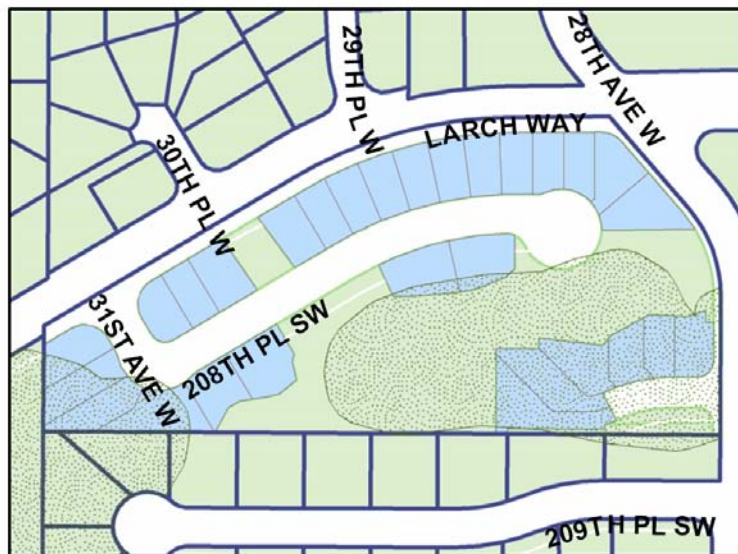




Snohomish County
Planning and Development Services

2002 Buildable Lands Report (BLR) Validation Study

Comparison of the Housing Unit Yields Predicted in the 2002 BLR vs. the Actual Number of Units in Single Family and Multi-Family Developments – 2005



October 12, 2006

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In preparation for the 2007 Buildable Lands Report, PDS staff has compared the housing units in actual residential developments during 2005 with the number predicted for the same geographic areas in the 2002 BLR. This validation study was conducted in order to determine the reliability and accuracy of the 2002 BLR methodology for calculating additional housing unit capacity at a parcel level.

Single family and multi-family residential developments in 2005 within the UGA were included in this study, including projects in both cities and the unincorporated area. The data source for single family residential development was all recorded formal plat subdivisions and segregated lot condominiums in 2005. Issued building permits were the source of information on multi-family residential development during 2005. A total of 149 residential developments met these criteria. Of these, 28 were excluded from this analysis since they were not comparable to the 2002 BLR parcel analysis*.

The results showed that the methodology and formulas used for the parcel-level additional housing unit capacity calculations for the 2002 BLR were sound. Comparison of total predicted vs. actual housing unit yields did reveal though that the 2002 BLR underestimated actual housing unit yields in 2005 across all UGA designations by 18%. This was mainly due to higher densities being achieved in actual 2005 development than was originally anticipated and input to the 2002 BLR model.

Within cities in the SWUGA, the underestimate overall amounted to 61% (driven mainly by a few large multi-family projects), while in the non-SW UGA cities, it was 12%. In the unincorporated UGAs, the degree to which the 2002 BLR underestimated actual 2005 yields was most apparent in the urban low density residential designations, mainly due to the attainment of higher single family densities on buildable land than anticipated in 2002. On urban high density residential designated land in the unincorporated UGA, actual yields were 33% lower than predicted in 2002 BLR, due to the greater than anticipated frequency of single family residential development in these designations.

While these results only focus on 2005 actual housing unit yields by plan designation, the 2007 BLR will analyze at least 5 years of actual development history and density in residential designations and zones. Thus the underlying development densities and single family vs. multi-family unit types described above will be merged into a longer period of development history trend data to be used for the 2007 BLR projected density assumptions.

* Residential projects were excluded mainly due to their having boundaries that did not correspond to parcel boundaries in existence at the time of the 2002 BLR. In addition, phased developments containing future development areas were excluded from this study.

2002 BLR Predicted vs. Actual Number of Units in Single Family & Multi-Family Residential Developments - 2005

Density Class	# of Developments	Actual # of Units	2002 BLR Units Predicted	Percent Difference
<u>Unincorporated UGA</u>				
Urban Low Density Residential Subtotal	27	1016	861	18%
Urban Low Density Residential-4 Subtotal	2	125	118	6%
Urban Low Density Residential-6 Subtotal	3	131	107	22%
Urban Medium Density Residential Subtotal	19	548	520	5%
Urban High Density Residential Subtotal	12	310	461	-33%
Urban Village Subtotal	1	33	43	-23%
Non-SW Unincorporated With Expected City Densities Subtotal	2	30	22	36%
Total:	66	2193	2132	3%
<u>Southwest UGA Cities</u>				
Bothell Low Density Subtotal	2	40	40	0%
Bothell Medium Density Subtotal	2	77	128	-40%
Bothell Mixed Use Subtotal	1	100	7	1329%
Bothell Total	5	217	175	24%
Edmonds Low Density Subtotal	3	21	15	40%
Edmonds High Density Subtotal	3	43	33	30%
Edmonds Total	6	64	48	33%
Everett Medium Density Subtotal	3	37	35	6%
Everett High Density Subtotal	9	483	254	90%
Everett Mixed Use Subtotal	2	199	13	1431%
Everett Total	14	719	302	138%
Lynnwood Low Density Subtotal	2	87	83	5%
Lynnwood High Density Subtotal	1	16	18	-11%
Lynnwood Total	3	103	101	2%
Mill Creek High Density Subtotal	1	89	118	-25%
Mill Creek Total	1	89	118	-25%
Mountlake Terrace Low Density Subtotal	1	5	7	-29%
Mountlake Terrace Total	1	5	7	-29%
Mukilteo Low Density Subtotal	2	32	12	167%
Mukilteo Total	2	32	12	167%
Total:	32	1229	763	61%
<u>Non-Southwest UGA Cities</u>				
Arlington Low Density Subtotal	4	105	85	24%
Arlington High Density Subtotal	3	72	45	60%
Arlington Total	7	177	130	36%
Lake Stevens Low Density Subtotal	1	34	34	0%
Lake Stevens Medium Density Subtotal	1	10	7	43%
Lake Stevens Total	2	44	41	7%
Marysville Low Density Subtotal	2	45	43	5%
Marysville High Density Subtotal	1	2	2	0%
Marysville Mixed Use Subtotal	2	16	11	45%
Marysville Total	5	63	56	13%
Monroe Medium Density Subtotal	1	31	73	-58%
Monroe Total	1	31	73	-58%
Snohomish High Density Subtotal	3	18	11	64%
Snohomish Mixed Use Subtotal	2	11	5	120%
Snohomish Total	5	29	16	81%
Sultan Low Density Subtotal	1	8	0	NA
Sultan Medium Density Subtotal	2	31	26	19%
Sultan Total	3	39	26	50%
Total:	23	383	342	12%
County UGA Total	121	3805	3237	18%

* Note, the original # of 2005 developments was 149. However, 28 developments were not included in this study since they were not comparable mainly since their site boundaries did not correspond to parcel boundaries in existence at the time of the 2002 BLR. Phased developments containing future development areas were also excluded.

**Density Class was defined using 6 or less HU/Acre=Low, 7-12 HU/Acre=Medium, and 12 or higher HU/Acre=High.

*** Actual unit counts include existing housing units retained as part of the development. Predicted unit counts also include existing units on partially-used parcels (i.e., it was assumed the existing unit would be retained).

Non-UGA Areas were not included in the study.