

# Understanding Housing Needs in Skagit County

Incomes and production levels aren't keeping pace with demand, making housing out of reach for many Skagitonians. North Star is collaborating with partners across the county to improve access to housing by creating a pipeline of affordable housing and making pathways to housing faster and easier to navigate.

## Housing costs have increased and incomes are not keeping pace.





|   | 2015      | 2024       | CHANGE  |
|---|-----------|------------|---------|
|  Median Home Price   | \$281,000 | \$579,900  | 105.37% |
|  Average Rent for 2 Bedroom Apartment                        | \$988/mo  | \$1,657/mo | 67.71%  |
|  Income Required for 2 Bedroom Apartment (fair market rent) | \$39,520  | \$68,040   | 72.17%  |
|  Median Annual Income                                      | \$68,200  | \$102,800  | 50.73%  |

Figure 1

## We've added new homes (mostly in cities)...

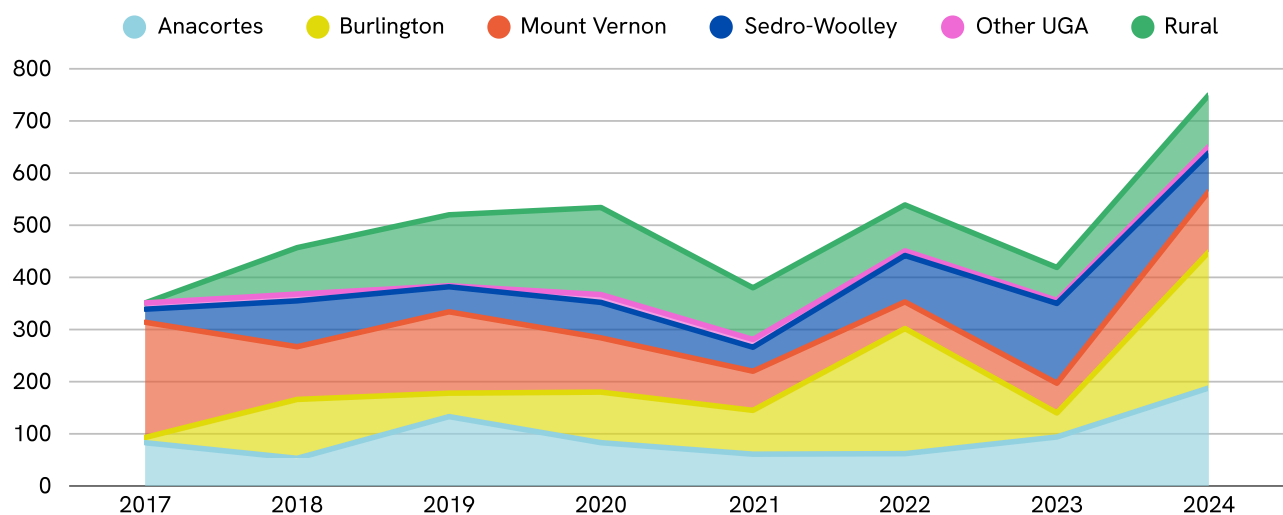


Figure 2

Figure 1: [Skagit County Trends and the Department of Housing and Urban Development \(HUD\)](#)  
 Figure 2: [Skagit Council of Governments Growth Monitoring Program](#)

# ...But it's not enough!

The Washington Department of Commerce estimates that Skagit County will need 17,450 new homes by 2045 to accommodate for the continued growth of our population. That means that every year for the next 25 years, our communities need to add 700 new housing units. **Most of those—almost 10,000—need to be affordable to low-income seniors, working families, and people with disabilities.**

By 2045, we need  
**10,000**  
 housing units that are affordable to low-income seniors, working families, and people with disabilities.

Affordability Level (% of Area Median Income)

|                                  | TOTAL  | 0-30% | 30-50% | 50-80% | 80-100% | 100-120% | 120%+  |
|----------------------------------|--------|-------|--------|--------|---------|----------|--------|
| Future Housing Needed by 2045    | 70,413 | 6,473 | 8,197  | 16,062 | 9,429   | 6,429    | 23,800 |
| Estimated Housing Supply (2020)  | 52,962 | 1,999 | 5,329  | 13,558 | 8,089   | 5,263    | 18,724 |
| New Housing Needed (2020-2045)   | 17,452 | 4,474 | 2,868  | 2,504  | 1,340   | 1,190    | 5,076  |
| Average Annual Production Needed | 698    | 179   | 115    | 100    | 54      | 48       | 203    |

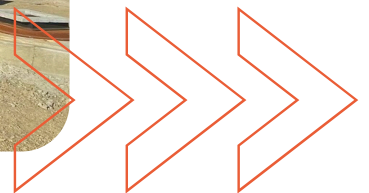
Figure 3



Example of market rate housing, The Depot, in Sedro-Woolley



Example of affordable housing, Parkside Cottages, in Anacortes



# What exactly is median income?

Area Median Income (AMI) is the midpoint of a region’s income distribution, meaning that half of the households in a region earn more than the median and half earn less than the median. This measure provides realistic insight about “typical” earnings and is often used to determine eligibility for various housing assistance programs and other benefits.

## Area Median Income (AMI) + Representative Wages in Skagit County

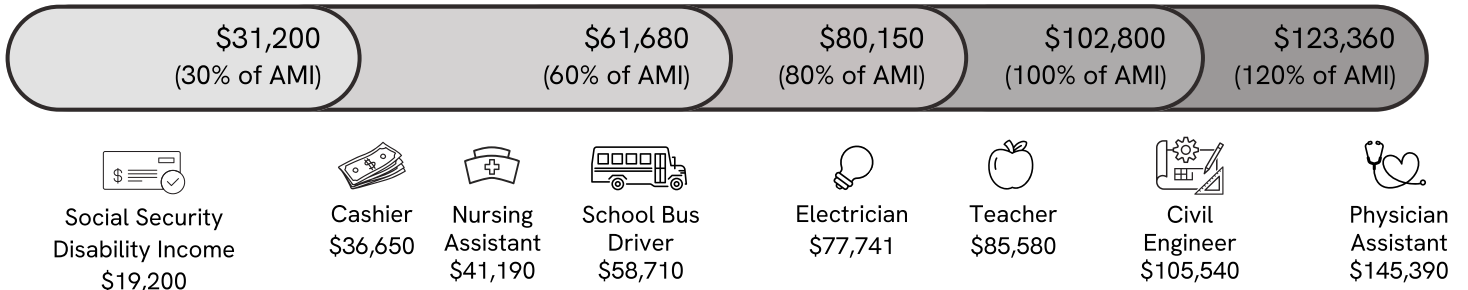


Figure 4

## Numerous non-profits are working every day to provide more affordable housing in Skagit County.

### Continuum of Affordable Housing Options

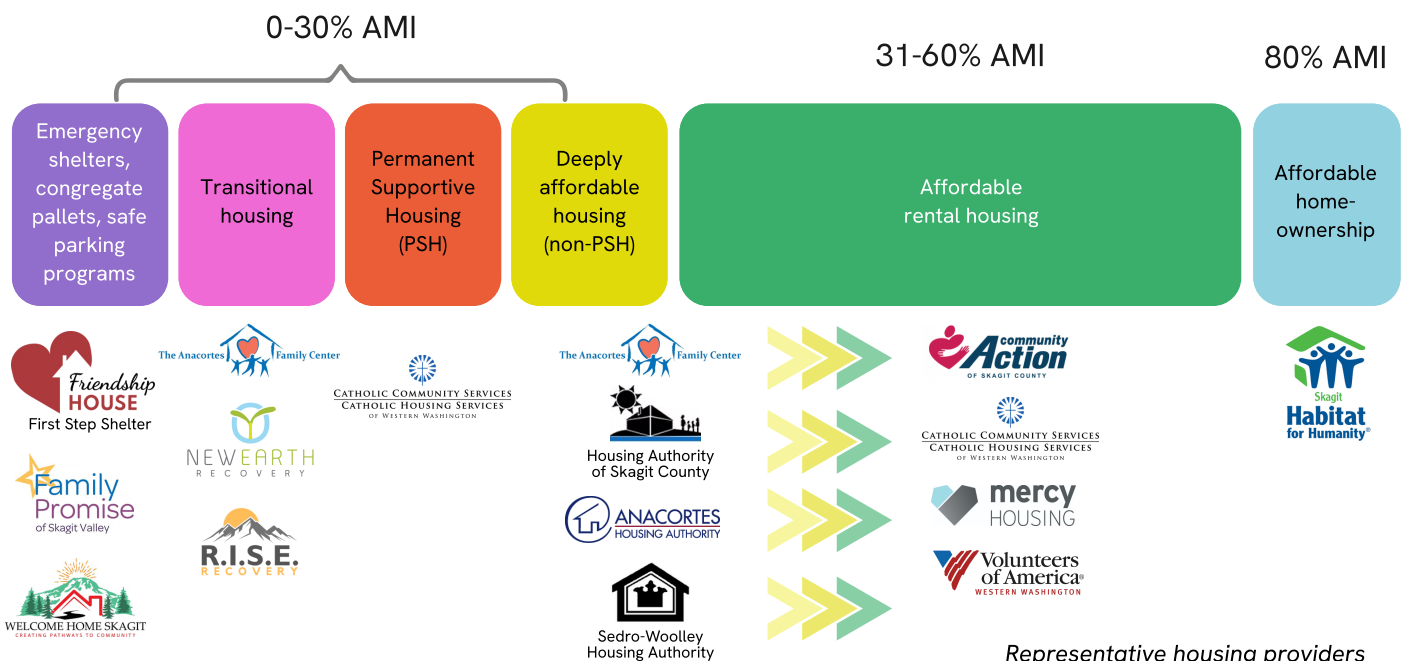
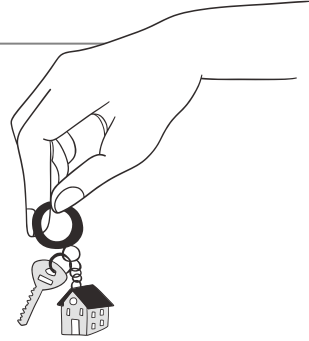


Figure 4: Washington State Employment Security Department and U.S. Department of Housing and Urban Development

# What are government officials doing to help?

As part of North Star, electeds and many other community leaders are:

- 1 Simplifying processes and streamlining regulations.
- 2 Supporting developers and builders to expedite processes.
- 3 Coordinating local housing dollars to maximize leverage and impact.
- 4 Identifying more land for housing to accelerate development and prevent sprawl.
- 5 Working to ensure Skagit gets its fair share—and more—of state and federal housing dollars.



*Building housing within existing urban areas preserves valuable agricultural land and helps limit urban sprawl.*

Long-term solutions to housing challenges take time, but they're within reach. Jurisdictions and their private-sector partners throughout Skagit County are actively working to address barriers, provide safe and stable housing, and ensure that no one has to live in their car or on the street.

Visit [www.northstarskagit.org](http://www.northstarskagit.org) to stay connected and informed about these efforts.