



Mount Vernon Comprehensive Plan

Housing Needs Assessment Summary

PREPARED FOR



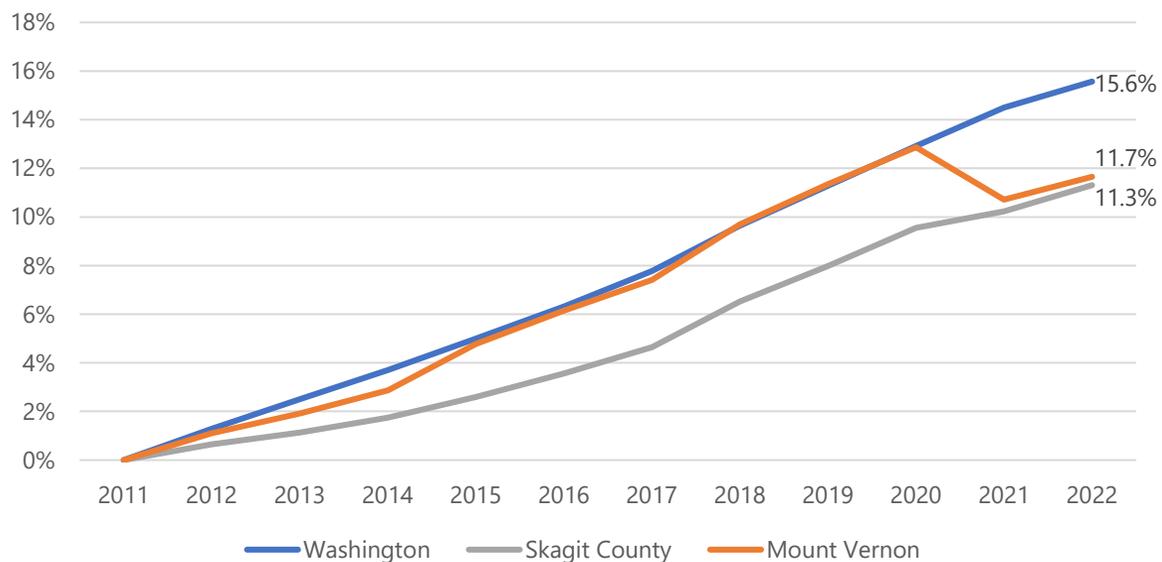
PREPARED BY



NOVEMBER 2024

Population Growth and Age

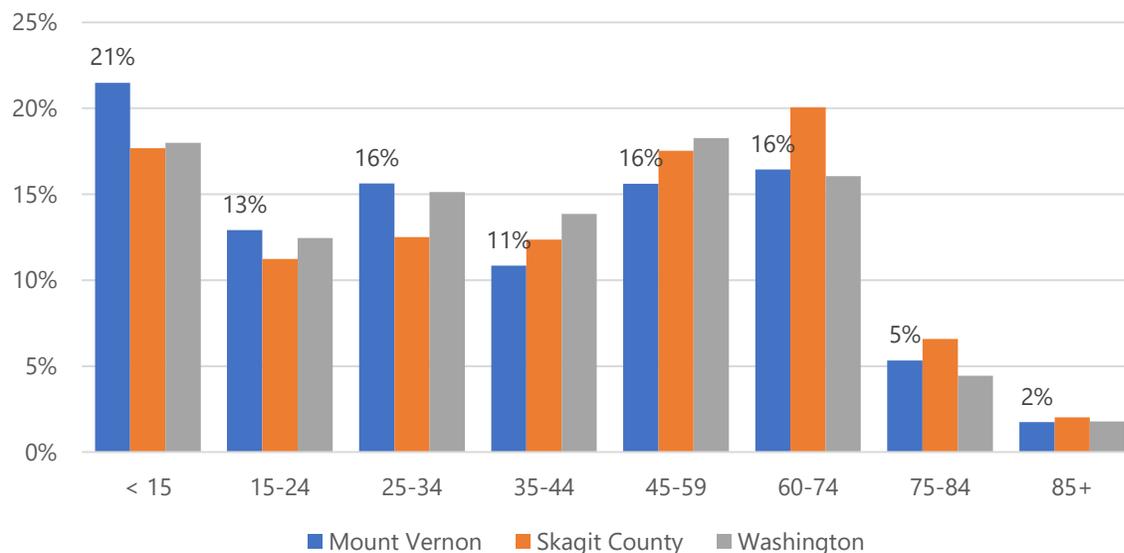
Cumulative Population Growth, 2011-2022



Source: US Census Bureau 5-Year ACS, Table DP05.

Mount Vernon is the largest city in Skagit County with 34,120 people in 2022, up nearly **12 percent** since 2011.

Share of Population by Age Group, 2022



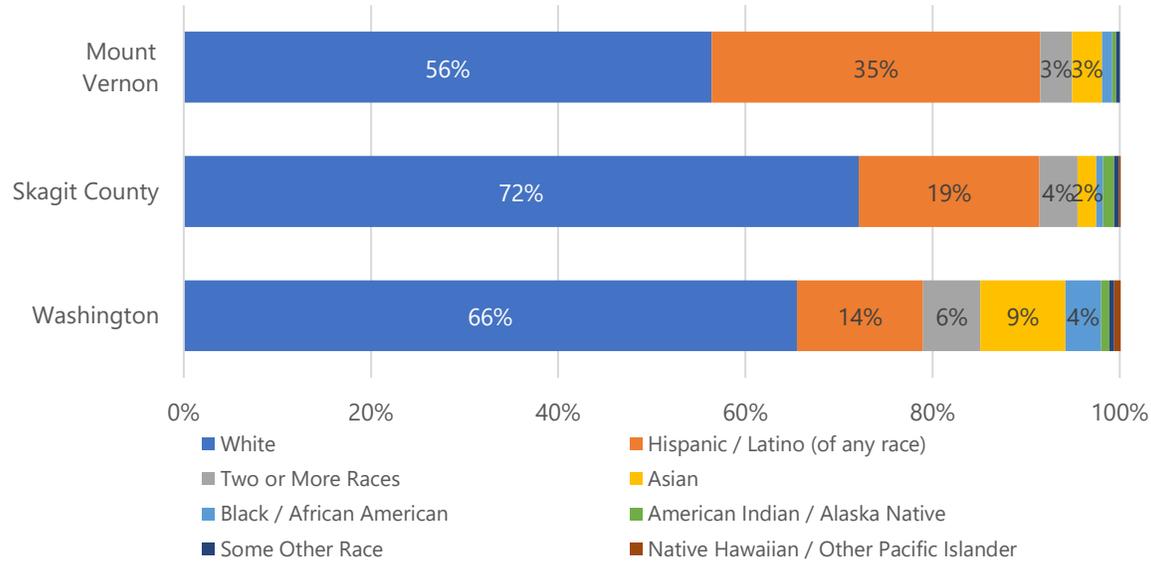
Source: US Census Bureau 2022 5-Year ACS, Table DP05.

Mount Vernon has more children and young adults than the County and State.

The younger population suggests a need for **family-sized homes** and **smaller units** for young adults.

Race, Ethnicity, and Language

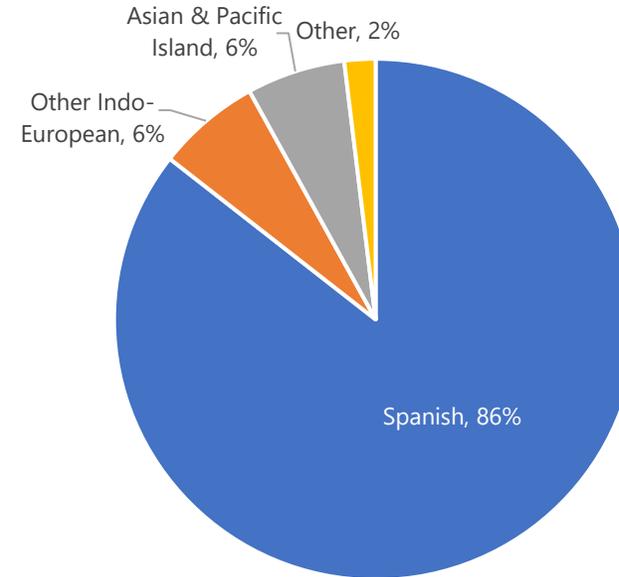
Race and Ethnicity, 2022



Source: US Census Bureau 2022 5-Year ACS, Table DP05.

Mount Vernon is **more diverse** than Skagit County and Washington state. 56 percent of residents are white, and over one-third are Hispanic or Latino.

Non-English Languages Spoken at Home in Mount Vernon



Source: US Census Bureau 2022 5-Year ACS, Table S1601.

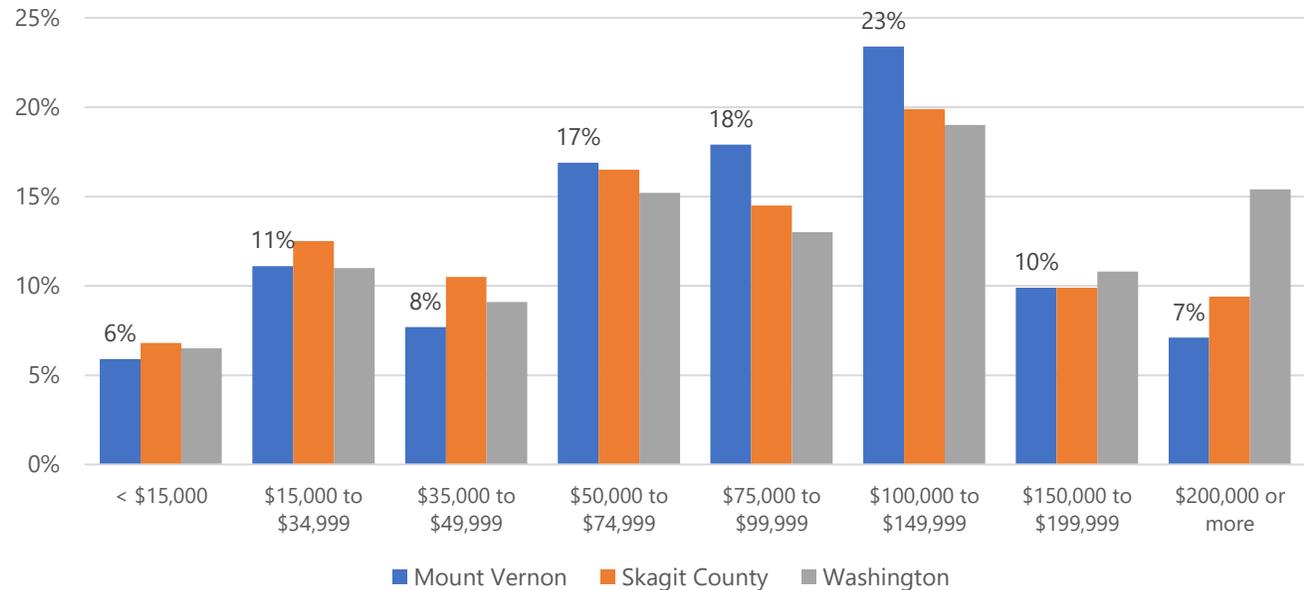
There is a large indigenous Mexican community. **Spanish** is the most common non-English language.

Household Income

Median household income in Mount Vernon is **\$87,076**, higher than Skagit County (\$82,029) but below the state (\$90,325).

About **48 percent** of residents earn more than 100% of the Area Median Income.

Household Income Distribution, 2022



Source: US Census Bureau 2022 5-Year ACS, Table S1901.

Jobs in Mount Vernon

Health care and social assistance is the largest sector in Mount Vernon, followed by educational services and retail trade.

From 2011 to 2021, health care increased by **over 1,000 jobs**, compared with decreases in other sectors, particularly the **service sector**.

22 percent of Mount Vernon workers live in the City.

Mount Vernon Workforce by Home Location, 2021



Source: US Census via LEHD OntheMap.

Jobs by Sector in Mount Vernon, 2011-2021

	2011	2021	Change
Health Care and Social Assistance	3,551	4,627	1,076
Educational Services	2,022	1,982	(40)
Retail Trade	1,816	1,957	141
Public Administration	1,099	1,125	26
Construction	692	1,084	392
Manufacturing	559	829	270
Accommodation and Food Services	911	711	(200)
Other Services (excl. Public Administration)	769	551	(218)
Administration & Support, Waste Mgmt & Remediation	511	544	33
Finance and Insurance	274	435	161
Professional, Scientific, and Technical Services	471	370	(101)
Wholesale Trade	368	302	(66)
Agriculture, Forestry, Fishing and Hunting	410	157	(253)
Real Estate and Rental and Leasing	146	150	4
Utilities	106	144	38
Transportation and Warehousing	327	138	(189)
Information	191	135	(56)
Arts, Entertainment, and Recreation	192	89	(103)
Management of Companies and Enterprises	49	1	(48)
Mining, Quarrying, and Oil and Gas Extraction	0	0	0
Total	14,464	15,331	867

Source: US Census via LEHD OntheMap.

Wages and Affordability

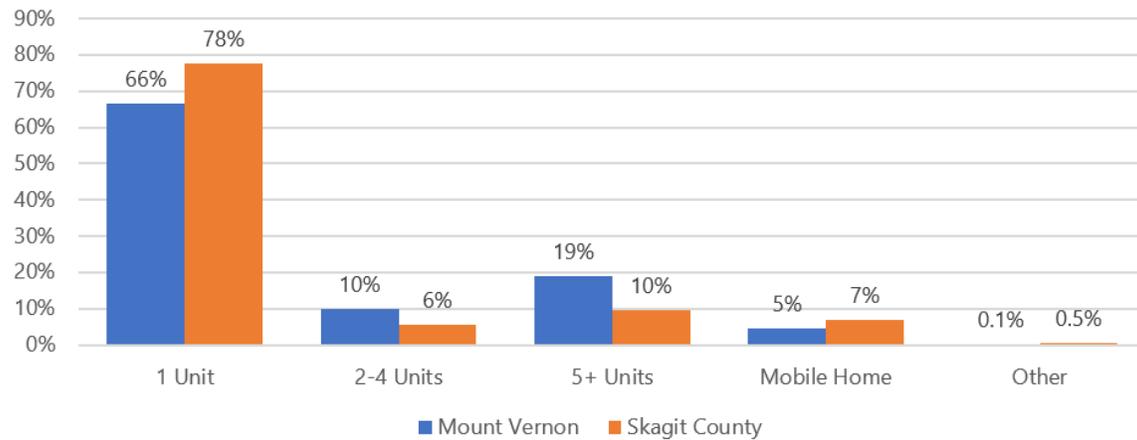
Mount Vernon’s employment sectors include jobs at a **wide range of wage levels**, showing a need for housing at a variety of price points.

Average Wages and Housing Affordability by Occupation, Anacortes-Mount Vernon Metro Area (May 2023)

	Annual Wage	Monthly Income	Affordable Monthly Housing Cost (30% of Income)
Physicians	\$312,880	\$26,073	\$7,822
Physician Assistants	\$157,040	\$13,087	\$3,926
Nurse Practitioners	\$137,940	\$11,495	\$3,449
Registered Nurses	\$106,080	\$8,840	\$2,652
Secondary School Teachers	\$98,110	\$8,176	\$2,453
Electricians	\$96,000	\$8,000	\$2,400
Middle School Teachers	\$94,950	\$7,913	\$2,374
Elementary School Teachers	\$94,770	\$7,898	\$2,369
Librarians	\$86,850	\$7,238	\$2,171
Licensed Practical Nurses	\$75,910	\$6,326	\$1,898
Plumbers, Pipefitters, & Steamfitters	\$72,310	\$6,026	\$1,808
Carpenters	\$68,730	\$5,728	\$1,718
Construction Laborers	\$58,000	\$4,833	\$1,450
Medical Assistants	\$50,990	\$4,249	\$1,275
Teaching Assistants	\$47,450	\$3,954	\$1,186
Retail Salespersons	\$44,360	\$3,697	\$1,109
Cashiers	\$38,450	\$3,204	\$961

Housing Type and Age

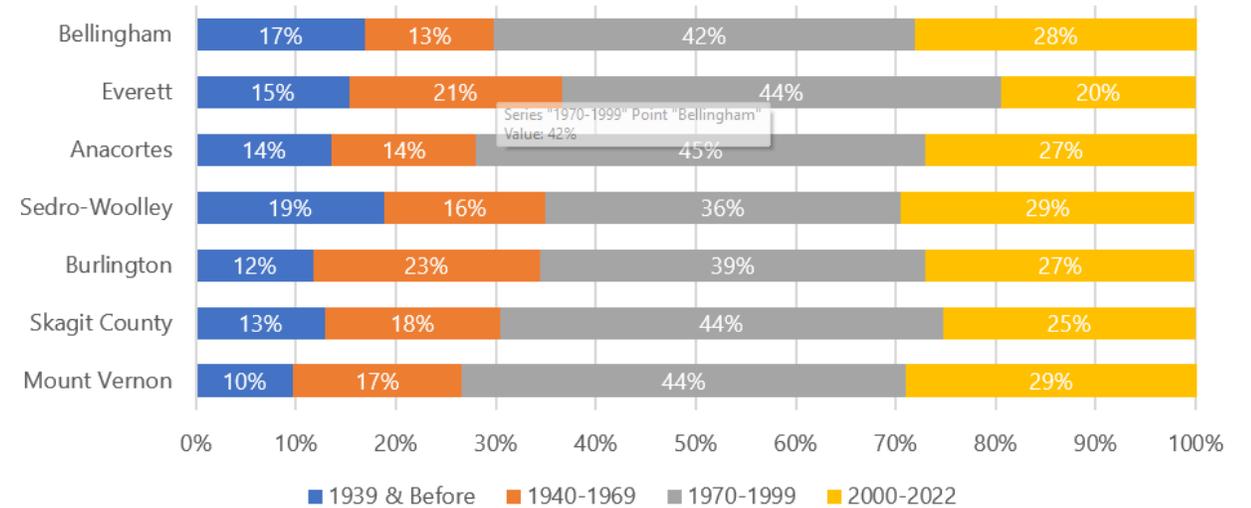
Share of Housing Units by Structure Type, 2022



Source: US Census Bureau 2022 5-Year ACS, Table DP04.

19 percent of Mount Vernon’s housing is in **multifamily structures** with five or more units, compared with ten percent in Skagit County.

Share of Housing Units by Year Built, 2022



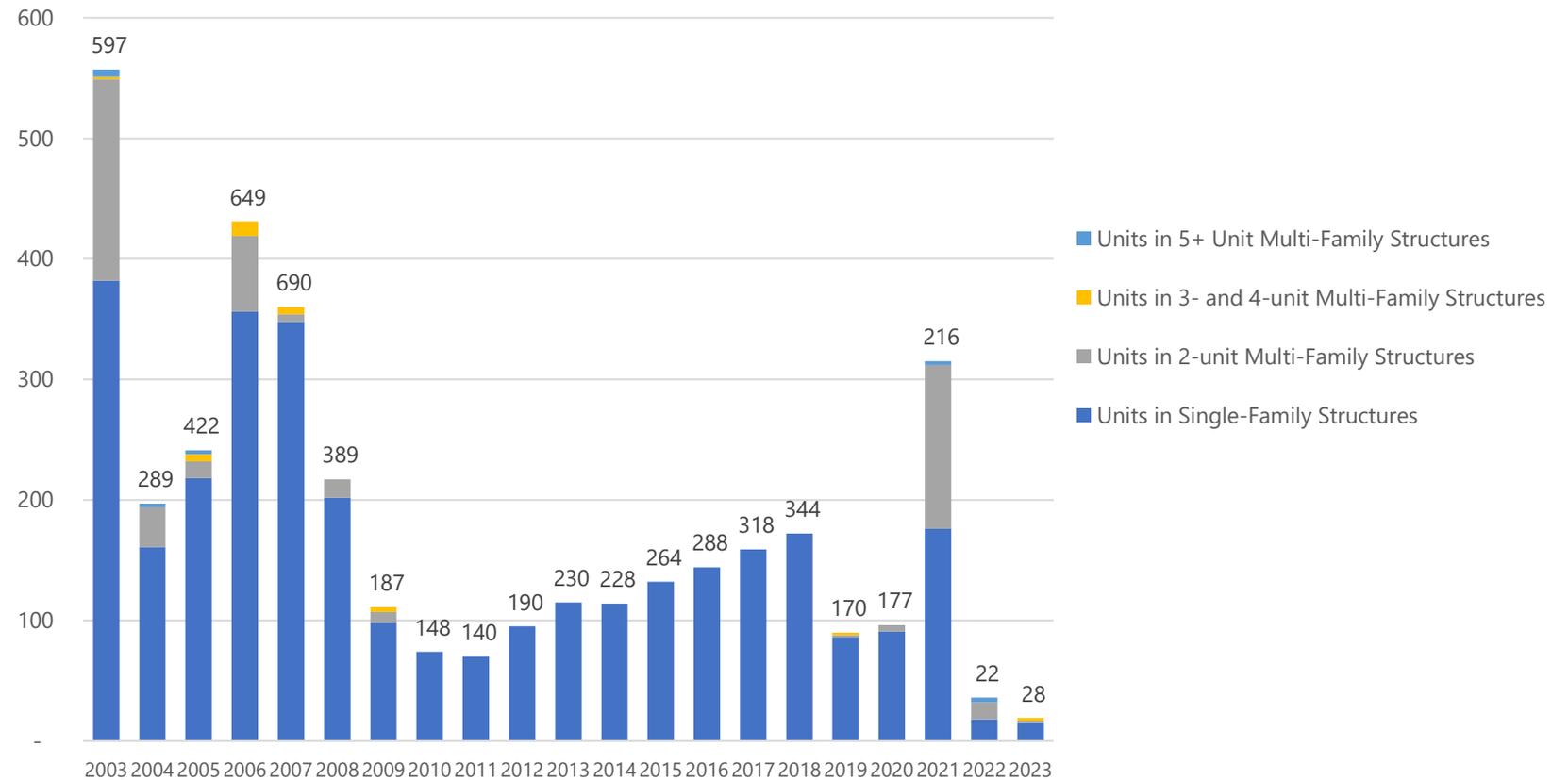
Source: US Census Bureau 2022 5-Year ACS, Table DP04.

64 percent of Mount Vernon’s housing units were built between **1970 and 2009**, and many older homes nearing 50 years likely need repairs

Housing Permit Trends

Housing production has **sharply declined** in the last 2 years, and multifamily units (light blue) make up a small fraction of units that are permitted, particularly in recent years.

Housing Units Permitted in Mount Vernon by Structure Type, 2003-2023



Source: US Census Bureau SOCDS Building Permit Database.

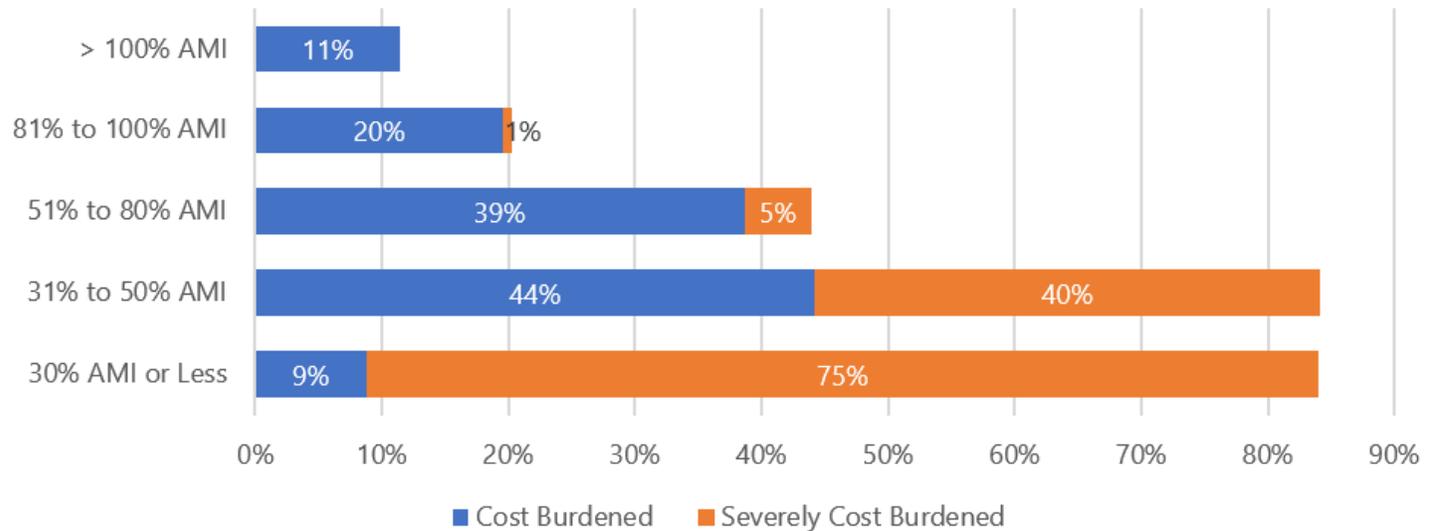
Housing Cost Burden

Households spending more than **30 percent** of their income on housing are considered “cost-burdened.” If they spend more than **50 percent**, the household is considered “severely cost-burdened”

Over **4,500** Mount Vernon households are cost-burdened, with 1,949 (43 percent) spending at least half their income on housing costs.

Lower-income households are much more likely to be cost-burdened.

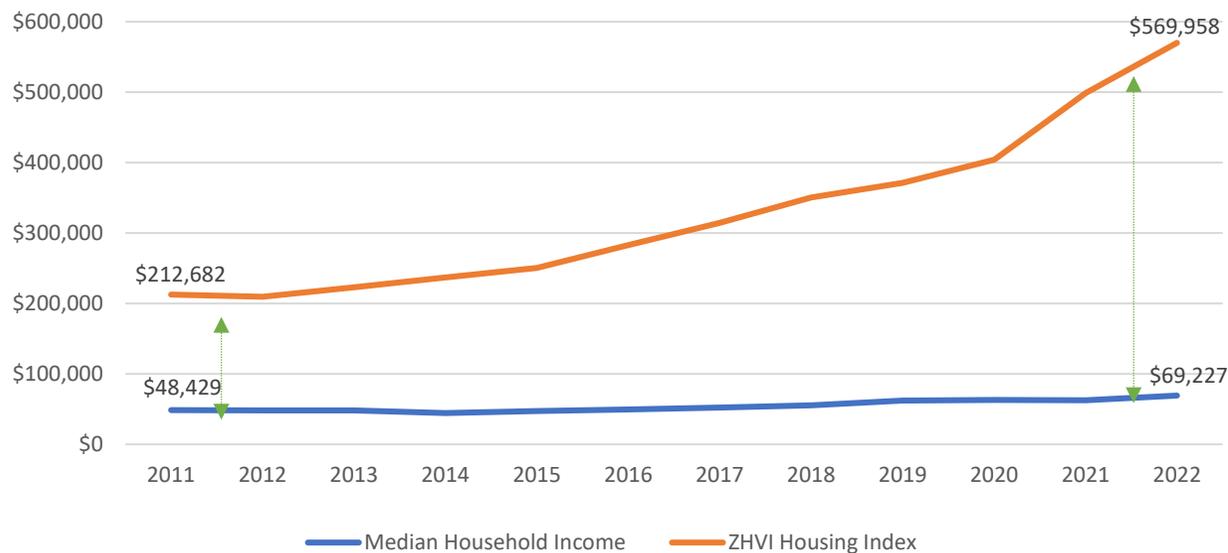
Cost Burdened Households by Income Level in Mount Vernon



Source: US Department of Housing and Urban Development (HUD) CHAS Data, 2016-2020.

Housing Affordability

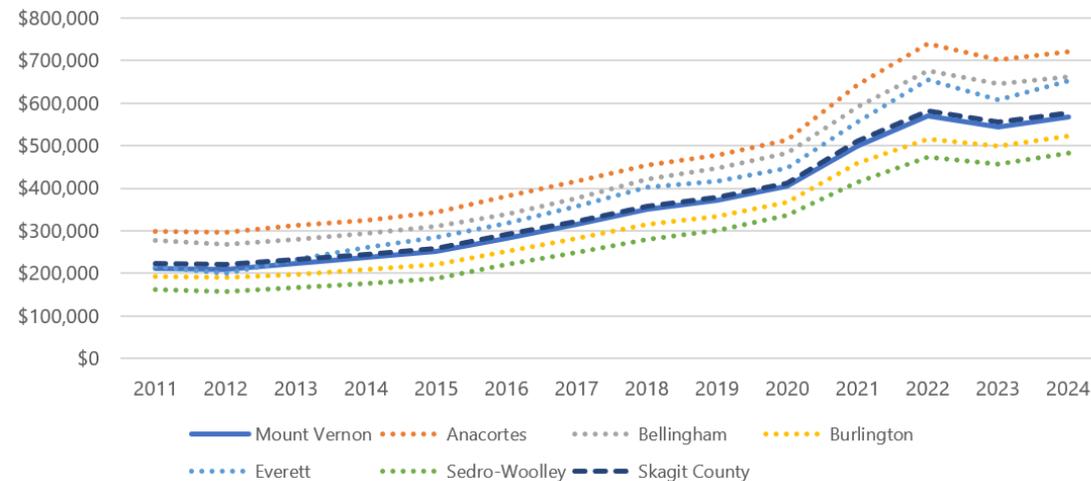
Median Household Income and Home Prices in Mount Vernon



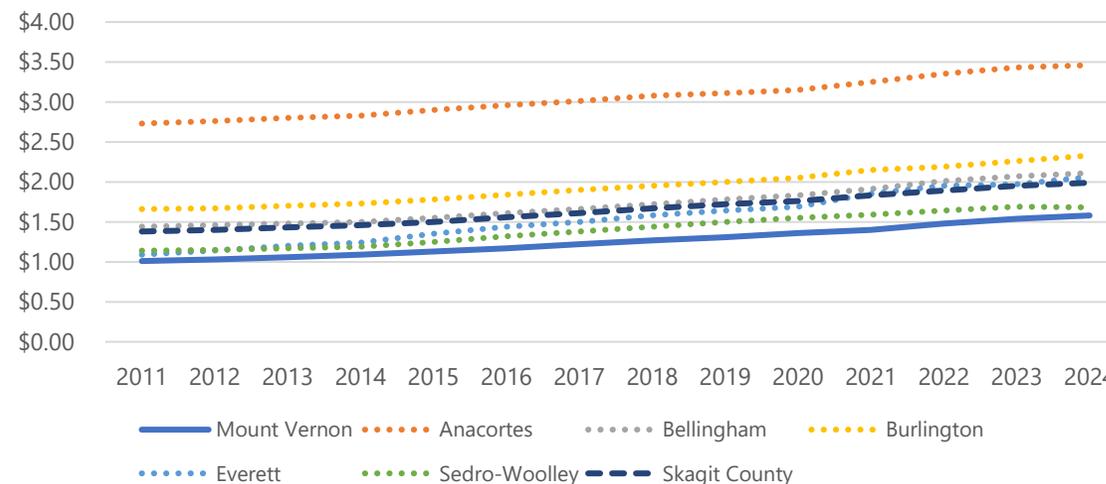
Housing costs have risen in Mount Vernon, especially since the pandemic, and the gap between home prices and incomes has **widened significantly**.

Home prices are similar in Mount Vernon to nearby jurisdictions, though **multifamily rents are lower** than nearby cities and the Skagit County average.

Home Prices in Mount Vernon and Comparison Geographies



Rents in Mount Vernon and Comparison Geographies

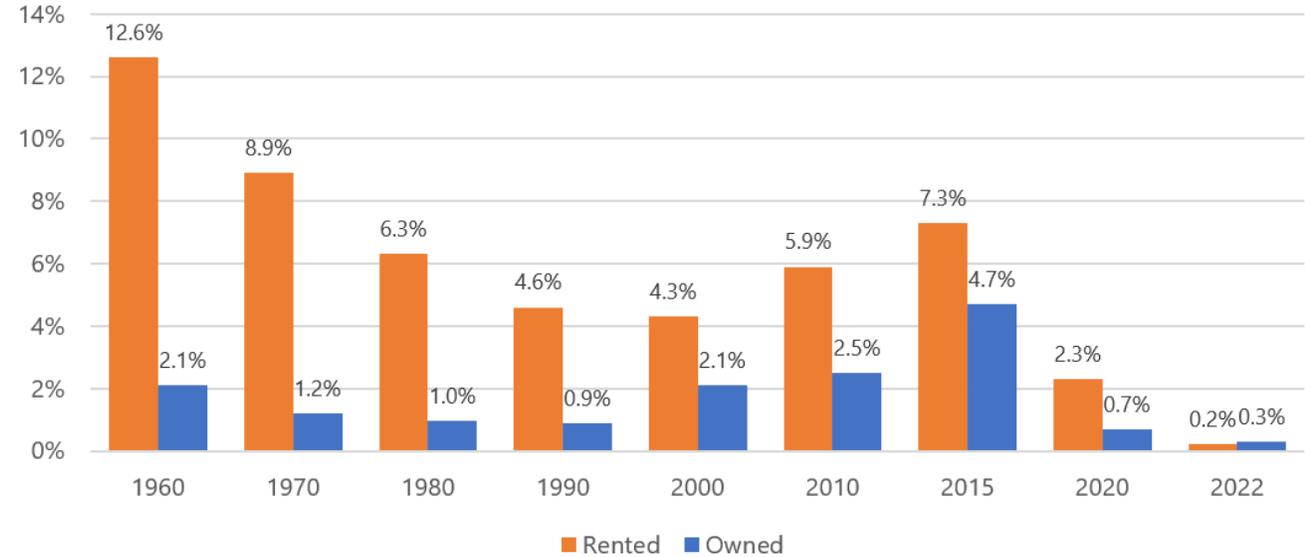


Source: Zillow Home Value Index (ZHVI). Note: home prices are as of July of each year.

Vacancy Rates

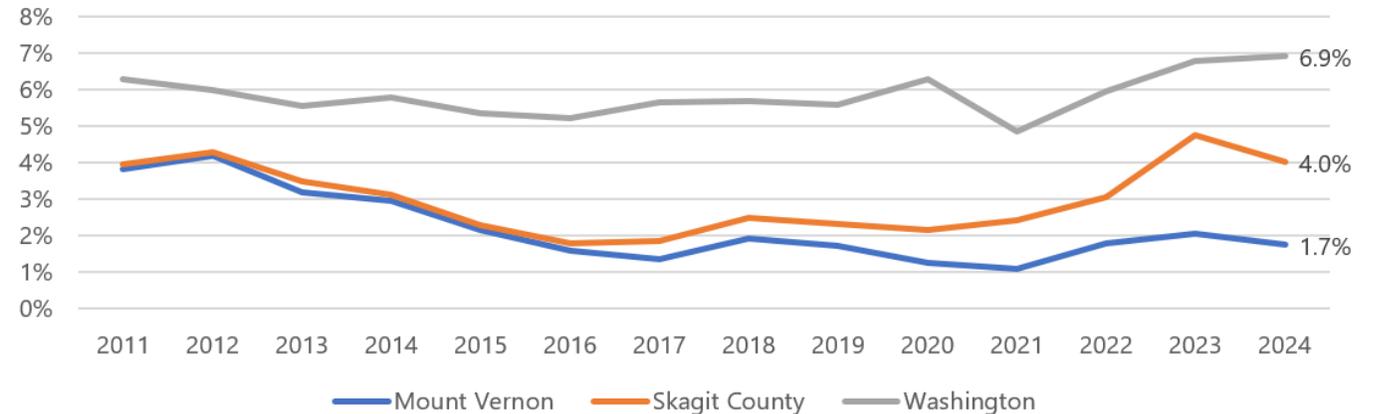
The city has the **second lowest rental vacancy** rate in the county after Sedro-Woolley, contributing to rising housing costs.

Housing Vacancy Rates by Tenure, 1960-2022



Source: US Census Bureau 5-Year ACS (Table DP04).

Vacancy Rates for Multifamily Rental Housing, 2011-2024



Source: CoStar.