

# **HOUSING CHARACTERISTICS AND NEEDS IN SNOHOMISH COUNTY**



**Report Prepared Pursuant to  
Countywide Planning Policy HO-5  
by**

**The Planning Advisory Committee of  
Snohomish County Tomorrow**

**January 2014**

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## EXECUTIVE SUMMARY

The *Housing Characteristics and Needs in Snohomish County* report has been compiled pursuant to Countywide Planning Policy HO-5 that directs the cities and county to collaborate "...to report housing characteristics and needs in a timely manner for jurisdictions to conduct major comprehensive plan updates and to assess progress toward achieving CPPs on housing." This report was prepared through the Snohomish County Tomorrow (SCT) process – via the Planning Advisory Committee (PAC) Housing Subcommittee utilizing a methodology developed by the subcommittee and Berk Consulting. It has been recommended by the full PAC and accepted by the SCT Steering Committee.

Countywide Planning Policy HO-5 requires that the housing characteristics report contain three components while it should also "...be sufficiently easy to understand and use..." The report needs to describe measures jurisdictions have taken to support the Housing CPPs, especially those in support of housing affordability; quantify existing housing characteristics; and identify the number of housing units necessary to meet the housing needs of the projected population, by income ranges and special needs population.

### **Policy HO-5**

The cities and the county shall collaborate to report housing characteristics and needs... The report shall be sufficiently easy to understand and use for planning and evaluation. ... [T]his report shall, for the entire county and each jurisdiction:

- a. Describe the measures that jurisdictions have taken ... to implement or support CPPs on housing ...
- b. Quantify and map existing characteristics that are relevant to the results prescribed in the CPPs on housing, ...
- c. Identify the number of housing units necessary to meet the various housing needs of the projected population...

While this report contains housing "targets" for each jurisdiction, the targets are for planning purposes. The targets are informative, not directive. They are not to be used to measure success or failure. However, the targets acknowledge the responsibility of all jurisdictions to plan for affordable housing within the regional context.

The chapters of this report respond to the requirements of Policy HO-5. Chapter 2 examines current demographics as they relate to housing (such as total population and age distribution) and housing characteristics. Chapter 3 describes the existing housing stock. Chapter 4 forecasts future housing needs by examining population projections and trends. Chapter 5 discusses the supply and capacity of residential land based on the *2012 Buildable Lands Report*. Chapter 6 describes measures taken by each jurisdiction to address housing needs. Chapter 7 examines strategies that can be used to address shortfalls in the supply of affordable housing.

### **Characteristics of the Population (Housing Demand)**

The demand for housing is directly related to population. Snohomish County is a growing and urbanizing county. The county's total population grew by almost 18 percent to about 713,000 during the last decade, which constituted a slow-down from the much higher growth rates of the previous two decades. This slowdown reflected the impacts of the deep national economic recession and slow recovery that characterized the last three years of the decade.

The 20 cities in Snohomish County range in population from Everett's 103,019 to Index's 178. With the exception of Brier and Mountlake Terrace, which both experienced small population declines, the cities experienced some population growth during the past decade. Marysville and Lake Stevens both experienced triple-digit growth rates, driven primarily by large annexations that each city completed during this period.

Snohomish County generally parallels the State of Washington in the median age of its population. As the "baby boomer" generation moves into retirement, it can be expected that the median age will continue to rise and the share of the population in the age 65+ category will continue to grow, placing substantial demands on the housing supply for "senior" and retirement living, as well as specialized care facilities. This is especially true in the unincorporated areas where fully 37 percent of the population is currently within the age 45-64 cohort (compared to a 27 percent share countywide).

While total population drives housing demand, the number of households that population is divided into represents the primary indicator of housing demand. Snohomish County has about 266,000 households with an average household size of 2.61 persons per household. Average household size has generally been shrinking for decades nationwide and Snohomish County is no exception. This trend has a direct bearing on housing demand. Renter households generally are smaller than owner households, but certain recent trends – such as the increasing share of single-family homes that are rental units and the increase in large immigrant families who rent – may be changing that historic pattern. Average household size varies significantly from city to city, reflecting differences in both economic conditions and housing stock characteristics. Edmonds has the smallest average household size at 2.29 persons, while Sultan has the largest at 2.98 persons.

Household income is another important determinant of housing demand, especially regarding affordable housing. For the county as a whole, the median annual household income is nearly \$68,000. This is higher than Pierce County's \$58,824 but slightly lower than King County's \$70,567. There is significant variation in median income among Snohomish County jurisdictions, with the Town of Woodway at \$140,000 and the city of Darrington at \$34,000. Two of the county's regional growth centers – Everett and Lynnwood – each has a median household income that is well below the countywide median.

### **Characteristics of the Housing Stock (Supply)**

Snohomish County has over 290,000 total housing units, of which 64 percent are in the form of single-family detached homes. Another 30 percent of the housing stock is in single-family attached,

duplex, or multi-family units, with the remaining 6 percent being mobile/manufactured home units. Homeownership continues at a high rate of about 68 percent in Snohomish County, despite the recent collapse of the housing finance markets. This is higher than in the other Puget Sound counties, and a full five points higher than the state of Washington rate.

Like the nation and state as a whole, housing affordability is a major issue in Snohomish County. About 6 percent of the rental units and less than one percent of the ownership units are affordable to households making 30 percent of the countywide AMI (Area Median Income), whereas almost eleven percent of all Snohomish County households are at or below that income threshold. For households making 30-50 percent AMI, the situation is somewhat better, but still very challenging. About 22 percent of the county's rental units, but only about 4 percent of its ownership units are affordable at 50 percent AMI. This means that about 24,000 units are affordable at 50 percent AMI, but there are almost 30,000 households within the 30-50 percent of AMI income level. Since most of these households earn less than the 50 percent threshold, they would have to pay more than 30 percent of their incomes to rent or own one of these units – assuming that they could find one in the right location and of the right size for their household.

Vacancy rates vary widely from jurisdiction to jurisdiction, but the overall countywide average is a relatively healthy 6.4 percent. Vacancy rates are generally lower for ownership units than for rental units and are estimated at a very tight 2 percent countywide. This can be expected to generate an increase in both home values and homebuilding activity, which has been experienced during the past two years.

### **Forecasting Future Housing Need**

The County Council has adopted initial population growth targets for Snohomish County jurisdictions that closely follow the target distribution in the Puget Sound Regional Council's regional growth strategy contained within the *Vision 2040* plan. These population targets have been converted to housing unit targets for each jurisdiction through a methodology that takes into account both remaining residential land capacity and historical trends in projecting average household size in 2035. For all of Snohomish County, an additional 97,000 housing units will be needed by the year 2035 to accommodate the population target. Based on the adopted initial population growth targets, the distribution ranges from 6 additional units in Woodway to over 25,000 in Everett.

In order to address the projected needs of low and moderate-income households, more affordable housing units will also be needed. Units are considered affordable if they require no more than 30 percent of a household's income for rent or mortgage payments. Based on the existing breakdown of households by income, at least 11 percent of these new units would need to be affordable to households at 30 percent of the area median income (AMI) countywide, another 11 percent for households at 50 percent AMI, and another 17 percent for households at 80 percent AMI. However, individual jurisdictions' goals for affordable housing should not only take into account the regional need, but should also reflect their overall housing targets and the composition of their existing housing mix, land use, and land value characteristics.

### **Residential Land Supply**

In order to accommodate the future housing need the supply of land for residential uses must be known. Fortunately, the *2012 Buildable Lands Report* does just that by identifying residential land that is available to accommodate new housing development, based on existing land use and zoning regulations. Within the Southwest Urban Growth Area (SWUGA) there is an estimated residential capacity to accommodate nearly 22,000 additional single-family homes. Most of the capacity is within the unincorporated areas, and over 40 percent is within the “pending” land category, meaning that a land development proposal has been submitted to the local government, but no development has actually been completed. The available capacity for multi-family units in the SWUGA totals about 36,000, which is about equally divided between the cities and the unincorporated areas. Over 50 percent of this capacity is on land classified as “redevelopable,” meaning that there are existing uses and/or physical improvements that necessitate some level of demolition and clearance in order to capture the full capacity.

In the outlying UGAs, additional residential capacity totals about 28,000 units, with about 2/3 in single-family units and 1/3 in multi-family units. Most of the single-family capacity and virtually all of the multi-family capacity is within the cities, with the unincorporated areas accounting for less than 15 percent of the total residential capacity in the outlying UGAs. Over 50 percent of this residential capacity is on land classified as either “redevelopable” or “partially used,” which is usually somewhat more difficult to develop than vacant land.

Approximately one in seven county residents have some form of disability that may require special housing to adequately accommodate. Assuming that each disabled person translates into a need for one special needs housing unit; around 14 percent of the new housing units should be accessible to a special needs individual.

### **Local Strategies and Tools**

A comprehensive menu of local strategies designed to achieve basic housing objectives was developed for Snohomish County jurisdictions in the 1990s. Most of these strategies are being used by a number of jurisdictions and a recent canvass of the jurisdictions indicates that more of them are moving from policies to regulatory mechanisms and to some extent developers are using them. Additional resources and tools have been or are being developed at the regional and state levels to help local jurisdictions better meet the housing directives found in the GMA and in *Vision 2040*.

In updating local housing elements of the comprehensive plan, it falls to each jurisdiction to monitor housing activity within their borders and to assess the need to revisit, refine and, as needed, expand their programs and strategies to achieve the overall housing objectives articulated in the countywide planning policies for housing.

One mechanism frequently used is allowing accessory dwelling units (ADUs) within single family zones which helps increase the supply of affordable housing and senior housing (since the ADUs are especially attractive to some senior empty-nesters).

The most popular strategies being adopted and used include allowing small lots, creating cooperative partnerships with other jurisdictions, facilitating mixed-use development, allowing accessory dwelling units, using PUD/PRD development regulations and deploying streamlined permitting processes. Strategies beyond those that were in the original menu that are being used include SEPA-related strategies, such as increased thresholds and planned action ordinances, cluster development, micro-housing, targeted property tax exemptions for infill and affordable housing, mobile home park preservation and transit-related strategies.

In addition to the menu of strategies the cities and county have been pursuing establishing an interjurisdictional partnership to address affordable housing issues. That effort started with a feasibility study in 2008, which has resulted in the creation of the Affordable Housing Alliance (AHA) in fall 2013. Member jurisdictions include Snohomish County and the cities of Edmonds, Everett, Lake Stevens, Lynnwood, Marysville, Mill Creek, Mountlake Terrace, Mukilteo and Snohomish and the town of Woodway. The Housing Authority of Snohomish County, also a member of the alliance, will be the alliance's administrative agency providing support for the full-time housing specialist AHA will hire. The housing specialist will assist member jurisdictions in drafting improved comprehensive plan housing elements. The alliance also plans on undertaking outreach efforts to educate citizens and elected officials about housing issues and to coordinate lobbying efforts aimed at creating effective housing assistance programs and increasing funding for new and existing programs.

### **Key Issues**

The data and projections in this report indicate that changes in development regulations will be needed to balance residential capacities with 2035 housing targets in order to be consistent with PSRC's regional growth strategy plan "Vision 2040."

In some jurisdictions there is not enough capacity and in other cases there is a large capacity surplus. The most notable imbalances exist in the metropolitan city (Everett) and the core cities (Bothell and Lynnwood) where the growth targets exceed the available residential capacities. However, there is also a significant imbalance in the unincorporated urban areas, where the capacity is substantially higher than the growth target. Each planning jurisdiction must be aware of and consider its particular situation and unique challenges as it develops its comprehensive plan update.

The information in this report should greatly assist jurisdictions' efforts to develop policies, strategies, and regulations that will remove hurdles and facilitate the creation of housing units to meet the needs of Snohomish County residents. However, since for the most part the county and cities do not create housing units the success of these efforts will be determined by housing providers, both public and private. And in the end their success, especially for public housing agencies, is largely dependent on funding from state and federal government. As those funding sources continue to decrease significantly, the agencies are less able to maintain their current levels of assistance much less meet future demands. No amount of facilitation by the jurisdictions will be able to overcome diminishing funding for housing programs.

# CHAPTER 1

## Introduction and Report Objectives

This report has been prepared by the Planning Advisory Committee of Snohomish County Tomorrow in fulfillment of the directive in Countywide Planning Policy HO-5. That policy calls for collaboration between the cities and the county to report housing characteristics and needs to support comprehensive plan updates, and to assess progress towards achieving countywide planning policy objectives for housing.

The primary purpose of this report is to provide relevant, up-to-date housing data and information on the current and projected future demand for, and supply of housing in Snohomish County and its cities. Furthermore, this information has been presented in formats designed to be readily accessible to policy-makers and the general public, as well as useful to local planning staffs preparing housing elements for their jurisdictions' comprehensive plans.

A streamlined methodology was developed by the PAC Housing Subcommittee, assisted by Berk Consulting, to address issues previously identified by the PAC and the Steering Committee during their review of the last "Fair Share Housing Allocation Report" in 2005. The methodology for this report utilizes an approach to housing need that parallels that used in King County and other Washington jurisdictions similarly planning under the GMA. It utilizes current countywide breakdown of the households by income as the primary indicator of future affordable housing needs. More detail is provided in Chapter 4.

### **State Context: The Growth Management Act**

In 1990, the State of Washington adopted a new planning statute called the Growth Management Act (GMA). Although modified several times since its adoption 23 years ago, this statute retains essentially unchanged its original directives to local governments for preparing their comprehensive plans. Among these directives are: 1) all jurisdictions must prepare a housing element as part of their comprehensive plan, and 2) all jurisdictions must update their comprehensive plan every eight years to ensure they can accommodate new 20-year growth forecasts prepared by the state's Office of Financial Management. A primary objective of this report is to provide a common platform of information for all jurisdictions within the county that will be updating the housing elements of their comprehensive plans within the next 2-3 years.

The language within the GMA that addresses the housing element is fairly succinct:

"Each comprehensive plan shall include a plan, scheme, or design for each of the following: ... (2) A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and

development of housing, including single-family residences; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community....” (RCW 36.70A.070)

Additional guidance for local governments preparing their housing element is contained in the Washington Administrative Code at Section 365-196-410. The provisions within these state documents were primary considerations in the formulation of this report.

**Regional Context: Vision 2040 and the Multi-County Planning Policies**

In 2008, the Puget Sound Regional Council (PSRC) adopted a new regional plan, *Vision 2040*, for the four-county area surrounding the Puget Sound. This new plan continues the major themes of the previous regional plan in calling for more dense and compact urban development within existing urban growth boundaries focused on designated urban centers. Of particular importance to the regional growth strategy are the “Metropolitan Cities” (Everett) and the “Core Cities” (Lynnwood and Bothell). The PSRC uses “regional geographies” to group cities according to their size and relative importance in the overall regional growth strategy. After “Core” cities are the “Larger” cities, and finally the “Small” cities (see table below). Much of the data in this report is organized and/or aggregated by these PSRC classifications to facilitate comparisons between jurisdictions in the same classification, or with that group of cities as a whole.

Regional Geography Classification	Jurisdiction
Metropolitan City	Everett
Core City	Bothell, Lynnwood
Larger City	Arlington, Edmonds, Lake Stevens, Marysville, Mill Creek, Monroe, Mountlake Terrace, Mukilteo
Small City	Brier, Darrington, Gold Bar, Granite Falls, Index, Snohomish, Stanwood, Sultan, Woodway

Vision 2040 also includes a number of multi-county planning policies in several topical areas, including housing. These policies provide the framework for the countywide planning policies adopted by each of the four counties (all of which are planning under the GMA). Appendix A contains a 1-page summary of the housing component of Vision 2040 published by the PSRC. It anticipates PSRC becoming more pro-active in housing policy in the future than it has been in the past.

Evidence of this more active role can be found in the PSRC sponsorship of the HUD-funded “Growing Transit Communities” project and the “Housing Innovations” program.

### **Countywide Planning Policies for Housing**

Snohomish County originally adopted countywide planning policies (CPPs), as required by the GMA, in 1993. A collaboration of the cities, county, and tribes through the forum of “Snohomish County Tomorrow” (SCT) produced the initial recommended CPPs. This collaboration continues as the primary mechanism for monitoring, reviewing, and recommending changes to the CPPs. Following the adoption of Vision 2040 in 2008, SCT mobilized a team of planners from several jurisdictions to review the CPPs in light of the new multi-county policies in Vision 2040. This effort took place over a 2-year period and culminated in a comprehensive update to the CPPs that was adopted by the County Council in 2011.

Prior to the significant changes adopted in 2011, Snohomish County’s CPPs included a number of housing policies addressing specific topics identified in the GMA and mandating the preparation of two reports related to the geographical distribution of affordable housing. The “Fair Share Housing Allocation Report” was prepared on a ten-year cycle (last published in 2005) and the “Housing Evaluation Report” was prepared on a 5-year cycle (last published in 2007.) Both of these reports were called for by the former housing CPPs, but are no longer referenced in the current CPPs. Instead a new “Housing Needs and Characteristics Report” is called for in CPP Policy HO-5, which is realized for the first time by this 2013 report.

Endorsed in 2010 by the SCT Steering Committee through its recommended new housing CPPs, the new report moves away from a “fair share” model that estimates and generates an affordable housing target for each jurisdiction and replaces the two previous reports with a more streamlined, accessible, and easy-to-use report. Appendix B contains the current housing CPPs adopted in 2011. Policy HO-5 is particularly relevant to the content and organization of this report.

### **Growth Forecasts and Targets**

The springboard for the GMA-required 10-year updates to the comprehensive plan is the 20-year population growth forecast prepared by the state’s Office of Financial Management (OFM). For each county in the state a forecast of population growth is published in the form of a range and a “most likely” number that is the midpoint of the range. Comparable employment forecasts are developed in collaboration with the Puget Sound Regional Council (PSRC). With a deadline of 2015 to complete its second 10-year update, Snohomish County must plan for a projected 2035 population figure that falls within the OFM forecasted range. Last year, OFM published new forecasts that are to be used by counties for GMA comprehensive planning. The forecast for Snohomish County projects a 2035 population of between 802,384 and 1,161,006, with a most likely population of 955,281.

In 2013, the County Council directed staff to work from the “most likely” forecast for the county in developing jurisdiction-level allocations with the county’s 20 cities. Using the *Vision 2040* target distributions as a starting point, the PAC worked to develop a jurisdiction-level population growth

allocation that meets the objective of the regional plan, while taking into account the capacity limitations and growth aspirations of individual cities. That process resulted in population growth targets recommended by the SCT Steering Committee. After consideration of the SCT recommendation, the County Council adopted a somewhat different distribution of growth that more closely reflected the distribution in *Vision 2040*. These initial growth targets will be evaluated as one alternative in each jurisdiction's comprehensive plan update, and are shown in Appendix C. These population targets, in turn, were used to produce housing unit targets, by unit type, for each jurisdiction. The process used to convert the population target to a housing target for each jurisdiction is described in Chapter 4.

### **Data Sources and Organization of This Report**

In order to simplify the preparation of this report and to make it easier for users to understand, the data for this report has been streamlined and is drawn from a limited number of readily available sources. The primary source for much of this data is the American Community Survey (ACS) – which produces an annual update to the census achieved through a percent survey of the population. Because it relies on a survey rather than a full count like the decennial census, the ACS data is subject to sampling error. In order to allow for data comparisons across all Snohomish County jurisdictions, this report utilizes 5-year data from the ACS, rather than three-year or one-year data (which is only available for the larger jurisdictions). Other data sources used in the preparation of this report include Dupre and Scott rental housing data, subsidized housing information from the Housing Authority of Snohomish County (HASCO), and Buildable Lands Report data compiled by the PAC.

This report was formally accepted by the Snohomish County Steering Committee on January 22, 2014.

# CHAPTER 2

## Population and Housing Demand

This chapter examines current residential and housing characteristics observed in Snohomish County. The chapter describes general countywide traits and specific traits of different regional geographies, as well as the demographic trends expected to occur over the 20-year period of the comprehensive plan. Age, household size, income, and other important factors provide indicators for future housing demand.

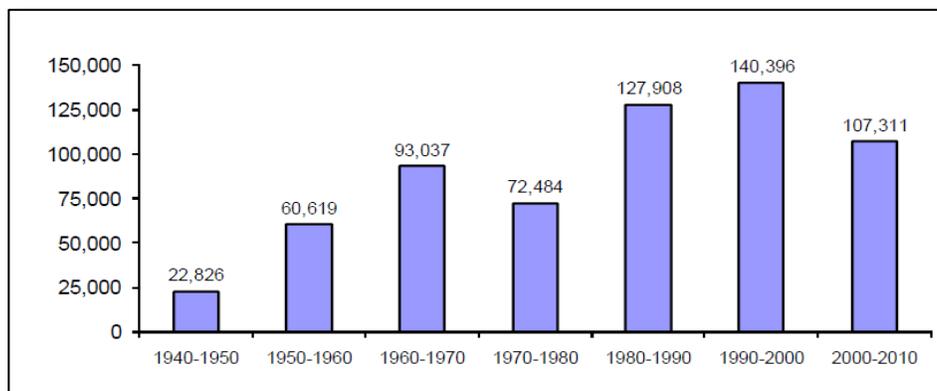


### **POPULATION**

The 2010 Census estimates the Snohomish County population at 713,335, which is a gain of just over 17 percent or 107,311 people since the last census. The county population contributed over 10 percent to Washington State's overall population of 6,724,540.

Since 2000, Snohomish County's population growth has slowed relative to the preceding 30 years. Chart 2-1 shows that the more recent population gains experienced by the County have dropped below the levels shown in the 1980s and 1990s. According to the Washington State Office of Financial Management approximately 54 percent of Washington's population growth between 2000 and 2010 was due to migration into the state. The average population growth rate during this period was 1.5 percent.

**CHART 2-1 Snohomish County Population Growth By Decade, 1940-2010**



Source: *Snohomish County Tomorrow 2009-2010 Snohomish County Growth Monitoring Report*

A review of Table 2-1 and Chart 2-2 reveal that the populations of individual cities within Snohomish County have experienced varied growth and all regional geographies have increased since 2000 with larger cities experiencing the greatest population growth with some exceptions. Everett, the only metropolitan city, grew by 12.6 percent and the Core Cities grew

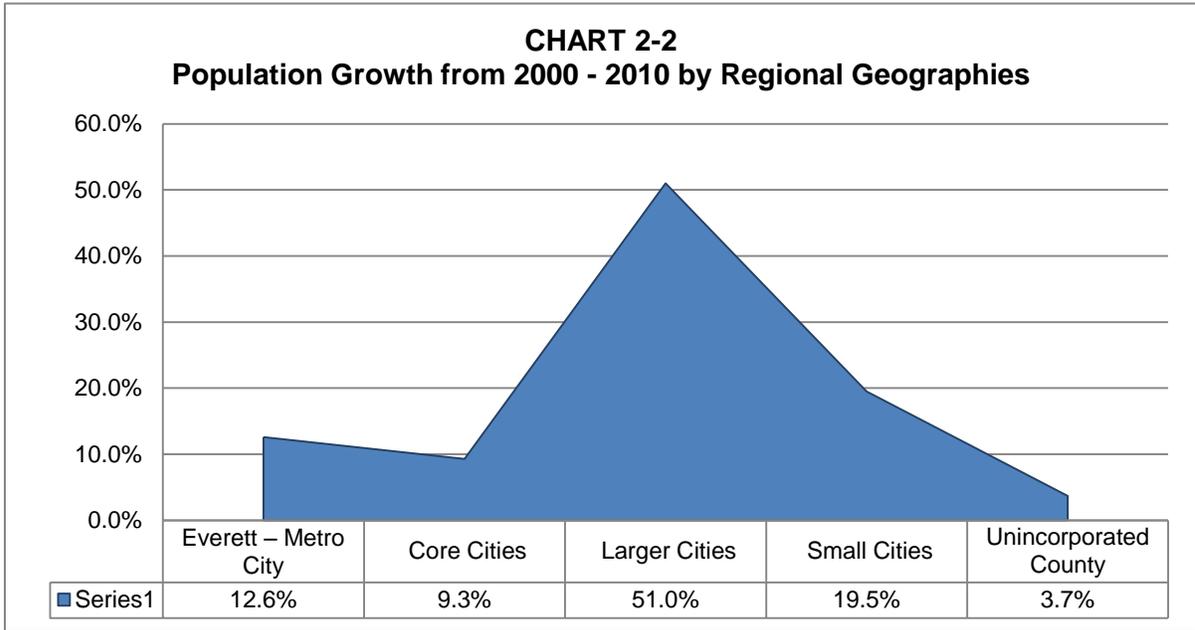
by 23.4 percent. Collectively, the Larger Cities experienced the most growth between 2000 and 2010 at 51.0 percent. The Small Cities also had a significant combined growth of over 19.5 percent. Overall, the cities of Lake Stevens and Marysville experienced the greatest growth, 341 percent and 137 percent, respectively. However, this rapid growth was primarily due to large annexations. In contrast, the city of Mountlake Terrace experienced a modest decline of 2.2 percent while the city of Brier experienced the greatest decline of 4.6 percent. The unincorporated area of the county grew by 3.7 percent, the lowest growth rate.

**TABLE 2-1  
Change in population from 2000 to 2010**

Jurisdiction	Population 2000	Population 2010	Growth/Decline 2000 - 2010	% Change
<b>Metro City</b>				
Everett – Metro City	91, 488	103,019	11,531	12.6%
<b>Core Cities</b>				
Lynnwood	33,847	35,836	1,989	5.90%
Bothell (Sno. Co. part)	13,965	16,415	2,450	17.50%
<b>Core Cities</b>	<b>47,812</b>	<b>52,251</b>	<b>4,439</b>	<b>9.3%</b>
<b>Larger Cities</b>				
Arlington	11,713	17,926	6,213	53.00%
Edmonds	39,515	39,709	194	0.50%
Lake Stevens	6,361	28,069	21,708	341.30%
Marysville	25,315	60,020	34,705	137.10%
Mill Creek	11,525	18,244	6,719	58.30%
Monroe	13,795	17,304	3,509	25.40%
Mountlake Terrace	20,362	19,909	-453	-2.20%
Mukilteo	18,019	20,254	2,235	12.40%
<b>Larger Cities</b>	<b>146,605</b>	<b>221,435</b>	<b>74,830</b>	<b>51.0%</b>
<b>Small Cities</b>				
Brier	6,383	6,087	-296	-4.60%
Darrington	1,136	1,347	211	18.60%
Gold Bar	2,014	2,075	61	3.00%
Granite Falls	2,347	3,364	1,017	43.30%
Index	157	178	21	13.40%
Snohomish	8,494	9,098	604	7.10%
Stanwood	3,923	6,231	2,308	58.80%
Sultan	3,344	4,651	1,307	39.10%
Woodway	936	1,307	371	39.60%
<b>Small Cities</b>	<b>28,734</b>	<b>34,338</b>	<b>5,604</b>	<b>19.5%</b>
Unincorporated County	291,385	302,292	10,907	3.7%
<b>TOTAL County</b>	<b>606,024</b>	<b>713,335</b>	<b>107,311</b>	<b>17.7%</b>

Source: U.S. Census





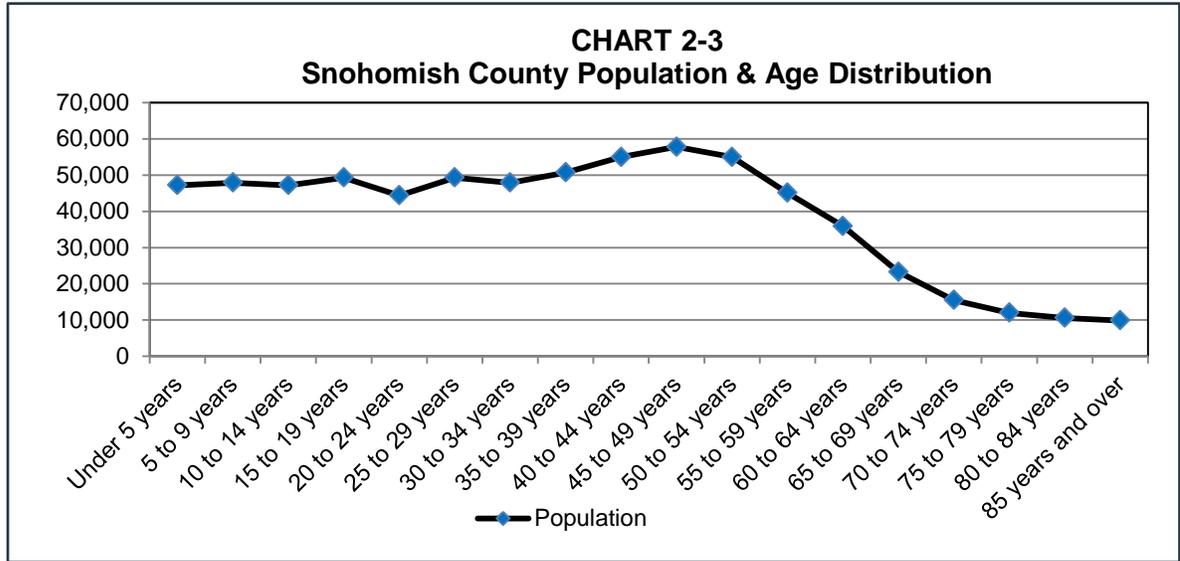
Source: 2010 U.S. Census

## **Age Distribution**



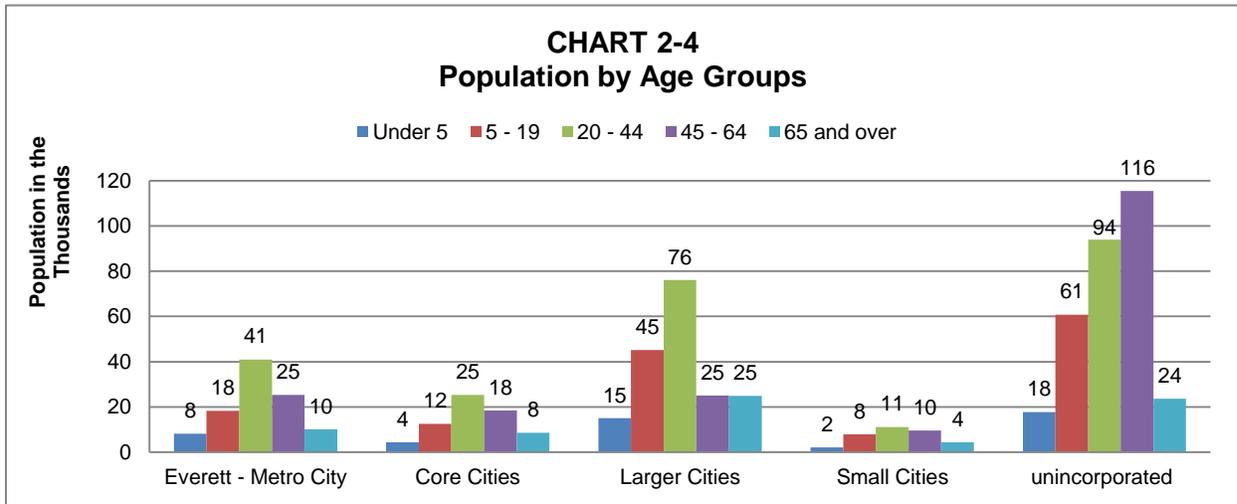
Knowing the age structure of a community can help in planning for the necessary housing types that will be in demand. One measure to describe a population's age is its median age or the value where half the population is above that point and the other half is below that point. Based on the ACS, 2011 5-year estimates, the median age for Washington is 37.3, which is similar to the Snohomish County median age of 36.9 and to the Core Cities median age of 37.5. The Larger Cities had the lowest median age of 33, with the city of Everett close behind with a median age of 33.5. The highest median age was 38.5 for the Small Cities. There were some differences observed for individual cities. For example, the city of Edmonds has the oldest median age 46.3 and the city of Lake Stevens has the youngest median age 32.1. This indicator suggests that a large portion of the population would be likely to be within the family household demographic. This demographic has historically preferred detached single-family residences.

Other indicators predict what the population may look like in the future. For example, countywide the 18 and over population has increased by over 18 percent since 2000. The overall age distribution for Snohomish County as illustrated in Chart 2-3 indicates a population bulge from the ages of 40 – 60, commonly referred to as the “baby boomer” bulge. As this baby boom bulge continues over the next 20 years, so will the demand for specialized housing. Knowing that nearly 45 percent of the county's population will be over 50 in the next decade, suggests that housing needs may include additional multi-family, senior housing, assisted living facilities or group homes to accommodate an aging population.



Source: ACS, 2011 5-year estimates

Chart 2-4 provides additional detail for the age distributions in Snohomish County by specific age groups, which can help predict where specific types of housing may be appropriate countywide. Using a combination of age data can help each jurisdiction review its zoning and housing policies to ensure the availability of appropriate housing choices.



Source: ACS, 2011 5-year estimates

## **Number of Households**

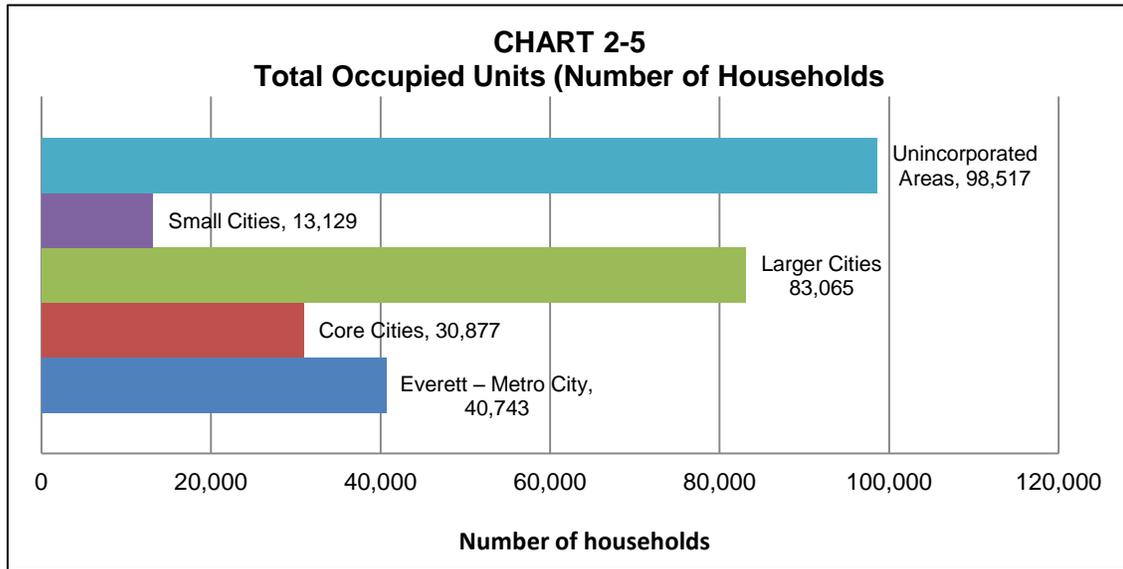
The 2007 – 2011 American Community Survey 5-year estimates lists the total housing units for Snohomish County at 284,400, of which 266,300 are occupied and considered “households.” The

**TABLE 2-2**  
**Total Occupied Housing Units or Households**

<b>Jurisdiction</b>	<b>Owner-occupied</b>	<b>Renter-occupied</b>	<b>Total Occupied Units</b>
<b>Metro City</b>			
Everett – Metro City	<b>18,674</b>	<b>22,069</b>	<b>40,743</b>
<b>Core Cities</b>			
Lynnwood	7,873	6,901	14,774
Bothell (Sno. Co. part)	12,253	3,850	16,103
<b>Totals:</b>	<b>20,123</b>	<b>10,751</b>	<b>30,877</b>
<b>Larger Cities</b>			
Arlington	4,233	2,361	6,594
Edmonds	12,370	4,823	17,193
Lake Stevens	7,468	2,082	9,550
Marysville	14,415	6,575	20,990
Mill Creek	4,818	2,648	7,466
Monroe	3,704	1,460	5,164
Mountlake Terrace	4,991	3,315	8,306
Mukilteo	5,239	2,563	7,802
<b>Totals:</b>	<b>57,238</b>	<b>25,827</b>	<b>83,065</b>
<b>Small Cities</b>			
Brier	1,915	210	2,125
Darrington	453	193	646
Gold Bar	683	161	844
Granite Falls	813	513	1,326
Index	39	35	74
Snohomish	2,056	1,683	3,739
Stanwood	1,484	905	2,389
Sultan	1,108	410	1,518
Woodway	443	25	468
<b>Totals:</b>	<b>8,994</b>	<b>4,135</b>	<b>13,129</b>
<b>Unincorporated Areas</b>			
Unincorporated Areas	<b>75,508</b>	<b>23,009</b>	<b>98,517</b>
<b>Overall Snohomish County</b>	<b>180,540</b>	<b>85,791</b>	<b>266,331</b>

Source: ACS, 2011 5-year estimates

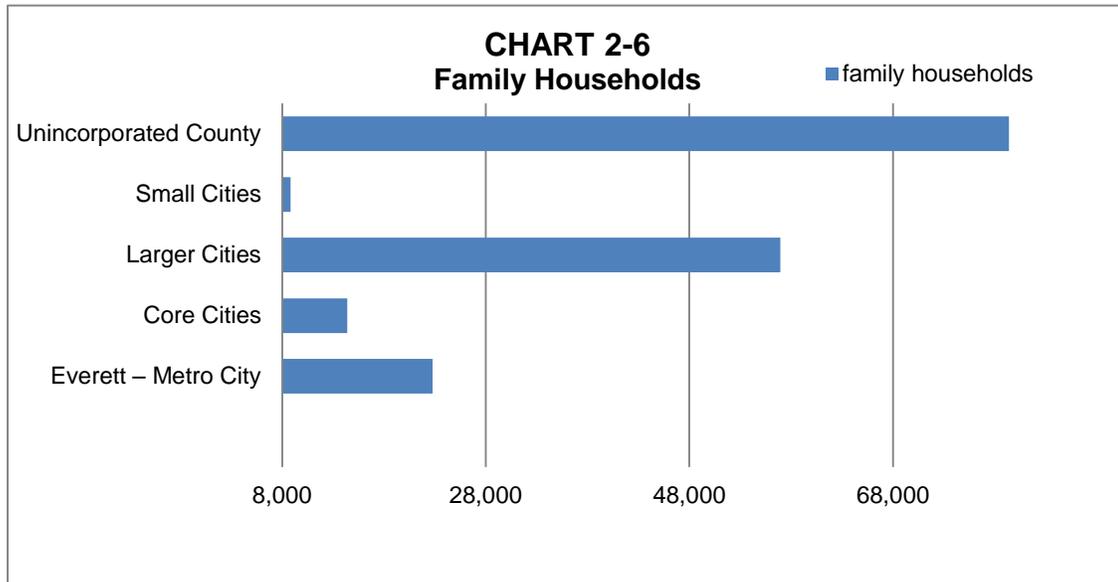
total number of occupied units or households is comprised of owner-occupied and renter-occupied units. Table 2-2 and Chart 2-5 show that the unincorporated areas of the county account for approximately 100,000 of the 266,331 households, and the larger cities comprise over 83,000. The city of Everett contains over 40,000 households, which is greater than the total number of households for the core cities (30,877) and for the small cities (13,129).



Source: ACS, 2011 5-year estimates

The U.S. Census arranges household types into two groups: family households and nonfamily households. A family household contains at least two persons – the householder and at least one other person related to the householder by birth, marriage, or adoption. A nonfamily household may contain only one person – the householder, or additional persons who are not related to the householder.

The number of households with two or more persons or “family households” in Snohomish County is 182,282. As illustrated in Chart 2-6, the unincorporated areas of the county account for 43.5 percent or over 79,000 of these households; the larger cities comprise 31.2 percent or nearly 57,000 of the total family households in the county, and the city of Everett comprises 12.5 percent or nearly 23,000 of the family households. Countywide, family households continue to comprise approximately 70 percent of all households since 2000; however, the number of families with individuals under 18 has decreased by approximately five percent in that time.



Source: ACS, 2011 5-year estimates

## **Household Size**

The 2007 – 2011 American Community Survey 5-year estimates provides three estimates for average household size: 1) owner households, 2) renter households, and 3) all households, which are listed in Table 2-3. These estimates are based on sample data over a 5-year period, and therefore more accurate information may be available from other sources.

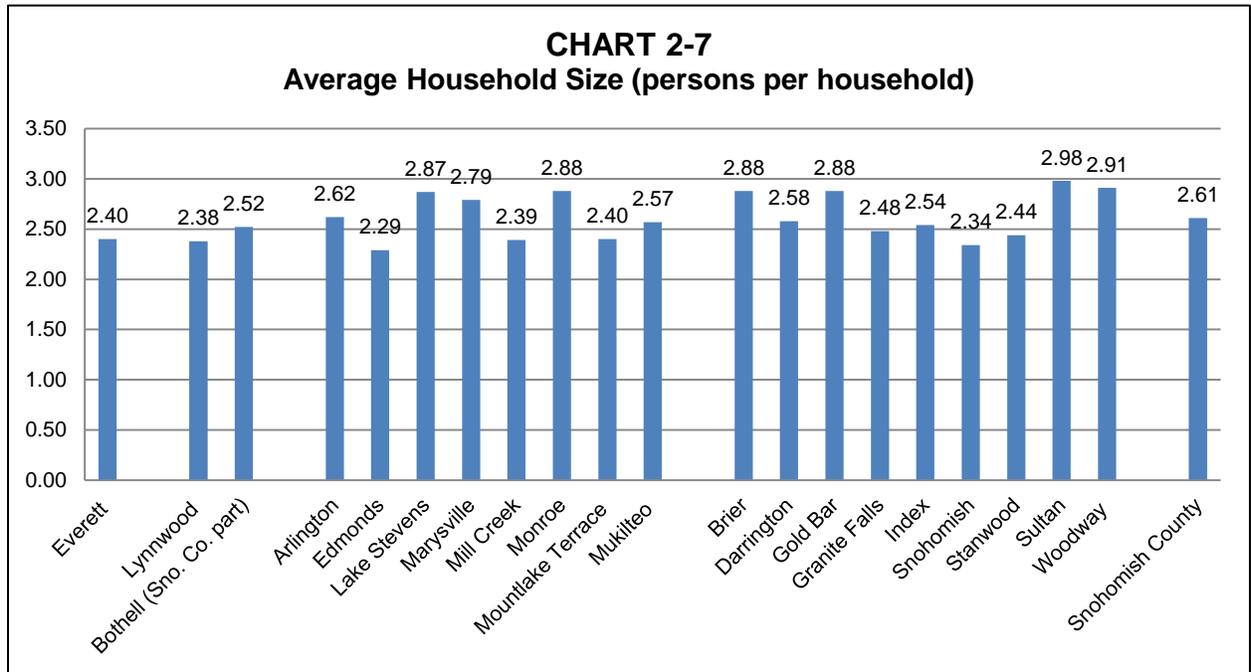
A projection for average “persons per household” in 2035 is located in Appendix D. This projection is based on the 2035 County Council adopted initial 2035 population targets, and considers multi-family and single-family housing capacity from the SCT *2012 Buildable Lands Report*, as well as historical local trends.

The average household size for all of Snohomish County is approximately 2.61 persons, which is a decrease since 2000 when the average was 2.65.

**TABLE 2-3  
Average Household Size**

<b>Jurisdiction</b> by PSRC geography	<b>Owner Households</b>	<b>Renter Households</b>	<b>All Households</b>
<b>Metro City</b>			
Everett	2.52	2.30	2.40
<b>Core Cities</b>			
Lynnwood	2.59	2.14	2.38
Bothell (Sno. Co. part)	2.64	2.20	2.52
<b>Larger Cities</b>			
Arlington	2.76	2.36	2.62
Edmonds	2.43	1.93	2.29
Lake Stevens	2.92	2.71	2.87
Marysville	2.75	2.88	2.79
Mill Creek	2.70	1.82	2.39
Monroe	2.96	2.70	2.88
Mountlake Terrace	2.47	2.30	2.40
Mukilteo	2.66	2.38	2.57
<b>Small Cities</b>			
Brier	2.88	2.83	2.88
Darrington	2.55	2.64	2.58
Gold Bar	2.82	3.13	2.88
Granite Falls	2.70	2.14	2.48
Index	2.56	2.51	2.54
Snohomish	2.61	2.01	2.34
Stanwood	2.72	1.98	2.44
Sultan	3.10	2.66	2.98
Woodway	2.92	2.64	2.91
<b>Snohomish County</b>	2.71	2.39	2.61

Source: ACS, 2011 5-year estimates



Source: ACS, 2011 5-year estimates

Chart 2-7 shows the city of Edmonds with the smallest average household size of 2.29 and the city of Sultan with the largest at 2.98.

## **Household Income**

Based on the American Community Survey, 2011 5-year estimates the median household income (gross) for Snohomish County is nearly \$68,000 and includes 266,331 households. As shown in Chart 2-8, this represents an increase of nearly 28 percent since 2000, and over 84 percent since 1990, when the median income was \$53,060 and \$36,847, respectively. The mean household income has also increased from \$61,291 in 2000 to \$81,073 in 2010.



# TOTAL HOUSEHOLDS AND MEDIAN INCOME

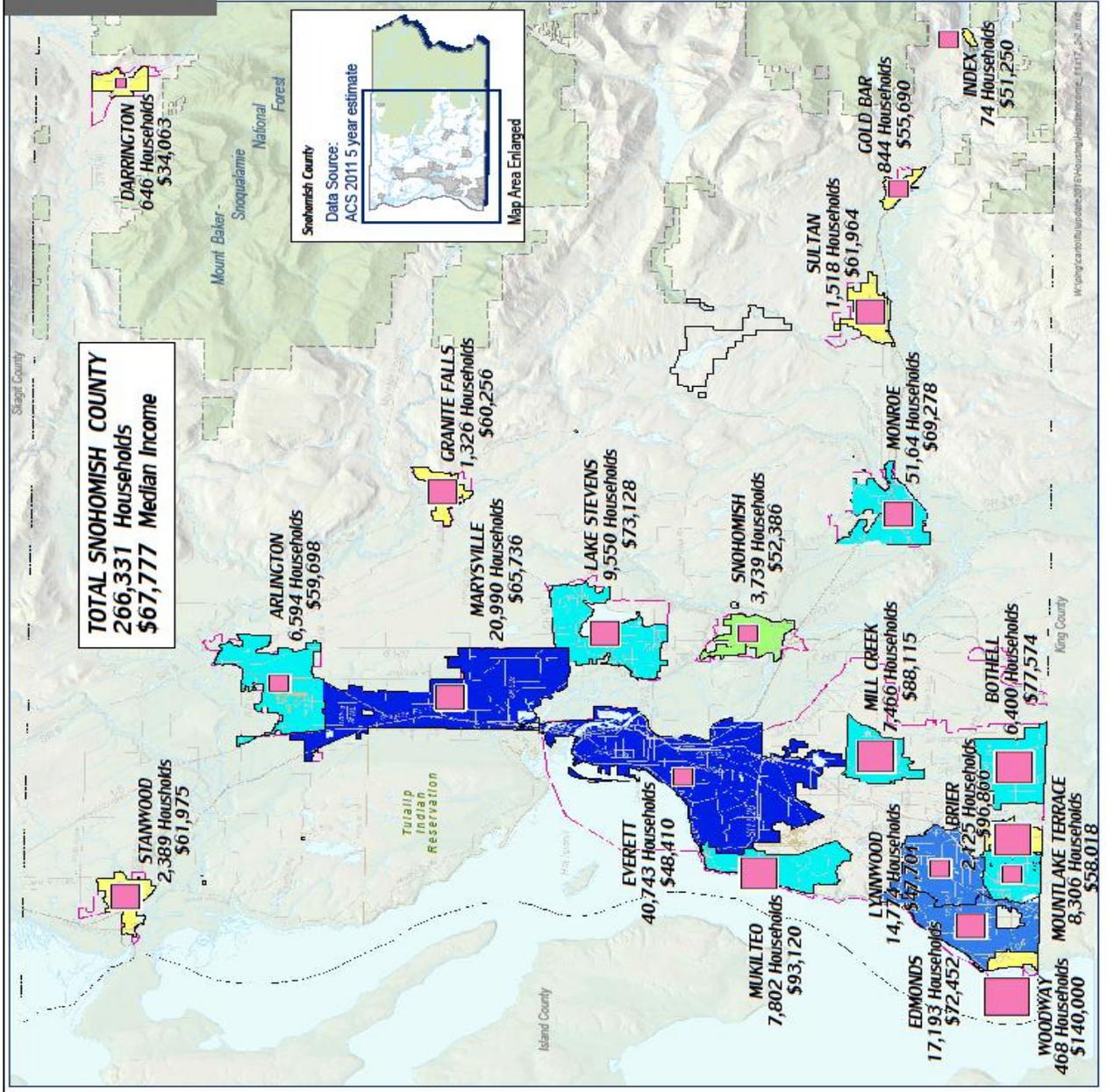
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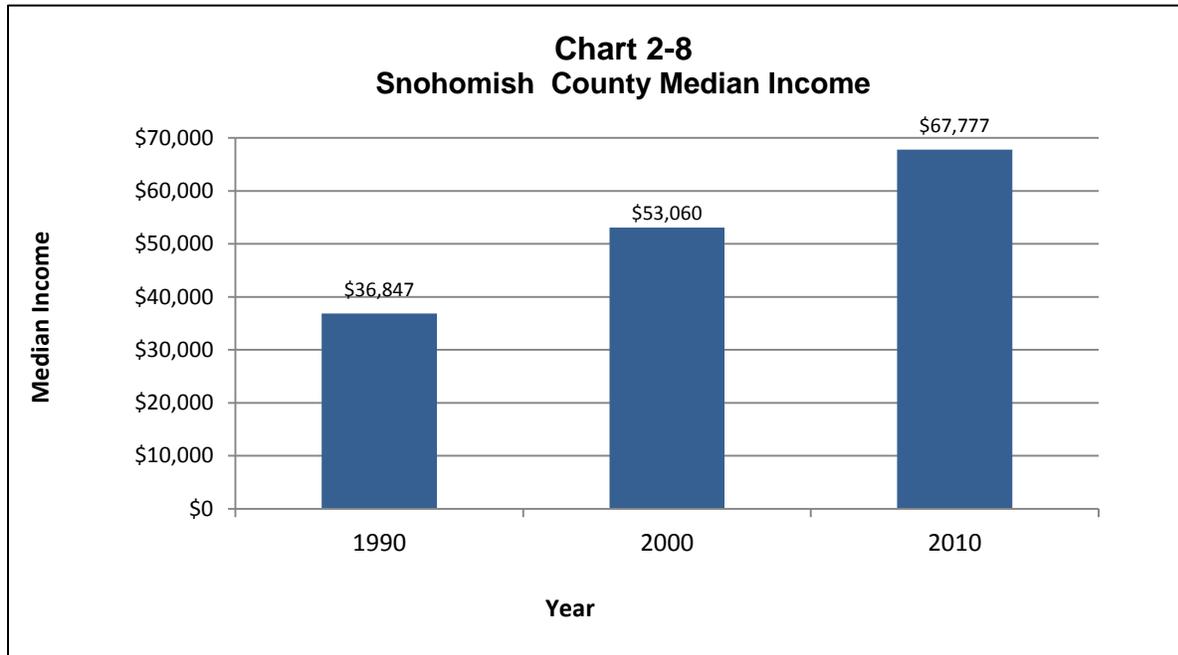
## TOTAL HOUSEHOLDS BY JURISDICTION

- Total Numbers of Households**
- Less Than 2,500 Households
  - 2,500 - 4,999 Households
  - 5,000 - 9,999 Households
  - 10,000 - 19,999 Households
  - Greater Than 20,000 Households
- US Forest Service Land**
- Incorporated City Boundary
  - Urban Growth Area Boundary
  - Major Roadway

## MEDIAN HOUSEHOLD INCOME BY JURISDICTION

- Household Income in Dollars**
- Less Than 40,000 Dollars
  - 40,000 - 59,999 Dollars
  - 60,000 - 74,999 Dollars
  - 75,000 - 99,999 Dollars
  - Greater Than 100,000 Dollars

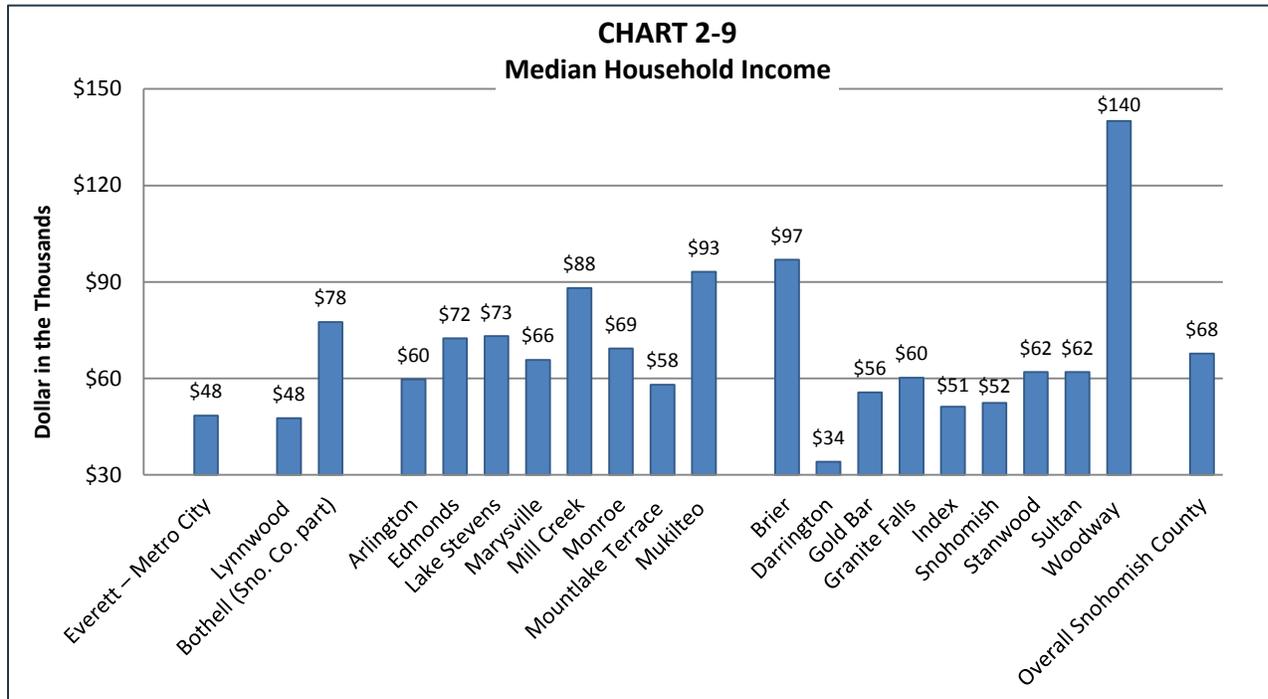




Source: ACS, 2011 5-year estimates

In general, the median household income is greater than that of Washington State. Chart 2-9 and Table 2-4 include specific income information for Snohomish County and each city. The average median income for the small cities is approximately \$61,000. The larger cities have an average median income of over \$72,000, the core cities average median income is less at \$62,638, and the city of Everett – the Metro City has the lowest median income at \$48,410. In terms of the individual cities, the town of Woodway has the highest median income of \$140,000, the second highest is Brier at \$96,000. The town of Darrington has the lowest median income of \$34,000 and the city of Lynnwood has the second lowest of \$47,701.

Twelve of the 20 (60 percent) cities/towns in Snohomish County are below the county median income of \$68,000. Three cities (Everett, Lynnwood, and Darrington) have a median income that is about 30 percent less than the county median income. Countywide the number of households with an income less than \$10,000 per year has decreased by nearly two percent since 2000. However, the adjusted family household poverty rate has increased by the same amount during that time. Currently, 6.5 percent of the family households in Snohomish County are in poverty.



Source: ACS, 2011 5-year estimate

Chart 2-9 shows that the small city geography claims both the highest and lowest median income. The town of Woodway has the highest median income of \$140,000, and the town of Darrington has the lowest at \$34,000.

**Area Median Income and Estimating Housing Need**

As detailed in Table 2.5, this report uses a methodology for estimating housing need that is based on the county’s area median income (AMI) of \$67,777 per ACS, 2011 5-year estimate. This method calculates categories of countywide need for affordable housing by the percentage of households within the three lower-income categories used by the U.S. Department of Housing and Urban Development (HUD). Chapter 4 of this report, *Forecasting Future Housing Need* addresses future housing need estimates in more detail. Using this methodology the county and cities can address housing needs by using various tools and resources as mentioned in chapters 6 and 7 of this report.

**TABLE 2-4  
Median Household Income**

<b>Jurisdiction</b>	<b>Total Households</b>	<b>Median Income</b>
<b>Metro City</b>		
Everett – Metro City	40,743	\$48,410
<b>Core Cities</b>		
Lynnwood	14,774	\$47,701
Bothell (Sno. Co. part)	6,400	\$77,574
<i>Average Median Income for Core Cities: \$62,638</i>		
<b>Larger Cities</b>		
Arlington	6,594	\$59,698
Edmonds	17,193	\$72,452
Lake Stevens	9,550	\$73,128
Marysville	20,990	\$65,736
Mill Creek	7,466	\$88,115
Monroe	5,164	\$69,278
Mountlake Terrace	8,306	\$58,018
Mukilteo	7,802	\$93,120
<i>Average Median Income for Larger Cities: \$72,443</i>		
<b>Small Cities</b>		
Brier	2,125	\$96,866
Darrington	646	\$34,063
Gold Bar	844	\$55,690
Granite Falls	1,326	\$60,256
Index	74	\$51,250
Snohomish	3,739	\$52,386
Stanwood	2,389	\$61,975
Sultan	1,518	\$61,964
Woodway	468	\$140,000
<i>Average Median Income for Small Cities: \$68,272</i>		
<b>Overall Snohomish County</b>	<b>266,331</b>	<b>\$67,777</b>

Source: ACS, 2011 5-year estimates

**TABLE 2-5**  
**Method for Estimating Affordable Housing Need**

Lower Income Categories	Income Ranges	Percent of Total Housing Supply
30% and below of AMI (very low)	\$20,333 and less	11%
30-50% of AMI (low)	\$20,334 - \$33,888	11%
50-80% of AMI (moderate)	\$33,889 - \$54,221	17%

Source: ACS, 2011 5-year estimates



### **Special Needs Population**

A number of people have special supportive housing requirements due to their impairments, disabilities, or unique social circumstances. Known as "special needs populations," this group requires special assistance or supportive care to subsist or achieve independent living. They include the elderly, frail elderly, developmentally disabled, chronically mentally ill, physically disabled, homeless, persons participating in substance abuse programs, persons with AIDS, and victims of domestic violence. The needs of these groups are generally not analyzed in the Housing Element of each jurisdiction's Comprehensive Plan, but are integral to the planning for human services and housing assistance programs. This report does not provide detailed data for each special needs category, but does include reference information for each.

Countywide Planning Policy HO-1 requires equal access to housing for this special needs population as well as other protected classes.

#### **Countywide Housing Policy HO-1:**

"The county and cities shall support the principle that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability."

Table 2-6 lists the total special needs population of the county at over 110,000 with approximately 43,600 residing in the unincorporated areas, and over 32,000 in larger cities. The metro city (Everett) alone has over 19,000 people with special needs, while the small cities have a special needs population of approximately 54,000.

**TABLE 2-6  
Special Needs Population**

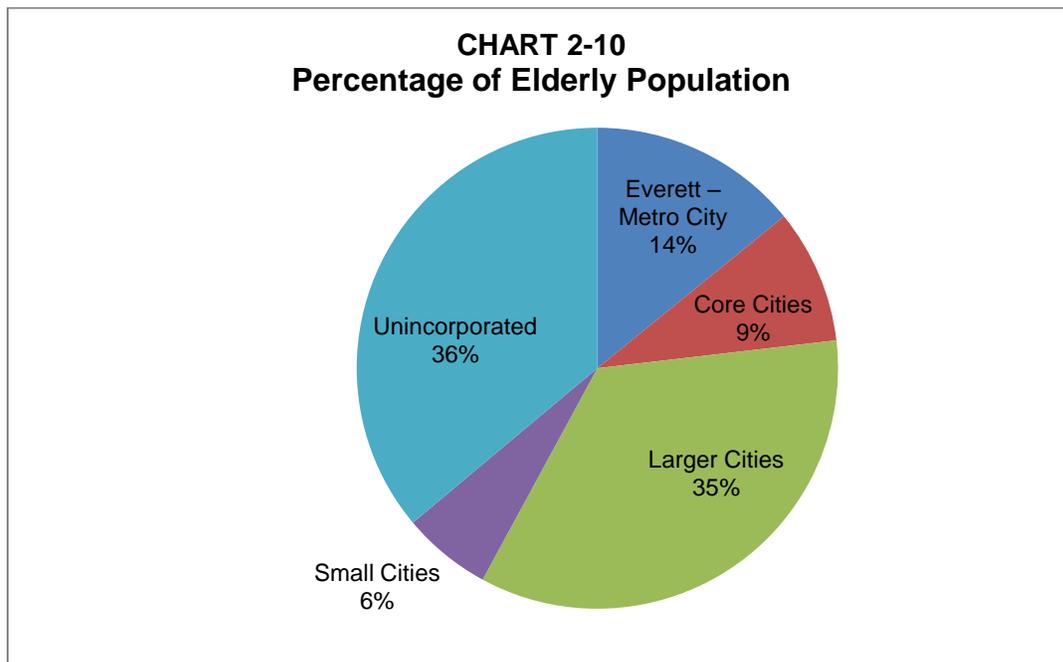
Jurisdiction	Number of Special Needs	% of County Special Needs Population
<b>Metro City</b>		
Everett – Metro City	19,281	17.6%
<b>Core Cities</b>		
Lynnwood	6,825	6.2%
Bothell (entire city)	2,397	2.2%
<i>Total number of special needs for Core Cities: 9,222</i>		
<b>Larger Cities</b>		
Arlington	2,895	2.6%
Edmonds	6,235	5.7%
Lake Stevens	3,009	2.7%
Marysville	9,901	9.0%
Mill Creek	2,044	1.9%
Monroe	2,521	2.3%
Mountlake Terrace	3,557	3.2%
Mukilteo	1,856	1.7%
<i>Total number of special needs for Larger Cities: 32,018</i>		
<b>Small Cities</b>		
Brier	994	0.9%
Darrington	327	0.3%
Gold Bar	367	0.3%
Granite Falls	618	0.6%
Index	25	0.0%
Snohomish	1,175	1.1%
Stanwood	1,140	1.0%
Sultan	744	0.7%
Woodway	77	0.1%
<i>Total number of special needs for Small Cities: 5,467</i>		
<b>Unincorporated Area</b>		
Unincorporated Sno. Co.	43,622	39.8%
Overall Snohomish County	109,610	99.9%

Source: Snohomish County, Analysis of Impediments to Fair Housing Choices, 2012

## **Elderly**

An "elderly household" has a head of household who is 65 years or older. A "household with elderly persons" is any household with one or more persons 65 years or older. While the elderly comprise a substantial portion of the total need for low-income rental assistance, issues confronting the frail elderly bear particular scrutiny. The frail elderly are persons who have physical and/or progressive mental limitations due to aging that limit their mobility and self-care capability, and ultimately erode their capacity for independent living. (For example they may have difficulty with one or more "activities of daily living" [ADLs] such as dressing, preparing food and eating, bathing, and moving around in their homes; and may be unable to go outside the home for shopping, medical care, etc. without assistance.) The Older Americans Act requires a four-year plan that addresses the needs of older adults, adults with disabilities and their caregivers. The state's most recent plan is, "[Washington State Plan on Aging 2010-2014](#)"

As indicated in Chart 2-1 and Table 2-7, the unincorporated areas of the county have the largest population of elderly at over 25,000, and the larger cities are a close second with approximately 24,700. The city of Everett, the only Metro City, has the third largest elderly population at approximately 10,000, followed by the core cities at over 6,000 and the small cities with over 4,000. Chart 2-10 shows the unincorporated areas with the highest number of elderly persons at over 25,000 persons. The city of Everett has the second highest number with over 10,000 elderly persons.



Source: ACS, 2011 5-year estimates

**TABLE 2-7  
Elderly population**

<b>Jurisdiction</b>	<b>Elderly (65 and over)</b>	<b>% of County Elderly Population</b>	<b>Elderly as % of Jurisdiction Total Population</b>
<b>Metro City</b>			
Everett – Metro City	10,052	14.1%	9.8%
<b>Core Cities</b>			
Lynnwood	4,798	6.7%	13.4%
Bothell (Sno. Co. part)	1,623	2.3%	10.2%
<i>Total Elderly Population for Core Cities: 6,421</i>			
<b>Larger Cities</b>			
Arlington	2,383	3.3%	13.7%
Edmonds	7,167	10.1%	18.0%
Lake Stevens	1,951	2.7%	7.1%
Marysville	5,776	8.1%	9.8%
Mill Creek	2,233	3.1%	12.5%
Monroe	1,173	1.7%	6.9%
Mountlake Terrace	2,063	2.9%	10.3%
Mukilteo	1,988	2.8%	9.9%
<i>Total Elderly Population for Larger Cities: 24,734</i>			
<b>Small Cities</b>			
Brier	600	0.8%	9.8%
Darrington	278	0.4%	16.7%
Gold Bar	216	0.3%	8.9%
Granite Falls	322	0.5%	9.8%
Index	14	0.0%	7.5%
Snohomish	1,230	1.7%	13.5%
Stanwood	1,026	1.4%	17.0%
Sultan	339	0.5%	7.5%
Woodway	238	0.3%	17.4%
<i>Total Elderly Population for Small Cities: 4,263</i>			
<b>Unincorporated Area</b>			
Unincorporated	25,689	36.1%	8.7%
<b>Overall Snohomish County</b>	<b>71,159</b>	<b>99.9%</b>	<b>10.1%</b>

Source: ACS, 2011 5-year estimates

## **Developmentally Disabled**

The Snohomish County Department of Human Services maintains data on the developmentally disabled population in the county, and as of April 2013, the estimate for the county was 8,796 persons with developmental disabilities or 1.2 percent of the population (based on 2012 Census). The Washington State Department of Social and Health Services Division of Developmental Disabilities, individuals with developmental disabilities and their families, and counties and service providers create guidelines to bring consistency across the state and frame the scope of work for individual counties and their respective governing principles. Counties are required to incorporate the state guidelines (shown below) in all community services.

### **Washington State Division of Developmental Disabilities**

#### **County Guidelines - Established July, 1992**

**Power and Choice:** Having power, control and ownership over personal affairs, receive necessary support to pursue one's personal interests and goals and the opportunity to make choices and direct one's life.

**Relationships:** Having people in a broad range of relationships including family, friends, peers and others to love and care about and will reciprocate those same feelings.

**Status Contributions:** Feeling good about one self, being recognized for one's contributions; being valued and receiving positive recognition.

**Community Integration:** Actively participating in the community and using the same resources and enjoying the same activities as other citizens.

**Competence:** Having experiences that promote the ability to skillfully perform functional and meaningful activities and receive assistance as needed and desired.

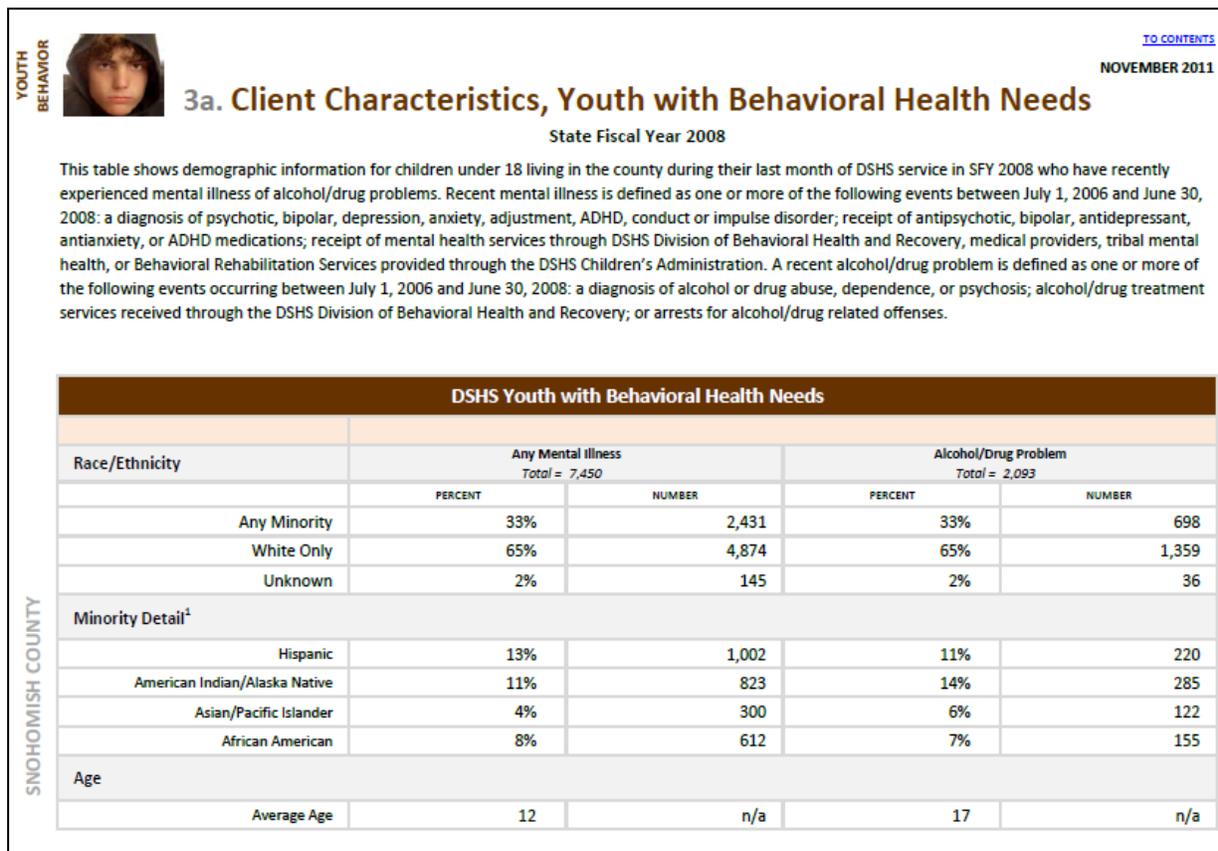
**Health and Safety:** Being safe, secure and healthy; living, working and playing in areas common to other citizens and having the necessary assistance available to protect health and safety while promoting inclusion in the community.

**Homeless:** The 2013 homeless count for Snohomish County inventoried approximately 2,000 individuals in 1,117 households without a permanent place to live. Each county in the state of Washington is required to develop a Ten-Year Ending Homelessness Plan. This plan includes

provisions for homeless individuals and families, emergency shelters, transitional housing, and permanent supportive housing. The most recent Snohomish County plan is, "[Everyone at Home Now: A Strategy for Ending Homelessness in Snohomish County, Washington by 2016.](#)"

**Youth and adults with behavioral needs:** Subgroups of the special needs population include youth and adults that have behavioral needs such as, mental health and alcohol/drug treatment. A resource for these subgroups is a County Chartbook, "[Trends in Social Service Use: Snohomish County for State Fiscal Year 2008 – The County Chartbook Collection](#)" that is based on Washington State Department of Social and Health Services (DSHS) data for client-based risk factors with demographic detail. Figure 2-1 below is an example of youth with behavioral needs client-based information for Snohomish County.

**FIGURE 2-1**  
**Youth Behavior Section from Snohomish County Chartbook**



## **Cost-Burdened**

Housing affordability in general is a measure of a housing unit's cost relative to a household's income. A household (rental or with mortgage) is "burdened" when it spends 30 percent or more of its gross income on housing costs. Cost-burdened status is used as a measure of housing affordability and as a determinant of eligibility for federal housing programs.

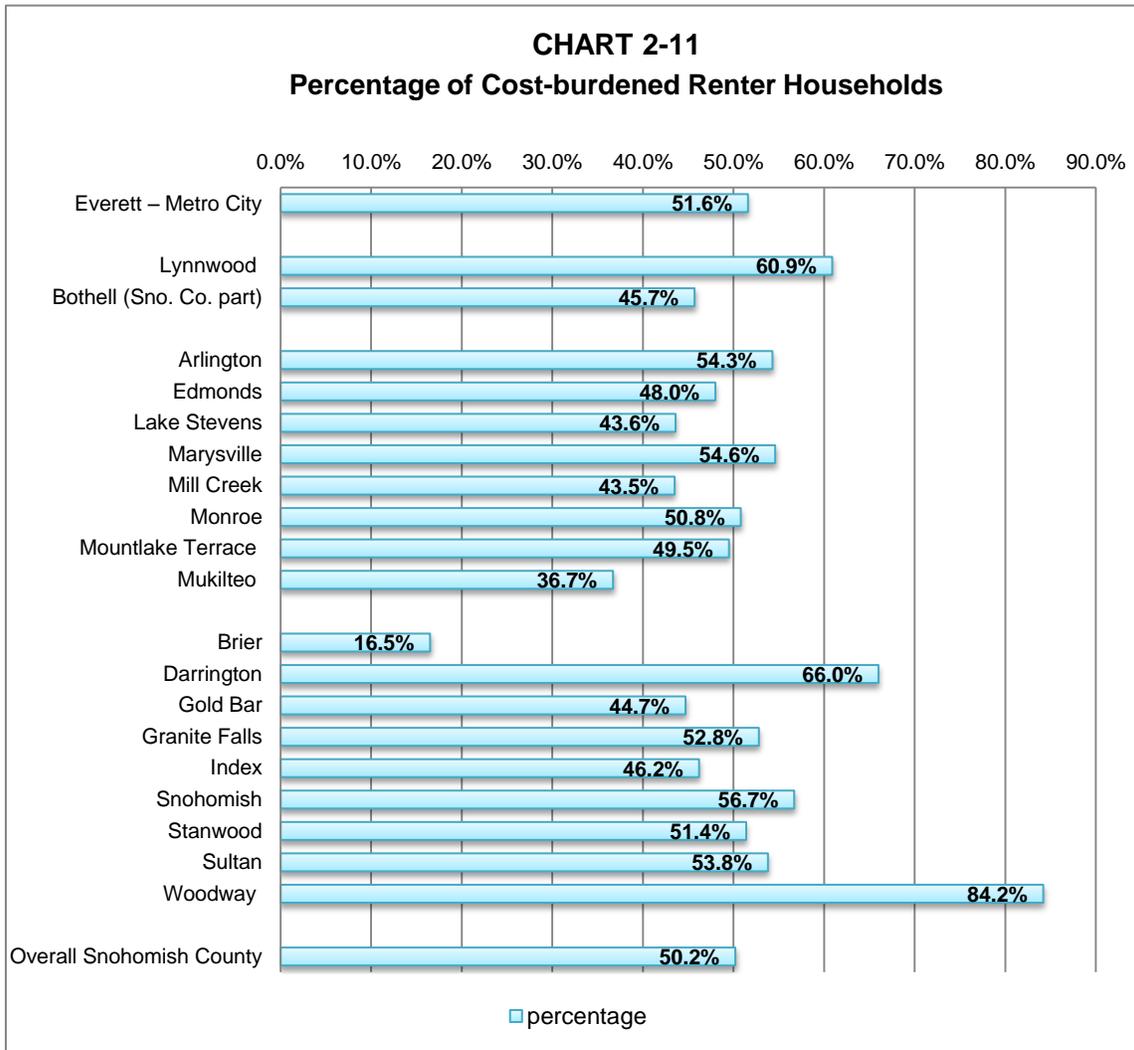
Severe housing cost burden, which occurs when a household must pay more than 50 percent of income on rent and utilities, is a serious problem in every state. According to a 2013 study published by the National Low Income Housing Coalition, Washington State is one of thirteen states that have less than the national level of affordable and available units per 100 households at or below the "extremely low income" thresholds.

Countywide Planning Policy HO-3 requires the inclusion of policies to address the availability of affordable housing consistent with the Puget Sound Regional Council's Vision 2040 document.

### **Countywide Housing Policy HO-3:**

"County and city comprehensive plans shall include policies for accommodating affordable housing goals throughout the County consistent with Vision 2040."

In Snohomish County, 106,600 out of 225,257 households are cost-burdened (rental and with mortgages). This means that 47 percent of the occupied housing units in the County are not affordable to their current occupants. There are 65,305 cost-burdened households with mortgages and 41,343 cost-burdened rental households.



Source: ACS, 2011 5-year estimates

### Cost-burdened Renter Households

There are over 82,000 occupied rental units in Snohomish County, of these over 41,000 or 51 percent are households that are paying 30 percent and above of their income in rent. Table 2.8 and Chart 2-11 relay information regarding rental cost-burdened units. The Metro City (Everett) has over 11,000 cost-burdened renter households; the Core Cities have 4,700; the Larger Cities have over 12,000; the Small Cities have over 2,000, and the unincorporated area has over 11,000.

**TABLE 2-8  
Cost-burdened Renter Households**

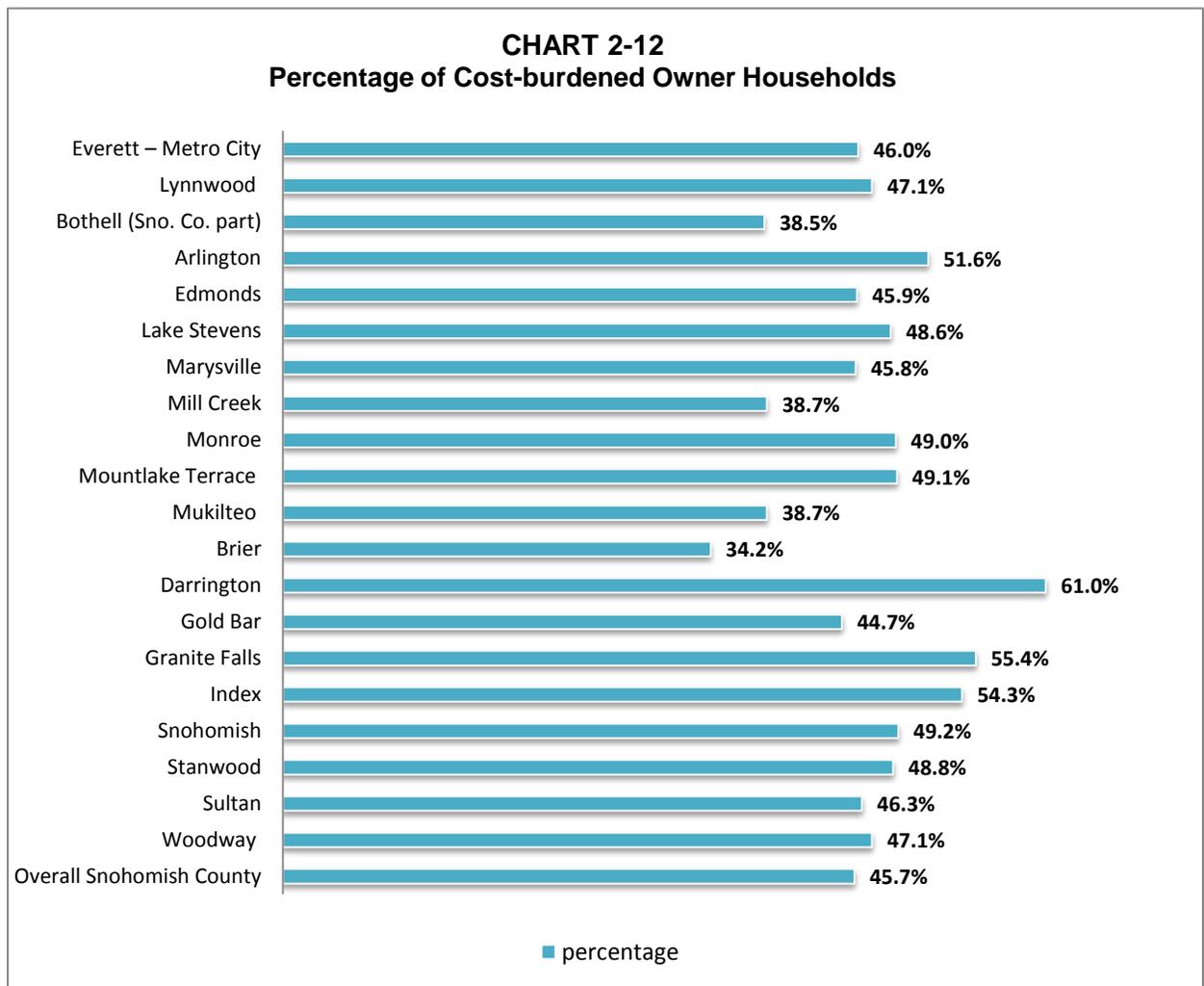
<b>Jurisdiction</b>	<b>Number of Occupied Rental Units</b>	<b>Number of cost-burdened rentals</b>	<b>%</b>
<b>Metro City</b>			
Everett – Metro City	21,662	11,180	51.6%
<b>Core Cities</b>			
Lynnwood	6,515	3,965	60.9%
Bothell (Sno. Co. part)	1,750	799	45.7%
<i>Core Cities total cost-burdened renter households:</i>		<i>4,764</i>	<i>57.6%</i>
<b>Larger Cities</b>			
Arlington	2,308	1,254	54.3%
Edmonds	4,636	2,226	48.0%
Lake Stevens	2,018	879	43.6%
Marysville	6,364	3,474	54.6%
Mill Creek	2,533	1,103	43.5%
Monroe	1,420	721	50.8%
Mountlake Terrace	3,237	1,603	49.5%
Mukilteo	2,508	995	36.7%
<i>Larger Cities total cost-burdened renter households:</i>		<i>12,255</i>	<i>49.0%</i>
<b>Small Cities</b>			
Brier	267	44	16.5%
Darrington	162	107	66.0%
Gold Bar	152	68	44.7%
Granite Falls	479	253	52.8%
Index	26	12	46.2%
Snohomish	1,579	896	56.7%
Stanwood	879	452	51.4%
Sultan	364	196	53.8%
Woodway	19	16	84.2%
<i>Small Cities total cost-burdened renter households:</i>		<i>2,044</i>	<i>52.0%</i>
<b>Unincorporated Area</b>			
Unincorporated	23,467	11,100	51.0%
<b>Overall Snohomish County</b>	<b>82,345</b>	<b>41,343</b>	<b>50.2%</b>

Source: ACS, 2011 5-year estimates

## Cost-burdened Owner Households

Countywide, there are over 65,000 households (45.7 percent) out of 143,000 units where monthly owner costs (including mortgage) are at least 30 percent of household income. As shown in Table 2.9, the Metro City (Everett) has over 6,500 cost-burdened units that have mortgages; the Core Cities have 4,000 the Larger Cities have over 20,800; the Small Cities have over 3,100, and the unincorporated area has over 30,700 cost-burdened households.

Although the number of cost-burdened households with mortgages is less than the number of rental households, it is still close to 50 percent of the total number of units with a mortgage.



Source: ACS, 2011 5-year estimates

**TABLE 2-9  
Cost-burdened Owner Households**

<b>Jurisdiction</b>	<b>Housing units with mortgage</b>	<b>Number of cost-burdened owners (with mortgage)</b>	<b>Percentage</b>
<b>Metro City</b>			
Everett – Metro City	14,153	6,506	46.0%
<b>Core Cities</b>			
Lynnwood	5,713	2,693	47.1%
Bothell (Sno. Co. part)	3,540	1,362	38.5%
<i>Core Cities total cost-burdened owner households:</i>		<i>4,055</i>	<i>43.8%</i>
<b>Larger Cities</b>			
Arlington	3,396	1,753	51.6%
Edmonds	8,802	4,039	45.9%
Lake Stevens	6,367	3,093	48.6%
Marysville	11,420	5,230	45.8%
Mill Creek	4,008	1,551	38.7%
Monroe	3,228	1,582	49.0%
Mountlake Terrace	4,005	1,967	49.1%
Mukilteo	4,283	1,658	38.7%
<i>Larger Cities total cost-burdened owner households:</i>		<i>20,873</i>	<i>45.8%</i>
<b>Small Cities</b>			
Brier	1,548	529	34.2%
Darrington	264	161	61.0%
Gold Bar	510	228	44.7%
Granite Falls	659	365	55.4%
Index	35	19	54.3%
Snohomish	1,523	749	49.2%
Stanwood	1,186	579	48.8%
Sultan	870	403	46.3%
Woodway	263	124	47.1%
<i>Small Cities total cost-burdened owner households:</i>		<i>3,157</i>	<i>46.0%</i>
<b>Unincorporated Area</b>			
Unincorporated Area	67,139	30,714	45.7%
<b>Snohomish County Total</b>	<b>142,912</b>	<b>65,305</b>	<b>45.7%</b>

Source: ACS, 2011 5-year estimates

## **CHAPTER 3**

### **Existing Housing Stock**

This chapter examines the character and diversity of existing residential development including housing types and affordability. Jurisdictions that maintain a strong variety of housing options help ensure an adequate supply of affordable and attainable housing for all their citizens.

A primary goal of this chapter is to make sure that Snohomish County jurisdictions have the information to address and ensure anticipated housing needs of the future population. This goal is accomplished largely through the following elements:

- Facilitate continued diversification of housing to meet changing needs of the county and maintain projected population growth.
- Assist in controlling the character, structure, and location of new residential development.

In this chapter, the following elements are considered:

- Existing supply of assisted housing and other “affordable” housing available to low-moderate income households.
- Existing housing stock and likely future trends which relate to potential areas of minimal, natural, and substantial change.
- Market rate.

Home ownership and affordable housing are typically associated with the general stability of an area. In the past, Snohomish County has taken pride in retaining quality and affordable housing. From 2000 - 2007, there was an unprecedented boom in housing costs in Snohomish County and across the country. Never before have housing prices increased so rapidly for such an extended period. The financial bubble burst in 2008, creating widespread havoc in the housing market. House values in Snohomish County fell by 30 percent and more, while foreclosures increased exponentially. The loss of available/affordable low-income and special needs housing continues to be a concern. Individuals and families may potentially be forced to live in substandard housing.

#### **Housing Affordability**

The term “affordable housing” is applied to a broad range of housing with a diversity of costs that are intended to meet the needs of the community. Housing affordability is best measured by evaluating the changing relationships between housing prices, mortgages/rents, and household incomes.

The generally accepted definition for affordability is that a household pays no more than 30 percent of its annual income on housing. However, nationally an estimated 12 million renters and homeowners now pay over 50 percent of their annual incomes for housing. The lack of affordable housing is a major hardship for many low-to-moderate income households preventing them from meeting their other basic needs such as food and healthcare for their families. In order to meet the

demand for affordable housing, a jurisdiction must be flexible in its regulations to allow for a range of affordable housing options.

Although the “great recession” triggered a sharp drop in housing prices, affordability of housing has actually worsened for most potential homebuyers. There has also been an increase in number of home renters causing continued increase in home rental costs.

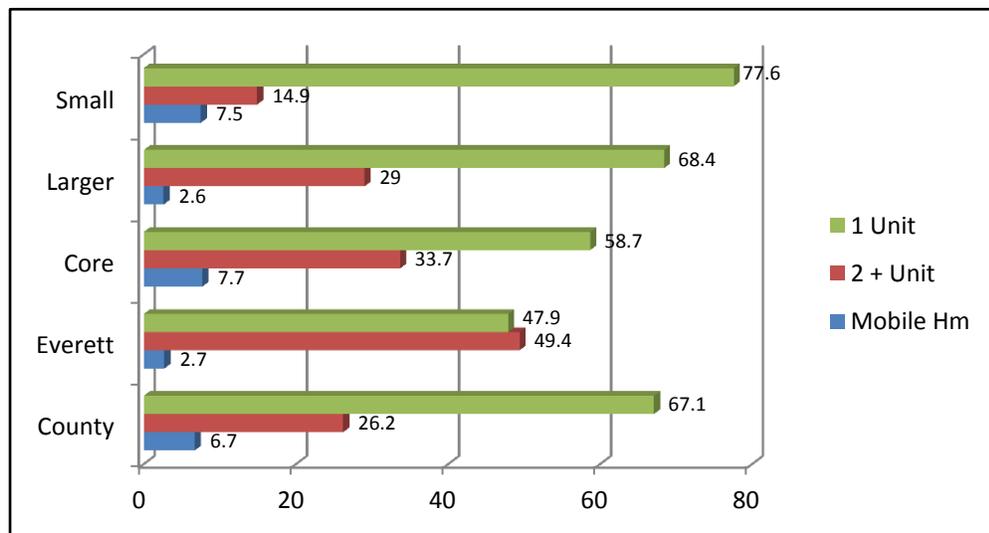
The federal government provides homeowners with assistance subsidies to make housing more affordable. Financial assistance may include for example tax reductions and housing subsidy programs for lower income households.

### Types of Housing Development

Over 64 percent of the existing housing stock within Snohomish County consists of single family units. Single family homes include both detached homes and attached townhomes on individual lots. Over 30 percent of county households live in multi-family (2+ units) buildings and another 5.4 percent live in mobile homes.

There is a continued general trend towards smaller household sizes and a more diverse mix of household types. As the population of the county continues to age, and offspring move out, the number of households can reasonably be expected to continue to grow. New strategies and corresponding zoning/land use controls are needed to provide opportunities to meet the future needs of all county residents.

**CHART 3-1  
Types of Housing by Regional Geographies**



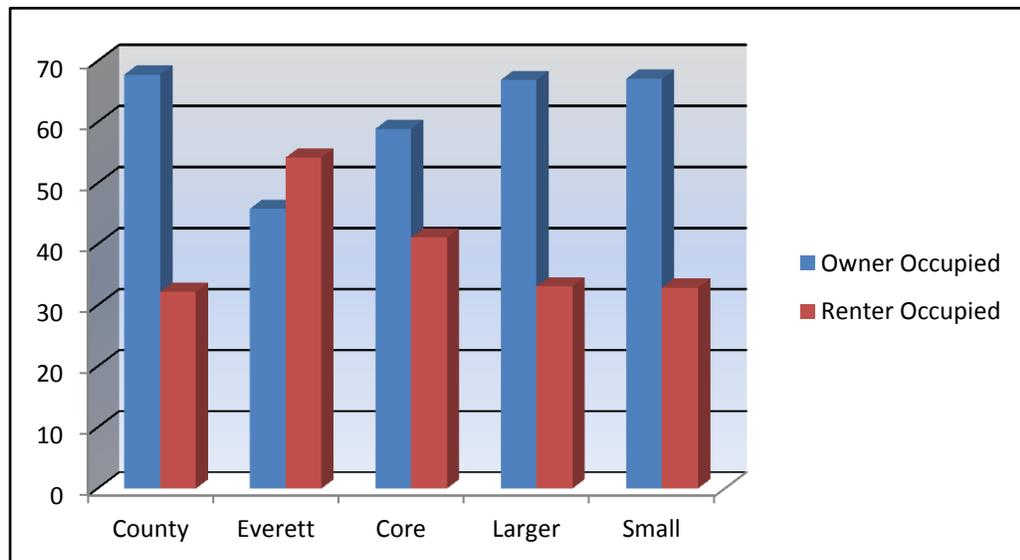
DATA SOURCE: OFM, 2012

### Tenure – Owner vs. Renter Occupied

In the wake of the recent mortgage crisis, many homeowners lost their homes and new mortgage loans have become more difficult for potential homebuyers to obtain. High homeownership rates achieved during the first half of the 2000 to 2010 decade were, to large extent, indicative of easy credit and financing that led to high ownership rates, high prices and a “bursting” of the housing bubble. The current homeownership rate in Snohomish County is more in line with historic rate, although there is significant unpredictability between the ownership and rental markets. Homes or condominiums are converted to rentals when buying or selling a home becomes more difficult. Those units are subsequently put back on the market, when home purchasing conditions improve.

The designated “Larger” cities, “Small” cities, and unincorporated county all have a homeownership rate of approximately 68 percent. Everett has approximately 45 percent and about 59 percent of those residing in the Core cities are currently homeowners.

**CHART 3-2**  
**Housing Tenure – Occupied Housing by Regional Geography**



DATA SOURCE: ACS 2011 5 Year Estimates

# MORTGAGE PAYMENTS BY JURISDICTION

**OWNERS MORTGAGE BY MONTHLY DOLLAR AMOUNT WITHIN CITY JURISDICTION**

**Mortgages/Mortgage Payment by Jurisdiction**

Size of Pie Chart Symbol Represents:  
-Total Mortgages within Jurisdiction in Dollars of Monthly Mortgage Payment Classes (see below)

Color Symbol Represents  
Size of Monthly Payments in Dollars

Legend:  
 - 2,200 (Pie chart symbol)  
 - Less Than 500 Dollars (Lightest color)  
 - 500 to 999 Dollars (Light color)  
 - 1000 to 1499 Dollars (Medium color)  
 - 1500 Dollars or More (Darkest color)  
 - Incorporated City Boundary (Dashed line)  
 - Urban Growth Area Boundary (Dotted line)  
 - Incorporated City (Pink outline)

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**OWNERS MORTGAGE BY MONTHLY DOLLAR AMOUNT WITHIN CITY JURISDICTION**

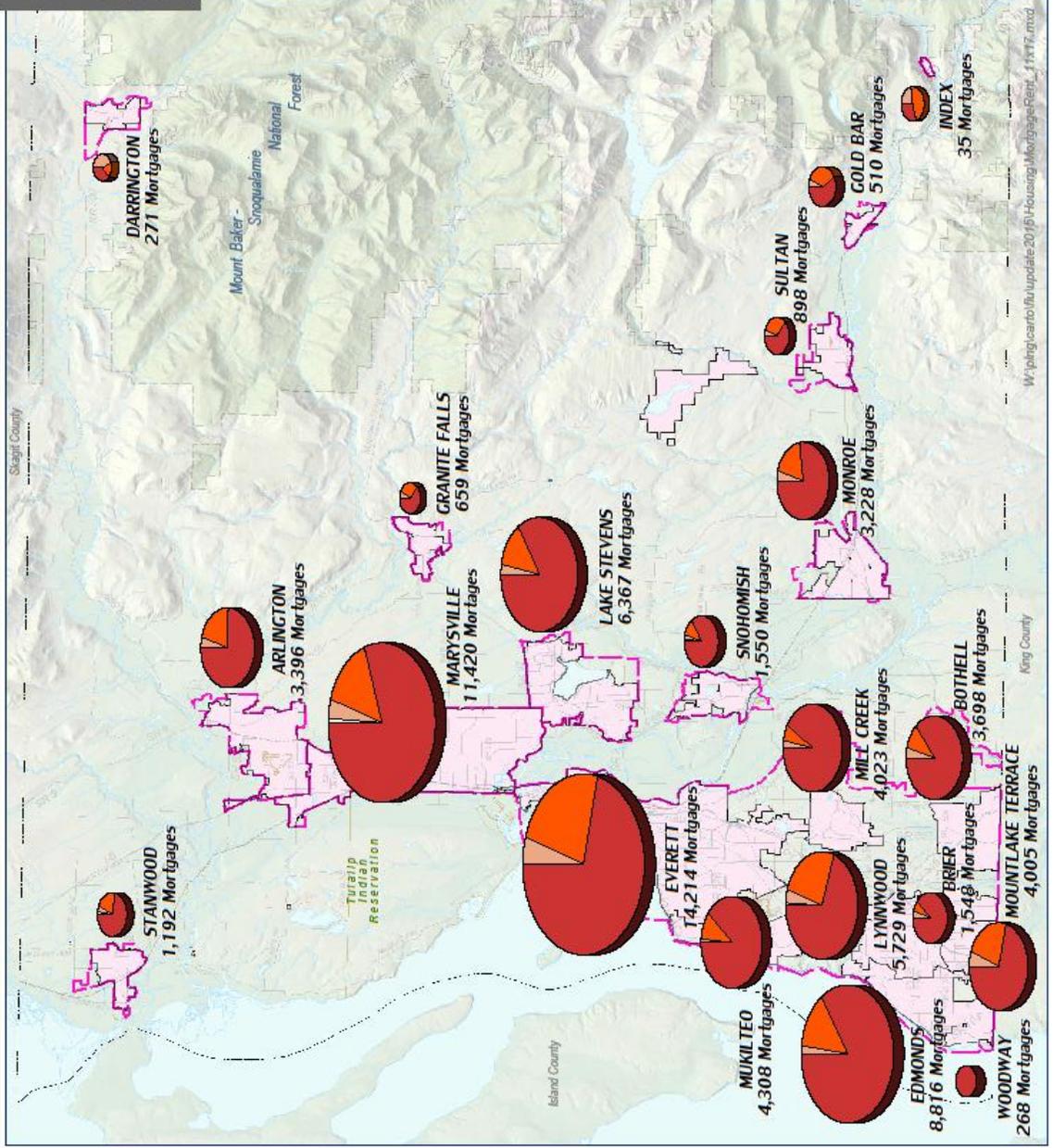
**Mortgages/Mortgage Payment by Jurisdiction**

Size of Pie Chart Symbol Represents:  
-Total Mortgages within Jurisdiction in Dollars of Monthly Mortgage Payment Classes (see below)

Color Symbol Represents  
Size of Monthly Payments in Dollars

Legend:  
 - 2,200 (Pie chart symbol)  
 - Less Than 500 Dollars (Lightest color)  
 - 500 to 999 Dollars (Light color)  
 - 1000 to 1499 Dollars (Medium color)  
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 - Incorporated City Boundary (Dashed line)  
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# RENTAL PAYMENTS BY JURISDICTION

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## GROSS RENT (DOLLARS) AND NUMBER OF RENTAL UNITS WITHIN CITY JURISDICTION

Rental Units: Rental Payments Available in Jurisdiction

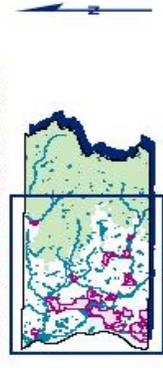
Size of Pie Chart Symbol Represents:  
 - Total Rental Units within Jurisdiction (also shown as number below jurisdiction name)

Color Symbol Represents:  
 Size of Monthly Rental Payments in Dollars

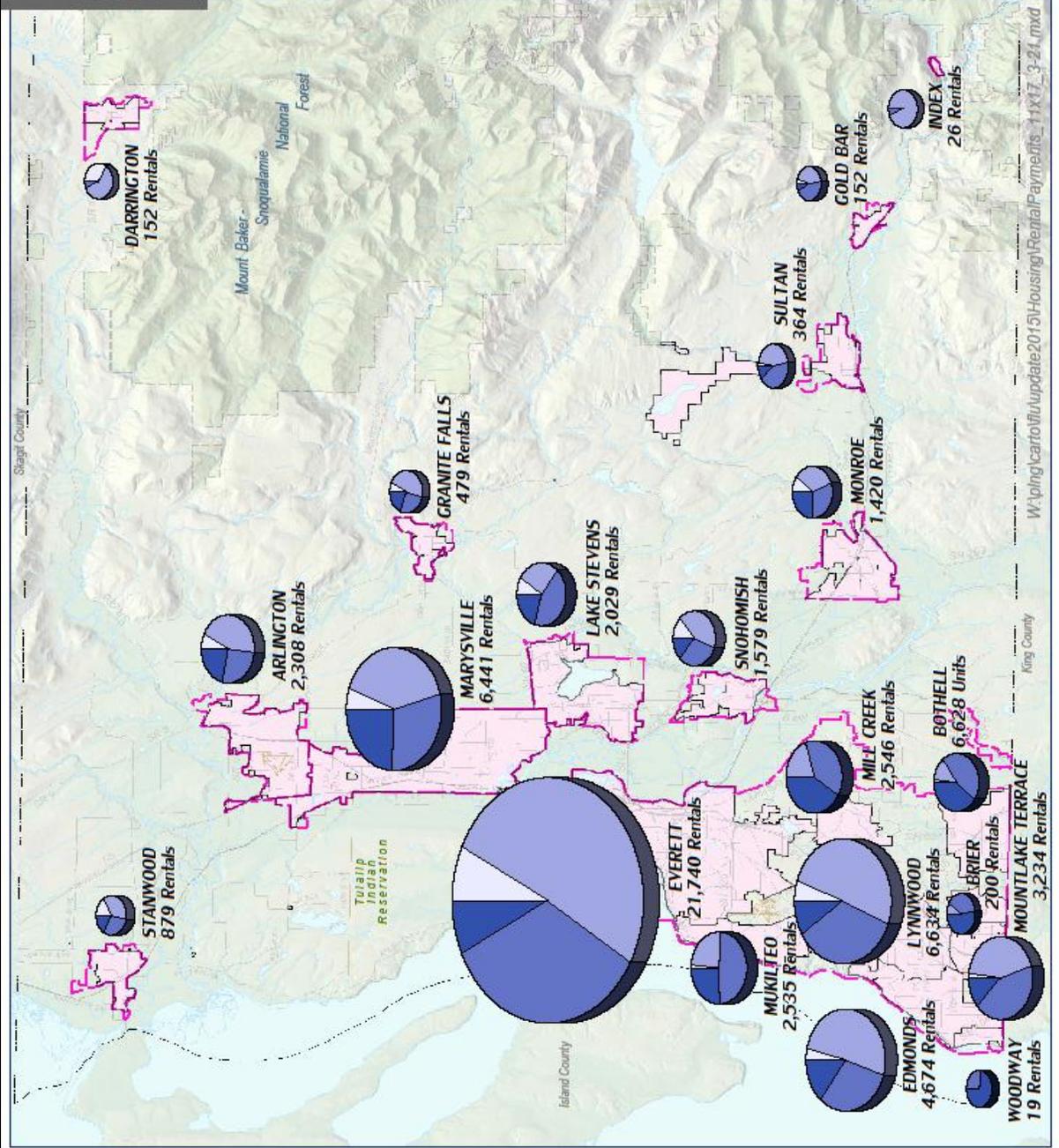
- Less Than 500 Dollars
- 500 to 999 Dollars
- 1000 to 1499 Dollars
- 1500 Dollars or More

Incorporated City Boundary  
 Urban Growth Area Boundary  
 Incorporated City

Data Source: ACS 2011 5 year estimate



Map Area Enlarged



## Affordable Rental and Mortgage Units

The calculations and tables in this section are intended to give an estimate of affordable rental and mortgage units for low to moderate income households within Snohomish County. The data used is 2011 5-year American Community Survey (ACS) data. Calculations for affordable rent and mortgages are made using Snohomish County's Area Median Income (AMI).

**TABLE 3-1**  
**Estimated Affordable Rental Units for Low-Moderate Income Households**

Jurisdiction	Total Rental Units	51-80% AMI Units/%	31-50% AMI Units/%	30% AMI Units/%
Everett	21,740	9,571 (44%)	6,307 (29%)	2,010 (9%)
Marysville	6,441	2,548 (40%)	1,298 (20%)	452 (7%)
Lynnwood	6,634	3,004 (45%)	1,846 (28%)	459 (7%)
Edmonds	4,674	2,009 (43%)	1,306 (28%)	232 (5%)
Mountlake Terrace	3,274	1,688 (52%)	625 (19%)	76 (2%)
Mill Creek	2,546	1,011 (40%)	220 (9%)	24 (1%)
Mukilteo	2,535	1,214 (48%)	278 (11%)	44 (2%)
Arlington	2,308	898 (39%)	522 (23%)	206 (9%)
Lake Stevens	2,029	607 (30%)	508 (25%)	215 (11%)
Bothell/SnoCo	1,732	658 (38%)	142 (8%)	37 (2%)
Snohomish	1,579	551 (35%)	417 (26%)	243 (15%)
Monroe	1,420	539 (38%)	219 (15%)	175 (12%)
Stanwood	879	277 (31%)	209 (24%)	160 (18%)
Granite Falls	479	174 (36%)	133 (28%)	41 (9%)
Sultan	364	155 (43%)	107 (30%)	12 (3%)
Brier	200	59 (29%)	13 (7%)	0 (0%)
Gold Bar	152	62 (41%)	47 (31%)	9 (6%)
Darrington	162	42 (26%)	58 (36%)	59 (37%)
Index	26	7 (27%)	18 (69%)	0 (0%)
Woodway	19	3 (16%)	0 (0%)	0 (0%)
<b>Cities (Total)</b>	<b>59,193</b>	<b>25,077 (42%)</b>	<b>14,273 (24%)</b>	<b>4,454 (8%)</b>
<b>County (Total)</b>	<b>82,980</b>	<b>35,670 (43%)</b>	<b>17,912 (22%)</b>	<b>5,255 (6%)</b>
<b>Unincorporated</b>	<b>23,787</b>	<b>10,593 (45%)</b>	<b>3,639 (15%)</b>	<b>801 (3%)</b>

Data Source: ACS, 2011 5-year estimates

Calculations for affordable rent:

**Affordable Rent for households at 80 percent AMI**

County AMI (2011) = \$67,777 x 80 percent = \$54,221 / 12 months = \$4518/mo. x 30 percent  
= \$1356/mo. maximum rent

**Affordable Rent for households at 50 percent AMI:**

County AMI (2011) = \$67,777 x 50 percent = \$33,888 / 12 months = \$2824/mo. x 30 percent  
= \$847/mo. maximum rent

**Affordable Rent for households at 30 percent AMI:**

County AMI (2011) = \$67,777 x 30 percent = \$20,333 / 12 months = \$1694/mo. x 30 percent  
= \$508/mo. maximum rent

Calculations for affordable Mortgage:

**Affordable Mortgage for households at 80 percent AMI:**

County AMI (2011) = \$67,777 x 80 percent = \$54,221 / 12 months = \$4518/mo. x 28 percent  
= \$1265/mo. maximum payment

**Affordable Mortgage for households at 50 percent AMI:**

County AMI (2011) = \$67,777 x 50 percent = \$33,888 / 12 months = \$2824/mo. x 28 percent  
= \$791/mo. maximum payment

**Affordable Mortgage for households at 30 percent AMI:**

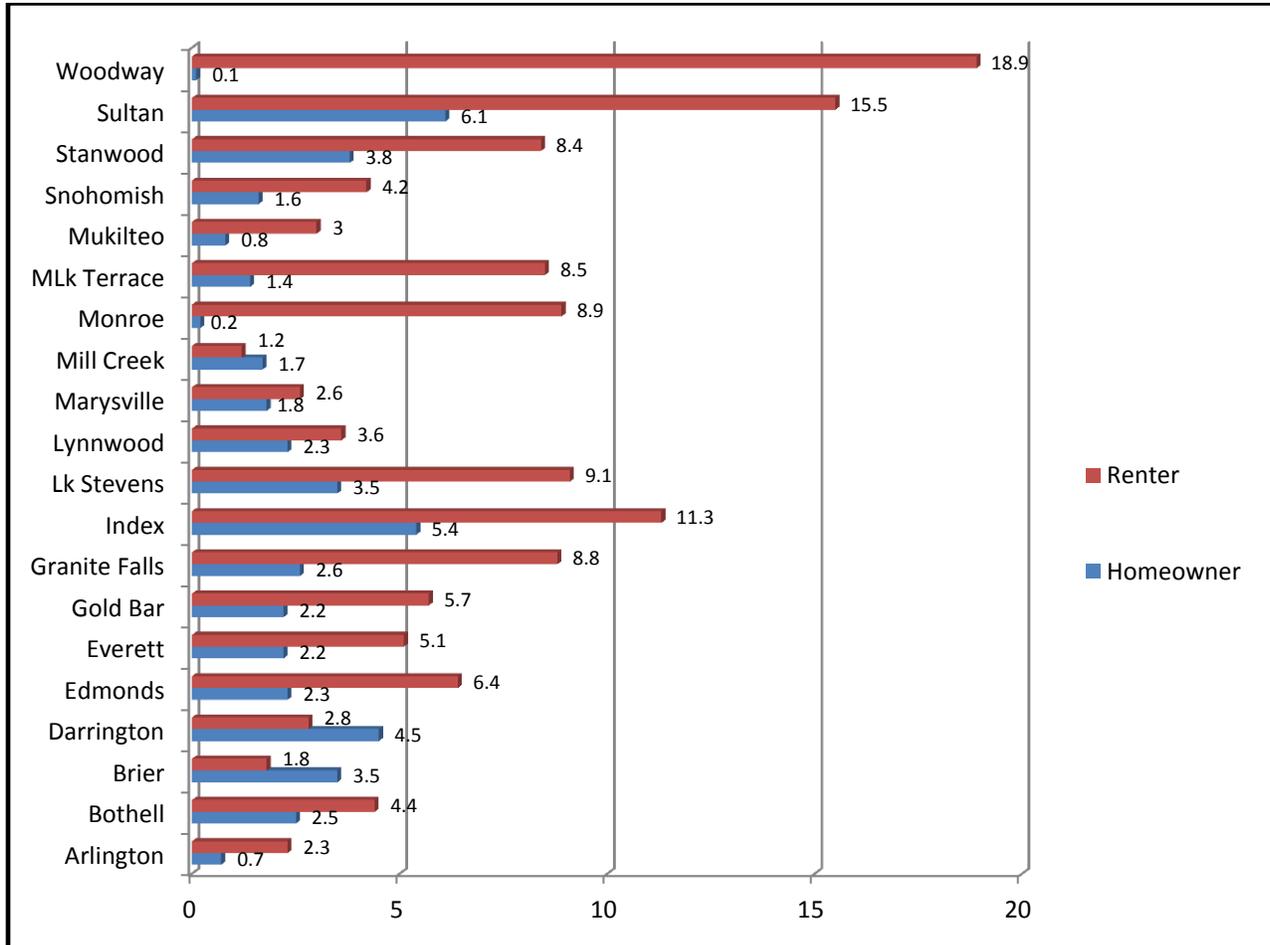
County AMI (2011) = \$67,777 x 30 percent = \$18,978 / 12 months = \$1581/mo. x 28 percent  
= \$443/mo. maximum payment

**TABLE 3-2**  
**Estimated Affordable Mortgage Units for Low-Moderate Income Households**

Jurisdiction	Total Mortgaged Units	51-80% AMI Units/%	31-50% AMI Units/%	30% AMI Units/%
Everett	14,214	2,574 (18%)	529 (4%)	85 (1%)
Marysville	11,420	1,628 (14%)	416 (4%)	98 (1%)
Lynnwood	5,713	724 (8%)	203 (4%)	43 (1%)
Edmonds	8,808	964 (43%)	150 (2%)	18 (1%)
Mountlake Terrace	4,005	751 (52%)	175 (4%)	6 (1%)
Mill Creek	4,023	307 (8%)	76 (2%)	10 (1%)
Mukilteo	4,283	360 (8%)	59 (1%)	19 (1%)
Arlington	3,396	574 (17%)	98 (3%)	13 (1%)
Lake Stevens	6,367	727 (11%)	116 (2%)	0 (0)
Bothell / SnoCo	3,540	423 (12%)	94 (3%)	17 (1%)
Snohomish	1,523	185 (12%)	48 (3%)	29 (1%)
Monroe	3,228	517 (16%)	124 (4%)	19 (1%)
Stanwood	1,186	256 (22%)	76 (6%)	21 (2%)
Granite Falls	659	176 (27%)	18 (3%)	0 (0%)
Sultan	870	174 (20%)	42 (5%)	0 (0%)
Brier	1,548	165 (11%)	25 (2%)	0 (0%)
Gold Bar	510	153 (30%)	22 (4%)	0 (0%)
Darrington	264	156 (59%)	56 (21%)	2 (1%)
Index	35	20 (57%)	4 (11%)	0 (0%)
Woodway	263	0 (0%)	0 (0%)	0 (0%)
<b>Cities (Total)</b>	<b>75,855</b>	<b>10,834 (14%)</b>	<b>2,331 (3%)</b>	<b>380 (1%)</b>
<b>County (Total)</b>	<b>143,315</b>	<b>21,427 (15%)</b>	<b>5,970 (4%)</b>	<b>1,181 (1%)</b>
<b>Unincorporated</b>	<b>67,460</b>	<b>9,444 (14%)</b>	<b>2,698 (4%)</b>	<b>671 (1 %)</b>

DATA SOURCE: ACS 2011 5 Year Estimates

**CHART 3-3**  
**Vacancy Rates by City**



DATA SOURCE: ACS 2011 5 Year Estimates

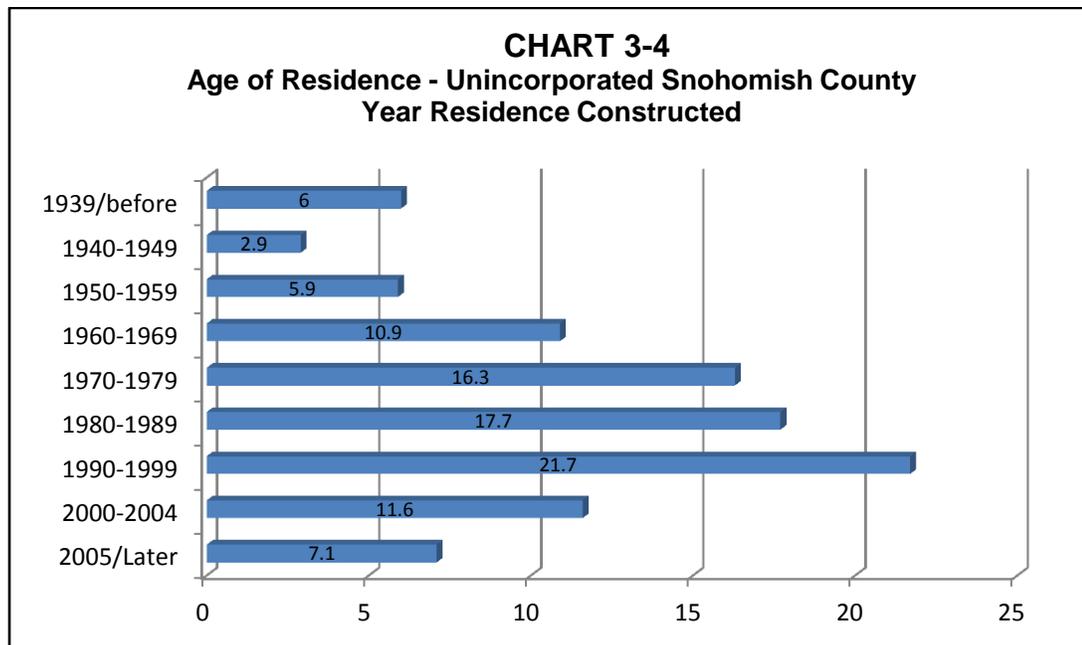
**Vacancy Rates**

In 2012, the overall county unincorporated vacancy rate was 6.4 percent for homeowners and renters. The progress of the housing market over the past year has been driven by continued low interest rates and the tightening supply of homes available for purchase. These two elements have combined to trigger rising home prices and increase builder confidence. Chart 3-3 shows vacancy rates by jurisdiction for renters and homeowners.

## Age of Dwelling

The average age of owner-occupied housing stock is increasing in all areas of the country. This may lead to future increased demand for remodeling and new home construction. Data from the Department of Housing and Urban Development American Housing Survey (AHS) reveals that the median age of an owner-occupied home in the United States was 34 years as of 2009, 11 years older than the median age in 1985.

For unincorporated Snohomish County, 60 percent of housing was built prior to 1989. There are some examples of wide diversity in housing stock throughout the county. For cities such as Lake Stevens, Monroe, and Gold Bar, approximately 50 percent of their housing stock was constructed during the same period. In the case of Mill Creek and Brier, almost 60 percent of their housing was built during the same 1980 to 1999 period. Over 60 percent of Index housing was built prior to 1939, with none of their current housing stock constructed since 2000. Map 3-3 graphically shows the range when dwellings were constructed for each jurisdiction.



Data Source: ACS, 2011 5-year estimates

# AGE OF DWELLING UNITS - PERCENTAGE BY JURISDICTION

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## YEAR BUILT - PERCENTAGE OF DWELLING UNITS BUILT BY JURISDICTION

Total Number of Dwelling Units

Size of Pie Chart Symbol Represents:  
 -Total Dwelling Units within Jurisdiction (also shown as number below jurisdiction name)



3,000

Year Built 2000 or Later

Year Built 1980 to 1999

Year Built 1960 to 1979

Year Built 1940 to 1959

Year Built 1939 or Earlier

Color Represents Percent of Dwelling Units by Year Built

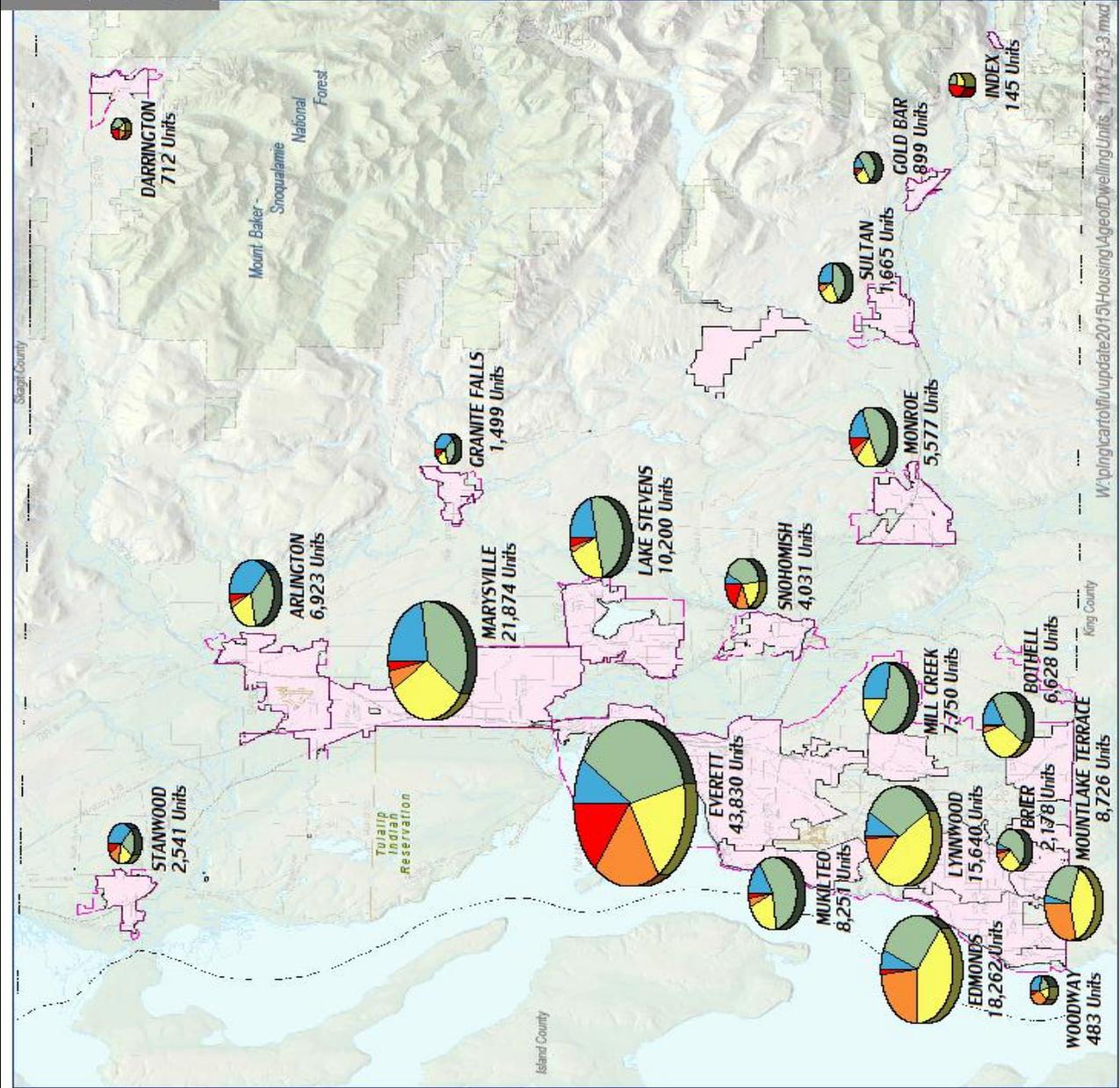
Incorporated City Boundary

Urban Growth Area Boundary

Data Source: ACS 2011 5 year estimate

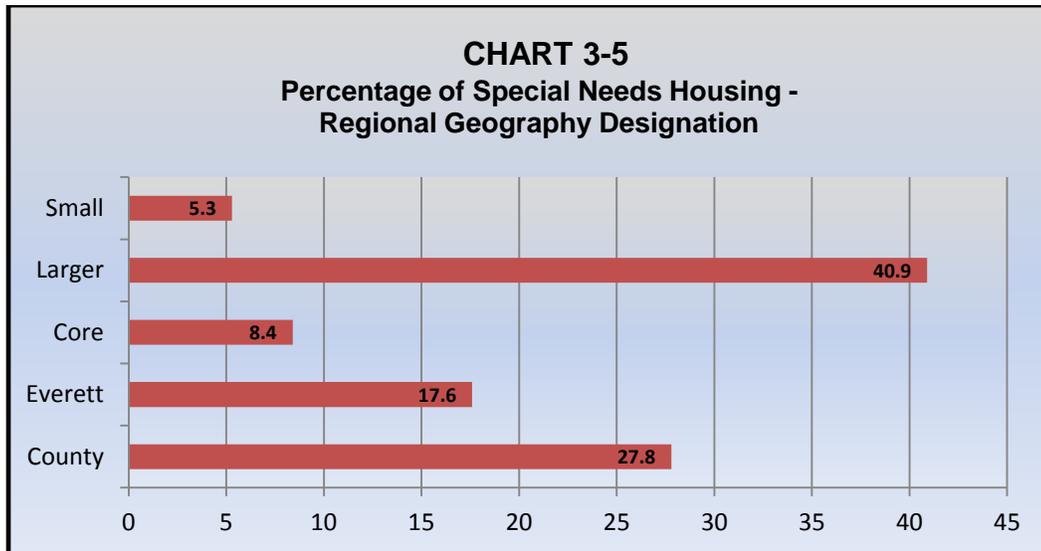


Map Area Enlarged



## Assisted Living/Housing

Assisted living is a transition between living independently and living in a nursing home. More recently built facilities are designed with an emphasis on ease of use for disabled people. Bathrooms and kitchens are designed with wheelchairs and walkers in mind. Hallways and doors are extra-wide to accommodate wheelchairs per ADA requirements. CHART 3-5 below reflects the percentage of special needs housing by Regional Geography Designation.



DATA SOURCE: Snohomish County, Analysis of Impediments to Fair Housing Choices, 2012

Assisted housing is a term generally used to describe a wide range of housing constructed by or receiving some manner of government support or assistance. The intention is to provide housing to homeowners with low to moderate incomes who customarily have various socio-economic obstacles that make it more difficult to find clean/affordable housing. Housing vouchers are generally provided to low-income residents to supplement rent to private landlords. Residents may pay up to 30 percent of their income in rent in this manner. The difference between the 30 percent and the market rate is provided to the landlord through a voucher. Vouchers provide increased mobility and choice in location for low-income residents, enabling them to live in areas with increased access to economic opportunities and transportation. Along with housing vouchers, it is also effective to provide search assistance and landlord outreach. Table 3-3 shows number of fixed assisted living units and vouchers for each city within the County. The numbers include unincorporated and incorporated housing by city addresses for each jurisdiction.

**TABLE 3-3**  
**Assisted Living Units/Vouchers/Other Support**

CITY	SENIORS			FAMILIES/INDIVIDUAL			TOTALS			% of County
	Fixed	Vouch ers	Total	Fixed	Vouch ers	Total	Fixed	Vouch ers	Total	
Arlington	323	20	343	192	87	279	515	0	622	5.17%
Bothel – Sno Co	378	16	394	60	34	94	438	50	488	4.05 %
Brier	28	1	29	34	1	35	62	2	64	0.53%
Darrington	20	6	20	49	1	50	69	7	70	0.58%
Edmonds	178	76	254	127	74	127	305	150	381	3.17%
Everett	1181	115	1296	2102	357	2459	3283	472	3755	31.20%
Gold Bar	1	1	13	9	10	19	10	11	32	0.27%
Granite Falls	30	13	30	25	20	45	55	33	75	0.62%
Index	2	0	5	5	1	6	7	1	11	0.09%
Lake Stevens	150	9	150	161	86	247	311	95	397	3.30%
Lynnwood	572	195	767	1457	454	1911	2029	649	2678	22.25%
Marysville	364	65	429	791	232	1270	1155	297	1699	14.11%
Mill Creek	45	10	45	277	88	277	322	98	322	2.68%
Monroe	124	40	124	63	11	74	187	51	198	1.64%
Mountlake Terrace	72	55	127	127	88	215	199	143	342	2.84%
Mukilteo	159	11	170	61	20	81	220	31	251	2.09%
Snohomish	219	40	259	100	46	85	319	86	344	2.86%
Stanwood	196	21	196	80	38	75	276	59	271	2.25%
Sultan	26	2	26	16	24	11	42	26	37	0.31%
<b>County Total</b>	<b>4068</b>	<b>696</b>	<b>4677</b>	<b>5975</b>	<b>1584</b>	<b>7360</b>	<b>9804</b>	<b>2261</b>	<b>12037</b>	<b>100.0%</b>

DATA SOURCE: Snohomish County, Analysis of Impediments to Fair Housing Choices, 2012

The supply of assisted housing units was last inventoried by the county's Human Services staff in 2011, reflecting 2010 information about each housing resource. The total number of assisted rental units throughout the county was 9, 241 (including 176 units on the Tulalip Reservation). This figure includes both public housing and units owned by private and/or non-profit owners assisted with designated Section 8 vouchers or through low-income housing tax credits and/or tax-exempt bonding. Sixteen of Snohomish County's cities, as well as the unincorporated area, have some assisted units within their housing supply. Table 3-4 shows the number and percentage of assisted housing units within each jurisdiction.

**TABLE 3-4**  
**Assisted Rental Dwelling Units**

<b>Jurisdiction</b>	<b>Total DUs</b>	<b>Assisted DUs</b>	<b>% Assisted</b>
Arlington	6929	517	7.5%
Bothell	6702	10	0.1%
Brier	2220	0	0.0%
Darrington	644	20	3.1%
Edmonds	18,378	310	1.7%
Everett	44,609	3223	7.2%
Index	116	0	0.0%
Gold Bar	837	0	0.0%
Granite Falls	1344	30	2.2%
Lake Stevens	10,414	311	3.0%
Lynnwood	14,939	2020	13.5%
Marysville	22,363	1018	4.6%
Mill Creek	7923	322	4.1%
Monroe	5306	187	3.5%
Mountlake Terrace	8602	127	1.5%
Mukilteo	8547	67	0.8%
Snohomish	3959	319	8.1%
Stanwood	2584	300	11.6%
Sultan	1752	42	2.4%
Woodway	466	0	0.0%
Unincorporated Urban	69,265	249	0.4%
<b>Countywide Urban Total</b>	<b>237,899</b>	<b>9,065</b>	<b>3.8%</b>

DATA SOURCE: Snohomish County, Analysis of Impediments to Fair Housing Choices, 2012

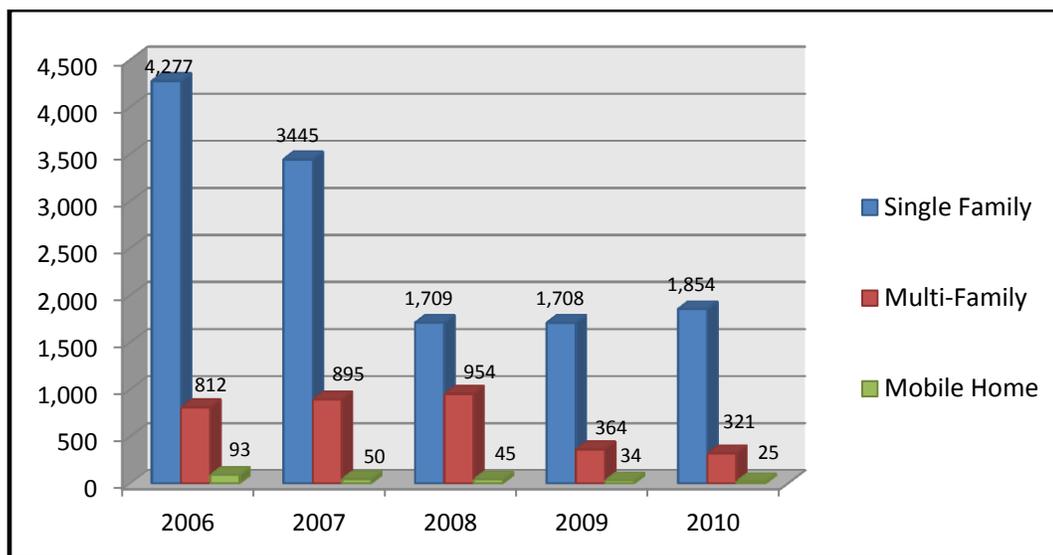
### **Housing Indicators**

Current trends suggest that housing prices may have bottomed out and are beginning to rise in many parts of the county. These increases can be attributed largely to supply and demand factors caused in part by a shortfall in the number of dwellings compared to the number of households. Other elements driving price increases are smaller family size and increasing desire for home ownership.

Opportunities and constraints must be considered to better understand how planning techniques can be applied to better manage change to ensure meeting future housing needs.

Economic policies that have facilitated increased home values and sales include continued low interest rates, increased availability of housing finance options, and innovations in the mortgage market. The rate of home building continues to be well below past rates of construction leading to a reduced supply of housing in the near term. In time, the housing market's reduced supply should cause builders to again increase construction of residential units. CHART 3-6 shows recent Snohomish County (cities and county combined) building permit activity for single-family, multi-family and mobile homes.

**CHART 3-6**  
**Snohomish County Building Permit Activity – Housing Type**



DATA SOURCE: Puget Sound Regional Council

## **Chapter 4**

### **Forecasting Future Housing Needs**

Countywide Planning Policy (CPP) HO-5c requires the housing report to identify the number of housing units necessary to meet the various housing needs of the projected population. That need must be broken down further to identify housing need by income group and by special needs populations.

The basis of the housing needs forecast for 2035 is the adopted population target. The population target has been translated into a housing target primarily by applying the average household size (or persons per household) data and vacancy rates. To arrive at housing targets for individual jurisdictions adjustments were made to account for historical trends in vacancy rates and to normalize the impact from the recent recession by using a 5 percent vacancy rate which is considered to be the vacancy rate in a healthy housing market. Also trends in persons per household and the distribution of housing types for each jurisdiction were considered. (See Appendix D for a more complete description of the methodology).

The analysis shows that to house the County Council-adopted 2035 population target of 955,280 there will have to be 383,787 housing units in the county, an increase of 97,128 housing units over what currently exists. However, between now and 2035 more than 97,128 new housing units will have to be built because undoubtedly some of the existing housing units will have to be replaced due to deteriorating structural condition, damage by natural causes and change in land uses.

Table 4-1 shows the housing needs forecast for the county (countywide and for unincorporated urban areas and rural areas) and its jurisdictions. It is also broken down into the Vision 2040 Regional Growth Strategy's geographies.

An alternative population distribution recommended by the Snohomish County Tomorrow Steering Committee is shown in Appendix C for comparison purposes. This distribution produces a different series of housing unit needs that is shown in Appendix D.

Countywide Planning Policy HO-5 states that housing targets for jurisdictions ("Additional Housing Units Required" in the table above) are to be used for planning purposes. They should not be viewed as objectives that have to be reached. Rather, they should be used by each jurisdiction in planning how they will meet their responsibility to plan for housing, affordable and otherwise, within the regional (countywide) context.

**TABLE 4-1**  
**Projected Housing Need**

<b>Jurisdiction</b>	<b>2035 Population Target</b>	<b>Total 2035 Housing Need</b>	<b>Additional Housing Units Required</b>
<b>Snohomish County</b>	955,280	383,787	97,128
Unincorp. urban areas	235,736	91,234	21,969
Rural areas	140,125	55,816	7,056
<b>Jurisdictions</b>			
Everett	164,812	70,067	25,458
Bothell	23,510	9,782	3,080
Lynnwood	54,404	22,840	7,901
Arlington	24,937	9,654	2,725
Edmonds	45,550	21,168	2,790
Lake Stevens	39,340	14,883	4,469
Marysville	87,589	32,876	10,513
Mill Creek	20,196	8,756	833
Monroe	22,102	6,526	1,220
Mountlake Terrace	24,767	10,928	2,326
Mukilteo	21,812	9,211	664
Brier	7,011	2,550	330
Darrington	1,764	764	120
Gold Bar	2,424	924	87
Granite Falls	7,842	3,179	1,835
Index	220	127	11
Snohomish	12,289	5,269	1,310
Stanwood	10,116	4,179	1,595
Sultan	7,345	2,581	829
Woodway	1,389	472	6
<b>Vision 2040 Geographies</b>			
Metropolitan Cities	164,812	70,067	25,458
Core Cities	77,914	32,622	10,981
Larger Cities	286,293	114,003	25,541
Small Cities	50,400	20,045	6,123

## **Forecasting housing needs by income ranges and for people with special needs**

In developing housing targets for the various income groups and special needs populations, individual jurisdictions should develop their own housing targets by taking into account local population and housing characteristics. One method for a jurisdiction to do this would be to start with its overall housing unit target and apply the countywide breakdown for each income group to arrive at an initial estimate of affordable housing units needed. Table 4-2 shows the numbers that result for each Snohomish County jurisdiction by applying this simple approach to the total housing unit targets from Table 4-1. The assumption is each local jurisdiction is responsible for adopting policies and enacting regulations so the housing market and housing providers can create an adequate supply of affordable housing units for the overall population and special needs populations.

Forecasting the housing needs for specific populations and income ranges is a difficult task. In the forecast described above, it is assumed the current ratio between the specific populations and the total population for the county as a whole is applicable to each jurisdiction to arrive at a general estimate of need for the 2015-2035 period. However, each jurisdiction in its housing element may state different assumptions about the future ratio of specific populations to its existing population and even of its total population to the total County population. The housing unit numbers in Table 4-2 are not binding on any jurisdiction and indicate only a generalized future target.

This report uses the household income groupings that are used by the U.S. Department of Housing and Urban Development (HUD) which are based on area median income (AMI). While there are six classifications, this report focuses on the “very low”, “low” and “moderate” income groups which are defined as follows:

- Very low income = less than 30 percent of AMI
- Low income = 30-50 percent AMI
- Moderate income = 51-80 percent AMI

The AMI for Snohomish County is \$67,777 per year.

This estimate is based on data for household income from the American Community Survey (ACS). For this report, the most recent 5-year ACS estimate for 2007-2011 was used. The ACS data is broken into categories that differ from the HUD categories so it has to be manipulated to fit into the HUD income levels used in this report. After the manipulation the data for Snohomish County show there are:

- 28,394 (10.7 percent) very low income households,
- 29,909 (11.2 percent) low income households, and
- 45,037 (16.9 percent) moderate income households in the county.

It should also be noted that HUD eligibility income levels for Snohomish County are based on other income data that combine King and Snohomish County and that come from other sources, so they differ significantly from these ACS income level estimates.

Snohomish County jurisdictions differ significantly in their population and housing characteristics so different policy and program responses to these estimated housing needs are appropriate. Jurisdictions with a larger percentage of lower-income housing units and households may appropriately focus on efforts to preserve and maintain their existing affordable housing stock, while communities with smaller shares of lower-income households and lower-cost housing stock might work to increase its supply of more affordable units. Specific strategies will also differ based on the

**TABLE 4-2**  
**Estimated Low-Moderate Income Housing Needs / 2010-35 Growth**

<b>Jurisdiction</b>	<b>Total Housing Unit Growth Need</b>	<b>Under 30% AMI Housing Need (11% of Total)</b>	<b>30-50% AMI Housing Need (11% of Total)</b>	<b>51-80% AMI Housing Need (17% of Total)</b>
<b>Snohomish County</b>				
Unincorp. urban areas	21,969	2,417	2,417	3,735
Rural areas	7,056	776	776	1,200
<b>Cities</b>				
Everett	25,458	2,800	2,800	4,328
Bothell	3,080	339	339	524
Lynnwood	7,901	869	869	1,343
Arlington	2,725	300	300	463
Edmonds	2,790	307	307	474
Lake Stevens	4,469	492	492	760
Marysville	10,513	1,156	1,156	1,787
Mill Creek	833	92	92	142
Monroe	1,220	134	134	207
Mountlake Terrace	2,326	256	256	395
Mukilteo	664	73	73	113
Brier	330	36	36	56
Darrington	120	13	13	20
Gold Bar	87	10	10	15
Granite Falls	1,835	202	202	312
Index	11	1	1	2
Snohomish	1,310	144	144	223
Stanwood	1,595	175	175	271
Sultan	829	91	91	141
Woodway	6	1	1	1
<b>Vision 2040 Geographies</b>				
Metropolitan Cities	25,458	2,800	2,800	4,328
Core Cities	10,981	1,098	1,098	1,867
Larger Cities	25,541	2,810	2,810	4,342
Small Cities	6,123	674	674	1,041
<b>Countywide Totals</b>	<b>97,128</b>	<b>10,684</b>	<b>10,684</b>	<b>16,512</b>

character of the community and its housing supply, as well as its residential land inventory. A predominantly single-family community could explore accessory dwelling units or cottage housing as

appropriate methods to encourage more affordable units in keeping with existing residential character. Jurisdictions should use their individual comprehensive plan's housing element as the avenue for evaluating and selecting the most appropriate tools and strategies to achieve reasonable progress towards meeting affordable housing goals.

Snohomish County's 2012 "Analysis of Impediments to Fair Housing Choices" was used to estimate the size of the special needs population in the County. That report found that 109,610 Snohomish County residents have special housing needs. The housing needs of these individuals will differ depending on their personal situation. Therefore, it is difficult to create a housing target for the special needs population. In fact, it may be impossible to break the special needs population into categories based on their unique housing requirements. Further complicating things is that part of the population is fully capable of living independently in their own housing unit provided that unit meets their specific needs while for others their specialized housing needs can only be accommodated in a group setting. Also, in some cases the housing issue includes a services issue. The information on special-needs populations in Chapter 2 represents the best data that was readily-available at the time this report was compiled. Additional data on these populations may become available from provider agencies in the future.

Further complicating the issue is many people with special needs are in the lower income categories, so not only do they require housing that accommodates their needs. It also needs to be affordable.

### **Gaps in Housing Supply Related to Low-income or Special Needs Populations**

When looking at the county as a whole, there is undoubtedly a gap between the supply of affordable housing units and the number of lower income households. Likewise, there is a gap between the number of people with special needs and the capacity of housing suitable for them. Because the distribution of lower income and special needs households is not uniform across the county, nor is the supply of affordable housing units and suitable housing facilities, the size of the gaps will differ for each jurisdiction. However, it can be safely stated that every jurisdiction has a gap in both the number of affordable units and suitable housing available.

It is the responsibility of each jurisdiction to plan for affordable housing within the regional context. Where possible, jurisdictions should adopt measures that facilitate the creation of new affordable housing units and retention of existing affordable housing units to try to reduce the regional gaps even as the population grows.

To address the housing needs of the special needs population, probably the best strategy for jurisdictions is to craft development regulations that accommodate the unique housing types required rather than trying to estimate a housing target number. That way when those with the expertise and knowledge of what is required for a specific special needs population identify a location to build the housing any potential regulatory roadblocks will already have been removed.

## **How to Use the Housing Need Forecast**

The estimates of housing need for 2035 provide a context for planning efforts to meet housing demands. Because for the most part jurisdictions do not build housing units, meeting housing demands for all populations will be determined by the market place, housing authorities and governmental housing assistance programs. However, local jurisdictions do influence the use of land upon which new housing can be built and will be able to adjust zoning and other land use development regulations to accommodate the creation of housing units as needed as the market place responds to the demand. Both requirements and incentives can be created in regulations to influence how, where and what kind of housing private, public, and non-profit housing developers may be inclined to build in each jurisdiction.

## **CHAPTER 5**

### **Residential Land Supply and Housing Capacity**

The demand for additional housing required to accommodate projected population growth will not be met unless there is an adequate supply and capacity of residentially zoned land available for development. The PSRC's *Vision 2040* regional plan calls for bending the trend for growth projections. This bending of the trend means that the assumptions for growth and density within some locations in the County will need to change over time to accommodate the greater amount of projected growth. The GMA requires local jurisdictions to assess periodically their residential land supply and capacity through the preparation of a "buildable lands" inventory and report. Previously, this report was required every 5 years. However, with recent amendments to the GMA, this report is now due every 8 years, with the next one due in 2022.

The information in this chapter is derived from the *2012 Buildable Lands Report (BLR)* recently completed for Snohomish County. The methodology used to prepare the BLR was developed through Snohomish County Tomorrow in 2000, as documented in a procedures report prepared by the consulting firm ECONorthwest. This methodology was used for the 2002 and 2007 reports, as well as the 2012 report. Both the procedures report and the three BLRs prepared since 2002 using the methodology are available on the county website.

#### **2012 Buildable Lands Report**

The latest BLR, pursuant to the GMA specific requirements, compares the supply and capacity of available residential land with the projected demand for housing through the year 2025. That projected demand is expressed as population growth targets that were "reconciled" in 2006 and were reflected in the county and city comprehensive plans that were all updated during the 2004-06 period. Those plan updates satisfied another GMA requirement for periodic updating of comprehensive plans to accommodate new state projections of future growth. Initial population growth targets for those plans were originally developed by the SCT PAC, recommended by the SCT Steering Committee, and ultimately adopted by the Snohomish County Council in 2004. Following completion of the comprehensive plan updates, a target reconciliation process conducted through SCT led to selected target modifications approved in 2006. A similar process will occur following completion of the current round of comprehensive plan updates due in 2015. The updated plans must be capable of accommodating the new state projections of future growth to the year 2035.

The information in the 2012 BLR generally reflects 2011 land use and development data. It concludes that the residential capacity of the county's total aggregated urban growth area exceeds the total 2025 population growth target for that area by about 20 percent. Disaggregating the total UGA area into individual cities and MUGAs, however, reveals potential capacity shortfalls in selected areas (as documented in the 2012 BLR). Jurisdiction-level data reflects city boundaries as they existed on April 1, 2011. City annexations of unincorporated UGA areas that occur after this date could impact both residential capacity and population and housing unit growth targets. SCT practice

has been to not adjust either growth targets or capacity estimates to account for such annexations until the next GMA-required update of the comprehensive plan. The individual city and unincorporated residential land supply and capacity results for the Southwest UGA and the outlying UGAs are described in the next sections.

## Urban Residential Lands

**Southwest UGA.** Snohomish County's urban residential land supply is contained within 20 incorporated cities, as well as unincorporated urban areas, located within 13 different urban growth areas. The Southwest UGA (SWUGA) contains 9 cities and a large unincorporated area defined by one continuous urban growth boundary. In 2011, the SWUGA contained over 434,000 people, or

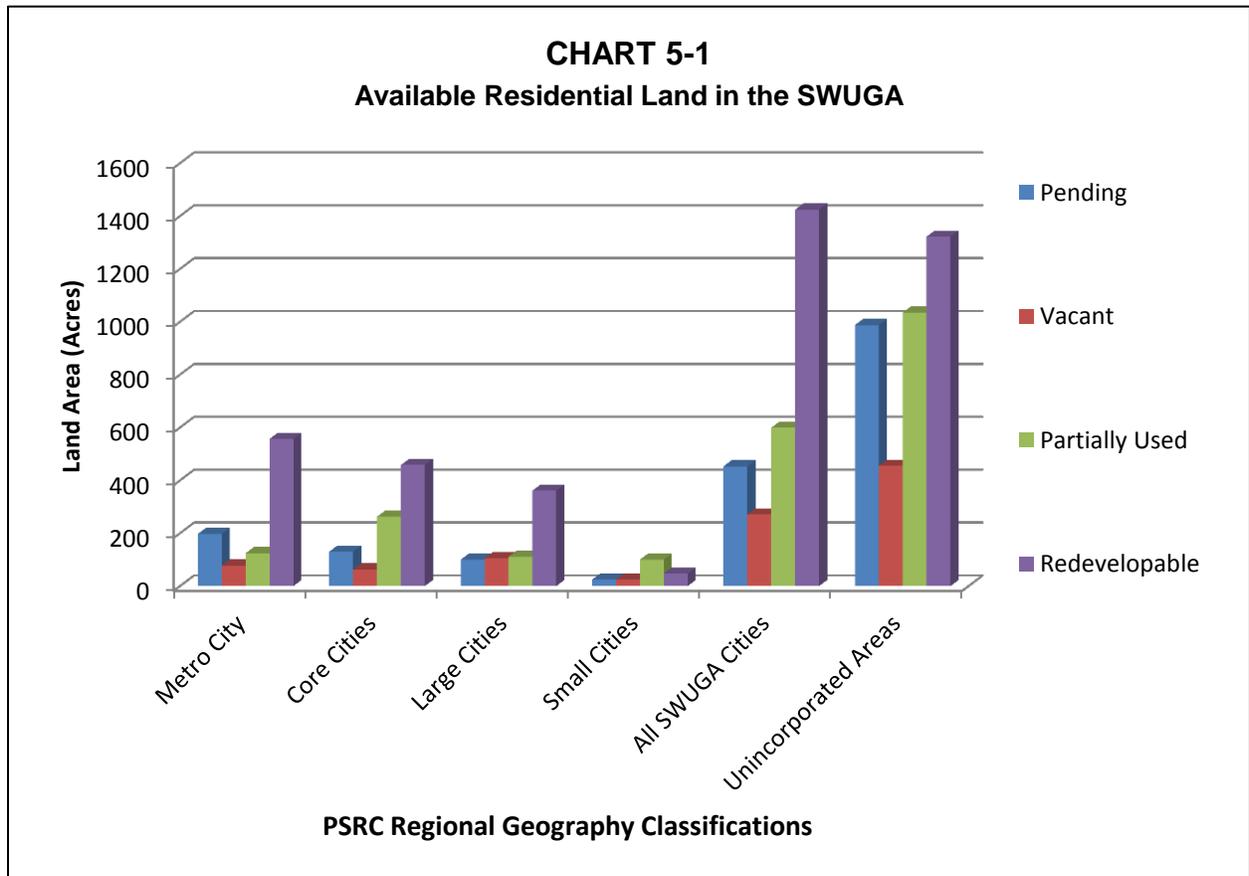
**TABLE 5-1**  
**SWUGA Buildable Residential Land (in Acres)**

<b>Jurisdiction by PSRC Regional Geography</b>	<b>Pending</b>	<b>Vacant</b>	<b>Partially Used</b>	<b>Redevelopable</b>	<b>TOTAL</b>
Everett (Metropolitan City)	197.8	77.99	124.93	557.04	957.77
Lynnwood	63.16	18.98	41.59	301.93	425.66
Bothell	67.38	44.02	221.23	156.34	488.97
<i>Total – Core Cities</i>	<i>130.54</i>	<i>63</i>	<i>262.82</i>	<i>458.27</i>	<i>914.62</i>
Edmonds	40.09	48.68	59.75	220.54	369.06
Mill Creek	25.83	15.82	20.19	19.15	80.99
Mountlake Terrace	20.61	12.29	14.79	83.07	130.76
Mukilteo	13.67	28.98	16.54	38.37	97.56
<i>Total – SWUGA Larger Cities</i>	<i>100.2</i>	<i>105.77</i>	<i>111.27</i>	<i>361.13</i>	<i>678.37</i>
Brier	24.88	14.49	71.94	39.91	151.22
Woodway	0	10.24	28.44	7.95	46.63
<i>Total – SWUGA Small Cities</i>	<i>24.88</i>	<i>24.73</i>	<i>100.38</i>	<i>47.86</i>	<i>197.85</i>
All SWUGA Cities	453.42	271.49	599.4	1,424.29	2,748.60
Unincorporated Areas	987.75	461.99	1,035.13	1,322.16	3,807.23
<b>TOTAL SWUGA</b>	<b>1,441.17</b>	<b>733.48</b>	<b>1,634.53</b>	<b>2,746.44</b>	<b>6,555.83</b>

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

NOTE: Table uses city boundaries as of December 13, 2012; buildable acres for pending, vacant and redevelopable land status categories; and surplus acres for the partially-used land status category.

about 60 percent of the county’s total population. Based on the 2025 growth targets, that share is expected to drop only slightly in 2025, when the SWUGA is projected to have a total population of 533,125. The BLR analysis shows residential land capacity of the SWUGA for over 560,000 people, suggesting that overall capacity under current zoning or development regulations within the SWUGA is adequate to meet the 2025 SWUGA growth target. However, since the cities and county are now embarking on comprehensive plan updates to meet new 2035 growth targets, most jurisdictions will have to start exploring possible capacity-enhancing measures as part of that plan update process. These will be discussed in Chapter 6.



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

Table 5-1 summarizes the supply of buildable residential land for each city within the SWUGA, and the unincorporated areas within it, as reported in the 2012 BLR. The data is further aggregated and sub-totaled by PSRC regional geography classification: metropolitan city (Everett), core cities, larger cities, small cities and unincorporated urban areas. Organizing the data in this way facilitates comparison with the growth targets in the regional growth strategy of *Vision 2040*. This is graphically illustrated in Chart 5-1, which highlights the disparity of available residential land area in the cities in contrast with the unincorporated areas.

Buildable land available for future residential development is classified into one of four categories: pending, vacant, partially used or redevelopable. “Pending” land includes all parcels that are currently vacant but have some form of land development proposal, such as a preliminary plat. No market reduction factor has been applied to these lands since the landowner’s intent to develop is apparent. “Partially used” land includes parcels that have existing buildings, but also significant additional open land with development potential without demolition of existing buildings. “Redevelopable” land includes parcels with existing buildings that are considered reasonable candidates for demolition, and generally for more intensive development, within the 20-year planning

**TABLE 5-2**  
**SWUGA Estimated Available Capacity – Single-Family Units**

<b>Jurisdiction by PSRC Regional Geography</b>	<b>Pending</b>	<b>Vacant</b>	<b>Partially Used</b>	<b>Redevelopable<sup>1</sup></b>	<b>TOTAL</b>
Everett (Metropolitan City)	751	174	310	-125	1,110
Lynnwood	117	52	88	70	327
Bothell	263	135	382	296	1,076
<i>Total – Core Cities</i>	<i>380</i>	<i>187</i>	<i>470</i>	<i>366</i>	<i>1,403</i>
Edmonds	131	156	122	34	443
Mill Creek	168	31	43	24	266
Mountlake Terrace	94	12	40	-49	97
Mukilteo	114	102	36	61	313
<i>Total – SWUGA Larger Cities</i>	<i>507</i>	<i>301</i>	<i>241</i>	<i>70</i>	<i>1,119</i>
Brier	68	37	109	52	266
Woodway	0	12	15	2	29
<i>Total – SWUGA Small Cities</i>	<i>68</i>	<i>49</i>	<i>124</i>	<i>54</i>	<i>295</i>
All SWUGA Cities	1,706	711	1,145	365	3,927
Unincorporated Areas	7,429	1,876	4,062	3,402	16,769
<b>TOTAL SWUGA</b>	<b>9,135</b>	<b>2,587</b>	<b>5,207</b>	<b>3,767</b>	<b>20,696</b>

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

NOTE: Table uses city boundaries as of December 13, 2012; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.

FOOTNOTES: 1. These figures reflect the net combination of available capacity and anticipated loss of single-family units to redevelopment.



horizon of the comprehensive plan. The table and chart above both clearly show that a majority of the available urban residential land in the SWUGA is not in the pending or vacant categories, but in the partially used and redevelopable land categories, which are usually considered to be more challenging to develop and more difficult to predict when redevelopment will occur. Map 5-1 shows graphically the available residential land, and the breakdown by land category, for all jurisdictions in the county.

More significant than land acreage is the *capacity* of land to accommodate additional dwelling units. The Tables 5-2 and 5-3 show residential land capacity for single-family and multi-family units, respectively, in all of the SWUGA cities and the unincorporated area. With the exception of the pending category (which uses known development application information for capacity), capacity is estimated using both existing zoning and past development history to determine likely dwelling unit

**TABLE 5-3**  
**SWUGA Estimated Available Capacity – Multi-Family Units**

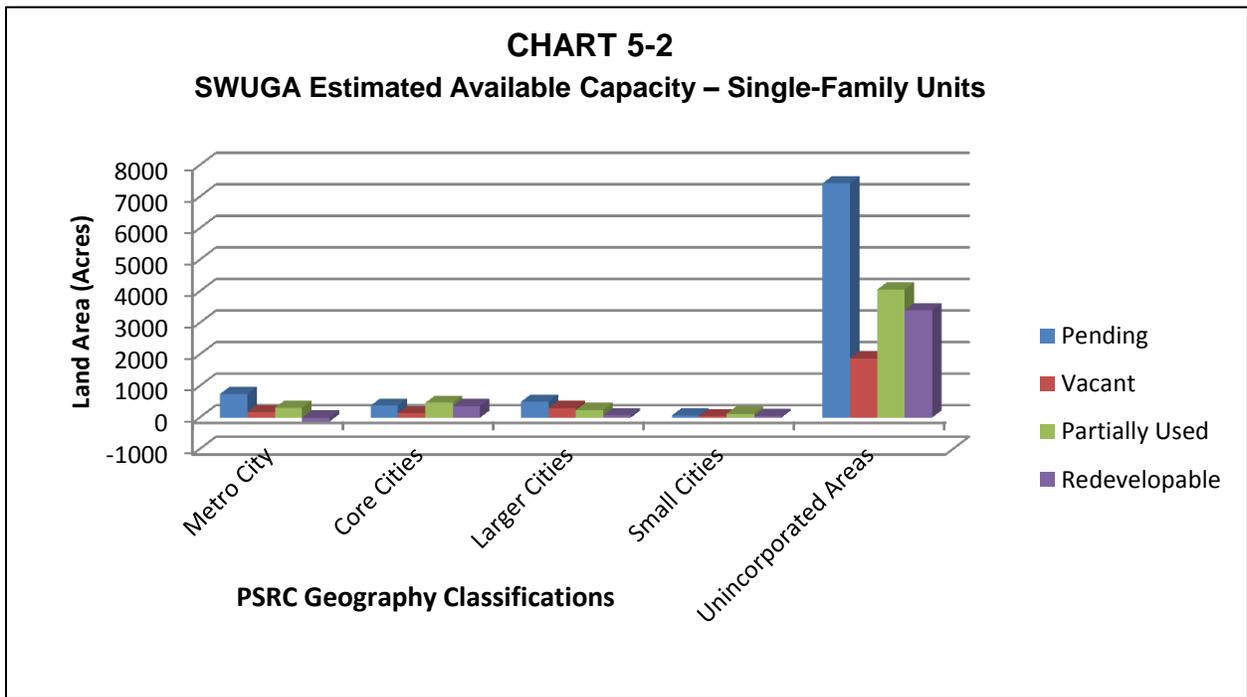
<b>Jurisdiction</b>	Pending	Vacant	Partially Used	Redevelopable <sup>1</sup>	TOTAL
Everett (Metropolitan City)	2,352	1,006	147	9,262	12,767
Lynnwood	542	30	7	3,865	4,444
Bothell	0	28	75	80	183
<i>Total – Core Cities</i>	<i>542</i>	<i>58</i>	<i>82</i>	<i>3,945</i>	<i>4,627</i>
Edmonds	686	233	0	1284	2203
Mill Creek	314	80	3	44	441
Mountlake Terrace	431	303	10	837	1581
Mukilteo	2	164	0	84	250
<i>Total – SWUGA Larger Cities</i>	<i>1,433</i>	<i>780</i>	<i>13</i>	<i>2,249</i>	<i>4,475</i>
Brier	0	0	0	0	0
Woodway	0	0	0	0	0
<i>Total – SWUGA Small Cities</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
All SWUGA Cities	4,327	1,844	242	15,456	21,869
Unincorporated Areas	6,468	3,287	165	6,872	16,792
<b>TOTAL SWUGA</b>	<b>10,795</b>	<b>5,131</b>	<b>407</b>	<b>22,328</b>	<b>38,661</b>

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

NOTES: These multi-family unit totals include senior apartments; Table uses city boundaries as of December 13, 2012; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.

FOOTNOTES: 1. These figures reflect the net combination of available capacity and anticipated loss of single-family units to redevelopment.

yields for the remaining three categories of available land. For these categories, the dwelling unit capacity figures reflect 2012 BLR estimates based on existing zoning and development regulations, and observed density yields for each zoning classification. These figures show that the vast majority of available residential land capacity within the cities is for multi-family development. Within the unincorporated portions of the SWUGA, there is a more equal split between available single-family and multi-family residential capacity. Table 5-2 displays estimates of available capacity for additional single-family units in each of the four land categories described above, while Table 5-3 shows the same data for multi-family units. It should be noted that the BLR reports “negative capacity” for single-family in Table 5-2 and “nets out” losses due to anticipated demolitions within each zoning district within the redevelopable category. In some locations, more single-family homes are expected to be lost than gained in the redevelopment process. The figures in Table 5-2 reflect net available capacity, with demolished single-family units accounted for in the totals. This anticipated loss of single-family units to redevelopment is a factor in the estimation of future housing needs addressed in Chapter 4.

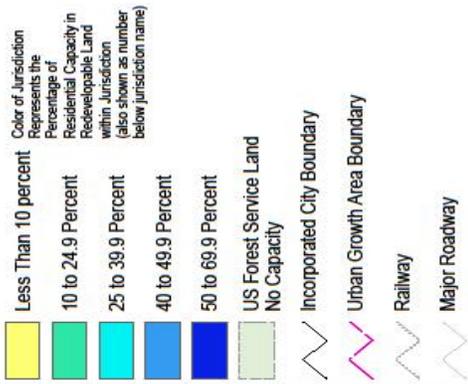


DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

# PERCENTAGE OF AVAILABLE RESIDENTIAL UNIT CAPACITY IN REDEVELOPABLE LAND

**SHOHOH COUNTY DATA AND MAP DISCLAIMER:**  
 All maps, data, and information herein ("Data") are for illustrative purposes only and are not to be construed as a representation or warranty of any kind. The Data is provided for informational purposes only and is not intended to be used for any other purpose. The Data is provided as a general overview and is not intended to be used for any specific purpose. The Data is provided as a general overview and is not intended to be used for any specific purpose. The Data is provided as a general overview and is not intended to be used for any specific purpose.

## PERCENT OF RESIDENTIAL UNIT CAPACITY IN REDEVELOPABLE LAND BY JURISDICTION



Data Source: 2012 Buildable Lands Report



Map Area Enlarged

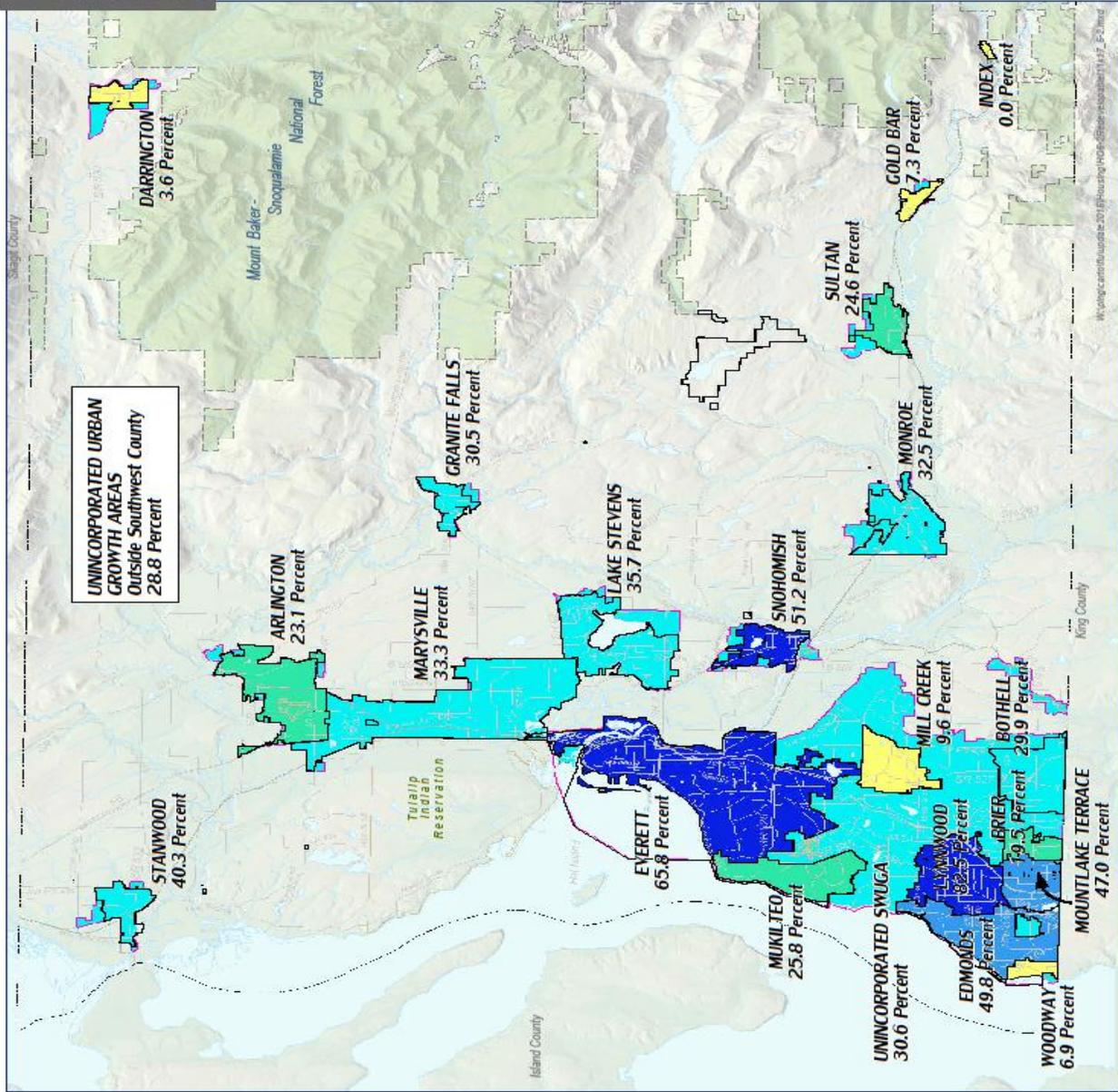


Chart 5-2 graphically demonstrates that most of the available single-family residential capacity in the SWUGA – in all of the four land categories – is located within the unincorporated areas, not within the cities.

Table 5-4 shows the distribution of residential capacity among the cities and unincorporated portion of the SWUGA between single-family and multi-family, as well as among the four categories of available land. Again, the table is separated into parts based on the PSRC regional geography classifications applicable to the SWUGA. This data clearly shows the range of residential land availability within the SWUGA, with cities like Bothell and Mukilteo still having a fair proportion of their available capacity in single-family housing. Cities like Everett and Lynnwood, by contrast, have much of their available capacity in multi-family housing. The unincorporated areas of the SWUGA have virtually equal available capacity in both single-family and multi-family categories.

**TABLE 5-4**  
**SWUGA Estimated Available Capacity –**  
**Percentage Distribution by Land Category and Unit Type**  
**Metropolitan City and Core Cities**

Jurisdiction		Pending	Vacant	Partially Used	Redevelopable	TOTAL
EVERETT	Single-Family	5.4%	1.3%	2.2%	-0.9%	8.0%
	Multi-Family	16.9%	7.2%	1.1%	66.7%	92.0%
	All Res.	22.4%	8.5%	3.3%	65.8%	100.0%
LYNN- WOOD	Single-Family	2.5%	1.1%	1.8%	1.5%	6.9%
	Multi-Family	11.4%	0.6%	0.1%	81.0%	93.1%
	All Res.	13.8%	1.7%	2.0%	82.5%	100.0%
BOTHELL	Single-Family	20.9%	10.7%	30.3%	23.5%	85.5%
	Multi-Family	0.0%	2.2%	6.0%	6.4%	14.5%
	All Res.	20.9%	12.9%	36.3%	29.9%	100.0%
TOTAL CORE CITIES	Single-Family	6.3%	3.1%	7.8%	6.1%	23.3%
	Multi-Family	9.0%	1.0%	1.4%	65.4%	76.7%
	All Res.	15.3%	4.1%	9.2%	71.5%	100.0%

### SWUGA Larger Cities

Jurisdiction		Pending	Vacant	Partially Used	Redevelopable	TOTAL
EDMONDS	Single-Family	5.0%	5.9%	4.6%	1.3%	16.7%
	Multi-Family	25.9%	8.8%	0.0%	48.5%	83.3%
	All Res.	30.9%	14.7%	4.6%	49.8%	100.0%
MILL CREEK	Single-Family	23.8%	4.4%	6.1%	3.4%	37.6%
	Multi-Family	44.4%	11.3%	0.4%	6.2%	62.4%
	All Res.	68.2%	15.7%	6.5%	9.6%	100.0%
MOUNTLAKE TERRACE	Single-Family	5.6%	0.7%	2.4%	-2.9%	5.8%
	Multi-Family	25.7%	18.1%	0.6%	49.9%	94.2%
	All Res.	31.3%	18.8%	3.0%	47.0%	100.0%
MUKILTEO	Single-Family	20.2%	18.1%	6.4%	10.8%	55.6%
	Multi-Family	0.4%	29.1%	0.0%	14.9%	44.4%
	All Res.	20.6%	47.2%	6.4%	25.8%	100.0%
ALL SWUGA LARGER CITIES	Single-Family	9.1%	5.4%	4.3%	1.3%	20.0%
	Multi-Family	25.6%	13.9%	0.2%	40.2%	80.0%
	All Res.	34.7%	19.3%	4.5%	41.5%	100.0%

### SWUGA Small Cities

Jurisdiction		Pending	Vacant	Partially Used	Redevelopable	TOTAL
BRIER	Single-Family	25.6%	13.9%	41.0%	19.5%	100.0%
	Multi-Family	0.0%	0.0%	0.0%	0.0%	0.0%
	All Res.	25.6%	13.9%	41.0%	19.5%	100.0%
WOOD-WAY	Single-Family	0.0%	41.4%	51.7%	6.9%	100.0%
	Multi-Family	0.0%	0.0%	0.0%	0.0%	0.0%
	All Res.	0.0%	41.4%	51.7%	6.9%	100.0%

<b>SWUGA SMALL CITIES</b>	Single-Family	23.1%	16.6%	42.0%	18.3%	100.0%
	Multi-Family	0.0%	0.0%	0.0%	0.0%	0.0%
	All Res.	23.1%	16.6%	42.0%	18.3%	100.0%

**SWUGA Totals**

<b>Jurisdiction</b>		<b>Pending</b>	<b>Vacant</b>	<b>Partially Used</b>	<b>Redevelopable</b>	<b>TOTAL</b>
<b>ALL SWUGA CITIES</b>	Single-Family	6.6%	2.8%	4.4%	1.4%	15.2%
	Multi-Family	16.8%	7.1%	0.9%	59.9%	84.8%
	All Res.	23.4%	9.9%	5.4%	61.3%	100.0%
<b>UNINCORPORATED AREAS</b>	Single-Family	22.1%	5.6%	12.1%	10.1%	50.0%
	Multi-Family	19.3%	9.8%	0.5%	20.5%	50.0%
	All Res.	41.4%	15.4%	12.6%	30.6%	100.0%
<b>TOTAL SWUGA</b>	Single-Family	15.4%	4.4%	8.8%	6.3%	34.9%
	Multi-Family	18.2%	8.6%	0.7%	37.6%	65.1%
	All Res.	33.6%	13.0%	9.5%	44.0%	100.0%

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

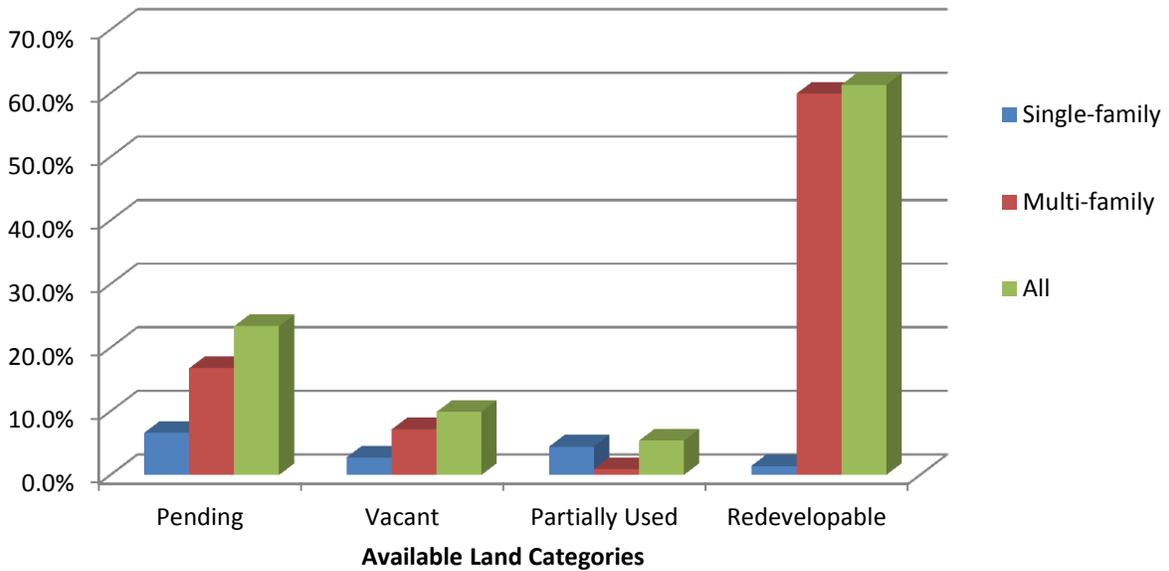
NOTE: Table uses city boundaries as of December 13, 2012; and uses additional housing unit capacity after market availability and miscellaneous public purpose reductions.

Although there is considerable variation among cities in the categories of land that contain the most capacity, the redevelopable land tends to have the greatest share of the four categories for most cities. The pending category also contains a sizable share for most cities – notably in Mill Creek and the unincorporated areas – suggesting continued strong market interest in the SWUGA. Map 5-2 graphically illustrates the importance of redevelopable land in the total residential land supply.

The total distribution of available land capacity in the SWUGA is summarized graphically in Chart 5-3 (for all SWUGA cities) and Chart 5-4 (for all unincorporated SWUGA areas) on the following pages. In the cities (particularly in Everett, Lynnwood, and Mountlake Terrace) the majority of available residential land capacity is in the redevelopable category for multi-family housing. Within the unincorporated areas, there is a more even distribution between single-family and multi-family, and among the four land categories.

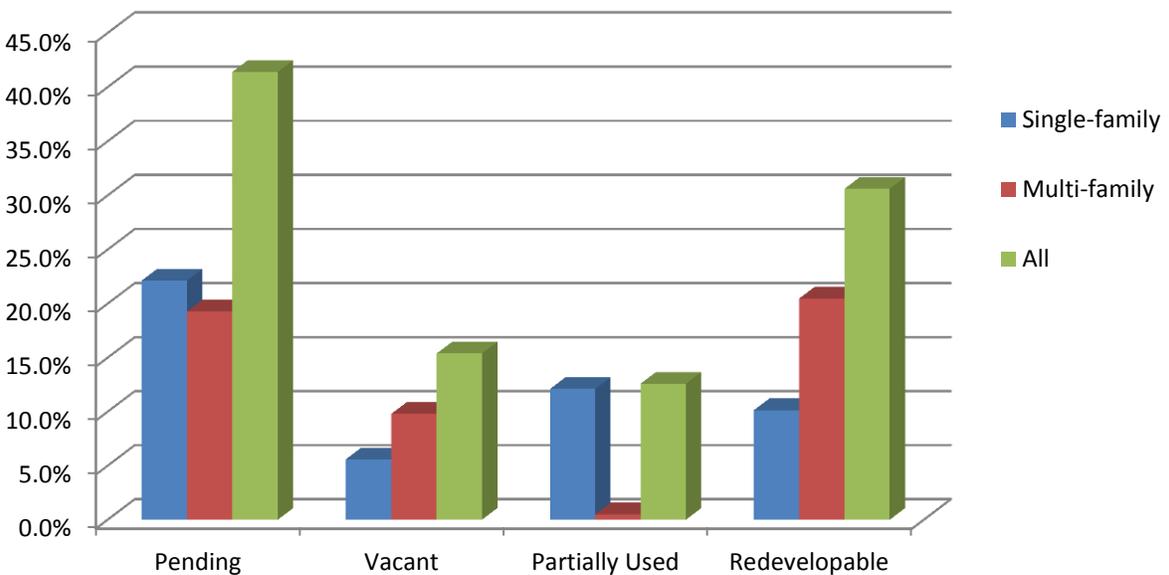
**Outlying UGAs.** The remaining eleven cities in Snohomish County are each situated within their own freestanding UGA, with all but Index having some unincorporated urban land around the city's

**CHART 5-3**  
**Estimated Available Capacity – Percentage Distribution by Land Category and Unit Type - All SWUGA Cities**



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

**CHART 5-4**  
**Estimated Available Capacity – Percentage Distribution by Land Category and Unit Type - Unincorporated SWUGA**



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

corporate limits. Taken altogether, these outlying UGAs contain more available residential land supply than the SWUGA (compare Table 5-1 with Table 5-5). Similar to the situation within the SWUGA, however, much of the available land within these outlying UGAs is within the partially used and redevelopable categories, meaning that there are some existing buildings on these parcels that will either have to be preserved or demolished for new residential development.

The following series of tables mirror those above for the Southwest UGA. Table 5-5 shows available land to accommodate future growth in the same four categories described above, and Tables 5-6 and 5-7 show available land capacity for single-family and multi-family units, respectively. Although the outlying UGAs have a larger overall inventory of residential land, they have slightly less capacity for additional single-family development compared with the SWUGA. There is also less, although still significant, capacity for additional multi-family development.

**TABLE 5-5**  
**Outlying UGAs - Buildable Residential Land (Acres)**

<b>Jurisdiction by PSRC Regional Geography</b>	<b>Pending</b>	<b>Vacant</b>	<b>Partially Used</b>	<b>Redevelopable</b>	<b>TOTAL</b>
Arlington	35.29	124.49	220.72	118.76	499.24
Lake Stevens	169.84	82.31	197.50	304.05	753.70
Marysville	310.09	443.76	749.71	812.65	2316.21
Monroe	14.12	69.28	181.74	159.21	424.35
<i>Total – Outlying Larger Cities</i>	<i>529.34</i>	<i>719.83</i>	<i>1349.65</i>	<i>1394.66</i>	<i>3993.48</i>
Darrington	0	32.89	36.8	4.3	73.99
Gold Bar	7.88	26.7	21.78	6.19	62.55
Granite Falls	1.77	169.21	125.69	112.69	409.36
Index	0	1.84	1.32	0	3.16
Snohomish / Small City	28.38	41.47	60.8	165.12	295.78
Stanwood / Small City	53.74	65.6	67.34	121.84	308.51
Sultan / Small City	17.1	43.8	114.82	78.29	254.01
<i>Total – Outlying Small Cities</i>	<i>108.86</i>	<i>381.51</i>	<i>428.55</i>	<i>488.43</i>	<i>1407.35</i>
All Outlying Cities	<b>638.20</b>	<b>1101.34</b>	<b>1778.20</b>	<b>1883.10</b>	<b>5400.83</b>
All Unincorporated	<b>39.91</b>	<b>232.02</b>	<b>664.18</b>	<b>485.70</b>	<b>1421.81</b>
<b>TOTAL – OUTLYING UGAs</b>	<b>678.10</b>	<b>1333.36</b>	<b>2442.38</b>	<b>2368.80</b>	<b>6822.64</b>

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

NOTE: Table uses city boundaries as of December 13, 2012; buildable acres for pending, vacant and redevelopable land status categories; and surplus acres for the partially-used land status category.

Primarily as a result of a major annexation completed in 2009, the city of Marysville has, by far, the largest inventory of available residential land of any Snohomish County city. Elsewhere in the outlying UGAs, significant residential land is available for additional development in Lake Stevens, Granite Falls, Arlington, Monroe, Stanwood and the unincorporated areas. Aggregated data by the PSRC regional geographies from Table 5-5 is depicted graphically in Chart 5-5. This chart illustrates that, even in these outlying UGAs, a significant share of the available land is within the more challenging partially used and redevelopable categories. It also shows that the larger cities have the

**TABLE 5-6**  
**Outlying UGAs Estimated Available Capacity – Single-Family Units**

Jurisdiction by PSRC Regional Geography	Pending	Vacant	Partially Used	Redevelopable <sup>1</sup>	TOTAL
Arlington	179	502	634	333	1,648
Lake Stevens	1,480	244	429	297	2,450
Marysville	1,371	902	2,197	1558	6,028
Monroe	82	237	539	330	1,188
<i>Total – Outlying Larger Cities</i>	<i>3,112</i>	<i>1,885</i>	<i>3,799</i>	<i>2518</i>	<i>11,314</i>
Darrington	0	77	57	5	139
Gold Bar	23	57	35	9	124
Granite Falls	11	420	380	172	983
Index	0	10	4	0	14
Snohomish	221	123	182	81	607
Stanwood	266	123	140	275	804
Sultan	137	149	392	222	900
<i>Total – Outlying Small Cities</i>	<i>658</i>	<i>959</i>	<i>1,190</i>	<i>764</i>	<i>3,571</i>
All Outlying Cities	<b>3,770</b>	<b>2,844</b>	<b>4,989</b>	<b>3,282</b>	<b>14,885</b>
All Unincorporated	244	824	1829	1,165	4,062
<b>TOTAL – OUTLYING UGAs</b>	<b>4,014</b>	<b>3,668</b>	<b>6,818</b>	<b>4,447</b>	<b>18,947</b>

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

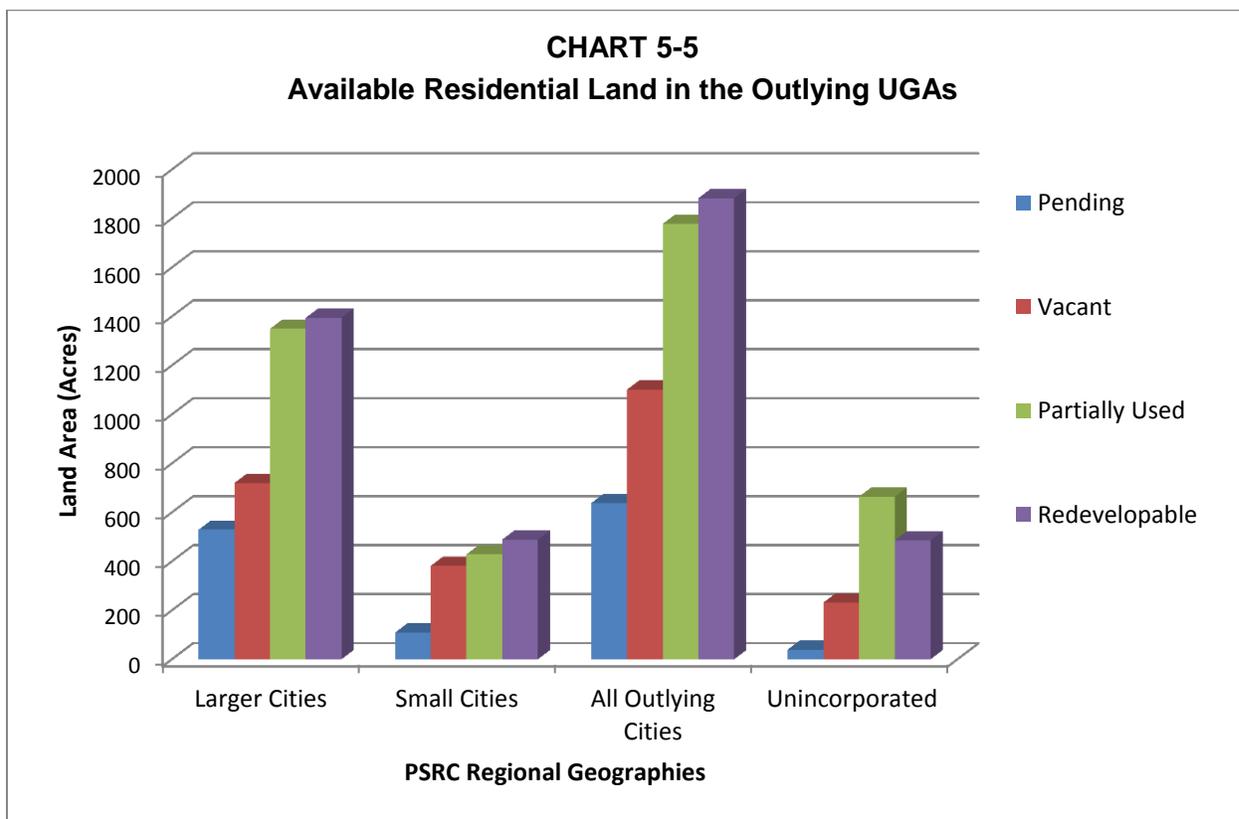
NOTES: Table uses city boundaries as of December 13, 2012; and shows additional housing unit capacity aftermarket availability and miscellaneous public purpose reductions.

FOOTNOTES: 1. These figures reflect the net combination of available capacity and anticipated loss of single-family units to redevelopment.

greatest inventory of land in all land categories. Map 5-1 shows the available residential land supply for all Snohomish County cities grouped into five categories described on the map legend. In addition, the percentage breakdown of this inventory by land status is shown on an accompanying bar chart for each city.

Table 5-6 shows the capacity of land zoned for single-family development to accommodate additional single-family units. As with buildable land area, this capacity is largely concentrated in Marysville, Lake Stevens, and the unincorporated areas, although significant capacity for new single-family units also exists in Arlington, Monroe, Granite Falls, Sultan, and Stanwood.

Table 5-7 reveals that significant capacity also exists for multi-family development in the outlying UGAs. Again, Marysville and Lake Stevens lead the way in this category, but significant multi-family capacity also exists in Granite Falls, Arlington, Stanwood, and Snohomish. In many of these cases – and particularly in Lake Stevens and Snohomish – a sizable share of this multi-family capacity is provided through redevelopable land. This type of capacity may not be realized until later in the comprehensive planning period when other, less challenging categories of land have been developed. Summary data from this table is also shown graphically on Chart 5-6.



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

**TABLE 5-7**  
**Outlying UGAs Estimated Available Capacity – Multi-Family Units**

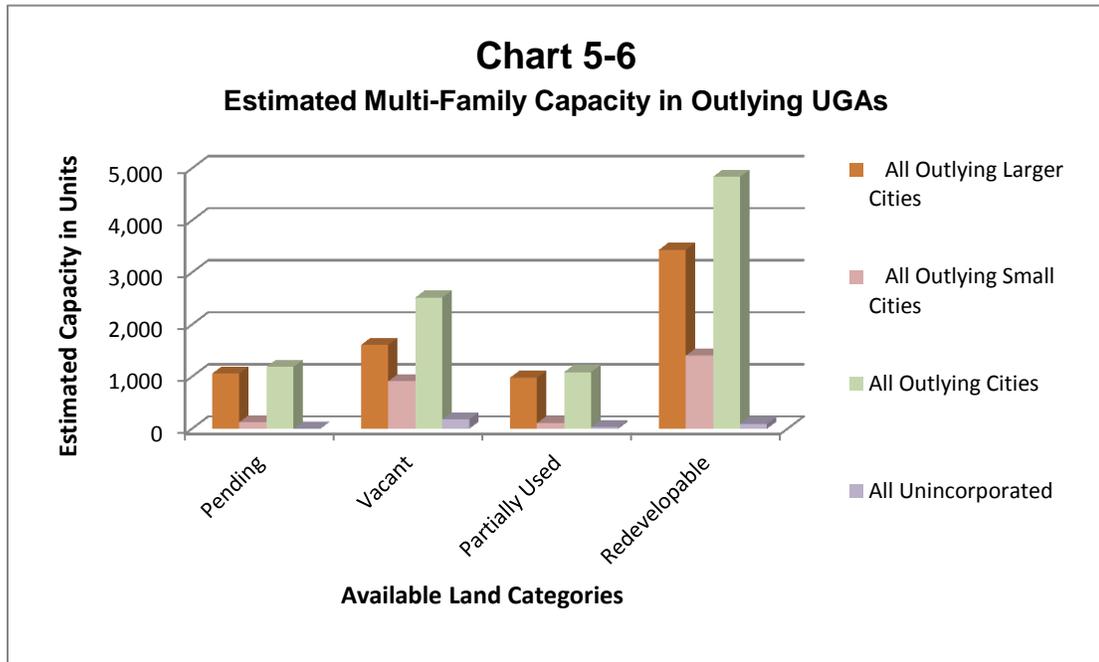
<b>Jurisdiction by PSRC Regional Geography</b>	<b>Pending</b>	<b>Vacant</b>	<b>Partially Used</b>	<b>Redevelopable<sup>1</sup></b>	<b>TOTAL</b>
Arlington	0	245	412	259	916
Lake Stevens	126	274	182	1,223	1,805
Marysville	911	917	368	1,767	3,963
Monroe	24	173	17	186	400
<i>Total – Outlying Larger Cities</i>	<i>1,061</i>	<i>1,609</i>	<i>979</i>	<i>3,435</i>	<i>7,084</i>
Darrington	0	0	0	0	0
Gold Bar	0	0	0	0	0
Granite Falls	0	492	84	438	1,014
Index	0	0	0	0	0
Snohomish	0	100	2	579	681
Stanwood	124	313	7	381	825
Sultan	0	4	14	5	23
<i>Total – Outlying Small Cities</i>	<i>124</i>	<i>909</i>	<i>107</i>	<i>1,403</i>	<i>2,543</i>
All Outlying Cities	1,185	2,518	1,086	4,838	9,627
All Unincorporated	0	181	27	91	299
<b>TOTAL – OUTLYING UGAs</b>	<b>1,185</b>	<b>2,699</b>	<b>1,113</b>	<b>4,929</b>	<b>9,926</b>

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

NOTES: These multi-family unit totals include senior apartments; Table uses city boundaries as of December 13, 2012; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.

FOOTNOTES: 1. These figures reflect the net combination of available capacity and anticipated loss of multi-family units to redevelopment.

Table 5-8 shows the distribution of available capacity in the outlying UGAs among land categories and by dwelling unit type. As with the corresponding SWUGA table, this table also organizes the cities by PSRC regional geography classification – in this case, “larger” and “small” cities. Both types of cities, collectively, have about 60% of their available residential capacity in single-family units and 40 percent in multi-family units. Among the larger cities, the share of total capacity for multi-family ranges from about 25 percent in Monroe to about 42 percent in Lake Stevens. Among the small outlying cities, the range is from 0 percent in Index, Gold Bar and Darrington to just over 50 percent in Granite Falls, Snohomish, and Stanwood. The share of each jurisdiction’s available residential capacity in multi-family units is shown graphically in Map 5-3.



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

**TABLE 5-8  
Outlying UGAs Estimated Available Capacity –  
Percentage Distribution by Land Category and Unit Type, PSRC Larger Cities**

Jurisdiction/Unit Type		Pending	Vacant	Partially Used	Redevelopable	TOTAL
<b>ARLINGTON</b>	Single-Family	7.0%	19.6%	24.7%	13.0%	64.3%
	Multi-Family	0.0%	9.6%	16.1%	10.1%	35.7%
	All Res.	7.0%	29.1%	40.8%	23.1%	100.0%
<b>LAKE STEVENS</b>	Single-Family	34.8%	5.7%	10.1%	7.0%	57.6%
	Multi-Family	3.0%	6.4%	4.3%	28.7%	42.4%
	All Res.	37.7%	12.2%	14.4%	35.7%	100.0%
<b>MARYSVILLE</b>	Single-Family	13.7%	9.0%	22.0%	15.6%	60.3%
	Multi-Family	9.1%	9.2%	3.7%	17.7%	39.7%
	All Res.	22.8%	18.2%	25.7%	33.3%	100.0%

Jurisdiction/Unit Type		Pending	Vacant	Partially Used	Redevelopable	TOTAL
MONROE	Single-Family	5.2%	14.9%	33.9%	20.8%	74.8%
	Multi-Family	1.5%	10.9%	1.1%	11.7%	25.2%
	All Res.	6.7%	25.8%	35.0%	32.5%	100.0%
OUTLYING LARGER CITIES	Single-Family	16.9%	10.2%	20.6%	13.7%	61.5%
	Multi-Family	5.8%	8.7%	5.3%	18.7%	38.5%
	All Res.	22.7%	19.0%	26.0%	32.4%	100.0%

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

### PSRC Small Cities

Jurisdiction/Unit Type		Pending	Vacant	Partially Used	Redevelopable	TOTAL
DARRINGTON	Single-Family	0%	55.4%	41.0%	3.6%	100%
	Multi-Family	0%	0%	0%	0%	0%
	All Res.	0%	55.4%	41.0%	3.6%	100%
GOLD BAR	Single-Family	18.5%	46.0%	28.2%	7.3%	100%
	Multi-Family	0%	0%	0%	0%	0%
	All Res.	18.5%	46.0%	28.2%	7.3%	100%
GRANITE FALLS	Single-Family	0.6%	21.0%	19.0%	8.6%	49.2%
	Multi-Family	0.0%	24.6%	4.2%	21.9%	50.8%
	All Res.	0.6%	45.7%	23.2%	30.5%	100.0%
INDEX	Single-Family	0%	71.4%	28.6%	0%	100%
	Multi-Family	0%	0%	0%	0%	0%
	All Res.	0%	71.4%	28.6%	0%	100%

Jurisdiction/Unit Type		Pending	Vacant	Partially Used	Redevelopable	TOTAL
SNOHOMISH	Single-Family	17.2%	9.5%	14.1%	6.3%	47.1%
	Multi-Family	0.0%	7.8%	0.2%	45.0%	52.9%
	All Res.	17.2%	17.3%	14.3%	51.2%	100.0%
STANWOOD	Single-Family	16.3%	7.6%	8.6%	16.9%	49.4%
	Multi-Family	7.6%	19.2%	0.4%	23.4%	50.6%
	All Res.	23.9%	26.8%	9.0%	40.2%	100%
SULTAN	Single-Family	14.8%	16.1%	42.5%	24.1%	97.5%
	Multi-Family	0%	0.4%	1.5%	0.5%	2.5%
	All Res.	14.8%	16.6%	44.0%	24.6%	100%
OUTLYING SMALL CITIES	Single-Family	10.8%	15.7%	19.5%	12.5%	58.4%
	Multi-Family	2.0%	14.9%	1.8%	22.9%	41.6%
	All Res.	12.8%	30.6%	21.2%	35.4%	100.0%
ALL OUTLYING CITIES	Single-Family	15.4%	11.6%	20.4%	13.4%	60.7%
	Multi-Family	4.8%	10.3%	4.4%	19.7%	39.3%
	All Res.	20.2%	21.9%	24.8%	33.1%	100.0%
ALL UNINCORP	Single-Family	5.6%	18.9%	41.9%	26.7%	93.1%
	Multi-Family	0.0%	4.2%	0.6%	2.1%	6.9%
	All Res.	5.6%	23.0%	42.6%	28.8%	100.0%
ALL OUTLYING UGAS	Single-Family	13.9%	12.7%	23.6%	15.4%	65.6%
	Multi-Family	4.1%	9.3%	3.9%	17.1%	34.4%
	All Res.	18.0%	22.1%	27.5%	32.5%	100.0%

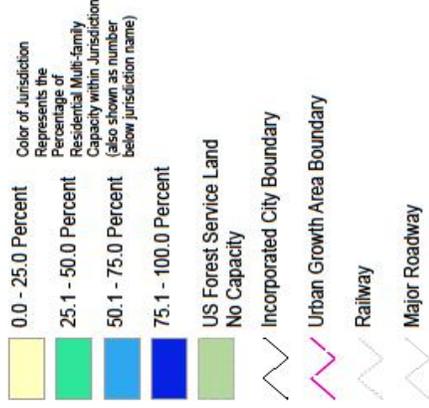
DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

NOTES: Tables use city boundaries as of December 13, 2012; and use additional housing unit capacity after market availability and miscellaneous public purpose reductions.

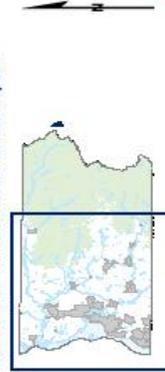
# PERCENTAGE OF TOTAL RESIDENTIAL CAPACITY IN MULTI-FAMILY UNITS

**SNOHOMISH COUNTY DATA AND MAP DISCLAIMERS**  
 All information on this map is derived from the best available data. While every effort has been made to ensure the accuracy of the data, the County does not warrant the accuracy of the data. The County is not responsible for any errors or omissions in the data. The County is not responsible for any damages or losses resulting from the use of the data. The County is not responsible for any claims or liabilities arising from the use of the data. The County is not responsible for any claims or liabilities arising from the use of the data.

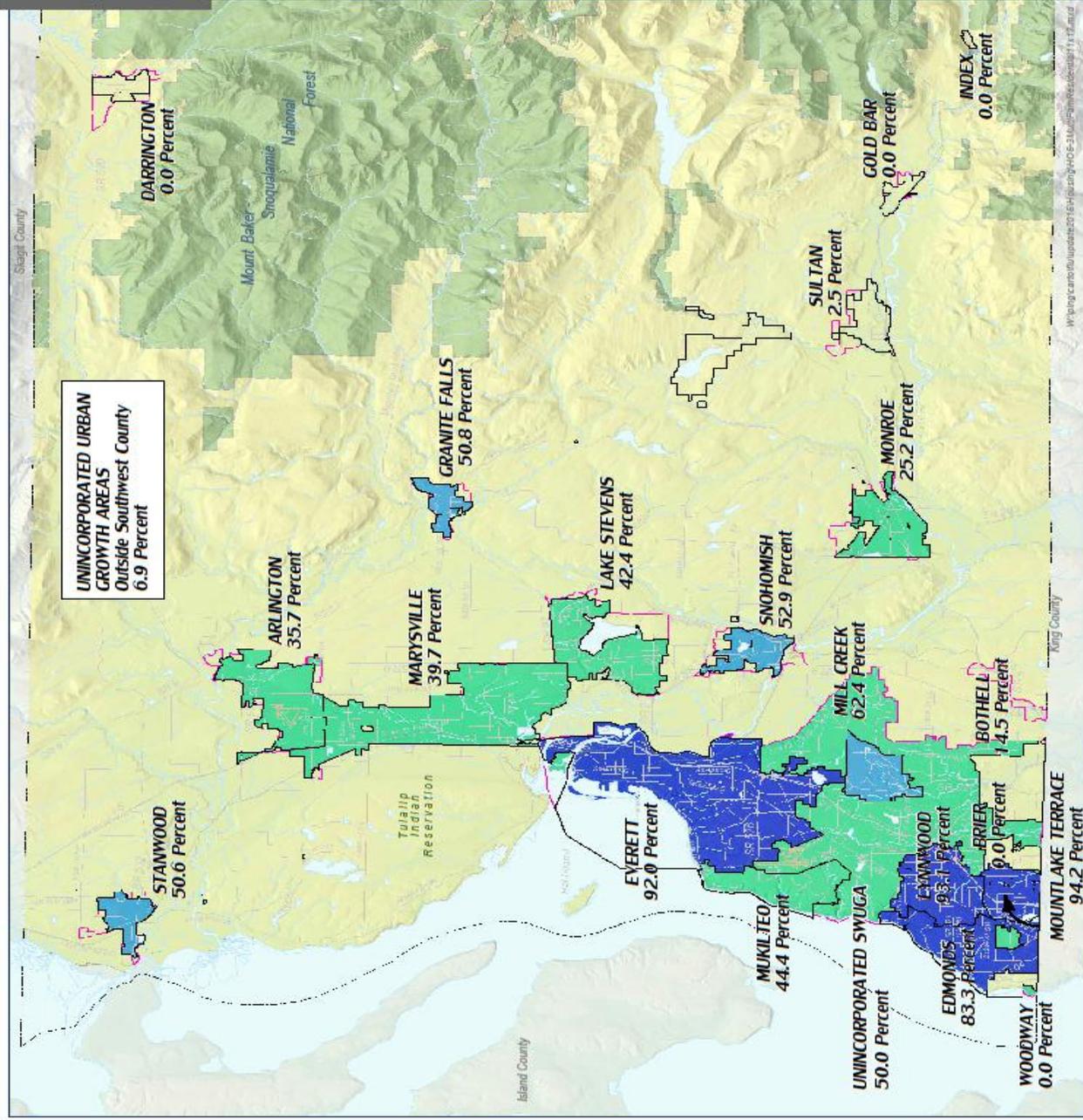
## PERCENT OF TOTAL RESIDENTIAL CAPACITY IN MULTI-FAMILY UNITS BY JURISDICTION



Data Source: 2012 Buildable Lands Report



Map Area Enlarged



Looking across the four categories of available land within the outlying cities, single-family capacity is more likely to be found in the pending and partially used categories, while multi-family capacity is more likely to be found in the vacant and redevelopable categories. Even in these outlying cities, nearly 60 percent of the available residential capacity is in the more challenging “Partially Used” and “Redevelopable” categories.

**Countywide Summaries by PSRC Regional Geography.** The following tables consolidate all of the capacity data presented earlier in this chapter and aggregate it entirely by PSRC regional geography classifications, regardless of location within or outside of the SWUGA. This applies to “larger” and “small” cities represented in both the SWUGA and the outlying UGAs. This can be useful to individual cities within these categories in comparing themselves to the averages for all cities within their category.

Table 5-9 and Chart 5-7 display single-family capacity figures for all UGAs aggregated by the five geographies, as well as city-only totals and grand totals for all urban land. There is significantly more single-family capacity within the eight larger cities than in the other thirteen cities – and more in the unincorporated areas than in all of the cities combined. Nearly 64 percent of that capacity is within the pending and partially used land categories.

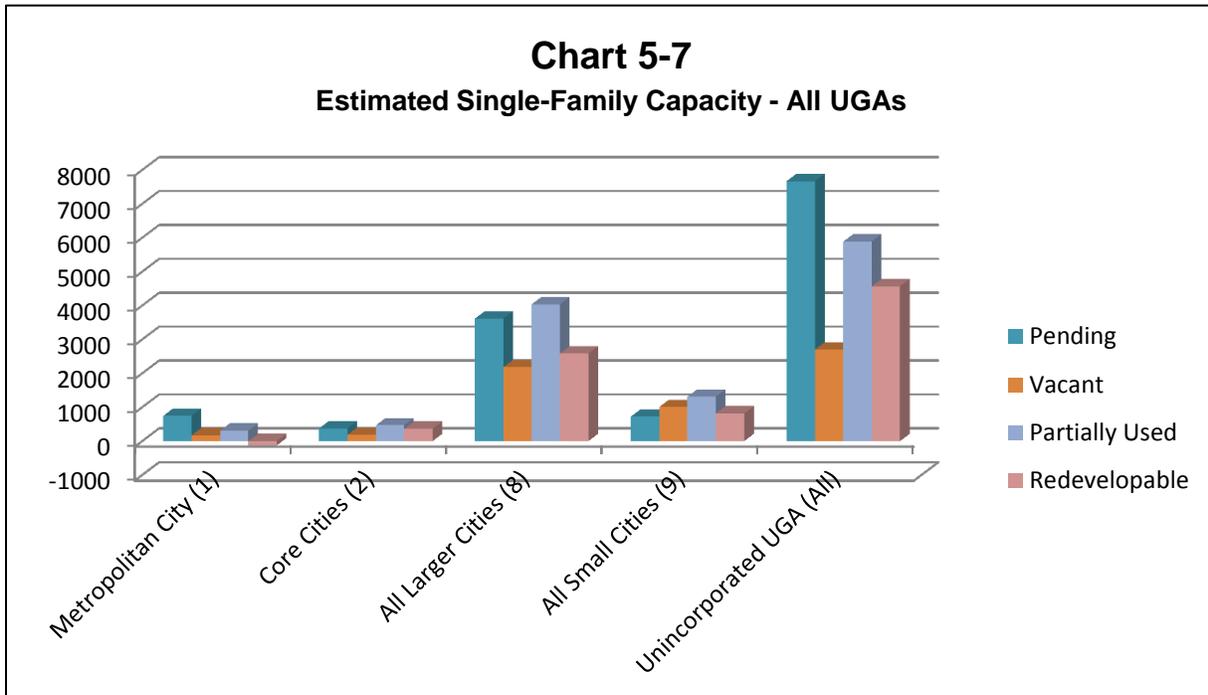
Table 5-10 and Chart 5-8 show the multi-family capacity within the same geographies. In this case, the metropolitan city (Everett) contains a substantial share of the available capacity, most of it within the redevelopable land category. Among all cities, about 64 percent of the available multi-family capacity is within this land category. In both the cities and the unincorporated areas, a significant share of the capacity is within the pending category – suggesting that there is strong interest in the development industry in pursuing multi-family projects.

**TABLE 5-9**  
**All Urban Areas Estimated Available Capacity – Single-Family Units**

<b>PSRC Regional Geography</b>	<b>Pending</b>	<b>Vacant</b>	<b>Partially Used</b>	<b>Redevelopable<sup>1</sup></b>	<b>TOTAL</b>
Metropolitan City (1)	751	174	310	-125	1,110
Core Cities (2)	380	187	470	366	1,403
All Larger Cities (8)	3,619	2,186	4,040	2,588	12,433
All Small Cities (9)	726	1,008	1,314	818	3,866
<i>Total – All Cities</i>	5,476	3,555	6,134	3,647	18,812
Unincorporated UGA (All)	7,673	2,700	5,891	4,567	20,831
<b>TOTAL URBAN</b>	<b>13,149</b>	<b>6,255</b>	<b>12,025</b>	<b>8,214</b>	<b>39,643</b>

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

NOTES: Table uses city boundaries as of December 13, 2012; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

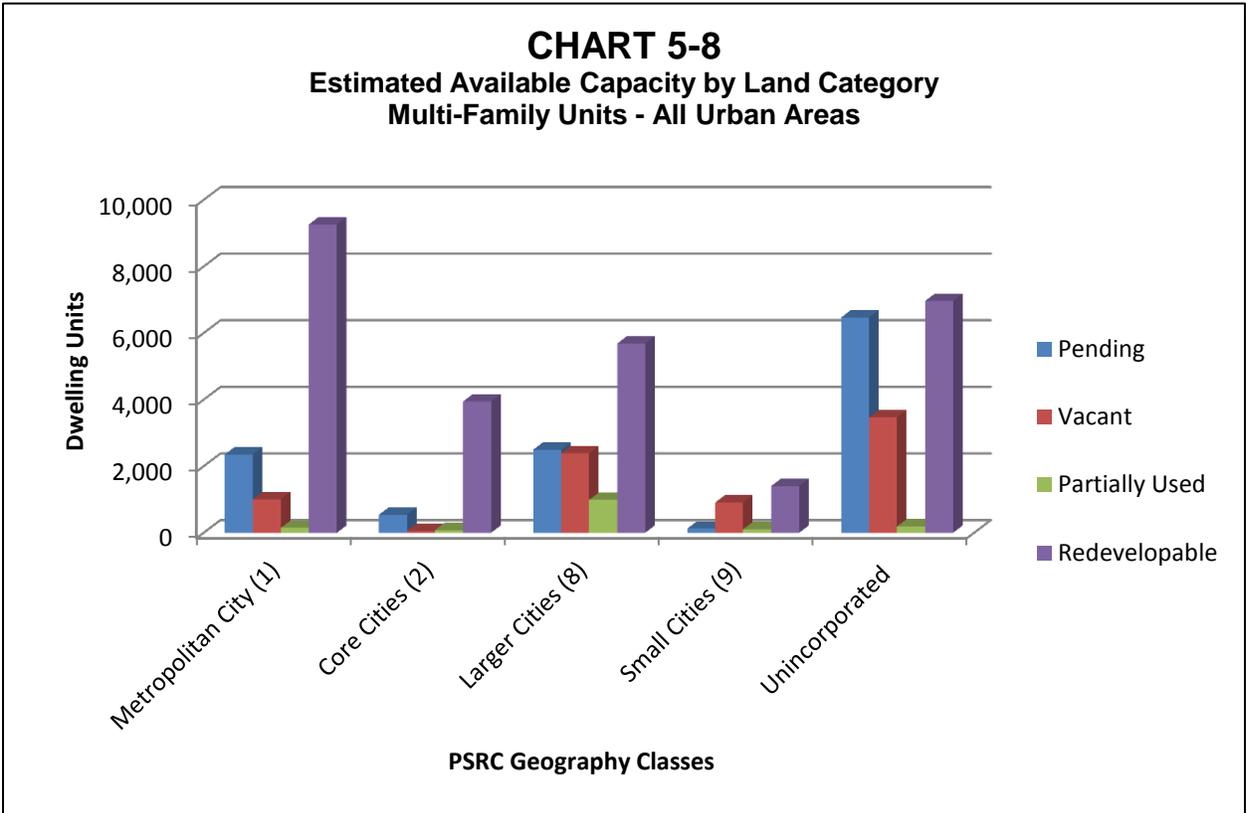
**TABLE 5-10**  
**All Urban Areas Estimated Available Capacity – Multi-Family Units<sup>1</sup>**

PSRC Regional Geography	Pending	Vacant	Partially Used	Redevelopable	TOTAL
Metropolitan City (1)	2,352	1,006	147	9,262	12,767
Core Cities (2)	542	58	82	3,945	4,627
All Larger Cities (8)	2,494	2,389	992	5,684	11,559
All Small Cities (9)	124	909	107	1,403	2,543
<i>Total – All Cities</i>	5,512	4,362	1,328	20,294	31,496
Unincorporated UGA (All)	6,468	3,468	192	6,963	17,091
<b>TOTAL URBAN</b>	<b>11,980</b>	<b>7,830</b>	<b>1,520</b>	<b>27,257</b>	<b>48,587</b>

DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

NOTES: These multi-family unit totals include senior apartments; Table uses city boundaries as of December 13, 2012; and shows additional housing unit capacity aftermarket availability and miscellaneous public purpose reductions.

FOOTNOTES: 1. These figures reflect the net combination of available capacity and anticipated loss of multi-family units to redevelopment.



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

Table 5-11 presents the breakdown of single-family and multi-family capacity by land category for the same PSRC geographies. It is notable that additional capacity for the metropolitan and core cities is predominantly for multi-family development (driven by Everett’s and Lynnwood’s available capacity), while for larger and small cities, there is less of a difference between additional capacity by housing type.

**TABLE 5-11**  
**Estimated Available Capacity – All Urban Areas**  
**Percentage Distribution by Land Category and Unit Type**

Jurisdiction		Pending	Vacant	Partially Used	Redevelopable	TOTAL
METRO CITY	Single-Family	5.4%	1.3%	2.2%	-0.9%	8.0%
	Multi-Family	16.9%	7.2%	1.1%	66.7%	92.0%
	All Res.	22.4%	8.5%	3.3%	65.8%	100.0%
CORE CITIES	Single-Family	6.3%	3.1%	7.8%	6.1%	23.3%
	Multi-Family	9.0%	1.0%	1.4%	65.4%	76.7%
	All Res.	15.3%	4.1%	9.2%	71.5%	100.0%
LARGER CITIES	Single-Family	15.1%	9.1%	16.8%	10.8%	51.8%
	Multi-Family	10.4%	10.0%	4.1%	23.7%	48.2%
	All Res.	25.5%	19.1%	21.0%	34.5%	100.0%
SMALL CITIES	Single-Family	11.3%	15.7%	20.5%	12.8%	60.3%
	Multi-Family	1.9%	14.2%	1.7%	21.9%	39.7%
	All Res.	13.3%	29.9%	22.2%	34.7%	100.0%
ALL CITIES	Single-Family	10.9%	7.1%	12.2%	7.2%	37.4%
	Multi-Family	11.0%	8.7%	2.6%	40.3%	62.6%
	All Res.	21.8%	15.7%	14.8%	47.6%	100.0%
ALL UNINCORPORATED	Single-Family	20.2%	7.1%	15.5%	12.0%	54.9%
	Multi-Family	17.1%	9.1%	0.5%	18.4%	45.1%
	All Res.	37.3%	16.3%	16.0%	30.4%	100.0%
TOTAL URBAN	Single-Family	14.9%	7.1%	13.6%	9.3%	44.9%
	Multi-Family	13.6%	8.9%	1.7%	30.9%	55.1%
	All Res.	28.5%	16.0%	15.4%	40.2%	100.0%

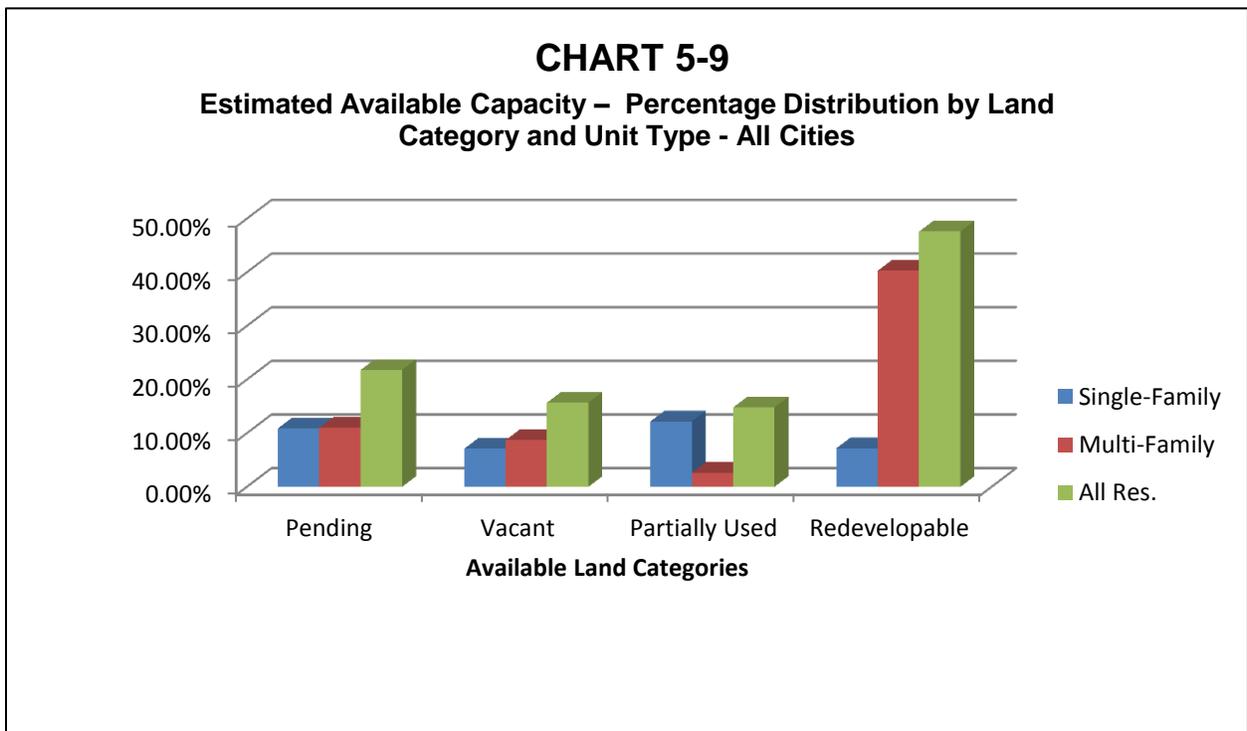
DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

NOTES: Table uses city boundaries as of December 13, 2012; and uses additional housing unit capacity after market availability and miscellaneous public purpose reductions.

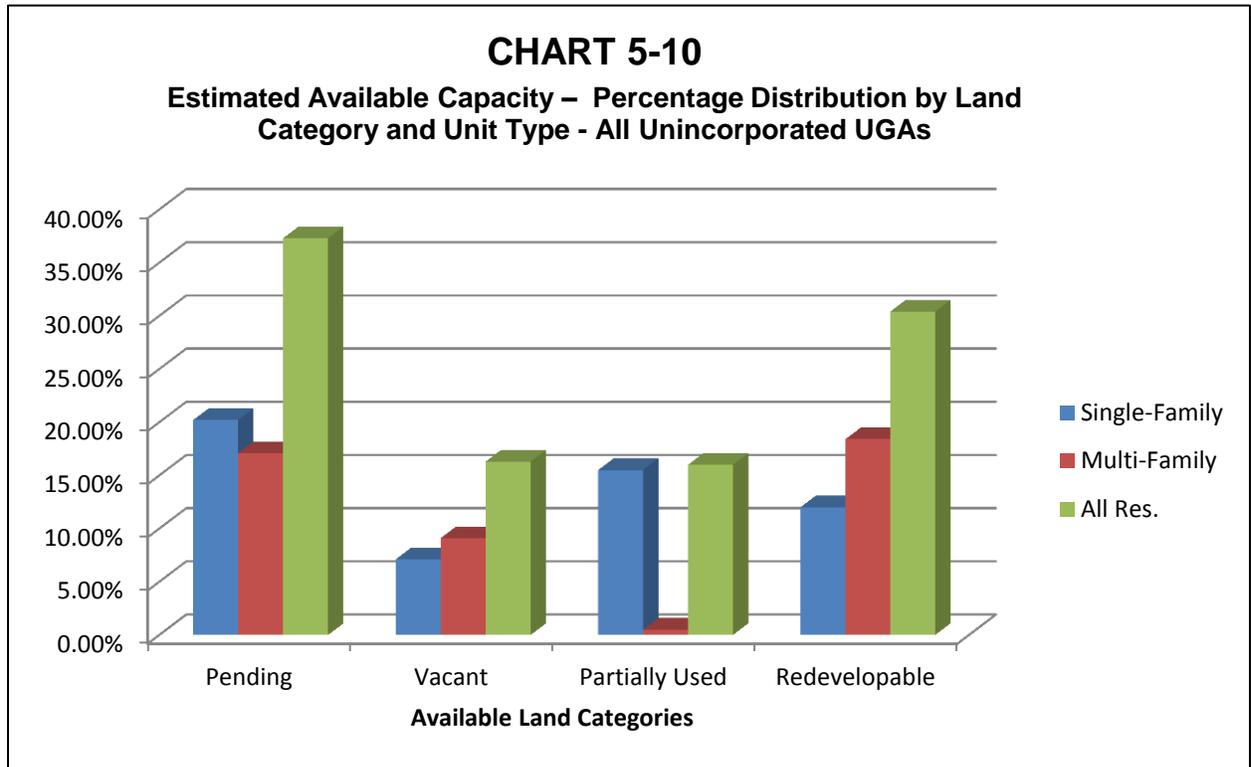
Charts 5-9 and 5-10 depict the summary data from this table for all cities and all unincorporated areas. Collectively, the larger cities show a balance between single-family and multi-family capacity, whereas the small cities' residential capacity is more heavily within the single-family land category.

However, even the small cities have a significant multi-family share. A notable feature of the metropolitan and the core cities – which contain the “regional growth centers” of the *Vision 2040* Regional Growth Strategy - is that over two-thirds of their capacity is in the redevelopable land categories. The larger and small city classes demonstrate this same pattern, but it is much less pronounced than for the metropolitan and core cities.

Additional countywide graphic representation of information about the residential land supply is found in Maps 5-2 and 5-3. Map 5-2 shows the significance of the redevelopable land category in providing residential land capacity for many jurisdictions. Map 5-3 depicts the relative importance of multi-family housing for providing future residential capacity. This map illustrates that multi-family capacity is a significant share of overall residential capacity for many jurisdictions – not only along the I-5 corridor, but also in some outlying cities, such as Stanwood and Granite Falls.



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

### Expanding Residential Land Supply/Capacity

A number of strategies are available to cities and the county to increase the capacity of their residential land supply in order to accommodate growth during the additional GMA planning period associated with the recently adopted 2035 growth targets. One strategy to increase the supply of residential land is by rezoning land from a non-residential to a residential classification. Within UGAs, this strategy generally means rezoning commercial or industrial land, thereby increasing the overall supply of residential land. Expanding the urban growth boundary is another way to increase urban residential land by converting rural lands to urban use. This is considered a last-resort method within the GMA and the countywide planning policies, to be considered only when all other “reasonable measures” to increase the population holding capacity of urban land have been deployed.

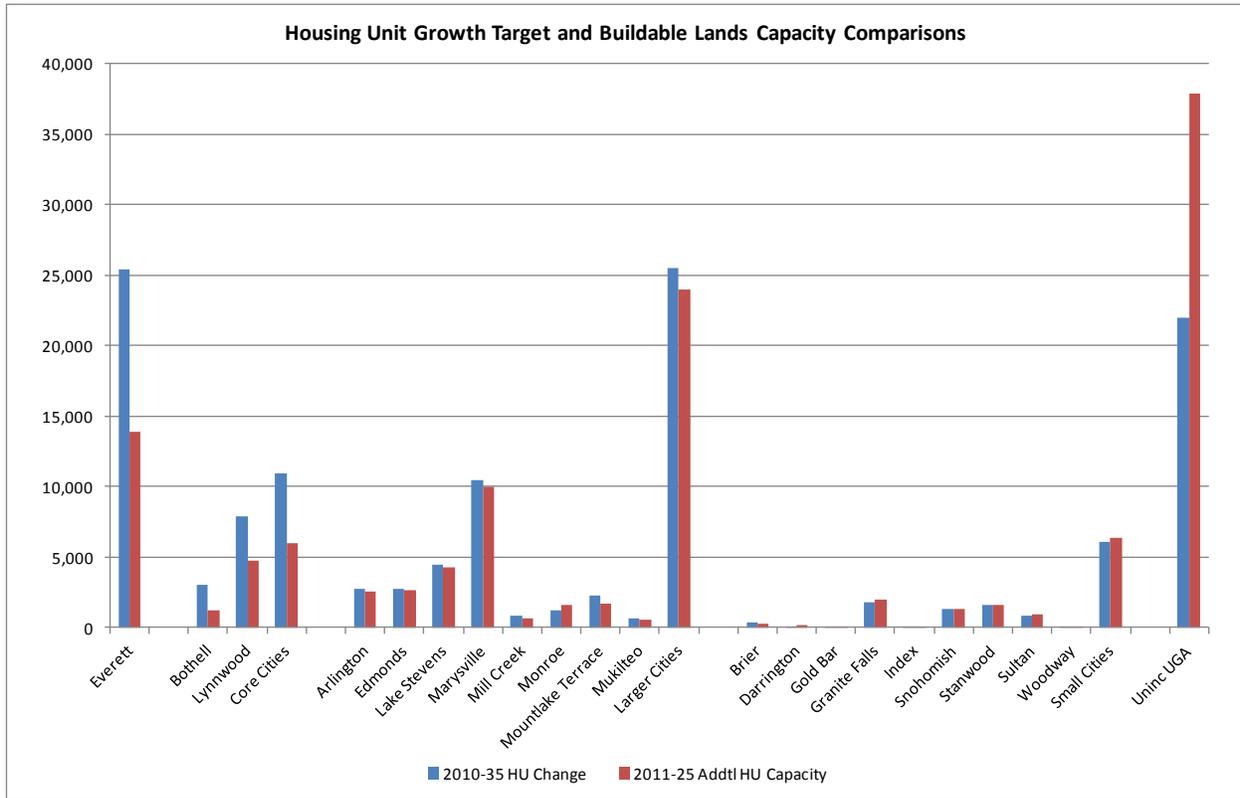
A variety of techniques are available to increase the *capacity* of the existing supply of urban residential land. Examples of this strategy are changes to development regulations to allow smaller lots or higher densities within existing residential zones, or rezoning existing residential land from single-family to multi-family classification. Another example is changing regulations within commercial zones to allow mixed-use projects wherein both commercial and residential uses are allowed within the same building.

These and other techniques and strategies for increasing residential land capacity are described in the “Snohomish County Reasonable Measures Background Report.” This report was initially prepared by ECONorthwest in 2003 working with a PAC subcommittee, and was revised in 2006 by Snohomish County Tomorrow as the last 10-year updates to jurisdictions’ comprehensive plans were being adopted. Like other reports referenced herein that were prepared through SCT, this report is available on Snohomish County’s website. Beyond these efforts, communities like Everett will have to see a change in the current development economics of multi-family and mixed-use buildings. Everett has zoning which allows unlimited density in many parts of the downtown, with current rents that support construction at densities of 150 to 200 units per acre. Everett will be challenged to meet the population expectations of the Vision 2040 Regional Growth Strategy, based on land supply factors identified in the 2012 Buildable Lands Study, and economic factors that do not support substantially greater residential densities, such as those being realized in parts of Seattle. A recent study of the Everett market by INOVA Consulting found that, to go to higher density and taller buildings, the market would require a 50 percent real increase in rents.

Bothell and Lynnwood are considered core cities within the PSRC regional geography classification, meaning that they are among a handful of jurisdictions that contain “regional growth centers” that are specifically targeted for future growth. Cities like Marysville and Mukilteo are classified as larger while cities like Brier and Darrington are classified as small. These differences between cities in both their residential land inventory and their regional classification suggest that different strategies to increase capacity may be appropriate for each city.

Land use planning and housing planning for 2035 should take into account both the housing unit growth targets and the available residential capacity within the planning jurisdiction. Chart 5-11 compares the additional housing units needed to accommodate the council-adopted population growth targets for each of the PSRC regional geography classes within Snohomish County with the available residential capacities as reported in the 2012 Buildable Lands Report. Note that use of the 2012 BLR data for this purpose does not factor in 2035 capacity increases that may be experienced by jurisdictions due to changed post-2025 market conditions for additional redevelopable land and potentially higher achieved densities. Instead, this chart is intended to depict starting point differences in the magnitude of changes that may need to be considered by jurisdictions as they approach their 2015 comprehensive plan updates.

**CHART 5-11**  
**Housing Unit Growth Target and Buildable Land Capacity**



Adjustments to comprehensive plan designations and implementing development regulations may be required by jurisdictions where there is not a reasonable balance between anticipated housing demand, represented by the growth targets, and available land capacity to accommodate that demand. As illustrated by the chart, the most notable imbalances exist in the metropolitan city (Everett) and the core cities (Bothell and Lynnwood) where the growth targets exceed the available residential capacities, and in the unincorporated urban areas, where the capacity is substantially higher than the growth target. Each planning jurisdiction must be aware of and consider its particular situation and unique challenges as it develops its comprehensive plan update.

In addition to supply factors, if homebuyer preferences continue to favor single family detached housing, the market will build this type of housing in the areas where the land supply exists. Conventional multi-family housing will be an option for those who either prefer to rent or cannot afford to buy single-family detached housing. However, if demand in the foreseeable future remains at the present countywide rate of 66 percent single family detached housing, that is what will get built, and Table 5-9 shows that most of that capacity is located in the unincorporated UGAs and the larger cities, not in the designated regional growth centers. Homebuyer preferences can, and do,

evolve over time in response to many social and economic factors. The housing industry responds with new forms of housing that often blur the line between conventional single-family and multi-family forms, which underscores the importance of regular monitoring of both housing supply and demand characteristics.

### **Rural Residential Lands**

In addition to the urban residential land supply addressed by the BLR and summarized above, Snohomish County has a large supply of rural residential land outside of the UGAs. Previous estimates of additional population capacity that exists outside the UGA under current plans and zoning suggests that there may be roughly 3.5 times the amount of available capacity relative to the 2011-35 population growth allocated outside the UGA. The capacity of these lands to accommodate the relatively small increment of future growth reflected in the growth targets historically has not been an issue. Since a primary goal of the GMA is to direct future population and employment growth into UGAs, Snohomish County can, and should, continue to monitor the residential growth that occurs in the rural areas to assess the overall progress towards directing growth into the UGAs and keeping rural growth within the moderately low target range as directed by the GMA, Vision 2040 and the Countywide Planning Policies.

# CHAPTER 6

## Measures Taken to Address Housing Needs

### Introduction

This chapter explores strategies and actions that jurisdictions have taken to advance the housing goals articulated within the Countywide Planning Policies. It draws upon work performed in the preparation of the *2007 Housing Evaluation Report*, but in a highly streamlined way. The 2007 report enumerated over 30 separate strategies that could be used by local governments to promote more affordable housing. These strategies were originally adopted by SCT in 1994 and were the basis of both the 2002 and the 2007 editions of the report. Actions taken by Snohomish County jurisdictions to adopt or implement these strategies since the preparation of the 2007 report have been identified in this chapter, as well as any new strategies that have come to light during the intervening 6 years.

### What the Countywide Planning Policies Say

In 2011, the County Council adopted major modifications to the Countywide Planning Policies (CPPs). This followed a comprehensive review of those policies performed in collaboration with the cities through Snohomish County Tomorrow (SCT). The CPPs establish a countywide framework for developing and adopting county and city comprehensive plans. These comprehensive plans are the long-term policy documents used by each jurisdiction to plan for its future. The role of the CPPs is to coordinate comprehensive plans of jurisdictions in the same county for regional issues or issues affecting common borders (RCW 36.70A.100). The relationship between comprehensive plans and CPPs is defined by state law, RCW 36.70A.210(1), which says that:

*a “countywide planning policy” is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land use powers of the cities.*

Guidance also comes from the Washington Administrative Code (WAC 365-196-510):

*interjurisdictional consistency should be met by the adoption of comprehensive plans, and subsequent amendments, which are consistent with and carry out the relevant county-wide planning policies and, where required, the relevant multicounty planning policies. Adopted county-wide planning policies are designed to ensure that county and city comprehensive plans are consistent.*

From the perspective of SCT, the body that recommends the CPPs to the County Council, the goal of the CPPs is:

*[To] more clearly distinguish between the roles and responsibilities of the county, cities, Tribes, state and other governmental agencies in managing Snohomish County's future growth, and to ensure greater interjurisdictional cooperation and coordination in the provision of services.*

To meet this stated goal, some CPPs do more than meet the Growth Management Act (GMA) mandate of ensuring consistency of comprehensive plans. The CPPs also provide direction to Snohomish County jurisdictions that is necessary for coordinated implementation of GMA goals and *Vision 2040* Multicounty Planning Policies (MPPs). Thus, in the context of state law, administrative guidance, and the goals of Snohomish County Tomorrow, the CPPs have been developed to accomplish the following functions:

- Meet a specific requirement to ensure consistency between county and city comprehensive plans (RCW 36.70A.100),
- Satisfy other GMA mandates,
- Maintain ongoing efforts, through SCT, to plan cooperatively for countywide initiatives, and
- Support local implementation of the Regional Growth Strategy (RGS) in *VISION 2040* that seeks to promote compact urban development in a sustainable manner.

These CPPs encourage flexibility in local interpretations that support diverse interests throughout the county.

The housing CPPs begin with an acknowledgement that Snohomish County continues to face the following housing challenges:

- Adequate supply of affordable housing for all economic segments in each community.
- Adequate supply of quality housing options in proximity or satisfactory access to places of employment.
- Infill housing development and community concerns about density and design.
- Adequate resources for, and equitable distribution of low-income and special needs housing across the county.
- Housing types suitable for changing household demographics and an aging population.
- Maintenance of existing affordable housing stock, including mobile home and manufactured housing.

The following paragraphs mirror the narrative introduction to the housing CPPs and provide the context and underlying assumptions for those housing policies.

Housing is created, priced, and demolished as the result of complicated interactions of market forces and government policies that reach across regions and even nations. Snohomish County is part of a regional market where housing is a commodity largely produced by the private sector, with a small but significant portion provided by government housing authorities and non-profit agencies. Sufficient housing, concurrent with employment and population growth and adequate transportation access, is a regional challenge that needs attention at all levels of government.

It is beyond the financial capacity of local governments and nonprofits to satisfy unmet housing needs through their own expenditures. Historically, the federal government has taken the lead in the financial strategies, but federal funding does not meet the need. The housing affordability issue will get worse in Snohomish County and around the country if current federal funding trends continue.

Snohomish County jurisdictions recognize that their actions alone will not eliminate unmet housing needs especially since most do not have dedicated financing to directly address the issue. However, this should not be used as a reason to avoid addressing unmet countywide housing needs in their comprehensive plans' land use and housing policies.

Despite the limited control that local governments have over housing markets, Snohomish County jurisdictions have made progress in meeting these housing challenges. Snohomish County

Tomorrow regularly monitors and analyzes these housing challenges to better understand them and to suggest steps toward their diminishment. The *2007 Housing Evaluation Report* illustrates that, alone and in cooperation, the county and cities have adopted policies, strategies and regulations that help preserve affordable housing or remove barriers or reduce the costs of producing new housing units.

The CPPs on housing are required and intended to support both GMA and Vision 2040. Generally speaking, they follow the organization of the Vision 2040 Multi-county Planning Housing Policies. The single housing goal is stated as follows:

*Snohomish County and its cities will promote an affordable lifestyle where residents have access to safe, affordable, and diverse housing options near their jobs and transportation options.*

A series of fourteen policies follows, which are reproduced in Appendix B. They collectively support policies and strategies to achieve equal and fair access to housing opportunities, the provision of adequate housing to meet the projected growth, and expanding the supply of affordable housing. They also support steps to provide a broad range of housing choices and housing for special needs populations, to reduce the adverse impacts of residential development on the natural environment, and to improve the jobs-housing balance.

### **Key Findings from the 2007 Housing Evaluation Report**

This section mirrors the executive summary of the 2007 report. The report recognized that local governments cannot make anyone build, sell, or rent housing affordably for lower-income families. Nevertheless, many local policy and program options exist for encouraging affordable housing to be created or preserved. The report explores steps that Snohomish County jurisdictions had taken at that time to meet local or countywide housing objectives.

The planning staffs of every local jurisdiction within Snohomish County were surveyed to see which of the recommended strategies were put to use. Local efforts were found to most frequently go toward single-family development (such as small lots, accessory dwelling units, and lot-size averaging) and urban design strategies (including cottage housing, Planned Residential Developments, mixed-use, and infill). Multi-family housing strategies, flexible site requirements, incentives, property tax breaks, and government subsidies were relatively underused at that time.

In addition to affordable housing objectives, the former CPPs contained objectives relating to preserving natural resources, special needs housing, neighborhood quality and vitality, and community acceptance of infill development (as do the current CPPs). Few local governments reported much activity on these objectives.

The report also noted that the CPPs encouraged an interjurisdictional effort to achieve affordable housing goals and objectives, but found that little of this nature had occurred. Likewise, little action had been taken on the “recommendations for working together” of the 2002 Housing Evaluation Report.

The report found that 220 units of existing housing for very low-income families had been saved in 2007, thanks to the leadership of the YWCA and the cooperation of Everett Housing Authority,

Snohomish County, and the cities of Lynnwood, Mountlake Terrace, and Everett. A concerted planning effort to establish an interlocal program had also begun just as the report was being completed with an SCT feasibility study, funded by a state grant. Snohomish County had also convened a countywide Oversight Committee to generate consensus for new strategies. This Committee collaborated with the Housing Consortium, which was planning aggressively for the assisted housing needs projected for the next ten years. The report also examined assisted (or subsidized) housing, an inescapable requirement where the private market cannot supply housing affordable at the lowest income levels.

Since the *2002 Housing Evaluation Report* was published, approximately 1,935 new fixed units or vouchers had been added throughout the county by 2007, an increase of 15 percent. Fixed units (23 percent) increased more than vouchers (3 percent). By comparison, all types of housing units increased 13 percent from 2000 to 2006.

Housing results were evaluated in two ways: (1) the output of affordable housing units, and (2) outcomes in terms of the ability of families to pay for the homes where they live. The report speaks of “affordable housing” as housing that costs less than 30 percent of a household’s gross income. Survey data used for the 2007 report revealed that virtually all rental housing was affordable to middle-income households, and over 95 percent was affordable to those at 80 percent of the average median income AMI). Those at 50 percent of AMI (\$32,000 in 2006), however, are vulnerable to market fluctuations. The study found that affordability was slightly better in 2005–2007, when 57 percent of rentals were affordable at this income level, than in 2002–2004, when only 51 percent of rentals were affordable.

For homeowners, the affordability threshold is higher – 95 percent of AMI (or about \$60,000 in 2006). At this level, the report found that 33 percent of houses sold from 2002–2004 were affordable, but only 14 percent of those sold from 2005–2006 were affordable.

The negative impacts on lower-income households has been measurable in terms of how much of their income is required for housing, and thus not available for food, medical care, and other necessities. When a lower-income household spends more than 30 percent of its income on housing, it is called “housing cost burdened.” Twenty-eight percent (28 percent) of all households in the county were cost burdened in 2006, up from 25 percent in 2000. Cost burdened households increased among renters as well as owners, and at all low-income levels.

A housing-related cost that is sometimes overlooked is commuting cost. Virtually half of all county resident-commuters traveled 30 minutes or more to work in 2007, an increase from 46 percent in 2000.

The report also noted that local governments had tried a number of strategies to improve housing conditions. While these strategies did help many families and individuals, previous goals and objectives under the former CPPs had not yet been achieved. The report concluded that the overall situation regarding housing affordability had gotten worse, suggesting that new approaches and/or a renewed effort was called for.

The new housing CPPs approved in 2011, along with the efforts of the Interjurisdictional Housing Committee over the past four years, represent a significant progress toward the collective response of Snohomish County jurisdictions to the findings and recommendations made in the 2007 report.

### **Strategies to Expand the Range of Housing Options**

The *2007 Housing Evaluation Report* reviewed several CPP housing objectives in effect at that time, and the actions taken by jurisdictions to advance those objectives. The primary focus of that report, however, was on housing affordability – a very big issue in 2007 at the height of the last real estate “bubble” and just before the national collapse of the housing market. While housing affordability is still an important issue today, since both the CPPs and the housing market conditions have changed dramatically since 2007, this report also examines actions that increase the range of housing choices available in our communities by housing type, tenure, and affordability.

Many of the housing strategies adopted in 1994 and documented in previous reports actually advance this housing objective. For example, allowing accessory dwelling units within single family zones enables the development of small dwelling units ideally suited to senior empty-nesters and young singles entering the housing market. These are both groups that may have difficulty finding appropriate housing within an all single-family detached housing community. Since these accessory units are generally much smaller and more affordable than most single-family detached homes on individual lots, this strategy can effectively advance both housing affordability and choice in a predominantly single-family area. The language in the GMA and in CPP HO-9(a) both encourage diversity in the housing stock to better match the diversity of housing needs and demand in our communities. Other strategies from the list for promoting affordability that can also help expand the range of housing choices are:

- Manufactured homes
- Upzoning
- Small units
- Zero lot line
- Cottage housing
- PUD/PRD
- Mixed use

### **Strategies to Increase the Supply of Affordable Units**

These strategies are grouped into the following eight categories: single-family housing strategies, multi-family housing strategies, strategies addressing site requirements, strategies addressing design, incentives, administrative reform, cooperation with other organizations, and direct government assistance actions. The complete list of strategies is in the summary table of 2007 results found in Appendix E. All jurisdictions were asked to update the 2007 information by identifying all current strategies in use, as well as any strategies they have considered but not

deployed. This information is contained in the individual profiles in Appendix E and summarized in the Table 6-1.

### Recent Actions by Snohomish County Jurisdictions

Using the information reported in 2007 as a starting point, all jurisdictions were canvassed in 2013 to update their information about the housing strategies currently used and the category of usage for each strategy. The summary of results from this survey reveals that every strategy within the original menu of 33 housing strategies is reflected in their development regulations and/or is actually being used. A weighted score was calculated for each strategy to reflect its intensity of use, with three points given for each incidence of “Frequent Use,” two points for “Some Use” and one point for “In the Zoning Regulations.” The most popular strategies, based on this weighted score are: small lots (for single-family – 43 points), cooperative partnerships with other jurisdictions (39 points), mixed-use (38 points), accessory dwelling units (32 points), PUD/PRD (31 points) and streamlined permitting (31 points).

**TABLE 6-1**  
**Strategies for Promoting Affordable Housing**

STRATEGIES		ZONING REGS	USED SOME	USED FREQUENTLY	WEIGHTED SCORE <sup>1</sup>
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)	1	6	10	43 ★
	Accessory DUs	5	12	1	32 ★
	Preservation of existing affordable units	2	3	3	17
	Minimum densities	3	2	1	10
	Lot size averaging	2	4	4	22
	Manufactured homes allowed	7	9	1	28
MULTI-FAMILY	Upzoning	2	7	1	19
	Preservation of existing affordable units		3	2	12
	No maximum densities	5	4	1	16
	Small units	5	5		15
SITE REQUIREMENTS	Reduced parking requirements	5	7	3	28
	Street width reductions (<40 ft.)	6	5	3	25
	Open space credits	5	5		15
	Zero lot line	7	3	1	16
	Setback flexibility	4	9		22

	Sidewalk width flexibility	2	6		14
	ROWs and easements	6	6	3	27
	Flexible stormwater requirements	5	5	2	21
	Flexible curb standards	4	4		12

STRATEGIES		ZONING REGS	USED SOME	USED FREQUENTLY	WEIGHTED SCORE <sup>1</sup>
DESIGN	Cottage Housing	8	6		20
	PUD/PRD	3	5	6	31 ★
	Mixed-use	3	7	7	38 ★
	Infill	7	6	3	28
INCENTIVES	Density bonuses: in exchange for affordable units	3	3		9
	Impact fee waivers or deferral	2	4	3	19
	Priority permitting	2	1		4
ADMIN REFORM	Regulatory reform	2	9		20
	Streamlined permitting	1	9	4	31 ★
PARTNERS HIPS	Active partnerships w/ nonprofit providers		9	1	21
	Cooperate w/ other jurisdictions		9	7	39 ★
DIRECT ACTION	Financial assistance programs	1	2	1	8
	Displacement resources	2	1		4
	Pursue funding for housing	1	3	2	13

DATA SOURCE: 2013 Canvass of Cities (Appendix E)

FOOTNOTES: 1. The weighted score for each strategy is calculated by summing 1 point for each incidence of “Zoning Regs,” 2 points for “Used Some” and 3 points for “Used Frequently”.

Additional strategies beyond those in the original menu that were identified in the survey include: SEPA-related strategies, such as increased thresholds and planned action ordinances; cluster development; micro-housing targeted property tax exemptions for affordable housing; mobile home park preservation strategy and transit-related strategies. A total of 27 strategies are identified as “frequently used” by at least one jurisdiction, with the highest incidence found for small lots (10), cooperative partnerships with other jurisdictions (7), and mixed use design (6).

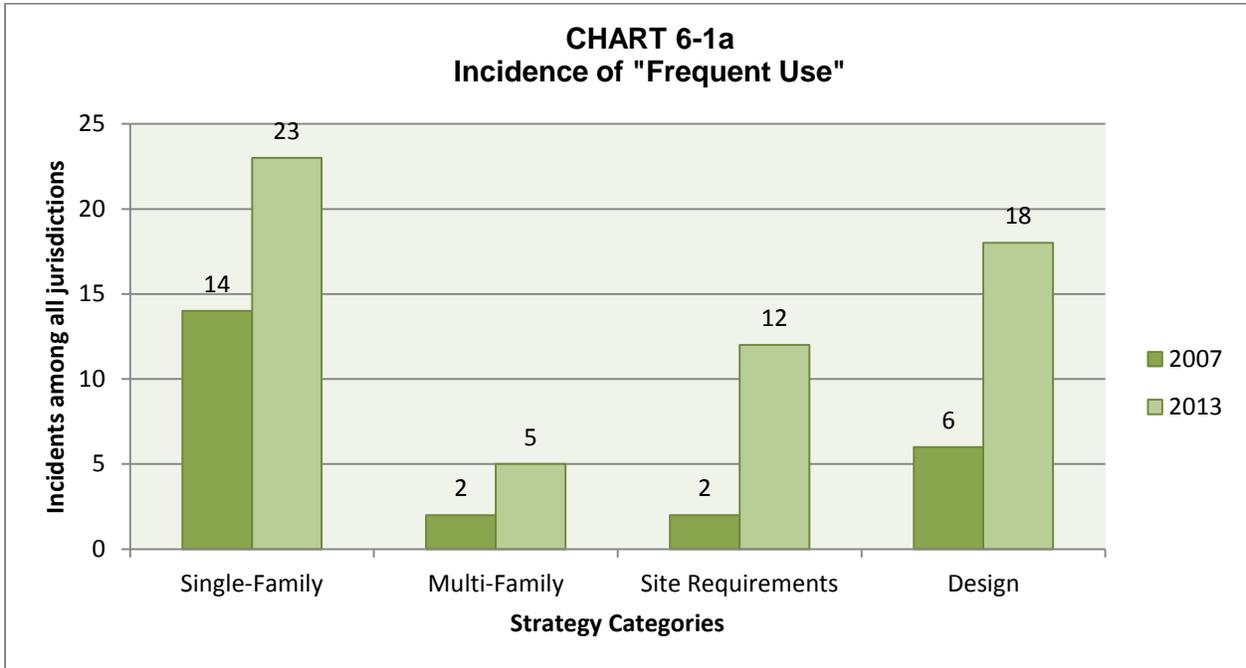
Short profiles of each jurisdiction’ strategies are contained in Appendix E at the back of this report.

### **Changes in Strategy Deployment between 2007 and 2013**

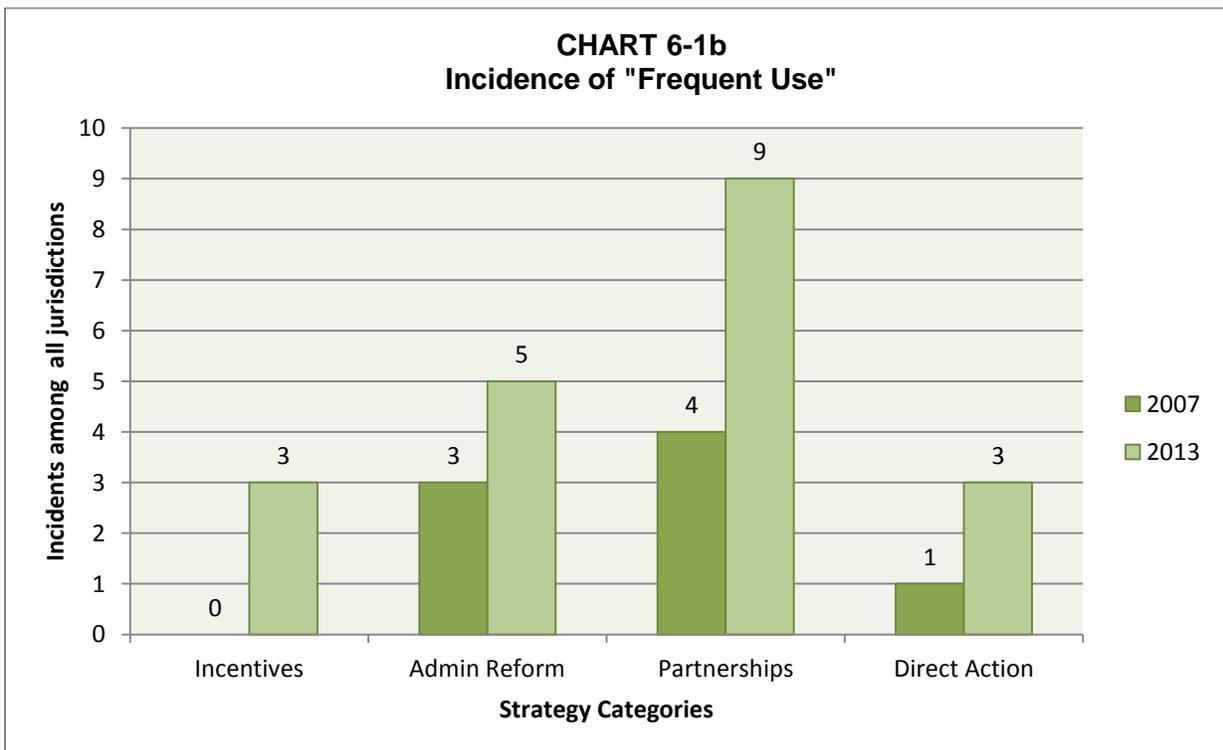
Overall, the total list of strategies reported by Snohomish County jurisdictions has not expanded appreciably since 2007, although some new strategies have been reported. However, the incidence of use has increased significantly for many individual strategies and categories. The single-family oriented strategies continue to be the most widely-used strategies in the menu of options, which is not surprising given that all Snohomish County jurisdictions have a majority of their housing stock in single-family detached units. Design strategies and multi-family strategies are also popular categories, with an average incidence rate of 15.75 jurisdictions and 12.75 jurisdictions respectively, for the defined strategies on the original menu in those categories.

One notable change from 2007 is a higher incidence of “some use” and “frequent use” reported by implementing jurisdictions. All strategy categories saw an increase in the reported incidence of “Some Use,” with the most dramatic increases for strategies in the “Site Requirements” and “Multi-family” categories. This is a positive indication that the housing market may now be responding more aggressively to local housing strategies. This may be simply a function of familiarity, as many communities have been employing some of these housing strategies for 10 years or more. It may also reflect a growing evolution of the strategies from comprehensive plan policy to implementation in development regulations.

This same trend can be seen in the reporting of “frequent use” of strategies. In particular, the “Partnership,” “Site Requirements,” and “Design” categories of strategies saw a significant increase in “Frequent use” reported between 2007 and 2013. The following charts graphically illustrate this trend.



DATA SOURCE: 2013 Canvass of Cities (Appendix E)



DATA SOURCE: 2013 Canvass of Cities (Appendix E)

## **Other Options for Housing Affordability**

The Choice Neighborhoods Initiative is a program sponsored by the federal government for households with low to moderate incomes. Under this program, areas with a high concentration of public housing can compete for funding for urban revitalization. Under the program, neighborhoods submit proposals outlining how funding will be used to create lasting positive impacts improving the quality of life within the neighborhood. The primary focus of the program is to create new housing and developments. Funding can also be used for schools, infrastructure, and commercial developments to improve the quality of the area.

Another option to encourage affordable housing through land use is Inclusionary zoning. This is a technique to develop diverse mixed-income housing. This type of zoning requires a set percentage of units in each new or substantially renovated building be used for affordable housing. In exchange, developers receive a 'bonus density,' allowing them to build more units than would normally be allowed.

## **Interjurisdictional Collaboration on Housing**

In 2008, Snohomish County Tomorrow engaged a consultant team to evaluate the feasibility of creating a more formalized interjurisdictional partnership to promote and facilitate the production of affordable housing throughout the county. After reviewing the housing market conditions in Snohomish County, talking with local leaders and examining other examples of such partnerships around the country, the consultant team submitted its report to the SCT Steering Committee in June 2009. The report concluded that such collaboration was feasible if four conditions could be met:

1. A "critical mass" of jurisdictions elect to participate;
2. Sufficient funding can be secured for at least 24 months;
3. A host agency steps up to provide administrative support; and
4. Consensus is reached on program purpose and governance structure.

For the past three years, a number of cities, the county, and the county housing authority have been working together under a Memorandum of Understanding. The group has produced "Housing Profiles" for three of the cities to assist them in the development of their Comprehensive Plan Housing Elements. Other efforts have included crafting a mutually acceptable interlocal agreement to create a formal partnership with financial commitments from participating jurisdictions. Early this year (2013) after extensive legal review an ILA acceptable to all parties was agreed on and has been formally approved by all participating jurisdictions. A grant from the Gates Foundation, together with financial contributions from the participating governments will support this new collaborative effort, called the Alliance for Housing Affordability, as it begins operations in late 2013. The Housing Authority of Snohomish County will serve as the administrative agency for the alliance and the city of Mountlake Terrace will be the financial agent. The broad purpose for this alliance is "...to undertake planning, cooperation and education in support of the goal of enhancing the supply of affordable housing in Snohomish County."

This collaboration represents a new level of interjurisdictional cooperation in Snohomish County in the interests of improving housing affordability.

# CHAPTER 7

## Tools and Resources



This chapter examines the strategies or tools available to address shortfalls in affordable housing units on a countywide (regional) basis, and explores how certain strategies are better suited to a community's needs than others. In addition, this chapter provides estimates for the residential land needed to meet projected population growth and the housing needs of low and moderate income households for the 20-year planning period.

### Housing Strategies Currently Employed

The Washington Administrative Code (WAC) 36-196-410 details requirements for the Housing Element of a comprehensive plan for those jurisdictions planning under the Growth Management Act (GMA). One such requirement is an implementation plan that, in part, identifies strategies designed to help meet the housing needs identified for all economic segments of the population. The Countywide Planning Policies (CPPs) include policies for these strategies:

#### **Countywide Housing Policy Ho-14:**

“The county and cities should provide incentives for affordable housing such as height or density bonuses, property tax incentives and parking requirement reductions. The incentives should apply where feasible to encourage affordable housing.”

Chapter 6 of this report, *Measures Taken to Address Housing Needs*, identifies over 30 strategies to address demands in affordable housing. Responses from each jurisdiction on which strategies they have employed are included in the appendix.

- The top five strategies employed by the jurisdictions in order of the number jurisdictions using them are: (1) upzoning for multi-family, (2) mixed use development (3) accessory dwelling units (4) small lots for single-family, and (5) manufactured housing.

- The single-family oriented strategies are the most widely used strategies in the menu of options.

### **Regional Housing Needs and Community Roles**

Based on the Snohomish County Council adopted 2035 growth targets, the countywide housing need from 2010 to 2035 is 97,057 units. Affordable housing needs are determined for the three lower-income categories defined by HUD that are based on area median income (AMI). The number of housing units for the three lower-income categories is shown in Table 7.1. An underlying premise for this report is that the county and cities would work individually and collectively to address regional housing needs with a variety of tools to create housing capacity.

**TABLE 7-1  
Estimated Countywide Housing Need**

<b>Lower Income Categories</b>	<b>% of Total Housing Supply Countywide</b>	<b>Number of Units Countywide</b>
30% and below of AMI (very low)	11%	10,676
31- 50% of AMI (low)	11%	10,676
51-80% of AMI (moderate)	17%	16,500
Total affordable housing units:	39%	37,852

The degree to which each jurisdiction contributes to the countywide supply of affordable housing will vary, as it will depend on many factors such as median income, residential land supply, population, and percentage of population in the lower income categories. The following are two examples of regional (countywide) efforts to address the housing needs of low-income households.

#### **Housing Consortium of Everett and Snohomish County (HCESC)**

The Housing Consortium of Everett and Snohomish County (HCESC) is a regional (countywide) collaboration that addresses affordable housing needs. This leadership group advocates for resources for low-income families and works to implement a decennial plan for affordable housing called, [\*Housing Within Reach\*](#). This consortium is comprised of nonprofit, private sector, government members, and associates. The Housing Within Reach plan includes:

- Housing Stability Needs in the community
- Goals and Activities to support housing stability

- Strategies to Support Housing Stability to achieve those housing goals
- Detailed ten-year Funding Projections
- Recommended Actions: Year one and long-term

## **Snohomish County Housing and Community Development Consolidated Plan**

Urban jurisdictions that receive federal funding from HUD are required to produce a consolidated plan. The [Snohomish County Consolidated Plan](#) identifies specific strategies and objectives that guide the use of federal grant funds over a five-year period to meet local affordable housing and community development needs of the Snohomish County Urban County Consortium (Consortium). The current Consolidated Plan is effective 2010-2014. The Consortium is a partnership between Snohomish County and most of the cities and towns within the county.

## **HousingSearchNW.ORG** **(link)**

This is a statewide online listing of available housing that also offers tools to assist people in understanding the affordability of properties. This website also contains other housing resources for landlords and tenants such as fair housing, public housing, housing for people with disabilities, and utility and weatherization assistance.

The screenshot shows the HousingSearchNW.org website. At the top, there is a navigation menu with links: Find a Place to Rent, List a Place to Rent, Tenant Tools, Resources, FAQs, Trainings, and About Us. Below the menu is a header with a cityscape illustration and the text "HousingSearchNW.org A free service to list and find housing across the state of Washington". A "Tenant Tools" section is highlighted, containing a list of links: Learn About Housing Types, Rental Checklist, What can you afford to rent? (Calculate), An example of moving costs, and Calculate your moving costs. At the bottom, there are logos for Statewide Sponsors (Department of Commerce and Washington State Department of Social & Health Services) and King County Sponsors (Seattle Housing Authority, King County Housing Authority, United Way, City of Seattle, and King County). Contact information and copyright details are provided at the very bottom.

## Housing Strategies to Fit Community Needs

Each jurisdiction is unique in its housing needs and residential land supply, and therefore certain housing tools or strategies would prove more effective in addressing housing shortfalls than others. As jurisdictions cannot build housing units to increase the affordable housing stock, the most effective method to influence the housing market is through adjustments to their land use regulations and housing programs.



**TABLE 7.2**  
**Potential Housing Problems and Solutions**

Jurisdiction Housing Issue	Potential Solutions
<b>Shortage of Housing Units</b>	
Regulatory Solutions	<ul style="list-style-type: none"> <li>• Cottage Housing</li> <li>• Accessory Dwelling Units</li> <li>• Planned Unit Developments</li> <li>• Inclusionary Zoning</li> </ul>
Programs & Incentives	<ul style="list-style-type: none"> <li>• Choice Neighborhood Initiatives. A program sponsored by the federal government for households in low to moderate incomes. Under this program, areas with a high concentration of public housing can compete for funding for urban revitalization.</li> <li>• Housing Trust Funds. The Housing Trust Fund makes funds available for affordable housing projects through a competitive application process.</li> </ul>
<b>Shortage of Land Supply for Affordable Housing</b>	
Regulatory Solutions	<ul style="list-style-type: none"> <li>• Mixed Use Development</li> <li>• Manufactured Housing Communities</li> <li>• Small Lots and Small Lot Districts</li> <li>• Zero Lot Line Development</li> </ul>
Programs & Incentives	<ul style="list-style-type: none"> <li>• Transfer of Development Rights</li> <li>• Federal Grants – Land Banking</li> </ul>

Sources: SCT 2007 Housing Evaluation Report, PSRC Housing Innovations Program, Housing Toolkit

## Other Resources

### Puget Sound Regional Council (PSRC) Housing Innovations Program (HIP)

PSRC offers an assortment of housing resources for local jurisdictions within the Puget Sound region to assist in the production and preservation of affordable housing and compact development. The resources include:

- Housing Toolkit ([link](#)). A profile of 49 regulatory tools, incentives and other local government strategies for fostering affordable housing production/preservation and innovative, compact development. An image of the Housing Tools Matrix is shown below.
- Housing Element Guide. Still under development, this product provides guidance on development of a housing element for a comprehensive plan.
- PSRC Local Government Housing Survey ([link](#)). A summary of the regional inventory of affordable housing tools used by local governments. The last inventory was conducted in 2009.
- External Housing Resources ([link](#)). Links to housing websites, affordable housing resources and data sources.
- Directory of Housing Organizations ([link](#)). A list of housing organizations serving the central Puget Sound region.

Puget Sound Regional Council		Housing Innovations program		HIP Housing Tools Matrix													
Housing Tool	Featured Tool	Focus Area					Project Type					Goal		Affordability			
		Urban Centers	Transit Oriented Development	Expensive Housing Markets	Innovative Single Family Techniques	Education & Outreach	Single Family	Multifamily	Ownership	Rental	Market Rate	Subsidized	Affordability	Diversity	80-120% AMI	Less than 80% AMI	Most effective for producing units <80% AMI
<b>Development Types</b>																	
Accessory dwelling units (ADU)	<input checked="" type="checkbox"/>			•	•	•			•	•			•	•			*
Cluster development				•	•	•			•	•			•	•			
Cottage housing				•	•	•			•	•			•	•			
Infill development		•	•	•	•	•			•	•			•	•			
Master planned communities				•	•	•			•	•			•	•			
Mixed use development		•	•	•	•	•			•	•			•	•			
Mobile/manufactured homes				•	•	•			•	•			•	•			*
Multifamily development		•	•	•	•	•			•	•			•	•			*
Planned unit development (PUD)		•	•	•	•	•			•	•			•	•			
Preservation & rehabilitation		•	•	•	•	•			•	•			•	•			*
Small lot single family development	<input checked="" type="checkbox"/>			•	•	•			•	•			•	•			
Townhomes				•	•	•			•	•			•	•			
Zero lot line development				•	•	•			•	•			•	•			

## **Commerce, Housing Guidebook ([link](#))**

The Washington State Department of Commerce maintains a Housing Guidebook to serve as statewide guidance for drafting the housing elements of city and county comprehensive plans. As of this writing, the guidebook is under revision and aims to include all amendments to the housing planning statutes adopted since 1993. The updated document will provide demographics for jurisdictions in updating their respective comprehensive plans.

The *Housing Guidebook* is addressed in three main sections:

Section I: Lessons Learned from Neighborhood Stabilization Program (NSP)

Chapter 1: [Foreclosure Crisis in Washington](#)

Chapter 2: [NSP at Work in Washington](#)

Chapter 3: [Lessons from Local NSP Program Managers](#)

Chapter 4: [Using NSP Lessons in Housing Plans](#)

Section II: Developing Your GMA Housing Element – Using Lessons Learned from the NSP

Chapter 5: [Housing Inventory & Needs Assessment](#)

Chapter 6: [Tools and Strategies to Address Housing Problems](#)

Chapter 7: [Goals, Policies and Monitoring](#)

Section III: Going Further to Address Specific Needs

Chapter 8: Affordable Housing and Consolidated Plan

Chapter 9: [Neighborhood Plan](#)

## **U.S. Department of Housing and Urban Development (HUD) – Washington State** ([link](#))

A HUD website for Washington State provides information on funding sources, local housing news and updates and local resources.



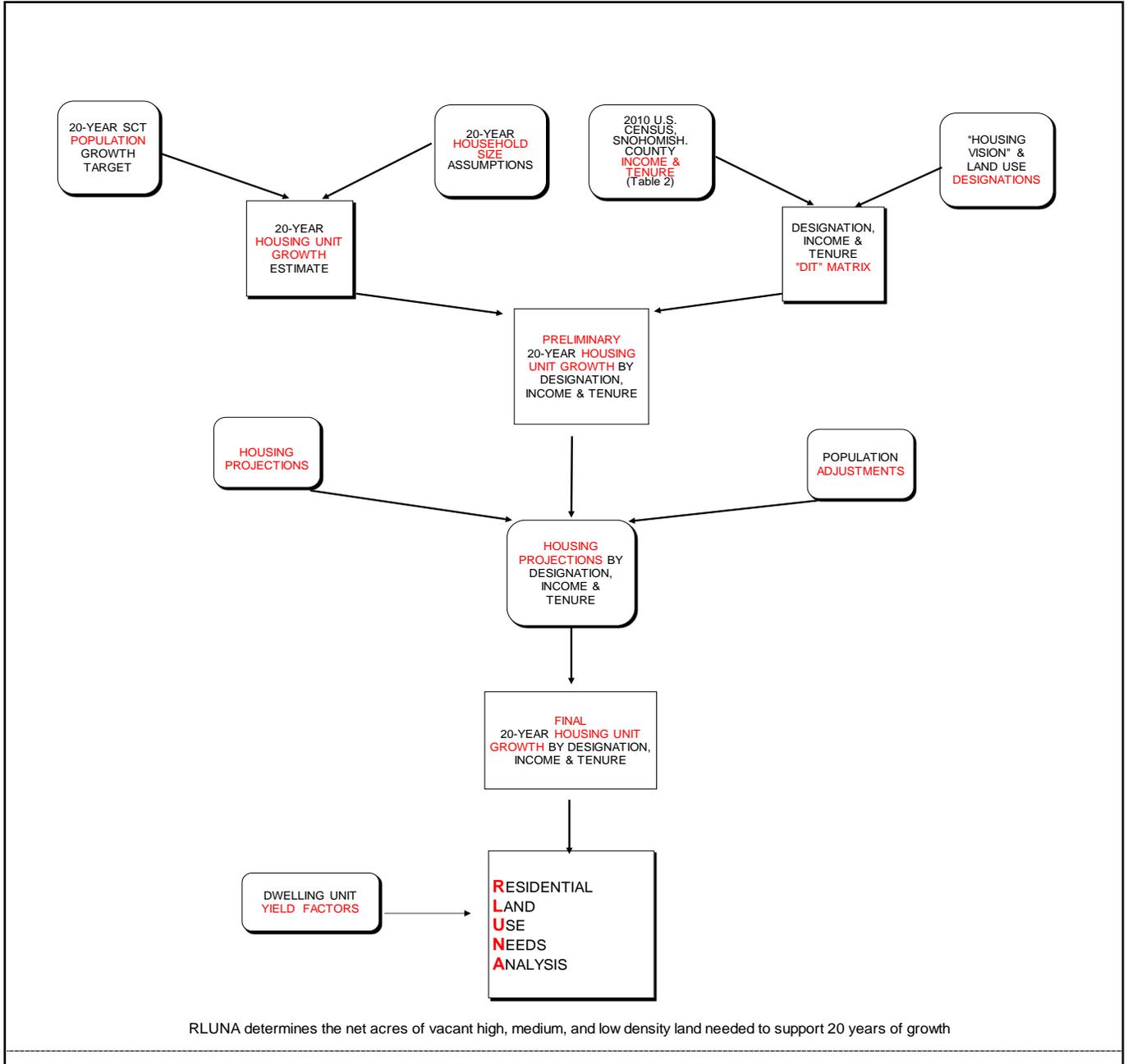
## **RESIDENTIAL LAND USE NEEDS ANALYSIS (RLUNA)**

The Residential Land Use Needs Analysis (RLUNA) model provides an estimate of the required amount of urban low, medium, and high density-designated residential land to support projected population growth for each jurisdiction. RLUNA is not applied to rural areas as urban densities are prohibited outside urban growth areas (UGAs), and is not applied to special needs housing.

Chart 7-1 provides a general outline of the steps involved in the RLUNA Model. The model takes into account factors such as population growth, household size, distribution assumptions by land use intensity, tenure of various income groups, fair share housing allocations, and density yield conversion factors. RLUNA takes the form of a Microsoft Excel workbook that contains a database table and calculation worksheets that execute all of the model's computations, as well as descriptive tables that represent the steps involved in the calculation sheet.

The result of the model is an estimate of the number of acres of low, medium, and high density urban residential land needed in an area to meet projected population growth and also meet needs for low and moderate income households for the remainder of a designated planning period. Results are then compared with the amount of land available for development in the study area to determine if RLUNA acreage targets are achieved. The model is illustrated below.

**CHART 7-1  
Residential Land Use Analysis (RLUNA) Model**



## **CHAPTER 8**

### **Monitoring Outcomes**

The Washington Administrative Code (WAC) identifies both requirements and recommendations for the housing element that local jurisdictions must prepare as part of their comprehensive plans. Among the recommendations found in WAC 365-196-410 is that the housing element "...should include provisions to monitor the performance of its housing strategy." It then lists five suggested features or components of this monitoring program. In the multi-county planning policies of *Vision 2040*, regional housing actions are identified to help implement the housing policies, including the collection and analysis of regional housing data as part of the PSRC monitoring program. It appears that the PSRC is poised to become a more active player in housing planning.

Under the former Countywide Planning Policies, a report prepared through SCT entitled the "Housing Evaluation Report" provided much detailed information regarding strategies used by Snohomish County jurisdictions to advance the cause of affordable housing, as well as housing supply characteristics. The last edition of this report, the *2007 Housing Evaluation Report*, summarized the housing strategies used by each jurisdiction and provided the starting point for the updated information contained in Chapter 6 of this report.

Countywide Planning Policy HO-5, which establishes the parameters for this report, indicates the report's purpose is to facilitate the work by all local jurisdictions "...to conduct major comprehensive plan updates and to **assess progress** toward achieving CPPs on housing" (emphasis added). The information contained in previous chapters, particularly the information about the housing supply (Chapter 3) and the measures taken by local jurisdictions (Chapter 6 and Appendix E) will provide a solid foundation for local monitoring efforts throughout Snohomish County.

#### **Strategies and Actions Taken to Advance CPP Objectives**

In 1994, a menu of some 33 housing strategies were identified in a study conducted through Snohomish County Tomorrow to advance the goals and objectives in the new (at that time) Countywide Planning Policies for housing, particularly those related to the supply of affordable housing. Because many of these strategies address multiple housing objectives, and because many objectives in the new CPPs are similar to those in the former CPPs, this menu of strategies was used again. This decision achieves the dual benefit of 1) simplifying the process of updating information from the last housing evaluation report, and 2) facilitating an analysis of trends over time. The table below identifies all 33 strategies from the original menu and cross checks them against nine housing objectives articulated in the current CPPs. Most strategies advance more than one objective, and all objectives have a minimum of four strategies that can help achieve them.

**TABLE 8-1**  
**Correspondence of Housing Strategies and Objectives**

TYPE	STRATEGY	Housing Objectives in The CPPs								
		HO-3	HO-4	HO-6	HO-8	HO-9.1	HO-9.2	HO-10	HO-11-13	HO-14
Single-Family	Small Lots	X				X		X	X	
	Accessory DUs	X			X	X		X	X	
	Preservation/S-F	X		X					X	
	Min. Densities	X							X	
	Lot-size avg.	X						X	X	
	Manu. Homes	X				X			X	
Multi-Family	Upzoning	X			X	X	X		X	
	Preservation/M-F	X		X					X	
	No Max. Density	X							X	
	Small Units	X						X	X	
Site Requirements	Reduced Parking						X	X	X	
	Narrow Streets							X	X	
	Open Space Cred.							X	X	X
	Zero Lotline					X		X	X	
	Flex. Setbacks							X	X	
	Flex. Sidewalk							X	X	
	ROW/Easement							X	X	
	Flex. Stormwater							X	X	
	Flex. Curb							X	X	
Design	Cottages	X				X				
	PUD/PRD	X				X				
	Mixed Use	X			X	X	X	X	X	
	Infill	X				X	X	X	X	
Incentives	Density Bonuses	X						X	X	X
	Imp. Fee Waivers	X							X	X
	Priority Permit.								X	X
Admin.	Reg. Reform		X						X	
	Streamlined Permitting								X	
Coop.	Partnerships - Nonprofits		X		X					
	Cooperation – jurisdictions		X		X					
Direct	Financial Assist.	X	X		X				X	
	Displacement Resources		X		X					
	Pursue Funding	X	X		X				X	

*Legend for Objectives:*

- HO-3: Increase the supply of affordable housing
- HO-4: Participate in cooperative efforts
- HO-6: Upgrade neighborhoods/preserve existing affordable housing
- HO-8: Accommodate special needs housing
- HO-9.1: Increase the variety of housing choices
- HO-9.2: Locate housing near/transit-accessible to jobs
- HO-10: Encourage environmentally-sensitive housing
- HO-11-13: Reduce the cost of housing
- HO-14: Provide incentives for affordable housing

**Observed Outcomes**

The information in this section draws primarily from housing supply data in Chapter 3 describing total housing units by type, as well as assisted housing units and estimates of affordable rental and ownership units. Some additional information on commute time has also been compiled from American Community Survey (ACS) tables as a rough indicator of proximity of housing to jobs.

**Overall Housing Production.** Data from the American Community Survey (ACS) 5-year estimates indicate that the total housing stock in all of Snohomish County totaled 284,480 dwelling units in 2011. An estimated 20,126 of these units were built in the 2005-2010 period, compared to an estimated 33,063 built in the previous five-year period (2000-2004) and an estimated 61,730 built in the 10-year period of the 1990s. The resulting average annual housing production rates for these three periods are thus:

2005-2011:	3354 dwelling units
2000-2004:	6613 dwelling units
1990-1999:	6173 dwelling units.

These figures dramatically demonstrate the 2008 national housing market collapse and its impact on the local housing industry, given that 2005 and 2006 were still high-producing years in the county. The *2007 Growth Monitoring Report* showed total building permit activity at nearly 7,000 units in 2005, dropping off to a still healthy 5,649 units in 2006. It is likely that most of those permits were completed and are now housing units in the inventory.

**Proximity to Jobs.** In addition to housing volume, another aspect of housing production is the location of new housing relative to both the adopted growth allocation and to jobs. Proximity to work is reflected in commute time data assembled by the ACS. While the *2007 Housing Evaluation Report* provided travel time data for only Everett and the county as a whole, the ACS now provides 5-year averages for most cities in Snohomish County. The ACS data is broken into 5-minute intervals, which have been aggregated into 3 broader time intervals in Table 8-2 on the next page, thereby further reducing the sampling error inherent in the survey. The table covers jurisdictions with over 1000 workers to maintain reasonable reliability for data based on a 3 percent sample. This data not

only allows us to see trends in Everett and the countywide numbers since 2007, but also provides a baseline reference for future comparisons over time in the other cities.

Looking at overall commute times for all Snohomish County workers, the percentage of workers with a commute of less than 30 minutes dropped from 54 percent in 2000 to 51 percent in 2006, but has risen back to 54.5 percent in 2011. While many factors can affect commute times, such as level of congestion (which tends to rise during prosperous times, and fall during less prosperous ones), road improvements and other factors, these declines suggest there may have been some improvement in developing housing near jobs during the past five years. A similar pattern can be seen for Everett residents, where the percentage of workers with a commute of less than 30 minutes dropped slightly from 65 percent in 2000 to 63 percent in 2006, but then rose back to 65.5 percent in 2011.

**TABLE 8-2**  
**Commute Time Distribution for Workers over 16 Years who do not Work at Home (to the nearest 0.5%) - Cities with 1000+ workers**

JURISDICTION	TOTAL WORKERS	TRAVEL TIME INTERVALS		
		<30 Minutes	30-59 Minutes	60+ Minutes
Everett	46,305	65.5%	25.5%	9.0%
Marysville	26,672	56.5%	30.5%	13.0%
Edmonds	18,736	54.5%	38.0%	7.5%
Lynnwood	16,572	57.0%	33.5%	9.5%
Bothell (entire city)	15,881	57.0%	35.0%	8.0%
Lake Stevens	13,271	49.5%	33.5%	17.0%
Mountlake Terrace	10,166	56.5%	35.5%	8.0%
Mukilteo	10,146	65.0%	26.0%	9.0%
Mill Creek	8,103	58.5%	33.0%	8.5%
Arlington	6,862	50.0%	33.5%	14.5%
Monroe	6,720	48.0%	42.5%	9.5%
Snohomish	4,144	57.0%	32.0%	11.0%
Brier	3,224	54.5%	37.0%	8.5%
Stanwood	2,319	57.0%	30.5%	12.5%
Sultan	1,996	44.0%	32.0%	24.0%
Granite Falls	1,704	33.5%	48.0%	18.5%
<b>Snohomish County Total</b>	<b>328,755</b>	<b>54.5%</b>	<b>34.0%</b>	<b>11.5%</b>

Data Source: 2007-2011 ACS

Looking only at 2011 data, the share of workers with a commute of less than 30 minutes ranges from a low of 33.5 percent in Granite Falls to a high of 65.5 percent in Everett. Similarly, the share of workers with a commute of an hour or more ranges from a low of 7.5 percent in Edmonds to a high of 24 percent in Sultan. Not surprisingly, residents of cities within the Southwest UGA, where most Snohomish County jobs are located, tend to have shorter commutes than residents of outlying cities where jobs are relatively more scarce. The cities of Snohomish and Stanwood, which both have a distribution of commute time intervals that closely matches the countywide pattern, are two notable cases of outlying cities with relatively short commute times.

This commute time information will provide a reference point for future reports to assess future progress in better co-locating housing with jobs.

***Affordable Housing Units.*** Housing affordability is an important objective in both the multi-county and the countywide planning policies, as it is in the underlying GMA. Data is available from the ACS annual survey that allows us to assess, in a general way, whether housing affordability is increasing or decreasing. Within the data templates used for this report, Tables 5 and 6 provide information about gross rent among occupied rental units that collect rent, and Tables 8 and 9 show comparable information for owner-occupied units with a mortgage. Like most of the ACS data used for this report, these are 5-year averages which provide greater reliability, particularly for smaller cities with smaller samples, and allows comparisons between jurisdictions.

At the countywide level, however, where the sample size is large, using the 3-year averages taken at two points in time allows us to see possible trends. For renter-occupied housing units, the gross rent as a percentage of household income can be compared between the 2005-07 period and the most recent 2009-11 period. These ACS estimates indicate that the percentage of households paying less than 30 percent of their income on rent dropped from 53.4 percent to 48.8 percent during this period. Conversely, the percentage of renter households paying more than 50 percent of their income on rent increased from 20.9 percent in 2005-07 to 24.1 percent in 2009-11. These figures suggest that, for renter households, housing has become less affordable in recent years. Similar trends can be seen in Pierce and Clark Counties over this period, where renter households paying less than 30 percent of their income on rent dropped from 50.9 percent to 47.8 percent and from 51.5 percent to 47.6 percent, respectively. Regional and national economic forces in the housing finance markets that caused many former homeowners to become renters were the likely causes for these declines in rental housing affordability.

In Chapter 3, Tables 3-1 and 3-2 show estimates of the number of affordable housing units for low – moderate income renter and owner households, respectively, in all Snohomish County jurisdictions in 2011. For the lowest income households with incomes at or below 30 percent of the countywide annual median income, only about 6 percent of the county’s rental housing stock is affordable. For the vast majority of extremely low income households, renting is the only option, leaving the rental housing stock as the primary means for addressing this most challenging need. The city of Everett and unincorporated Snohomish County have the largest supplies of rental housing, together accounting for over half of the countywide total. About 9 percent of Everett’s rental housing is

affordable to “extremely low” income households (those making 30 percent AMI or less) whereas only 3 percent of the county’s rental housing is affordable to those households. Darrington, Stanwood, Snohomish, Monroe, and Lake Stevens have the greatest shares of their rental housing stock affordable to very low income households, but all have small rental inventories.

Looking at “very low” income households (making 31-50 percent of AMI), again the city of Everett has a substantial share of the affordable rental stock in this income category, but other cities with above average shares of their affordable rental housing at this income level include Index, Darrington, Gold Bar, Granite Falls, Lynnwood, and Edmonds. At the 51-80 percent of AMI income level, Everett and the County have, by far, the greatest numbers of affordable units, as well as substantial shares of their overall rental supply. Mountlake Terrace, Mukilteo, Lynnwood, Edmonds, and Sultan also have significant shares of their rental stock that is affordable at this income level.

Not surprisingly, housing affordability is a huge issue for the lowest income households where only a small number of units exist relative to the number of households in this income category. For extremely low income households, assisted housing is the primary source of affordable housing units. This data also illustrates how affordability at the different income levels varies across Snohomish County jurisdictions. These outcomes are likely the result of a combination of local demographic and market conditions, as well as local housing strategies. By examining these estimates over time, each jurisdiction can measure its progress relative to the countywide average and to other similarly sized and positioned jurisdictions in the county. From these comparisons and trends, jurisdictions can get an idea of how well strategies to increase affordable housing are performing and whether adjustments or new strategies may be called for.

Based on information in the *2007 Housing Evaluation Report*, the supply of assisted “fixed units” (excluding those on the Tulalip reservation) has increased from 7,255 to 9,065 between 2002 and 2010 (an increase of about 25 percent in 8 years). Since the total housing stock of Snohomish County increased about 21 percent in the 10 years between the 2000 and 2010 census, this means that the share of units affordable to very low income households actually improved during that period. See Chapter 3 for more details.

**Recent Trends.** The *Growth Monitoring Report (GMR)* is prepared annually by Snohomish County Tomorrow and provides a good source of historical information on residential permit activity within all Snohomish County jurisdictions. With the *Buildable Lands Report* being prepared in 2012, the last GMR was published in 2011 and reflects building permit activity through the year 2010. This report tracks lot creation and building permits issued each year from 1990 through 2010. This data shows that Snohomish County has been, and continues to be, a largely single-family county, with single-family detached homes accounting for 72 percent of all dwelling units permitted throughout the county from 2000-2010. The peak period for multi-family development was the period from 1998 through 2000 when 8,953 multi-family units were permitted. This represents 38 percent of all dwelling units permitted during that 3-year period. Most recently, in 2012 and 2013, it appears permits for multi-family projects are increasing probably due to the loosening of financing restrictions that resulted from the economic downturn that started in 2008.

The creation of single-family lots through the platting process is also tracked in the GMR, providing further evidence of the importance of the single-family detached house in the county's current housing supply. From 1992 through 2007 new lot creation ranged from a low of 2,171 in 1993, to a high of 4,674 in 2007. It then plunged to 1,816 in 2008 and 934 in 2009 – by far the lowest year for lot production in the last 23 years – with only a slight rebound to 1,040 lots in 2010. This platting activity also gives a preview of future homebuilding activity.

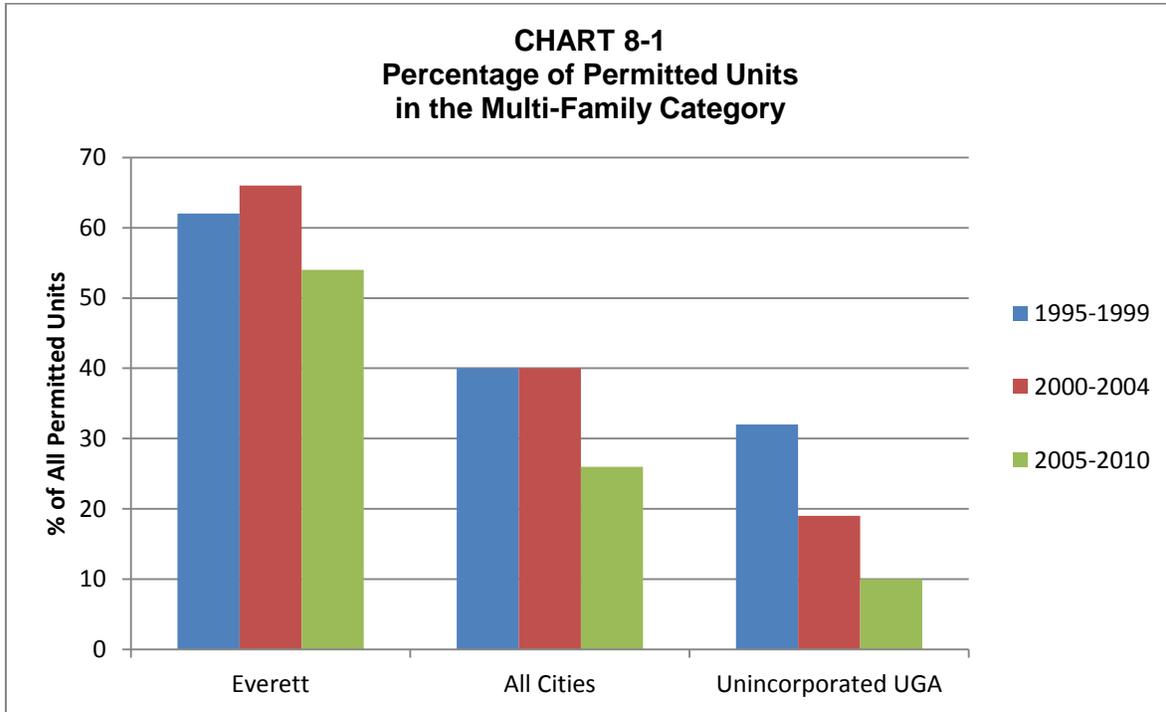
These countywide trends are not necessarily carried through in each jurisdiction. For example, in Everett the peak year for units permitted was 1998 with 1,103 units, of which 887, or 80 percent, were multi-family units. Since 1990, Everett has permitted 8,044 multi-family units, which represents 64 percent of all the city's residential units permitted during that period. Other Snohomish County cities with significant numbers and shares of multi-family units permitted since 1990 include Edmonds (1,495/53 percent), Bothell (1,329/53 percent), Lynnwood (1,300/45 percent), Mill Creek (1,096/40 percent), and Mukilteo (1,082/35 percent).

Chart 8-1 shows trends in the percentage of multi-family units permitted over the past 15 years within the county's urban areas. Recent permit activity for unincorporated Snohomish County suggests that multi-family may be poised to assume a more prominent role in the new housing supply than these past trends would suggest. The significant share of available urban residential capacity in the multi-family category for many jurisdictions further indicates that future additions to the housing stock are more likely than in the past to be multi-family units.

Recent trends in state and federal housing assistance funding are not encouraging, as all levels of government continue to struggle with revenue declines brought on by the national economic collapse of 2008-10. In particular, funding to local governments and housing authorities through the Department of Housing and Urban Development (HUD) has experienced significant reductions in recent years. The Washington Housing Finance Commission annually allocates tax credits on a competitive basis to eligible housing projects that create housing units for low-income households. Since 2010 the commission has approved credits for 66 projects creating 4,135 affordable units around the state. The continuation of this program is subject to future changes in the federal tax code. This trend of decreasing federal and state funds for housing assistance further burdens local jurisdictions' efforts to address the housing issue since there are few financing mechanisms available to them to fill the gap.

## **Measuring Success**

Snohomish County jurisdictions have used, and continue to use, a wide range of housing and land use strategies to improve the housing choices and levels of affordability available to their citizens. As noted in the previous chapter, additional tools and strategies have been identified for implementing each jurisdiction's housing element, including those described in recent studies by the Department of Commerce (*The Housing Guidebook*), the Puget Sound Regional Council (*Housing Toolkit*), and the city of Everett (*Potential Residential Infill Measures*).



DATA SOURCE: 2012 Buildable Lands Report for Snohomish County

It is up to each jurisdiction to periodically assess how well their particular strategies are performing and to what extent they are producing positive outcomes.

Housing supply outcomes are dependent on a variety of social and economic factors affecting the housing market – many of which are statewide or national in scale and well beyond the influence of local policies and programs. Nevertheless, some reasonable inferences can be made about the impact of a strategy by examining the characteristics of housing produced before and after it has been put into place. The survey of measures taken, summarized in Chapter 6 and based on information in Appendix E, provides one tool for such a self-assessment.

“Frequency of use” is a reasonable indicator of how well a particular strategy is being accepted in the housing market. Any strategy that is merely supported conceptually in the comprehensive plan but is not reflected in a program or regulatory scheme that is actually used will have little impact on housing outcomes. However, even strategies that are used frequently need to be examined for the housing that results. If that housing does not significantly improve the diversity, variety or affordability of local housing, nor improve the proximity of residents to their jobs, those strategies cannot be deemed successful.

Selecting key indicators for which data can be easily compiled is an important step for monitoring outcomes. Establishing a “before” and “after” snapshot of housing production characteristics is also important. Data from local building permit files is usually a good starting point for creating such a snapshot, particularly on the subject of housing variety. Data on unit size and unit type can usually be obtained from building permits, although information on “type” may only distinguish single-family from multi-family units. It may be desirable to also distinguish between

single-family detached and single-family attached units for purposes of evaluating variety of housing options. It may be necessary for a local jurisdiction to add new fields to its building permit files in order to facilitate this kind of monitoring.

Affordability can be monitored by using rent and mortgage cost data from annual ACS surveys, such as has been used in the preparation of this report, and by examining County Assessor data on values of ownership units. Tables 5-9 in the data templates prepared for this report are the most-readily available information to assist in monitoring, since it is updated annually, with new information typically made available every December. The templates for each jurisdiction include links to the appropriate ACS tables and cells to facilitate quick retrieval of the data. However, these links do need to be checked and verified periodically as any changes to the ACS tables could render the link inaccurate. The user guide and template overview sheet are additional aids to help in using the data templates.

Data from Assessor files can also be very useful for examining a variety of other housing characteristics related to housing variety, but requires considerable data manipulation and analysis to unlock its potential. Comparisons of average unit size with average unit rent (or mortgage cost) over time can also be an indicator of trends in affordability. If average unit size is going up while average rents or costs are staying the same or going down, it likely means that affordability is improving, whereas the reverse trends are a likely indication that affordability is declining.

Individual jurisdictions may find it useful to evaluate their housing outcomes against those of similarly-sized jurisdictions. Data from this report that is aggregated by PSRC regional geography allows such comparisons. Cities within Snohomish County that are classified as “small” or “larger” in the PSRC hierarchy can readily compare themselves with other individual jurisdictions in the same class, or by the average of all such cities within Snohomish County. Countywide averages are also included as part of each jurisdiction’s data template, providing easy comparisons with that data for all 22 tables in the template.

## **Conclusion**

The information in this report has been compiled by Snohomish County jurisdictions to meet the requirements of the GMA as articulated in Countywide Planning Policy HO-5, and to assist each jurisdiction in updating its housing element during the overall comprehensive plan update to be completed in 2015. It utilizes a methodology and a standard data template recommended by Berk Consulting that draws from readily-available sources. In particular, data provided by the American Community Survey is used that is based on a 3 percent random sample of households throughout the country. This will facilitate regular monitoring and updating of housing demand and supply information and plan and program reassessment by individual jurisdictions, as directed by their particular housing policies and practices and overall planning priorities.

# **APPENDICES**

Appendix A: Vision 2040 Housing Summary

Appendix B: Snohomish County's Countywide Planning Policies For Housing

Appendix C: Adopted 2035 Initial Population Targets for Snohomish County  
Jurisdictions

Appendix D: Proposed 2035 Initial Housing Unit Targets for Snohomish County  
Jurisdictions

Appendix E: Housing Strategies Utilized by Snohomish County Jurisdictions

Appendix F: Glossary of Terms and Definitions

# Appendix A

## Vision 2040 Housing Summary

### VISION 2040 & Housing



*Ensuring the availability and affordability of a variety of home types is crucial for meeting our region's housing needs. Homes should be located in places that are accessible and where services can be provided most efficiently.*

#### The Importance of Addressing Housing

To meet the demands of a growing and changing population, the region needs to develop vibrant communities that offer a variety of home choices. The region's supply of homes should serve all economic segments of the population. It should provide residences that are safe and healthy, attractive, and close to jobs, shopping, and other amenities.



#### What's in VISION 2040?

VISION 2040 encourages housing production that meets existing and future needs. It places a major emphasis on the location of housing and promotes fair and equal access to housing. VISION 2040 calls for preserving and expanding housing affordability, incorporating quality and environmentally friendly design in homebuilding, and offering healthy and safe home choices for all the region's residents.

**Multicounty Planning Policies.** The multicounty planning policies address housing diversity and affordability, jobs-housing balance, and best practices for home construction. The region needs a diverse and well-distributed mix of homes affordable to both owners and renters in every demographic and income group. VISION 2040 encourages the construction, preservation, and ownership of a variety of homes — including for special needs and middle- to low-income households. VISION 2040 recognizes the importance of having employment, services, and transportation options close to home. Increasing housing choices and opportunities in regional growth centers and employment centers aims to improve efficiency and mobility and strengthen the region's economy.

**Actions.** VISION 2040 calls for a regional housing strategy that assesses the specific housing needs of the region, identifies strategies to meet these needs, and coordinates regional housing efforts. The Regional Council is directed to create a regional housing program to offer guidance and technical assistance in developing housing targets and reviewing effective housing elements, and will assemble a clearinghouse of regional housing data and resources.

In conjunction with the Prosperity Partnership, the Regional Council will provide guidance and technical assistance to local governments creating policies that provide housing opportunities for all economic segments. Work already underway includes the creation of the Housing Education and Technical Assistance Program (HETAP), and the sponsorship of legislative actions that enable communities to develop and fund housing in concert with VISION 2040. The Regional Council will review housing elements in local comprehensive plans and provide guidance for developing housing targets, including targets for affordable housing.

# **Appendix B**

## **Snohomish County Countywide Planning Policies for Housing**

### **HOUSING**

#### **State Context**

Washington’s Growth Management Act (GMA) establishes a goal pertaining to housing, to encourage a full range of housing types to meet the needs of all segments of the population, and to encourage the preservation of the existing housing stock.<sup>1</sup>

Pursuant to the GMA, the Countywide Planning Policies (CPPs) must specifically address how local comprehensive plans will consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution among counties and cities.<sup>2</sup> In turn, each county and city is obligated to plan for affordable housing consistent with the regional context determined by CPPs.<sup>3</sup> Counties and cities planning under GMA must ensure that, taken collectively, their comprehensive plans provide sufficient land capacity for projected housing growth, consistent with the county’s 20-year population growth allocation.<sup>4</sup>

CPPs may not, however, alter the land-use powers of cities.<sup>5</sup>

#### **Regional Context**

The regional plan, Vision 2040, contains an “overarching goal” for housing that calls for the region to:

*“preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices for every resident. The region will continue to promote fair and equal access to housing for all people.”*

Vision 2040’s Multi-county Planning Policies also require jurisdictions to establish local housing targets based on population projections, and local housing and employment targets for each designated regional growth center.<sup>6</sup> In addition, the housing policies of Vision 2040 place significant emphasis on the location of housing in proximity to growth and employment centers and to transportation and transit corridors.

#### **Snohomish County Housing**

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<sup>1</sup> RCW 36.70A.020(4).

<sup>2</sup> RCW 36.70A.210(3)(e) and WAC 365-196-410(2)(e)(ii).

<sup>3</sup> WAC 365-196-410(2)(e)(ii).

<sup>4</sup> RCW 36.70A.115.

<sup>5</sup> RCW 36.70A.210(1).

<sup>6</sup> MPP-D-3.

Snohomish County continues to face the following housing challenges:

1. Adequate supply of affordable housing for all economic segments in each community.
2. Adequate supply of quality housing options in proximity or satisfactory access to places of employment.
3. Infill housing development and community concerns about density and design.
4. Adequate resources for, and equitable distribution of low-income and special needs housing across the county.
5. Housing types suitable for changing household demographics and an aging population.
6. Maintenance of existing affordable housing stock, including mobile home and manufactured housing.

It is important to remember that housing is created, priced, and demolished as the result of complicated interactions of market forces and government policies that reach across regions and even nations. Snohomish County is part of a regional market where housing is a commodity largely produced by the private sector, with a small but significant portion provided by government housing authorities and non-profit agencies. Sufficient housing, concurrent with employment and population growth and adequate transportation access, is a regional challenge that needs attention at all levels of government.

It is beyond the financial capacity of local governments and nonprofits to satisfy unmet housing needs through their own expenditures. Historically, the federal government has taken the lead in the financial strategies, but federal funding does not meet the need. The housing affordability issue will get worse if federal funding trends continue.

Snohomish County jurisdictions recognize that their actions alone will not eliminate unmet housing needs. Financial constraints, however, are not a valid reason for jurisdictions not to address countywide unmet housing needs in their comprehensive plans' land use and housing strategies.

Despite the limited control that local governments have over housing markets, Snohomish County jurisdictions have made progress in meeting these housing challenges. Snohomish County Tomorrow regularly monitors and analyzes these housing challenges to better understand them and to suggest steps toward their diminishment. The 2007 *Housing Evaluation Report* illustrates that, alone and in cooperation, the county and cities have adopted policies, strategies and regulations that help preserve affordable housing or remove barriers or reduce the costs of producing new housing units.<sup>7</sup>

The CPPs on housing are required and intended to support both GMA and Vision 2040. Generally speaking, they follow the organization of the Vision 2040 Multi-county Planning Housing Policies.

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<sup>7</sup> The report can be found online at [www1.co.snohomish.wa.us/Departments/PDS/Divisions/LR\\_Planning/Information/Plans/SCT+Reports/HER07.htm](http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/LR_Planning/Information/Plans/SCT+Reports/HER07.htm)

## **Housing Goal**

Snohomish County and its cities will promote an affordable lifestyle where residents have access to safe, affordable, and diverse housing options near their jobs and transportation options.

**HO-1** The county and cities shall support the principle that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.

**HO-2** The county and cities shall make provisions in their comprehensive plans to accommodate existing and projected housing needs, including a specific assessment of housing needs by economic segment within the community as indicated in the housing report prescribed in CPP HO-4. Those provisions should consider the following factors:

- a. Avoiding further concentrations of low-income and special needs housing.
- b. Increasing opportunities and capacity for affordable housing in urban centers.
- c. Increasing opportunities and capacity for affordable housing close to employment, education, shopping, public services, and public transit.
- d. Increasing opportunities and capacity for affordable and special needs housing in areas where affordable housing is currently lacking.
- e. Supporting affordable housing opportunities in other Snohomish County jurisdictions, as described below in CPP HO-3.

**HO-3** County and city comprehensive plans shall include policies for accommodating affordable housing goals throughout the county consistent with Vision 2040. The land use and housing elements should demonstrate they can accommodate needed housing availability and facilitate the regional fair share of affordable housing. Housing elements of comprehensive plans shall be periodically evaluated for success in facilitating needed housing.

**HO-4** The county and cities should participate in a multi-jurisdiction affordable housing program or other cooperative effort to promote and contribute to an adequate and diversified supply of housing countywide.

**HO-5** The cities and the county shall collaborate to report housing characteristics and needs in a timely manner for jurisdictions to conduct major comprehensive plan updates and to assess progress toward achieving CPPs on housing. The report shall be sufficiently easy to understand and use for planning and evaluation. To the extent made possible by the availability of valid data, this report shall, for the entire county and each jurisdiction:

- a. Describe the measures that jurisdictions have taken (individually or collectively) to implement or support CPPs on housing, especially measures taken to support housing affordability.

- b. Quantify and map existing characteristics that are relevant to the results prescribed in the CPPs on housing, including (but not limited to):
  - i. The supply of housing units, including subsidized housing, by type, tenure, affordability, and special needs populations served.
  - ii. The availability and general location of existing affordable housing units and the distribution and location of vouchers and similar assistance methods.
  - iii. The supply of undeveloped, partially used and re-developable residential land.
- c. Identify the number of housing units necessary to meet the various housing needs of the projected population, by income ranges, and special needs populations. The number of units identified for each jurisdiction will be utilized for planning purposes and to acknowledge the responsibility of all jurisdictions to plan for affordable housing within the regional context.

**HO-6** The county and cities should implement policies and programs that encourage the upgrading of neighborhoods and the rehabilitation and preservation of existing legally established affordable housing, including but not limited to mobile/manufactured housing and single-room occupancy (SRO) housing.

**HO-7** Jurisdictions shall use housing definitions consistent with those of the Snohomish County Tomorrow growth monitoring report. Definitions may be periodically revised based on consideration of local demographic data and the definitions used by the Department of Housing and Urban Development.

**HO-8** Each jurisdiction's comprehensive plan should reconcile the need to encourage and respect the vitality of established residential neighborhoods with the need to identify and site essential public residential facilities for special needs populations, including those mandated under RCW 36.70A.200.

**HO-9** In order to improve the jobs-to-housing balance in Snohomish County, jurisdictions shall adopt comprehensive plans that provide for the development of:

- a. A variety of housing choices, including affordable housing, so that workers at all income levels may choose to live in proximity to existing and planned employment concentrations and transit service; and
- b. Provide for employment opportunities in proximity to existing residential communities.

**HO-10** Jurisdictions should encourage the use of environmentally sensitive housing development practices in order to minimize the impacts of growth on the county's natural resource systems.

**HO-11** The county and cities should consider the economic implications of proposed building and land use regulations so that the broader public benefit they serve is achieved with the least additional cost to housing.

**HO-12** The county and cities should minimize housing production costs by considering the use of a variety of infrastructure funding methods, such as existing revenue sources, impact fees, local improvement districts, and general obligation bonds.

**HO-13** Jurisdictions should ensure that their impact fee programs add no more to the cost of each housing unit produced than a fairly-derived proportionate share of the cost of new public facilities necessary to accommodate the housing unit as determined by the impact fee provisions of the Growth Management Act cited in chapter 82.02 RCW.

**HO-14** The county and cities should provide incentives for affordable housing such as height or density bonuses, property tax incentives and parking requirement reductions. The incentives should apply where feasible to encourage affordable housing.

## Appendix C

### Adopted 2035 Initial Population Targets for Snohomish County Jurisdictions

APPENDIX B, Table 1 - 2035 Population Growth Targets for Cities, UGAs and the Rural/Resource Area				
Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	161,288	233,121	71,833	30.1%
Arlington UGA	18,489	26,002	7,512	3.2%
Arlington City	17,966	24,937	6,971	2.9%
Unincorporated	523	1,065	541	0.2%
Darrington UGA	1,420	2,161	741	0.3%
Darrington Town	1,345	1,764	419	0.2%
Unincorporated	75	397	322	0.1%
Gold Bar UGA	2,909	3,319	411	0.2%
Gold Bar City	2,060	2,424	364	0.2%
Unincorporated	849	895	47	0.0%
Granite Falls UGA	3,517	8,517	5,000	2.1%
Granite Falls City	3,370	7,842	4,472	1.9%
Unincorporated	147	675	528	0.2%
Index UGA (incorporated)	180	220	40	0.0%
Lake Stevens UGA	33,218	46,380	13,162	5.5%
Lake Stevens City	28,210	39,340	11,130	4.7%
Unincorporated	5,008	7,040	2,032	0.9%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	60,869	87,798	26,929	11.3%
Marysville City	60,660	87,589	26,929	11.3%
Unincorporated	209	209	-	0.0%
Monroe UGA	18,806	24,754	5,948	2.5%
Monroe City	17,351	22,102	4,751	2.0%
Unincorporated	1,455	2,652	1,197	0.5%
Snohomish UGA	10,559	14,494	3,935	1.7%
Snohomish City	9,200	12,289	3,089	1.3%
Unincorporated	1,359	2,204	846	0.4%
Stanwood UGA	6,353	11,085	4,732	2.0%
Stanwood City	6,220	10,116	3,896	1.6%
Unincorporated	133	969	836	0.4%
Sultan UGA	4,969	8,393	3,423	1.4%
Sultan City	4,655	7,345	2,690	1.1%
Unincorporated	314	1,048	733	0.3%
<b>S.W. County UGA</b>	434,425	582,035	147,610	61.9%
Incorporated S.W.	261,506	363,452	101,946	42.8%
Bothell City (part)	16,570	23,510	6,940	2.9%
Brier City	6,201	7,011	810	0.3%
Edmonds City	39,800	45,550	5,750	2.4%
Everett City	103,100	164,812	61,712	25.9%
Lynnwood City	35,860	54,404	18,544	7.8%
Mill Creek City	18,370	20,196	1,826	0.8%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Mukilteo City	20,310	21,812	1,502	0.6%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated S.W.	172,919	218,584	45,665	19.2%
<b>UGA Total</b>	595,713	815,156	219,443	92.1%
City Total	412,723	579,419	166,696	70.0%
Unincorporated UGA Total	182,990	235,737	52,747	22.1%
<b>Non-UGA Total (Uninc Rural/Resource Area)</b>	121,287	140,125	18,838	7.9%
<b>County Total</b>	717,000	955,281	238,281	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

**APPENDIX B, Table 3 - 2035 Population Growth Targets for Cities and Unincorporated MUGAs within the SW  
County UGA**

Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	434,425	582,035	147,610	61.9%
Incorporated SW County UGA Total	261,506	363,452	101,946	42.8%
Unincorporated SW County UGA Total	172,919	218,584	45,665	19.2%
Bothell Area	39,760	53,117	13,357	5.6%
Bothell City (part)	16,570	23,510	6,940	2.9%
Unincorporated MUGA	23,190	29,607	6,418	2.7%
Brier Area	8,199	9,327	1,128	0.5%
Brier City	6,201	7,011	810	0.3%
Unincorporated MUGA	1,998	2,315	317	0.1%
Edmonds Area	43,420	49,574	6,155	2.6%
Edmonds City	39,800	45,550	5,750	2.4%
Unincorporated MUGA	3,620	4,024	405	0.2%
Everett Area	145,184	211,968	66,784	28.0%
Everett City	103,100	164,812	61,712	25.9%
Unincorporated MUGA	42,084	47,156	5,072	2.1%
Lynnwood Area	60,632	88,584	27,952	11.7%
Lynnwood City	35,860	54,404	18,544	7.8%
Unincorporated MUGA	24,772	34,180	9,408	3.9%
Mill Creek Area	54,747	67,940	13,193	5.5%
Mill Creek City	18,370	20,196	1,826	0.8%
Unincorporated MUGA	36,377	47,744	11,367	4.8%
Mountlake Terrace Area	20,010	24,797	4,787	2.0%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Unincorporated MUGA	20	30	10	0.0%
Mukilteo Area	32,545	36,453	3,909	1.6%
Mukilteo City	20,310	21,812	1,502	0.6%
Unincorporated MUGA	12,235	14,641	2,407	1.0%
Woodway Area	1,305	4,361	3,056	1.3%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated MUGA	-	2,972	2,972	1.2%
Paine Field Area (Unincorporated)	-	-	-	0.0%
Larch Way Overlap (Unincorporated)	3,370	5,007	1,637	0.7%
Lake Stickney Gap (Unincorporated)	7,161	9,786	2,625	1.1%
Meadowdale Gap (Unincorporated)	2,695	3,437	742	0.3%
Silver Firs Gap (Unincorporated)	15,398	17,683	2,285	1.0%
<b>County Total</b>	<b>717,000</b>	<b>955,281</b>	<b>238,281</b>	<b>100.0%</b>

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

## SCT Recommendation

APPENDIX B, Table 1 - 2035 Population Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the Snohomish County Tomorrow Steering Committee on March 27, 2013				
Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	161,288	233,486	72,198	30.3%
Arlington UGA	18,489	26,002	7,512	3.2%
Arlington City	17,966	24,937	6,971	2.9%
Unincorporated	523	1,065	541	0.2%
Darrington UGA	1,420	2,161	741	0.3%
Darrington Town	1,345	1,764	419	0.2%
Unincorporated	75	397	322	0.1%
Gold Bar UGA	2,909	3,319	411	0.2%
Gold Bar City	2,060	2,424	364	0.2%
Unincorporated	849	895	47	0.0%
Granite Falls UGA	3,517	8,517	5,000	2.1%
Granite Falls City	3,370	7,842	4,472	1.9%
Unincorporated	147	675	528	0.2%
Index UGA (incorporated)	180	220	40	0.0%
Lake Stevens UGA	33,218	46,380	13,162	5.5%
Lake Stevens City	28,210	39,340	11,130	4.7%
Unincorporated	5,008	7,040	2,032	0.9%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	60,869	87,798	26,929	11.3%
Marysville City	60,660	87,589	26,929	11.3%
Unincorporated	209	209	-	0.0%
Monroe UGA	18,806	25,119	6,313	2.6%
Monroe City	17,351	22,102	4,751	2.0%
Unincorporated	1,455	3,017	1,562	0.7%
Snohomish UGA	10,559	14,494	3,935	1.7%
Snohomish City	9,200	12,289	3,089	1.3%
Unincorporated	1,359	2,204	846	0.4%
Stanwood UGA	6,353	11,085	4,732	2.0%
Stanwood City	6,220	10,116	3,896	1.6%
Unincorporated	133	969	836	0.4%
Sultan UGA	4,969	8,393	3,423	1.4%
Sultan City	4,655	7,345	2,690	1.1%
Unincorporated	314	1,048	733	0.3%
<b>S.W. County UGA</b>	434,425	576,680	142,255	59.7%
Incorporated S.W.	261,506	337,714	76,208	32.0%
Bothell City (part)	16,570	23,510	6,940	2.9%
Brier City	6,201	7,011	810	0.3%
Edmonds City	39,800	45,550	5,750	2.4%
Everett City	103,100	143,000	39,900	16.7%
Lynnwood City	35,860	50,479	14,619	6.1%
Mill Creek City	18,370	20,196	1,826	0.8%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Mukilteo City	20,310	21,812	1,502	0.6%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated S.W.	172,919	238,966	66,047	27.7%
<b>UGA Total</b>	595,713	810,166	214,453	90.0%
City Total	412,723	553,682	140,959	59.2%
Unincorporated UGA Total	182,990	256,485	73,494	30.8%
<b>Non-UGA Total (Uninc Rural/Resource Area)</b>	121,287	145,115	23,828	10.0%
<b>County Total</b>	717,000	955,281	238,281	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

## SCT Recommendation

**APPENDIX B, Table 3 - 2035 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA Recommended by the Snohomish County Tomorrow Steering Committee on March 27, 2013**

Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	434,425	576,680	142,255	59.7%
Incorporated SW County UGA Total	261,506	337,714	76,208	32.0%
Unincorporated SW County UGA Total	172,919	238,966	66,047	27.7%
<b>Bothell Area</b>	39,760	56,432	16,672	7.0%
Bothell City (part)	16,570	23,510	6,940	2.9%
Unincorporated MUGA	23,190	32,922	9,732	4.1%
<b>Brier Area</b>	8,199	9,472	1,273	0.5%
Brier City	6,201	7,011	810	0.3%
Unincorporated MUGA	1,998	2,461	463	0.2%
<b>Edmonds Area</b>	43,420	49,761	6,341	2.7%
Edmonds City	39,800	45,550	5,750	2.4%
Unincorporated MUGA	3,620	4,211	591	0.2%
<b>Everett Area</b>	145,184	193,387	48,203	20.2%
Everett City	103,100	143,000	39,900	16.7%
Unincorporated MUGA	42,084	50,387	8,303	3.5%
<b>Lynnwood Area</b>	60,632	89,609	28,977	12.2%
Lynnwood City	35,860	50,479	14,619	6.1%
Unincorporated MUGA	24,772	39,130	14,358	6.0%
<b>Mill Creek Area</b>	54,747	73,167	18,420	7.7%
Mill Creek City	18,370	20,196	1,826	0.8%
Unincorporated MUGA	36,377	52,971	16,594	7.0%
<b>Mountlake Terrace Area</b>	20,010	24,801	4,791	2.0%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Unincorporated MUGA	20	34	14	0.0%
<b>Mukilteo Area</b>	32,545	37,665	5,121	2.1%
Mukilteo City	20,310	21,812	1,502	0.6%
Unincorporated MUGA	12,235	15,853	3,619	1.5%
<b>Woodway Area</b>	1,305	5,723	4,418	1.9%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated MUGA	-	4,334	4,334	1.8%
Paine Field Area (Unincorporated)	-	-	-	0.0%
Larch Way Overlap (Unincorporated)	3,370	5,757	2,387	1.0%
Lake Stickney Gap (Unincorporated)	7,161	9,786	2,625	1.1%
Meadowdale Gap (Unincorporated)	2,695	3,437	742	0.3%
Silver Firs Gap (Unincorporated)	15,398	17,683	2,285	1.0%
<b>County Total</b>	<b>717,000</b>	<b>955,281</b>	<b>238,281</b>	<b>100.0%</b>

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

## **Appendix D**

### **Proposed Housing Unit Targets for Snohomish County Jurisdictions**

The GMA requires allocation of the state Office of Financial Management's (OFM) population projection for Snohomish County to county subareas to ensure that the 20-year growth expectations used for GMA local plans are consistent across jurisdictions. In addition, the Vision 2040 Multi-County Planning Policies (MPPs) and the Snohomish County Countywide Planning Policies (CPPs) now require the development and adoption of 20-year housing unit growth targets, consistent with the population growth targets.

Prior to June 2011 (when the CPPs were amended for consistency with the MPPs), the Snohomish County CPPs did not require adoption of housing targets. However, since housing is directly regulated at the local level through zoning, Vision 2040 included housing targets as a best practice for growth targeting. This new requirement is based on the notion that jurisdictions have greater control over factors that determine housing growth when compared with population growth (which is greatly influenced by demographic and market variables, such as average household size and occupancy rates, that are largely outside the control of local governments).

CPP growth targets provide guidance to cities and the county on consistent local 20-year growth expectations to plan for in their GMA comprehensive plans. The CPPs accomplish this by requiring that the initial 2035 targets be used for at least one of the local plan alternatives evaluated for a jurisdiction's 2015 GMA plan update. The 2035 initial population and employment growth targets for cities, unincorporated MUGAs and UGAs, and the rural/resource area were adopted into the CPPs by the County Council on June 12, 2013.

This appendix describes the technical approach used by SCT to develop the 2035 housing unit targets, based on the 2035 population growth targets. It is anticipated that this portion of the HO-5 report containing the SCT-recommended 2035 initial housing targets will be forwarded to the County Council hearing and adoption into Appendix B of the CPPs sometime in early 2014.

#### **Development of the 2035 Initial Housing Targets**

##### ***PSRC Approach***

PSRC staff over the past year developed a draft methodology for translating 20-year population growth at the city, unincorporated MUGA and UGA, and rural/resource area levels into housing unit growth for use in their recently released "Local Targets Representation" forecast product. The SCT PAC HO-5 subcommittee used the PSRC approach as a starting point for SCT's effort to develop 2035 housing targets that correspond with the 2035 population targets.

The PSRC's approach used subcounty demographic results from the Census 2000 for assumptions regarding future housing vacancy rates and Census 2010 information for the percentage of future population assumed to reside in group quarters. PSRC then adjusted the future average household size assumptions at the county subarea (i.e., city, unincorporated MUGA and UGA, and

rural/resource area level) by applying the predicted countywide rate of change in the average household size to the year 2035 at the countywide level to each county subarea. The average household sizes obtained from the 2010 Census for each county subarea was used as the starting point for this adjustment.

A summary of the key methodological steps used by PSRC in establishing the housing unit growth targets is shown below:

- 1. Establish year 2035 population targets, by county subarea**  
*[use initial 2035 population growth targets adopted by County Council and recommended by SCT]*
- 2. Calculate 2010-2035 population growth, by county subarea**  
*[2035 target – 2010 Census population count]*
- 3. Calculate year 2010 percent of population in households, by county subarea**  
*[use 2010 Census population data]*
- 4. Project year 2035 population in households, by county subarea**  
*[year 2035 population target X year 2010 percent in households]*
- 5. Calculate household population growth target (2010-35), by county subarea**  
*[year 2035 – year 2010 household population]*
- 6. Project year 2035 average household size, by county subarea**  
*[use 0.97 countywide ratio of 2010:2035 PPHs, derived from UrbanSim model run for Snohomish County]*
- 7. Project year 2035 number of households, by county subarea**  
*[year 2035 population in households / year 2035 PPH]*
- 8. Convert 2035 households to housing units, by county subarea**  
*[2035 households / (1 – year 2000 vacancy rate)]*
- 9. Calculate 2010-35 housing unit growth targets, by county subarea**  
*[2035 housing units – 2010 housing units]*

### ***SCT Refinements to PSRC Approach***

The SCT PAC HO-5 subcommittee used the overall PSRC technical approach described above as the basis for developing the 2035 initial housing targets, but introduced several refinements to steps 6 and 8 as described below. These SCT refinements were developed to reflect local staff knowledge of city and county housing conditions.

- 1) Instead of using a 2010-2035 average household size adjustment derived at the countywide level, and applying across-the-board to the various 2010 average household sizes at the sub-county level, the SCT PAC approach used the following refinements. Information on additional housing capacity by housing type (SF vs. MF units) from the *2012 SCT Buildable Lands Report*, and its predicted relationship at build out to future average household size

was used at the subcounty level to produce an initial iteration of predicted average household size in 2035. This relationship was based on an analysis of 1990-2010 changes in the percentage of SF housing stock correlated with average household size changes. This was followed by a second adjustment that took into account actual 1990-2010 average household size trends at the subcounty level.<sup>8</sup>

- 2) As was used by PSRC, vacancy rates from the Census 2000 for subareas were used. Vacancy rates from 2000 were considered to be more stable since Census 2010 vacancy rates were likely inflated due to the impacts of the post-2007 housing crash. However, they were capped by the PAC subcommittee at 5 percent for UGAs to reflect a GMA planning goal of attaining and maintaining a balance between housing supply and demand in urban areas over time.<sup>9</sup>

### ***Attachments***

- 1) Two tables detailing the calculation of draft 2035 initial housing targets:
  - a. First table – based on the Snohomish County Council adopted initial 2035 population targets, currently contained in Appendix B of the CPPs.
  - b. Second table – based on the Snohomish County Tomorrow recommended initial 2035 population targets.
- 2) Chart showing the correlation of 1990-2010 percentage point change in SF housing stock with average household size change, by Jurisdiction.
- 3) Line graph series showing average household size information by jurisdiction - past trends and projections.

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<sup>8</sup> See detailed table for a more detailed description of the formulas used for these two steps. Note that the initial predicted 2035 average HH size result is shown in column AL of the detailed table, while the second/final-adjusted 2035 average HH size is shown in column AO.

<sup>9</sup> An exception was made for Index due to anticipated continued high recreational/seasonal vacancies. This unique characteristic of Index is exemplified by the town's Census 2010 vacancy rate of 31%.





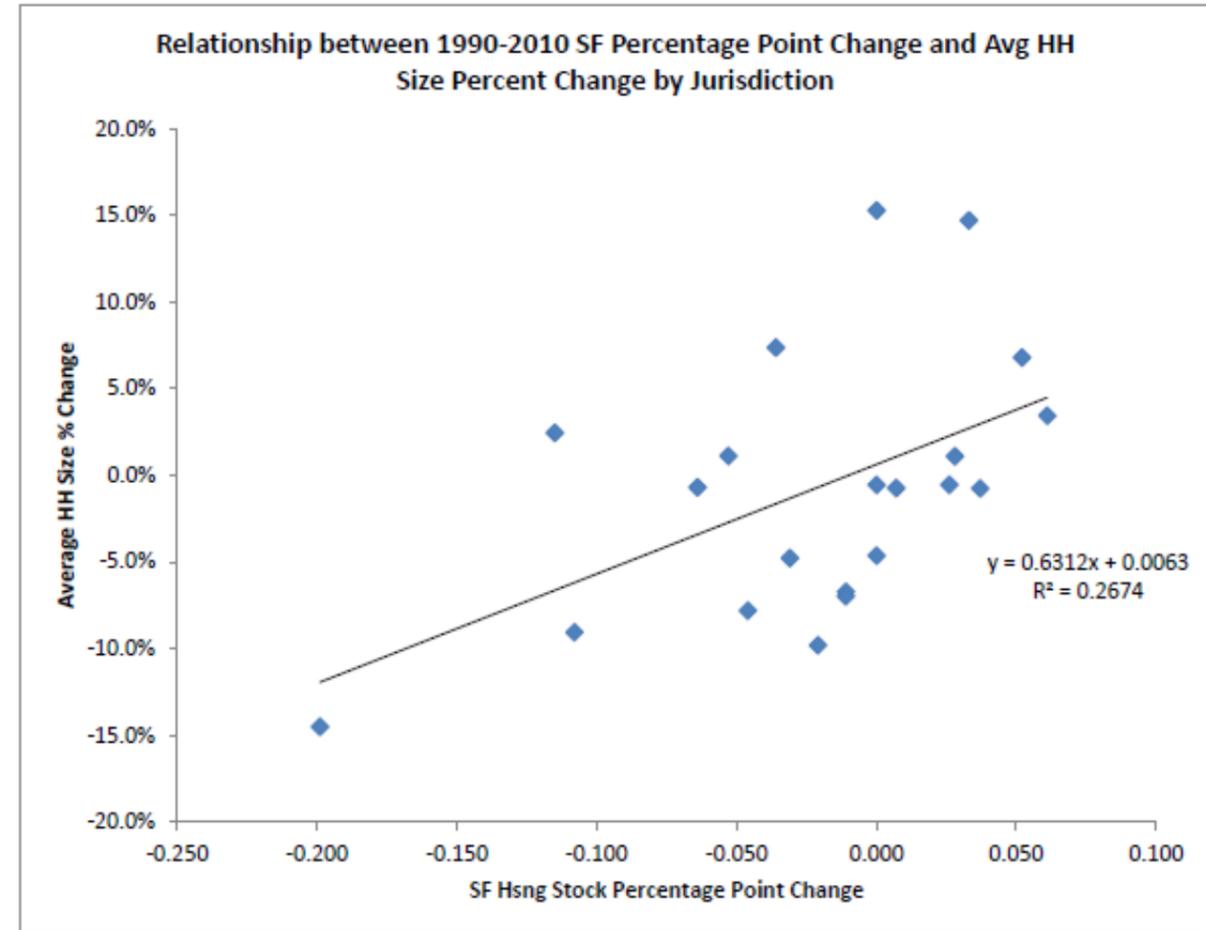




### Correlation of 1990-2010 Percentage Point Change in SF Housing Stock with Average Household Size Change, by Jurisdiction

	Pct SF Housing Stock			Avg HH Size		
	1990	2010	Diff	1990	2010	Pct Chng
Everett City	0.638	0.574	-0.064	2.41	2.39	-0.7%
Bothell City	0.986	0.787	-0.199	2.98	2.55	-14.5%
Lynnwood City	0.564	0.590	0.026	2.51	2.50	-0.5%
Arlington City	0.760	0.821	0.061	2.61	2.70	3.4%
Edmonds City	0.690	0.679	-0.011	2.42	2.26	-6.7%
Lake Stevens City	0.880	0.917	0.037	2.88	2.86	-0.8%
Marysville City	0.862	0.890	0.028	2.77	2.80	1.1%
Mill Creek City	0.715	0.669	-0.046	2.62	2.42	-7.8%
Monroe City	0.725	0.758	0.033	2.55	2.92	14.7%
Mountlake Terrace City	0.641	0.630	-0.011	2.60	2.42	-7.0%
Mukilteo City	0.784	0.676	-0.108	2.76	2.51	-9.0%
Brier City	0.999	0.978	-0.021	3.11	2.81	-9.8%
Darrington Town	0.938	0.938	0.000	2.48	2.37	-4.6%
Gold Bar City	0.945	0.830	-0.115	2.59	2.65	2.4%
Granite Falls City	0.821	0.785	-0.036	2.56	2.75	7.4%
Index Town	1.000	1.000	0.000	1.93	2.23	15.3%
Snohomish City	0.732	0.701	-0.031	2.53	2.41	-4.8%
Stanwood City	0.748	0.695	-0.053	2.52	2.55	1.1%
Sultan City	0.885	0.937	0.052	2.71	2.89	6.8%
Woodway Town	1.000	1.000	0.000	2.92	2.90	-0.5%
Uninc-Urban	0.765	0.772	0.007	2.77	2.75	-0.7%

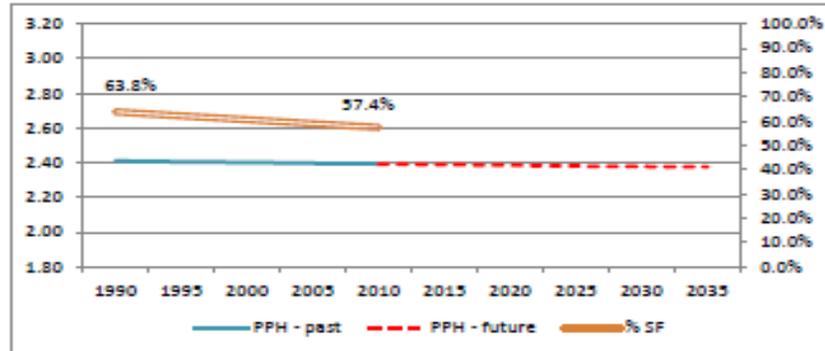
0.517126 Correlation Coefficient  
 0.517126 Pearson R  
 0.267419 R square



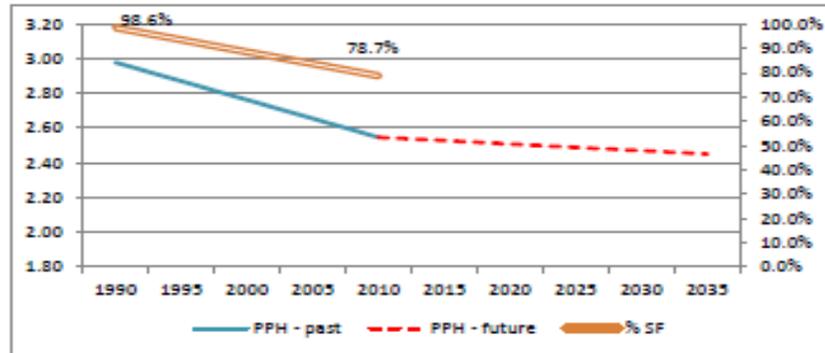
### Average Household Size by Jurisdiction - Past Trends/Projections

NOTES: Analysis uses constant (current) city boundaries over time; SF (Single-family) includes SF Detached, SF Attached, Duplex Units, Mobile Homes; PPH = Persons per Household

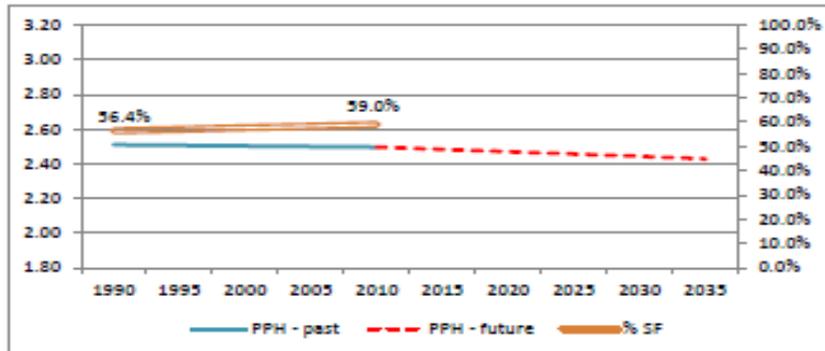
#### Everett City



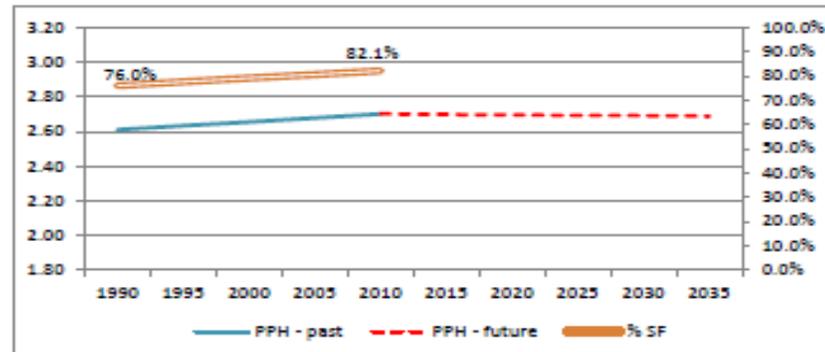
#### Bothell City



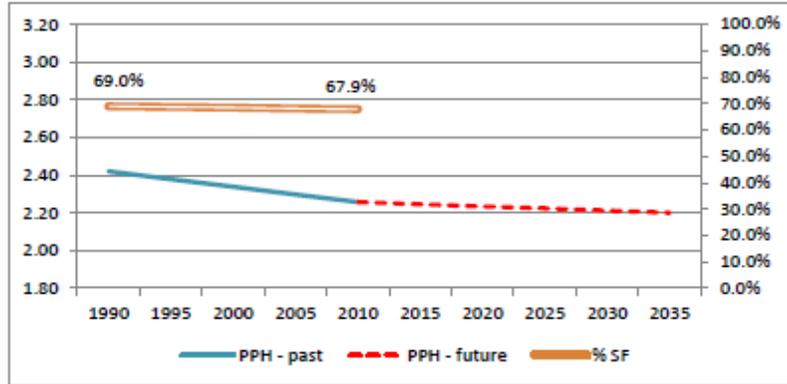
#### Lynnwood City



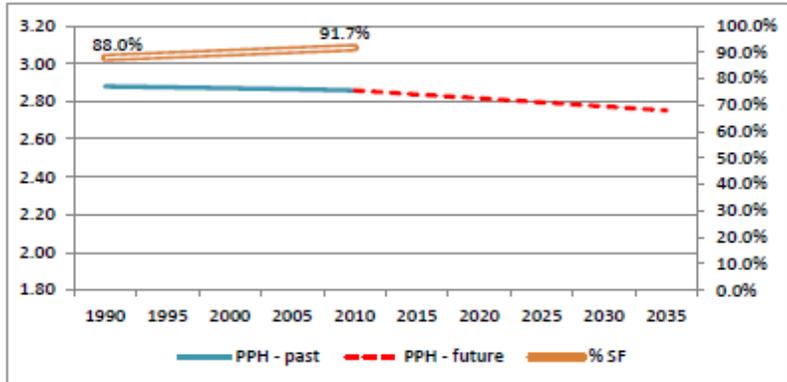
#### Arlington City



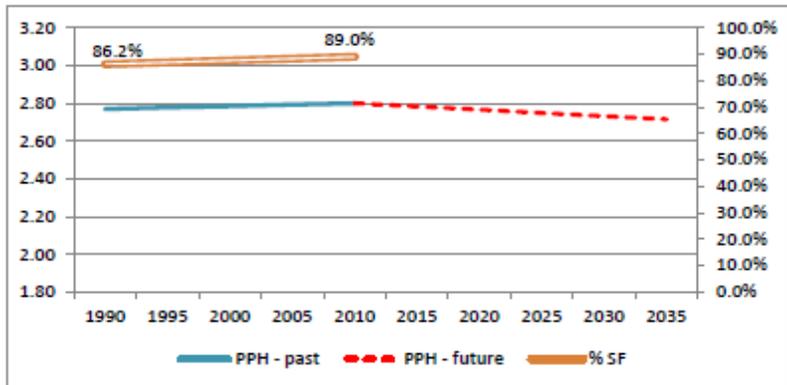
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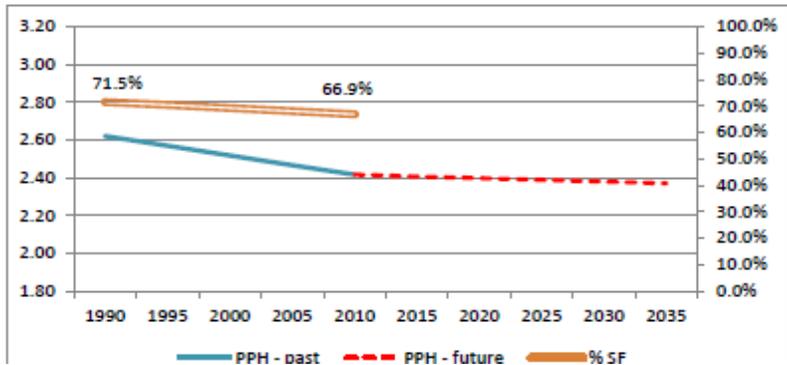
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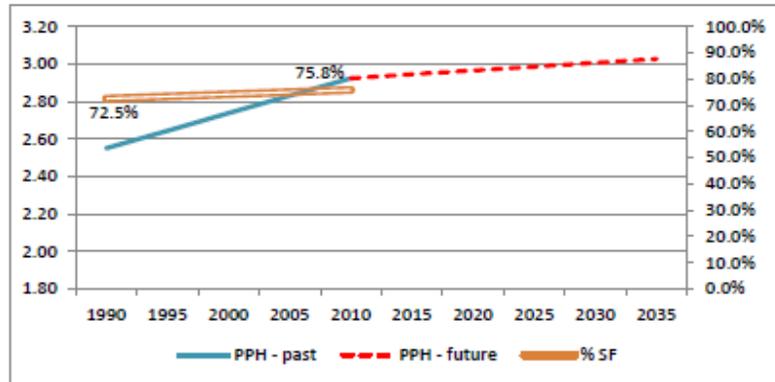
**Marysville City**



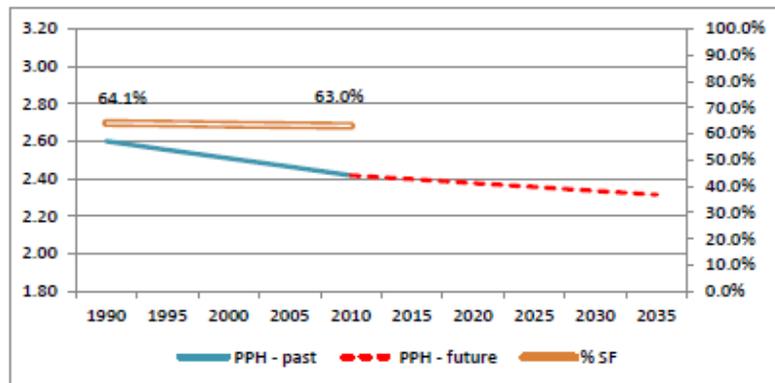
**Mill Creek City**



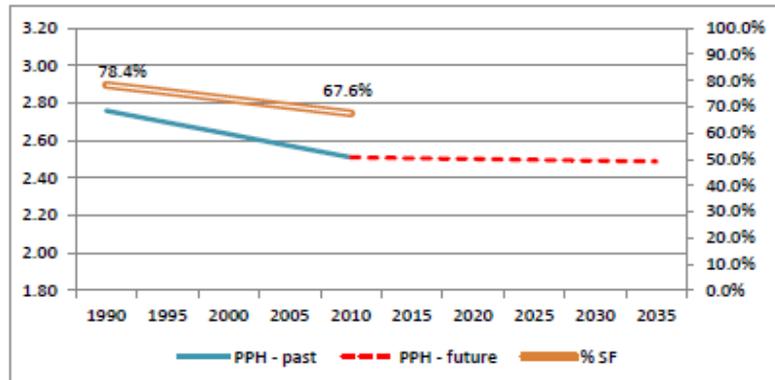
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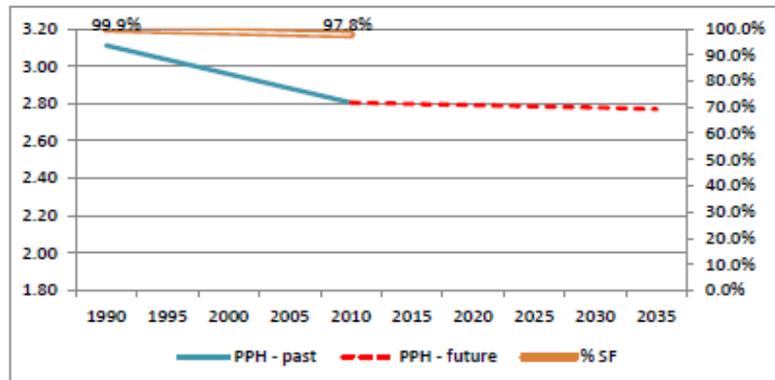
Mountlake Terrace City



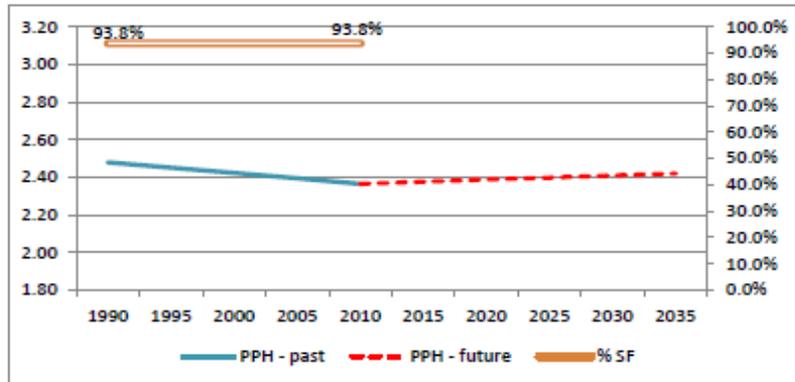
Mukilteo City



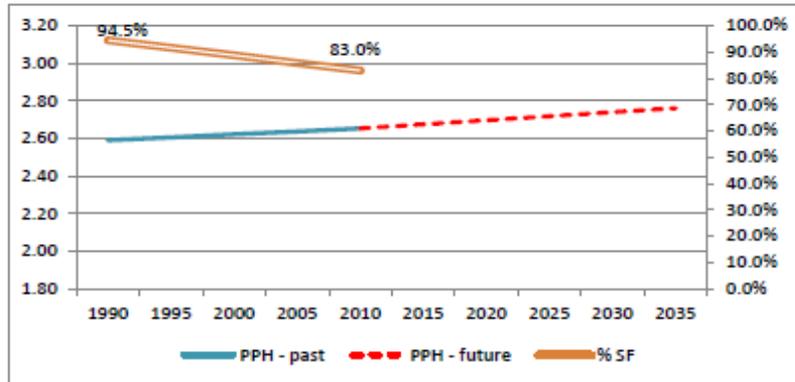
Brier City



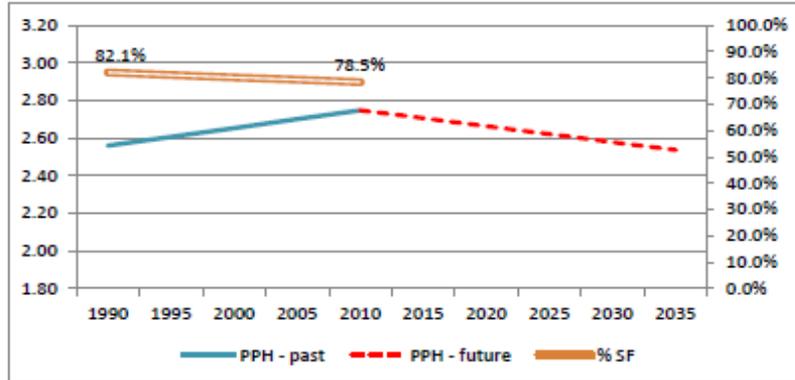
Darrington Town



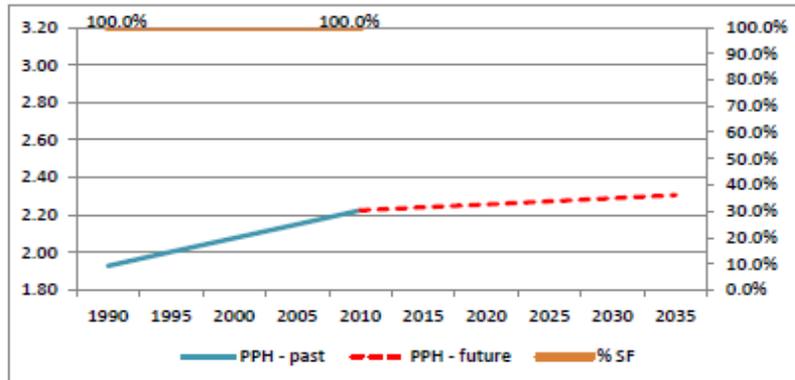
Gold Bar City



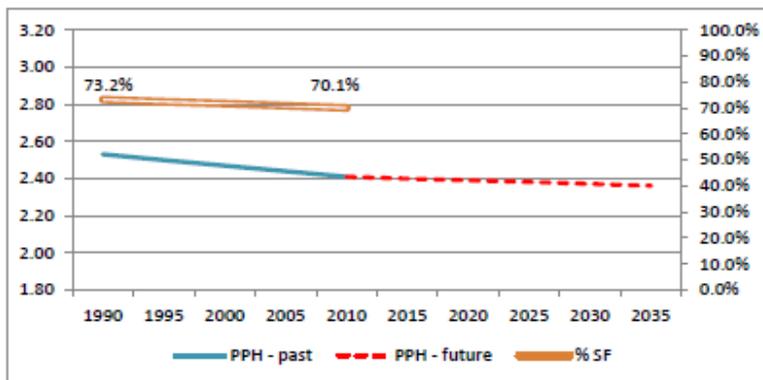
Granite Falls City



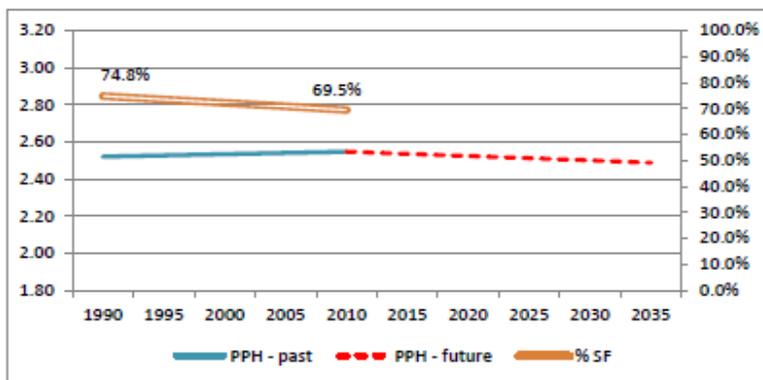
Index Town



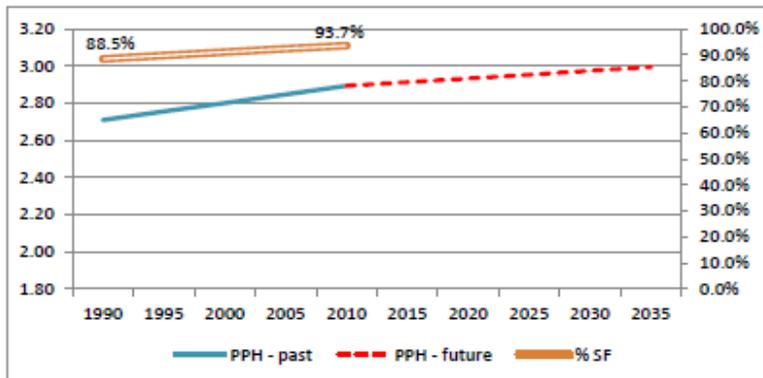
Snohomish City



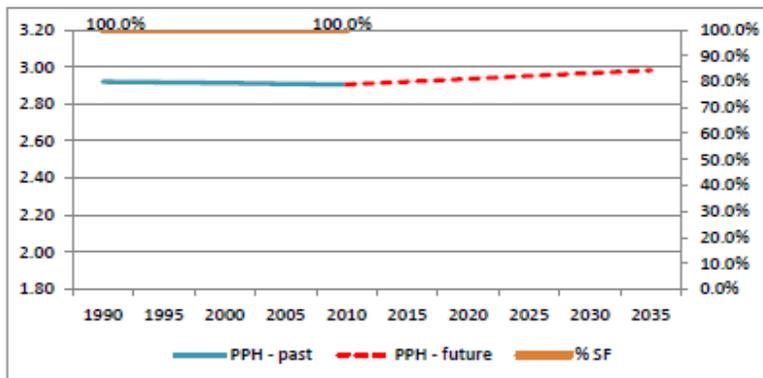
Stanwood City



Sultan City



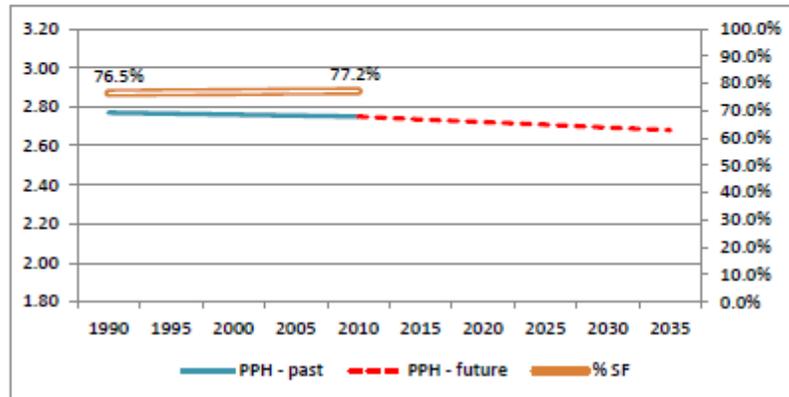
Woodway Town



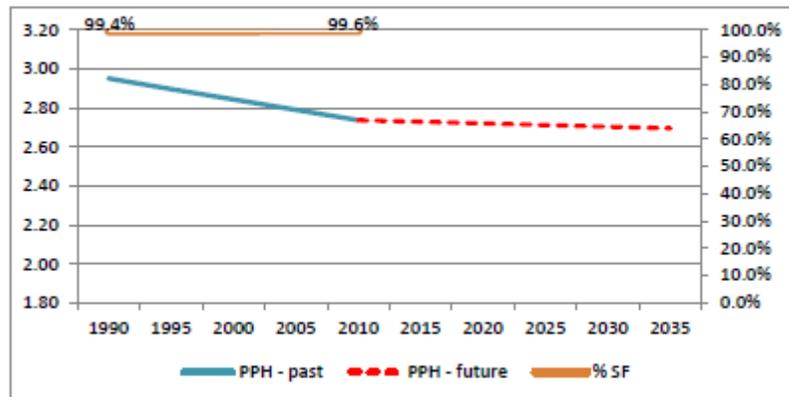
### Average Household Size by Jurisdiction - Past Trends/Projections

NOTES: Analysis uses constant (current) city boundaries over time; SF (Single-family) includes SF Detached, SF Attached, Duplex Units, Mobile Homes; PPH = Persons per Household

Uninc-Urban



Uninc-Rural



## **Appendix E**

### **Housing Strategies Used by Snohomish County Jurisdictions**

#### **Results of Canvass of Individual Jurisdictions Regarding Housing Strategies**

##### About the Canvass

In May, 2013 each jurisdiction was provided a copy of selected information contained in the *2007 Housing Evaluation Report* regarding their use of various strategies to promote affordable housing. Specifically, the information contained in Chart 1 and in the discussion of housing strategies found in that jurisdiction's profile was provided, with a request that the information be updated to reflect the current situation. All jurisdictions, except the cities of Darrington and Stanwood, responded to the request for updated information.

The table used for this exercise is essentially the same as the one in the 2007 report. It lists 33 different strategies, and contains additional rows for identifying other housing strategies not on the original menu of strategies developed in 1994. After each strategy are four levels of implementation: "Comp Plan," "Zoning Regs," "Used Some," and "Used Frequently." Each jurisdiction was asked to update their table to reflect the current, and most intense level of implementation for each strategy. "Comp Plan" represents the lowest level of usage - indicating that there is policy support for the strategy in the comprehensive plan, but that it has not yet been made into a regulation, or otherwise implemented (if the strategy does not involve regulatory action). "Zoning Regs" signifies that the strategy has been incorporated into the jurisdiction's regulatory system, but has not yet been used. "Used Some" means that the strategy has been used at least once, and "Used Frequently" represents the highest level of implementation, indicating that the strategy has been used - in the judgment of the respondent - frequently.

The results of this updating process are documented in the tables and narratives below, which reflect the information submitted by each responding jurisdiction.

## 2013 Information about Housing Strategies Used by Individual Jurisdictions

### Arlington

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				F	
	Accessory DUs			S		
	Preservation of existing affordable units	C				
	Minimum densities	C				
	Lot size averaging					
	Manufactured homes allowed			S		
	Other strategies					
MULTI-FAMILY	Upzoning	C				
	Preservation of existing affordable units	C				
	No maximum densities		R			
	Small units	C				
	Other strategies					
SITE REQUIREMENTS	Reduced parking requirements		R			
	Street width reductions (<40 ft.)				F	
	Open space credits					
	Zero lot line	C				
	Setback flexibility		R			
	Sidewalk width flexibility					
	ROWs and easements		R			
	Flexible stormwater requirements					
	Flexible curb standards					
	Other strategies					
DESIGN	Cottage Housing		R			
	PUD/PRD					
	Mixed-use			S		
	Infill		R			
	Other strategies					

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral					
	Priority permitting					
	Other strategies					
ADMIN REFORM	Regulatory reform					
	Streamlined permitting		R			
	Other strategies			S		
PARTNERSHIPS	Active partnerships w/ nonprofit providers			S		
	Cooperate w/ other jurisdictions			S		
	Other strategies					
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing			S		
	Other strategies					
OTHER STRATEGIES	(Identify)					

## Strategies

### Housing Element

The overall emphasis in City of Arlington's housing element is to:

- Encourage the development of a range of housing types
- Provide fair and equal access to housing
- Ensure strong, stable neighborhoods through infrastructure investment and housing preservation

Note: The City will update the Housing Element as part of its 2015 GMA Comprehensive Plan update process.

Possible mechanisms or strategies to achieve their housing element include:

- Preserving the "old town" area
- Encouraging high density housing in areas currently moving in that direction
- Utilizing regional and federal funding programs to encourage housing ownership
- Locating housing development in areas within existing sewer service areas

### Implementation

The focus of Arlington's housing element is on diversity, access, affordability and preservation. Implementing strategies for these focal points include

- Regulate housing by building type instead of use
- Allow for both vertical and horizontal mixed use projects in commercial centers
- Permit infill development that is compatible with existing neighborhoods
- Regulate density by using parameters other than by dwelling units per acre
- Reduce on-site parking requirements for residential developments

### Future Housing Issues

The City will continue to work toward encouraging the development of a variety of housing types in order to accommodate niches in the market that aren't currently being served.

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## Bothell

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				<b>F</b>	
	Accessory DUs		<b>R</b>			
	Preservation of existing affordable units				<b>F</b>	
	Minimum densities		<b>R</b>			
	Lot size averaging		<b>R</b>			
	Manufactured homes allowed		<b>R</b>			
	Other strategies	<b>C</b>				
MULTI-FAMILY	Upzoning			<b>S</b>		
	Preservation of existing affordable units	<b>C</b>				
	No maximum densities		<b>R</b>			
	Small units					
	Other strategies	<b>C</b>				
SITE REQUIREMENTS	Reduced parking requirements			<b>S</b>		
	Street width reductions (<40 ft.)			<b>S</b>		
	Open space credits					
	Zero lot line					
	Setback flexibility					
	Sidewalk width flexibility					
	ROWs and easements					
	Flexible stormwater requirements				<b>F</b>	
	Flexible curb standards					
	Other strategies	<b>C</b>				
DESIGN	Cottage Housing			<b>S</b>		
	PUD/PRD				<b>F</b>	
	Mixed-use				<b>F</b>	
	Infill				<b>F</b>	
	Other strategies	<b>C</b>				

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral					
	Priority permitting					
	Other strategies					
ADMIN REFORM	Regulatory reform	<b>C</b>				
	Streamlined permitting				<b>F</b>	
	Other strategies				<b>F</b>	
PARTNERSHIPS	Active partnerships w/ nonprofit providers			<b>S</b>		
	Cooperate w/ other jurisdictions				<b>F</b>	
	Other strategies	<b>C</b>				
DIRECT ACTION	Financial assistance programs					
	Displacement resources		<b>R</b>			
	Pursue funding for housing				<b>F</b>	
	Other strategies					
OTHER STRATEGIES	(Identify)					
	City Council initiated Code amendments to overhaul ADU regulations in 2013 / 2014 to encourage their use.					
	The City adopted a Housing Strategy Plan in 2008 to provide a “toolbox” of potential housing strategies to use. The Council considers initiating one or more high-priority strategies each year as part of the Docket.					
	No maximum densities in Activity Centers (building “envelope” sets effective density).					

## Strategies

### Housing Element

The City of Bothell adopted a completely revised and updated housing element in 2006. The main goals contained within the housing element include:

- Promoting a variety of residential densities and housing types
- Promoting fair and equal access
- Promoting strong residential neighborhoods through infrastructure investment and preservation
- Encouraging availability of affordable housing
- Preserving existing housing stock
- Ensuring the vitality and character of established residential neighborhoods
- Ensuring coordination with regional agencies to address regional and City housing needs

Within an extensive list of policies and actions items, Bothell highlights a set of strategies designed to promote affordable housing. This list includes:

- Allowing mixed-use
- Reducing development regulations that are outdated, redundant or overly restrictive
- Adoption of a Housing Strategy Plan in 2008 to implement the goals and policies of the housing element
- Removal of dimensional standards within designated activity centers to encourage and promote mixed use development
- Establish processes for measuring the effectiveness of policies and regulations in meeting the housing needs of City residents and update policies as warranted

### Implementation

Overall, Bothell's housing element is designed to promote diversity and affordability in its housing stock. A key affordability strategy has been to preserve the more than 1,600 mobile home units located on fee simple lots. Bothell has also supported the development of senior and low income housing by donating surplus land to ARCH. Other strategies implemented by the city have included:

- Creating small lot districts in transition areas between single family and multi-family areas
- Allowing for infill development in short subdivisions
- Creating "activity center" zoning to encourage and promote mixed uses

Though the city has adopted a Planned Unit Development ordinance, the ordinance contains little flexibility in lot size dimensions. In 2009 the City adopted Green PUD provisions to incorporate green development practices into its land development regulations. The City Council re-visited the existing PUD regulations in 2013 to better integrate green PUD requirements with other existing PUD provisions.

In 2008 the City adopted the Downtown Plan and Subarea Regulations, consisting of a vision and form-based zoning for the Downtown subarea.

## Future Housing Issues

A goal that remains a high priority for Bothell is creating a more diversified housing stock. To allow for greater diversity, future strategies might include:

- Considering additional approaches within the R-AC (Residential–Activity Center) designation to require, encourage, promote, and/or provide incentives for housing that provides a variety and range of types and affordability.
  - Providing regulatory flexibility to allow innovative housing.
  - Reviewing small lot single family zoned areas to determine if sufficient land is available to meet a variety of household types.
- .....

**Brier**

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)					
	Accessory DUs			<b>S</b>		
	Preservation of existing affordable units					
	Minimum densities	<b>C</b>				
	Lot size averaging					
	Manufactured homes allowed		<b>R</b>			
	Other strategies			<b>S</b>		
MULTI-FAMILY	Upzoning					
	Preservation of existing affordable units					
	No maximum densities					
	Small units					
	Other strategies					
SITE REQUIREMENTS	Reduced parking requirements					
	Street width reductions (<40 ft.)					
	Open space credits					
	Zero lot line					
	Setback flexibility			<b>S</b>		
	Sidewalk width flexibility					
	ROWs and easements					
	Flexible stormwater requirements					
	Flexible curb standards					
Other strategies						

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
DESIGN	Cottage Housing	C				
	PUD/PRD					
	Mixed-use	C				
	Infill		R			
	Other strategies					
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral					
	Priority permitting					
	Other strategies					
ADMIN REFORM	Regulatory reform					
	Streamlined permitting					
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers					
	Cooperate w/ other jurisdictions					
	Other strategies					
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing					
	Other strategies					
OTHER STRATEGIES	(Identify)					

## Strategies

### Housing Element

The City of Brier housing element contains five main goals:

- Ensure adequate housing for current and future residents
- Preserve its existing housing stock
- Encourage availability of affordable housing
- Promote strong residential neighborhoods through investment and preservation
- Promote fair and equal access to housing

Key strategies to meet these goals include:

- Use of code enforcement and rehabilitation programs to preserve existing stock
- Maintain existing infrastructure
- Utilize federal and state funds to promote housing opportunities for all economic segments of the population
- Evaluate local development standards and regulations for their effect on housing costs

### Implementation

Housing development in Brier has been largely single family in nature. Though permitted, multi-family development is not heavily promoted. A key affordability strategy is emphasizing the preservation of the city's existing housing stock. Though the city does not actively coordinate a preservation program (i.e. rehabilitation loan programs), the city is nonetheless interested in limiting demolition of existing housing in order to promote rehabilitation by the owner or developer. Also, as infill development and accessory dwelling units are established, the city encourages new development to conform to the character of the surrounding neighborhood.

### Future Housing Issues

While much of Brier's existing housing stock is single family based, the city recognizes the growing need for senior housing that is more multi-family in nature. Potential development opportunities in Brier might likely include locating a senior housing development that is consistent with the look and feel of the city's neighborhoods.

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## Darrington

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				<b>F</b>	
	Accessory DUs				<b>F</b>	
	Preservation of existing affordable units					
	Minimum densities					
	Lot size averaging					
	Manufactured homes allowed				<b>F</b>	
	Other strategies					
MULTI-FAMILY	Upzoning					
	Preservation of existing affordable units					
	No maximum densities					
	Small units					
	Other strategies					
SITE REQUIREMENTS	Reduced parking requirements					
	Street width reductions (<40 ft.)					
	Open space credits					
	Zero lot line					
	Setback flexibility					
	Sidewalk width flexibility					
	ROWs and easements					
	Flexible stormwater requirements					
	Flexible curb standards					
	Other strategies					
DESIGN	Cottage Housing					
	PUD/PRD					
	Mixed-use	<b>C</b>				
	Infill		<b>R</b>			
	Other strategies					

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral					
	Priority permitting					
	Other strategies					
ADMIN REFORM	Regulatory reform					
	Streamlined permitting					
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers					
	Cooperate w/ other jurisdictions					
	Other strategies					
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing					
	Other strategies					
OTHER STRATEGIES	(Identify)					

## Strategies

### Housing Element

Four key goals within the City of Darrington’s housing element include:

- Ensure availability of affordable housing
- Preserve character and vitality of existing residential neighborhoods
- Minimize costly impacts of land use policies
- Establish a process for adjusting fair share housing targets

To realize these goals, Darrington adopted the following strategies:

- Ensure existing housing stock is in adequate physical condition
- Encourage development of middle and upper income multi-family and single family housing
- Replace deteriorating housing on a “one-for-one basis”

### Implementation

Darrington’s greatest development challenge has been establishing a sewer system within the city limits. With no sewer system, development of multi-family housing has been viewed as too costly by developers who have looked to Darrington for possible development opportunities. Unfortunately, elected officials in recent years have decided against the implementation of a sewer utility because of the cost of construction, maintenance, and updates. The codes have been amended to make the Snohomish Health District’s determinations the final authority on lot size, along with meeting the Town zoning code setback requirements. Such conditions limit the town’s ability to achieve the goal of diversifying its housing stock. Also, with the city’s fixed income (senior) population growing, preserving existing housing is considered key to continuing to offer affordable housing. While most, if not all, of Darrington’s housing stock is considered affordable, the city does not coordinate a preservation program (i.e. loan program), but instead relies on private individuals to rehabilitate or remodel their homes.

Darrington does allow for detached accessory dwellings, a method of development that is considered widely used.

### Future Housing Issues

The town has expressed a desire to maintain the “small town” feel of the town and not pursue the expansion of a sewer line into the city. Instead, the focus will be on ways to preserve the natural environment, as opposed to encourage increased development of more affordable housing. New technologies have allowed the use of smaller lots for single family homes, but these will still not accommodate the construction of multiple-family units.

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## Edmonds

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)			S		
	Accessory DUs			S		
	Preservation of existing affordable units			S		
	Minimum densities					
	Lot size averaging			S		
	Manufactured homes allowed			S		
	Other strategies					
MULTI-FAMILY	Upzoning			S		
	Preservation of existing affordable units			S		
	No maximum densities			S		
	Small units			S		
	Other strategies					
SITE REQUIREMENTS	Reduced parking requirements				F	
	Street width reductions (<40 ft.)		R			
	Open space credits		R			
	Zero lot line		R			
	Setback flexibility		R			
	Sidewalk width flexibility		R			
	ROWs and easements		R			
	Flexible stormwater requirements		R			
	Flexible curb standards		R			
	Other strategies					
DESIGN	Cottage Housing		R			
	PUD/PRD		R			
	Mixed-use				F	
	Infill			S		
	Other strategies					

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units			S		
	Impact fee waivers or deferral			S		
	Priority permitting	C				
	Other strategies					
ADMIN REFORM	Regulatory reform			S		
	Streamlined permitting			S		
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers			S		
	Cooperate w/ other jurisdictions			S		
	Other strategies					
DIRECT ACTION	Financial assistance programs	C				
	Displacement resources	C				
	Pursue funding for housing	C				
	Other strategies					
OTHER STRATEGIES	(Identify)					

## Strategies

### Housing Element

The City of Edmond’s housing element contains three main sections: a general background discussion, strategies to promote affordable housing, and a set of goals and policies. The city’s goals are based on the city’s character as a mature community focused on infill and redevelopment opportunities. Its housing policies focus on several areas:

- Ensure adequate housing opportunities and choices for all families and individuals;
- Ensure a suitable living environment for low income, elderly and disabled persons;
- Preserve and rehabilitate the older housing stock; and
- Encourage regulatory processes and standards that improve housing quality and affordability.

The city’s housing element includes a detailed listing of affordability strategies broken into key areas, including: land use, administrative procedures, development standards, low-cost housing types, housing production and preservation programs, and housing financing strategies. Specific strategies range from preserving existing affordable units and streamlining the permitting of accessory dwellings and low-income housing to encouraging infill development and flexibility in allowable housing types. The city has a policy of constantly evaluating its codes and regulations, keeping in mind their effects on housing quality and affordability.

**Implementation**

To meet its housing goals to increase access and preservation, Edmonds has utilized a number of strategies. More recent strategies include promoting infill and mixed-use development, supporting the Housing Authority’s acquisition of low-rent housing within the city, creating flexibility in front and side yard setbacks, eliminating minimum lot size (PRD only), and streamlining the permit approval process (particularly useful when working with housing agencies). In pursuing these strategies, citizens have expressed concerns regarding the possible lack of consistency between new high-density development and existing development. To address these concerns, the city is implementing an updated design review process to ensure development such as infill and mixed-use do not impact the character of the neighborhood. The city also permits manufactured homes in single family zoned residential areas.

**Future Housing Issues**

To ensure Edmonds can continue to promote redevelopment and infill housing projects, the city will emphasize preserving the character of existing housing and neighborhoods, while looking for ways to ensure availability of affordable housing. Current efforts to support the construction of adequate and affordable senior housing, for instance, will continue along with maintaining the existing affordable housing market, which includes a substantial number of multi-family units along the Highway 99 corridor. Streamlined permitting and development standards will play a key role in encouraging continued housing choices and opportunities in the city.

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## Everett

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				F
	Accessory DUs			S	
	Preservation of existing affordable units				F
	Minimum densities	C			
	Lot size averaging				F
	Manufactured homes allowed			S	
	Other strategies				F
MULTI-FAMILY	Upzoning				F
	Preservation of existing affordable units			S	
	No maximum densities			S	
	Small units		R		
	Other strategies		R		
SITE REQUIREMENTS	Reduced parking requirements			S	
	Street width reductions (<40 ft.)		R		
	Open space credits		R		
	Zero lot line		R		
	Setback flexibility		R		
	Sidewalk width flexibility				
	ROWs and easements		R		
	Flexible stormwater requirements		R		
	Flexible curb standards				
	Other strategies	C			
DESIGN	Cottage Housing		R		
	PUD/PRD			S	
	Mixed-use			S	
	Infill		R		
	Other strategies		R		

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
INCENTIVES	Density bonuses: in exchange for affordable units		R		
	Impact fee waivers or deferral		R		
	Priority permitting	C			
	Other strategies		R		
ADMIN REFORM	Regulatory reform			S	
	Streamlined permitting			S	
	Other strategies	C			
PARTNERSHIPS	Active partnerships w/ nonprofit providers				F
	Cooperate w/ other jurisdictions				F
	Other strategies	C			
DIRECT ACTION	Financial assistance programs				F
	Displacement resources			S	
	Pursue funding for housing				F
	Other strategies	C			
OTHER STRATEGIES	(Identify)				
	Planned Action			S	
	Increased SEPA Thresholds		R		
	Cluster developments			S	

## Strategies

### Housing Element

*Overall Housing Goal:* To provide sufficient housing opportunities to meet the needs of present and future residents of Everett for housing that is decent, safe, accessible, attractive, and affordable.

Graphics are used in the housing element to communicate desired housing types and options.

Objectives of the plan include:

- Promote a variety of housing types.
- Preserve and enhance the value and character of neighborhoods by improving and extending the life of existing housing stock.
- Increase access to affordable housing while preserving existing neighborhoods.
- Promote a housing policy and land use pattern that increases the ratio of housing units to jobs.
- Maximize the public investment by increasing residential density.
- Promote programs that increase home ownership.
- Promote efforts that change the incorrect public perception that tenants of rental housing are less responsible citizens than home owners.
- Support housing programs that increase the supply of housing for low-income households and special needs population.
- Promote a “fair share distribution” of providing housing opportunities through out Snohomish County in cooperation with other jurisdictions.
- Provide land use density, policies and regulations that accommodate the projected 2025 population.
- Encourage well designed infill development and redevelopment that protects and enhances neighborhood character in established residential areas.

Strategies supporting each of these key objectives are comprehensive. They include but are not limited to:

- Provide density incentives for affordable ownerships and rental units.
- Promote inclusionary zoning.
- Increase residential densities in and around the downtown, and adjacent to arterial street corridors.
- Revise codes to allow rear yard dwellings, flexibility in project review, and encouragement of infill.

### Implementation

City of Everett’s housing stock contains a significant number of low-income and affordable housing units. Everett has a housing authority which provides services in Everett and in unincorporated areas within five miles of Everett. Low-income housing has strong support by the city. Everett has assisted a number of non-profits with funding and environmental review assistance including: Habitat for Humanity, Senior Services of Snohomish County, Interfaith Association of Northwest Washington, Housing Hope, Snohomish County Housing Authority, Everett Housing Authority, Home Site, Compass Health, Evergreen Manor, Everett Gospel Mission, Washington Home on Your

Own, Artspace, Cocoon House, Mercy Housing and Domestic Violence Service of Snohomish County.

Considering that Everett’s low-income and affordable housing market is substantial, the city has implemented a number of incentives and regulatory changes to expand housing opportunities in the downtown area and arterial street corridors, as well as to foster a broad range of housing types throughout the city. Other strategies include:

- Allowing unlimited residential density in the designated downtown and near the downtown, and along Broadway, and expanding unlimited density to the R-4 zone in the core residential areas.
- Providing incentives for increased densities for Evergreen Way (E-1) and Mixed Use Overlay (MUO) zones along Evergreen Way corridor.
- Utilizing multiple family design guidelines to improve neighborhood aesthetics.
- Promoting mixed use development in downtown and commercial zones including the waterfront/riverfront.
- Preserving existing housing stock with programs like the CHIP housing rehabilitation program.
- Using the tax exemption from property taxes for housing when located in designated redevelopment areas. Currently the tax exempt area is in the downtown, Everett Station area and the MUO zones on Evergreen Way.
- Providing funding for housing programs from Federal, State and Local sources.

In addition, in some areas where unlimited density is permitted, projects with a density of about 150 dwellings per acre have been built in attractive urban style buildings of five stories of wood frame construction over two stories of concrete construction (parking and commercial space). Even higher densities would be possible under current zoning using taller, more expensive construction types (steel and concrete), but there does not appear to be a market in Everett at this time for this type of housing construction.

### **Future Housing Issues**

Everett will continue to promote affordable housing in the future. A primary goal is to develop in a manner which encourages quality while providing for needed housing opportunities. With increased economic activity in Everett’s downtown, commercial areas, and industrial areas, housing opportunities will expand thereby increasing densities as well as enhancing quality. Perhaps Everett's greatest challenge will be attaining residential development at densities necessary to meet the City's growth targets as forecast in the Vision 2040 Regional Growth Strategy.

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## Gold Bar

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)					
	Accessory DUs			<b>S</b>		
	Preservation of existing affordable units	<b>C</b>				
	Minimum densities					
	Lot size averaging					
	Manufactured homes allowed					
	Other strategies					
MULTI-FAMILY	Upzoning					
	Preservation of existing affordable units	<b>C</b>				
	No maximum densities					
	Small units					
	Other strategies					
SITE REQUIREMENTS	Reduced parking requirements			<b>S</b>		
	Street width reductions (<40 ft.)			<b>S</b>		
	Open space credits	<b>C</b>				
	Zero lot line					
	Setback flexibility			<b>S</b>		
	Sidewalk width flexibility			<b>S</b>		
	ROWs and easements				<b>F</b>	
	Flexible stormwater requirements			<b>S</b>		
	Flexible curb standards					
	Other strategies					
DESIGN	Cottage Housing					
	PUD/PRD					
	Mixed-use				<b>F</b>	
	Infill					
	Other strategies					

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral					
	Priority permitting					
	Other strategies					
ADMIN REFORM	Regulatory reform					
	Streamlined permitting			S		
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers					
	Cooperate w/ other jurisdictions			S		
	Other strategies					
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing					
	Other strategies					
OTHER STRATEGIES	(Identify)					
	Parks					
	Trails					
	Recreation					

## Strategies

*Note: the following is repeated from the 2002 SCT Housing Evaluation Report, as the City of Gold Bar declined to submit an updated assessment.*

### Housing Element

Contained within Gold Bar's housing element are five goals:

- Ensure adequate housing for all residents

- Preserve existing housing stock
- Invest in physical improvements to protect and preserve existing neighborhoods
- Encourage availability of affordable housing to all economic segments
- Promote fair and equal access to housing for all persons

Strategies designed to achieve these goals include:

- Promote code enforcement to ensure quality housing development
- Encourage private reinvestment by homeowners
- Maintain existing infrastructure to preserve character and vitality of existing neighborhoods
- Endorse private sector efforts to secure federal and state funds for the elderly and disabled
- Evaluate local development standards and regulations for effects on housing costs

### **Implementation**

With approximately 43 percent Gold Bar’s housing market deemed low income or affordable (most being mobile or manufactured homes), recent efforts have been primarily centered on developing more moderate to high-income housing units. The strategies used to achieve this goal have included:

- Zoning larger lots (12,500 sf)
- Prohibiting location of multi-family duplexes and mobile homes on these large lot parcels

Aside from encouraging new, high-end development, the city recognizes the need to maintain its existing low-income and affordable housing. However, because the city is not connected to a main sewer system, city officials believe the existing housing stock is safe from demolition due to the development of large subdivisions or rehabilitation.

Gold Bar has the fourth lowest percent of permitted new non single family housing at 10percent.

### **Future Housing Issues**

Estimating that Gold Bar’s housing market contains a significant number of low-income housing (most being mobile home developments), the city is continuing to promote development of high-income housing. Without a sewer system, it is unlikely the city will pursue higher density housing, focusing instead on large lot developments.

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## Granite Falls

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				F
	Accessory DUs			S	
	Preservation of existing affordable units				F
	Minimum densities				
	Lot size averaging			S	
	Manufactured homes allowed			S	
	Other strategies				F
MULTI-FAMILY	Upzoning				
	Preservation of existing affordable units				F
	No maximum densities			S	
	Small units			S	
	Other strategies				
SITE REQUIREMENTS	Reduced parking requirements				F
	Street width reductions (<40 ft.)			S	
	Open space credits				
	Zero lot line				
	Setback flexibility				
	Sidewalk width flexibility			S	
	ROWs and easements			S	
	Flexible stormwater requirements			S	
	Flexible curb standards			S	
	Other strategies				
DESIGN	Cottage Housing				
	PUD/PRD				F
	Mixed-use			S	
	Infill				
	Other strategies				

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
INCENTIVES	Density bonuses: in exchange for affordable units				
	Impact fee waivers or deferral			<b>S</b>	
	Priority permitting				
	Other strategies				
ADMIN REFORM	Regulatory reform				
	Streamlined permitting				<b>F</b>
	Other strategies				
PARTNERSHIPS	Active partnerships w/ nonprofit providers			<b>S</b>	
	Cooperate w/ other jurisdictions				<b>F</b>
	Other strategies				
DIRECT ACTION	Financial assistance programs				
	Displacement resources				
	Pursue funding for housing				
	Other strategies				
OTHER STRATEGIES	(Identify)				
	Participate in Interjurisdictional Housing Committee				<b>F</b>

## Strategies

### Housing Element

The City of Granite Falls housing element contains three overriding goals:

- Provide housing choices for current and future residents
- Sustain a constant supply of affordable housing

- Provide for people with special housing needs

To achieve these goals, the city adopted the following policies:

- Encourage an appropriate mix of residential densities
- Retain and rehabilitate existing or older housing stock
- Increase mixed-use and infill development
- Allow for adaptive reuse, conversions of existing structures, accessory dwelling units and manufactured housing
- Locate new housing within the existing sewer service area

### **Implementation**

With the focus on housing diversity, affordability and provision of housing for individuals with special needs, Granite Falls combined a few strategies that encourage higher density development and preserve older housing stock. These strategies include:

- Maintaining small lot zoning district (2500 sf)
- Offering developers density bonuses
- Encouraging development of low cost housing (or starter housing)
- Preventing subdivisions in the downtown area in order to preserve existing older housing

Further promoting housing choices, the city allows manufactured homes to locate in standard residential zones rather than limiting such housing development to parks.

### **Future Housing Issues**

The majority of new housing developments over the past decade in Granite Falls were largely affordable in nature, with most housing costing below \$200,000. With more than 200 new housing units built during that time, Granite Falls is turning its attention toward increasing commercial and industrial development in order to increase local employment opportunities. The city will continue meeting its housing goals by utilizing its existing strategies, with an added emphasis on mixed-use development in the commercially zoned areas to expand new housing opportunities while growing the city's employment base.

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## Index

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.) ( <i>see notes</i> )				<b>F</b>	
	Accessory DUs	<b>C</b>				
	Preservation of existing affordable units					
	Minimum densities					
	Lot size averaging					
	Manufactured homes allowed			<b>S</b>		
	Other strategies					
MULTI-FAMILY	Upzoning					
	Preservation of existing affordable units					
	No maximum densities					
	Small units					
	Other strategies ( <i>see notes</i> )		<b>R</b>			
SITE REQUIREMENTS	Reduced parking requirements					
	Street width reductions (<40 ft.)					
	Open space credits					
	Zero lot line					
	Setback flexibility			<b>S</b>		
	Sidewalk width flexibility					
	ROWs and easements			<b>S</b>		
	Flexible stormwater requirements					
	Flexible curb standards					
	Other strategies		<b>R</b>			
DESIGN	Cottage Housing					
	PUD/PRD					
	Mixed-use				<b>F</b>	
	Infill					
	Other strategies					

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral					
	Priority permitting					
	Other strategies					
ADMIN REFORM	Regulatory reform			S		
	Streamlined permitting			S		
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers					
	Cooperate w/ other jurisdictions				F	
	Other strategies ( <i>Interlocals</i> )				F	
DIRECT ACTION	Financial assistance programs			S		
	Displacement resources					
	Pursue funding for housing					
	Other strategies					
OTHER STRATEGIES	(Identify) ( <i>NOTES</i> )					
	Lots in Index 7,000 sq. feet					
	Other strategies for multi family housing: Index is currently working on a draft amendment to zoning. If approved it will include apodment living, which would allow affordable housing alternatives for a small town that is 99% built out. There is currently no multi-family housing in Index.					
	Setback flexibility: there is a variance process that is used rarely.					
	Critical areas are throughout the whole town and greatly impact development.					
	N/A is used for those things that Index either does not have or does not offer.					

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## Strategies

### Housing Element

Keeping the housing element attainable, the City of Index adopted two main goals:

- Ensure adequate housing is available for existing and projected residents
- Maintain and create healthy residential neighborhoods

With attention focused on access and preservation, the strategies adopted to achieve these goals include:

- Coordinating with agencies that provide low and moderate income housing
- Supporting the retention and revitalization of older housing in the “Town” area

### Implementation

Much of the city’s existing housing stock is affordable or low-income. However, current market trends show an increase of older homes being purchased, renovated, and used for vacation homes. As a result, the goal to preserve existing housing has been difficult, as the city struggles with ideas to prevent buyers from converting what was low rent property into high-end housing. Developing new low-income housing is also a challenge in that most developable property is contained within critical areas, which tends to increase development costs. Because Index is another rural community that lacks a sewer connection, providing low income or affordable housing for residents is a challenge.

### Future Housing Issues

In spite of the fact that Index has an increased number of displaced low-income renters, options to create affordable or low income housing for these individuals are limited. Without multi-family zoning, and with no plans to connect to a sewer line, the city believes preserving its existing housing is one important way of providing affordable housing. Specific rehabilitation programs are being considered as ways to achieve this goal.

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## Lake Stevens

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				<b>F</b>
	Accessory DUs		<b>R</b>		
	Preservation of existing affordable units	<b>C</b>			
	Minimum densities		<b>R</b>		
	Lot size averaging			<b>S</b>	
	Manufactured homes allowed		<b>R</b>		
	Other strategies			<b>S</b>	
MULTI-FAMILY	Upzoning		<b>R</b>		
	Preservation of existing affordable units	<b>C</b>			
	No maximum densities		<b>R</b>		
	Small units		<b>R</b>		
	Other strategies			<b>S</b>	
SITE REQUIREMENTS	Reduced parking requirements		<b>R</b>		
	Street width reductions (<40 ft.)				<b>F</b>
	Open space credits			<b>S</b>	
	Zero lot line		<b>R</b>		
	Setback flexibility			<b>S</b>	
	Sidewalk width flexibility			<b>S</b>	
	ROWs and easements			<b>S</b>	
	Flexible stormwater requirements				
	Flexible curb standards				
	Other strategies			<b>S</b>	
DESIGN	Cottage Housing		<b>R</b>		
	PUD/PRD			<b>S</b>	
	Mixed-use				<b>F</b>
	Infill		<b>R</b>		
	Other strategies		<b>R</b>		

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
INCENTIVES	Density bonuses: in exchange for affordable units		R		
	Impact fee waivers or deferral		R		
	Priority permitting				
	Other strategies				
ADMIN REFORM	Regulatory reform			S	
	Streamlined permitting			S	
	Other strategies			S	
PARTNERSHIPS	Active partnerships w/ nonprofit providers	C			
	Cooperate w/ other jurisdictions			S	
	Other strategies			S	
DIRECT ACTION	Financial assistance programs	C			
	Displacement resources				
	Pursue funding for housing	C			
	Other strategies				
OTHER STRATEGIES	(Identify)				

## Strategies

### Housing Element

The City of Lake Stevens' housing element contains the following goals:

- Support variety of housing types and densities through regulations and capital investments
- Encourage new multi-family and small single family units compatible with existing neighborhoods
- Increase opportunity for purchase or rent affordable, safe and sanitary housing
- For the elderly, zone for high densities to encourage compact housing types and planned residential developments
- Strive to promote pedestrian activities, sense of community, and high quality design

- Streamline permit process
- Promote measures to prolong useful life of structures
- Move towards more affordable housing opportunities to all economic segments of population.

Some key strategies adopted to implement these goals include:

- Land use strategies (small lots, minimum density, density bonus)
- Administrative procedures (impact fee waiver, streamlined permitting)
- Development standards (flexible site requirements, alternative housing types)

The City is considering the use of innovative affordable housing techniques like inclusionary zoning, building code improvements, impact fee waivers, design standards, fast track permit processing, and area-wide housing authority.

### **Implementation**

Lake Stevens has implemented a number of strategies to achieve its range of goals. To encourage more affordability, strategies have included:

- Adopting of a Planned Residential Development (PRD) and innovative housing ordinance d

Lake Stevens also offers density bonuses through their PRD, however, development under the PRD has not occurred since the city was placed under a moratorium. Other implementation strategies have included:

- Creating mixed-use zones
- Allowing flexibility in street widths
- Permitting accessory dwelling units under the use-by-right approach

Lake Stevens has adopted two subarea plans and associated development regulations that allow mixed-use, high-density single-family and multifamily development. The subarea regulations emphasize environmental protection, efficient land use, mixed-use development and a multimodal transportation. The development regulations provide FAR incentives for inclusion of affordable housing.

### **Future Housing Issues**

Lake Stevens will be looking to build and maintain an infrastructure that can support a vibrant, growing community. Though housing is an important issue, even more important is looking at ways to provide the type of social, employment, and transportation services currently not available, but very much needed. The city will rely partly on the private market to assist in building the proper infrastructure necessary to support the community’s needs.

Lake Stevens needs to preserve the housing alternatives currently available and will be looking to increase the alternatives including cottage housing, work/live units and more mixed use areas. The City needs to work with the state and the county to begin housing production and preservation program.

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## Marysville

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				<b>F</b>	
	Accessory DUs			<b>S</b>		
	Preservation of existing affordable units		<b>R</b>			
	Minimum densities	<b>C</b>				
	Lot size averaging				<b>F</b>	
	Manufactured homes allowed			<b>S</b>		
	Other strategies		<b>R</b>			
MULTI-FAMILY	Upzoning			<b>S</b>		
	Preservation of existing affordable units	<b>C</b>				
	No maximum densities			<b>S</b>		
	Small units		<b>R</b>			
	Other strategies		<b>R</b>			
SITE REQUIREMENTS	Reduced parking requirements		<b>R</b>			
	Street width reductions (<40 ft.)		<b>R</b>			
	Open space credits			<b>S</b>		
	Zero lot line			<b>S</b>		
	Setback flexibility			<b>S</b>		
	Sidewalk width flexibility					
	ROWs and easements			<b>S</b>		
	Flexible stormwater requirements				<b>F</b>	
	Flexible curb standards			<b>S</b>		
	Other strategies			<b>S</b>		
DESIGN	Cottage Housing		<b>R</b>			
	PUD/PRD			<b>S</b>		
	Mixed-use			<b>S</b>		
	Infill			<b>S</b>		
	Other strategies			<b>S</b>		

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units			S		
	Impact fee waivers or deferral				F	
	Priority permitting					
	Multifamily housing property tax exemption to promote multifamily development within the Urban Center of Planning Area 1 (approx. 182 acres) which would promote housing closer to jobs and commerce.		R			
	Other strategies		R			
ADMIN REFORM	Regulatory reform			S		
	Streamlined permitting			S		
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers	C				
	Cooperate w/ other jurisdictions				F	
	Other strategies					
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing					
	Other strategies		R			
OTHER STRATEGIES	Mobile home park preservation ordinance (Ord. 2832) establishing R-MHP (Residential Mobile-Manufactured Home Park zone) to protect certain existing residentially zoned mobile home parks that contain rental pads. Several residentially zoned mobile home parks have been rezoned to have the R-MHP zone.		R			

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**Strategies**

**Housing Element**

Marysville’s main housing goals include:

- Ensuring all residents have the opportunity to obtain safe, sanitary, and affordable housing
- Respecting the character of existing residential neighborhoods
- Working with other elements of the comprehensive plan to better understand and enhance their relationship to housing
- Weighing benefits to community against the cost of land use policies and regulations that contribute to housing costs

Key affordable housing strategies include:

- Increasing flexibility and creative approaches to housing development and design
- Allowing for small lot and cottage housing
- Developing and preserving mobile home parks
- Adopting a planned unit development ordinance to allow for variety of housing types and site planning techniques
- Allowing accessory dwellings, duplexes and certain multi-family housing in single family zones
- Promoting mixed-use and infill development
- Ensuring regulations and permit processing requirements are reasonable, predictable and do not adversely impact housing costs

**Implementation**

Marysville’s emphasis on housing development is less on preservation and more on creating quality, new development. To ensure an adequate supply of affordable housing within the new development, the city has implemented a number of strategies that include:

- Offering a density bonus
- Allowing lot size averaging
- Reducing lot sizes (3500 sf detached, 2000 sf attached units through PRD provisions)
- Permitting detached accessory dwelling units
- Offering flexibility in housing techniques by using zero lot lines and flexibility in setbacks

Some infill development has occurred; however, a fair amount of land remains vacant, such as in the downtown area, so most housing development is in new subdivisions. To ensure policies and regulations do not contribute to the cost of housing, the city has continued looking for ways to streamline the permit process, which includes changing to a hearing examiner system and consolidating the public works and planning departments.

**Future Housing Issues**

Housing in Marysville is considered largely affordable. The City has a high percentage (85percent) of its rental housing affordable to very low-income households, a high percentage of assisted housing,

and a large number of mobile/manufactured home parks and units within the City limits. Therefore, the City is focusing on preserving existing affordable housing and improving the quality and design of new owner and rental housing, in addition to diversifying its housing mix to include housing attractive to middle and upper-income households.

Residents in particular have expressed a desire to see more upper-end housing developed in the city as these choices are not currently available to move-up buyers. The City has implemented a number of zoning measures to provide for greater flexibility in site design for new developments, while simultaneously increasing design standards. This has been part of its effort to achieve higher quality in design while reducing land costs through allowances for smaller lot sizes. As the City has a large number of mobile/manufactured home parks and units, which are vulnerable to redevelopment, the City is also investigating mechanisms for long term preservation of some of these units in its affordable housing stock.

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## Mill Creek

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)			<b>S</b>	
	Accessory DUs			<b>S</b>	
	Preservation of existing affordable units	<b>C</b>			
	Minimum densities		<b>R</b>		
	Lot size averaging				
	Manufactured homes allowed				
	Other strategies				
MULTI-FAMILY	Upzoning		<b>R</b>		
	Preservation of existing affordable units	<b>C</b>			
	No maximum densities				
	Small units			<b>S</b>	
	Other strategies				
SITE REQUIREMENTS	Reduced parking requirements			<b>S</b>	
	Street width reductions (<40 ft.)			<b>S</b>	
	Open space credits			<b>S</b>	
	Zero lot line			<b>S</b>	
	Setback flexibility			<b>S</b>	
	Sidewalk width flexibility			<b>S</b>	
	ROWs and easements			<b>S</b>	
	Flexible stormwater requirements			<b>S</b>	
	Flexible curb standards			<b>S</b>	
	Other strategies				
DESIGN	Cottage Housing			<b>S</b>	
	PUD/PRD			<b>S</b>	
	Mixed-use			<b>S</b>	
	Infill			<b>S</b>	
	Other strategies				

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
INCENTIVES	Density bonuses: in exchange for affordable units	C			
	Impact fee waivers or deferral			S	
	Priority permitting	C			
	Other strategies				
ADMIN REFORM	Regulatory reform			S	
	Streamlined permitting			S	
	Other strategies				
PARTNERSHIPS	Active partnerships w/ nonprofit providers			S	
	Cooperate w/ other jurisdictions			S	
	Other strategies				
DIRECT ACTION	Financial assistance programs		R		
	Displacement resources		R		
	Pursue funding for housing		R		
	Other strategies				
OTHER STRATEGIES	(Identify)				

## Strategies

### Housing Element

Key policies contained within the City of Mill Creek’s housing element include:

- Work with the development community to encourage affordable housing within the City.
- Cooperate with surrounding jurisdictions and the County to provide housing for all economic segments of the community.
- Work with Snohomish County and other cities and towns in the County to develop a methodology that fairly allocates affordable housing throughout the County.

- Pursue strategies that encourage a variety of housing choices to be developed. Examples of the types of housing that will be considered are accessory dwelling units, congregate care facilities, retirement homes, mixed-use development, multifamily complexes, inclusionary zoning, manufactured housing and home-sharing programs.
- Strive to accommodate the special needs of various segments of the community including the elderly, developmentally disabled, physically handicapped and others with housing needs.
- Take steps to ensure that development regulations and housing policies will preserve existing residential neighborhoods.
- Consider the effect of new regulations on existing residential neighborhoods, as well as the impact on future construction within the community, prior to enacting changes in the zoning and development codes.

**Implementation**

The key strategies outlined in the city’s housing element include:

- Participate in regional discussions on how to plan for adequate affordable housing for very low, low, moderate and middle income households consistent with the Countywide Planning Policies.
- Participate in the development of any Countywide monitoring program that will determine the Countywide status of housing.
- Continue to consider zoning mechanisms and development standards that can increase density in appropriate areas, as a part of its implementation of the Comprehensive Plan. These mechanisms include compact development, minimum densities for selected residential zone districts, planned residential development, and zero lot line development and density bonuses for up-zoning. Most of these mechanisms are available in the City’s development regulations and have been used in the SR 527 Corridor Subarea and other areas in the City.
- Continue to update its zoning ordinance to include strategies that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities, retirement homes, accessory apartments and inclusionary zoning.

**Future Housing Issues**

Housing development in Mill Creek will take into consideration ways to address water and air quality, noise and preserving of the natural environment while implementing low impact development techniques and build green materials into existing and new developments. Concurrently, Mill Creek will maintain its commitment to utilizing its affordable housing strategies as they create high density, pedestrian active and transit-oriented development in areas like its developing East Gateway Urban Village.

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## Monroe

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				F
	Accessory DUs			S	
	Preservation of existing affordable units			S	
	Minimum densities				F
	Lot size averaging				F
	Manufactured homes allowed			S	
	Other strategies			S	
MULTI-FAMILY	Upzoning			S	
	Preservation of existing affordable units				F
	No maximum densities				
	Small units			S	
	Other strategies				
SITE REQUIREMENTS	Reduced parking requirements			S	
	Street width reductions (<40 ft.)			S	
	Open space credits			S	
	Zero lot line				
	Setback flexibility			S	
	Sidewalk width flexibility				
	ROWs and easements				F
	Flexible stormwater requirements			S	
	Flexible curb standards				
	Other strategies				
DESIGN	Cottage Housing		R		
	PUD/PRD				F
	Mixed-use			S	
	Infill			S	
	Other strategies				

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
INCENTIVES	Density bonuses: in exchange for affordable units		R		
	Impact fee waivers or deferral			S	
	Priority permitting			S	
	Other strategies				
ADMIN REFORM	Regulatory reform			S	
	Streamlined permitting				F
	Other strategies				
PARTNERSHIPS	Active partnerships w/ nonprofit providers			S	
	Cooperate w/ other jurisdictions			S	
	Other strategies				
DIRECT ACTION	Financial assistance programs				
	Displacement resources				
	Pursue funding for housing				
	Other strategies				
OTHER STRATEGIES	(Identify)				

**Strategies**

**Housing Element**

The City of Monroe’s housing element contains the following goals:

- Promote a variety of residential densities and housing types
- Promote fair and equal access to housing
- Promote strong residential neighborhoods through investment in physical improvements

- Encourage availability of affordable housing
- Maintain and revitalize neighborhoods

Several strategies have been adopted to support these goals, with the affordable housing strategies including:

- Requiring a percentage of dwelling units to meet affordability criteria
- Providing density incentives
- Rezoning land to allow for higher densities
- Eliminating current occupancy restrictions on accessory dwelling units
- Allowing for mixed use
- Providing for more flexible development standards (i.e. street widths, setbacks, and lot coverage)

**Implementation**

The City of Monroe has amended its Planned Residential Development ordinance to include an affordable housing component, which adds greater emphasis on promoting affordability in new housing developments. Mixed use development is permitted within the current code, which was recently amended to increase the height limit in the downtown area, and requiring one third of a three-story building to be dedicated for residential use. While Monroe’s policies require a housing ratio of 60 percent single family and 40 percent multi-family, the city is currently looking to amend existing codes to increase density by creating flexibility in street widths and sidewalks, allowing detached accessory dwelling units be subject to an administrative review process, and allowing manufactured home parks at a density of up to eight units per acre, through a special approval process similar to a PRD.

**Future Housing Issues**

Monroe does not expect to amend further the housing element; rather the focus will be on creating the tools needed to meet its existing goals. Some of the actions noted above, such as revising the accessory dwelling unit and PRD ordinances, are some of the tools designed to promote development of affordable housing.

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## Mountlake Terrace

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				<b>F</b>	
	Accessory DUs			<b>S</b>		
	Preservation of existing affordable units					
	Minimum densities					
	Lot size averaging (90% lot size)				<b>F</b>	
	Manufactured homes allowed			<b>S</b>		
	Other strategies (RS 8400 lot size)			<b>S</b>		
MULTI-FAMILY	Upzoning			<b>S</b>		
	Preservation of existing affordable units					
	No maximum densities				<b>F</b>	
	Small units			<b>S</b>		
	Other strategies (Tax abatement, TDR)			<b>S</b>		
SITE REQUIREMENTS	Reduced parking requirements			<b>S</b>		
	Street width reductions (<40 ft.)	<b>C</b>				
	Open space credits		<b>R</b>			
	Zero lot line		<b>R</b>			
	Setback flexibility					
	Sidewalk width flexibility					
	ROWs and easements				<b>F</b>	
	Flexible stormwater requirements			<b>S</b>		
	Flexible curb standards					
	Other strategies (complete streets code)			<b>S</b>		
DESIGN	Cottage Housing			<b>S</b>		
	PUD/PRD				<b>F</b>	
	Mixed-use				<b>F</b>	
	Infill				<b>F</b>	
	Other strategies (Design Stds. for each hsg. type)				<b>F</b>	

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral (Impact Fee temporary reduction)				<b>F</b>	
	Priority permitting					
	Other strategies (Tax Abatement; TDR Ord)			<b>S</b>		
ADMIN REFORM	Regulatory reform <b>S</b>		<b>R</b>			
	Streamlined permitting			<b>S</b>		
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers			<b>S</b>		
	Cooperate w/ other jurisdictions				<b>F</b>	
	Other strategies					
DIRECT ACTION	Financial assistance programs			<b>S</b>		
	Displacement resources					
	Pursue funding for housing			<b>S</b>		
	Other strategies (Code amendments, Regulatory Reform, fast track permits)			<b>S</b>		
OTHER STRATEGIES	Transit Strategies		<b>R</b>			

## Current Strategies (2012)

### Housing Element

Goals contained within Mountlake Terrace’s housing element include:

- Reasonable accommodation of projected population
- Diversity of housing
- Affordability for a range of income levels
- Residential neighborhoods with vitality and character
- Housing options for people with special needs

Key affordability strategies to meet these goals include:

- Accommodate 2025 population.
- Use strategies to provide more affordable housing if a credible study shows that housing costs in Mountlake Terrace exceed that of most other nearby jurisdictions;
- Ensure a timely, fair, and predictable permitting process
- Encourage a variety of housing sizes to meet the diverse needs of individuals and families
- Work with agencies such as HASCO
- Fee simple subdivision

### Implementation

The City adopted new residential development codes in 2007 and 2008 that included provisions for cottage housing and attached or detached accessory dwelling units and small lot size overlay zone (RS 4800). A minimum 90 percent lot size option for subdivisions in the single-family zones was implemented in 2010. Ongoing amendments to the code continue to add opportunities and strategies for housing options and diversity.

The codes now allow more flexibility in building setbacks for residential lots. The codes also establish multi-family design standards to encourage more attractive, pedestrian-friendly development; at the same time, lot coverage, building height and parking requirements are made more flexible in the multi-family districts. In addition, the City adopted a Town Center Plan that, by 2025, is expected to add 737 housing units downtown.

A Transfer of Development Rights program was adopted in 2012 that will add 373 housing units in the Freeway/Tourist district (next to the Town Center district, and a transit station for Community Transit, Sound Transit, and King County Metro—and where a future light rail station is planned in 2023). In addition, the Town Center Planned Action Ordinance was amended in 2012 to include an additional 389 housing units in the downtown area.

### Future Housing Issues

Provide for affordable housing, collaboratively, local, and regional (IJHC).

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## Mukilteo

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)			<b>S</b>	
	Accessory DUs			<b>S</b>	
	Preservation of existing affordable units				
	Minimum densities				
	Lot size averaging			<b>S</b>	
	Manufactured homes allowed			<b>S</b>	
	Other strategies				
MULTI-FAMILY	Upzoning				
	Preservation of existing affordable units	<b>C</b>			
	No maximum densities				
	Small units				
	Other strategies				
SITE REQUIREMENTS	Reduced parking requirements				
	Street width reductions (<40 ft.)		<b>R</b>		
	Open space credits				
	Zero lot line			<b>S</b>	
	Setback flexibility		<b>R</b>		
	Sidewalk width flexibility		<b>R</b>		
	ROWs and easements				
	Flexible stormwater requirements				
	Flexible curb standards		<b>R</b>		
	Other strategies				
DESIGN	Cottage Housing			<b>S</b>	
	PUD/PRD		<b>R</b>		<b>F</b>
	Mixed-use			<b>S</b>	
	Infill		<b>R</b>		
	Other strategies				

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY
INCENTIVES	Density bonuses: in exchange for affordable units				
	Impact fee waivers or deferral				
	Priority permitting				
	Other strategies				
ADMIN REFORM	Regulatory reform				
	Streamlined permitting	<b>C</b>			
	Other strategies				
PARTNERSHIPS	Active partnerships w/ nonprofit providers				
	Cooperate w/ other jurisdictions			<b>S</b>	
	Other strategies				
DIRECT ACTION	Financial assistance programs				
	Displacement resources				
	Pursue funding for housing				
	Other strategies				
OTHER STRATEGIES	(Identify)				

## Strategies

### Housing Element

Mukilteo’s housing stock is relatively higher priced and newer than in most Snohomish County jurisdictions. The housing element contains the following policies:

- Provide flexible development controls to encourage innovative design and greater efficiency in the use of land.

- Encourage the private sector to provide sufficient housing to meet market demands.
- Periodically review the supply of and need for affordable housing in conjunction with Snohomish County’s housing reporting efforts.
- Establish reasonable standards compatible with state law for adult family homes and care facilities and permit them in multi-family areas.
- Evaluate housing rehabilitation programs to encourage the maintenance of older housing.
- Use reasonable measures, including innovative single family and mixed-use residential concepts should be used to meet the city’s population allocation.
- Develop housing policies, programs and regulation to promote sustainability.
- Encourage a mix of housing types that provide affordable housing choices geared toward meeting needs crated by life style changes.
- Form public and private partnerships to retain and promote affordable housing options.

**Implementation**

The City of Mukilteo has a substantially high median housing value compared to other cities in Snohomish County. The median value of owner-occupied housing units in Mukilteo is \$468,500 (2009-2011 American Community Survey 3-Year Estimates) compared to the Countywide median value of \$307,000. With the high cost of land in Mukilteo, providing affordable housing through the private market has been difficult. Strategies used by the city to encourage affordability have included:

- Allowing small lot developments (5,000 sf), offering density bonuses and transfers of density credits
- Creating flexibility in set backs, parking requirements, and sidewalk and street widths
- Allowing lot size averaging
- Streamlining the administrative permit review procedures
- Allowing the location of manufactured homes in single family zones
- Encouraging mixed-use development
- Adopting cottage housing regulations to allow more affordable homes on smaller lots

The city is interested in promoting infill development as well as using commercially zoned land for mixed-use purposes.

**Future Housing Issues**

The aging of Mukilteo’s population is one of the most significant housing issues that will challenge Mukilteo in the future. The city will focus efforts on providing seniors with resources that will help them stay in their houses.

With the adoption of more liberal accessory dwelling unit regulations the city created a new housing opportunity. As those regulations mature the city will look at results and ways to improve them.

The city will continue its efforts to promote stronger residential components in mixed-use developments as a method for providing increased housing options in the city as well as potentially more market-rate affordable housing units.

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## Snohomish

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				<b>F</b>	
	Accessory DUs			<b>S</b>		
	Preservation of existing affordable units			<b>S</b>		
	Minimum densities	<b>C</b>				
	Lot size averaging					
	Manufactured homes allowed		<b>R</b>			
	Other strategies					
MULTI-FAMILY	Upzoning			<b>S</b>		
	Preservation of existing affordable units					
	No maximum densities		<b>R</b>			
	Small units		<b>R</b>			
	Other strategies					
SITE REQUIREMENTS	Reduced parking requirements		<b>R</b>			
	Street width reductions (<40 ft.)					
	Open space credits		<b>R</b>			
	Zero lot line		<b>R</b>			
	Setback flexibility					
	Sidewalk width flexibility					
	ROWs and easements		<b>R</b>			
	Flexible stormwater requirements		<b>R</b>			
	Flexible curb standards			<b>S</b>		
Other strategies						
DESIGN	Cottage Housing		<b>R</b>			
	PUD/PRD		<b>R</b>			
	Mixed-use		<b>R</b>			
	Infill			<b>S</b>		
	Other strategies					

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units		R			
	Impact fee waivers or deferral	C				
	Priority permitting					
	Other strategies					
ADMIN REFORM	Regulatory reform			S		
	Streamlined permitting					
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers			S		
	Cooperate w/ other jurisdictions			S		
	Other strategies					
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing					
	Other strategies					
OTHER STRATEGIES	(Identify)					
	Single room occupancy dwellings	C				
	Waiver of development fees			S		
	Utility fee deferral			S		
	Utility fee waiver			S		

## Strategies

### Housing Element

Contained in the City of Snohomish housing element are the following eight goals:

- Ensure housing for individuals at all economic levels and with special needs
- Ensure over 50 percent of housing units are single family detached
- Ensure design and scale of new residential development meets character of existing neighborhood

- Increase residential densities
- Maintain 50 percent owner occupied units
- Ensure development regulations do not add unnecessarily to housing costs
- Preserve and enhance historic character and heritage of city
- Improve appearance of the city through design and neighborhood planning

The strategies adopted to support these goals are many. However, the city's key affordability strategies include:

- Encouraging innovative designs that reduce cost of owner occupied and rental units
- Providing incentives to encourage low-income housing projects
- Allowing accessory apartments
- Allowing a reduction of lot sizes and infrastructure requirements for single family developments
- Allowing group quarters, studio apartments, and single room occupancy residences

## **Implementation**

The City is continually evaluating implementation measures to provide a range of housing options within the City. Current and recent measures include the following:

- Planned residential development process to allow small-lot subdivision in areas encumbered by critical areas
- Regulatory provisions for unit lot subdivision to allow fee simple ownership of townhouse units, manufactured home park spaces, and small single-family lots in multi-family designations
- Multi-family uses permitted in all commercial designations, either in mixed-use or stand-alone residential development
- Attached and detached accessory dwellings on single-family lots
- Property tax exemptions for new multi-family development with an extended exemption for provision of affordable housing units
- Reduction in parking requirements for housing units serving low-income citizens
- Allowance for roomers in single family homes
- Adoption of regulations for a subarea that include increased building height with transfer of development rights and with no maximum density, and a SEPA planned action ordinance to facilitate new development
- Liberal provisions to allow continuation, renewal and, in certain cases, reestablishment of non-conforming residential uses

The City has also made the following financial commitments to individual affordable housing projects:

- Leasing of public land at a nominal rate for private non-profit affordable housing
- Contribution of development review fees and utility connection charges for development of affordable housing

## **Future Housing Issues**

The City only recently adopted development regulations for the Pilchuck District, a subarea is anticipated to significantly expand current multi-family housing stock. Through incentives including

a planned action ordinance, unlimited densities, additional stories, and relaxed parking standards for commercial uses, the regulations encourage more intensive mixed-use development than elsewhere in the City. The City will be monitoring issues related to implementation of these form-based regulations to ensure that the goals for the subarea are achieved.

As the community's demographic profile changes, the City must be responsive to an evolving market demand for a potentially different mix of housing choices than exists today and the type of neighborhoods that may result. Preserving the distinctive character of the community while accommodating housing options for a changing population will be a significant challenge.

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## Stanwood

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)			<b>S</b>		
	Accessory DUs		<b>R</b>			
	Preservation of existing affordable units					
	Minimum densities					
	Lot size averaging			<b>S</b>		
	Manufactured homes allowed		<b>R</b>			
	Other strategies					
MULTI-FAMILY	Upzoning	<b>C</b>				
	Preservation of existing affordable units					
	No maximum densities					
	Small units					
	Other strategies	<b>C</b>				
SITE REQUIREMENTS	Reduced parking requirements		<b>R</b>			
	Street width reductions (<40 ft.)		<b>R</b>			
	Open space credits					
	Zero lot line		<b>R</b>			
	Setback flexibility		<b>R</b>			
	Sidewalk width flexibility					
	ROWs and easements		<b>R</b>			
	Flexible stormwater requirements					
	Flexible curb standards					
	Other strategies					
DESIGN	Cottage Housing			<b>S</b>		
	PUD/PRD			<b>S</b>		
	Mixed-use		<b>R</b>			
	Infill					
	Other strategies					

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units	C				
	Impact fee waivers or deferral					
	Priority permitting					
	Other strategies	C				
ADMIN REFORM	Regulatory reform					
	Streamlined permitting					
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers			S		
	Cooperate w/ other jurisdictions					
	Other strategies					
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing					
	Other strategies					
OTHER STRATEGIES	(Identify)					

## Strategies

### Housing Element

The main goals contained with City of Stanwood’s housing element include:

- Provide fair and equal access to housing for all persons
- Provide a range of housing types
- Ensure strong, stable residential neighborhoods
- Encourage an appropriate mix of residential densities

- Encourage larger lots where appropriate
- Encourage rehabilitation of older housing and infrastructure
- Create unique residential neighborhoods with a variety of densities
- Maintain residential character
- Minimize environmental impacts of new housing developments

Key affordability strategies adopted to support these goals include:

- Provide opportunities for siting manufactured housing
- Allow for mixed-use development
- Permit accessory units on lots where feasible
- Develop incentives to encourage property owners to retain and rehabilitate existing or older housing stock

### **Implementation**

Because the Stanwood community is recognized as having an adequate supply of affordable housing, the focus of the city’s implementation efforts have been on providing a range of housing types throughout the city. Efforts to create a balance in the city’s housing stock also involved utilizing a variety of affordable housing strategies, which include:

- Designating small lot districts
- Allowing for infill development
- Offering density bonuses
- Reducing side yard setbacks and off street parking requirements
- Streamlining the permit approval process
- Encouraging mixed-use development
- Allowing for accessory dwelling units and manufactured homes in all residential zoned areas

### **Future Housing Issues**

With a considerable degree of attention given to redeveloping the old town center of Stanwood, future efforts will consist of reaching a balance in the type of housing being developed in and around the town center area.

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## Sultan

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)			<b>S</b>		
	Accessory DUs					
	Preservation of existing affordable units					
	Minimum densities	<b>C</b>				
	Lot size averaging		<b>R</b>			
	Manufactured homes allowed		<b>R</b>			
	Other strategies			<b>S</b>		
MULTI-FAMILY	Upzoning	<b>C</b>				
	Preservation of existing affordable units					
	No maximum densities					
	Small units					
	Other strategies					
SITE REQUIREMENTS	Reduced parking requirements			<b>S</b>		
	Street width reductions (<40 ft.)					
	Open space credits		<b>R</b>			
	Zero lot line		<b>R</b>			
	Setback flexibility					
	Sidewalk width flexibility		<b>R</b>			
	ROWs and easements					
	Flexible stormwater requirements					
	Flexible curb standards					
	Other strategies			<b>S</b>		
DESIGN	Cottage Housing					
	PUD/PRD					
	Mixed-use	<b>C</b>				
	Infill			<b>S</b>		
	Other strategies		<b>R</b>			

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral					
	Priority permitting					
	Other strategies					
ADMIN REFORM	Regulatory reform		R			
	Streamlined permitting		R			
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers					
	Cooperate w/ other jurisdictions					
	Other strategies					
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing					
	Other strategies					
OTHER STRATEGIES	(Identify)					

## Strategies

### Housing Element

The City of Sultan’s Housing Element was completely updated as part of the 2011 Comprehensive Plan. The Housing Element has been referred to by the Puget Sound Regional Council as containing “exemplary” policy guidance that is of benefit to Sultan Citizens and jurisdictions in the region.

## **Implementation**

Housing development came to a standstill in 2008. No meaningful housing development has been undertaken under the new Plan.

In preparation for return of development, the City has completely rewritten the Land Division (Subdivision) Code from scratch. It quantifies and streamlines the various land division procedures and clarifies development standards so that developers and the community are clear about how a project will proceed through the review process and what it will look like when completed.

## **Future Housing Issues**

The City's wastewater treatment plant is approaching capacity. All housing options are based on the ability to provide urban sewer service. Finding ways to work with developers to increase capacity at the plant is the single biggest issue facing the housing system in the community.

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## Woodway

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)					
	Accessory DUs		R			
	Preservation of existing affordable units					
	Minimum densities					
	Lot size averaging					
	Manufactured homes allowed		R			
	Other strategies		R			
MULTI-FAMILY	Upzoning	C*				
	Preservation of existing affordable units					
	No maximum densities					
	Small units					
	Other strategies					
SITE REQUIREMENTS	Reduced parking requirements					
	Street width reductions (<40 ft.)	C*	R			
	Open space credits					
	Zero lot line					
	Setback flexibility					
	Sidewalk width flexibility			S		
	ROWs and easements		R			
	Flexible stormwater requirements			S		
	Flexible curb standards		R			
	Other strategies		R			
DESIGN	Cottage Housing					
	PUD/PRD					
	Mixed-use		R			
	Infill		R			
	Other strategies		R			

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral					
	Priority permitting		R			
	Other strategies					
ADMIN REFORM	Regulatory reform					
	Streamlined permitting			S		
	Other strategies					
PARTNERSHIPS	Active partnerships w/ nonprofit providers					
	Cooperate w/ other jurisdictions			S		
	Other strategies					
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing					
	Other strategies					
OTHER STRATEGIES	(Identify)					
	Participation in the SC Interjurisdictional Housing Program	C*				

## Strategies

### Housing Element

The Town of Woodway housing element contains one main housing goal to:

- Balance the existing housing supply with suitable new development

The City adopted three key policies to meet its main housing goal:

- Add new development in keeping with the character of existing development
- Conserve existing housing stock

- Accommodate housing needs as they arise (being sensitive to historic character, residential density, and changes in the demographic composition)

### **Implementation**

Residential neighborhoods in Woodway today contain only single family housing. Because the Town seeks to preserve its existing housing stock, the type of affordable housing strategies that ensure new residential development is consistent with the character of the community are limited to allowing accessory or secondary units in all residential districts and infill development. Woodway does however, provide use-by right permitting for new residential development. An added measure to preserve existing housing includes the city conducting public improvements to its infrastructure.

### **Future Housing Issues**

#### **2015 Comprehensive Plan Update**

- \*As part of the 2015 Comprehensive Plan Update, the revised plan will include land use and housing policies applicable to the Woodway MUGA. Proposed new policies will address mixed use with varying housing types, a range of densities, low impact development/infrastructure geometrics and participation in the Snohomish County Interjurisdictional Housing Program.

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**SNOHOMISH COUNTY**

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
SINGLE-FAMILY	Small Lots (<9600 sq. ft.)				F	
	Accessory DUs		R			
	Preservation of existing affordable units		R			
	Minimum densities			S		
	Lot size averaging		R		F	
	Manufactured homes allowed		R			
	Other strategies	C				
MULTI-FAMILY	Upzoning	C		S		
	Preservation of existing affordable units					
	No maximum densities		R			
	Small units		R			
	Other strategies	C				
SITE REQUIREMENTS	Reduced parking requirements				F	
	Street width reductions (<40 ft.)				F	
	Open space credits			S		
	Zero lot line				F	
	Setback flexibility			S		
	Sidewalk width flexibility			S		
	ROWs and easements					
	Flexible stormwater requirements		R			
	Flexible curb standards		R			
	Other strategies			S		
DESIGN	Cottage Housing			S		
	PUD/PRD				F	
	Mixed-use				F	
	Infill				F	
	Other strategies				F	

STRATEGIES		COMP PLAN	ZONING REGS	USED SOME	USED FREQUENTLY	TOTAL
INCENTIVES	Density bonuses: in exchange for affordable units					
	Impact fee waivers or deferral		R			
	Priority permitting		R			
	Other strategies					
ADMIN REFORM	Regulatory reform			F		
	Streamlined permitting			F		
	Other strategies			F		
PARTNERSHIPS	Active partnerships w/ nonprofit providers			S		
	Cooperate w/ other jurisdictions				F	
	Other strategies			S		
DIRECT ACTION	Financial assistance programs					
	Displacement resources					
	Pursue funding for housing			S		
	Other strategies			S		
OTHER STRATEGIES	(Identify)					

## Strategies

### Housing Element

Contained within Snohomish County’s housing element are four key goals:

- Ensure that all county residents have the opportunity to obtain safe, sanitary and affordable housing.
- Ensure the vitality and character of existing residential neighborhoods.

- Land use policies and regulations should contribute as little as possible to the cost of housing.
- Establish a process for adjusting fair share housing targets and housing strategies when required.

Key policies adopted to implement these goals in the Non-SW unincorporated UGAs include:

- Ensure availability of range of housing types
- Maintain adequate provisions for existing and projected housing needs of all economic segments of population.
- Maintain adequate supply of zoned developable land
- Encourage use of innovative urban design techniques
- Encourage land practices, development standards and building permit requirements that reduce housing production costs
- Establish a long-term monitoring process to review and adjust fair share housing goals

Ensure a no-net-loss of housing capacity that preserves the County’s ability to accommodate the 2025 growth targets, while pursuing compliance with all relevant federal, state and local laws and regulations.

## Implementation

Since the 2002 Housing Evaluation Report, Snohomish County has implemented a number of strategies to achieve affordable housing, including:

- Process streamlining
- Mobile Home Park zoning – designed to allow a property owner to see a reduction in property value and thus a reduction in taxes as a way to reduce the pressure to convert. A rezone must be initiated by the property with the understanding that if approved there is 5 year moratorium on rezones. The longer the property stays in the mobile home park zone the greater the likelihood the value will go down.

Other strategies that have been a part of Snohomish County’s affordable and low-income housing development include:

- Urban future land use designations sized adequately to support apartments, duplexes, etc.: Sufficient quantities of undeveloped and underdeveloped land are designated for high- and medium density zoning; i.e. lower-cost housing types. (RLUNA)
- Adoption of the Planned Residential Development ordinance that allows for the following: no minimum lot size, 20 percent density bonus, reduced set backs, flexibility in parking, street and sidewalk requirements, zero lot line development, and lot size averaging.
- Lot size averaging is a strategy that is also allowed as a subdivision technique separate from the PRD. The County is currently considering amendments to PRD provisions and lot size averaging standards.
- The county recently adopted new urban centers regulations that promote higher density, mixed use development at designated center locations.
- Allow the location of manufactured homes in all single-family zoned areas
- Permit development of accessory dwelling units
- SEPA exemptions for subdivisions up to 20 units have been invoked in several cases.

- Short plats are allowed for up to 9 lots, the most allowed by state law, and this likewise has been invoked on many small developments of new housing.
- Guaranteed bond sales for the Housing Authority of Snohomish County and the YWCA of Seattle-King County-Snohomish County to preserve over 300 affordable housing units

On the horizon, Snohomish County:

- Continues work on process improvements,
- Has a project underway to improve design standards
- Convened a Housing and Homelessness Policy Oversight Committee to develop recommendation for improving living conditions for low- and middle-income residents throughout the county. (More information on this is located in the Working Together chapter.)

### **Future Housing Issues**

Priority permit processing and impact fee waivers are allowed, but haven't been used.

Low Impact Development standards have been adopted, which may lower development costs for new subdivisions.

Fully Contained Communities policy may be used, which will test the policy's provisions for jobs-housing balance and inclusionary housing.

Urban centers will be encouraged, providing housing close to jobs, shopping, and transit options for reducing transportation costs.

Other policies pertaining to rural areas, yet to be implemented: feasibility studies for mobile home park resident relocation assistance, a countywide housing levy, reducing minimum lot sizes, inclusionary housing, and programmatic EISs; and analyses of land assembly mechanisms, local improvement districts, bond levies, and other means of financing low-income housing.

## **Appendix F**

### **Glossary of Terms and Definitions**

**Affordability** – A measure of a housing unit’s cost relative to a household’s income. The conventional standard is that no household should pay more than 30 percent of their monthly income for housing. Therefore, a housing unit is “affordable” to any household that can pay its cost with less than 30 percent of that household’s income.

**Affordable Housing** – Conventionally, shelter that a lower-income household can retain with 30 percent or less of the household’s monthly income. The term is also extended in some uses to apply to middle-income households, and used sometimes to describe subsidized housing.

**Annexation** – The incorporation of land to the jurisdiction of an existing city.

**Assisted Housing** – Housing serving lower-income households, using government subsidies of the housing cost; or, the subsidies given to households to pay for housing that would otherwise be unaffordable to them.

**Assisted Rental Housing Inventory** – A database, produced by OHHCD, of all the units or households assigned housing assistance in Snohomish County under a variety of subsidy programs.

**Beds** – An alternative measurement of the quantity of low-income housing. It is often more useful to report the number of “beds” than the number of “housing units” for special populations, where unrelated individuals may share the same quarters; e.g. rehabilitation centers and emergency shelters.

**Chronic Mental Illness** – An impairment of an individual's normal cognitive, emotional, or behavioral functioning which is severe, persistent, and long term in nature. The lack of decent, affordable housing linked with supportive services is a significant barrier to participation in community life for people with chronic mental illness, and has resulted in disproportionately high rates of homelessness.

**Comprehensive Plan** – The guiding document of a jurisdiction, required by the Growth Management Act, that specifies land uses sufficient to accommodate projected households living in the jurisdiction, as well as employment. The plan must also address housing needs, transportation, economic development, and the provision of public facilities needed to serve new housing and employment. Local comprehensive plans must be consistent with Countywide Planning Policies.

**Consolidated Plan** – A plan required every five years by the U.S. Department of Housing & Urban Development of all jurisdictions receiving federal Community Development Block Grants or HOME Investment Partnership grants. The plan must assess housing and community facility needs, particularly among lower-income populations, and specify how those needs will be met.

**Cost-Burdened Household**– A household paying more than 30percent of its income on housing.

**Countywide Planning Policies (CPPs)** – Policies required by the GMA to provide a framework for cities and counties to plan consistently and work together to accommodate projected population and employment growth.

**Commerce** – Washington State Department of Commerce, a department of Washington state government.

**Developmental Disability** – A disability attributed to mental retardation, cerebral palsy, epilepsy, autism or another neurological condition that occurs prior to the age of 18 and continues or is expected to continue indefinitely and results in substantial limitations to an individual’s intellectual and or adaptive functioning (RCW 71A.10.020(3)).

**Displacement Resources** – Programs that require public or private parties acting to displace lower-income residents from their dwellings to provide one-time or limited-time compensation for the costs of relocating into other housing. Legally restricted in Washington state.

**Emergency Housing** – Short-term, temporary shelter for homeless individuals and families for a period of up to three months. This shelter is usually provided as part of a program that also includes supportive services to assist homeless persons to obtain more stable housing.

**Extremely Low-Income** – As defined in the SCT monitoring system (and consistent with HUD definitions), households whose incomes are no more than 30percent of the county’s median household income.

**Fair Share Housing Allocation** – This methodology is superseded and no longer used by the SCT. It has been replaced by the Housing Characteristics and Needs Report. The intent of the fair share allocation was to allocate the unmet existing and projected future need for affordable housing by lower-income households for each jurisdiction. The Fair Share Allocation methodology and guidelines were originally adopted by SCT in 1994, and updated in 2005.

**Families** – With respect to assisted housing data in this *Report*, two or more related persons with qualifying lower household income and not otherwise categorized as senior.

**Future Land Use Map** – Part of a comprehensive plan that designates a range of possible uses for land throughout a jurisdiction.

**Growth Management Act (GMA) (RCW 36.70A)** – A Washington state law, adopted in 1990 and 1991, requiring certain counties and municipal subdivisions to develop comprehensive plans to accommodate projected growth for twenty-year periods. The Act requires that housing needs be met, the environment protected, that most growth occur within delimited urban growth areas (not in rural areas), and that essential natural resource lands be preserved.

**Gross Rent** – According to the U.S. Census Bureau, “the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else).”

**Group Home** – Housing occupied by two or more single persons or families consisting of common space and/or facilities for group use by the occupants of the unit and (except in the case of shared one-bedroom units)

separate private space for each family. In large part, group homes have been replaced by adult family homes and supported living.

**Group Quarters** – A U.S. Census Bureau classification of shelter. The group quarters population includes all people not living in households. Two general categories of people in group quarters are recognized: (1) the institutionalized population includes people under formally authorized, supervised care or custody in institutions at the time of enumeration; such as correctional institutions, nursing homes, and juvenile institutions; (2) the noninstitutionalized population includes all people who live in group quarters other than institutions, such as college dormitories, military quarters, and group homes. Also, included are staff residing at institutional group quarters.

**Growth Monitoring Report (GMR)** – An annual publication of SCT that reports on population, employment, annexation, residential development and housing cost trends in the county, particularly changes over the previous years. The GMR uses the best available data, including state estimates, data from surveys, and data from local permitting activity.

**Household** – As defined by the U.S. Census Bureau: “A household includes all the persons who occupy a housing unit.” Households may be one or more persons, and may be families or non-families. People living in group quarters are not counted as living in households.

**Housing Element** – A section or chapter of a comprehensive plan, required by the GMA to assess the jurisdiction’s housing needs and delineate how the jurisdiction will meet that need.

**Housing Evaluation Report** – A report that was required every five years by the Snohomish County Countywide Planning Policies, but as of June 2011 has been replaced by the Housing Needs and Characteristics Report.

**Housing Needs and Characteristics Report** – A report required every eight years by Snohomish County Countywide Planning Policy HO-5 that assesses the housing needs and existing housing characteristics of SCT members.

**Housing Unit** – According to the U.S. Census Bureau, “A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from the outside of the building or through a common hall.” Group quarters are not counted as housing units by the Census Bureau.

**HUD** – U.S. Department of Housing and Urban Development, a department of the United States government

**Individuals** – With respect to assisted housing data in this *Report*, single people not over age 62 and not living with relatives.

**Infrastructure** – Those utilities, roads, amenities, and services that must or are appropriate to accompany development to meet the burdens and needs of that development. May be publicly or privately provided.

**Jurisdiction** – As used in this *Report*, the territorial range of a county or incorporated city.

**Low-Income**– As defined in the SCT monitoring system (and consistent with HUD definitions), households whose incomes are greater than 50 percent, and not more than 80 percent, of the county’s median household income. When used in the term, “low-income housing,” however, it may be less specific, referring to any income level that qualifies for an assisted housing program.

**Lower-Income** – As used in this *Report*, encompasses extremely low-, very low-, low-, and moderate-income households; in other words, households whose incomes are not more than 95 percent of the county’s median household income.

**Median Income** – The dollar amount at which half the households (or other population unit) in the population had incomes below, and half above.

**Middle-Income** – As defined in the SCT monitoring system, households whose incomes are greater than 95 percent, and not more than 120 percent, of the county’s median household income.

**Moderate-Income** – As defined in the SCT monitoring system, households whose incomes are greater than 80 percent, and not more than 95 percent, of the county’s median household income.

**Non-Single-Family Permits** – As used in this *Report*, permits issued for duplex, multi-family and mobile home units; excludes detached single-family residences.

**Office of Financial Management (OFM)**, a division of Washington state government.

**Planning Advisory Committee (PAC)** - a panel of planning professionals appointed by each jurisdiction member of SCT.

**PDS** – Planning & Development Services, a department of Snohomish County government.

**Permanent Assisted Housing** – A subsidized housing unit offering long-term residence for qualifying households; may or may not provide supportive services as well. Program participants typically pay up to 30 percent of their monthly income towards housing costs. Contrast with “Voucher Assisted Housing.”

**Planned Residential Development, or Planned Unit Development** – A housing project that receives the right to build more units, or other considerations, than would normally be allowed in exchange for careful attention to design, including adherence to a special set of rules governing items such as setbacks, vegetation, and open space.

**Poverty** – The U.S. Census Bureau compares total household income in 1999 to a table composed of poverty thresholds that vary, depending on the size of a family and the age of family members, whether under 18 or over 65. A single individual living alone was in poverty according to the 2000 Census if his or her total annual income was less than \$8,501. A four-person household with two children under age 18 was in poverty if total annual income was less than \$17,465.

**Puget Sound Regional Council (PSRC)** – An agency focused on planning for regional transportation, growth management and economic development for the central Puget Sound area including the state, counties (King, Pierce, Snohomish and Kitsap), cities, towns, ports tribes and transit agencies.

**RCW** – Revised Code of Washington, the official compilation of laws of Washington state.

**Reasonable Measures** – Under GMA, steps to increase capacity that a jurisdiction must consider if it lacks the capacity to meet growth targets.

**Regional Growth Strategy** – A PSRC approach for distributing population and employment growth within the four-county central Puget Sound area

**Regulatory Reform** – The process of trimming unnecessary or undesirable regulations and development permitting processes; sometimes associated with replacing individual project impact analysis with more careful analysis, assessment, and mitigation planning for larger areas within which individual project parcels are located.

**Residential Land Use Needs Analysis (RLUNA)** – An assessment of the adequacy of Snohomish County’s Future Land Use Map to accommodate the county’s Fair Share Housing Allocation; last completed in 2005.

**Snohomish County Tomorrow (SCT)** - a cooperative and collaborative public inter-jurisdictional forum consisting of representatives from the county and each of the cities as well as from the Tulalip Tribes.

SCT's mission is to adopt a publicly shared vision, including goals and policies, to guide effective growth management and to preserve Snohomish County's unique quality of life.

**Selected Monthly Owner Costs** – According to the U.S. Census Bureau, “the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgage, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fees or mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees).”

**Special Needs Populations** – People that require special assistance or supportive services to subsist or achieve independent living. They include the elderly, frail elderly, developmentally disabled, chronically mentally ill, physically disabled, homeless, persons participating in substance abuse programs, persons with AIDS, and victims of domestic violence.

**Subsidized Units** – Housing units for which capital costs are written down by public subsidy funds, and for which occupancy is governed by income restrictions.

**Supportive Services** – Services provided to residents of supportive housing to facilitate residents' independence. Examples include case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

**SW UGA** – Southwest Urban Growth Area, the geographic area encompassing Everett, Mukilteo, Edmonds, Woodway, Lynnwood, Brier, Mountlake Terrace, Bothell, Mill Creek, and the unincorporated areas between them.

**TDR** – Transfer of Development Rights.

**Tenure** – Classification of a housing unit as either owner-occupied or renter-occupied.

rights are removed from a parcel, a conservation easement is placed on the sending site.

**Transitional Housing** – Longer-term temporary housing provided for homeless individuals and families for a period of up to two years. This housing is usually provided as part of a program that includes supportive services to assist homeless persons to obtain more stable housing. Program participants typically pay up to 30 percent of their monthly income towards housing costs.

**UGA** – Urban Growth Area.

**Upper-Income** – As defined in the SCT monitoring system (and consistent with HUD definitions), households earning more than 175 percent of county median household income.

**Upper Middle-Income** – As defined in the SCT monitoring system (and consistent with HUD definitions), households earning between 121 percent and 175 percent of county median household income.

**Urban Growth Area** – Any geographic area designated pursuant to the GMA to which urban growth in that county is restricted. Urban growth refers to development that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products or fiber, or the extraction of mineral resources.

**Very Low-Income** – As defined in the SCT monitoring system, households whose incomes are greater than 30 percent, and not more than 50 percent, of the county’s median household income.

**Voucher Assisted Housing** – A means to provide affordable housing in which lower-income households receive a certificate from a housing authority entitling the person from whom they rent (in the private market) to receive the difference between what the household can reasonably pay for housing (up to 30 percent of their monthly income) and the market rent for the unit. Units must rent below established maximums established by the voucher programs. Vouchers travel with individuals or families to the housing units they find unlike “Permanent Assisted Housing,” where a subsidy is assigned to a unit and individuals and families come to it.