



Skagit County Housing Report

2019 Second Half



About the Data

The Planning and Development Services Department (PDS) receives applications for a variety of land use and development activities. This semiannual report looks specifically at housing unit activity within unincorporated Skagit County and Town of La Conner, through an interlocal cooperative agreement. The report is broken into three sections, each of which demonstrate a different phase of housing development (application, issuance and completion of project). Each section displays the number of housing units over a 5 year period, the associated project valuations (the construction cost estimate to calculate permit fees), and a comparison of 2018 to 2019 semiannual results. It is important to note that figures 1, 3, and 5 below, in the first semiannual report, only represented the first two quarters for 2019. However, the full yearly total for 2019 is now represented. In 2019, two new classifications were added to better capture replacement homes and temporary structure. Housing types are abbreviated, as seen in the table below.

Disclaimer

Information below reflects data extracted from Skagit Planning & Development Services (PDS) Permit Software Database. Important to note, that data is live and can change regularly. Projects can be withdrawn or reclassified, which can change what is reported here.

Subdivision Impacts

In August 2017, PDS approved a 32 lot long plat for Frazier Heights, which opened up 31 lots for housing and its impacts can be seen in the data below. Applications were received shortly after with 14 of the housing units applied for in 2017, 10 in 2018 and 5 in 2019. Prior to this plat, the last large subdivision approved was Creekside Meadows in 2010 with 15 lots. In April 2019, phase I and III of Cascade Highlands was approved, creating 38 lots. Three applications for this subdivision were received in 2019. Phase III is expected to be complete prior to March of 2021 with preliminary approval of 20 lots.

Housing Unit Details for Received Applications

Unit Type	Project Square Footage (Median value)		Project Valuation (Median value)		Bedrooms (Median value)	
	2018	2019	2018	2019	2018	2019
ADU	746	920**	\$44,313.47	\$101,272.40	1	1
NSFD	3,374	3,256	\$300,786.40	\$270,378.80	3	3
NSFDR	3,657	3,329	\$301,335.00	\$312,354.20	3	3

*manufacture home values not available

** ADUs cannot exceed 900 sq. ft. in Unincorporated Skagit County. This higher number is due to the increasing popularity of garage/ADU combinations.

For more information visit our website:

<https://www.skagitcounty.net/Departments/PlanningAndPermit/main.htm>

Section 1. Housing Unit Applications Received

Figure 1. 2015-2019 Housing Unit Applications Received.

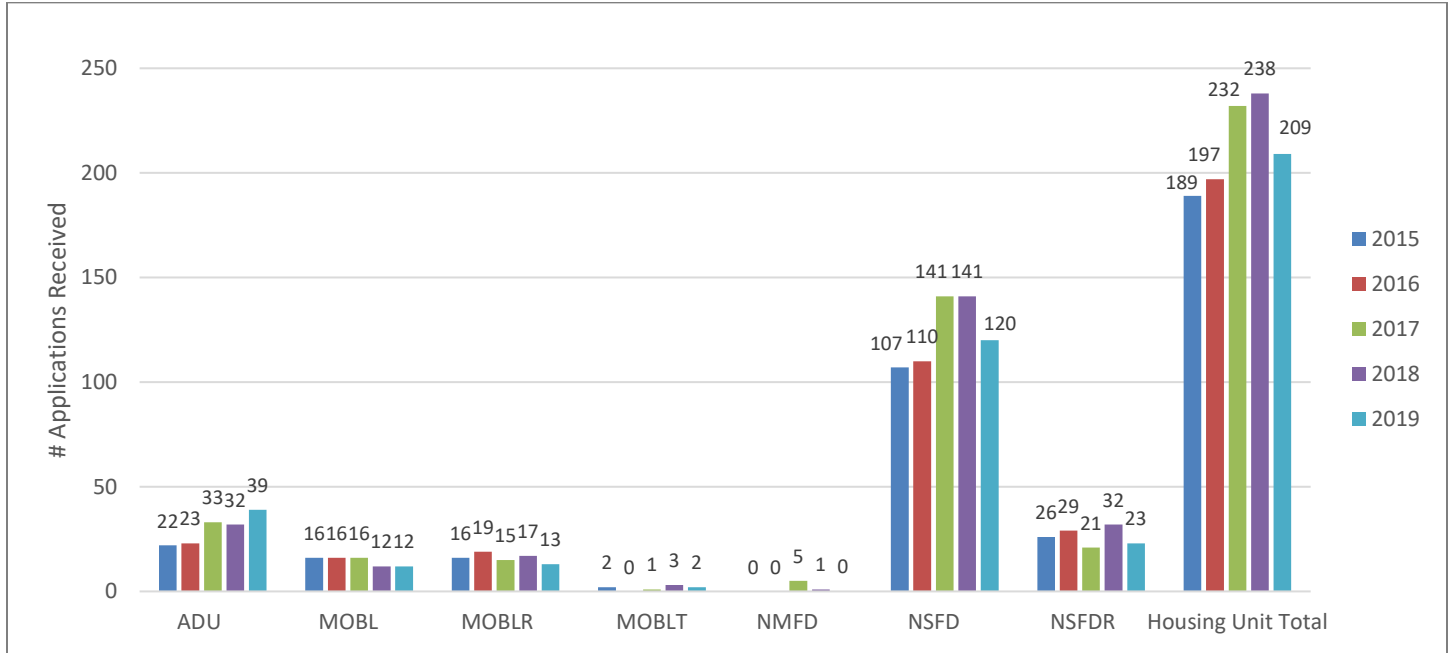
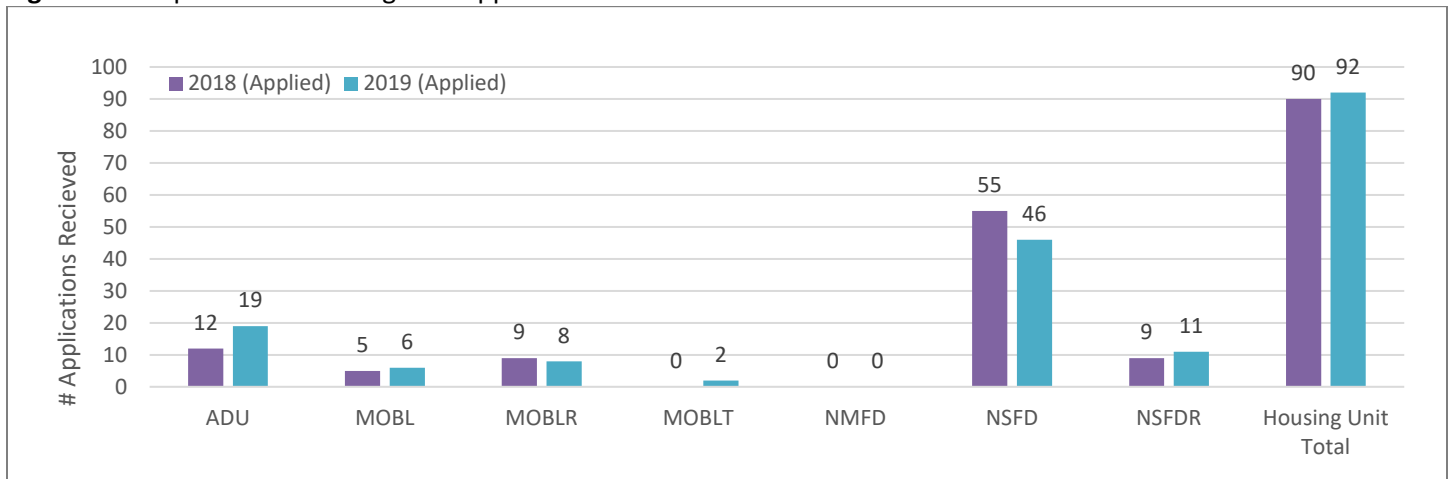


Table 1. Total Project Valuation of Housing Unit Applications Received.

Housing Type	2015	2016	2017	2018	2019
ADU	\$1,203,178.26	\$1,585,359.13	\$2,498,559.97	\$2,378,668.54	\$3,286,694.27
MOBL*	\$0.00	\$69,063.28	\$0.00	\$26,615.16	\$0.00
MOBLR*	\$53,072.50	\$25,148.00	\$0.00	\$1,979.20	\$395.84
MOBLT*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NMFD	\$0.00	\$0.00	\$1,942,510.67	\$528,711.57	\$0.00
NSFD	\$27,321,494.39	\$31,798,331.50	\$41,942,241.29	\$40,932,476.40	\$33,593,414.66
NSFDR	\$6,170,110.48	\$8,839,607.50	\$7,661,401.87	\$10,096,704.08	\$7,118,857.63
TOTAL	\$34,747,855.63	\$42,317,509.41	\$54,044,713.80	\$53,965,154.95	\$43,999,362.40

* Manufactured Homes are given a flat rate permit fee and not a project valuation. If there is a project valuation attached to a manufactured home, another structure is attached.

Figure 2. Comparison of Housing Unit Applications Received for the 2nd Half of 2018 and 2019.



Section 2. Housing Unit Permits Issued

Figure 3. 2015-2019 Housing Unit Permits Issued.

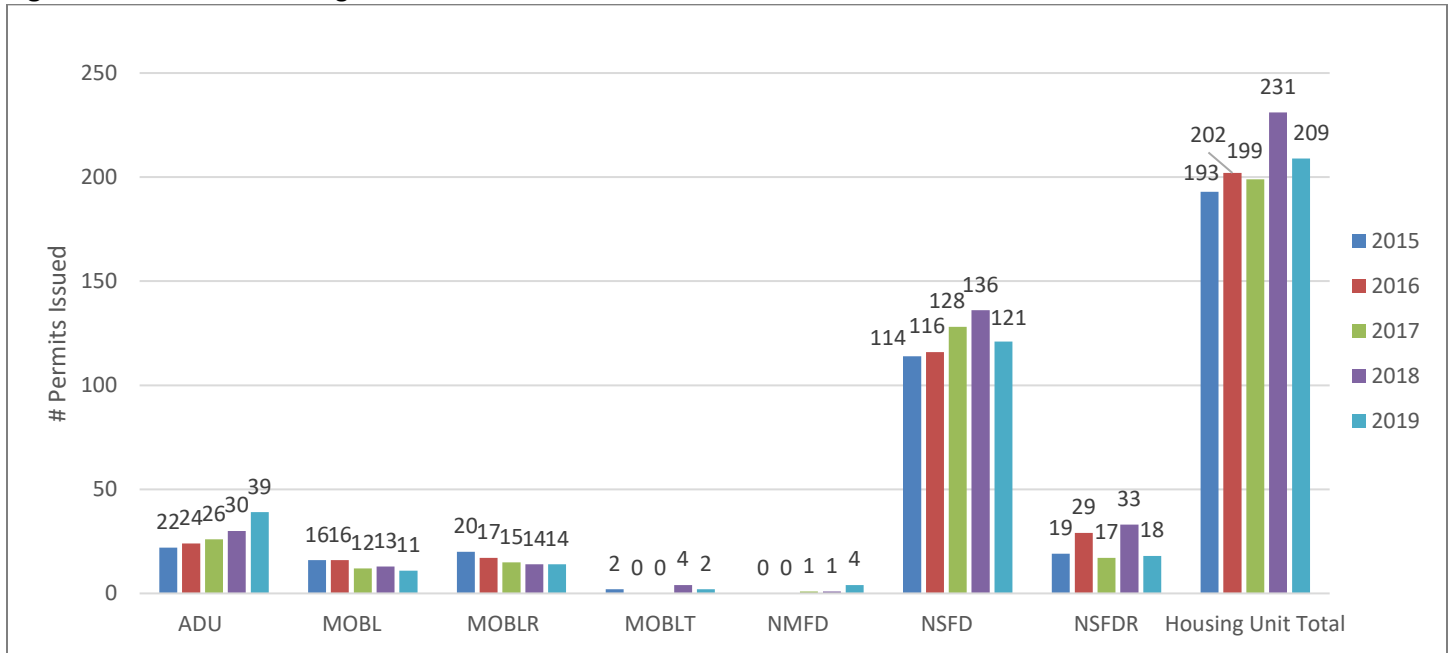
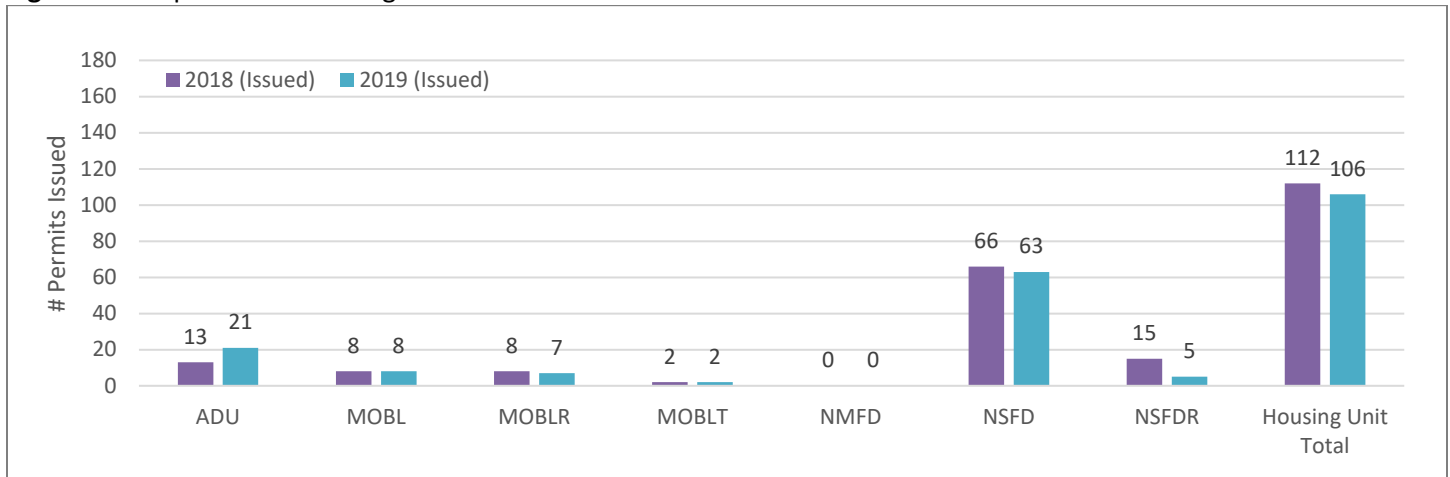


Table 2. Total Project Valuation of Housing Unit Permits Issued.

Housing Type	2015	2016	2017	2018	2019
ADU	\$931,085.04	\$1,543,704.24	\$1,845,520.59	\$2,461,365.86	\$3,118,000.42
MOBL*	\$0.00	\$69,063.28	\$0.00	\$23,300.00	\$3,315.16
MOBLR*	\$53,072.50	\$25,148.00	\$0.00	\$1,979.20	\$395.84
MOBLT*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NMFD	\$0.00	\$0.00	\$119,286.77	\$528,711.57	\$1,823,223.90
NSFD	\$28,136,357.84	\$31,667,507.08	\$37,578,432.35	\$38,684,848.83	\$35,280,043.37
NSFDR	\$4,696,015.20	\$7,960,228.96	\$6,642,610.42	\$9,947,422.78	\$5,627,390.88
TOTAL	\$33,816,530.58	\$41,265,651.56	\$46,185,850.13	\$51,647,628.24	\$45,852,369.57

* Manufactured Homes are given a flat rate permit fee and not a project valuation. If there is a project valuation attached to a manufactured home, another structure is attached.

Figure 4. Comparison of Housing Unit Permits Issued for the 2nd Half of 2018 and 2019.



Section 3. Housing Unit Permits Finalized

Figure 5. 2015-2019 Housing Unit Permits Finalized.

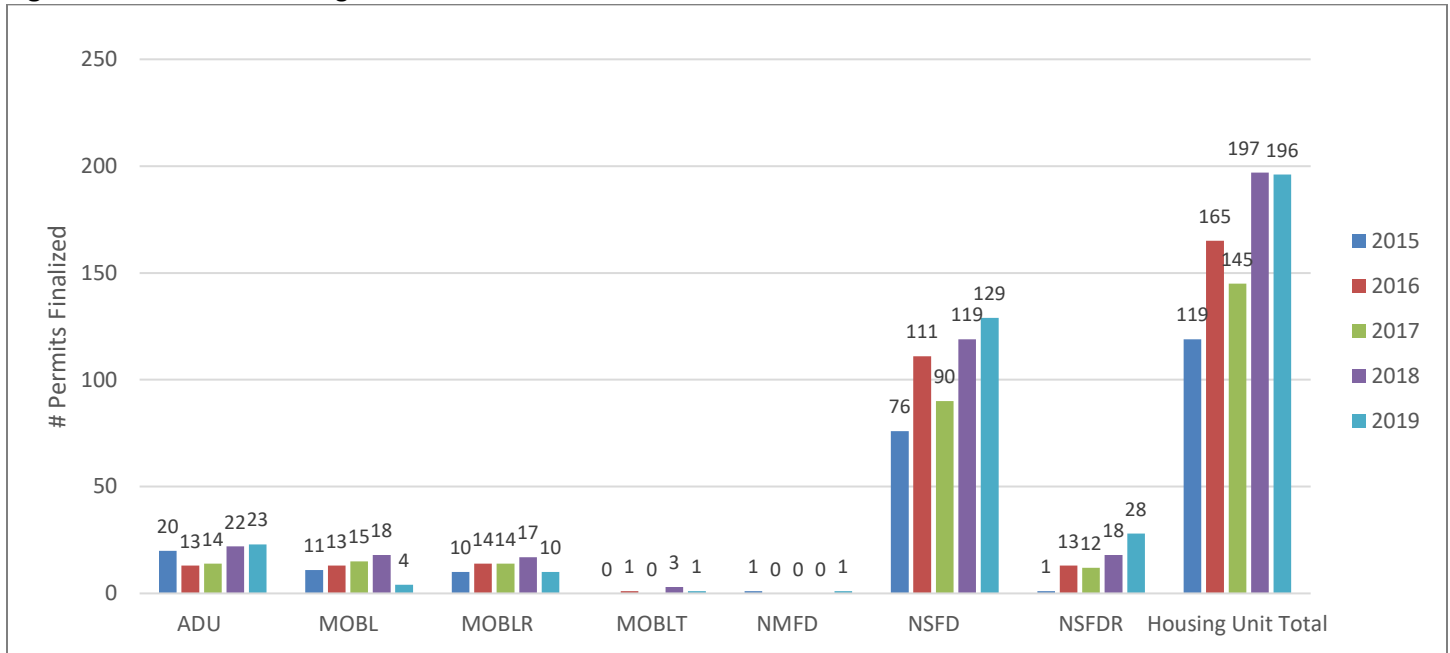
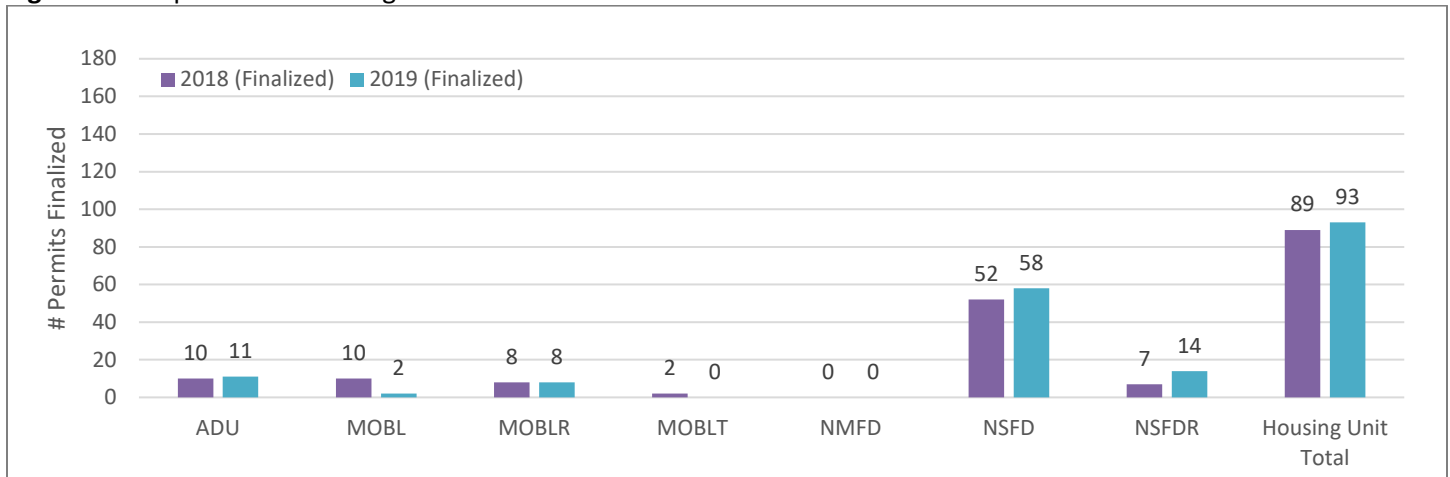


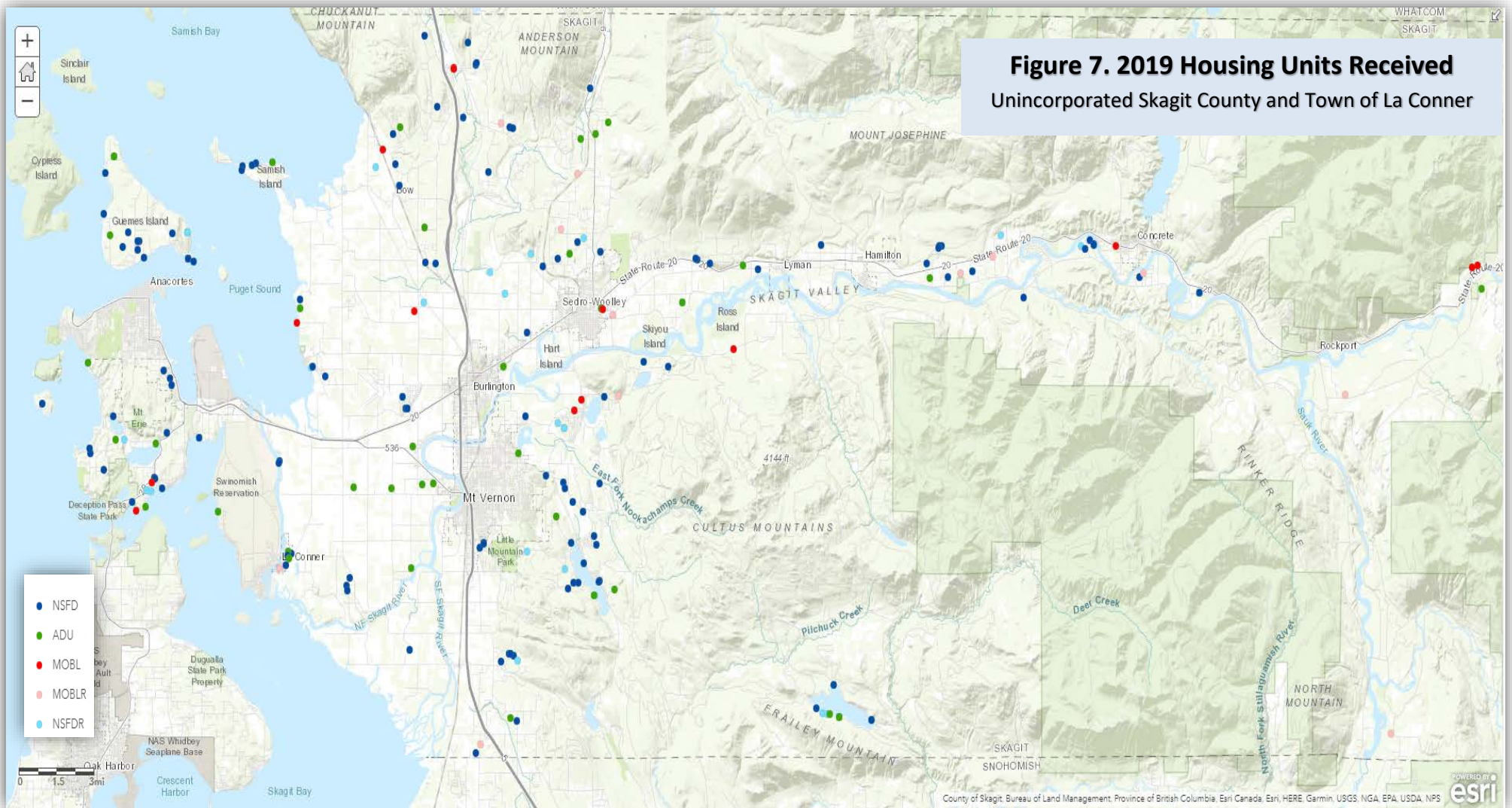
Table 3. Total Project Valuation of Housing Unit Permits Finalized.

Housing Type	2015	2016	2017	2018	2019
ADU	\$598,148.39	\$807,247.74	\$1,270,937.48	\$1,354,177.41	\$1,301,316.94
MOBL*	\$0.00	\$21,463.60	\$0.00	\$65,599.68	\$0.00
MOBLR*	\$20,000.00	\$20,400.00	\$57,820.50	\$0.00	\$0.00
MOBLT*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NMFD	\$207,419.28	\$0.00	\$0.00	\$0.00	\$119,286.77
NSFD	\$17,847,028.09	\$27,823,029.68	\$25,739,454.68	\$33,824,064.04	\$37,448,588.04
NSFDR	\$225,150.33	\$3,712,077.85	\$2,986,798.61	\$5,353,842.09	\$8,412,101.09
TOTAL	\$18,897,746.09	\$32,384,218.87	\$30,055,011.27	\$40,597,683.22	\$47,281,292.84

* Manufactured Homes are given a flat rate permit fee and not a project valuation. If there is a project valuation attached to a manufactured home, another structure is attached.

Figure 6. Comparison of Housing Units Finalized for the 2nd Half of 2018 and 2019.





2019 Summary of Housing Units Received

- Housing applications decreased from last year (29 fewer units), however still greater than 2015 and 2016.
- While NSFD and MOBL decreased, there was a 22% increase in ADUs (32 in 2018 and 39 in 2019).
- Of the 209 housing units received, 5 were located in Town of La Conner and 19 in urban growth areas. In 2018, Skagit County received 2 housing units in the Town of La Conner and 21 in urban growth areas.
- There were 36 replacements (23 stick built and 13 manufactured home). In 2018, there were 49 replacements (32 stick built and 17 manufactured homes).
- The 2nd half of 2019 saw a 21% decrease in housing applications received compared to the 1st half of the year. Compared to 2018, this is significantly less (39% decrease).