

Housing Snapshot 2025

Housing Policy Committee

Heather Stouder, DPCED

March 26, 2026



2025
Housing
Snapshot
REPORT



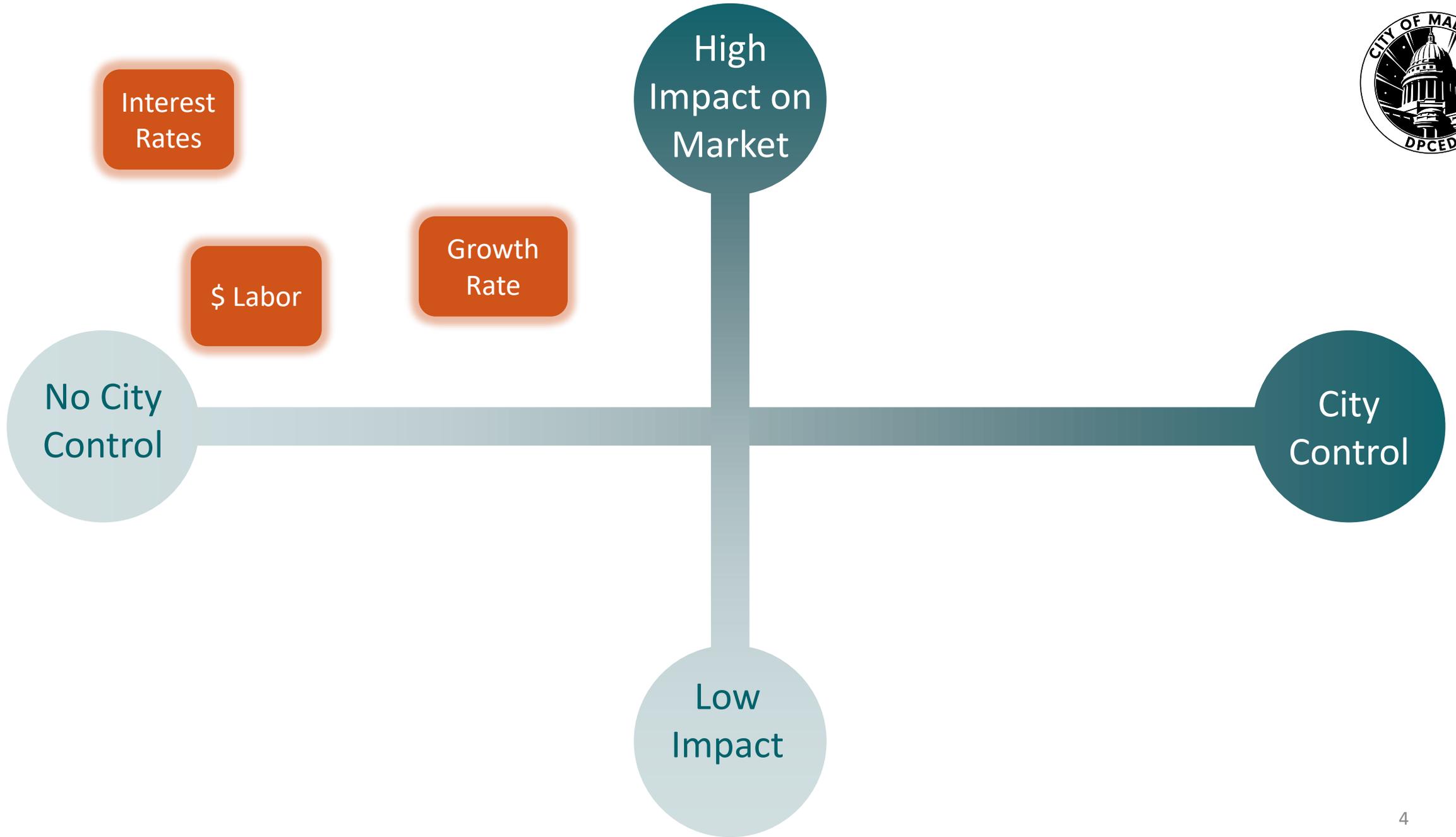


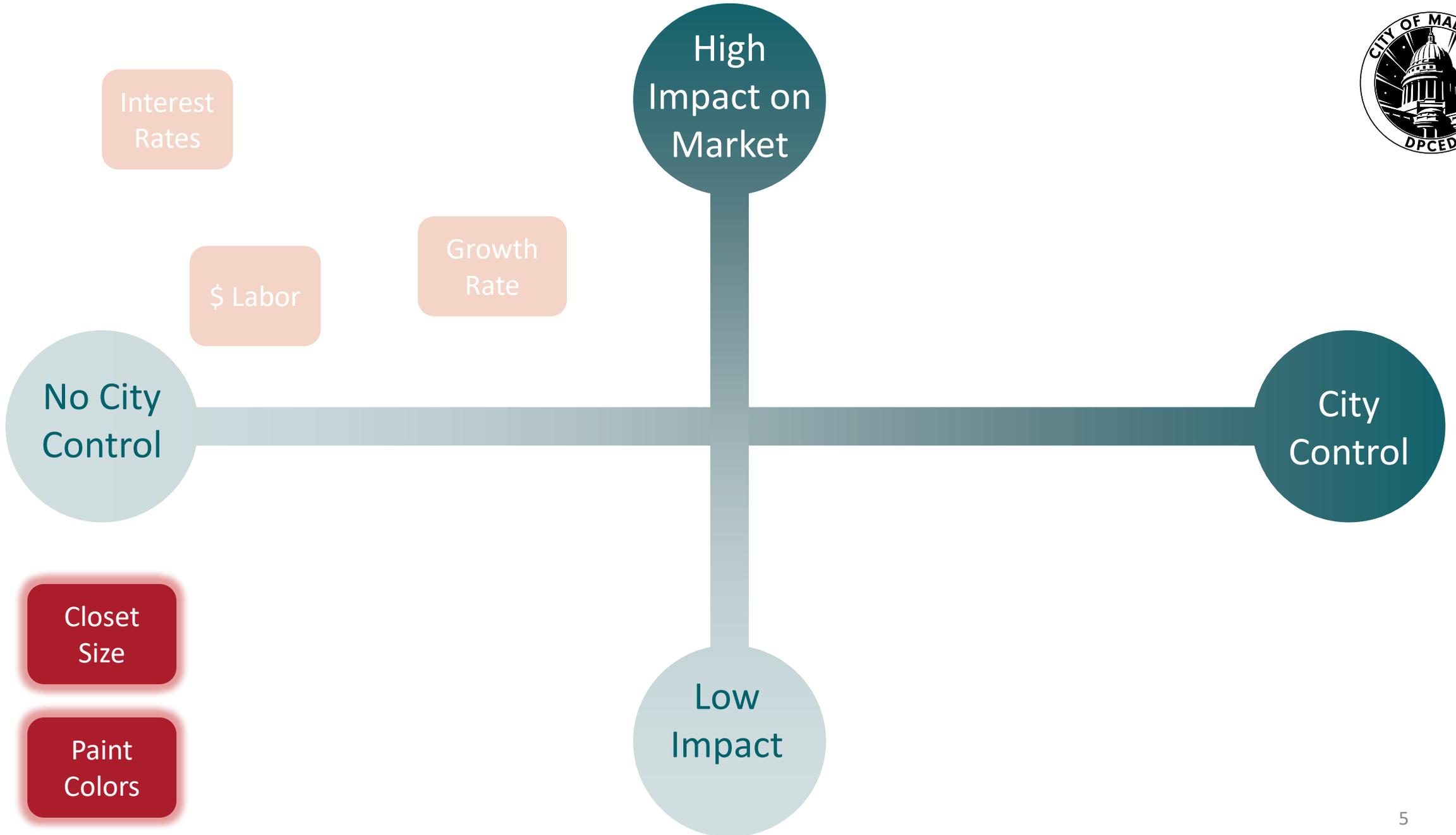
High
Impact on
Market

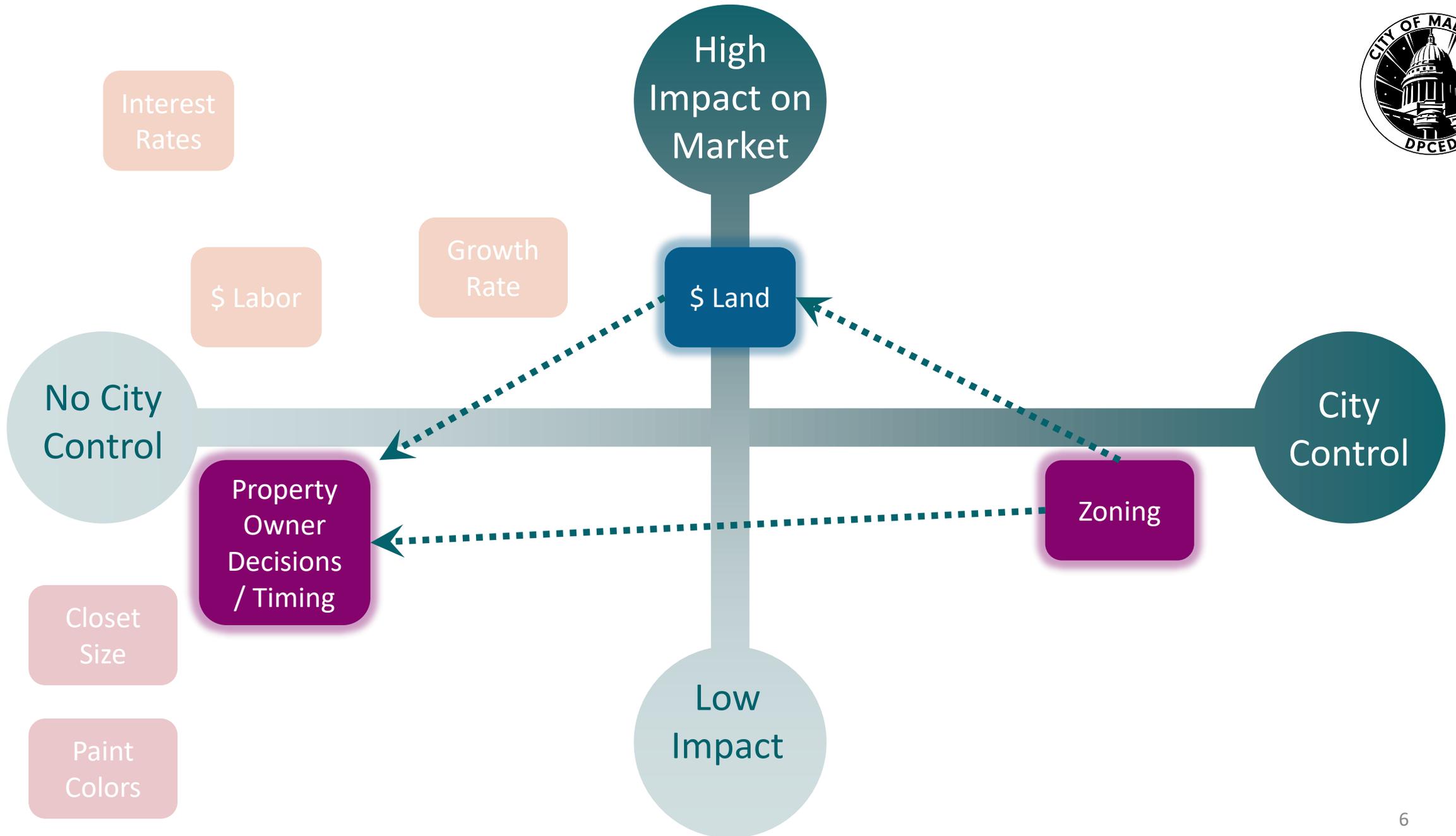
No City
Control

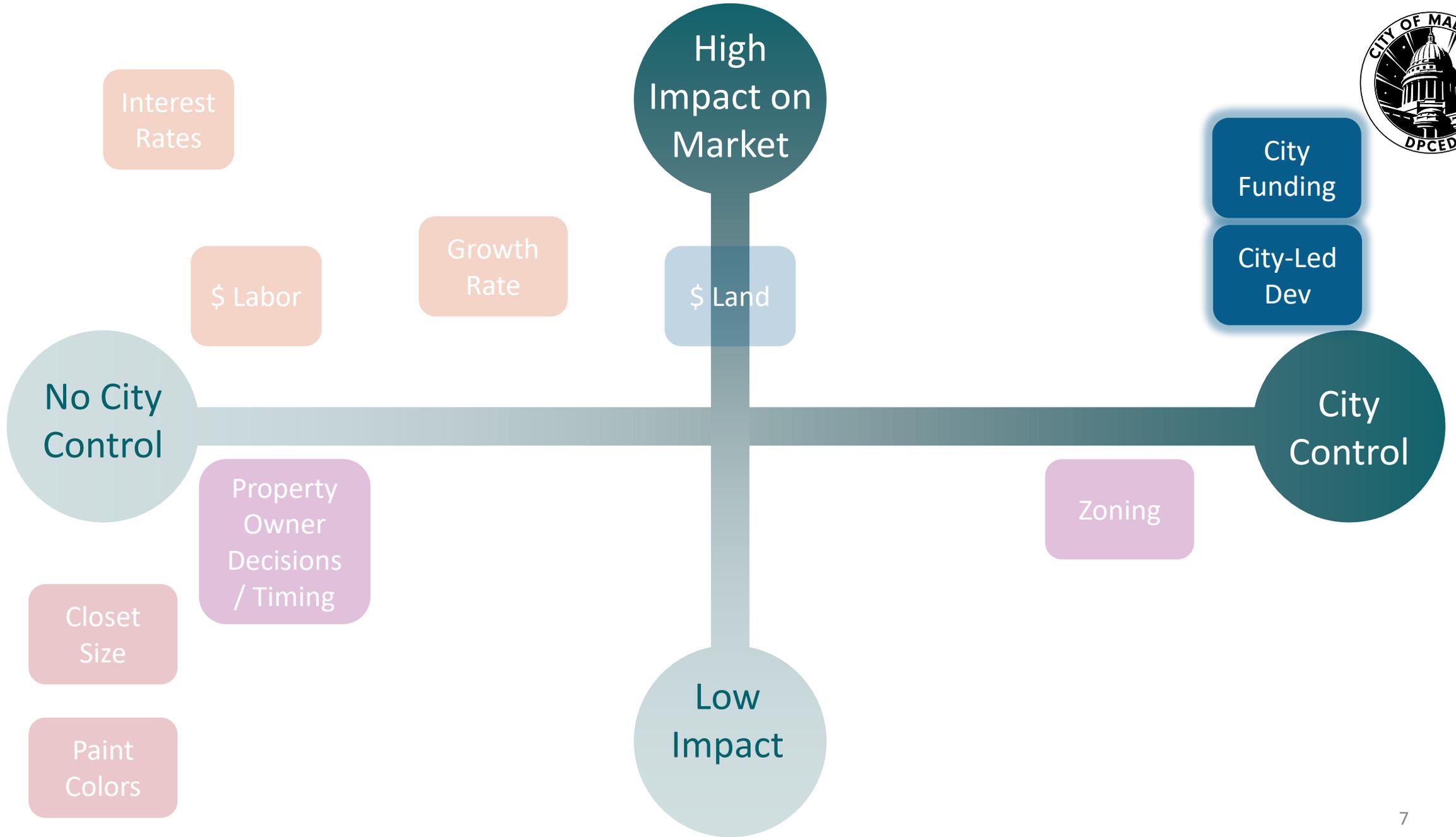
City
Control

Low
Impact



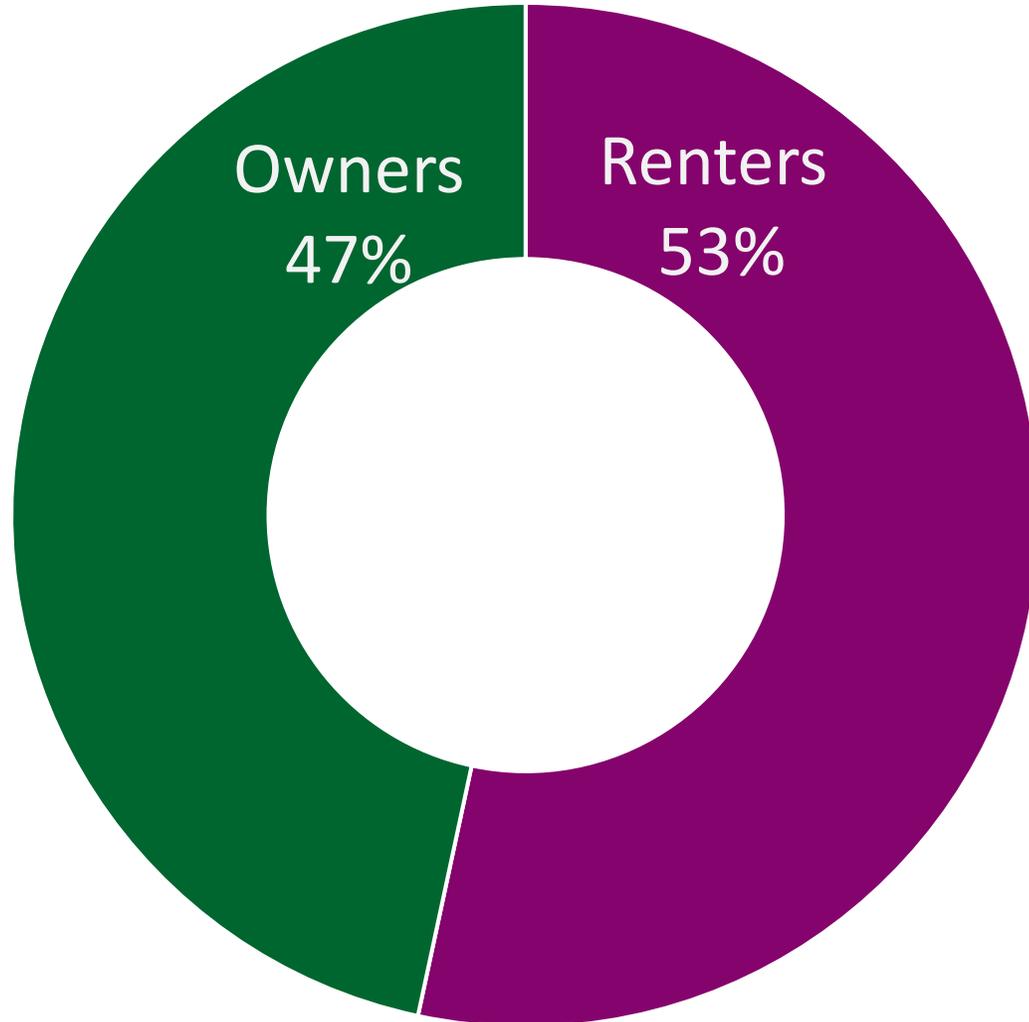






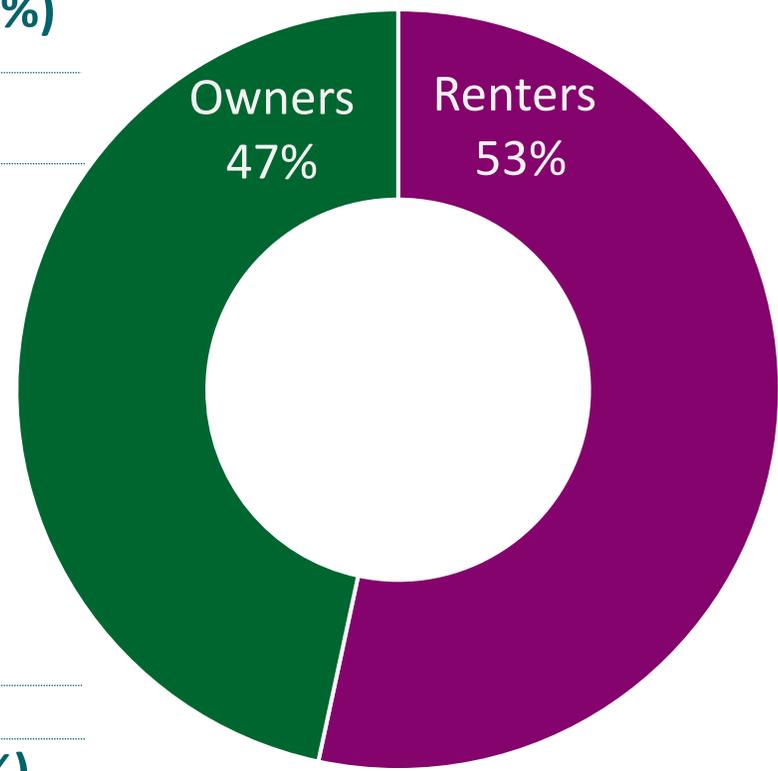
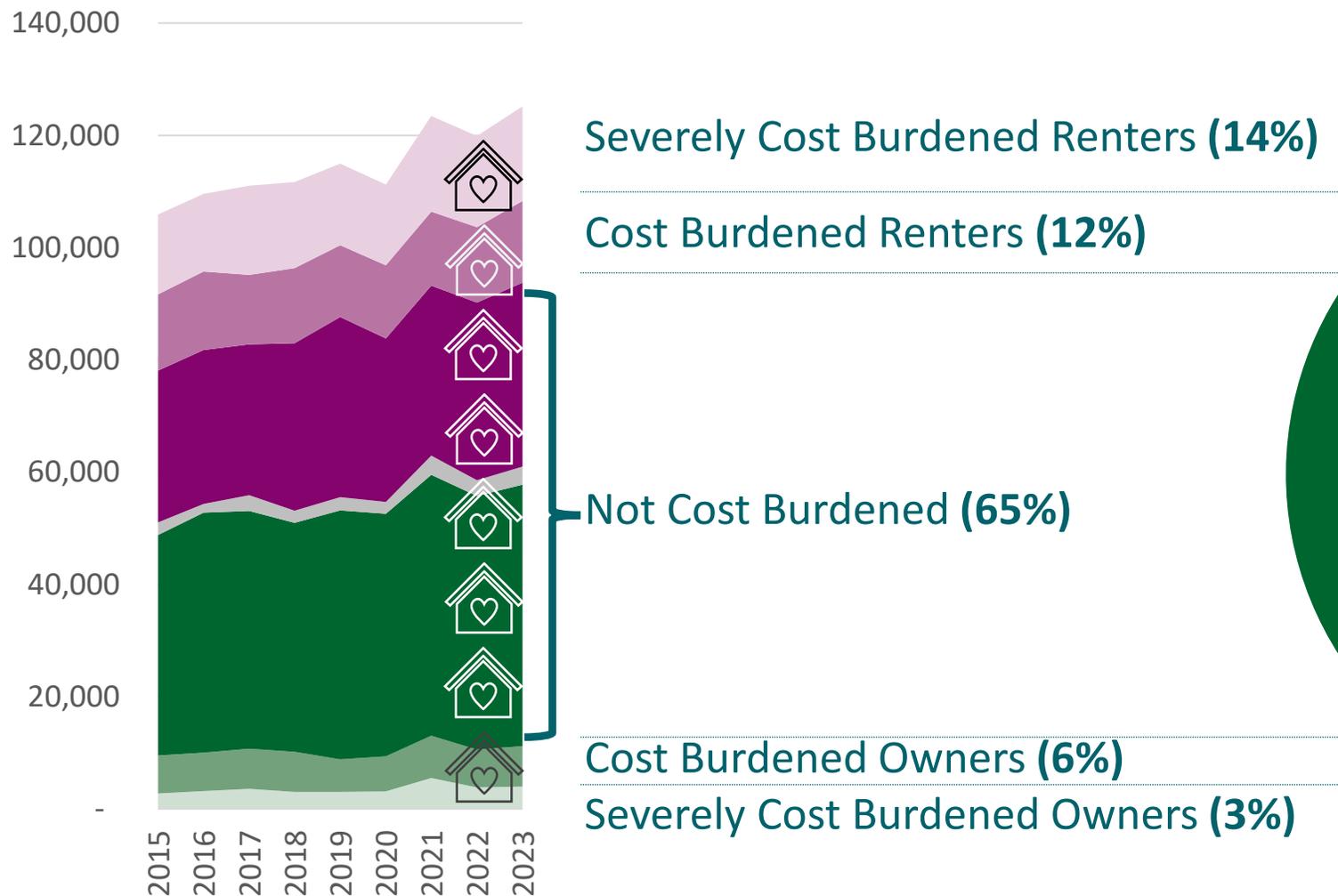


Who Lives Here? Tenure





Who Lives Here? Tenure & Housing Cost Burden



	# People	Occupation(s)	Income	% of Area Median Income	Monthly Housing Cost Affordable to this Household
	1	None	\$24,000	30%	\$600
	4	Hotel Desk Clerk	\$35,000	30%	\$875
	5	Childcare Worker, Restaurant Cook	\$70,000	50%	\$1,750
	1	Nursing Assistant	\$40,000	50%	\$1,000
	2	Administrative Assistant, Part-time Retail Clerk	\$62,000	60%	\$1,550
	5	3rd Grade Teacher, Library Technician	\$84,000	60%	\$2,100
	1	Registered Dietician	\$70,000	80%	\$1,750
	1	Radiation Therapist	\$85,000	100%	\$2,125
	2	Veterinarian, Non-profit Program Director	\$156,000	150%	\$3,900
	4	Registered Nurse, Part-time Teaching Assistant	\$103,000	80%	\$2,575
	3	Firefighter, School Social Worker	\$120,000	100%	\$3,000
	1	Physical Therapist	\$108,000	120%	\$2,700

Hotel Clerk: \$35K
 Can afford \$875/mo
 Spends \$1,000 for 3BR apt



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Dietician: \$70K
Can afford \$1,750/mo
Spends \$2,100 for 1BR apt



	# People	Occupation(s)	Income	% of Area Median Income	Monthly Housing Cost Affordable to this Household
	1	None	\$24,000	30%	\$600
	4	Hotel Desk Clerk	\$35,000	30%	\$875
	5	Childcare Worker, Restaurant Cook	\$70,000	50%	\$1,750
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Firefighter & Social Wkr : \$120K

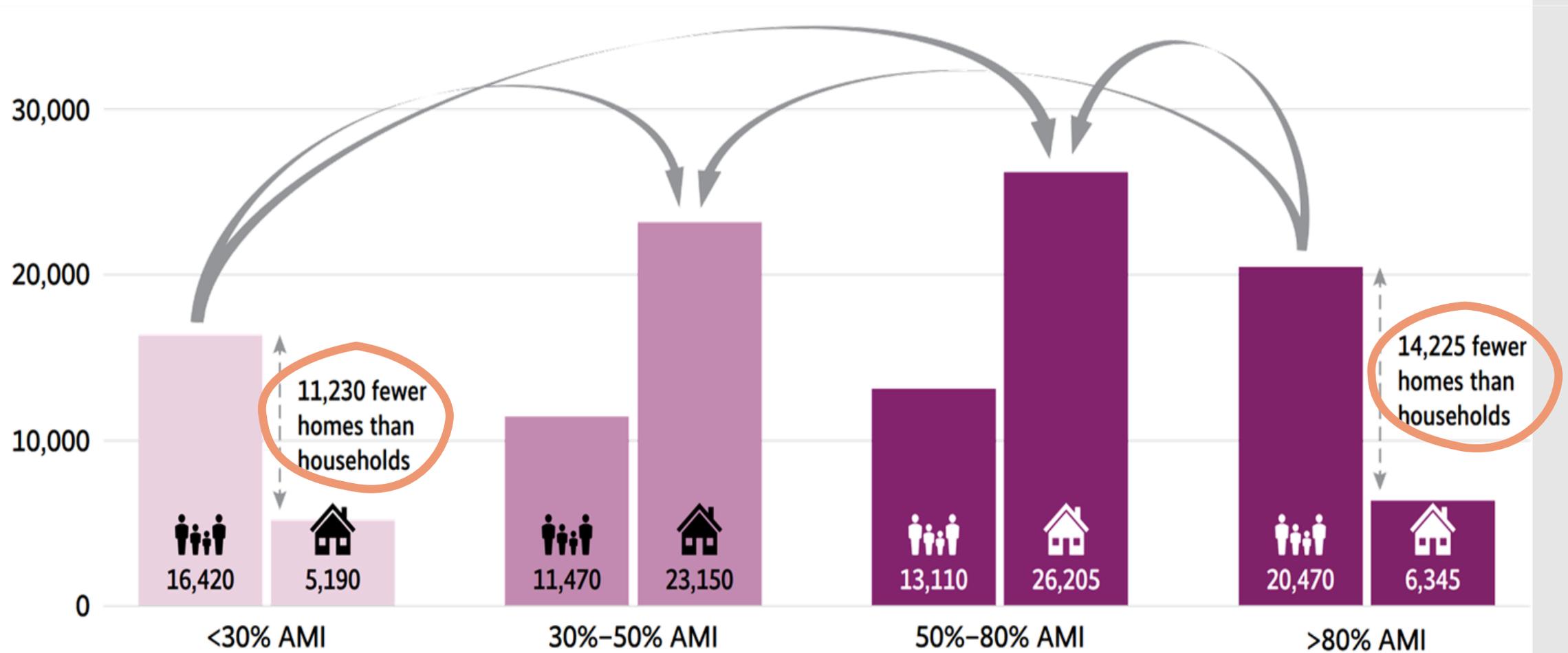
Can afford \$3,000/mo

Bought \$330K 2BR condo



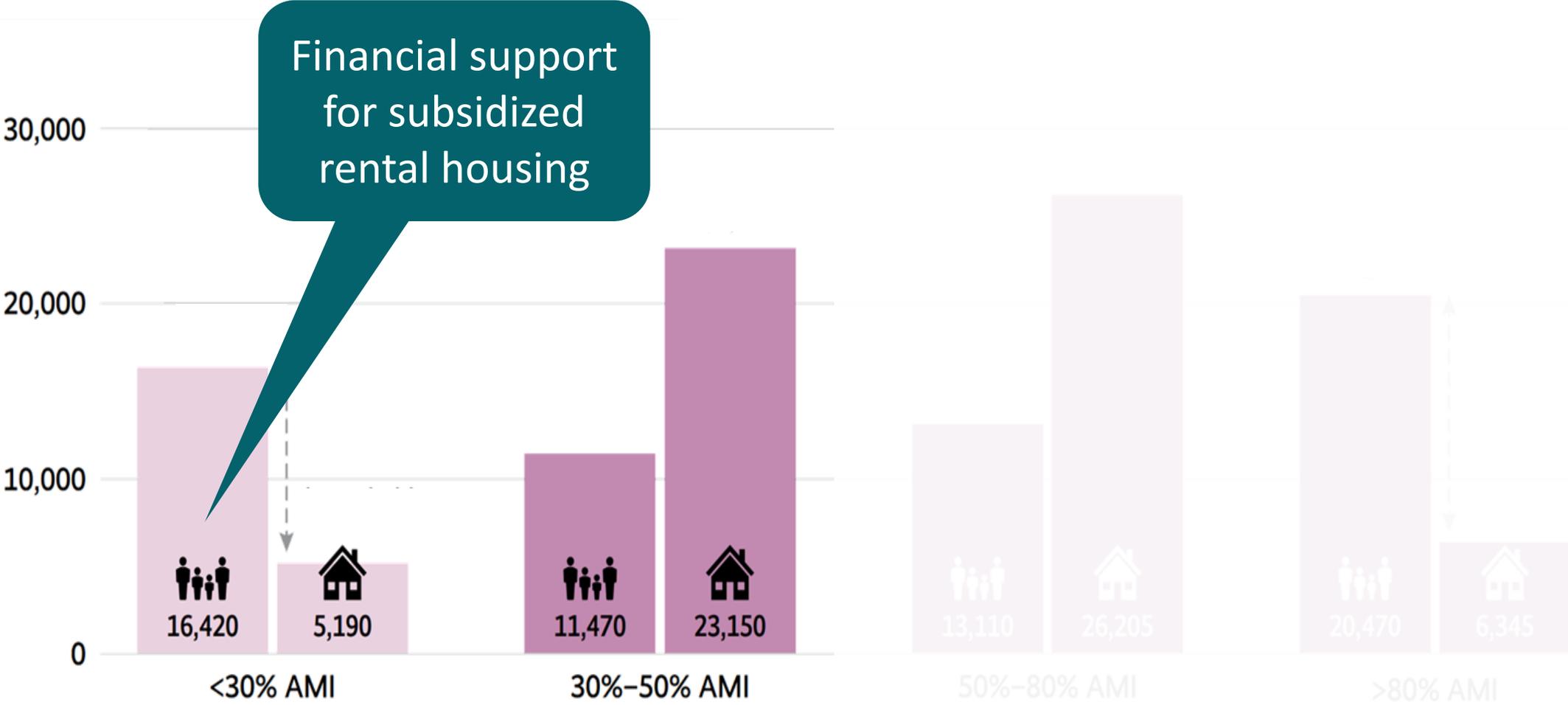


Rental Housing Market



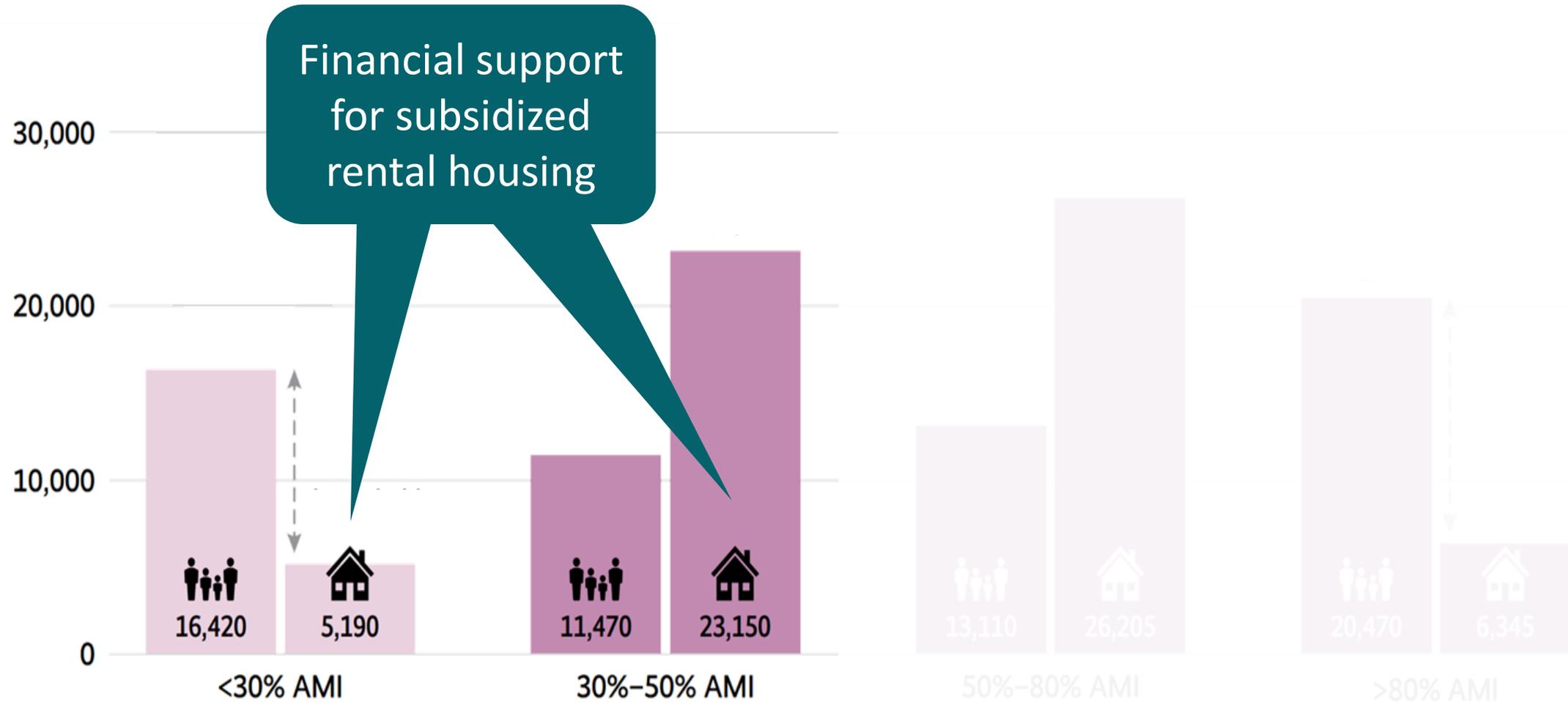


Rental Housing Market

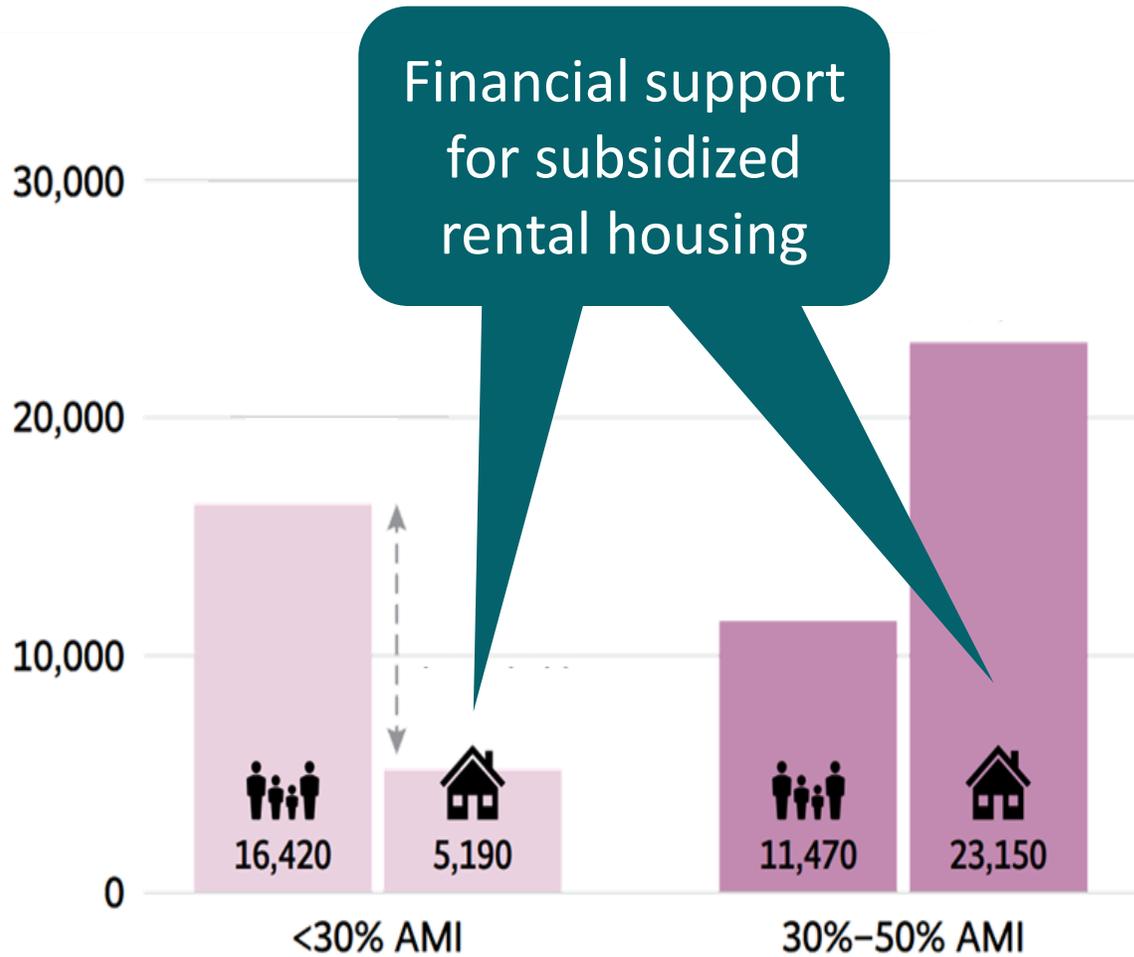




Rental Housing Market

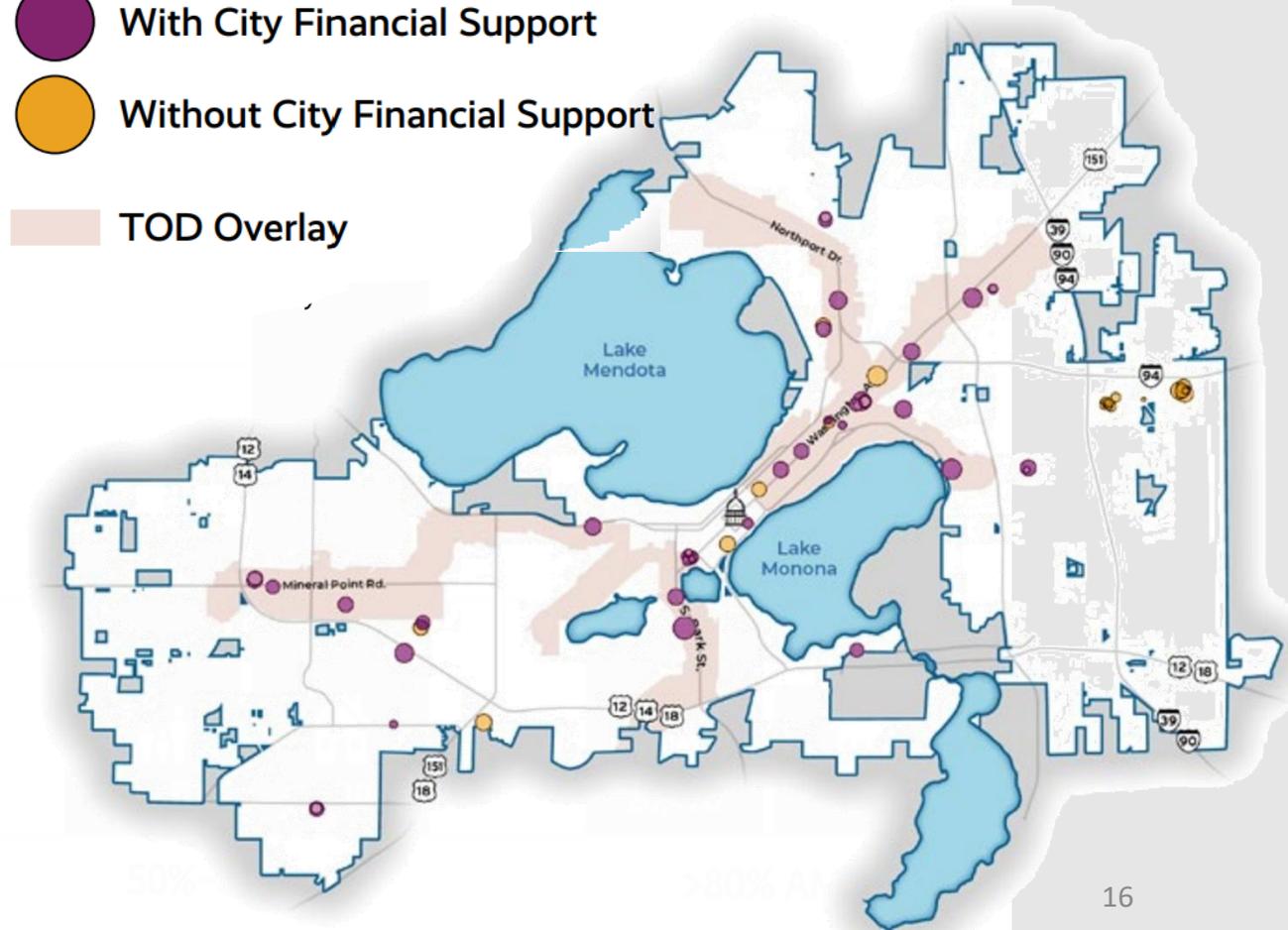


Rental Housing Market



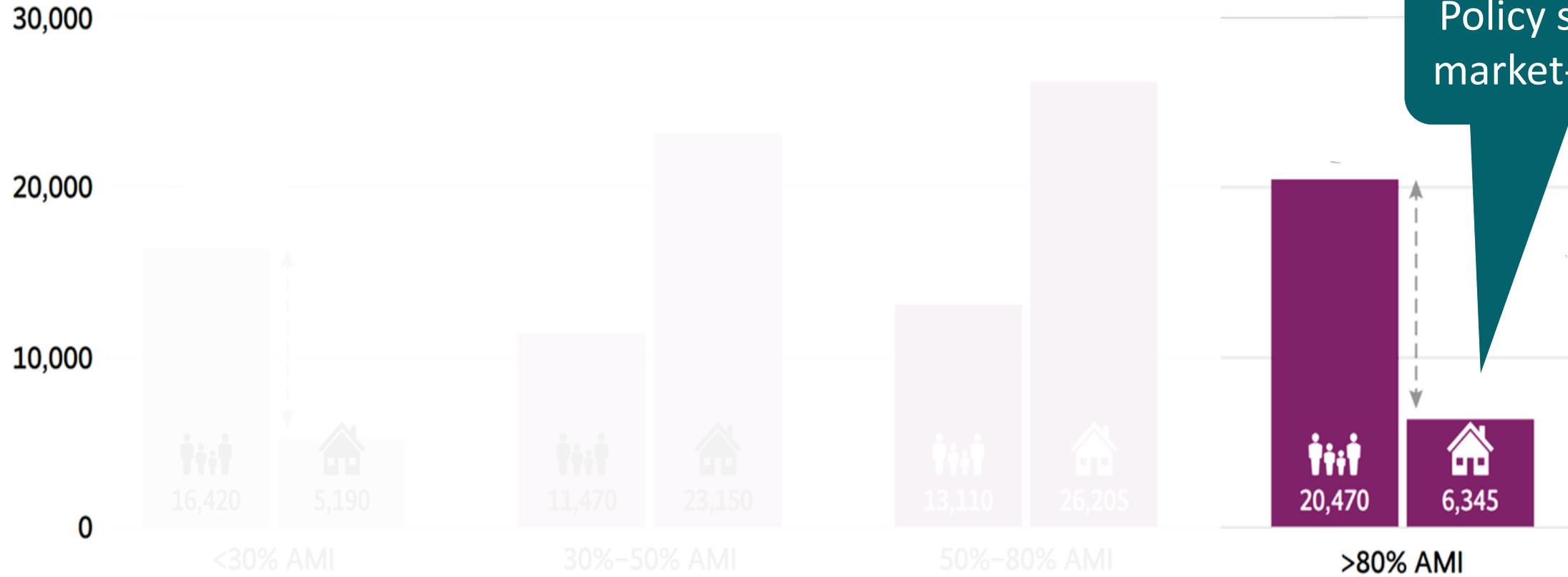
New Affordable Housing

- With City Financial Support
- Without City Financial Support
- TOD Overlay





Rental Housing Market

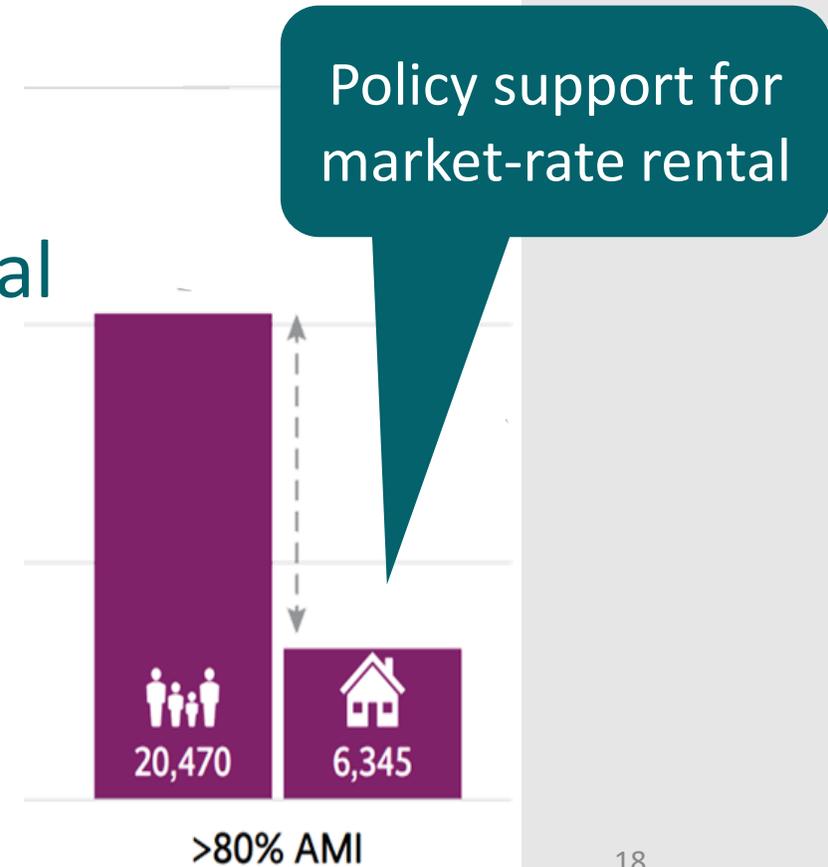
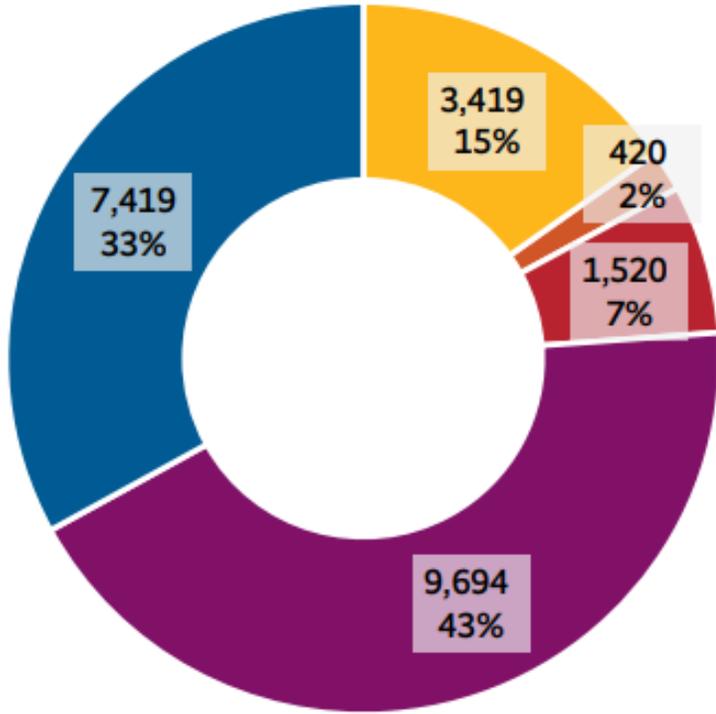


Policy support for market-rate rental

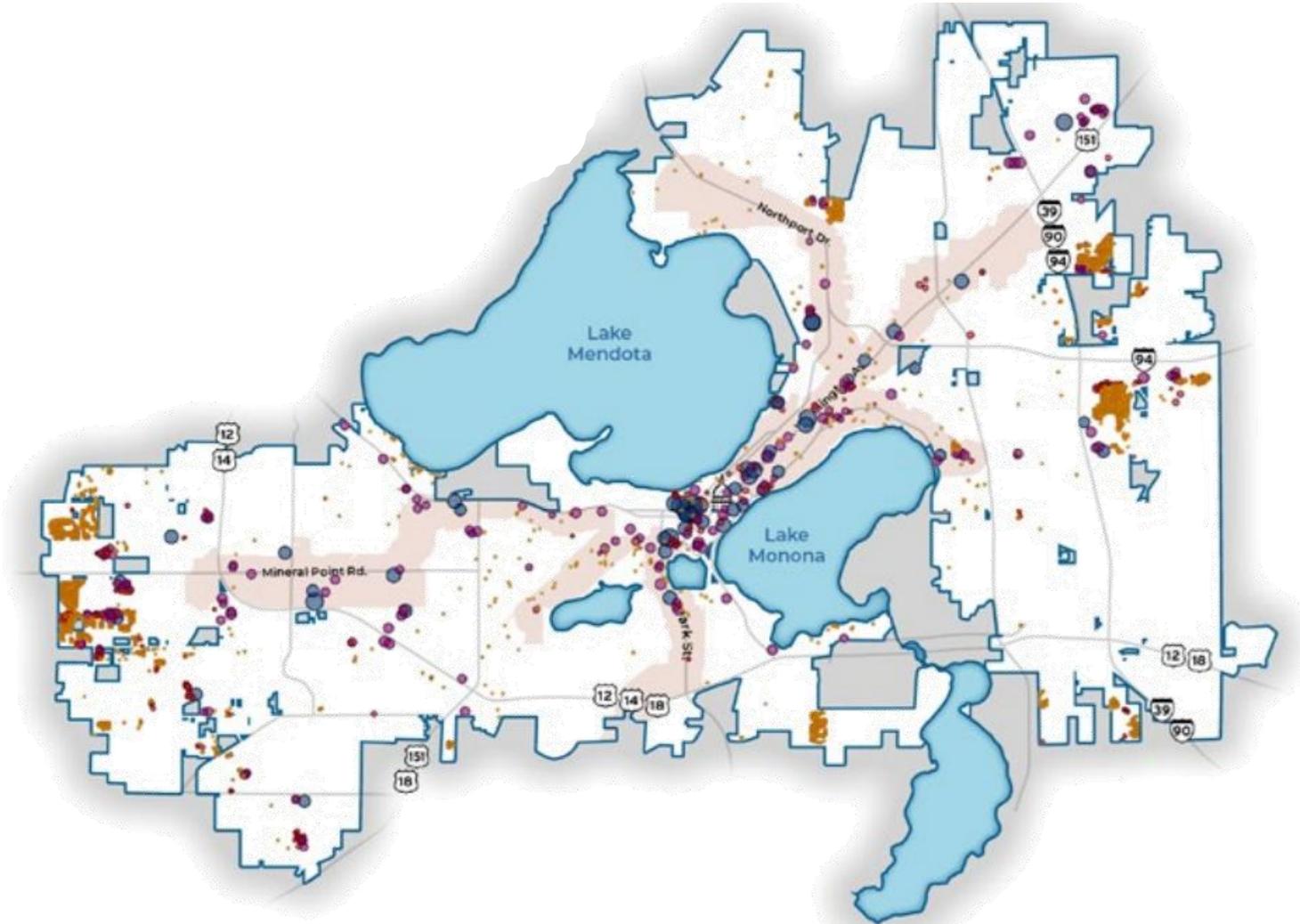
Rental Housing Market

2015-2024

- ~22,500 new homes
- ~75% market-rate rental



Rental Housing Market



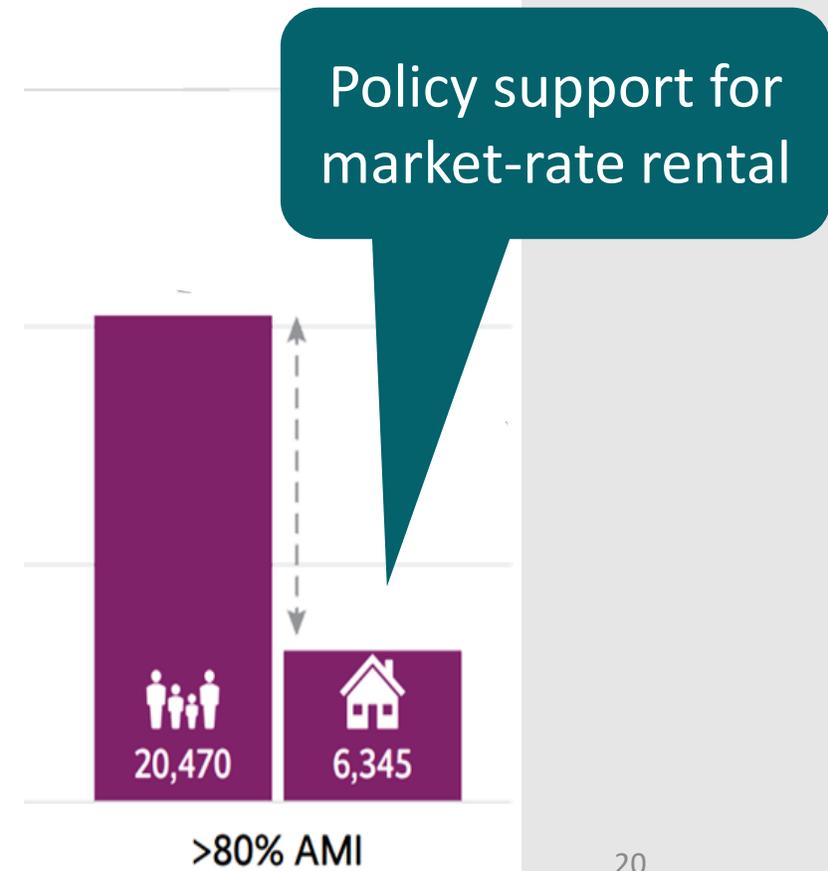
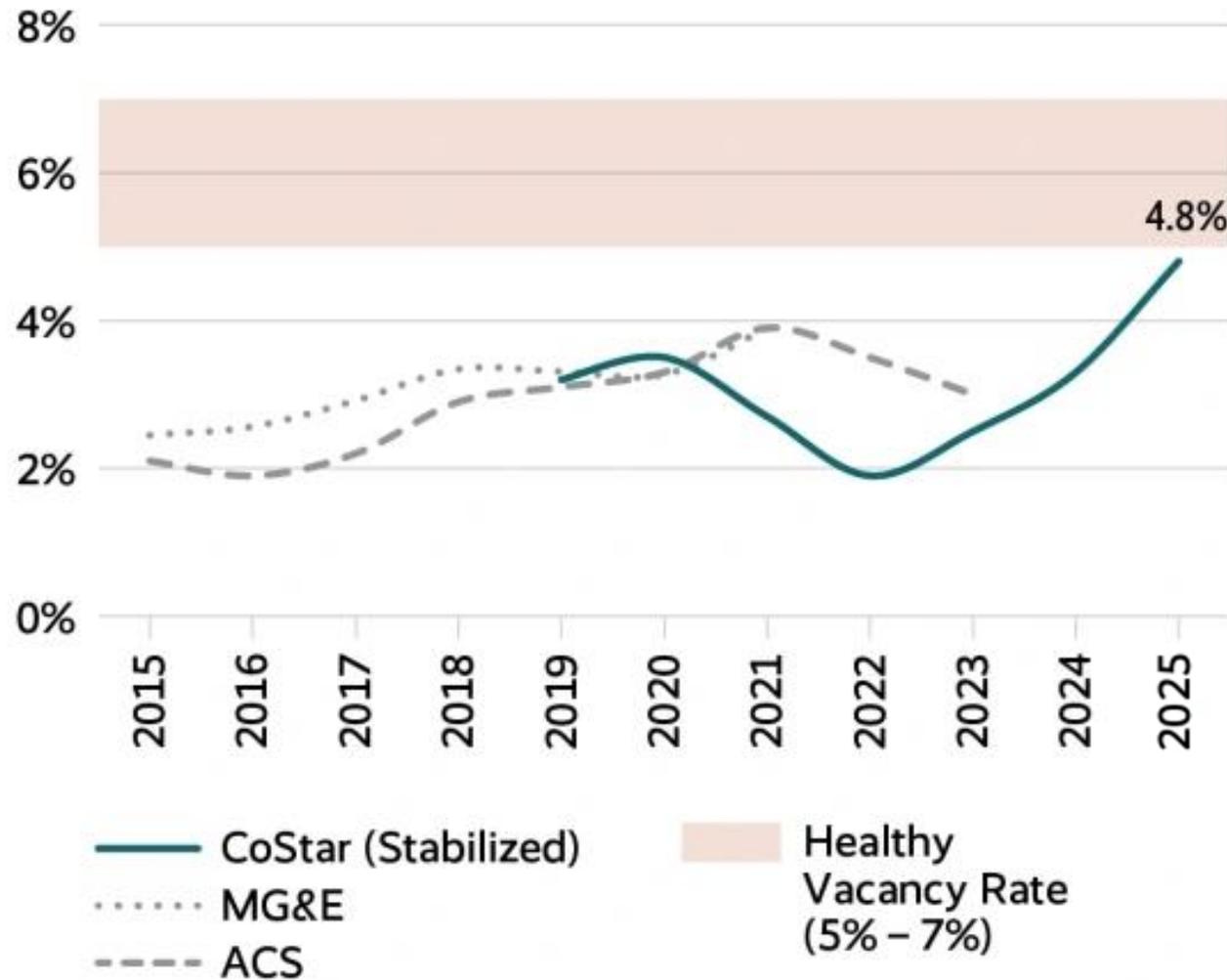
Policy support for market-rate rental



>80% AMI

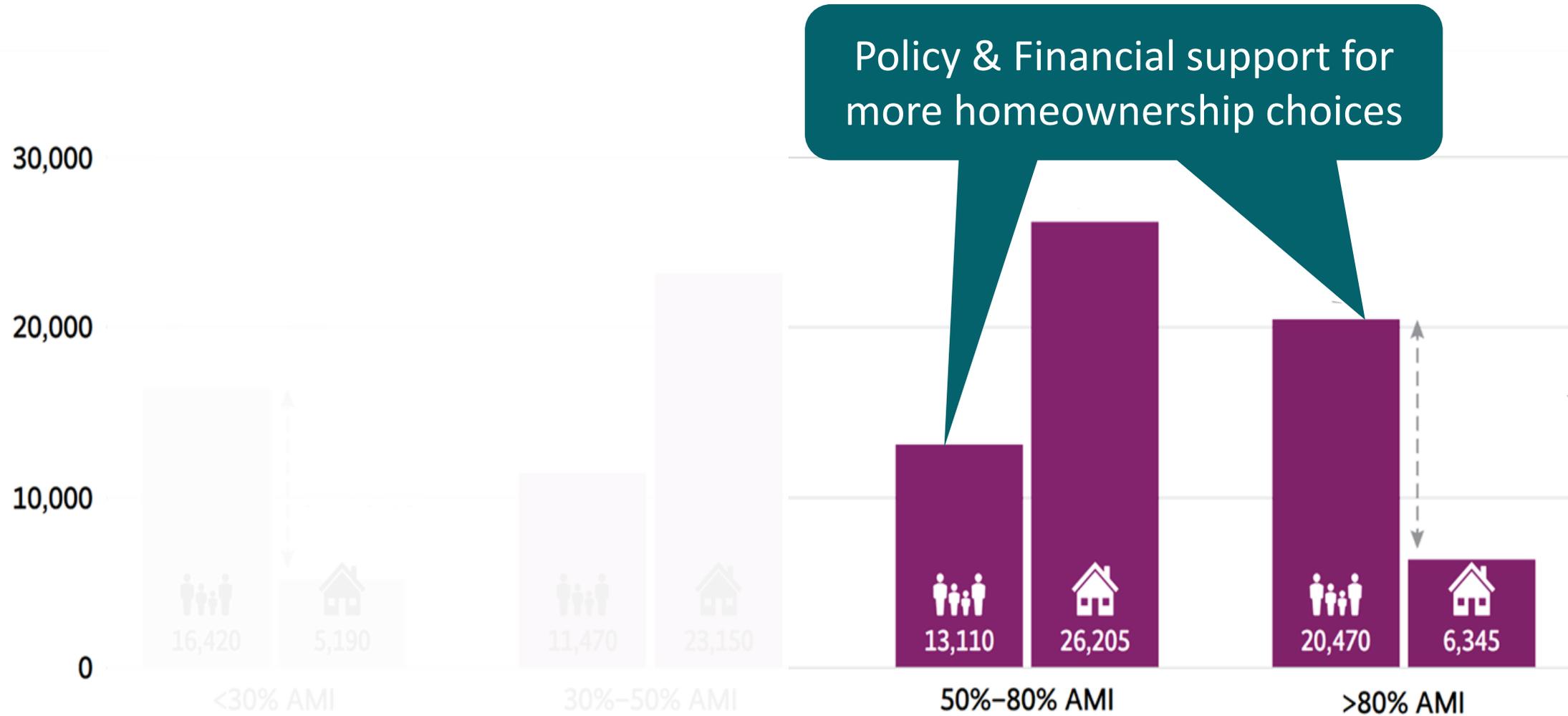


Rental Housing Market

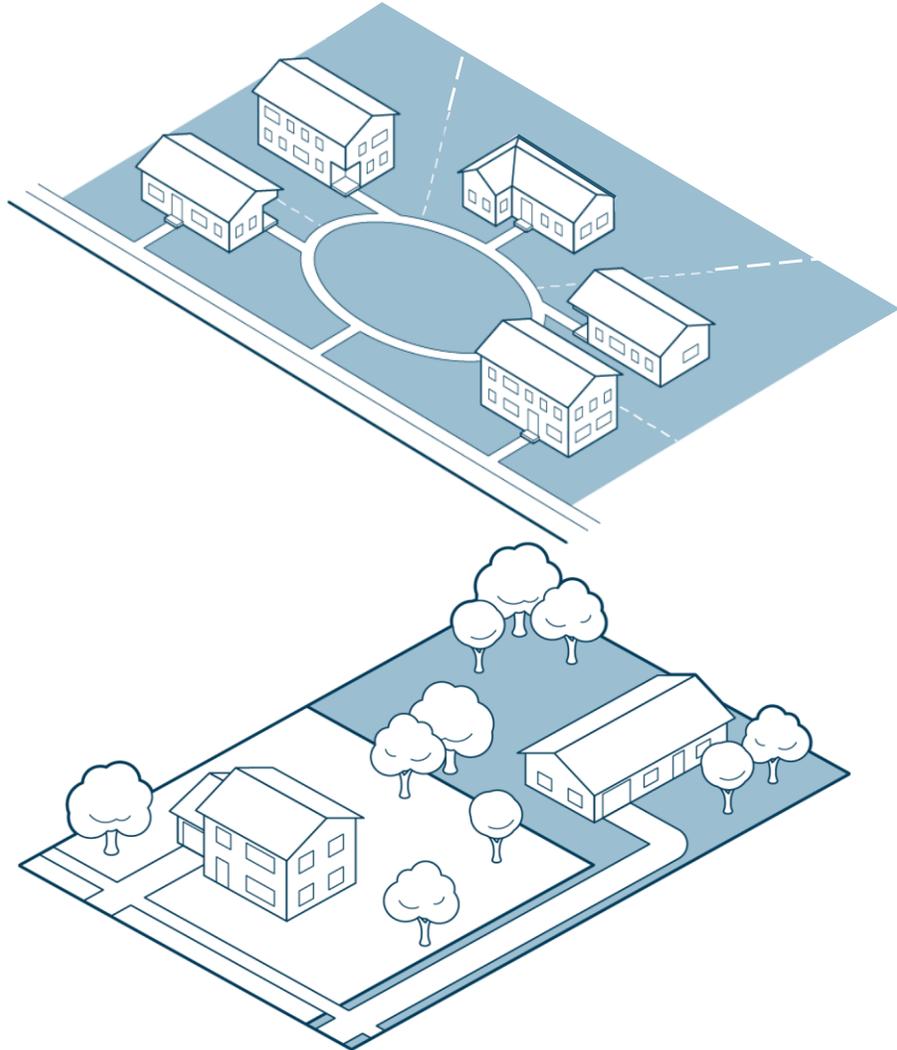




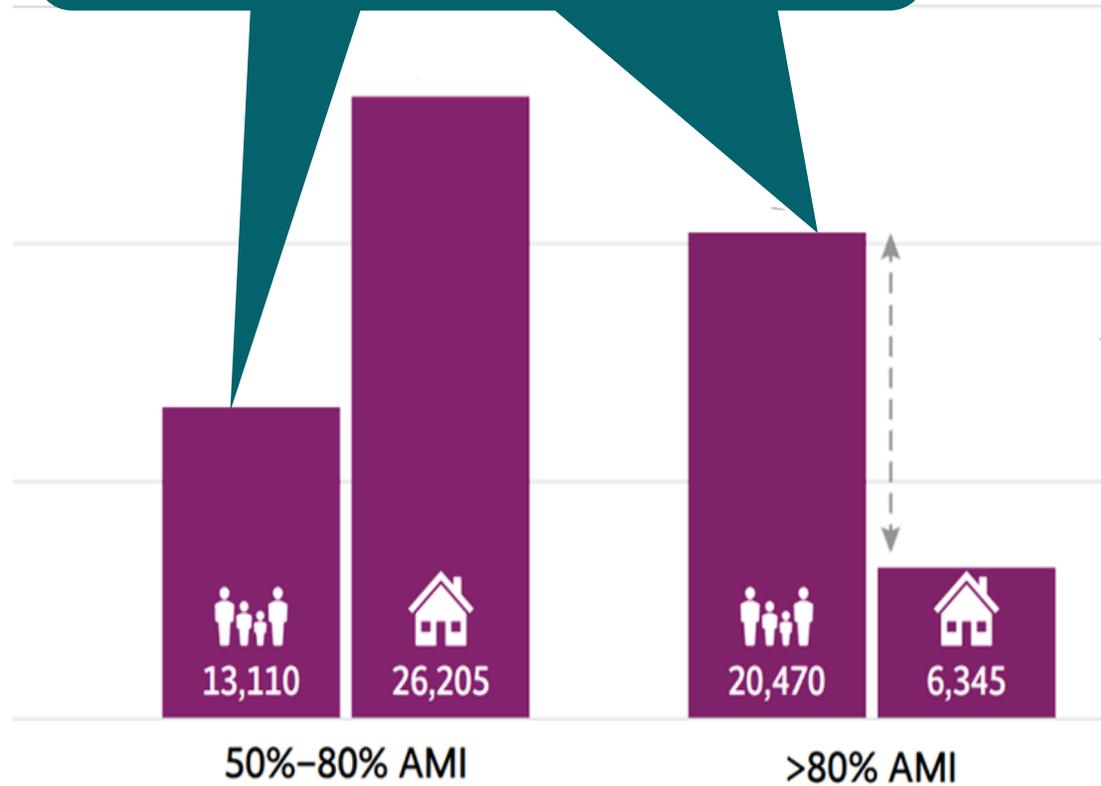
Rental & Homeownership Market



Rental & Homeownership Market

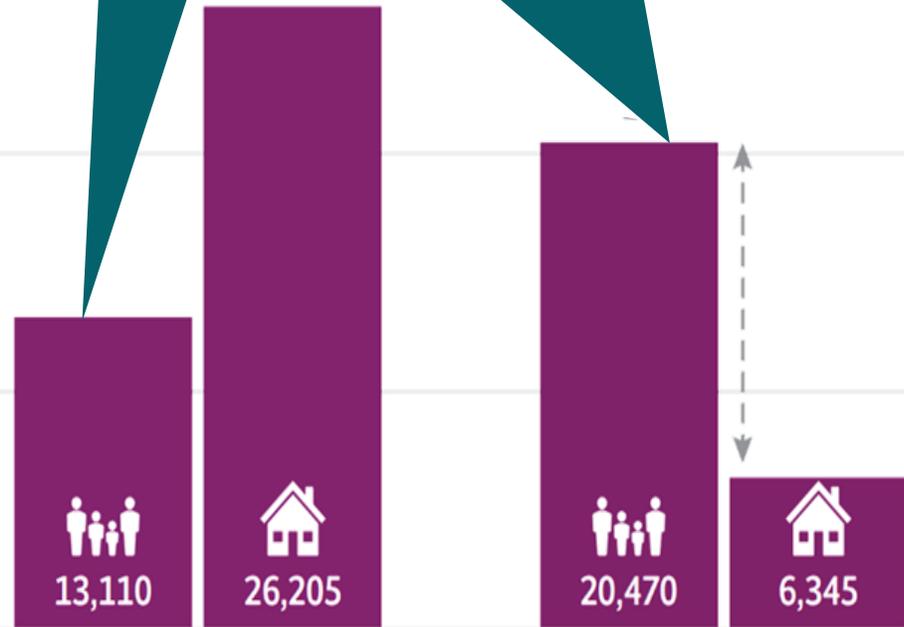


Policy & Financial support for more homeownership choices



Rental & Homeownership Market

Policy & Financial support for more homeownership choices



50%-80% AMI

>80% AMI

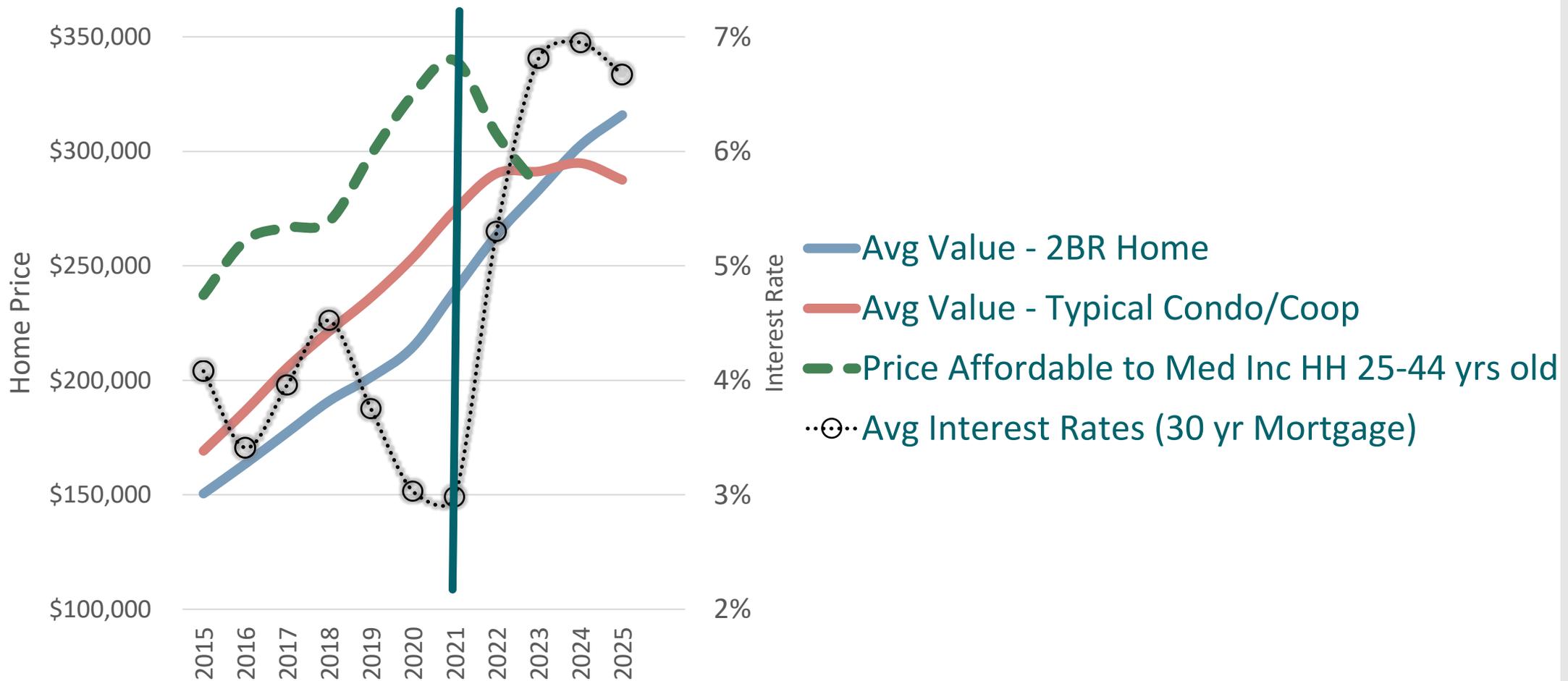


Homeownership Market



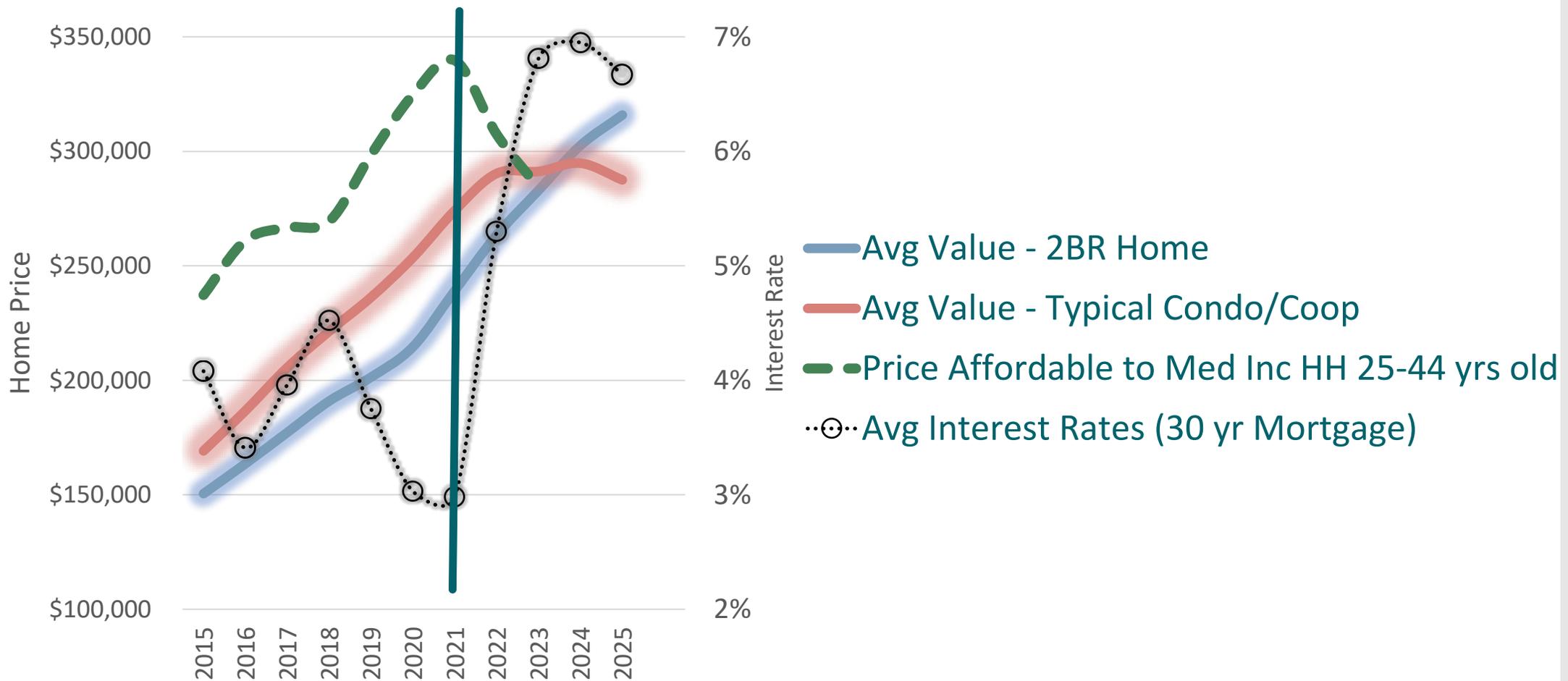


Homeownership Market – Starter Homes



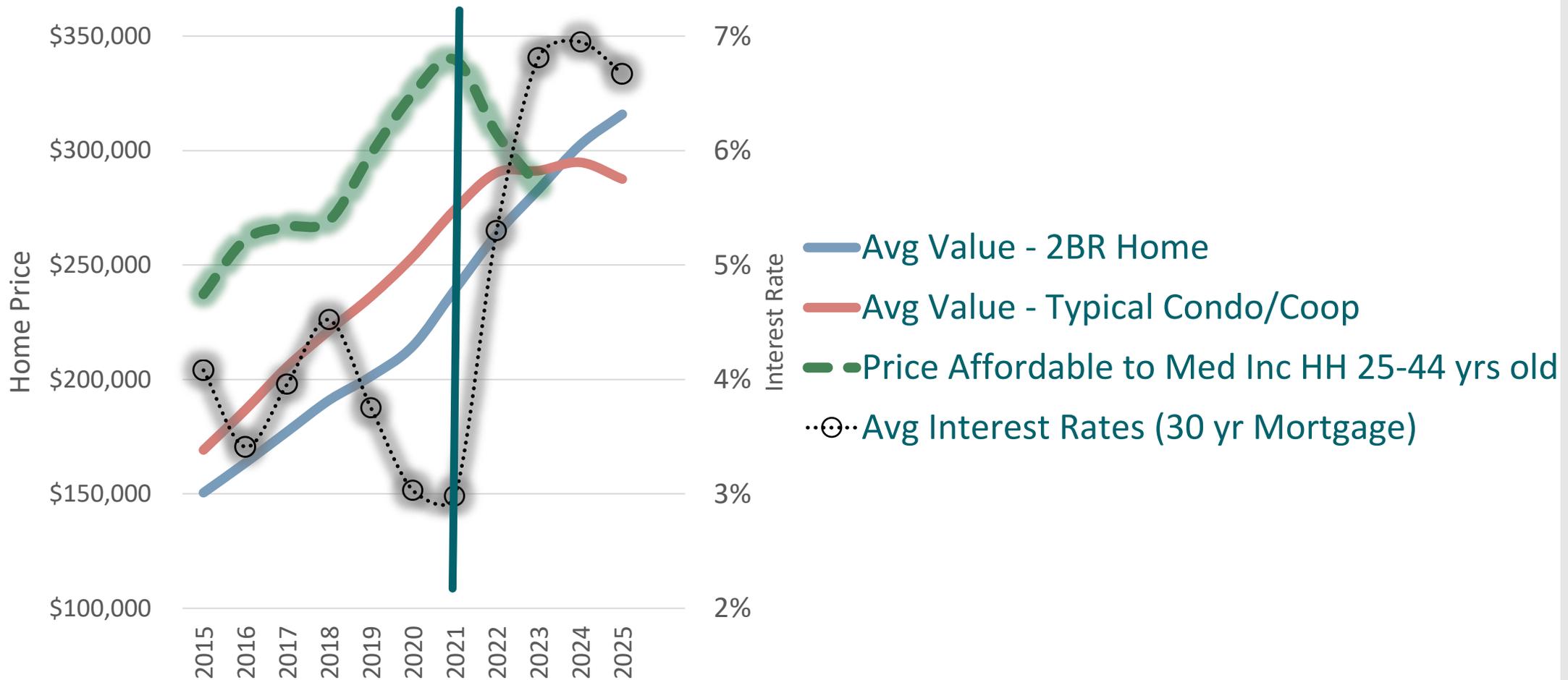


Homeownership Market – Starter Homes





Homeownership Market – Starter Homes





Homeownership Market – Starter Homes

Increase in #
Households <35:
~9,500





Homeownership Market – Starter Homes

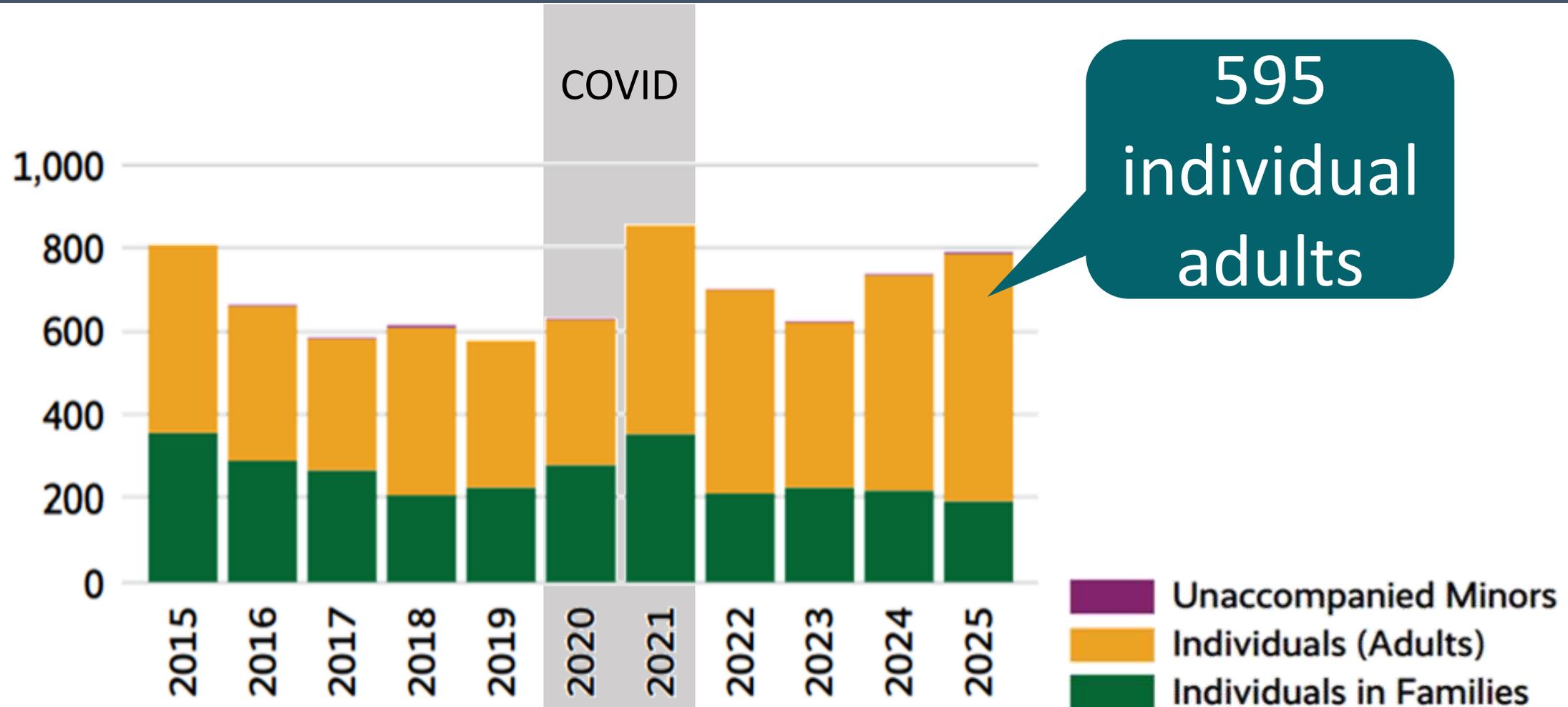
Increase in #
Households <35:
~9,500



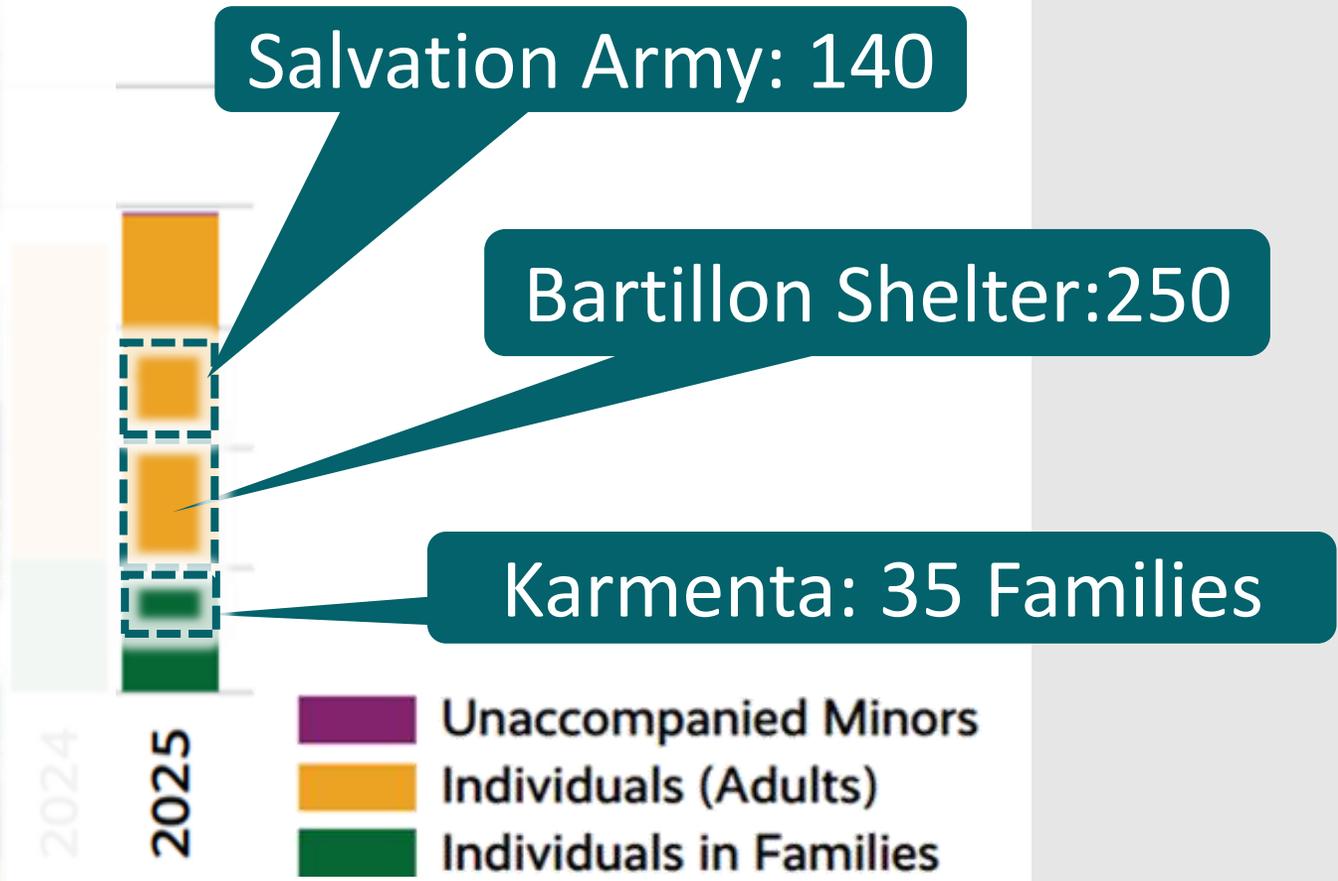
Increase in #
Homeowners <35:
124



Individuals Experiencing Homelessness



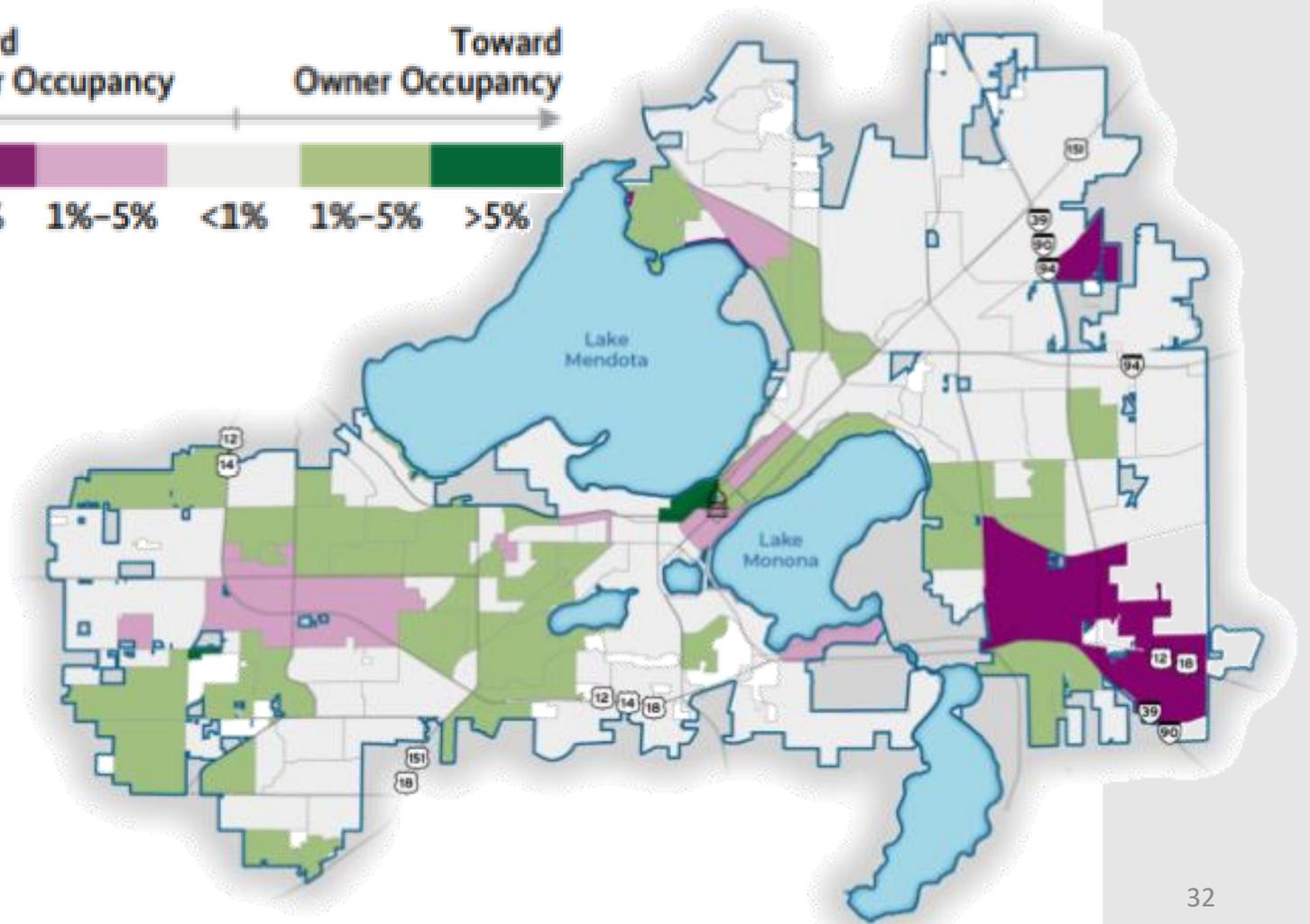
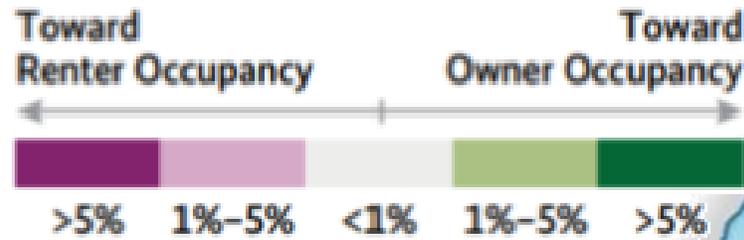
Individuals Experiencing Homelessness





Not Seeing Transition of 1-Unit Homes to Rental

- Over 90% of 1-unit homes owner-occupied
- Stable since 2021



Housing Snapshot 2025

Questions & Discussion

