

Community Profile: Demographics and Housing Needs

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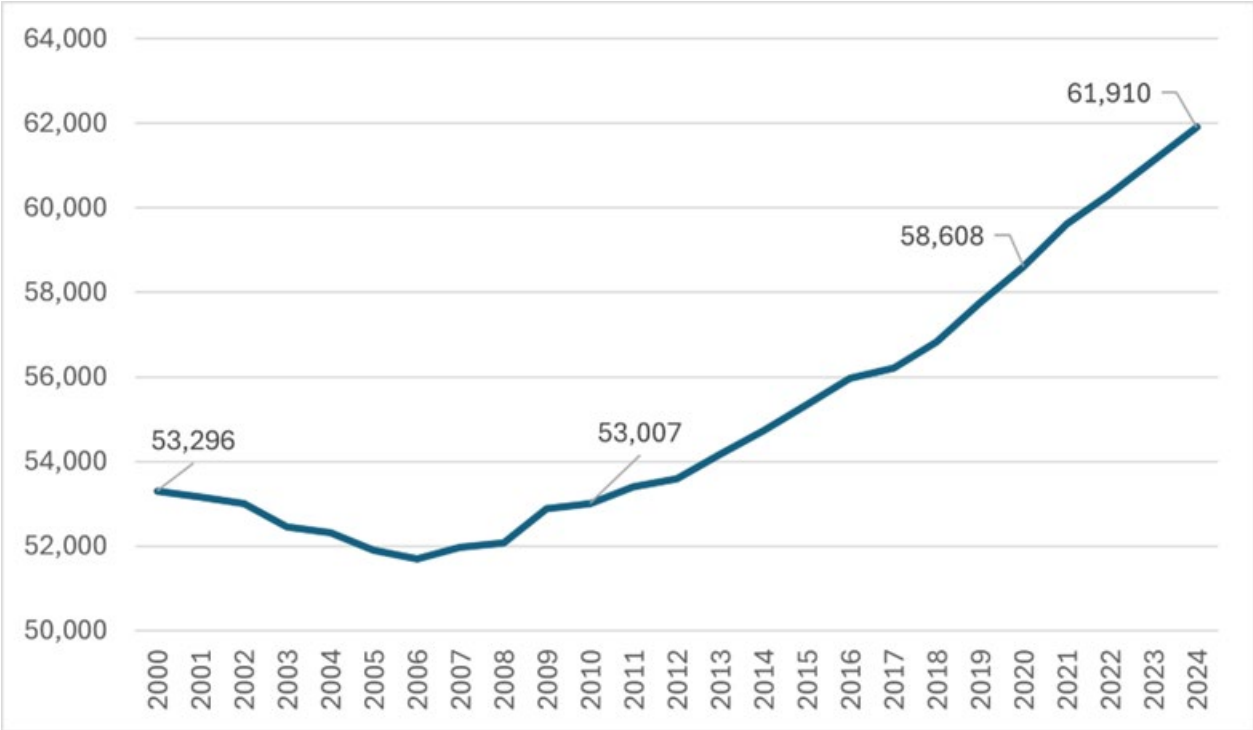


Chapter 3 – Community Profile: Demographics and Housing Needs

Population

In 2024, the Washington State Office of Financial Management (OFM) reported Shoreline’s residential population to be 61,910.¹ According to OFM, the City’s population has grown about 15 percent since the year 2000, while neighboring Seattle suburbs of Lake Forest Park, Edmonds, and Mountlake Terrace, have grown about five percent, 12 percent, and 19 percent, respectively over that same time period.

Figure 3.1. Population Change, 2000-2024



Source: Washington State Office of Financial Management Population Estimates

This chapter primarily uses data from the U.S. Census Bureau’s American Community Survey (ACS) (five-year estimate) from 2021 to share the City’s key demographic statistics, compare them to that of the region, and highlight what might make Shoreline demographically unique in the region.

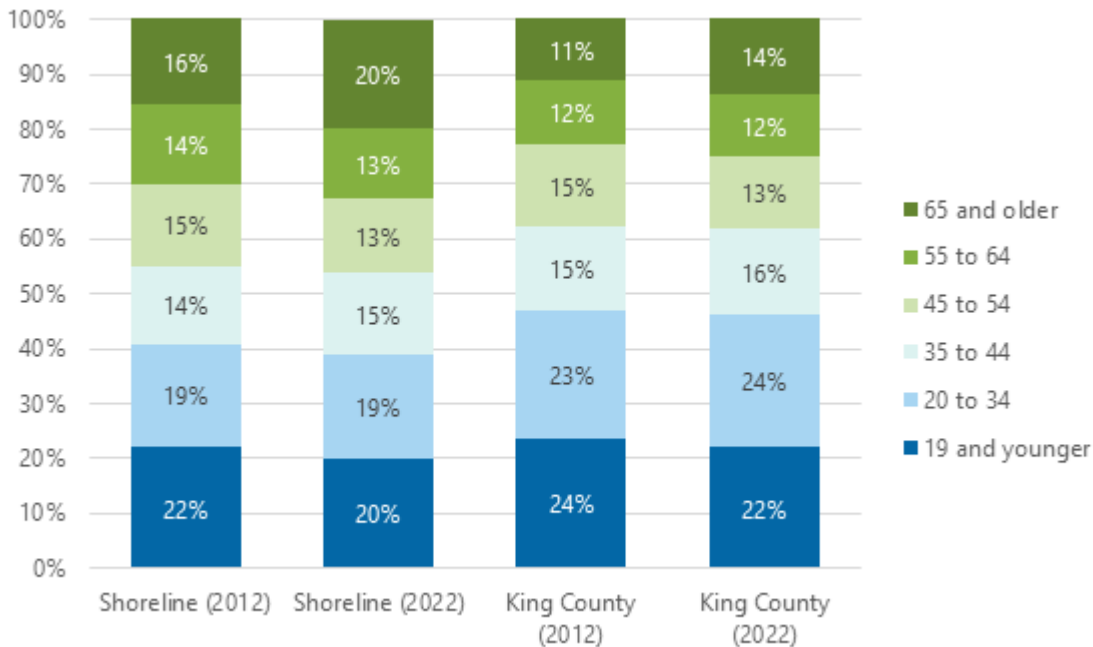
¹ Washington State Office of Financial Management (OFM), April 1 official population estimates, April 2024

Age

Shoreline’s population is slightly older than King County’s. As of 2022, 46% of residents are over 45, compared to around 38% countywide. In addition, 20% of residents are over 65, compared to 14% countywide. Since 2012, the share of residents over 65 has increased from 16% to 20% of the city’s population, or an increase of almost 3,250 residents.

The age composition of Shoreline’s residents has important implications for housing needs in the city. An increasing share of older residents who may be “downsizing” can often signal the need for smaller housing units. Older residents may also have specific housing needs such as accessible units or assisted living.

Figure 3.2. Population Distribution by Age in Shoreline and King County, 2012-2022



Source: US Census ACS 2022 & 2012 5-Year Estimates, Table S0101.

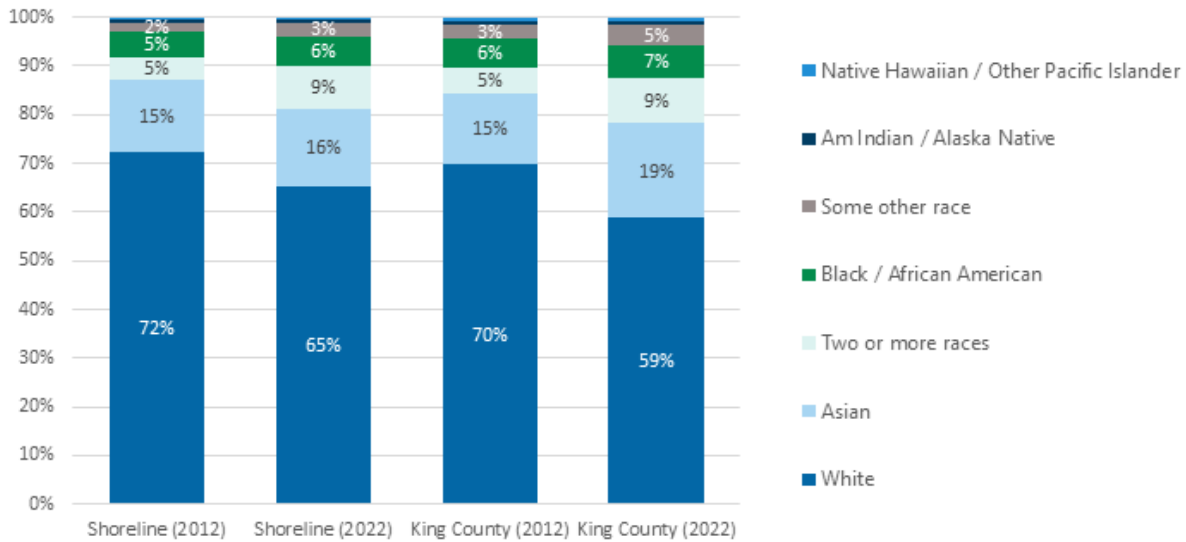
Race & Ethnicity

The populations of both Shoreline and King County have gotten more diverse over the past decade. In 2012, 30% of King County residents and 28% of Shoreline residents were Black, Indigenous, or People of Color (BIPOC). Since then, King County’s BIPOC population has grown to 41% while Shoreline’s is now 35% of the population. The population of Hispanic or Latino residents of any race has held relatively steady in both the city and the county – 7% in Shoreline and 9% in King County.

When considering housing needs, race and ethnicity can present compounding challenges to housing affordability and accessibility. For example, in Shoreline, 76% of homeowners are white, although just 64% of residents are white. Renters face greater housing instability than homeowners, and less opportunities for

wealth-building. These types of reinforcing housing challenges are important to consider when planning for the housing needs of all residents in the city.

Figure 3.3. Race and Ethnicity in Shoreline and King County, 2012-2022

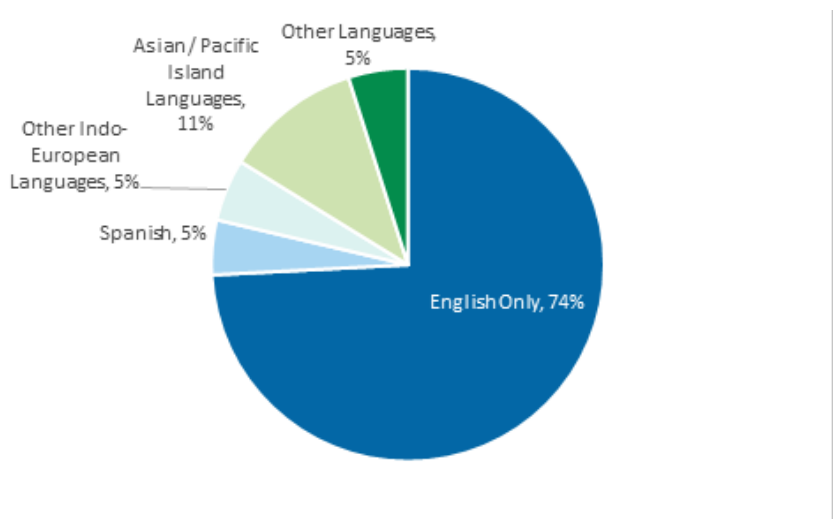


Source:

US Census ACS 2022 & 2012 5-Year Estimates, Table DP05.

Nearly three quarters of residents over five years old in Shoreline speak English at home, as shown in Figure 3.4. Other than English, the most common languages spoken among Shoreline residents are various Asian and Pacific Island languages. The majority of residents that speak languages other than English also report speaking English very well.

Figure 3.4. Languages Spoken by Shoreline Residents over Five Years Old, 2022



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

Additional demographic information relating to race and ethnicity can be found in the Racially Disparate Impacts portion of this document.

Household Characteristics

As of 2022, there were 22,706 households in Shoreline, up from around 21,218 in 2012 (an increase of just over 7%). The majority of households in Shoreline (65%) are family households. Of these, just over half are married couples. About 27% of Shoreline households have children under 18. The city has a higher share of family households than King County, but the share of family households and families with children under 18 is similar to the statewide figures.

The other 35% of Shoreline households are non-family households, which includes individuals living alone or any arrangement of unrelated residents. The majority of these households (77%) are residents living alone. Of these, 2,844 households are individuals over 65 living alone. This is a smaller share of older householders living alone than the county but is in line with the state. The average household size in the city is 2.58, higher than the King County average of 2.44 and a slight increase from Shoreline’s 2012 average household size of 2.51.

This data shows a need to accommodate for a mix of housing in Shoreline, including larger units for families and smaller units for residents living alone.

Figure 3.5. Selected Household Characteristics in Shoreline, King County, and Washington, 2022

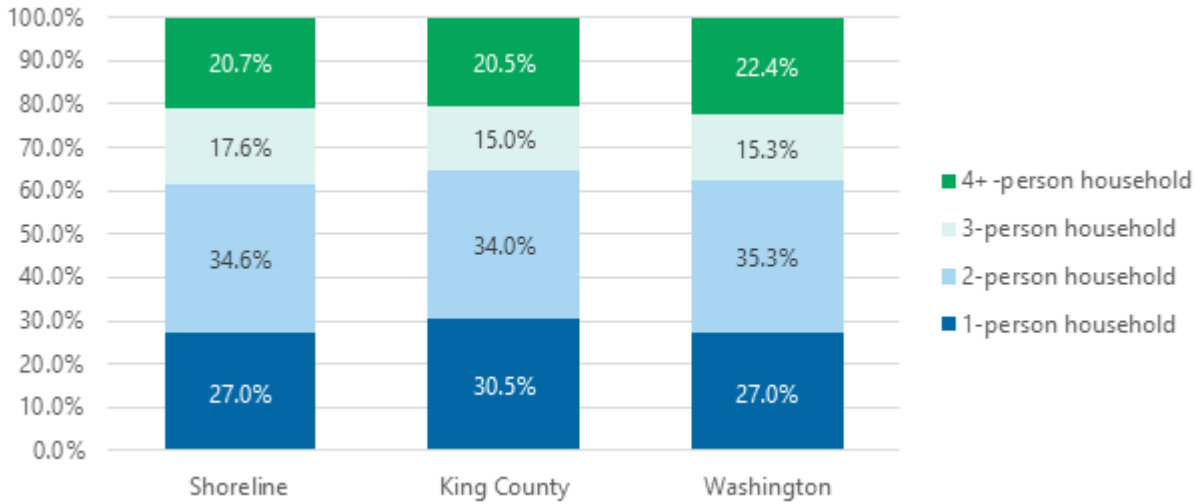
	Shoreline		King County		Washington	
	Total	%	Total	%	Total	%
Total Households	22,706		916,270		2,979,272	
Family Households	14,770	65%	537,292	59%	1,910,770	64%
<i>Married-couple family</i>	11,871	52%	429,956	47%	1,482,230	50%
<i>Other family</i>	2,899	13%	107,336	12%	428,540	14%
<i>With own children under 18 years</i>	6,028	27%	238,482	26%	814,890	27%
Nonfamily households	7,936	35%	378,978	41%	1,068,502	36%
<i>Households living alone</i>	6,125	27%	279,263	30%	803,383	27%
<i>Householder 65 years and over</i>	2,844	13%	81,239	9%	313,547	11%

Source: US Census ACS 2022 5-Year Estimates, Table S2501.

Household Size

Shoreline’s households are similar in size to county and statewide averages. There is a slightly smaller share of one-person households than the county. Overall, the largest number of households are two-person households, at nearly 35%. Shoreline also has a higher share of three-person households than the county or state.

Figure 3.6. Share of Households by Size in Shoreline, King County, and Washington, 2022

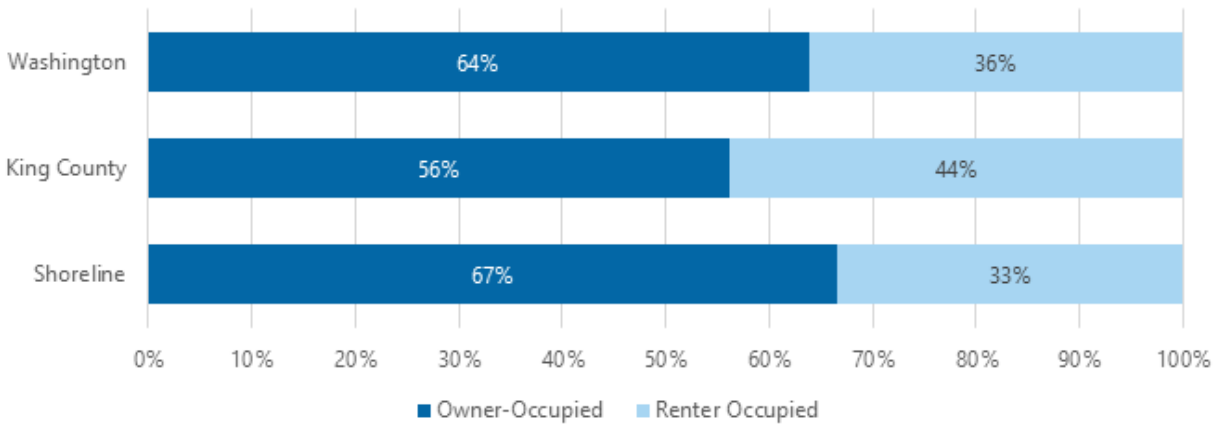


Source: US Census ACS 2022 5-Year Estimates, Table S2501.

Household Tenure

Approximately two thirds of Shoreline households are homeowners, a larger share than King County and the state overall, as shown in Figure 3.7. This is consistent with current zoning in the city, in which 77% of the land is zoned for single-family residential development.

Figure 3.7. Housing Unit Tenure in Shoreline, King County, and Washington, 2022



Source: US Census ACS 2022 5-Year Estimates, Table S2501.

Figure 3.8 shows selected changes over the past decade in Shoreline’s households. Household size has increased slightly for both renter and owner households, a trend seen nationally as increasing housing prices have caused more people to share housing. The share of households with children in the city has remained constant, while single-person households have decreased. The share of senior single-person households has increased over the past decade.

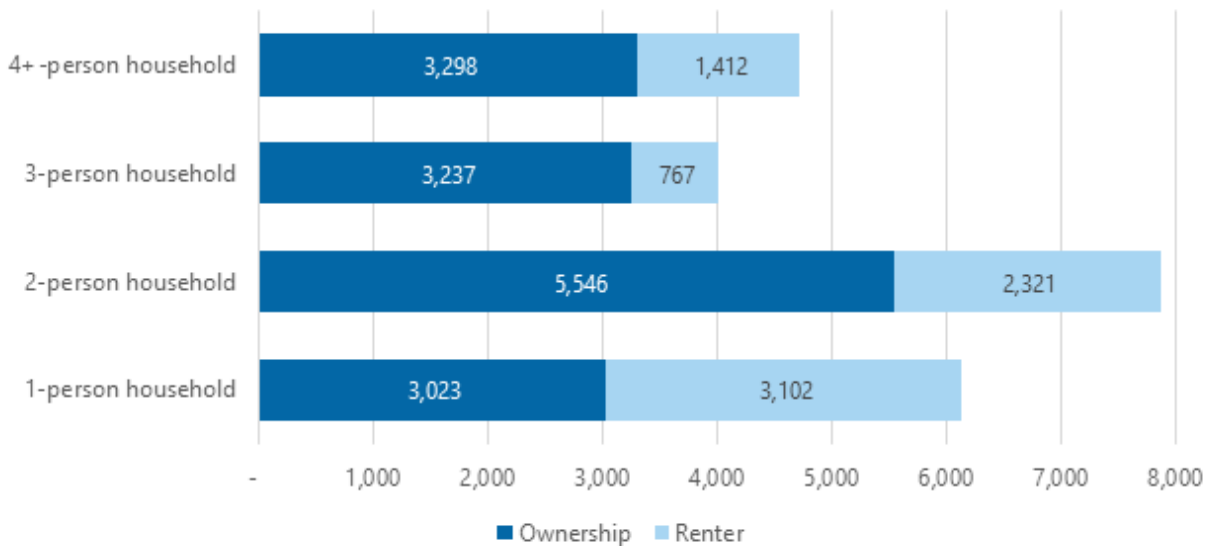
Figure 3.8. Selected Household Trends in Shoreline, 2012-2022

	2012	2022
Total Households	21,218	22,706
Average Household Size: Owner-Occupied Units	2.59	2.63
Average Household Size: Renter-Occupied Units	2.13	2.23
Family Households with One or More Persons Under 18	28%	28%
Family Households	62%	65%
Non-Family Households	38%	35%
Single Person Households	29%	27%
Single Person Households, Age 65 or Over	11%	13%

Source: US Census ACS 2022 5-Year Estimates, Tables DP04 and S2501.

Renters also tend to have smaller household sizes in the city, as shown in Figure 3.9. About 41% of renter households are one-person households, compared with 20% of owner households. Out of Shoreline’s nearly 23,000 households, 35% have two people.

Figure 3.9. Shoreline Household Size by Tenure, 2022

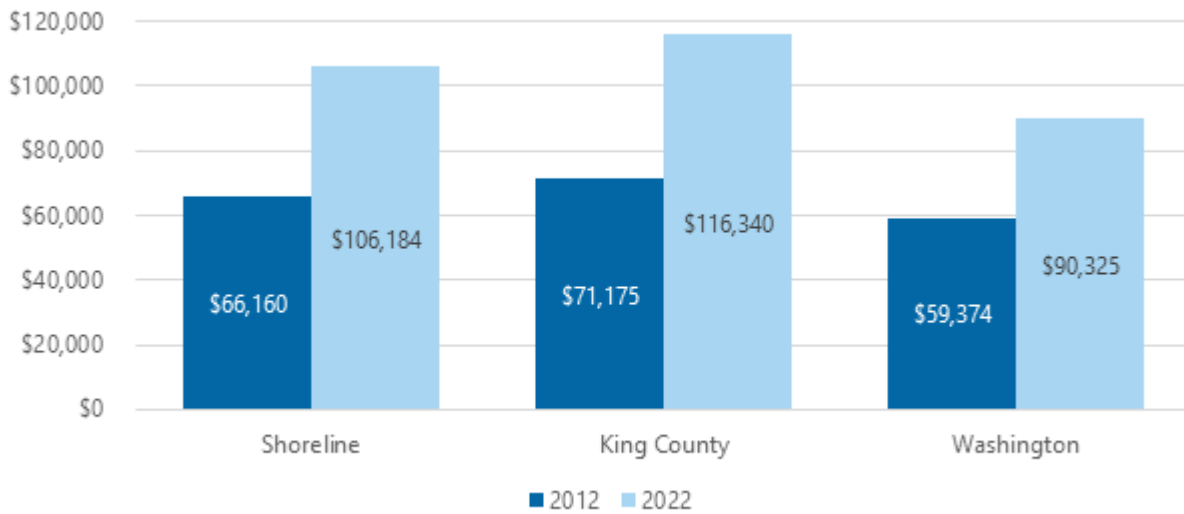


Source: US Census ACS 2022 5-Year Estimates, Table S1901.

Household Income

The median household income in Shoreline is shown in Figure 3.10 and compared to the King County median and the median statewide. The 2022 median household income as reported was \$106,184 (in 2022 dollars), up from \$66,160 in 2012 (in 2012 dollars). This represents a 60% increase over that time.

Figure 3.10. Median Household Income in Shoreline, King County, and Washington, 2012-2022

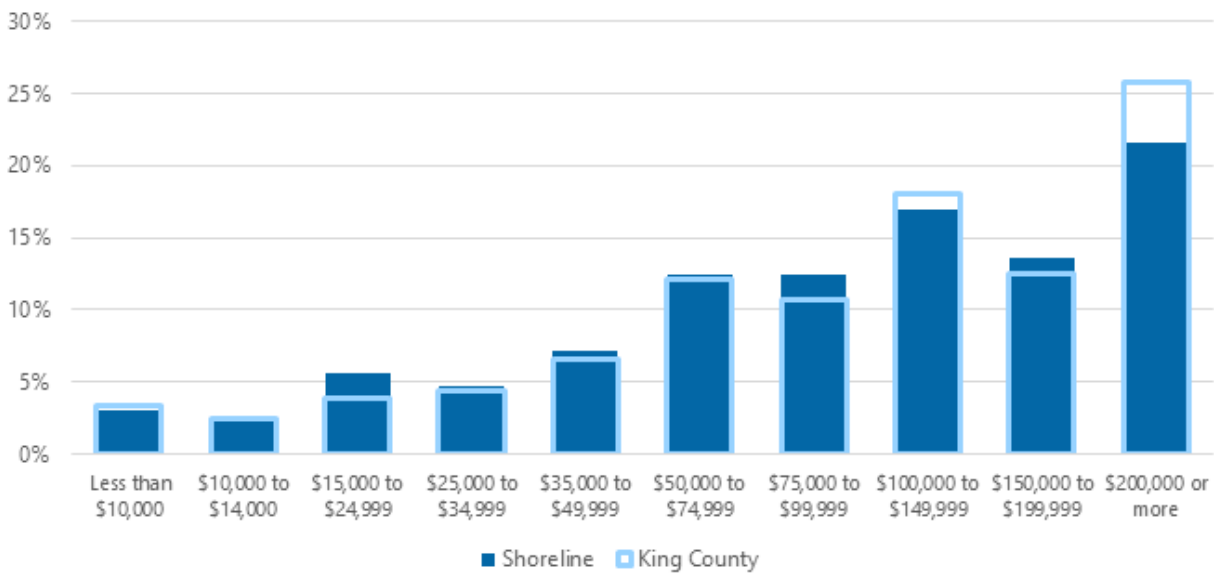


Source: US Census ACS 2022 5-Year Estimates, Table S1901.

The chart in Figure 3.11 shows the breakdown of household incomes in Shoreline by income bands, compared with King County. While there is a higher share of King County households making over \$200,000, over one fifth of Shoreline households are in that top income bracket. In Shoreline, nearly 65% of households make \$75,000 per year or more while 23% make less than \$50,000.

An analysis of household income required to afford housing at various price points is found later in this report, in the Housing Affordability section.

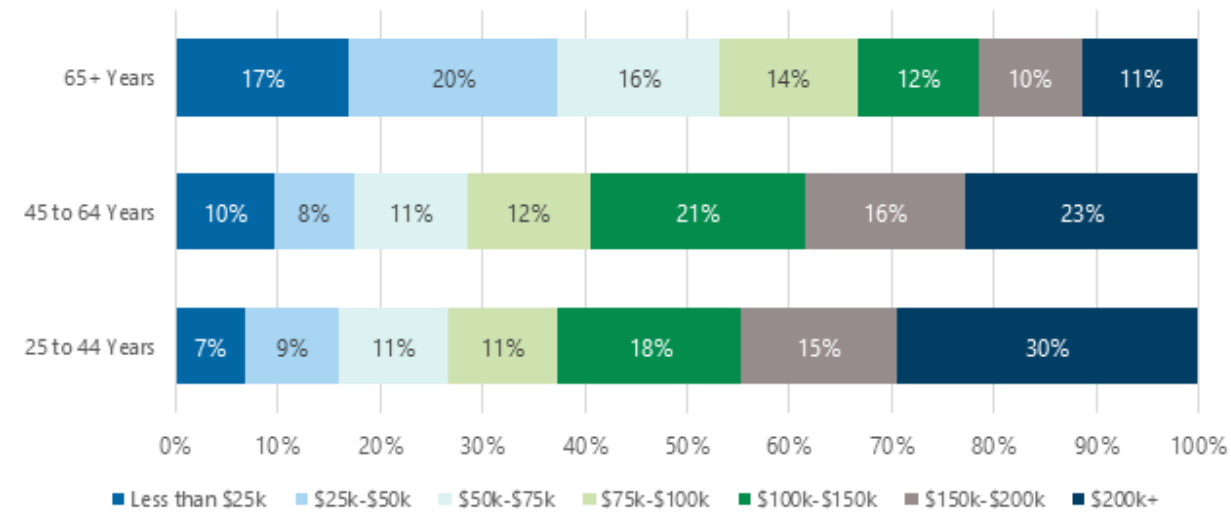
Figure 3.11. Household Income Bands in Shoreline and King County, 2022



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

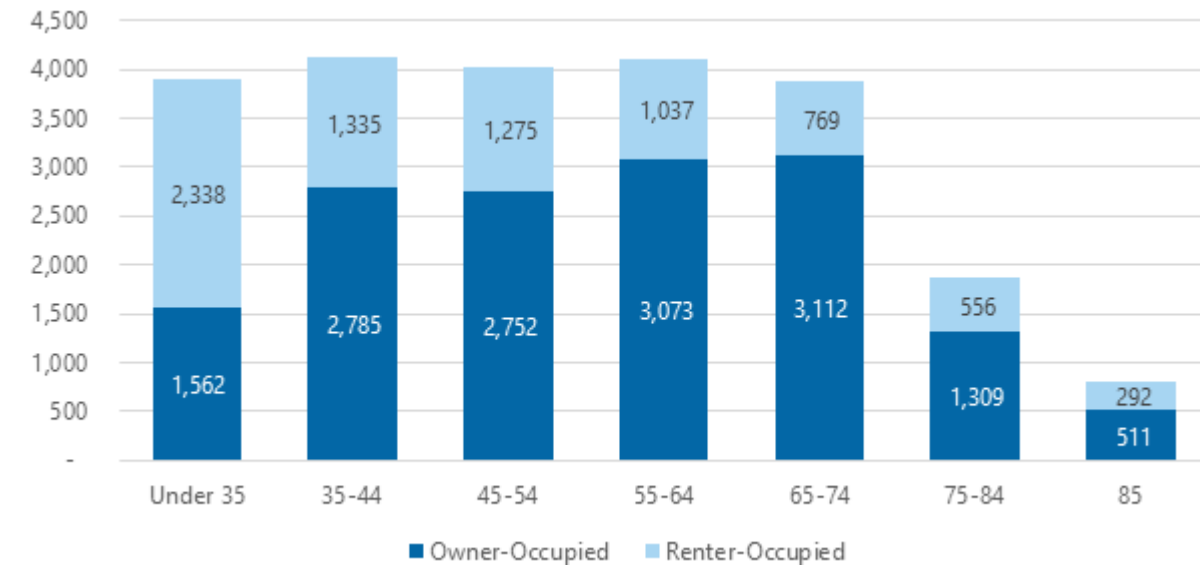
As noted previously, Shoreline residents are older than regional and statewide averages. This can introduce compounding challenges to housing affordability. As shown in Figure 3.12, older households earn considerably less than younger households in Shoreline. Nonetheless, most older households are homeowners, as shown in Figure 3.13. Given the rising housing prices in the city discussed further in the Housing Affordability section of this report, these households would likely be unable to afford their current housing units if they had to buy them today and may also face challenges if they need or wish to move and stay within the community.

Figure 3.12. Age and Household Income in Shoreline, 2022



Source: US Census ACS 2022 5-Year Estimates, Table S19037

Figure 3.13. Age and Tenure of Households in Shoreline (2022)



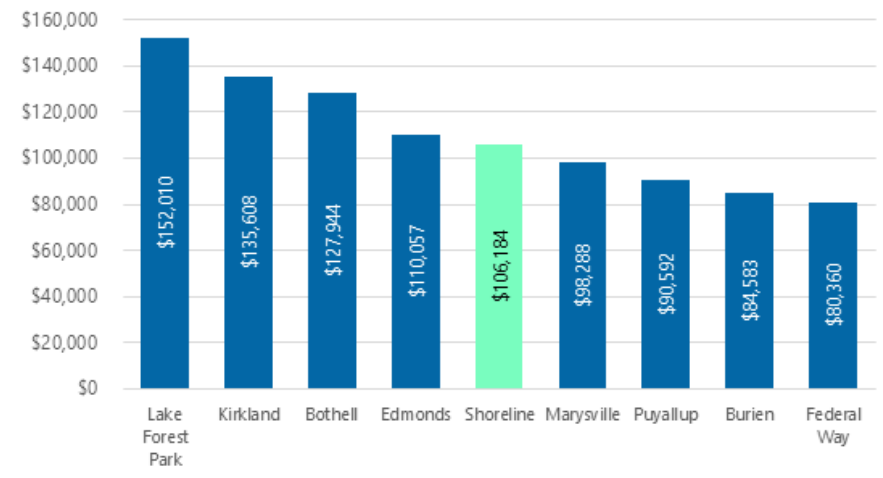
Source: US Census ACS 2022 5-Year Estimates, Table S25007.

Peer Communities

When considering housing and household dynamics, it is important to understand how the city compares to neighboring or like sized communities in the region, particularly when it comes to household income and prevalence of poverty, as both impact housing demand and affordability, and help to explain local challenges relative to the region. For this purpose, Shoreline has been compared to the following cities: Burien, Puyallup, Marysville, Federal Way, Kirkland, Lake Forest Park, Bothell, and Edmonds.

As shown in Figure 3.14, the median household income in Shoreline is higher than in peer cities including Burien, Puyallup, Marysville, and Federal Way, but is lower than in Kirkland, Lake Forest Park, Bothell, and Edmonds. The share of households in Shoreline making over \$200,000 per year is twice that of Puyallup, Marysville, or Federal Way.

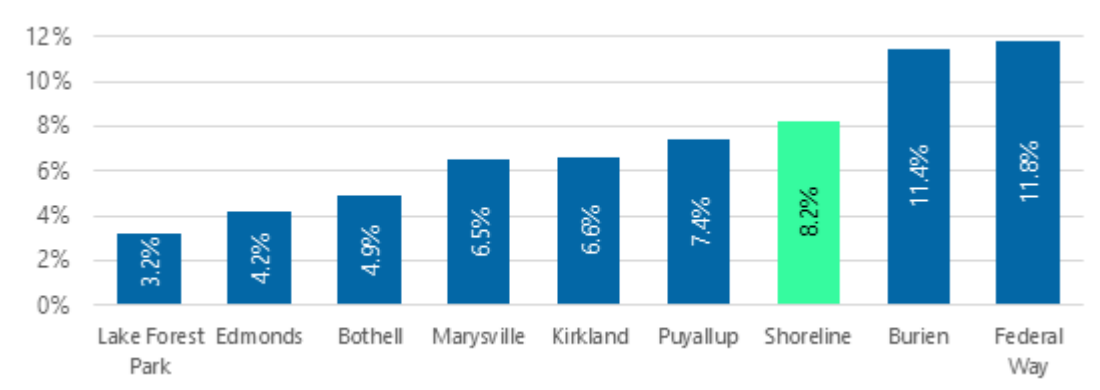
Figure 3.14. Median Household Income in Shoreline and Peer Cities, 2022



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

As shown in Figure 3.15, although Shoreline has the fifth highest median income among peer cities, it also has the third highest poverty rate at 8.2 percent. Just Burien and Federal Way have higher poverty rates. The divide among Shoreline residents is reflected in the need for housing units serving those making less than 50% AMI and those making more than 120% AMI.

Figure 3.15. Poverty Rates in Shoreline and Peer Cities, 2022



Source: US Census ACS 2022 5-Year Estimates, Table S1701.

Special Needs Housing

According to the US Department of Housing and Urban Development (HUD), a quarter of the households in Shoreline have a member with one or more disability (*note that the total share of households in Figure 3.16 is above 100 percent, indicating that there are households in which household members have multiple disabilities*). The most common type of disability reported is an ambulatory limitation. The high share of households that include a disabled member indicate that there is likely a need for a wider variety of accessible housing types in Shoreline. Although many disabled and older residents would prefer to remain in the community, there may also be a need for assisted living facilities to assist those who need more consistent care.

Since 2020, when this data was recorded, the COVID pandemic has increased rates of disability nationwide (since February 2020, there has been a nearly ten percent increase in the disabled population over 16 years old nationwide). In addition, the large Baby Boomer generation is now entirely over the age of 60. Shoreline should assume that these trends make it likely that there is now a larger share of households with a disabled member than in 2020. Given this significant population of residents with disabilities, it is critical to address inadequate coverage of curb-to-curb services, paratransit, wheelchair accessible transit stops and stations, accessible active transportation options, and enhance accessible pedestrian infrastructure.

Figure 3.16. Disability Status among Shoreline Households, 2020

Disability Status	Number of Households	Share of Households
Household member has a cognitive limitation	2,195	10%
Household member has a hearing or vision impairment	2,385	11%
Household member has a self-care or independent living limitation	2,440	11%
Household member has an ambulatory limitation	2,680	12%
Household member has none of the above limitations	16,395	75%

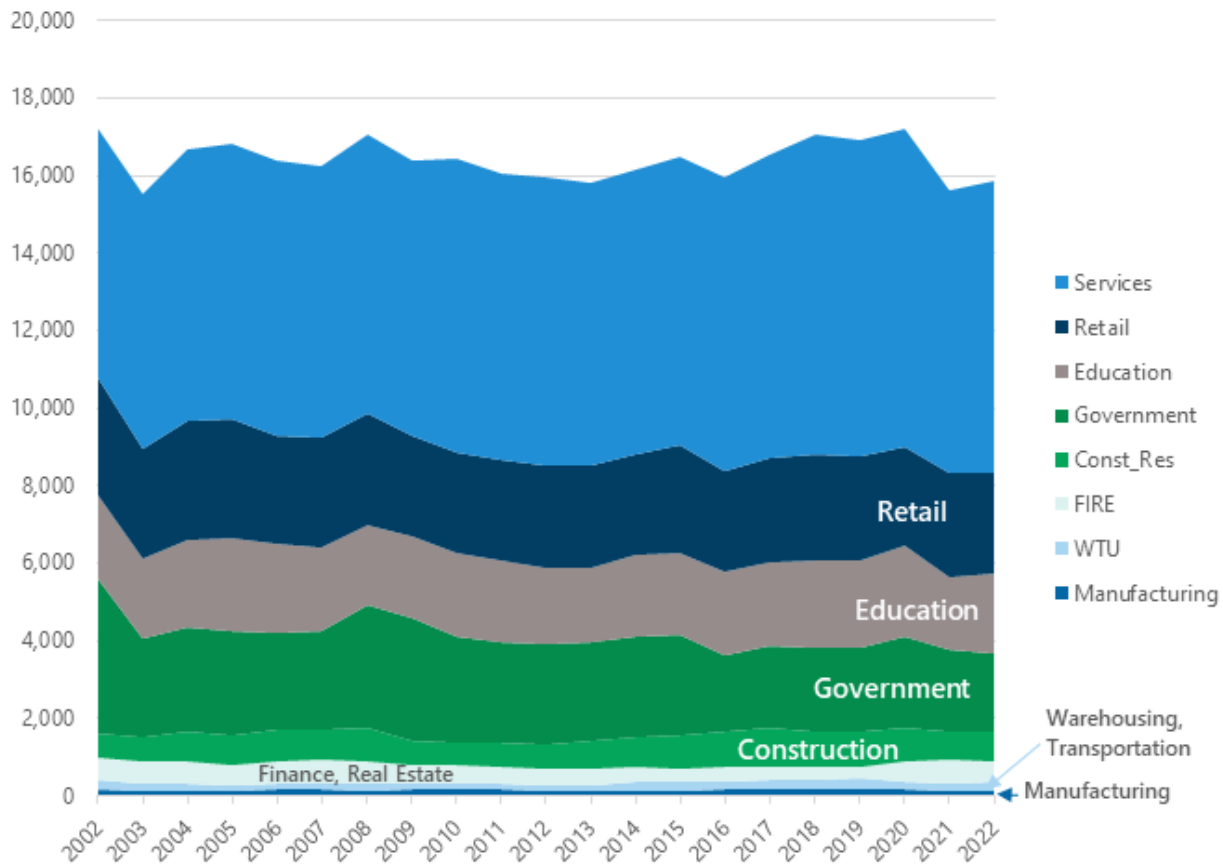
Source: US Department of Housing and Urban Development, CHAS 2016-2020 – Table 6.

Workforce Profile

Local Workforce Characteristics

According to the Puget Sound Regional Council (PSRC) covered employment estimate, as of 2022 there were 15,851 jobs in Shoreline, with the highest concentration of jobs in the high-level industries of services, retail, and education. Shoreline employment has remained relatively flat over the past two decades before declining at the beginning of the COVID pandemic, with some recovery shown through 2022.

Figure 3.17. Covered Employment in Shoreline by Sector, 2002-2022



Source: PSRC Covered Employment Estimate.

As of 2021, just under 30 percent of jobs in Shoreline required at least a bachelor’s degree, while 18 percent required just a high school degree (or equivalent). Nearly 59 percent of jobs paid at least \$3,333 per month (approximately \$40,000 per year), an income far below the median household income required to afford (rent or own) most homes in Shoreline. With many jobs paying below the median income required for housing in Shoreline, workers may be forced to live in more affordable areas further from their jobs, increasing their dependence on reliable and efficient transportation. Additionally, these workers are more likely to rely on public transportation or more affordable travel options due to the high cost of car ownership and operation.

Jobs to Housing Ratio

According to PSRC, as of 2022 there were 23,505 housing units and 15,851 jobs in Shoreline, a ratio of 0.67 jobs per housing unit. PSRC has stated a region goal for cities to move towards a ratio of 1.0. This indicates that in order to align with regional policy goals, Shoreline should focus on increasing the number of jobs in the city. Challenges include Shoreline's proximity to Seattle with its significant oversupply of office space in Downtown Seattle, low regional unemployment, and high demand for new housing. While Shoreline is well-positioned for potential job-creation in the life sciences there is also significant capacity within major new biotechnology lab facilities in the region which will need to be filled before new development will be feasible in the region. In addition, developers and investors have significantly slowed down new office construction in reaction to the increase in hybrid and remote work. However, two new LINK light rail stations in Shoreline having opened in 2024 are anticipated to make it an attractive location for business growth. To leverage this investment, enhancing access to the light rail stations and other transit hubs and establishing a system that serves areas with commercial development capacity is a key strategy to address this imbalance.