

Housing Needs in North Central Washington

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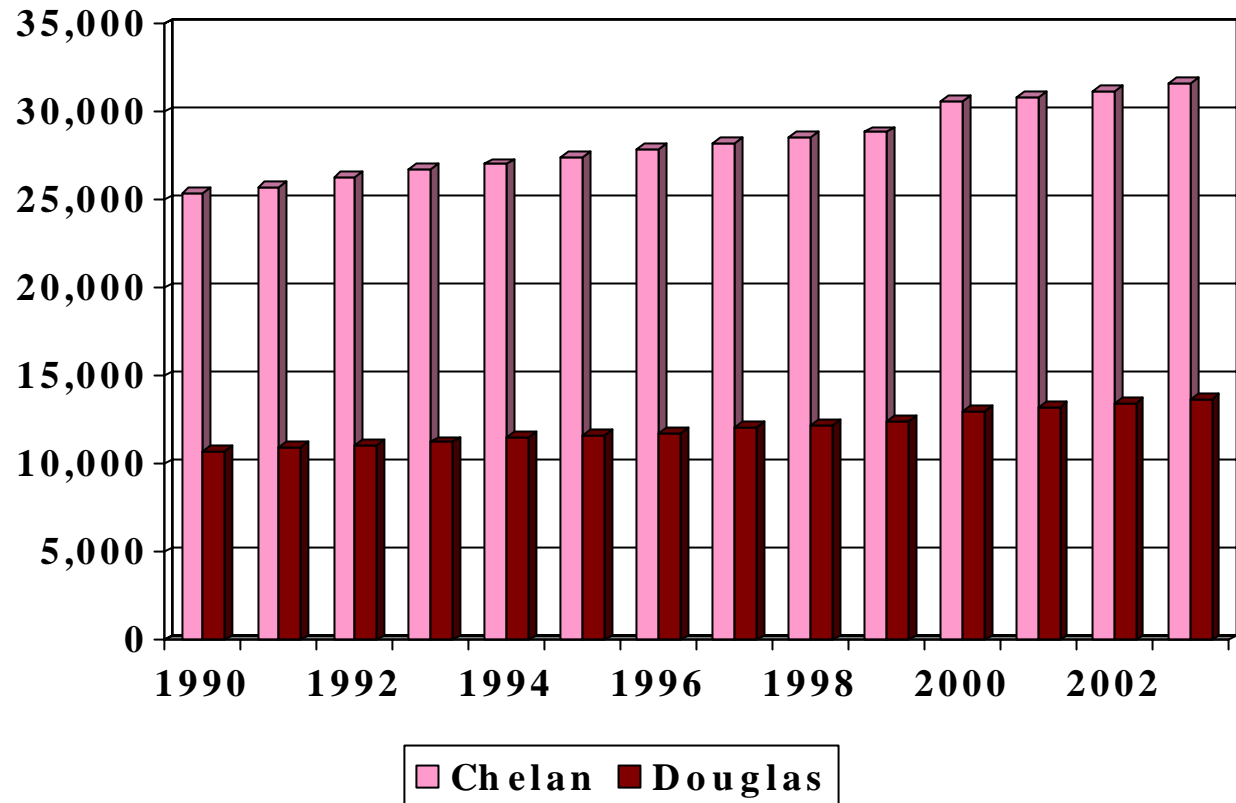
Chelan-Douglas Land Trust Conference

October 7, 2004

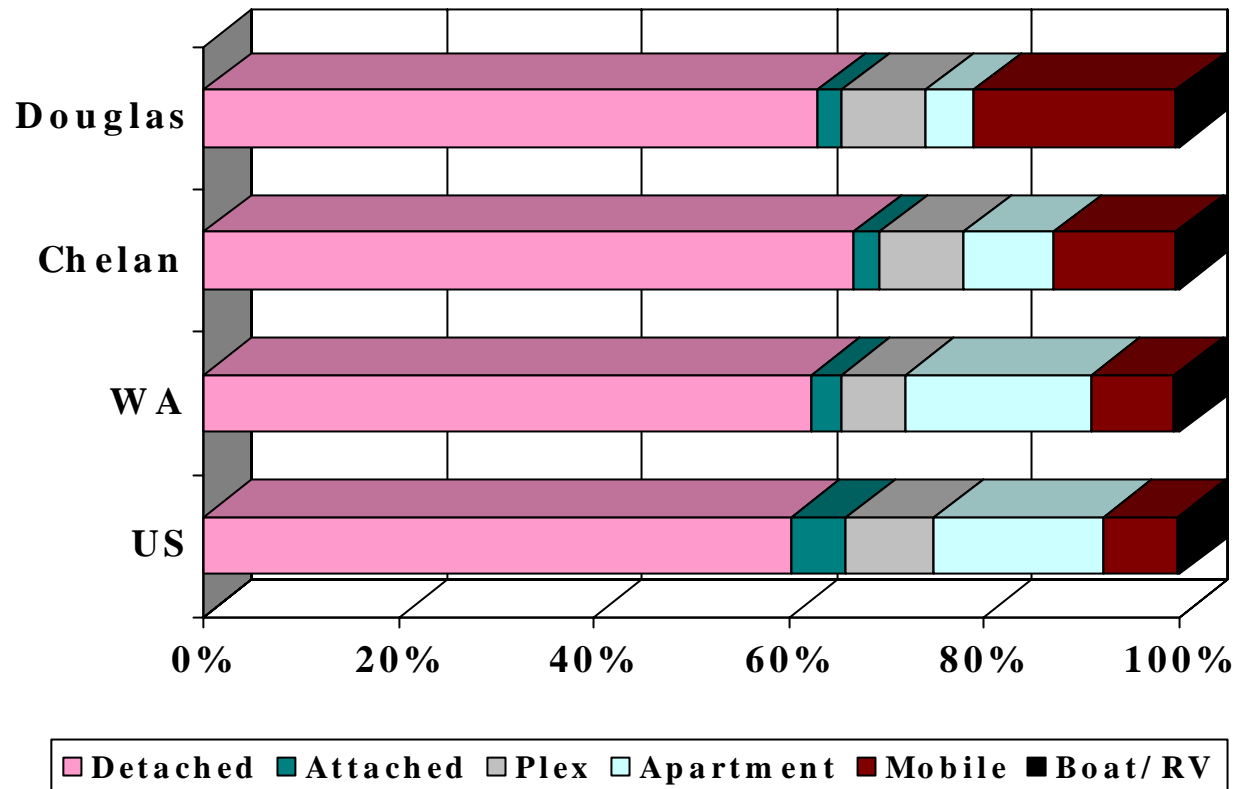
Understanding Housing Needs

- Current Housing Market
 - Housing Inventory
 - Home Sales, Prices, Affordability
- Preparing for Growth
 - Population Trends
 - Employment Trends
 - Construction Trends

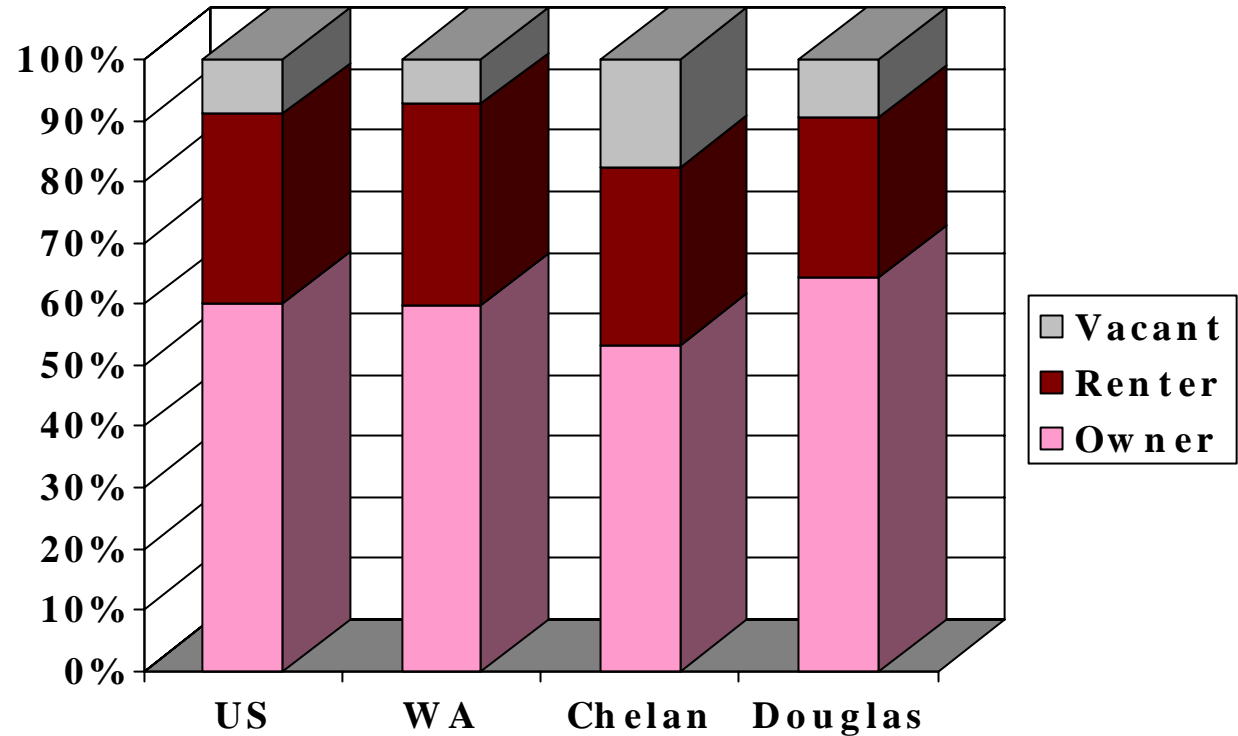
Total Housing Units



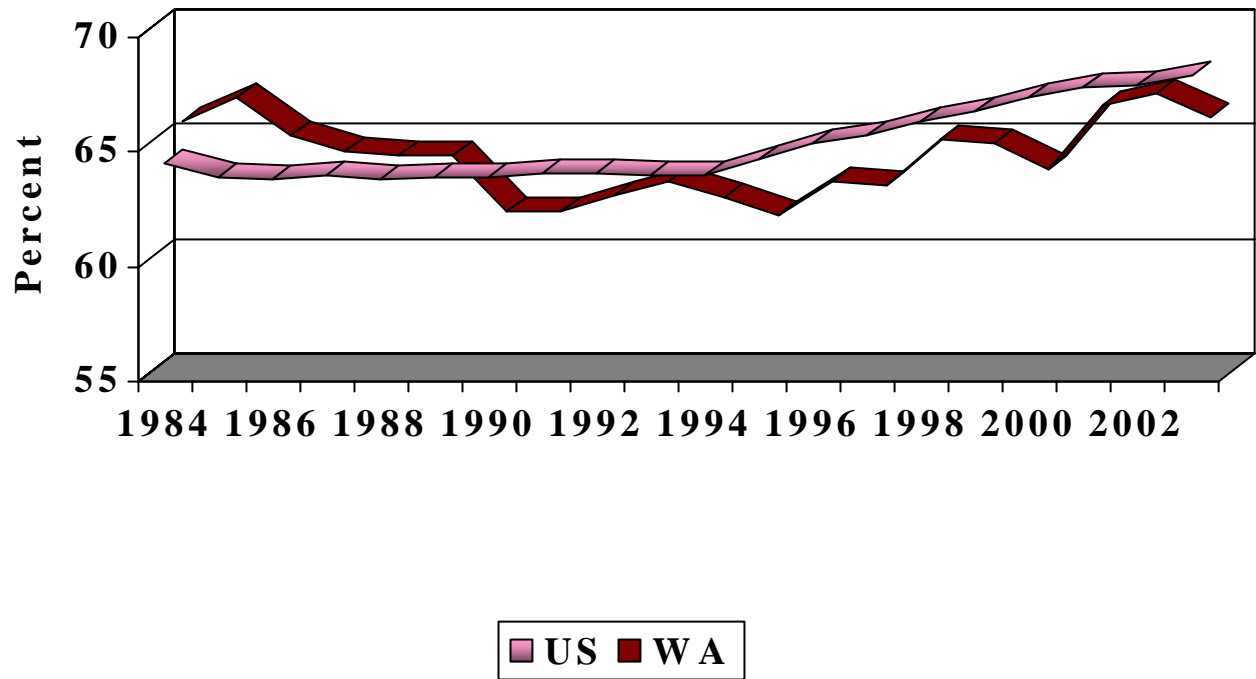
Where do we live?



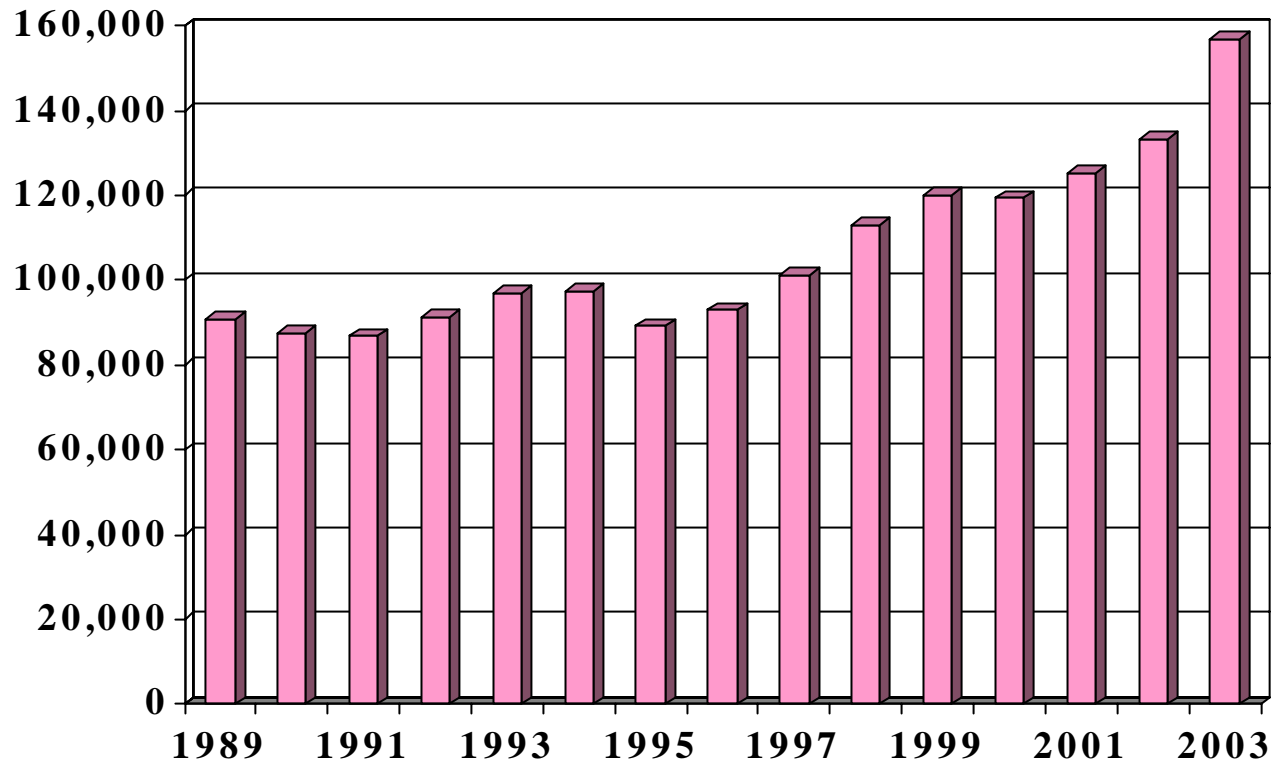
2000 Housing Status



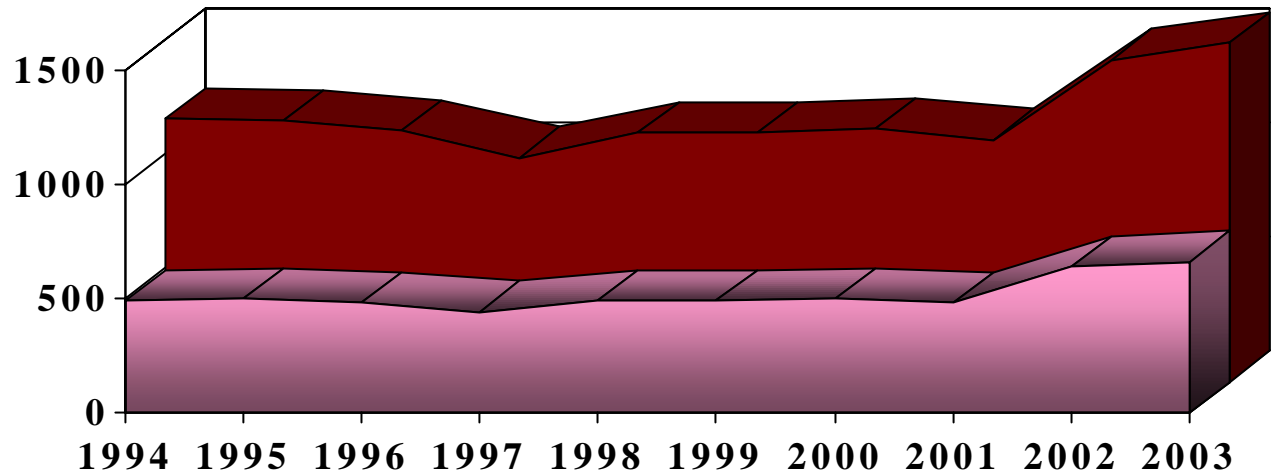
Home Ownership



Washington Home Sales

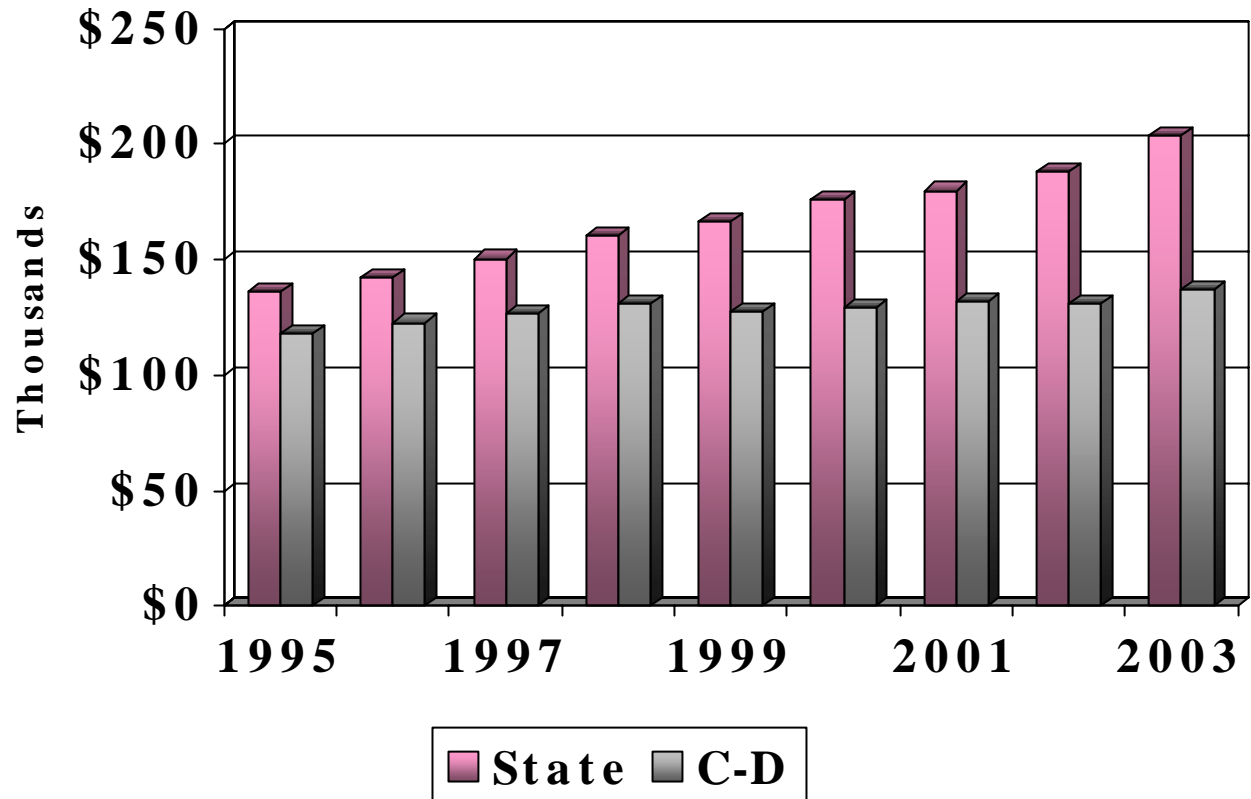


Local Home Sales

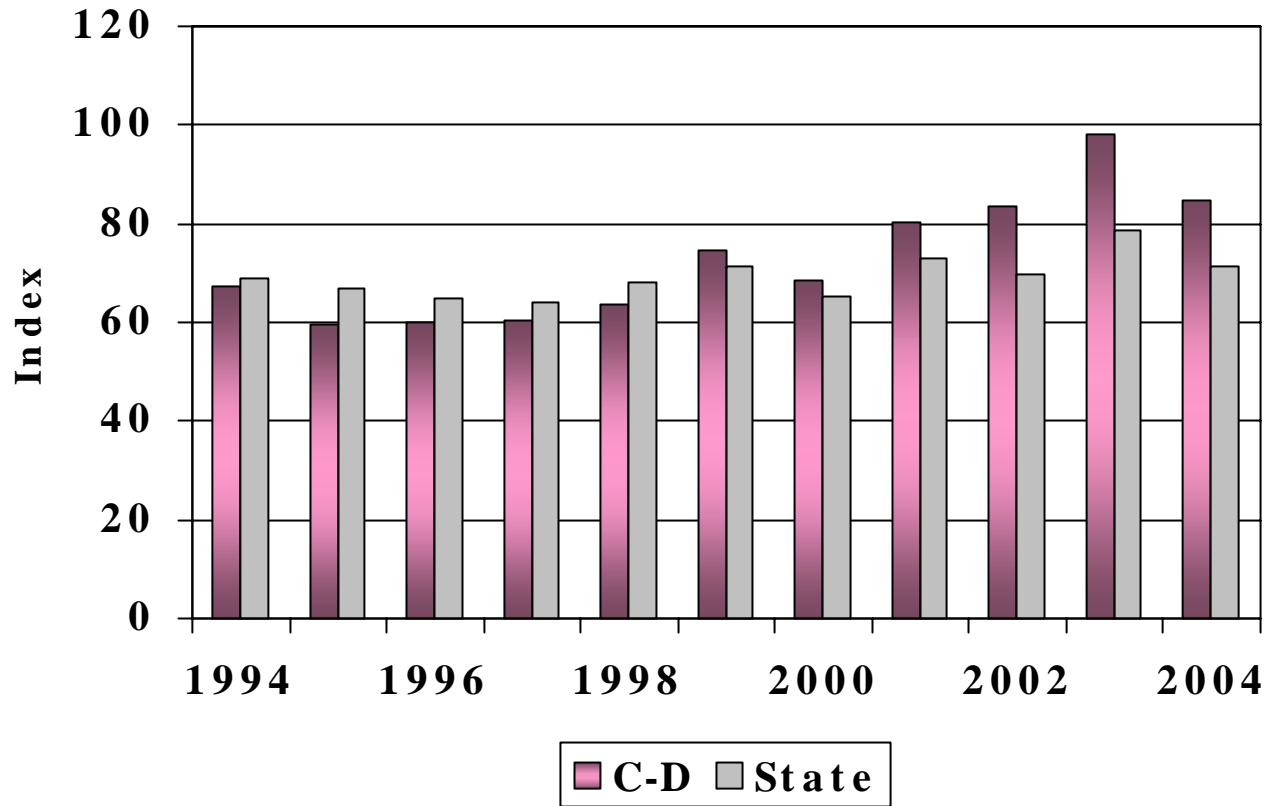


■ Douglas ■ Chelan

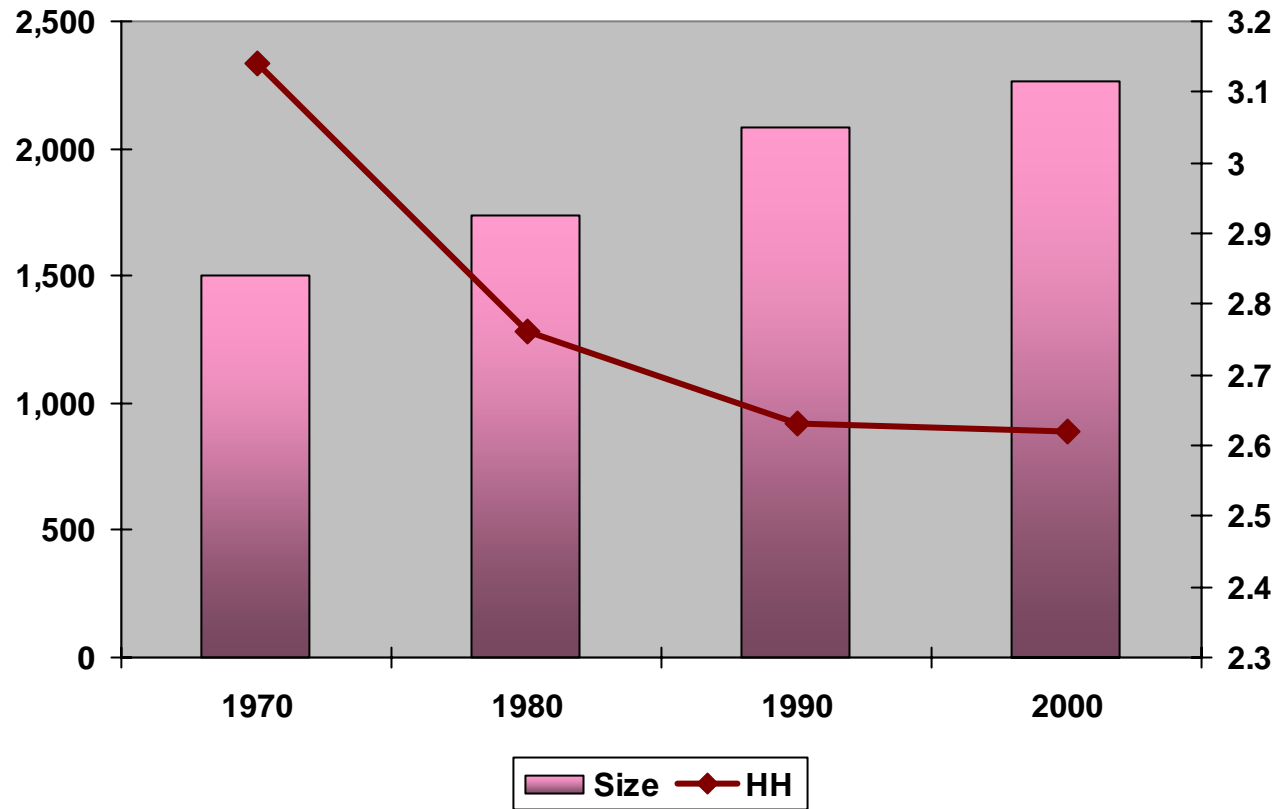
Existing Home Prices



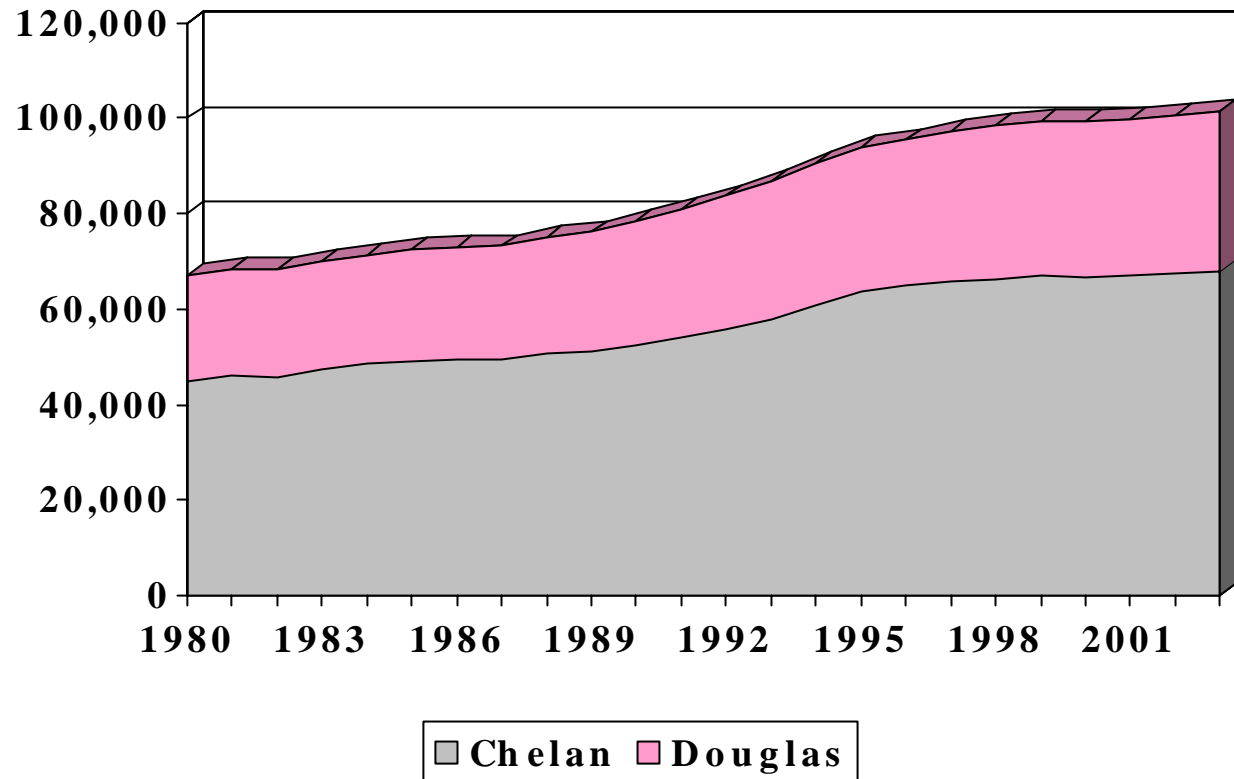
Housing Affordability



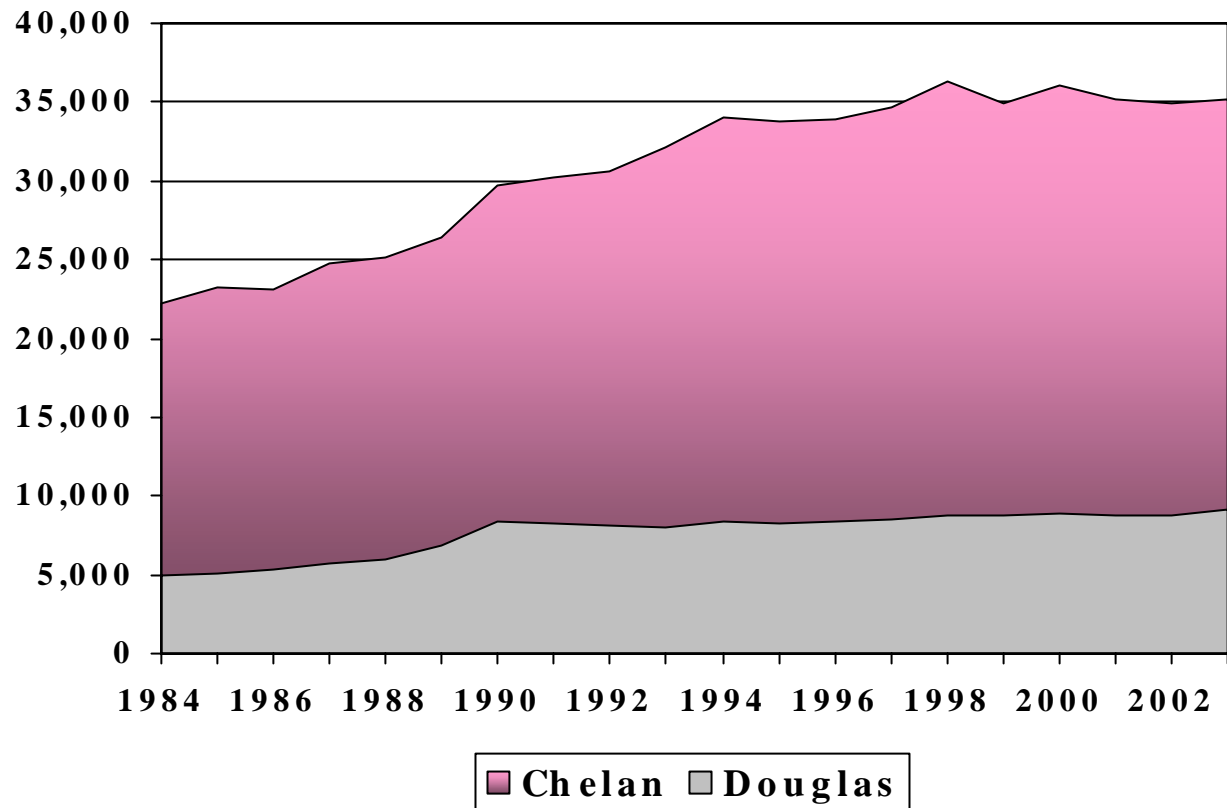
Home Size



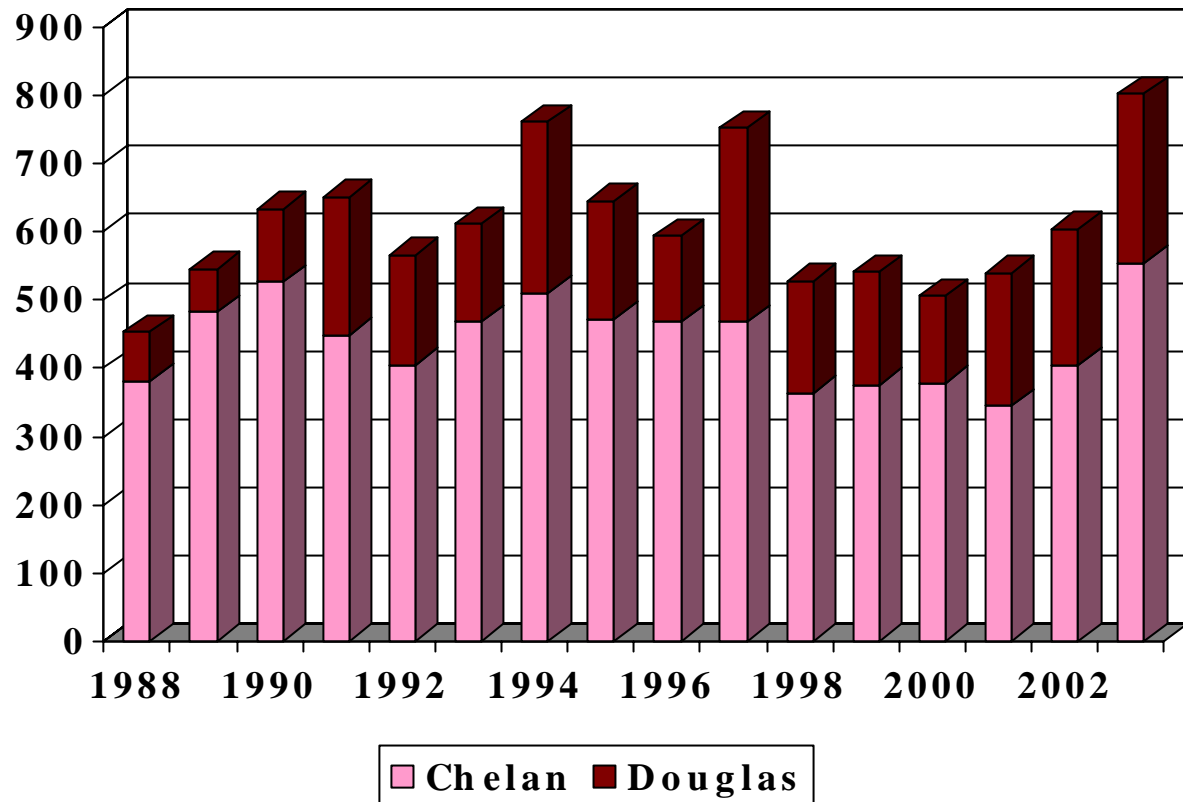
Population Trends



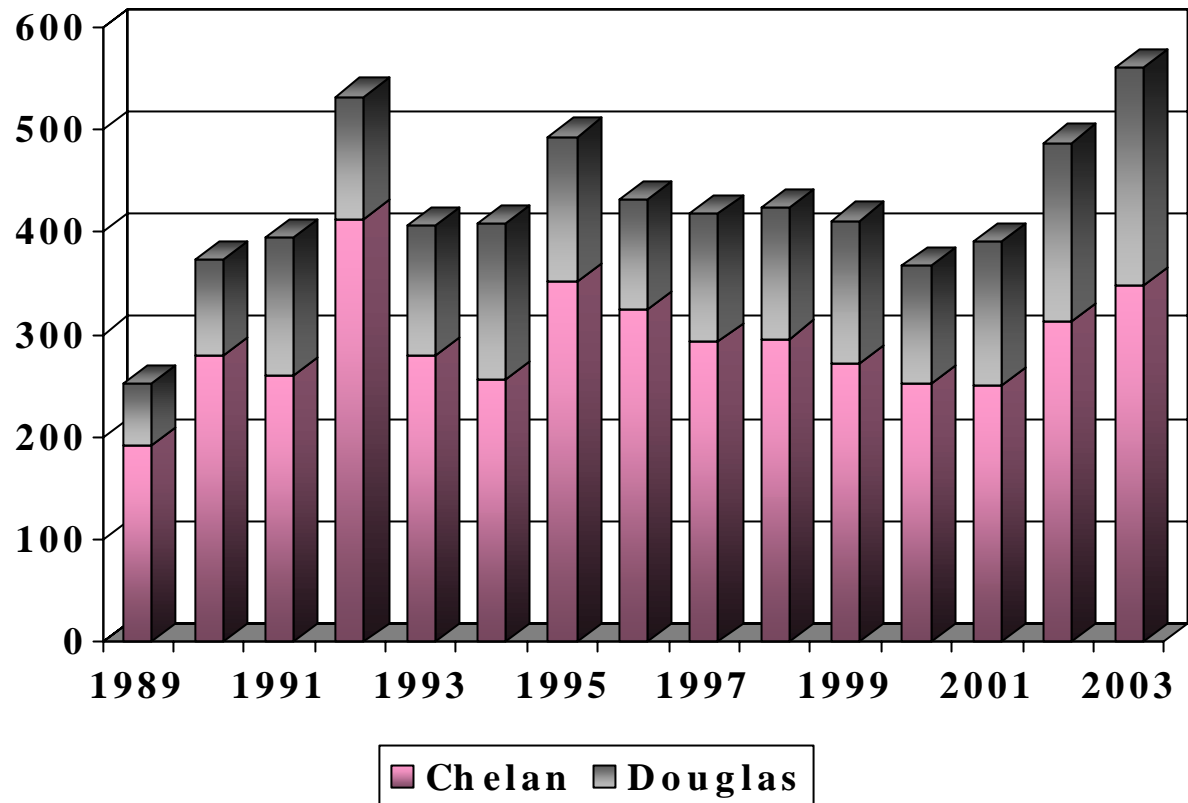
Employment Trends



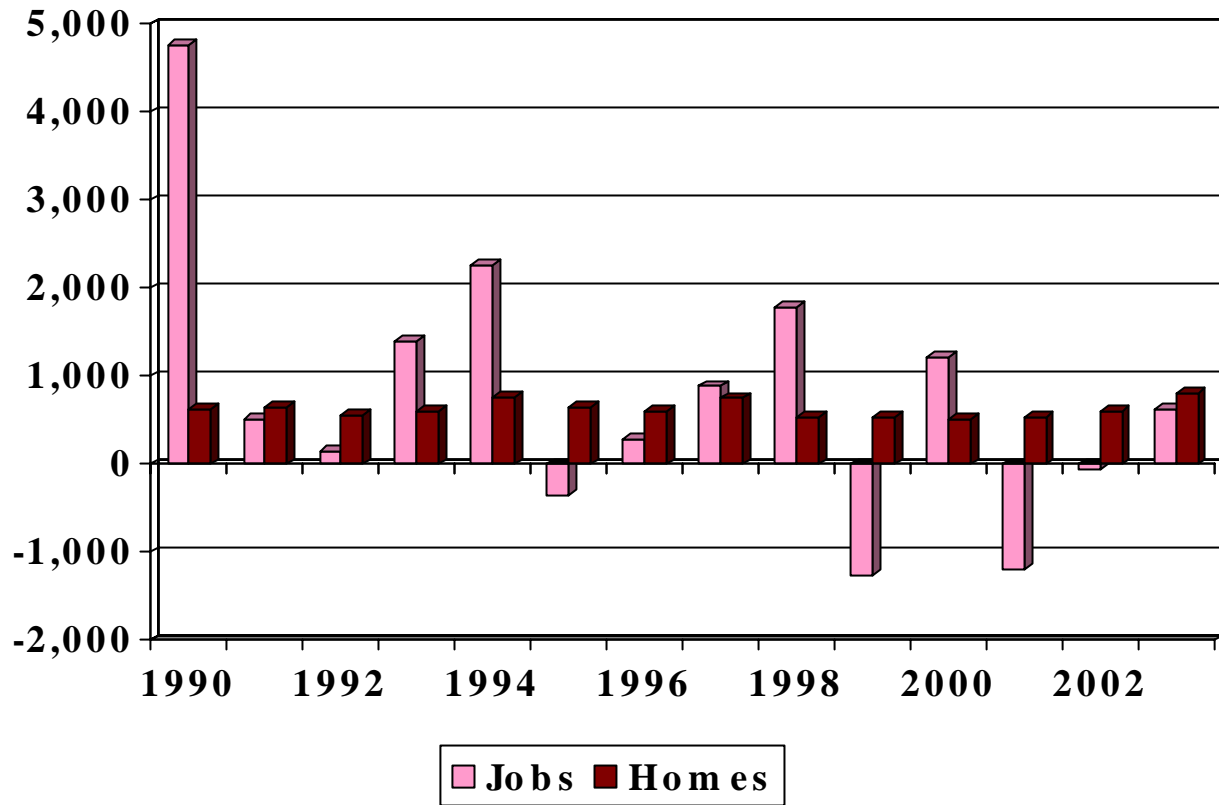
Housing Construction



Single-Family Permits



Jobs and Housing



Growth Restrictions

- Wolverton (2001) found GMA implementation increased Clark County prices by 16% (inflation adjusted) all other things equal
- WCRER (1997) found GMA implementation increased Clark County lot prices by 35.5%
- WCRER (2002) found impact fees pushed new home prices 3.8% higher in Clark County and 4.1% higher in Snohomish County