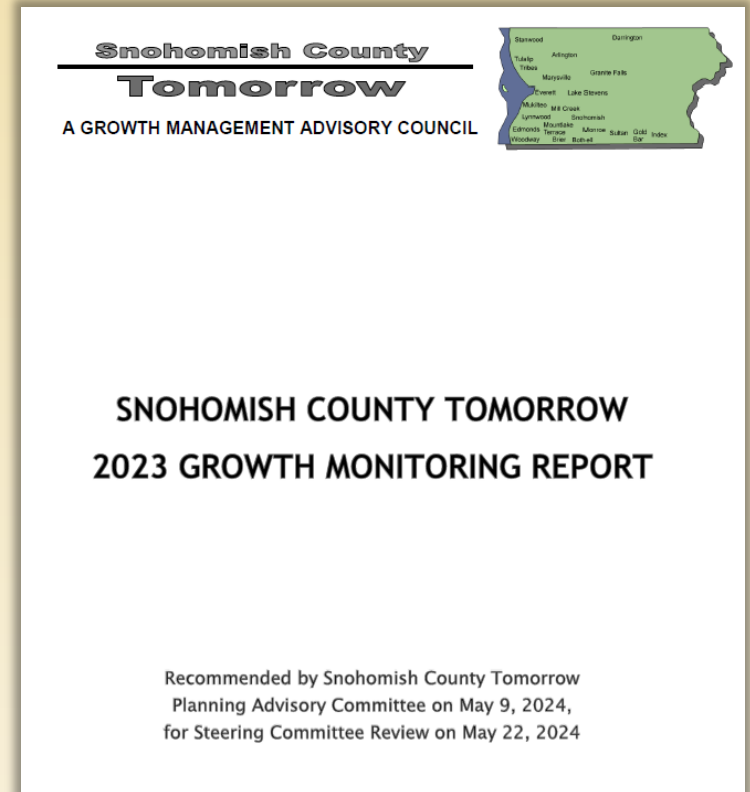


SNOHOMISH COUNTY TOMORROW 2023 GROWTH MONITORING REPORT

Snohomish County Council
Planning and Community Development Committee
July 16, 2024

Background

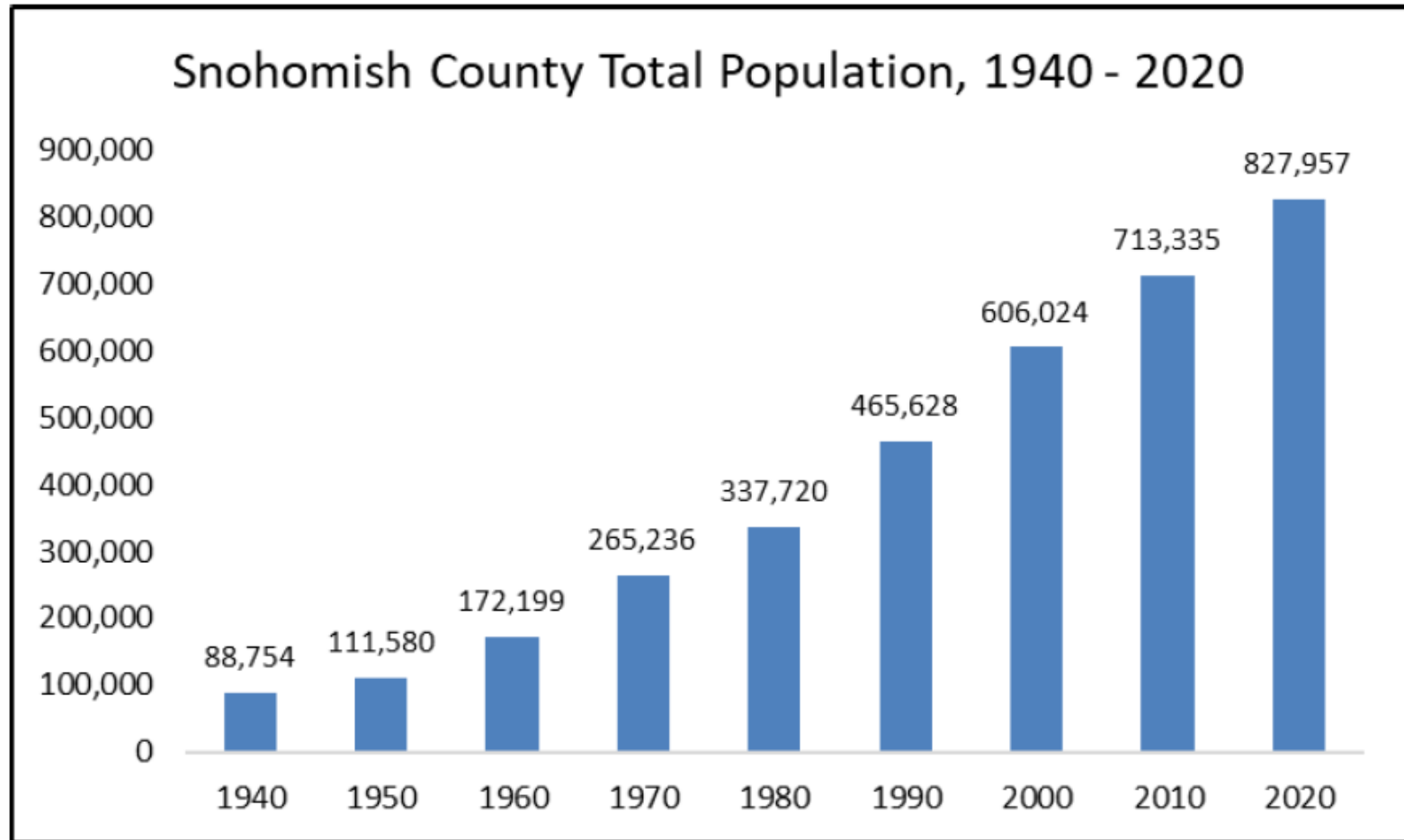
- Countywide Planning Policy (CPP) requirement
- County and cities through SCT annually monitor growth and development trends relative to adopted CPP growth targets
- Results are published in a Growth Monitoring Report (GMR) developed by the SCT Planning Advisory Committee
- First Growth Monitoring Report in 1997
- SCT Planning Advisory Committee recommended this GMR on May 9, 2024 and sent it to SCT Steering Committee as an information item for review and discussion
- Current report covers growth and development trends to 2023, and assesses early progress towards achieving 2044 growth targets



Population Growth Trends

Census results show that Snohomish County's population growth over the decades has been consistent and substantial

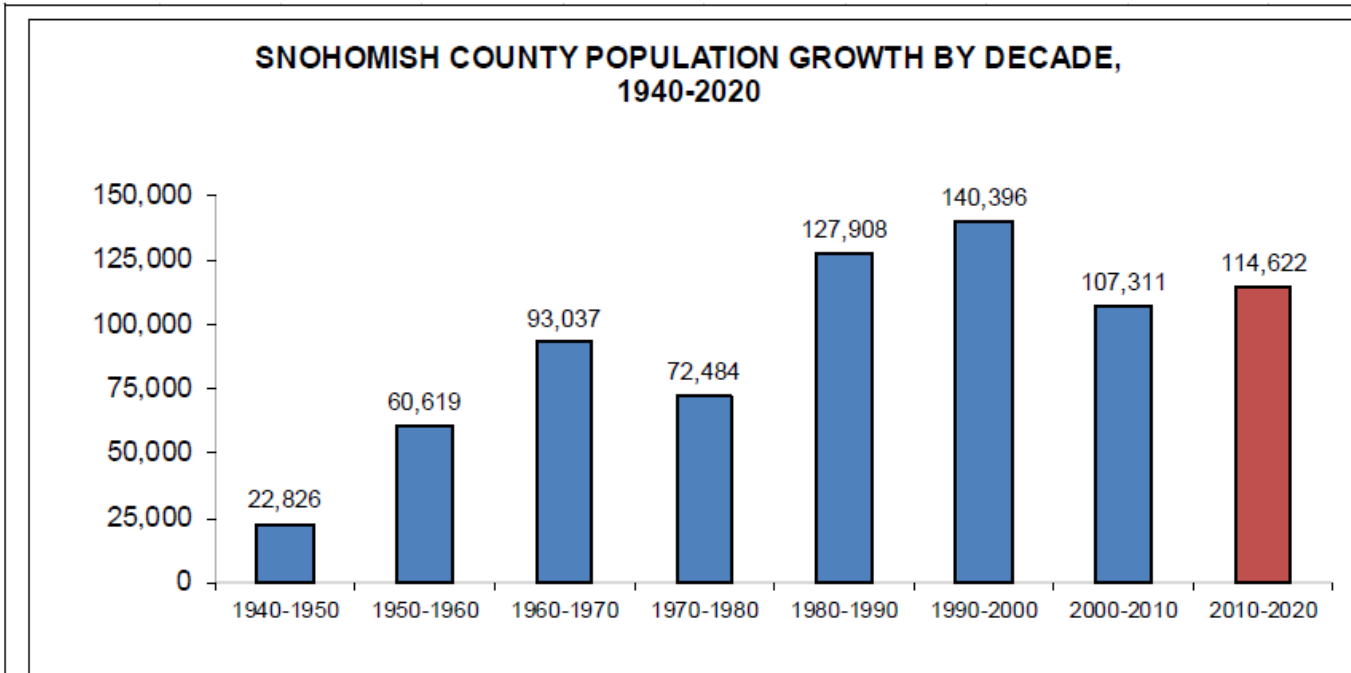
Figure P-1



Source: U.S. Census Bureau, Decennial Census

Population growth in Snohomish County during the 2010's exceeded growth experienced in the 2000's, but is less than that experienced in the 1980's and 1990's

Figure P-2



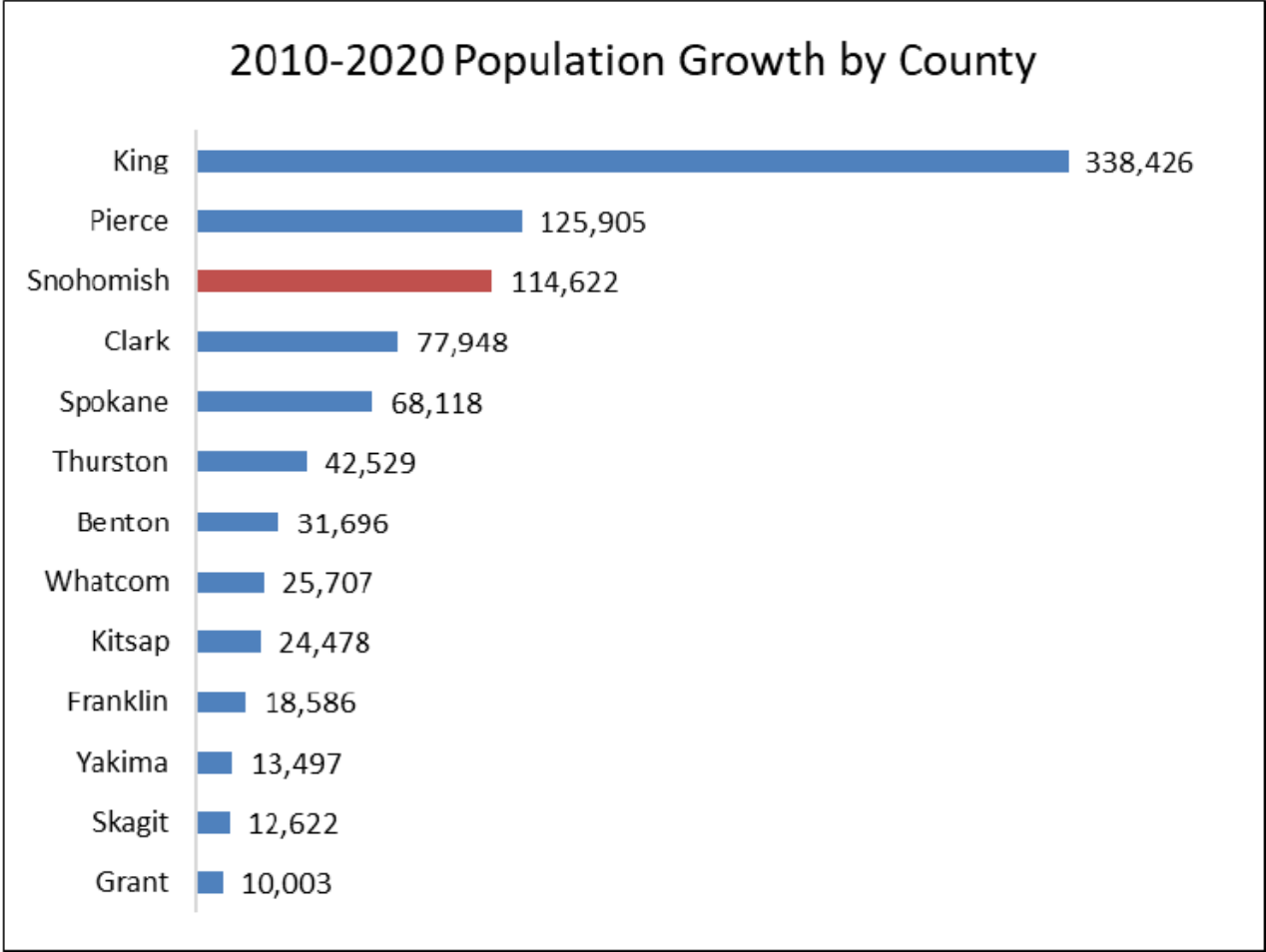
Snohomish County Population Growth by Decade, 1940-2020

	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010	2010-2020
Avg Annual Pct Change	2.3%	4.4%	4.4%	2.4%	3.3%	2.7%	1.6%	1.5%
Share of State Growth	3.6%	12.8%	16.6%	10.1%	17.4%	13.7%	12.9%	11.7%

Source: U.S. Census Bureau

Snohomish County ranked third in absolute population gains experienced by counties during the past decade, following King and Pierce counties

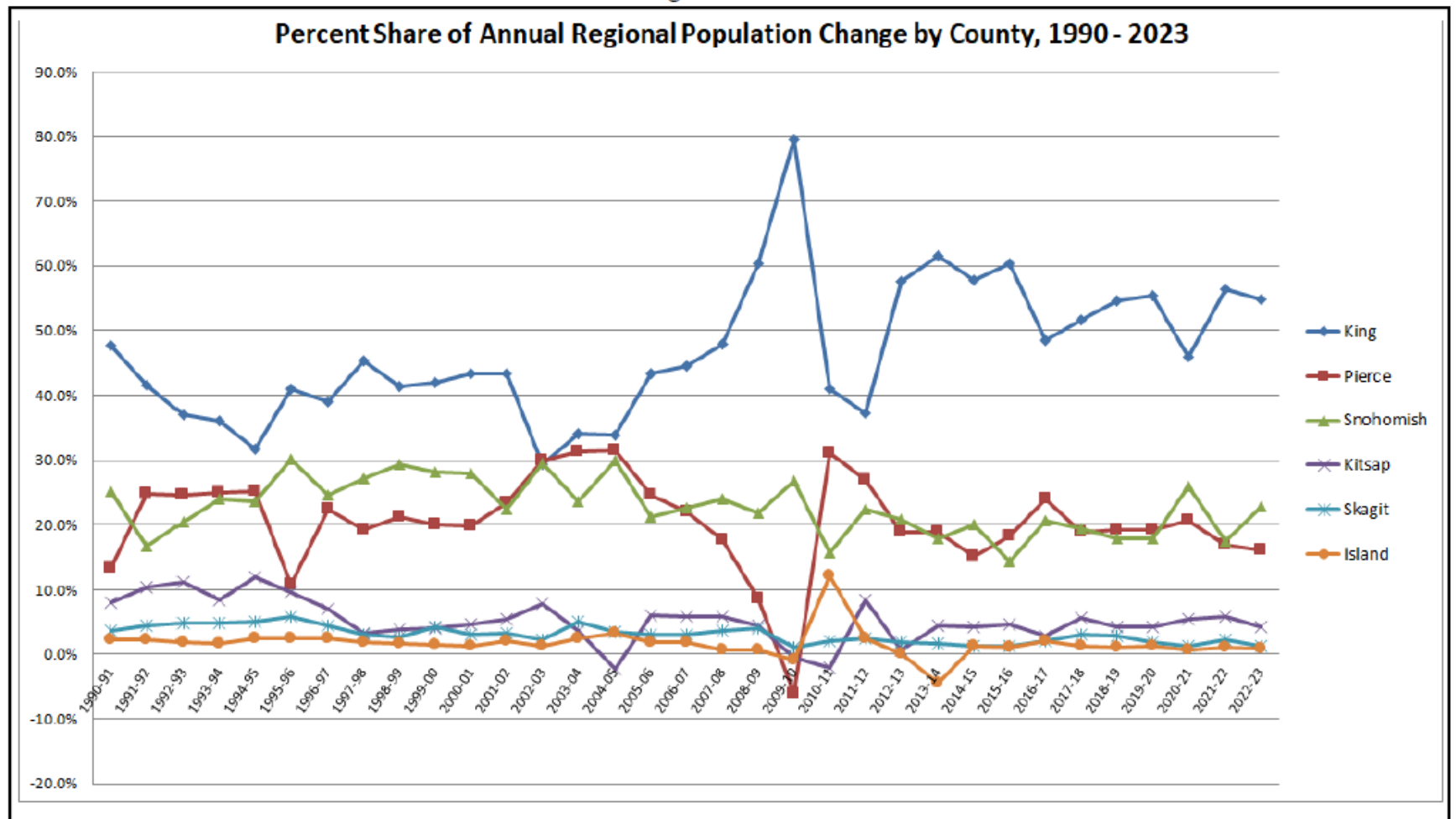
Figure P-3



Source: U.S. Census Bureau, Decennial Census

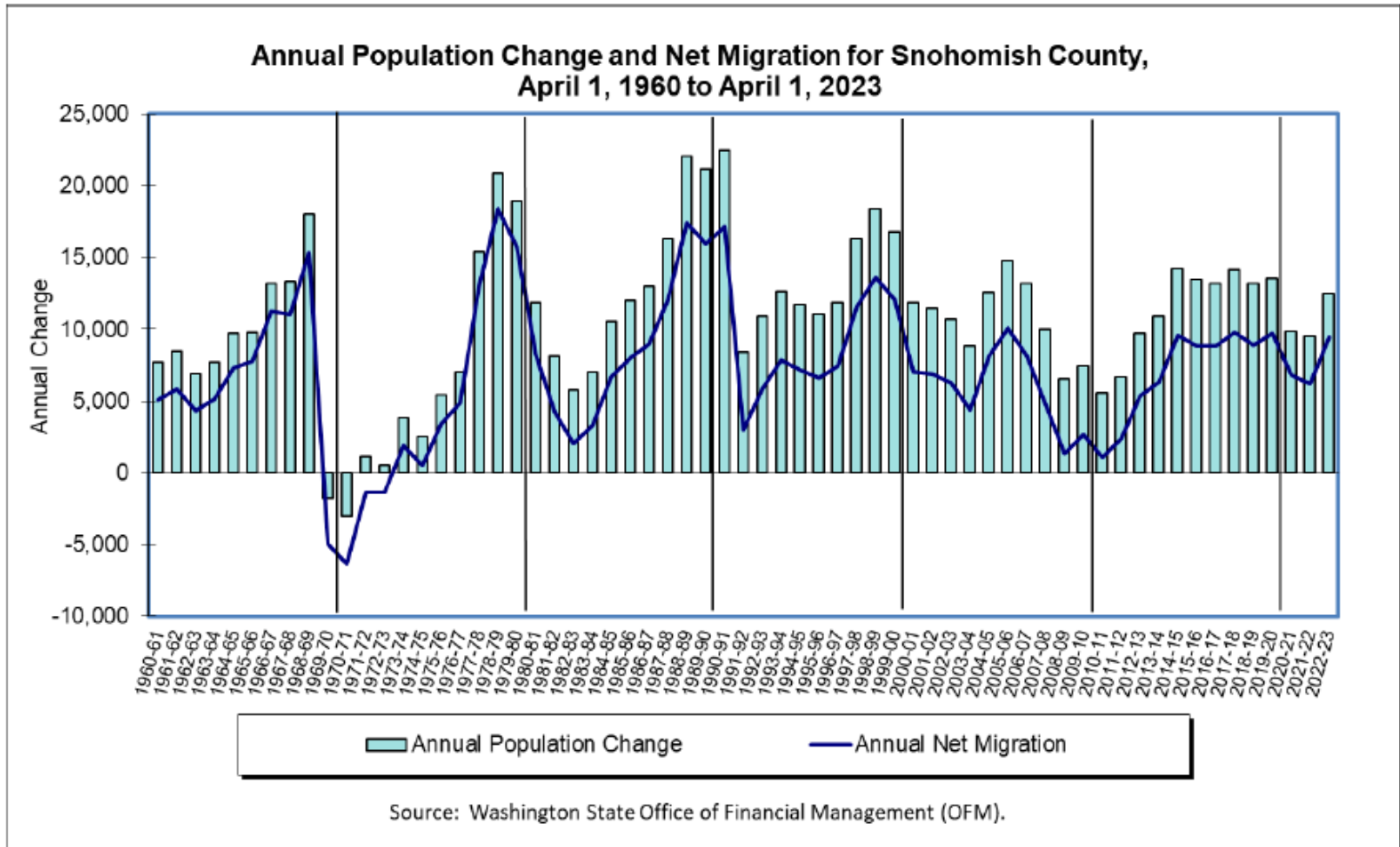
Since 2008, the majority of the region's population growth (55%) has been in King County, while Snohomish County accounts for about 20% of the region's growth over this time period

Figure P-7



Net-migration continues to drive population gains in Snohomish County this decade, accounting for 71% of the county's estimated growth of nearly 32,000 new residents since 2020

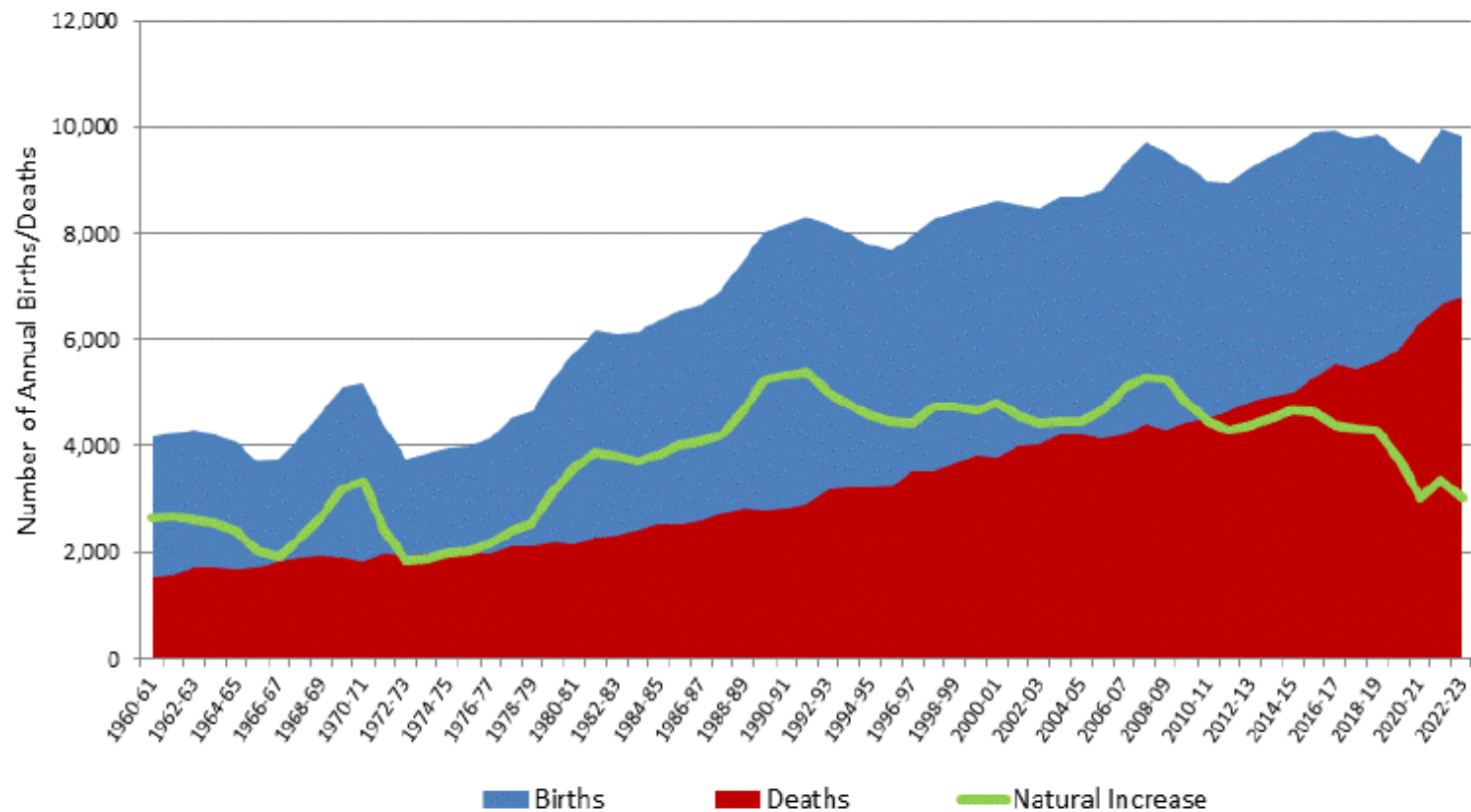
Figure P-4



Natural increase (births minus deaths) as a source for Snohomish County's population growth has diminished since 2020

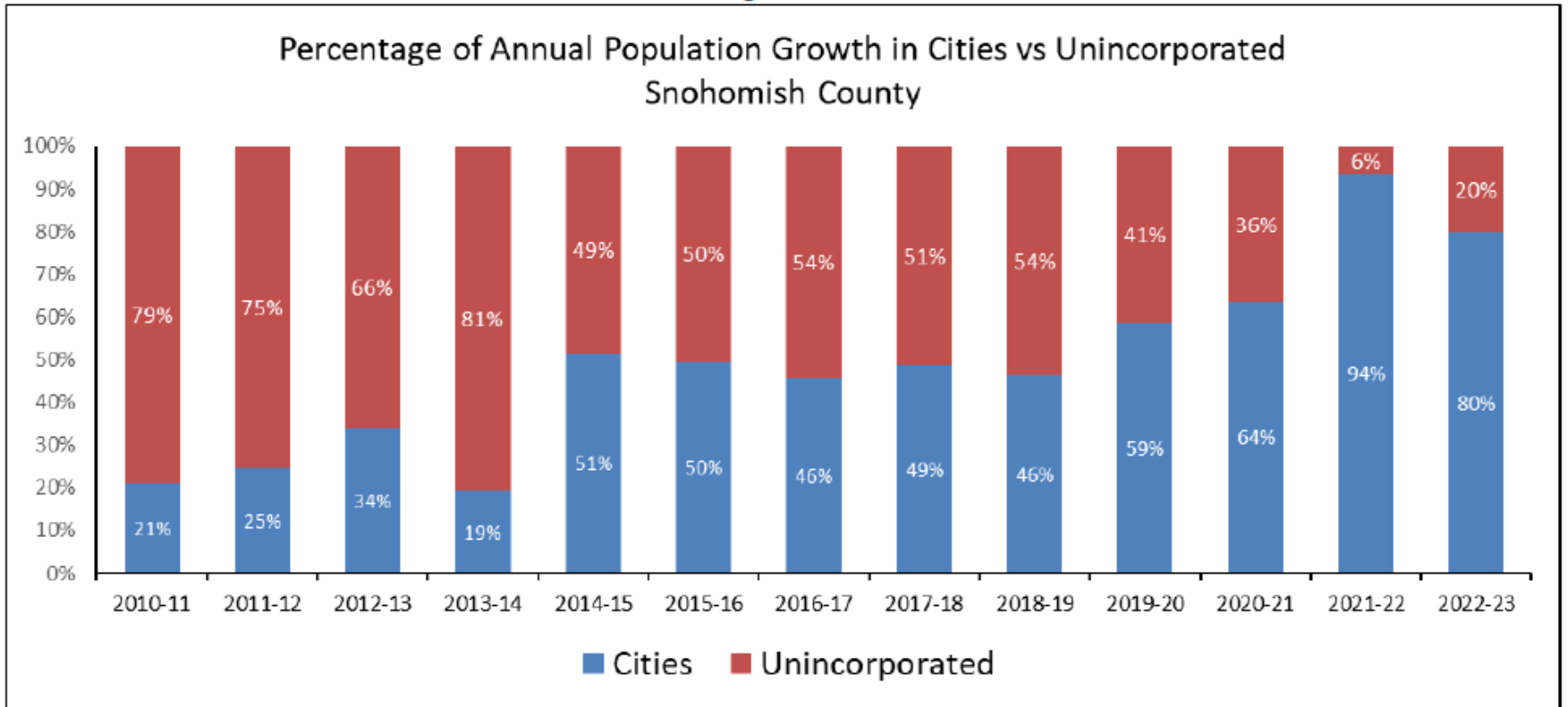
Figure P-6

Snohomish County Vital Statistics, 1960 - 2023



Cities have increasingly been the locations of most of Snohomish County's annual population growth in recent years

Figure P-8

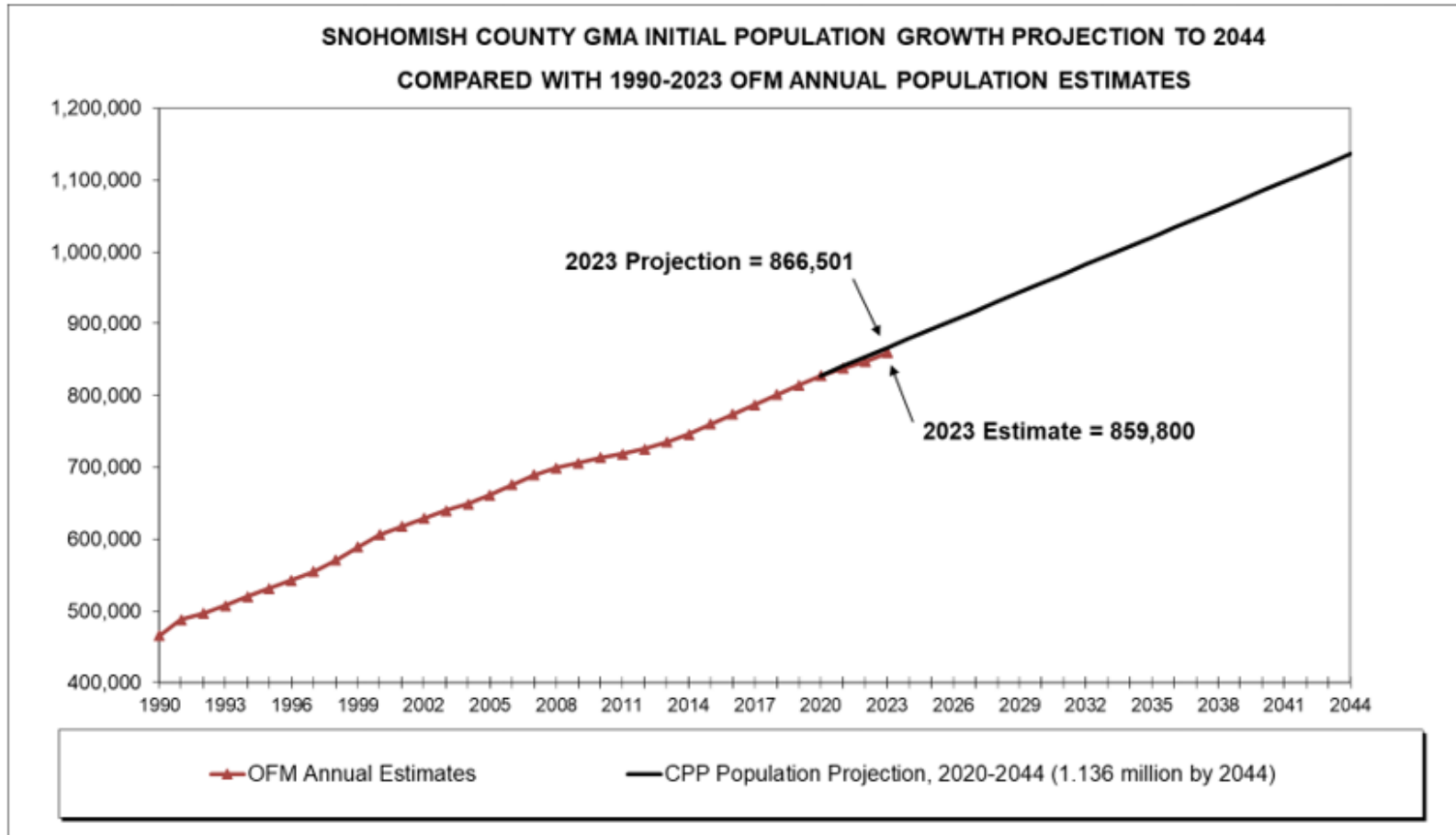


Source: Washington State Office of Financial Management (OFM).

Note: Graph includes population growth due to city annexations.

As of 2023, Snohomish County's population is within 1% of the GMA 2020-2044 population projection for this year

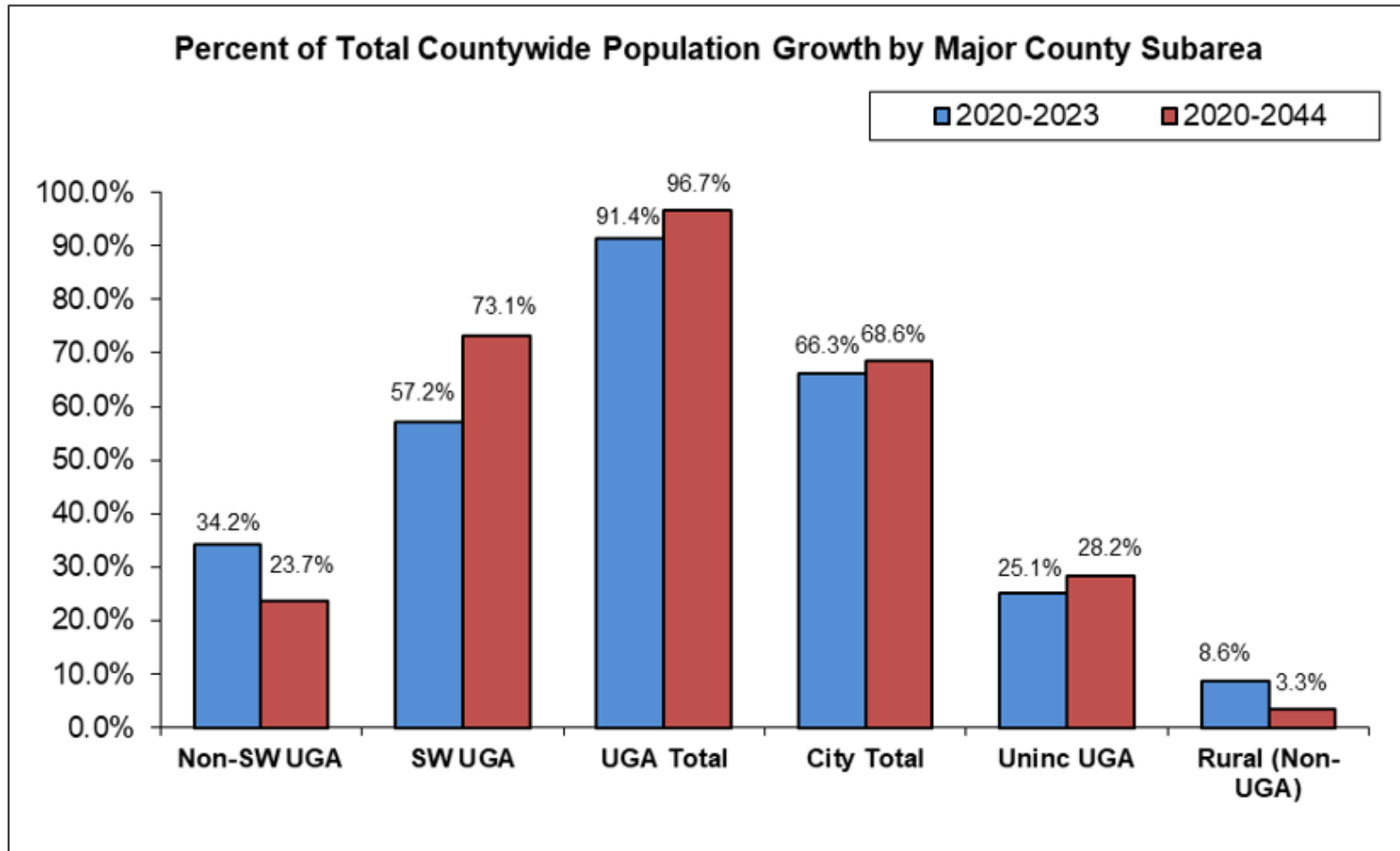
Figure P-9



Source: Washington State Office of Financial Management; Countywide Planning Policies for Snohomish County.

2020-2023 population growth has, with some exceptions, generally been in line with the 2020-2044 growth share expectations for major county subareas

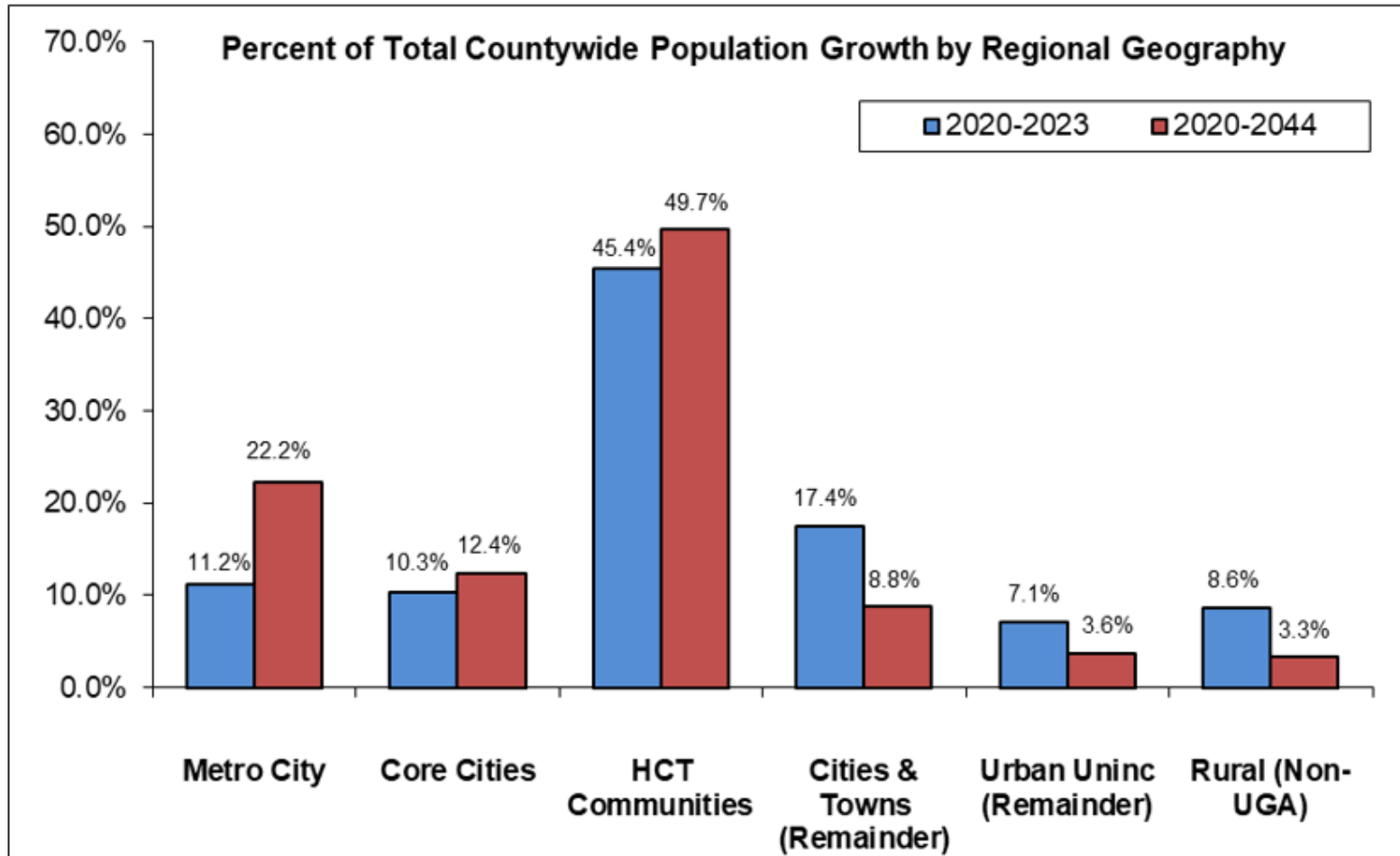
Figure P-10



Note: Graph shows population growth in areas represented by city boundaries as of August 26, 2021.

2020-2023 population growth is occurring at a brisker pace than the long-term expectations would suggest for the Cities & Towns (remainder) and Rural/Non-UGA subareas, and slower in the Metropolitan City (Everett) subarea

Figure P-11

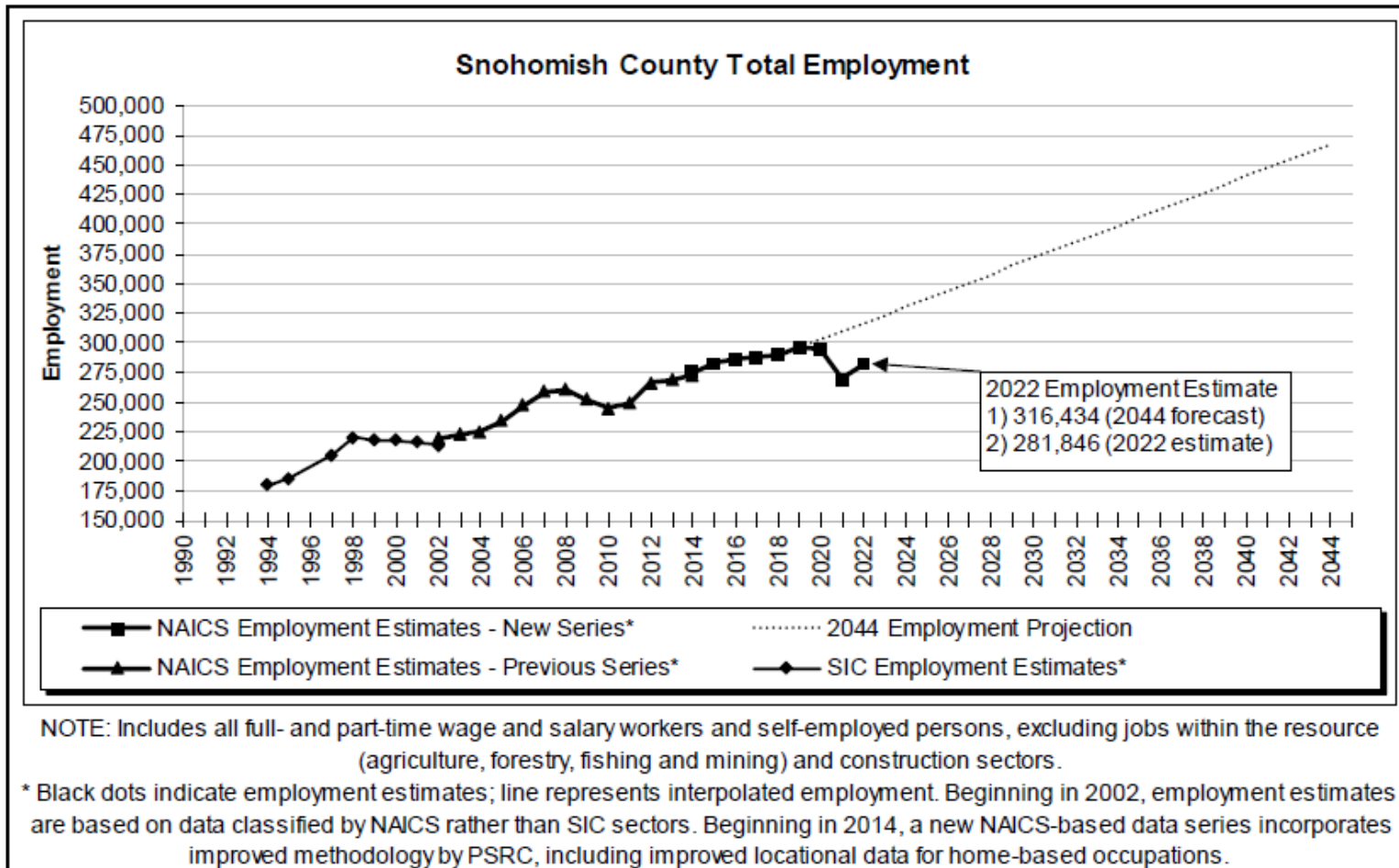


Note: Graph shows population growth in areas represented by city boundaries as of August 26, 2021.

Employment Growth Trends

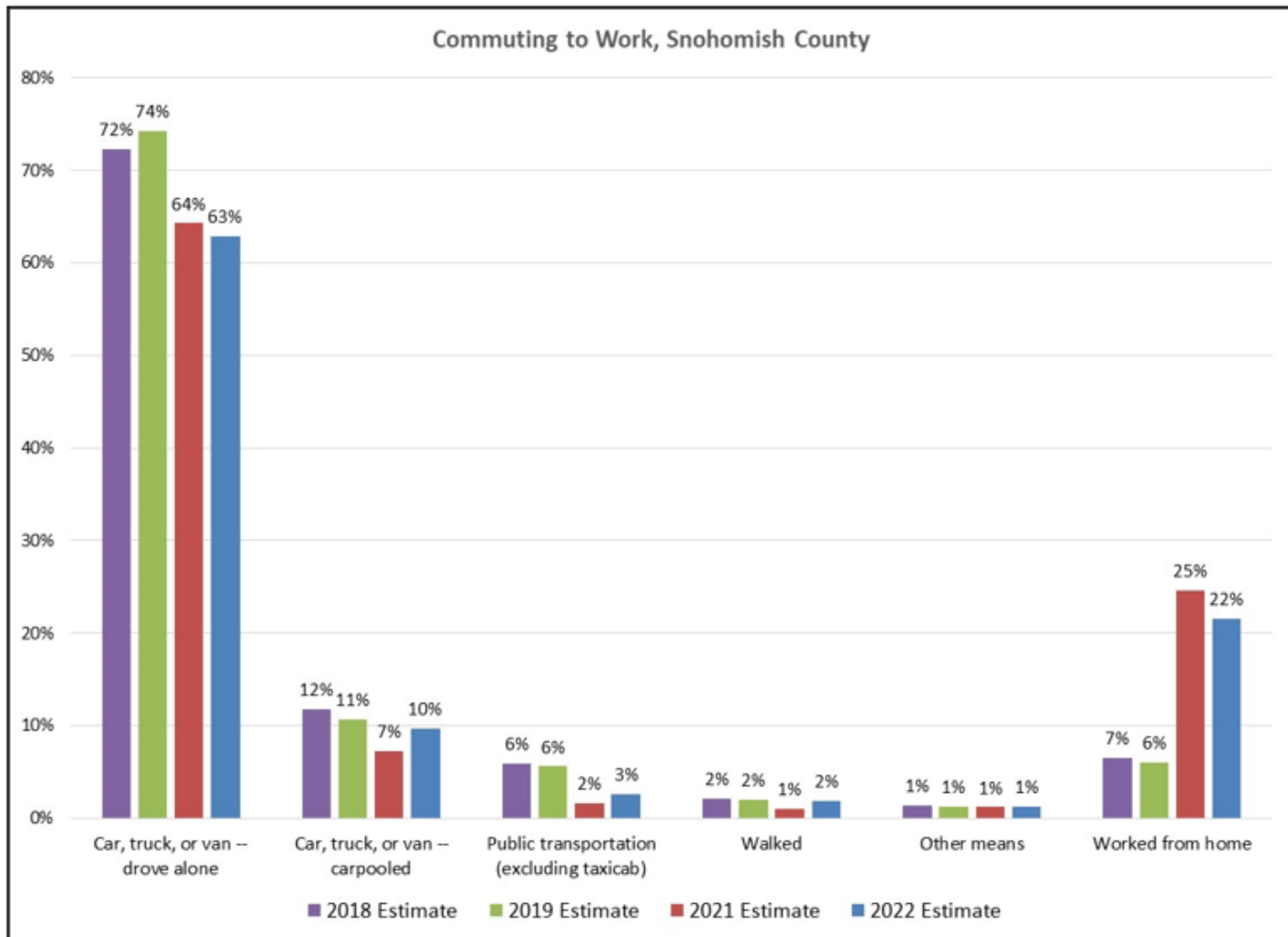
Total employment countywide in 2022 is nearly 35,000 jobs (11%) below the 2019-2044 countywide employment projection

Figure E-3



The share of people working from home more than quadrupled during the COVID-19 pandemic's initial phase, from 6% of workers in 2019 to 25% in 2021

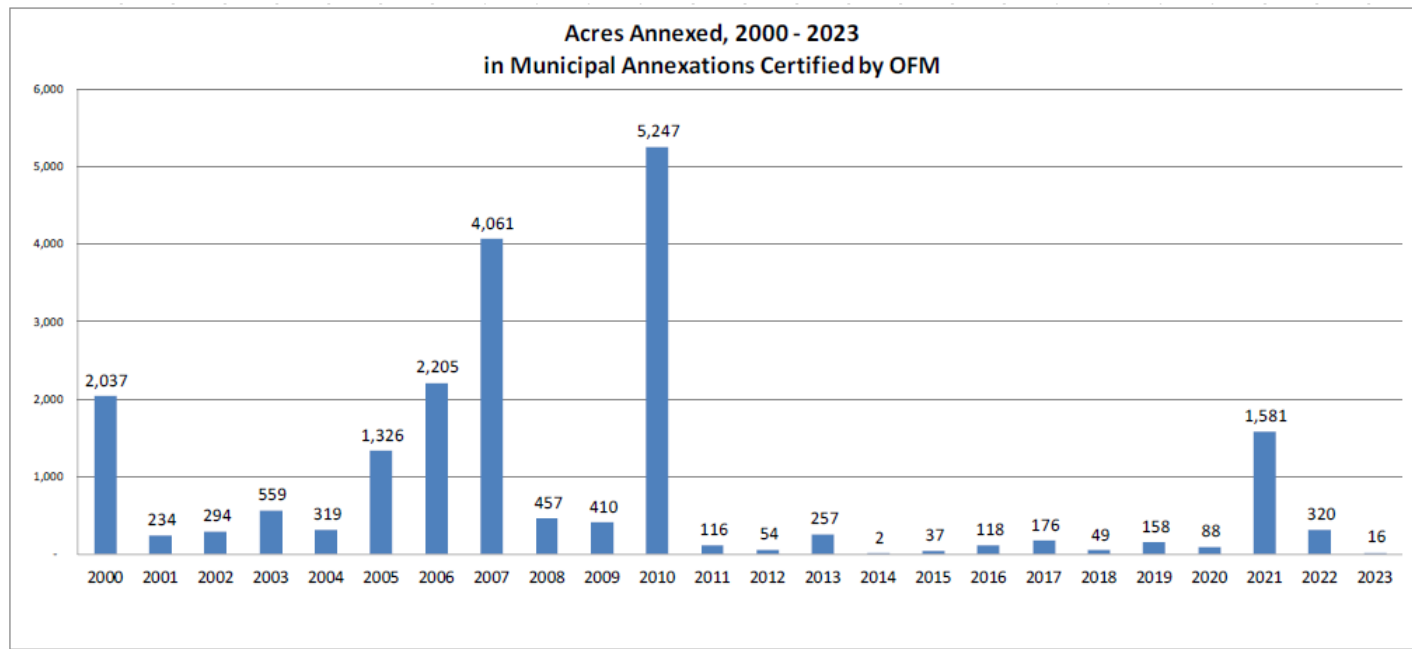
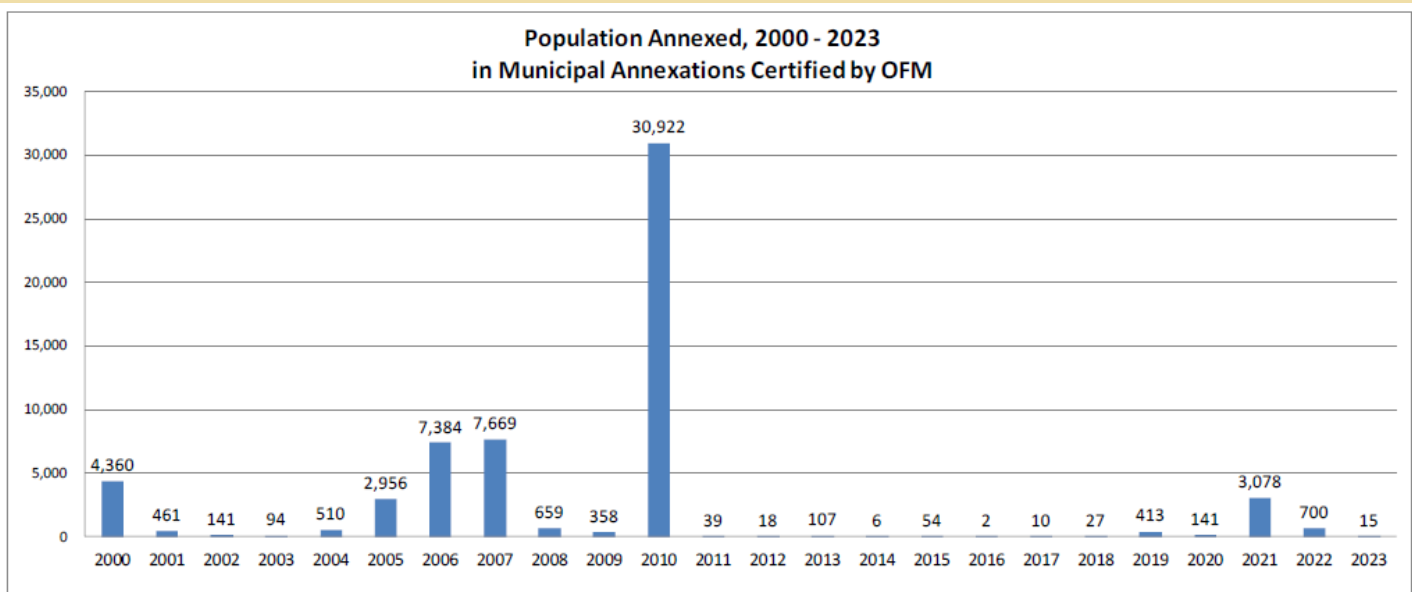
Figure E-4



Source: U.S. Census Bureau, 2022 American Community Survey, 1-Year Estimates, Table CP03.

Annexation Trends

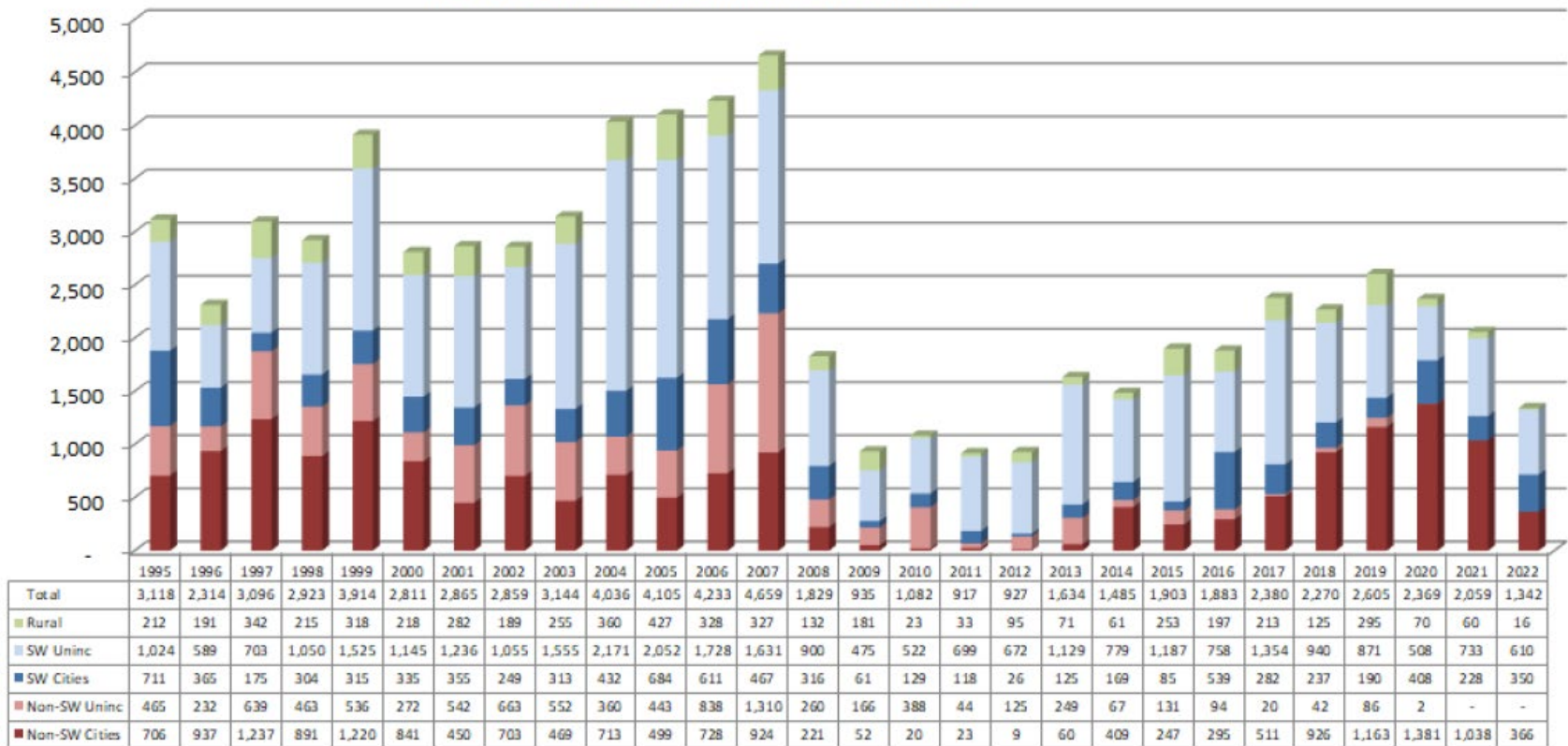
2021 was the biggest year for annexations in Snohomish County since 2010



Residential Development Trends

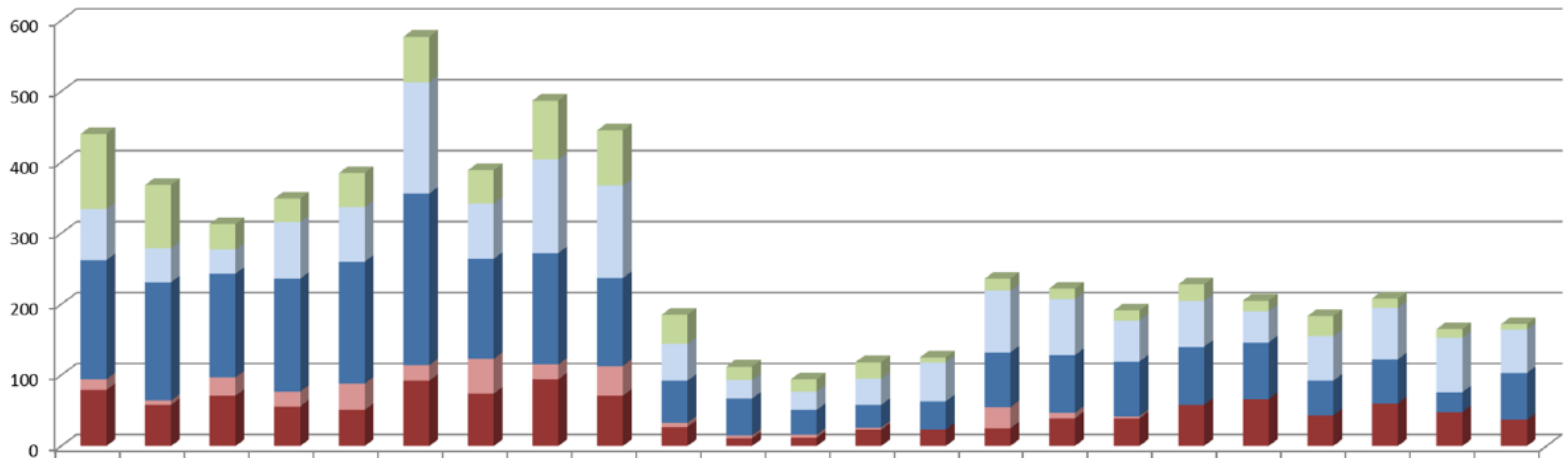
Starting in 2018, and every year since, the number of lots created through formal plats in cities has exceeded those in unincorporated urban areas, due to a surge in recorded lots in non-SWUGA cities

Figure RD-1
New Residential Lots in Recorded Formal Plats & Segregated-Lot Condos
Lots Recorded By Year and General Area



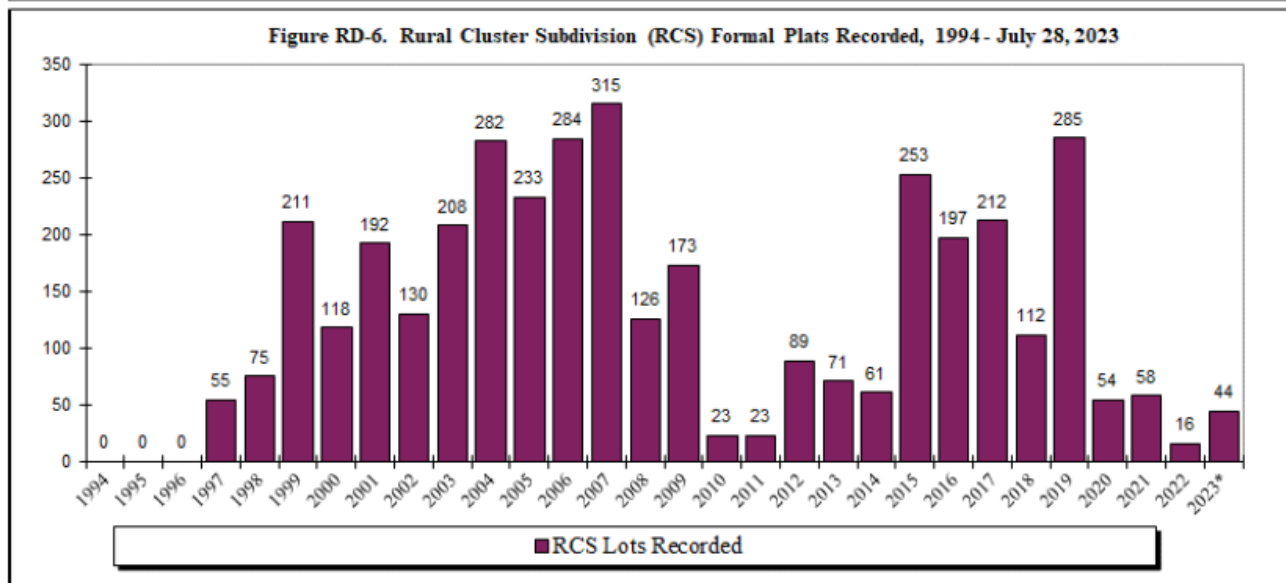
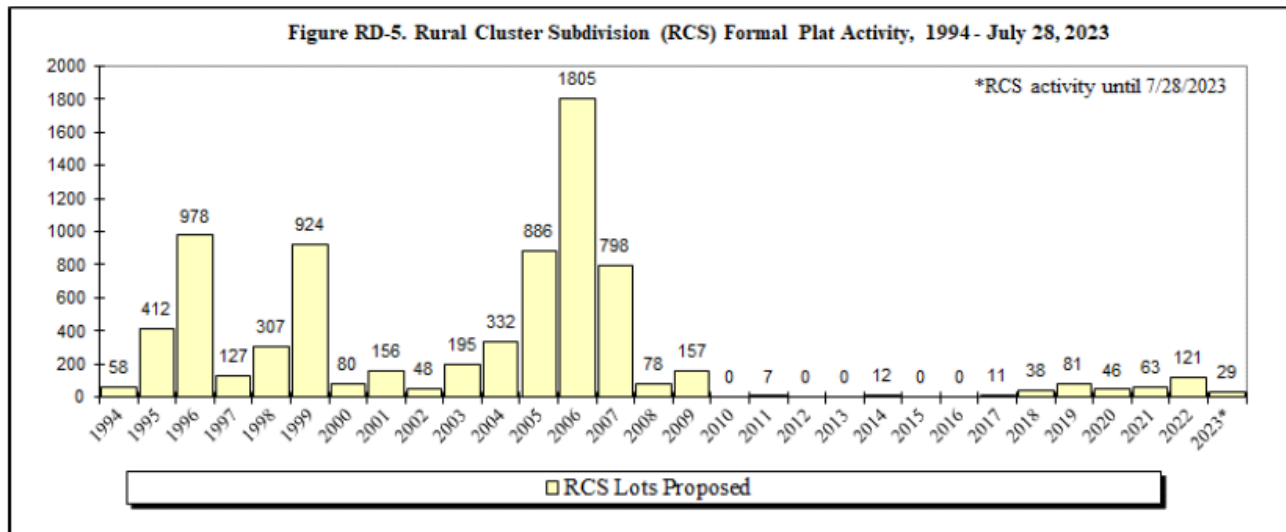
Overall, between 2000 and 2022, most of the lots created through the short plat process have been within cities (56%)

Figure RD-3
New Residential Lots in Recorded Short Plats
Lots Recorded By Year and General Area

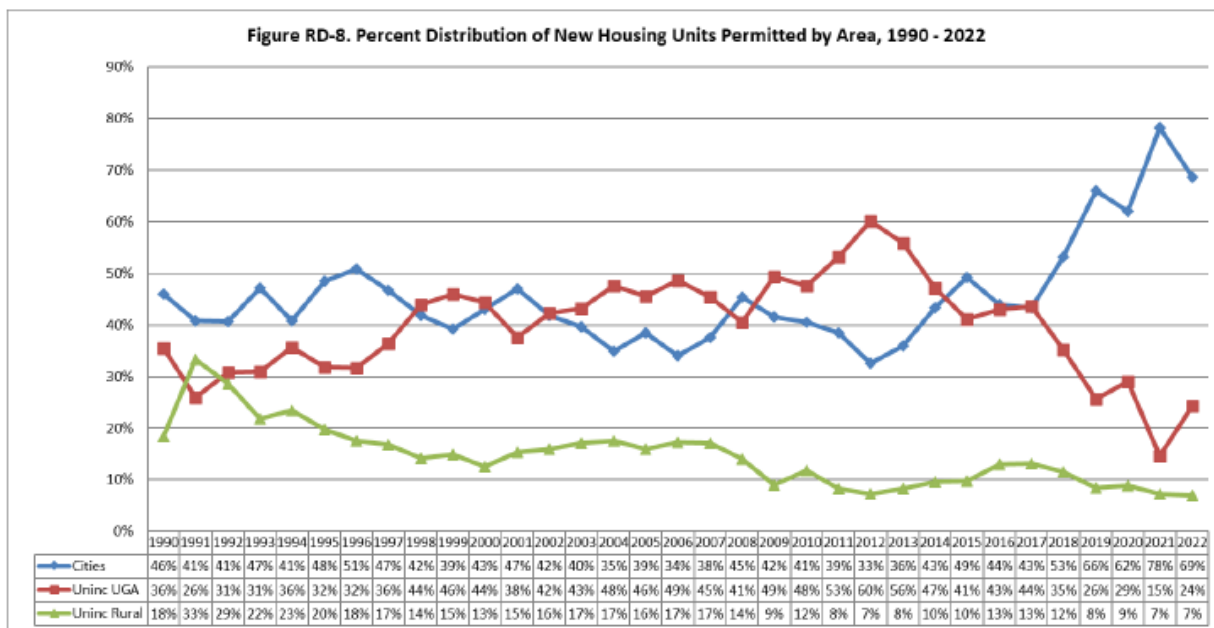
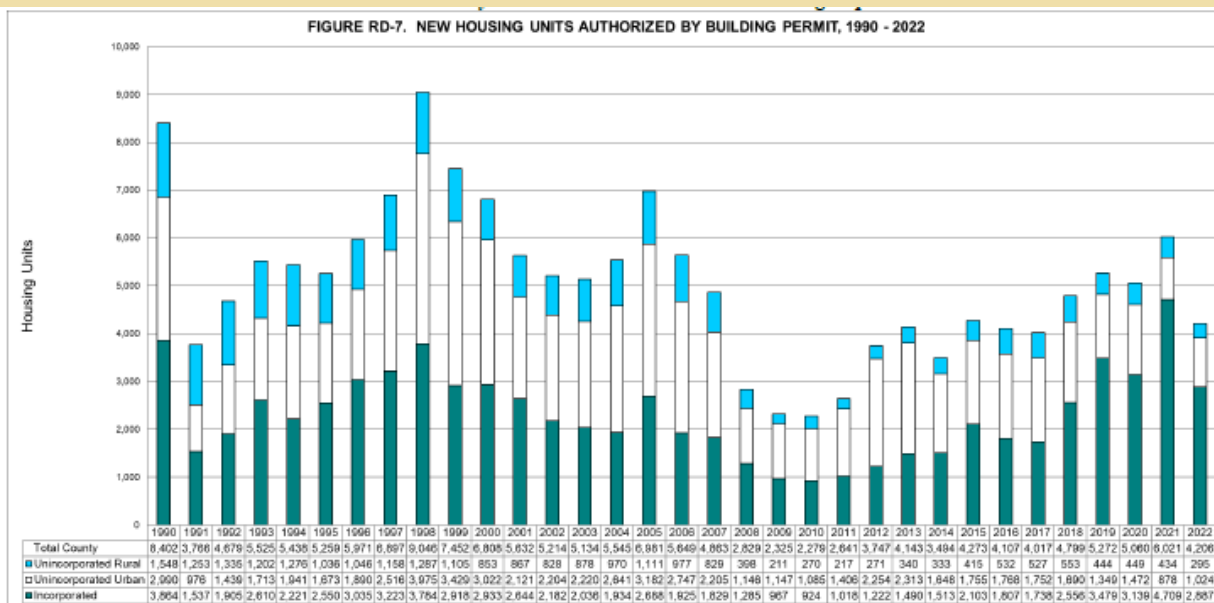


	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
County Total	440	368	313	349	385	577	389	487	445	185	112	94	118	125	236	222	191	228	205	183	208	165	172
Rural Areas	106	89	36	33	48	64	47	83	78	41	19	17	23	7	17	15	14	23	15	28	13	12	8
SW Uninc	72	48	34	80	77	157	78	132	130	52	26	26	37	55	87	79	58	65	44	63	73	77	61
SW Cities	168	167	146	159	172	242	141	157	124	59	52	35	32	40	77	81	77	82	80	49	62	28	66
Non-SW Uninc	15	6	26	21	37	22	49	21	42	6	4	4	3	0	30	8	3	0	0	0	0	0	0
Non-SW Cities	79	58	71	56	51	92	74	94	71	27	11	12	23	23	25	39	39	58	66	43	60	48	37

A relatively low level of rural cluster subdivision application activity, which began with the Great Recession, has continued into the current decade.



New housing units permitted countywide have rebounded since 2010, driven mainly by increases in cities



The recovery in Snohomish County's new housing unit production since the Great Recession is attributable to increased multi-family permitting activity

Figure RD-11. New Housing Units Permitted by Type, 1990-2022, Snohomish County Total

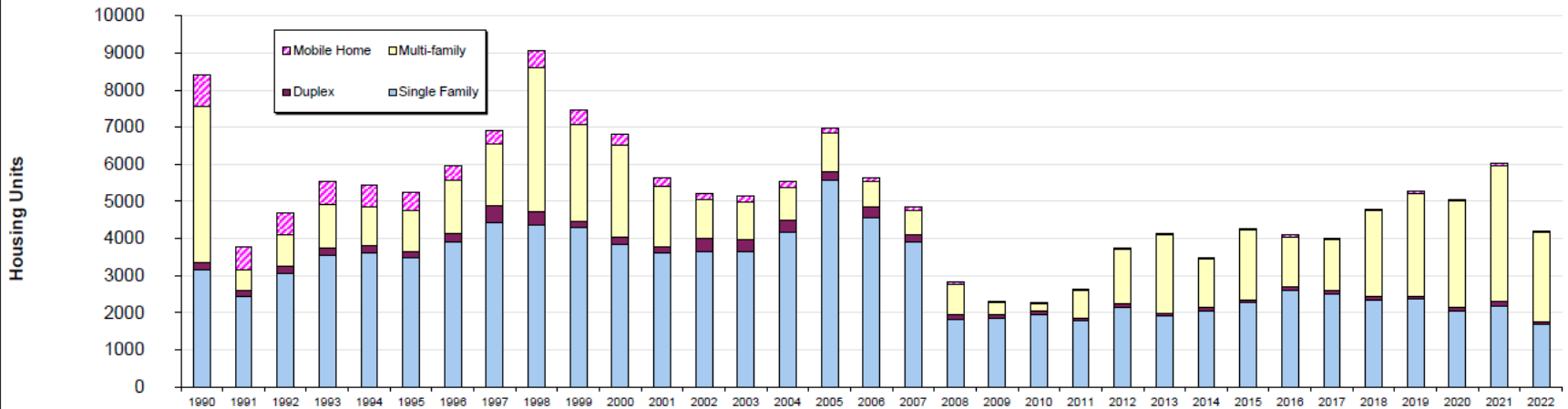
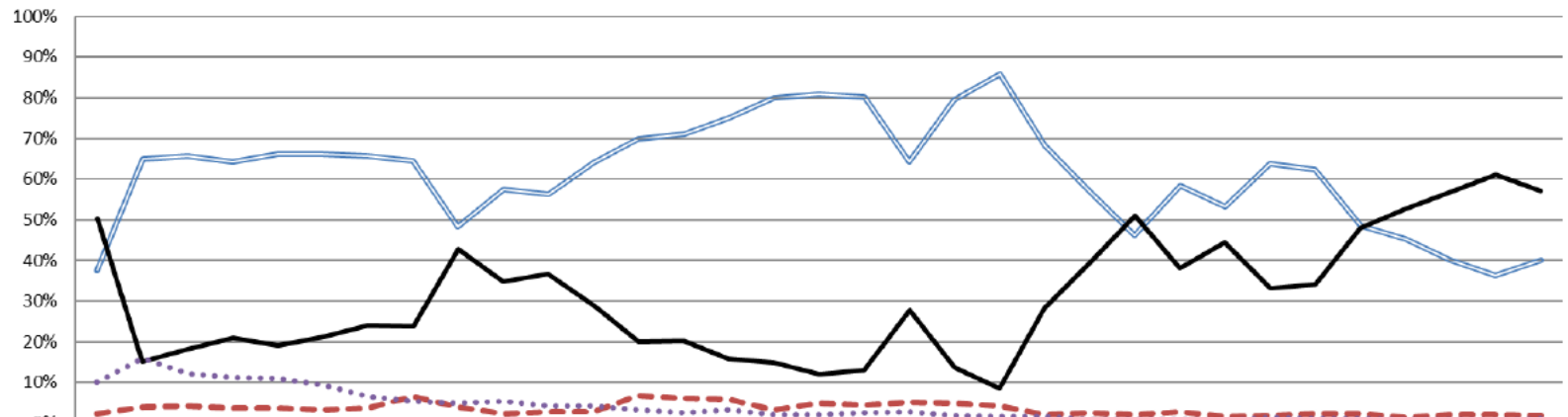


Figure RD-10. Percent Distribution of New Housing Units Permitted by Type, 1990 - 2022



	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Single Family	37%	65%	66%	64%	66%	66%	66%	64%	48%	58%	56%	64%	70%	71%	75%	80%	81%	80%	64%	80%	86%	68%	57%	46%	58%	53%	64%	62%	49%	45%	40%	36%	40%	
Duplex	2%	4%	4%	4%	4%	3%	4%	7%	4%	2%	3%	3%	7%	6%	6%	3%	5%	4%	5%	5%	4%	2%	3%	2%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Multi-family	50%	15%	18%	21%	19%	21%	24%	24%	43%	35%	37%	29%	20%	20%	16%	15%	12%	13%	28%	14%	8%	28%	39%	51%	38%	45%	33%	34%	48%	53%	57%	61%	57%	
Mobile Home	10%	16%	12%	11%	11%	9%	7%	5%	5%	5%	4%	4%	3%	3%	3%	2%	2%	2%	3%	2%	2%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	

Questions?

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