Skagit Population, Employment and Housing Growth Monitoring Program

2025 Growth Monitoring Report

Prepared By:

SCOG
Skagit Council of Governments

December 17, 2025

RESOLUTION 2025-01

TO ADOPT THE SKAGIT POPULATION, EMPLOYMENT AND HOUSING GROWTH MONITORING PROGRAM: 2025 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 2, 2025 meeting;

WHEREAS, the annual growth monitoring report is titled the "Skagit Population, Employment and Housing Growth Monitoring Program: 2025 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: 2025 Growth Monitoring Report.

Adopted: <u>December 17, 2025</u>

Signed by:

Bill Aslett
59345BC70A8A4EC...

Mayor Bill Aslett, City of Burlington
GMASC Chair

Attest:
Signed by:

Jill Boudreau
93A31B8730E94D0...

Jill Boudreau
GMASC Administrator

This is the ninth 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.

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

The Board of Skagit County Commissioners adopted changes to Skagit County Countywide Planning Policy (CPP) 1 on June 30, 2016[1]. The 2016 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.

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, the 2016 amendment to CPP 1 included a new process for ongoing monitoring of population and employment growth in Skagit County. The long term monitoring process called 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 directed 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.

Notes: More information regarding the Countywide Planning Policies is on Skagit County's Comprehensive Plan Website.

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 has been modified over time due to a variety of factors, including but not limited to changes in available data sources and the need to make the data presented in the report more useful for planning purposes. The methodology may be further amended 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. A document outlining the most current methodology may be obtained upon request.

Changes since 2017 and Future Updates

Due to changes in the Growth Management Act, a major amendment to the Countywide Planning Policies was adopted by the Board of Skagit County Commissioners on March 25, 2025. The amendment contained many changes that bring the CPPs into compliance with state law concerning housing and climate change, and adopted future growth allocations for population, employment and housing for 2045. Consistent with guidance from the Washington Department of Commerce, housing allocations are based upon a percentage of the Area Median Income (AMI). The 2025 Growth Monitoring Report will be the last annual report to use the 2036 growth allocations and the 2017 monitoring methodology. The Planners Committee will work with SCOG staff to develop a new baseline report and methodology in 2026 that reflects the changes to the CPPs and adopted 2045 growth allocations.

Urban Growth Areas	2015 – 2036 Forecast Population Growth	Total 2036 Population	2015 – 2036 Forecast Employment Growth	Total 2036 Employment
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
UGA Subtotal	**28,601**	**109,787**	**17,406**	**61,274**
Rural (outside UGAs)	7,150	45,665	1,447	9,343
Grand Total	**35,751**	**155,452**	**18,853**	**70,617**

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.

While the overall population growth rate within Skagit County is closely tracking the projected grow rate, in many of the UGAs the actual population growth rate is less than projected. Burlington and Sedro-Wooley are exceeding their forecast population growth, with rates of 2% and 1.7% respectively, above forecasted rates.

During the 2017-2025 observation period, 79.4% of new population growth occured in urban growth areas, with 20.6% of new growth occurring in the rural unincorporated county.

Employment growth rates continued to be lower than historical population growth rates for most areas. The overall employment growth rate observed from 2017-2025 was 0.5%, which is 0.8% lower than forecasted. A noticeable drop in employment occured in 2020-2021 due to effects of the COVID-19 pandemic, and while the employment numbers have increased from their low, 2019-2020 employment numbers have still not completely recovered.

In general, housing growth rates during the 2017-2025 observation period continue to closely follow population growth rates. Housing growth rates tended to be highest in incorporated cities. The overall housing growth rate was 1.3%. The overall percentage of housing units within the incorporated portion of the county increased by 1.4% from 2024, to 70.8% of all units built in Skagit County from 2017-2025.

In general, multi-family housing growth continues to be a significant portion of overall housing growth, although this varied by jurisdiction. Overall, multi-family housing accounted for 57.7% of the housing growth in incorporated cities. Single family units accounted for 53.6%, and multi-family units accounted for 43% of all growth.

FIVE COUNTY REGION

Overall, Skagit County's population is growing slower than in neighboring King, Snohomish and Whatcom counties, but faster than in neighboring Island County.

Employment growth is slower than in neighboring Island County, but faster than in neighboring King, Snohomish and Whatcom counties.

The housing growth rate in Skagit County is significantly less than the housing growth rates of neighboring urban counties, but greater than 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. Skagit Council of Governments, 2019 Growth Monitoring Report, Version: December 18, 2019

4. Skagit Council of Governments, 2020 Growth Monitoring Report, Version: June 16, 2021

5. Skagit Council of Governments, 2021 Growth Monitoring Report, Version: December 21, 2022

6. Skagit Council of Governments, 2022 Growth Monitoring Report, Version: December 21, 2022

7. Skagit Council of Governments, 2023 Growth Monitoring Report, Version: December 20, 2023

8. Skagit Council of Governments, 2024 Growth Monitoring Report, Version: December 18, 2024

9. Washington State Office of Financial Management (OFM), Small Area Estimates Program (SAEP), Estimates of Total Population for Census 2020 Urban Growth Areas, 2020-2025, SAEP Version: October 7, 2025

10. Washington State Office of Financial Management, Small Area Estimates Program, Estimates of Total Population for the Unincorporated Portion of Skagit County Urban Growth Areas, 2020-2025, Custom Extract: November 5, 2025

11. Washington State Office of Financial Management, Forecasting and Research Division, April 1, 2025 Population of Cities, Towns and Counties, 2020-2025, Version: June 27, 2025.

12. Skagit County, 2036 Population Allocations from adopted Countywide Planning Policy 1, Adopted: June 30, 2016

13. Washington State Employment Security Department, Quarterly Census of Employment and Wages, Skagit County, April 1, 2024 – March 31, 2025, Prepared: September 5, 2025

14. Skagit County GIS, Comprehensive Plan and Zoning Districts, October 2025

15. Skagit County GIS, Road Centerlines with Address Ranges, November 2023

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

17. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2025, Version: June 27, 2025

18. Skagit County Planning and Development Services, Housing Unit Change in Unincorporated UGAs, April 1, 2024 – March 31, 2025, Prepared: November 7, 2025

*Data Notes for these sources are included in the population, employment, and housing sections of the 2025 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.

Urban Growth Areas	2016-2017 Base Year* Population	2024-2025* Population	Base Year to Present	Observed Average Growth Rate	2015-2036 Forecast Population Growth	2015-2036 Forecast Average Growth Rate	Difference in Observed and Forecast Rates	Total 2036 Population
Anacortes	16,867	18,453	1,586	1.3%	5,895	1.3%	0.0%	22,293
Burlington	10,714	13,216	2,502	3.3%	3,808	1.3%	2.0%	14,272
Mount Vernon	36,383	38,218	1,835	0.7%	12,434	1.3%	-0.6%	47,403
Sedro-Woolley	12,308	14,864	2,556	3.0%	4,555	1.3%	1.7%	17,069
Concrete	910	957	47	0.7%	320	1.3%	-0.6%	1,193
Hamilton	307	298	-9	-0.4%	114	1.3%	-1.7%	427
La Conner	925	1,000	75	1.2%	329	1.3%	-0.1%	1,226
Lyman	455	440	-15	-0.5%	162	1.3%	-1.8%	605
Bayview Ridge	1,890	1,721	-169	-1.3%	72	0.2%	-1.5%	1,883
Swinomish	2,634	2,564	-70	-0.4%	912	1.3%	-1.7%	3,416
UGA Subtotal	**83,394**	**91,734**	**8,340**	**1.4%**	**28,601**	**1.3%**	**0.1%**	**109,787**
Rural (outside UGAs)	40,706	42,866	2,160	0.8%	7,150	0.8%	0.0%	45,665
Grand Total	**124,100**	**134,600**	**10,500**	**1.2%**	**35,751**	**1.1%**	**0.1%**	**155,452**

Notes: *Reported year from April 1 - March 31, consistent with comprehensive plan adoption in June 2016.
UGA totals include estimates for unincorporated portions of the UGA

Urban Growth Areas	*2016-2017 Base Year Total Employment	*2024-2025 Total Employment	Base Year to Present	Observed Average Growth Rate	2015-2036 Forecast Employment Growth	2015-2036 Forecast Average Growth Rate	Difference in Observed and Forecast Rates	Total 2036 Employment
Anacortes	9,012	8,152	-860	-1.4%	2,076	1.0%	-2.4%	10,480
Burlington	10,140	10,623	483	0.7%	3,516	1.3%	-0.6%	13,412
Mount Vernon	16,319	16,145	-174	-0.2%	4,785	1.1%	-1.3%	21,288
Sedro-Woolley	4,412	5,202	790	2.6%	4,427	2.4%	0.2%	9,179
Concrete	377	412	35	1.3%	109	1.2%	0.1%	467
Hamilton	***	***	***	***	66	***	***	288
La Conner	898	1,056	158	2.5%	329	1.2%	1.3%	1,420
Lyman	***	***	***	***	9	***	***	38
Bayview Ridge	2,143	2,801	658	4.4%	1,799	2.6%	1.8%	3,455
Swinomish	1,224	1,035	-189	-2.2%	290	1.2%	-3.4%	1,247
UGA Subtotal	**44,815**	**45,900**	**1,085**	**0.3%**	**17,406**	**1.4%**	**-1.1%**	**61,274**
Rural (outside UGAs)	7,507	8,102	595	1.1%	1,447	0.8%	0.3%	9,343
Grand Total	**52,322**	**54,002**	**1,680**	**0.5%**	**18,853**	**1.3%**	**-0.8%**	**70,617**

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.
**Data suppressed for Hamilton and Lyman

Jurisdiction	2016- 2017 Base Year* Housing Units	2024-2025* Housing Units	Base Year to Present	Observed Average Growth Rate
Anacortes	8,072	8,846	774	1.4%
Burlington	3,502	4,523	1,021	4.2%
Mount Vernon	12,981	13,824	843	0.9%
Sedro-Woolley	4,439	5,199	760	2.4%
Concrete	367	381	14	0.5%
Hamilton	140	129	-11	-1.1%
La Conner	544	577	33	0.9%
Lyman	178	181	3	0.2%
Incorporated Subtotal	**30,223**	**33,660**	**3,437**	**1.6%**
Unincorporated Subtotal**	23,287	24,702	1,415	0.9%
Grand Total	**53,510**	**58,362**	**4,852**	**1.3%**

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

Jurisdiction	8-Year Single Family Change	Single Family Growth as Percentage of Total Growth	8-Year Multi-family Change	Multifamily Growth as Percentage of Total Growth	8-Year Special Units Change	Special Unit Growth as Percentage of Total Growth	8-Year Total Housing Change
Anacortes	453	58.5%	298	38.5%	23	3.0%	774
Burlington	50	4.9%	968	94.8%	3	0.3%	1,021
Mount Vernon	504	59.8%	333	39.5%	6	0.7%	843
Sedro-Woolley	348	45.8%	369	48.6%	43	5.7%	760
Concrete	14	100.0%	0	0.0%	0	0.0%	14
Hamilton	-10	90.9%	0	0.0%	-1	9.1%	-11
La Conner	35	106.1%	13	39.4%	-15	-45.5%	33
Lyman	0	0.0%	1	33.3%	2	66.7%	3
Incorporated Subtotal	**1,394**	**40.6%**	**1,982**	**57.7%**	**61**	**1.8%**	**3,437**
Unincorporated Subtotal**	1,209	85.4%	103	7.3%	103	7.3%	1,415
Grand Total	**2,603**	**53.6%**	**2,085**	**43.0%**	**164**	**3.4%**	**4,852**

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.

Where data are available, observed average 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 to Present, Version: June 27, 2025

    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

2. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of April 1 Housing Units, 1980, 1990 to Present, Version: June 27, 2025

    Data Notes: The table contained herein represents OFM's postcensal estimates of April 1 housing by structure type. 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:

    https://www.ofm.wa.gov/pop/april1/hseries/default.asp

3. Washington State Office of Financial Management, Forecasting and

Research Division, Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2025, Version: June 27, 2025

Data Notes: The 2020 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 2020 are developed using an allocation procedure based on Census 2020 P.L. 94-171 data, housing completion data reported by cities and counties (2010-2019), annexation census data (2010-2019), and Census 2000 Summary File 3 data. The resulting 2020 estimates maintain the 2020 census counts of total housing units, occupied housing units, and population in housing units. Housing unit estimates after 2020 are developed using housing completion data reported by cities and counties (2021-present), and annexation census data (2021-present). Historical postcensal housing unit estimates are revised in cases where more accurate data become available. The 2021 estimates in this table were revised November 30, 2021 after the 2020 Census P.L. 94-171 became available. These 2021 estimates supersede the estimates OFM released on June 30, 2021.

4. Washington State Office of Financial Management, Forecasting and Research Division, April 1, 2025 Population of Cities, Towns and Counties, Version: June 27, 2025

    Data Notes: The 2020 populations are, with a few exceptions, equal to the federal census PL 94-171 counts. With the exception of corrections or updates to the federal census counts, annual estimates in this official series are not revised on the basis of other information that becomes available after the estimate date.

5. Washington State Employment Security Department, Historical Current Employment Statistics, not seasonally adjusted, 2000 – 2024 Annual Averages by County, Date: October 29, 2025

    https://esd.wa.gov/jobs-and-training/labor-market-information/

employment-and-wages/covered-employment-qcew

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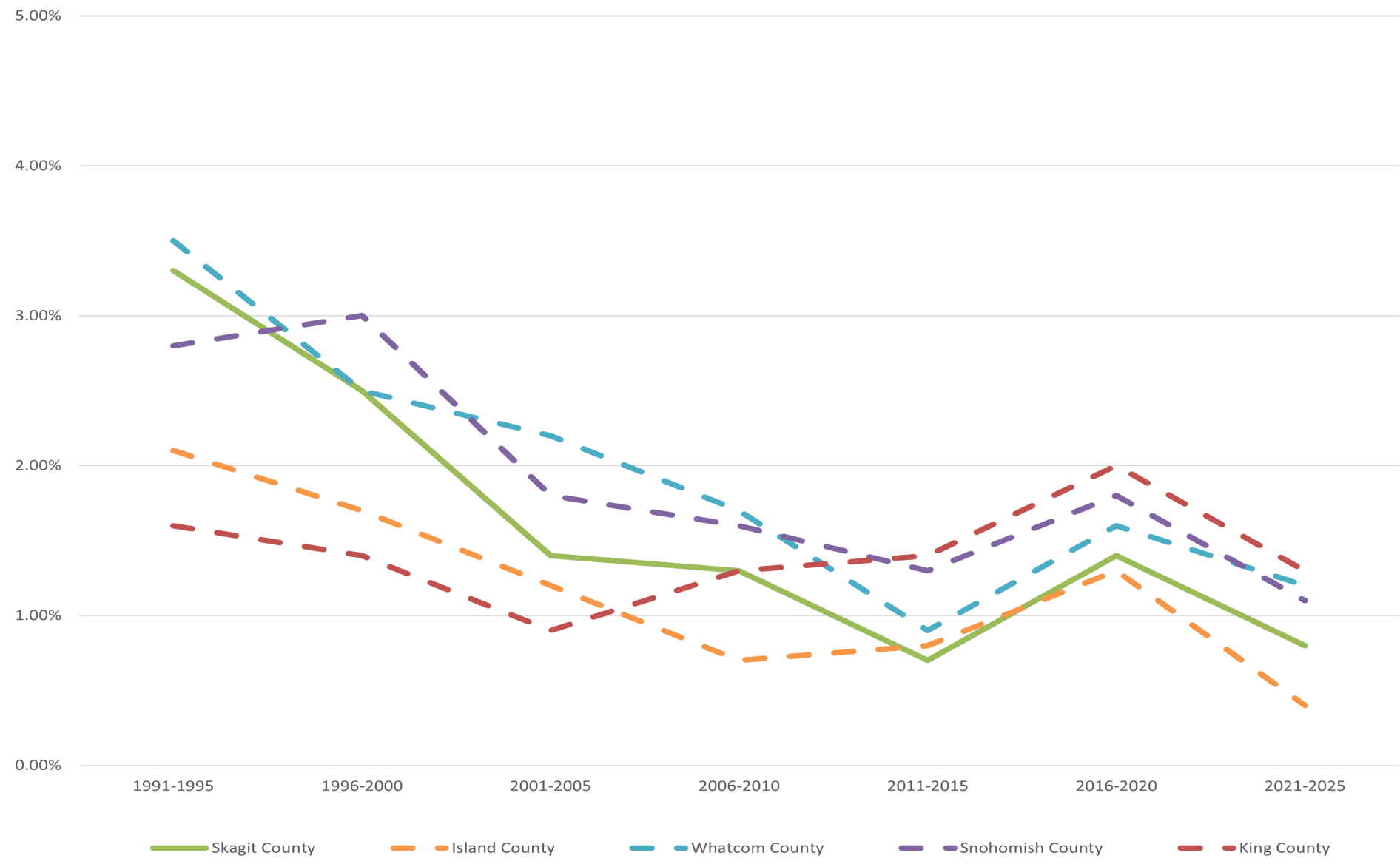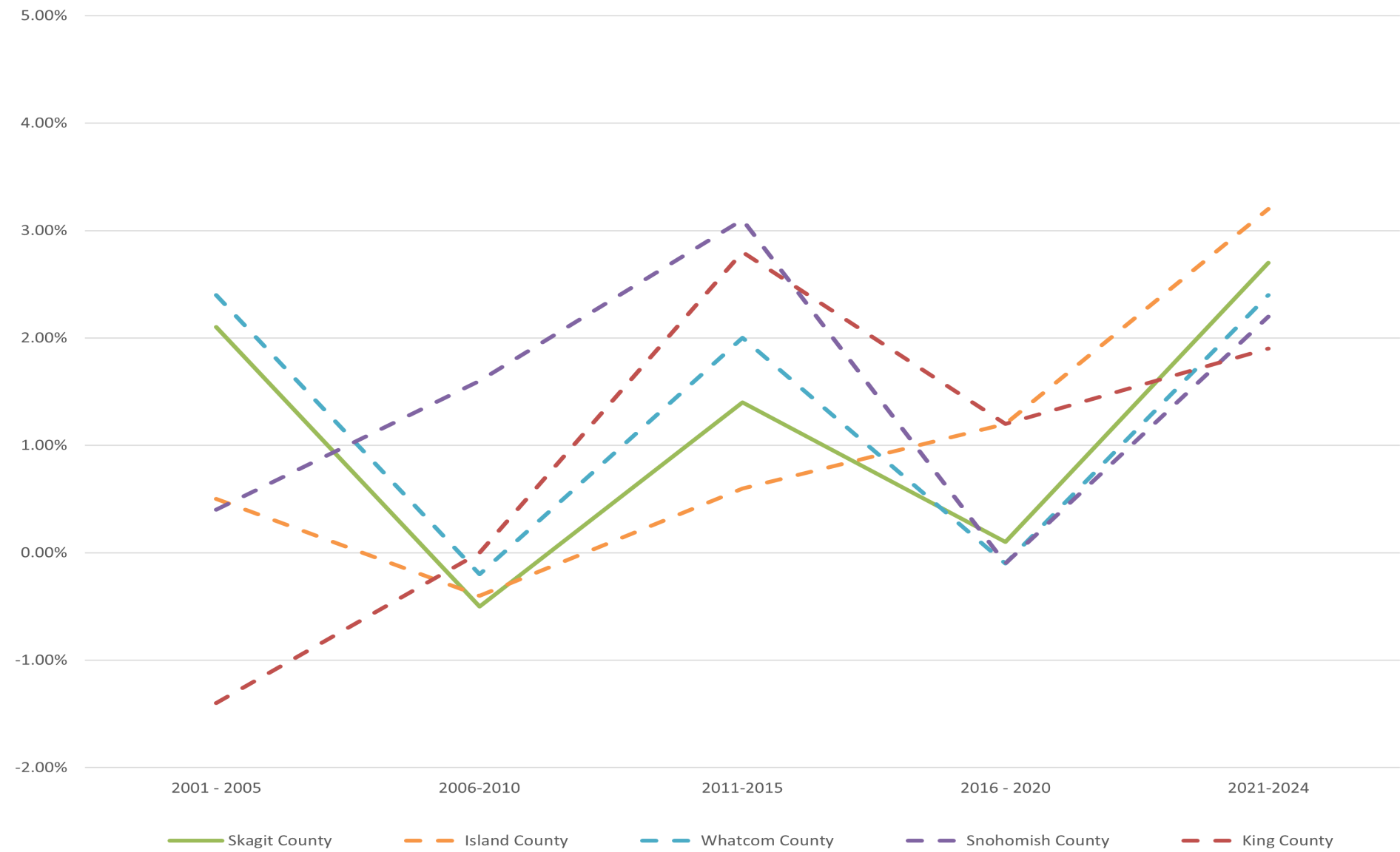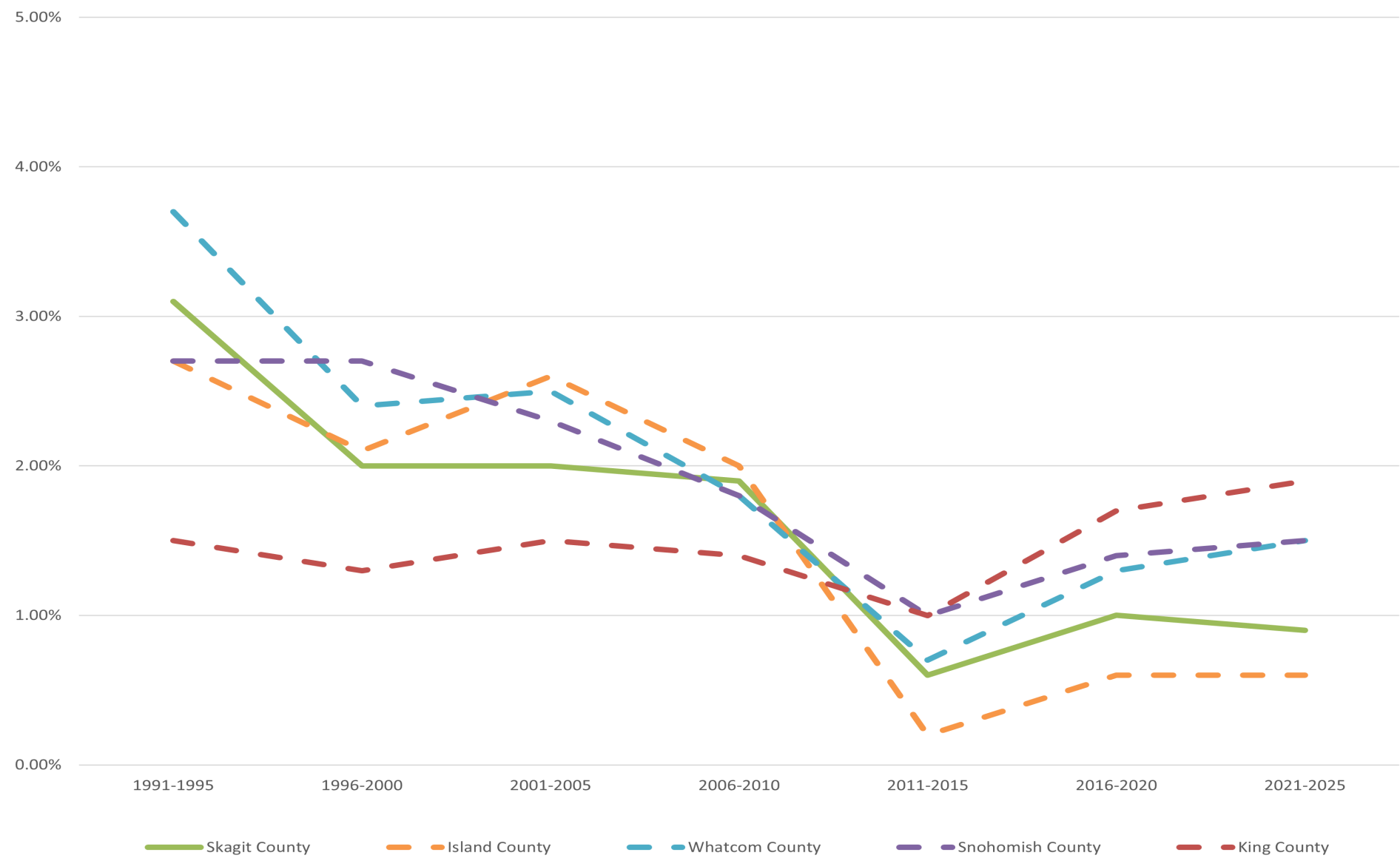
This section of the Annual Report includes historical estimates of population growth by urban growth area going back to 2000 and forecasts going forward to 2036, the horizon year for local comprehensive plans. Population estimates are for Skagit County, each of its ten UGAs and unincorporated Rural areas.

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 2020 Urban Growth Areas, 2020 – 2025, SAEP Version: October 7, 2025

    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, use these data with caution. The estimates in these tables are typically presented for very small areas. To increase statistical stability, we recommend that users aggregate small area populations into larger geographic units of about 4,300 people, the size of the average census tract. Some changes to the 2020 census data were made to ensure reliability. This table includes the 2020 census data from the Public Law 94-171 and OFM's adjusted 2020 figures so users can compare the values. All estimates are based on OFM adjusted figures. See the

SAEP User Guide for more information.

2. Washington State Office of Financial Management, Small Area Estimates Program, Estimates of Total Population for the Unincorporated Portion of Skagit County Urban Growth Areas, 2020-2025, Custom Extract for Skagit Council of Governments: November 5, 2025

    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, use these data with caution. The estimates in these tables are typically presented for very small areas. To increase statistical stability, we recommend that users aggregate small area populations into larger geographic units of about 4,300 people, the size of the average census tract. Some changes to the 2020 census data were made to ensure reliability. This table includes the 2020 census data from the Public Law 94-171 and OFM's adjusted 2020 figures so users can compare the values. All estimates are based on OFM adjusted figures. See the SAEP User Guide for more information. Data Source: Skagit GIS, Comprehensive Plan and Zoning Districts: October 2025

3. Washington State Office of Financial Management, Small Area Estimates Program, April 1, 2025 Population of Cities, Towns and Counties, April 1, 2020 to April 1, 2025, Version: June 27, 2025

    Data Notes: The 2020 populations are, with a few exceptions, equal to the federal census PL 94-171 counts. With the exception of corrections or updates to the federal census counts, annual estimates in this official series are not revised on the basis of other information that becomes available after the estimate date.

4. Washington State Office of Financial Management, Forecasting and

Research Division, Postcensal Estimates of April 1 Population, 1960 to Present, 1960 – 2025, Version: June 27, 2025

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 Postcensal 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: 2020-06-29.

5. Skagit County, 2036 Population Allocations from adopted Countywide 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 Countywide 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 Countywide 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.
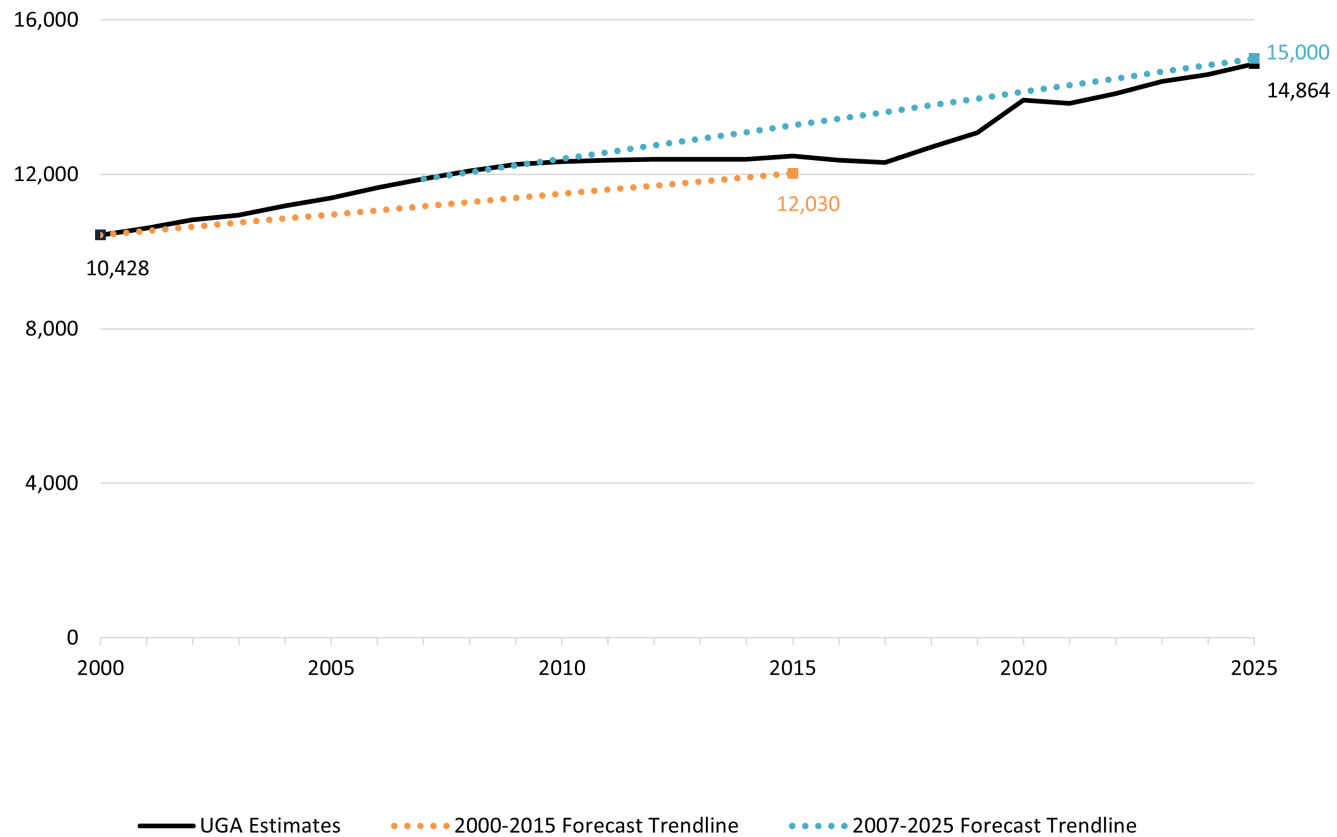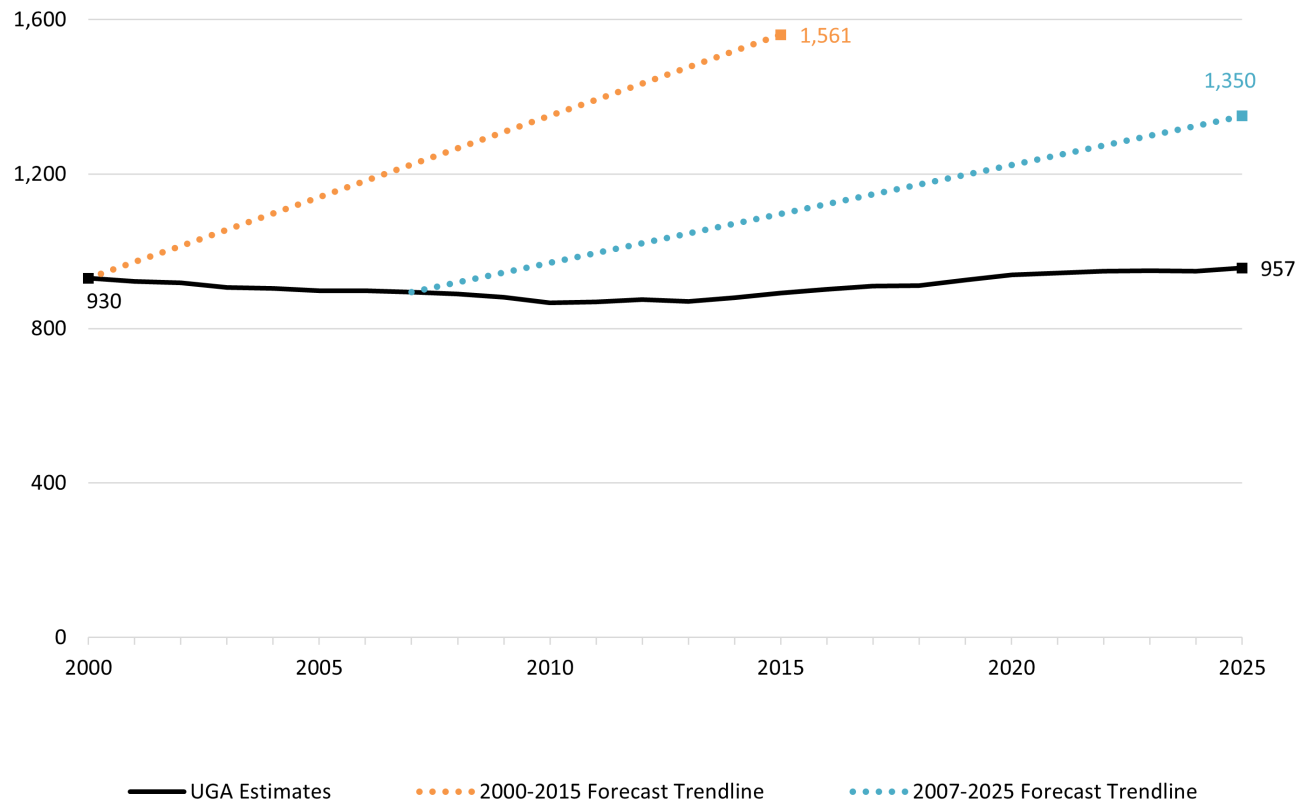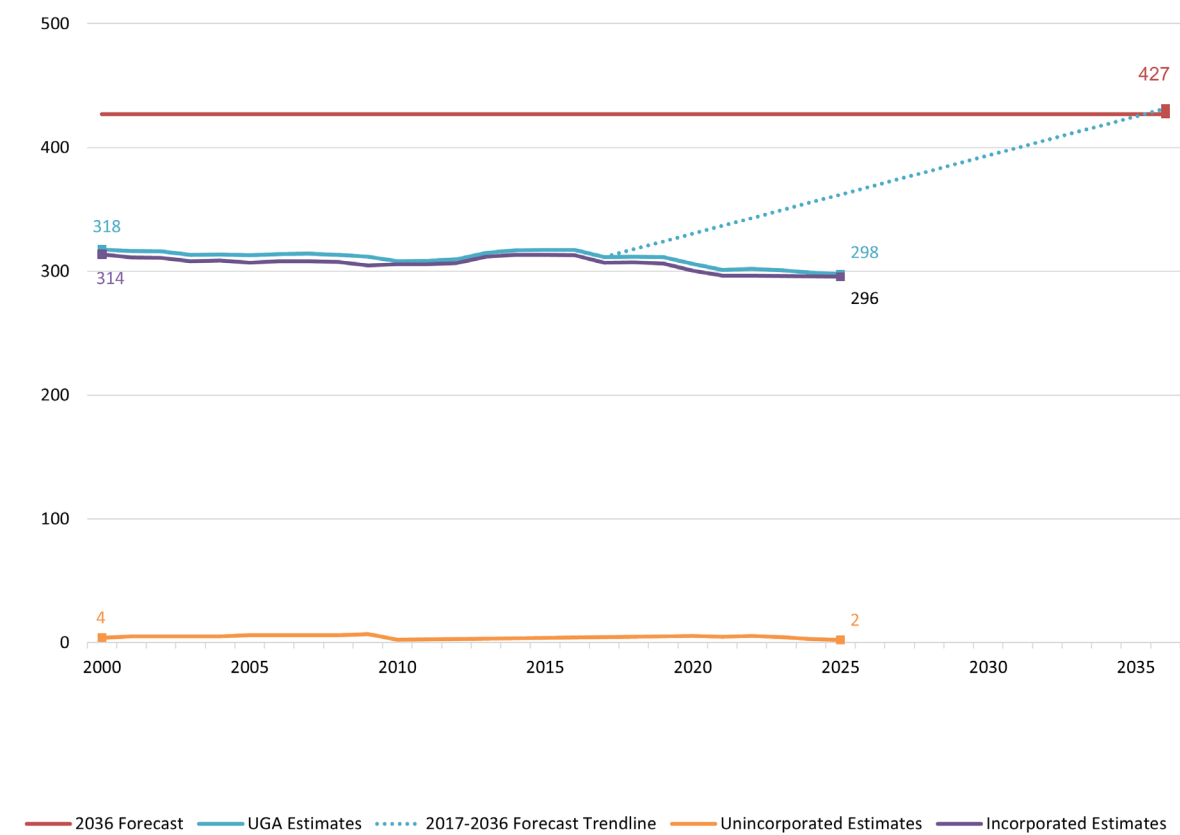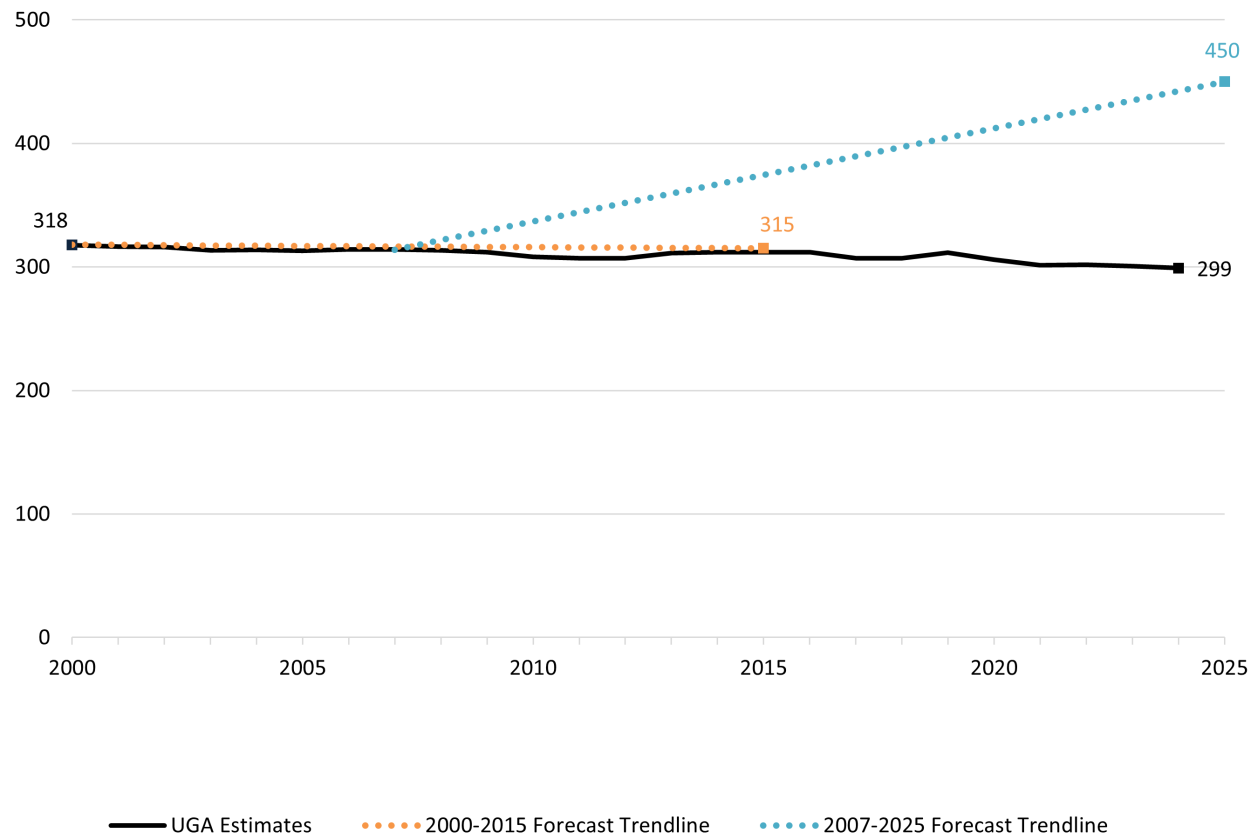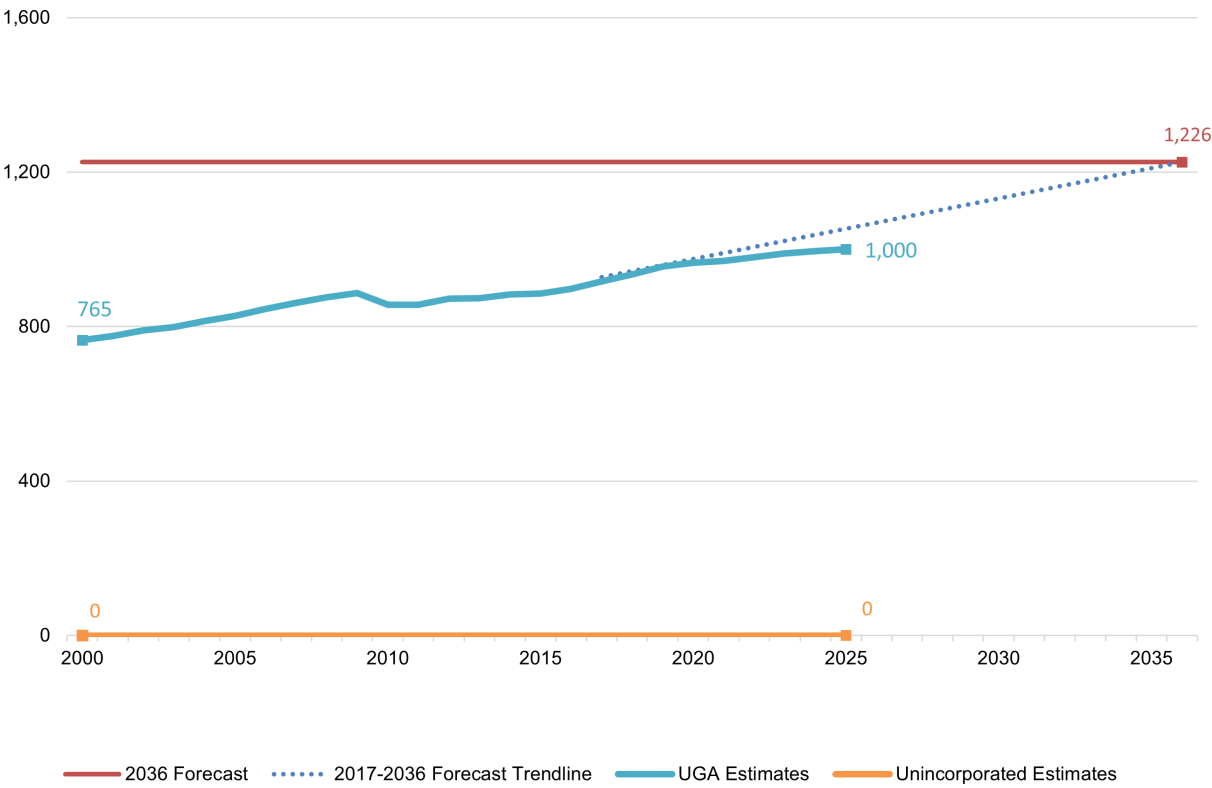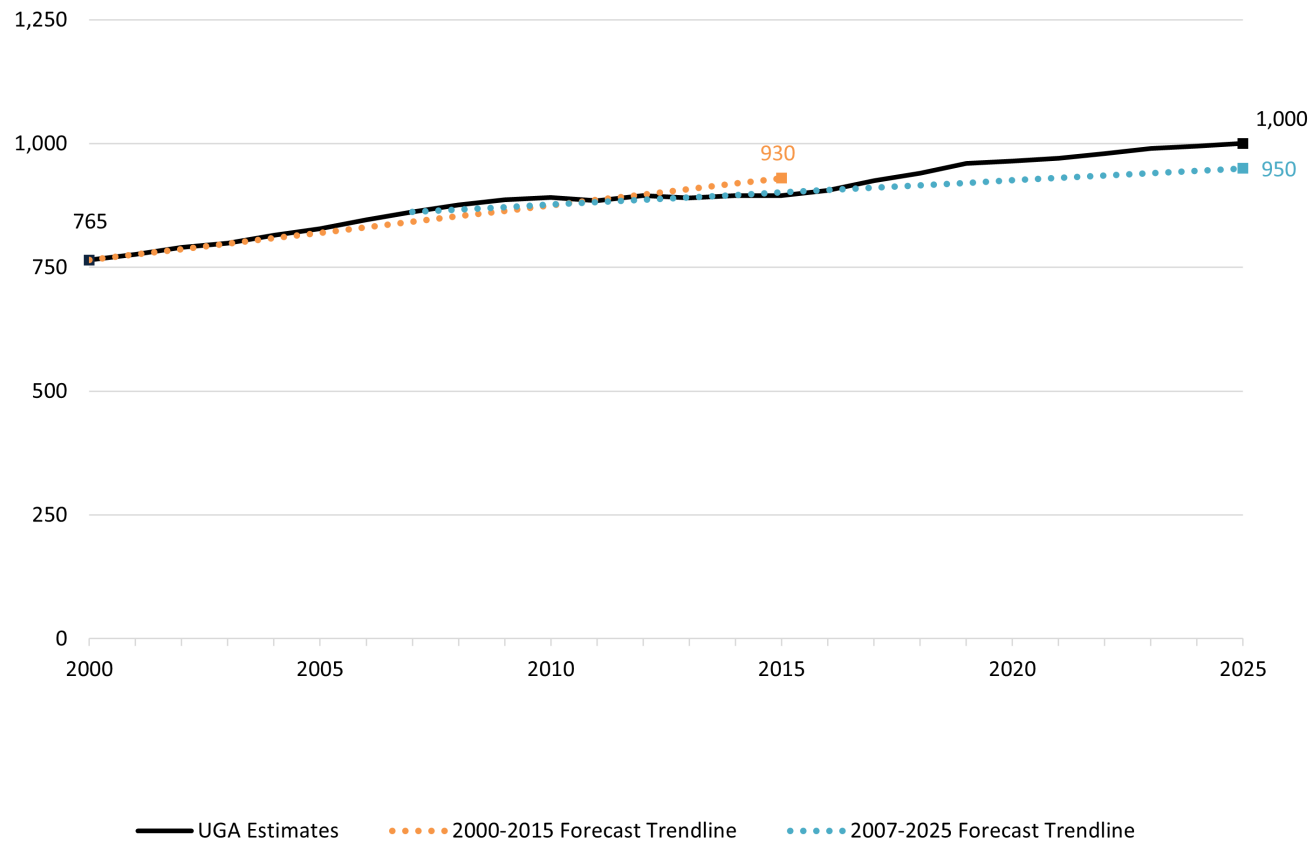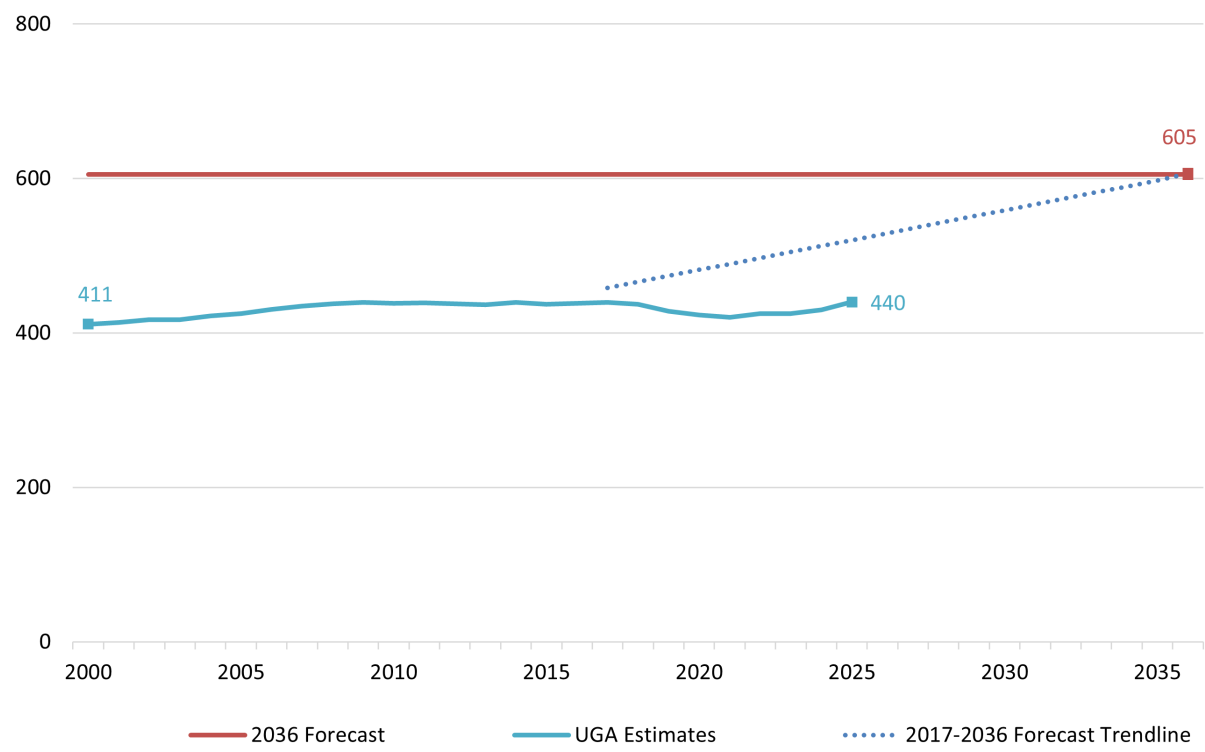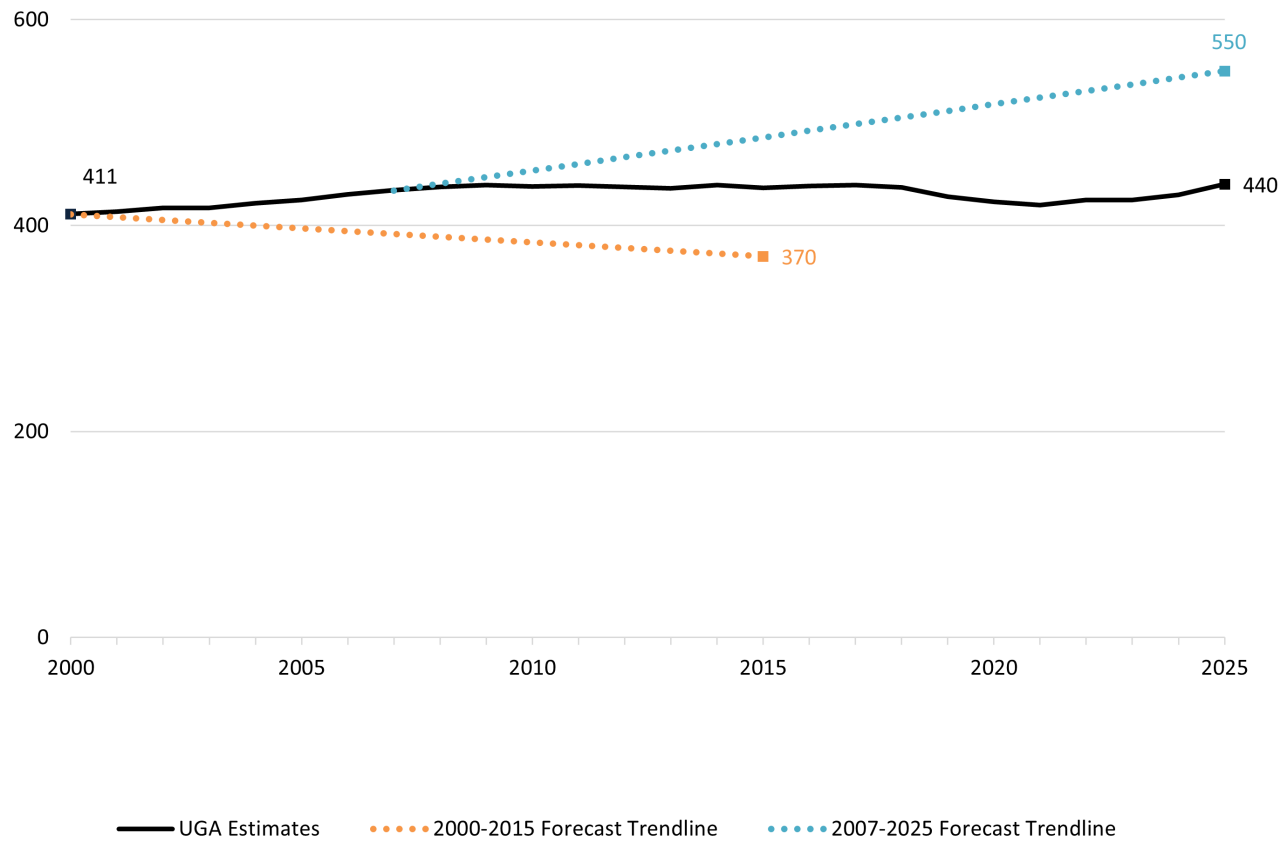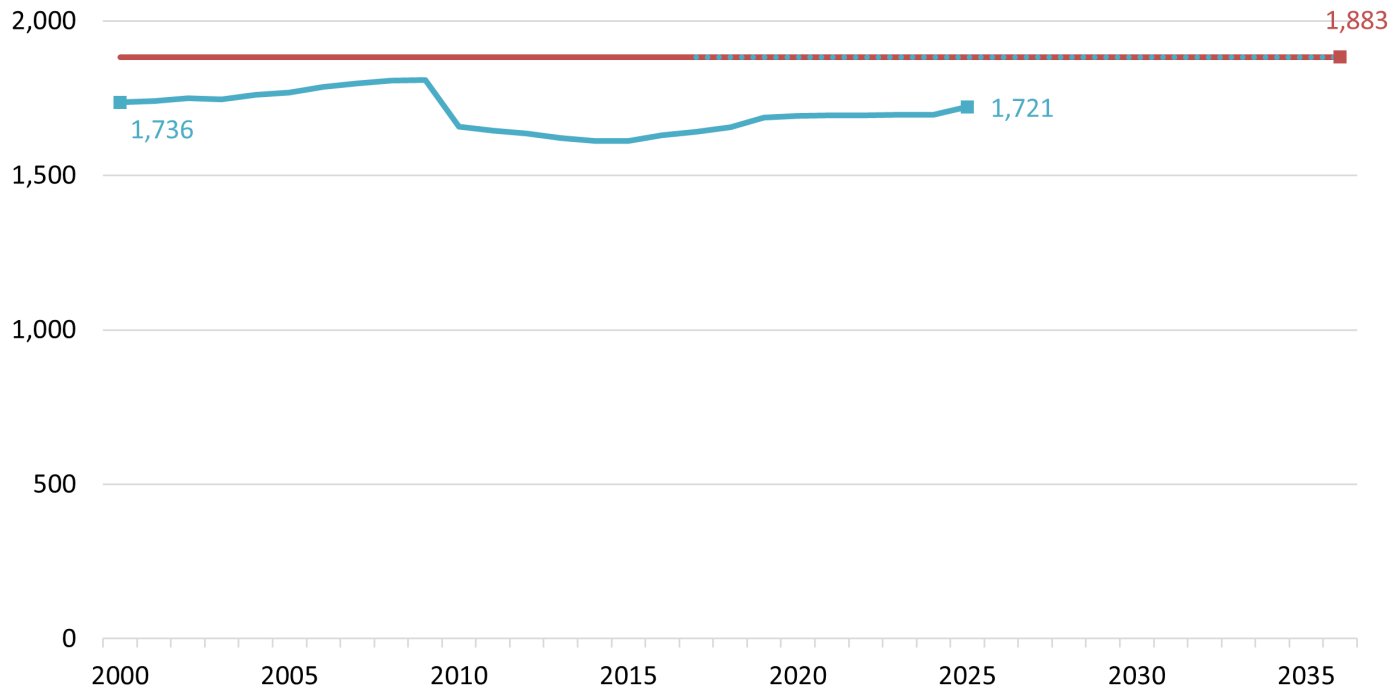
Urban Growth Area	2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
Anacortes	18,339	114	18,453	22,293
Burlington	10,921	2,295	13,216	14,272
Mount Vernon	36,061	2,157	38,218	47,403
Sedro-Woolley	13,418	1,446	14,864	17,069
Concrete	815	142	957	1,193
Hamilton	296	2	298	427
La Conner	1,000	0	1,000	1,226
Lyman	440	0	440	605
Bayview Ridge	0	1,721	1,721	1,883
Swinomish	0	2,564	2,564	3,416
UGA Subtotal	**81,289**	**10,441**	**91,734**	**109,787**
Rural (outside UGAs)	0	42,866	42,866	45,665
Grand Total	**81,289**	**53,308**	**134,600**	**155,452**
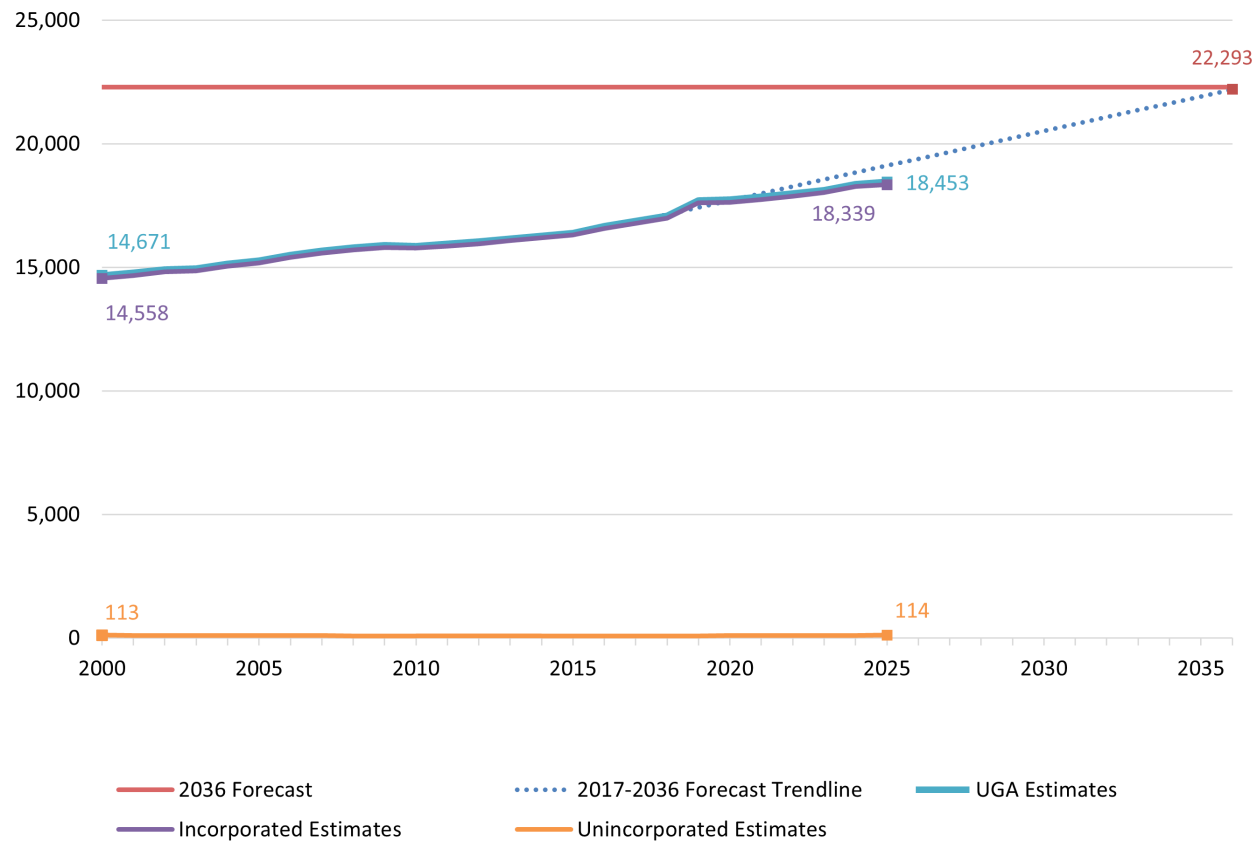
2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
18,339	114	18,453	22,293
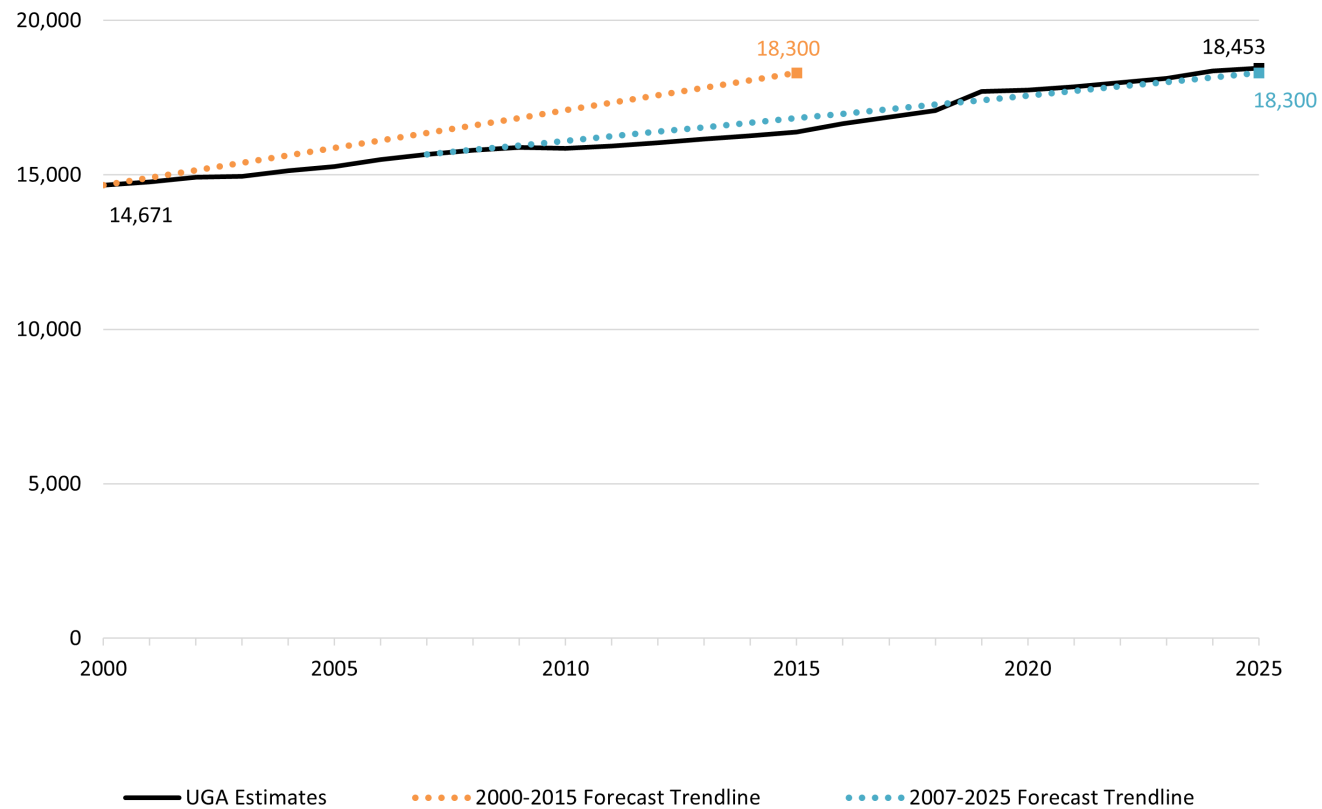
| 2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
10,921	2,295	13,216	14,272
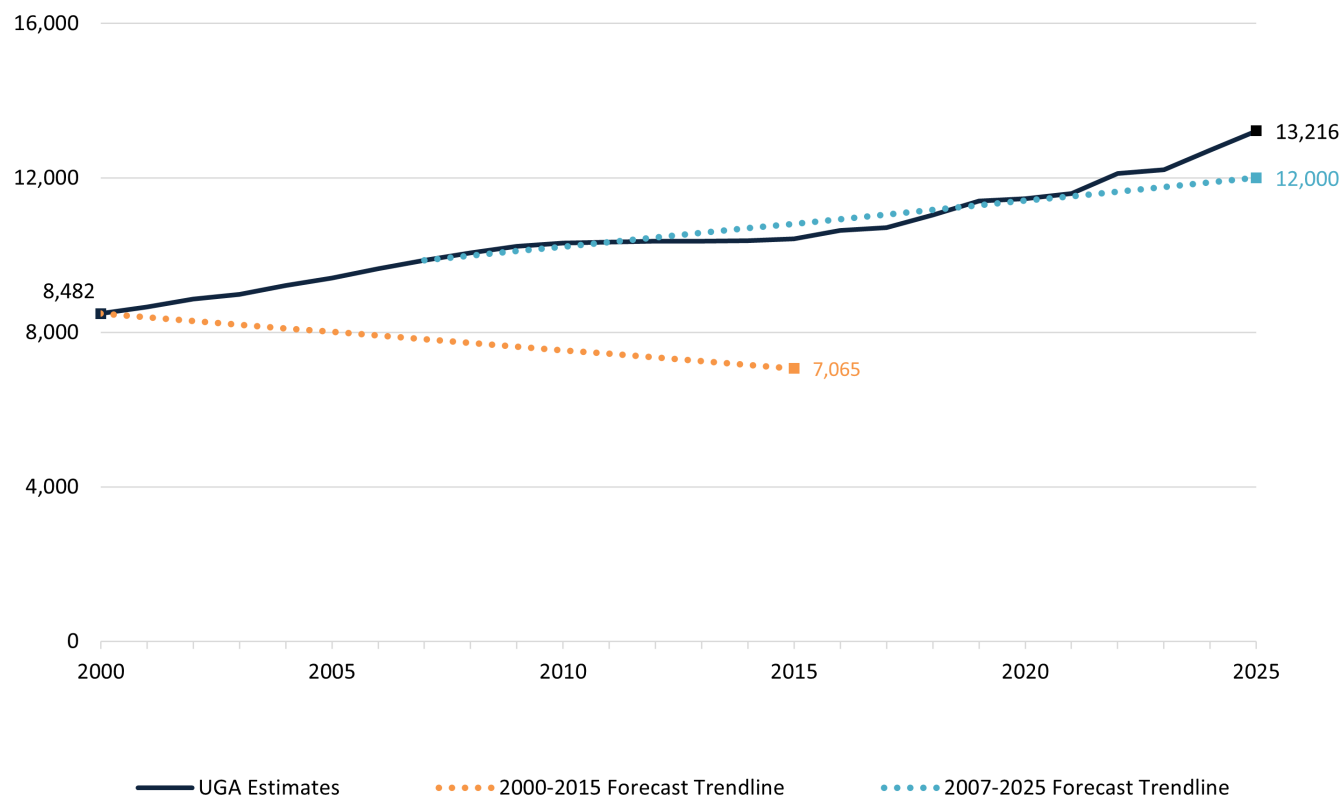
2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
36,061	2,157	38,218	47,403
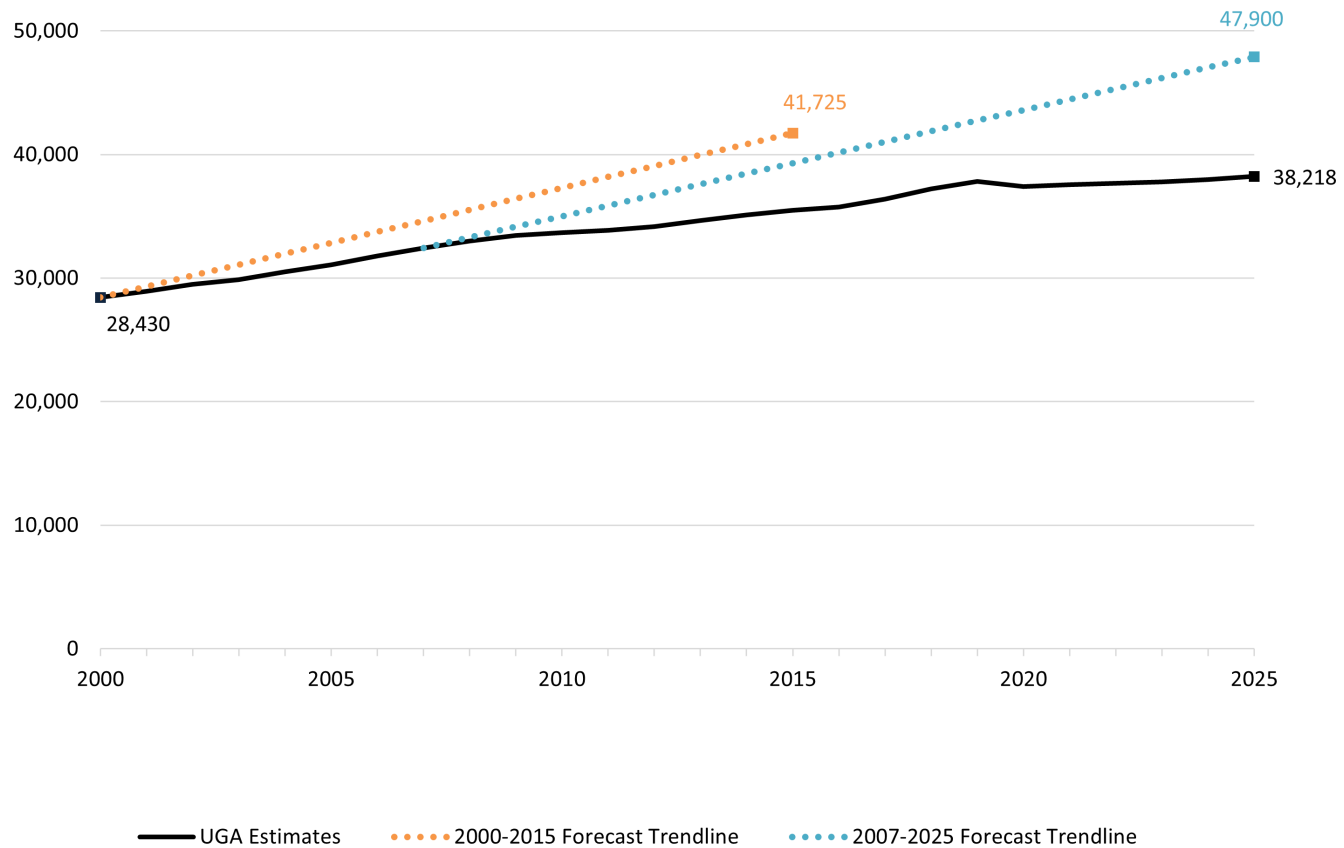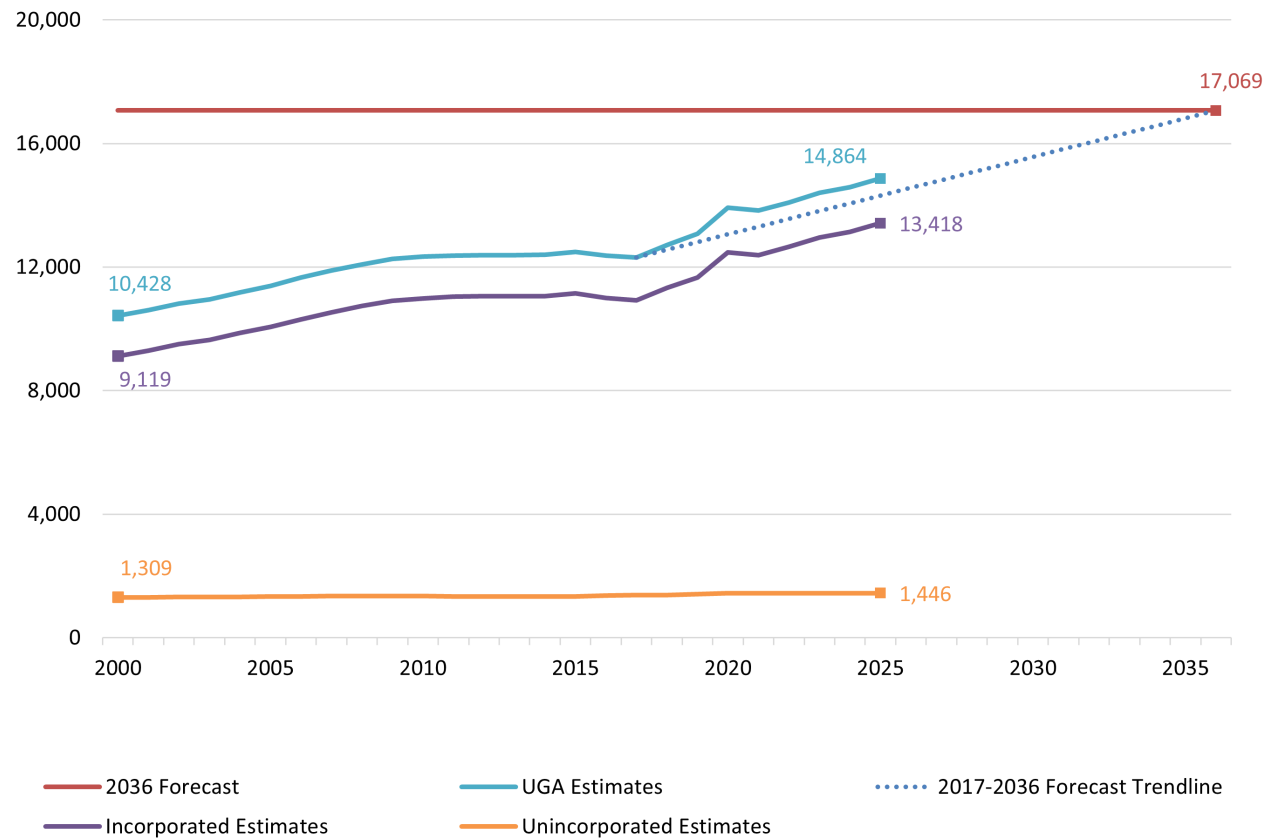
2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
13,418	1,446	14,864	17,069
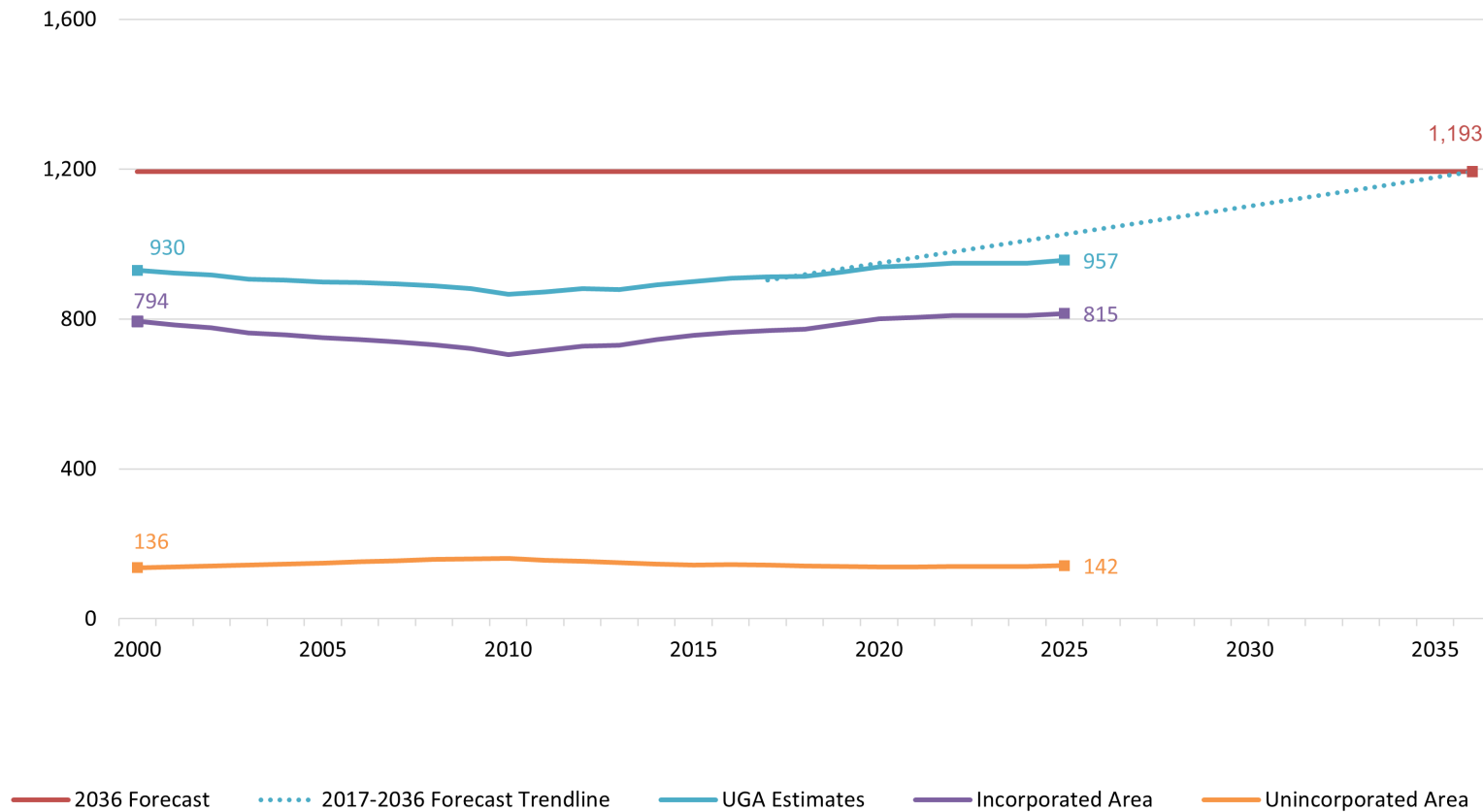
2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
815	142	957	1,193

Legend: 2036 Forecast · 2017-2036 Forecast Trendline · UGA Estimates · Incorporated Area · Unincorporated Area

Chart values: 930, 957, 794, 815, 136, 142, 1,193

2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
296	2	298	427

2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
1,000	0	1,000	1,226

2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
440	0	440	605

2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
0	1,721	1,721	1,883
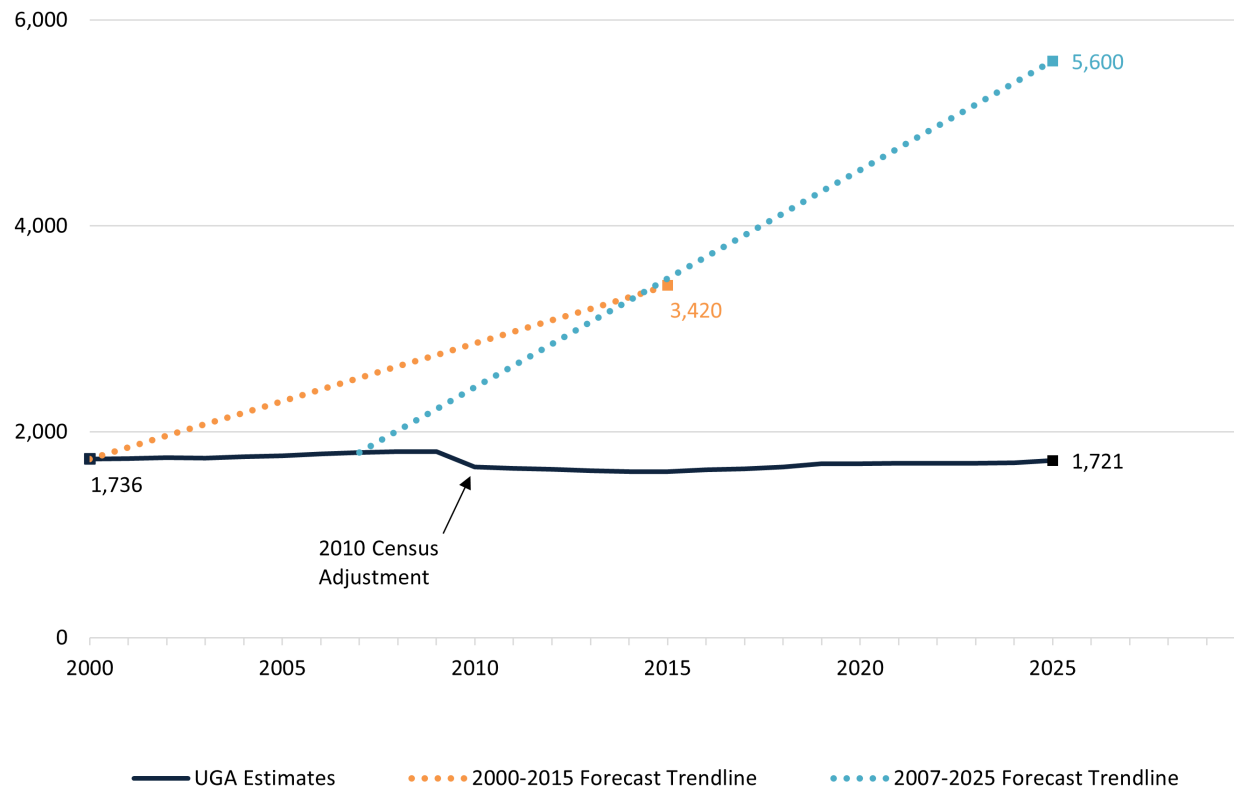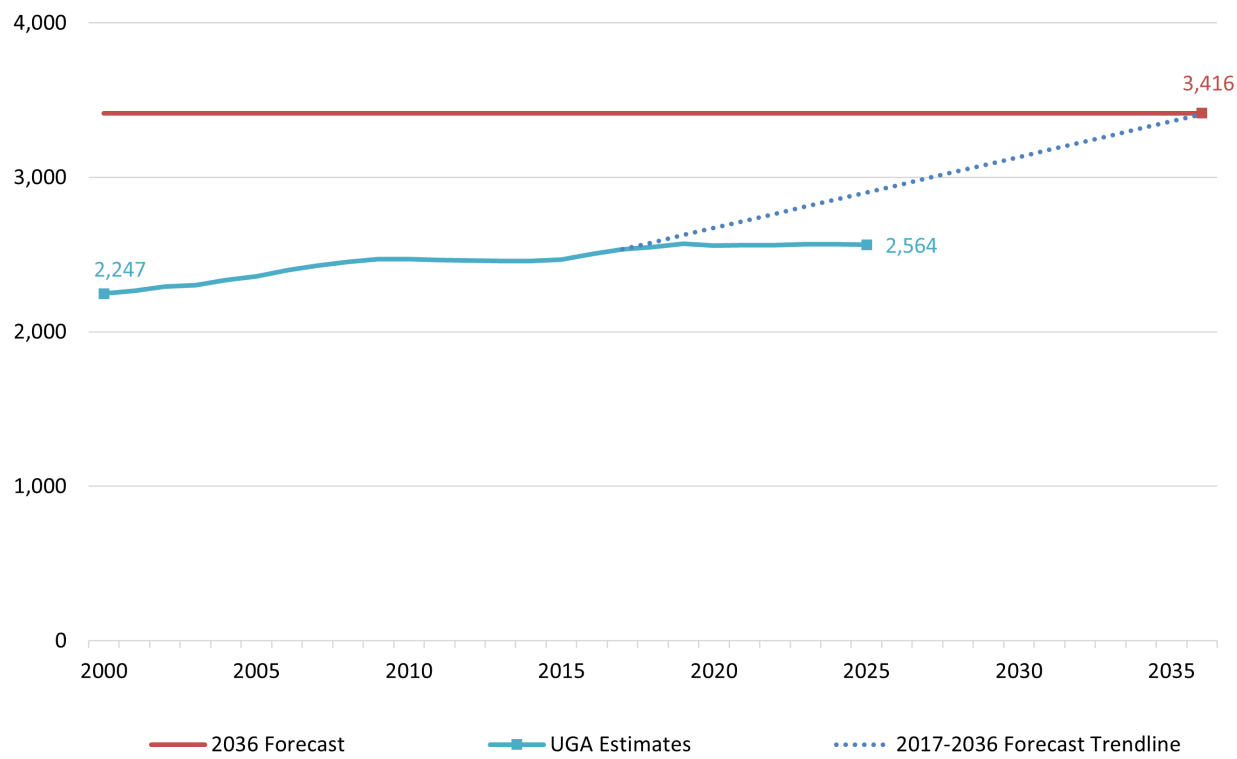
2025 Incorporated Population	2025 Unincorporated Population	2025 Total Population	2036 Forecast Population
0	2,564	2,564	3,416
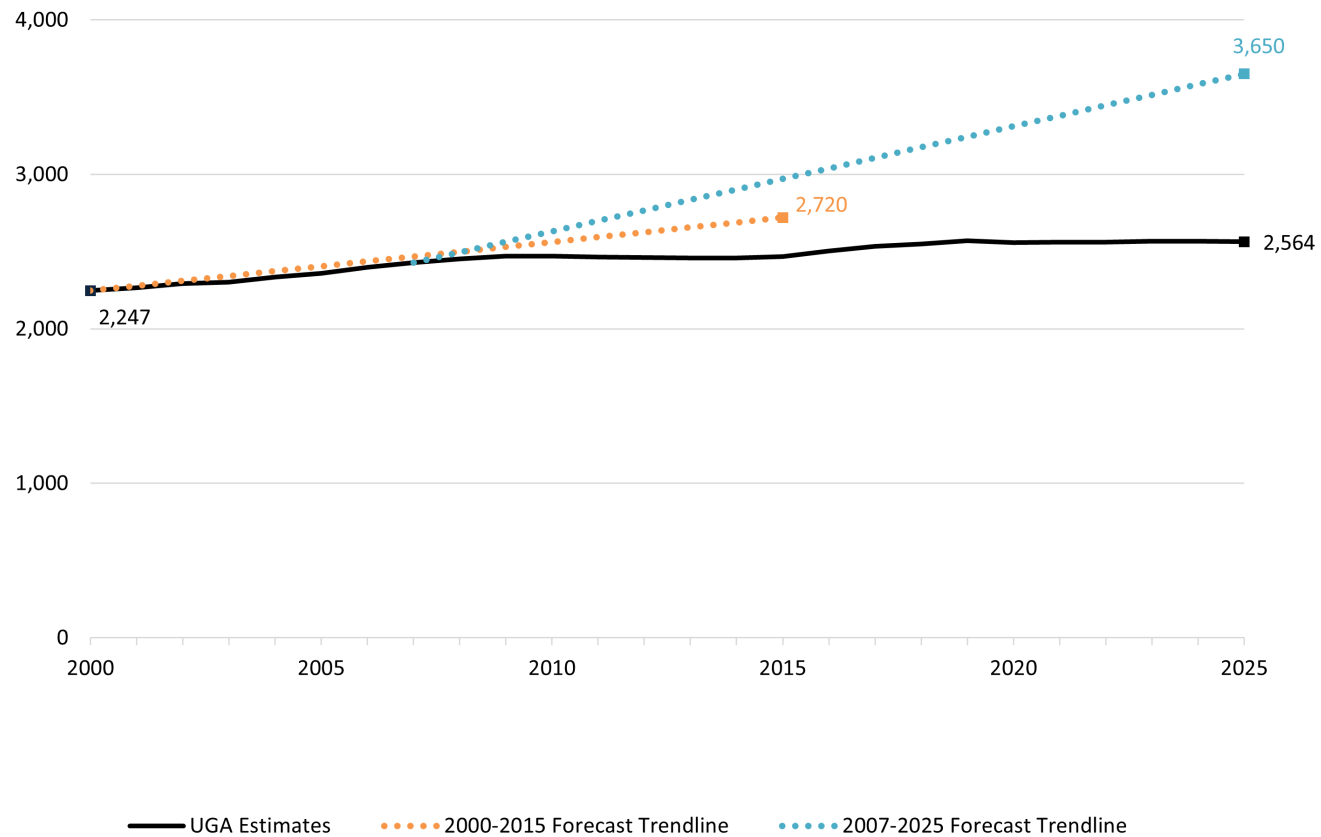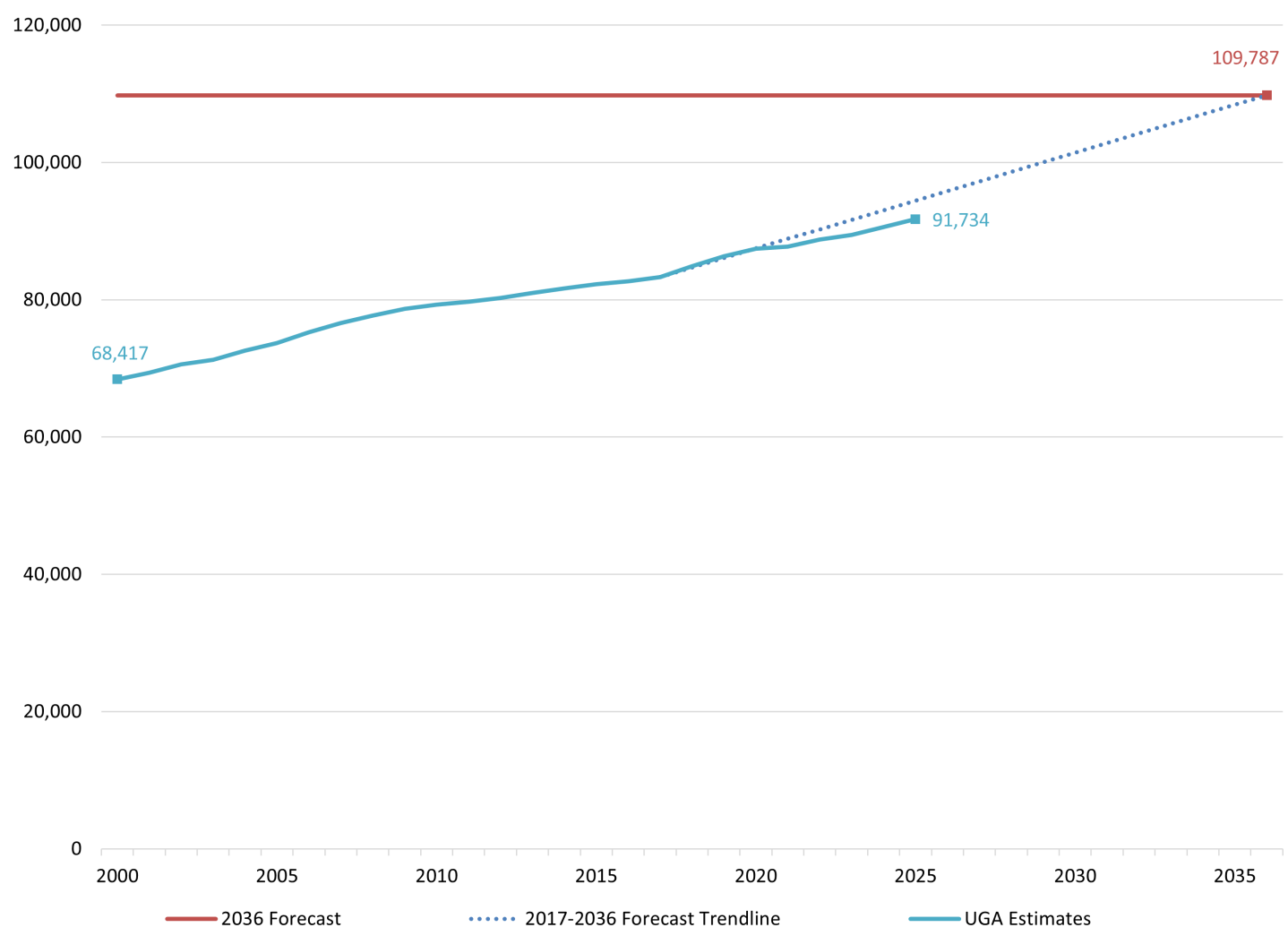
2025 UGAs Population	2036 Forecast UGAs Population
91,734	109,787
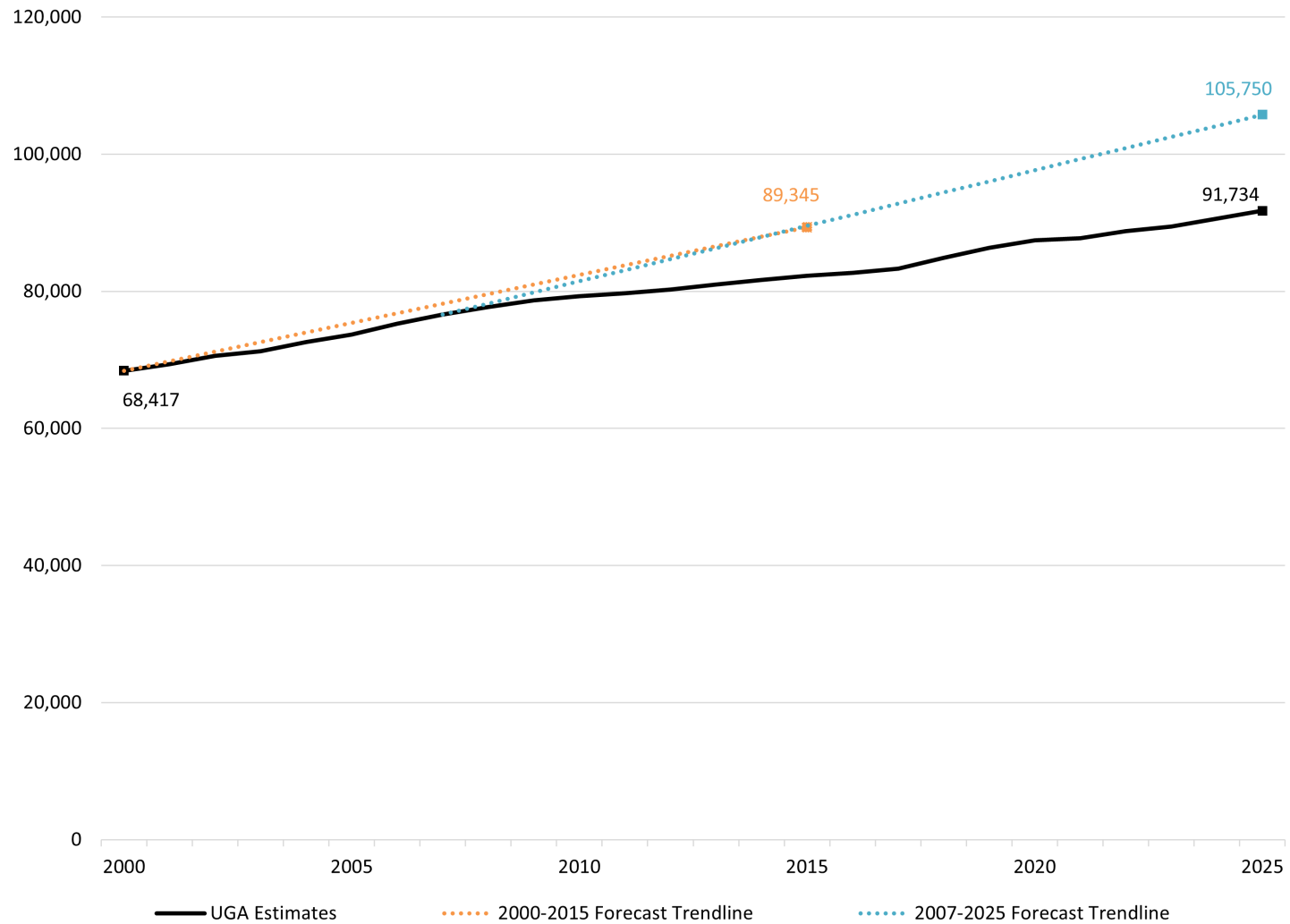
Legend: 2036 Forecast — 2017-2036 Forecast Trendline — Rural (Outside UGAs) Estimates
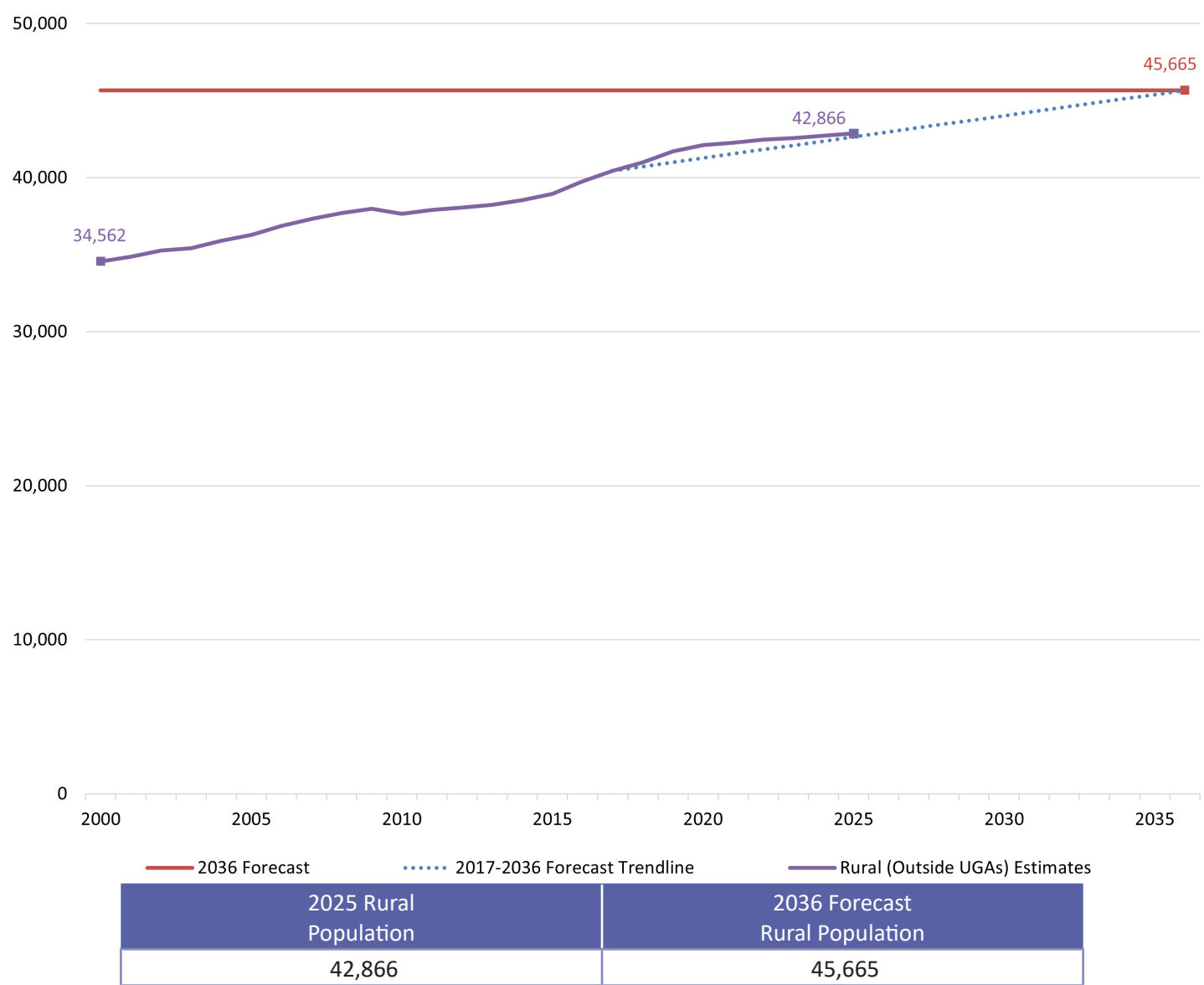
2025 Rural Population	2036 Forecast Rural Population
42,866	45,665
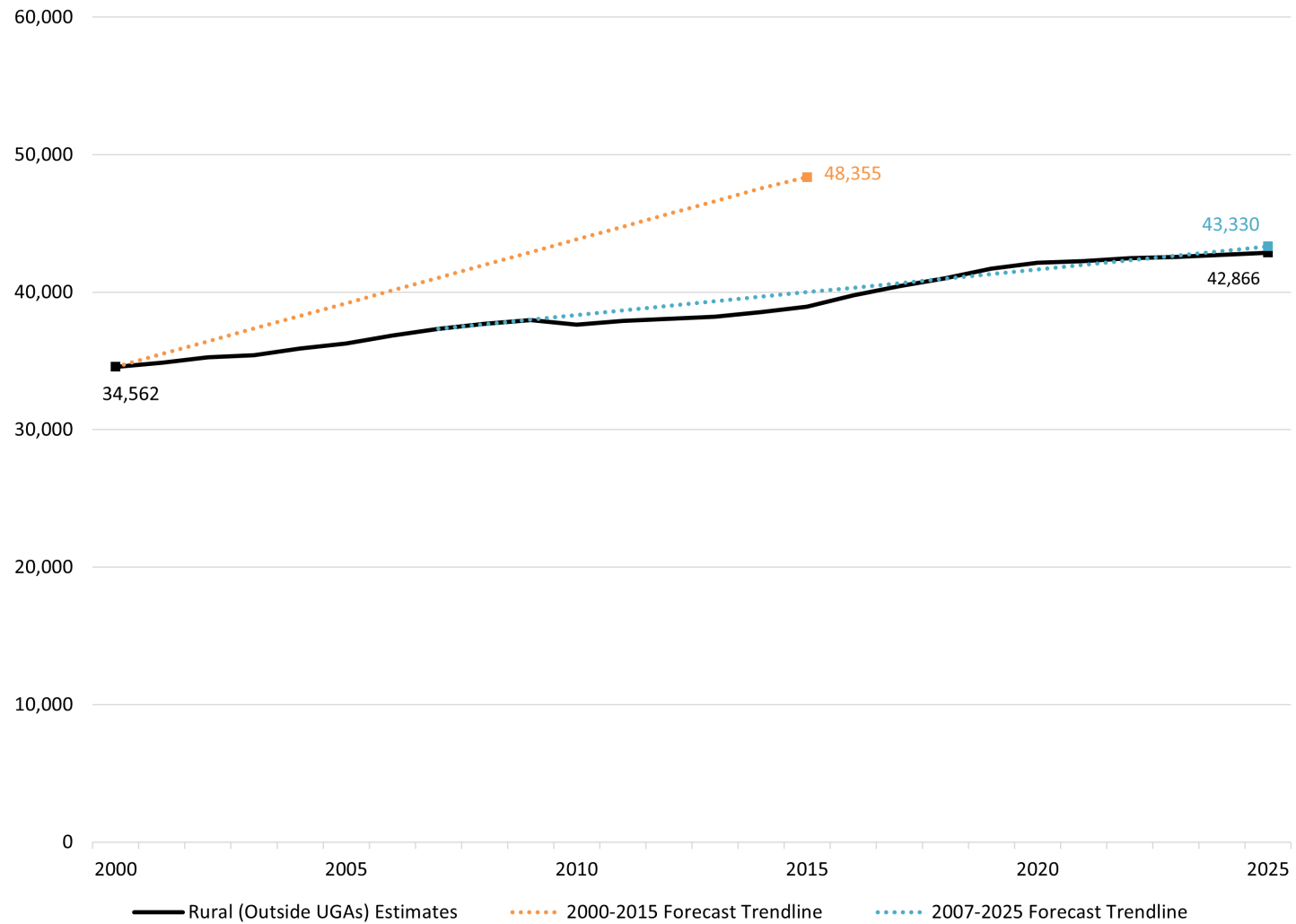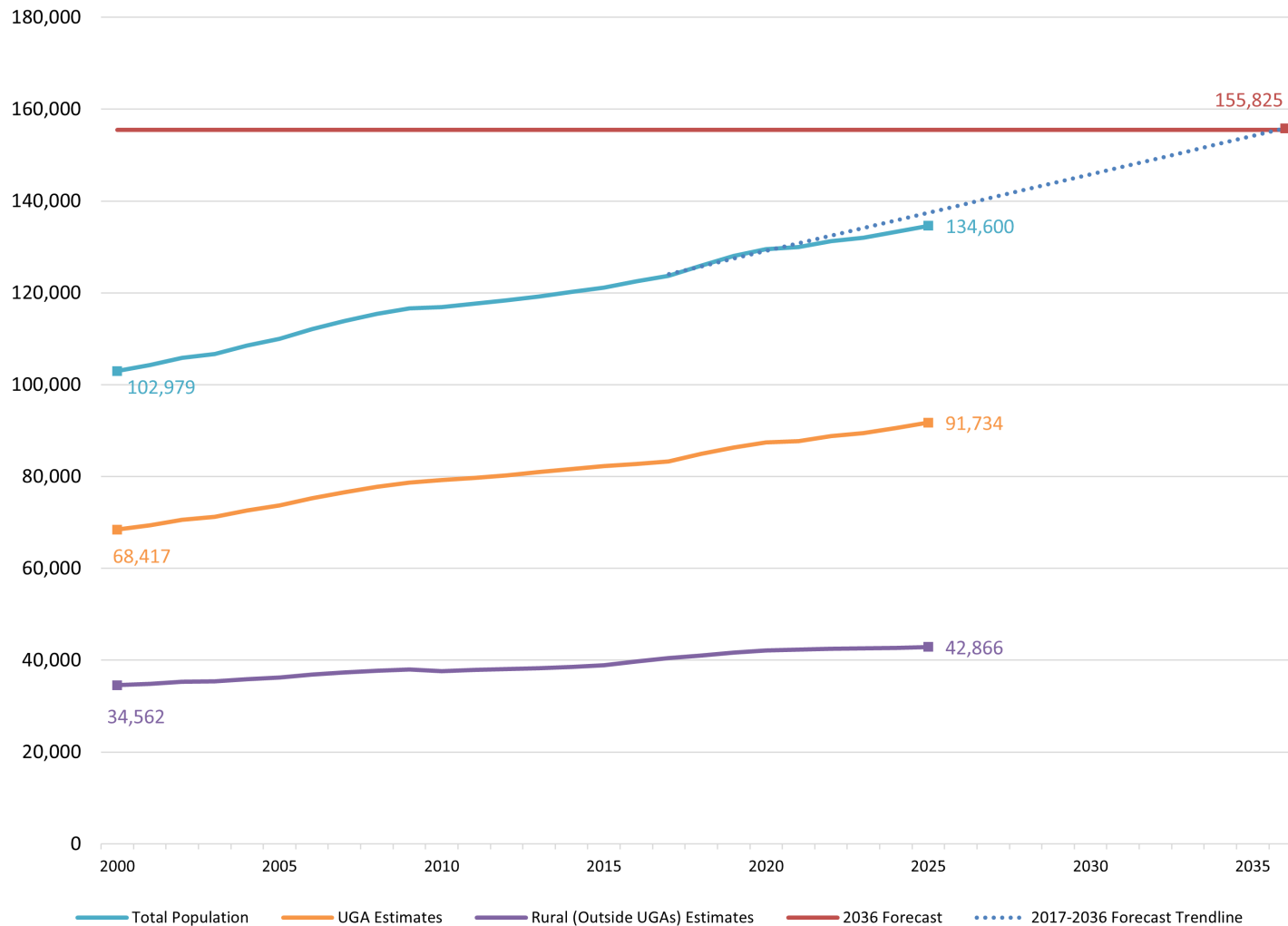
2025 UGA Population	2025 Rural Population	2025 Total Population	2036 Forecast Population
91,734	42,866	134,600	155,452
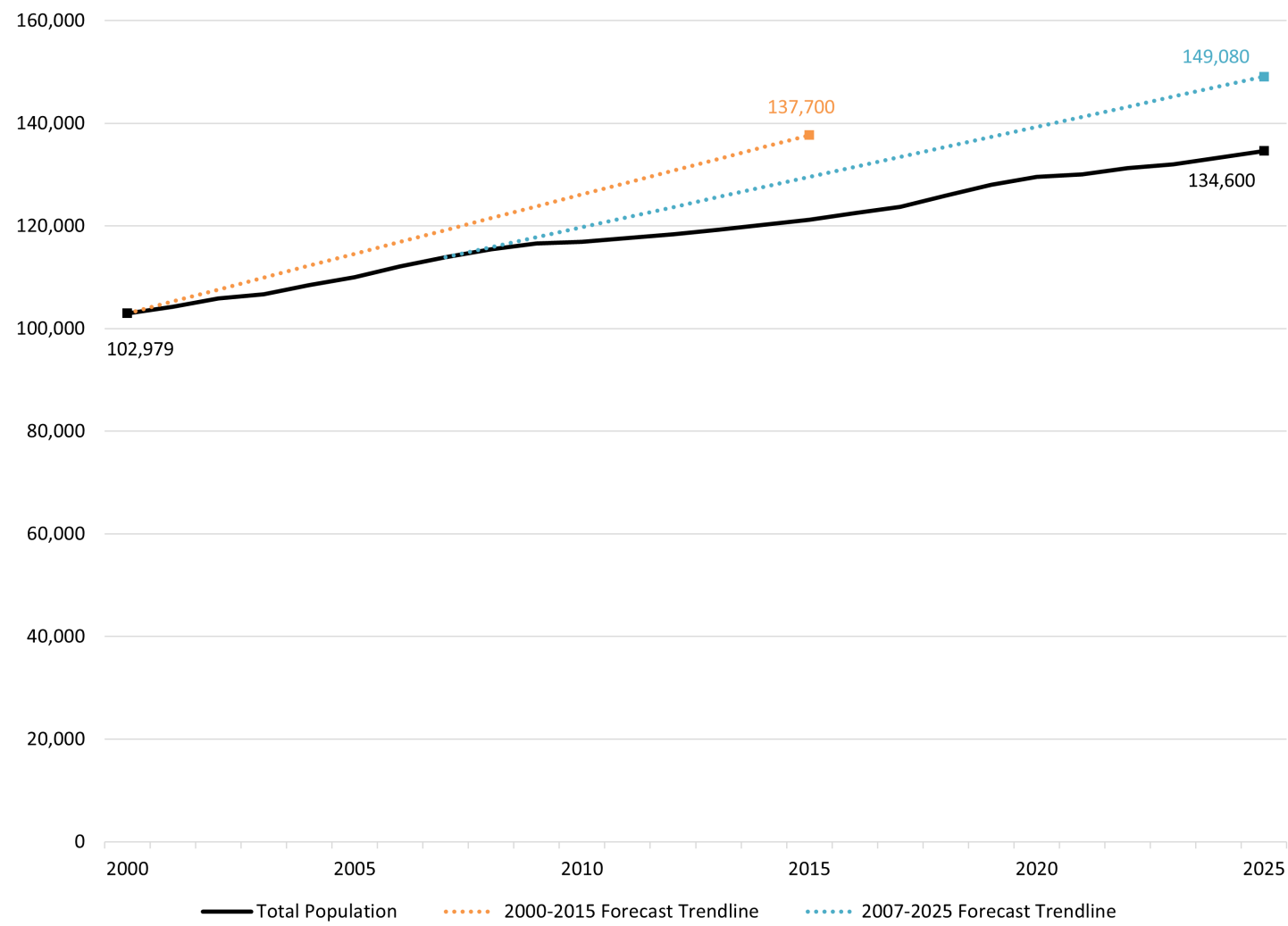
The best available source of data to SCOG on numbers of employees and their locations in Skagit County are included in administrative records maintained by Washington state's Employment Security Department (ESD). These records are generated from quarterly reports by employers to ESD on numbers of employees, 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, 2024 – March 31, 2025, Prepared: September 5, 2025

   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 November 5, 2024. 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, Comprehensive Plan and Zoning Districts, October 2025

   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. 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.
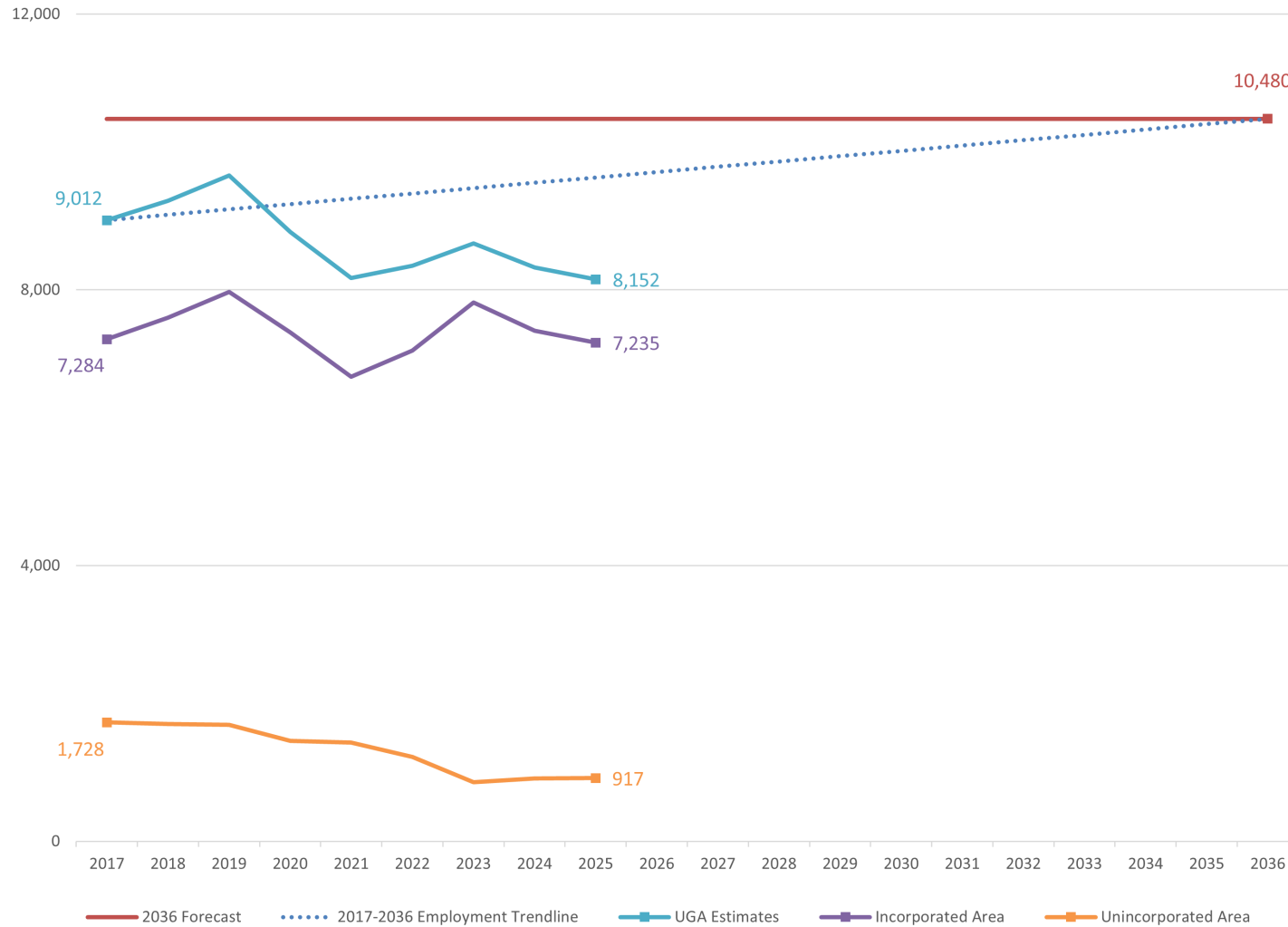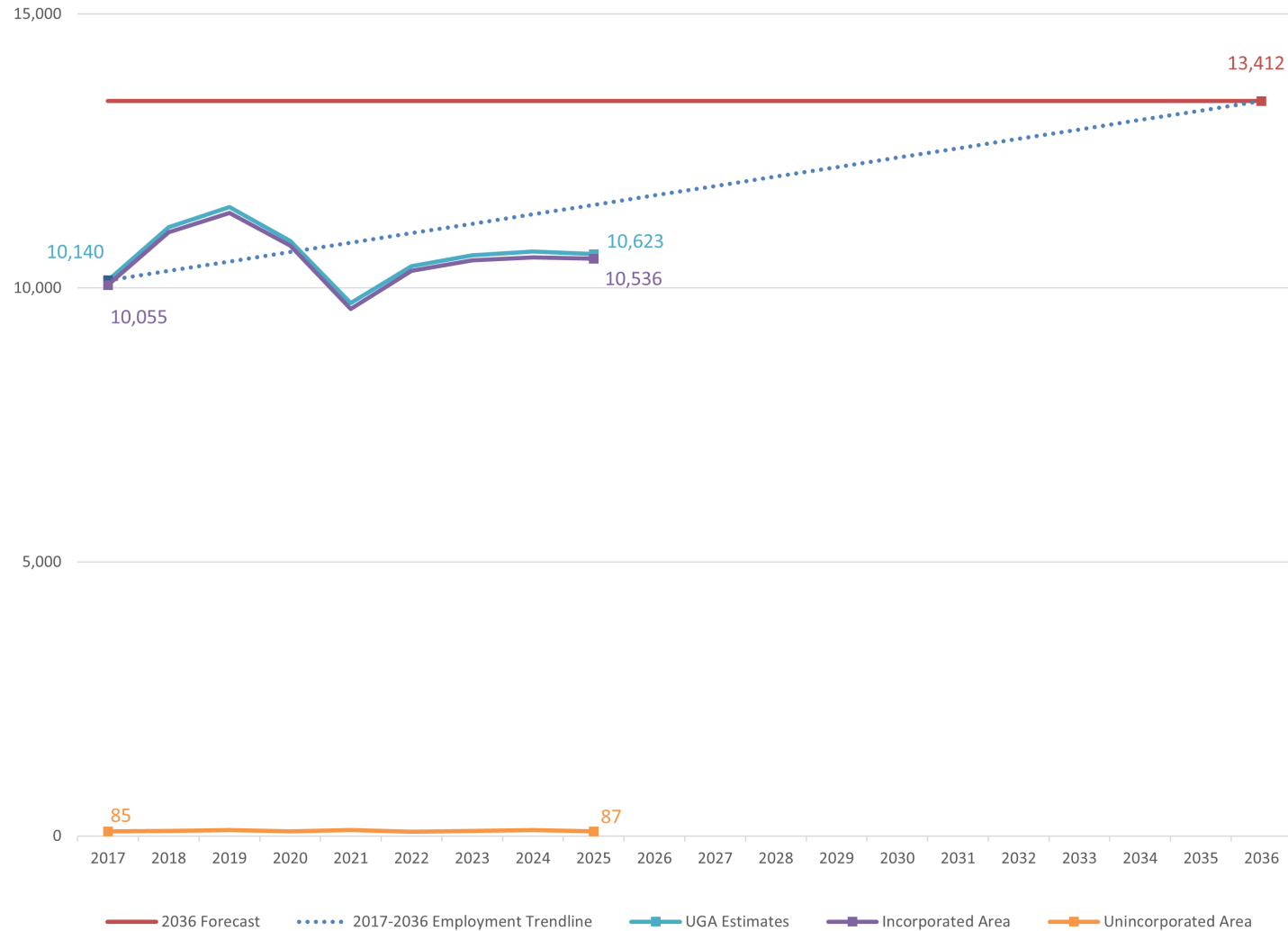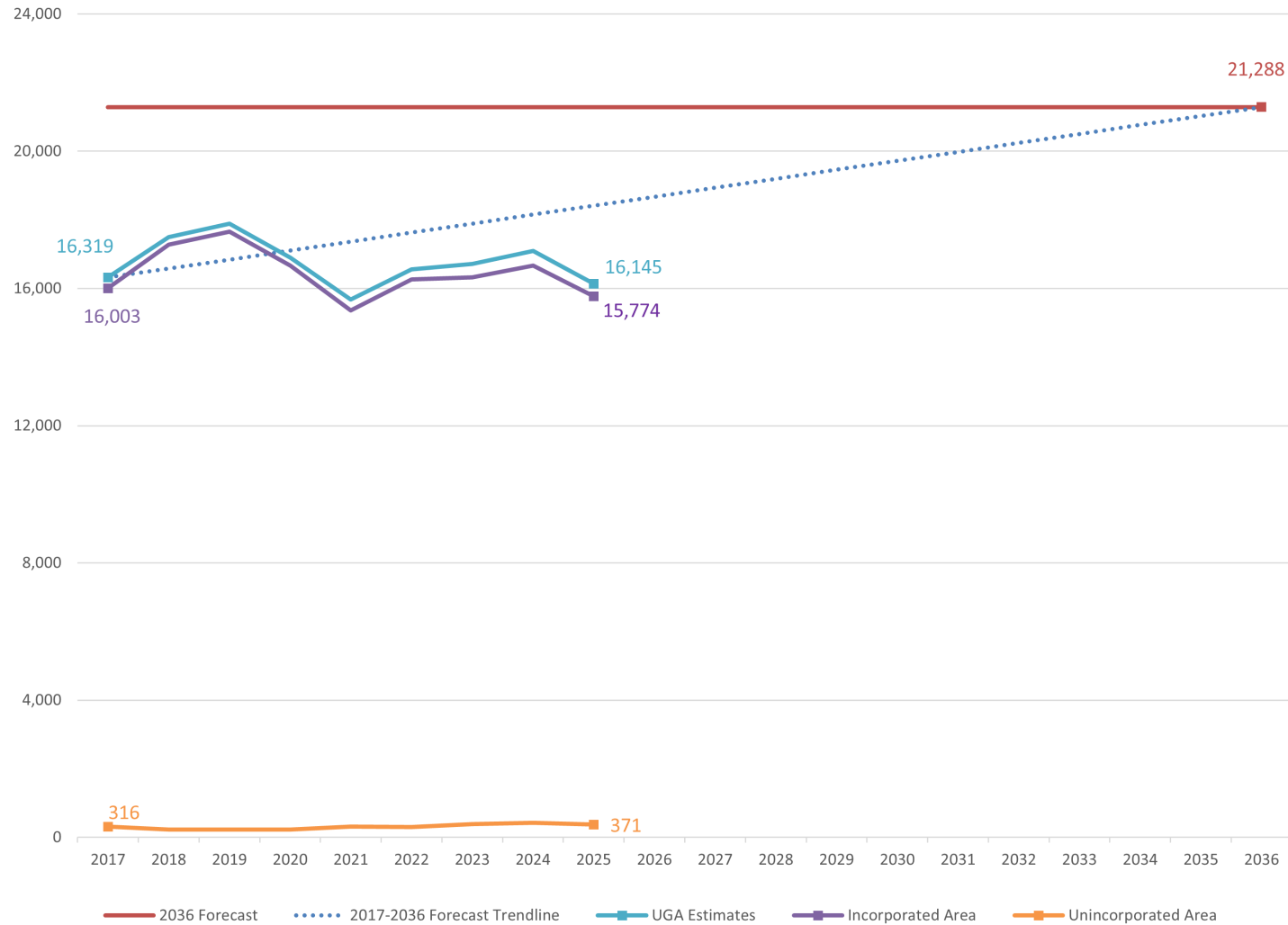
Urban Growth Area	2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Forecast Employment
Anacortes	7,235	917	8,152	10,480
Burlington	10,536	87	10,623	13,412
Mount Vernon	15,774	371	16,145	21,288
Sedro-Woolley	5,134	68	5,202	9,179
Concrete	368	44	412	467
Hamilton	(suppressed)	(suppressed)	(suppressed)	288
La Conner	1,056	-	1,056	1,420
Lyman	(suppressed)	(suppressed)	(suppressed)	38
Bayview Ridge	0	2,801	2,801	3,455
Swinomish	0	1,035	1,035	1,247
UGA Subtotal	**40,576**	**5,324**	**45,900**	**61,274**
Rural (outside UGAs)	0	8,102	8,102	9,343
Grand Total	**40,576**	**13,426**	**54,002**	**70,617**

Notes: Totals may not add up due to rounding and suppression of data
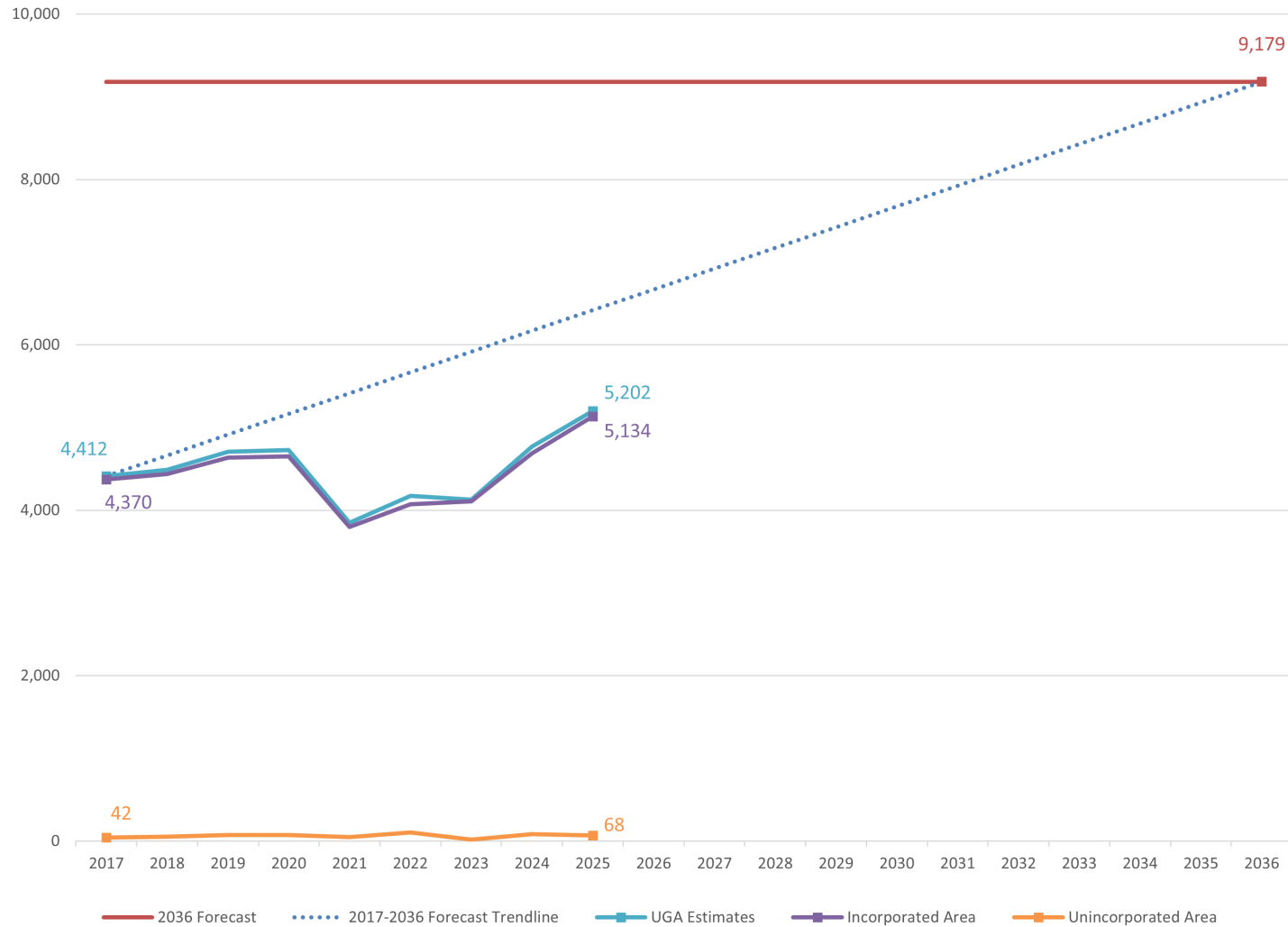
2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
7,235	917	8,152	10,480

2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
10,536	87	10,623	13,412

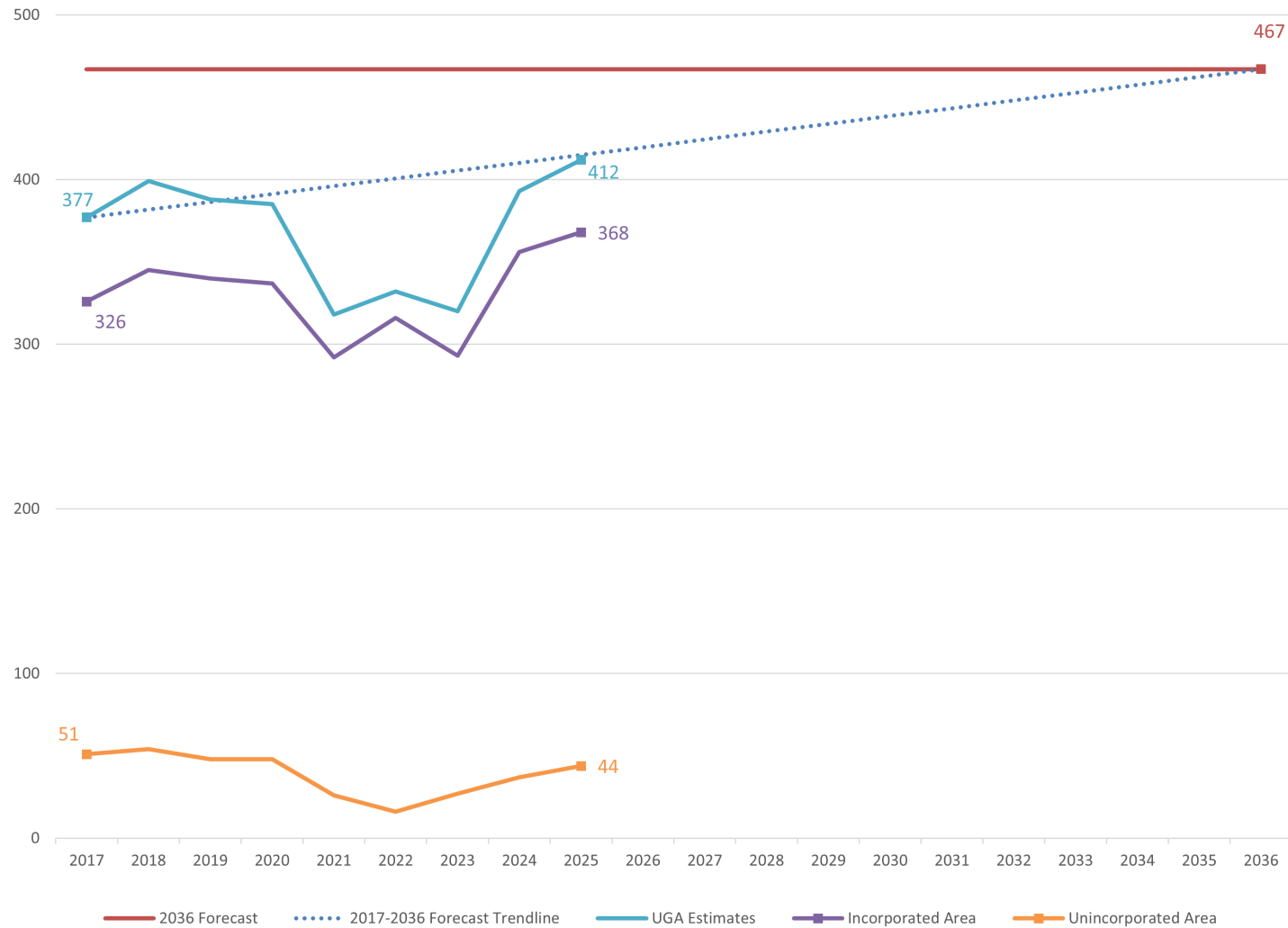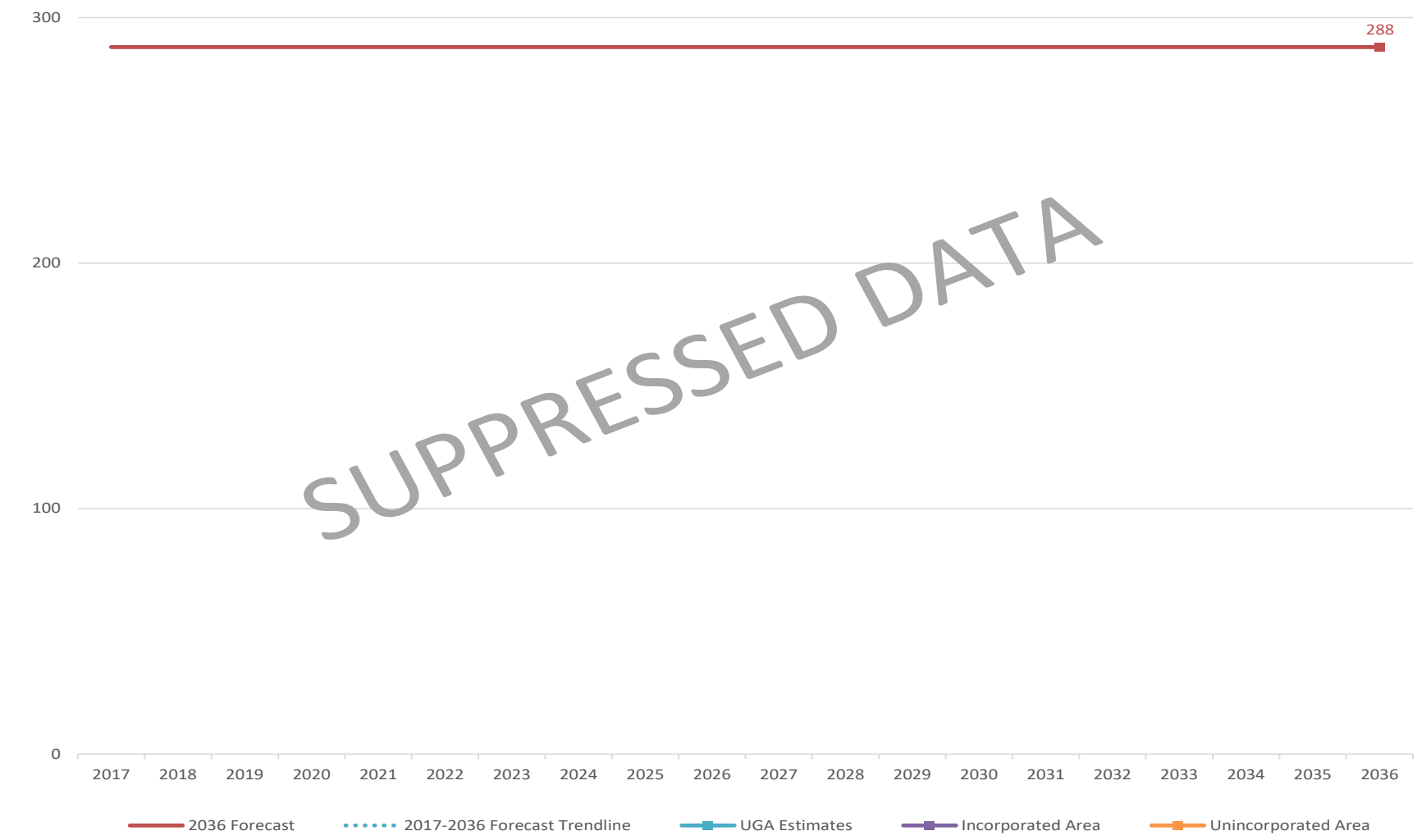| 2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
15,744	371	16,145	21,288

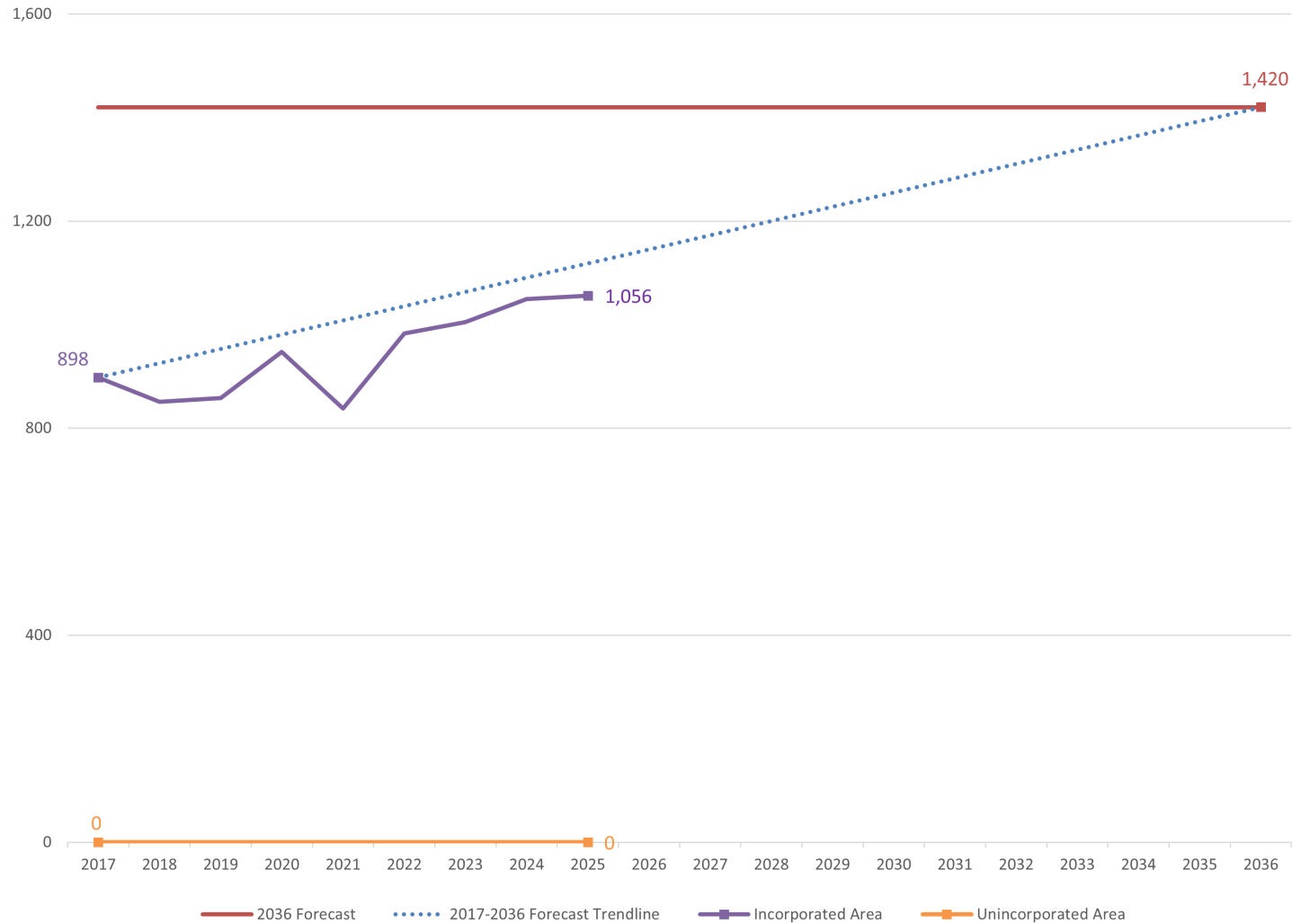| 2054 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
5,134	68	5,202	9,179

49

2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
368	44	412	467

2024 Incorporated Employment	2024 Unincorporated Employment	2024 Total Employment	2036 Total Employment Forecast
(suppressed)	(suppressed)	(suppressed)	288

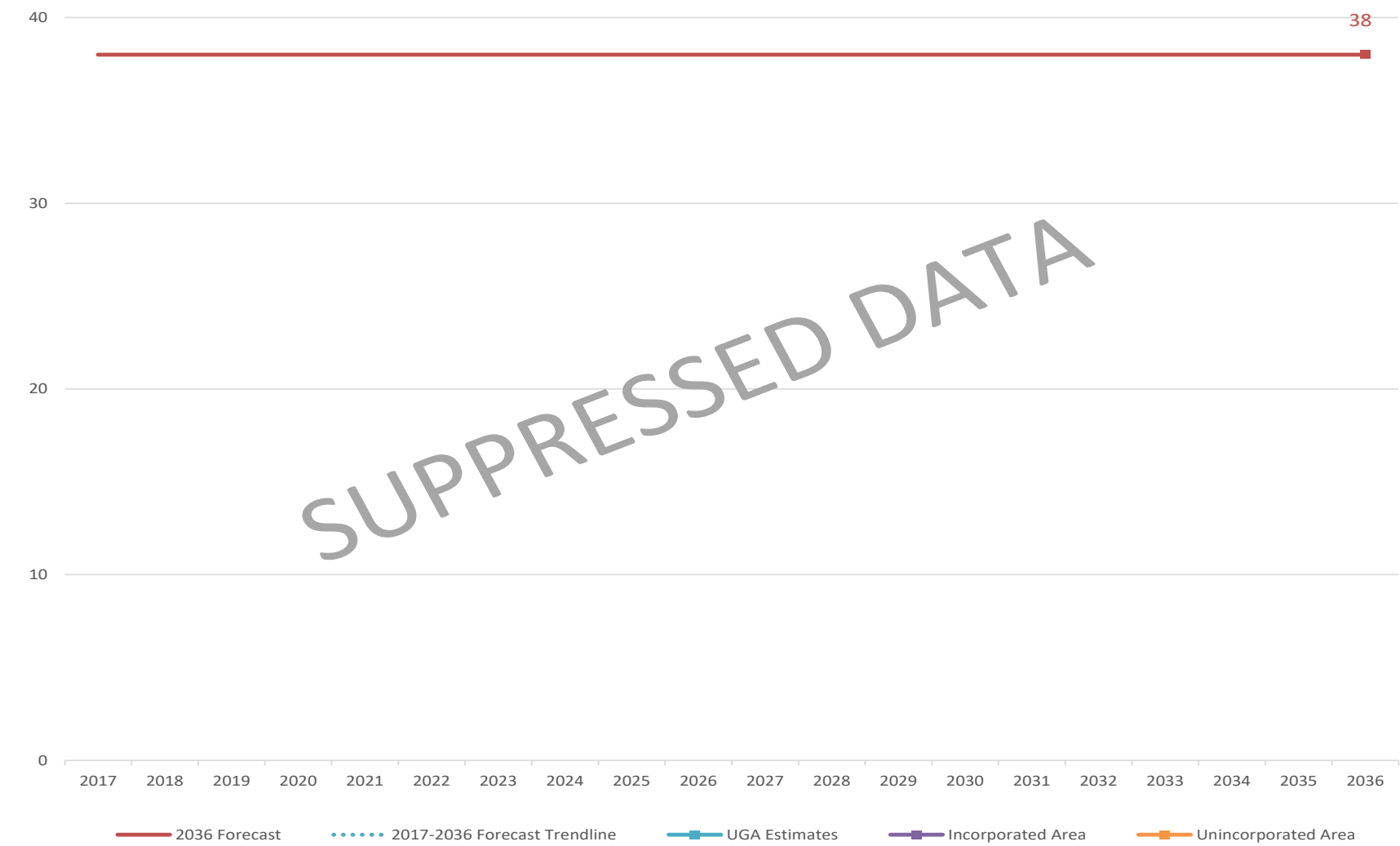| 2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
1,056	0	1,056	1,420

SUPPRESSED DATA

2024 Incorporated Employment	2024 Unincorporated Employment	2024 Total Employment	2036 Total Employment Forecast
(suppressed)	(suppressed)	(suppressed)	38

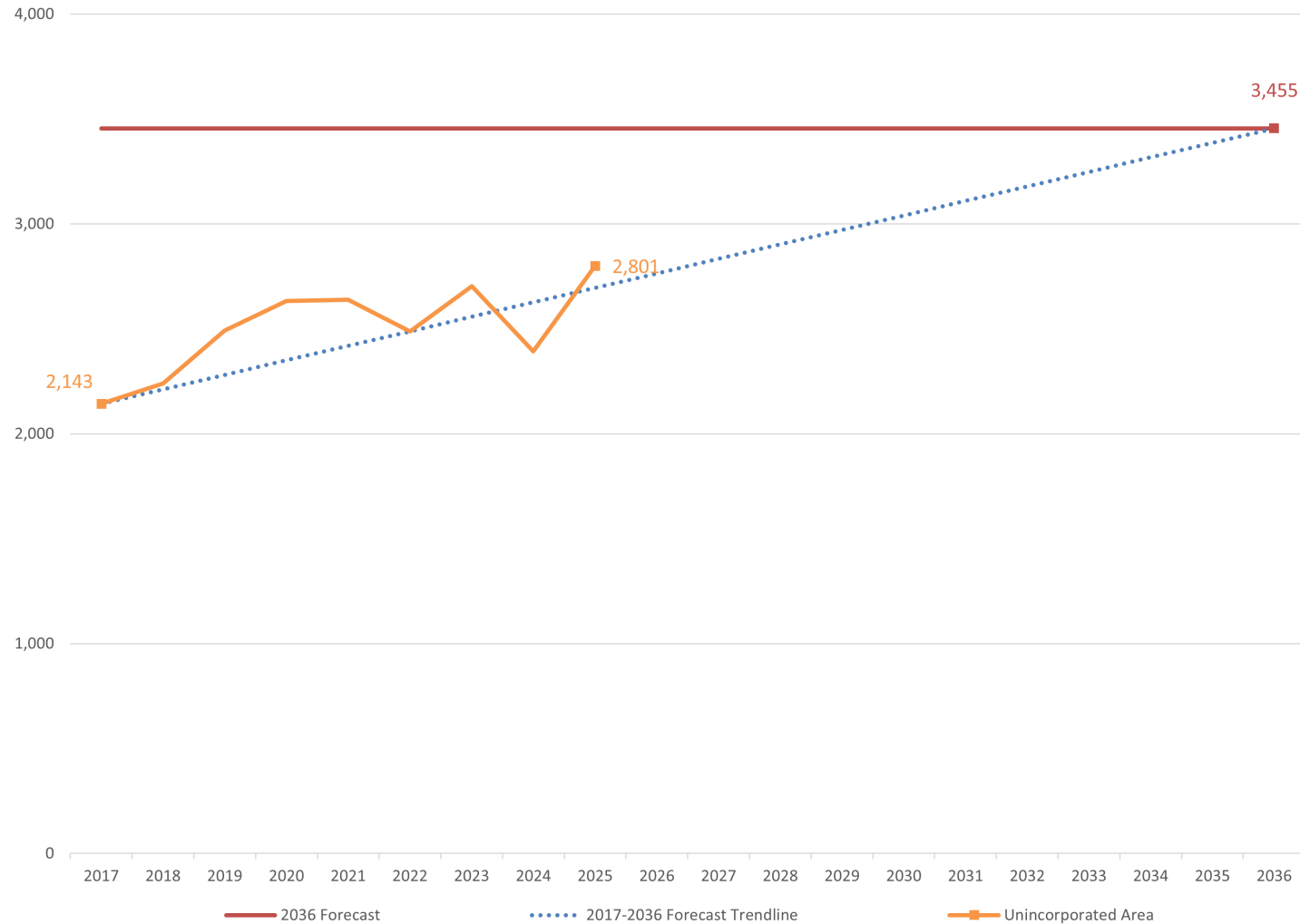| 2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
0	2,801	2,801	3,455

2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
0	1,035	1,035	1,247

2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
40,576	5,324	45,900	61,274

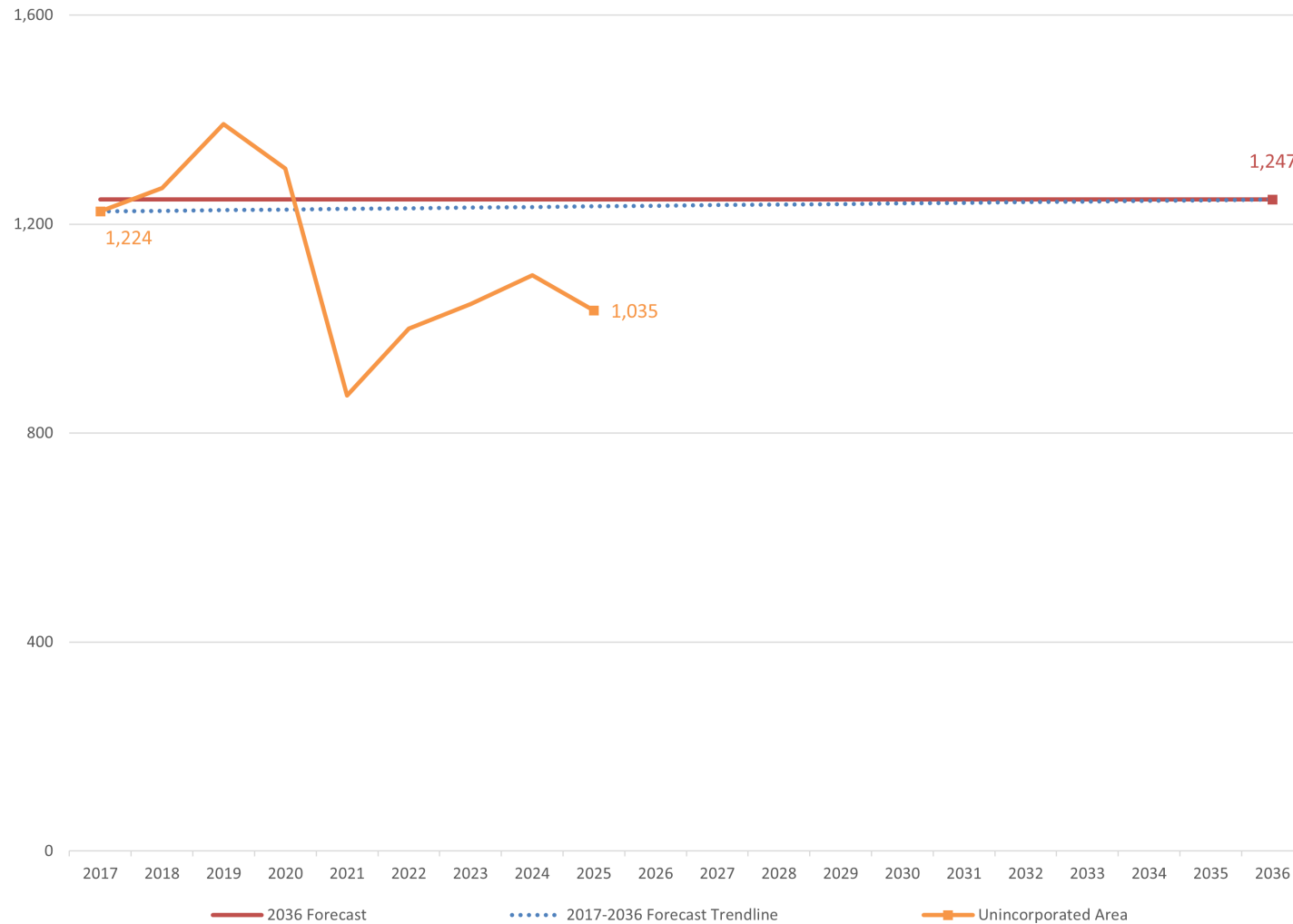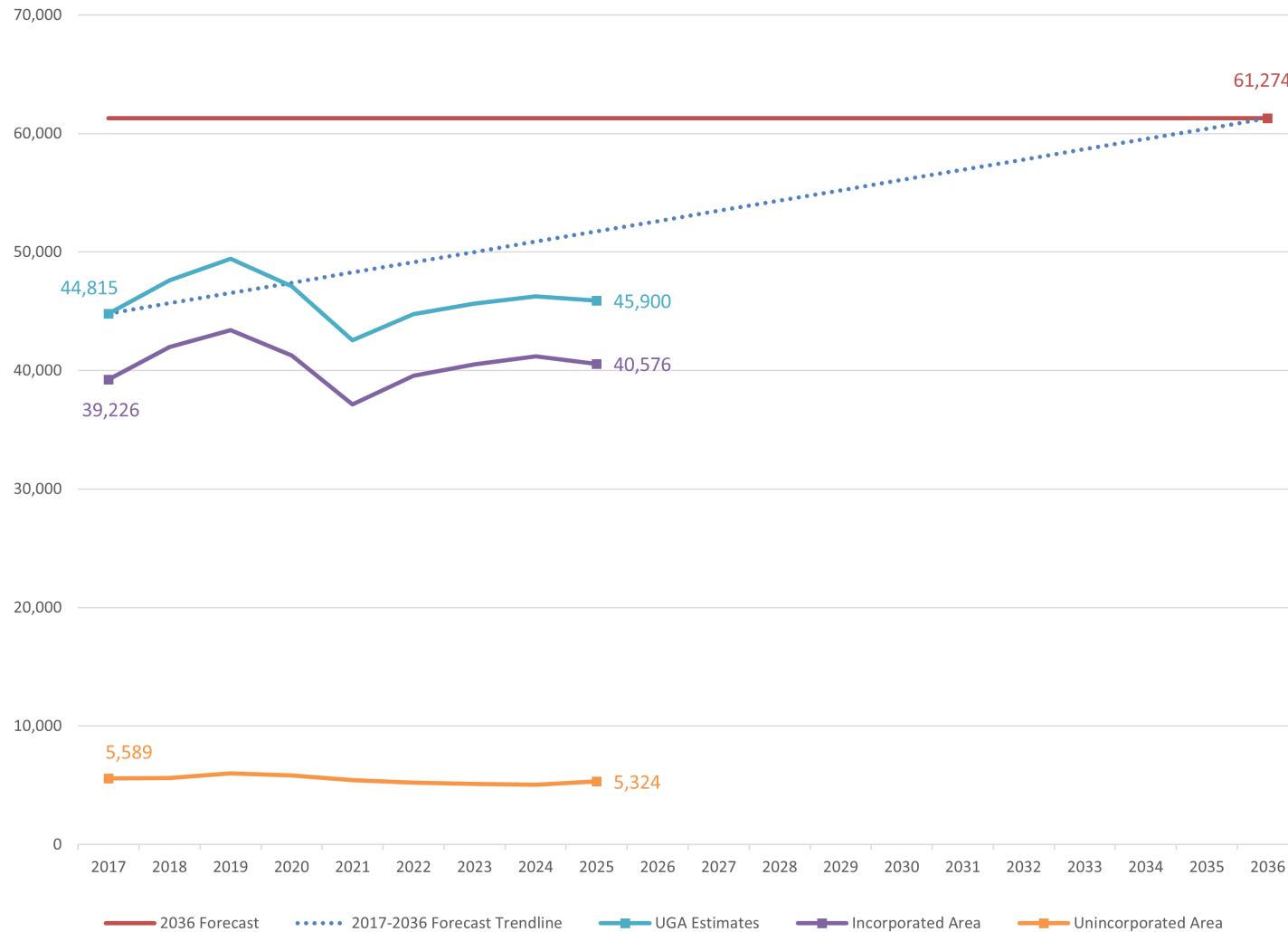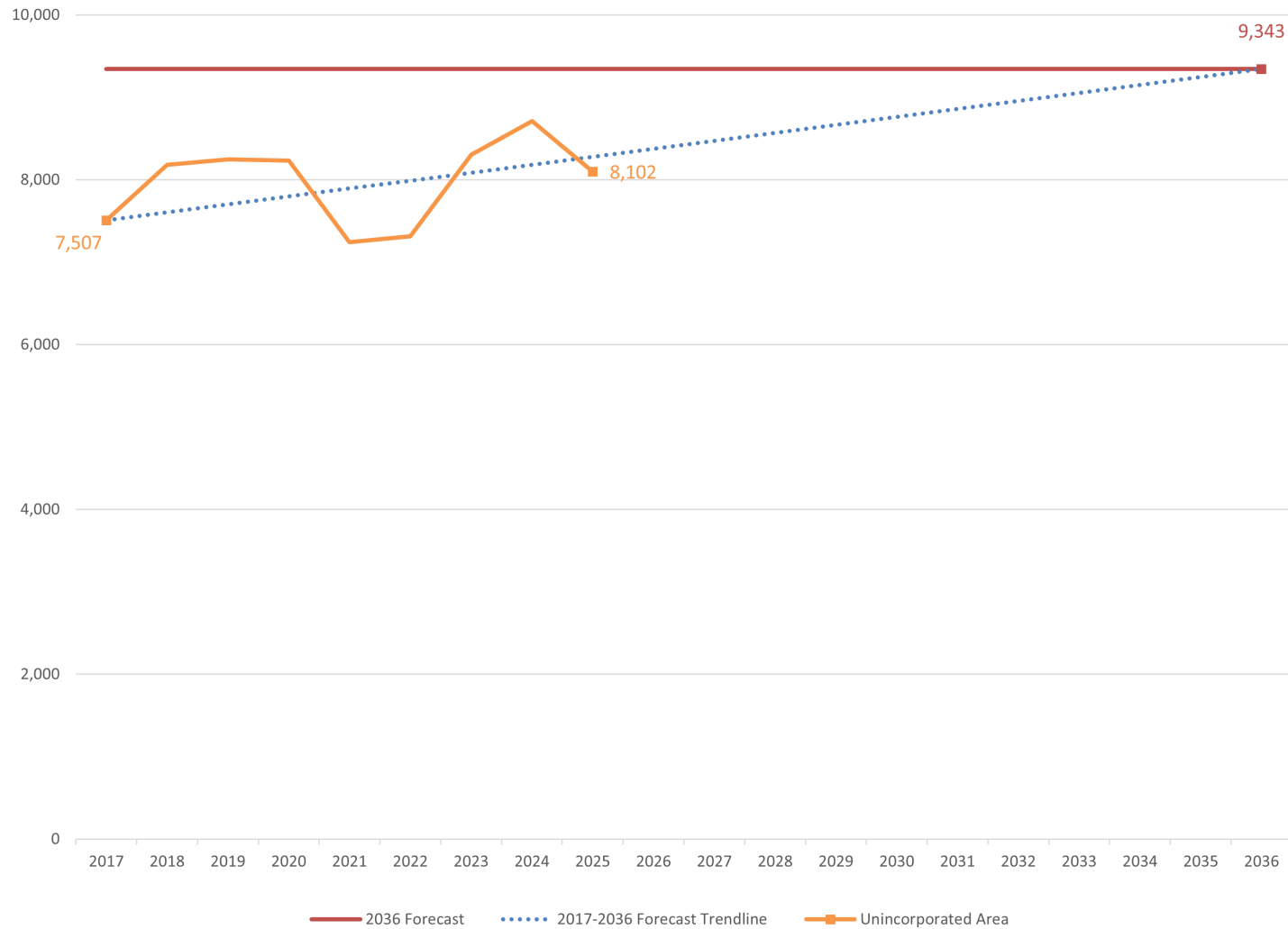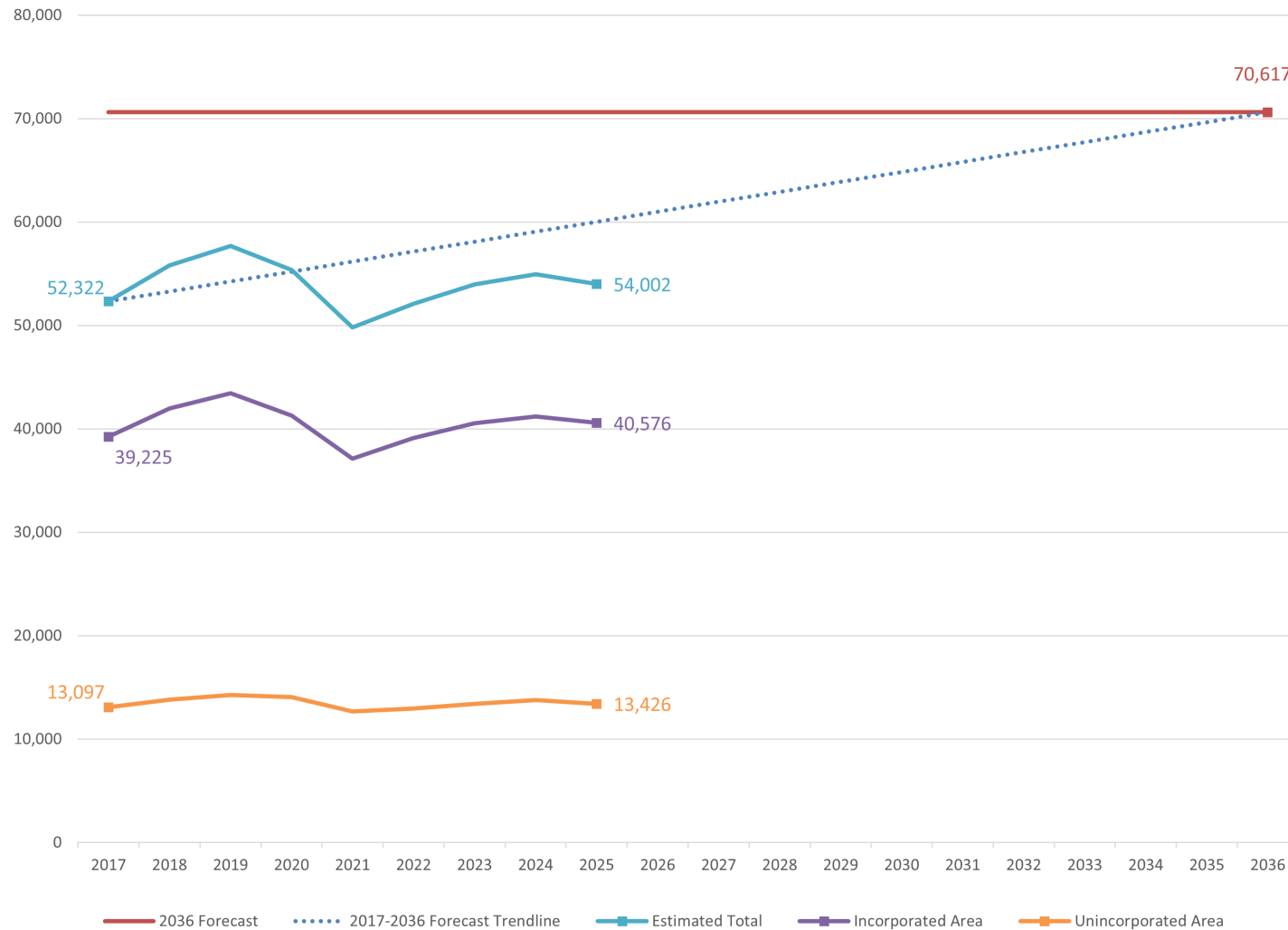| 2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
0	8,102	8,102	9,343

2025 Incorporated Employment	2025 Unincorporated Employment	2025 Total Employment	2036 Total Employment Forecast
40,576	13,426	54,002	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 were not part of the Growth Management Act coordination process when growth allocations were adopted in 2016, unlike population and employment forecasts. Housing growth forecasts were included in the Annual Report as annual averages 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 were not housing forecasts adopted by any jurisdiction and were 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.

In March 2025 the Board of Skagit County Commissioners adopted a major amendment to the Countywide Planning Policies. This amendment included adding housing allocations by Area Median Income (AMI) for 2045. In 2026 a new baseline growth monitoring report will be developed that includes housing growth monitoring based on the adopted 2045 housing allocations and consistent with the Growth Management Act and Department of Commerce guidance.

Data Sources

1. Washington State Office of Financial Management, Forecasting and Research Division, Postcensal Estimates of Housing Units, April 1, 2020 to April 1, 2025, Last Modified: June 27, 2025

   Data Notes: The 2020 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 2020 are developed using an allocation procedure based on Census 2020 P.L. 94-171 data, housing completion data reported by cities and counties (2010-2019), annexation census data (2010-2019), and Census 2000 Summary File 3 data. The resulting 2020 estimates maintain the 2020 census counts of total housing units, occupied housing units, and population in housing units. Housing unit estimates after 2020 are developed using housing completion data reported by cities and counties (2021-present), and annexation census data (2021-present). Historical postcensal housing unit estimates are revised in cases where more accurate data become available. The 2021 estimates in this table were revised November 30, 2021 after the 2020 Census P.L. 94-171 became available. These 2021 estimates supersede the estimates OFM released on June 30, 2021. Last modified: 2024-06-28.

2. OFM, Small Area Estimates Program, Estimates of Total Population, Household Population, Total Housing Units and Occupied Housing Units for Census 2020 Urban Growth Areas, 2010 – 2025, SAEP Version: October 7, 2025 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, 2024 – March 31, 2025, Prepared: November 7, 2025

   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.

5. Local Jurisdictions, Housing Unit and Population Survey Forms, April 1, 2017 – March 31, 2018, Preparation Dates Vary

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.
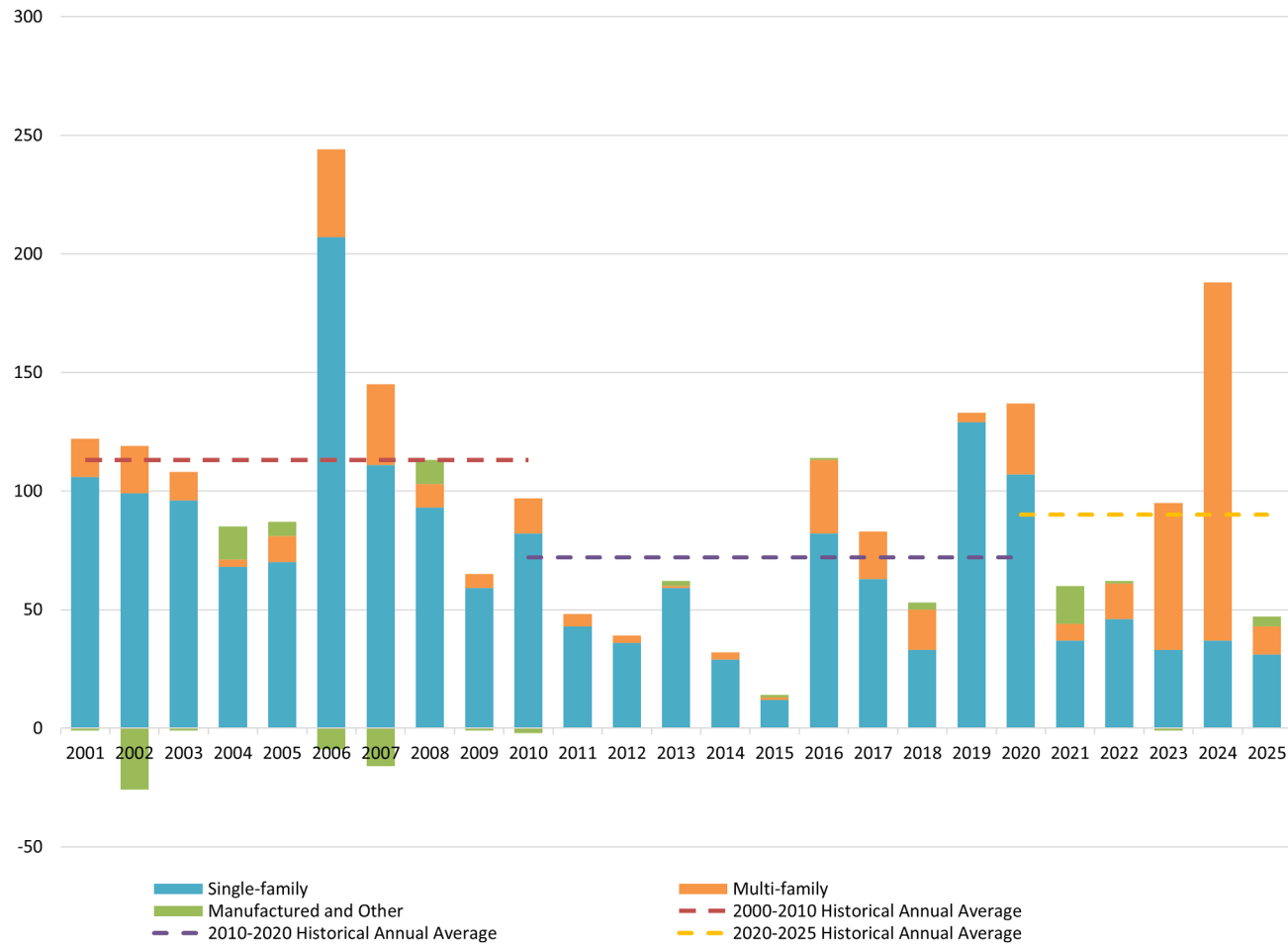
Group quarters are not included in Housing Estimates.

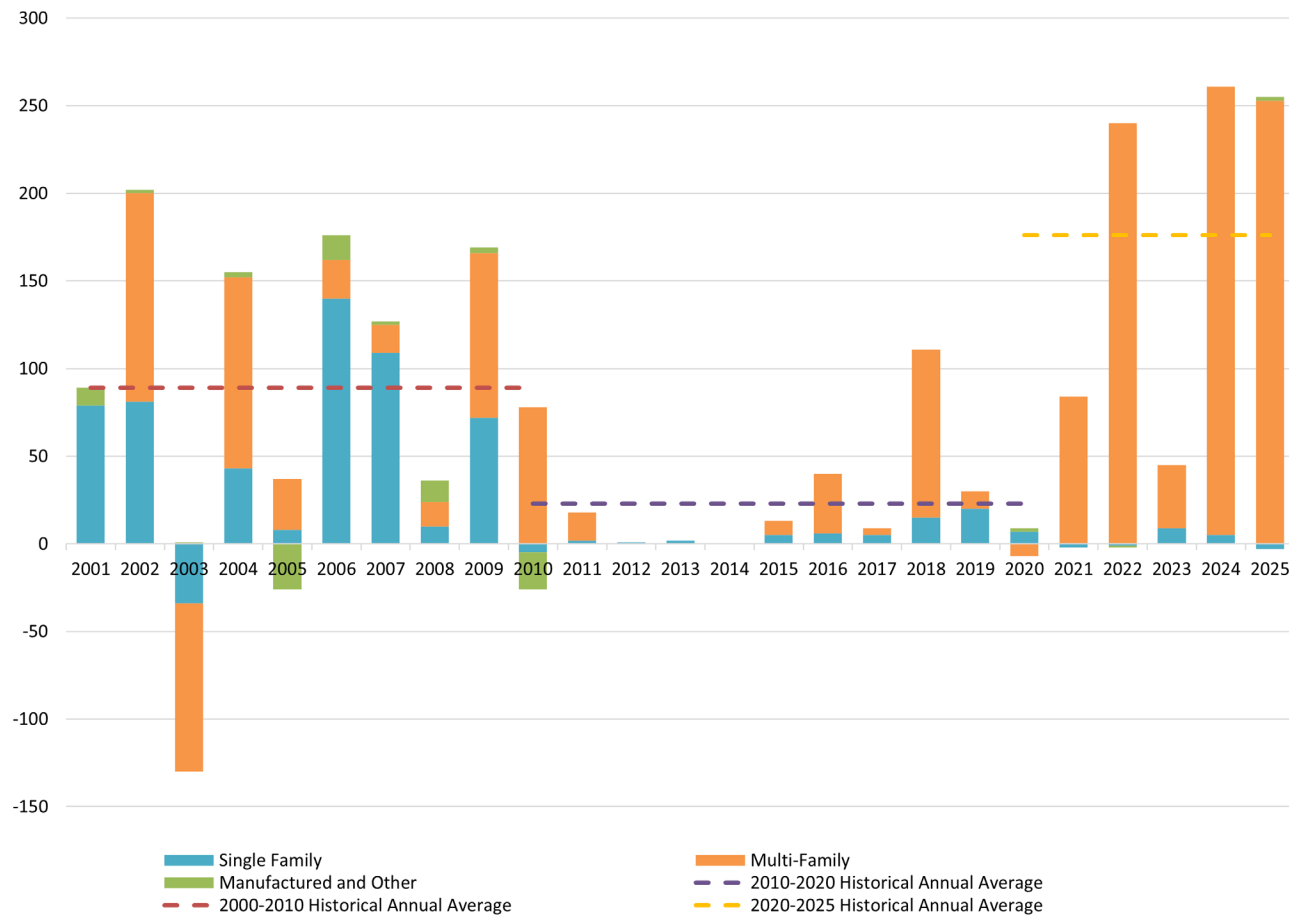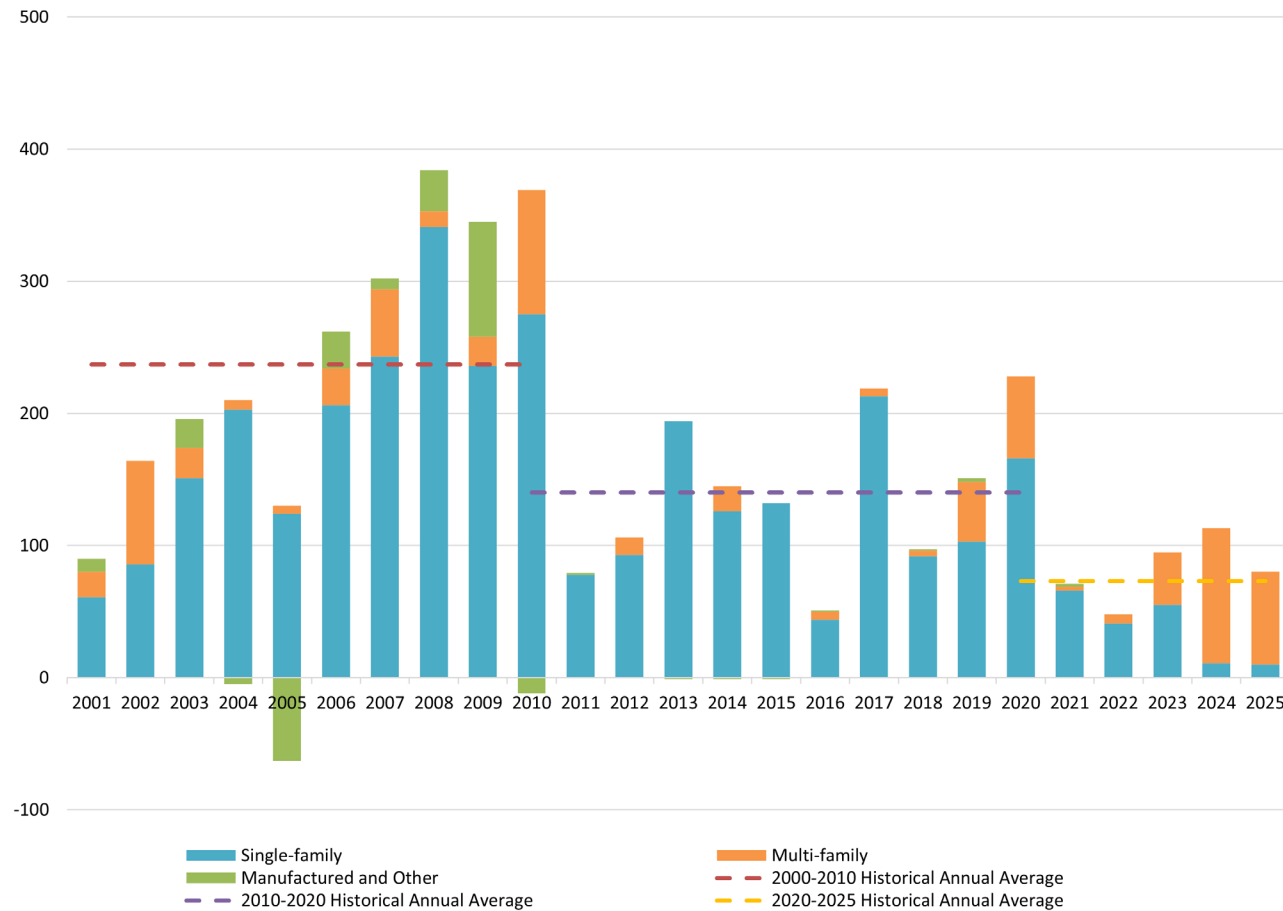| Urban Growth Area	2025									
	Incorporated Single-family	Unincorporated Single-family	Single-family Subtotal	Incorporated Multi-family	Unincorporated Multi-family	Multi-family Subtotal	Incorporated Manufactured and Other	Unincorporated Manufactured and Other	Manufactured and Other Subtotal	Grand Total
Anacortes	31	0	31	12	0	12	4	0	4	47
Burlington	-3	0	-3	253	0	253	2	0	2	252
Mount Vernon	10	0	10	70	0	70	0	0	0	80
Sedro-Woolley	36	0	36	30	0	30	8	0	8	74
Concrete	1	0	1	0	0	0	0	0	0	1
Hamilton	0	0	0	0	0	0	0	0	0	0
La Conner	0	0	0	0	0	0	0	0	0	0
Lyman	3	0	3	1	0	1	1	0	1	5
Bayview Ridge	NA	10	10	NA	0	0	NA	0	0	10
Swinomish	NA	0	0	NA	0	0	NA	0	0	0
UGA Subtotal	**78**	**10**	**88**	**366**	**0**	**366**	**15**	**0**	**15**	**469**
Rural (outside UGAs)	NA	61	61	NA	24	24	NA	11	11	96
Grand Total	**78**	**71**	**149**	**366**	**24**	**390**	**15**	**11**	**26**	**565**

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".

2000-2025							2025		2025-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2025 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+2,295	+1,768	+526	1	+113	+72	+90	2.23	7.48%	+168

2000-2025							2025		2025-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2025 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+1,992	+574	+1,415	+3	+89	+23	+176	2.62	6.8%	+39

2000-2025							2025		2025-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2025 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+4,138	+3,310	+717	+111	+237	+140	+73	2.70	4.5%	+320

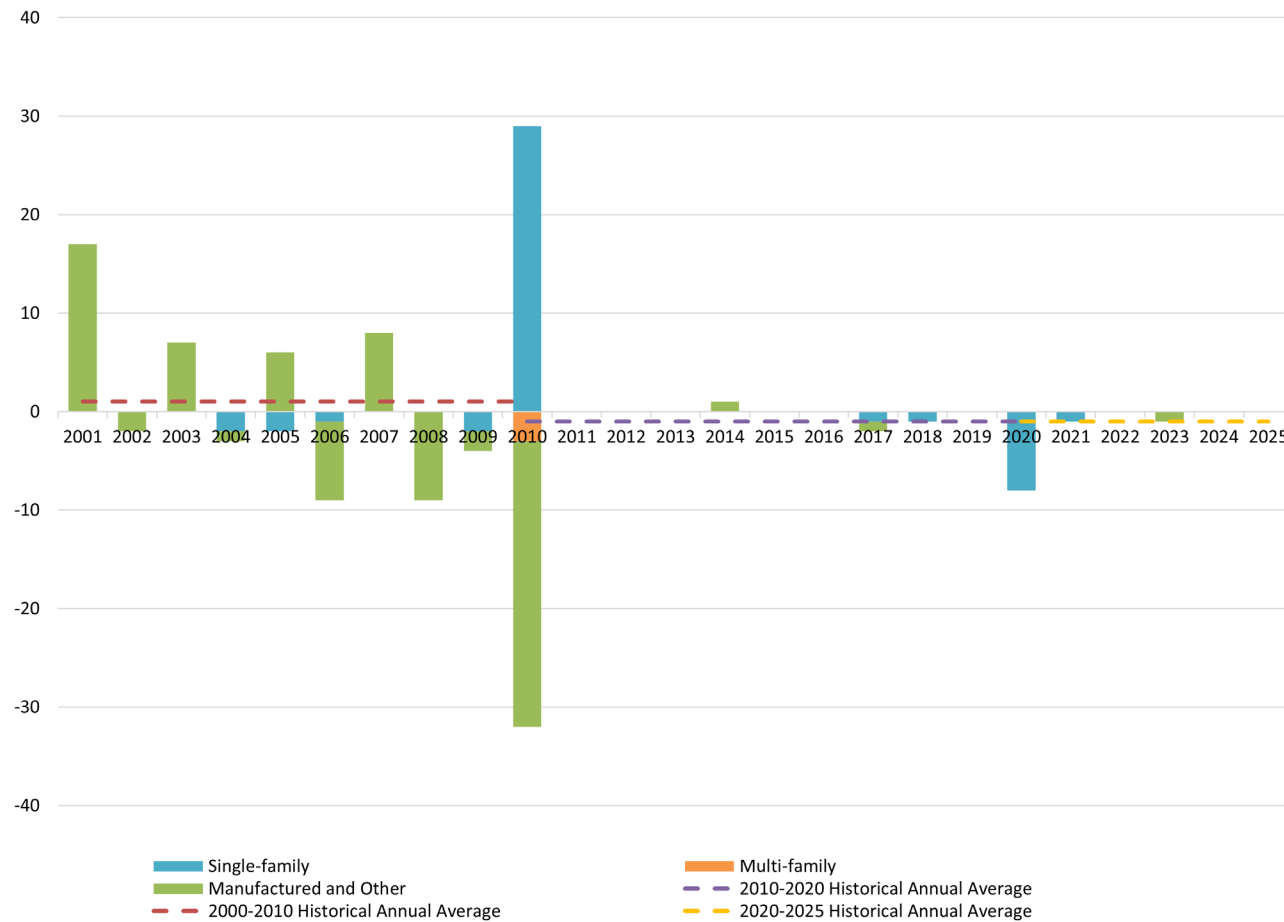| 2000-2025							2025		2025-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2025 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+1,865	+986	+743	+136	+97	+46	+75	2.62	4.6%	+78

Concrete conducted a state-certified special census in 2010 per OFM.

Concrete conducted a state-certified special census in 2015 per OFM.

Legend:
- Single-family
- Multi-family
- Manufactured and Other
- 2000-2010 Historical Annual Average
- 2010-2020 Historical Annual Average
- 2020-2025 Historical Annual Average

2000-2025							2025		2025-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2025 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+46	+35	+3	+8	+4	0	+2	2.32	10.2%	+10

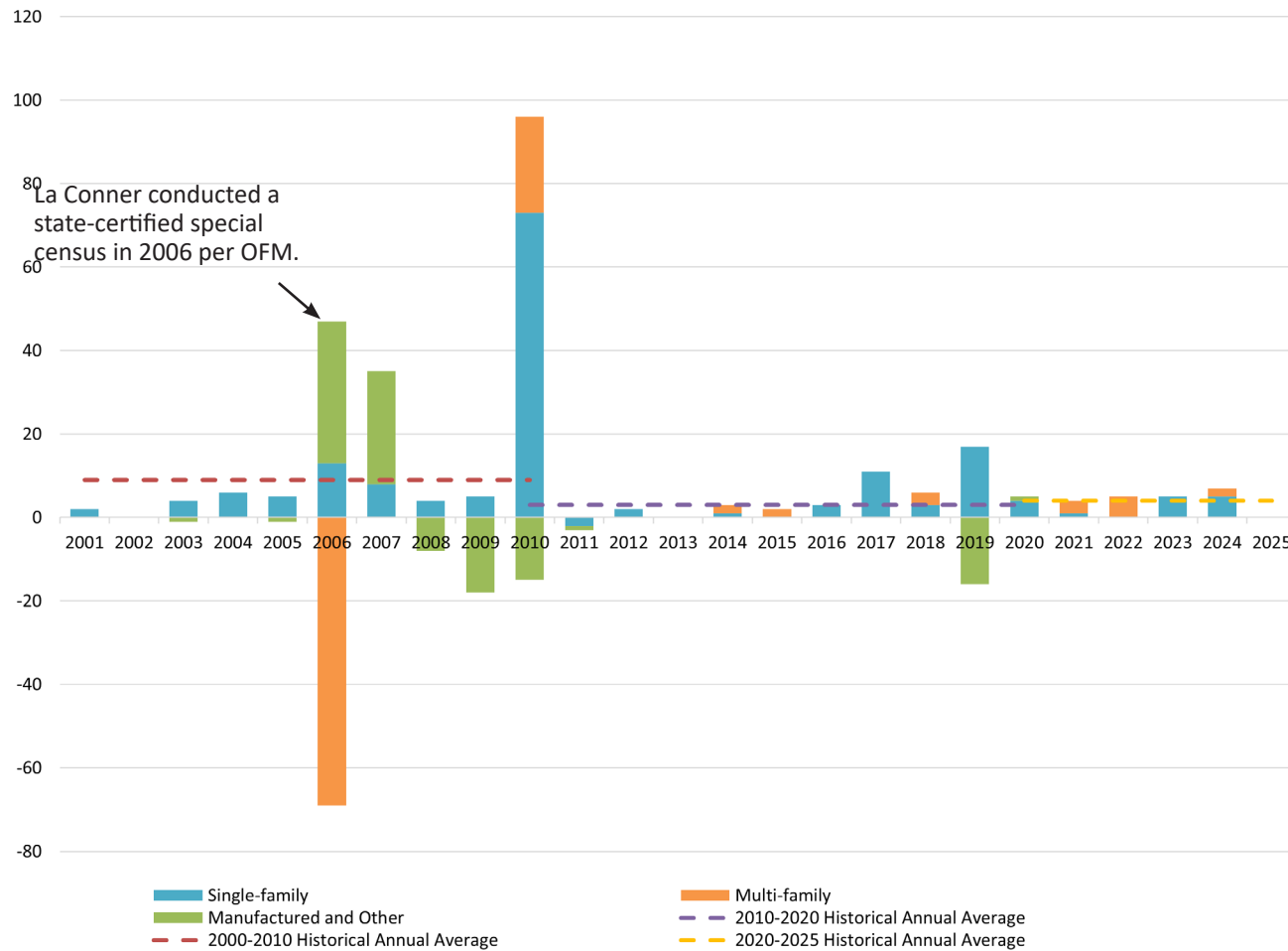| 2000-2025							2025		2025-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2025 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
-6	11	-3	-14	+1	-1	0	2.68	14.4%	+5

La Conner conducted a state-certified special census in 2006 per OFM.

Legend:
- Single-family
- Manufactured and Other
- 2000-2010 Historical Annual Average
- Multi-family
- 2010-2020 Historical Annual Average
- 2020-2025 Historical Annual Average

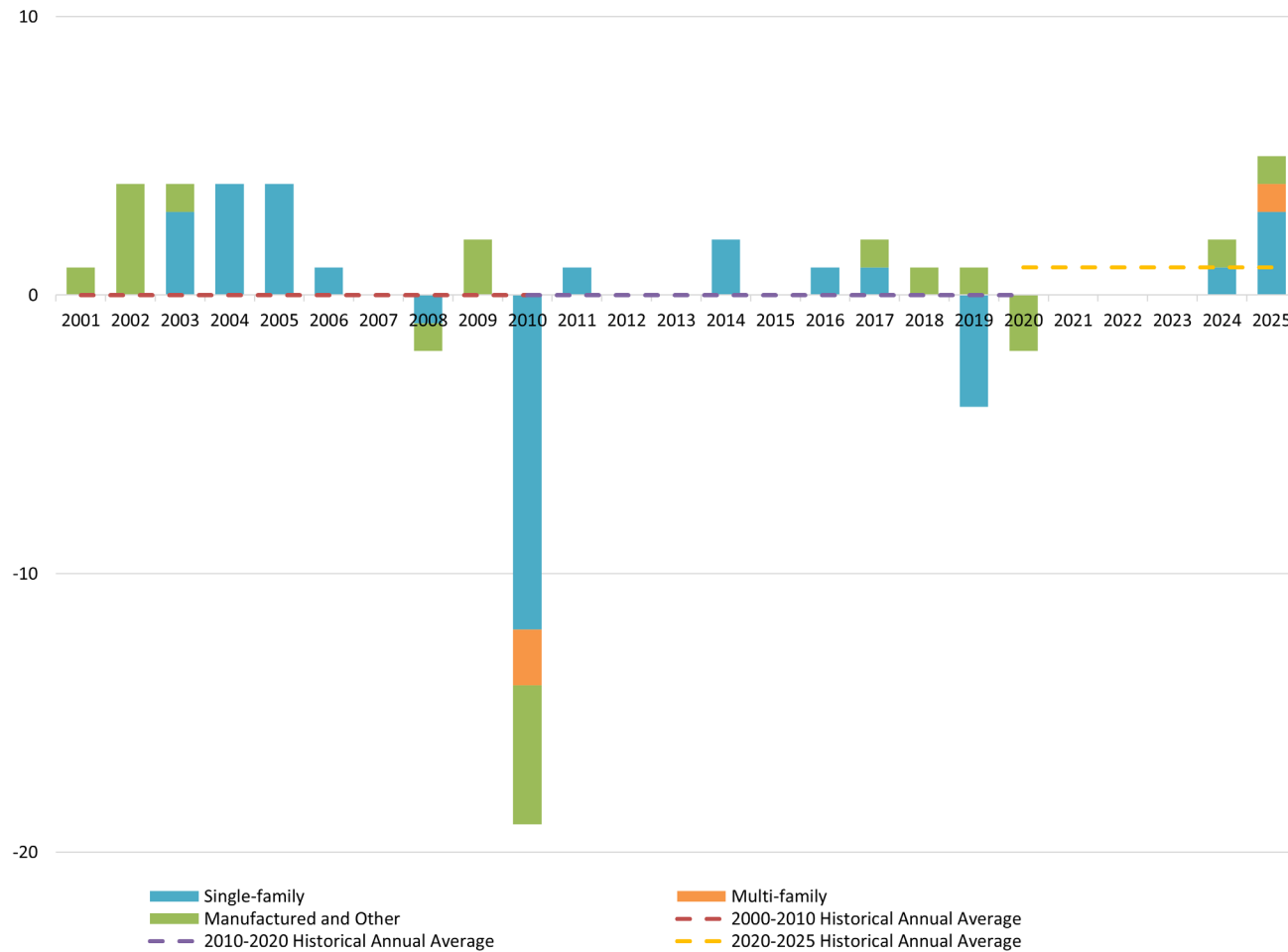| 2000-2025							2025		2025-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2025 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+143	+170	-29	+2	+9	+3	+4	1.91	9.2%	+12

	2000-2025						2025		2025-2036
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2000-2010 Annual Average Change in Housing Units	2010-2020 Annual Average Change in Housing Units	2020-2025 Annual Average Change in Housing Units	Average Household Size UGA Estimate	Vacancy Rate UGA Estimate	Forecast Annual Average Change in Housing Units
+8	4	-1	+5	0	0	1	2.85	9.1%	+6
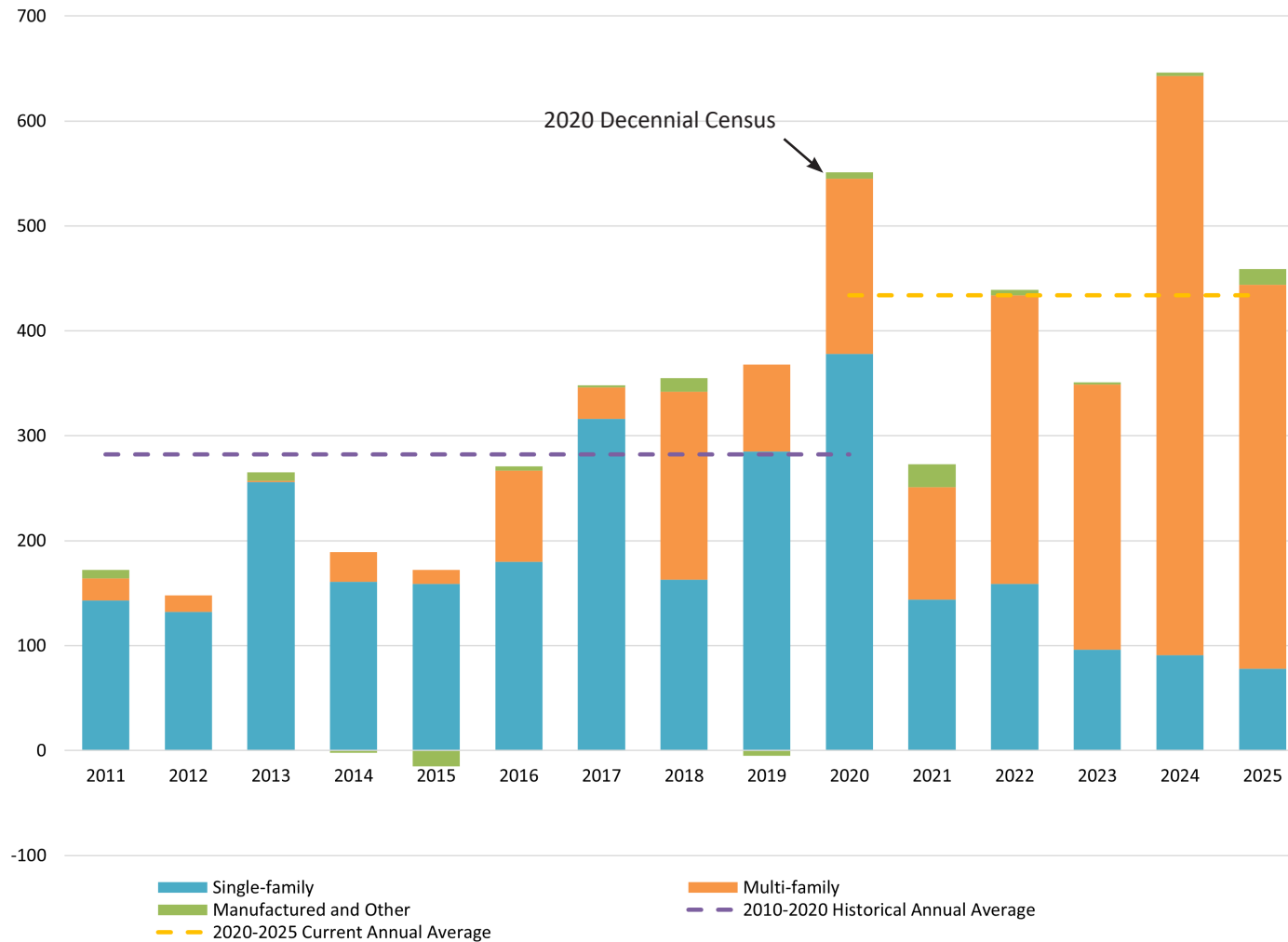
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2010-2020 Historical Annual Average	2020-2025 Current Annual Average
+4,985	+2,741	+2,178	+66	+282	+434
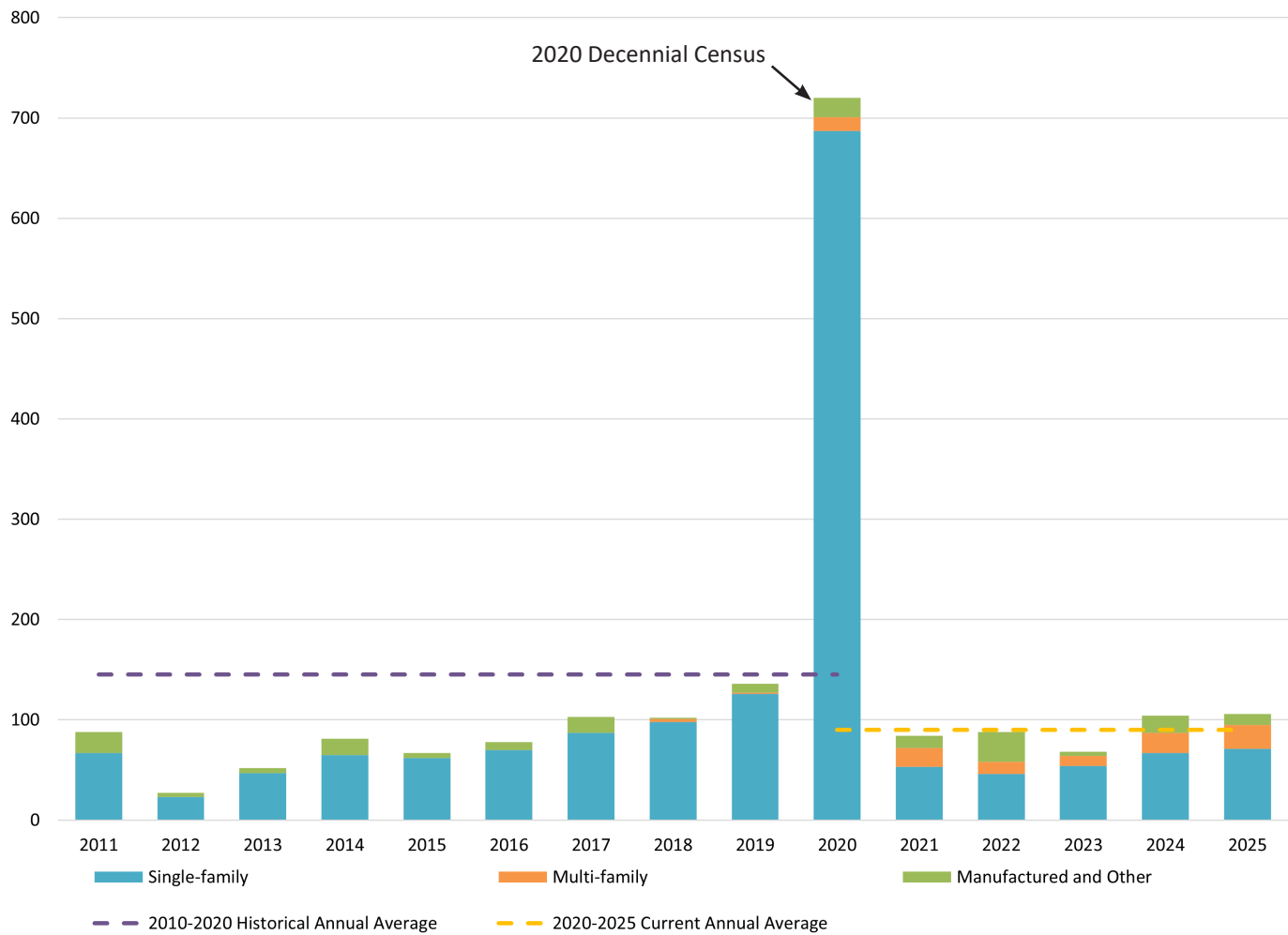
Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2010-2020 Historical Annual Average	2020-2025 Current Annual Average
+1,904	+1,623	+103	+178	+128	+90

2020 Decennial Census

Legend:
- Single-family
- Multi-family
- Manufactured and Other
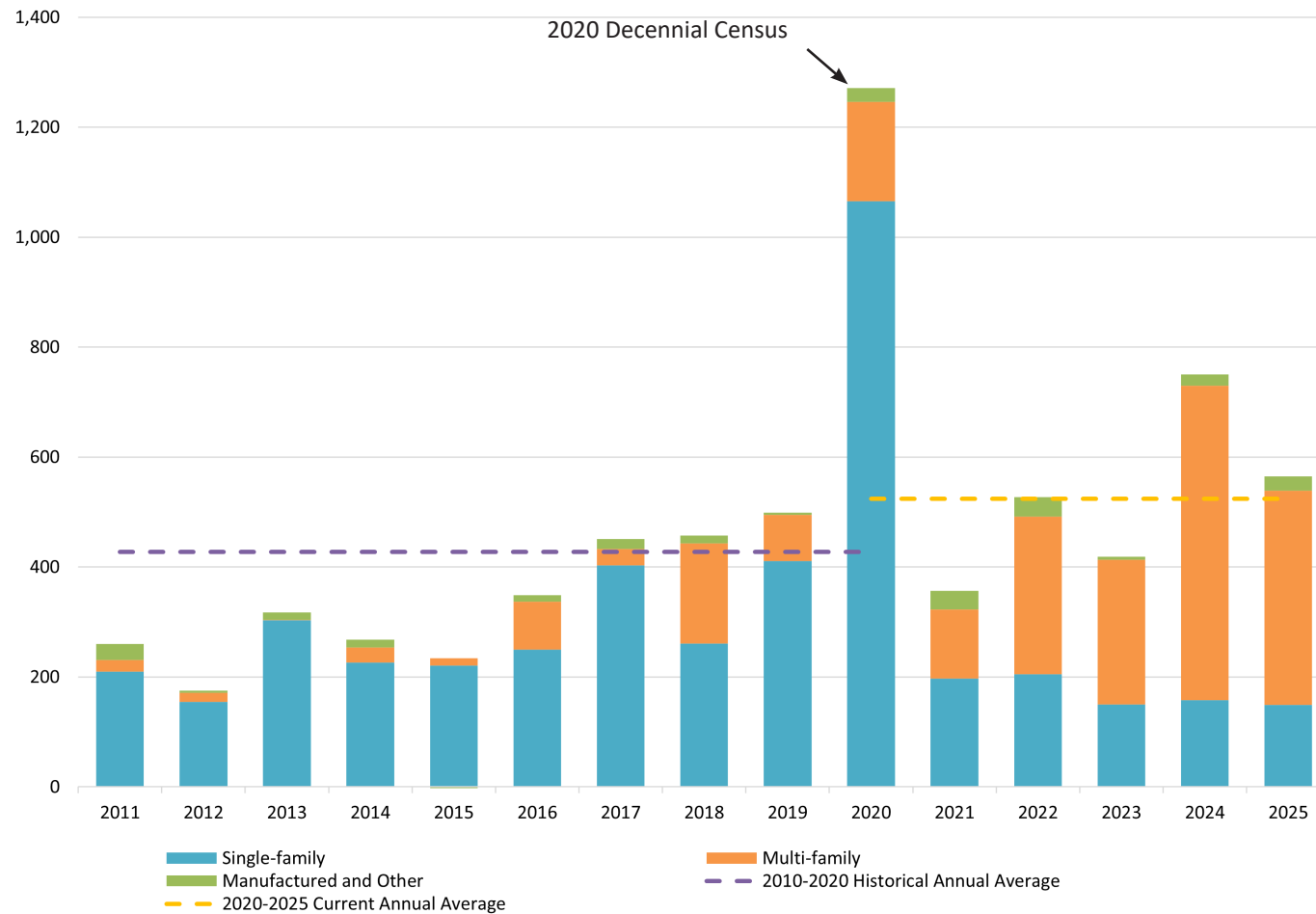- 2010-2020 Historical Annual Average
- 2020-2025 Current Annual Average

Total Housing Unit Change	Single-family Change	Multi-family Change	Manufactured and Other Change	2010-2020 Historical Annual Average	2020-2025 Current Annual Average
+6,889	+4,364	+2,281	+244	+452	+524

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 2021 Inflation-Adjusted Dollars), 2017 – 2021 American Community Survey 5-year Estimates, Retrieved: October 31, 2024

   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 2017-2021 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: 2017 – 2021 ACS 5-year average data, Retrieved: October 31, 2024

   • Skagit County – Geographic Summary Level: Counties

   Data Notes: These files are a custom tabulation of 2017-2021 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).* 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 13-17.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.

* 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.

Data Note

Variation in results may occur between the Affordable Housing Estimates section of the Growth Monitoring Report and the Washington Department of Commerce Housing for All Planning Tool (HAPT) due to factors such as different underlying data sources and differences in methodology.

The Affordable Housing Estimates Section was not updated for the 2025 Growth Monitoring Report due to unavailability of United States Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy data for 2018-2022.

Tables

The Affordable Housing Estimates section includes 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
$75,308	Low	High	Low	High			
Under 30%	$0	$22,592	$0	$565	3,020	1,815	-1,205
30%-50%	$22,592	$37,654	$565	$941	2,230	1,900	-330
50%-80%	$37,654	$60,246	$941	$1,506	3,115	7,030	3,915
Over 80%	$60,246		$1,506		6,530	3,915	-2,615
				Total	15,240*	15,090*	-235*

OWNER OCCUPIED

Percentage of Skagit County AMI	Income Ranges		Monthly Housing Budget		Estimated Households	Estimated Units	Gap Over / Under
$75,308	Low	High	Low	High			
Under 30%	$0	$22,592	$0	$565	1,845	2,725	-1,725
30%-50%	$22,592	$37,654	$565	$941	2,605		
50%-80%	$37,654	$60,246	$941	$1,506	4,710	3,680	-1,030
80%-100%	$60,246	$75,308	$1,506	$1,883	4,050	4,670	620
100% or Over	$75,308		$1,883		22,435	24,795	2,360
				Total	33,255*	33,550*	225*

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. **Tables not updated for 2025 report due to data unavailability.**

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%)