

# Regional Housing Overview

Snoqualmie City Council

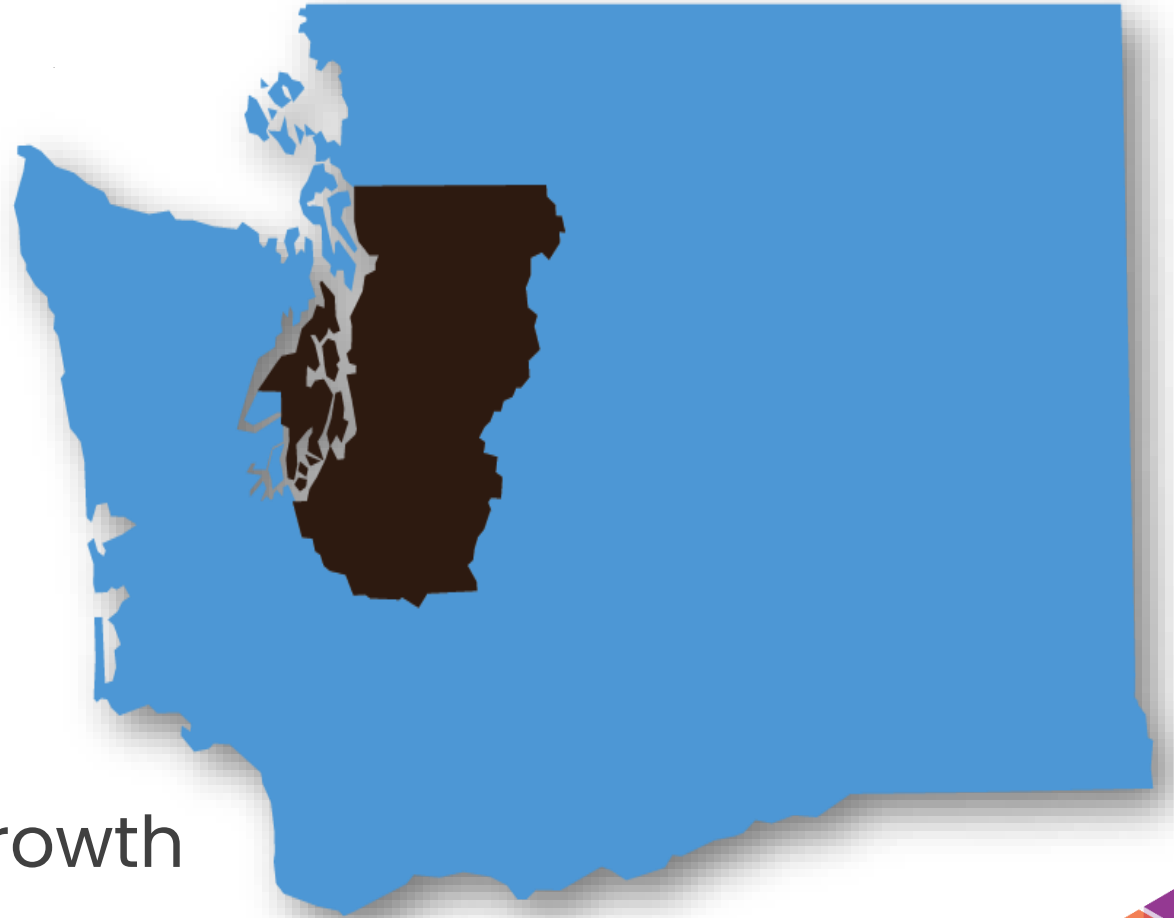
June 22, 2026



Puget Sound Regional Council

# Central Puget Sound Region

- 4.5 million people
- 2.4 million jobs
- 4 counties: King, Pierce, Snohomish, and Kitsap
- 82 cities and towns
- Urban and rural
- 6,300 square miles
- 1,000 square miles in urban growth areas





King County



Kitsap County



Pierce County



Snohomish County

# Puget Sound Region 1960



Seattle population: 557,087

Region population: 1,512,979

WA: 2.866 million | Iowa: 2.76 million



# Population Growth 1960-1990

## Seattle

1960 557,087

1990 516,259

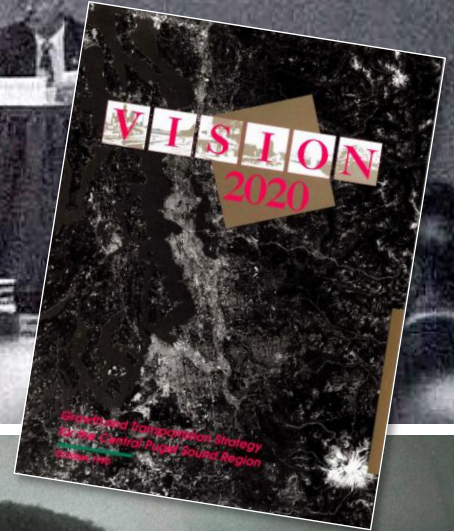
## Region

1960 1,512,979

1990 2,748,895



# PSRC Formed in 1991



# VISION 2050

- Adopted in October 2020
- Regional plan for 5.8 million people
- Guide for a healthy environment, thriving communities, and strong economy



Environment

Mobility

Housing

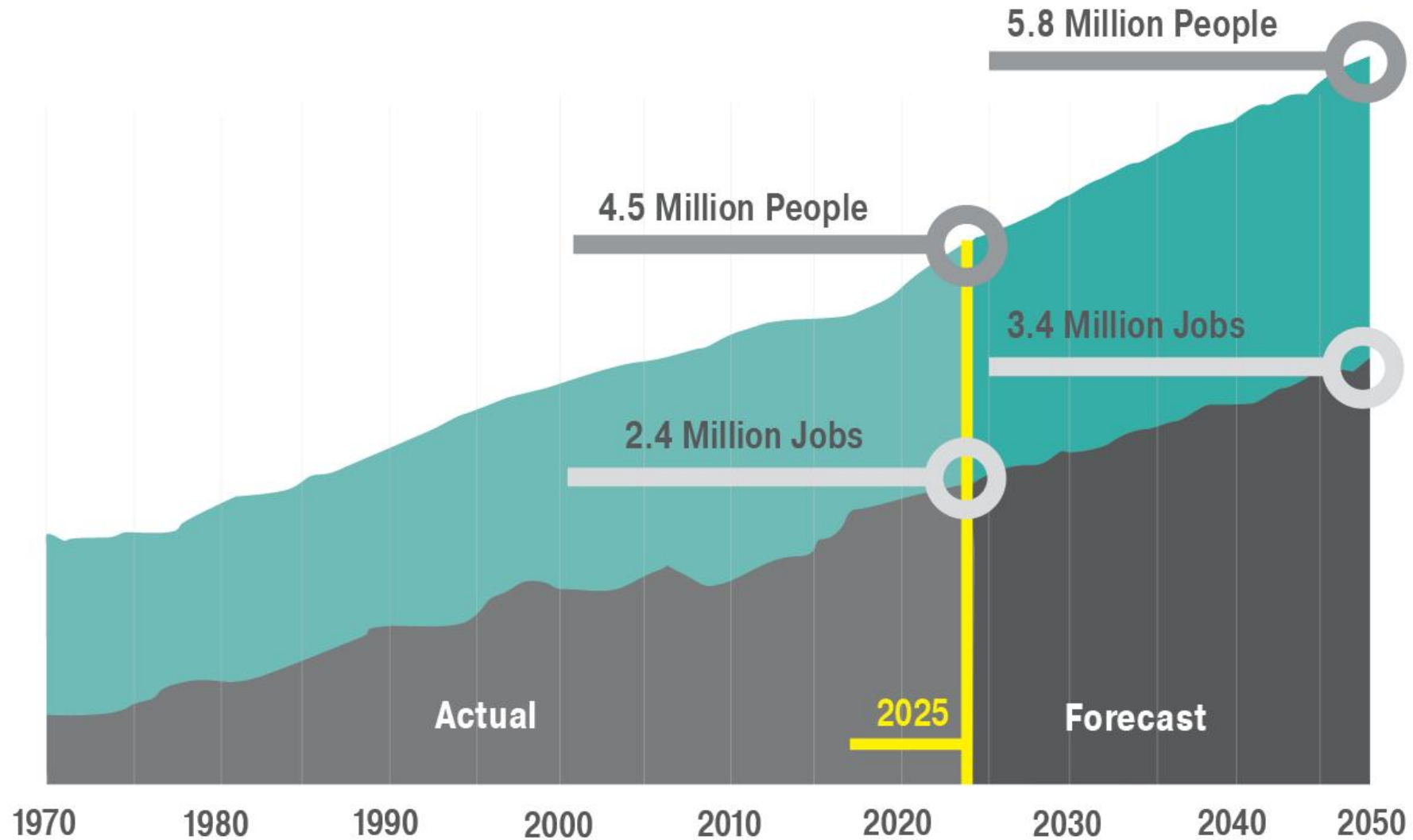
Equity

Jobs

Climate

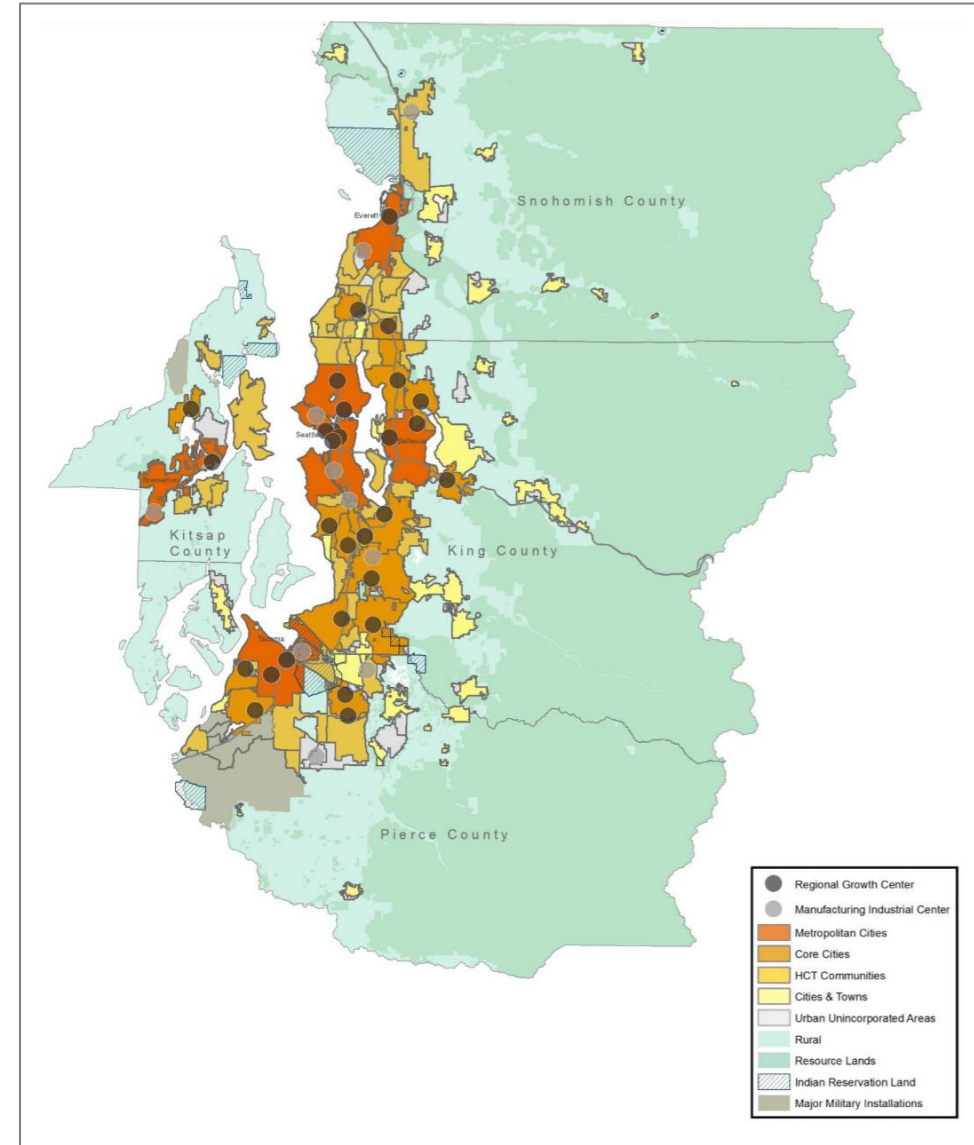


# Puget Sound Regional Growth Forecast



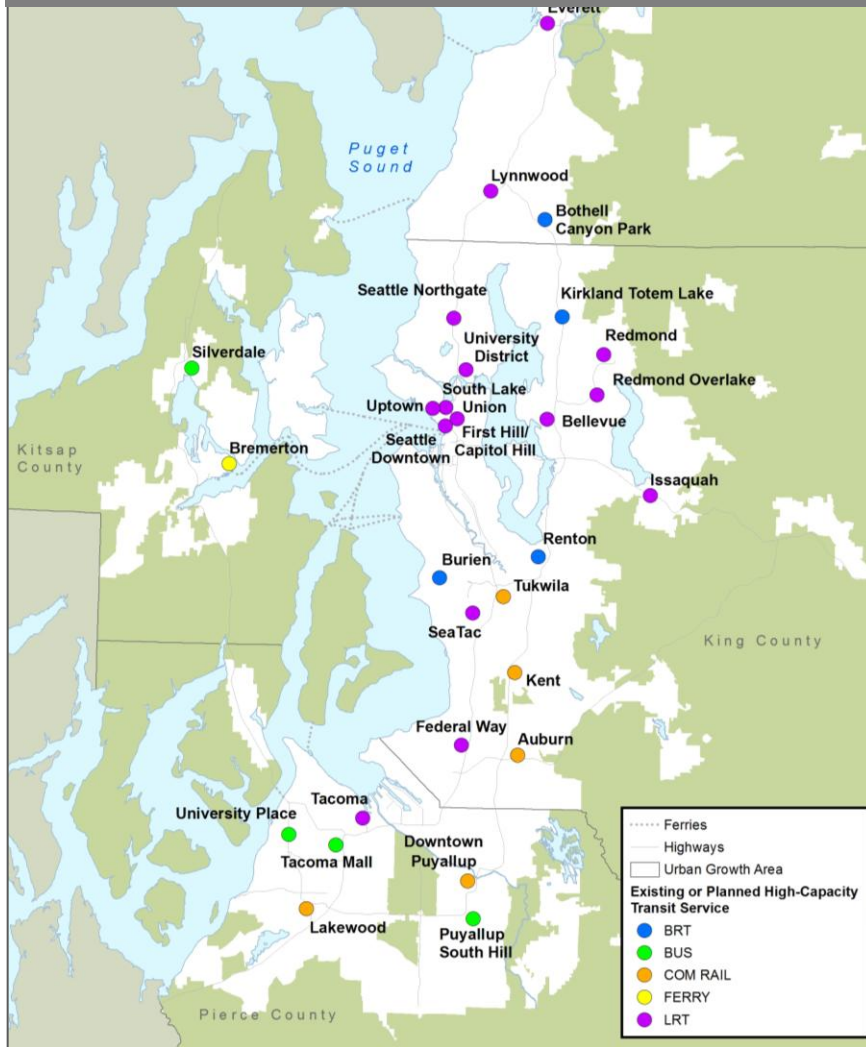
# Regional Growth Strategy

- Largest share of growth planned for the largest cities in the region.
- **65%** of region's population growth and **75%** of employment growth in **regional growth centers & station areas**
- Lower growth allocations in urban unincorporated and rural compared with long-term trends

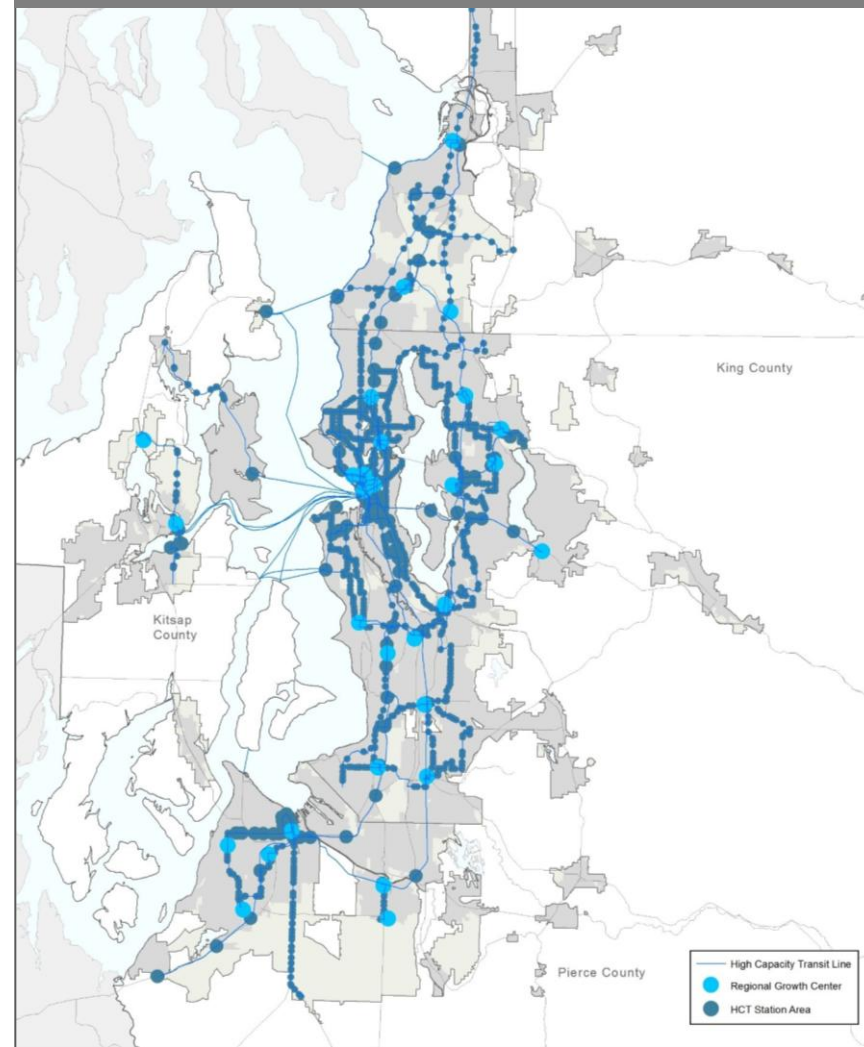


# Connecting Transit to Centers

## Regional Growth Centers by Transit Service



## Regional Growth Centers and HCT Station Areas

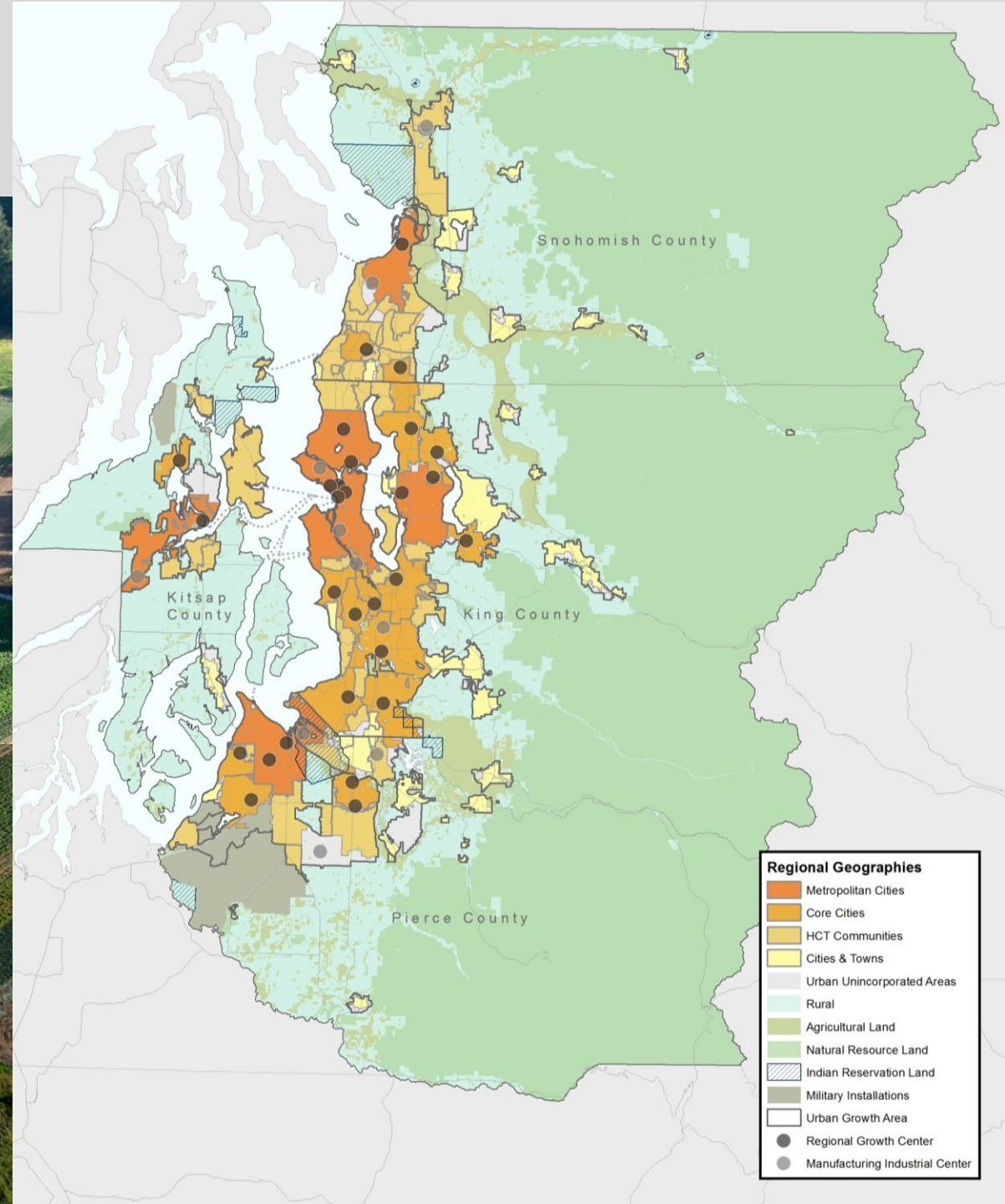


# PSRC's VISION 2050



Regionally, 97% of permitted housing units are in cities and urban areas

Compared to 72% in 1991



Regional Geographies	
Orange	Metropolitan Cities
Yellow-Orange	Core Cities
Yellow	HCT Communities
Light Yellow	Cities & Towns
Light Green	Urban Unincorporated Areas
Light Blue	Rural
Green	Agricultural Land
Light Green	Natural Resource Land
Hatched	Indian Reservation Land
Grey	Military Installations
White	Urban Growth Area
Black Dot	Regional Growth Center
Grey Dot	Manufacturing Industrial Center

# Population Growth 1960–Present



Seattle

Region

1960 557,087

1960 1,512,979

1990 516,259

1990 2,748,895

2025 816,600

2025 4,534,300



# Population Growth 1960–Present



## Seattle

1960	557,087
1990	516,259
2025	816,600

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## Boston

1960	697,197
1990	574,283
2024	673,458

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## San Francisco

1960	740,316
1990	723,959
2024	827,526



# VISION 2050

- Housing is a regional issue
- Promote more housing, especially near transit, jobs and services
- Expand affordable housing types and choices



# Regional Housing Strategy

## Supply



Build more housing of different types

## Stability



Provide opportunities for residents to live in housing that meets their needs

## Subsidy

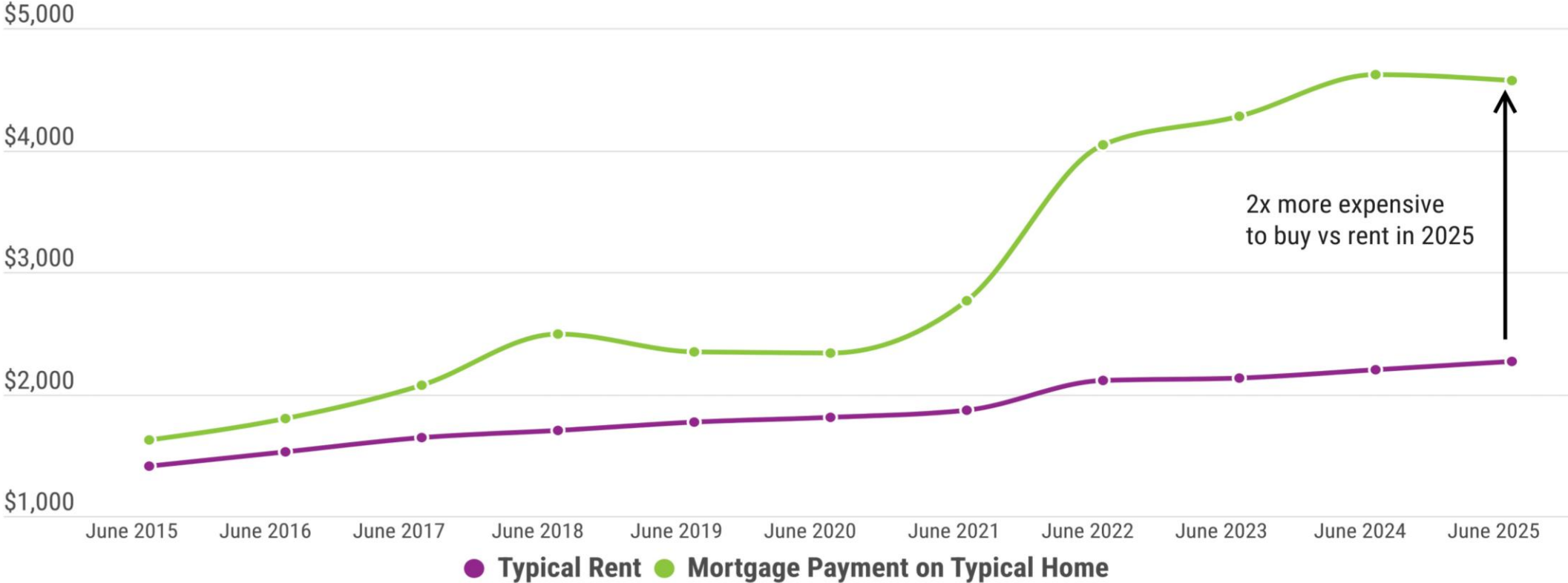


Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents



# Cost to Own Versus Cost to Rent

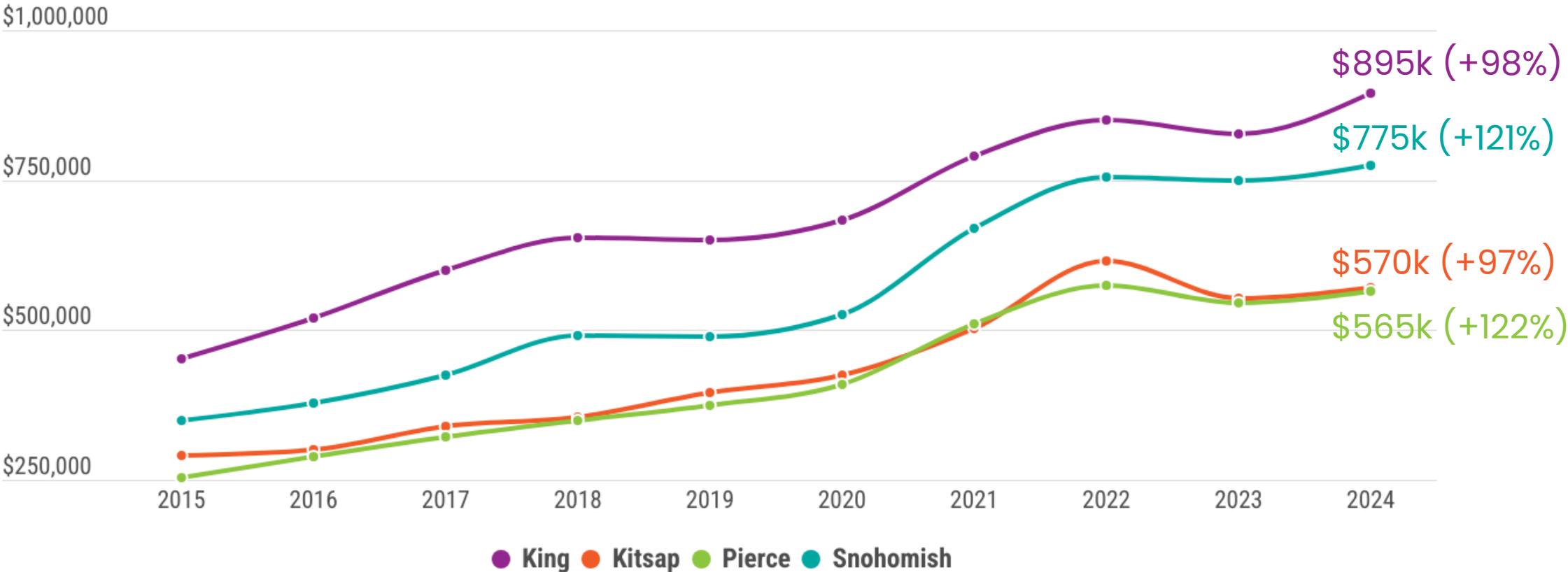
Today, it's 2x more expensive to buy than to rent, placing greater pressure on an already heated rental market.



Source: Zillow, Home Value Index, Observed Rent Index; Freddie Mac, Primary Mortgage Market Survey; calculated by PSRC  
Note: Data are for the Seattle-Tacoma-Bellevue metropolitan statistical area which represents King, Pierce, and Snohomish counties. Assumes a 31% debt-to-income ratio, 30-year fixed rate mortgage, 20% down payment, 1% property tax, and 0.35% property insurance rate.

# Homeownership Affordability

Typical home values have increased significantly, with prices highest in King and Snohomish counties

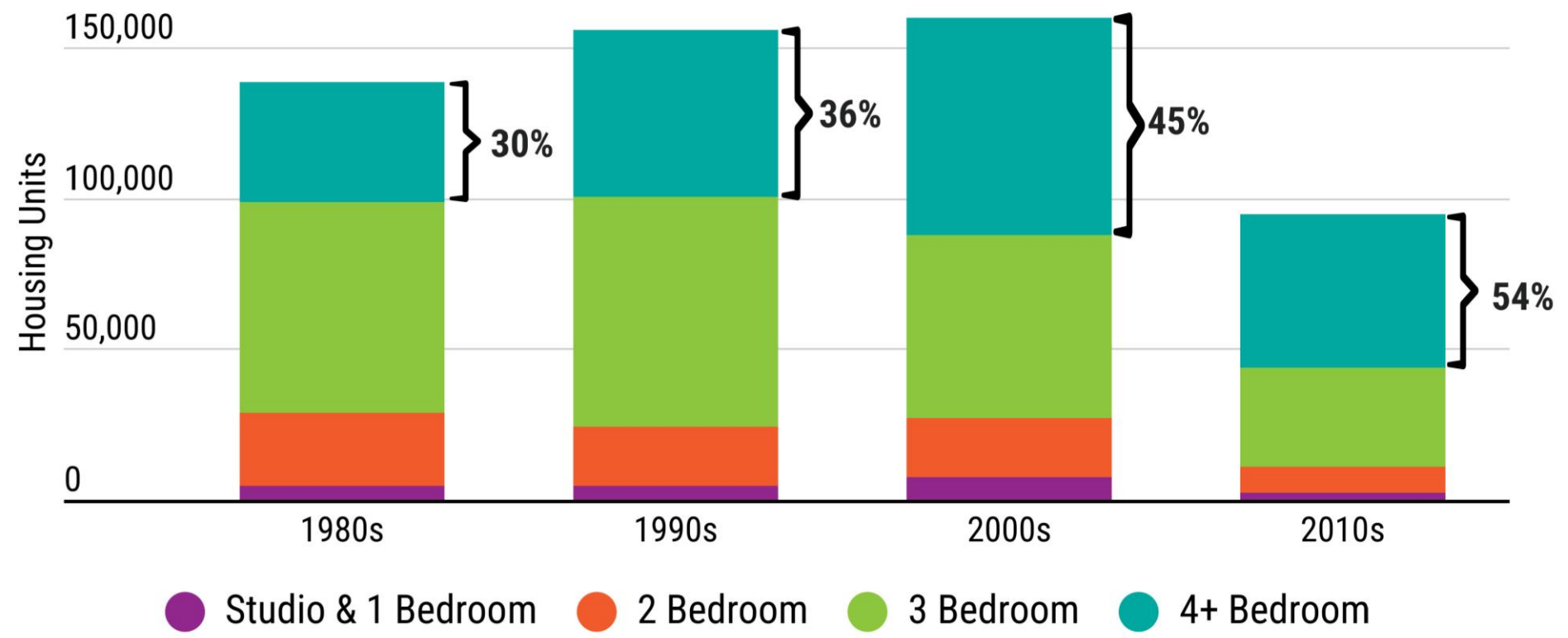


Source: Zillow, Home Value Index. Estimates are based on data collected in June of each year.



# Single-family Production By Decade

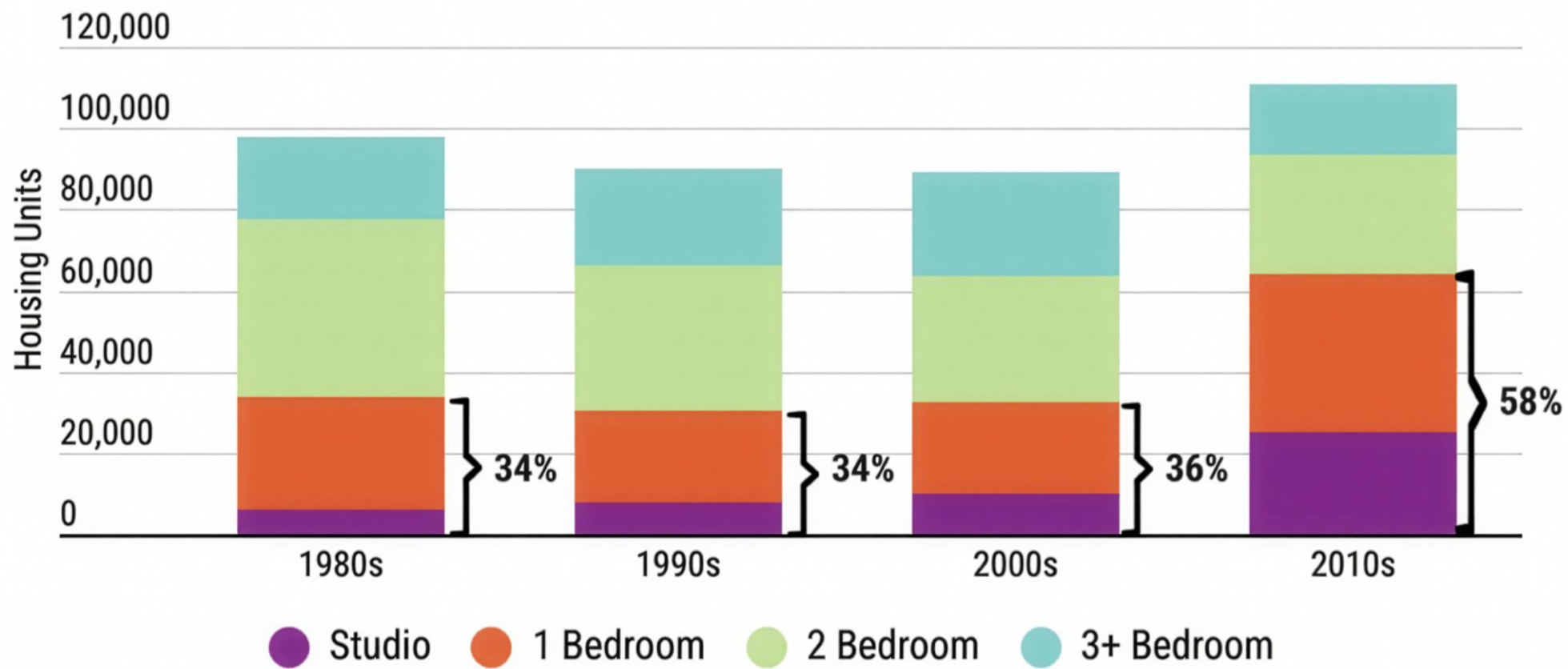
Nearly 80,000 fewer units were built in the 2010's compared to the 2000's.



Source: 2023 American Community Survey (ACS) PUMS, 5-Year Estimates.

# Multi-family Production By Decade

Production of rental units is higher than in previous decades, driven by an increase in studio and one-bedroom units.



Source. 2023 American Community Survey (ACS) PUMS, 5-Year Estimates

# Housing prices have outpaced increases in income

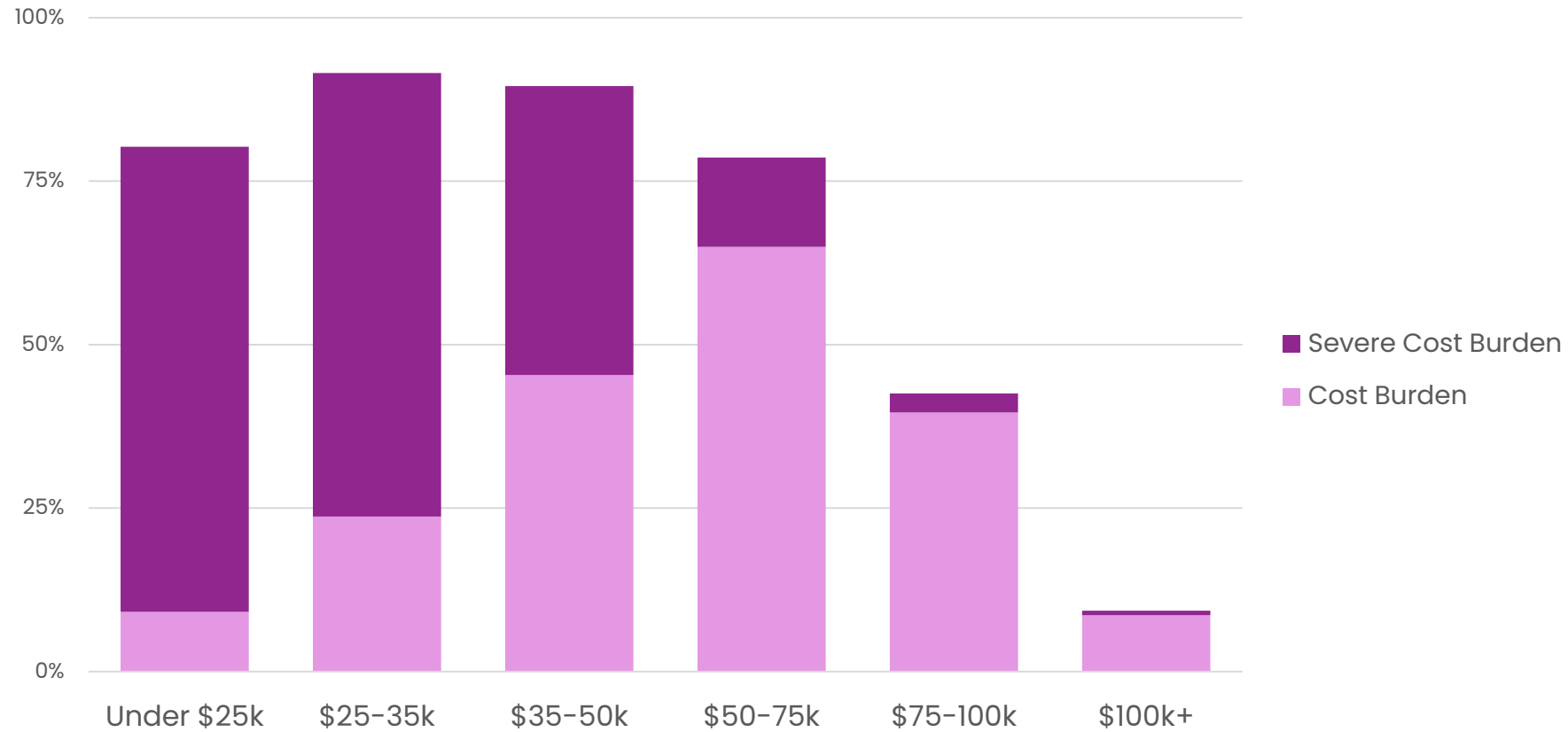
## Housing costs go beyond rent or mortgage payments

“I can't move, if I tried to move I can't afford to because everything is so high.”

“I was able to get into the home but not able to afford the deposit to get heating.”

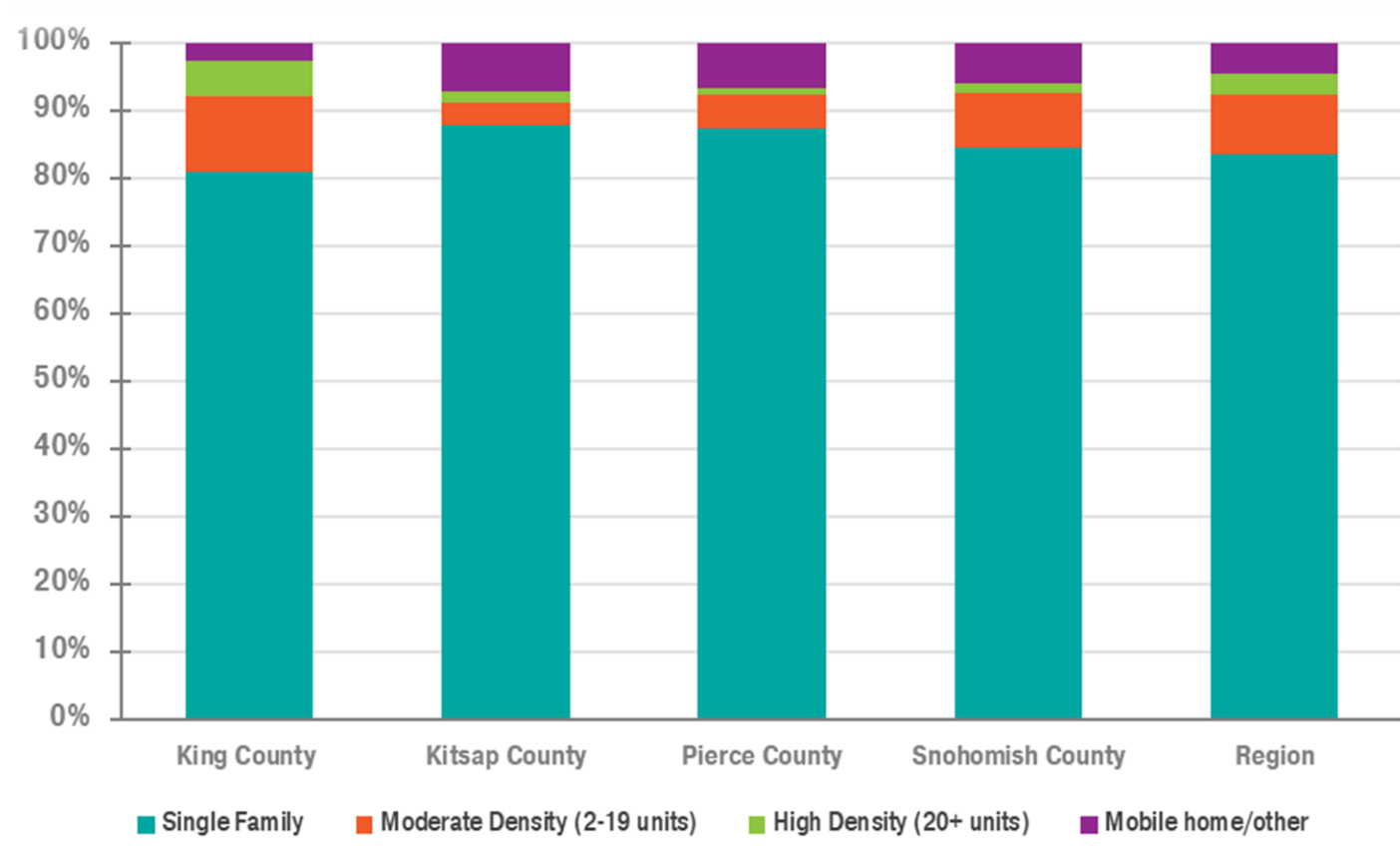
# Most low- to moderate-income renter households spend over 30% of their income on housing

## Cost Burdened Renter Households



# More diverse housing is needed for residents in all phases of life

## Owner Occupied Housing by Units in Structure



# Between 2020 and 2050 the region needs 800,000 additional housing units to accommodate future growth



King County – 418,000 units



Kitsap County – 43,000 units



Pierce County – 161,000 units



Snohomish County – 187,000 Units





# Resources & Guidance

# Housing Innovation Program (HIP)

## Search the Toolkit

Select from the filters to customize your search, including searching by focus areas in the Regional Housing Strategy and types of places identified in the Housing Opportunities by Place. Results with an asterisk (\*) include more detail, and are proven to be particularly effective at meeting regional housing needs.

**Objective**      **Project Type**      **Affordability Level**

- Any -      - Any -      - Any -

**Housing Opportunities by Place**      **Regional Housing Strategy Focus Area**

- Any -      - Any -

**Apply**

[Accessory Dwelling Units \(ADU\)\\*](#)

**Development Types**

[Affordability Covenants](#)

**Project-Level Tools**

[Alternative Homeownership Models\\*](#)

**Other Financial Tools**

[Cluster Development](#)

**Development Types**

[Commercial Linkage Fees](#)

**Other Regulatory Tools**



Use the HIP resources to learn more about specific housing tools, with examples from the region and beyond.










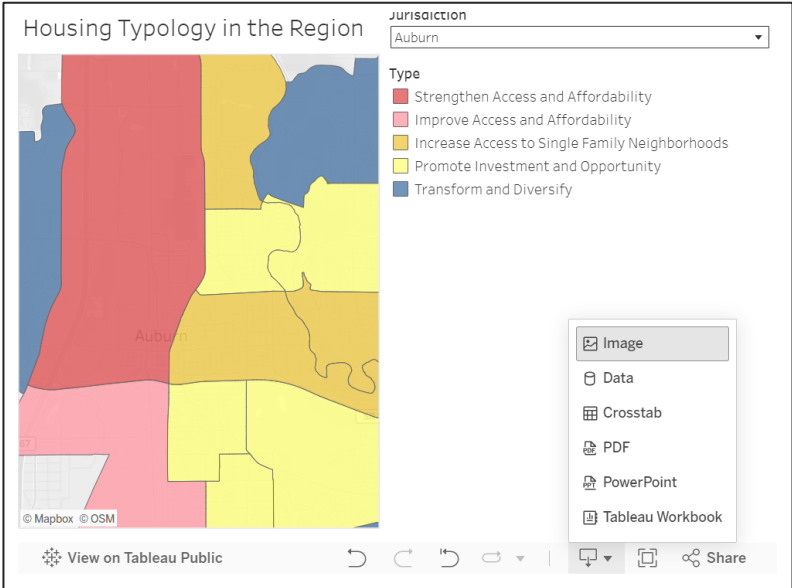
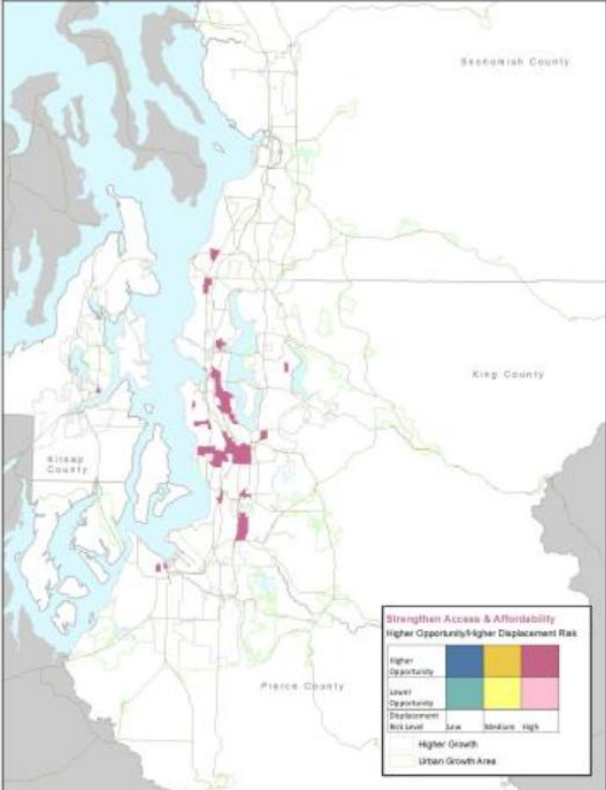
# Housing Opportunities by Place

Helps identify best tools for types of places

<https://www.psrc.org/our-work/housing-typology>

### Explore Tools by Type

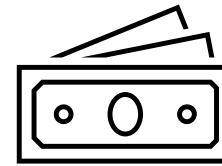
 <b>Priority Tools for All Communities</b>	 <b>Promote Investment &amp; Opportunity</b>	 <b>Improve Access &amp; Housing Choices</b>
 <b>Improve Access &amp; Affordability</b>	 <b>Increase Access to Single Family Neighborhoods</b>	 <b>Transform &amp; Diversify</b>
 <b>Strengthen Access &amp; Affordability</b>		



# Funding of Affordable Housing



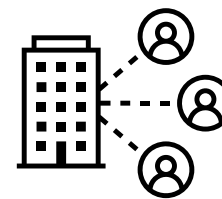
*“As market conditions such as high interest rates and rising construction costs drive the cost of development up, limited capital resources cannot stretch as far.”*



**75%** indicated that funding and market conditions are the biggest barrier to affordable housing development.




**>50%** use a portion of sales and use taxes to support affordable housing.



**54** jurisdictions work in sub-regional coalitions to amplify their impact.



# Additional PSRC Resources



Puget Sound Regional Council

Select your Community:

Snoqualmie

Select American Community Survey Data:

2016-2020 ACS Data

Population: 13,600  
People of Color: 22.7 %  
Median Age: 36.3 years  
People with a Disability: 3 %  
Median HH Income: \$ 159,400  
HH Size: 3.04 people per household  
Home Ownership: 86 %  
Unemployment Rate: 2.4 %  
Travel Time to Work: 33.3 minutes



## Community Profiles

As a State Data Center for the central Puget Sound region, PSRC provides information on the well-being of children, families, and the elderly as well as to help communities plan for the future for all cities and towns in the PSRC region.

The data on this dashboard is a snapshot of the information the Bureau of Economic Analysis provides. In order to view data for all the cities and towns in the Puget Sound region, we use overlapping sets of data on this dashboard. By only including one set of data, you can analyze the data for changing trends. The data on this dashboard is based on American Community Survey (ACS) 5 year data.

- People Measures
- Household & Housing Measures
- RDI Racially Disparate Impacts Measures\*
- Job & Income Measures
- Transportation Measures
- Transportation Projects

Resources include:

[Community Profiles](#)

[Data Portal](#)

[Displacement Risk Map](#)

...and more!



# Thank you!

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