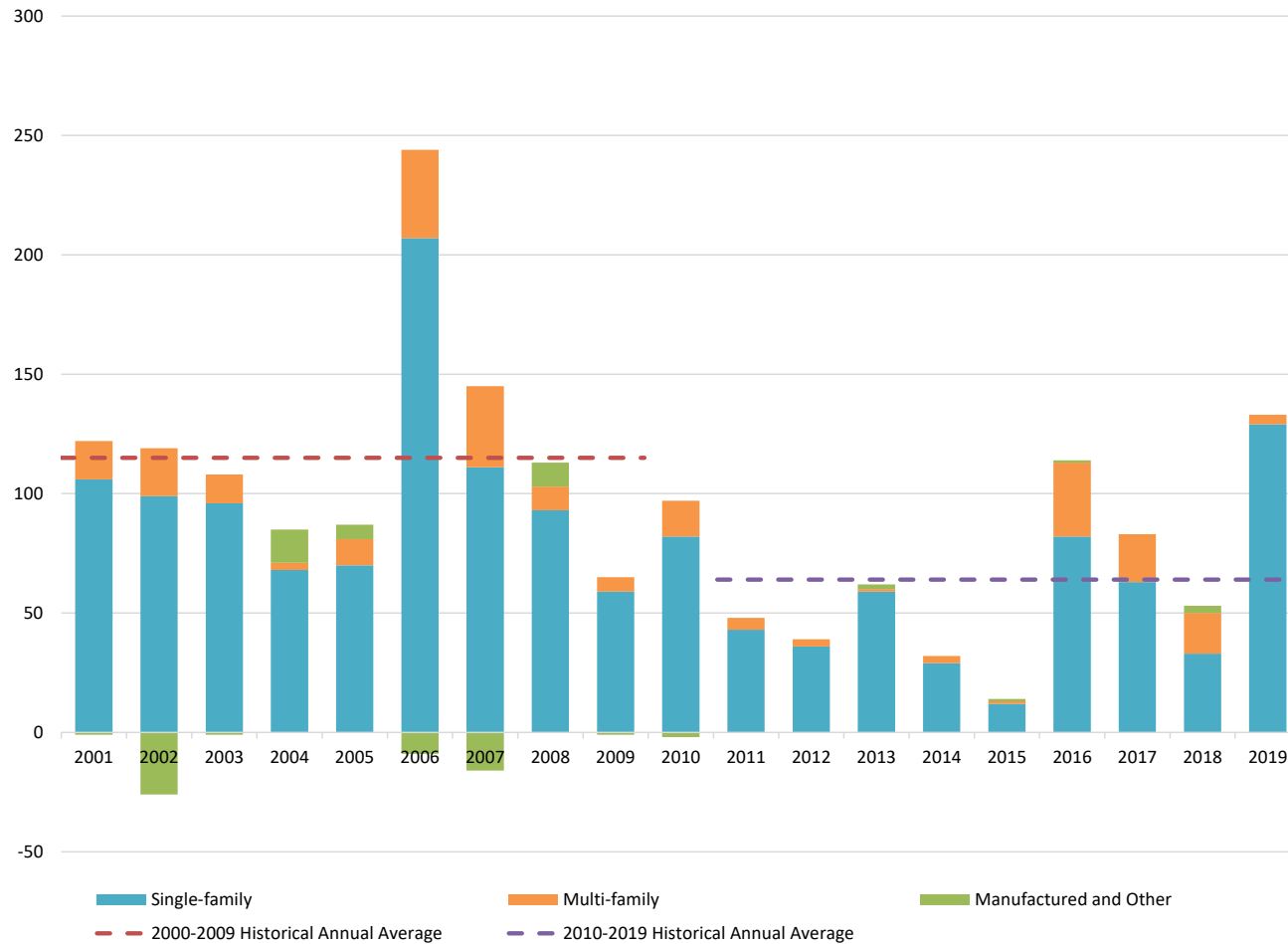
Group quarters are not included in Housing Estimates.

# HOUSING ESTIMATES

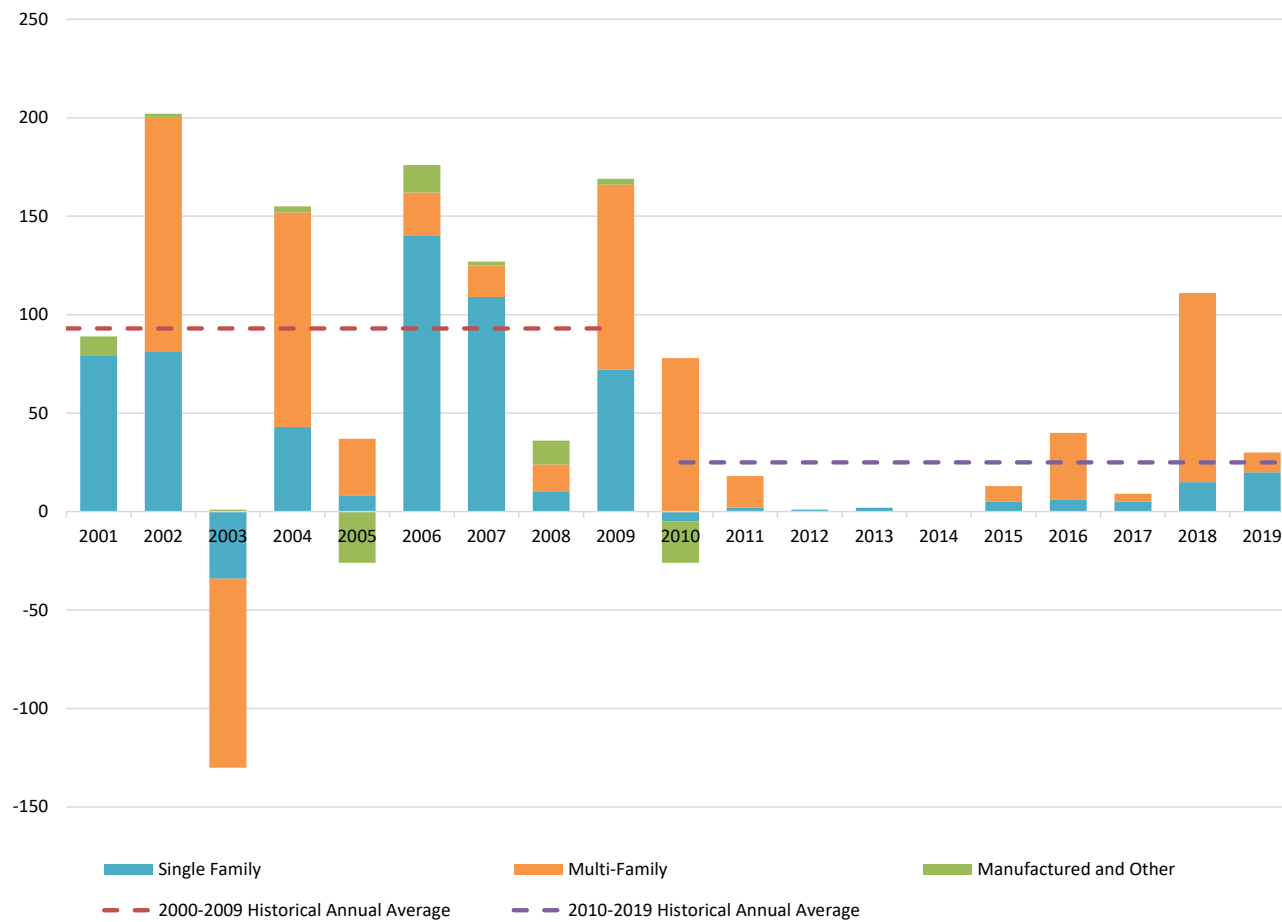
# SUMMARY TABLE

Urban Growth Area	2019									
	Incorporated Single-family	Unincorporated Single-family	Single-family Subtotal	Incorporated Multi-family	Unincorporated Multi-family	Multi-family Subtotal	Incorporated Manufactured and Other	Unincorporated Manufactured and Other	Manufactured and Other Subtotal	Grand Total
Anacortes	129	0	129	4	0	4	0	0	0	133
Burlington	20	15	35	10	0	10	0	0	0	45
Mount Vernon	103	3	106	45	1	46	3	1	4	156
Sedro-Woolley	17	0	17	24	0	24	7	0	7	48
Concrete	3	0	3	0	0	0	0	0	0	3
Hamilton	0	0	0	0	0	0	0	0	0	0
La Conner	17	0	17	0	0	0	-16	0	-16	1
Lyman	-4	0	-4	0	0	0	1	0	1	-3
Bayview Ridge	0	1	1	0	0	0	0	0	0	1
Swinomish	0	0	0	0	0	0	0	0	0	0
<b>UGA Subtotal</b>	<b>285</b>	<b>19</b>	<b>304</b>	<b>83</b>	<b>1</b>	<b>84</b>	<b>-5</b>	<b>1</b>	<b>-4</b>	<b>384</b>
Rural (outside UGAs)	0	126	126	0	1	1	0	9	9	136
<b>Grand Total</b>	<b>285</b>	<b>145</b>	<b>430</b>	<b>83</b>	<b>2</b>	<b>85</b>	<b>-5</b>	<b>10</b>	<b>5</b>	<b>520</b>

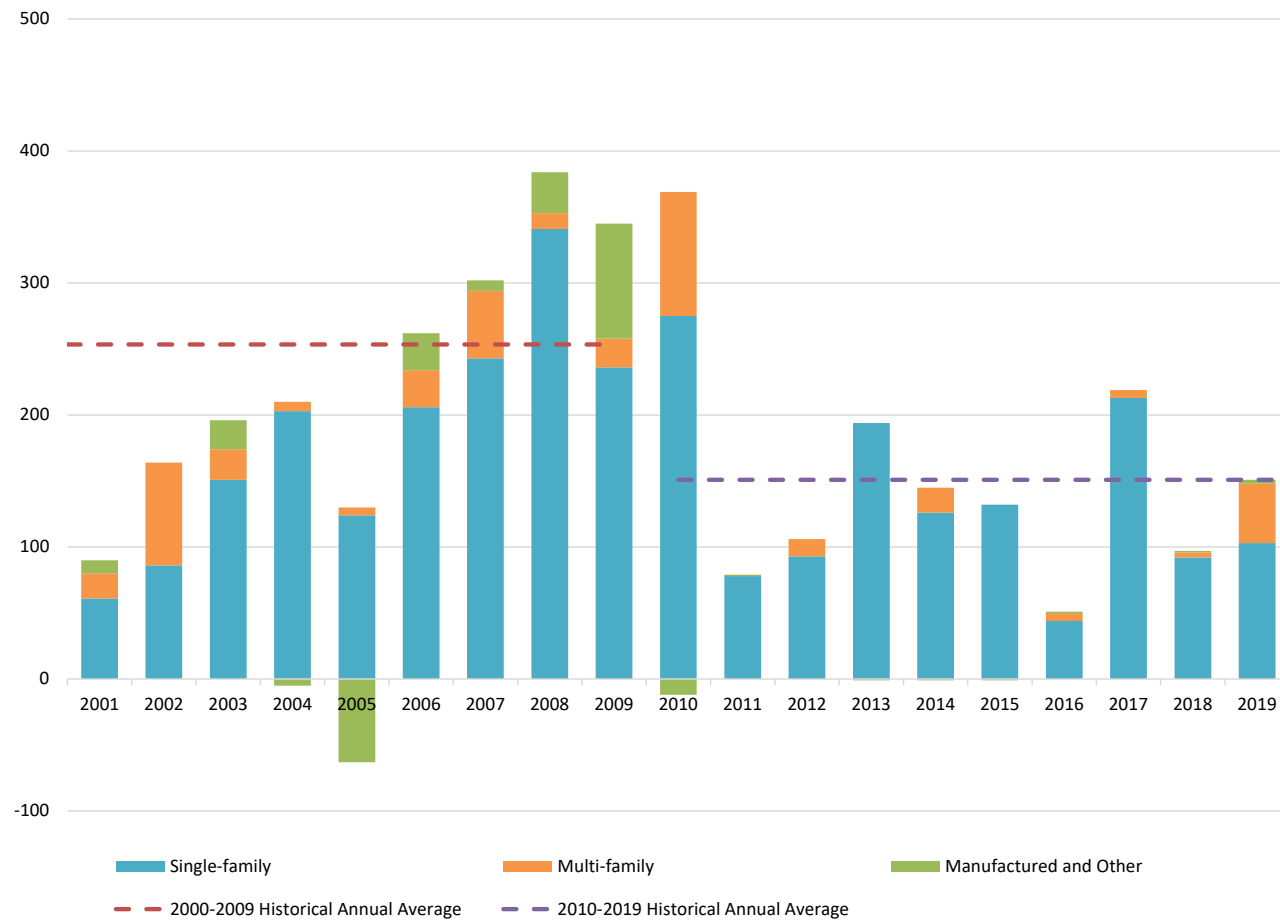
Notes: “Multi-family” in unincorporated UGAs includes accessory dwelling units in 2019, consistent with the definition of multi-family used in the growth monitoring report; OFM uses “Two or More Units” as the associated category in their housing products, not “Multi-family”.



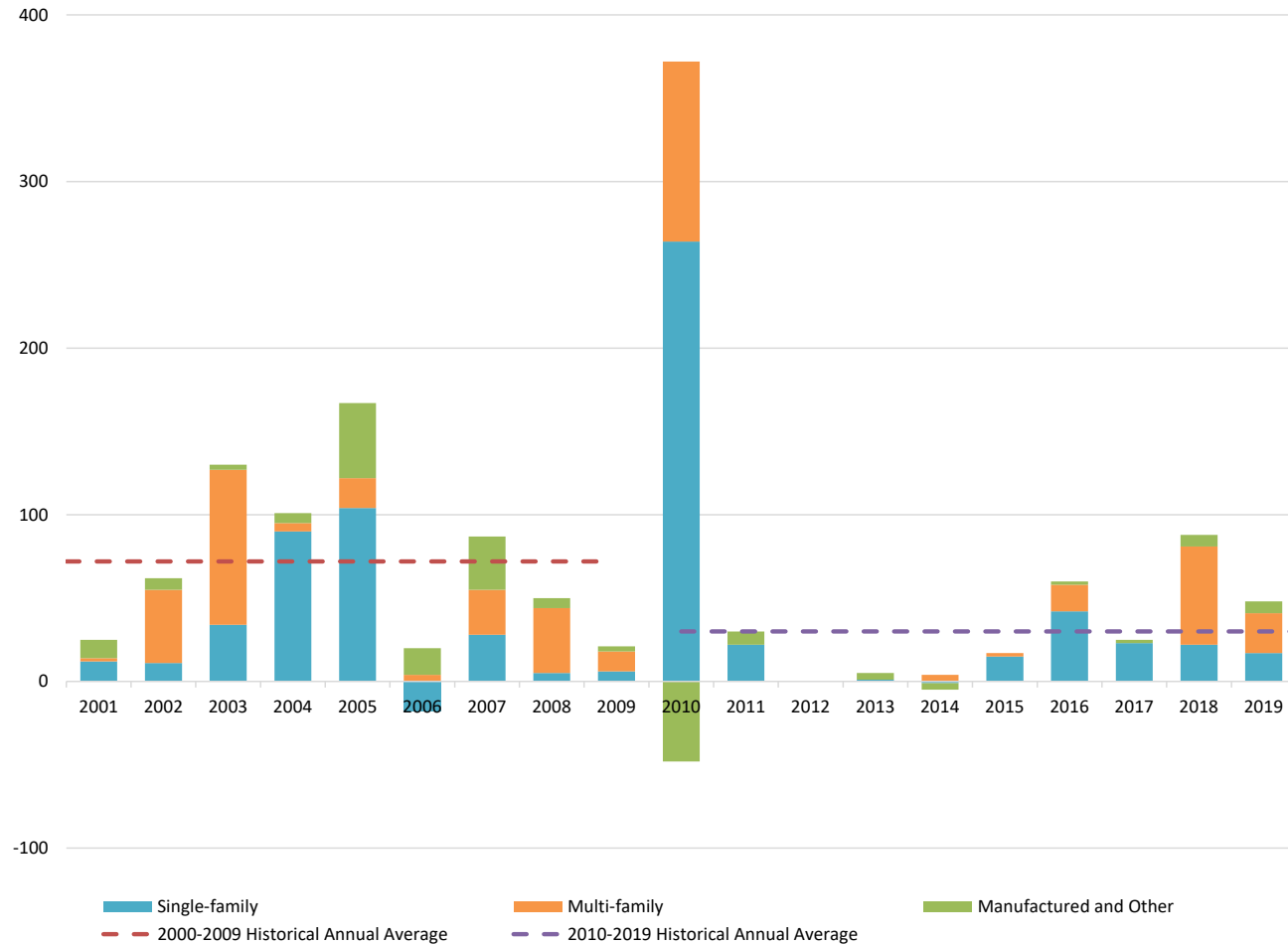
2000-2019						2019		2019-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2009 Annual Average Change in Housing Units	2010-2019 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+1,707	+1,477	+249	-19	+115	+64	2.3	7%	+127



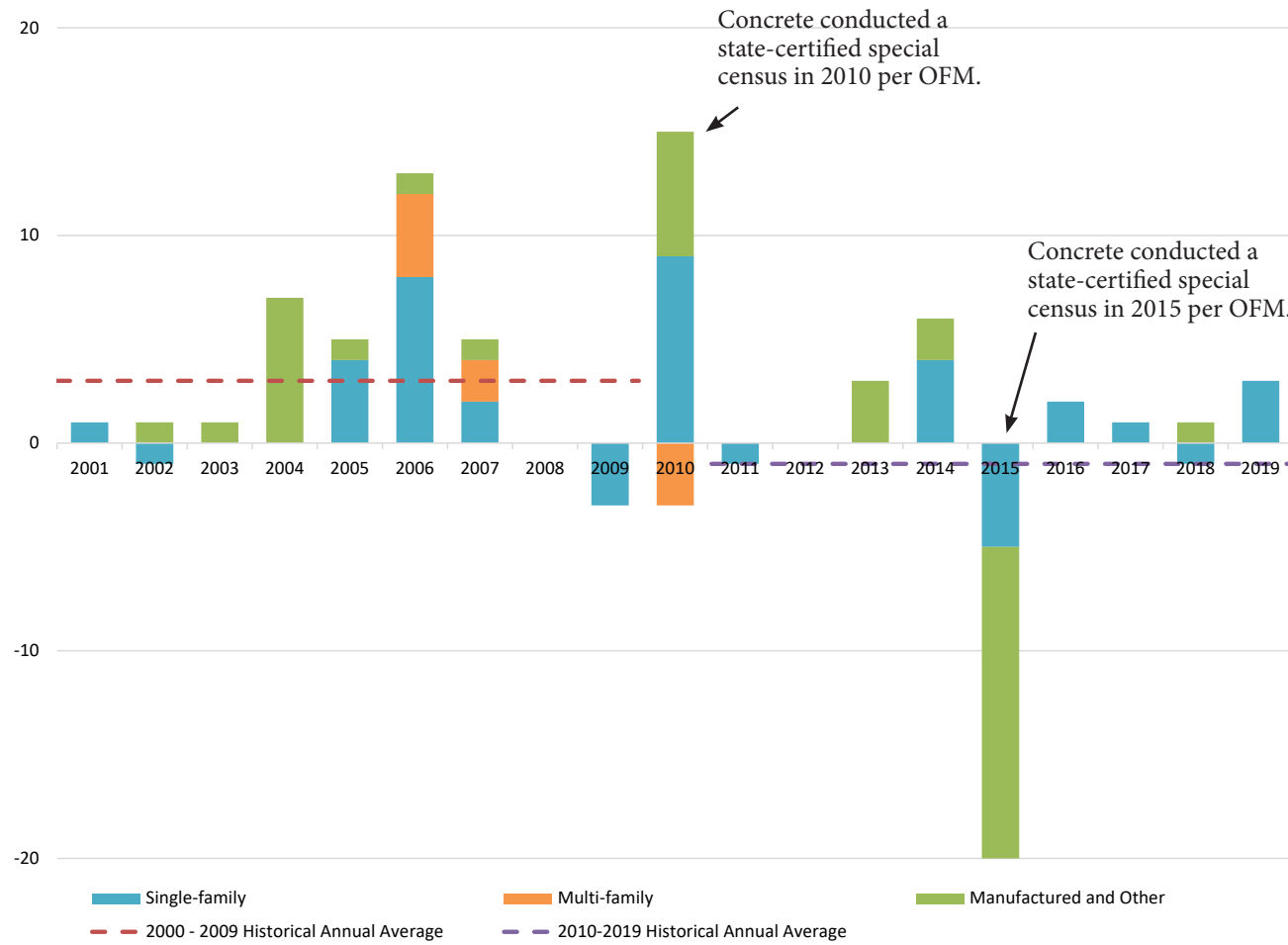
2000-2019						2019		2019-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2009 Annual Average Change in Housing Units	2010-2019 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+1,112	+559	+553	0	+93	+25	2.7	6%	+71



2000-2019						2019		2019-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2009 Annual Average Change in Housing Units	2010-2018 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+3,543	+3,001	+433	+109	+224	+130	2.8	5%	+209

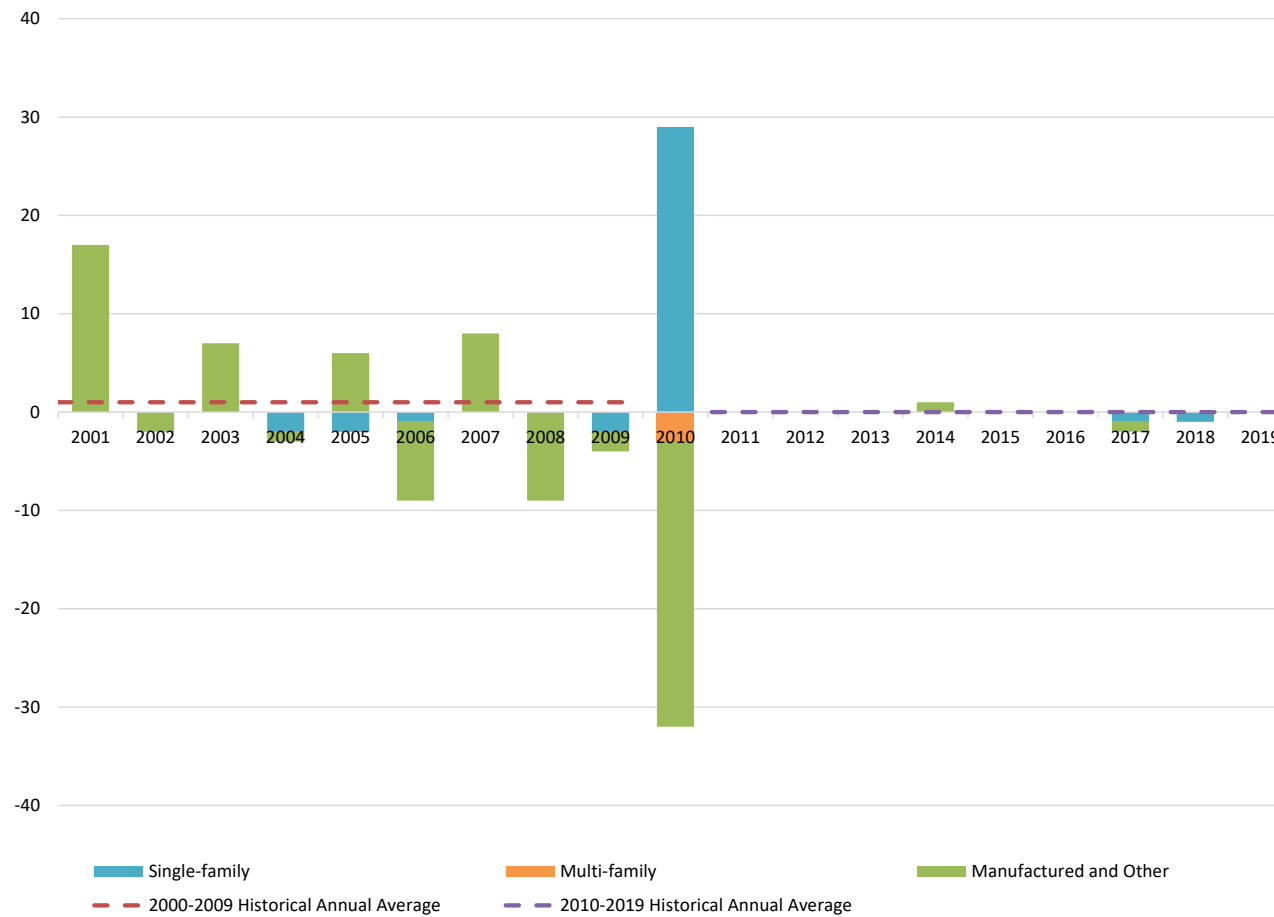


2000-2019						2019		2019-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2009 Annual Average Change in Housing Units	2010-2019 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+1,241	+677	+457	+107	+72	+30	2.6	6%	+92

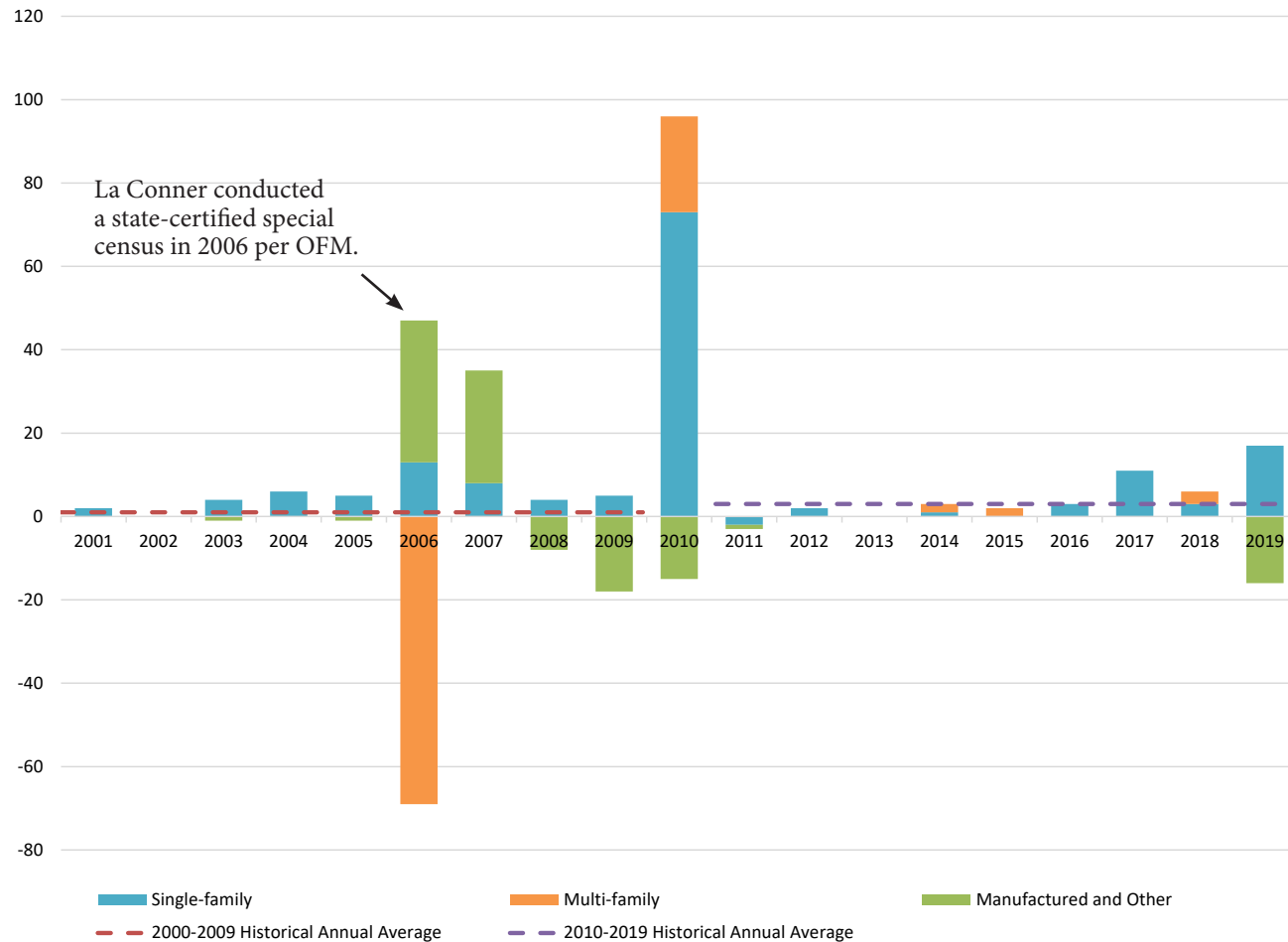


2000-2019						2019		2019-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2009 Annual Average Change in Housing Units	2010-2018 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+35	+23	+3	+9	+3	-1	2.6	19%	+8

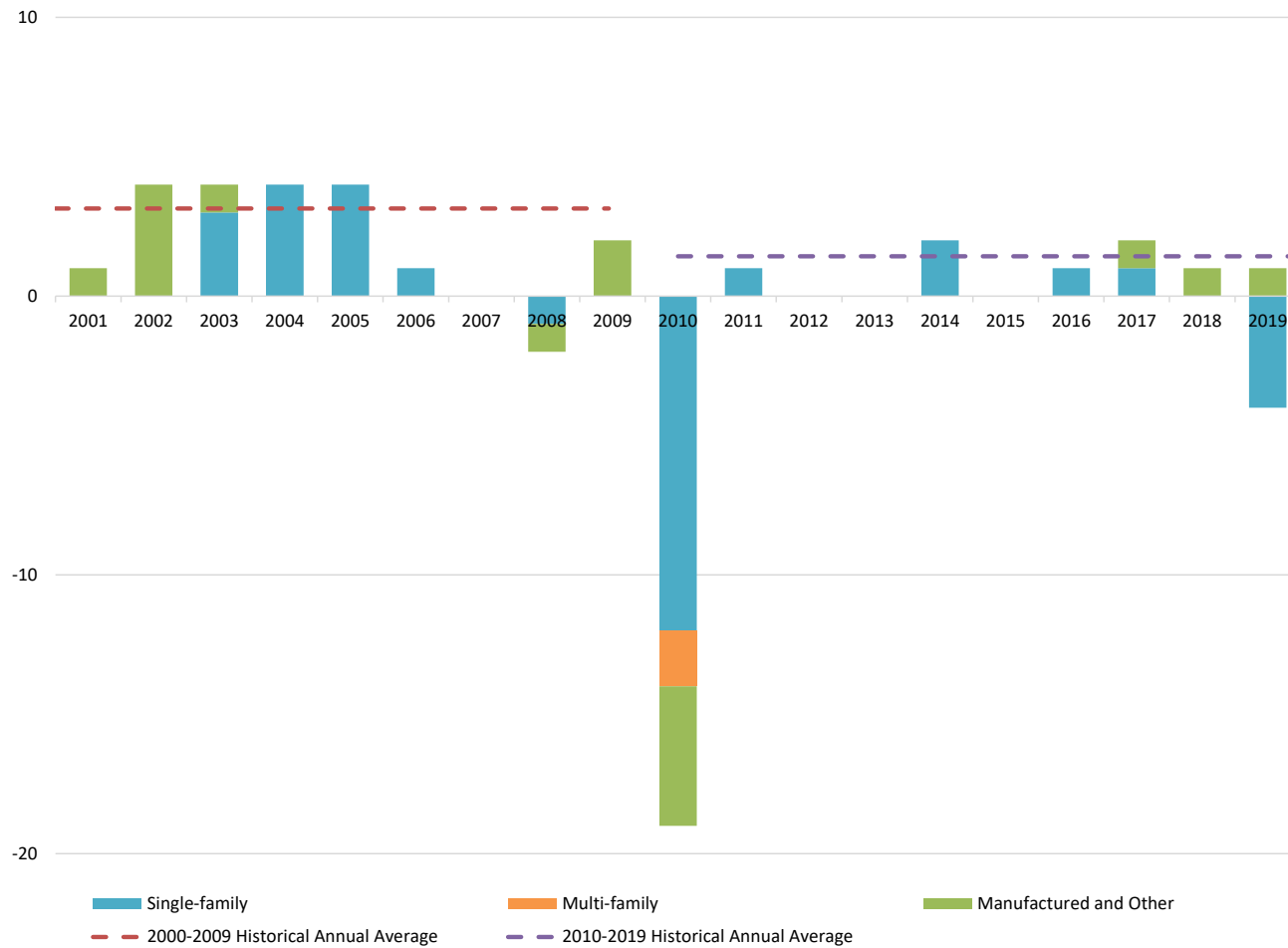




2000-2019						2019		2019-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2009 Annual Average Change in Housing Units	2010-2018 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+4	+20	-3	-13	+1	0	2.7	19%	+3



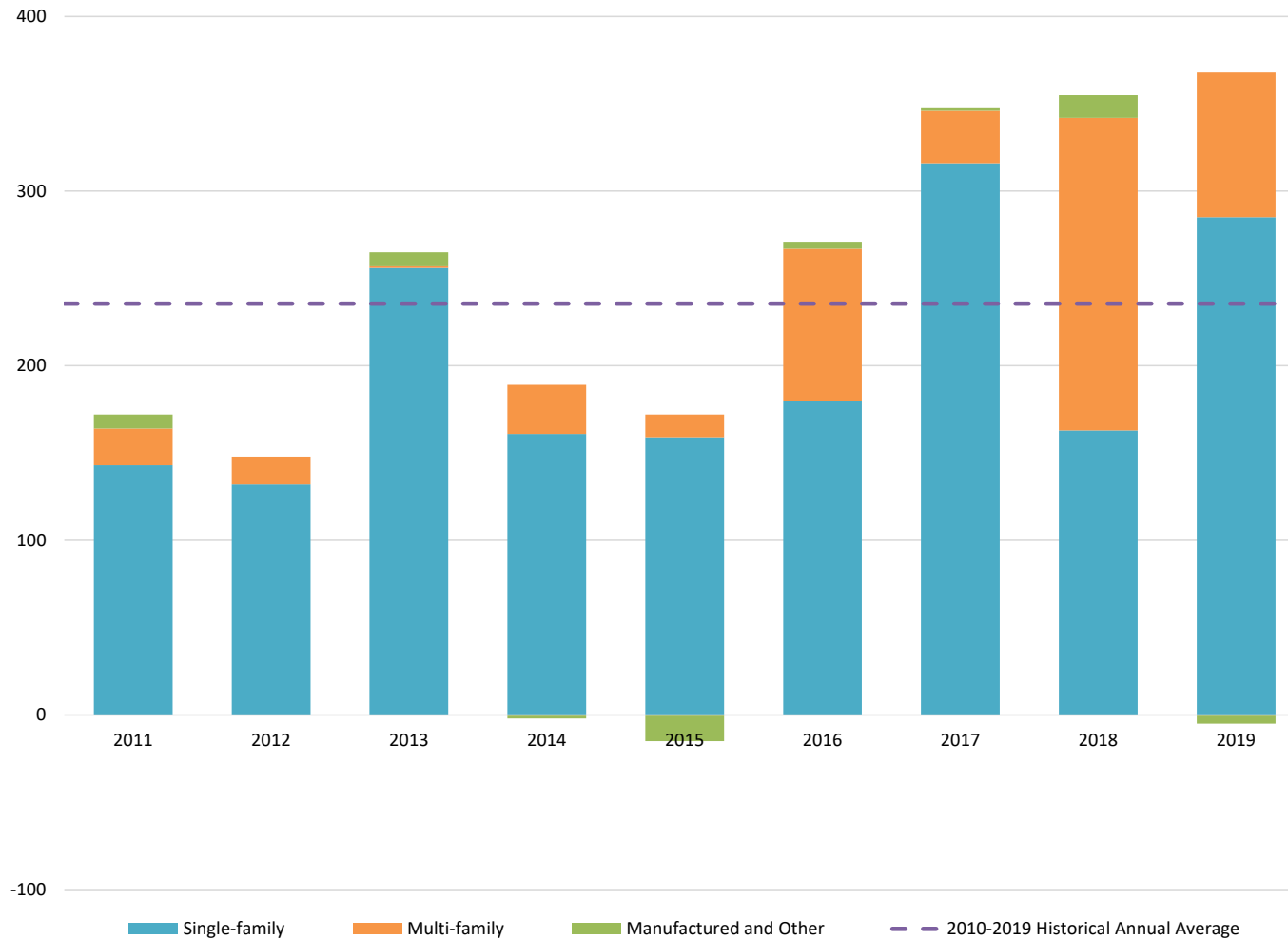
2000-2019						2019		2019-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2009 Annual Average Change in Housing Units	2010-2019 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+117	+155	-39	+1	+1	+3	1.9	10%	+9



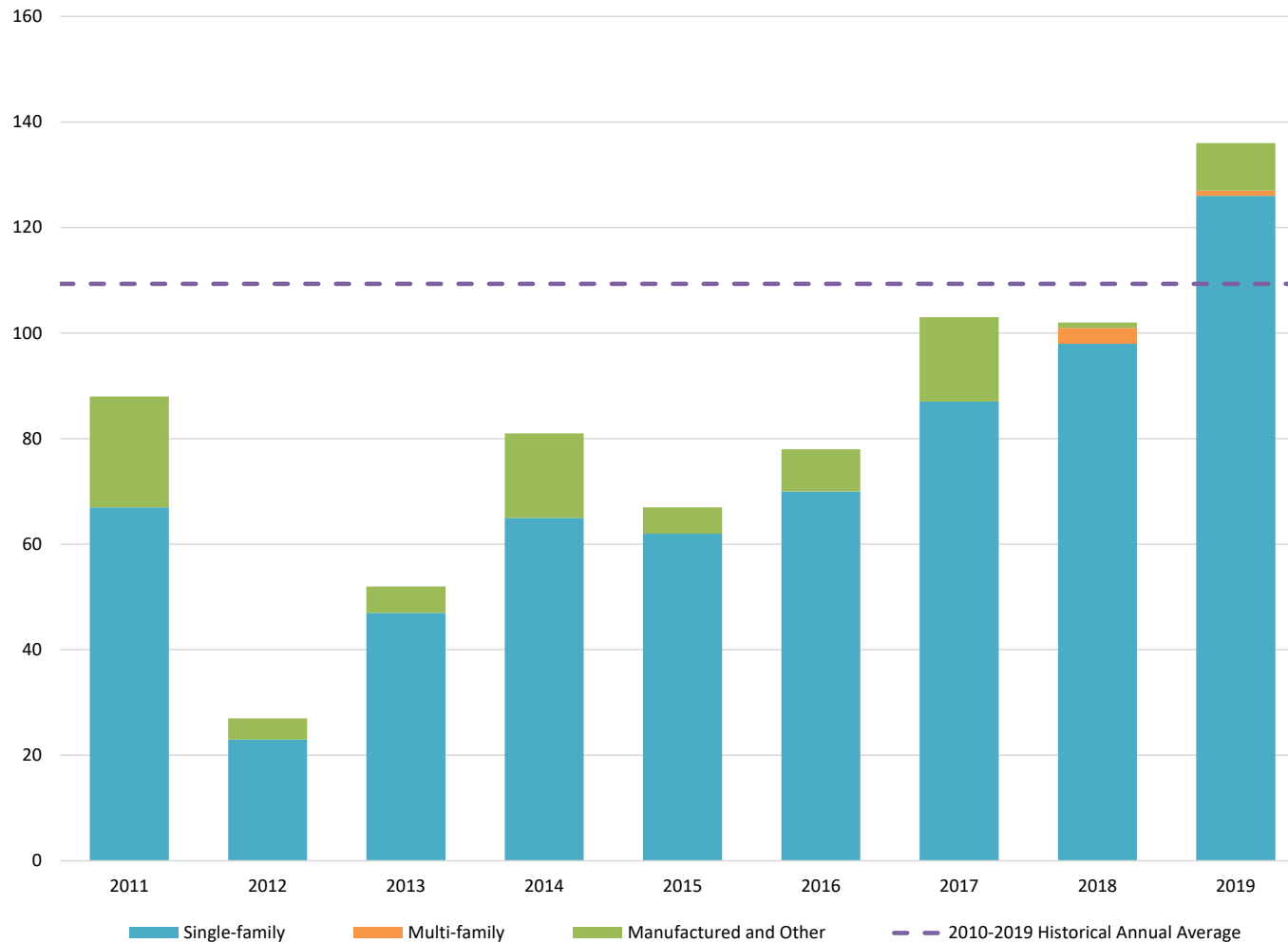
2000-2019						2019		2019-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2009 Annual Average Change in Housing Units	2010-2019 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+3	0	-2	+5	+2	0	2.8	9%	+4

# HOUSING ESTIMATES

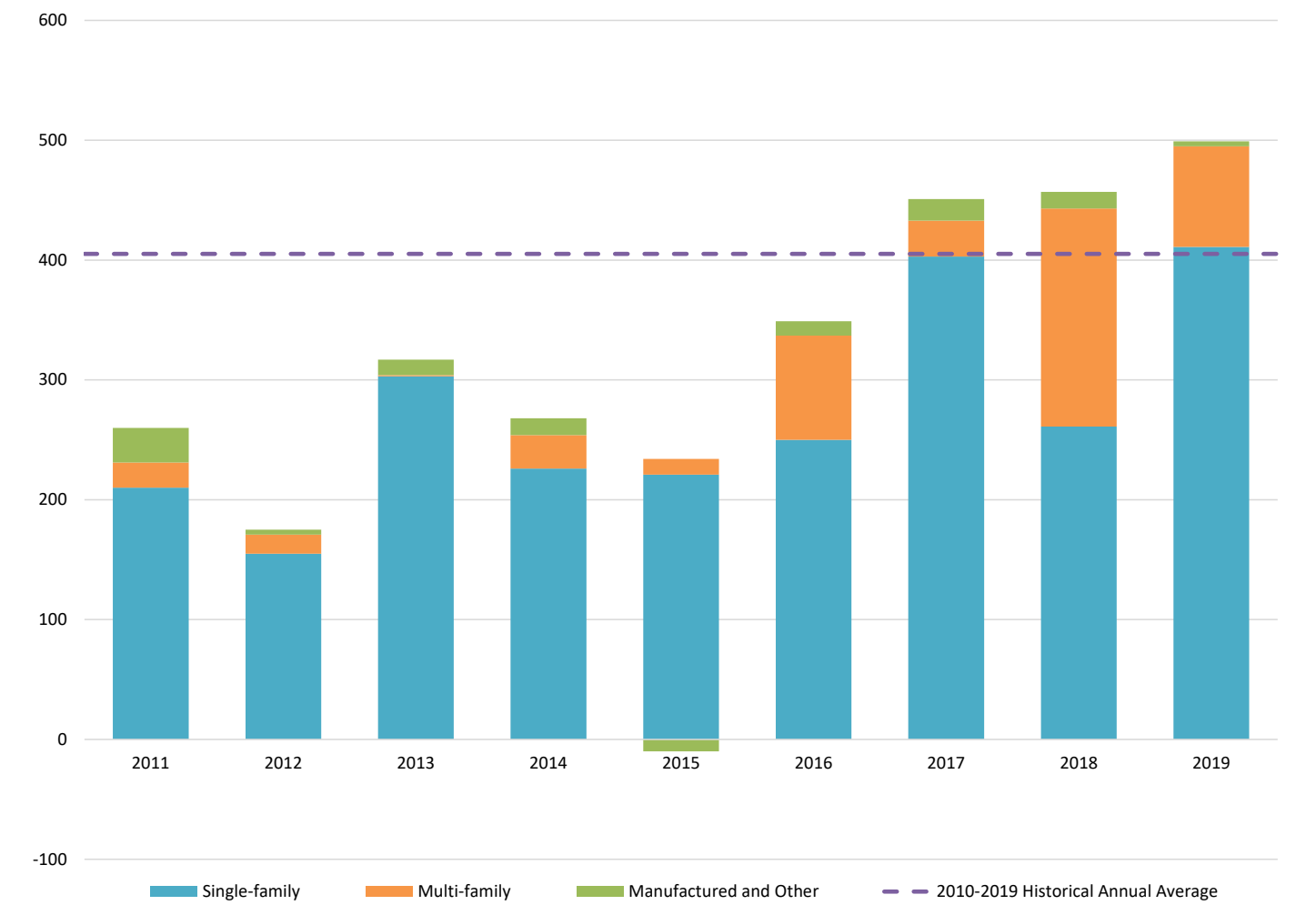
# INCORPORATED AREAS



Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	Annual Average Change in Housing Units
+2,266	+1,795	+458	+13	+252



Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	Annual Average Change in Housing Units
+734	+645	+4	+85	+82



Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	Annual Average Change in Housing Units
+3,000	+2,440	+462	+98	+333

This section of the Annual Report monitors the availability of housing across multiple income levels. Using Census data to determine Area Median Income and data about households and housing units from the U.S. Department of Housing and Urban Development (HUD), this analysis combines income and housing data into one metric to track housing affordability. The housing gap tables produced for each town, city, and Skagit County display estimates of the number of households per income level and the number of housing units in their price range.

Comprehensive Housing Affordability Strategy (CHAS) data is developed by HUD to facilitate funding decisions by HUD and local governments. The data is typically utilized to demonstrate the extent of housing problems and housing needs within communities. Household and income information sourced from the United States Census Bureau American Community Survey (ACS) estimates is tabulated to reflect an estimate of low-income housing needs and qualification for HUD programs. Data from the ACS reflects a range or estimate by its nature; it does not reflect exact figures. In areas with smaller geographies, these estimates may have high margins of error, as the data points reflect a small sample size.

## DATA SOURCES

1. United States Census Bureau, American FactFinder, Table S1901: Income in the Past 12 Months (in 2016 Inflation-Adjusted Dollars), 2012–2016 American Community Survey 5-year Estimates, Retrieved: August 19, 2019

Data Notes: Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities

and towns and estimates of housing units for states and counties.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

2. United States Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy, Data Year: 2012–2016 ACS 5-year average data, Retrieved: August 19, 2019
  - Skagit County – Geographic Summary Level: Counties

- Cities & Towns – Geographic Summary Level: Census places

Data Notes: These files are a custom tabulation of 2012-2016 ACS data, known as the CHAS, that are provided to HUD grantees for planning and analysis. The files provide information on the conditions and characteristics of housing units and households across the United States.

The data are summarized for eight levels of Census (FIPS) geography: States (040); Counties (050); County Subdivisions (060); Places split by County and County Subdivision boundaries (070); Census tracts (140); Counties split by Place boundaries (155), Places (160); and Consolidated Cities (170). Summary level 080 (split census tracts) has been phased out by Census; in the CHAS data, it has been replaced with summary level 140, which is the standard summary level for census tracts.

At each geographic summary level there are 24 different cross-tabulations (tables).<sup>\*</sup> Each table is provided as a separate comma-delimited text file. Within each comma-delimited text file, there is one row for each geographic jurisdiction, and columns provide variables describing specific combinations of household characteristics and housing conditions in that jurisdiction. The columns for each table are defined in the attached data dictionary file.

These files have the same structure (layout) as all CHAS data releases since 2008-2012. The full data dictionary is attached as 'CHAS data dictionary 11-15.xlsx'. In that spreadsheet, the tab named "All Tables" contains information on every column in all the CHAS tables, spanning the 24 files provided. The header columns vary by geographic level; summary levels 070, which has the largest files, has only source, sumlevel, and geoid as header columns in order to reduce the size of the data files. The subsequent tabs in the data dictionary file focus on each of the 24 tables

one at a time, showing only the data columns. These tabs may be more user-friendly, making it easier to filter by the household characteristics and housing conditions contained in columns C through G.

It is important to note that Column type should be used to determine whether it is acceptable to add estimates together. It is generally not appropriate to add a subtotal and a detail. For example, adding T1\_est4 + T1\_est5 would be double counting because T1\_est4 is itself the sum of T1\_est5 through T1\_est11.

For more information about the CHAS data, including an overview of the 24 tables, definitions of commonly used terms, and recommendations for analysis, visit the web site of HUD's Office of Policy Development and Research, at: <http://www.huduser.org/portal/datasets/cp.html> or [http://www.huduser.org/portal/datasets/cp/CHAS/bg\\_chas.html](http://www.huduser.org/portal/datasets/cp/CHAS/bg_chas.html)

<sup>\*</sup> Table 6 is not available at summary levels 070 or 140. Those summary levels have only 23 tables. All other summary levels have 24 tables.

## TABLES

The remaining pages of the Affordable Housing Estimates section include tables using the data sources above to compare estimates of housing units with households in various income ranges.



## RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
	Low	High	Low	High			
<b>\$56,433</b>							
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	465	265	-200
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	410	289	-121
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	540	1,210	670
<i>Over 80%</i>	\$45,146		\$1,129		995	660	-335
Grand Total					2,405*	2,425*	20*

## OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
	Low	High	Low	High			
<b>\$56,433</b>							
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	285	145	-410
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	270	355	-280
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	635	680	265
<i>80%-100%</i>	\$45,146	\$56,433	\$1,129	\$1,411	415	3,485	470
<i>100% or Over</i>	\$56,433		\$1,411		3,015	4,665*	45
Grand Total					4,620	4,665*	45

### Notes

\*Due to rounding in CHAS data, grand totals may differ from combined subtotals  
 Estimated monthly housing budget is 30% of monthly gross income  
 Coefficients of Variation calculated to show reliability of estimates

### Coefficients of Variation (CV)

Estimates in **Green** are considered reliable (CV < 15%)  
 Estimates in **Orange** should be used with caution (CV 15-30%)  
 Estimates in **Red** are considered unreliable (CV >30%)

## RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
Under 30%	\$0	\$16,930	\$0	\$423	420	65	-355
30%-50%	\$16,930	\$28,217	\$423	\$705	245	200	-45
50%-80%	\$28,217	\$45,146	\$705	\$1,129	395	1,210	815
Over 80%	\$45,146		\$1,129		615	190	-425
Grand Total					1,675	1,665	-10

## OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
Under 30%	\$0	\$16,930	\$0	\$423	180	205	-110
30%-50%	\$16,930	\$28,217	\$423	\$705	135		
50%-80%	\$28,217	\$45,146	\$705	\$1,129	285	740	455
80%-100%	\$45,146	\$56,433	\$1,129	\$1,411	110	450	340
100% or Over	\$56,433		\$1,411		1,080	390	-690
Grand Total					1,790	1,780*	-10*

### Notes

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 Estimates in **Red** are considered unreliable (CV >30%)

## RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	1,320	585	-735
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	925	795	-130
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	1,255	2,790	1,535
<i>Over 80%</i>	\$45,146		\$1,129		1,175	655	-520
Grand Total					4,675	4,820*	145*

## OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	560	1,325	230
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	535		
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	1,260	1,800	540
<i>80%-100%</i>	\$45,146	\$56,433	\$1,129	\$1,411	650	1,540	890
<i>100% or Over</i>	\$56,433		\$1,411		3,830	2,365	-1,465
Grand Total					6,835	7,025*	190*

### Notes

\*Due to rounding in CHAS data, grand totals may differ from combined subtotals  
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 Coefficients of Variation calculated to show reliability of estimates

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 Estimates in **Orange** should be used with caution (CV 15-30%)  
 Estimates in **Red** are considered unreliable (CV >30%)

## RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	435	185	-250
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	360	170	-190
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	525	1,430	905
<i>Over 80%</i>	\$45,146		\$1,129		695	185	-510
Grand Total					2,015	1,975*	-40*

## OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	95	365	65
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	205	685	300
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	385	510	220
<i>80%-100%</i>	\$45,146	\$56,433	\$1,129	\$1,411	290	260	-600
<i>100% or Over</i>	\$56,433		\$1,411		860		
Grand Total					1,835	1,830*	-5*

### Notes

\*Due to rounding in CHAS data, grand totals may differ from combined subtotals  
 Estimated monthly housing budget is 30% of monthly gross income  
 Coefficients of Variation calculated to show reliability of estimates

### Coefficients of Variation (CV)

Estimates in **Green** are considered reliable (CV < 15%)  
 Estimates in **Orange** should be used with caution (CV 15-30%)  
 Estimates in **Red** are considered unreliable (CV >30%)

## RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	75	25	-50
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	50	20	-30
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	20	100	80
<i>Over 80%</i>	\$45,146		\$1,129		19	20	1
Grand Total					165*	165	1*

## OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	20	50	20
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	10		
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	20	45	25
<i>80%-100%</i>	\$45,146	\$56,433	\$1,129	\$1,411	10	14	4
<i>100% or Over</i>	\$56,433		\$1,411		65	14	-51
Grand Total					125	125*	0

### Notes

\*Due to rounding in CHAS data, grand totals may differ from combined subtotals  
 Estimated monthly housing budget is 30% of monthly gross income  
 Coefficients of Variation calculated to show reliability of estimates

### Coefficients of Variation (CV)

Estimates in **Green** are considered reliable (CV < 15%)  
 Estimates in **Orange** should be used with caution (CV 15-30%)  
 Estimates in **Red** are considered unreliable (CV >30%)

## RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	10	0	-10
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	10	4	-6
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	0	15	15
<i>Over 80%</i>	\$45,146		\$1,129		4	0	-4
Grand Total					20*	20*	0*

## OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	10	25	11
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	4	25	21
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	4	4	-11
<i>80%-100%</i>	\$45,146	\$56,433	\$1,129	\$1,411	15	4	-16
<i>100% or Over</i>	\$56,433		\$1,411		20	4	-16
Grand Total					55*	55*	0*

### Notes

\*Due to rounding in CHAS data, grand totals may differ from combined subtotals  
 Estimated monthly housing budget is 30% of monthly gross income  
 Coefficients of Variation calculated to show reliability of estimates

### Coefficients of Variation (CV)

Estimates in **Green** are considered reliable (CV < 15%)  
 Estimates in **Orange** should be used with caution (CV 15-30%)  
 Estimates in **Red** are considered unreliable (CV >30%)

## RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
Under 30%	\$0	\$16,930	\$0	\$423	45	4	-41
30%-50%	\$16,930	\$28,217	\$423	\$705	45	20	-25
50%-80%	\$28,217	\$45,146	\$705	\$1,129	10	55	45
Over 80%	\$45,146		\$1,129		65	60	-5
Grand Total					170*	140*	-30*

## OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
Under 30%	\$0	\$16,930	\$0	\$423	10	10	-15
30%-50%	\$16,930	\$28,217	\$423	\$705	15	8	-52
50%-80%	\$28,217	\$45,146	\$705	\$1,129	60	75	40
80%-100%	\$45,146	\$56,433	\$1,129	\$1,411	35	110	20
100% or Over	\$56,433		\$1,411		90	210*	0*
Grand Total					210	210*	0*

### Notes

\*Due to rounding in CHAS data, grand totals may differ from combined subtotals  
 Estimated monthly housing budget is 30% of monthly gross income  
 Coefficients of Variation calculated to show reliability of estimates

### Coefficients of Variation (CV)

Estimates in **Green** are considered reliable (CV < 15%)  
 Estimates in **Orange** should be used with caution (CV 15-30%)  
 Estimates in **Red** are considered unreliable (CV >30%)

## RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
Under 30%	\$0	\$16,930	\$0	\$423	4	4	0
30%-50%	\$16,930	\$28,217	\$423	\$705	4	4	0
50%-80%	\$28,217	\$45,146	\$705	\$1,129	4	25	21
Over 80%	\$45,146		\$1,129		29	4	-25
Grand Total					35*	35*	0*

## OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
\$56,433	Low	High	Low	High			
Under 30%	\$0	\$16,930	\$0	\$423	20	29	5
30%-50%	\$16,930	\$28,217	\$423	\$705	4		
50%-80%	\$28,217	\$45,146	\$705	\$1,129	50	55	5
80%-100%	\$45,146	\$56,433	\$1,129	\$1,411	15	39	24
100% or Over	\$56,433		\$1,411		85	55	-30
Grand Total					175*	175*	0*

### Notes

\*Due to rounding in CHAS data, grand totals may differ from combined subtotals  
 Estimated monthly housing budget is 30% of monthly gross income  
 Coefficients of Variation calculated to show reliability of estimates

### Coefficients of Variation (CV)

Estimates in **Green** are considered reliable (CV < 15%)  
 Estimates in **Orange** should be used with caution (CV 15-30%)  
 Estimates in **Red** are considered unreliable (CV >30%)



## RENTER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
	Low	High	Low	High			
<b>\$56,433</b>							
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	3,485	1,674	-1,811
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	2,765	2,310	-455
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	3,600	8,595	4,995
<i>Over 80%</i>	\$45,146		\$1,129		5,120	2,550	-2,570
Grand Total					14,975*	15,125*	150

## OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
	Low	High	Low	High			
<b>\$56,433</b>							
<i>Under 30%</i>	\$0	\$16,930	\$0	\$423	2,085	3,680	-630
<i>30%-50%</i>	\$16,930	\$28,217	\$423	\$705	2,225		
<i>50%-80%</i>	\$28,217	\$45,146	\$705	\$1,129	5,005	6,035	1,030
<i>80%-100%</i>	\$45,146	\$56,433	\$1,129	\$1,411	3,155	5,215	2,060
<i>100% or Over</i>	\$56,433		\$1,411		18,665	16,535	-2,130
Grand Total					31,135*	31,460*	325*

### Notes

\*Due to rounding in CHAS data, grand totals may differ from combined subtotals  
 Estimated monthly housing budget is 30% of monthly gross income  
 Coefficients of Variation calculated to show reliability of estimates

### Coefficients of Variation (CV)

Estimates in **Green** are considered reliable (CV < 15%)  
 Estimates in **Orange** should be used with caution (CV 15-30%)  
 Estimates in **Red** are considered unreliable (CV >30%)

