

Growth Forecast & Targets

Snoqualmie City Council

August 24, 2026



Puget Sound Regional Council

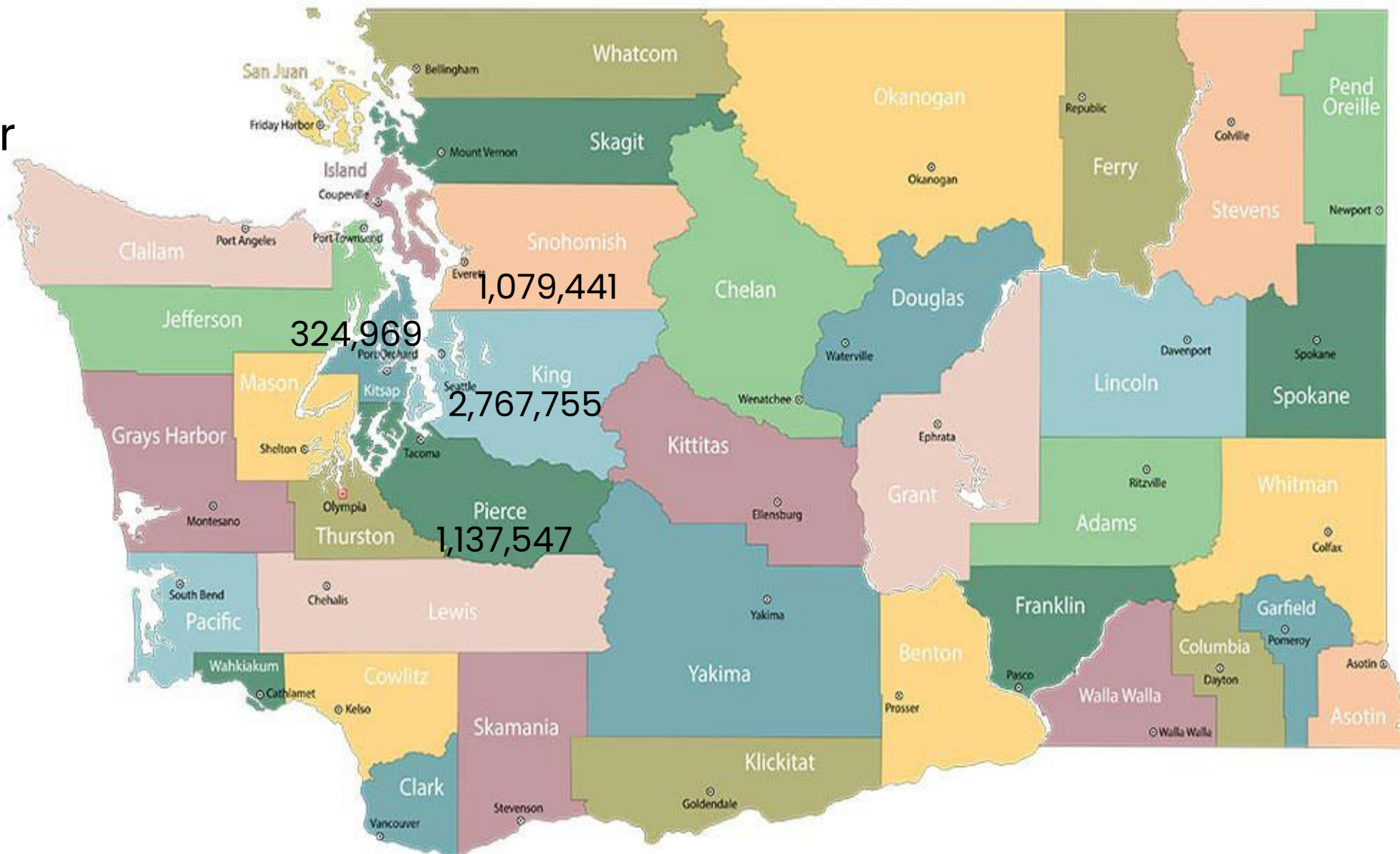
Where does the growth number come from?

- The Office of Finance and Management issues a 2044 growth forecast for each county

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	
1	Projections of the Total Resident Population for Growth Management																														
2	2017 GMA Projections - Low Series																														
3		Census				Estimate				Projection																					
4		2010	2015	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040				
5	State	6,724,540	7,061,410	7,310,300	7,228,652	7,146,998	7,065,384	7,112,080	7,166,101	7,219,328	7,271,739	7,323,309	7,366,307	7,413,351	7,459,945	7,506,096	7,551,759	7,590,504	7,632,476	7,673,874	7,714,680	7,754,881	7,797,613	7,820,558	7,853,714	7,887,091	7,920,676				
6	Adams	18,728	19,410	19,870	19,756	19,641	19,527	19,539	19,562	19,584	19,607	19,631	19,682	19,725	19,770	19,820	19,873	20,002	20,097	20,187	20,274	20,356	20,335	20,313	20,292	20,270	20,249				
7	Asotin	21,623	22,010	22,290	21,752	21,214	20,676	20,726	20,801	20,870	20,934	20,993	21,001	21,031	21,058	21,080	21,099	21,102	21,100	21,100	21,102	21,105	21,077	21,048	21,020	20,992	20,964				
8	Benton	175,177	188,590	193,500	189,718	185,936	182,154	182,494	183,015	183,492	183,925	184,313	184,244	184,389	184,503	184,586	184,639	184,598	184,583	184,559	184,526	184,485	184,310	184,135	183,960	183,785	183,610				
9	Chelan	72,453	75,030	76,830	75,205	73,579	71,955	72,354	72,848	73,328	73,794	74,247	74,591	74,982	75,368	75,742	76,109	76,368	76,705	77,017	77,326	77,629	77,909	78,190	78,473	78,756	79,040				
10	Clark	71,404	72,650	74,240	73,106	71,973	70,840	70,568	70,339	70,106	69,870	69,631	69,400	69,166	68,931	68,697	68,463	68,210	67,966	67,716	67,467	67,214	66,917	66,621	66,326	66,033	65,741				
11	Clark	425,363	451,820	471,000	471,524	472,947	472,573	476,736	481,257	485,720	490,121	494,459	497,602	501,275	504,994	508,457	511,964	515,109	518,429	521,706	524,938	528,125	530,868	533,223	535,791	538,371	540,963				
12	Columbia	4,078	4,090	4,100	4,036	3,971	3,911	3,876	3,844	3,813	3,783	3,753	3,733	3,709	3,687	3,665	3,645	3,635	3,621	3,607	3,594	3,581	3,567	3,553	3,539	3,525	3,511				
13	Cowlitz	102,410	104,280	105,900	105,082	104,264	103,445	103,437	103,439	103,438	103,435	103,429	103,233	103,113	102,986	102,854	102,716	102,624	102,514	102,407	102,303	102,204	102,125	102,045	101,966	101,887	101,808				
14	Douglas	38,431	39,990	41,420	40,582	39,745	38,909	39,076	39,286	39,487	39,679	39,863	39,958	40,091	40,218	40,339	40,455	40,531	40,623	40,717	40,813	40,910	41,055	41,201	41,348	41,495	41,642				
15	Ferry	7,551	7,710	7,740	7,532	7,323	7,117	7,104	7,098	7,091	7,084	7,076	7,072	7,067	7,060	7,055	7,048	7,033	7,020	7,007	6,992	6,976	6,947	6,919	6,890	6,862	6,834				
16	Franklin	78,163	87,150	90,330	89,434	88,539	87,642	86,080	85,185	84,288	83,391	82,494	81,597	80,699	79,802	78,905	78,008	77,111	76,214	75,317	74,420	73,523	72,626	71,729	70,832	69,935	69,038				
17	Garfield	2,266	2,260	2,200	2,146	2,092	2,042	2,023	2,007	1,991	1,975	1,958	1,945	1,931	1,917	1,902	1,888	1,867	1,849	1,830	1,812	1,793	1,775	1,756	1,738	1,721	1,703				
18	Grant	89,120	93,930	95,630	96,157	96,683	97,208	97,736	98,263	98,790	99,317	99,844	100,371	100,898	101,425	101,952	102,479	103,006	103,533	104,060	104,587	105,114	105,641	106,168	106,695	107,222	107,749				
19	Grays Harbor	72,797	73,110	72,970	71,714	70,457	69,202	69,128	69,218	69,288	69,339	69,369	69,364	69,357	69,366	69,388	69,425	69,462	69,499	69,536	69,573	69,610	69,647	69,684	69,721	69,758	69,795				
20	Island	78,506	80,600	82,790	80,134	77,477	74,822	74,807	74,914	74,994	75,048	75,077	74,953	74,890	74,817	74,734	74,641	74,476	74,342	74,204	74,064	73,921	73,784	73,648	73,512	73,376	73,240				
21	Jefferson	29,872	30,880	31,360	30,775	30,189	29,602	29,607	29,607	29,607	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610	29,610				
22	Knap	251,133	258,200	264,300	258,384	252,468	246,554	247,370	248,472	249,529	250,542	251,510	252,221	253,046	253,816	254,533	255,196	255,709	256,172	256,585	256,948	257,261	257,524	257,787	258,050	258,313	258,576				
23	Kittitas	40,915	42,670	44,730	44,621	44,513	44,406	44,580	44,772	44,967	45,134	45,305	45,368	45,477	45,579	45,677	45,768	45,848	45,932	46,015	46,096	46,173	46,224	46,275	46,326	46,377	46,428				
24	Klickitat	20,318	21,000	21,660	20,939	20,217	19,496	19,143	19,350	19,287	19,223	19,158	19,122	19,074	19,024	18,972	18,917	18,778	18,673	18,563	18,448	18,327	18,176	18,026	17,877	17,729	17,583				
25	Lewis	75,455	76,660	77,440	76,815	76,189	75,564	75,610	75,746	75,886	75,941	76,000	75,821	75,747	75,666	75,577	75,480	75,453	75,398	75,345	75,296	75,251	75,210	75,169	75,128	75,087	75,046				
26	Lincoln	10,570	10,720	10,700	10,510	10,319	10,128	10,127	10,141	10,151	10,158	10,162	10,141	10,131	10,119	10,106	10,092	10,075	10,058	10,042	10,026	10,010	9,997	9,985	9,972	9,960	9,947				
27	Mason	60,699	62,200	63,190	62,416	61,642	60,868	61,352	61,916	62,468	63,009	63,538	63,915	64,359	64,801	65,240	65,678	66,173	66,648	67,123	67,597	68,070	68,544	69,019	69,494	69,969	70,444				
28	Okanogan	41,120	41,860	42,110	41,025	39,941	38,857	38,669	38,910	38,943	38,969	38,987	38,940	38,921	38,898	38,873	38,848	38,823	38,798	38,773	38,748	38,723	38,698	38,673	38,648	38,623	38,598				
29	Pacific	20,920	21,210	21,250	20,983	20,717	20,454	20,462	20,490	20,514	20,531	20,542	20,503	20,484	20,464	20,440	20,414	20,382	20,353	20,324	20,295	20,265	20,237	20,209	20,181	20,153	20,125				
30	Pend Oreille	13,001	13,240	13,370	13,115	12,860	12,605	12,634	12,680	12,717	12,750	12,775	12,722	12,702	12,679	12,654	12,628	12,611	12,592	12,572	12,550	12,527	12,470	12,414	12,358	12,302	12,247				
31	Pierce	795,225	830,120	859,400	845,974	832,547	819,122	825,783	833,463	840,965	848,282	855,408	859,906	865,539	871,063	876,477	881,775	886,809	891,987	897,113	902,187	907,207	911,268	915,368	919,506	923,642	927,777				
32	San Juan	15,769	16,180	16,510	15,985	15,461	14,936	14,973	15,032	15,087	15,137	15,183	15,192	15,218	15,240	15,260	15,278	15,287	15,309	15,320	15,323	15,314	15,277	15,241	15,205	15,168	15,132				
33	Skagit	116,901	120,620	124,100	122,105	120,111	118,117	116,826	119,667	120,511	121,356	122,207	123,099	124,001	125,136	126,345	127,387	128,301	129,278	130,267	131,265	132,275	133,432	134,600	135,778	136,966	138,164				
34	Skamania	11,066	11,430	11,690	11,579	11,469	11,359	11,445	11,544	11,638	11,726	11,811	11,819	11,859	11,895	11,927	11,956	11,982	12,009	12,037	12,063	12,090	12,115	12,140	12,165	12,191	12,216				
35	Snohomish	713,335	757,600	789,400	781,824	774,249	766,672	773,598	781,407	789,168	796,879	804,536	811,674	819,115	826,550	833,976	841,391	848,054	855,102	862,091	869,019	875,885	881,675	887,594	893,371	899,276	905,221				
36	Spokane	471,221	488,310	499,800	492,581	485,362	478,146	480,229	482,903	485,354	487,882	490,386	493,406	496,218	498,990	501,721	504,409	505,821	507,463	509,205	510,846	512,384	514,420	516,456	518,492	520,528	522,564				
37	Stevens	43,531	44,030	44,510	43,286	42,061	40,837	40,829	40,831	40,831	40,828	40,823	40,709	40,635	40,555	40,468	40,375	40,220	40,094	39,976	39,864	39,760	39,779	39,798	39,816	39,835	39,854				
38	Thurston	252,264	267,410	276,900	273,532	270,163	266,796	269,393	272,356	275,274	278,144	280,965	283,073	285,033	287,903	290,272	292,608	294,683	296,886	299,064	301,215	303,369	305,064	306,798	308,543	310,297	312,061				
39	Wahkiakum	3,978	3,960	4,030	3,917	3,803	3,694	3,660	3,629	3,598	3,568	3,537	3,505	3,475	3,445	3,415	3,386	3,366	3,342	3,320	3,298	3,277	3,261	3,244	3,228	3,212	3,196				
40	Walla Walla	60,550	61,400	62,250	60,553	59,705	58,860	58,076	59,847	59,098	59,098	59,047	59,046	59,046	59,036	59,066	59,														

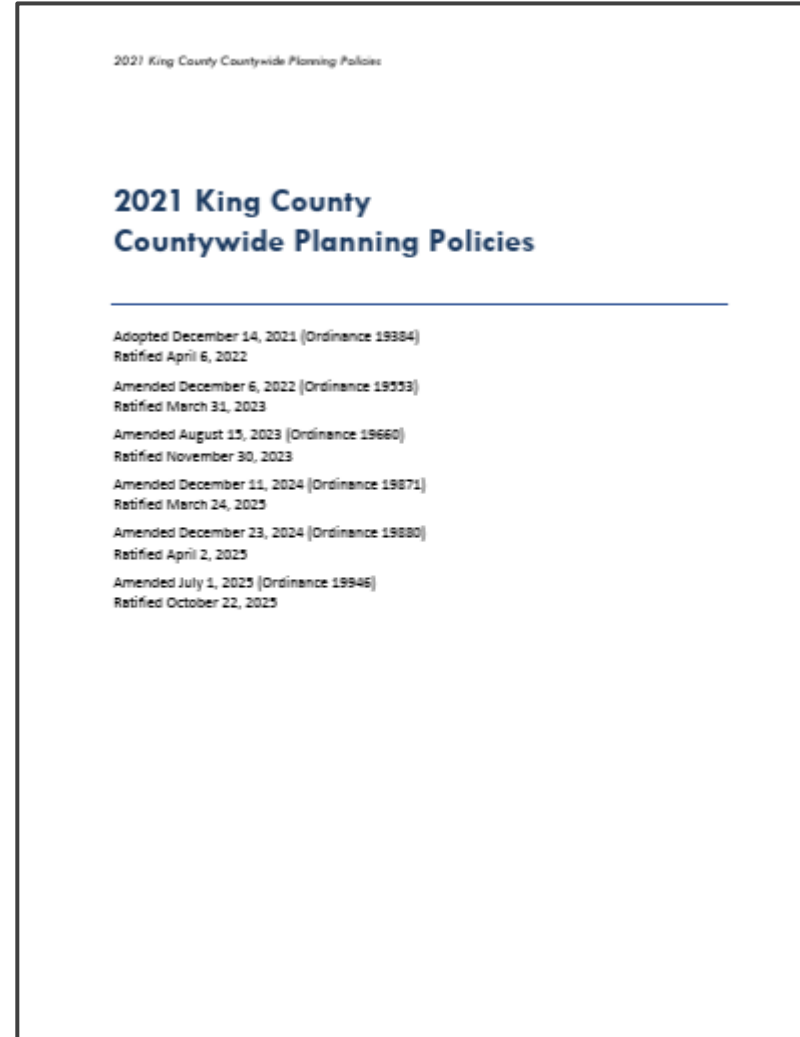
Where does the growth number come from?

- Jurisdictions must plan for 20-year's growth
- 2044 population projections issued by OFM



Where does the growth number come from?

- King County and its cities work together as GMPC
- Population was converted to housing units and allocated to each jurisdiction
- These growth “targets” are for the growth from 2019 to 2044
- They are recorded in the [Countywide Planning Policies](#)



Where does the growth number come from?

- Snoqualmie's growth targets are 719 housing units and 4,425 jobs
- Snoqualmie's housing target was adjusted in GMPC Motion 25-1
- Previously had been for 1500 housing units

2021 King County Countywide Planning Policies

- to meet 20-year growth targets, allocated housing needs, and is consistent with the desired growth pattern described in VISION 2050;
- Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and
 - Transferring and accommodating unincorporated area housing and employment targets and housing need as annexations occur.

		Net New Units and Jobs	
Jurisdiction		2019-2044 Housing Target	2019-2044 Job Target
Metro N CO	Bellevue	35,000	70,000
	Seattle	112,000	168,500
Metropolitan Cities Subtotal		147,000	238,500
Core Cities	Auburn	12,000	19,520
	Bothell	3,800	9,500
	Burien	7,500	4,770
	Federal Way	11,260	20,460
	Issaquah	3,500	7,950
	Kent	10,200	32,000
	Kirkland	13,200	26,490
	Redmond	20,000	24,000
	Renton	17,000	31,780
	SeaTac	3,900	14,810
	Tukwila	6,500	13,890
Core Cities Subtotal		112,860	207,170
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline PAA	1,420	1,220
	Renton PAA - East Renton	170	0
	Renton PAA - Fairwood	840	100
	Renton PAA - Skyway/West Hill	670	600
	Shoreline	13,330	10,000
	Woodinville	2,033	3,000
High Capacity Transit Communities Subtotal		29,942	25,570

23 Chapter: DEVELOPMENT PATTERNS

2021 King County Countywide Planning Policies

		Net New Units and Jobs	
Jurisdiction		2019-2044 Housing Target	2019-2044 Job Target
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	350	450
	Clyde Hill	10	10
	Covington	4,310	4,486
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	2,100	728
	Skykomish	10	0
	Snoqualmie	719	4,425
	Yarrow Point	10	0
Cities and Towns Subtotal		16,353	47,891
Urban Unincorporated	Auburn PAA	12	0
	Bellevue PAA	17	0
	Black Diamond PAA	328	0
	Issaquah PAA	35	0
	Kent PAA	3	300
	Newcastle PAA	1	0
	Pacific PAA	134	0
	Redmond PAA	120	0
	Sammamish PAA	194	0
	Unaffiliated Urban Unincorporated	448	400
Urban Unincorporated Subtotal		1,292	700
Urban Growth Area Total		307,447	490,831

24 Chapter: DEVELOPMENT PATTERNS



Where do the *housing* numbers come from?

- HB 1220 requires cities to address housing need at each income level
- Washington Department of Commerce issued [Housing Element Guidance](#) that illustrates the housing types related to income levels

Exhibit 3. 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)



Where do the *housing* numbers come from?

- King County and its cities worked together to identify housing need by income level for each jurisdiction's growth target

2021 King County Countywide Planning Policies

	Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs
	Total	0 to <30% Non-PSH	PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
Des Moines	3,800	790	415	231	227	281	318	1,538	726
Kenmore	3,070	1,063	559	483	393	75	85	412	587
Lake Forest Park	870	313	164	143	140	14	16	80	166
Mercer Island	1,239	339	178	202	488	4	5	23	237
Newcastle	1,480	627	329	433	22	9	10	50	283
Shoreline	13,330	3,617	1,902	2,710	740	573	650	3,138	2,547
Woodinville	2,033	854	449	354	156	29	33	158	388

	Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs
	Total	0 to <30% Non-PSH	PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
Sammamish	2,100	930	499	419	212	-	-	-	401
Skykomish	10	2	1	-	1	1	1	4	2
Snoqualmie	719	374	244	117	16	0	0	0	269
Yarrow Point	10	4	2	3	1	-	-	-	2

¹ Bona Arts Village and Harris Point both have growth targets of one unit, meaning their total need allocated is also one unit. The allocation process divides that unit up into multiple area median income bands, but to get need allocations that are whole numbers, we round all allocations in each area median income band and the emergency housing/shelter category.



Thank you!

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Puget Sound Regional Council