



## THE ECONOMY AND HOUSING

Snohomish has an estimated jobs-to-housing ratio of 1.4, meaning there is one housing unit for every 1.4 jobs in the city.

While this looks like a healthy number, **US Census data shows that most Snohomish workers do not live in Snohomish, and most Snohomish residents don't work in the city.**

Data shows that retail wages typically don't cover the increasing cost of housing in Snohomish, forcing much of the Snohomish workforce to commute in from other places.

Median wage for Snohomish residents who commute outside the city for work is about \$10,000/year higher than the median wage of those who work in the city but live elsewhere.

Fewer than 500 Snohomish residents also work in the city; just 5% of the daily commute.

## HOUSING ANALYSIS

The 2044 Comprehensive Plan must be consistent with the Growth Management Act, PSRC's Multicounty Planning Policies (MPPs) and Snohomish County's County-wide Planning Policies (CPPs). In addition to the 2044 housing targets, new GMA rules require cities and counties to plan for and accommodate housing units by income band.

INCOME BAND	UNIT COUNT
0-30% AMI, permanent supportive housing	146
0-30% AMI, non-permanent supportive housing	0
30-50% AMI 0	0
50-80% AMI	0
80-100% AMI	183
100-120%	290
120%+ AMI	828
Total units to plan for and accommodate (by 2044):	1,546

AMI: Area Median Income. According to the U.S. Census, the Snohomish County AMI is \$100,042

## HOUSING STRATEGIES

- New state laws focused on middle housing
- Encourage a wide variety of Middle Housing options
- Incentivize new housing
- Improve the regulatory environment for permits
- Bring down the cost of development
- Prevent and mitigate displacement

## EMPLOYMENT

Retail trade is the largest private sector employment industry in Snohomish by number of employees. According to the U.S. Census American Community Survey, 26% of payroll workers are employed in retail, with the next biggest category, accommodation, and food service, at 16%.

## WORKFORCE

The Snohomish workforce has diversified in the last decade or so. Since 2010, the proportion of white-only workers in Snohomish has declined by 3%, while Black/African-American workers increased by 129%. Hispanic/Latino workers has increased by 82%, and workers who identify with two or more race groups has increased by 149%.

Nearly half the workforce in Snohomish (47%) is primarily 30-54 years of age. Those younger than 29 comprise 28% of the workforce, and those over age 55 comprise less than 25% of the workforce.

## RETAIL SALES

More than 23% of the City's revenue comes from retail sales tax, projected to be the second largest revenue source – over \$14 million – this biennium. This includes \$10 million in traditional sales tax, as well as additional collections of 1/10<sup>th</sup> of 1% for criminal justice that the City receives through Snohomish County and the City's 1/10<sup>th</sup> of 1% for behavioral health and housing.

*Learn more!*

