

DRAFT HOUSING MONITORING METHODOLOGY



GMA TAC

AUGUST 5, 2025

SCOG
Skagit Council of Governments

Overview

- Current GMA Work Program includes development of monitoring housing by AMI categories
- Part of future Annual Growth Monitoring Reports
- GMA TAC provide input/discussion on possible methodologies and suggested using the same commerce methodology that was used to develop housing allocations, supplemented by known permanent supported housing projects

Current Housing Methodology

- SCOG uses housing unit data provided by the Office of Financial Management (OFM) for the Growth Monitoring Report
- OFM relies upon data submitted by jurisdictions
- UGA estimates are processed from data provided by Skagit County

Urban Growth Area	2024									
	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	37	0	37	151	0	151	0	0	0	188
Burlington	5	0	5	256	0	256	0	0	0	261
Mount Vernon	11	3	14	102	0	102	0	0	0	116
Sedro-Woolley	31	0	31	41	0	41	2	0	2	74
Concrete	1	0	1	0	0	0	0	1	1	2
Hamilton	0	0	0	0	0	0	0	0	0	0
La Conner	5	0	5	2	0	2	0	0	0	7
Lyman	1	0	1	0	0	0	1	0	1	2
Bayview Ridge	NA	0	0	NA	0	0	NA	0	0	0
Swinomish	NA	1	1	NA	0	0	NA	0	0	1
UGA Subtotal	91	4	95	552	0	552	3	1	4	651
Rural (outside UGAs)	NA	63	63	NA	20	20	NA	16	16	99
Grand Total	91	67	158	552	20	572	3	17	20	750

Notes: "Multi-family" in unincorporated UGAs includes accessory dwelling units in 2024, 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".

A1. New structures and units permitted from April 2, 2024 through April 1, 2025

Instructions:

- Report the number of new frame housing permits and completed units within the jurisdiction limits.
- Include modular homes in this section.
- Do not include permits for new frame housing units in annexed areas unless the annexation has been approved by OFM.
- Do not include housing units counted in annexation censuses. Housing unit counts from approved annexation censuses will be added directly to this year's population estimate by OFM.
- Do not include manufactured homes.
- Note that some commercial permits are for residential purposes (e.g., apartments, condominiums, retirement communities, elder care facilities, etc.). Such units should be included in Section A1 if they can be classified as housing units or in Section C if they are group quarters.

Housing structure type	Number of new housing structures permitted	Number of housing units associated with these permits	Number of completed units associated with these permits
1-unit structure (Single family detached)			
2-unit structure (Duplex)			
3-unit structure (Triplex)			
4-unit structure (Fourplex)			
5-or-more unit structure (Larger apartments)			
Accessory dwelling unit			
Total			

* Do the data in this section include permits issued in annexed areas by other jurisdictions? If yes, your jurisdiction analyst will contact you for additional information regarding these permits and units.

Summary of Proposed Methodology

- SCOG gather OFM housing data for each jurisdiction by housing structure type (1, 2, 3, 4, 5+ unit, and ADU)
- SCOG will allocate those units to AMI categories based on Commerce Methodology. Assumes market rate for all units. Both new and removed.
- SCOG will prepare reports for each jurisdiction to send back for review and request any modifications based on local knowledge of reduced market rate housing. For example:
 - Fee or impact waivers for affordable housing
 - Density bonuses for affordable units
 - Known PSH units – Marthas Place
- Jurisdiction provide back to SCOG # of units by structure type of non-market rate and what AMI those units should be allocated in, along with documentation.
- PSH units will be cross reference with County Department of Health data after Jurisdiction submit non-market rate units
- SCOG would adjust allocation

Commerce Allocation of Market Rate Units

Initial Housing Unit Allocations						
OFM	Percent Allocation by AMI Category					
Housing Unit Structure Type	0% to 30%	31% to 50%	51% to 80%	81% to 100%	101% to 120%	120% +
1-unit						100%
2-unit					100%	
3-unit					100%	
4-unit					100%	
5 or more unit				100%		
Accessory Dwelling Unit				100%		

Based on Washington State Department of Commerce Guidance for Updating Your Housing Element. August 2023 Exhibit 12

- Note no 0% to 80% AMI based on market rate. That data will need to come from other sources (jurisdictions)

Commerce Guidance for Updating Your Housing Element

August 2023

Exhibit 12. Example of relating zone categories to housing types and income levels served in moderate-cost communities

Zone category	Typical housing types allowed	Lowest potential income level served		Assumed affordability level for capacity analysis
		Market rate	With subsidies and/or incentives	
Low Density	Detached single family homes	Higher income (>120% AMI)	Not typically feasible at scale*	Higher income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (>80-120% AMI)	Not typically feasible at scale*	Moderate income (>80-120% AMI)
Low-Rise Multifamily	Walk-up apartments, condominiums (2-3-floors)	Low income (>50-80% AMI)	Extremely low and Very low income (0-50% AMI)	Low income (0-80% AMI) and PSH
Mid-Rise Multifamily	Apartments, condominiums	Low income (>50-80% AMI)	Extremely low and Very low income (0-50% AMI)	Low income (0-80% AMI) and PSH
ADUs (all zones)	Accessory Dwelling Units on developed residential lots	Low income (>50-80% AMI)	N/A	Low income (>50-80% AMI) – Group with Low-Rise and/or Mid-Rise Multifamily

Questions

- How to treat manufacture homes – which AMI is market rate?
- Emergency/shelter counts – state data only?
- PSH units will be cross reference with County Department of Health data after Jurisdiction submit non-market rate units

Next Steps

- SCOG will apply the proposed methodology on data for 2022, 2023, and 2024 to match the last three years of Growth Monitoring Reports.
- Want to make sure we capture some non-market rate housing units
- SCOG will provide initial (market rate) allocations to jurisdictions for review
- Jurisdictions provide non-market rate units by AMI along with documentation
- Review gaps in methodologies and issues at later GMA TAC meeting
- Current plan is 2026 be new base year for monitoring program