

2025 Comprehensive Plan Update

Housing Element



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2025 Periodic Comprehensive Plan Update

- Required for cities and counties planning under Growth Management Act.
- Required every 10 years (previously 8 years).
- Skagit County's update is due June 30, 2025.



★ Starred counties are partially planning under the Growth Management Act

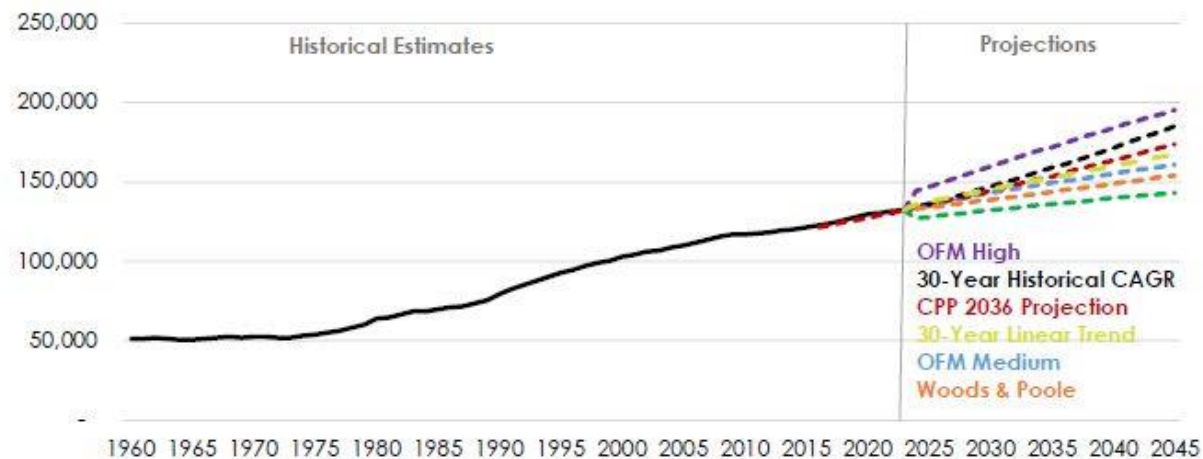
Source: [Department of Commerce](#)



Skagit County Population Growth

- Current population is 131,250.
- Skagit is forecasted to grow by 29,580 people countywide from 2022-2045.
- Rural population is currently 42,465.
- Rural area of the County is forecasted to grow by 5,916 people.

Countywide Historic Population and Forecast Scenarios, 1960-2045



Sources: Office of Financial Management, 2023; Countywide Planning Policies, 2021; Woods & Poole, 2023; Community Attributes, 2023.

Link: [Skagit County Population, Housing and Employment Growth Allocations](#)



Skagit County

Comprehensive Plan Elements

- Land Use
- Rural
- Natural Resource Lands
- Environment
- Shoreline
- Transportation
- Utilities
- Capital Facilities
- Economic Development
- Environment
- Housing



Existing Housing Element

Existing Skagit Housing Element Includes:

- Inventory and analysis of existing and projected housing needs.
- Goals and policies for the preservation, improvement, and development of housing.
- Identification of sufficient land for housing.
- Provisions for existing and projected economic segments of the community.



New Housing Requirements HB 1220 (2021)



New Housing Element Requirements

HB 1220 (2021) RCW 36.70A.070(2)

New GMA Housing Goal:

- “Plan for and accommodate ~~encourage the availability of affordable housing~~ affordable to all economic segments.”

Commerce Provided Projected Housing Needs to Local Governments:

- For moderate, low, very low, and extremely low-income households.
- For permanent supportive housing, emergency housing, and emergency shelters.

Local Housing Element:

- Review land capacity, based on infrastructure capacity.
- Document barriers to housing availability.
- Consider housing in relation to employment.
- Consider accessory dwelling units in meeting needs.



Statewide Housing Needs by Income Level

Future housing needs broken down by area median income (AMI) groups



1.1 Million new homes will be needed in the next 20 years

In addition, there will also need to be:

91,357 Emergency housing beds (temporary housing)

Source: [Department of Commerce Guidance for Updating Your Housing Element](#)

Housing Units by Income Band	Area Median Income (AMI)
Emergency housing/shelters	NA
Extremely low:	0-30% AMI, including some PSH*
Very low	31-50%
Low	51-80%
Moderate	81-120%
Other	Above 120%

*PSH = permanent supportive housing



Allocation Considerations

Capacity

- Where is there land and infrastructure capacity that can accommodate multifamily housing types?

Accessibility

- Which jurisdictions are most accessible to:
 - Jobs
 - Transit
 - Services



Skagit Countywide Housing Allocations

Adopted by Skagit Council of
Governments



Link: [Skagit County Population, Housing and Employment Growth Allocations](#)

Exhibit 2. Net New Housing Needed by AMI, 2020-2045

UGA	Net New Housing Need (2020 - 2045)						
	Total	0-30%	30-50%	50-80%	80-100%	100-120%	120%+
Anacortes City	2,927	919	589	420	225	200	574
Unincorporated	16	5	3	2	1	1	3
Anacortes UGA	2,943	924	592	422	226	201	577
Burlington City	2,294	720	462	329	176	156	450
Unincorporated	549	172	111	79	42	37	108
Burlington UGA	2,843	893	572	408	218	194	558
Concrete Town	88	28	18	13	7	6	17
Unincorporated	19	6	4	3	1	1	4
Concrete UGA	107	34	22	15	8	7	21
Hamilton Town	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	0	0	0
Hamilton UGA	0	0	0	0	0	0	0
La Conner Town	124	39	25	18	10	8	24
Unincorporated	0	0	0	0	0	0	0
La Conner UGA	124	39	25	18	10	8	24
Lyman Town	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	0	0	0
Lyman UGA	0	0	0	0	0	0	0
Mount Vernon City	4,892	1,536	985	702	376	334	960
Unincorporated	289	91	58	41	22	20	57
Mount Vernon UGA	5,181	1,627	1,043	743	398	353	1,016
Sedro-Woolley City	2,360	741	475	339	181	161	463
Unincorporated	287	90	58	41	22	20	56
Sedro-Woolley UGA	2,647	831	533	380	203	180	519
Bayview Ridge UGA	0	0	0	0	0	0	0
Swinomish UGA	117	37	24	17	9	8	23
Rural	3,490	89	57	501	268	238	2,337
County Total	17,452	4,474	2,868	2,504	1,340	1,190	5,076

Sources: Department of Commerce, 2023; Office of Financial Management, 2023; SCOG GMATAC Committee, 2023; Community Attributes, 2023.

Skagit Countywide Housing Allocations

Adopted by Skagit Council of
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Sources: Department of Commerce, 2023; Office of Financial Management, 2023; SCOG GMATAC Committee, 2023; Community Attributes, 2023.

Potential Approaches to Allocations in Unincorporated Skagit County

- Changing zoning in Limited Areas of More Intense Rural Development (LAMIRD) to allow more housing density.
- Incentives and programs for Accessory Dwelling Units (ADU) as affordable rentals.
- Policies supporting aging in place.



Land Capacity Analysis

Land Capacity Analysis is a county-wide effort to estimate the County's capacity for population and employment.

Minimum Requirements

- Present a table of housing needs by income level and permanent supportive housing and emergency housing needs.
- Relate each type of housing need to zones that can reasonably accommodate those needs.
- Show that there is enough capacity to meet each type of housing need.
- If there is insufficient capacity for any type of housing need, Skagit County will identify and implement zoning changes that provide enough capacity.

Steps to show sufficient capacity

1. Summarize land capacity by zone.



2. Categorize zones by allowed housing types or density level.



3. Relate zone categories to potential income levels and special housing served.



4. Summarize capacity by zone category.



5. Compare projected housing needs to capacity.



6. (If deficit is found) Implement actions to increase capacity and return to Step 1.

Source: [Department of Commerce Housing Presentation](#)

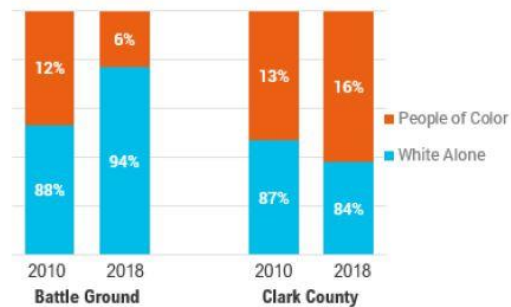


Disparate Impacts, Displacement and Exclusion

Housing Element is Required To:

- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.
- Begin to undo racially disparate impacts, displacement, and exclusion in housing.
- Identify areas at higher risk of displacement and establish anti-displacement policies.

Race and Ethnicity Composition, 2010 and 2018



Sources: American Community Survey (Table DP05) 5-Yr Estimates, 2010 & 2018; BERK 2022



Source: [Department of Commerce Guidance to Address Racially Disparate Impacts](#)



New Housing Requirements HB 1337 (2023)



Accessory Dwelling Units (ADU)

HB 1337 (2023) RCW 36.70A.680 & 681

In Urban Growth Areas, Skagit County is required to:

- Allow two ADUs per lot.
- May not require the owner to occupy the property.
- Must allow an ADU of at least 1,000 square feet
- Must set consistent parking requirements based on distance from transit and lot size.
- May not charge more than 50% of impact fees charged for the primary dwelling.

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

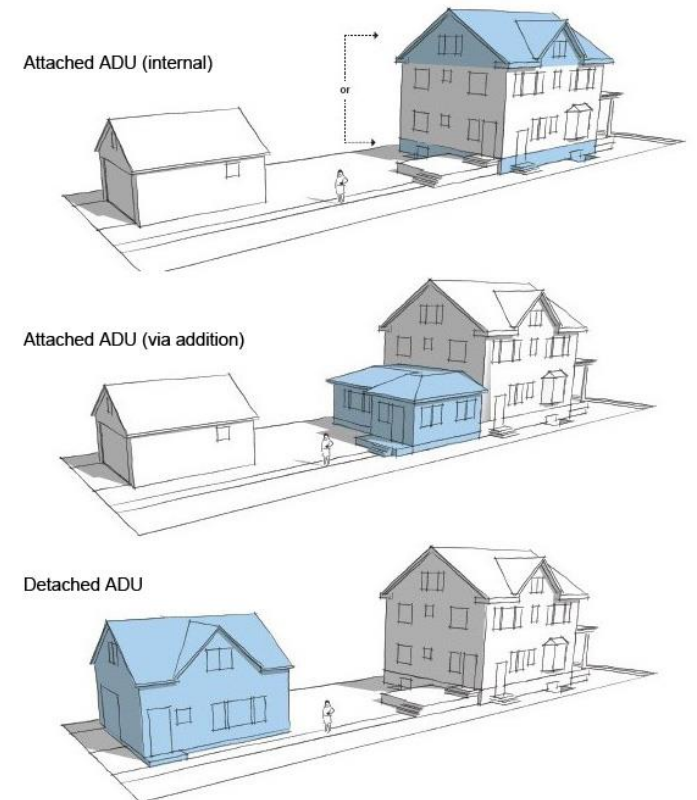


Image credit: City of Saint Paul, MN



New Housing Requirements HB 1110 (2023)



Middle Housing

HB 1110 (2023)

- Requires cities of certain sizes to allow multiple dwelling units per lot in the form of middle housing.
- Middle housing types included in the new state law are duplexes up to sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.
- Only applies to Mount Vernon. Could extend into unincorporated UGA.



Source: [Missing Middle Housing](#)

Questions?

