# PLANNING COMMISSION AGENDA

July 10, 2023– 6:30 PM

Stanwood Fire Station (8117 267th Pl NW)

1. Call to Order

2. Roll Call

3. Public Requests and Comments

4. Approval of Minutes
   - Approval of the June 12, 2023, Planning Commission Minutes

5. New Business
   - 2024 Comprehensive Plan Introduction, Vision, and History
   - Snohomish County HO-5 Report
   - SMC Titles 3 and 5 Draft Text
   - SMC Titles 7 and 8 Scoping Memo

6. Old Business

7. Miscellaneous Business

8. Recent Council Action on Commission Items
   - Adoption of Housing Action Plan

9. Upcoming Items

10. Adjourn

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## Zoom Meeting Information

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Please click the link below to join the webinar:
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Webinar ID: 830 9911 3579

# June 12, 2023, Planning Commission Minutes

# Planning Commission Meeting Minutes
# June 12, 2023 – 6:30 pm

**Call to Order:** 6:32 pm

**Roll Call**

**Commissioners Present**:
Eric Warnat, Commissioner (online)
Robert Hicks, Commissioner
Patrick Hosterman, Commission Chair
Cody Davis, Commission Vice-Chair
Jeff Wheatley, Commissioner (online)

**Staff Present:**
Patricia Love, Community Development Director
Tansy Schroeder, City Planner
Audrey Rotrock, Associate Planner

**Absent:** Melissa Toner, Commissioner; Justin Burns, Commissioner

**Also known to be present**: Carly Ruacho (Stanwood Parks Planning Manager), Peter Kamb, Rick Williams, Melissa Williams, Tony Bonnalie

**Public Requests and Comments:**
None

**Approval of Minutes**:
The minutes from the April 24, 2023 Planning Commission meeting were unanimously approved.

**New Business:**
***Public Meeting: Stanwood Port Susan Trail Phase 2***
The City of Stanwood is proposing the Stanwood/Port Susan Trail Phase 2 project, which will provide a 1.4 mile American with Disabilities Act (ADA) compliant non-motorized, multi-use path from the Community Transit Park & Ride on 267th Street NW at the east end to an existing overlook west of the proposed Hamilton Landing Park project. A portion of trail footprint was previously constructed with Phase 1 in 2021. The trail will cross over Irvine Slough via a new pedestrian bridge. The project also includes multiple shoreline variance requests to allow construction of the proposed trail within critical areas and their buffers, to allow the trail to be constructed out of impervious materials for ADA access, and to allow the trail to exceed 5 feet in width for ADA access.

<u>Commissioner Questions & Comments</u>

- Will there be benches along the trail? Yes, there will be plazas along the trail that will be located at viewpoints. The plazas will have views of the river and benches similar to those being installed for the Twin City Mile project.
- How will the farm/property to the south of the sewage plant be affected by this project? The trail will be on existing, City owned, access road and should not impact surrounding properties.
- Will this trail affect flooding issues? No, the trail will be paved with asphalt on the existing berm.
- Will there be new parking for the trail? No new parking will be added. Trail users can park at the park & ride on Marine Drive, and at Hamilton Landing Park.
- Will there be river access from the trail? The will river be accessed from Hamilton Landing Park.
- Will there be restrooms? Restrooms are planned for Hamilton Landing Park.

- Will the trail be connected to Leque Island Park? A connection to Leque Island Park may be a future goal of this project, but it is not currently planned and would need to involve multiple parties such as Washington Department of Transportation (WADOT).
- Fencing between the trail and private property is under consideration.
- Due to budget concerns, Phase 2 of the Port Susan Trail, may need to be split into Phase 2a, 2b, etc.

Public Comments & Questions

- Rick & Melissa Williams, owners of the farm south of the sewage plants, have the following comments and concerns:
    - People using the trail might view their farm as a nuisance (dust and odors from farming).
    - Trash may be left on the trails and/or their farm.
    - Trail users may enter their private property, causing a liability.
    - A fence would be a helpful barrier between the trail and private property.
    - Construction of the trail will negatively affect salmon migration.
    - Construction of the trail will negatively affect the Larsen dam that controls flood waters.
- Tony Bonnalie, owner of Mission Motors, commented that he would also like to see a fence between his property along with other nearby businesses, and the trail.
- Peter Kamb, local resident, had the following comments:
    - Strongly supports this project as non-motorized trails are needed in the area.
    - This trail would provide an opportunity for people to appreciate the surrounding agriculture. Farm owners could add signs describing what, and how they grow, their crops.
    - Supports a trail connection to Leque Island Park and Camano Island. The Stillaguamish Tribe had previous plans to create a pedestrian bridge to Leque Island Park.
    - Create a southern connection to Florence Island or a bike lane on Marine Drive.

***Parks, Recreation, and Open Space Survey***

Planning staff are starting the Parks, Recreation, and Open Space (PRO's) update portion of the 2024 Comprehensive Plan. One of the RCO certification requirements is to conduct a public survey. The City has prepared a youth survey and an adult survey that will be open through June and July 2023. The survey will be available to complete online, and hard copies will be distributed to the YMCA, the library, and other youth programs.

In addition to starting the park survey work, the following sections of the PROS plan has been identified as needing an update:

- The PROS plan will be redesigned in a similar format at the Comprehensive Plan;
- Goals and policy;
- Integrate photos and graphics into the design;
- Update demographics: population, age, etc.;
- Review level of service standards;
- Update park profiles: amenities and acquisitions; and
- Updated CIP matching Master Plan priority lists.

Commissioner Questions & Comments

- The survey has good questions for prompting responses about parks.
- Add fishing to the list of options that people would like to see in a Stanwood park.
- Promote disc golf at Church Creek Park. It is currently not well marked and difficult to see.
- Keep as many trees at Church Creek Park as possible.
- Lacrosse is an up-and-coming sport. Add lacrosse to the list of options for the parks.
- In the introduction of the survey, add language that mentions all parks in the City.

Public Comments & Questions

- Continue discussions with BNSF Railroads about the rails to trails for the tracks at Ovenell Park. A simple trail at the park would be sufficient.
- Consider adding language to the survey on why a splash pad would not currently work for the City.

***2024 Comprehensive Plan: Transportation Element Goals and Policies***

The Transportation Element provides the framework to guide the growth and development of the City's transportation infrastructure. The Transportation Element implements and is consistent with the land use element of the Comprehensive Plan to ensure that the transportation network is planned to serve existing and future developments. The Element should address the development of a balanced, multi-modal transportation network for the City and also recognizes the regional nature of the transportation network and the need for continuing interagency coordination to improve the system.

The goals and policies of the Transportation Element are required to address the following items pursuant to the Washington State Growth Management Act and the PSRC Vision 2050 in addition to addressing Stanwood's community vision for the transportation system.

- Travel Demand Based on Land Use
- Estimated Traffic Impacts to State-Owned Facilities
- Facility and Service Needs
    - Inventory of Transportation Facilities
    - Level of Service (LOS) Standards
    - Actions to Bring Facilities up to LOS
    - Traffic Forecasts
    - Consistency with Statewide Multi-Modal Plan
- A Multiyear Financing Plan
- Intergovernmental Coordination Efforts
- Demand Management Strategies
- Non-Motorized Access for Pedestrians and Bikes
- Consistency with Transportation Element, 6-year CIP, and 10-year State Investment Plan (RCW 47.05.030)

Commissioner Questions & Comments

- Why are airports mentioned in this element when Stanwood does not have an airport? Staff would prefer to leave airports in the element for future possibilities. In some cases, leaving items more generic is better than being too specific.

Public Comments & Questions

- The reason kids don't walk to school is the roads aren't safe to walk on due to traffic and visibility.
- Invest in full, separated paths instead of a sidewalk next to cars and traffic.
- Use more direct language pertaining to rails to trails preservation.
- Roundabouts could solve some traffic issues on SR 532.

**Old Business:**
None

**Miscellaneous Business**:
***2022 / 2023 Washington State Legislative Bill Summary***
The Community Development Department has asked the City Attorney's summer intern to summarize the 2022 / 2023 Washington State Legislative Bills and describe what will apply to Stanwood and our Land Use.

**Recent Council Action on Commission Items**:

- Adoption of SMC Titles 9 and 13
- Housing Action Plan is going to Council on June 22, 2023
- Building Code Update – Delayed by six months due to provisions in the Energy Code

**Upcoming Items:**

- SMC Titles 3 and 5
- Land Use and Housing Elements
- Park Policies

Adjourn: 8:22 pm

# July 10, 2023, Planning Commission
# Staff Report

CITY OF STANWOOD
PLANNING COMMISSION

AGENDA STAFF REPORT

**MEETING DATES:** July 10, 2023

**SUBJECT:** July Agenda Items

**CONTACT PERSON:** Patricia Love, Community Development Director
Tansy Schroeder, City Planner

***2024 Comprehensive Plan: Introduction, Vision, and History***

The introductory chapters of the Comprehensive Plan tell the story of what a Comprehensive Plan is, how to use it and the back story of Stanwood: it sets the stage for the future and each of the accompanying elements.

| Chapter | Sections |
|---|---|
| Introduction | What is a Comprehensive Plan?<br>Why Plan?<br>What is the Planning Process in Washington?<br>How to Use This Plan?<br>How is the Comprehensive Plan Implemented?<br>What Happens if the City Does Not Adopt A Comprehensive Plan Consistent with GMA? |
| Vision | Vision<br>Mission<br>Core Values |
| History | Native American History<br>Early British Exploration<br>European Settlement<br>Stanwood Growth<br>Modern Day |
| Community Profile | City Demographics – This chapter is still under construction and will be provided to the Planning Commission in September. |

The attached Introduction and History chapters are newly drafted for the Commission's review. The intent is to provide an easy guide explaining the Comprehensive Planning process and history of the City for those unfamiliar with planning or Stanwood. These chapters are still shown in "word" format and will be converted into the graphic format once approved.

The Vision chapter is a copy of the previously approved Vision, Mission and Core Value statements but set in the final Comprehensive Plan format design.

Staff is currently working with the consultant team on the overall design of the document. Our intent is to provide the Commission with the final layout in September, after the summer break. It should be noted that some of the information contained in the Introduction, History, and Community Profile may be moved to the appendix, and a condensed version provided at the beginning of the Plan. These details are under review, but all of the content will be included in the Plan.

***Snohomish County HO-5 Report***

The Washington State Growth Management Act (GMA) requires Snohomish, King, Pierce and Kitsap counties and cities within those counties to update their Comprehensive Plans by December 31, 2024 and every 10 years thereafter. One element of Comprehensive Plan updates is to ensure cities plan for their projected urban growth over the next twenty years. Growth historically has been managed through employment and population targets. HB 1220 introduced a new growth target which requires jurisdictions to plan for and accommodate housing for various income levels.

> *RCW 36.70A.070(2)(a) now requires that all housing elements include "an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including: (i) Units for moderate, low, very low and extremely low-income households; and (ii) Emergency housing, emergency shelters and permanent supportive housing."*

Snohomish Countywide Planning Policies (CPPs) apply to all cities and towns within Snohomish County, as well as the county itself. The CPPs provide the framework for each jurisdiction's comprehensive plans and associated policies intended to comply with the Multicounty Planning Policies (MPPs) in VISION 2050 developed by the Puget Sound Regional Council (PSRC). The Growth Management Act requires coordination and consistency between comprehensive plans for all jurisdictions in the same county.

Countywide Planning Policy HO-5 directs cities and the county to collaborate to report on housing characteristics and needs. An HO-5 Working Group was established in February 2022 through Snohomish County Tomorrow (SCT) and met monthly through March 2023 to develop the Snohomish County Housing Characteristics and Needs Report (HO-5 Report).




## Snohomish Countywide Planning Policy (CPP) 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 land that is undeveloped, partially used/or has the potential to be developed or redeveloped for residential purposes.

c) Identify the number of housing units necessary to meet the various housing needs for the projected population of households of all incomes 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.

d) Evaluate the risk of physical and economic displacement of residents, especially low-income households and marginalized populations.

The HO-5 Report is organized into nine chapters and seven appendices covering the following topics;

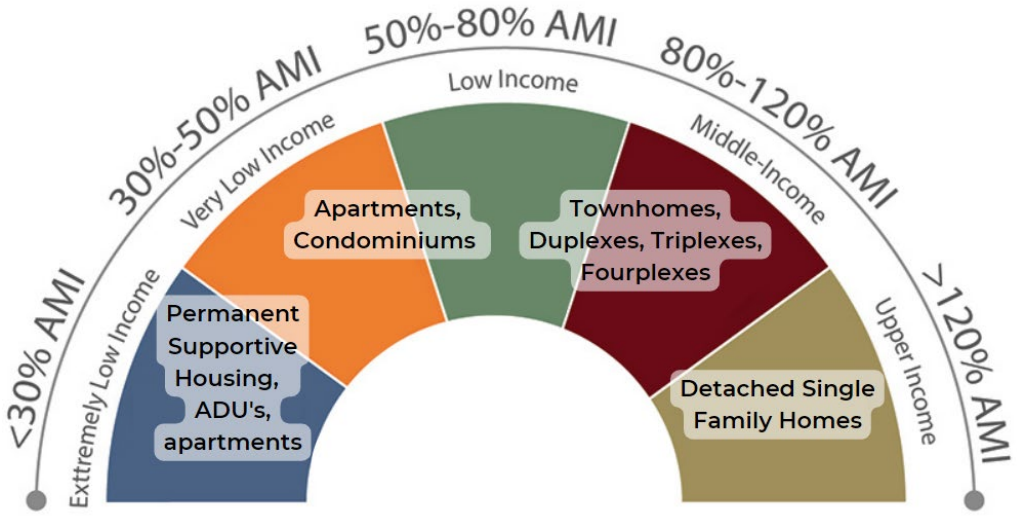
- Population and Housing Demand
- Existing Housing Stock
- Forecasting Future Housing Needs
- Displacement
- Residential Land Supply and Housing Capacity
- Measures Taken to Address Housing Needs
- Tools and Resources
- Monitoring Outcomes
- 2044 Housing Growth Targets

Previous housing targets primarily focused on housing needed to accommodate new growth, however Commerce's methodology for projecting housing needs includes housing needed for new growth, as well as housing needed to make up for over a decade of housing underproduction. *While Stanwood has enough land capacity to meet our population growth targets, this does not necessarily mean Stanwood has enough land capacity to meet our housing targets.*

The HO-5 Report calculated countywide housing need for 2044 following the draft guidance published by Commerce on October 12, 2022. Commerce released their final housing need projections in March 2023. These housing need projects provide growth capacity targets for housing broken down by income level based on annual median income (AMI).

| Household Income Segment | Income Relative to Area Median Income (AMI) | |
|---|---|---|
| Extremely Low-Income | 0-30% of AMI | ($0 - $22,730/year) |
| Very Low-Income | >30-50% of AMI | ($22,730 - $37,883/year) |
| Low-Income | >50-80% of AMI | ($37,883 - $60,613/year) |
| Moderate Income | >80-120% of AMI | ($60,613 - $90,920/year) |

To quantify housing by income levels, Commerce has provided guidance for what kinds of housing are considered affordable to various income levels. The City is currently working on a housing capacity analysis, similar to the economic land use analysis that was presented to the Planning Commission in September 2022, to assess whether or not the City can meet its housing targets.




Stanwood's 2044 Housing by Income Segment Capacity Targets are shown below. If the City does not have capacity to meet its housing targets, then additional zoning or development standard changes may be necessary to reduce barriers towards the construction of affordable housing such as allowing a variety of housing types that can serve different income bands where appropriate.

| | Total | 0-30% | | >30-50% | >50-80% | >80-100% | >100-120% | >120% | Temporary Emergency Housing |
|---|---|---|---|---|---|---|---|---|---|
| | | Non-PSH | PSH | | | | | | |
| Estimated 2020 Housing Supply | 2978 | 302 | 17 | 313 | 704 | 708 | 405 | 529 | 5 |
| Projected 2044 Housing Target | 4608 | 370 | 167 | 632 | 787 | 722 | 628 | 1302 | 106 |
| **Additional Units needed by 2044** | **1630** | **68** | **150** | **319** | **83** | **14** | **223** | **773** | **101** |

Apartments, Condominiums

Townhomes, Duplexes, Triplexes, ADU's

Single Family Residences

Emergency Housing

***Stanwood Municipal Code Titles 3 and 5***
The next batch of Municipal Code updates include Title 3 – Revenue and Finance (Exhibit A) and Title 5 – Business Licenses and Regulations (Exhibit B). In addition to amending these Titles, minor amendments will be needed to Title 4 for donations and to the City's Fee Resolution.

The attached Titles are in draft form and are currently being reviewed by staff and the City Attorney. Comments by the Planning Commission will be added to the staff comments and addressed in the second draft of the amendments.

*Title 3 – Revenue and Finance*:
Title 3 establishes the City's authority to impose and collect taxes and fees creating the revenue source of the city's operational budget. This rewrite of Title 3 does not create any new taxes or fees, but instead reorganizes the Title to group similar topics together thereby improving the flow and readability of the Title. The following chapter topics will be grouped together leaving space between chapter titles to allow room for future code amendments.

- Taxes;
- Fees;
- Fiscal Policy and Claims; and
- Accounting Funds

Other significant changes to Title 3 include:

- Segregation Assessment fees (description and engineering) have been removed and will be added to the City's Fee Resolution.
- Penalties have been updated for consistency with the civil penalties as adopted in Title 13, Civil Enforcement.
- Impact fee provisions have been moved from Title 17, Zoning and consolidated into a single chapter in Title 3. New state laws passed by the Legislature this session will be addressed in a separate ordinance.

*Title 5 – Business Licenses and Regulations*:
Title 5 adopts the City's business license procedures and requirements. State Law (RCW 35A.82.020) provides cities with the authority require a license for all businesses that operate in city limits. Operation in the city includes those businesses that are physically located in the city and those that engage in business within the city, but their business address is located outside of the city.

State law (RCW 35.90) also requires all cities with general business licensing requirements to adopt a uniform "model ordinance" identifying what types of commercial activity are and are not subject to business licensing requirements. A new definition will be added, but not yet drafted, clarifying what type of actions are not subject to the business license requirements. The provisions of Title 3 are consistent with the state law provisions and generally include:

- Approval process and conditions

- License terms and expiration dates
- Penalties
- Suspension, revocation, and appeals
- Exemptions

In addition to the standard business license provisions, Title 3 includes permitting and licensing of:

- Fireworks Stands
- Special Events
- Merchants with a Fixed Location (Previously Titled Peddlers, Vendors, and Temporary Merchants)
- Sexually Oriented Businesses

The existing Sexually Oriented Businesses chapter contains both licensing and regulatory standards. As regulatory standards should not be located in the business license chapter, no changes to this chapter are proposed at that time but will instead be revised when the Unified Development Code is prepared as part of the municipal code update project.

*Title 4 – Administration*:
Donations were moved to Title 4 – Administration, with the first batch of code amendments. In the original scoping memo, it was proposed to include "Acceptance of Interest in Real Property" as a new chapter in Title 3. This has been reconsidered and for consistency, it is recommended to move acceptance of real property to the donations chapter, SMC 4.06.

*Fee Resolution*:
Minor amendments to the fee schedule are necessary to add the segregated assessment fees associated with the formation of Local Improvement Districts. (SMC 3.12.320 and 3.12.330)

***Stanwood Municipal Code Titles 7 and 8 Scoping Memo***
Staff is beginning the review of Title 7 – Health and Sanitation and Title 8 – Animals. Attached are the scoping memos for each Title which outline the proposed approach to the redrafts. After the approach memos are approved, the Consultant will begin drafting the actual code language for each Title.

Title 7 – Health and Sanitation is the general nuisance code for the City. This Title will include the existing three chapters following the same general format as the current code with the addition two new chapters as follows:

> *Chapter 7.04 – Garbage Collection*: This chapter will be renamed to Solid Waste to reflect modern terminology and will be updated to be consistent with the City's service agreement with Waste Management, adding anti-scavenging provisions, and setting penalties for violations or fees for additional service.

*Chapter 7.12 – Litter Control*: This entire chapter is out of date and will be rewritten to reference current state law. It is also proposed to rename the chapter "Littering".

*Chapter 7.16 – Nuisances*: Adoption of the existing nuisances enforceable by the City Code Enforcement Office and Police Department with the addition of junk vehicles and materials, abandoned properties, graffiti, unmaintained vegetation, and chronic nuisances.

*New Chapter 7.20 – Smoking and Vaping*: The smoking provisions contained in Title 6 will be expanded to cover any indoor or outdoor public places, not just parks and open spaces.

*New Chapter 7.30 – Noise Control*: Noise control is being moved from Title 9 – Public Peace, Safety and Welfare, to be consolidated with the other nuisance provisions.

Title 8 – Animals, contains the animal control licensing and regulations of the City. This Title as currently written contains only one chapter and is difficult to follow and attempts to combine too many issues that may or may not be consistent. This Title will be reorganized into new Chapters addressing specific issues for ease of reading and enforcement.

*Chapter 8.02 – General Provisions*: Contain provisions applicable to the entire Title such as definitions, enforcement, and severability.

*Chapter 8.10 – Dogs*: Address dog licensing, leash requirements, limitation on number of dogs allowed, dangerous dogs, animal noise, animal waste, and exemptions for guide dogs.

*Chapter 8.20 – Kennels and Catteries*: Existing code provisions adopted in its own chapter.

*Chapter 8.30 – Pet Shops and Grooming Parlors*: Existing code provisions adopted in its own chapter.

*Chapter 8.40 – Livestock*: Existing code provisions adopted in its own chapter. This Chapter will also address small livestock as pets.

*Chapter 8.50 – Dangerous Animals*: Create a specific chapter addressing exotic, wild or dangerous animals (other than dogs) consistent with state law.

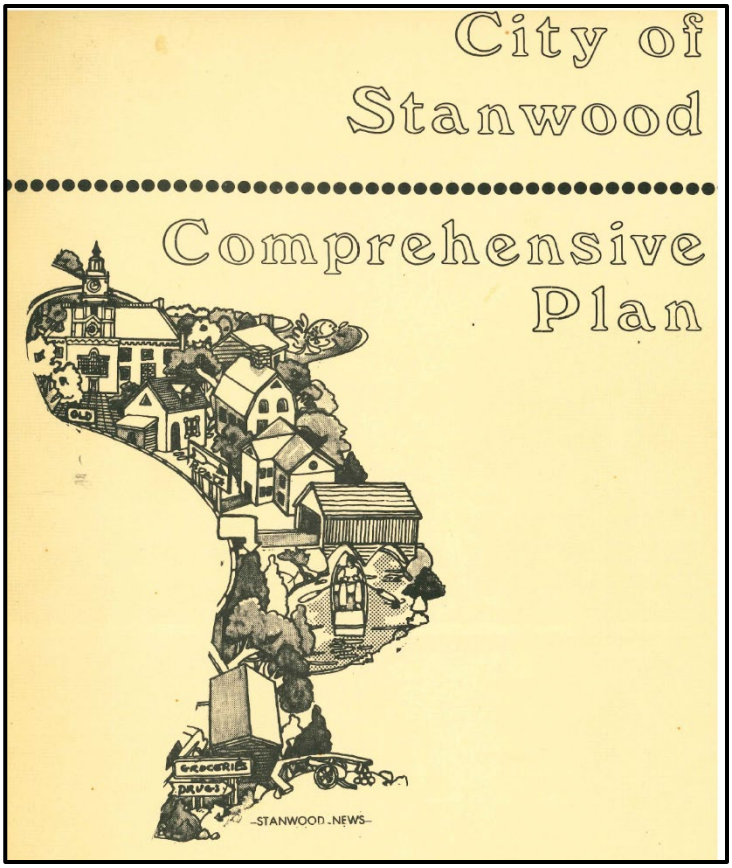
*Chapter 8.80 – Animal Cruelty*: Existing code provisions adopted in its own chapter and updated per state law.

*Chapter 8.90 – Enforcement and Impoundment*: Enforcement chapter for the Title, include laws regarding impound animals and dealing with stray animals.

# Attachment A
# 2024 Comprehensive Plan
# Introduction, Vision, and History

# INTRODUCTION

## WHAT IS A COMPREHENSIVE PLAN?




The Comprehensive Plan is a long term planning document that establishes city goals and policy which are intended to guide growth, development, community character and quality of life for at least 20 years into the future. Planning for the future is nothing new to Stanwood as Stanwood's first Comprehensive Plan was adopted in 1975; predating the Growth Management Act by 17 years.

The City, through its Comprehensive Plan, decides issues such as:

- Where future growth in housing and employment should go,
- How to address community character and the form of development,
- Quality of life measures,
- Economic development initiatives,
- Open space and recreational opportunities,
- How future public utilities such as sewer, drainage and water need to be provided,
- What transportation policies are needed to effectively manage traffic,
- How new improvements will be funded.

There are two primary objectives of a Comprehensive Plan 1) examine the challenges faced by the community and provide strategies for overcoming those challenges and 2) identify opportunities for community growth as required by the state while preserving the City's small-town vision and quality of life. The City wants to ensure that growth occurs in a way that considers quality of life, placemaking, and other community character goals. This Comprehensive Plan update builds upon decades of community visioning to create a livable future for Stanwood residents.

## WHY PLAN?

In the 1980's and 1990's the State of Washington experienced significant growth. Boeing rebounded from the 1970s economic crash and new tech companies were emerging, such as Microsoft and Amazon, bringing more people needing housing to Washington. In response to increased growth pressures, the State passed the Growth Management Act (GMA) to manage growth by protecting critical areas, natural resources and farmlands: cities would accept and manage urban growth while counties would manage rural lands and their associated growth. The GMA was adopted because the State found that uncoordinated and unplanned growth was a threat to the citizenries' quality of life in the State of Washington.

The Growth Management Act (GMA) is a series of state laws that requires cities and counties to develop a comprehensive plan to manage their population growth. The GMA includes 14 goals that act as the foundation and guiding principles for all comprehensive plans in Washington State. These goals are not listed in priority order but should be considered equally when adopting Comprehensive Plans.

### Growth Management Act Goals

**Urban growth**. Encourage development in urban areas.

**Reduce Sprawl**. Reduce the inappropriate conversion of undeveloped land.

**Transportation**. Encourage efficient multimodal transportation systems.

**Housing**. Plan for and accommodate housing affordable to all economic segments.

**Economic development**. Encourage economic development throughout the state.

**Property rights**. Private property shall not be taken for public use without just compensation having been made.

**Permits**. Applications should be processed in a timely and fair manner.

**Natural resource industries**. Maintain and enhance natural resource-based industries.

**Open space and recreation**. Retain open space, enhance recreational opportunities.

**Environment**. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

**Citizen participation and coordination**. Encourage the involvement of citizens.

**Public facilities and services**. Ensure that those public facilities and services necessary to support development shall be adequate.

**Historic preservation**. Identify and encourage preservation.

**Shoreline management**. Protect and manage shoreline and critical area resources.

Communities planning under the Washington State Growth Management Act (GMA) are required to update their comprehensive plans every ten years. Stanwood's first GMA based Comprehensive Plan was adopted in 1995 and is updated as needed to keep it current with City priorities and state requirements.

## WHAT IS THE PLANNING PROCESS IN WASHINGTON?

In response to the adoption of the Growth Management Act, cities and counties across the state began working together to form regional planning organizations to address growth and transportation issues within logical regional boundaries. Stanwood resides within the Puget Sound Regional Council (PSRC) planning agency that includes all jurisdictions within King, Pierce, Kitsap and Snohomish Counties.

Planning for the next twenty-year population growth targets begins with the state's Office of Financial Management (OFM). To project future statewide growth, OFM uses three primary sources of information: birth rates, death rates, and net migration. Based on these factors the state prepares a range of possible growth projections for Washington Counties.



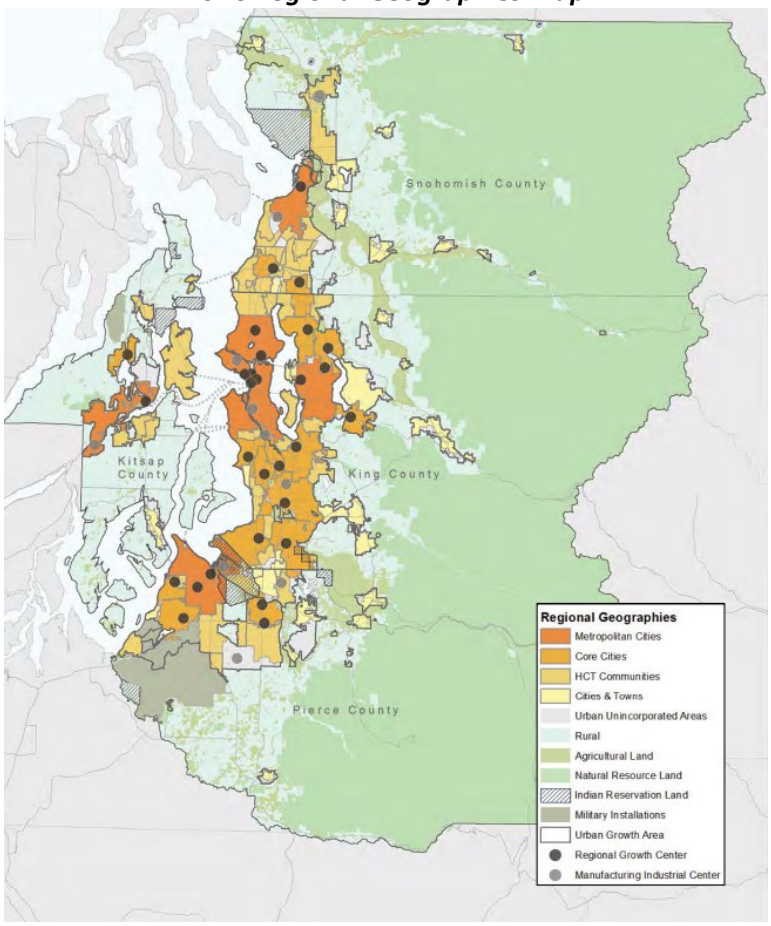

Using the state's project growth forecasts, the regional planning organizations prepare growth strategies based on their region's unique characteristics. The Puget Sound Regional Council (PSRC) prepares the visioning document, Vision 2050, for the four-county region of Snohomish, King, Pierce, and Kitsap. Stanwood is the most northern city with the PSRC boundaries.

Vision 2050 sets the framework for how and where growth is expected to occur by establishing regional growth strategies and targets. Vision 2050 estimates that the Puget Sound could grow by 1.5 – 1.8 million people by 2050. To accommodate that growth the regional growth strategy states that growth should be focused near transit infrastructure and urban centers.

***GOAL:*** *The region accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. Rural and resource lands continue to be vital parts of the region that retain important cultural, economic, and rural lifestyle opportunities over the long term.*

Applying this strategy, growth is dispersed by county into the following general population categories.

***PSRC Regional Geographies Map***




- *Metropolitan and Core Cities*: Cities with regional growth centers connected to high - capacity transit systems.
- *High-Capacity Transited Communities*: Cities and unincorporated county areas that are connected to regional high-capacity transit systems.
- *Cities and Towns*: Smaller cities and towns served by local transit. ***Stanwood falls into this category***.
- *Urban Unincorporated Areas*: Urban areas within Counties served by transit and identified as areas for potential annexation.
- *Rural Areas and Natural Resource Lands*: Rural areas outside of urban growth areas.
- *Major Military Installations*: Hubs for both military and civilian employment and population.
- *Indian Reservation Lands*: Homelands of sovereign tribal nations.

With the adoption of the regional growth strategies, each county then begins the process to determine how best to distribute the population growth among its cities and unincorporated areas. Snohomish

County is expected to take nearly a quarter of the regions projected growth, approximately 424,000 people.

Snohomish County uses a process commonly known as the "population allocation process" through Snohomish County Tomorrow to assign population and employment growth to various cities and unincorporated areas. Snohomish County Tomorrow (SCT) is a collaborative and cooperative public inter-jurisdictional effort between Snohomish County, 19 of its cities, and the Tulalip Tribes aimed towards the overall improvement across all jurisdictions and their relationship with the region. SCT primarily develops and updates the Countywide Planning Policies and ensures congruency across comprehensive plans throughout the county. The vision for Snohomish County Tomorrow was developed by a steering committee of elected officials from the county, cities, towns, and the Tulalip Tribe who are driven to provide a consensus and recommendations on growth management policies. The vision statement is outlined below:

**SCT Vision Statement**

> **SCT Effectively Cooperates, Collaborates, and Communicates with Snohomish County Government its Cities and Tribes in addition to other regional governments in an effort towards creating and implementing a positive regional vision**.

Coordination for the provision of services and the implementation of the Growth Management Act goals between PSRC, SCT, Snohomish County and the City of Stanwood is essential to cooperative regional planning. This cross-collaboration is intended to produce high-quality growth and transportation analyses and reporting, housing data and analyses, and federal transportation funding throughout Snohomish County and the region.

SCT serves as a Partner and Advisor with local and regional governments and the tribes on crucial issues affecting our community including:

- Implementation of the Growth Management Act (primary function)
- Buildable Lands
- Growth Targets
- Annexations Principles
- Countywide Planning Policies
- Transportation system planning and operations (including funding the system, managing congestion and maintaining concurrency, and supporting an integrated mass transportation system tying East/West and North/South)
- Housing affordability/Options and Homelessness
- Economic development
- Capital facilities, schools, parks …
- Adequate state and local funding to address all of these issues.

Because of its deep-seated commitment to cooperation and collaboration on these issues, SCT is recognized as one of the most effective regional leaders addressing state and regional growth management issues.

## HOW TO USE THIS PLAN?

This Comprehensive Plan addresses the 20 year period from 2024 to 2044 and is designed around four primary principles:

- The City of Stanwood is the commercial and cultural center of the greater Stanwood/Camano region.
- The City strives to be self-sufficient - providing employment, access to locally grown food, community activities, and a full range of goods and services for its residents and surrounding rural communities.
- Residents and members of the business community both support preservation of existing structures and seek new development that enhances the existing small-town character which gives the community its distinctive identity.
- Downtown Stanwood as the heart and core of the community.

The Comprehensive Plan Vision, Mission and Values statements are carried forward into each Plan Element with topic-specific goals and policies. Since there are complex issues around land use, growth, public infrastructure investments, and services, this Comprehensive Plan is divided into the following volumes and elements:

| Comprehensive Plan Elements | Appendices | Technical Appendices |
|---|---|---|
| Introduction | Definitions & Acronyms | Transportation Plan |
| City History | Capital Facilities Lists | Nonmotorized Transportation Plan |
| Vision | Policy List | Parks and Recreation Plan |
| Community Profile | | Shoreline Master Plan |
| Land Use | | Water Master Plan |
| Natural Environment | | Sewer Master Plan |
| Economic Development | | Drainage Master Plan |
| Housing | | |
| Parks and Recreation | | |
| Transportation | | |
| Utilities | | |
| Capital Facilities | | |

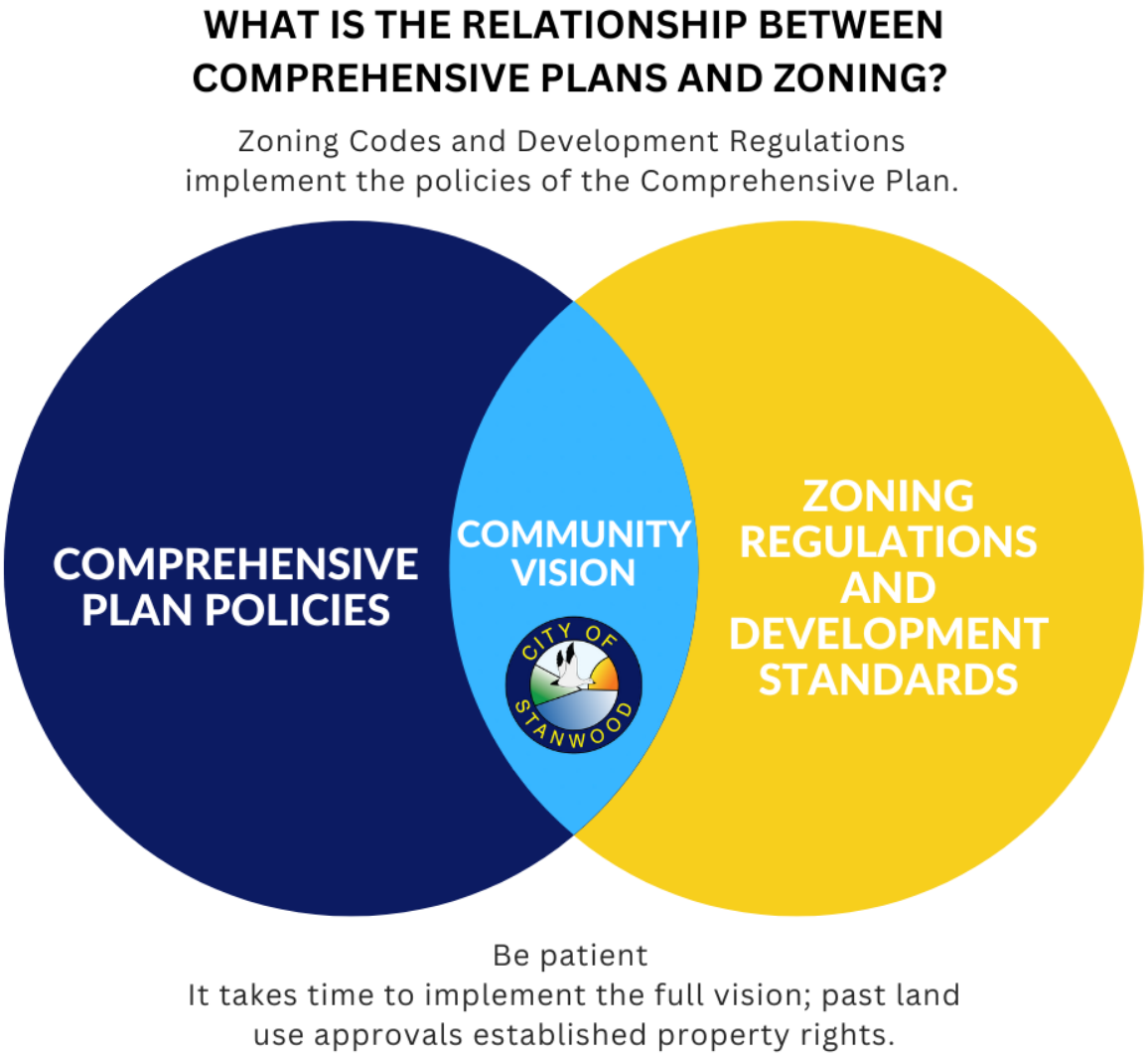
Each element summarizes key conditions and trends that guided the development of each goal and policy. These goals and policies in turn set the foundation for existing or future regulations contained in the Stanwood Municipal Code or by city programs and are designed to encourage outcomes that meet the City's Vision.

## HOW IS THE COMPREHENSIVE PLAN IMPLEMENTED?

Comprehensive Plans are implemented through adoption of zoning regulations. The Comprehensive Plan establishes the vision and policy for future development; zoning regulations include the development standards needed to implement that vision.

GMA requires development regulations to be "consistent with and implement the comprehensive plan". To ensure consistency, Stanwood's zoning regulations:

- Segregate uses that are thought to be incompatible – such as single family residential from industrial
- Preserves the "character" of the community by establishing housing types, density, uses, lot coverage, setbacks, building height
- Protects critical areas such as shorelines, wetlands, streams, and wildlife
- Includes building and subdivision design guidelines




However, implementing the Comprehensive Plan is more than just zoning regulations. It includes ensuring the community has safe buildings, streets, and a sustainable environment. Once adopted, these are the standards that the City Council has deemed necessary to implement the City's future vision and establishes land use rights upon the land.




## WHAT HAPPENS IF THE CITY DOES NOT ADOPT A COMPREHENSIVE PLAN CONSISTENT WITH GMA?

It is extremely important that the City maintain a complaint Comprehensive Plan as the Governor has the authority to impose sanctions on cities that do not comply with the GMA. "Sanctions" means that the State may withhold or temporarily rescinding the authority to collect taxes and grants that the City relies upon to operate its day-to-day business. Taxes that could be impacted by a non-compliant Comprehensive Plan include:

- Motor vehicle fuel tax
- Transportation improvement account
- Rural arterial trust account
- Sales and use tax
- Liquor profit tax
- Liquor excise tax
- Real estate excise taxes (REET)

# VISION STATEMENT

As stewards of the land that contains the City of Stanwood, this Comprehensive Plan sets the framework for promoting the City's economic, political, social, and environmental resources for the benefit of both today's residents and future generations. Stanwood's residents create a vibrant, diverse, equitable, and sustainable community. The surrounding rural environment supports living a healthy and viable lifestyle in Stanwood.

The city government strives to deliver services efficiently and transparently while balancing the needs of all sectors of life in the city. This is what makes Stanwood a good place to live, raise a family, earn a living, and age in place. The history and growth have created a community character that demands to be protected but also strives to improve in order to ensure the future livelihood of our children's children and for those who will eventually call Stanwood home.

This Comprehensive Plan sets the goals and policies to ensure that our community remains safe, vibrant, and sustainable for the next twenty years and beyond. It outlines the city's vision, mission, and value to guide decision-makers on how to allocate finite resources in a way that aligns with, and will achieve, those aspirations.

**The Mission** of the City of Stanwood is to create and maintain a community where people can live, work and play in an environment that is safe, vibrant and aesthetically pleasing. Stanwood: is inclusive of everyone, includes the community in its decision-making process; ensures a thriving local economy, provides transparent government, and is responsive to the needs of the community.

PROMOTE HISTORIC DOWNTOWN STANWOOD AS THE COMMERCIAL AND CULTURAL HEART OF THE GREATER STANWOOD/ CAMANO REGION WHILE STRATEGICALLY PLANNING FOR FUTURE GROWTH AND ECONOMIC DEVELOPMENT OPPORTUNITIES OF THE ENTIRE CITY.

**2024 DRAFT VISION STATEMENT**

**The Core Values** represent the desires of the community and provides a common basis for developing and implementing the City's 2024 Comprehensive Plan

## 1 SENSE OF COMMUNITY

Retain the City's strong sense of community by fostering a family friendly culture that protects the areas natural beauty, celebrates its rural roots, promotes local businesses, encourages community events, and provides spaces for people to work and play.

## 2 LIVABILITY

Continue to make Stanwood a desirable place to live by investing in the historic downtown, new uptown commercial areas and residential neighborhoods to create an aesthetically pleasing community.

## 3 MOBILITY

Stanwood should provide for all forms of multi-modal transportation, including includes trails, sidewalks, bike lanes, transit and private vehicles.

## 4 GROWTH

Apply adaptive in-fill growth management strategies to meet population and employment targets by providing a range of housing types and business opportunities that fosters a healthy community while conserving our adjacent rural lands.

## 5 ECONOMIC DEVELOPMENT

Focus on retaining the city's role as the center of the Greater Stanwood area by pursuing new endeavors that support the downtown and leverage Stanwood's location as an urban center surrounded by world class agricultural land.

## 6 ENVIRONMENT

Protect the environment while promoting access and tourism to local natural features.

## 7 PARKS

Develop a parks system that provides public spaces for all age ranges that bring people together to create a more vibrant, healthy and equitable community.

# HISTORY

The City of Stanwood sits in Snohomish County about 50 miles north of Seattle. Stanwood lies at the mouth of the Stillaguamish River along State Route 532; approximately 3 miles west of I5. The City is surrounded by rural and agricultural lands and is sited near Camano Island.




## NATIVE AMERICAN HISTORY

Archaeological records indicate that people may have lived in the Pacific Northwest and Western Washington as early as 14,000 years BC. Around 4,500 – 250 years BP, life flourished along the coastline and on major river systems; people lived in villages, they fished and hunted, created storage areas for dried food, gathered plants for food and medicine, and buried their dead in “cemeteries”. The PNW, as is commonly referred to today, has a long and rich history long before European settlement began.

Northwest Snohomish County, where Stanwood is located, is the traditional territory of the Stoluck-wa-mish River Tribe, whose descendants are members of today’s Stillaguamish Tribe. The Stillaguamish Tribe, along with many other tribes in the Puget Sound region from Olympia north to the Skagit watershed, is part of the larger Lushootseed -speaking community. The Stillaguamish people occupied several villages along the Stillaguamish River, near modern Stanwood, and were known to be significant economic and cultural centers that supported high population densities of the time.

dxʷləšucid

Lushootseed

The Language of Puget Sound

The Stoluck-wa-mish were signatories of the 1855 Settlement Treaty of Point Elliott between the United States government and the Native American tribes of the greater Puget Sound region in the recently formed Washington Territory. They traditionally lived along the banks of the Stillaguamish River and its tributaries and are now referred to as the Stillaguamish. Prior to European settlement, seasonal villages were constructed along the banks of the Stillaguamish River for the purposes of seasonal plant gathering, fishing, hunting, and preserving resources in winter months. Oral history recounts that the modern-day site of downtown Stanwood was home to a Stillaguamish village named Sŭl-gwähs with an estimated 250 people and three large potlatch houses. Land treaties in the 1850s extinguished Native rights to the land and laid the foundation for development of residences, businesses, and infrastructure by white settlers.



## EARLY BRITISH EXPLORATION

The first known face-to-face interaction between Native Americans and Europeans in this region was in 1792 when the Northern Lushootseed tribes met Captain George Vancouver during his exploration of Puget Sound when he began mapping portions of Possession Sound and Port Susan. British corporate interests may also have further explored the Stillaguamish River area as early as 1814–1821 when fur traders were exploring options to across the Cascade Mountains as an alternative to the Columbia River.




An excerpt of an 1824 map (Arrowsmith) based on the Hudson's Bay Company geographic data accumulated up to 1821, appears to depict the Stillaguamish River labeled as "Scatchats River" and the Snohomish River labeled as "Sinahomis River"

In the mid 1800's the US Government coerced tribes to sign treaties in order to claim Washington lands. The signing of the 1855 Treaty of Point Elliott in the Mukilteo region included 19 tribes, one of which included the Stillaguamish Tribe.

**1855 Treaty of Point Elliott**

# TREATY

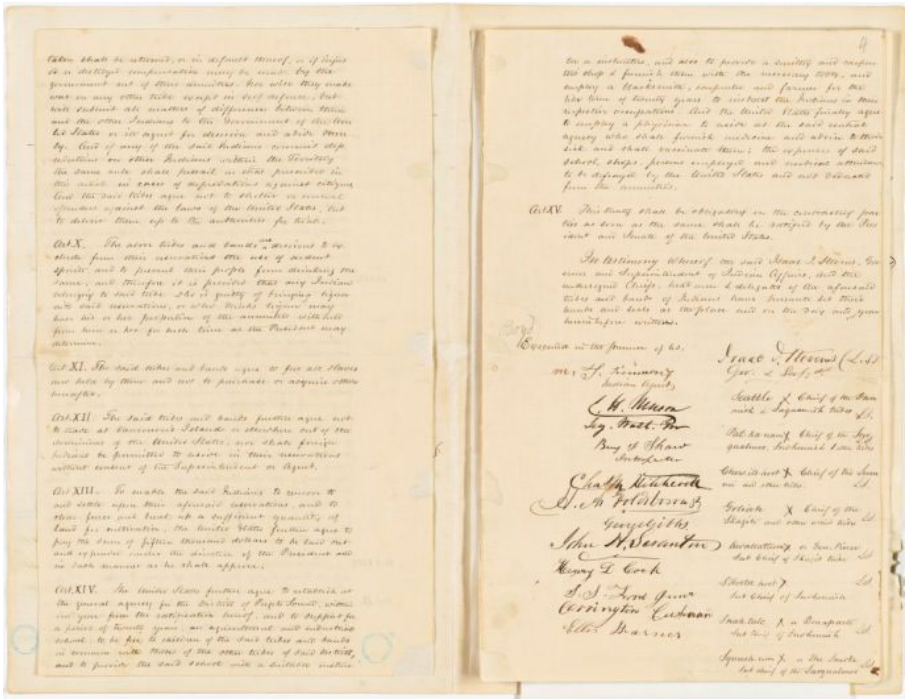
BETWEEN

# THE UNITED STATES

AND THE

## DWAMISH, SUQUAMISH, AND OTHER ALLIED AND SUBORDINATE TRIBES OF INDIANS IN WASHINGTON TERRITORY.

JANUARY 22, 1855. RATIFIED APRIL 11, 1859.



## EUROPEAN SETTLEMENT

European settlement of Stanwood began in the 1860s when Scandinavian immigrants arrived at the mouth of the Stillaguamish River. The town was founded in 1866 by postmaster Robert Fulton as Centerville, a trading post on the south side of the River. Three years later the town was moved to the north side of the river. Centerville's name was later changed to Stanwood in 1877 after Clara Pearson's maiden's name; Clara was the wife of Centerville's sixth postmaster Daniel Pearson. Residents of Stanwood were primarily loggers or famers and as the town began to grow, a small main street developed with a general store, saloon, cannery, creamery, shingle mill and churches. Many levees were erected in the area to control flooding and open lands for agriculture. Stanwood incorporated as a City in 1903.



Clara and Daniel Pearson

## STANWOOD GROWTH

***Centerville / Stanwood***

The city was platted in 1888 and incorporated in 1903. Like most early settlements in this region the townsite originated as a lumber camp, then became a mill site and grew into a water transportation center. As trees were harvested, the fertile soils were cleared and tilled and the agricultural economic began. Two large lumber mills operated on the waterfront with several small shingle mills in surrounding areas. Hay and oats from valley farms were shipped out on steamboats as cash crops. As lumber mills closed in the 1930s, the agricultural economy grew. After World War II, Twin City Foods, located on the bank of the Stillaguamish River in west Stanwood, changed from a vegetable cannery to a freezing plant and expanded along the waterfront.

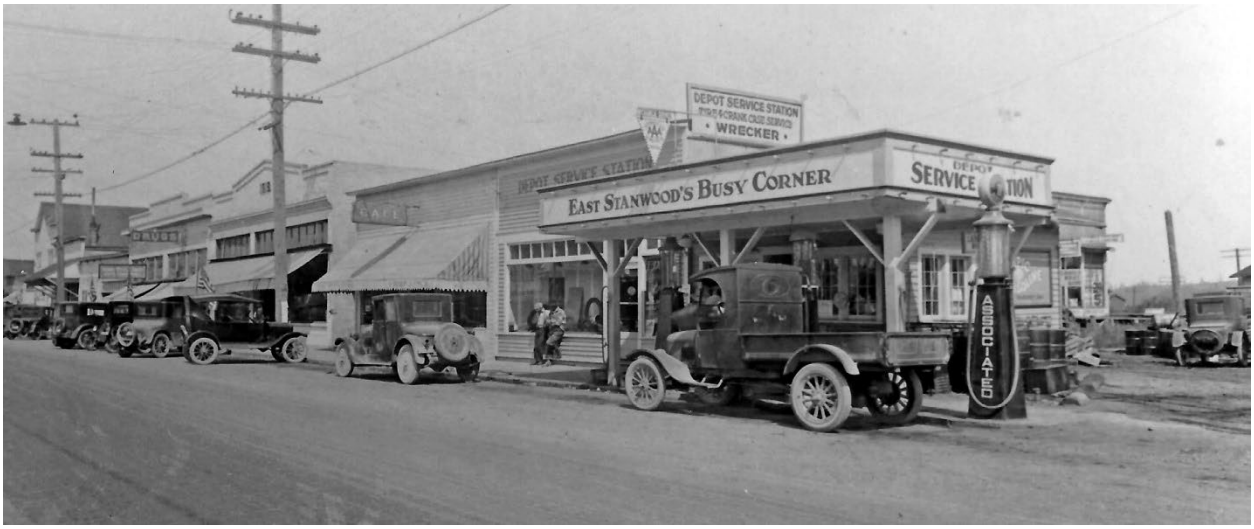



***East Stanwood***

In the early 1890's the railroad came to the Stanwood area and a second community, "East Stanwood," located one mile east of the of the original Stillaguamish waterfront business district, was platted in 1906 and incorporated in 1922. East Stanwood was built around the Great Northern Railroad and many businesses started moving near the depot. This began a rivalry between the two areas: Stanwood had river access and east Stanwood had the railroad. A east

and west running railroad spur was built just north of the city limits through the adjacent farm fields to serve Twin City Foods. Portions of this rail line is still in use today.

Stanwood's nickname – The Twin Cities – comes from these two separate and independently run cities. Each town had its own grade school, but students would come to East Stanwood or Stanwood for high school. In 1944 East Stanwood and Stanwood school districts consolidated, becoming Twin City High School.




***Twin Cities becomes One City***

Soon major changes came to Stanwood and East Stanwood. Because of new requirements for wastewater facilities and the need for a new high school, which neither town could afford on its own, they consolidated into one entity in 1960 and development began occur between the two towns. In the late 50s, Highway 532 was constructed from Terry's Corner on Camano Island to the top of the hill in East Stanwood (72nd Avenue). Then in the early 70s, it was extended to Interstate 5 and is the 532 corridor we have today. In the 1990s a third business district was built on the hill, and large annexations and subdivisions soon followed.

In 1975 the City adopted its first Comprehensive Plan. This Comprehensive Plan set the foundation for the City's development grid, growth and modern-day planning efforts. This plan describes Stanwood as a growing community due to the "excellent rural style of life that it offers". The following "community Lifestyle Goals" listed in the Plan continue to reflect present day community values:

- Identify those attributes of the community which the citizen enjoy and wish preserved, developed or redeveloped.
- Promote a balance of uses and activities to ensure the satisfaction of all needs – recreational, education, financial and shelter.
- Meet the needs of all age groups.
- Promote community pride through the design of a visually please environment.

- Compliment city development policies wherever possible.
- Preserve the rural character of the city.

The 1975 Plan projected future population growth out to 2000. It anticipated that the Cedarhome area (currently known as Uptown) would grow to about 6,000 people and downtown to about 3,000 totaling about 9,000 people for Stanwood service area. Interestingly, the 2023 population projection for Stanwood is 8,585 people: very close to the 1975 estimate.




## MODERN DAY

The City now serves as the town center of a diverse rural, suburban and urban population of nearly 40,000 people spread across two counties in what is generally identified as "Greater Stanwood Camano" area. Stanwood's 2023 jurisdictional population is 8,585 and encompassed nearly 3 square miles of land area. Stanwood provides water, sewer, drainage, and standard City Hall services. Fire service is provided by the North County Regional Fire Authority and police services are contracted through Snohomish County. Many residents outside the City come into Stanwood for business, community events and park and recreation services. Stanwood strives to retain its small-town character and sense of community as reflected in the 1975 Comprehensive Plan. It embraces the values of rural life while still providing urban level of services to the community.

***Community Character***

Since the 1980's, the City has grown to the east, on both sides of State Route 532 through multiple annexations. The northeastern portion of the City is dominated by single family

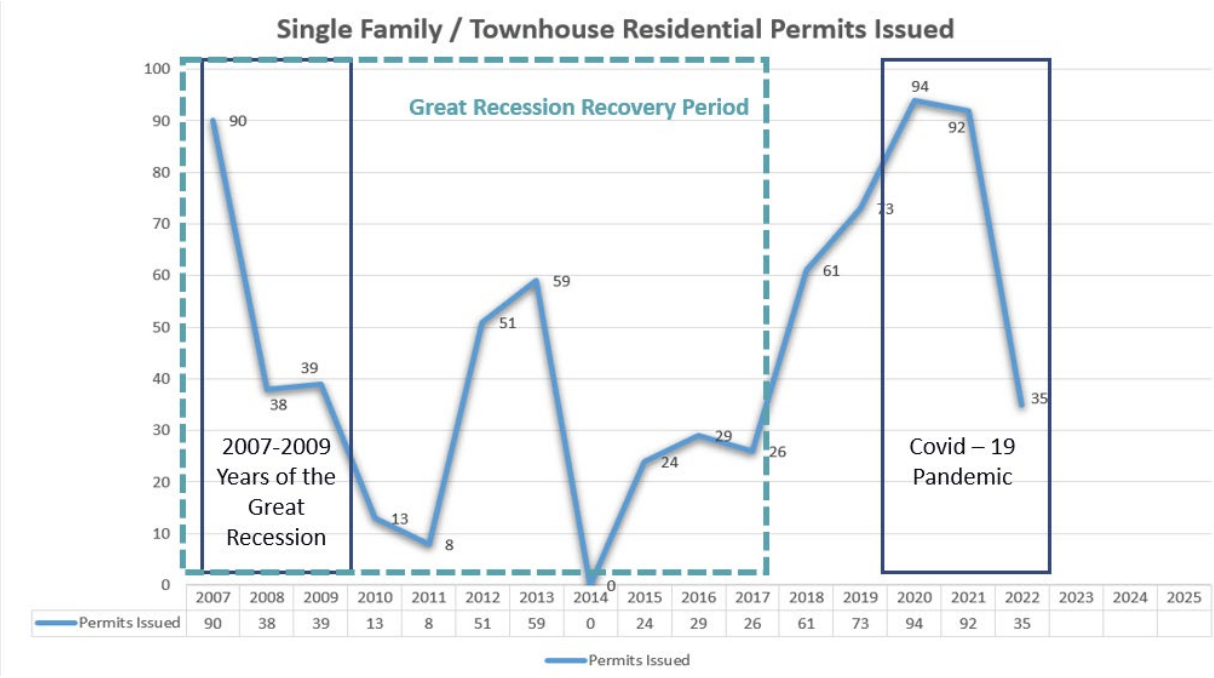
residential homes and the southeastern portion of the City is a mix of newer commercial developments, schools, and a mix of residential housing types. This area reflects the typical suburban automobile-oriented community lifestyle developed in the 1980's to early 2000's.

East Stanwood and West Stanwood have maintained their distinctive historical commercial areas. Buildings are occupied by small retail, professional and service-based businesses. Most of the business owners live within the larger Stanwood community or on Camano Island. The commercial area in-between the two historic communities has been slowly converting from single-family residential housing into small service-based businesses. The "Center District" between east and west Stanwood includes the Stanwood Library, Stanwood Middle School (formally Stanwood High School), Community Resource Center and Post Office.

In 2003, the Stanwood Towne Center opened on the corner of State Route 532 and 92nd Ave NW. The shopping center is anchored by the QFC supermarket and large-scale corporate retailers including Petco and Grocery Outlet.

***Residential Growth***

Stanwood continued to grow at a steady pace with new residential subdivisions throughout the early 2000's. However, as the Great Recession hit in 2008-2010, growth in Stanwood slowed down. As with many communities, a significant number of housing projects were cancelled and few housing units were built during that period, and it took several years to recover from the recession. During the Great Recession Recovery Period the City experienced about a ten-year period of slow growth: few housing units were being built and the population growth of the City was minimal.




| | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Permits Issued | 90 | 38 | 39 | 13 | 8 | 51 | 59 | 0 | 24 | 29 | 26 | 61 | 73 | 94 | 92 | 35 | | | |

In 2017-2018 the housing market changed, interest rates started going down and housing prices recovered. The City experienced a period of rapid growth between 2018 and 2022. The Community felt this change; the population grew, housing prices significantly increased, and the population began to shift from an older, empty nester household to new young families. During the 2019 Covid 19 Pandemic, housing prices soared as people began moving out of major cities and into smaller, rural community with larger lots. Stanwood became a desired community to live in as families had the opportunity to remote work – reducing or eliminating their long commutes to Seattle. The decrease in housing units built in 2022 was not a reflection of decreased demand, but rather lack of new housing supply.

***Stanwood's Future***

Stanwood will continue to grow and be a community people choose to live in: an urban city surrounded by productive farmlands and abundant environmental beauty. The challenge Stanwood faces is how to grow while preserving its rural roots and culture. This Comprehensive Plan strives to meet that challenge by:

- Encouraging residential and business growth in the downtown area to create a vibrant and economically sustainable community,
- Ensuring growth occurs withing the City boundaries to preserve the surrounding farmlands;
- Proving for parks, trails and recreational facilities for a healthy, walkable community;
- Ensuring proper maintenance of its public facilities and delivery of services to its residents; and
- Plan for and budget capital improvements responsive to the community's needs.

# Attachment B
# Snohomish County HO-5 Report

# Executive Summary

The *Housing Characteristics and Needs in Snohomish County* report has been compiled pursuant to Countywide Planning Policy (CPP) 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, and has been recommended by the PAC and accepted by the Steering Committee.

Countywide Planning Policy HO-5 requires that the housing characteristics report "...be sufficiently easy to understand and use..." while containing four components. 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; identify the number of housing units necessary to meet the housing needs of the projected population, by income ranges and special needs population; and evaluate the risk of physical and economic displacement of residents, especially low-income households and marginalized populations. Much of the data in this report is organized and aggregated by the PSRC regional geographies to facilitate comparisons between jurisdictions in the same classification.

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 displacement and strategies jurisdictions can use to minimize housing displacement.
- Chapter 6 discusses the supply and capacity of residential land, based on the 2012 Buildable Lands Report.
- Chapter 7 describes measures taken by each jurisdiction to address housing needs.
- Chapter 8 examines strategies that can be used to address shortfalls in the supply of affordable housing.

There are also several supporting appendices.

- Appendix A is the VISION 2050 summary.

- Appendix B includes the Countywide Planning Policies on Housing.
- Appendix C has the adopted Initial Population Targets.
- Appendix D has the Proposed 2044 Initial Housing Targets.
- Appendix E includes the Housing Strategies Local Government Survey results.
- Appendix F has all the housing data from the main report arranged by jurisdiction.
- Appendix G has the Housing Need Allocations by Income Band (Methods A, B and C).

## 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 just over 16 percent to about 827,957 during the last decade.

The 20 cities in Snohomish County range in population from Everett's 110,629 to Index's 155. With the exception of the Town of Index, all of the cities experienced some population growth during the past decade. The highest rates of growth were in several MUGAs, with both the Bothell MUGA and the Larch Way Overlap experiencing growth of over 50% in the past decade.

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 33 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 307,000 households. The average household size for all of Snohomish County is 2.67, which is a slight increase since 2010 when the average was 2.62. This represents the first increase in average household size observed in recent decades and is reflective of an increase in average household size statewide. It is unclear why the average household size has increased given that the percentage of the population under the age of 18 has decreased in the last decade, although the Washington State Department of Commerce attributes the increase in average household size to the under-building of housing, leading to people living in multigenerational housing or with roommates, not by choice but because of the lack of affordable housing. Index has the smallest average household size at 2.15 persons, while Lake Stevens has the largest at 2.94 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 slightly over $89,000. This is the county median income, as distinct from the Housing and Urban Development Area Family Median Income (AMI) for Snohomish County

which is part of the Seattle Bellevue Metro Area. Snohomish County's 2020 AMI is $113,300. There is significant variation in median income among Snohomish County jurisdictions, with the Town of Woodway at $196,000 and the city of Darrington at $34,000. Two of the county's regional growth centers – Everett and Lynnwood – each have a median household income that is well below the countywide median.

Housing affordability in general is a measure of a housing unit's cost relative to a household's income. A household (either a rental household or an owner household with a mortgage) is considered to be cost burdened when they spend 30 percent or more of their gross income on housing costs. Severe housing cost burden occurs when a household must pay more than 50 percent of gross monthly 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. In Snohomish County, 50.1% of renter households and 29.1% of households with a mortgage are cost burdened. There are significant variations in cost burden throughout the county. Renter cost burden ranges from 20.9% in Gold Bar to 70.1% in Darrington while owner cost-burden ranges from 17.1% in Mill Creek to 38.7% in Stanwood. In general, rental households are experiencing higher levels of cost-burden in each jurisdiction. Information on housing demand compiled by jurisdiction can be found in Appendix F.

## Characteristics of the Housing Stock (Supply)

Snohomish County has over 314,000 total housing units, of which about 65% are single-family detached houses. There are significant variations in the distribution of types of housing throughout the county's regional geographies. In the rural unincorporated county, 1 unit detached housing contributes 85% of the housing stock. Housing that comprises 5 units or more contributes to 1% of the housing stock. In Everett Metro City, 1 unit detached housing contributes 45% of the housing stock and housing that is 5 or more units contributes to 36% of the housing stock. There is a similar trend when it comes to homeownership in the county. Overall, the homeownership rate continues to be about 68 percent in Snohomish County. In Everett 48% of households are homeowners and 52% are renters. In the rural unincorporated area 89% of households are homeowners and 11% are renters.

Like the nation and state as a whole, housing affordability is a major issue in Snohomish County. In keeping with the guidance provided by the Washington State Department of Commerce, the Housing and Urban Development Area Family Median Income (AMI) for Snohomish County is used for calculating housing affordability. According to the Commerce, about 3.5% of the housing units in the County are affordable to households making 30 percent of the Snohomish County AMI, also known as extremely low-income households. For households making 30-50 percent AMI (very low-income households), the situation is somewhat better, but still very challenging. About 13.5% of housing units are affordable to households making between 30-50 percent AMI.

Vacancy rates vary widely from jurisdiction to jurisdiction, but the overall vacancy rates for homeowners and renters have decreased in Snohomish County and are below optimal

rates. For renters, the highest vacancy rate is a relatively healthy 5.20% in metropolitan cities, and the lowest rate is 2.52% in cities and towns. For homeowners, the highest vacancy rate is a tight 1.18% in unincorporated areas, and the lowest vacancy rate is 0.26% in core cities. Information on housing supply compiled by jurisdiction can be found in Appendix F.

## 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 2050* plan. The population target has been translated into a countywide total housing target for 2044 by:

- Projecting total future household population through the removal of future assumed group quarters population,
- Dividing the future household population by an assumed 2044 average household size to arrive at total projected households, and
- Adding vacant units needed for ample choice in healthy housing market to operate.

The passage of House Bill 1220 in 2021 assigned a central role to the Washington State Department of Commerce in providing countywide projections of housing needs, and for providing guidance for how counties, working in collaboration with their cities, can allocate these projected countywide housing needs to local jurisdictions. The steps to calculate countywide housing need for 2044 follow the guidance published by Commerce. Aspects of note in the Commerce guidance include:

- An assumption that housing units for the homeless population will be provided over time such that the share of group quarters population that was homeless, either unsheltered or living in shelters as shown in the 2020 Census, will be reduced to zero by 2044.
- A resumption of significant average household size declines over time in Snohomish County, from 2.67 in 2020 to 2.48 in 2044.
- An increase in the countywide vacancy rate to 6% by 2044, up from 4.6% countywide in 2020.
- The removal of seasonal units/vacation homes from the 2020 housing base since these units do not accommodate year-round residents.

For all of Snohomish County, Commerce projects that an additional 167,443 housing units will be needed by the year 2044 to accommodate the population target. This countywide housing unit need is then distributed to jurisdictions using Commerce guidance and the adopted 2044 population targets by jurisdiction. The projected housing needs range from 10 additional units in Index to over 38,000 in Everett, and 45,000 in the unincorporated urban areas with about 5,000 in the unincorporated rural areas. A more complete description of the development of the 2044 countywide housing need can be found in Appendix D of the report. In addition, Appendix D shows how the 2044 countywide housing need was distributed to individual jurisdictions within Snohomish County.

Cities and counties planning under the GMA are now required to plan for housing affordable to all income segments. Commerce has broken down the countywide need by income band:

**Table 2: Projected Countywide Housing Needs Based on User Inputs**

**Snohomish County**

**Population Target = 1,136,309**

| | Affordability Level (% of Area Median Income) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 0-30% | | | | | | | Emergency Housing/Shelter Beds |
| | Total | Non-PSH | PSH | 30-50% | 50-80% | 80-100% | 100-120% | 120%+ | |
| Total Future Housing Needed (2044) | 484,791 | 38,246 | 16,887 | 66,435 | 84,311 | 76,532 | 66,172 | 136,208 | 11,127 |
| Estimated Housing Supply (2020)* | 317,348 | 9,249 | 1,749 | 42,985 | 67,180 | 62,562 | 49,788 | 83,835 | 777 |
| Net New Housing Needed (2020-2044) | 167,443 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,350 |

** Note: Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2044) are in housing units. See Overview tab for details.*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Total Future Housing (2044) | 100% | 8% | 3% | 14% | 17% | 16% | 14% | 28% |
| Baseline Housing Supply (2020) | 100% | 3% | 1% | 14% | 21% | 20% | 16% | 26% |
| Net New Housing Needed (2020-2044) | 100% | 17% | 9% | 14% | 10% | 8% | 10% | 31% |

Commerce has provided two ready-made methods for allocating housing need to jurisdictions with their Housing for All Planning Tool (HAPT); Method A (Accommodating Needs through New Production Only), where all jurisdictions are allocated housing needs using the same percentage distribution as the overall countywide 2020-2044 housing need; and Method B (Fair Share), in which each jurisdiction's current distribution of housing affordability was taken into account when allocating need such that the 2044 total future housing for all jurisdictions matches the 2044 Countywide Total Future Housing.

After reviewing the results from Methods A and B, an alternative Method C allocation was developed by the PAC HO-5 working group in response to concerns that Method A did not take into account the inequities in the existing distribution of affordable housing in the county, and that Method B generated negative allocations which was problematic for jurisdictions to address in their upcoming plan updates. Instead, Method C builds off of Method A but gives jurisdictions "credit" for their existing affordable housing supply to be closer to Commerce's fair share model, while avoiding the negative numbers that Method B generates.

Following a review of the three methods for allocating housing needs by income and jurisdiction, the Planning Advisory Committee recommended Method C as the preferred methodology for allocating housing needs to Snohomish County jurisdictions. Appendix G shows the detailed jurisdictional allocations of draft 2020-2044 housing needs by income bands using Commerce's Housing for All Planning Tool (HAPT) for Method C, as well as the Commerce produced Methods A and B.

## Housing Displacement

Displacement is a new topic not previously addressed in this report. Housing displacement is the involuntary relocation of households from their current residence, either through physical displacement (eviction, acquisition, or demolition of property), economic displacement (when households can no longer afford escalating housing costs), or cultural displacement (when households move because their neighbors and culturally related businesses have left the area). Displacement can have a life-changing negative effect on

households that are directly impacted. It can also disrupt the social fabric and networks of trust and support that exist within a community.

The Countywide Planning Policies, the Multicounty Planning Policies, and state law have all acknowledge the importance of evaluating the risk housing displacement and establishing anti-displacement policies. As part of the VISION 2050 plan update, the Puget Sound Regional Council (PSRC) updated and developed tools to guide and strengthen policies and actions addressing displacement. The PSRC developed the Displacement Risk Mapping tool that combines data on local community characteristics into an index that classifies areas as having lower, moderate, or higher risk of displacement based on current neighborhood conditions.

The HO-5 Report uses PSRC's risk mapping data. The location with the highest risk of displacement is the southwest urban growth area of the county. Most of the census tracts along both the I-5 and SR 99 corridors show moderate to high displacement risk. This includes cities and the urban unincorporated area of the county. Census tracts showing the highest risk of displacement are in south Everett, south Lynnwood, and parts of the urban unincorporated county. The cities of Arlington, Marysville, Snohomish, and Monroe include census tracts with moderate displacement risk.

## Residential Land Supply

In order to accommodate the future housing need, the supply of land for residential uses must be known. Fortunately, the *2021 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. In cases where existing capacity falls short of the amount needed to accommodate a jurisdiction's housing needs to the year 2044, jurisdictions are expected to update their plans, zoning or other development regulations in ways that remedy the shortfalls.

Within the Southwest Urban Growth Area (SWUGA) there is an estimated residential capacity to accommodate just over 10,000 additional single-family homes. Most of the capacity is within the High Capacity Transit Communities, and just over 44% 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 55,000, with again the majority of capacity being in the High Capacity Transit Communities. Over 68% 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 32,000 units, with about 18,000 in single-family units and 13,000 in multi-family units and senior apartments. Most of the single-family capacity and virtually all of the multi-family capacity is within the outlying cities and towns, with the unincorporated areas accounting for about 10% of the total residential capacity in the outlying UGAs. Over 75% 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.

## Local Strategies and Tools

In order to coordinate on reporting housing data and strategies to inform updates on their comprehensive plans, the Housing Strategies Local Government survey was sent to all cities, towns and the county. The survey allows each jurisdiction to provide a comprehensive update on the different strategies they utilize to promote housing. The 2022 survey is a significant expansion of the housing strategies surveys completed in 2007 and 2013. Greater survey results can be found in Appendix E. 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 2050*.

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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).

Housing affordability is a major issue for all jurisdictions in Snohomish County. Under state legislation, all jurisdictions need to plan for and accommodate housing affordable to all economic segments of the population. Jurisdictions are implementing policies that support affordable housing options for residents. This includes permitting a variety of housing forms and densities, supporting non-market housing construction, and implementing flexible zoning standards.
Some municipalities are supporting programs that allow seniors to live and age in place. These are important considerations of the County's overall population ages.

A major issue for jurisdictions is increasing the variety and housing forms and densities. Historically, most of the housing stock within Snohomish County has been low-density residential, characterized by single-family housing. Shifts are occurring to support more housing varieties and types including duplexes, multiplexes, townhouses, and apartments. Several jurisdictions are working to incorporate duplexes, multiplexes, and townhouses in some low-density residential zones.

Jurisdictions support flexible zoning and development regulations to increase affordable housing options. This includes creating flexibility in lot sizes, setbacks, sidewalks, and street widths. Several jurisdictions are considering reducing parking requirements for multi-family residential developments, and new developments near transit facilities.

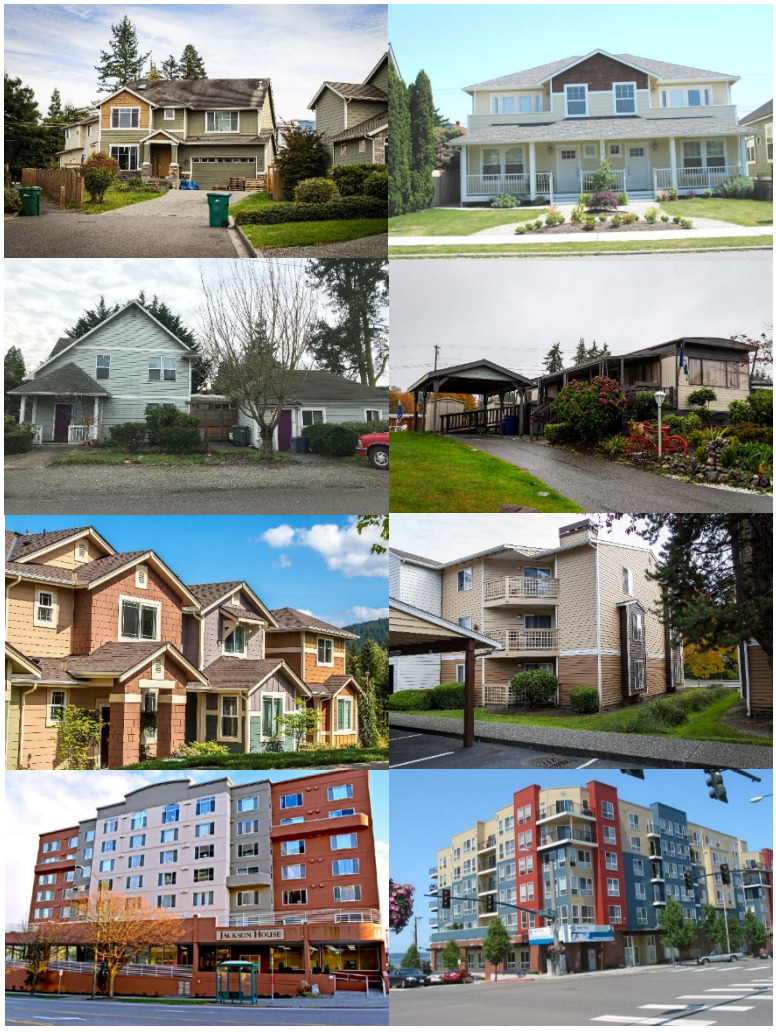
Nine of the respondents to the survey were developing, completed, or were in the process of implementing a Housing Action Plan (HAP), which are tools that define strategies and implementing actions that promote housing diversity, affordability, and access to opportunity for residents of all income levels.

## Key Issues

The data and projections in this report indicate that housing supply and affordability are increasingly important issues for Snohomish County, as they are for jurisdictions across Washington State. The state legislature has in the last few years passed a number of housing bills to address the housing crisis, and jurisdictions will need to adapt their housing strategies to implement these changes. The implementation of HB 1220, in particular, represents a significant change in how we plan for housing. The GMA goal for housing has been strengthened from encouraging affordable housing to directing jurisdictions to plan for and accommodate affordable to all economic segments of the population. The new requirements for updating housing elements support this goal.

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. The need for more housing that is affordable to households earning between 0-30% of the Area Median Income is significant; currently about 4% of the housing countywide is affordable to these households and 26% of the total housing built between 2020-2044 housing would need to be affordable to households in this income band to meet our 2044 projected countywide need. This type of housing generally needs to be subsidized. 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, in combination with an adequate supply of appropriately zoned developable land. And in the end their success, especially for public housing agencies, is largely dependent on funding from state and federal government. The continued focus by the state legislature on the issue of housing affordability may mean that more legislation and possibly more funding could be available in the future.

# 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

May 2023

## Snohomish County Tomorrow, Steering Committee

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# Executive Summary

The *Housing Characteristics and Needs in Snohomish County* report has been compiled pursuant to Countywide Planning Policy (CPP) 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 and has been recommended by the PAC and accepted by the Steering Committee.

Countywide Planning Policy HO-5 requires that the housing characteristics report "...be sufficiently easy to understand and use..." while containing four components. 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; identify the number of housing units necessary to meet the housing needs of the projected population, by income ranges and special needs population; and evaluate the risk of physical and economic displacement of residents, especially low-income households and marginalized populations. Much of the data in this report is organized and aggregated by the PSRC regional geographies to facilitate comparisons between jurisdictions in the same classification.

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 displacement and strategies jurisdictions can use to minimize housing displacement.
- Chapter 6 discusses the supply and capacity of residential land, based on the 2012 Buildable Lands Report.
- Chapter 7 describes measures taken by each jurisdiction to address housing needs.
- Chapter 8 examines strategies that can be used to address shortfalls in the supply of affordable housing.

There are also several supporting appendices.

- Appendix A is the VISION 2050 summary.

- Appendix B includes the Countywide Planning Policies on Housing.
- Appendix C has the adopted Initial Population Targets.
- Appendix D has the Proposed 2044 Initial Housing Targets.
- Appendix E includes the Housing Strategies Local Government Survey results.
- Appendix F has all the housing data from the main report arranged by jurisdiction.
- Appendix G has the Housing Need Allocations by Income Band (Methods A, B and C).

## 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 just over 16 percent to about 827,957 during the last decade.

The 20 cities in Snohomish County range in population from Everett's 110,629 to Index's 155. With the exception of the Town of Index, all of the cities experienced some population growth during the past decade. The highest rates of growth were in several MUGAs, with both the Bothell MUGA and the Larch Way Overlap experiencing growth of over 50% in the past decade.

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 33 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 307,000 households. The average household size for all of Snohomish County is 2.67, which is a slight increase since 2010 when the average was 2.62. This represents the first increase in average household size observed in recent decades and is reflective of an increase in average household size statewide. It is unclear why the average household size has increased given that the percentage of the population under the age of 18 has decreased in the last decade, although the Washington State Department of Commerce attributes the increase in average household size to the under-building of housing, leading to people living in multigenerational housing or with roommates, not by choice but because of the lack of affordable housing. Index has the smallest average household size at 2.15 persons, while Lake Stevens has the largest at 2.94 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 slightly over $89,000. This is the county median income, as distinct from the Housing and Urban Development Area Family Median Income (AMI) for Snohomish County which is part of the Seattle Bellevue Metro Area. Snohomish County's 2020 AMI is $113,300. There is significant variation in median income among Snohomish County jurisdictions, with the Town of Woodway at $196,000 and the city of Darrington at $34,000. Two of the county's regional growth centers – Everett and Lynnwood – each have a median household income that is well below the countywide median.

Housing affordability in general is a measure of a housing unit's cost relative to a household's income. A household (either a rental household or an owner household with a mortgage) is considered to be cost burdened when they spend 30 percent or more of their gross income on housing costs. Severe housing cost burden occurs when a household must pay more than 50 percent of gross monthly 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. In Snohomish County, 50.1% of renter households and 29.1% of households with a mortgage are cost burdened. There are significant variations in cost burden throughout the county. Renter cost burden ranges from 20.9% in Gold Bar to 70.1% in Darrington while owner cost-burden ranges from 17.1% in Mill Creek to 38.7% in Stanwood. In general, rental households are experiencing higher levels of cost-burden in each jurisdiction. Information on housing demand compiled by jurisdiction can be found in Appendix F.

## Characteristics of the Housing Stock (Supply)

Snohomish County has over 314,000 total housing units, of which about 65% are single-family detached houses. There are significant variations in the distribution of types of housing throughout the county's regional geographies. In the rural unincorporated county, 1 unit detached housing contributes 85% of the housing stock. Housing that comprises 5 units or more contributes to 1% of the housing stock. In Everett Metro City, 1 unit detached housing contributes 45% of the housing stock and housing that is 5 or more units contributes to 36% of the housing stock. There is a similar trend when it comes to homeownership in the county. Overall, the homeownership rate continues to be about 68 percent in Snohomish County. In Everett 48% of households are homeowners and 52% are renters. In the rural unincorporated area 89% of households are homeowners and 11% are renters.

Like the nation and state as a whole, housing affordability is a major issue in Snohomish County. In keeping with the guidance provided by the Washington State Department of Commerce, the Housing and Urban Development Area Family Median Income (AMI) for Snohomish County is used for calculating housing affordability. According to the Commerce, about 3.5% of the housing units in the

County are affordable to households making 30 percent of the Snohomish County AMI, also known as extremely low-income households. For households making 30-50 percent AMI (very low-income households), the situation is somewhat better, but still very challenging. About 13.5% of housing units are affordable to households making between 30-50 percent AMI.

Vacancy rates vary widely from jurisdiction to jurisdiction, but the overall vacancy rates for homeowners and renters have decreased in Snohomish County and are below optimal rates. For renters, the highest vacancy rate is a relatively healthy 5.20% in metropolitan cities, and the lowest rate is 2.52% in cities and towns. For homeowners, the highest vacancy rate is a tight 1.18% in unincorporated areas, and the lowest vacancy rate is 0.26% in core cities. Information on housing supply compiled by jurisdiction can be found in Appendix F.

## 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 2050* plan. The population target has been translated into a countywide total housing target for 2044 by:

- Projecting total future household population through the removal of future assumed group quarters population,
- Dividing the future household population by an assumed 2044 average household size to arrive at total projected households, and
- Adding vacant units needed for ample choice in healthy housing market to operate.

The passage of House Bill 1220 in 2021 assigned a central role to the Washington State Department of Commerce in providing countywide projections of housing needs, and for providing guidance for how counties, working in collaboration with their cities, can allocate these projected countywide housing needs to local jurisdictions. The steps to calculate countywide housing need for 2044 follow the guidance published by Commerce. Aspects of note in the Commerce guidance include:

- An assumption that housing units for the homeless population will be provided over time such that the share of group quarters population that was homeless, either unsheltered or living in shelters as shown in the 2020 Census, will be reduced to zero by 2044.
- A resumption of significant average household size declines over time in Snohomish County, from 2.67 in 2020 to 2.48 in 2044.
- An increase in the countywide vacancy rate to 6% by 2044, up from 4.6% countywide in 2020.
- The removal of seasonal units/vacation homes from the 2020 housing base since these units do not accommodate year-round residents.

For all of Snohomish County, Commerce projects that an additional 167,443 housing units will be needed by the year 2044 to accommodate the population target. This countywide housing unit need is then distributed to jurisdictions using Commerce guidance and the adopted 2044 population targets by jurisdiction. The projected housing needs range from 10 additional units in Index to over 38,000 in Everett, and 45,000 in the unincorporated urban areas with about 5,000 in the unincorporated rural areas. A more complete description of the development of the 2044 countywide housing need can be found in Appendix D of the report. In addition, Appendix D shows how the 2044 countywide housing need was distributed to individual jurisdictions within Snohomish County.

Cities and counties planning under the GMA are now required to plan for housing affordable to all income segments. Commerce has broken down the countywide need by income band:

**Table 2: Projected Countywide Housing Needs Based on User Inputs**

**Snohomish County**

**Population Target = 1,136,309**

| | | Affordability Level (% of Area Median Income) | | | | | | | Emergency Housing/Shelter Beds |
|---|---|---|---|---|---|---|---|---|---|
| | | 0-30% | | | | | | | |
| | Total | Non-PSH | PSH | 30-50% | 50-80% | 80-100% | 100-120% | 120%+ | |
| Total Future Housing Needed (2044) | 484,791 | 38,246 | 16,887 | 66,435 | 84,311 | 76,532 | 66,172 | 136,208 | 11,127 |
| Estimated Housing Supply (2020)* | 317,348 | 9,249 | 1,749 | 42,985 | 67,180 | 62,562 | 49,788 | 83,835 | 777 |
| Net New Housing Needed (2020-2044) | 167,443 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,350 |

** Note: Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2044) are in housing units. See Overview tab for details.*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Total Future Housing (2044) | 100% | 8% | 3% | 14% | 17% | 16% | 14% | 28% |
| Baseline Housing Supply (2020) | 100% | 3% | 1% | 14% | 21% | 20% | 16% | 26% |
| Net New Housing Needed (2020-2044) | 100% | 17% | 9% | 14% | 10% | 8% | 10% | 31% |

Commerce has provided two ready-made methods for allocating housing need to jurisdictions with their Housing for All Planning Tool (HAPT); Method A (Accommodating Needs through New Production Only), where all jurisdictions are allocated housing needs using the same percentage distribution as the overall countywide 2020-2044 housing need; and Method B (Fair Share), in which each jurisdiction's current distribution of housing affordability was taken into account when allocating need such that the 2044 total future housing for all jurisdictions matches the 2044 Countywide Total Future Housing.

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# Chapter 1

# Introduction and Report Objectives

This report has been prepared by the Housing Working Group of the Planning Advisory Committee (PAC) of Snohomish County Tomorrow (SCT). SCT is a collaborative public inter-jurisdictional forum consisting of representatives from Snohomish County, seventeen cities, two towns, and the Tulalip Tribes. The Housing Working Group includes planners from Snohomish County, City of Bothell, City of Everett, City of Lake Stevens, City of Lynnwood, City of Marysville, City of Mill Creek, City of Mukilteo, City of Snohomish, and City of Stanwood. The *Housing Characteristics and Needs in Snohomish County Report* is a requirement of Countywide Planning Policy (CPP) HO-5.

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 land that is undeveloped, partially used/or has the potential to be developed or redeveloped for residential purposes.

c. Identify the number of housing units necessary to meet the various housing needs for the projected population of households of all incomes 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.

d. Evaluate the risk of physical and economic displacement of residents, especially low-income households, and marginalized populations.

Policy HO-5 calls for collaboration between jurisdictions 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. The information in this report is intended to be used by policymakers, the public, and municipal employees in preparing housing elements for their jurisdiction's comprehensive plans.

The methodology utilized in this report is supported by the PAC Housing Subcommittee. 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. The methodology for this report utilizes an approach to housing needs that parallels other Washington State jurisdictions similarly planning under the Growth Management Act (GMA).

## State Context: The Growth Management Act

In 1990, the State of Washington adopted a new planning statute called the Growth Management Act (GMA). The GMA provides guidance to local governments preparing their comprehensive plans. Among these directives are statutes that:

1) all jurisdictions must prepare a housing element as part of their comprehensive plan, and
2) all jurisdictions must update their comprehensive plan every ten 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 years.

The GMA outline for housing elements states:

"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, as provided by the department of commerce including:

i. Units for moderate, low, very low, and extremely low-income households; and

ii. Emergency housing, emergency shelters, and permanent supportive housing;

b) Includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and

development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including but not limited to, duplexes, triplexes, and townhomes;

c) Identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes.

d) Makes adequate provisions for existing and projected needs of all economic segments of the community, including:

   i. Incorporating consideration for low, very low, extremely low, and moderate-income households;

   ii. Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;

   iii. Consideration of housing locations in relation to employment location; and

   iv. Consideration of the role of accessory dwelling units in meeting housing needs;

e) Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:

   i. Zoning that may have a discriminatory effect;

   ii. Disinvestment; and

   iii. Infrastructure availability;

f) Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;

g) Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and

h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing….” (RCW 36.70A.070)

Additional guidance for local governments preparing their housing element is contained in the Washington Administrative Code (WAC) in Section 365-196-410.

The provisions within these state documents were primary considerations in the formulation of this report.

## Regional Context: VISION 2050 and Multi-County Planning Policies

On October 29, 2020, the Puget Sound Regional Council (PSRC) adopted a new regional plan, VISION 2050, for the four-county area surrounding the Puget Sound.

The plan promotes dense and compact urban development within existing urban growth boundaries focused on designated urban centers. The PSRC uses "regional geographies" to group jurisdictions according to their population size and relative importance in the overall regional growth strategy. Table 1-1 lists the breakdown of regional geographies and jurisdictions in Snohomish County. A map of these geographies can be found in Appendix A.

**Table 1-1 Regional Geographies**

| | |
|---|---|
| **Metro City** | Everett |
| **Core Cities** | Bothell City (Sno Co part) |
| | Lynnwood |
| **High-Capacity Transit Communities (HCT)** | Arlington |
| | Edmonds |
| | Marysville |
| | Mill Creek |
| | Mountlake Terrace |
| | Mukilteo |
| | Bothell MUGA |
| | Edmonds MUGA |
| | Everett MUGA |
| | Lynnwood MUGA |
| | Mill Creek MUGA |
| | Mukilteo MUGA |
| | Larch Way Overlap |
| **Cities and Towns** | Brier |
| | Darrington |
| | Gold Bar |
| | Granite Falls |
| | Index |
| | Lake Stevens |
| | Monroe |
| | Snohomish |
| | Stanwood |
| | Sultan |
| | Woodway |
| **Urban Unincorporated** | Arlington MUGA |
| | Brier MUGA |
| | Darrington UGA |
| | Gold Bar UGA |
| | Granite Falls UGA |
| | Lake Stevens |
| | Marysville UGA |
| | Monroe UGA |
| | Mountlake Terrace MUGA |

| | |
|---|---|
| | Snohomish UGA |
| | Stanwood UGA |
| | Sultan UGA |
| | Woodway MUGA |
| | Lake Stickney Gap |
| | Silver Firs Gap |
| | Maltby UGA |
| | Paine Field Area |
| **Rural Unincorporated** | |

Much of the data in this report is organized and aggregated by the PSRC regional geographies to facilitate comparisons between jurisdictions in the same classification.

VISION 2050 includes multi-county planning policies in several topical areas, including housing. These policies provide the framework for the countywide planning policies adopted by the four PSRC counties that all plan under the GMA. Appendix A contains a summary of the housing component of Vision 2050 published by the PSRC. It anticipates PSRC becoming more proactive in housing policy in the future.

## 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 2050, SCT mobilized a team of planners from several jurisdictions to review the CPPs considering the new multi-county policies in VISION 2050. 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 on September 29, 2021. In March 2022, the population and employment growth targets were adopted. Appendix B contains the current housing CPPs adopted in 2021. Policy HO-5 is particularly relevant to the content and organization of this report.

## Growth Forecasts and Targets

The starting point 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). Snohomish County must plan for a projected 2044 population figure that falls within the OFM forecasted range. The OFM publishes new forecasts that are to be used by counties for GMA comprehensive planning. Snohomish County projects a 2044 population of 1,136,309.

Using the VISION 2050 target distributions as a starting point, the PAC worked to develop a jurisdiction-level population growth allocation that met the objective of the regional plan while considering the capacity limitations and growth aspirations of individual cities. That process resulted in population growth targets recommended by the SCT Steering Committee. 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

Data from a variety of sources have been utilized for this report, including the:

- American Community Survey (ACS), 2020 5-year estimates
- Snohomish County Tomorrow (SCT) Planning Advisory Committee (PAC) Buildable Lands Report
- Housing Authority of Snohomish County (HASCO)
- Office of Financial Management (OFM), Postcensal Estimates of Housing Units
- Puget Sound Regional Council- Income Restricted Housing Database (IRHD)
- Puget Sound Regional Council- Displacement Risk Data
- Snohomish County Tomorrow Growth Monitoring Report (Draft Data for 2020 and 2021)
- United States Census Bureau- Decennial Census

A primary source for much of the data is the American Community Survey (ACS), which produces an annual update to the census 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. To allow for data comparisons across all Snohomish County jurisdictions, this report utilizes 5-year data from the ACS, rather than one-year data (which is only available for larger jurisdictions).

This report was formally accepted by the Snohomish County Steering Committee on May 24, 2023.

# 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 (both individual cities and, where appropriate, using the Vision 2050 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.

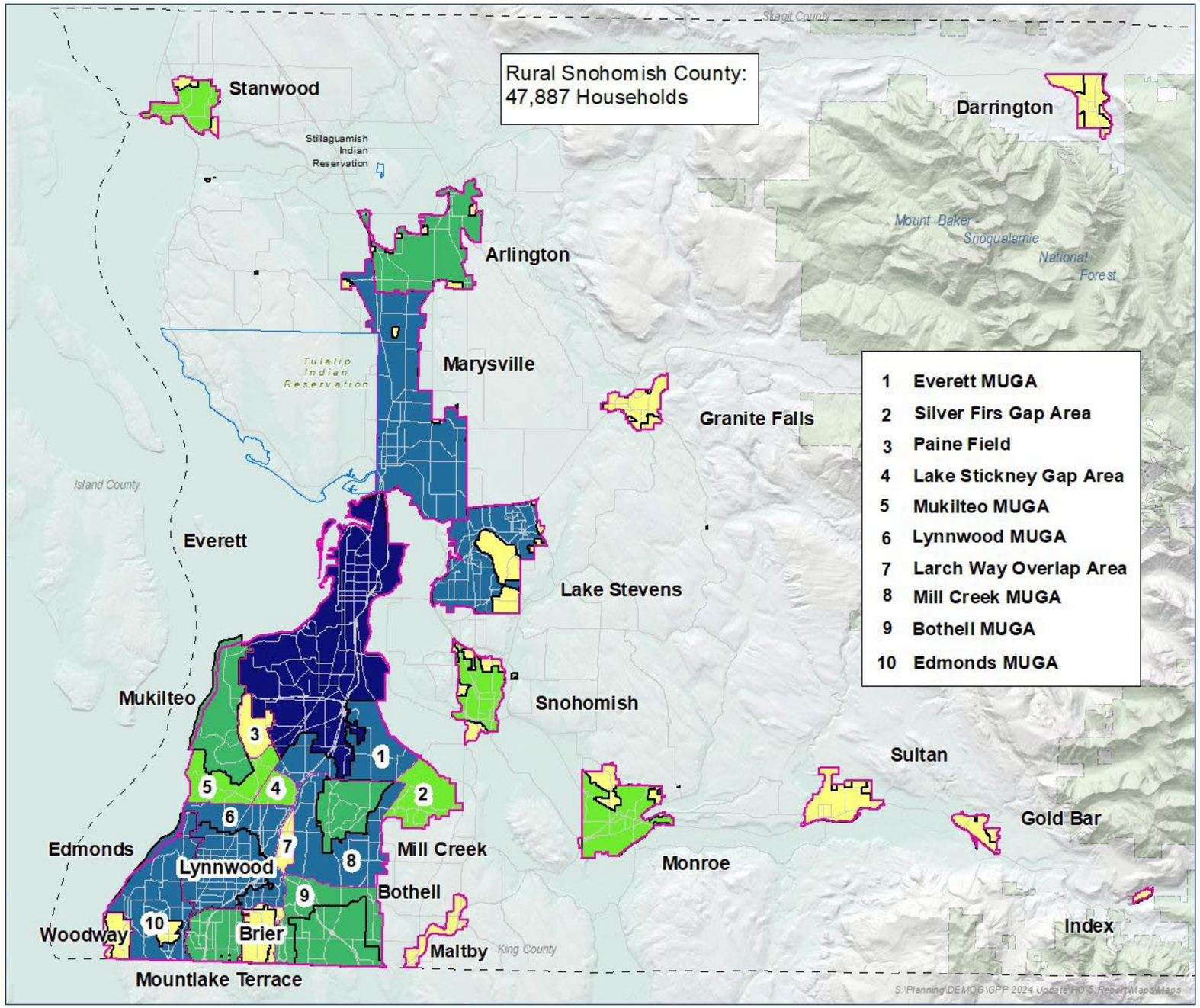
Where possible, this report uses the 2020 U.S. Decennial Census data. However, the COVID-19 pandemic has led to delays in releasing the 2020 Detailed Community Profiles. The 2016-2022 American Community Survey (ACS) estimates that appear in this report are based on sampling data, not exact counts. When ACS data is represented by VISION 2050 regional geography, Municipal Urban Growth Areas, Urban Unincorporated, and Rural Unincorporated categories have been approximated using ACS data at the Census Block Group level.

## Population

The 2020 Decennial Census estimates the Snohomish County population at 827,957, which is a gain of just over 16 percent or 114,622 people since the last census. The county population contributed 11 percent to Washington State's overall population of 7,705,281.

Since 2000, Snohomish County's population growth has slowed relative to the preceding 30 years. Chart 2-1 shows that the most 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 62 percent of Snohomish County's population growth between 2010 and 2020 was due to migration into the state.

# MAP 2-1
# Households by Jurisdiction



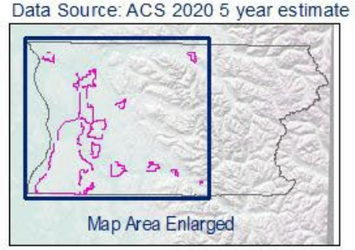

SNOHOMISH COUNTY DATA and MAP DISCLAIMER
All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

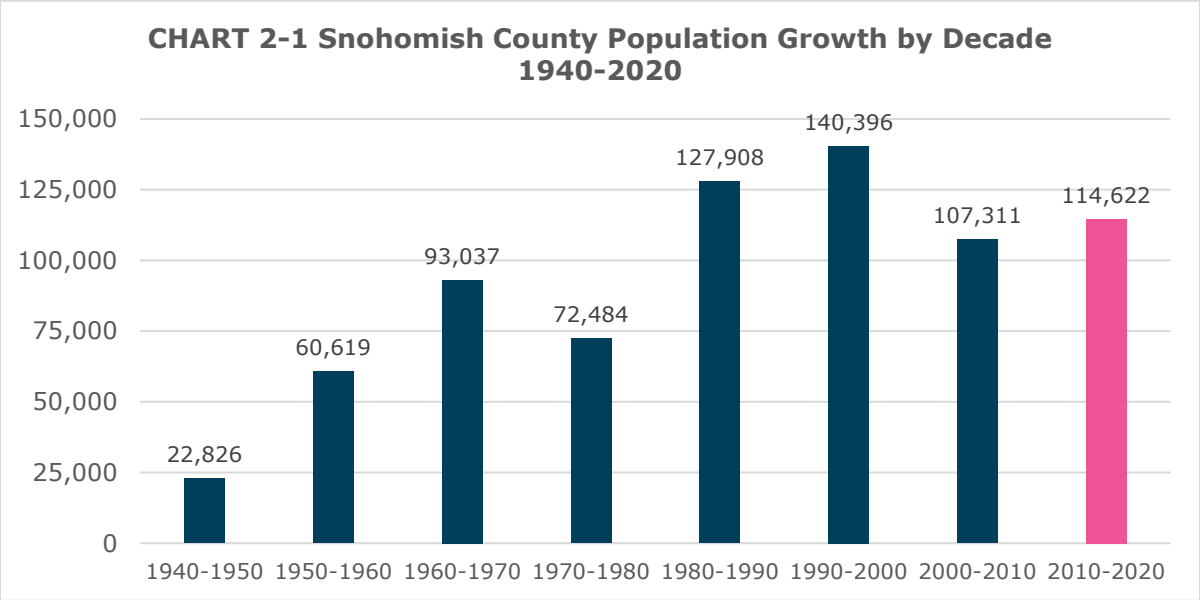
## 2020 Census Total Households BY Jurisdiction

**[Housing Units] Occupied, 2020**

- Less than 2400
- 2401 - 6000
- 6001 - 12000
- 12001 - 25000
- Over 25000
- Reservation Boundary
- Urban Growth Area Boundary (UGA)
- MUGA Boundary
- Incorporated City Boundary
- Major Roadway
- Snohomish County Boundry
- US Forest Service Land

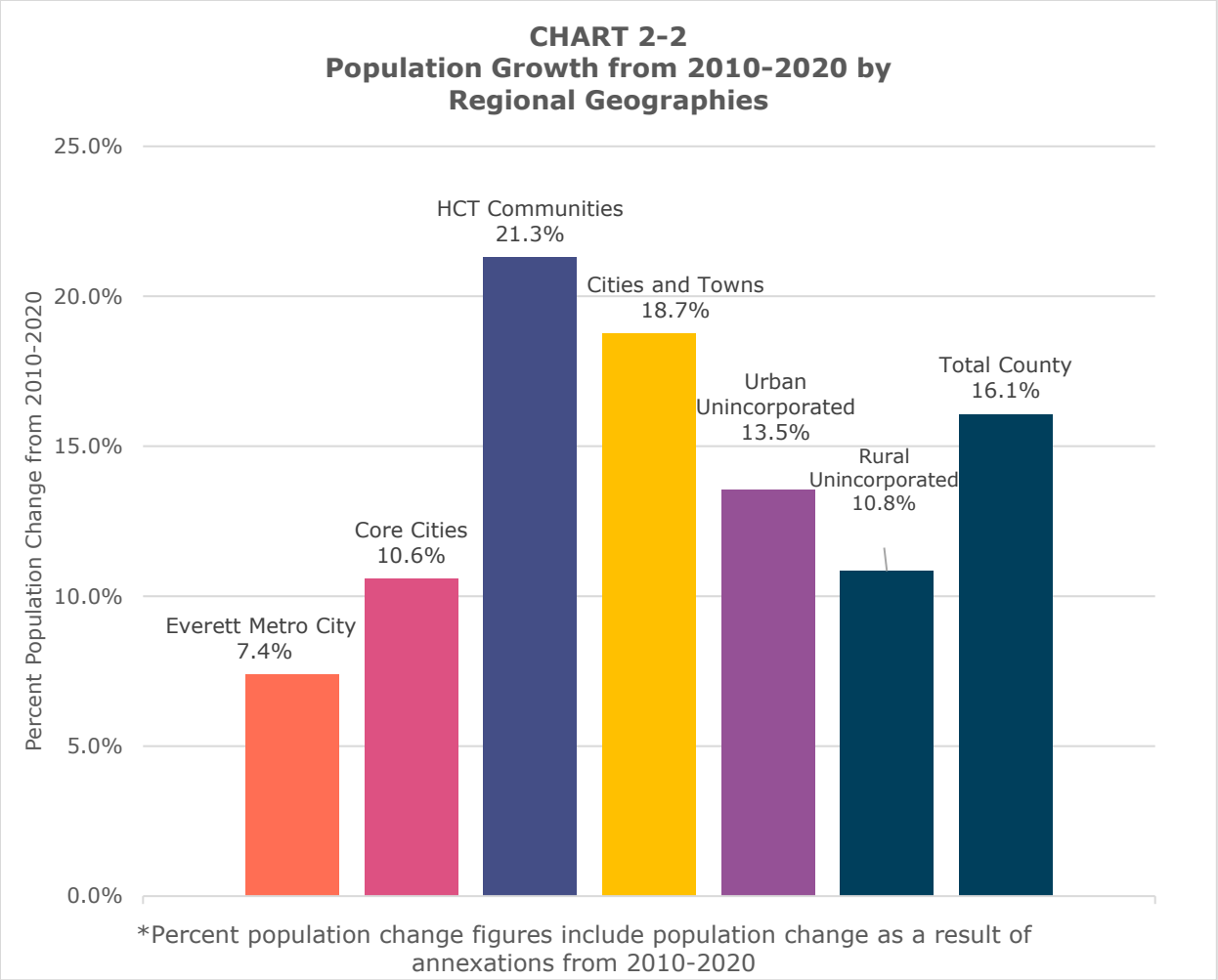
Data Source: ACS 2020 5 year estimate






*Source: U.S. Census*

A review of Table 2-1 and Chart 2-2 reveal that the population of individual cities within Snohomish County have experienced varied growth and all regional geographies have increased since 2010. Everett, the only metropolitan city, grew by 7.4% and the Core Cities grew by 10.6%. Collectively the High-Capacity Transit (HCT) Communities experienced the most growth at 21.3%, which Cities and Towns also growing by 18.7%. The Bothell Municipal Urban Growth Area (MUGA) grew the most at 50.5%, and the Mill Creek MUGA also experienced significant growth at 44.6%. Only one jurisdiction experienced a decline, the town of Index, which declined by 12.9%. The unincorporated area county also grew, with the urban unincorporated county growing by 13.5% and the rural unincorporated county growing by 10.8%.




*Source: 2020 U.S. Census*

*Note: Percent population change figures include population change because of annexations from 2010-2020*

## Table 2-1 Changes in Population from 2010 to 2020

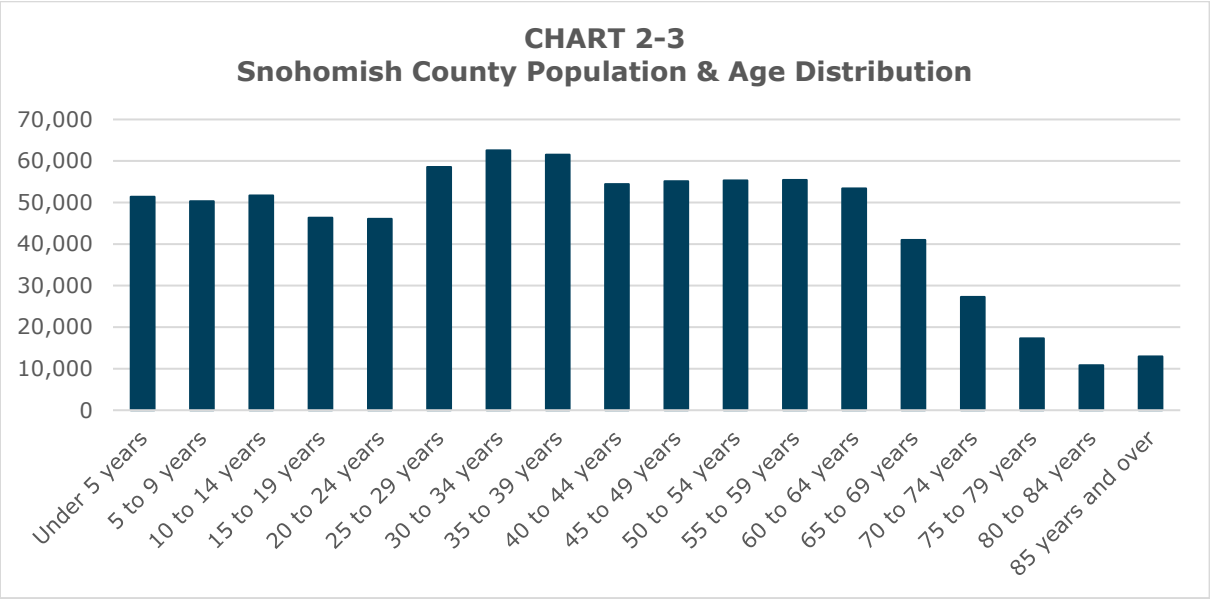
| Jurisdiction | Population 2010 | Population 2020 | Growth/Decline 2010 - 2020 | % Change |
|---|---|---|---|---|
| **Metro City** | | | | |
| **Everett - Metro City** | **103,019** | **110,629** | **7,610** | **7.4%** |
| **Core Cities** | | | | |
| Bothell City (Sno Co part) | 16,415 | 19,205 | 2,790 | 17.0% |
| Lynnwood City | 35,836 | 38,568 | 2,732 | 7.6% |
| **Core Cities** | **52,251** | **57,773** | **5,522** | **10.6%** |
| **HCT Communities** | | | | |
| Arlington City | 17,926 | 19,868 | 1,942 | 10.8% |
| Edmonds City | 39,709 | 42,853 | 3,144 | 7.9% |
| Marysville City | 60,020 | 70,714 | 10,694 | 17.8% |
| Mill Creek City | 18,244 | 20,926 | 2,682 | 14.7% |
| Mountlake Terrace City | 19,909 | 21,286 | 1,377 | 6.9% |
| Mukilteo City | 20,254 | 21,538 | 1,284 | 6.3% |
| Bothell MUGA | 22,797 | 34,299 | 11,502 | 50.5% |
| Edmonds MUGA | 3,605 | 4,007 | 402 | 11.2% |
| Everett MUGA | 41,570 | 47,690 | 6,120 | 14.7% |
| Lynnwood MUGA* | 27,151 | 35,652 | 8,501 | 31.3% |
| Mill Creek MUGA | 36,007 | 52,049 | 16,042 | 44.6% |
| Mukilteo MUGA | 12,214 | 15,584 | 3,370 | 27.6% |
| Larch Way Overlap | 3,314 | 4,999 | 1,685 | 50.8% |
| **HCT Communities** | **322,720** | **391,465** | **68,745** | **21.3%** |
| **Cities and Towns** | | | | |
| Brier | 6,087 | 6,560 | 473 | 7.8% |
| Darrington | 1,347 | 1,462 | 115 | 8.5% |
| Gold Bar | 2,075 | 2,403 | 328 | 15.8% |
| Granite Falls | 3,364 | 4,450 | 1,086 | 32.3% |
| Index | 178 | 155 | -23 | -12.9% |
| Lake Stevens | 28,069 | 35,630 | 7,561 | 26.9% |
| Monroe | 17,304 | 19,699 | 2,395 | 13.8% |
| Snohomish | 9,098 | 10,126 | 1,028 | 11.3% |
| Stanwood | 6,231 | 7,705 | 1,474 | 23.7% |
| Sultan | 4,651 | 5,146 | 495 | 10.6% |
| Woodway | 1,307 | 1,318 | 11 | 0.8% |
| **Cities and Towns** | **79,711** | **94,654** | **14,943** | **18.7%** |
| **Urban Unincorporated** | **34,620** | **39,309** | **4,689** | **13.5%** |
| **Rural Unincorporated** | **121,014** | **134,127** | **13,113** | **10.8%** |
| **TOTAL County** | **713,335** | **827,957** | **114,622** | **16.1%** |

*Source: U.S. Census* Note: This table includes population changes resulting from annexation

## Age Distribution

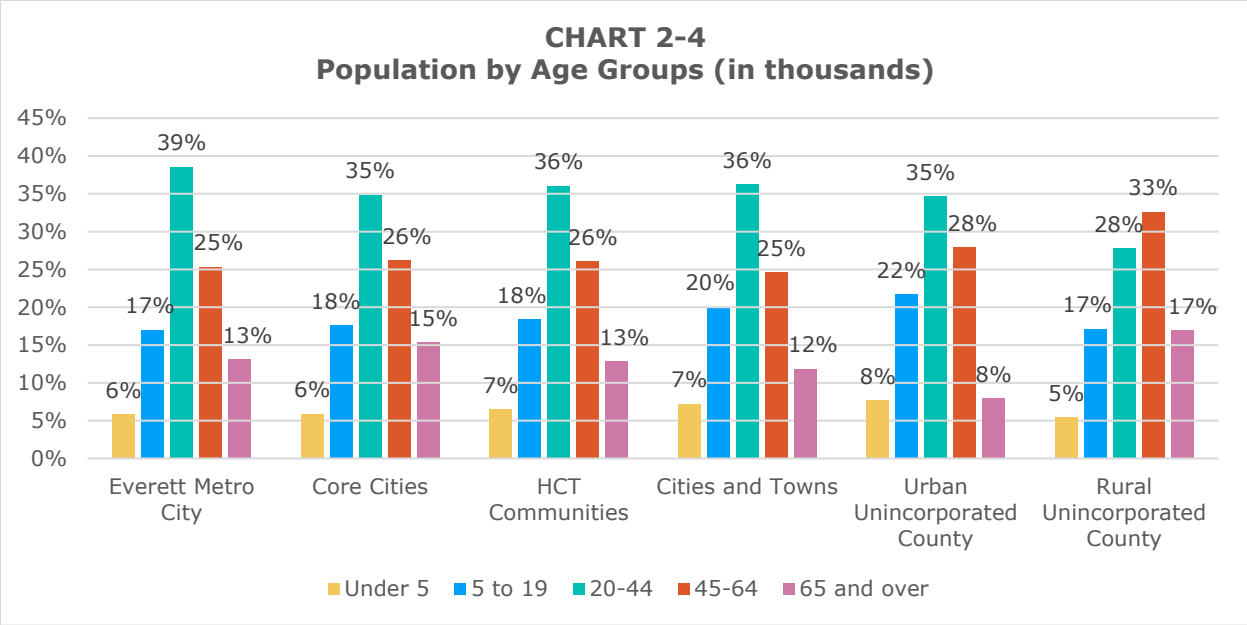
Knowing the age distribution of a community can help in planning for a variety of housing types that will be in demand. Based on the American Community Survey (ACS) 2016-2020, 5-year estimates, the median age for Washington overall is 37.8, which is very similar to the Snohomish County median age of 38.0.

Other indicators predict what the population may look like in the future. The overall age distribution for Snohomish County as illustrated in Chart 2-3 indicates a population bulge from the ages 25-40, with a longer tail from 40-65. Knowing that over 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. At the same time, the percentage of the county population under the age of 18 has decreased from 24.9% in 2010 to 22.6% in 2020.




*Source: ACS, 2020 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, 2020 5-year estimates*

## Number of Households

According to the 2020 U.S. Census, the total number of housing units for Snohomish County is 321,523, of which 306,828 are occupied. The 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 HCT Communities account for around 145,000 households of the 306,828, and the city of Everett contains over 44,000 households. Cities and Towns comprise over 32,000 households and Core Cities comprise over 22,000 households. Unincorporated Snohomish County has a little over 13,000 households in Urban Unincorporated areas and nearly 48,000 households in Rural Unincorporated areas.

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 non-family household may contain only one person – the householder, or additional persons who are not related to the householder.

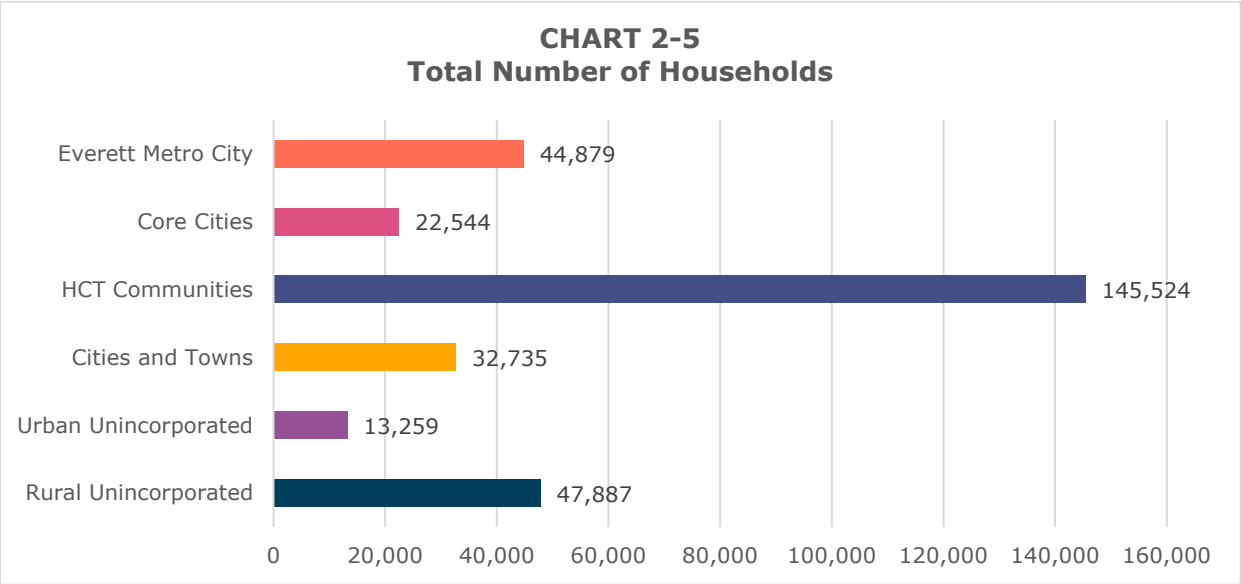
## Table 2-2 Total Occupied Housing Units

| Jurisdiction | % Owner-occupied[1] | % Renter-occupied[1] | Total Occupied Units[2] |
|---|---|---|---|
| **Metro City** | | | |
| Everett City | 47.5% | 52.5% | 44,879 |
| **Core Cities** | | | |
| Bothell City (Sno Co part) | 53.0% | 47.0% | 7,143 |
| Lynnwood City | 71.2% | 28.8% | 15,401 |
| **Totals** | **58.7%** | **41.3%** | **22,544** |
| **HCT Communities** | | | |
| Arlington City | 65.9% | 34.1% | 7,365 |
| Edmonds City | 71.6% | 28.4% | 18,492 |
| Marysville City | 70.2% | 29.8% | 24,889 |
| Mill Creek City | 56.1% | 43.9% | 8,703 |
| Mountlake Terrace City | 53.3% | 46.7% | 8,764 |
| Mukilteo City | 67.9% | 32.1% | 8,389 |
| Bothell MUGA | 71.3% | 28.7% | 11,817 |
| Edmonds MUGA | 73.0% | 27.0% | 1,565 |
| Everett MUGA | 63.3% | 36.7% | 17,140 |
| Lynnwood MUGA | 51.2% | 48.8% | 13,874 |
| Mill Creek MUGA | 79.6% | 20.4% | 17,477 |
| Mukilteo MUGA | 60.6% | 24.3% | 5,315 |
| Larch Way Overlap | 72.0% | 25.1% | 1734 |
| **Totals** | **66.8%** | **33.2%** | **145,524** |
| **Cities and Towns** | | | |
| Brier | 89.9% | 10.1% | 2,377 |
| Darrington | 55.9% | 44.1% | 607 |
| Gold Bar | 81.4% | 18.6% | 865 |
| Granite Falls | 60.8% | 39.2% | 1,530 |
| Index | 63.3% | 36.7% | 72 |
| Lake Stevens | 75.8% | 24.2% | 12,085 |
| Monroe | 67.7% | 32.3% | 5,970 |
| Snohomish | 53.4% | 46.6% | 4,175 |
| Stanwood | 69.0% | 31.0% | 2,789 |
| Sultan | 74.6% | 25.4% | 1,808 |
| Woodway | 98.1% | 1.9% | 457 |
| **Totals** | **71.2%** | **28.8%** | **32,735** |
| **Unincorporated County** | | | |
| Urban Unincorporated Areas* | 79.2% | 20.8% | 13,259 |
| Non-UGA (Rural Unincorporated) | 88.9% | 11.1% | 47,887 |
| **Overall Snohomish County** | **68.0%** | **32.0%** | **306,828** |

*Source: 2020 U.S. Census and ACS 2020, 5-year estimates*

*FOOTNOTES: 1 Percentage is an estimate based on ACS 2020 5-year distribution of renter and owner households*

*2. Count from 2020 U.S. Census*




*Source: U.S. Decennial Census*

The number of family households in Snohomish County is 203,594 which is just under 70 percent of the total households in the county, a percentage that has remained stable since 2000.

## Household Size

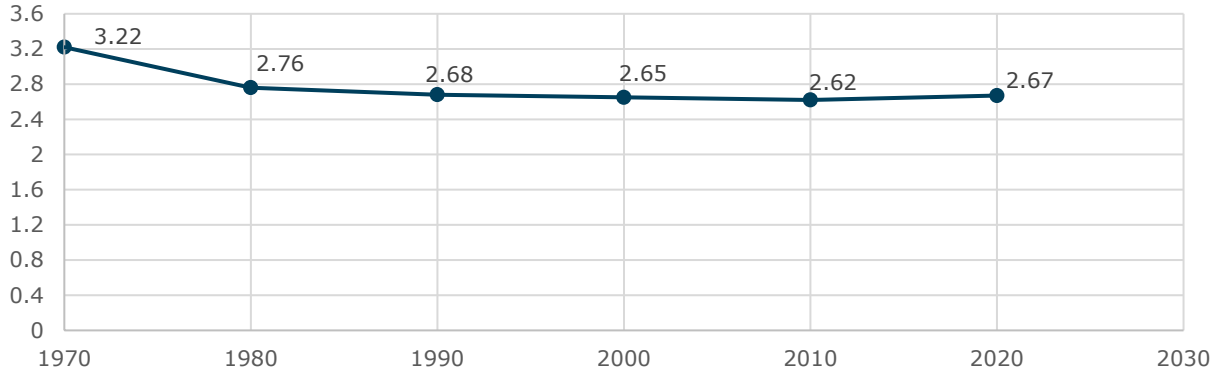
The 2016-2020 American Community Survey 5-year estimates provide three estimates for average household size: 1) owner households, 2) renter households, and all households, which are listed in Table 2-3. These estimates are based on sample data over a 5-year period, and therefore more accurate information may be available from other sources. The future release of the 2020 U.S. Decennial Census detailed profiles (delays relating to the COVID-19 pandemic have this information scheduled for release in the spring of 2023) will provide a more accurate count.

A projection for average "persons per household" in 2044 is in Appendix D. This projection is based on the 2044 County Council adopted initial 2044 population targets and considers multi-family, townhouse, and single-family housing capacity from the SCT 2021 Buildable Lands Report, as well as historical local trends.

The average household size for all of Snohomish County is 2.67, which is a slight increase since 2010 when the average was 2.62. This represents the first increase in average household size since 1970 when the average household size in Snohomish County was 3.22 (see Chart 2-6). It is unclear why the average has

increased given that the percentage of the population under the age of 18 has decreased in the last decade. It is possible that the rising cost of housing is leading to people choosing multigenerational housing or roommates, or perhaps that the increase in average household size is related to the 2020 decennial census occurring during the first year of the COVID-19 pandemic. It is also unclear if this is a temporary or long-term modest increase in household size.

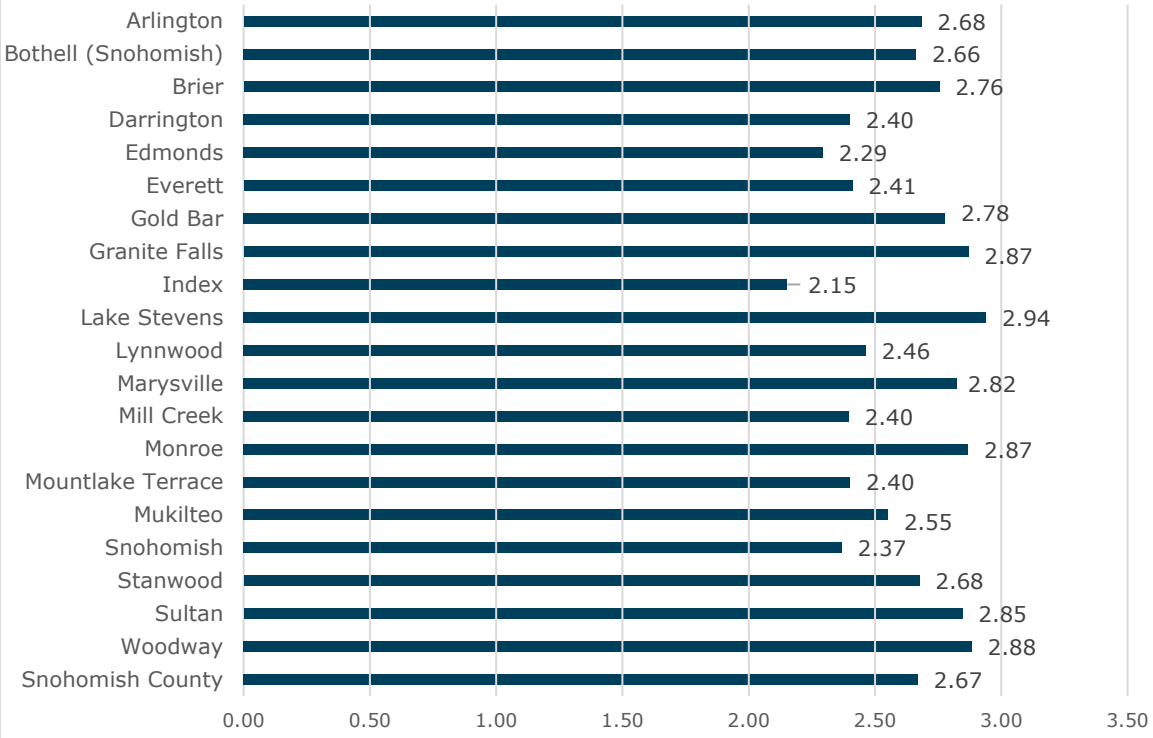
**CHART 2-6**
**Snohomish County Average Household Size**




*Source: U.S. Decennial Census*

Chart 2-7 shows the town of Index with the smallest household size of 2.15 and the city of Lake Stevens having the highest household size of 2.94, followed by the town of Woodway at 2.88 and the city of Monroe and city of Granite Falls both at 2.87.

**CHART 2-7**
**Average Household Size (persons per household)**




*Source: U.S. Census*

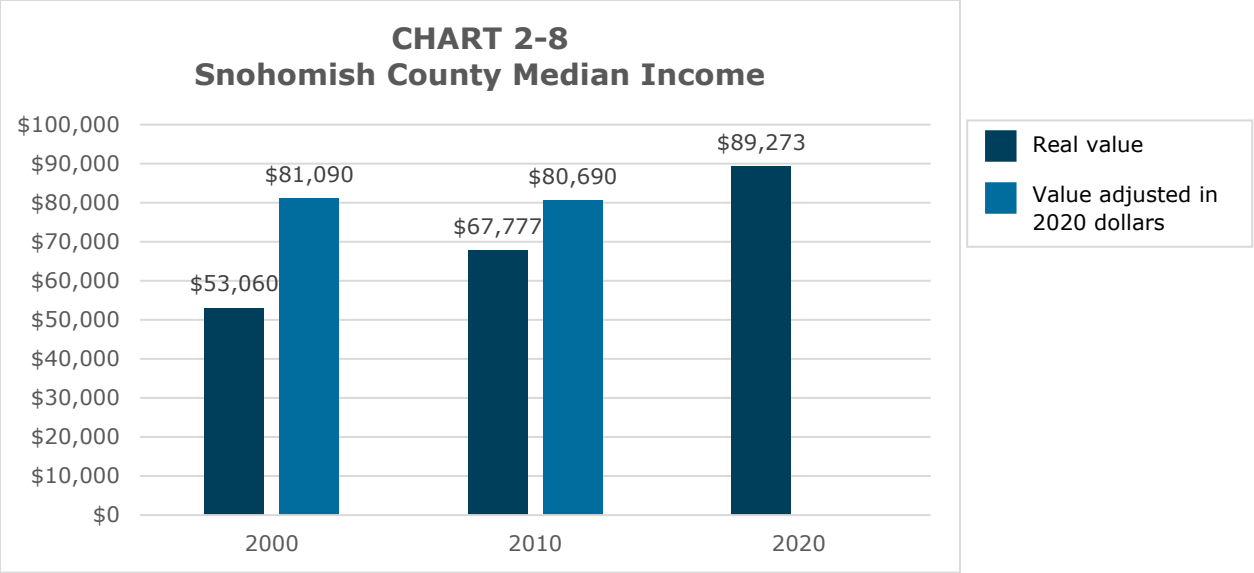
## Table 2-3 Average Household Size

| Jurisdiction | Owner Households | Renter Households | All Households |
|---|---|---|---|
| Arlington | 2.64 | 2.36 | 2.68 |
| Bothell (Snohomish) | 2.79 | 2.53 | 2.66 |
| Brier | 2.82 | 2.83 | 2.76 |
| Darrington | 2.37 | 1.68 | 2.40 |
| Edmonds | 2.37 | 2.32 | 2.29 |
| Everett | 2.58 | 2.36 | 2.41 |
| Gold Bar | 2.46 | 2.38 | 2.78 |
| Granite Falls | 2.79 | 2.16 | 2.87 |
| Index | 2.40 | 1.79 | 2.15 |
| Lake Stevens | 2.85 | 3.06 | 2.94 |
| Lynnwood | 2.84 | 2.31 | 2.46 |
| Marysville | 2.71 | 2.74 | 2.82 |
| Mill Creek | 2.69 | 2.16 | 2.40 |
| Monroe | 2.87 | 3.03 | 2.87 |
| Mountlake Terrace | 2.63 | 2.30 | 2.40 |
| Mukilteo | 2.71 | 2.34 | 2.55 |
| Snohomish | 2.41 | 2.24 | 2.37 |
| Stanwood | 2.87 | 2.38 | 2.68 |
| Sultan | 2.81 | 2.28 | 2.85 |
| Woodway | 2.56 | 4.00 | 2.88 |
| **Snohomish County** | 2.75 | 2.52 | 2.67 |

*Source: ACS, 2020 5-year estimates for owner and renter households, U.S. Census data for all households*

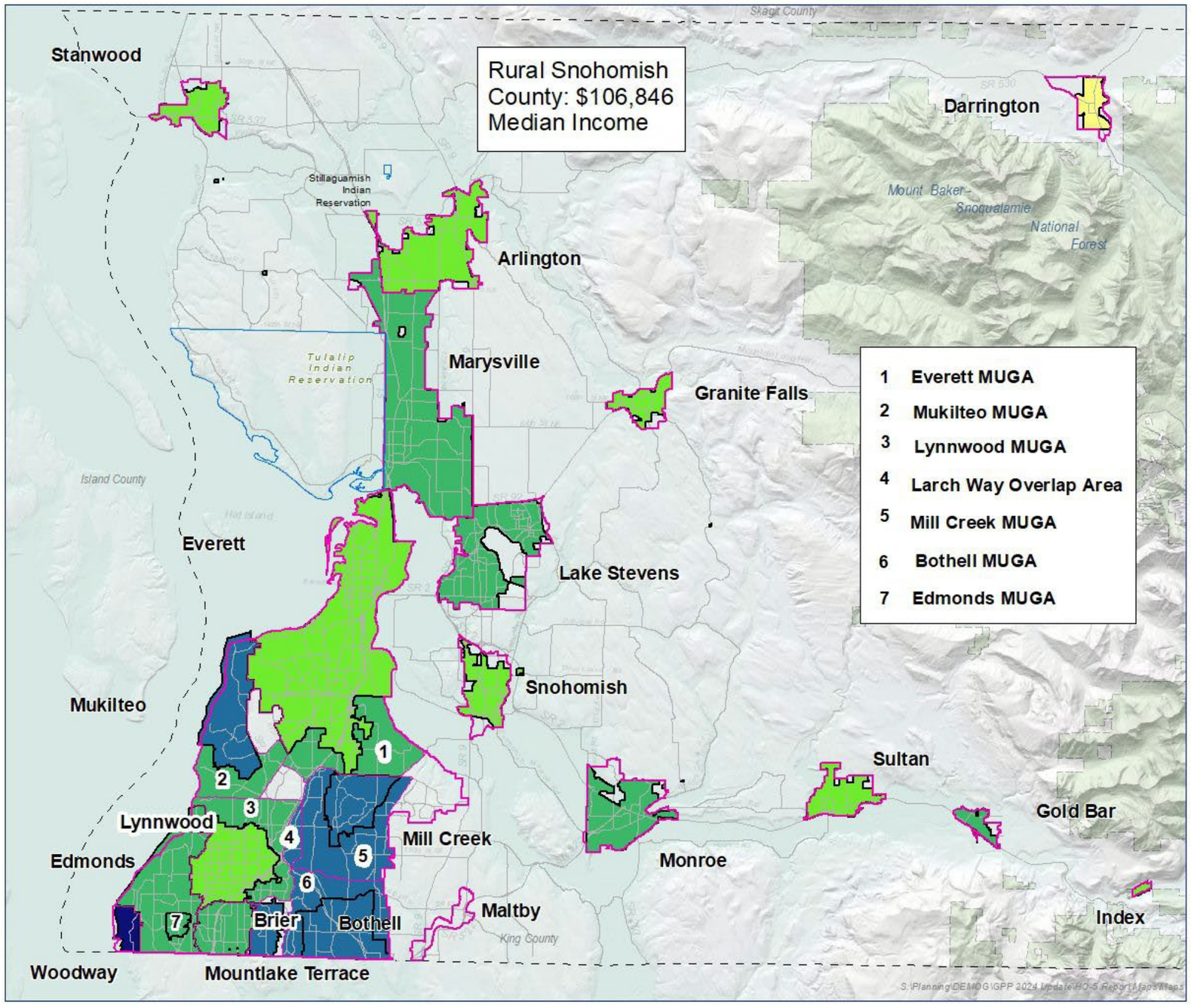
### Household Income

Based on the American Community Survey, 2016-2020 5-year estimates, the median household income (gross) for Snohomish County is $89,273. This is the county median income, as distinct from the Housing and Urban Development Area Family Median income which includes the Seattle Bellevue Metro Area (see Area Median Income discussion below).




*Source: ACS, 2020 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 the regional geographies within it. There is significant variation in median household income throughout the county. The Town of Darrington has the lowest median income of around $34,000 followed by the city of Lynnwood at around $63,000, while the Town of Woodway has the highest median at $196,000, and the City of Brier has the second highest at around $125,000. Thirteen of the thirty regional geographies in Snohomish County are below the County median income of $89,273. Countywide the estimated percentage of the population below the poverty level has decreased by 1.7% since 2010, with 7.2% of people under the poverty level in Snohomish County in 2020.




MAP 2-2

# Median Household Income

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## MEDIAN HOUSEHOLD INCOME BY JURISDICTION

**2020 Median Household Income**

- Less than $35,000
- $35,000-$78,000
- $78,000-$94,000
- $94,000-$125,000
- Greater than $125,000
- Reservation Boundary
- Urban Growth Area Boundary (UGA)
- Incorporated City Boundary
- MUGA Boundary
- Major Roadway
- Snohomish County Boundry

Data Source: ACS 2020 5 year estimate

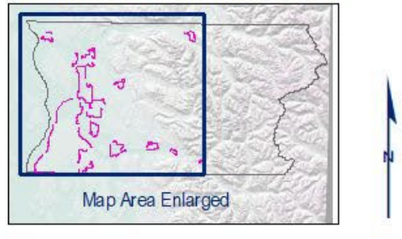
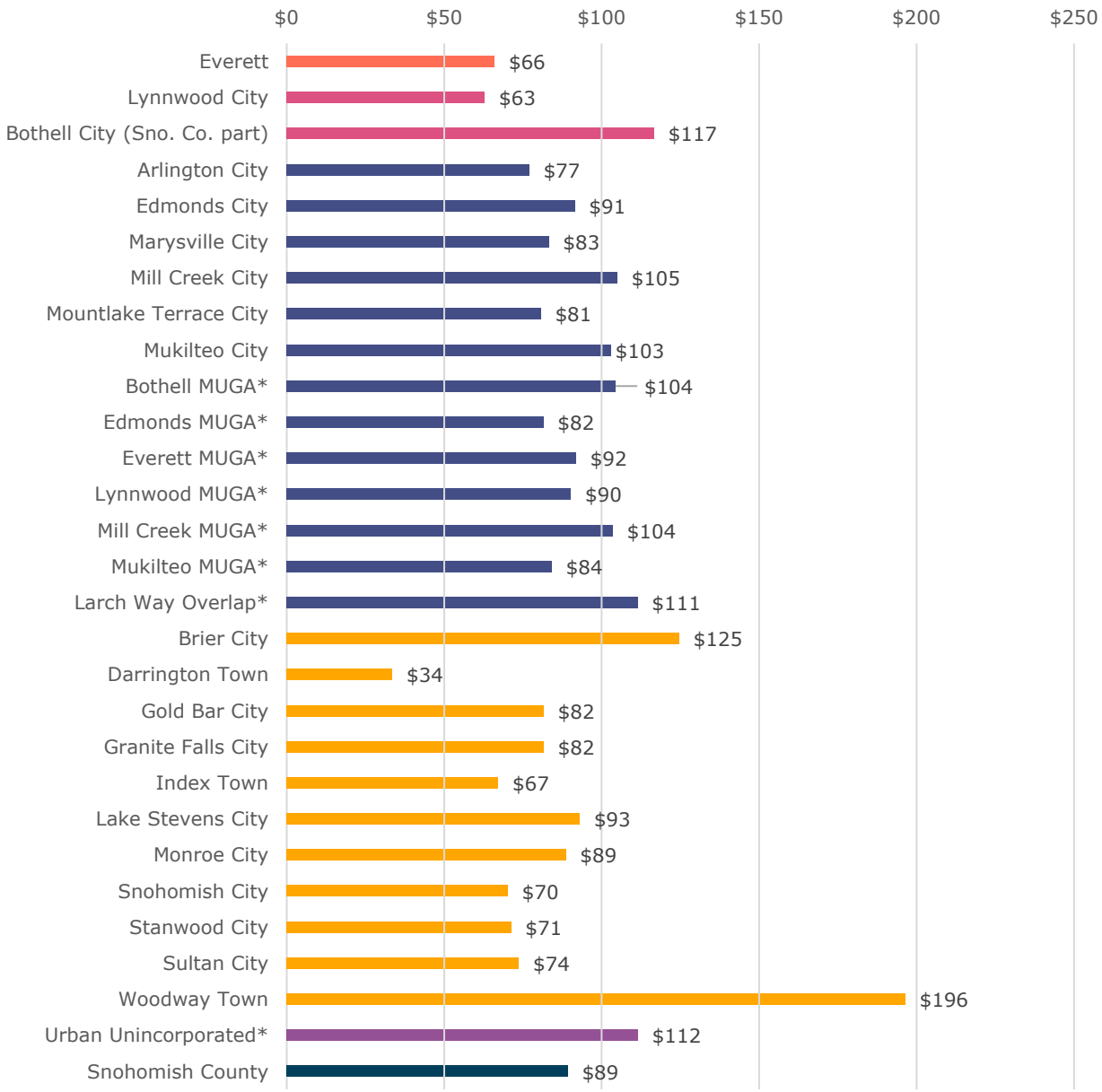


**CHART 2-9**
**Median Household Income (in thousands)**




*Source: ACS, 2020 5-year estimates*

* Data from unincorporated areas are interpolated from Block Group data

## Table 2-4 Median Household Income

| Jurisdiction | Total Households | Median Income |
|---|---|---|
| **Metro City** | | |
| Everett - Metro City | 43,293 | $66,023 |
| **Core Cities** | | |
| Lynnwood | 14,559 | $62,926 |
| Bothell (Sno. Co. part) | 6,645 | $116,657 |
| **HCT Communities** | | |
| Arlington City | 7,820 | $77,023 |
| Edmonds City | 17,845 | $91,499 |
| Marysville City | 25,428 | $83,239 |
| Mill Creek City | 8,410 | $104,951 |
| Mountlake Terrace City | 8,554 | $80,738 |
| Mukilteo City | 8,262 | $102,903 |
| Bothell MUGA | 9,779 | $104,474 |
| Edmonds MUGA | 1,348 | $81,560 |
| Everett MUGA | 18,651 | $91,887 |
| Lynnwood MUGA | 12,765 | $90,279 |
| Mill Creek MUGA | 17,377 | $103,586 |
| Mukilteo MUGA | 4,513 | $84,199 |
| Larch Way Overlap | 1,555 | $111,483 |
| **Cities and Towns** | | |
| Brier City | 2,434 | $124,651 |
| Darrington Town | 571 | $33,558 |
| Gold Bar City | 816 | $81,667 |
| Granite Falls City | 1,557 | $81,667 |
| Index Town | 79 | $67,188 |
| Lake Stevens City | 11,536 | $93,087 |
| Monroe City | 5,498 | $88,683 |
| Snohomish City | 4,221 | $70,234 |
| Stanwood City | 2,609 | $71,306 |
| Sultan City | 1,992 | $73,750 |
| Woodway Town | 413 | $196,442 |
| **Unincorporated County** | | |
| Urban Unincorporated Areas | | $111,534 |
| Overall Snohomish County | 298,815 | $89,273 |

*Source: ACS, 2020 5-year estimates*

FOOTNOTES: 1. Data from Unincorporated areas is interpolated from Block Group data

*Area Median Income and Projecting Housing Need*

In 2021 the Washington Legislature changed the way that communities are required to plan for housing with the passage of House Bill 1220. Housing elements must include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth including units for moderate, low, very low, and extremely low-income households. RCW 36.70A.030 provides definitions for households by income level relative to 'median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development." The Department of Housing and Urban Development (HUD) publishes this income standard, referred to as Area Median Family Income or Area Median Income (AMI). Snohomish County's 2020 HUD AMI is $113,300, this is significantly higher than the ACS 2020 county-level median of $89,000. Chapter 4 of this report, Forecasting Future Housing Need addresses future housing need estimates in more detail.

## Special Needs Populations

A number of people have special supportive housing requirements due to their age, ability, or unique social circumstances. Known as "special needs populations," this group requires special assistance or supportive care. This includes the elderly, the frail elderly, people who are developmentally disabled, chronically mentally ill, and physically disabled, as well as people who are experiencing homelessness, participating in substance abuse programs, living with AIDS, and victims of domestic violence. The needs of these groups are central to 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.

*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. 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 the "Washington State Plan on Aging 2018-2022." The American Community Survey 2016-2020 5-year estimates Snohomish County's population over 65 to be 109,410, or 13.4% of the total county population.

*People with Disabilities*

The 2016-2020 American Community Survey 5-year estimates that about 11.7% of the noninstitutionalized population in Snohomish County has a disability, and 7.1% of the county population have a disability and are under the age of 65. The census tracks six categories of disability: hearing, vision, cognitive (this category is also known as an intellectual disability), ambulatory, self-care, and independent living difficulty. The most common type of disability in Snohomish County is ambulatory difficulty (6.1% of the county population), followed by independent living difficulty (5.3%), then cognitive difficulty (4.9%), hearing difficulty (3.3%), self-care difficulty (2.4%) and vision difficulty (2.0%).

The Snohomish County Department of Human Services maintains data on developmental disabilities; a broad category for a group of conditions due to an impairment in physical, learning, language, or behavior areas, which begin during the developmental period, may impact day-to-day functioning and usually last throughout a person's lifetime. According to the Snohomish County 2022 Developmental Disabilities Community Plan, there are an estimated 10,054 Snohomish County residents with a developmental disability.

*People Experiencing Homelessness*

The 2022 Homeless Point-in-Time Count for Snohomish County inventories approximately 1,184 people in 953 households without a permanent place to live. Each county in the state of Washington is required to develop a ten-year plan to end homelessness. Snohomish County's most recent plan is the 2019 Homeless Prevention and Response System Strategic Plan.

Additionally, recent changes to state housing law now require that counties and cities must include an inventory and analysis of existing and projected housing needs that includes emergency housing, emergency shelters. and permanent supportive housing. Chapter 4 of this report, Forecasting Future Housing Need addresses future special housing need estimates in more detail.

*Youth and adults with behavior needs*

Subgroups of the special needs population include youth and adults who have behavior needs such as mental health and alcohol/drug treatment. A resource for these subgroups is the Washington State Department of Social and Health Services Client Data Reports. As of the publication of this report, the most recent available data is from the fiscal year 2017.

## Cost Burdened

Housing affordability in general is a measure of a housing unit's cost relative to a household's income. A household (either a rental household or an owner household with a mortgage) is considered to be cost burdened when they spend 30 percent or more of their gross income on housing costs. Severe housing cost burden occurs when a household must pay more than 50 percent of gross monthly 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.

Countywide Planning Policy HO-2 requires the inclusion of policies to address the availability of affordable housing consistent with the Puget Sound Regional Council's Vision 2050 document

Countywide Housing Policy HO-2

County and city comprehensive plans shall include policies to meet affordable housing goals consistent with Vision 2050…

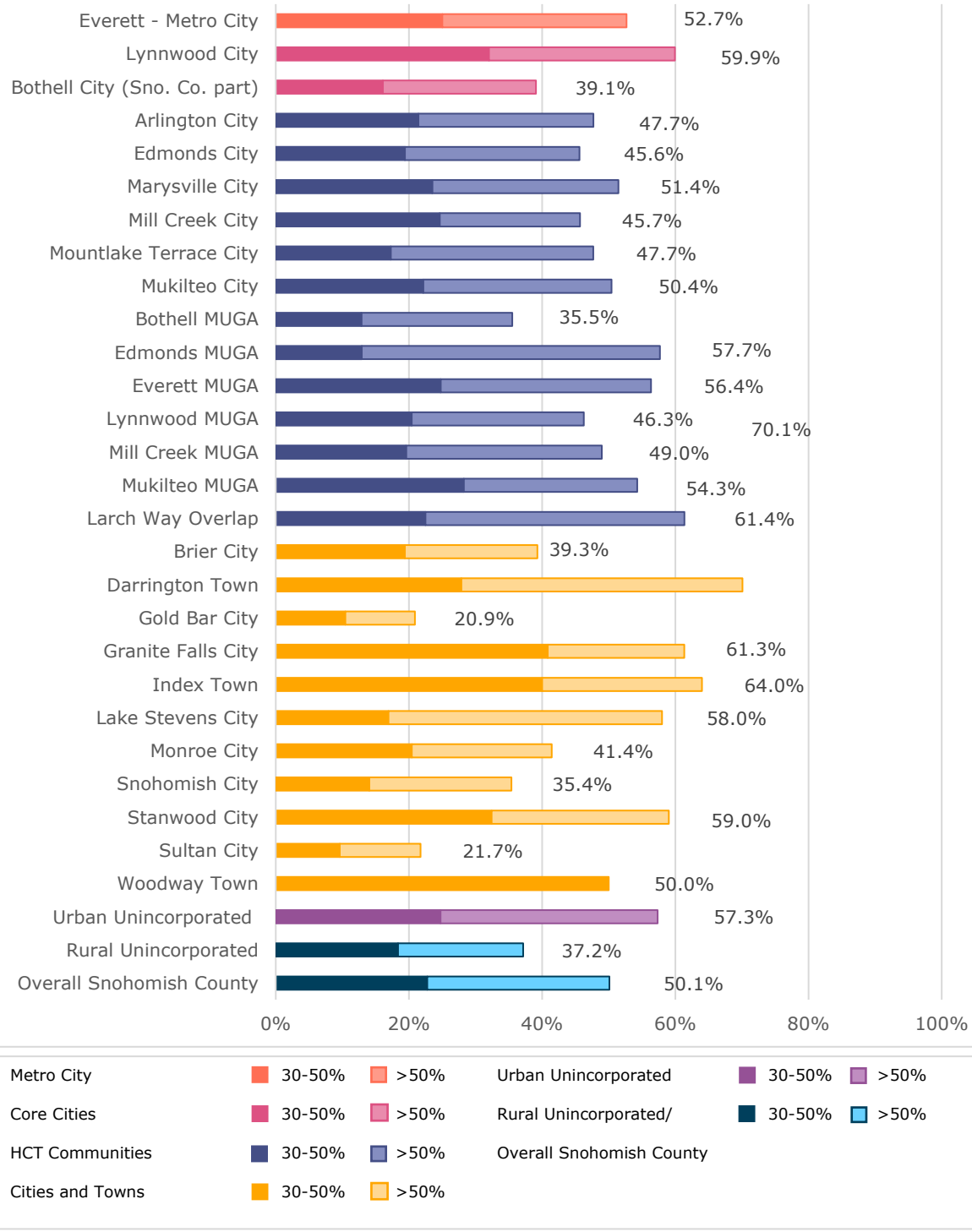
In Snohomish County, 50.1% of renter households and 29.1% of households with a mortgage are cost burdened. Table 2-9 and Chart 2-10 provide information on cost-burdened and extremely cost-burdened households.

There are over 91,000 occupied rental units in Snohomish County. According to the 2016-2020 American Community Survey, an estimated 45,000 or 50.1% are households that are paying 30 percent or more of their income in rent and of those around 20,000 are paying 50 percent or more of their income in rent.

Countywide, there are over 150,000 units occupied by households with a mortgage. Of these, around 47,000 or 29.1% are households that are paying 30 percent or more of their income for housing, and of those 14,000 are paying 50% or more of their income towards housing.

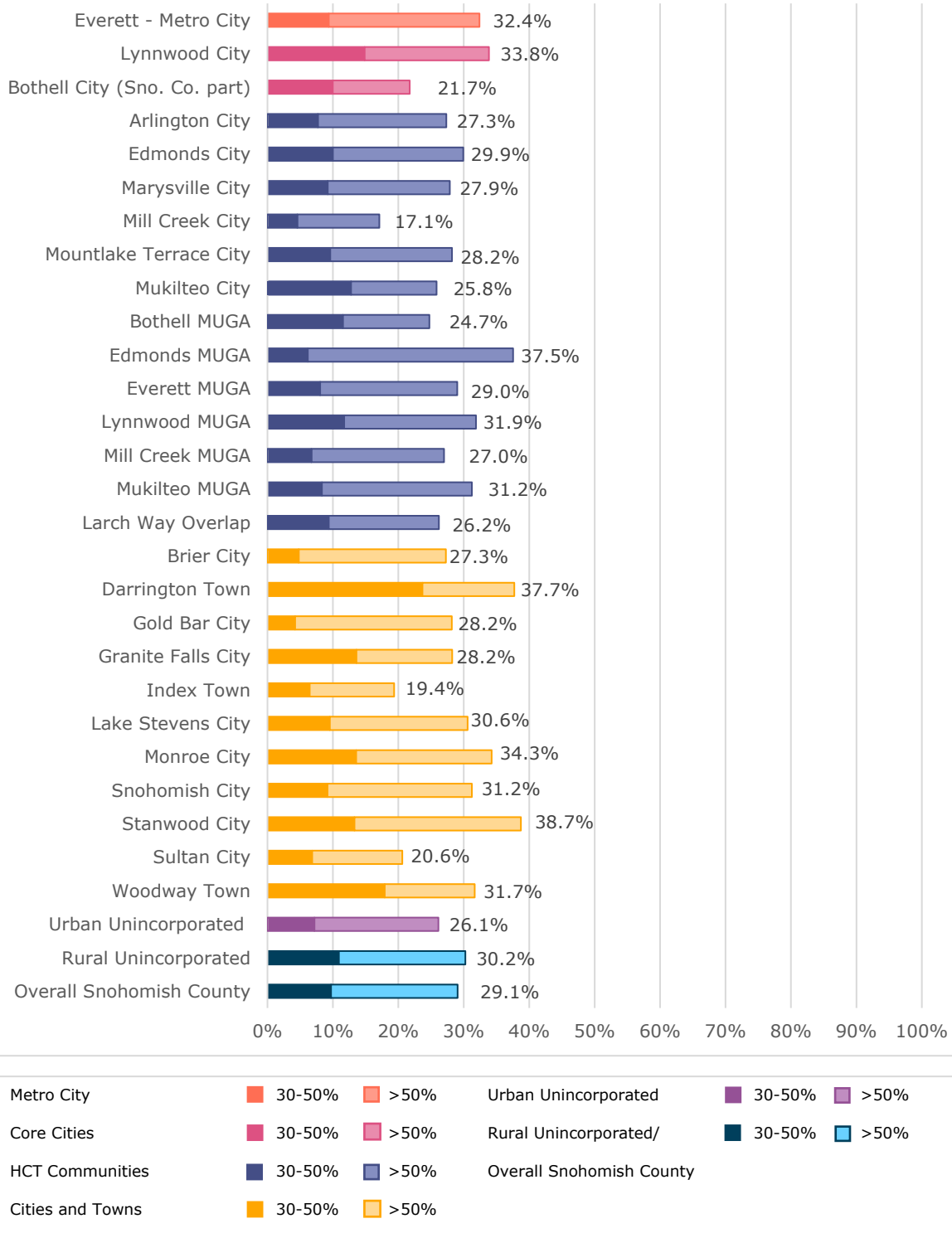
There are significant variations in cost burden throughout the county. Renter cost burden ranges from 20.9% in Gold Bar to 70.1% in Darrington while owner cost-burden ranges from 17.1% in Mill Creek to 38.7% in Stanwood. In general rental households are experiencing higher levels of cost-burden in each jurisdiction. The only exception to this is Gold Bar where 20.9% of renter households and 28.2% of households with a mortgage are cost-burdened.

**CHART 2-10**
**Cost-burdened Renter Households**




*Source: ACS, 2020 5-year estimates*

**CHART 2-11**
**Cost-burdened Owner Household**




*Source: ACS, 2020 5-year estimates*

## Table 2-5 Cost Burdened Households

| Jurisdiction | Occupied Rental Units | Cost-burdened rentals | % | Extremely Cost-Burdened Rentals | % | Units with mortgage | Cost-burdened owners | % | Extremely Cost-Burdened owners | % |
|---|---|---|---|---|---|---|---|---|---|---|
| Everett – Metro City | 21,926 | 11,549 | 52.7% | 5,484 | 25.0% | 14,909 | 4,830 | 32.4% | 1,396 | 9.4% |
| **Core Cities** | | | | | | | | | | |
| Lynnwood City | 6,610 | 3,962 | 59.9% | 2,116 | 32.0% | 5,212 | 1,764 | 33.8% | 774 | 14.9% |
| Bothell City (Sno. Co. part) | 2,393 | 935 | 39.1% | 385 | 16.1% | 3,317 | 721 | 21.7% | 331 | 10.0% |
| **HCT Communities** | | | | | | | | | | |
| Arlington City | 2,545 | 1,214 | 47.7% | 545 | 21.4% | 3,754 | 1,026 | 27.3% | 289 | 7.7% |
| Edmonds City | 4,858 | 2,216 | 45.6% | 942 | 19.4% | 7,984 | 2,389 | 29.9% | 798 | 10.0% |
| Marysville City | 7,252 | 3,731 | 51.4% | 1,704 | 23.5% | 13,910 | 3,876 | 27.9% | 1,281 | 9.2% |
| Mill Creek City | 3,624 | 1,656 | 45.7% | 892 | 24.6% | 3,381 | 578 | 17.1% | 154 | 4.6% |
| Mountlake Terrace City | 3,907 | 1,863 | 47.7% | 674 | 17.3% | 3,440 | 970 | 28.2% | 330 | 9.6% |
| Mukilteo City | 2,562 | 1,292 | 50.4% | 567 | 22.1% | 4,048 | 1,046 | 25.8% | 517 | 12.8% |
| Bothell MUGA | 2,715 | 964 | 35.5% | 349 | 12.9% | 5525 | 1367 | 24.7% | 636 | 11.5% |
| Edmonds MUGA | 364 | 210 | 57.7% | 47 | 12.9% | 714 | 268 | 37.5% | 44 | 6.2% |
| Everett MUGA | 6,729 | 3,792 | 56.4% | 1,665 | 24.7% | 8482 | 2460 | 29.0% | 683 | 8.1% |
| Lynnwood MUGA | 6,032 | 2,790 | 46.3% | 1,231 | 20.4% | 4940 | 1574 | 31.9% | 579 | 11.7% |
| Mill Creek MUGA | 3,450 | 1,689 | 49.0% | 675 | 19.6% | 11316 | 3053 | 27.0% | 760 | 6.7% |
| Mukilteo MUGA | 1,236 | 671 | 54.3% | 349 | 28.2% | 2321 | 725 | 31.2% | 193 | 8.3% |
| Larch Way Overlap | 396 | 243 | 61.4% | 89 | 22.5% | 878 | 230 | 26.2% | 82 | 9.3% |
| **Cities and Towns** | | | | | | | | | | |
| Brier City | 196 | 77 | 39.3% | 38 | 19.4% | 1,489 | 406 | 27.3% | 71 | 4.8% |
| Darrington Town | 244 | 171 | 70.1% | 68 | 27.9% | 228 | 86 | 37.7% | 54 | 23.7% |
| Gold Bar City | 134 | 28 | 20.9% | 14 | 10.4% | 497 | 140 | 28.2% | 21 | 4.2% |
| Granite Falls City | 595 | 365 | 61.3% | 243 | 40.8% | 868 | 245 | 28.2% | 118 | 13.6% |
| Index Town | 25 | 16 | 64.0% | 10 | 40.0% | 31 | 6 | 19.4% | 2 | 6.5% |

| Jurisdiction | Occupied Rental Units | Cost-burdened rentals | % | Extremely Cost-Burdened Rentals | % | Units with mortgage | Cost-burdened owners | % | Extremely Cost-Burdened owners | % |
|---|---|---|---|---|---|---|---|---|---|---|
| Lake Stevens City | 2,724 | 1,580 | 58.0% | 461 | 16.9% | 7,239 | 2,214 | 30.6% | 690 | 9.5% |
| Monroe City | 1,694 | 702 | 41.4% | 346 | 20.4% | 3,173 | 1,087 | 34.3% | 430 | 13.6% |
| Snohomish City | 1,930 | 683 | 35.4% | 271 | 14.0% | 1,668 | 521 | 31.2% | 153 | 9.2% |
| Stanwood City | 759 | 448 | 59.0% | 246 | 32.4% | 1,384 | 536 | 38.7% | 184 | 13.3% |
| Sultan City | 437 | 95 | 21.7% | 42 | 9.6% | 995 | 205 | 20.6% | 68 | 6.8% |
| Woodway Town | 4 | 2 | 50.0% | 2 | 50.0% | 240 | 76 | 31.7% | 43 | 17.9% |
| **Unincorporated County** | | | | | | | | | | |
| Urban Unincorporated | 1,941 | 1,113 | 57.3% | 480 | 24.7% | 6,780 | 1,771 | 26.1% | 486 | 7.2% |
| Rural Unincorporated | 4,646 | 1,726 | 37.2% | 853 | 18.4% | 31,538 | 9,537 | 30.2% | 3,441 | 10.9% |
| **Overall Snohomish County** | **91,384** | **45,783** | **50.1%** | **20,788** | **22.7%** | **150,432** | **43,707** | **29.1%** | 14,610 | **9.7%** |

*Source: ACS, 2020 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 residents.

A primary goal of this chapter is to make sure that Snohomish County jurisdictions have the information to address and ensure the 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.

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

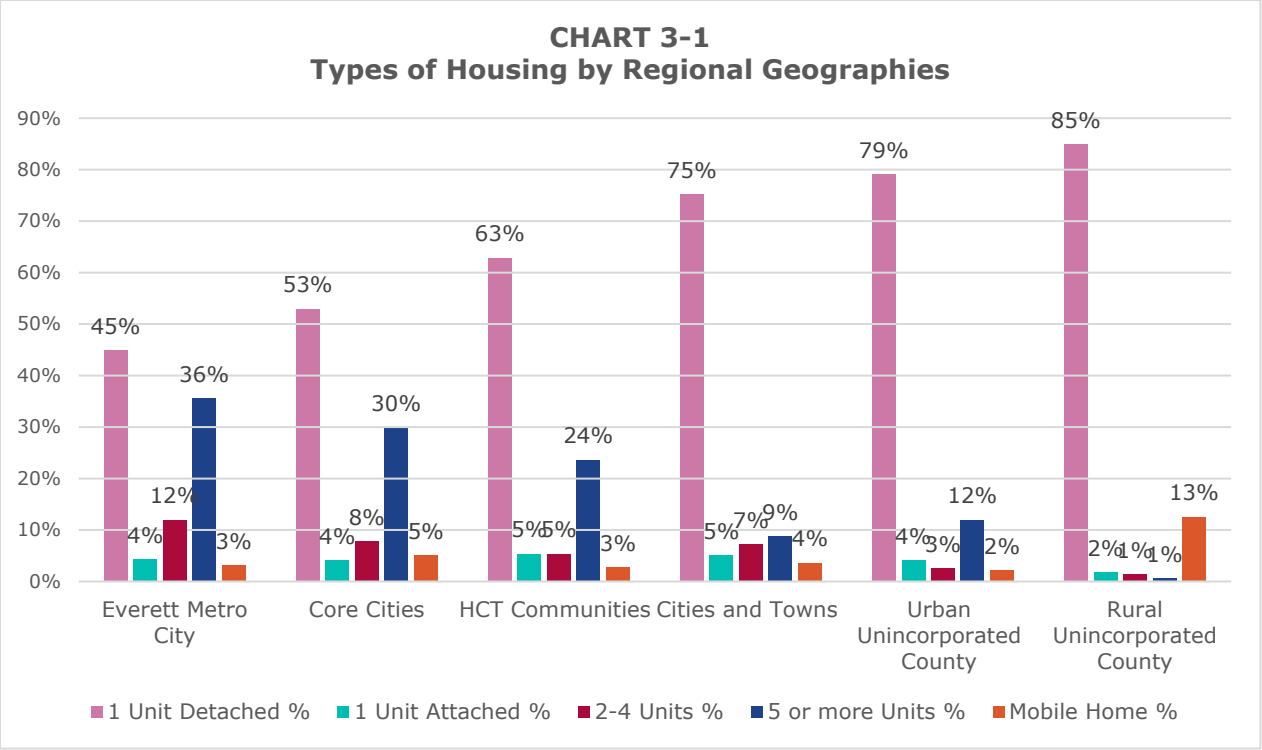
The federal government provides homeowners with assistance subsidies to make housing more affordable. Financial assistance may include for example tax reductions and housing subsidy programs for lower-income households.

## Types of Housing Development

Chart 3-1 shows the type of Housing by regional geography. A large percentage of the existing housing stock in Snohomish County consists of 1 unit detached units (single-family housing). There is a correlation between regional geographies and the percentage of housing type. The 1 unit detached units are a larger percentage of housing stock in areas of lower-density residential and rural geographies. Housing that is 5 or more units is a larger percentage in more urbanized and populous areas.

In the Rural Unincorporated County, 1 unit detached housing contributes 85% of the housing stock. Housing that is 5 or more-unit housing contributes to 1% of the housing stock. In Everett Metro City, 1 unit detached housing contributes 45% of the housing stock and housing that is 5 or more units contributes to 36% of the housing stock.

Mobile home units contribute between 2-5% of housing stock in the County. However, in the Rural Unincorporated County, Mobile home units contribute to 13% of the housing stock.



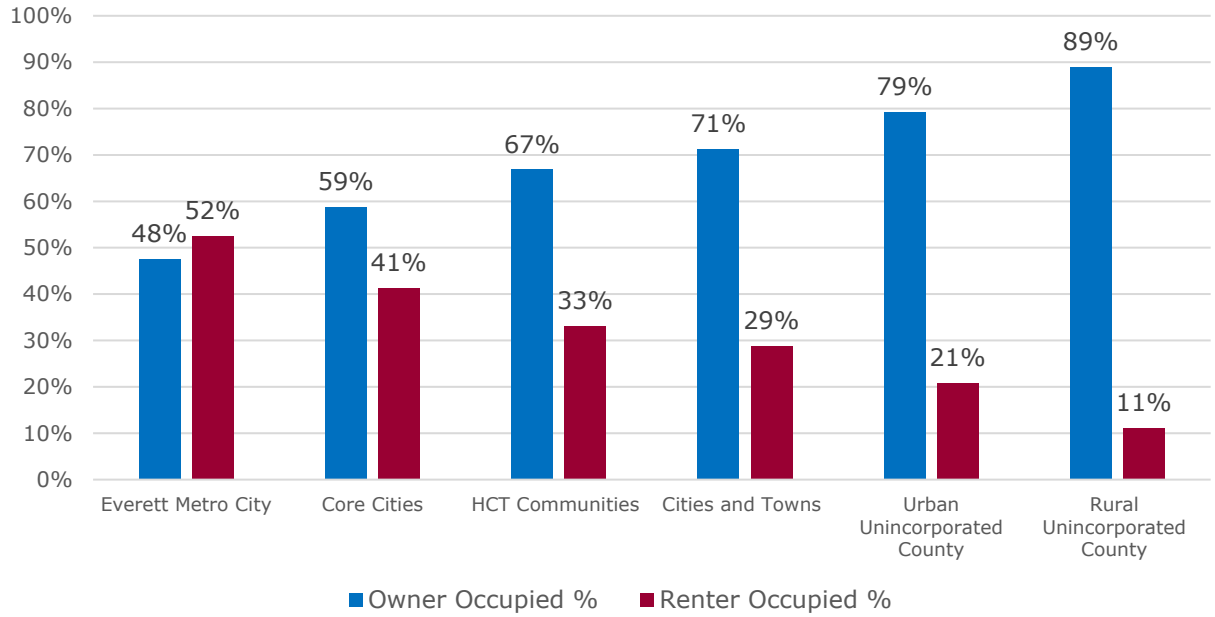

*Source: ACS, 2020 5 year estimates*

## Housing Tenure- Owner and Renter Occupied Housing

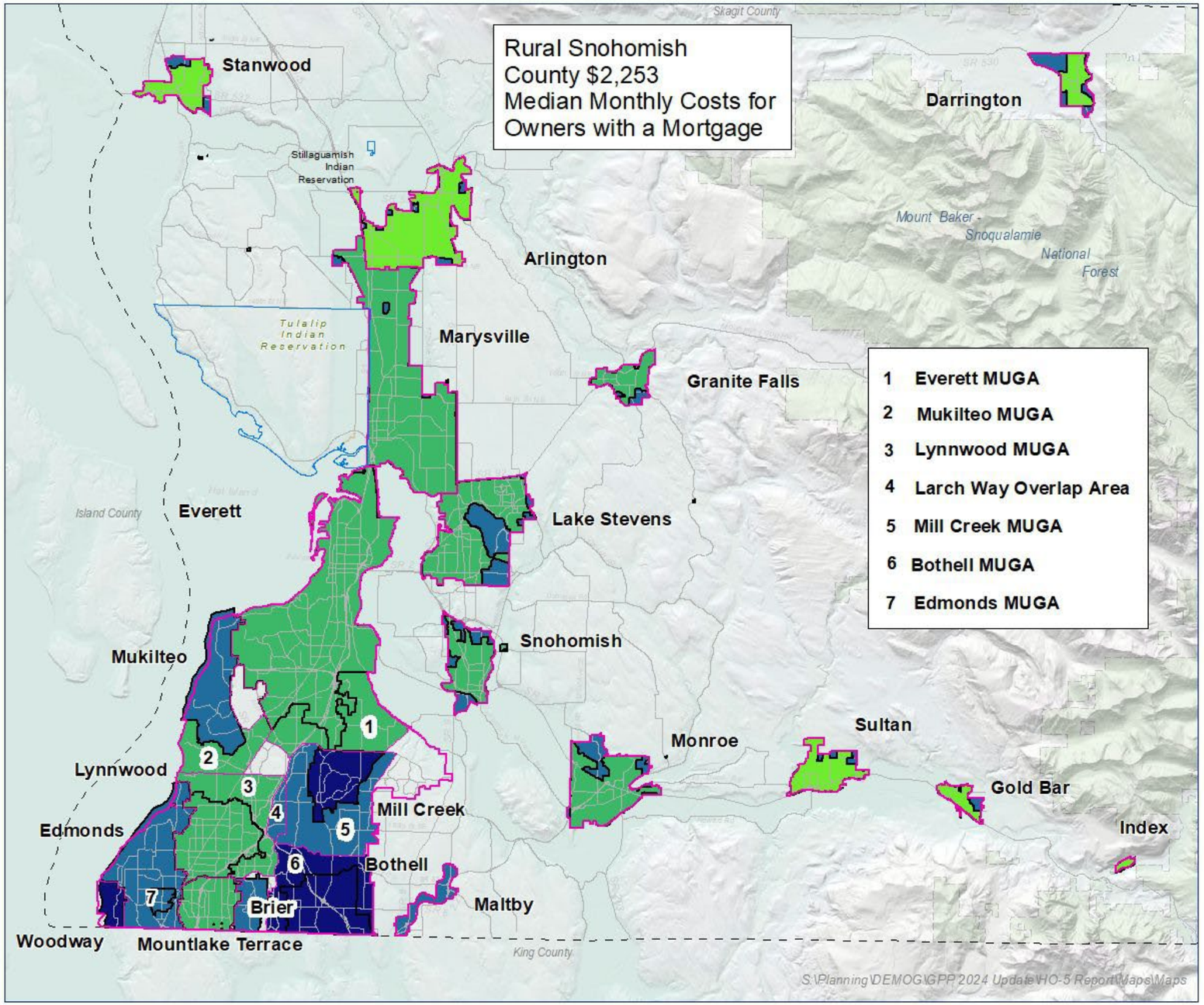
Chart 3-2 shows housing tenure-occupied housing by regional geography. There is a correlation between housing tenure and regional geographies. There is a higher percentage of renters in more urbanized and populated geographies.

Homeownership is a higher percentage in more low-density and rural geographies. The Everett Metro City has the highest percentage of Renter Occupied Units at 52%, and the lowest percentage of Homeowner Occupied Units at 48%. The Rural Unincorporated County has the lowest percentage of Renter Occupied Units at 11%, and the highest percentage of Homeowner Occupied Units at 11%. Map 3-1 graphically shows the median monthly costs for owners with a mortgage by jurisdiction. Map 3-2 graphically shows the median gross rent by jurisdiction.

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




*Source: ACS, 2020 5 year estimates*




MAP 3-1

# Median Owner Monthly Costs By Jursidiction

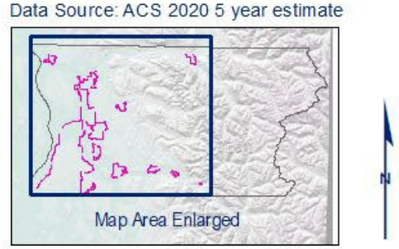
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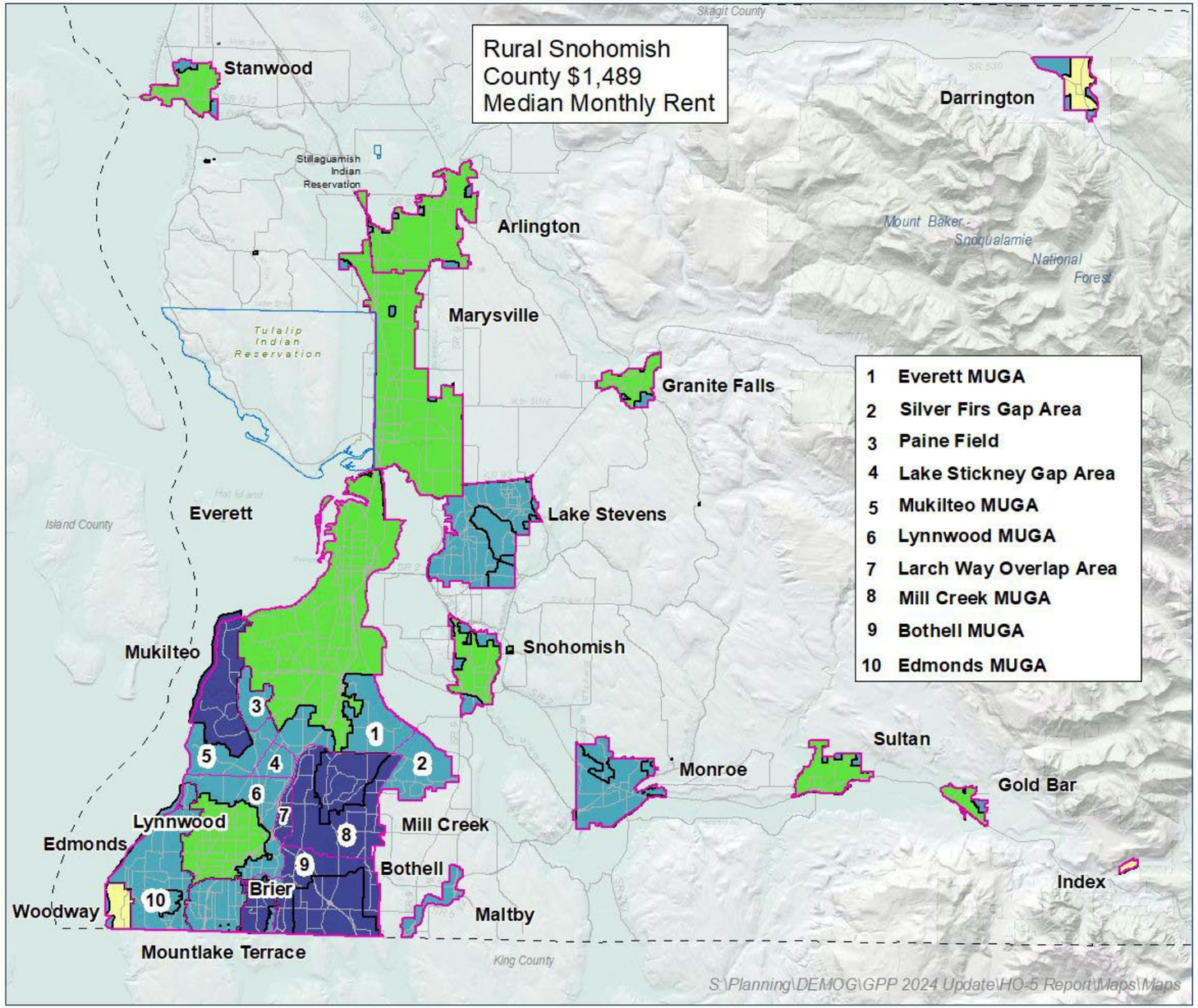
## Median Monthly Costs for Owners with a Mortgage

### Median Monthly Costs

- No Data
- Less than $1,900
- $1,900-$2,200
- $2,200-$2,500
- More than $2,500
- Reservation Boundary
- MUGA Boundary
- Urban Growth Area Boundary
- Incorporated City Boundary
- Snohomish County Boundry
- Major Roadway

Data Source: ACS 2020 5 year estimate





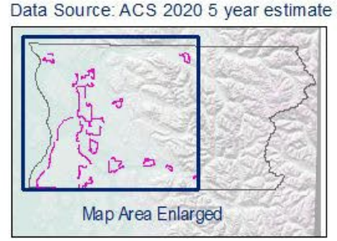

# MAP 3-2
# Median Gross Rent by Jurisdiction

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Gross Rent (Dollars)
by Jurisdiction
**Median data to use**

- Less than $825
- $825 to $1,445
- $1,445 to $ 1,773
- Greater than $1,773
- Major Roadway
- Reservation Boundary
- MUGA Boundary
- Urban Growth Area Boundary
- Incorporated City Boundary
- Snohomish County Boundry

Data Source: ACS 2020 5 year estimate



## 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 2020 5-year American Community Survey (ACS) data. Calculations for affordable rent and mortgages are made using the Median Family Income Calculation for the **Seattle-Bellevue, WA HUD Metro FMR Area,** of which Snohomish County is a part.

The United States Department of Housing and Urban Development (HUD) determines the Median Family Income (MFI) estimates from the 2013-2017 5-year ACS that was prepared by the U.S. Census Bureau and used by HUD as the basis for calculating HUD's FY2020 MFIs. The median family income for the Seattle-Bellevue, WA HUD Metro FMR Area is estimated at $133,277. In following HUD policy, the median family income estimate rounded to the nearest $100 is **$113,300.**

The median family income generated from HUD is a different calculation than was used for the 2014 *Housing Characteristics and Needs in Snohomish County Report*. In that report, the calculations for affordable rent and mortgages were based on Snohomish County's Area Median Income (AMI). The Snohomish County AMI (2011) was $67,777. As different median family income calculations were used, Tables 3-1 and 3-2 from2014 and 2023 should not be compared directly.

Using the median family income from HUD is standard practice in the Puget Sound Region. In the region, people may be employed in one County, and reside in another. For example, people may be employed in King County and choose to live in Snohomish County as the housing costs are more affordable.

House Bill 1220 Supporting emergency shelters and housing through local planning and development regulations was approved in May 2021. This bill changed the GMA housing goal from encouraging the availability of housing affordable to all economic segments to now plan for and accommodate housing for all economic segments. Affordable rents and housing have been calculated for income levels ranging from Up to 30 percent AMI to Up to 120 percent AMI.

Table 3-1 Estimated Housing Supply of Units is data from the Department of Commerce. The data is based on the countywide estimated housing supply in 2020. This is broken down into permanent housing needs by income level as a percent of area median income. The 0-30% income group is separated into permanent supportive housing (PSH) and non-PSH housing.

**Table 3-1 Estimated Housing Supply of Units (2020)**

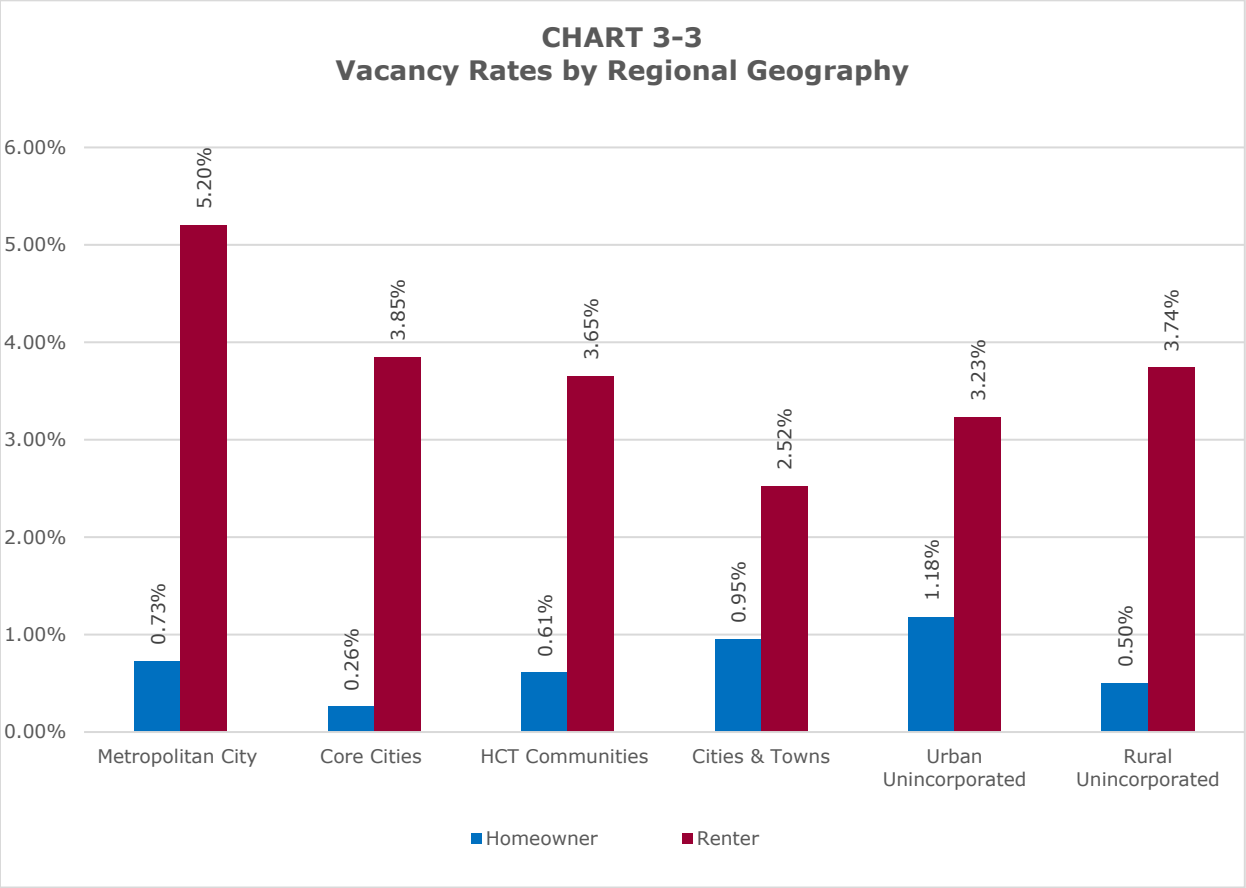
| Jurisdiction | Total | Less than 30% | | | | >30-50% | | >50-80% | | >80-100% | | >100-120% | | >120% | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Non-PSH | | PSH | | | | | | | | | | | |
| **Metro City** | | | | | | | | | | | | | | | |
| Everett - Metro City | 47,193 | 2,016 | 4.3% | 994 | 2.1% | 11,689 | 24.8% | 15,168 | 32.1% | 8,053 | 17.1% | 4,616 | 9.8% | 4,656 | 9.9% |
| **Core Cities** | | | | | | | | | | | | | | | |
| Bothell City (Sno Co part) | 7,456 | 71 | 1.0% | 0 | 0.0% | 601 | 8.1% | 791 | 10.6% | 2,017 | 27.1% | 1,214 | 16.3% | 2,761 | 37.0% |
| Lynnwood City | 16,212 | 1,010 | 6.2% | 0 | 0.0% | 3,057 | 18.9% | 4,146 | 25.6% | 2,723 | 16.8% | 1,723 | 10.6% | 3,553 | 21.9% |
| **Core Cities** | **23,668** | **1081** | **4.6%** | **0** | **0.0%** | **3,658** | **15.5%** | **4,937** | **20.9%** | **4,740** | **20.0%** | **2,937** | **12.4%** | **6,314** | **26.7%** |
| **HCT Communities** | | | | | | | | | | | | | | | |
| Arlington City | 7,751 | 404 | 5.2% | 40 | 0.5% | 1,246 | 16.1% | 2,241 | 28.9% | 1,854 | 23.9% | 864 | 11.1% | 1,101 | 14.2% |
| Edmonds City | 19,305 | 334 | 1.7% | 0 | 0.0% | 1,477 | 7.7% | 3,403 | 17.6% | 2,498 | 12.9% | 3,779 | 19.6% | 7,815 | 40.5% |
| Marysville City | 25,723 | 653 | 2.5% | 73 | 0.3% | 4,313 | 16.8% | 7,958 | 30.9% | 6,289 | 24.4% | 2,830 | 11.0% | 3,607 | 14.0% |
| Mill Creek City | 9,068 | 83 | 0.9% | 0 | 0.0% | 342 | 3.8% | 1,185 | 13.1% | 2,366 | 26.1% | 1,649 | 18.2% | 3,444 | 38.0% |
| Mountlake Terrace City | 9,202 | 395 | 4.3% | 0 | 0.0% | 1,058 | 11.5% | 2,312 | 25.1% | 2,213 | 24.0% | 1,029 | 11.2% | 2,195 | 23.9% |
| Mukilteo City | 8,711 | 108 | 1.2% | 0 | 0.0% | 473 | 5.4% | 1,018 | 11.7% | 1,620 | 18.6% | 1,928 | 22.1% | 3,563 | 40.9% |
| **HCT Communities** | **79,760** | **1977** | **2.5%** | **113** | **0.1%** | **8,909** | **11.2%** | **18,117** | **22.7%** | **16,840** | **21.1%** | **12,079** | **15.1%** | **21,725** | **27.2%** |
| **Cities and Towns** | | | | | | | | | | | | | | | |
| Brier | 2,413 | 10 | 0.4% | 0 | 0.0% | 50 | 2.1% | 125 | 5.2% | 354 | 14.7% | 617 | 25.6% | 1,257 | 52.1% |
| Darrington | 648 | 84 | 13.0% | 0 | 0.0% | 360 | 55.6% | 126 | 19.4% | 48 | 7.4% | 13 | 2.0% | 17 | 2.6% |
| Gold Bar | 892 | 34 | 3.8% | 0 | 0.0% | 359 | 40.2% | 275 | 30.8% | 133 | 14.9% | 37 | 4.1% | 54 | 6.1% |
| Granite Falls | 1,594 | 70 | 4.4% | 0 | 0.0% | 578 | 36.3% | 537 | 33.7% | 298 | 18.7% | 48 | 3.0% | 63 | 4.0% |
| Index | 100 | 13 | 13.0% | 0 | 0.0% | 37 | 37.0% | 10 | 10.0% | 14 | 14.0% | 11 | 11.0% | 15 | 15.0% |
| Lake Stevens | 12,367 | 405 | 3.3% | 0 | 0.0% | 1,419 | 11.5% | 2,410 | 19.5% | 3,630 | 29.4% | 1,895 | 15.3% | 2,607 | 21.1% |
| Monroe | 6,228 | 194 | 3.1% | 57 | 0.9% | 866 | 13.9% | 1,749 | 28.1% | 1,593 | 25.6% | 745 | 12.0% | 1,024 | 16.4% |

| Jurisdiction | Total | Less than 30% | | | | >30-50% | | >50-80% | | >80-100% | | >100-120% | | >120% | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Non-PSH | | PSH | | | | | | | | | | | |
| Snohomish | 4,347 | 540 | 12.4% | 4 | 0.1% | 864 | 19.9% | 954 | 21.9% | 766 | 17.6% | 509 | 11.7% | 710 | 16.3% |
| Stanwood | 2,979 | 302 | 10.1% | 17 | 0.6% | 313 | 10.5% | 704 | 23.6% | 708 | 23.8% | 405 | 13.6% | 529 | 17.8% |
| Sultan | 1,883 | 74 | 3.9% | 18 | 1.0% | 424 | 22.5% | 754 | 40.0% | 372 | 19.8% | 99 | 5.3% | 142 | 7.5% |
| Woodway | 476 | 0 | 0.0% | 0 | 0.0% | 16 | 3.4% | 11 | 2.3% | 3 | 0.6% | 146 | 30.7% | 295 | 62.0% |
| **Cities and Towns** | **33,927** | **1731** | **5.1%** | **96** | **0.3%** | **5,286** | **15.6%** | **7,655** | **22.6%** | **7,919** | **23.3%** | **4,525** | **13.3%** | **6,713** | **19.8%** |
| **Unincorporated Snohomish County** | | | | | | | | | | | | | | | |
| **Unincorporated Snohomish County** | **132,800** | **2445** | **1.8%** | **546** | **0.4%** | **13,441** | **10.1%** | **21,301** | **16.0%** | **25,009** | **18.8%** | **25,630** | **19.3%** | **44,427** | **33.5%** |
| | | | | | | | | | | | | | | | |
| **Total County** | **317,348** | **9250** | **2.9%** | **1,749** | **0.6%** | **42,983** | **13.5%** | **67,178** | **21.2%** | **62,561** | **19.7%** | **49,787** | **15.7%** | **83,835** | **26.4%** |

Source: Department of Commerce, Countywide Housing Unit Growth

## Vacancy Rates

Chart 3-3 shows the vacancy rate by regional geography by renters and homeowners. Vacancy rates for homeowners and renters have decreased in Snohomish County and are below optimal rates. For renters, the highest vacancy rate is 5.20% in metropolitan cities, and the lowest rate is 2.52% in cities and towns. For homeowners, the highest vacancy rate is 1.18% in unincorporated areas, and the lowest vacancy rate is 0.26% in core cities.




*Source: ACS, 2020 5 year estimates*

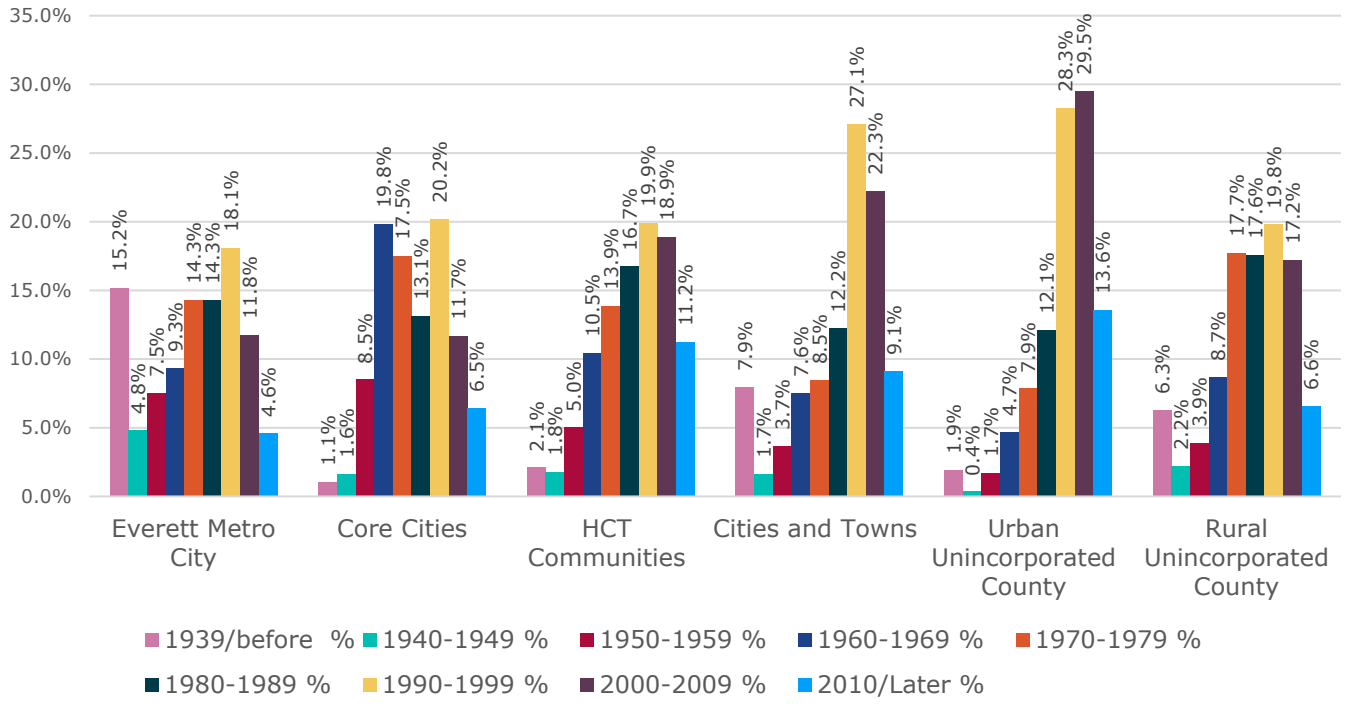
## Age of Residence

Chart 3-4 shows the age of residence-year of residence constructed. The age of residence varies by regional geography in Snohomish County. The highest percentage of residences constructed before 1939 is in Everett Metro City at 15.2%.

In the last three decades, the Urban Unincorporated County accounts for the highest percentages of new construction. Of the housing in the Urban Unincorporated County, 28.3% was constructed in the period 1990-1999, 29.5% was constructed from 2000-2009, and 13.6% was constructed from 2010-2019.

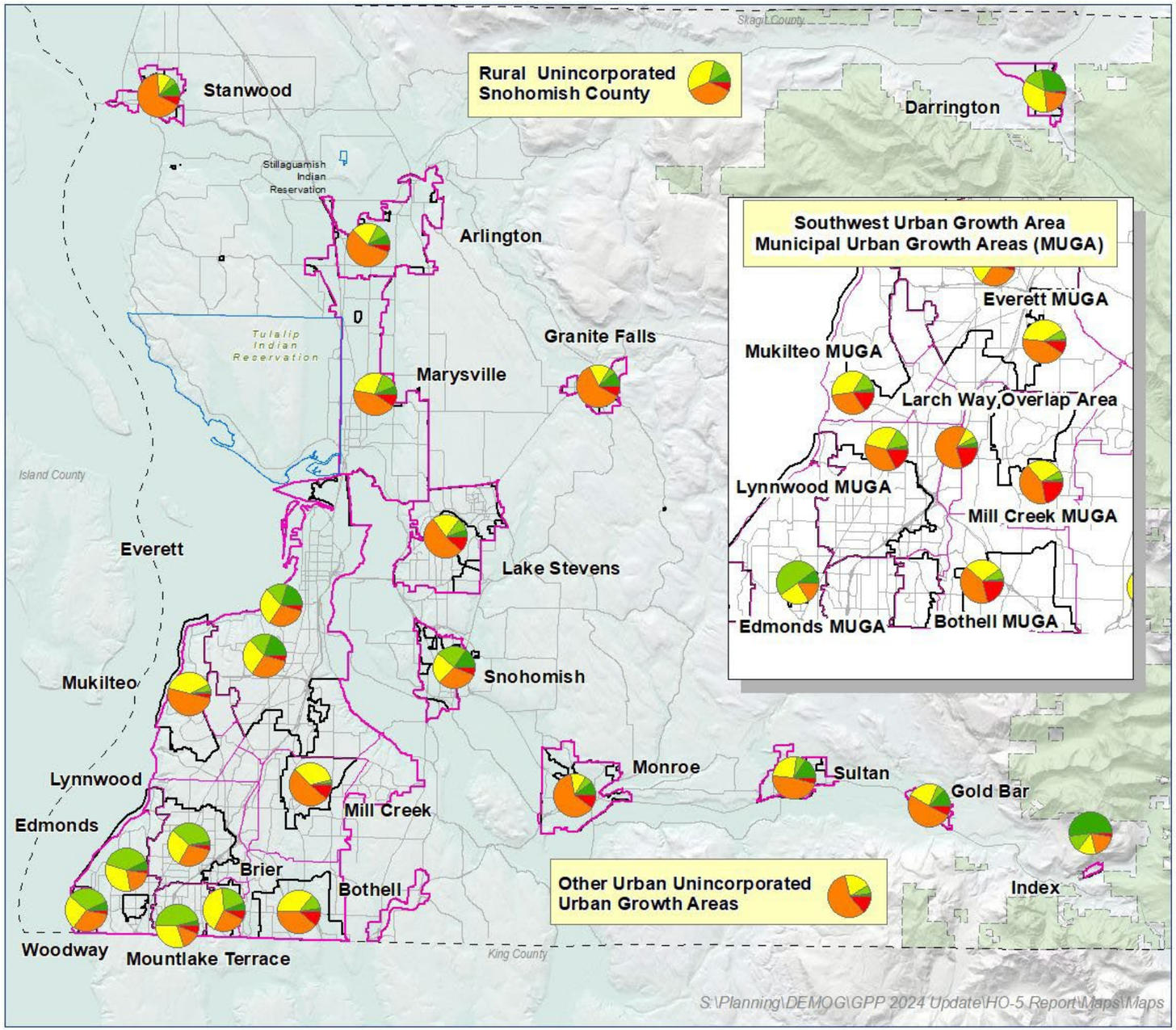
Across regional geographies, less housing was constructed in the 2010-2019 timeframe. The highest percentage of residences constructed in 2010-2019 is in the Urban Unincorporated County at 13.6%. The lowest percentage of residences constructed in 2010-2019 is in Everett Metro City at 4.6%. Map 3-3 graphically shows the range when dwellings were constructed for each jurisdiction.

**CHART 3-4**
**Age of Residence- Year of Residence Constructed**




*Source: ACS, 2020 5 year estimates*

# MAP 3-3
# Age of Dwelling Unit Percentage by Jurisdiction

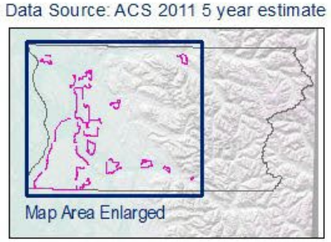



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Year Built-
Percentage of Dwelling Units Built by Jurisdiction

- Built 1949 or Earlier
- Built 1950 to 1969
- Built 1970 to 1989
- Built 1990 to 2009
- Built 2010 or Later
- Major Roadway
- Reservation Boundary
- Urban Growth Area Boundary (UGA)
- MUGA Boundary
- Incorporated City Boundary
- Snohomish County Boundry

Data Source: ACS 2011 5 year estimate



## Assisted Living/Housing

Table 3-3 shows the 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. 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 Assisted Living Units/Vouchers/Other Support**

| Jurisdiction | Seniors | | | Families/Individuals | | | Families/Individuals | | | % of County |
|---|---|---|---|---|---|---|---|---|---|---|
| | Fixed | Vouchers | Totals | Fixed | Vouchers | Totals | Fixed | Vouchers | Totals | |
| **Metro City** | | | | | | | | | | |
| Everett - Metro City | 973 | 299 | 1,272 | 5,837 | 1,195 | 7,032 | 6,810 | 1,494 | 8,304 | 33.4% |
| **Core Cities** | | | | | | | | | | |
| Bothell City (Sno Co part) | 0 | 12 | 12 | 464 | 68 | 532 | 464 | 80 | 544 | 2.2% |
| Lynnwood City | 470 | 279 | 749 | 3,171 | 819 | 3,990 | 3,641 | 1,098 | 4,739 | 19.1% |
| **Core Cities** | **470** | **291** | **761** | **3,635** | **887** | **4,522** | **4,105** | **1,178** | **5,283** | **21.3%** |
| **HCT Communities** | | | | | | | | | | |
| Arlington City | 486 | 78 | 564 | 623 | 393 | 1,016 | 1,109 | 471 | 1,580 | 6.4% |
| Edmonds City | 178 | 145 | 323 | 133 | 237 | 370 | 311 | 382 | 693 | 2.8% |
| Marysville City | 292 | 142 | 434 | 1,419 | 890 | 2,309 | 1,711 | 1,032 | 2,743 | 11.0% |
| Mill Creek City | 305 | 49 | 354 | 274 | 253 | 527 | 579 | 302 | 881 | 3.5% |
| Mountlake Terrace City | 135 | 75 | 210 | 127 | 271 | 398 | 262 | 346 | 608 | 2.4% |
| Mukilteo City | 0 | 15 | 15 | 61 | 74 | 135 | 61 | 89 | 150 | 0.6% |
| **HCT Communities** | **1,396** | **504** | **1,900** | **2,637** | **2,118** | **4,755** | **4,033** | **2,622** | **6,655** | **26.8%** |
| **Cities and Towns** | | | | | | | | | | |
| Brier | 0 | 3 | 3 | 0 | 10 | 10 | 0 | 13 | 13 | 0.1% |
| Darrington | 0 | 3 | 3 | 20 | 7 | 27 | 20 | 10 | 30 | 0.1% |
| Gold Bar | 0 | 0 | 0 | 0 | 8 | 8 | 0 | 8 | 8 | 0.0% |
| Granite Falls | 13 | 17 | 30 | 30 | 32 | 62 | 43 | 49 | 92 | 0.4% |
| Index | 0 | 2 | 2 | 0 | 2 | 2 | 0 | 4 | 4 | 0.0% |
| Lake Stevens | 69 | 44 | 113 | 251 | 243 | 494 | 320 | 287 | 607 | 2.4% |
| Monroe | 60 | 18 | 78 | 295 | 252 | 547 | 355 | 270 | 625 | 2.5% |
| Snohomish | 196 | 47 | 243 | 156 | 114 | 270 | 352 | 161 | 513 | 2.1% |
| Stanwood | 163 | 31 | 194 | 137 | 131 | 268 | 300 | 162 | 462 | 1.9% |
| Sultan | 0 | 6 | 6 | 42 | 69 | 111 | 42 | 75 | 117 | 0.5% |

| Jurisdiction | Seniors | | | Families/Individuals | | | Families/Individuals | | | % of County |
|---|---|---|---|---|---|---|---|---|---|---|
| | Fixed | Vouchers | Totals | Fixed | Vouchers | Totals | Fixed | Vouchers | Totals | |
| Woodway | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| **Cities and Towns** | **501** | **171** | **672** | **931** | **868** | **1,799** | **1,432** | **1,039** | **2,471** | **9.9%** |
| **Urban Unincorporated Area** | | | | | | | | | | |
| **Urban Unincorporated Area** | 0 | 315 | 315 | 0 | 1,824 | 1,824 | 0 | 2,139 | 2,139 | 8.6% |
| | | | | | | | | | | |
| **Rural Unincorporated Area** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| **Total County** | **0** | **315** | **315** | **0** | **1,824** | **1,824** | **0** | **2,139** | **2,139** | **8.6%** |
| | | | | | | | | | | |
| **TOTAL** | **3,340** | **1,580** | **4,920** | **13,040** | **6,892** | **19,932** | **16,380** | **8,472** | **24,852** | **100.0%** |

Source: Housing Authority of Snohomish County (HASCO) Vouchers

Source: Housing Snohomish County Project Affordable Housing Inventory 2018

Source: Analysis of Impediments to Fair Housing Choice 2019

Source: HUD LiHTC Data

Table 3-4 shows the number and percentage of income-restricted dwelling units per jurisdiction. Data on the number of total dwelling units per municipality was provided by the Puget Sound Regional Council- Income Restricted Housing Database (IRHD). Data on the number of Assisted Dwelling Units was provided by the Office of Financial Management (OFM), Postcensal Estimates of Housing Units. The estimates include income-restricted housing units supported through direct public funding and exclude units produced solely through regulatory requirements and incentive policies such as incentive zoning, inclusionary zoning, density bonuses, or multifamily tax exemptions

**Table 3-4 Income Restricted Dwelling Units**

| Jurisdiction | Total DUs | Assisted DUs | % Assisted |
|---|---|---|---|
| **Metro City** | | | |
| Everett - Metro City | 47,193 | 3,981 | 8.4% |
| **Core Cities** | | | |
| Bothell City (Sno Co part) | 7,456 | 239 | 3.2% |
| Lynnwood City | 16,212 | 2,059 | 12.7% |
| **Core Cities** | **23,668** | **2,298** | **9.7%** |
| **HCT Communities** | | | |
| Arlington City | 7,751 | 951 | 12.3% |
| Edmonds City | 19,305 | 258 | 1.3% |
| Marysville City | 25,723 | 1,534 | 6.0% |
| Mill Creek City | 9,068 | 482 | 5.3% |
| Mountlake Terrace City | 9,202 | 210 | 2.3% |
| Mukilteo City | 8,711 | 115 | 1.3% |
| **HCT Communities** | **79,760** | **3,550** | **4.5%** |
| **Cities and Towns** | | | |
| Brier | 2,413 | 0 | 0.0% |
| Darrington | 648 | 20 | 3.1% |
| Gold Bar | 892 | 0 | 0.0% |
| Granite Falls | 1,594 | 29 | 1.8% |
| Index | 100 | 0 | 0.0% |
| Lake Stevens | 12,367 | 288 | 2.3% |
| Monroe | 6,228 | 193 | 3.1% |
| Snohomish | 4,347 | 203 | 4.7% |
| Stanwood | 2,979 | 181 | 6.1% |
| Sultan | 1,883 | 5 | 0.3% |
| Woodway | 476 | 0 | 0.0% |
| **Cities and Towns** | **33,927** | **919** | **2.7%** |
| **Unincorporated Snohomish County** | | | |
| **Unincorporated Area** | **132,800** | **4,134** | **3.1%** |
| **TOTAL County** | **317,348** | **10,901** | **3.4%** |

*Source: Office of Financial Management (OFM), Postcensal Estimates of Housing Units 2020*
*Source: Puget Sound Regional Council (PSRC)- Income Restricted Housing Database (IRHD) 2021*

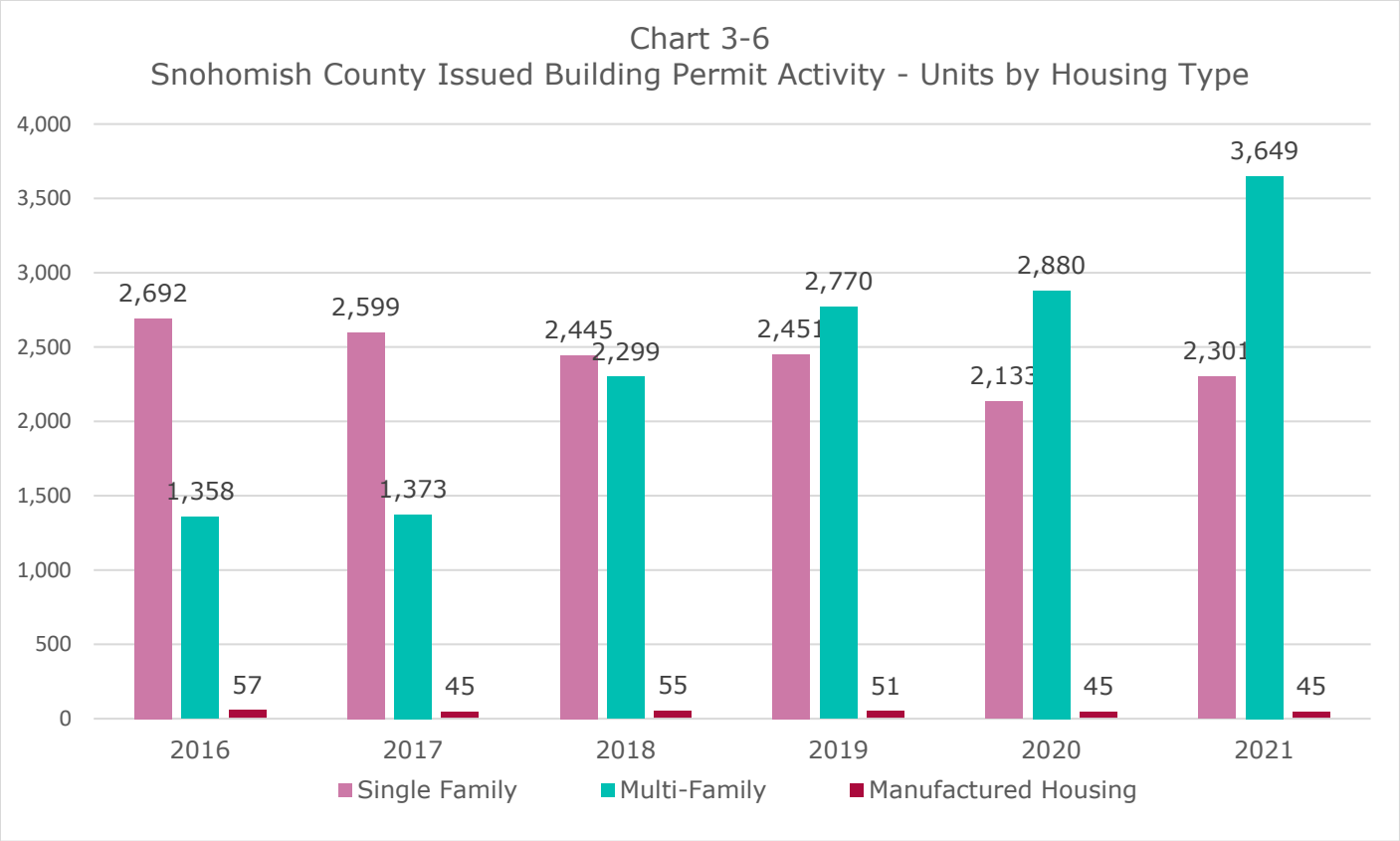
In Snohomish County, the total number of dwelling units is 132,800. The total number of assisted dwelling units is 10,901, or 3.4% of the total. Sixteen of Snohomish County's cities, as well as the unincorporated area, have some assisted units within their housing supply. The number of assisted dwelling units varies between different municipalities. The highest percentage of assisted dwelling units is 12.7%, and the lowest is 0.0%.

## Housing Indicators

Chart 3-6 shows Snohomish County Issued Building Permit Activity- Units by Housing Type. There have been shifts in the type of building permits issued from 2016 to 2021. Permits for single-family housing have remained relatively constant with a high of 2,692 issued in 2016, and a low of 2,133 issued in 2020.

Permits for multi-family housing have increased each year since 2016. In 2016, 1,358 multi-family housing permits were issued. In 2021, 3,649 multi-family housing permits were issued. This is an increase of 2,291 permits or 37%.

From 2016-2018, more building permits were issued for single-family housing than for multi-family housing. From 2019-2021, more building permits have been issued for multi-family housing. In 2021, 1,348 more permits were issued for multi-family housing than single-family housing.




*Source: Snohomish County Tomorrow Growth Monitoring Report (Draft Data for 2020 and 2021)*

*Note: Single-family includes accessory dwelling units and duplexes, multi-family includes townhomes.*

# Chapter 4

# Forecasting Future Housing Needs

The Growth Management Act (GMA) was amended in 2021 by House Bill 1220 to instruct local governments to "plan for and accommodate housing affordable to all economic segments of the population of the state."To help accomplish this, the GMA housing elements in local plans are required to include an inventory and analysis of existing and projected housing needs, including "units for moderate, low, very low, and extremely low-income households," as well as "emergency housing, emergency shelters, and permanent supportive housing."

The bill assigned a central role to the Washington State Department of Commerce in providing countywide projections of housing needs for all counties in Washington State, and for providing guidance for how counties, working in collaboration with their cities, can allocate these projected countywide housing needs to local jurisdictions, consistent with the new requirements of HB 1220.

The new HB 1220 requirements are further reinforced by Countywide Planning Policy (CPP) HO-5c which requires the HO-5 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.

In order to develop the housing need allocations in time for jurisdictions to use in their 2024 comprehensive plan updates, technical work at the Snohomish County Tomorrow (SCT) Planning Advisory Committee (PAC) HO-5 Working Group needed to commence using the following draft guidance documents prepared by Commerce for implementing HB 1220:

1) Projected Housing Needs Methodology (October 12, 2022 Draft)
2) Guidance for Allocating Projected Countywide Housing Needs to Local Jurisdictions (July 22, 2022 Draft)

This draft guidance will be finalized and integrated at a later date with other guidance on implementing HB 1220 in a new version of Commerce's Housing Element Guidebook as well as updated Washington Administrative Code (WAC).

## Countywide Housing Needs

The countywide housing needs forecast for 2044 (the plan horizon year for the 2024 GMA plan updates) is based on the Snohomish County's adopted initial population target 1,136,309 for 2044, as currently shown in Appendix B of the Countywide Planning Policies. The population target has been translated into a countywide total housing target for 2044 by:

- Projecting total future household population through the removal of future assumed group quarters population,
- Dividing the future household population by an assumed 2044 average household size to arrive at total projected households, and
- Adding vacant units needed for ample choice in healthy housing market to operate.

Following these steps arrives at a total 2044 housing unit need of 484,791. Net new housing units needed countywide from 2020-2044 is then calculated by subtracting the 2020 countywide housing base of 317,348 from the total 2044 housing unit projection, resulting in a countywide need of 167,443 housing units for the period 2020-2044.

These steps to calculate countywide housing need for 2044 follow the draft guidance published by Commerce on October 12, 2022. Aspects of note in the Commerce guidance include:

- An assumption that housing units for the homeless population will be provided over time such that the share of group quarters population that was homeless, either unsheltered or living in shelters as revealed in the 2020 Census, will be reduced to zero by 2044.
- A resumption of significant average household size declines over time in Snohomish County, from 2.67 in 2020 to 2.48 in 2044.
- An increase in the countywide vacancy rate to 6% by 2044, up from 4.6% countywide in 2020.
- The removal of seasonal units/vacation homes from the 2020 housing base since these units do not accommodate year-round residents.

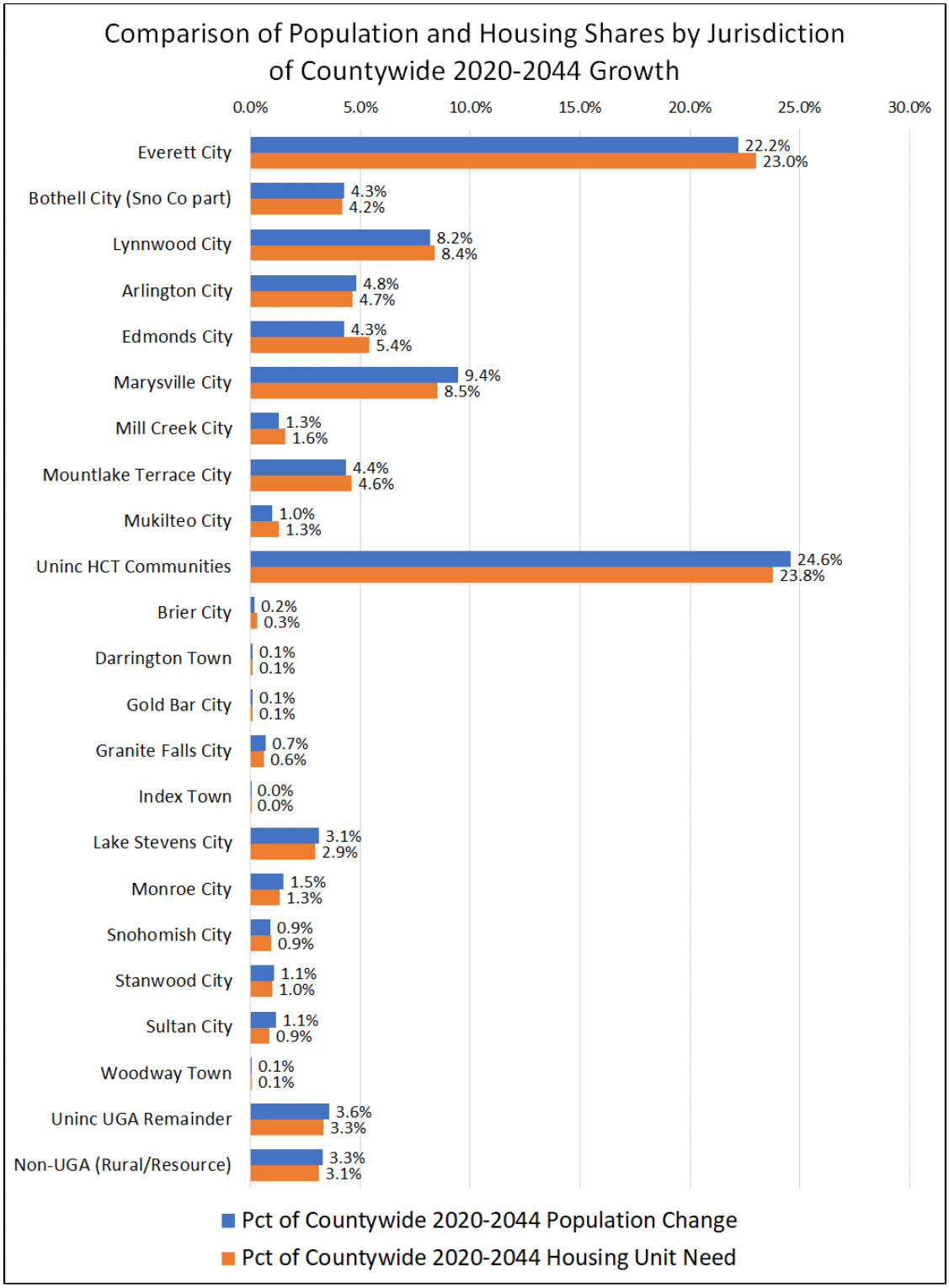
A more complete description of the development of the 2044 countywide housing need can be found in Appendix D of this report. In addition, Appendix D shows how the 2044 countywide housing need was distributed to individual jurisdictions within Snohomish County. A summary of this distribution is shown in Table 4-1 below.

## Table 4-1 Projected Housing Need

| Jurisdiction | 2020 Housing Units (Excluding Seasonal Units) | 2044 Total Housing Units Needed | Additional Units Required | % of Countywide 2020-2044 Housing Unit Need |
|---|---|---|---|---|
| Arlington City | 7,689 | 15,483 | 7,794 | 4.65% |
| Bothell City (Sno Co Part) | 7,343 | 14,325 | 6,982 | 4.17% |
| Brier City | 2,355 | 2,894 | 539 | 0.32% |
| Darrington Town | 648 | 802 | 154 | 0.09% |
| Edmonds City | 19,005 | 28,073 | 9,068 | 5.42% |
| Everett City | 47,023 | 85,580 | 38,557 | 23.03% |
| Gold Bar City | 892 | 1,059 | 167 | 0.10% |
| Granite Falls City | 1,579 | 2,566 | 987 | 0.59% |
| Index Town | 80 | 90 | 10 | 0.01% |
| Lake Stevens City | 13,473 | 18,388 | 4,915 | 2.94% |
| Lynnwood City | 16,132 | 30,183 | 14,051 | 8.39% |
| Marysville City | 25,723 | 39,976 | 14,253 | 8.51% |
| Mill Creek City | 8,961 | 11,578 | 2,617 | 1.56% |
| Monroe City | 6,163 | 8,379 | 2,216 | 1.32% |
| Mountlake Terrace City | 9,133 | 16,816 | 7,683 | 4.59% |
| Mukilteo City | 8,565 | 10,711 | 2,146 | 1.28% |
| Snohomish City | 4,327 | 5,873 | 1,546 | 0.92% |
| Stanwood City | 2,929 | 4,559 | 1,630 | 0.97% |
| Sultan City | 1,883 | 3,308 | 1,425 | 0.85% |
| Woodway Town | 476 | 574 | 98 | 0.06% |
| **Total Incorporated Areas** | **184,379** | **301,218** | **116,839** | **69.78%** |
| Unincorporated Urban Areas | 83,440 | 128,849 | 45,409 | 27.12% |
| Unincorporated Rural Areas | 49,529 | 54,724 | 5,195 | 3.10% |
| **Total Unincorporated** | **132,969** | **183,573** | **50,604** | **30.22%** |
| **Total Snohomish County** | **317,348** | **484,791** | **167,443** | **100.00%** |

Chart 4-1 shows the comparison of the share of countywide 2020-2044 population and housing growth by jurisdiction. (See Appendix C for the adopted 2044 initial population targets by Snohomish County jurisdictions.)

**CHART 4-1**


Comparison of Population and Housing Shares by Jurisdiction of Countywide 2020-2044 Growth
0.0%
5.0%
10.0%
15.0%
20.0%
25.0%
30.0%
Everett City 22.2% 23.0%
Bothell City (Sno Co part) 4.3% 4.2%
Lynnwood City 8.2% 8.4%
Arlington City 4.8% 4.7%
Edmonds City 4.3% 5.4%
Marysville City 9.4% 8.5%
Mill Creek City 1.3% 1.6%
Mountlake Terrace City 4.4% 4.6%
Mukilteo City 1.0% 1.3%
Uninc HCT Communities 24.6% 23.8%
Brier City 0.2% 0.3%
Darrington Town 0.1% 0.1%
Gold Bar City 0.1% 0.1%
Granite Falls City 0.7% 0.6%
Index Town 0.0% 0.0%
Lake Stevens City 3.1% 2.9%
Monroe City 1.5% 1.3%
Snohomish City 0.9% 0.9%
Stanwood City 1.1% 1.0%
Sultan City 1.1% 0.9%
Woodway Town 0.1% 0.1%
Uninc UGA Remainder 3.6% 3.3%
Non-UGA (Rural/Resource) 3.3% 3.1%
Pct of Countywide 2020-2044 Population Change
Pct of Countywide 2020-2044 Housing Unit Need

## Allocation of Projected Countywide Housing Needs by Income to Local Jurisdictions

Cities and counties fully planning under the GMA must include a housing element in their comprehensive plans. RCW 36.70A.070(2)(a) now requires that all housing elements include "an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including: (i) Units for moderate, low, very low and extremely low-income households; and (ii) Emergency housing, emergency shelters and permanent supportive housing."

RCW 36.70A.030 provides definitions for households by income level relative to "median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development." The Department of Housing and Urban Development (HUD) publishes this income standard, referred to as Median Family Income or Area Median Income (AMI), for each county on an annual basis. Table 4-2 presents the definitions for each income level as stated in RCW 36.70A.030.

**Table 4-2 Income Level Definition in RCW 36.70A.030**

| Household Income Segment | Income Relative to Area Median Income (AMI) |
|---|---|
| Extremely Low-Income | 0-30% of AMI |
| Very Low-Income | >30-50% of AMI |
| Low-Income | >50-80% of AMI |
| Moderate Income | >80-120% of AMI |

The housing needs projection data by household income segments developed and provided by Commerce has been split into sub-categories to provide greater detail to jurisdictions wishing to develop targeted housing strategies to meet anticipated needs:

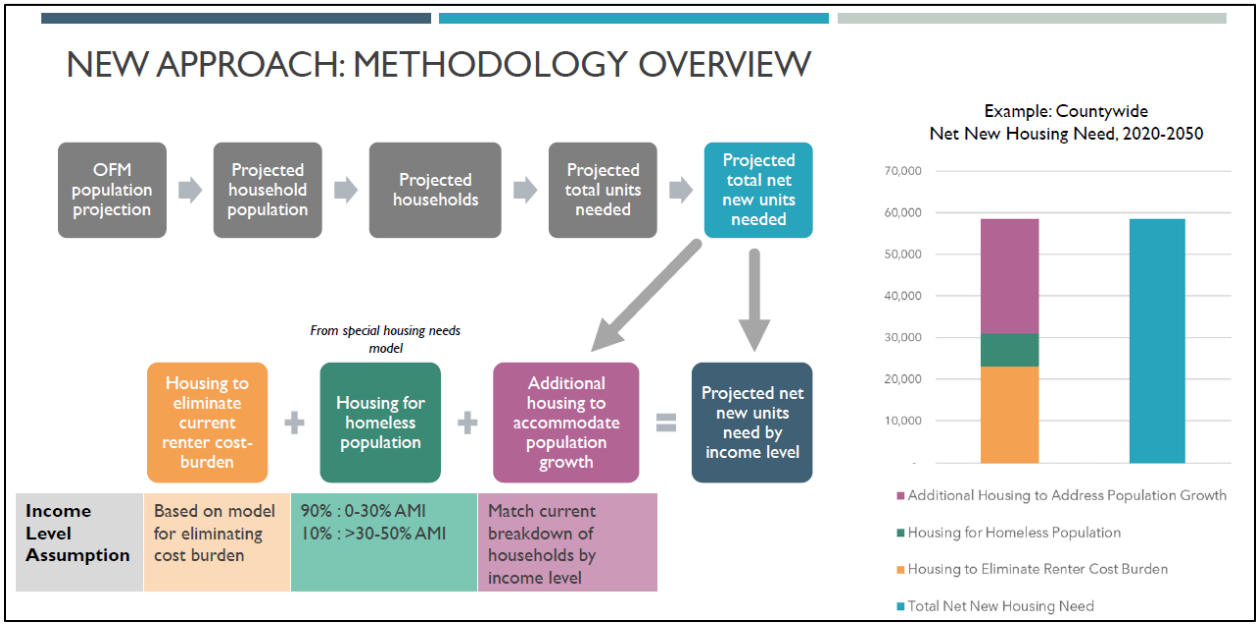
- The moderate-income housing has been split into two sub-categories: >80-100% of AMI and >100-120% of AMI. Jurisdictions are not required to plan for each sub-category separately, and they are welcome to combine the two sub-categories when inventorying housing needs in their housing elements.
- The 0-30% AMI housing needs have been split into two categories: PSH (Permanent Supportive Housing) and Other. This is because all PSH needs are expected to be among extremely low-income households (0-30% AMI). "0-30% AMI Other" simply refers to extremely low-income housing needs without supportive services.
- Finally, while HB 1220 includes no requirements to inventory and plan for projected housing needs for above moderate-income households, Commerce does account for projected needs for households at >120% of AMI. This is

simply to ensure that the projections by income level sum to the total projected housing needs.

Commerce has developed an interactive spreadsheet tool for releasing its housing needs projections. This tool can be used to access customized countywide housing needs projections and also support the process of allocating those housing needs to individual jurisdictions. The tool is called the **Housing for All Planning Tool (HAPT)**.

Commerce's methodology to distribute projected housing needs by income level is designed to address both baseline (2020) unmet housing needs as well as the projected additional housing needs to accommodate population growth. Chart 4-2 shows an overview of the projection method. For each individual income band, each of the three components is summed to calculate total projected net new housing need. The sum of net new units in all income bands is controlled to the total net new units calculated countywide (see Appendix D).

**CHART 4-2**
**Overview of Methodology for Housing Needs Projection**




*Source: Washington State Department of Commerce*

Housing Needed to Eliminate Baseline Renter Cost Burden. The first step to projecting housing needs by income level is estimating the number of new units needed to address baseline (2020) unmet housing needs. A good measure of unmet housing needs is housing cost burden. A cost-burdened household is spending more than 30% of its income on housing costs. Each cost-burdened household is an indicator of an under-supply of housing affordable at that household's income level compared to demand. So, the goal of this projection methodology is to provide enough new housing by affordability level to accommodate each cost-burdened

renter household[1], while accounting for units vacated by cost-burdened households as more affordable units are built over time.

Housing Needed for Homeless Population. Commerce has estimated homeless individuals and households for each county in Washington state in 2020. In this step, Commerce assumes that 90% of homeless households need permanent housing affordable at 0-30% of AMI and 10% of homeless households need permanent housing affordable at the >30-50% of AMI level.

Additional Housing to Accommodate Population Growth. The previous two components address baseline housing needs as of 2020. Counties also need to provide enough new housing to accommodate population growth. The total units needed for this last component is calculated by subtracting total Housing to Eliminate Baseline Renter Cost Burden and Housing for Baseline Homeless Population from the Total Projected Net New Units Needed. Commerce assumes that future household growth will include households across the entire income spectrum, and that the percentage of these households by income level will mirror that of the baseline households.

Table 4-3 below shows how all the model calculations described above come together to calculate Total Net New Housing Needed, 2020-2050 by income level for an example county:

**Table 4-3 Adding up Component for Total Net New Housing Need**

| Income Level (% of AMI) | Housing Production Needed to Eliminate Renter Cost Burden | Housing Needed for Homeless Population | Additional Housing to Accommodate Population Growth | Total Net New Housing Needed, 2020-2050 |
|---|---|---|---|---|
| 0-30% | 13,489 | 7,022 | 3,086 | 23,597 |
| >30-50% | 7,979 | 780 | 3,031 | 11,790 |
| >50-80% | 1,416 | 0 | 4,649 | 6,066 |
| >80-100% | 219 | 0 | 2,850 | 3,069 |
| >100-120% | 0 | 0 | 2,464 | 2,464 |
| >120% | 0 | 0 | 11,513 | 11,513 |
| Total | 23,103 | 7,802 | 27,594 | 58,499 |

*Source: Washington State Department of Commerce*

1 This methodology to calculate units needed to Eliminate Cost Burden only accounts for the needs of cost-burdened renter households. While there are many cost-burdened owner households, these households are in a fundamentally different financial position compared to renter-households. Owner households have equity in an appreciating asset which provides them with financial options and opportunities not available to a renter household. Additionally, some of these owner households are retired and may have access to savings or resources not reported as income. Finally, there are other tools and programs that local jurisdictions can and should use to help reduce the cost of homeownership for lower-income homeowners that do not require building new homes.

## Countywide Housing Needs by Income

Using the HAPT spreadsheet tool provided by Commerce and the countywide net new housing unit increase of 167,443 housing units for the period 2020-2044 for Snohomish County, the following distribution of net new housing needed countywide by income level for the period 2020-2044 shown in Table 4-4 was generated.

**Table 4-4 Allocation of Projected Snohomish County Housing Needs by Income Band**

**Table 2: Projected Countywide Housing Needs Based on User Inputs**

**Snohomish County**

**Population Target = 1,136,309**

| | Total | Affordability Level (% of Area Median Income) 0-30% Non-PSH | 0-30% PSH | 30-50% | 50-80% | 80-100% | 100-120% | 120%+ | Emergency Housing/Shelter Beds |
|---|---|---|---|---|---|---|---|---|---|
| Total Future Housing Needed (2044) | 484,791 | 38,246 | 16,887 | 66,435 | 84,311 | 76,532 | 66,172 | 136,208 | 11,127 |
| Estimated Housing Supply (2020)* | 317,348 | 9,249 | 1,749 | 42,985 | 67,180 | 62,562 | 49,788 | 83,835 | 777 |
| Net New Housing Needed (2020-2044) | 167,443 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,350 |

** Note: Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2044) are in housing units. See Overview tab for details.*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Total Future Housing (2044) | 100% | 8% | 3% | 14% | 17% | 16% | 14% | 28% |
| Baseline Housing Supply (2020) | 100% | 3% | 1% | 14% | 21% | 20% | 16% | 26% |
| Net New Housing Needed (2020-2044) | 100% | 17% | 9% | 14% | 10% | 8% | 10% | 31% |

Note that the results of Commerce's model show a significant increase in the share of housing needed by 2044 that is affordable in the 0-30% of AMI income categories compared to current supply, while reductions in the shares of housing needed that is affordable to the >50-80%, >80-100% and >100-120% of AMI income categories are projected.

## Distribution of Countywide Housing Need by Income to Jurisdictions

Commerce's HAPT model includes two alternative distributions of the above countywide housing need results to individual jurisdictions, Method A and Method B.

*Method A – Accommodating Needs Through New Production Only*

With Commerce's Method A approach, the same shares of affordable **new housing growth** by income category are assigned in every jurisdiction, matching the countywide distribution of projected housing need by income category (as shown in the green rectangle in Table 4-4 above).

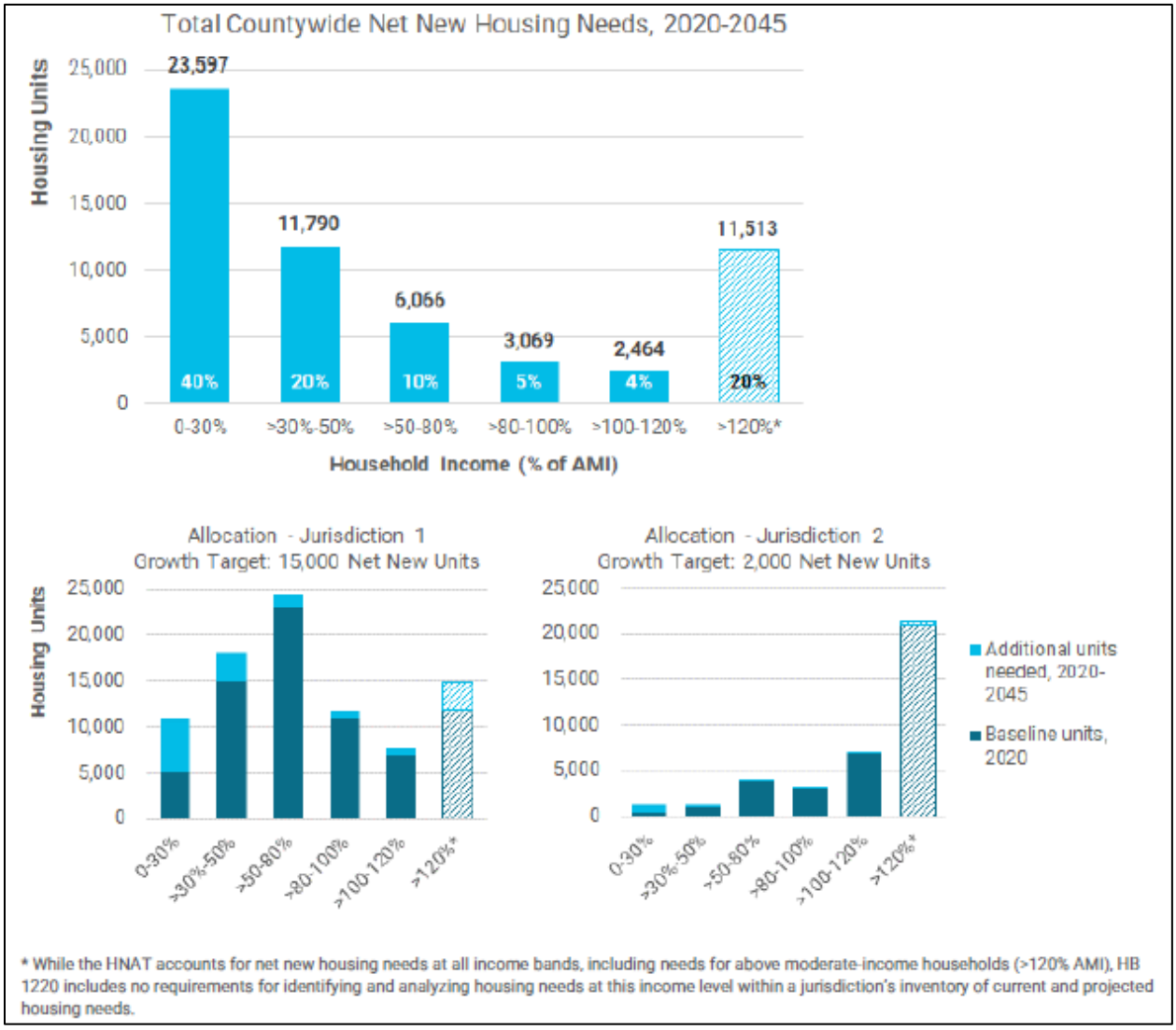
- All countywide housing needs are accommodated through new housing production.
- The sum of the new units allocated by income category to each jurisdiction matches the jurisdiction's targeted share of countywide housing growth (as shown in Table 4-1 above).
- All jurisdictions are allocated the same percentage shares of their net new housing growth target by income level, including units for moderate, low, very low, and extremely low-income households.
- Countywide Permanent Supportive Housing and emergency housing needs are allocated in proportion to the jurisdiction's target share of countywide housing unit growth.

Chart 4-3 depicts a hypothetical example of accommodating housing needs through new housing production only. In the chart, both jurisdictions devote the same shares of their net new housing production at each income level (matching the countywide distribution of projected housing need by income).

Method A does not take into account the existing distribution of affordable housing stock by jurisdiction in the county. The current differences in baseline housing stock by affordability level have no impact on the allocation received by jurisdiction. All jurisdictions are assigned the same shares as the countywide distribution of housing need by income, regardless of a jurisdiction's current status as a more affordable or more expensive jurisdiction.[2]

[2] Note that the Method A approach is similar to the affordable housing allocation process used in Snohomish County for the last HO-5 report prepared by SCT for the 2015 GMA plan updates.

## CHART 4-3 Example HAPT Method A Allocation for a Hypothetical County and Two Jurisdictions




*Source: Washington State Department of Commerce*

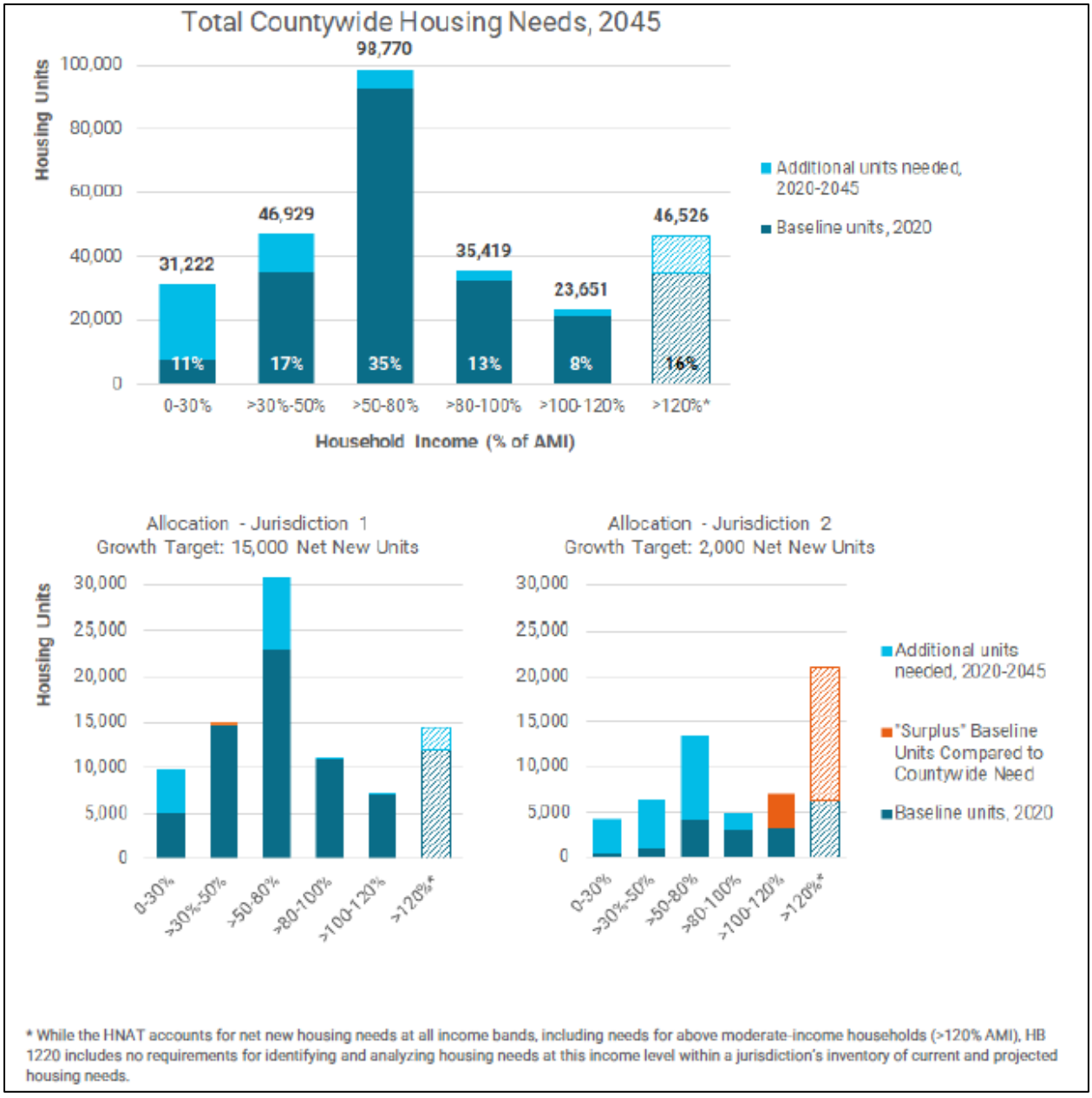
*Method B – Fair Share Allocation*

With Commerce's Method B approach, the same shares of **total affordable housing stock** in 2044 by income category are assigned in every jurisdiction, matching the countywide distribution of total 2044 housing supply by income category (as shown in the blue rectangle in Table 4-4 above).

- All jurisdictions are collectively responsible for addressing countywide housing needs. Therefore, by the end of the planning period, each jurisdiction should be planning to provide the same percentage share of their *total* housing supply at each income level as needed countywide.
- Allocations of need by income level are based on the estimated 2020 housing supply by affordability level. Jurisdictions that provide less affordable housing in 2020 are allocated a greater share of affordable housing needs.
- Allocations of need by income level can be negative. When an allocation is a negative, it indicates that the jurisdiction has a surplus of housing units already provided in 2020 that exceeds its fair share of total housing at that income level in 2044.
- Allocations of special housing needs are proportional to each jurisdiction's share of 2020 population.

Chart 4-4 depicts a hypothetical example of accommodating housing needs using the fair share allocation approach. In the chart, each jurisdiction is assigned the same percentage share of its total future housing stock at each income level as is needed countywide, bringing each jurisdiction's future supply into alignment with total countywide needs. As can be seen, this approach can result in "surplus" units where a jurisdiction's baseline supply is greater than its own share of projected need.

**CHART 4-4 Example HAPT Fair Share Allocation for a Hypothetical County and Two Jurisdictions**




*Source: Washington State Department of Commerce*

When these surplus (negative growth) situations exist in more expensive housing categories, Commerce suggests that jurisdictions may want to consider strategies that make this existing housing stock affordable to lower-income households where there is greater need. These strategies could include providing vouchers or purchasing existing housing and offering units at affordable rents to income-qualified households.

For jurisdictions that have an oversupply of housing units that are currently affordable to lower incomes such as those below 80% of AMI, potential responses could include planning for a loss of those affordable units or conversion to another more expensive housing type where there is a net need consistent with Commerce's housing need projections. However, as Commerce guidance noted, this has some impractical implications. Without the conversion of these existing affordable units (and the associated displacement that would occur), jurisdictions would end up planning for more housing growth than implied by the jurisdiction's adopted housing growth targets.

Nonetheless, Commerce's Method B allocations are designed to highlight and address historic disparities in the provision of lower-cost housing between jurisdictions within a county. The method results in jurisdictions that have provided much less than their share of affordable housing in the past to be allocated a larger share now, even if they have a small growth target. The goal is to avoid perpetuating patterns of exclusion and instead increase housing choice and expand access to amenity-rich neighborhoods, even though the results of this allocation method may be difficult or impossible to implement in practice.[3]

*Method C – Working Group Hybrid*

After reviewing the results from Methods A and B, an alternative Method C allocation was developed by the PAC HO-5 working group in response to concerns that Method A did not take into account the inequities in existing distribution of affordable housing in the county, and that Method B generated negative allocations which was problematic for jurisdictions to address in their upcoming plan updates. Instead, Method C uses the same shares of new affordable **housing growth** assigned to every jurisdiction and **adjusts the allocation** within affordable income bands by local factors that increase housing choice in places which currently offer fewer affordable housing options. Data supplied by Commerce on each jurisdiction's 2020 housing supply by affordability level was used for this purpose.

[3] Note that the Method B approach would revive a key aspect of SCT's Fair Share Housing methodology used for the 1995 and 2005 GMA plan updates in which an adjustment to a jurisdiction's existing housing need was applied to account for a jurisdiction's share of existing low- and moderate-income housing stock. This adjustment was made in order to give jurisdictions credit for past efforts at addressing countywide affordable housing needs and to counter-balance current trends toward concentrating lower-income housing in only a few communities. However, in 2005, the SCT Steering Committee directed the PAC to redevelop the fair share model, and investigate other ways to report the data, so that it is easier to understand, implement, and monitor for use in future comprehensive plan updates. This was accomplished by SCT in 2014 with the approval of the HO-5 report by the SCT Steering Committee which included a housing needs distribution to jurisdictions using an approach that was similar to Commerce's Method A approach.

Essentially, Method C builds off of Method A but gives jurisdictions "credit" for their existing affordable housing supply[4] to be closer to Commerce's fair share model but avoids the negative numbers that Method B generates.

Commerce's guidance provides for the ability of counties to work in collaboration with their cities and towns to adjust the outputs of the HAPT tool, provided that the sum of the adjusted housing needs allocated to local jurisdictions adds to the total countywide housing need projection. This should be the case for each income level, PSH and emergency housing.

The calculation of the Method C allocation specifically involved:

- Comparison of the percent distribution of housing supply affordable by income category within each jurisdiction in 2020 with the percent distribution of countywide housing supply affordable by income category in 2020
- For those jurisdictions which are underrepresented in 2020 in an income category relative to the countywide shares, the Method A 2020-2044 housing allocation within that income category was increased by an amount identical to the jurisdiction's numeric underrepresentation
- For those jurisdictions which are overrepresented in 2020 in an income category relative to the countywide shares, the Method A 2020-2044 housing allocation within that income category was reduced by an amount identical to the jurisdiction's numeric overrepresentation
- If a jurisdiction was overrepresented in an income category by an amount which exceeds the Method A 2020-2044 housing allocation within the income category (creating a negative future growth assignment), then the growth amount within that income category was set to zero and a proportional redistribution of housing needs for the jurisdiction's remaining income categories with positive growth is calculated
- Jurisdictional allocations of housing need by income category were controlled to Commerce's countywide housing need by income category and the jurisdiction's 2020-2044 housing growth target.
- Countywide Permanent Supportive Housing and emergency housing needs are allocated in proportion to the jurisdiction's target share of countywide housing unit growth.

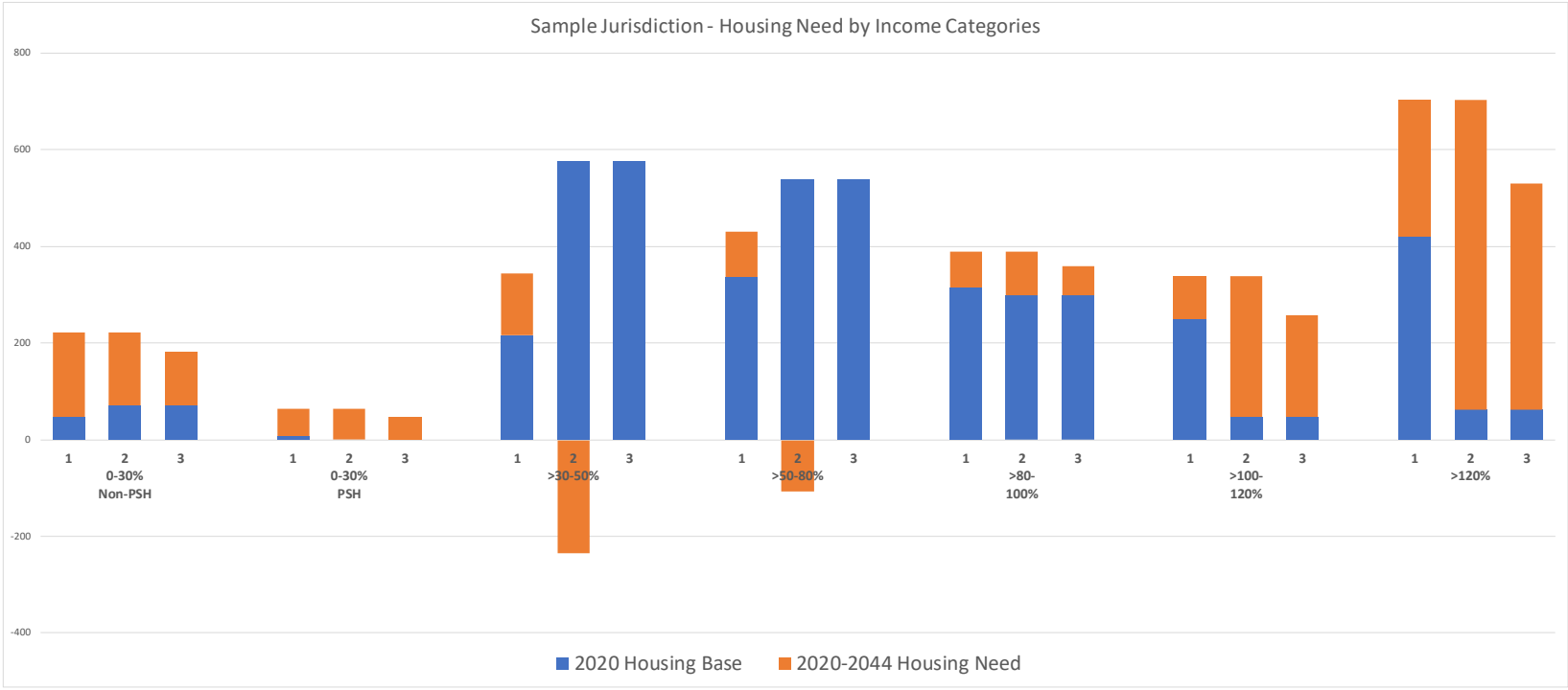
A graphic description of these steps is provided in Chart 4-5.

Appendix G shows the detailed jurisdictional allocations of draft 2020-2044 housing needs by income bands using Commerce's Housing for All Planning Tool (HAPT) for Allocation Methods A & B, and provides a comparison of those results with the Method C results for each jurisdiction via a series of bar graphs.

[4] Use of a credit in this way may be considered consistent with Countywide Planning Policy HO-1 (a) in which the county and cities jurisdictions "shall avoid further concentrations of low-income and special needs housing" when planning for existing and projected housing needs.

# CHART 4-5

**How Method C was calculated (3 steps):**




Step 1: 2020-2044 housing need from Method A is added to the theoretical 2020 jurisdictional housing base calculated using Commerce's % of 2020 countywide units in income category.

Step 2: 2020-2044 housing need is calculated by subtracting Commerce's actual 2020 jurisdictional housing base from the total 2044 housing need calculated in Step 1.

Step 3: 2020-2044 housing need is set to zero for income categories with negative need shown in Step 2. A jurisdiction's Method A total 2020-2044 housing need is then distributed proportionally to the remaining income categories with positive housing needs. Results are controlled to Commerce's countywide housing needs by income category and the jurisdiction's 2020-2044 housing growth target.

Following a review of the three methods for allocating housing needs by income and jurisdiction, the Planning Advisory Committee recommended Method C as the preferred methodology for allocating housing needs to Snohomish County jurisdictions.

## Interpreting the Housing Needs Allocations

Commerce's guidance provides that the housing needs projections do not represent what a jurisdiction is responsible for building over the planning period, since new housing development involves many actors, not all of which are under the control of local jurisdictions. Rather, they represent the categories of housing needs a jurisdiction must plan for and accommodate during the planning period. This means that jurisdictions must show that they have adequate capacity for their allocated needs at appropriate levels of density as well as policies in place for supporting and enabling housing production at each affordability level, including those that are below market rate (PSH and emergency housing). Forthcoming guidance from Commerce will outline these requirements as well as guidance for implementation in more detail.

## Future Changes to Commerce Guidance

As indicated previously, the PAC HO-5 Working Group, in order to develop the housing need allocations in time for jurisdictions to use in their 2024 comprehensive plan updates, needed to rely on draft guidance documents prepared by Commerce for implementing HB 1220. Commerce has indicated that they will be finalizing the projected housing needs guidance in the HAPT spreadsheet in March 2023, following release of the new Office of Financial Management (OFM) population projections in December 2022.

# Chapter 5

# Displacement

## Introduction

This chapter is regarding displacement, and the strategies the County can utilize to minimize the risks of housing displacement on residents. Increasing housing costs for mortgages and rents are factors causing housing displacement. Another factor is a shortage of affordable housing options for residents within Snohomish County.

### House Bill 1220

Introduced in 2021, House Bill 1220 (HB 1220) amended the Growth Management Act (GMA) to instruct local governments to "plan for and accommodate" housing affordable to all income levels. This significantly strengthens the previous goal of "encouraging" affordable housing. House Bill 1220 includes guidance on examining racially disparate impacts, displacement, and exclusion in housing policies and regulations, and recommended policies to address them.

HB 1220 requires local governments to make more detailed plans for housing, especially for the lowest income segments. Each fully planning jurisdiction must do the following as outlined in RCW 36.70A.070(e-h):

> (e) Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
>
> (i) Zoning that may have a discriminatory effect;
>
> (ii) Disinvestment; and
>
> (iii) Infrastructure availability;
>
> (f) Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
>
> (g) Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
>
> (h) Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

As of the writing of this report, the Washington State Department of Commerce is in the process of developing guidance for jurisdictions to implement HB 1220 as

they update their housing elements. Forthcoming guidance will include guidance on addressing racially disparate impacts, displacement, and exclusion.

## Local Policies and Regulations Resulting in Displacement

### Countywide Planning Policies (CPPs)

Countywide planning policies require the evaluation of the physical and economic displacement of residents. Countywide Planning Policy HO-5 has the following requirement for the housing characteristics and needs report:

> HO-5 d. Evaluate the risk of physical and economic displacement of residents, especially low-income households, and marginalized populations.

### Types of Displacement

Displacement is the moving or relocation of someone from their current place of residence. Displacement includes physical, economic, and cultural factors. The Countywide plan defines displacement as:

> Displacement: The involuntary relocation of current residents or businesses from their current residence. This is a different phenomenon than when property owners voluntarily sell their interests to capture an increase in value.
>
> Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income-restricted housing.
>
> Economic displacement occurs when residents and businesses can no longer afford escalating housing costs.
>
> Cultural displacement occurs when people choose to move because their neighbors and culturally related businesses have left the area.

Displacement can have a life-changing negative effect on households that are directly impacted. It can also disrupt the social fabric and networks of trust and support that exist within a community. The scale of displacement analysis should be at the neighborhood level, that is where households are forced out of their neighborhood.

Historically marginalized communities are the populations at the greatest risk of displacement. The Countywide plan defines historically marginalized communities as:

> Historically Marginalized Communities: Include, but are not limited to, native and Indigenous peoples, people of color, immigrants and refugees, people with low incomes, those with disabilities and health conditions, and people with limited English proficiency.

### Racially Restrictive Covenants

In Spring 2021 State Senate passed House Bill 1335 which authorizes participating universities to conduct a statewide survey to locate racial restrictive deeds. The University of Washington is undertaking research on racially restrictive covenants in the Puget Sound Region. Racial deed restrictions were placed on properties throughout the region from the early-to-mid 1900s. These deeds restricted the ownership or residence of racial, religious, or cultural groups from certain properties or neighborhoods. These restrictions were an enforceable contract, and legal actions could be faced. As a result, these groups were excluded from certain neighborhoods or locations. In 1926, the United States Supreme Court validated the use of racially restrictive covenants. In 1948, the courts declared that racial restrictions would not be enforced by courts. In 1968, Congress passed the Housing Rights Act outlawing discrimination based on race or ethnicity in the sale or renting of housing.

At the time of this report writing, the University of Washington is undertaking research on racially restrictive covenants in Snohomish County. Currently, 92 plats have restrictions, which is approximately 3,000 parcels. This number may increase if further research is completed. There are examples of racially restrictive covenants being placed on properties up until the late 1960s.

Decades of restrictive covenants shaped the settlement patterns of racial and cultural groups in the Puget Sound region. Many properties still retain racially restrictive covenants on the title. House Bill 1335 encourages homeowners to file a restrictive covenant modification form to remove racial language from deeds.

## Areas of High Risk of Displacement

### PSRC Displacement Risk Mapping

As part of the VISION 2050 plan update, the Puget Sound Regional Council (PSRC) updated and developed tools to guide and strengthen policies and actions addressing displacement. The PSRC developed the Displacement Risk Mapping tool that combines data on local community characteristics into an index that classifies areas as having lower, moderate, or higher risk of displacement based on current neighborhood conditions. Identifying specific areas with a heightened risk of displacement helps achieve more equitable outcomes in planning by supporting local communities and focusing mitigation programs and strategies toward these areas.

Indicators of displacement risk are based on data from economic and local demographic pressures in current neighborhood conditions. The indicators are mapped regionally by using U.S. Census tracts. The indicators are weighted and scored into the following categories:

- Higher risk: Census tracts with scores in the top 10% of the score range
- Moderate risk: Census tracts with scores in the next 40% of the score range

- Lower risk: Census tracts with scores in the bottom 50% of the score range

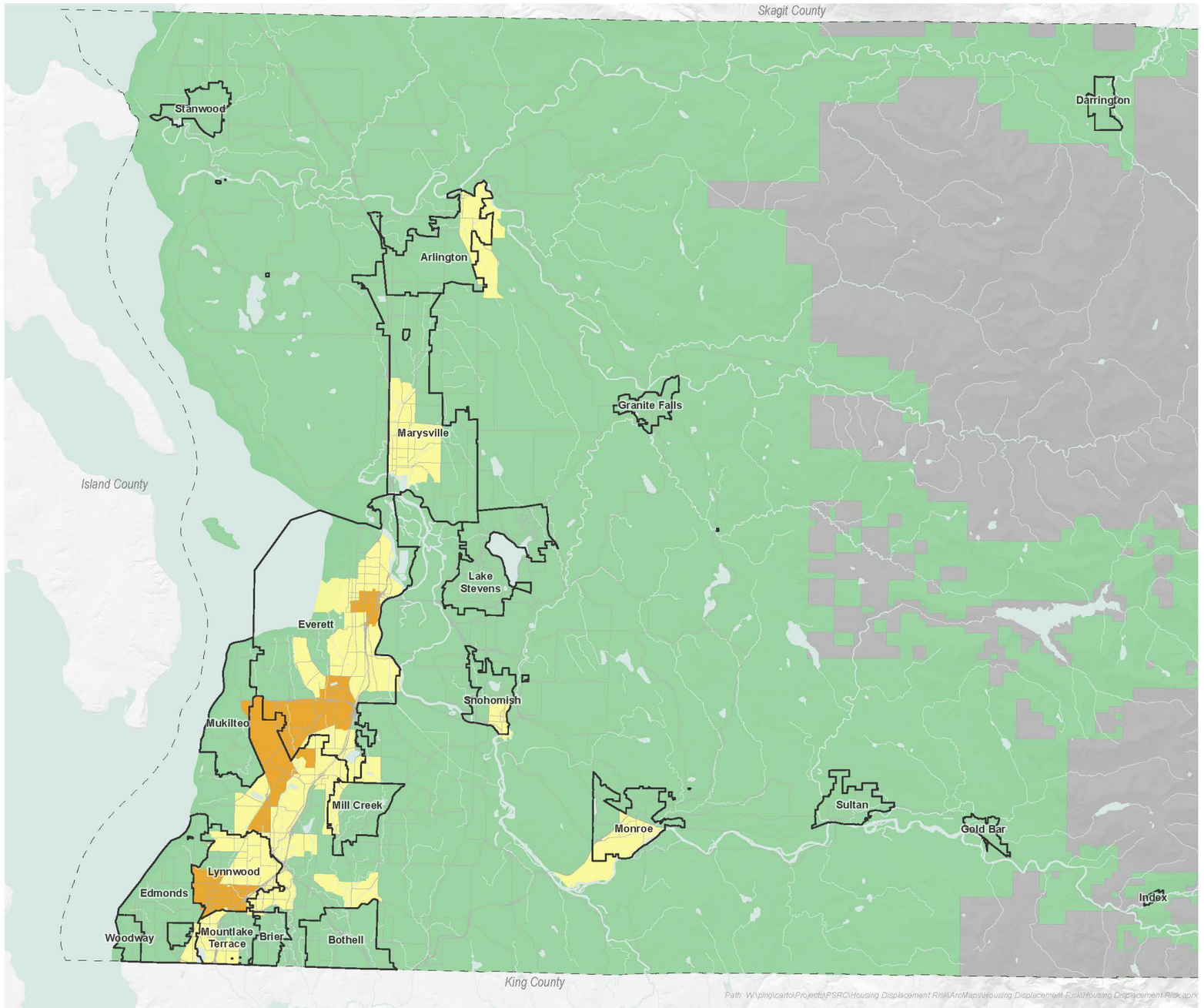
The displacement risk shown is relative to the Puget Sound region and does not identify the potential risk of displacement at a geographic scale finer than the U.S. Census tract.

Snohomish County has utilized the displacement risk data from the PSRC to create a county-specific map. Map 5-1 shows displacement risk within Snohomish County.

The location with the highest risk of displacement is the southwest urban growth area of the county. Most of the census tracts along both the I-5 and SR 99 corridors show moderate to high displacement risk. This includes cities and the urban unincorporated area of the county. Census tracts showing the highest risk of displacement are in south Everett, south Lynnwood, and parts of the urban unincorporated county. The cities of Arlington, Marysville, Snohomish, and Monroe include census tracts with moderate displacement risk.

The cities and urban unincorporated area of southwest Snohomish County will be impacted by Sound Transit's Everett Link Extension. This will add 16 miles of light rail and six new stations connecting Snohomish County to the regional light rail network. This project is under the planning phase, with an open-for-service target of 2037-2041. Snohomish County is in the process of creating a Subarea Plan for the unincorporated urban areas of the County that will be impacted by light rail service. The plan will include policies regarding mitigating the impacts of development and displacement. The Subarea Plan will be part of the County's Comprehensive Plan.

Map 5-1




# Housing Displacement Risk

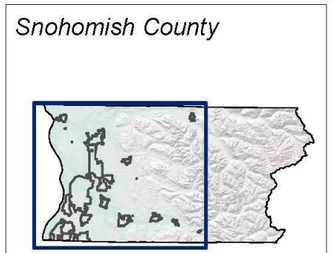
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## PSRC DISPLACEMENT RISK COMPOSITE INDEX BY CENSUS TRACT

**Risk Level**

- Lower
- Moderate
- Higher
- Other
- Incorporated City Boundary
- Lakes
- Streams
- Major Roadway
- Snohomish County Boundry

*Snohomish County*



*Source: Puget Sound Regional Council (PSRC) Displacement Risk*

## PSRC Cost Burden Household Mapping

The PSRC displacement risk data includes cost-burden households. This is measured as cost-burdened and severely cost-burdened households as a percentage of the census tract. Cost-burdened households are at increased risk of economic displacement as residents can no longer afford escalating housing costs.

**Table 5-1 Cost Burden Households**

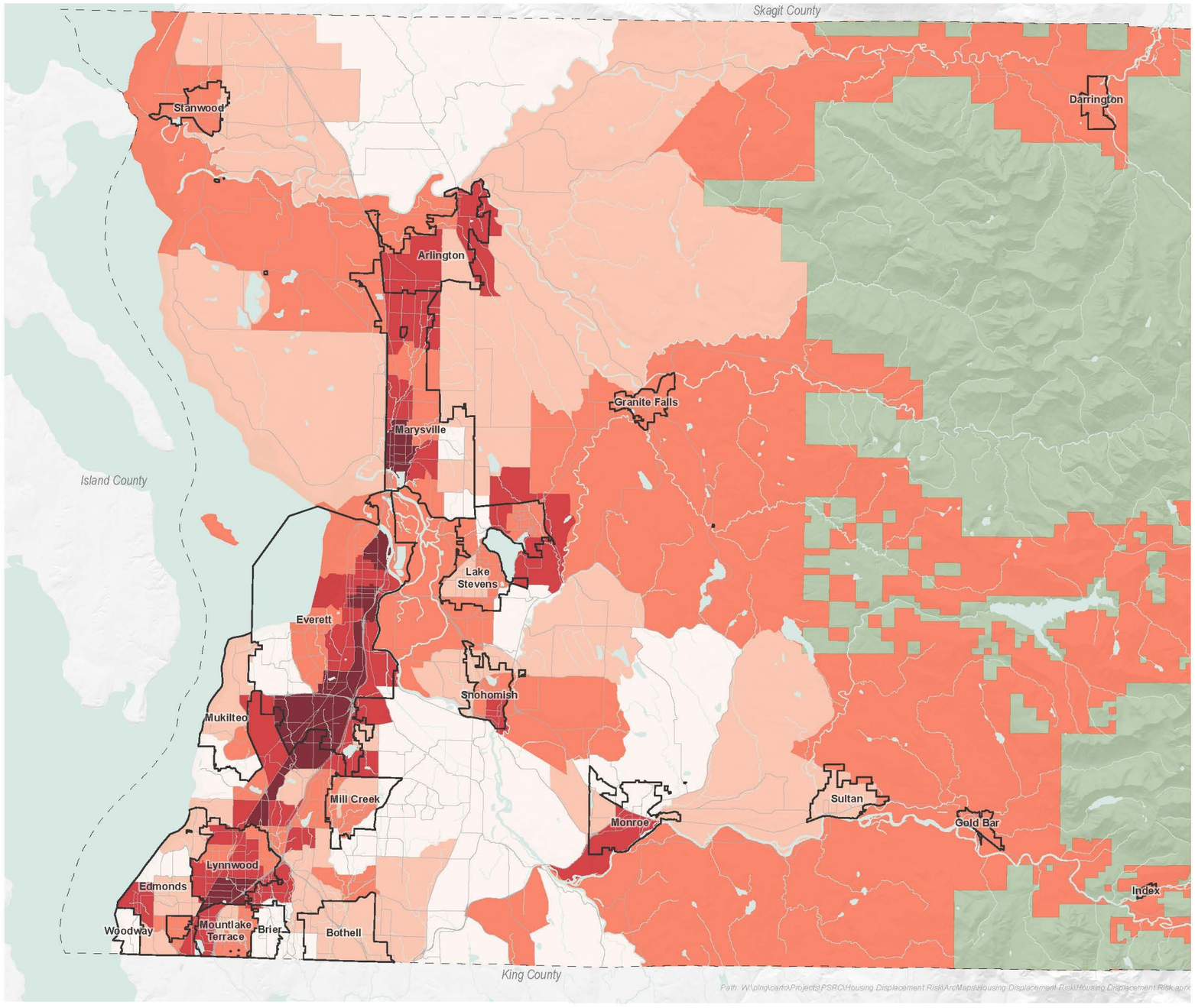
| Percent (%) population of cost-burden and severely cost-burdened households | Classifications | | | | |
|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 |
| | 5- 12% | 13-18% | 19-25% | 26-35% | 36-58% |

*Source: Puget Sound Regional Council (PSRC) Displacement Risk Data*

Map 5-2 has been generated using data from the PSRC showing cost burdened households as a percentage within census tracts in Snohomish County.

The southwest urban growth area of the County has the largest percentage of cost burdened households. The highest percentage of cost burdened households are in cities and the urban unincorporated area of the county. This includes Everett, Lynnwood, and Marysville. The cities of Arlington, Snohomish, Monroe, and Edmonds include census tracts with moderately-high levels of cost burdened households. Several rural census tracts include cost burdened household rates at 13%-25%.

Map 5-2




# Housing Displacement Risk

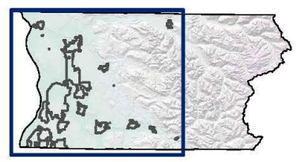
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## PSRC DISPLACEMENT RISK COST BURDEN BY CENSUS TRACT

**Cost Burden Percentage**

- 5 % - 12 %
- 13 % - 18 %
- 19 % - 25 %
- 26 % - 35 %
- 36 % - 58 %
- Incorporated City Boundary
- National Forest
- Lakes
- Streams
- Major Roadway
- Snohomish County Boundry

*Snohomish County*



*Source: Puget Sound Regional Council (PSRC) Displacement Risk*

## PSRC People of Color Mapping

The PSRC displacement risk data includes information on people of color as a percentage by census tract. This is represented as the percent population of non-white non-Hispanic. People of color are at an increased risk of facing displacement. Of particular concern is the cultural displacement of businesses and services that these populations have.

**Table 5-2 People of Color**

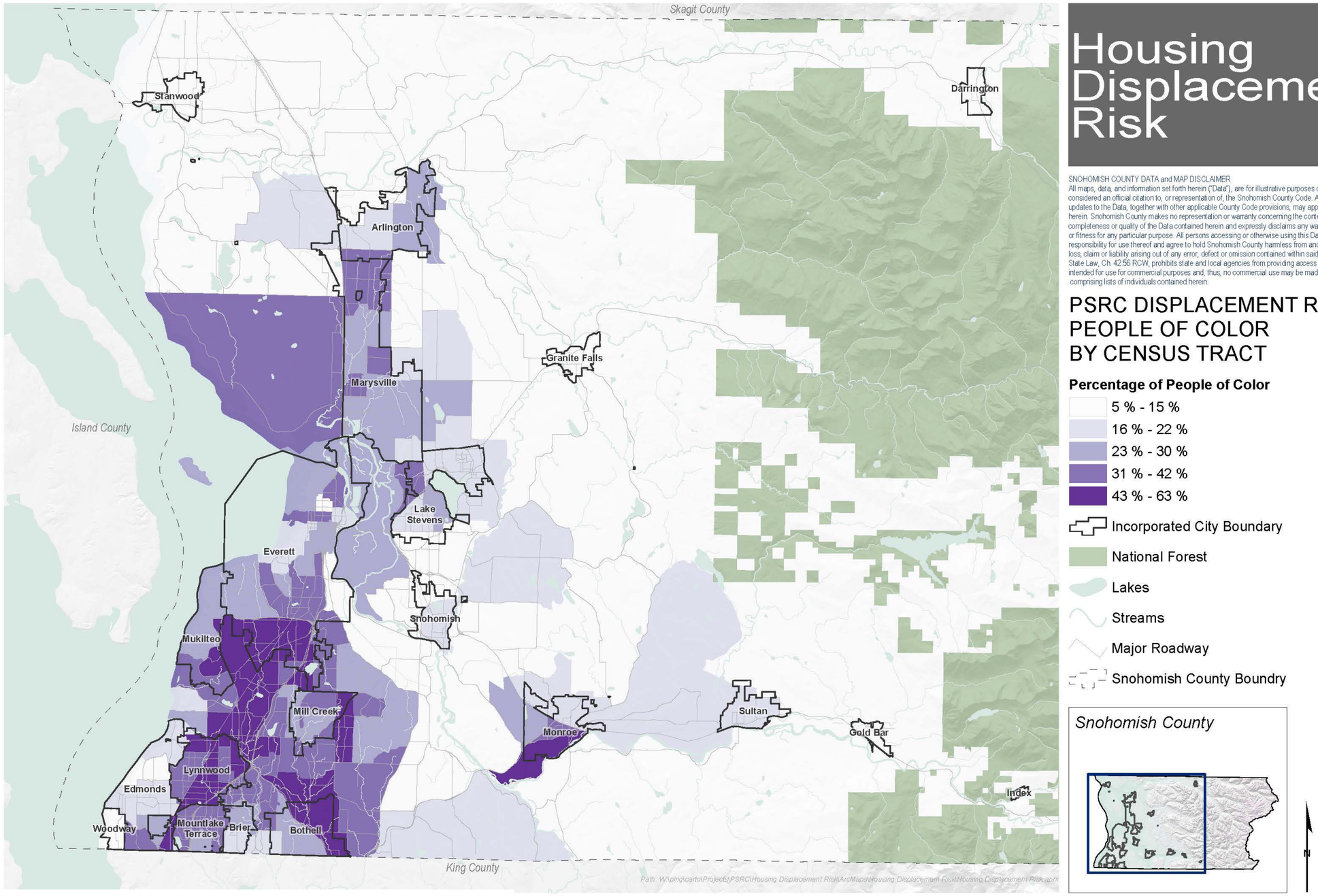
| Percent (%) population non-white non-Hispanic | Classifications | | | | |
|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 |
| | 5-15% | 16-22% | 23-30% | 31-42% | 43-63% |

*Source: Puget Sound Regional Council (PSRC) Displacement Risk Data*

Snohomish County has utilized data from the PSRC to create Map 5-3, which shows people of color as a percentage within census tracts in Snohomish County.

The south-west urban growth area of the county has census tracts with the highest percentage of people of color. The highest percentage of people of color are in cities and the urban unincorporated area of the county. This includes the cities of Everett, Mukilteo, Lynnwood, and Bothell. The City of Monroe includes census tracts with a high percentage of people of color.

Map 5-3




# Housing Displacement Risk

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## PSRC DISPLACEMENT RISK PEOPLE OF COLOR BY CENSUS TRACT

**Percentage of People of Color**

- 5 % - 15 %
- 16 % - 22 %
- 23 % - 30 %
- 31 % - 42 %
- 43 % - 63 %
- Incorporated City Boundary
- National Forest
- Lakes
- Streams
- Major Roadway
- Snohomish County Boundry

*Snohomish County*



*Source: Puget Sound Regional Council (PSRC) Displacement Risk*

## PSRC Linguistic Isolation Mapping

The PSRC displacement risk mapping includes data on linguistic isolation. This is represented as the percent population of people who do not speak English very well. Populations that do not speak English well are at increased risk of social and economic isolation. These populations are at risk of housing displacement.

**Table 5-3 Linguistic Isolation**

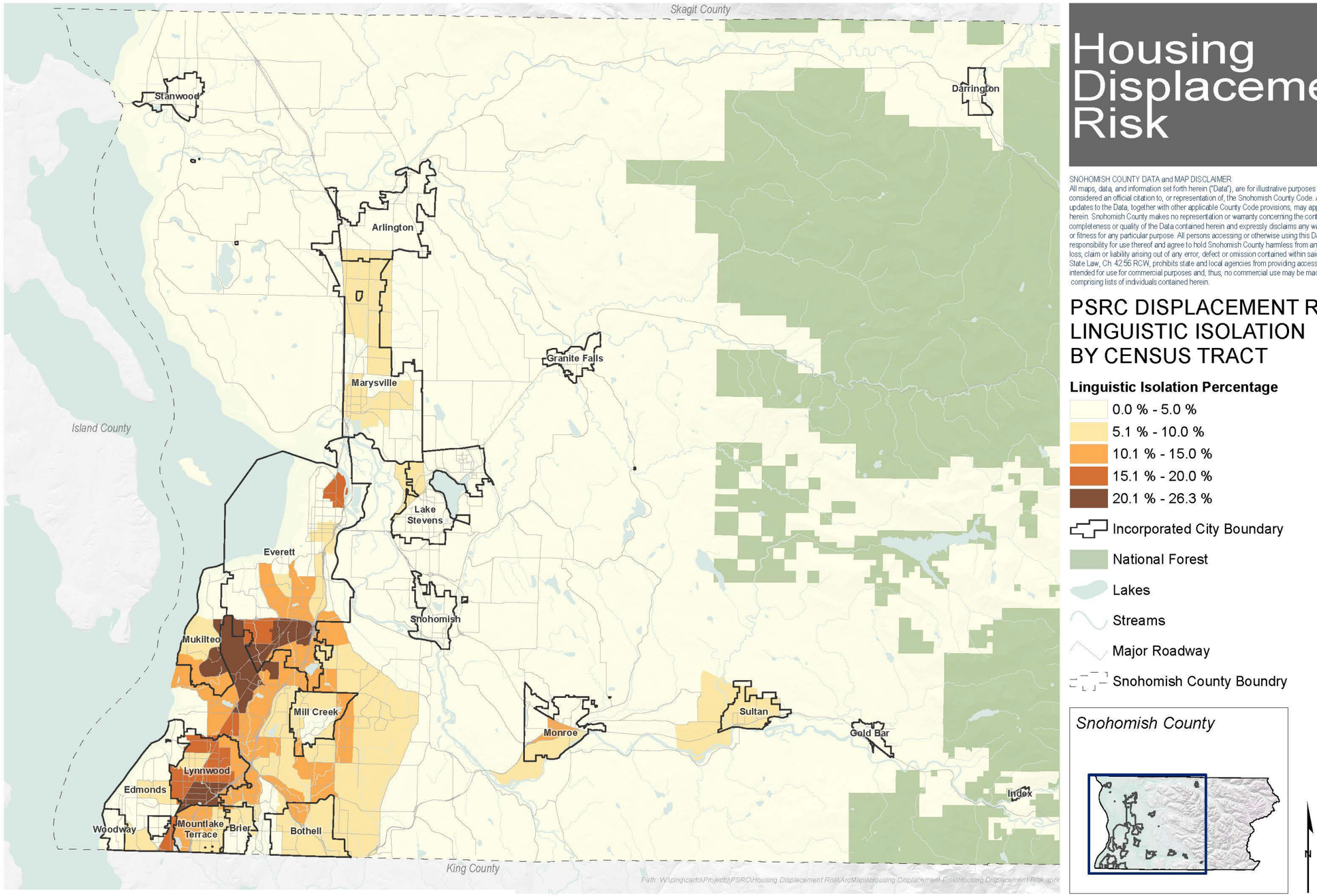
| Percent (%) population do not speak English very well | Classifications | | | | |
|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 |
| | 5-15% | 16-22% | 23-30% | 31-42% | 43-63% |

*Source: Puget Sound Regional Council (PSRC) Displacement Risk Data*

Map 5-4 has been generated using data from the PSRC showing linguistic isolation as a percentage within census tracts in Snohomish County.

The south-west urban growth area of the county has census tracts with the highest percentage of linguistic isolation. The areas with the highest percentage of linguistic isolation are in cities and the urban unincorporated area of the county. This includes the cities of Everett, Mukilteo, and Lynnwood.

Map 5-4




# Housing Displacement Risk

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## PSRC DISPLACEMENT RISK LINGUISTIC ISOLATION BY CENSUS TRACT

**Linguistic Isolation Percentage**

- 0.0 % - 5.0 %
- 5.1 % - 10.0 %
- 10.1 % - 15.0 %
- 15.1 % - 20.0 %
- 20.1 % - 26.3 %
- Incorporated City Boundary
- National Forest
- Lakes
- Streams
- Major Roadway
- Snohomish County Boundry

*Snohomish County*



*Source: Puget Sound Regional Council (PSRC) Displacement Risk*

## Reducing and mitigating housing displacement and exclusion in housing

Countywide planning policies support measures to reduce and mitigate the impacts of displacement on marginalized residents in the community. This is particularly important in the orderly development and housing sections of the plan.

DP-39 The County and cities should include measures in comprehensive plans, subarea plans, and development regulations that are intended to reduce and mitigate the impacts of displacement on marginalized residents and businesses as a result of development and redevelopment, particularly in regional, countywide, and other urban centers.

HO-15 Metropolitan cities, Core cities, and High-Capacity Transit Communities, as defined by the Regional Growth Strategy in VISION 2050, shall develop and implement strategies to address displacement of historically marginalized populations, including residents identified in the report prescribed in HO-5, and neighborhood-based small business owners.

### Housing and Community Services Initiatives

The Housing and Community Services Division (HCS) of Snohomish County administers programs that provide a range of community development and housing-related services. HCS is responsible for administering and monitoring federal, state, and local funding sources which approximately total $25 million annually.

Table 5-4 Housing and Community Service Grants

| Level of Funding | Grant | Description |
|---|---|---|
| Federal | Community Development Block Grant (CDBG) | Awards CDBG grants to entitlement communities to carry out affordable housing and community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. |
| | Continuum of Care (formerly SHP/SPC) | Consists of projects that provide housing and supportive services to formerly homeless individuals and families. |
| | Emergency Solutions Grant (ESG) | Federal funds that may be used for homeless assistance and homeless prevention activities. |

| | | |
|---|---|---|
| | HOME Investment Partnerships (HOME) | Grants to entitlement communities to develop affordable housing for low-income households. |
| | Neighborhood Stabilization Program (NSP) | Providing emergency assistance to stabilize communities with high rates of abandoned and foreclosed homes |
| State | Consolidated Homeless Grant (CHG) | Support an integrated system of housing assistance to prevent homelessness and quickly re-house households who are unsheltered. |
| Local | Affordable Housing Trust Fund (AHTF) | AHTF resources can be used for the following:<br>• Acquisition, construction, or rehabilitation of housing projects or units<br>• Support building operation and maintenance costs of housing projects or units<br>• Rental assistance vouchers for housing projects or units<br>• Operating costs for emergency shelters.<br>• |
| | Ending Homelessness Program (EHP) | Funds collected are to be used for services, capital, and operating needs specifically targeted at goals aimed at ending or preventing homelessness in Washington State under locally generated 10 Year Plans. |

# Chapter 6

# 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 2050 regional plan calls for bending the trend for growth projections. This bending of the trend means that the assumptions for growth and density 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. This report is due every 8 years, with the next one due in 2029.

The information in this chapter is derived from the *2021 Buildable Lands Report* (BLR) recently completed for Snohomish County. The methodology used to prepare the BLR was developed through Snohomish County Tomorrow in 2000 and then updated in 2020 to incorporate changes in state law. Both the procedures report and the complete BLR are available on the county website.

## 2021 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 2035. That projected demand is expressed as population growth targets that were 'reconciled' in 2016 and were reflected in the county and city comprehensive plans that were all updated during the previous GMA update. Those plan updates satisfied another GMA requirement for periodic updating of comprehensive plans to accommodate new state projections for 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. A similar process will occur following the completion of the current round of comprehensive plan updates due in 2024. The updated plans must be capable of accommodating the new state projections of future growth to the year 2044. In 2017 the state legislature passed E2SSB 5254, which enacted several changes to state requirements for buildable lands methods and procedures, and the latest BLR has an updated methodology to reflect those changes.

The information in the 2021 BLR generally reflects 2019 land use and development data. It concludes that the residential capacity of the county's total aggregated urban growth area exceeds the total 2035 population growth target for that area by about 77 percent. Disaggregating the total UGA area into individual cities and MUGAs, however, reveals potential capacity shortfalls in selected areas (as

documented in the 2021 BLR). Jurisdiction-level data reflects city boundaries as they existed on April 1, 2019. 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. The Southwest UGA (SWUGA) contains 9 cities and a large unincorporated area defined by one continuous urban growth boundary. In 2019 the SWUGA contained 506,018 people or about 60 percent of the county's total population. Based on the 2035 growth targets, that share is expected to drop in 2035 when the SWUGA is projected to have a total population of 655,424. The BLR analysis shows the residential land capacity for the SWUGA for over slightly over 800,000 people, suggesting that the overall capacity under current zoning or development regulations within the SWUGA is adequate to meet the 2035 SWUGA growth target. However, since the cities and county are now embarking on comprehensive plan updates to meet new 2044 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 7.

Table 6-1 summarizes the supply of buildable residential land for each city within the SWUGA, and the unincorporated areas within it, as reported in the 2021 BLR. The data is further aggregated and sub-totaled by PSRC regional geography classification: metropolitan city (Everett), core cities, High-Capacity Transit (HCT) Communities, Cities and Towns, and Urban unincorporated. Organizing the data this way facilitates comparisons with the growth targets in the regional growth strategy of VISION 2050. This is graphically illustrated in Chart 6-1.

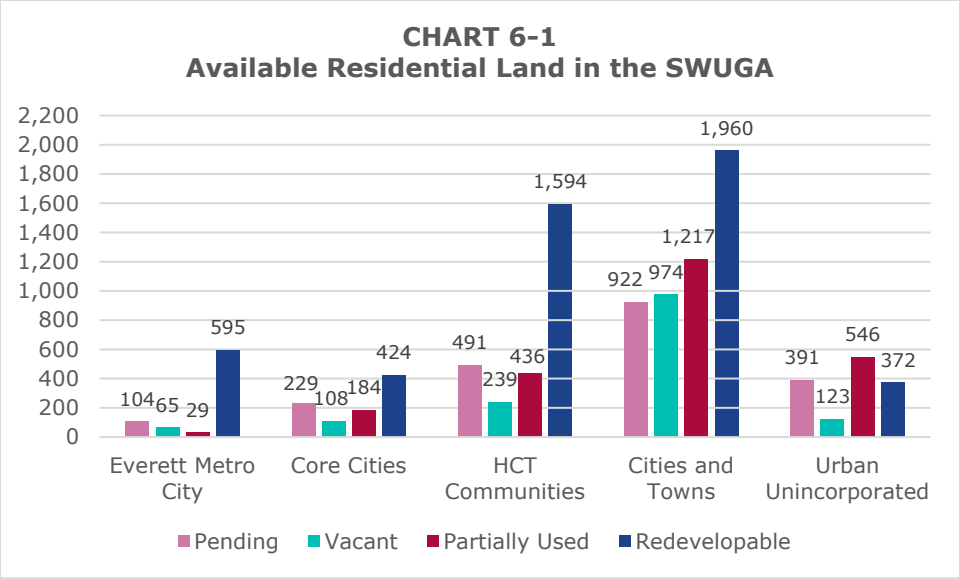
## Table 6-1 SWUGA Buildable Residential Land (in Acres)

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|
| **Metro City** | | | | | |
| **Everett – Metro City** | **104.48** | **64.51** | **29.03** | **595.41** | 824.57 |
| **Core Cities** | | | | | |
| Bothell City (Sno Co part) | 122.24 | 97.36 | 163.68 | 169.76 | 649.30 |
| Lynnwood City | 106.83 | 10.54 | 20.00 | 254.56 | 410.80 |
| **Core Cities** | **229.06** | **107.90** | **183.67** | **424.32** | **1,060.11** |
| **HCT Communities** | | | | | |
| Edmonds City | 17.24 | 43.53 | 21.36 | 231.35 | 334.58 |
| Mill Creek City | 13.27 | 6.54 | 6.64 | 11.39 | 43.95 |
| Mountlake Terrace City | 32.45 | 4.96 | 21.49 | 121.29 | 189.86 |
| Mukilteo City | 19.76 | 25.58 | 9.11 | 38.46 | 98.94 |
| Bothell MUGA | 88.76 | 36.94 | 101.13 | 205.18 | 515.88 |
| Edmonds MUGA | 5.75 | 0.88 | 1.98 | 62.87 | 76.01 |
| Everett MUGA | 76.14 | 23.84 | 82.51 | 283.08 | 541.73 |
| Lynnwood MUGA* | 77.57 | 33.90 | 39.03 | 270.97 | 456.71 |
| Mill Creek MUGA | 107.32 | 30.45 | 103.95 | 183.18 | 536.29 |
| Mukilteo MUGA | 23.83 | 16.05 | 9.84 | 131.79 | 193.46 |
| Larch Way Overlap | 28.53 | 16.76 | 38.82 | 53.97 | 170.35 |
| **HCT Communities** | **490.63** | **239.42** | **435.84** | **1,593.54** | **3,157.76** |
| **Cities and Towns - SWUGA** | | | | | |
| Brier | 21.32 | 4.40 | 28.13 | 25.95 | 96.50 |
| Woodway | 23.60 | 3.60 | 23.48 | 0.00 | 60.39 |
| **SWUGA Cities and Towns** | **44.91** | **8.00** | **51.61** | **25.95** | **156.88** |
| **Unincorporated Areas[1]** | **300.65** | **47.55** | **81.36** | **99.74** | 569.91 |
| **TOTAL County** | **1,169.73** | **467.38** | **781.52** | **2,738.95** | **5,769.23** |

*Source 2021 Buildable Lands Report*

NOTE: The table uses city boundaries as of June of 2021; buildable acres for pending, vacant, and redevelopable land status categories; and surplus acres for the partially used land status category

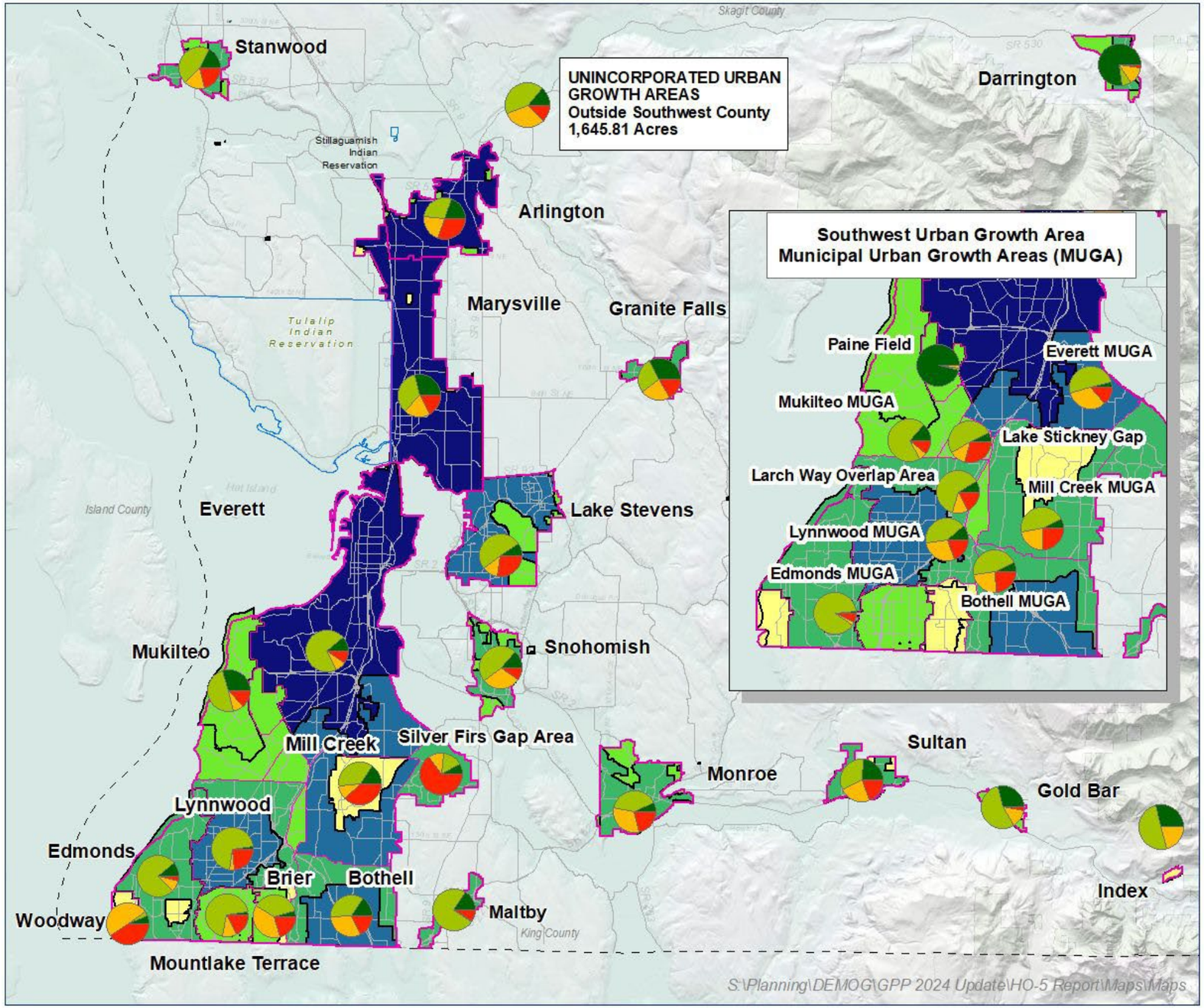
FOOTNOTES: 1. Unincorporated areas include Brier MUGA, Mount Lake Terrace MUGA, Woodway MUGA, Lake Stickney Gap, and Silver Firs Gap




*Source: 2021 Buildable Lands Report*

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 horizon of the comprehensive plan. The table and chart both show that the redevelopable category has the highest amount of available land, or over 45% of the total acreage, followed by pending; both land categories are usually considered to be more challenging to develop and more difficult to predict when redevelopment will occur. Map 6-1 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 2021 BLR examines the land capacity for four types of residential categories, single-family, townhouses, multi-family, and senior apartments. Table 6-2 through Table 6-5 show residential land capacity for single-family, townhouses, multi-family, and senior apartments, respectively in all the SWUGA cities and the unincorporated area. Except for the pending category (which uses known development application information for capacity), capacity is estimated using both existing zoning and past development history to determine the likely dwelling unit yields for the remaining three categories of available land. For these categories, the dwelling unit capacity figures reflect 2021 BLR estimates based on existing zoning and development regulations and observed




# MAP 6-1
# Available Residential Land

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## Available Residential Land (Acres)

**Land Availablity by Status**

Percent of Each Color in Pie Chart Represents Percent of Land within Each Land Status (see below)

- Vacant
- Redevelopable
- Partially-Used
- Pending

**Available Residential Land in Acres**

- Less than 100 Acres
- 100-300 Acres
- 300-500 Acres
- 500 to 1000 Acres
- More than 1000 Acres
- Major Roadway
- Reservation Boundary
- MUGA Boundary
- Urban Growth Area Boundary
- Incorporated City Boundary
- Snohomish County Boundry

Data Source: 2021 Buildable Lands Report

N

## Table 6-2 SWUGA Estimated Available Capacity – Single-family Units

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable[1] | Total |
|---|---|---|---|---|---|
| **Metro City** | | | | | |
| **Everett – Metro City** | **139** | **182** | **80** | **-970** | **-569.00** |
| **Core Cities** | | | | | |
| Bothell City (Sno Co part) | 387 | 248 | 394 | 260 | 1289 |
| Lynnwood City | 252 | 27 | 27 | 18 | 324 |
| **Core Cities** | **639** | **275** | **421** | **278** | **1,613** |
| **HCT Communities** | | | | | |
| Edmonds City | 49 | 115 | 62 | -24 | 202 |
| Mill Creek City | 51 | 19 | 17 | 11 | 98 |
| Mountlake Terrace City | 102 | 13 | 60 | -115 | 60 |
| Mukilteo City | 44 | 89 | 27 | 74 | 234 |
| Bothell MUGA | 644 | 160 | 463 | 619 | 1,886 |
| Edmonds MUGA | 47 | 5 | 10 | 168 | 230 |
| Everett MUGA | 358 | 104 | 329 | 241 | 1,032 |
| Lynnwood MUGA* | 278 | 73 | 153 | 82 | 586 |
| Mill Creek MUGA | 705 | 126 | 426 | 429 | 1,686 |
| Mukilteo MUGA | 193 | 96 | 33 | 192 | 514 |
| Larch Way Overlap | 100 | 59 | 159 | 118 | 436 |
| **HCT Communities** | **2,571** | **859** | **1,739** | **1,795** | **6,964** |
| **Cities and Towns - SWUGA** | | | | | |
| Brier | 55 | 13 | 55 | 39 | 162 |
| Woodway | 47 | 4 | 9 | 0 | 60 |
| **SWUGA Cities and Towns** | **102** | **17** | **64** | **39** | **222** |
| **Unincorporated Areas[2]** | **1,061** | **238** | **379** | **313** | 1,991 |
| **TOTAL County** | **4,512** | **1,571** | **2,683** | **1,455** | **10,221** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; 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

2. Unincorporated areas include Brier MUGA, Mount Lake Terrace MUGA, Woodway MUGA, Lake Stickney Gap and Silver Firs Gap.

## Table 6-3 SWUGA Estimated Available Capacity – Townhouse Units

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable[1] | Total |
|---|---|---|---|---|---|
| **Metro City** | | | | | |
| **Everett – Metro City** | **35** | **13** | **0** | **335** | **383** |
| **Core Cities** | | | | | |
| Bothell City (Sno Co part) | 118 | 0 | 0 | 0 | 118 |
| Lynnwood City | 55 | 21 | 0 | 152 | 228 |
| **Core Cities** | **173** | **21** | **0** | **152** | **346** |
| **HCT Communities** | | | | | |
| Edmonds City | 15 | 7 | 0 | 63 | 85 |
| Mill Creek City | 0 | 0 | 0 | 0 | 0 |
| Mountlake Terrace City | 181 | 19 | 9 | 387 | 596 |
| Mukilteo City | 32 | 0 | 0 | 0 | 32 |
| Bothell MUGA | 35 | 59 | 3 | 42 | 139 |
| Edmonds MUGA | 37 | 0 | 0 | 7 | 44 |
| Everett MUGA | 20 | 11 | 7 | 155 | 193 |
| Lynnwood MUGA* | 306 | 11 | 14 | 208 | 539 |
| Mill Creek MUGA | 80 | 15 | 4 | 69 | 168 |
| Mukilteo MUGA | 47 | 1 | 1 | 57 | 106 |
| Larch Way Overlap | 98 | 5 | 5 | 13 | 121 |
| **HCT Communities** | **851** | **128** | **43** | **1,001** | **2,023** |
| **Cities and Towns** | | | | | |
| Brier | 0 | 0 | 0 | 0 | 0 |
| Woodway | 0 | 0 | 0 | 0 | 0 |
| **SWUGA Cities and Towns** | **0** | **0** | **0** | **0** | **0** |
| **Unincorporated Areas[2]** | **1,147** | **20** | **26** | **77** | **1,270** |
| **TOTAL County** | **2,206** | **182** | **69** | **1,565** | **4,022** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; 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

2. Unincorporated areas include Brier MUGA, Mount Lake Terrace MUGA, Woodway MUGA, Lake Stickney Gap and Silver Firs Gap.

## Table 6-4 SWUGA Estimated Available Capacity – Multi-Family Units

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable[1] | Total |
|---|---|---|---|---|---|
| **Metro City** | | | | | |
| **Everett – Metro City** | **3,516** | **1,682** | **256** | **16,010** | **21,464** |
| **Core Cities** | | | | | |
| Bothell City (Sno Co part) | 212 | 758 | 303 | 2157 | 3430 |
| Lynnwood City | 3,872 | 48 | 92 | 4,286 | 8,298 |
| **Core Cities** | **4,084** | **806** | **395** | **6,443** | **11,728** |
| **HCT Communities** | | | | | |
| Edmonds City | 561 | 422 | 0 | 3,508 | 4,491 |
| Mill Creek City | 405 | 6 | 0 | 36 | 447 |
| Mountlake Terrace City | 784 | 64 | 70 | 3,646 | 4,564 |
| Mukilteo City | 41 | 5 | 0 | 94 | 140 |
| Bothell MUGA | 10 | 113 | 20 | 660 | 803 |
| Edmonds MUGA | 0 | 0 | 0 | 41 | 41 |
| Everett MUGA | 224 | 66 | 305 | 2,204 | 2,799 |
| Lynnwood MUGA | 1,189 | 724 | 158 | 2,761 | 4,832 |
| Mill Creek MUGA | 268 | 116 | 138 | 593 | 1,115 |
| Mukilteo MUGA | 182 | 25 | 96 | 1123 | 1426 |
| Larch Way Overlap | 123 | 151 | 61 | 366 | 701 |
| **HCT Communities** | **3,787** | **1,692** | **848** | **15,032** | **21,359** |
| **Cities and Towns** | | | | | |
| Brier | 0 | 0 | 0 | 0 | 0 |
| Woodway | 0 | 0 | 0 | 0 | 0 |
| **SWUGA Cities and Towns** | **0** | **0** | **0** | **0** | **0** |
| **Unincorporated Areas[2]** | **209** | **65** | **53** | **349** | **676** |
| **TOTAL County** | **11,596** | **4,245** | **1,552** | **37,834** | **55,227** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; 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

2. Unincorporated areas include Brier MUGA, Mount Lake Terrace MUGA, Woodway MUGA, Lake Stickney Gap and Silver Firs Gap.

## Table 6-5 SWUGA Estimated Available Capacity – Senior Apartments

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable[1] | Total |
|---|---|---|---|---|---|
| **Metro City** | | | | | |
| **Everett - Metro City** | 1 | 36 | 0 | 378 | 415 |
| **Core Cities** | | | | | |
| Bothell City (Sno Co part) | 0 | 0 | 0 | 0 | 0 |
| Lynnwood City | 0 | 15 | 52 | 1,446 | 1,513 |
| **Core Cities** | **0** | **15** | **52** | **1,446** | **1,513** |
| **HCT Communities** | | | | | |
| Edmonds City | 0 | 31 | 0 | 340 | 371 |
| Mill Creek City | 0 | 5 | 0 | 26 | 31 |
| Mountlake Terrace City | 0 | 0 | 0 | 0 | 0 |
| Mukilteo City | 0 | 0 | 0 | 0 | 0 |
| Bothell MUGA | 0 | 18 | 1 | 116 | 135 |
| Edmonds MUGA | 0 | 0 | 0 | 1 | 1 |
| Everett MUGA | 222 | 6 | 63 | 303 | 594 |
| Lynnwood MUGA* | 385 | 149 | 31 | 454 | 1,019 |
| Mill Creek MUGA | 133 | 16 | 27 | 87 | 263 |
| Mukilteo MUGA | 0 | 3 | 20 | 152 | 175 |
| Larch Way Overlap | 0 | 28 | 12 | 69 | 109 |
| **HCT Communities** | **740** | **256** | **154** | **1,548** | **2,698** |
| **Cities and Towns** | | | | | |
| Brier | 0 | 0 | 0 | 0 | 0 |
| Woodway | 0 | 0 | 0 | 0 | 0 |
| **SWUGA Cities and Towns** | **0** | **0** | **0** | **0** | **0** |
| **Unincorporated Areas[2]** | **0** | **6** | **8** | **36** | **50** |
| **TOTAL County** | **741** | **313** | **214** | **3,408** | **4,676** |

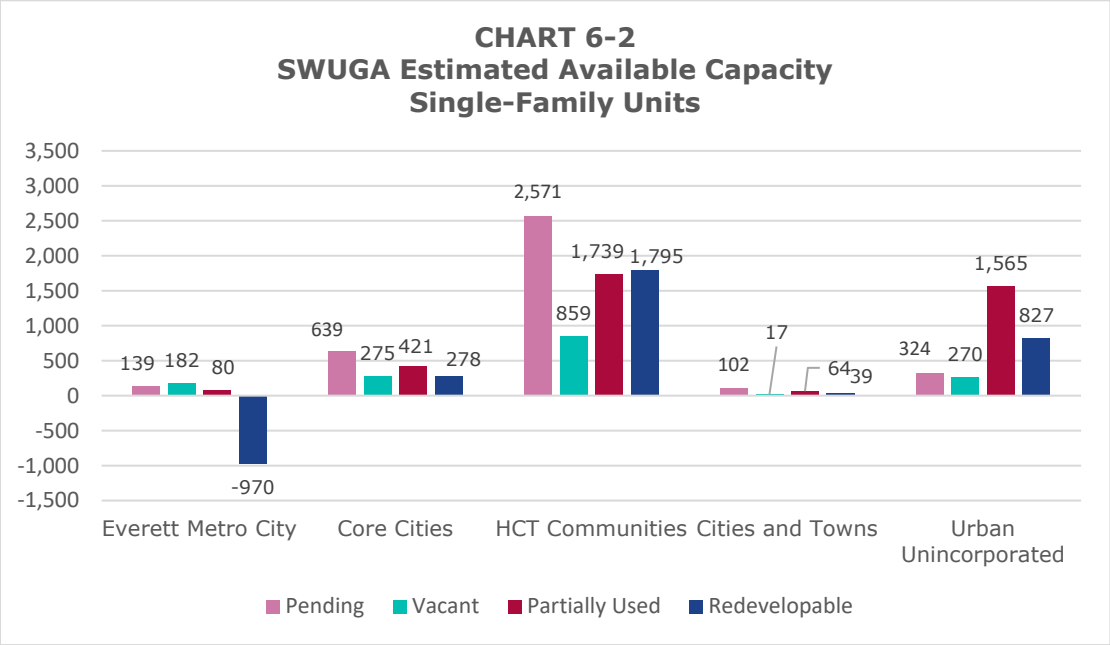
*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; 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

2. Unincorporated areas include Brier MUGA, Mount Lake Terrace MUGA, Woodway MUGA, Lake Stickney Gap and Silver Firs Gap.

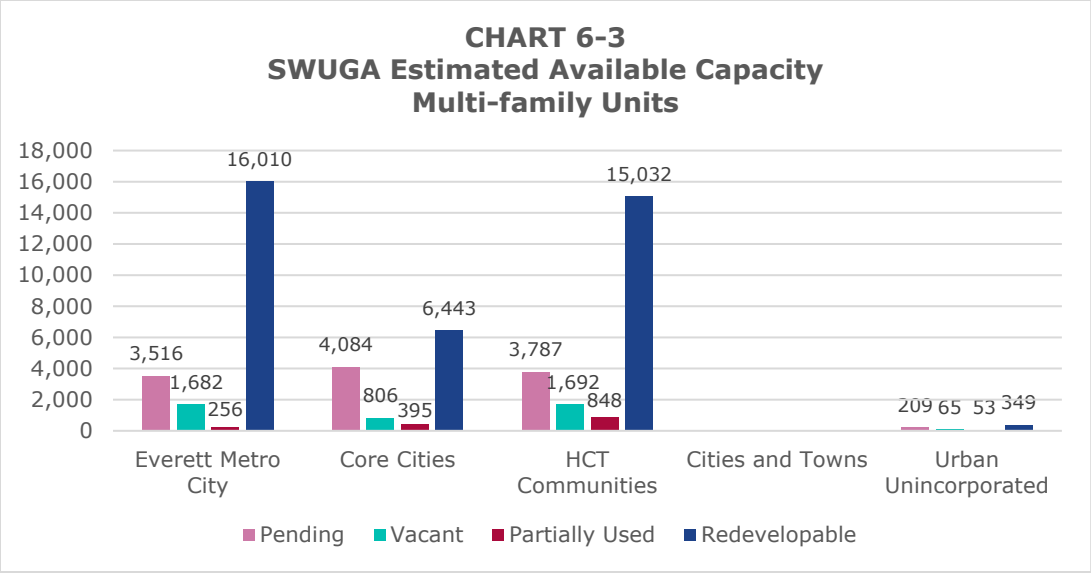
capacity figures reflect 2021 BLR estimates based on existing zoning and development regulations, and observed density yields for each zoning classification. These figures show that the vast majority of the available residential land capacity is for multi-family development. Table 6-2 shows that most of the available capacity for single-family units is in the HCT Communities and then urban unincorporated areas in the SWUGA. It should be noted that the BLR reports "negative capacity" for single-family in Table 6-2 and "nets out" losses due to anticipated demolitions within each zoning district within the redevelopable category. In one location, Everett, more single-family homes are expected to be lost than gained in the redevelopment process. The figures in Table 6-2 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.




*Source: 2021 Buildable Lands Report*

Chart 6-2 graphically demonstrates that most of the available single-family residential capacity in the SWUGA, in all four land categories is in the HCT Communities.

Table 6-3 shows the available land capacity in the SWUGA for townhouse development. Lynnwood (both the city and the MUGA), Mountlake Terrace, Everett, and especially the unincorporated SWUGA have the highest land capacity in this category, although compared to the other development types, townhouses have the lowest land capacity overall. Both Brier and Woodway have no land capacity for townhouses.




*Source: 2021 Buildable Lands Report*

Table 6-4 shows the available land capacity in the SWUGA for multi-family development. Everett City and the HCT communities have roughly equivalent available capacity (around 21,000 units each). Chart 6-4 graphically demonstrates that the majority of available capacity for multi-family units within the SWUGA is through redevelopable sites in Everett and the HCT communities.

The available capacity for senior apartments is shown in Table 6-5. Lynnwood city and Lynnwood MUGA have the highest capacity for senior apartments, with over 50 percent of the SWUGAs total land capacity for this development type. Mount Lake Terrace, Brier, and Woodway have no land capacity for senior apartments.

Table 6-6 shows the distribution of residential capacity among the cities and unincorporated portion of the SWUGA between single-family, townhouses, multi-family, and senior apartments, as well 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 Mukilteo and Edmonds, as well as Brier and Woodway, still having a fair proportion of their available capacity in single-family housing. Cities like Everett, Lynnwood, and Bothell, by contrast, have much of their available capacity in multi-family housing. The unincorporated areas of the SWUGA (outside the HCT communities) have the highest proportion of land capacity in townhouses (31%). It is noteworthy that Woodway and Brier

## Table 6-6 SWUGA Estimated Available Capacity – Percent Distribution by Land Category and Unit Type Metropolitan and Core Cities

| Jurisdiction | | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|---|
| Everett – Metro City | Single-family | 0.6% | 0.8% | 0.4% | -4.5% | -2.6% |
| | Townhouses | 0.2% | 0.1% | 0.0% | 1.5% | 1.8% |
| | Multi-family | 16.2% | 7.8% | 1.2% | 73.8% | 98.9% |
| | Senior Apartments | 0.0% | 0.2% | 0.0% | 1.7% | 1.9% |
| | All Residential | 17.0% | 8.8% | 1.5% | 72.6% | 100.0% |
| **Core Cities** | | | | | | |
| Bothell City (Sno Co part) | Single-family | 8.0% | 5.1% | 8.1% | 5.4% | 26.6% |
| | Townhouses | 2.4% | 0.0% | 0.0% | 0.0% | 2.4% |
| | Multi-family | 4.4% | 15.7% | 6.3% | 44.6% | 70.9% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 14.8% | 20.8% | 14.4% | 50.0% | 100.0% |
| Lynnwood City | Single-family | 2.4% | 0.3% | 0.3% | 0.2% | 3.1% |
| | Townhouses | 0.5% | 0.2% | 0.0% | 1.5% | 2.2% |
| | Multi-family | 37.4% | 0.5% | 0.9% | 41.4% | 80.1% |
| | Senior Apartments | 0.0% | 0.1% | 0.5% | 14.0% | 14.6% |
| | All Residential | 40.3% | 1.1% | 1.7% | 57.0% | 100.0% |
| Core Cities Total | Single-family | 4.2% | 1.8% | 2.8% | 1.8% | 10.6% |
| | Townhouses | 1.1% | 0.1% | 0.0% | 1.0% | 2.3% |
| | Multi-family | 26.9% | 5.3% | 2.6% | 42.4% | 77.2% |
| | Senior Apartments | 0.0% | 0.1% | 0.3% | 9.5% | 10.0% |
| | All Residential | 32.2% | 7.3% | 5.7% | 54.7% | 100.0% |

## High-Capacity Transit Communities

| Jurisdiction | | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|---|
| Edmonds City | Single-family | 1.0% | 2.2% | 1.2% | -0.5% | 3.9% |
| | Townhouses | 0.3% | 0.1% | 0.0% | 1.2% | 1.7% |
| | Multi-family | 10.9% | 8.2% | 0.0% | 68.1% | 87.2% |
| | Senior Apartments | 0.0% | 0.6% | 0.0% | 6.6% | 7.2% |
| | All Residential | 12.1% | 11.2% | 1.2% | 75.5% | 100.0% |
| Mill Creek City | Single-family | 8.9% | 3.3% | 3.0% | 1.9% | 17.0% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 70.3% | 1.0% | 0.0% | 6.3% | 77.6% |
| | Senior Apartments | 0.0% | 0.9% | 0.0% | 4.5% | 5.4% |
| | All Residential | 79.2% | 5.2% | 3.0% | 12.7% | 100.0% |
| Mountlake Terrace City | Single-family | 2.0% | 0.2% | 1.1% | -2.2% | 1.1% |
| | Townhouses | 3.5% | 0.4% | 0.2% | 7.4% | 11.4% |
| | Multi-family | 15.0% | 1.2% | 1.3% | 69.8% | 87.4% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 20.4% | 1.8% | 2.7% | 75.1% | 100.0% |
| Mukilteo City | Single-family | 10.8% | 21.9% | 6.7% | 18.2% | 57.6% |
| | Townhouses | 7.9% | 0.0% | 0.0% | 0.0% | 7.9% |
| | Multi-family | 10.1% | 1.2% | 0.0% | 23.2% | 34.5% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 28.8% | 23.2% | 6.7% | 41.4% | 100.0% |
| Bothell MUGA | Single-family | 21.7% | 5.4% | 15.6% | 20.9% | 63.7% |
| | Townhouses | 1.2% | 2.0% | 0.1% | 1.4% | 4.7% |
| | Multi-family | 0.3% | 3.8% | 0.7% | 22.3% | 27.1% |
| | Senior Apartments | 0.0% | 0.6% | 0.0% | 3.9% | 4.6% |
| | All Residential | 23.3% | 11.8% | 16.4% | 48.5% | 100.0% |
| Edmonds MUGA | Single-family | 14.9% | 1.6% | 3.2% | 53.2% | 72.8% |
| | Townhouses | 11.7% | 0.0% | 0.0% | 2.2% | 13.9% |
| | Multi-family | 0.0% | 0.0% | 0.0% | 13.0% | 13.0% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.3% | 0.3% |
| | All Residential | 26.6% | 1.6% | 3.2% | 68.7% | 100.0% |
| Everett MUGA | Single-family | 7.8% | 2.3% | 7.1% | 5.2% | 22.3% |
| | Townhouses | 0.4% | 0.2% | 0.2% | 3.4% | 4.2% |
| | Multi-family | 4.9% | 1.4% | 6.6% | 47.7% | 60.6% |
| | Senior Apartments | 4.8% | 0.1% | 1.4% | 6.6% | 12.9% |
| | All Residential | 17.8% | 4.0% | 15.2% | 62.9% | 100.0% |

| Jurisdiction | | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|---|
| Lynnwood MUGA | Single-family | 4.0% | 1.0% | 2.2% | 1.2% | 8.4% |
| | Townhouses | 4.4% | 0.2% | 0.2% | 3.0% | 7.7% |
| | Multi-family | 17.0% | 10.4% | 2.3% | 39.6% | 69.3% |
| | Senior Apartments | 5.5% | 2.1% | 0.4% | 6.5% | 14.6% |
| | All Residential | 30.9% | 13.7% | 5.1% | 50.2% | 100.0% |
| Mill Creek MUGA | Single-family | 21.8% | 3.9% | 13.2% | 13.3% | 52.2% |
| | Townhouses | 2.5% | 0.5% | 0.1% | 2.1% | 5.2% |
| | Multi-family | 8.3% | 3.6% | 4.3% | 18.3% | 34.5% |
| | Senior Apartments | 4.1% | 0.5% | 0.8% | 2.7% | 8.1% |
| | All Residential | 36.7% | 8.4% | 18.4% | 36.4% | 100.0% |
| Mukilteo MUGA | Single-family | 8.7% | 4.3% | 1.5% | 8.6% | 23.1% |
| | Townhouses | 2.1% | 0.0% | 0.0% | 2.6% | 4.8% |
| | Multi-family | 8.2% | 1.1% | 4.3% | 50.6% | 64.2% |
| | Senior Apartments | 0.0% | 0.1% | 0.9% | 6.8% | 7.9% |
| | All Residential | 19.0% | 5.6% | 6.8% | 68.6% | 100.0% |
| Larch Way Overlap | Single-family | 7.3% | 4.3% | 11.6% | 8.6% | 31.9% |
| | Townhouses | 7.2% | 0.4% | 0.4% | 1.0% | 8.9% |
| | Multi-family | 9.0% | 11.0% | 4.5% | 26.8% | 51.3% |
| | Senior Apartments | 0.0% | 2.0% | 0.9% | 5.0% | 8.0% |
| | All Residential | 23.5% | 17.8% | 17.3% | 41.4% | 100.0% |
| HCT Communities | Single-family | 7.8% | 2.6% | 5.3% | 5.4% | 21.1% |
| | Townhouses | 2.6% | 0.4% | 0.1% | 3.0% | 6.1% |
| | Multi-family | 11.5% | 5.1% | 2.6% | 45.5% | 64.6% |
| | Senior Apartments | 2.2% | 0.8% | 0.5% | 4.7% | 8.2% |
| | All Residential | 24.1% | 8.9% | 8.4% | 58.6% | 100.0% |

## Cities and Towns and Unincorporated Areas – SWUGA

| Jurisdiction | | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|---|
| Brier | Single-family | 34.0% | 8.0% | 34.0% | 24.1% | 100.0% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 34.0% | 8.0% | 34.0% | 24.1% | 100.0% |
| Woodway | Single-family | 78.3% | 6.7% | 15.0% | 0.0% | 100.0% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 78.3% | 6.7% | 15.0% | 0.0% | 100.0% |
| Cities and Towns - SWUGA | Single-family | 45.9% | 7.7% | 28.8% | 17.6% | 100.0% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 45.9% | 7.7% | 28.8% | 17.6% | 100.0% |
| Unincorporated Areas - SWUGA | | | | | | |
| Unincorporated Areas[1] | Single-family | 26.6% | 6.0% | 9.5% | 7.9% | 49.9% |
| | Townhouses | 28.8% | 0.5% | 0.7% | 1.9% | 31.9% |
| | Multi-family | 5.2% | 1.6% | 1.3% | 8.8% | 17.0% |
| | Senior Apartments | 0.0% | 0.2% | 0.2% | 0.9% | 1.3% |
| | All Residential | 60.6% | 8.3% | 11.7% | 19.4% | 100.0% |

## SWUGA Totals

| Jurisdiction | | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|---|
| TOTAL SWUGA | Single-family | 6.1% | 2.1% | 3.6% | 2.0% | 13.8% |
| | Townhouses | 3.0% | 0.2% | 0.1% | 2.1% | 5.4% |
| | Multi-family | 15.6% | 5.7% | 2.1% | 51.0% | 74.5% |
| | Senior Apartments | 1.0% | 0.4% | 0.3% | 4.6% | 6.3% |
| | All Residential | 25.7% | 8.5% | 6.1% | 59.7% | 100.0% |

*Source 2021 Buildable Lands Report*

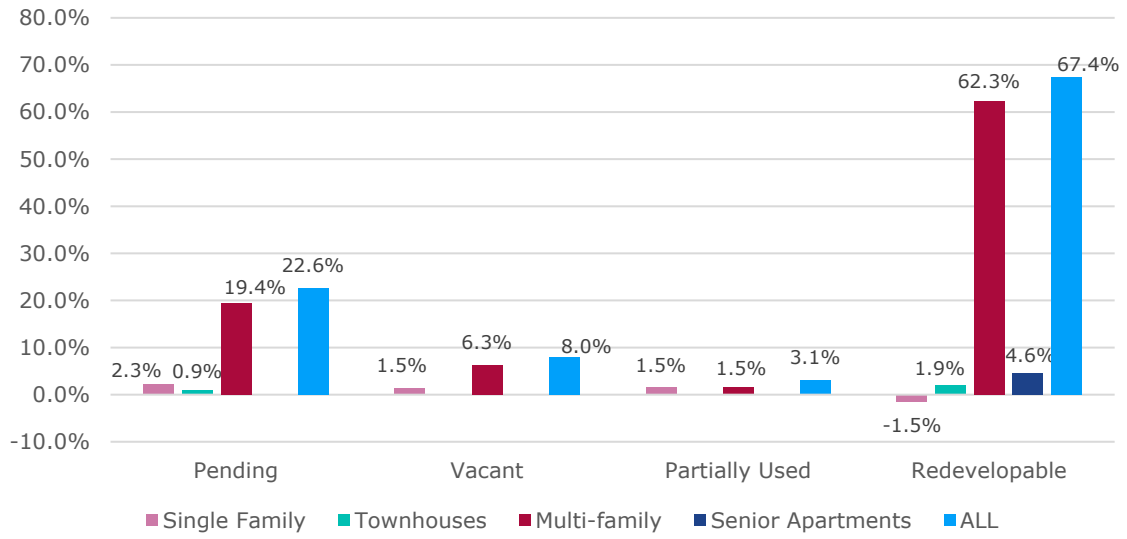
NOTE: Table uses city boundaries as of June of 2021; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.

FOOTNOTES: 1. Unincorporated areas include Brier MUGA, Mount Lake Terrace MUGA, Woodway MUGA, Lake Stickney Gap and Silver Firs Gap.

(the two cities that make up the Cities and Towns category in the SWUGA) do not have townhouse capacity, multi-family, or senior apartment capacity in any land category.

Although there is considerable variation among cities in the categories of land that contain the most capacity, redevelopable land tends to have the greatest share of the four categories for most cities. The pending category also contains a sizeable share for most cities – notably in Mill Creek – suggesting a continued strong market interest in the SWUGA. Map 6-2 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 6-3 (for all SWUGA cities) and Chart 6-4 (for all unincorporated SWUGA areas) on the following pages. In the cities, most of the available residential land capacity is in the redevelopable category for multi-family. The distribution in the unincorporated areas is slightly more evenly distributed.

**CHART 6-4**
**Estimated Available Capacity- Percentage Distribution by Land Category and Unit Type - All SWUGA Cities**

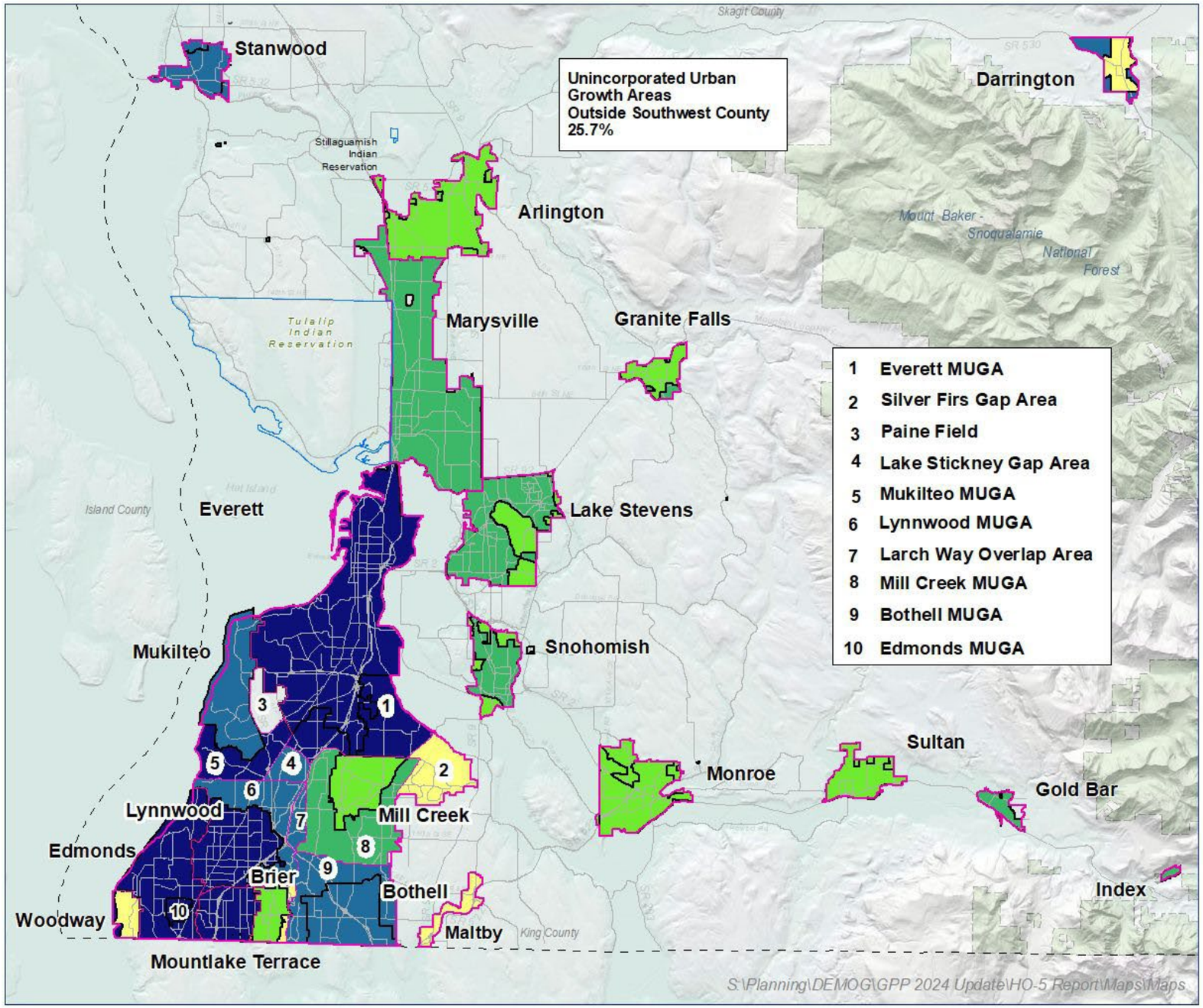



*Source 2021 Buildable Lands Report*

NOTE: Categories with between -0.5 and 0.5% estimated capacity were not shown. Pending had 0% capacity for senior apartments. Vacant had 0.1% capacity townhouses and 0.2% capacity senior apartments. Partially used had 0% capacity for townhouses and .1% capacity for senior apartments.

# Percentage of Available Residential Unit Capacity in Redevelopable Land

MAP 6-2




SNOHOMISH COUNTY DATA and MAP DISCLAIMER
All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

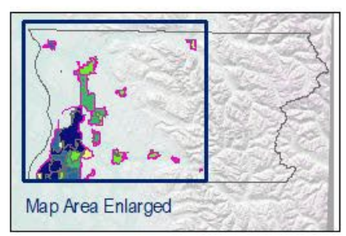
Percent of Residential Unit Capacity in Redevelopable Land by Jurisdiction

**Percentage of Capacity in Redevelopable Land**

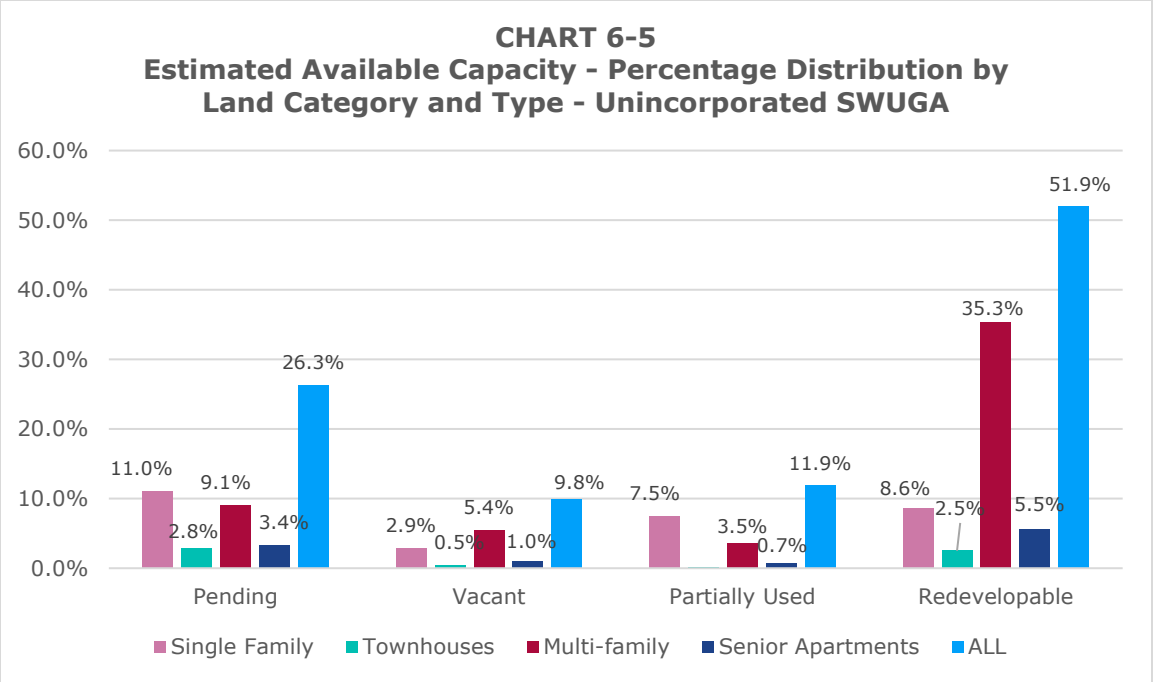
- Less than 15.0%
- 15.1% - 30.0%
- 30.1% - 45.0%
- 45.1% - 65.0%
- Greater than 65.1%

Color of Jurisdiction represents the percentage of residential capacity in redevelopable land

- Major Roadway
- Reservation Boundary
- MUGA Boundary
- Urban Growth Area Boundary
- Incorporated City Boundary




Data Source: 2021 Buildable Lands Report




*Source 2021 Buildable Lands Report*

NOTE: Categories with less than 0.5% estimated capacity were not shown above. Partially used had 0.2% capacity for townhouses.

### *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 corporate limits. Taken altogether, these outlying UGAs contain more available residential land supply than the SWUGA (compare Table 6-1 with Table 6-7). Much of the available land within these outlying UGAs is within the redevelopable and partially used categories, meaning that 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 SWUGA. Table 6-7 shows available land to accommodate future growth in the same four categories described above, and Tables 6-8 through 6-11 show available land capacity for single-family, townhouses, multi-family units, and senior apartments, respectively. The outlying UGAs have a greater land capacity for single-family development than the SWUGA. There is also less, although still significant, capacity for additional multi-family development in the outlying UGAs compared to the SWUGA. Map 6-1 shows the available residential land supply for all of Snohomish County. In addition, the percentage breakdown of this inventory by land status is shown on an accompanying pie chart.

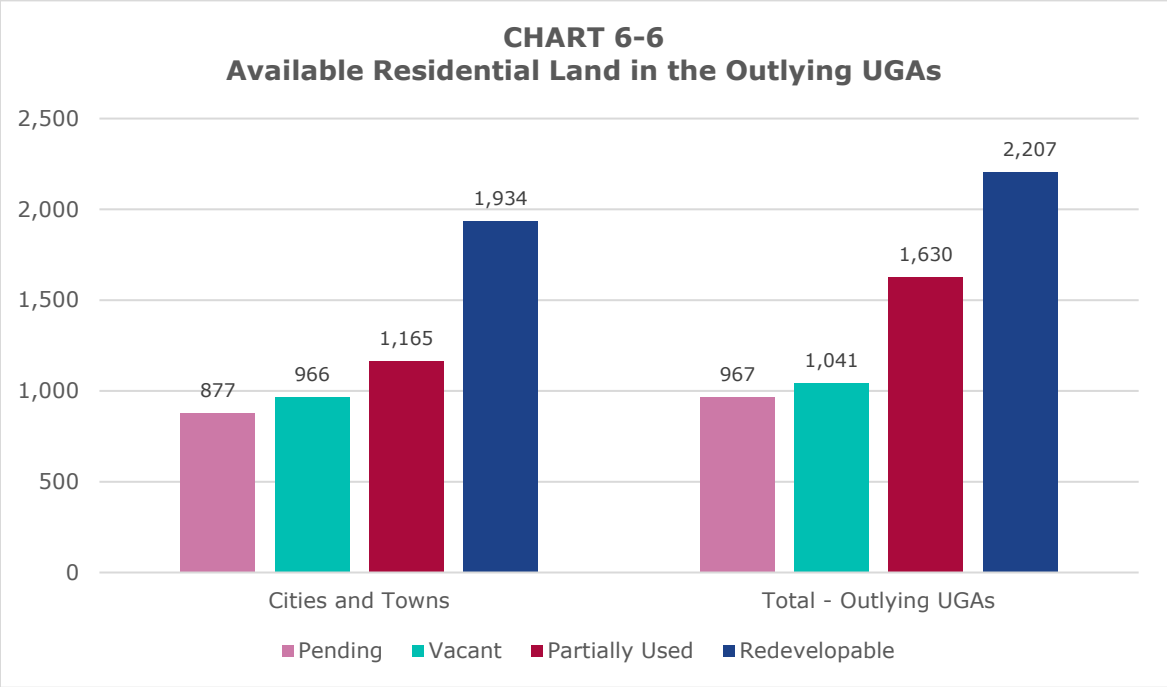
## Table 6-7 Outlying UGAs – Buildable Residential Land (Acres)

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable[1] | Total |
|---|---|---|---|---|---|
| Arlington | 79.063 | 240.843 | 189.055 | 237.463 | 813.17 |
| Darrington | 6.96 | 28.67 | 24.16 | 2.94 | 74.62 |
| Gold Bar | 2.54 | 15.75 | 5.71 | 13.46 | 40.73 |
| Granite Falls | 62.10 | 118.05 | 50.67 | 57.43 | 299.57 |
| Index | 0.00 | 1.28 | 1.19 | 2.38 | 5.00 |
| Lake Stevens | 228.176 | 49.007 | 79.237 | 595.407 | 932.769 |
| Marysville | 190.28 | 352.51 | 475.22 | 615.88 | 1,846.64 |
| Monroe | 91.235 | 23.56 | 101.45 | 91.32 | 322.338 |
| Snohomish | 30.871 | 42.884 | 116.493 | 118.5 | 323.876 |
| Stanwood | 68.086 | 34.86 | 37.567 | 108.771 | 272.681 |
| Sultan | 117.645 | 58.146 | 84.635 | 90.429 | 380.22 |
| **Outlying Cities and Towns** | **876.95** | **965.55** | **1,165.39** | **1,933.98** | **5,311.61** |
| **All Outlying UGA Unincorporated[2]** | **89.97** | **75.95** | **464.66** | **272.62** | **1,017.40** |
| **Total - OUTLYING UGAs** | **966.92** | **1,041.49** | **1,630.05** | **2,206.60** | **6,329.01** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; buildable acres for pending, vacant and redevelopable land status categories; and surplus acres for the partially used land status category

FOOTNOTES: 1. Unincorporated areas include Arlington UGA, Darrington UGA, Gold Bar UGA, Granite Falls UGA, Index UGA, Lake Stevens UGA, Marysville UGA, Monroe UGA, Snohomish UGA, Stanwood MUGA, and Sultan UGA.




*Source 2021 Buildable Lands Report*

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 development in Lake Stevens, Arlington, and the outlying UGA unincorporated areas. Aggregated data by the PSRC regional geographies from Table 6-7 is depicted graphically in Chart 6-6. This chart illustrates that, even in the outlying UGAs, a significant share of the available land is within the more challenging partially used and redevelopable categories.

## Table 6-8 Outlying UGAs–Estimated Available Capacity Single-family (Units)

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable[1] | Total |
|---|---|---|---|---|---|
| Arlington | 30 | 691 | 599 | 150 | 1,470 |
| Darrington | 12 | 65 | 45 | 2 | 124 |
| Gold Bar | 2 | 36 | 10 | 22 | 70 |
| Granite Falls | 359 | 305 | 128 | 6 | 798 |
| Index | 0 | 4 | 3 | 4 | 11 |
| Lake Stevens | 1,506 | 171 | 291 | 524 | 2,492 |
| Marysville | 998 | 1,261 | 1,670 | 1,289 | 5,218 |
| Monroe | 551 | 74 | 317 | 33 | 975 |
| Snohomish | 202 | 95 | 206 | 147 | 650 |
| Stanwood | 387 | 112 | 90 | 342 | 931 |
| Sultan | 1,021 | 287 | 400 | 382 | 2,090 |
| **Outlying Cities and Towns** | **5,068** | **3,101** | **3,759** | **2,901** | **14,829** |
| **All Unincorporated** | **324** | **270** | **1,565** | **827** | **2,986** |
| **Total - OUTLYING UGAs** | **5,392** | **3,371** | **5,324** | **3,728** | **17,815** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; 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.

2. Unincorporated areas include Arlington UGA, Darrington UGA, Gold Bar UGA, Granite Falls UGA, Index UGA, Lake Stevens UGA, Marysville UGA, Monroe UGA, Snohomish UGA, Stanwood MUGA, and Sultan UGA.

Table 6-8 shows the capacity of land zoned for single-family development to accommodate additional single-family units. This capacity is concentrated in Marysville, Lake Stevens, Sultan, and the outlying unincorporated, significant residential land is available for additional development in Arlington, Granite Falls, Monroe, and Stanwood.

## Table 6-9 Outlying UGAs–Estimated Available Capacity Townhouses (Units)

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable[1] | Total |
|---|---|---|---|---|---|
| Arlington | 0 | 0 | 0 | 1 | 1 |
| Darrington | 0 | 0 | 0 | 0 | 0 |
| Gold Bar | 0 | 0 | 0 | 0 | 0 |
| Granite Falls | 96 | 0 | 0 | 0 | 96 |
| Index | 0 | 0 | 0 | 0 | 0 |
| Lake Stevens | 77 | 11 | 14 | 185 | 287 |
| Marysville | 29 | 0 | 0 | 0 | 29 |
| Monroe | 64 | 0 | 0 | 8 | 72 |
| Snohomish | 30 | 0 | 0 | 0 | 30 |
| Stanwood | 0 | 0 | 0 | 0 | 0 |
| Sultan | 0 | 0 | 0 | 0 | 0 |
| **Outlying Cities and Towns** | **296** | **11** | **14** | **194** | **515** |
| **All Unincorporated[2]** | **0** | **0** | **0** | **0** | **0** |
| **Total - OUTLYING UGAs** | **296** | **11** | **14** | **194** | **515** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; 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.

2. Unincorporated areas include Arlington UGA, Darrington UGA, Gold Bar UGA, Granite Falls UGA, Index UGA, Lake Stevens UGA, Marysville UGA, Monroe UGA, Snohomish UGA, Stanwood MUGA, and Sultan UGA.

Table 6-9 shows there is limited land capacity to support the development of townhouses in the outlying UGAs (compare with Table 6-9 with Table 6-3), with over half of the capacity located in Lake Stevens. There are nearly 300 units of capacity in the pending category, indicating that townhouse projects are being developed.

## Table 6-10 Outlying UGAs–Estimated Available Capacity Multi-Family (Units)

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable[1] | Total |
|---|---|---|---|---|---|
| Arlington | 1,508 | 1,387 | 447 | 1,459 | 4,801 |
| Darrington | 0 | 0 | 0 | 0 | 0 |
| Gold Bar | 0 | 0 | 0 | 0 | 0 |
| Granite Falls | 0 | 191 | 145 | 350 | 686 |
| Index | 0 | 0 | 0 | 0 | 0 |
| Lake Stevens | 237 | 31 | 0 | 150 | 418 |
| Marysville | 272 | 966 | 443 | 1,680 | 3,361 |
| Monroe | 292 | 28 | 76 | 371 | 767 |
| Snohomish | 12 | 90 | 97 | 265 | 464 |
| Stanwood | 296 | 103 | 5 | 333 | 737 |
| Sultan | 15 | 2 | 10 | 1 | 28 |
| **Outlying Cities and Towns** | **2,632** | **2,798** | **1,223** | **4,609** | **11,262** |
| **All Unincorporated[2]** | **60** | **16** | **122** | **88** | **286** |
| **Total - OUTLYING UGAs** | **2,692** | **2,814** | **1,345** | **4,697** | **11,548** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; 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.

2. Unincorporated areas include Arlington UGA, Darrington UGA, Gold Bar UGA, Granite Falls UGA, Index UGA, Lake Stevens UGA, Marysville UGA, Monroe UGA, Snohomish UGA, Stanwood MUGA, and Sultan UGA.

Table 6-10 shows the capacity for multi-family development in the outlying UGAs. Arlington and Marysville have the largest capacity, while Darrington, Gold Bar, and Index have no capacity for multi-family development. In many cases, a sizeable share of the 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.

Table 6-11 shows that there is limited capacity for senior apartments, with over half of the outlying UGAs' total capacity being located in Arlington. As with townhouses (Table 6-9), a large percentage of the overall land capacity is located in the pending category.

## Table 6-11 Outlying UGAs–Estimated Available Capacity

## Senior Apartments (Units)

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable[1] | Total |
|---|---|---|---|---|---|
| Arlington | 575 | 208 | 22 | 201 | 1,006 |
| Darrington | 0 | 0 | 0 | 0 | 0 |
| Gold Bar | 0 | 0 | 0 | 0 | 0 |
| Granite Falls | 0 | 31 | 27 | 61 | 119 |
| Index | 0 | 0 | 0 | 0 | 0 |
| Lake Stevens | 250 | 13 | 3 | 118 | 384 |
| Marysville | 1 | 58 | 56 | 264 | 379 |
| Monroe | 0 | 1 | 8 | 11 | 20 |
| Snohomish | 0 | 0 | 0 | 0 | 0 |
| Stanwood | 0 | 5 | 0 | 15 | 20 |
| Sultan | 0 | 2 | 0 | 15 | 2 |
| **Outlying Cities and Towns** | **826** | **318** | **116** | **685** | **1,930** |
| **All Unincorporated[2]** | **0** | **0** | **0** | **0** | **0** |
| **Total - OUTLYING UGAs** | **826** | **318** | **116** | **685** | **1,930** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; 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.

2. Unincorporated areas include Arlington UGA, Darrington UGA, Gold Bar UGA, Granite Falls UGA, Index UGA, Lake Stevens UGA, Marysville UGA, Monroe UGA, Snohomish UGA, Stanwood MUGA, and Sultan UGA.

Table 6-12 shows the distribution of available capacity in the outlying UGAs among land categories and by dwelling type. As with the corresponding SWUGA table, this table is also organized by PSRC regional geography classification, in this case, Cities and Towns and Outlying UGA unincorporated. All the outlying Cities and Towns have about 52% of their available capacity in single-family units and 40% in multi-family units. The share of total capacity for multi-family ranges from about 66 percent in Arlington and around 40 percent in Granite Falls, Monroe, Snohomish, and Stanwood, to 0 percent in Darrington, Gold Bar, and Index. The share of each jurisdiction's available residential capacity in multi-family units and senior apartments is shown graphically in Map 6-3.

## Table 6-12 Outlying UGAs Estimated Available Capacity – Percent Distribution by Land Category and Unit Type

| Jurisdiction | | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|---|
| Arlington | Single-family | 0.4% | 9.5% | 8.2% | 2.1% | 20.2% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 20.7% | 19.1% | 6.1% | 20.0% | 66.0% |
| | Senior Apartments | 7.9% | 2.9% | 0.3% | 2.8% | 13.8% |
| | All Residential | 29.0% | 31.4% | 14.7% | 24.9% | 100.0% |
| Darrington | Single-family | 9.7% | 52.4% | 36.3% | 1.6% | 100.0% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 9.7% | 52.4% | 36.3% | 1.6% | 100.0% |
| Gold Bar | Single-family | 2.9% | 51.4% | 14.3% | 31.4% | 100.0% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 2.9% | 51.4% | 14.3% | 31.4% | 100.0% |
| Granite Falls | Single-family | 21.1% | 18.0% | 7.5% | 0.4% | 47.0% |
| | Townhouses | 5.7% | 0.0% | 0.0% | 0.0% | 5.7% |
| | Multi-family | 0.0% | 11.2% | 8.5% | 20.6% | 40.4% |
| | Senior Apartments | 0.0% | 1.8% | 1.6% | 3.6% | 7.0% |
| | All Residential | 26.8% | 31.0% | 17.7% | 24.5% | 100.0% |
| Index | Single-family | 0.0% | 36.4% | 27.3% | 36.4% | 100.0% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 0.0% | 36.4% | 27.3% | 36.4% | 100.0% |
| Lake Stevens | Single-family | 42.1% | 4.8% | 8.1% | 14.6% | 69.6% |
| | Townhouses | 2.2% | 0.3% | 0.4% | 5.2% | 8.0% |
| | Multi-family | 6.6% | 0.9% | 0.0% | 4.2% | 11.7% |
| | Senior Apartments | 7.0% | 0.4% | 0.1% | 3.3% | 10.7% |
| | All Residential | 57.8% | 6.3% | 8.6% | 27.3% | 100.0% |

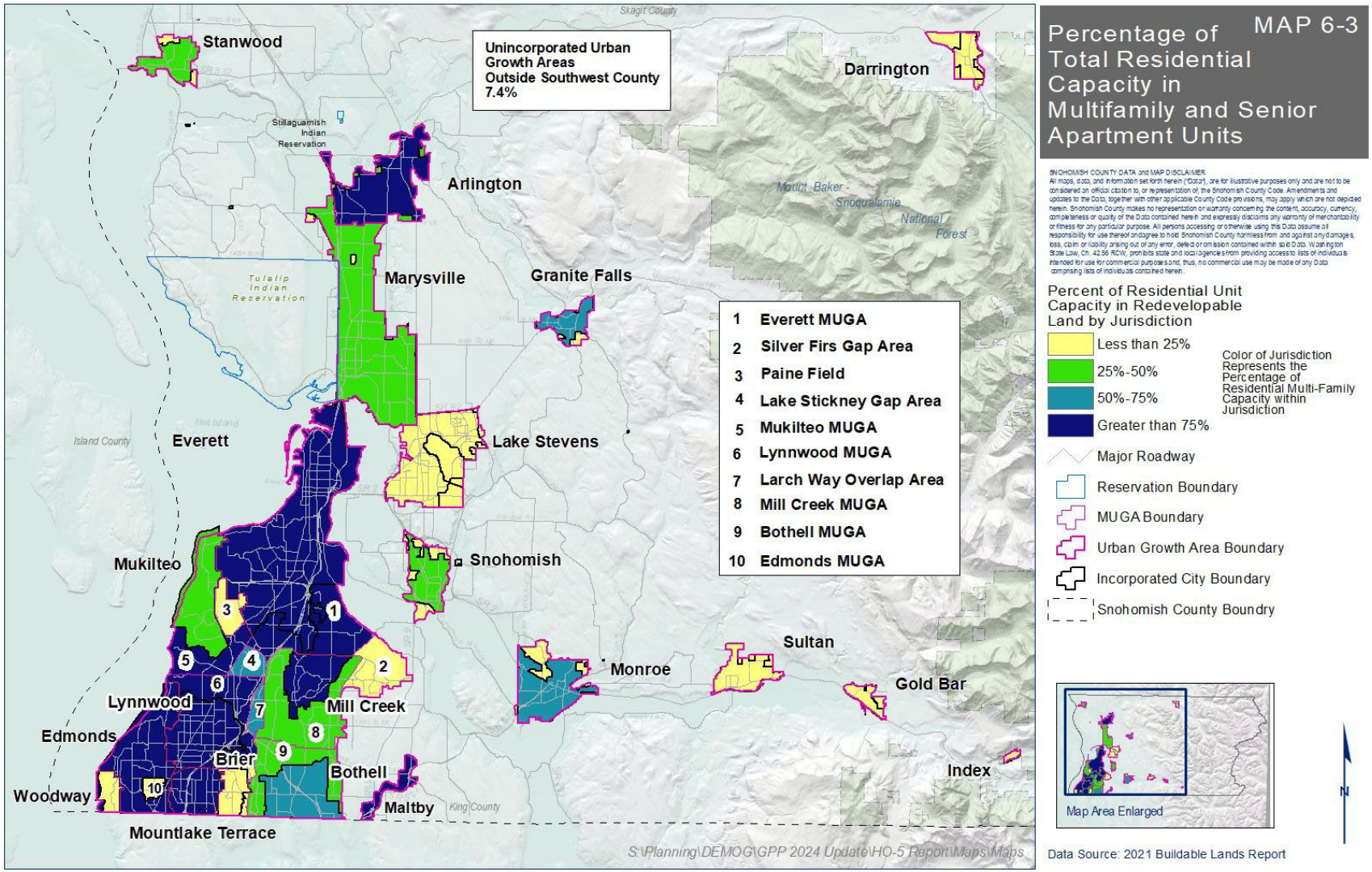
| Jurisdiction | | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|---|
| Marysville | Single-family | 11.1% | 14.0% | 18.6% | 14.3% | 58.1% |
| | Townhouses | 0.3% | 0.0% | 0.0% | 0.0% | 0.3% |
| | Multi-family | 3.0% | 10.7% | 4.9% | 18.7% | 37.4% |
| | Senior Apartments | 0.0% | 0.6% | 0.6% | 2.9% | 4.2% |
| | All Residential | 14.5% | 25.4% | 24.1% | 36.0% | 100.0% |
| Monroe | Single-family | 30.0% | 4.0% | 17.3% | 1.8% | 53.2% |
| | Townhouses | 3.5% | 0.0% | 0.0% | 0.4% | 3.9% |
| | Multi-family | 15.9% | 1.5% | 4.1% | 20.2% | 41.8% |
| | Senior Apartments | 0.0% | 0.1% | 0.4% | 0.6% | 1.1% |
| | All Residential | 49.5% | 5.6% | 21.9% | 23.1% | 100.0% |
| Snohomish | Single-family | 17.7% | 8.3% | 18.0% | 12.8% | 56.8% |
| | Townhouses | 2.6% | 0.0% | 0.0% | 0.0% | 2.6% |
| | Multi-family | 1.0% | 7.9% | 8.5% | 23.2% | 40.6% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 21.3% | 16.2% | 26.5% | 36.0% | 100.0% |
| Stanwood | Single-family | 22.9% | 6.6% | 5.3% | 20.3% | 55.2% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 17.5% | 6.1% | 0.3% | 19.7% | 43.7% |
| | Senior Apartments | 0.0% | 0.3% | 0.0% | 0.9% | 1.2% |
| | All Residential | 40.5% | 13.0% | 5.6% | 40.9% | 100.0% |
| Sultan | Single-family | 48.2% | 13.5% | 18.9% | 18.0% | 98.6% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 0.7% | 0.1% | 0.5% | 0.0% | 1.3% |
| | Senior Apartments | 0.0% | 0.1% | 0.0% | 0.7% | 0.1% |
| | All Residential | 48.9% | 13.7% | 19.3% | 18.8% | 100.0% |
| Outlying Cities and Towns | Single-family | 17.8% | 10.9% | 13.2% | 10.2% | 52.0% |
| | Townhouses | 1.0% | 0.0% | 0.0% | 0.7% | 1.8% |
| | Multi-family | 9.2% | 9.8% | 4.3% | 16.2% | 39.5% |
| | Senior Apartments | 2.9% | 1.1% | 0.4% | 2.4% | 6.8% |
| | All Residential | 30.9% | 21.8% | 17.9% | 29.4% | 100.0% |

| Jurisdiction | | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|---|
| All Unincorporated[1] | Single-family | 9.9% | 8.3% | 47.8% | 25.3% | 91.3% |
| | Townhouses | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | Multi-family | 1.8% | 0.5% | 3.7% | 2.7% | 8.7% |
| | Senior Apartments | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| | All Residential | 11.7% | 8.7% | 51.6% | 28.0% | 100.0% |
| **Total - OUTLYING UGAs** | **Single-family** | **17.0%** | **10.6%** | **16.7%** | **11.7%** | **56.0%** |
| | **Townhouses** | **0.9%** | **0.0%** | **0.0%** | **0.6%** | **1.6%** |
| | **Multi-family** | **8.5%** | **8.8%** | **4.2%** | **14.8%** | **36.3%** |
| | **Senior Apartments** | **2.6%** | **1.0%** | **0.4%** | **2.2%** | **6.1%** |
| | **All Residential** | **28.9%** | **20.5%** | **21.4%** | **29.3%** | **100.0%** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.

FOOTNOTES: 1. Unincorporated areas include Arlington UGA, Darrington UGA, Gold Bar UGA, Granite Falls UGA, Index UGA, Lake Stevens UGA, Marysville UGA, Monroe UGA, Snohomish UGA, Stanwood MUGA, and Sultan UGA.


Percentage of Total Residential Capacity in Multifamily and Senior Apartment Units
MAP 6-3
Unincorporated Urban Growth Areas Outside Southwest County 7.4%
1 Everett MUGA
2 Silver Firs Gap Area
3 Paine Field
4 Lake Stickney Gap Area
5 Mukilteo MUGA
6 Lynnwood MUGA
7 Larch Way Overlap Area
8 Mill Creek MUGA
9 Bothell MUGA
10 Edmonds MUGA
Percent of Residential Unit Capacity in Redevelopable Land by Jurisdiction
Less than 25%
25%-50%
50%-75%
Greater than 75%
Color of Jurisdiction Represents the Percentage of Residential Multi-Family Capacity within Jurisdiction
Major Roadway
Reservation Boundary
MUGA Boundary
Urban Growth Area Boundary
Incorporated City Boundary
Snohomish County Boundry
Map Area Enlarged
Data Source: 2021 Buildable Lands Report
Stanwood
Darrington
Arlington
Marysville
Granite Falls
Everett
Lake Stevens
Snohomish
Mukilteo
Monroe
Sultan
Gold Bar
Lynnwood
Mill Creek
Edmonds
Brier
Bothell
Index
Woodway
Maltby
Mountlake Terrace
Stillaguamish Indian Reservation
Tulalip Indian Reservation
Mount Baker - Snoqualmie National Forest
Skagit County
Island County
King County
S:\Planning\DEMOG\GPP 2024 Update\HO-5 Report\Maps\Maps

Looking across the four categories of available land within the outlying cities, multi-family capacity is more likely to be found in redevelopable, while single-family is more likely to be found in the pending and partially used categories.

*Countywide Summaries by PSRC Regional Geography*

The following tables consolidate all the capacity data presented earlier in this chapter and aggregate it entirely by PSRC regional geography classifications, regardless of location within or outside the SWUGA.

Table 6-13 and Chart 6-7 display single-family capacity figures for all UGAs aggregated by regional geography. There is significantly more single-family capacity in the Cities and Towns category than within HCT Communities or the entire urban unincorporated. About 64 percent of the available capacity for single-family development is within the pending and partially used land categories.

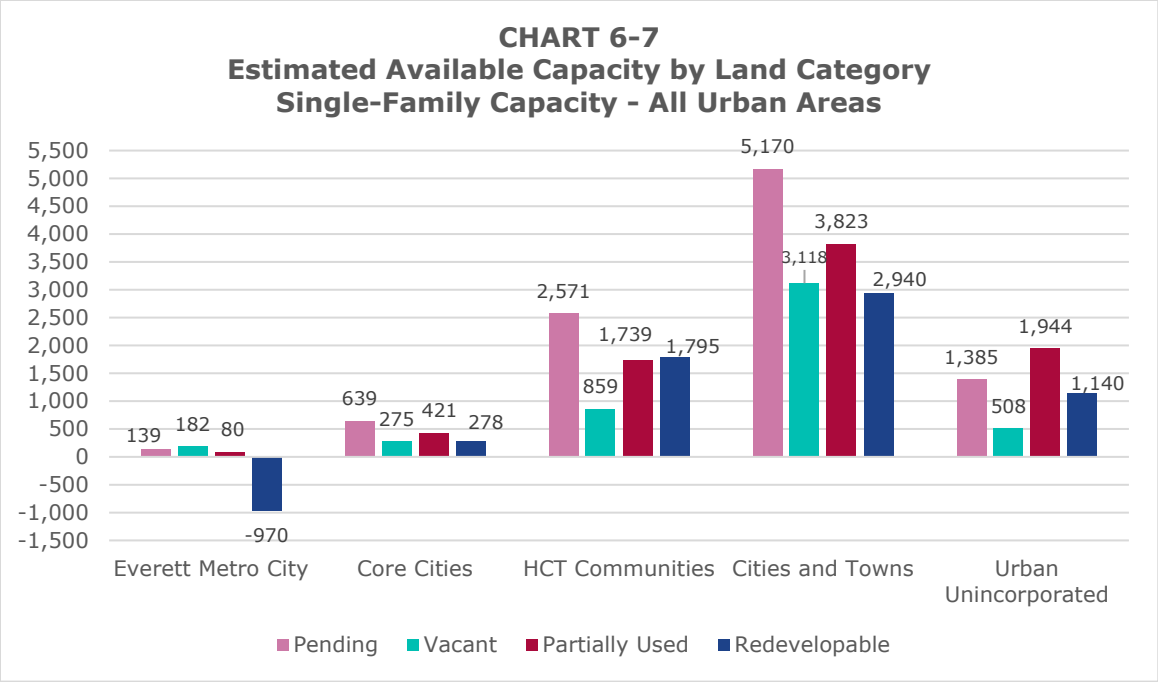
## Table 6-13 All Urban Areas – Estimated Available Capacity

## Single-family

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|
| Metropolitan City | 139 | 182 | 80 | -970 | -569 |
| Core Cities | 639 | 275 | 421 | 278 | 1,613 |
| HCT Communities | 2,571 | 859 | 1,739 | 1,795 | 6,964 |
| Cities and Towns | 5,170 | 3,118 | 3,823 | 2,940 | 15,051 |
| Unincorporated | 1,385 | 508 | 1,944 | 1,140 | 4,977 |
| **Total** | **9,904** | **4,942** | **8,007** | **5,183** | **28,036** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.




*Source 2021 Buildable Lands Report*

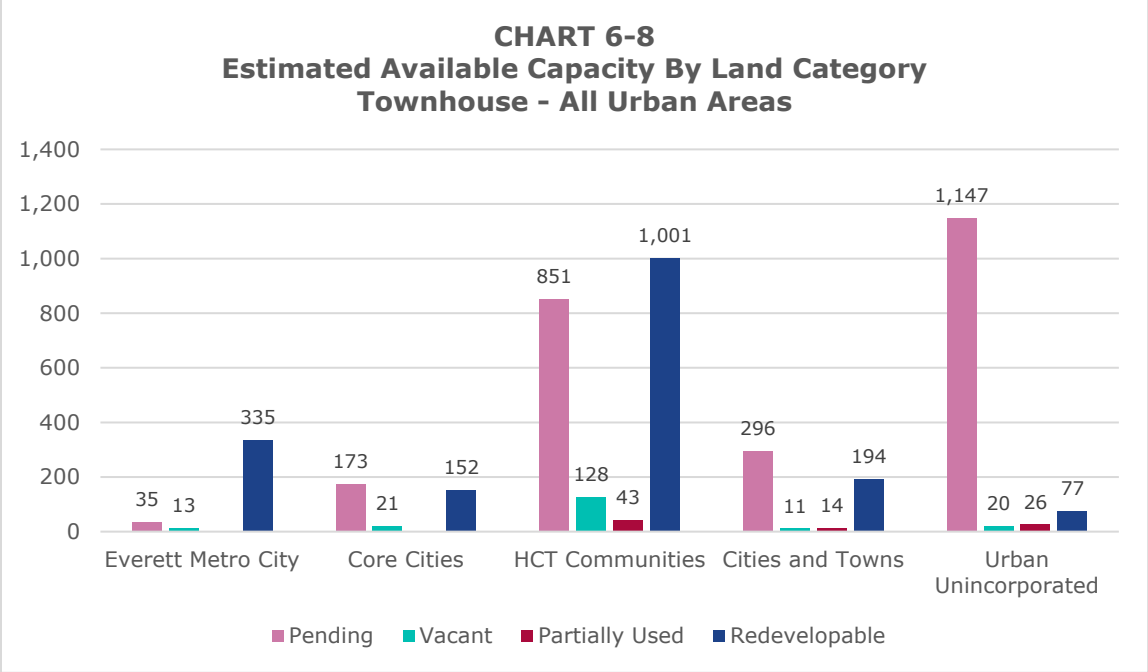
Table 6-14 and Chart 6-8 show the townhouse capacity within the same geographies. The urban unincorporated and HCT communities have the highest percentage of capacity for townhouses. Over half of the overall available capacity for townhouses is within the pending category, showing that there is a strong interest in the development industry in pursuing townhouses. There also an additional 39 percent is within the redevelopable category.

## Table 6-14 All Urban Areas – Estimated Available Capacity Townhouses

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|
| Metropolitan City | 35 | 13 | 0 | 335 | 383 |
| Core Cities | 173 | 21 | 0 | 152 | 346 |
| HCT Communities | 851 | 128 | 43 | 1,001 | 2,023 |
| Cities and Towns | 296 | 11 | 14 | 194 | 515 |
| Unincorporated | 1,147 | 20 | 26 | 77 | 1,270 |
| **Total** | **2,502** | **193** | **83** | **1,759** | **4,537** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.




*Source 2021 Buildable Lands Report*

NOTE: There is no estimated capacity in the partially used category for Everett and the Core Cities.

Table 6-15 and Chart 6-9 show the multi-family capacity. In this case, the metropolitan city (Everett) and the HCT communities contain a substantial share of the available capacity, most of it within the redevelopable land category. Across all regional geographies around 20 percent of available land capacity is within the

## Table 6-15 All Urban Areas – Estimated Available Capacity

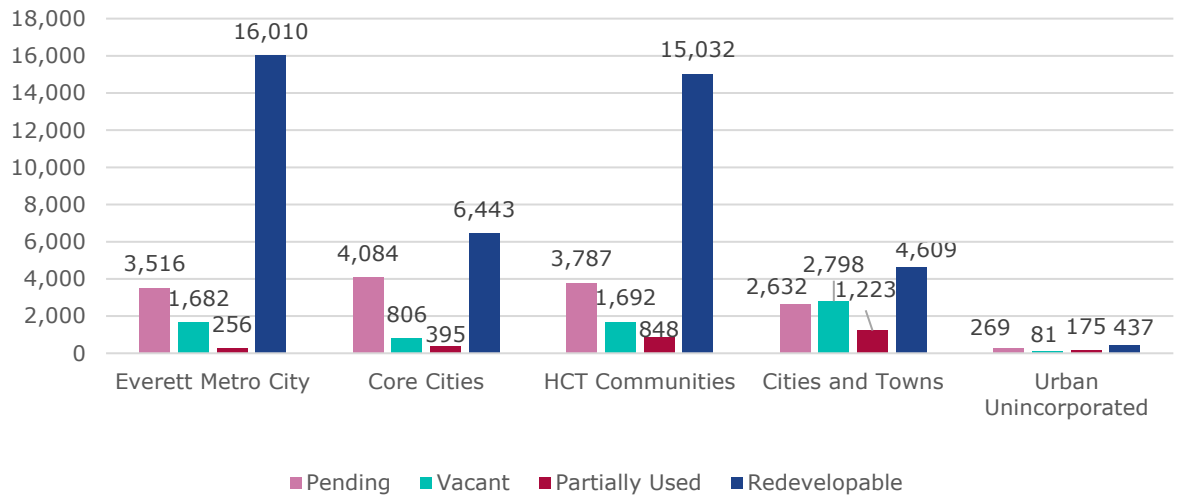
## Multi-family Units

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|
| Metropolitan City | 3,516 | 1,682 | 256 | 16,010 | 21,464 |
| Core Cities | 4,084 | 806 | 395 | 6,443 | 11,728 |
| HCT Communities | 3,787 | 1,692 | 848 | 15,032 | 21,359 |
| Cities and Towns | 2,632 | 2,798 | 1,223 | 4,609 | 11,262 |
| Unincorporated | 269 | 81 | 175 | 437 | 962 |
| Total Urban | **14,288** | **7,059** | **2,897** | **42,531** | **66,775** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.

**CHART 6-9**
**Estimated Available Capacity by Land Category**
**Multi-Family Units - All Urban Areas**




*Source 2021 Buildable Lands Report*

pending category, suggesting that there is also an interest in pursuing multi-family.

Table 6-16 and Chart 6-10 show the estimated available capacity for senior apartments. This chart shows that most of the available capacity comes from the redevelopable land category, with an additional 24 percent coming from the pending category.

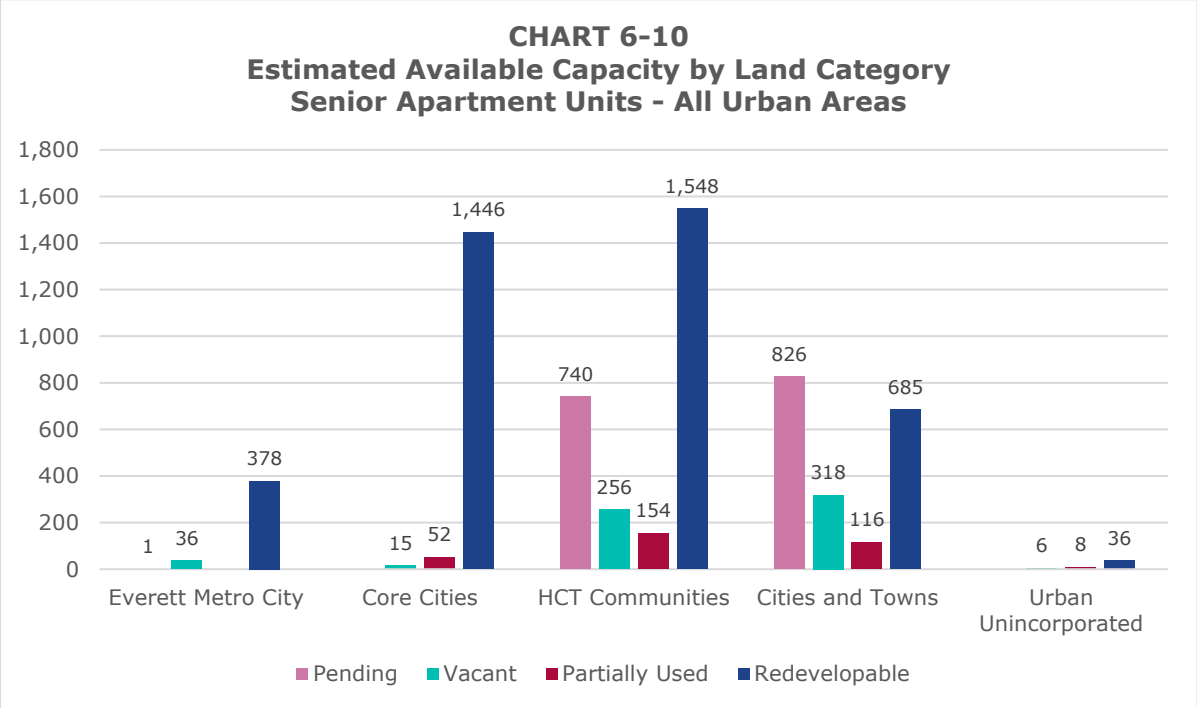
## Table 6-16 All Urban Areas – Estimated Available Capacity

## Senior Apartments

| Jurisdiction | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|
| Metropolitan City | 1 | 36 | 0 | 378 | 415 |
| Core Cities | 0 | 15 | 52 | 1,446 | 1,513 |
| HCT Communities | 740 | 256 | 154 | 1,548 | 2,698 |
| Cities and Towns | 826 | 318 | 116 | 685 | 1,930 |
| Unincorporated | 0 | 6 | 8 | 36 | 50 |
| **Total Urban** | **1,567** | **631** | **330** | **4,093** | **6,606** |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.




*Source 2021 Buildable Lands Report*

NOTE: For Everett there is no estimated capacity for partially used category, for the Core cities there is no estimated capacity for the pending category, and for Urban Unincorporated there is no estimated capacity for pending category.

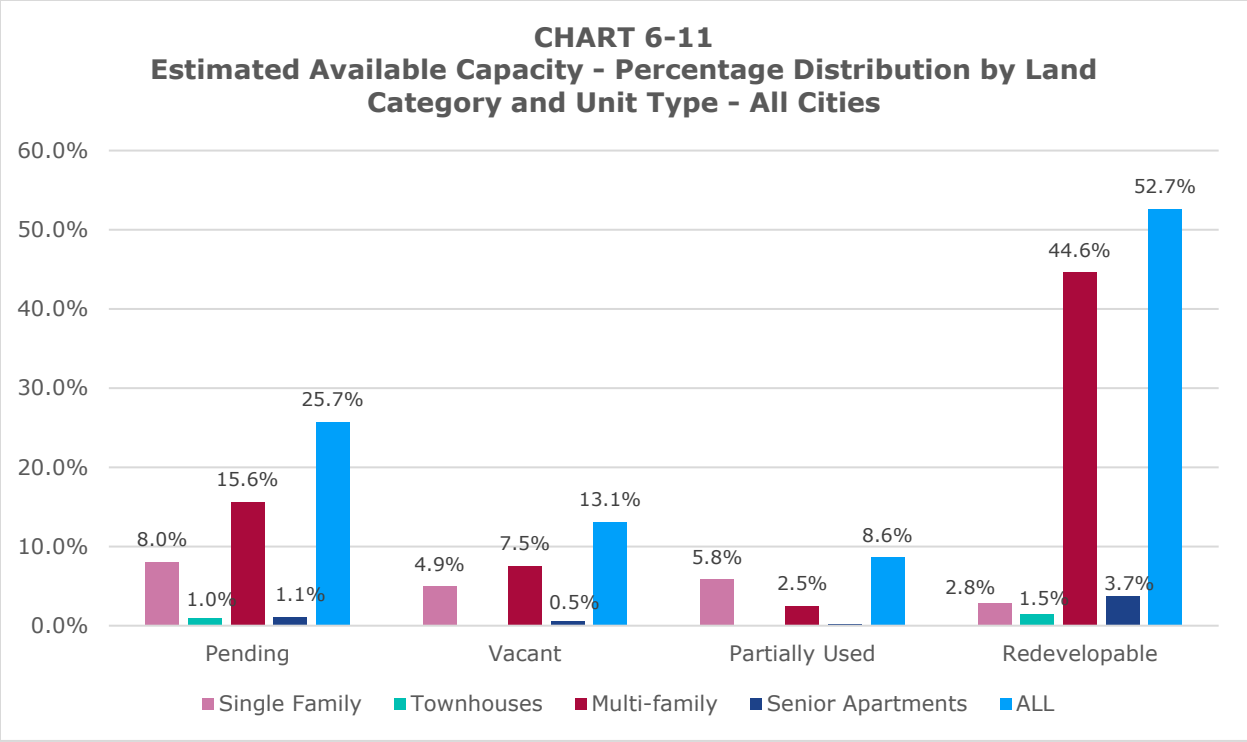
Table 6-17 presents a breakdown of single-family, townhouse, multi-family, and senior apartment capacity by land category for the same PSRC geographies. Notably, the additional capacity for the metropolitan, core cities, and HCT Communities is predominantly for multi-family development, while the cities and towns and unincorporated urban have more capacity for single-family development.

## Table 6-17 All Urban Areas Estimated Available Capacity – Percent Distribution by Land Category and Unit Type

| Jurisdiction | | Pending | Vacant | Partially Used | Redevelopable | Total |
|---|---|---|---|---|---|---|
| Metro City | Single-family | 0.6% | 0.8% | 0.4% | -4.5% | -2.6% |
| | Townhouses | 0.2% | 0.1% | 0.0% | 1.5% | 1.8% |
| | Multi-family | 16.2% | 7.8% | 1.2% | 73.8% | 98.9% |
| | Senior Apartments | 0.0% | 0.2% | 0.0% | 1.7% | 1.9% |
| | All Residential | 17.0% | 8.8% | 1.5% | 72.6% | 100.0% |
| Core Cities | Single-family | 4.2% | 1.8% | 2.8% | 1.8% | 10.6% |
| | Townhouses | 1.1% | 0.1% | 0.0% | 1.0% | 2.3% |
| | Multi-family | 26.9% | 5.3% | 2.6% | 42.4% | 77.2% |
| | Senior Apartments | 0.0% | 0.1% | 0.3% | 9.5% | 10.0% |
| | All Residential | 32.2% | 7.3% | 5.7% | 54.7% | 100.0% |
| HCT Communities | Single-family | 7.8% | 2.6% | 5.3% | 5.4% | 21.1% |
| | Townhouses | 2.6% | 0.4% | 0.1% | 3.0% | 6.1% |
| | Multi-family | 11.5% | 5.1% | 2.6% | 45.5% | 64.6% |
| | Senior Apartments | 2.2% | 0.8% | 0.5% | 4.7% | 8.2% |
| | All Residential | 24.1% | 8.9% | 8.4% | 58.6% | 100.0% |
| Cities and Towns | Single-family | 18.0% | 10.8% | 13.3% | 10.2% | 52.3% |
| | Townhouses | 1.0% | 0.0% | 0.0% | 0.7% | 1.8% |
| | Multi-family | 9.2% | 9.7% | 4.3% | 16.0% | 39.2% |
| | Senior Apartments | 2.9% | 1.1% | 0.4% | 2.4% | 6.7% |
| | All Residential | 31.0% | 21.7% | 18.0% | 29.3% | 100.0% |
| Unincorp-orated | Single-family | 19.1% | 7.0% | 26.8% | 15.7% | 68.6% |
| | Townhouses | 15.8% | 0.3% | 0.4% | 1.1% | 17.5% |
| | Multi-family | 3.7% | 1.1% | 2.4% | 6.0% | 13.3% |
| | Senior Apartments | 0.0% | 0.1% | 0.1% | 0.5% | 0.7% |
| | All Residential | 38.6% | 8.5% | 29.7% | 23.3% | 100.0% |
| **Total Urban** | Single-family | 9.3% | 4.7% | 7.6% | 4.9% | 26.5% |
| | Townhouses | 2.4% | 0.2% | 0.1% | 1.7% | 4.3% |
| | Multi-family | 13.5% | 6.7% | 2.7% | 40.1% | 63.0% |
| | Senior Apartments | 1.5% | 0.6% | 0.3% | 3.9% | 6.2% |
| | All Residential | 26.7% | 12.1% | 10.7% | 50.6% | 100.0% |

*Source 2021 Buildable Lands Report*

NOTE: Table uses city boundaries as of June of 2021; and shows additional housing unit capacity after market availability and miscellaneous public purpose reductions.



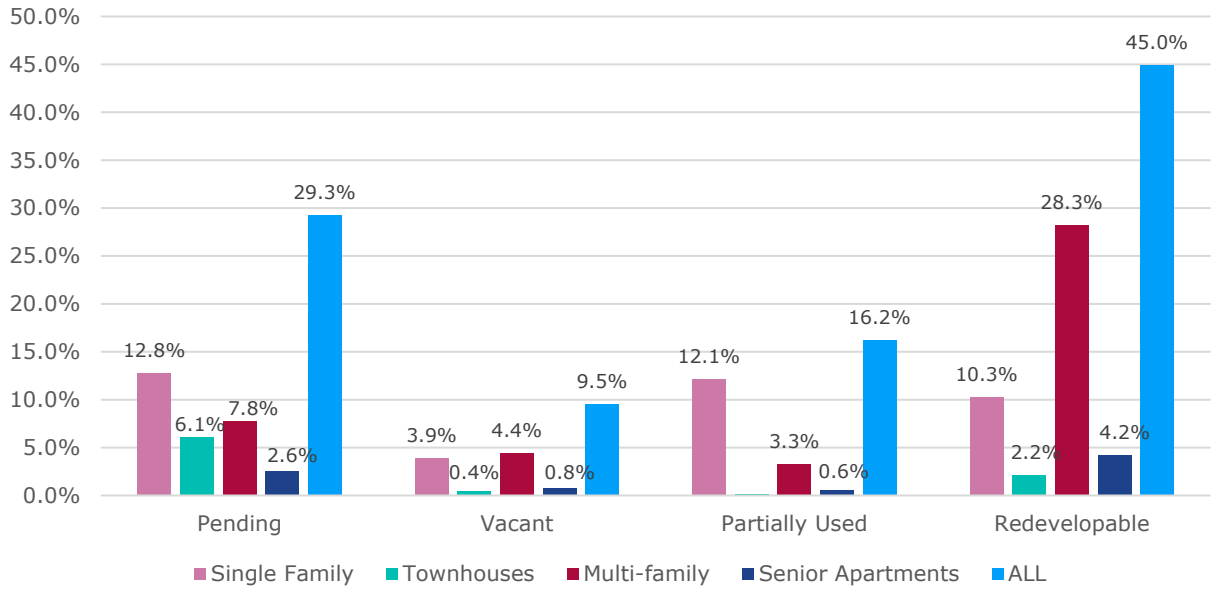

*Source 2021 Buildable Lands Report*

NOTE: There was no capacity for townhouses in vacant or partially used category, and no capacity for senior apartments in the partially used category

Charts 6-11 and 6-12 depict the summary data from this table for all cities and all unincorporated UGAs. In both the cities overall and the unincorporated UGAs, the largest percentage is within the redevelopable category, with multi-family making up much of that land category. A notable feature of the metropolitan, core cities, and high-capacity transit communities – which the PSRC regional growth strategy would have to accommodate most of the county's growth – is that over half of their capacity is in the redevelopable category.

Additional countywide graphic representation of information about the residential land supply is found in Maps 6-2 and 6-3. Map 6-2 shows the significance of the redevelopable land category in providing residential land capacity for many jurisdictions. Map 6-3 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.

**CHART 6-12**
**Estimated Available Capacity - Percentage Distribution by Land Category and Unit Type - All Unincorporated UGAS**




*Source 2021 Buildable Lands Report*

NOTE: There was no capacity for townhouses in the partially used category.

## 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 to accommodate growth during the additional GMA planning period associated with the recently adopted 2044 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 would be 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 List" which is Appendix D of the Snohomish County Countywide Planning Policies. Like other reports referenced herein that were prepared through Snohomish County Tomorrow, this report is available on Snohomish County's website. Everett will be challenged to meet the population expectations of the VISION 2050 Regional Growth Strategy, based on land supply factors identified in the 2021 Buildable Lands Study, and economic factors that do not support substantially greater residential densities such as those being realized in Seattle.

Land use planning and housing planning for 2044 should consider both the housing unit growth targets and the available residential capacity within the planning jurisdiction.

Adjustments to comprehensive plan designations and implementing development regulations may be required by jurisdictions where this is not a reasonable balance between anticipated housing demand and available land capacity to accommodate that demand. 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. If demand in the foreseeable future remains at the present countywide rate of around 60 percent single-family detached housing, that is what will be built, and Table 6-17 shows that most of the capacity is in the Cities and Towns and the unincorporated UGAs, not in the designated regional growth centers. Homebuyer preferences can and do evolve in response to many social and economic factors. The high percentage of townhouse development in the pending category may reflect a change in preferences. 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 is a surplus of available capacity relative to the 2020-20244 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 the 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 the rural growth

within the moderately low target range as directed by the GMA, VISION 2050 and the Countywide Planning Policies.

# Chapter 7

# Measures Taken to Address Housing Needs

## Introduction

This chapter explores strategies and actions that jurisdictions have taken to advance the housing goals within the Countywide Planning Policies. The basis of this data comes from the Housing Strategies- Local Government Survey that was sent to all cities and towns within Snohomish County. The survey consisted of two parts and was answered by jurisdictions over the spring and summer of 2022. This chapter provides an analysis of the responses submitted by jurisdictions.

## Countywide Planning Policies (CPPs) on Housing

The Growth Management Act (GMA) and the Puget Sound Regional Council (PSRC) VISION 2050: A Plan for the Central Puget Sound Region provide the State and Regional policy framework for the Countywide Planning Policies (CPPs).

Snohomish County Tomorrow (SCT) is a cooperative and collaborative public inter-judicial forum of representatives from the County, nineteen cities, and the Tulalip Tribes. SCT's primary function is to oversee the CPPs. 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):

> [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) mandated of ensuring consistency of comprehensive plans. The CPPs also provide direction to Snohomish County jurisdictions for the coordination and implementation of GMA goals and VISION 2050 Multicounty Planning Policies (MPPs). 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 2050 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 acknowledgment 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.
- Overall increase in housing cost.

The Countywide Planning Policies Housing introduction provides the background and context for 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 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 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 Countywide Planning Policy Housing Goal is:

> *Snohomish County and its cities shall promote fair and equitable access to safe, affordable, and accessible housing options for every resident through the expansion of a diverse housing stock that is close in proximity to employment, services, and transportation options.*

The Countywide Planning Policies regarding housing are listed in Appendix B. They provide direction to achieve equal and fair access to housing opportunities, provide adequate housing to meet projected growth, and expand the supply of affordable housing. They support providing a broad range of housing choices and housing for special needs populations and reduce the adverse impacts of residential development on the natural environment.

## Housing Strategies- Local Government Survey

In following CPP HO-5 policy requirements, the County and cities are to coordinate on reporting on housing data and strategies to inform updates to their Comprehensive Plans. Part of the HO-5 Report update includes the Housing Strategies- Local Government Survey. The survey allows each jurisdiction to provide a comprehensive update on the different strategies they utilize to promote housing. The 2022 survey is a significant expansion of the housing strategies surveys completed in 2007 and 2013. The survey consists of two parts.

The purpose of the survey was to allow the county and jurisdictions to coordinate on reporting housing data and strategies to inform updates to their comprehensive plans. The surveys were sent to planning staff in every city and town within Snohomish County. This was done through the Snohomish County Tomorrow (SCT) HO-5 Working Group.

### Housing Strategies Survey Part 1

The Housing Strategies- Local Government Survey Part 1 focuses on housing strategies. The survey is comprised of multiple-choice and text box questions. The survey consists of 12 categories of housing strategies, with 3 sets of questions per category.

The 12 categories of housing strategies are:

- Single-family Housing Strategies
- Missing Middle Housing Strategies
- Multi-Family Housing Strategies
- Site Requirement Strategies
- Design Strategies
- Administrative Process Improvement Strategies
- Affordable Incentive Strategies
- Partnership Strategies
- Economic Displacement Strategies
- Cultural Displacement Strategies
- Physical Displacement Strategies
- House Bill 1220: Supporting Emergency Shelters and Housing through Local Planning & Development Regulations

The survey requires jurisdictions to answer the following questions:

- Are the following strategies implemented in your municipality's plans or development regulations?
- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?
- If you selected "other strategies", please describe them.

The survey was available online through SurveyMonkey. A total of 18 jurisdictions submitted their responses between May 10th and September 4th in 2022.

## Housing Strategies Survey Part 1 Responses

The Housing Strategies Survey Part 1 findings identify the housing strategies being utilized by different jurisdictions. The full survey results are shown in Appendix E.

Table 7-1 shows the most common strategies implemented in municipal plans and development regulations. Chart 7-1 shows this information graphically as a chart. The most common strategies implanted in municipal plans and development regulations are related to single-family housing, missing middle housing, multi-family housing, and design strategies.

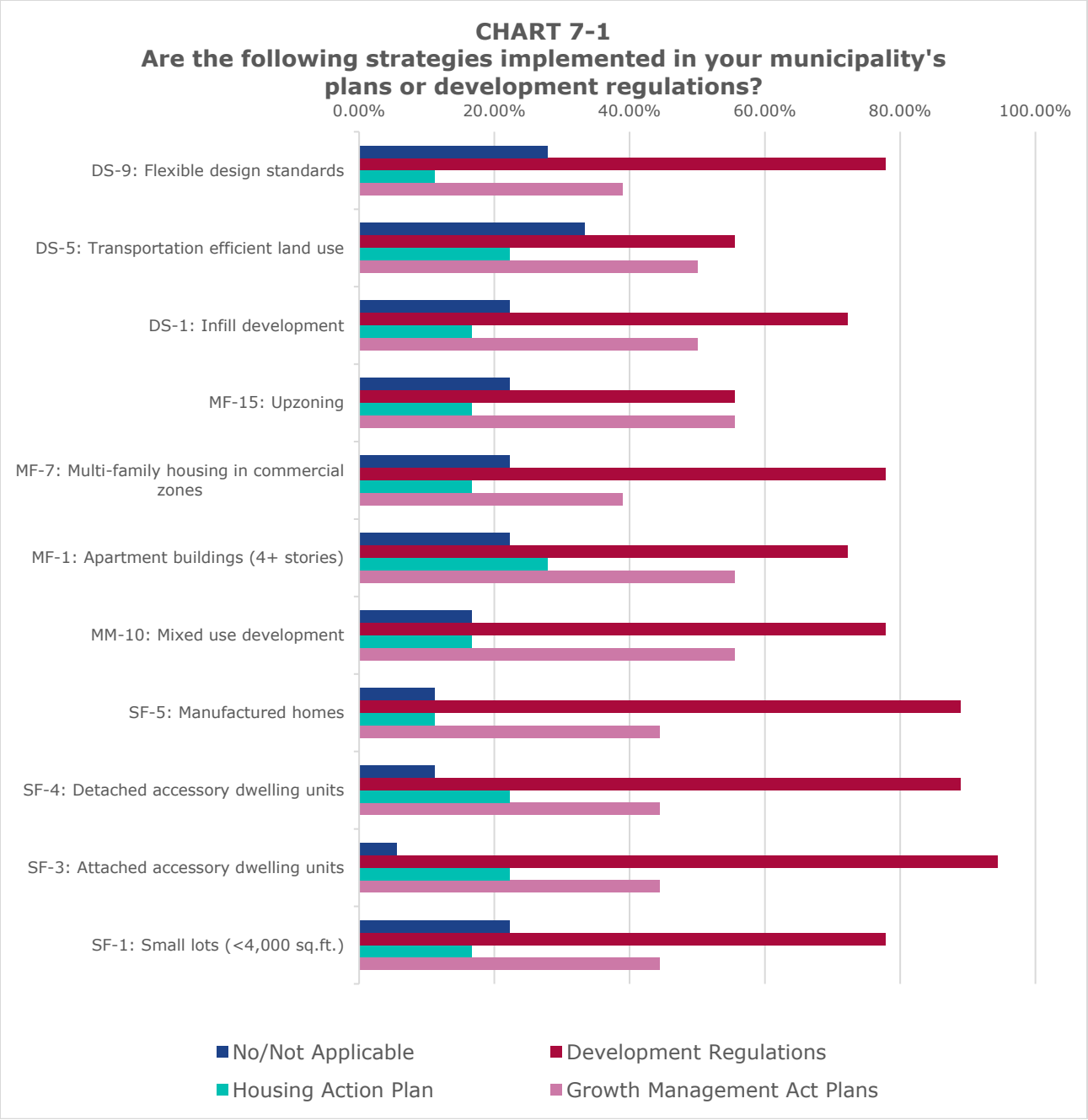
**Table 7-1**

| Are the following strategies implemented in your municipality's plans or development regulations? | | |
|---|---|---|
| Category | Strategy | Score |
| Single-family Housing Strategies | Small lots (<4,000 sq.ft.) | 25 |
| | Attached accessory dwelling units | 29 |
| | Detached accessory dwelling units | 28 |
| | Manufactured homes | 26 |
| Missing Middle Housing Strategies | Mixed use development | 27 |
| Multi-Family Housing Strategies | Apartment buildings (4+ stories) | 28 |
| | Multi-family housing in commercial zones | 24 |
| | Upzoning | 23 |
| Design Strategies | Infill development | 25 |
| | Transportation- efficient land use | 23 |
| | Flexible design standards | 23 |

*Source 2022 Housing Strategies – Local Government Survey Part 1*

*NOTES: Totals are top 10% of overall survey responses*

*Other strategies are excluded from calculated averages*




*Source 2022 Housing Strategies – Local Government Survey Part 1*

Table 7-2 shows how often strategies are being utilized in communities by developers, public agencies, etc. Chart 7-2 shows this information graphically as a chart. The most common strategies implanted in municipal plans and development regulations are related to single-family housing, multi-family housing, site requirements, design strategies, and administrative process improvements.

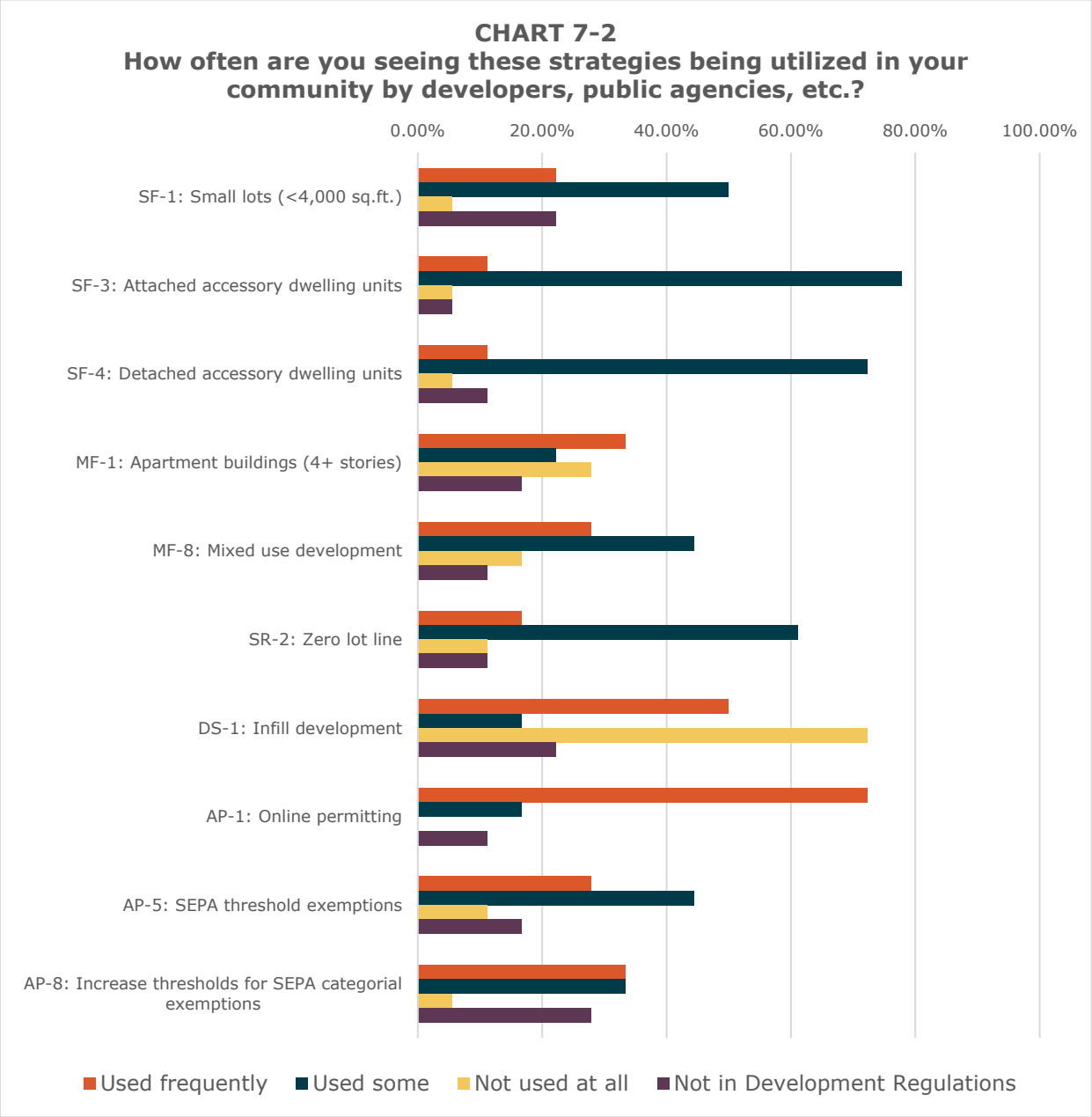
**Table 7-2**

| How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.? | | |
|---|---|---|
| Category | Strategy | Weighted Score |
| Single-family Housing Strategies | Small lots (<4,000 sq.ft.) | 31 |
| | Attached accessory dwelling units | 35 |
| | Detached accessory dwelling units | 33 |
| Multi-Family Housing Strategies | Apartment buildings (4+ stories) | 31 |
| | Mixed use development | 34 |
| Site Requirement Strategies | Zero lot line | 33 |
| Design Strategies | Infill development | 33 |
| Administrative Process Improvements | Online permitting | 45 |
| | State Environmental Policy Act (SEPA) threshold exemptions | 33 |
| | Increase thresholds for State Environmental Policy Act (SEPA) categorial exemptions | 31 |

*Source 2022 Housing Strategies – Local Government Survey Part 1*

*NOTES: Totals are top 10% of overall survey responses*

*Other strategies are excluded from calculated averages*




*Source 2022 Housing Strategies – Local Government Survey Part 1*

## Housing Strategies Survey Part 2

The Housing Strategies- Local Government Survey Part 2 requires jurisdictions to provide an update on the strategies they use to promote housing. The survey consists of 4 open-ended questions regarding the jurisdiction's Housing Element and Housing Action Plan.

The survey requires jurisdictions to provide detailed written responses on how their community is managing the following strategies:

- Housing element
- Implementation
- Housing Action Plan (if applicable)
- Future housing issues

The survey was a Microsoft word document emailed to planning staff in each of the jurisdictions. A total of 15 jurisdictions submitted their responses between July 21st and September 1st in 2022.

## Housing Strategies Survey Part 2 Responses

The following tables provide an overview of responses submitted by jurisdictions in the County regarding implementation and future housing needs.

**Table 7-3**

| Implementation- Overview of Responses | |
|---|---|
| Arlington | - Changed zoning designations on the Zoning Map to increase density, reduce lot sizes, and created a mix of housing opportunities, including duplexes, triplex, fourplexes, cottage housing, garden apartments, multi-family apartments, rowhouses, townhouses, and accessory dwelling units in all residential zones, except for Residential Ultra Low Capacity and Residential Low Capacity.<br>- The city has developed a streamlined permitting process allowing for concurrent submittal and review of land use permits, civil permits, and building permits. |
| Bothell | - Accessory dwelling unit regulations have been amended to remove barriers to creating new ADUs, including provisions to encourage "carriage house" units over garages or other accessory structures by allowing additional height and adding privacy requirements to protect adjacent residents.<br>- Parking reductions near frequent transit, initially to comply with State mandates, including for very low and extremely low-income households (adopted) and expanded parking reductions linked with affordable housing requirements (in the process). |
| Edmonds | - Recent strategies include promoting infill and mixed-use development, establishing an inter-local agreement with the Housing Authority of Snohomish County to support the acquisition of low-rent housing within the city, creating flexibility in front and side yard setbacks, eliminating minimum lot size (planned residential development and conservation subdivision design), and streamlining the permit approval process for projects within the Highway 99 Subarea. |

| Implementation- Overview of Responses | |
|---|---|
| Everett | - Metro Everett was a multi-year subarea plan process to update the previous Downtown Everett Plan which is designated at a Regional Growth Center in PSRC's VISION 2050.<br>- Adopted Rethink Housing Action Plan on October 6, 2021. The Housing Action Plan strategies better align the City's policies, regulations, and funding to allow greater predictability for developers and a greater variety of housing types<br>- Rethink Zoning was a multi-year initiative to update and simplify the City's zoning code into a Unified Development Code. |
| Gold Bar | - Aside from encouraging new, high-end development, the city recognizes the need to maintain its existing low-income and affordable housing. |
| Lake Stevens | - Creating new residential zoning districts with higher permitted densities.<br>- Developing innovative and infill housing/design standards that permit duplexes/triplexes/fourplexes/garden apartments in most of the city's residential zones.<br>- Raising the city's SEPA flexible thresholds to the maximum of 30 SFR and 60 MFR units. |
| Lynnwood | - City's growth strategy dating back to the early 1990s has been to concentrate growth in designated locations.<br>- The city has consistently implemented this vision through the adoption of the College District Subarea Plan, Highway 99 Subarea Plan, and City Center Subarea Plan. A new neighborhood plan is being prepared for the PSRC-designated Lynnwood Regional Growth Center (including City Center and Alderwood areas). |
| Marysville | - Maintaining an adequate supply of appropriately zoned developable land within the UGA.<br>- Offering a residential density incentive bonus for affordable housing.<br>- Reducing lot sizes (3,500 sf for single-family detached, 2,000 sf for single-family attached, and no minimum lot size for mixed use and multi-family developments using PRD provisions). |
| Mill Creek | - Continue to consider zoning mechanisms and development standards that can increase density in appropriate areas.<br>- Continue to include provisions in the zoning code to implement strategies that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities, retirement homes, accessory dwelling units, and inclusionary zoning. |
| Mukilteo | - Allowing small lot developments (5,000 sf), offering density bonuses and transfers of density credits in certain situations.<br>- Permitting townhouses in certain single-family residential zones.<br>- The city is interested in promoting infill development as well as using commercially zoned land for mixed-use purposes. |

| Implementation- Overview of Responses | |
|---|---|
| Snohomish | - 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.<br>- Multi-family uses are permitted in most commercial designations, either in mixed-use or stand-alone residential development.<br>- Attached and detached accessory dwellings on single-family lots. |
| Stanwood | - To provide a range of housing types to ensure an adequate choice of living accommodations for those desiring to live in Stanwood.<br>- To ensure strong, stable residential neighborhoods through public investment in infrastructure and in preserving existing housing units.<br>- Plan an appropriate mix of residential densities in the City and UGA. |
| Sultan | - Passed development code updates to improve the clarity of lot averaging regulations and added cluster subdivision regulations for heavily encumbered sites. |
| Woodway | - The single-family housing forms are provided in four specific zone districts that range from two-acre to four dwelling units per acre densities.<br>- The mixed uses/medium density housing is provided in the Town's Urban Village zone district that applies to Point Wells upon annexation. |
| Snohomish County | - Ordinance 12-115 Unit Lot Subdivisions. The ordinance adopted provisions for townhouse unit lot subdivisions and amending parking standards for townhouses.<br>- Ordinance 21-018 Accessory Dwelling Unit (ADU). The ordinance revises ADU regulations. ADUs can be separate, complete dwelling units located on the same lot as a single-family dwelling unit. Or ADUs can be in the same structure as a primary single-family<br>- Ordinance 22-016 Missing Middle. The ordinance promotes the construction of new missing middle housing while encouraging the preservation of existing residential units.<br>- |

*Source 2022 Housing Strategies – Local Government Survey Part 2*

## Table 7-4

| Future Housing Issues- Overview of Responses | |
|---|---|
| Arlington | - Redevelopment of properties is required to meet the population allocation, with limited land availability a UGA expansion will be needed in the future.<br>- The city is utilizing a Department of Commerce, Housing Action Plan Implementation (HAPI) grant to evaluate whether a Value Capture program can be successfully utilized in creating opportunities for the construction of affordable housing along a planned Bus Rapid Transit (BRT) corridor in Arlington. |
| Bothell | - In the 2022 Planning Docket, three applications for plan and code amendments are being considered, along with affordable housing provisions.<br>- Additional work will be done in 2022 and 2023 to support the implementation of middle housing code amendments, including additional outreach and education with a social and racial equity lens, analysis of market forces and anti-displacement strategies, and partnerships with community-based organizations representing under-served populations. |
| Edmonds | - To promote redevelopment and infill housing projects, the city will emphasize preserving the character of existing housing and neighborhoods, while looking for ways to expand the range of housing types to meet diverse needs and encourage the availability of affordable housing in the future.<br>- Recent efforts include the adoption of the Highway 99 Subarea Plan and associated planned action to streamline development review and support prolonged economic prosperity along the corridor. |
| Everett | - A primary goal is to develop in a manner that encourages quality while providing needed housing opportunities.<br>- Greatest challenge will be attaining residential development at densities necessary to meet the City's growth targets as forecast in the Vision 2050 Regional Growth Strategy. |
| Gold Bar | - Housing market contains a significant number of low-income housing, and the city is continuing to promote the development of high-income housing. |
| Lake Stevens | - City is projected to have adequate residential land capacity to meet its projected 2044 population growth targets.<br>- Issues include housing affordability, tiny homes and micro-units, multigenerational housing, short-term rentals and their impact on housing supply and housing needs, and jobs-housing balance. |
| Lynnwood | - Emerging issues to be considered include missing middle housing options, strategies to promote a variety of levels of housing affordability, further encouraging infill housing and transit-oriented development, and anti-displacement strategies. |

| Future Housing Issues- Overview of Responses | |
|---|---|
| Marysville | - 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.<br>- The city has implemented several zoning measures to provide for greater flexibility in site design for new developments, while simultaneously increasing design standards. |
| Mill Creek | - Recently completed the Mill Creek Boulevard subarea plan. Implementation of the subarea plan may take place through the Comprehensive Plan update.<br>- The sub-area is directly adjacent to the planned Swift Orange Line which will connect directly with light rail. |
| Mukilteo | - City's 2021 Housing Action Plan (HAP) identified the following as existing and emerging needs.<br>o A lack of entry-level homeownership options.<br>o A lack of housing options for moderate-income households.<br>o A need for a greater variety of rental housing.<br>o A need for a greater variety of housing sizes.<br>o Housing attainable to Mukilteo's workforce<br>o A growing need for housing options for older adults.<br>o Increased housing production to meet the City's growth targets. |
| Snohomish | - Housing initiatives are in the planning phase that would expand strategies for affordable housing, including priority permitting, reduced fees, additional density bonuses, relaxed parking standards, expanding the Multi-Family Property Tax Exemption program, and creating a second type of single-family zone that would permit outright duplexes, triplexes, and fourplexes regardless of density. |
| Stanwood | - Stanwood will need to increase its average rate of production of 46.9 units per year between 2010 and 2019 to around 61 units annually to meet its 2044 growth target.<br>- As of 2019, Stanwood has enough vacant or re-developable land to meet its 2044 growth targets. |
| Sultan | - Discussion around comprehensive plan update will likely focus on multi-family development.<br>- One of the goals is to develop policy and design guidelines for multi-family housing. |
| Woodway | - Woodway has a historically low density residential character, a high cost of land, and a limited supply that make it economically difficult to accommodate affordable housing.<br>- Committed to partnering with the Snohomish County Alliance for Housing Affordability to share ideas and actions to help alleviate the housing issue throughout the County. |

| Future Housing Issues- Overview of Responses | |
|---|---|
| Snohomish County | - In 2021, the state passed House Bill 1220. The bill requires that jurisdictions Plan for and accommodate housing affordable to all economic segments of the population<br>- Access to safe and affordable housing is a critical issue.<br>- Encouraging new housing construction. This involves supporting regulations that provide for a greater variety of housing types. This includes moderate density housing options such as duplexes, triplexes, townhomes, and accessory dwelling units.<br>- Since 2019, more building permits have been issued for multi-family than single-family developments. |

*Source 2022 Housing Strategies – Local Government Survey Part 2*

## Housing Strategies Survey Part 2 Response Themes

*Planning for and Accommodating Affordable Housing*

Housing affordability is a major issue for all jurisdictions in Snohomish County. Under state legislature, all jurisdictions need to plan for and accommodate housing affordable to all economic segments of the population. The Housing Affordability Regional Taskforce (HART) Report for Snohomish County notes that the average single-family home price increased from $400,000 in 2010 to $544,449 in 2017. That is an increase of over 36%. Housing affordability has impacted all jurisdictions within Snohomish County.

Jurisdictions are implementing policies that support affordable housing options for residents. This includes permitting a variety of housing forms and densities, supporting non-market housing construction, and implementing flexible zoning standards.

Some municipalities are supporting programs that allow seniors to live and age in place. These are important considerations of the County's overall population ages.

*Increasing Variety of Housing Forms and Densities*

A major issue for jurisdictions is increasing the variety and housing forms and densities. Historically, most of the housing stock within Snohomish County has been low-density residential characterized by single-family housing. Shifts are occurring to support more housing varieties and types including duplexes, multiplexes, townhouses, and apartments. Several jurisdictions are working to incorporate duplexes, multiplexes, and townhouses in some low-density residential zones.

A few jurisdictions note the need to provide higher quality housing to accommodate more upper- end housing needs. This is to provide more housing options for move-up-buyers within their community. A few jurisdictions are working on capital facility investments to provide better services such as sewers, sidewalks, and road improvements to attract higher quality residential development.

*Developing Flexible Zoning and Development Regulations*

Jurisdictions support flexible zoning and development regulations to increase affordable housing options. This includes creating flexibility in lot sizes, setbacks, sidewalks, and street widths. Several jurisdictions are considering reducing parking requirements for multi-family residential developments, and new developments near transit facilities.

Some smaller municipalities that are characterized by single-family housing are implementing zoning and development regulations in anticipation of future medium and high-density developments.

*Developing Housing Action Plans (HAP)*

Of the 15 jurisdictions that responded to the Housing Strategies Survey Part 2, 9 of them have Housing Action Plans (HAP) or are in the process of implementing one. HAP's include key strategies to assist jurisdictions in providing new and adequate housing for their residents.

# Chapter 8

# 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.

## Housing Strategies Currently Employed

The Revised Code of Washington (RCW) 36.70A.070 details requirements for the Housing Element of a comprehensive plan for those jurisdictions planning under the Growth Management Act. One such requirement is the documenting of programs and actions needed to achieve housing availability for households at all income bands. The Countywide Planning Policies include policies for these strategies:

> Countywide Planning Policy HO-14
>
> The county and cities should incentivize and promote the development and preservation of long-term affordable housing through the use of zoning, taxation, and other tools, including height or density bonuses, property tax incentives and parking requirement reductions. The incentives should apply where feasible to encourage affordable housing.

Chapter 7 of this report, *Measures Taken to Address Housing Needs*, identifies over 100 strategies to address demands in affordable housing. Responses from each jurisdiction on which strategies they have employed are included in the index.

- The top five strategies employed by the jurisdictions are: online permitting, ADUs (attached and detached), mixed use development, zero lot lines, and infill development.
- 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 2044 growth targets, the countywide housing need from 2020-2044 is 157,574 units. Chapter 4 of this report, *Forecasting Future Housing Needs*, identifies the countywide housing need and the housing targets for all individual jurisdictions in the county by income band. An underlying premise for this report is that the county and cities would work individually and collectively to address regional housing with a variety of tools to create housing capacity.

**Table 8-1 Estimated Countywide Housing Need**

| Income Category | % of Total Housing Supply Countywide | Number of Units Countywide |
|---|---|---|
| Extremely Low* – 0-30% AMI | 26% | 44,135 |
| Very Low – 30-50% AMI | 14% | 23,450 |
| Low – 50-80% AMI | 10% | 17,131 |
| Moderate 80-120% AMI | 18% | 30,354 |
| Above Moderate >120% AMI | 31% | 52,373 |

*Source: Washington State Department of Commerce*

FOOTNOTES * The Extremely Low category includes permanent supportive housing and non-permanent supportive housing.

The following are several examples of regional (countywide) efforts to address the housing needs of low-income households.

### Housing Consortium of Everett and Snohomish County

The Housing Consortium of Everett and Snohomish County is a regional (countywide) collaboration that addresses housing needs. This leadership group advocates for resources for low-income families and is comprised of nonprofit, private sections, government members, and associates.

### Housing Affordability Regional Taskforce



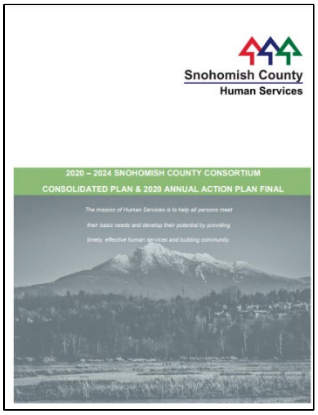

The Snohomish County Housing Affordability Regional Taskforce (HART) was created to bring together elected leaders from cities across Snohomish County and the County Council to develop a five-year action plan, known as the HART Report.

This action plan, published in 2020, identifies priorities for county and city governments to accelerate the collective ability to meet the housing affordability needs of all Snohomish County residents and to set a foundation for continued success through 2050.

### Alliance for Housing Affordability

The Alliance for Housing Affordability (AHA) is a collaboration between cities, Snohomish County, and the Housing Authority of Snohomish County. AHA is a venue for local jurisdictions to work together to understand local housing challenges and share resources to address these challenges. AHA synthesizes and analyzes housing data, provides technical expertise to board members, and provides education and outreach throughout the county.

### 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. The current Consolidated Plan is effective from 2020-2024. The Consortium is a partnership between Snohomish County and most of the cities and towns within the county.

## 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. These resources include

- Housing Toolkit. A profile of 49 regulatory tools, incentives, and other local government strategies for fostering affordable housing production/preservation and innovation as well as compact development.
- Housing Incentives and Tools Survey Report. PSRC conducted a survey in 2019 to learn how jurisdictions in Puget Sound use regulatory incentives and tools to promote housing development and affordability.

- Regional Housing Strategy. A playbook of regional and local actions to preserve, improve, and expand housing stock in the region. The Regional Housing Strategy supports the Growth Management Act and VISION 2050. The strategy calls for three areas of action, to increase housing supply, housing stability, and housing subsidy.

## Washington State Department of Commerce

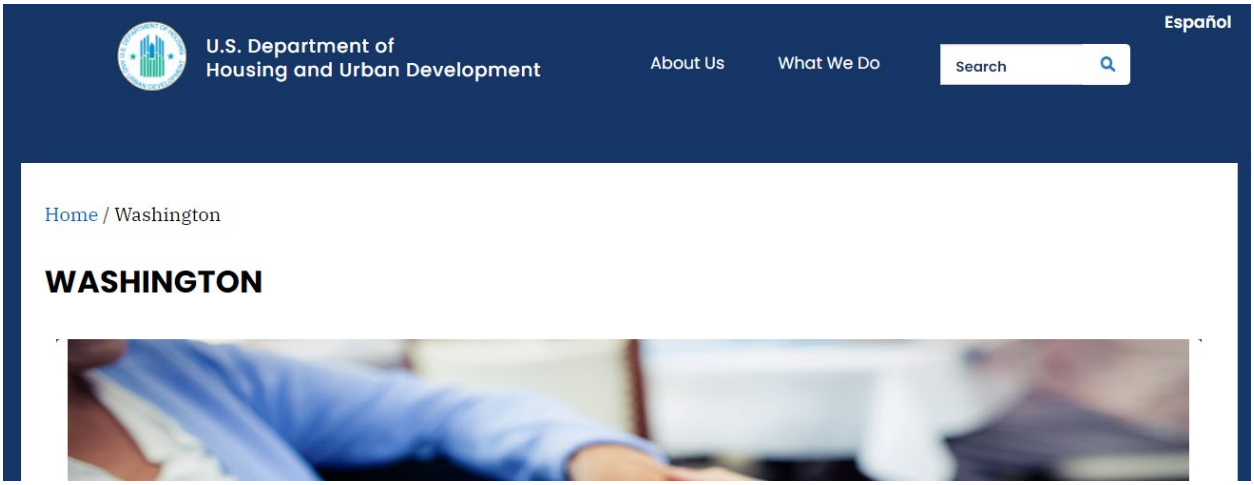
The Washington State Department of Commerce is responsible for providing a variety of guidance to meet the updated GMA housing goal and requirements for housing elements in RCW 36.70A.070(2). This includes guidance on:

- Provisions for moderate density housing options within an Urban Growth Area, including, but not limited to, duplexes triplexes, and townhomes.
- Reviewing adequate housing for existing and projected needs for all economic segments of the communities, including sufficient land capacity for all projected housing. This also includes guidance on how to assess zoning and regulations to allow, encourage, and incentivize housing to meet the projected housing needs in each income band.
- Examining racially disparate impacts, displacement, and exclusion in housing policies and regulations, and recommended policies to address them.

As of this writing, Commerce is in the process of drafting this guidance. More information is available at the Commerce website here.

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)

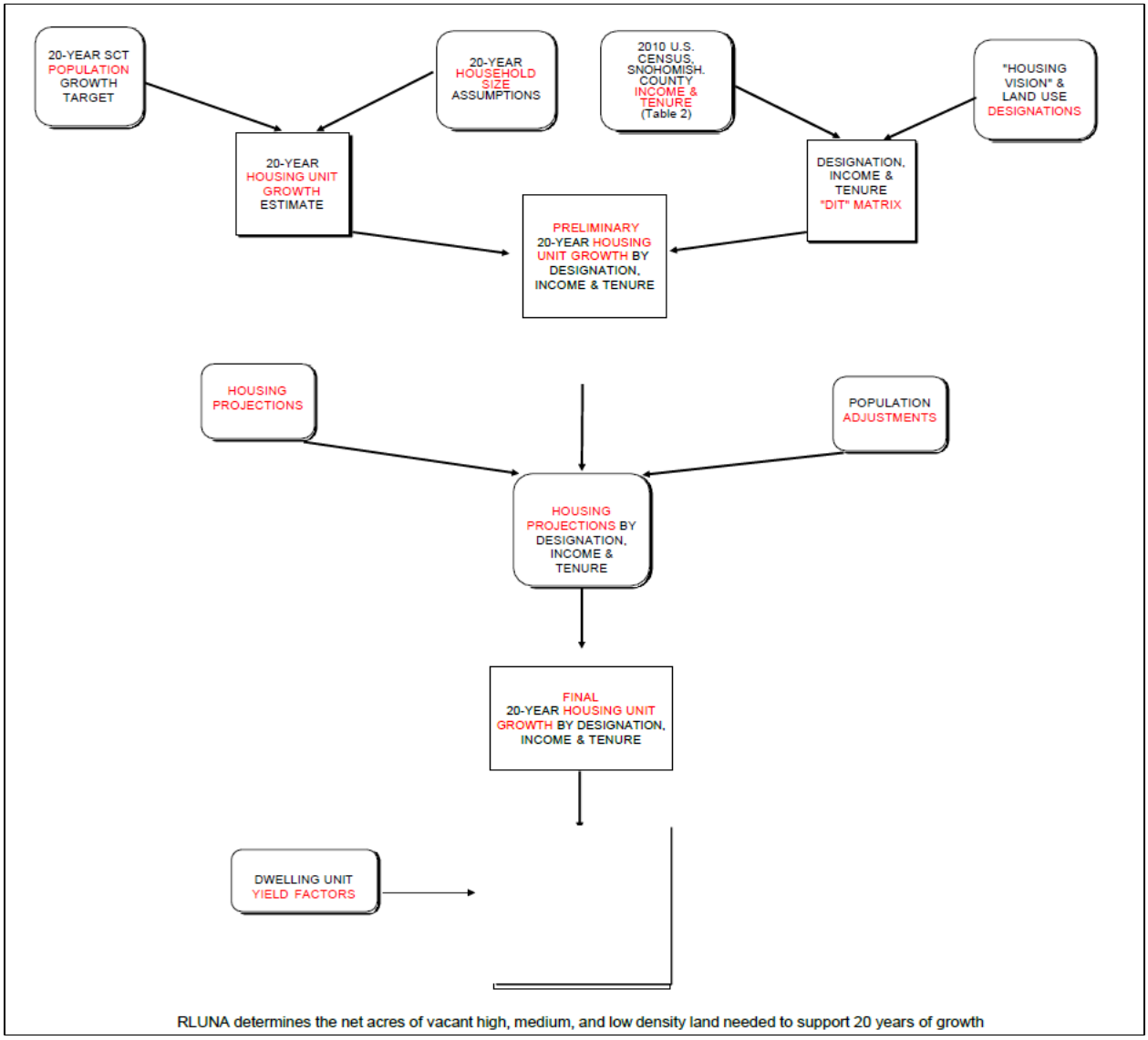
The Residential Land Use Needs Analysis (RLUNA) model provides an estimate of the required amount of urban low, medium, and high density-designated residential land to support projected population growth for each jurisdiction. RLUNA is not applied to rural areas as urban densities are prohibited outside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

Chart 8-1 provides a general outline of the steps involved in the RLUNA model. The model considers factors such as population growth, household size, distribution assumptions by land use intensity, tenure of various income groups, 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 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 the low, medium, and high density urban residential land needed in an area to meet projected population growth and 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.

As a part of the changes to housing law made by HB 1220, The Department of Commerce has been tasked with providing guidance on land capacity analysis. As of this writing has not yet completed that guidance; the RLUNA process may change from the model below

## Chart 8-1 Residential Land Use Analysis (RLUNA) Model




RLUNA determines the net acres of vacant high, medium, and low density land needed to support 20 years of growth

# Chapter 9

# Monitoring Outcomes

## Introduction

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. Code section WAC 365-196-410 on the housing element includes the following on a monitoring program.

> (2)(f)(iv) The housing element should include provisions to monitor the performance of its housing strategy. A monitoring program may include the following:
>
> (A) The collection and analysis of information about the housing market;
>
> (B) Data about the supply of developable residential building lots at various land-use densities and the supply of rental and for-sale housing at various price levels;
>
> (C) A comparison of actual housing development to the targets, policies and goals contained in the housing element;
>
> (D) Identification of thresholds at which steps should be taken to adjust and revise goals and policies; and
>
> (E) A description of the types of adjustments and revisions that the county or city may consider.

This describes the importance of jurisdictions to continuously monitor housing trends. This includes changes in housing supply, demographics, and housing demands for rental and for-sale units.

## Monitoring Housing Elements

Currently, jurisdictions are responsible for monitoring housing trends within their communities. Monitoring housing should be completed at regular intervals determined by the jurisdiction. This can be yearly, or with comprehensive plan updates. Comprehensive plan updates are an opportunity for jurisdictions to review current housing trends and policies in the housing element.

Although monitoring housing is a local responsibility, there are resources available to jurisdictions to draw on. There may also be the opportunity for collaboration.

### Snohomish County Tomorrow (SCT)

Snohomish County Tomorrow (SCT) is a cooperative and collaborative public inter-jurisdictional forum consisting of representatives from the county and nineteen of

the cities and towns and the Tulalip Tribes. The SCT's goals is to partner and work together for the betterment of all citizens in Snohomish County.

The Countywide Planning Policies (CPP) including a housing section with supporting policies that are applicable to the regional and local levels. CPP Policy HO-5 establishes the parameters of the HO-5 Housing Report.

The local jurisdictions already collaborate through SCT on monitoring population, housing, and employment growth through the annual Growth Monitoring Report. The SCT should continue its work in supporting and assisting local jurisdictions to monitor their housing outcomes. In the future, SCT could consider expanding its resources to help jurisdictions to continuously monitor their housing needs and objectives in their housing elements.

Alliance for Housing Affordability (AHA)The Housing Authority of Snohomish County (HASCO) and several cities within the County have an interlocal agreement for the Alliance for Housing Affordability (AHA) to share resources and information on housing affordability. AHA offers support including analyzing data, providing technical expertise, and educational outreach. This includes providing housing data and analytics as well as technical support for its member jurisdictions. The goal is to share data with the public and elected decision makers to increase awareness of housing affordability issues in the region. Jurisdictions that are members of AHA can utilize AHA's resources in monitoring housing affordability within their community.

### Puget Sound Regional Council (PSRC)

The Puget Sound Regional Council (PSRC) is an important housing resources for the region. Housing access and affordability are key policy areas in VISION 2050, the region's long-range plan for growth. VISION 2050 calls for the region to better assess and address housing needs through a coordinated Regional Housing Needs Assessment and the Regional Housing Strategy.

The housing needs assessment analyzes conditions, trends and gaps in the region's housing stock and demonstrates how local and subregional housing need and supply fits regionally. The assessment relies primarily on quantitative data of current housing conditions and trends in the region. 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.

The housing needs strategy is shaped by the housing needs assessment. The strategy evaluates potential tools and actions to help local jurisdictions to understand their roles in local and regional housing work. It describes the types of intervention needed, where, and at what scale to address gaps identified in the needs assessment.

As part of the strategy, the PSRC is developing a framework to track performance and outcomes over time and identify challenges or barriers. This includes working with community partners to develop a periodic review and update to the strategy.

This work will be based on the results of a monitoring program, and gaps identified through other work projects.

As part of the strategy, the PSRC has been conducting Housing Incentives and Tools Surveys to collect information on how jurisdictions are promoting housing development and affordability. This includes tools, incentives, and other strategies used to encourage the production and affordability of housing. The PSRC is proposing to conductive surveys at regular intervals. Surveys had been conducted in 2019 and 2022.

## Metrics for Evaluation

The following section outlines major themes reflected in the CPP's housing policies, and metrics that can be used to measure them. Data sources such as building permit data, assessor data, and census information can assist jurisdictions in monitoring housing trends.

### Fair and Equal Access to Housing Metrics

Fair and equal access to housing is an important goal for jurisdictions. Under state law, municipalities are required to provide fair and equitable housing to all segments of the population. This includes all income groups, racial and cultural communities, and persons with disabilities. This can be implemented by supporting policies that create equitable housing opportunities for communities.

Under state law, jurisdictions must examine racially disparate impacts, displacement, and exclusion, and begin to undo them. Communities should review past discriminative land use practices and take steps to address and prevent future displacement. This includes identifying local housing policies and regulations that may result in racially disparate impacts, displacement, and exclusion. As of the writing of this report, Commerce is developing guidance on this work.

The Analysis of Impediments to Fair Housing Choice by the Snohomish County Urban County Consortium is a countywide housing resource. The analysis was completed by the Snohomish County Human Services Department (HSD), Office of Housing and Community Development (OHCD), and the Northwest Fair Housing Alliance (NWFHA). The purpose of the analysis is to identify impediments to fair housing choice based on race, color, religion, sex, disability, family status, or national origin in violation of the of the Federal Fair Housing Act (FHA). The analysis includes a list of impediments and provides recommended actions to correct them.

The PSRC'S Displacement Risk Mapping Tool can be utilized by jurisdictions to measure displacement risk within neighborhoods. Displacement risk is a composite of indicators including socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement. The mapping tool also includes information on cost-burdened households, people of color, and linguistic isolation. These are populations at risk of displacement in the housing market.

### Housing Supply Metrics

Housing supply is a critical issue in Snohomish County. 7 As shown in Chart 3-3 Vacancy Rates by Regional Geography of this report, both rental and owner-occupied housing are experiencing low vacancy rates. Jurisdictions can utilize building permit data to analyze trends in housing supply. This includes the number of new units under construction. This data is monitored through the annual Snohomish County Growth Monitoring Report. ACS data regarding vacancy rates for rental and owner-occupied units can be utilized. Commercial real estate market analysts can be utilized for up-to-date data on vacancy rates.

### Affordability Metrics

Affordability is one of the top concerns for jurisdictions within Snohomish County. Since the previous HO-5 Report, housing affordability has decreased across all jurisdictions. There are many cost-burdened households in the County, particularly in the south-west urban growth area.

Snohomish County assessor data for median house value is a good affordability metric for ownership housing. For rental housing, other sources of data may be applied such as ACS, Comprehensive Housing Affordability Strategy (CHAS), or commercial real estate market analysts.

### Diversified Housing Metrics

Providing a diversity of housing is an important CPP policy. Many jurisdictions are in the process of updating development regulations to accommodate different housing forms including missing middle. Some jurisdictions have introduced low-density residential zones that allow for duplex and multi-unit developments. Since 2019, more building permits have been issued for multi-family than single family developments.

Jurisdictional level permit data would be the best source to analyze housing diversity. This includes tracking information on housing types including middle density housing, and accessory dwelling units.

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

The Housing Strategies- Local Government Survey performed as part of this report may be a tool that jurisdictions can use to measure the strategies they are utilizing or not utilizing in their planning policies or development regulations. Jurisdictions should consider how often these strategies are being utilized in their community

and by whom. Jurisdictions should assess how they can more readily adopt or apply these strategies to promote housing in their community.

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 about 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 is important to distinguish between single-family detached and single-family attached units for evaluating housing options.

Data from Assessor files is useful for examining housing characteristics related to owner-occupied housing. Comparisons of average unit size with average unit rent or mortgage cost over time is an indicator of affordability trends. 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. For rental housing, other sources of data may be required such as ACS, CHAS, or commercial real estate market analysts. The PSRC is in the process of estimating housing stock change using assessor data. The goal is to track annual change in local housing stocks at a geographically disaggregate level.

Jurisdictions may find it useful to evaluate their housing outcomes against those of similarly sized jurisdictions. Data from this report has been aggregated by Vision 2050 regional geography to allow for comparisons. The regional geography breakdown includes Metro City, Core Cities, HCT communities, Cities and Towns, Urban Unincorporated Areas, and Rural Unincorporated Areas. Jurisdictions can 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.

## Conclusion

The information in this report has been compiled by Snohomish County jurisdictions to meet the requirements of the GMA as described in Countywide Planning Policy HO-5. The report utilizes methodology on housing targets provided by the State's Department of Commerce. The data provided by the American Community Survey is used that is based on a 3 percent random sample of households throughout the country.

Under GMA requirements, each jurisdiction is responsible for updating the housing element of their Comprehensive Plan periodically. Previously, Comprehensive Plans were updated every 8 years. Under state law, this has changed to every 10 years. Jurisdictions are to adopt their updated Comprehensive Plans by December 31, 2024. This update will plan for the next 20 years of population and employment growth through to 2044.

The information in this report should be regularly monitored and updated to reflect changes in housing demand and supply within the county and individual jurisdictions. This report can be used to direct housing policies, practices, and overall planning priorities in Snohomish County.

# Appendices

**Appendix A**: Puget Sound Regional Council VISION 2050 Summary

**Appendix B**: Adopted Snohomish County Countywide Planning Policies for Housing

**Appendix C**: Adopted 2044 Initial Population Targets for Snohomish County Jurisdictions

**Appendix D**: Proposed 2044 Initial Housing Unit Targets for Snohomish County Jurisdictions

**Appendix E**: Housing Strategies Used by Snohomish County Jurisdictions

**Appendix F**: Housing Data Summaries by Jurisdictions

**Appendix G**: Housing Need Allocations Methods A,B,C

# Appendix A

# Puget Sound Regional Council VISION 2050 Summary



# VISION 2050






Puget Sound Regional Council

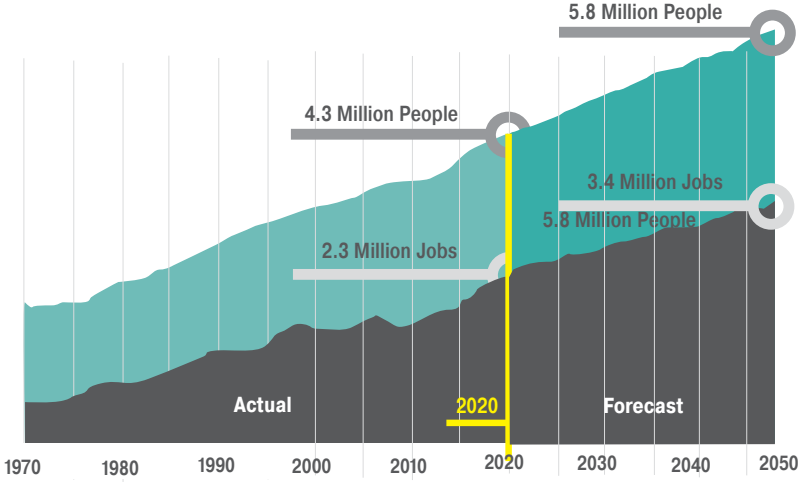
2023 Housing Characteristics and Needs Report
Appendix A
VISION 2050 SUMMARY

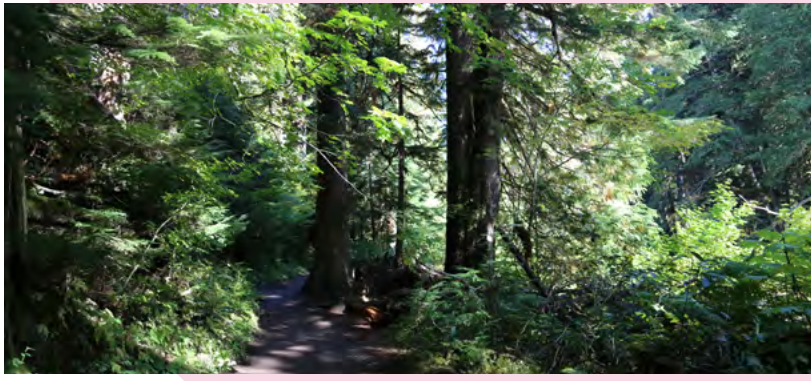
# What is VISION 2050?

By 2050, the region will grow by another 1.6 million people—the equivalent of another two Seattles.

The region has a plan for this growth called VISION 2050.

VISION 2050 is an ambitious blueprint for how to improve the region's communities as we grow. It is about making life better for all people in the region.



*Central Puget Sound cities, counties and agencies adopted VISION 2050 in October 2020.*

# What's in the plan?

- **Actions**
  VISION 2050 includes action steps for PSRC and local governments to work towards a shared vision for the future.

- **Regional Growth Strategy**
  The Regional Growth Strategy is a way to distribute growth coming to the region—a forecast of 5.8 million people and 3.4 million jobs by the year 2050. The strategy focuses growth near high-capacity transit and inside the designated urban growth area.

- **Multicounty Planning Policies**
  Multicounty Planning Policies help guide regional decision-making and are a common framework for countywide planning policies and local comprehensive plans.

# Steps to make VISION 2050 happen

## Provide opportunities for all

Everyone should have access to the resources and opportunities they need to improve their quality of life and achieve their full potential. VISION 2050 works to address current and past inequities, particularly among communities of color, people with low incomes, and historically underserved communities.



Growth puts pressure on communities. VISION 2050 seeks to reduce the risks of displacement of lower-income people and businesses by elevating social and racial equity in regional planning and encouraging local jurisdictions to include equity in their plans.

**48%**

Almost half of all Black and Hispanic/Latinx household live in areas of lower opportunity.

PSRC is collaborating with its members and community partners to develop a regional equity strategy and to create tools and resources to better understand how regional and local policies and actions can address inequities.

## Increase housing choices and affordability

Although there's been a strong surge in housing construction, the region still needs more housing. Many residents are unable to find and keep a home that they can afford. It will take a coordinated effort to expand housing options and create more affordability. It won't be easy. Market pressures and strong employment keep pushing rents and home prices higher.

**35%**

Percent of renters who had to move in the last five years because of housing costs or other displacement factors.

VISION 2050 calls for cities and counties to support building more diverse housing types, especially near transit, services, and jobs. The plan also calls for more housing that's affordable to low- and very low-income households.

PSRC and its partners are developing a comprehensive regional housing strategy. In addition, PSRC is creating tools and resources to help cities and counties with their housing efforts.

## Sustain a strong economy

Every person deserves a living-wage job and a chance to take part in the region's prosperity. Communities throughout the four counties contribute to the region's success.

Smaller cities provide important commercial, retail, and community services for adjacent rural areas. Farms and forests offer resource-based jobs and valuable products for the economy. Metropolitan cities are the economic and cultural hubs of the four counties. Regional manufacturing/industrial centers offer global connections and living-wage jobs for residents.

VISION 2050 works to support job growth, especially in Snohomish, Pierce, and Kitsap counties. It works in tandem with PSRC's Regional Economic Strategy to coordinate economic development efforts and strengthen the region's communities.

**3.4 million**

Number of jobs forecast for the region in 2050

## Grow in centers and near transit

Connecting people to jobs, services and transit shortens commutes, reduces pollution, and gives people more time to spend with their families.

The region's residents have made unprecedented investments in transit over the last decade. VISION 2050 helps leverage those investments to help future growth go into more compact, walkable, transit-served neighborhoods. The plan sets an ambitious goal of attracting 65% of population growth to the region's centers and near high-capacity transit.

**65%**

VISION 2050's goal for the percentage of population growth attracted to the region's centers and high-capacity transit station areas.

VISION 2050 requires cities to plan for regional centers. PSRC will work with counties and cities as they set local housing and employment targets that implement the Regional Growth Strategy.



## Keep the region moving

People want convenient access to jobs, amenities, schools, and open spaces. They also want alternatives to driving alone. Businesses need dependable access to markets, the workforce, and supply chains.

VISION 2050 supports a comprehensive transportation system for all modes of travel. The region's light rail, commuter rail, fast ferry, and bus rapid transit lines will expand into one of the country's largest high-capacity transit networks.

VISION 2050 lays out a foundation for completing regional transportation investments and the work of the Regional Transportation Plan to strengthen connections to and between the region's centers. The plan prioritizes transportation funding investments that support regional growth centers and manufacturing/industrial centers.

**2 million**

Number of people who will be connected to the region's high-capacity transit system by 2050.

## Significantly reduce greenhouse gas emissions

The way we travel around the region impacts our air quality. So do other ways we use energy, like heating our buildings.

VISION 2050 includes a goal to reduce greenhouse gas emissions to 80% below 1990 levels. The plan promotes compact growth patterns, low-carbon travel choices, forest and open space protection, and other strategies that help mitigate greenhouse gas emissions and prepare for the impacts from climate change.

VISION 2050 incorporates PSRC's Four-Part Greenhouse Gas Strategy. In addition to reducing the region's carbon footprint, VISION 2050 calls for climate resilience and adaptation and reducing impacts to vulnerable populations at risk of being disproportionately impacted by climate change.

**80%**

Goal for emissions reductions below 1990 levels in the year 2050.



## Protect a network of open space

**145k**
Acres of open space conserved by Transfer of Development Rights programs across the region.

Open spaces include hiking trails and neighborhood parks where our kids play. Forests and farms are an important part of our cultural traditions and economy.

VISION 2050 directs PSRC to work with its members, resource agencies, and Tribes to conserve, restore, and steward the region's open space and natural environment.

The region will protect natural areas and enhance the tree canopy with the Regional Open Space Conservation Plan. VISION 2050's Regional Growth Strategy guides growth to cities and urban areas. That reduces development pressures that threaten farms, forests, and natural areas.



**70%-90%**
Percent of coho salmon that die in urban streams before they can spawn because of polluted stormwater and excessively high stream flows.

## Restore the health of Puget Sound

The region has made progress restoring Puget Sound, but the Sound's overall health continues to decline. Orca and salmon populations are struggling, and some shellfish are too contaminated for us to eat. This jeopardizes the natural environment and our economy, as well as our sense of place and identity as a region.

VISION 2050 supports the work of the Puget Sound Partnership to promote a coordinated approach to watershed planning and restoring Puget Sound.

Key strategies for helping Puget Sound include protecting open space and restoring urban lands through redevelopment and public investment. Replacing outdated infrastructure and building sustainably with low-impact development will reduce environmental toxins.

## Act collaboratively and support local efforts

Coordinated planning between cities, counties, ports and other special purpose districts, agencies, Tribes, and military installations is a foundational part of VISION 2050.

PSRC reviews plans to ensure that countywide planning policies, local comprehensive plans, subarea plans for regional centers, and transit agency plans work to advance VISION 2050 and the Growth Management Act.

Certification of plans is required for jurisdictions and agencies that intend to apply for PSRC funding or proceed with projects in the Regional Transportation Improvement Program.

PSRC assists cities and counties as they update countywide policies, growth targets, and local plans. The agency also supports state legislation that can help develop and implement local and regional plans.

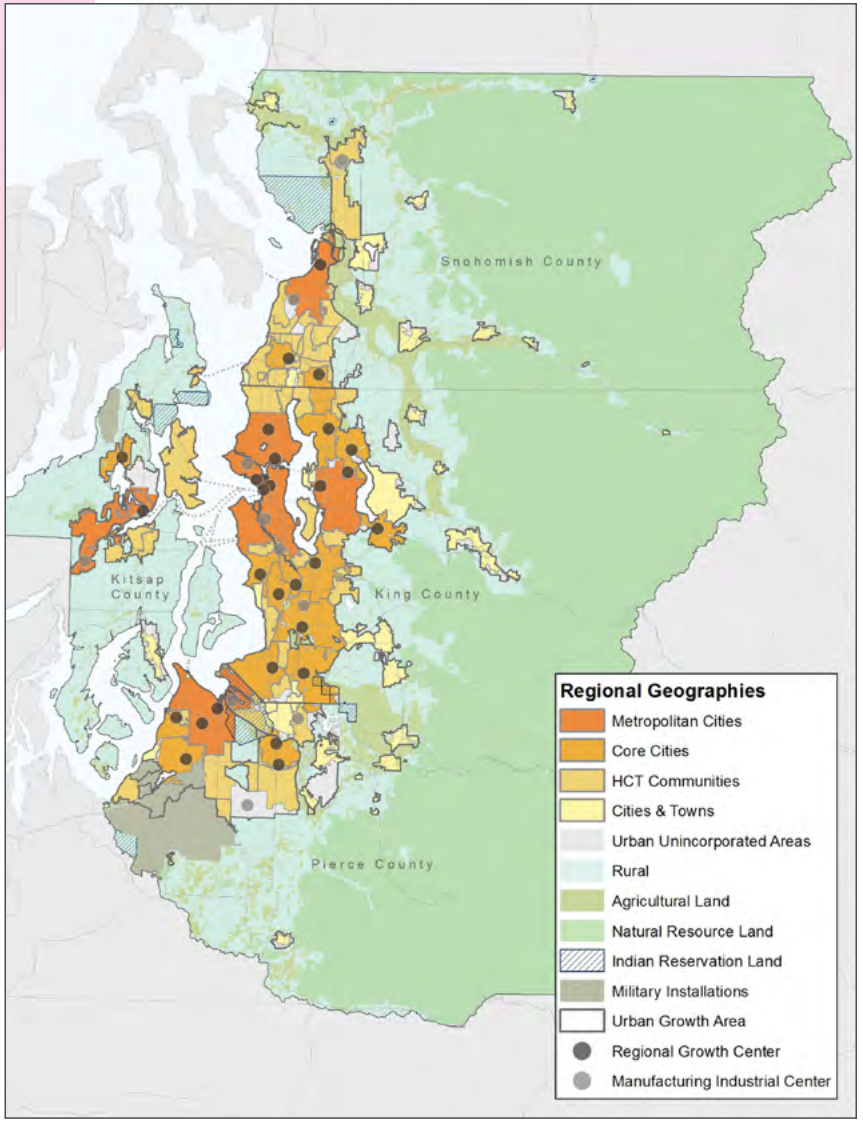


# Regional Growth Strategy

The central Puget Sound region is forecast to grow to 5.8 million people and 3.4 million jobs by the year 2050. The Regional Growth Strategy describes a preferred pattern of urban growth that:

- promotes a **healthy environment**
- supports economic **prosperity**
- advances social **equity**
- promotes **affordable housing** choices
- improves **mobility**
- makes **efficient** use of new and existing infrastructure

VISION 2050 focuses growth in the urbanized areas of the region, setting a goal of attracting 65% of the region's population growth and 75% of the region's job growth into regional centers and near high-capacity transit.

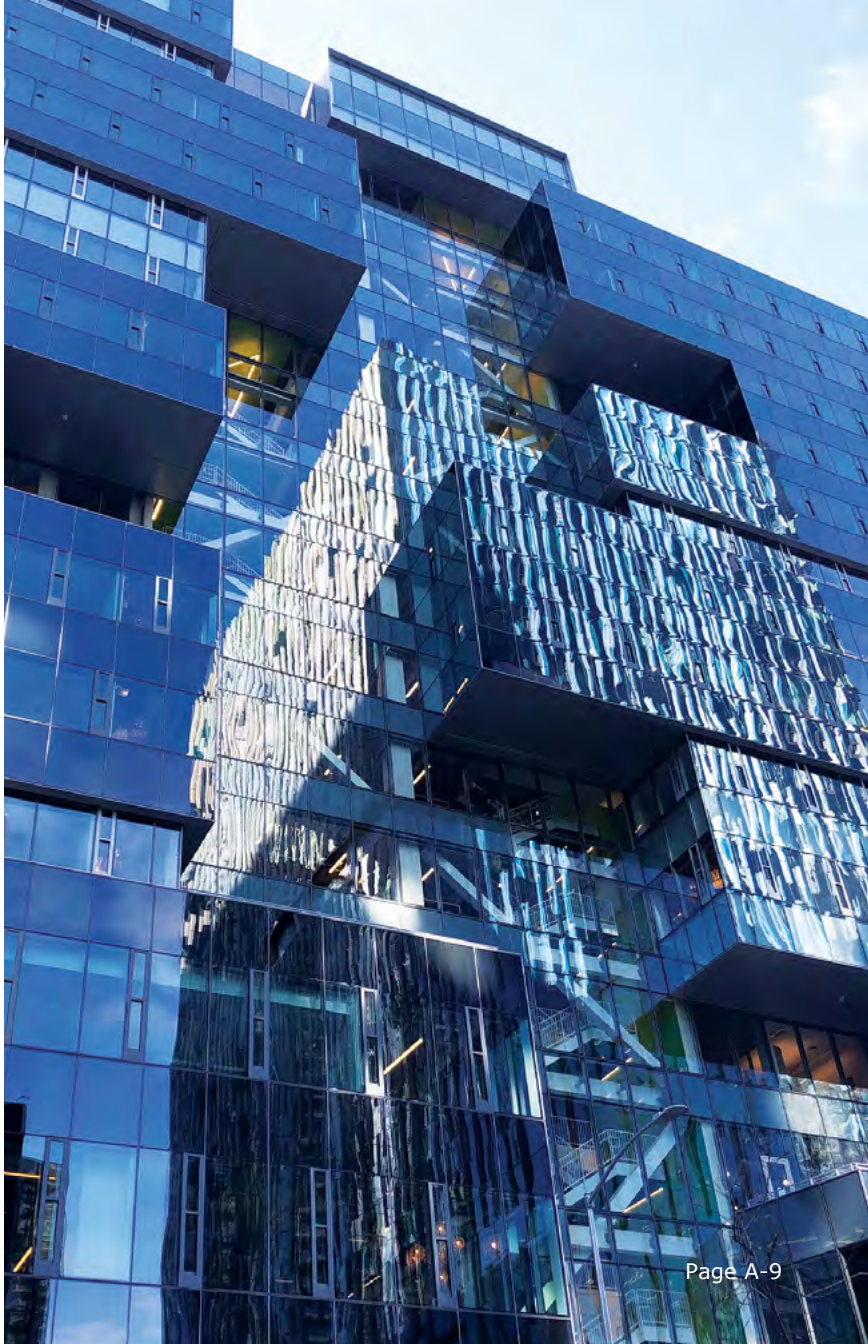


# Multicounty Planning Policies

Multicounty planning policies serve three key roles: implementing the Regional Growth Strategy, creating a common planning framework for local plans, and providing policy structure for other regional plans.

Under the Growth Management Act, multicounty planning policies provide a framework for city and county comprehensive plans to achieve shared regional goals. They also guide a number of regional decisions, including PSRC's local plan and policy review, selecting transportation projects seeking regionally managed funds, and developing PSRC programs and projects.

Multicounty planning policies call for concentrating growth within the region's designated urban growth area and limiting development in natural resource and rural areas. The policies address a range of topics, including regional collaboration, climate change, housing, economy, transportation, and development.



## What is the Puget Sound Regional Council?

The region comes together at PSRC to make decisions about transportation, growth management and economic development.

PSRC's nearly 100 members include King, Kitsap, Pierce, and Snohomish counties, local cities and towns, ports, state and local transportation agencies, and Tribal governments within the central Puget Sound region.

## Find out more

Learn more about VISION 2050 and what's happening right now:

- Visit the VISION 2050 website: **https://www.psrc.org/planning-2050/vision-2050**
- Sign up for updates from PSRC: **https://www.psrc.org**
- Read about what's happening: **https://www.psrc.org/about-us/latest-news**



# Appendix B

# Adopted Snohomish County Countywide Planning Policies for Housing

## State Context

The Growth Management Act (GMA) housing goal states that comprehensive plans and development regulations should encourage a full range of affordable housing types to meet the needs of all segments of the population, and to encourage the preservation of the existing housing stock.[1]

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

CPPs may not, however, alter the land-use powers of cities.[5]

## Regional Context

VISION 2050 includes a regional housing goal, stating that the region:

> *"preserves, improves, and expands its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices for every resident. The region continues to promote fair and equal access to housing for all people."*

The Multicounty Planning Policies MPPs provide a regional policy framework for housing, which includes consideration of affordability, home ownership, housing location, and housing choice. In particular, the Housing chapter of VISION 2050 identifies the need for local action as a critical component in the provision of affordable housing.[6] It includes policies related to affordability, displacement, and jobs-housing balance. In addition, the housing policies place significant emphasis

[1] RCW 36.70A.020(4).0
[2] RCW 36.70A.210(3)(e) and WAC 365-196-410(2)(e)(ii).
[3] WAC 365-196-410(2)(e)(ii).
[4] RCW 36.70A.115.
[5] RCW 36.70A.210(1).
[6] VISION 2050, page 103. Available at https://www.psrc.org/sites/default/files/vision-2050-plan.pdf

on locating housing in close proximity to growth and employment centers and transportation and transit corridors.

## Snohomish County Housing

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.
7. Overall increase in housing cost.

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.[7]

Beyond that, the Snohomish County Housing Affordability Regional Taskforce was established in 2019 and issued the HART Report and Five-Year Action Plan in January 2020. The report identifies housing challenges and provides an action plan for addressing housing affordability.[8]

## Housing Goal

Snohomish County and its cities shall promote fair and equitable access to safe, affordable and accessible housing options for every resident through the expansion of a diverse housing stock that is in close proximity to employment, services, and transportation options.

HO-1 The county and cities shall make provisions in their comprehensive plans to accommodate existing and projected housing needs, consistent with the Regional Growth Strategy and Snohomish County Growth Targets. Plans must include a specific assessment of housing needs by economic segment, as described in the housing report prescribed in CPP HO-5. Those provisions should consider the following strategies:

a. Avoid further concentrations of low-income and special needs housing.
b. Increase opportunities and capacity for affordable housing in Regional, Countywide, and local growth centers.
c. Increase opportunities and capacity for affordable housing close to employment, education, shopping, public services, and public transit.
d. Increase opportunities and capacity for affordable and special needs housing in areas where affordable housing is currently lacking.
e. Support affordable housing opportunities in other Snohomish County jurisdictions, as described below in CPP-HO-3.
f. Support the creation of additional housing options in single-family neighborhoods to provide for more diverse housing types and choices to meet the various needs of all economic segments of the population.

HO-2 County and city comprehensive plans shall include policies to meet affordable housing goals consistent with VISION 2050. Jurisdictions should demonstrate within their land use and housing elements that they can accommodate needed housing consistent with the Regional Growth Strategy and Snohomish County Growth Targets. These efforts

[7] The report can be found online at www1.co.snohomish.wa.us/Departments/PDS/Divisions/LR_Planning/Information/Plans/SCT+Reports/HER07.htm

[8] HART Report and Five-Year Action Plan. Available at https://www.snohomishcountywa.gov/DocumentCenter/View/71290/HART-Report-and-5-Year-Action-Plan?bidId=

should include facilitating the regional fair share of affordable housing for very low, low, moderate, and middle-income households and special needs individuals. Housing elements of comprehensive plans shall be periodically evaluated for success in facilitating needed housing.

HO-3 The county and cities should participate in multi-jurisdictional affordable housing programs and engage in other cooperative efforts to promote and contribute to an adequate supply of affordable, special needs, and diverse housing countywide.

HO-4 The county and cities should implement policies that allow for the development of moderate density housing to help meet future housing needs, diversify the housing stock, and provide more affordable home ownership and rental opportunities. This approach should include code updates to ensure that zoning designations and allowed densities, housing capacity, and other restrictions do not preclude development of moderate density housing.

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. 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 land that is undeveloped, partially used/or has the potential to be developed or redeveloped for residential purposes.
c. Identify the number of housing units necessary to meet the various housing needs for the projected population of households of all incomes 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.

d. Evaluate the risk of physical and economic displacement of residents, especially low-income households and marginalized populations

HO-6 The county and cities should implement policies and programs that encourage the rehabilitation and preservation of existing legally established, affordable housing for residents of all income levels, 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 Housing Characteristics and Needs Report prescribed in HO5. 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. Employment opportunities in proximity to existing and planned residential communities.

HO-10 Jurisdictions should encourage the use of environmentally sensitive housing development practices and environmentally sustainable building techniques and materials in order to minimize the impacts of growth and development on the county's natural resource systems. This approach should also consider the potential costs and benefits to site development, construction, and building maintenance to balance housing affordability and environmental sustainability.

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 incentivize and promote the development and preservation of long-term affordable housing through the use of zoning, taxation, and other tools, including height or density bonuses, property tax incentives and parking requirement reductions. The incentives should apply where feasible to encourage affordable housing

HO-15 Metropolitan cities, Core cities, and High Capacity Transit Communities, as defined by the Regional Growth Strategy in VISION 2050, shall develop and implement strategies to address displacement of historically marginalized populations, including residents identified in the report prescribed in HO-5, and neighborhood-based small business owners.

# Appendix C

# Adopted 2044 Initial Population Targets for Snohomish County Jurisdictions

**APPENDIX B, Table P1 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area**

(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

| Area | 2020 Census Population | 2044 Population Targets | 2020-2044 Population Growth | |
|---|---|---|---|---|
| | | | Amount | Pct of Total County Growth |
| **Non-S.W. County UGA** | 187,883 | 260,836 | 72,953 | 23.7% |
| Arlington UGA | 20,418 | 35,506 | 15,088 | 4.9% |
| Arlington City | 19,868 | 34,649 | 14,781 | 4.8% |
| Unincorporated | 550 | 857 | 307 | 0.1% |
| Darrington UGA | 1,564 | 1,983 | 419 | 0.1% |
| Darrington Town | 1,462 | 1,770 | 308 | 0.1% |
| Unincorporated | 102 | 213 | 111 | 0.0% |
| Gold Bar UGA | 3,211 | 3,496 | 285 | 0.1% |
| Gold Bar City | 2,403 | 2,650 | 247 | 0.1% |
| Unincorporated | 808 | 846 | 38 | 0.0% |
| Granite Falls UGA | 4,597 | 6,885 | 2,288 | 0.7% |
| Granite Falls City | 4,450 | 6,551 | 2,101 | 0.7% |
| Unincorporated | 147 | 334 | 187 | 0.1% |

**APPENDIX B, Table P1 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area**

(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

| Area | 2020 Census Population | 2044 Population Targets | 2020-2044 Population Growth | |
|---|---|---|---|---|
| | | | Amount | Pct of Total County Growth |
| Index UGA (incorporated) | 155 | 173 | 18 | 0.0% |
| Lake Stevens UGA | 41,023 | 50,952 | 9,929 | 3.2% |
| Lake Stevens City | 38,951 | 48,565 | 9,614 | 3.1% |
| Unincorporated | 2,072 | 2,387 | 315 | 0.1% |
| Maltby UGA (unincorporated) | 164 | 590 | 426 | 0.1% |
| Marysville UGA | 70,911 | 100,020 | 29,109 | 9.4% |
| Marysville City | 70,714 | 99,822 | 29,108 | 9.4% |
| Unincorporated | 197 | 198 | 1 | 0.0% |
| Monroe UGA | 21,266 | 26,276 | 5,010 | 1.6% |
| Monroe City | 19,699 | 24,302 | 4,603 | 1.5% |
| Unincorporated | 1,567 | 1,974 | 407 | 0.1% |
| Snohomish UGA | 11,526 | 14,683 | 3,157 | 1.0% |
| Snohomish City | 10,126 | 12,878 | 2,752 | 0.9% |
| Unincorporated | 1,400 | 1,805 | 405 | 0.1% |
| Stanwood UGA | 7,847 | 11,395 | 3,548 | 1.2% |
| Stanwood City | 7,705 | 10,963 | 3,258 | 1.1% |
| Unincorporated | 142 | 432 | 290 | 0.1% |

## APPENDIX B, Table P1 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area

(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

| Area | 2020 Census Population | 2044 Population Targets | 2020-2044 Population Growth | |
|---|---|---|---|---|
| | | | Amount | Pct of Total County Growth |
| Sultan UGA | 5,201 | 8,876 | 3,675 | 1.2% |
| Sultan City | 5,146 | 8,672 | 3,526 | 1.1% |
| Unincorporated | 55 | 204 | 149 | 0.0% |
| **S.W. County UGA** | 505,947 | 731,284 | 225,337 | 73.1% |
| Incorporated S.W. | 282,883 | 423,950 | 141,067 | 45.7% |
| Bothell City (part) | 19,205 | 32,355 | 13,150 | 4.3% |
| Brier City | 6,560 | 7,100 | 540 | 0.2% |
| Edmonds City | 42,853 | 55,966 | 13,113 | 4.3% |
| Everett City | 110,629 | 179,176 | 68,547 | 22.2% |
| Lynnwood City | 38,568 | 63,735 | 25,167 | 8.2% |
| Mill Creek City | 20,926 | 24,813 | 3,887 | 1.3% |
| Mountlake Terrace City | 21,286 | 34,710 | 13,424 | 4.4% |
| Mukilteo City | 21,538 | 24,616 | 3,078 | 1.0% |
| Woodway Town | 1,318 | 1,480 | 162 | 0.1% |
| Unincorporated S.W. | 223,064 | 307,334 | 84,270 | 27.3% |
| **UGA Total** | 693,830 | 992,120 | 298,290 | 96.7% |
| City Total | 463,562 | 674,946 | 211,384 | 68.6% |

## APPENDIX B, Table P1 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area

(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

| Area | 2020 Census Population | 2044 Population Targets | 2020-2044 Population Growth | |
|---|---|---|---|---|
| | | | Amount | Pct of Total County Growth |
| Unincorporated UGA Total | 230,268 | 317,174 | 86,906 | 28.2% |
| **Non-UGA Total** (Uninc Rural/Resource Area) | 134,127 | 144,190 | 10,063 | 3.3% |
| **County Total** | 827,957 | 1,136,309 | 308,352 | 100.0% |

**NOTES:** All estimates and targets above are based on August 26, 2021 city boundaries.

## APPENDIX B, Table P2 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA

(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

| Area | 2020 Census Population | 2044 Population Targets | 2020-2044 Population Growth | |
|---|---|---|---|---|
| | | | Amount | Pct of Total County Growth |
| **SW County UGA Total** | 505,947 | 731,284 | 225,337 | 73.1% |
| Incorporated SW County UGA Total | 282,883 | 423,950 | 141,067 | 45.7% |

## APPENDIX B, Table P2 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA

(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

| Area | 2020 Census Population | 2044 Population Targets | 2020-2044 Population Growth | |
|---|---|---|---|---|
| | | | Amount | Pct of Total County Growth |
| Unincorporated SW County UGA Total | 223,064 | 307,334 | 84,270 | 27.3% |
| Bothell Area | 53,504 | 77,581 | 24,077 | 7.8% |
| Bothell City (part) | 19,205 | 32,355 | 13,150 | 4.3% |
| Unincorporated MUGA | 34,299 | 45,226 | 10,927 | 3.5% |
| Brier Area | 8,388 | 9,078 | 690 | 0.2% |
| Brier City | 6,560 | 7,100 | 540 | 0.2% |
| Unincorporated MUGA | 1,828 | 1,978 | 150 | 0.0% |
| Edmonds Area | 46,860 | 60,881 | 14,021 | 4.5% |
| Edmonds City | 42,853 | 55,966 | 13,113 | 4.3% |
| Unincorporated MUGA | 4,007 | 4,915 | 908 | 0.3% |
| Everett Area | 158,319 | 244,002 | 85,683 | 27.8% |
| Everett City | 110,629 | 179,176 | 68,547 | 22.2% |
| Unincorporated MUGA | 47,690 | 64,826 | 17,136 | 5.6% |
| Lynnwood Area | 74,220 | 119,170 | 44,950 | 14.6% |
| Lynnwood City | 38,568 | 63,735 | 25,167 | 8.2% |

## APPENDIX B, Table P2 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA

(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

| Area | 2020 Census Population | 2044 Population Targets | 2020-2044 Population Growth | |
|---|---|---|---|---|
| | | | Amount | Pct of Total County Growth |
| Unincorporated MUGA | 35,652 | 55,435 | 19,783 | 6.4% |
| Mill Creek Area | 72,975 | 90,238 | 17,263 | 5.6% |
| Mill Creek City | 20,926 | 24,813 | 3,887 | 1.3% |
| Unincorporated MUGA | 52,049 | 65,426 | 13,377 | 4.3% |
| Mountlake Terrace Area | 21,309 | 34,740 | 13,431 | 4.4% |
| Mountlake Terrace City | 21,286 | 34,710 | 13,424 | 4.4% |
| Unincorporated MUGA | 23 | 30 | 7 | 0.0% |
| Mukilteo Area | 37,122 | 48,378 | 11,256 | 3.7% |
| Mukilteo City | 21,538 | 24,616 | 3,078 | 1.0% |
| Unincorporated MUGA | 15,584 | 23,762 | 8,178 | 2.7% |
| Woodway Area | 1,318 | 1,751 | 433 | 0.1% |
| Woodway Town | 1,318 | 1,480 | 162 | 0.1% |
| Unincorporated MUGA | - | 271 | 271 | 0.1% |
| Paine Field Area (Unincorporated) | 50 | 50 | - | 0.0% |

## APPENDIX B, Table P2 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA

(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

| Area | 2020 Census Population | 2044 Population Targets | 2020-2044 Population Growth | |
|---|---|---|---|---|
| | | | Amount | Pct of Total County Growth |
| Larch Way Overlap (Unincorporated) | 4,999 | 10,539 | 5,540 | 1.8% |
| Lake Stickney Gap (Unincorporated) | 11,042 | 14,842 | 3,800 | 1.2% |
| Silver Firs Gap (Unincorporated) | 15,841 | 20,034 | 4,193 | 1.4% |
| **County Total** | 827,957 | 1,136,309 | 308,352 | 100.0% |

**NOTE:** All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area

# Appendix D

# Proposed 2044 Initial Housing Unit Targets for Snohomish County Jurisdictions

The Growth Management Act (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 Puget Sound Regional Council's (PSRC) Multi-County Planning Policies (MPPs) and the Snohomish County Countywide Planning Policies (CPPs) also require the development and adoption of 20-year housing unit growth targets, consistent with the population growth targets.

Prior to June 2011, the Snohomish County CPPs did not require adoption of housing targets. Housing targets were added at that time in response to new regional policy in VISION that required development and adoption of housing targets in the CPPs as a best practice for growth targeting under GMA. This new requirement was based on the notion that, since housing is directly regulated at the local level through zoning, jurisdictions have greater control over factors that determine housing growth when compared with population growth (which is greatly influenced by demographic and market factors largely outside the control of local governments, such as average household size and occupancy rates).

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 initial targets for the year 2044 be used for at least one of the local plan alternatives evaluated by jurisdictions for their 2024 GMA plan updates. The 2044 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 February 23, 2022. After consideration of the housing targets recommended by SCT in this portion of the HO-5 report, the County Council will also adopt 2044 initial housing targets into the CPPs.

## Development of the 2044 Initial Housing Targets

Following passage of House Bill 1220 in 2021 by the State Legislature, the Washington State Department of Commerce provided draft guidance on the development of housing needs projections[1]. This step has been accomplished as a precursor step to the development of housing need allocations by income and jurisdiction, consistent with Commerce guidance, as described in Chapter Four of this report.

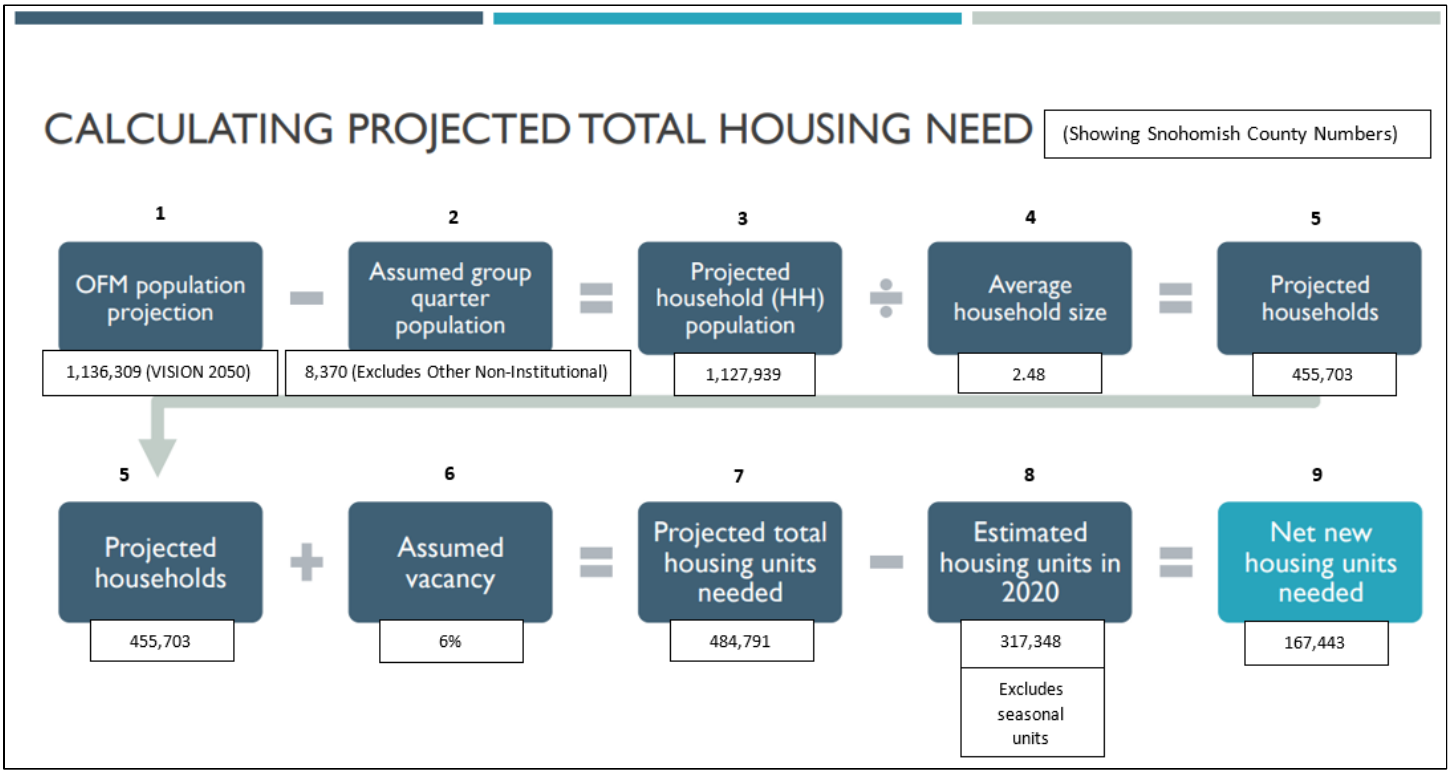
[1] Projected Housing Needs Methodology, Department of Commerce (October 12, 2022 Draft).

This appendix describes the technical approach used by SCT to develop the 2044 initial housing unit targets, based on the 2044 initial population growth targets contained in the CPPs. They were developed using the projected housing needs methodology provided by Commerce. Guidance also provided by PSRC for developing housing growth targets to implement VISION 2050 was also consulted[2].

The work to develop the draft 2044 initial housing growth targets was conducted by the HO-5 Working Group established by the SCT Planning Advisory Committee (PAC). The following flowchart from Commerce was used to calculate the overall countywide housing need by 2044, consistent with the adopted total population target for Snohomish County of 1,136,309 residents by 2044:

**CHART D-1**

**Total Countywide 2044 Housing Need Calculation Steps using Commerce Guidance**




[2] VISION 2050 Planning Resources: Guidance for Growth Targets to Implement VISION 2050 (March 2021).

A summary of the key methodological steps used in establishing the countywide housing unit target is shown below:

1. **Start with the 2044 total population target for Snohomish County.**

   Use the initial population target for Snohomish County of 1,136,309 for the year 2044, adopted by the County Council in Appendix B of the CPPs.

2. **Deduct total countywide group quarters population assumed in 2044.**

   The projections assume that some percentage of the population will continue to live in group quarters over time. Group quarters can include such living arrangements as military barracks, assisted living communities, college dormitories, and prisons. However, there is one category of group quarters population as reported by the Census that Commerce assumes are in need of permanent housing. The 2020 Census reported counts of people living in "Other Noninstitutional Facilities." Much of this category consists of people experiencing homelessness, either unsheltered or living in shelters. For purposes of projecting future housing need, it is assumed that these residents will become part of the household population. To realize that outcome, there should be enough housing units available to accommodate them in permanent housing over time[3].

   Future group quarters population is projected by calculating the ratio between 2020 Group Quarters Population (minus persons in Other Noninstitutional Facilities) and 2020 Total Population. This ratio is then applied to the total projected population in 2044.

3. **Calculate projected household population in 2044.**

   Future Household Population is calculated as Future Total Population minus Future Group Quarters Population.

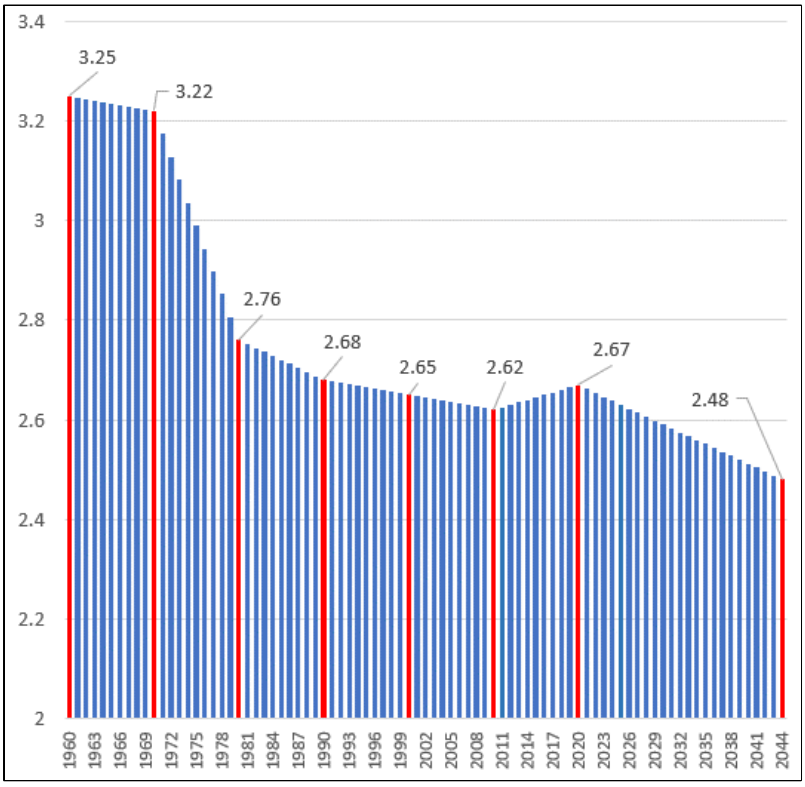
4. **Determine overall average household size in 2044.**

   During the past decade, Snohomish County experienced an increase in average household size, rising from an average of 2.62 persons per household in 2010 to 2.67 in 2020, reversing a previous long-term trend of average household size declines in the county. Commerce, however, has projected a resumption of significant decline in average household size after 2020. Using Commerce's approach, a decline in average household size in Snohomish County from 2.67 in 2020 to 2.48 in 2044 is anticipated:

[3] This assumption does not mean that there will no longer be a need for emergency shelters or that homelessness will be ended. Nor does this represent a full count of the unhoused population. Rather, Commerce's projections provide enough housing supply to accommodate residents of group quarters who are not in a long-term living arrangement and who should have access to a permanent housing unit. Emergency housing will still be necessary for temporary stays when individuals or families are experiencing a crisis situation and need shelter, but there should be enough housing available to get these people back into permanent housing as soon as they are ready.

## CHART D-2

## Average Household Size, Historic and Projected, Snohomish County




Commerce attributes the recent increase in average household size in Snohomish County to be likely the result of constraints in housing supply[4] and

[4] PSRC estimates that between 2010 and 2019 the region underproduced approximately 45,000 – 50,000 housing units compared to unconstrained household demand. Puget Sound Regional Council (2022), Regional Housing Needs Assessment. In addition, data from OFM that is specific to Snohomish County shows that the household population growth in the county that occurred between 2010 and 2020 relied on fewer new housing units constructed compared to the previous two decades:

lack of affordable housing options. Housing shortage can result in outcomes such as young adults deciding to continue living with their parents instead of moving out or moving into a home with several roommates rather than finding their own place and forming new households. It can also result in households struggling with housing insecurity to "double up" or combine with other households in overcrowded living spaces. These outcomes are indicators that the housing system is not providing enough units or enough affordable units to meet all housing needs.

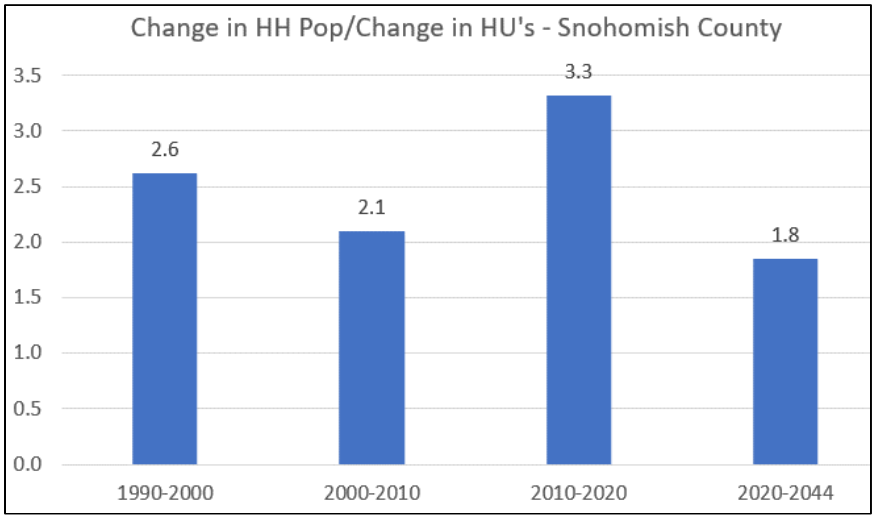
In response, Commerce's projection methodology assumes that fully meeting the needs of the future household population will require enough housing units to accommodate demographic trends that may point to smaller household sizes. The demographic rationale for this projection is based on the aging of the county's population over time. With OFM's population projections by age group showing that an increasing share of residents in the county will be older adults, Commerce's projection rests on the assumption that older residents will continue to reside in households with smaller household sizes.

By applying this smaller average household size result to the entire future population (not just to the increment of 2020-2044 population growth), Commerce's projection accounts for housing needed to address both the historic undersupply and the new population growth through 2044.

5. **Calculate projected number of households in 2044.**

   The arrive at total projected households for Snohomish County, projected future household population is divided by the future average household size in 2044.

6. **Determine overall housing vacancy rate in 2044.**



Commerce guidance indicates that healthy housing markets generally need a 6% vacancy rate to ensure there is enough supply available to reduce intense competition for available units that can push up rents and housing prices[5].

7. **Calculate projected number of total housing units (occupied and vacant) in 2044.**

   Projected households are divided by 0.94 to arrive at projected housing units, which provides for a 6% vacancy rate for all housing units in 2044, consistent with Commerce guidance.

8. **Determine total housing units in 2020 (excluding seasonal units).**

   Estimated 2020 housing supply is determined in order to calculate the net new housing needed to reach total projected housing needs countywide. Commerce guidance indicates that estimates of seasonal units (vacation homes and short-term rentals) and migrant housing obtained from the Census Bureau's American Community Survey (ACS) data should first be removed from the total 2020 housing unit base count since these homes are effectively unavailable to house local residents. These units are assumed to remain unavailable as year-round units and are thus excluded from the calculation of net new units needed to accommodate the projected household population[6].

9. **Calculate net new housing units needed, 2020-2044.**

   The final step is subtracting the estimated housing unit count in 2020 from the total projected housing units needed in 2044 to calculate the additional net new housing need.

## Allocation of Countywide Housing Target to Local Jurisdictions

In order to allocate the countywide housing target to jurisdictions within Snohomish County, the same methodology described above was replicated at the individual jurisdiction level. Table D-1 shows the results of this allocation effort by the PAC Working Group.

The step which involved extra consideration at the jurisdictional level was step 4 – determining average household size in 2044. Instead of using a 2020-2044 average household size adjustment derived at the countywide level and applying across-the-board to the various 2020 average household sizes at the jurisdiction level, the PAC Working Group used an approach in which the housing unit mix associated with the jurisdiction's additional capacity was the determinant of the future average household assumptions.

In order to project average household sizes by individual jurisdiction for purposes of the developing the draft 2044 initial housing targets, a breakdown of each

[5] According to the Lincoln Land Institute, a reasonable vacancy rate for a local housing market is between 4% and 8%. Commerce uses 6% as the midpoint in this reasonable range. Source: Lincoln Land Institute, 2018 "The Empty House Next Door".

[6] Commerce's projections of net new housing need only considers units needed to accommodate projected household population. It does not project how many additional units will be needed to meet demand for new vacation homes in the future.

jurisdiction's additional housing capacity by housing type was used (as well as the different demographic characteristics associated with each housing type), as documented in the 2021 Buildable Lands Report (BLR). Additionally, for jurisdictions with 2044 initial population targets that exceeded their 2021 BLR capacity estimates, the PAC Working Group assumed that additional housing capacity by type beyond the 2021 BLR capacity estimates that would be needed to resolve the 2044 capacity shortfall would breakdown as 25% townhouse and 75% multi-family[7]. Based on the total additional capacity estimates by housing type needed to reach each jurisdiction's 2044 initial population target, the housing unit mix anticipated by 2044 within each jurisdiction was then used to predict change in the average household size from 2020 through 2044[8]. 2020 Census data on average household size by jurisdiction was used as the starting point.

[7] To better match anticipated future land use and zoning changes that jurisdictions are considering for their 2024 plan updates, the City of Marysville revised these percentages to 30% SF, 25% TH and 45% MF; the County revised the percentages to 95% TH and 5% MF within the unincorporated Bothell and Edmonds MUGAs.

[8] Because of the magnitude of Commerce's projected reduction in average household size in Snohomish County to the year 2022, average household size assumptions by housing types potentially allowed under a jurisdiction's zoning were adjusted to include a decline in the SF category (from 3.0 to 2.85 persons per household), along with a slight increase in the TH category (from 2.65 to 2.7) for jurisdictions within the UGA. Average household size assumptions for MF were not reduced. These adjustments were intended to reflect the prevalence of housing types likely to be made available for new household formations over time within the urban area, and the demographic characteristics of those households by housing type.

**TABLE D-1. Draft 2044 Initial Housing Growth Targets (for SCT PAC review on Apr-13-2023)**

| | | 2044 Initial Population Targets | Assumed Group Quarters Population, 2044 (Excluding Other Non-Institutional) | 2044 Household Population | Average Household Size, 2020 | Average Household Size, 2044 | 2044 Households | Vacancy Rate (%), 2020 | 2044 Total Housing Units Needed (with 6% Vacancy Rate) | 2020 Housing Units | 2020 Seasonal Units | 2020 Housing Units (Excluding Seasonal Units) | Net New Housing Units Needed, 2020-2044 | Pct of Countywide 2020-2044 Housing Unit Need |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Metropolitan City** | | **179,176** | **2,682** | **176,494** | **2.41** | **2.19** | **80,445** | **4.9%** | **85,580** | **47,193** | **170** | **47,023** | **38,557** | **23.03%** |
| | Everett City | 179,176 | 2,682 | 176,494 | 2.41 | 2.19 | 80,445 | 4.9% | 85,580 | 47,193 | 170 | 47,023 | 38,557 | 23.03% |
| | | | | | | | | | | | | | | |
| **Core Cities** | | **96,089** | **825** | **95,264** | **2.53** | **2.28** | **41,838** | **4.7%** | **44,508** | **23,668** | **193** | **23,475** | **21,033** | **12.56%** |
| | Bothell City (Sno Co part) | 32,355 | 188 | 32,166 | 2.66 | 2.39 | 13,466 | 4.2% | 14,325 | 7,456 | 113 | 7,343 | 6,982 | 4.17% |
| | Lynnwood City | 63,735 | 636 | 63,098 | 2.46 | 2.22 | 28,372 | 5.0% | 30,183 | 16,212 | 80 | 16,132 | 14,051 | 8.39% |
| | | | | | | | | | | | | | | |
| **HCT Communities** | | **544,706** | **1,040** | **543,666** | **2.67** | **2.48** | **219,478** | **3.6%** | **233,488** | **151,020** | **952** | **150,068** | **83,420** | **49.82%** |
| | Arlington City | 34,649 | 121 | 34,528 | 2.68 | 2.37 | 14,554 | 5.0% | 15,483 | 7,751 | 62 | 7,689 | 7,794 | 4.65% |
| | Edmonds City | 55,966 | 297 | 55,669 | 2.29 | 2.11 | 26,388 | 4.2% | 28,073 | 19,305 | 300 | 19,005 | 9,068 | 5.42% |
| | Marysville City | 99,822 | 115 | 99,708 | 2.82 | 2.65 | 37,577 | 3.2% | 39,976 | 25,723 | - | 25,723 | 14,253 | 8.51% |
| | Mill Creek City | 24,813 | 48 | 24,765 | 2.40 | 2.28 | 10,883 | 4.0% | 11,578 | 9,068 | 107 | 8,961 | 2,617 | 1.56% |
| | Mountlake Terrace City | 34,710 | 192 | 34,518 | 2.40 | 2.18 | 15,807 | 4.8% | 16,816 | 9,202 | 69 | 9,133 | 7,683 | 4.59% |
| | Mukilteo City | 24,616 | 127 | 24,490 | 2.55 | 2.43 | 10,068 | 3.7% | 10,711 | 8,711 | 146 | 8,565 | 2,146 | 1.28% |
| | Bothell MUGA | 45,226 | - | 45,226 | 2.89 | 2.74 | 16,492 | 3.3% | 17,545 | 12,216 | 64 | 12,152 | 5,393 | 3.22% |
| | Edmonds MUGA | 4,915 | 17 | 4,898 | 2.53 | 2.43 | 2,012 | 2.6% | 2,141 | 1,607 | - | 1,607 | 534 | 0.32% |
| | Everett MUGA | 64,826 | 109 | 64,717 | 2.77 | 2.58 | 25,056 | 3.9% | 26,655 | 17,842 | 43 | 17,799 | 8,856 | 5.29% |
| | Lynnwood MUGA | 55,435 | - | 55,435 | 2.56 | 2.37 | 23,421 | 3.6% | 24,916 | 14,397 | 41 | 14,356 | 10,560 | 6.31% |
| | Mill Creek MUGA | 65,426 | 15 | 65,411 | 2.97 | 2.75 | 23,807 | 2.7% | 25,326 | 17,955 | 106 | 17,849 | 7,477 | 4.47% |

| | | 2044 Initial Population Targets | Assumed Group Quarters Population, 2044 (Excluding Other Non-Institutional) | 2044 Household Population | Average Household Size, 2020 | Average Household Size, 2044 | 2044 Households | Vacancy Rate (%), 2020 | 2044 Total Housing Units Needed (with 6% Vacancy Rate) | 2020 Housing Units | 2020 Seasonal Units | 2020 Housing Units (Excluding Seasonal Units) | Net New Housing Units Needed, 2020-2044 | Pct of Countywide 2020-2044 Housing Unit Need |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Mukilteo MUGA | 23,762 | - | 23,762 | 2.92 | 2.60 | 9,125 | 3.0% | 9,707 | 5,478 | 14 | 5,464 | 4,243 | 2.53% |
| | Larch Way Overlap | 10,539 | - | 10,539 | 2.86 | 2.46 | 4,288 | 1.8% | 4,562 | 1,765 | - | 1,765 | 2,797 | 1.67% |
| | | | | | | | | | | | | | | |
| **Cities & Towns** | | **125,104** | **3,696** | **121,408** | **2.79** | **2.66** | **45,584** | **3.5%** | **48,494** | **35,057** | **252** | **34,805** | **13,689** | **8.18%** |
| | Brier City | 7,100 | - | 7,100 | 2.76 | 2.61 | 2,721 | 1.5% | 2,894 | 2,413 | 58 | 2,355 | 539 | 0.32% |
| | Darrington Town | 1,770 | 6 | 1,764 | 2.40 | 2.34 | 754 | 6.3% | 802 | 648 | - | 648 | 154 | 0.09% |
| | Gold Bar City | 2,650 | - | 2,650 | 2.78 | 2.66 | 996 | 3.0% | 1,059 | 892 | - | 892 | 167 | 0.10% |
| | Granite Falls City | 6,551 | 85 | 6,466 | 2.87 | 2.68 | 2,412 | 4.0% | 2,566 | 1,594 | 15 | 1,579 | 987 | 0.59% |
| | Index Town | 173 | - | 173 | 2.15 | 2.05 | 85 | 28.0% | 90 | 100 | 20 | 80 | 10 | 0.01% |
| | Lake Stevens City | 48,565 | 95 | 48,470 | 2.94 | 2.80 | 17,285 | 2.3% | 18,388 | 13,497 | 24 | 13,473 | 4,915 | 2.94% |
| | Monroe City | 24,302 | 3,073 | 21,229 | 2.87 | 2.70 | 7,877 | 4.1% | 8,379 | 6,228 | 65 | 6,163 | 2,216 | 1.32% |
| | Snohomish City | 12,878 | 263 | 12,615 | 2.37 | 2.28 | 5,521 | 4.0% | 5,873 | 4,347 | 20 | 4,327 | 1,546 | 0.92% |
| | Stanwood City | 10,963 | 174 | 10,788 | 2.68 | 2.52 | 4,285 | 6.4% | 4,559 | 2,979 | 50 | 2,929 | 1,630 | 0.97% |
| | Sultan City | 8,672 | - | 8,672 | 2.85 | 2.79 | 3,110 | 4.0% | 3,308 | 1,883 | - | 1,883 | 1,425 | 0.85% |
| | Woodway Town | 1,480 | - | 1,480 | 2.88 | 2.74 | 539 | 4.0% | 574 | 476 | - | 476 | 98 | 0.06% |
| | | | | | | | | | | | | | | |
| **Urban Unincorporated Areas** | | **47,045** | **-** | **47,045** | **2.96** | **2.78** | **16,918** | **3.1%** | **17,998** | **12,550** | **102** | **12,448** | **5,550** | **3.31%** |
| | Arlington UGA | 857 | - | 857 | 3.24 | 3.06 | 280 | 5.6% | 298 | 180 | 1 | 179 | 119 | 0.07% |
| | Brier MUGA | 1,978 | - | 1,978 | 2.87 | 2.72 | 728 | 1.9% | 775 | 641 | 5 | 636 | 139 | 0.08% |
| | Darrington UGA | 213 | - | 213 | 2.91 | 2.76 | 77 | 7.9% | 82 | 38 | 0 | 38 | 44 | 0.03% |

| | | 2044 Initial Population Targets | Assumed Group Quarters Population, 2044 (Excluding Other Non-Institutional) | 2044 Household Population | Average Household Size, 2020 | Average Household Size, 2044 | 2044 Households | Vacancy Rate (%), 2020 | 2044 Total Housing Units Needed (with 6% Vacancy Rate) | 2020 Housing Units | 2020 Seasonal Units | 2020 Housing Units (Excluding Seasonal Units) | Net New Housing Units Needed, 2020-2044 | Pct of Countywide 2020-2044 Housing Unit Need |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Gold Bar UGA | 846 | - | 846 | 2.49 | 2.36 | 358 | 6.4% | 381 | 346 | 3 | 343 | 38 | 0.02% |
| | Granite Falls UGA | 334 | - | 334 | 2.63 | 2.49 | 134 | 0.0% | 143 | 56 | 0 | 56 | 87 | 0.05% |
| | Lake Stevens UGA | 2,387 | - | 2,387 | 3.09 | 2.93 | 814 | 2.4% | 866 | 656 | 5 | 651 | 216 | 0.13% |
| | Marysville UGA | 198 | - | 198 | 3.58 | 3.39 | 58 | 8.3% | 62 | 60 | 0 | 60 | 3 | 0.00% |
| | Monroe UGA | 1,974 | - | 1,974 | 2.92 | 2.77 | 713 | 3.6% | 758 | 556 | 5 | 551 | 207 | 0.12% |
| | Mountlake Terrace MUGA | 30 | - | 30 | 2.56 | 2.42 | 12 | 0.0% | 13 | 9 | 0 | 9 | 4 | 0.00% |
| | Snohomish UGA | 1,805 | - | 1,805 | 2.81 | 2.66 | 679 | 4.8% | 722 | 523 | 4 | 519 | 203 | 0.12% |
| | Stanwood UGA | 432 | - | 432 | 2.54 | 2.40 | 180 | 3.7% | 191 | 54 | 0 | 54 | 138 | 0.08% |
| | Sultan UGA | 204 | - | 204 | 2.39 | 2.27 | 90 | 0.0% | 96 | 23 | 0 | 23 | 73 | 0.04% |
| | Woodway MUGA | 271 | - | 271 | NA | 2.05 | 132 | NA | 140 | - | - | - | 140 | 0.08% |
| | Lake Stickney Gap | 14,842 | - | 14,842 | 2.86 | 2.71 | 5,473 | 5.3% | 5,823 | 4,069 | 33 | 4,036 | 1,787 | 1.07% |
| | Silver Firs Gap | 20,034 | - | 20,034 | 3.04 | 2.88 | 6,967 | 1.1% | 7,412 | 5,277 | 43 | 5,234 | 2,178 | 1.30% |
| | Maltby UGA | 590 | - | 590 | 2.83 | 2.68 | 220 | 3.3% | 234 | 60 | 0 | 60 | 175 | 0.10% |
| | Paine Field Area | 50 | - | 50 | 50.00 | 47.36 | 1 | 50.0% | 1 | 2 | 0 | 2 | NA | NA |
| | | | | | | | | | | | | | | |
| **Non-UGA (Rural Unincorporated)** | | **144,190** | **127** | **144,062** | **2.79** | **2.80** | **51,441** | **8.0%** | **54,724** | **52,035** | **2,506** | **49,529** | **5,195** | **3.10%** |
| | | | | | | | | | | | | | | |
| **Total County** | | **1,136,309** | **8,370** | **1,127,939** | **2.67** | **2.48** | **455,703** | **4.6%** | **484,791** | **321,523** | **4,175** | **317,348** | **167,443** | **100.00%** |

**NOTE: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area.**

# Appendix E

# Housing Strategies Used by Snohomish County Jurisdictions

## Results of Canvass of Individual Jurisdictions Regarding Housing Strategies

In May of 2022 the SCT PAC Working group distributed a two part survey to all the jurisdictions in Snohomish County regarding The purpose of the survey was to allow the county and jurisdictions to coordinate on reporting housing data and strategies to inform updates to their comprehensive plans. The surveys were sent to planning staff in the county and every city and town within Snohomish County.
The survey allows each jurisdiction to provide a comprehensive update on the different strategies they utilize to promote housing. The 2022 survey is a significant expansion of the housing strategies surveys completed in 2007 and 2013. The survey consists of two parts. The results are summarized below:

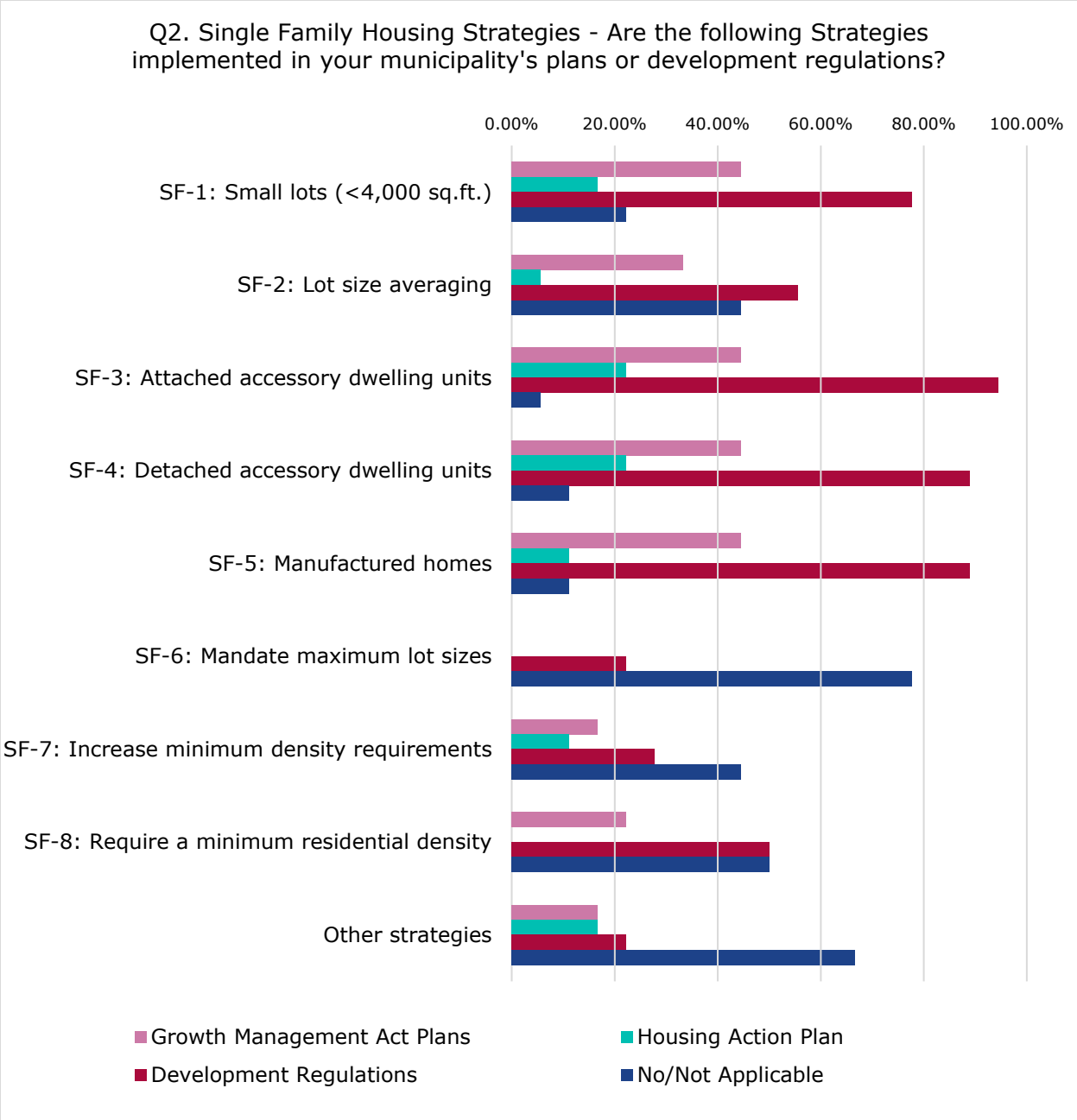
## Housing Strategies Survey Part 1

The Housing Strategies- Local Government Survey Part 1 focuses on housing strategies. The survey comprises of multiple choice and text box questions. The survey consists of 12 categories of housing strategies, with 3 sets of questions per category. The strategy definition guide is included within this appendix.
Below is the list of questions asked within the survey and tables and charts showing the responses.

*Question 1 Contact Information (all fields required)*
Name (please enter your first and last name)
Organization Name
Email Address
Phone Number
This question was asked of all respondents

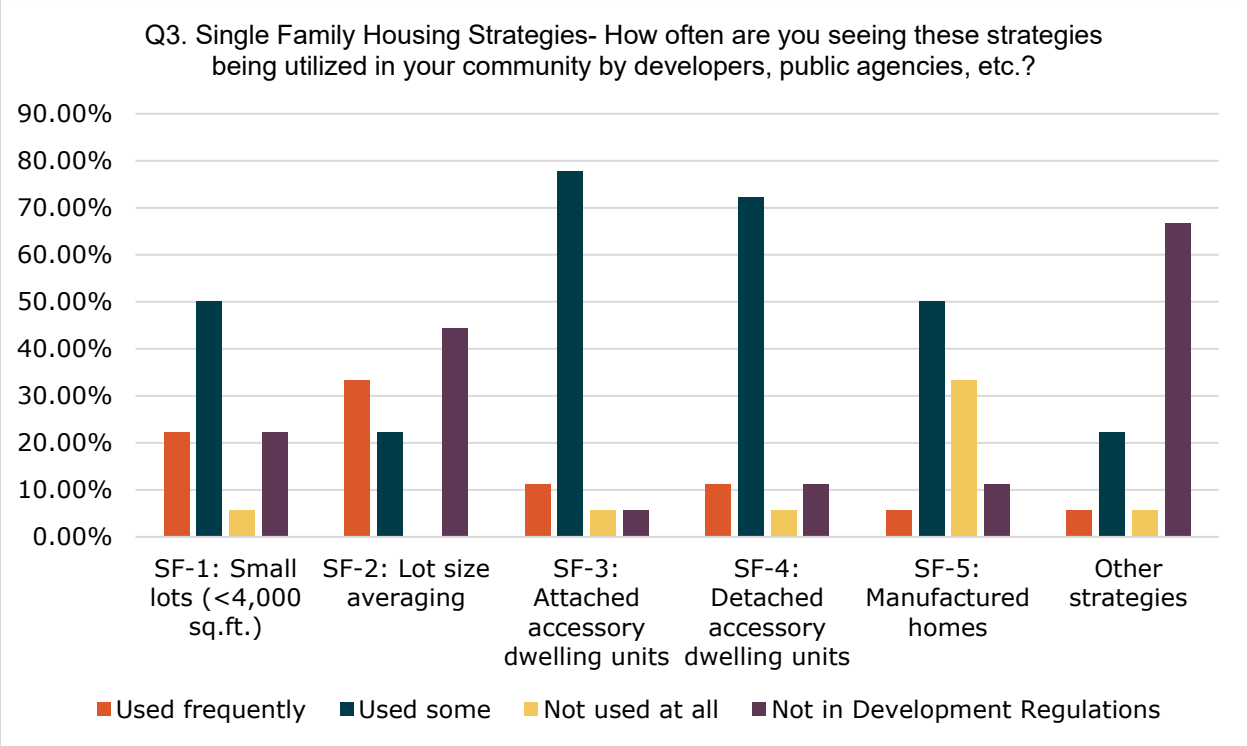
*Q2. Single Family Housing Strategies - Are the following Strategies implemented in your municipality's plans or development regulations?*

| Strategy | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| SF-1: Small lots (<4,000 sq.ft.) | 44.44% | 16.67% | 77.78% | 22.22% |
| SF-2: Lot size averaging | 33.33% | 5.56% | 55.56% | 44.44% |
| SF-3: Attached accessory dwelling units | 44.44% | 22.22% | 94.44% | 5.56% |
| SF-4: Detached accessory dwelling units | 44.44% | 22.22% | 88.89% | 11.11% |
| SF-5: Manufactured homes | 44.44% | 11.11% | 88.89% | 11.11% |
| SF-6: Mandate maximum lot sizes | 0.00% | 0.00% | 22.22% | 77.78% |
| SF-7: Increase minimum density requirements | 16.67% | 11.11% | 27.78% | 44.44% |
| SF-8: Require a minimum residential density | 22.22% | 0.00% | 50.00% | 50.00% |
| Other strategies | 16.67% | 16.67% | 22.22% | 66.67% |


Q2. Single Family Housing Strategies - Are the following Strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
SF-1: Small lots (<4,000 sq.ft.)
SF-2: Lot size averaging
SF-3: Attached accessory dwelling units
SF-4: Detached accessory dwelling units
SF-5: Manufactured homes
SF-6: Mandate maximum lot sizes
SF-7: Increase minimum density requirements
SF-8: Require a minimum residential density
Other strategies
Growth Management Act Plans
Housing Action Plan
Development Regulations
No/Not Applicable

*Q3. Single Family Housing Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| SF-1: Small lots (<4,000 sq.ft.) | 22.22% | 50.00% | 5.56% | 22.22% |
| SF-2: Lot size averaging | 33.33% | 22.22% | 0.00% | 44.44% |
| SF-3: Attached accessory dwelling units | 11.11% | 77.78% | 5.56% | 5.56% |
| SF-4: Detached accessory dwelling units | 11.11% | 72.22% | 5.56% | 11.11% |
| SF-5: Manufactured homes | 5.56% | 50.00% | 33.33% | 11.11% |
| Other strategies | 5.56% | 22.22% | 5.56% | 66.67% |

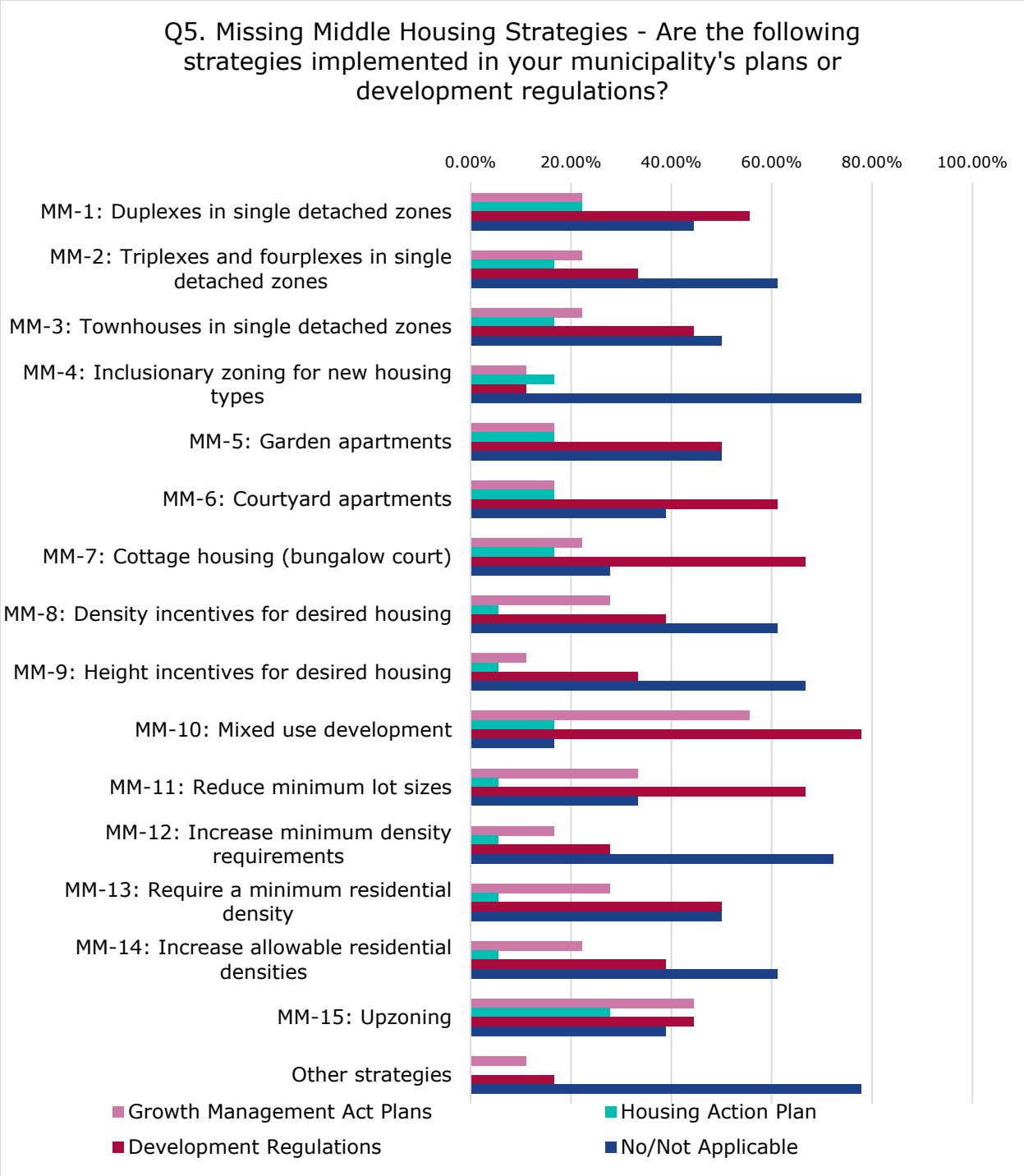


*Q4. If you selected Single Family Housing "Other Strategies" above, please describe below*

| Organization Name | Open-Ended Response |
|---|---|
| City of Everett | Everett has minimum density requirements downtown, UR3, UR4, B, MU and L1 for attached units only. |
| Snohomish County | New ideas for projects. |
| City of Bothell | In 2020 we allowed corner lot duplexes in single-family zones; to date we haven't received any applications. |
| City of Mukilteo | Code allows Interior ADU's also. |
| City of Lynnwood | Planned Unit Development (PUD) |
| City of Marysville | The City is anticipating a cottage housing development in the near future. |
| City of Stanwood | Planned Residential Developments (PRD's) |

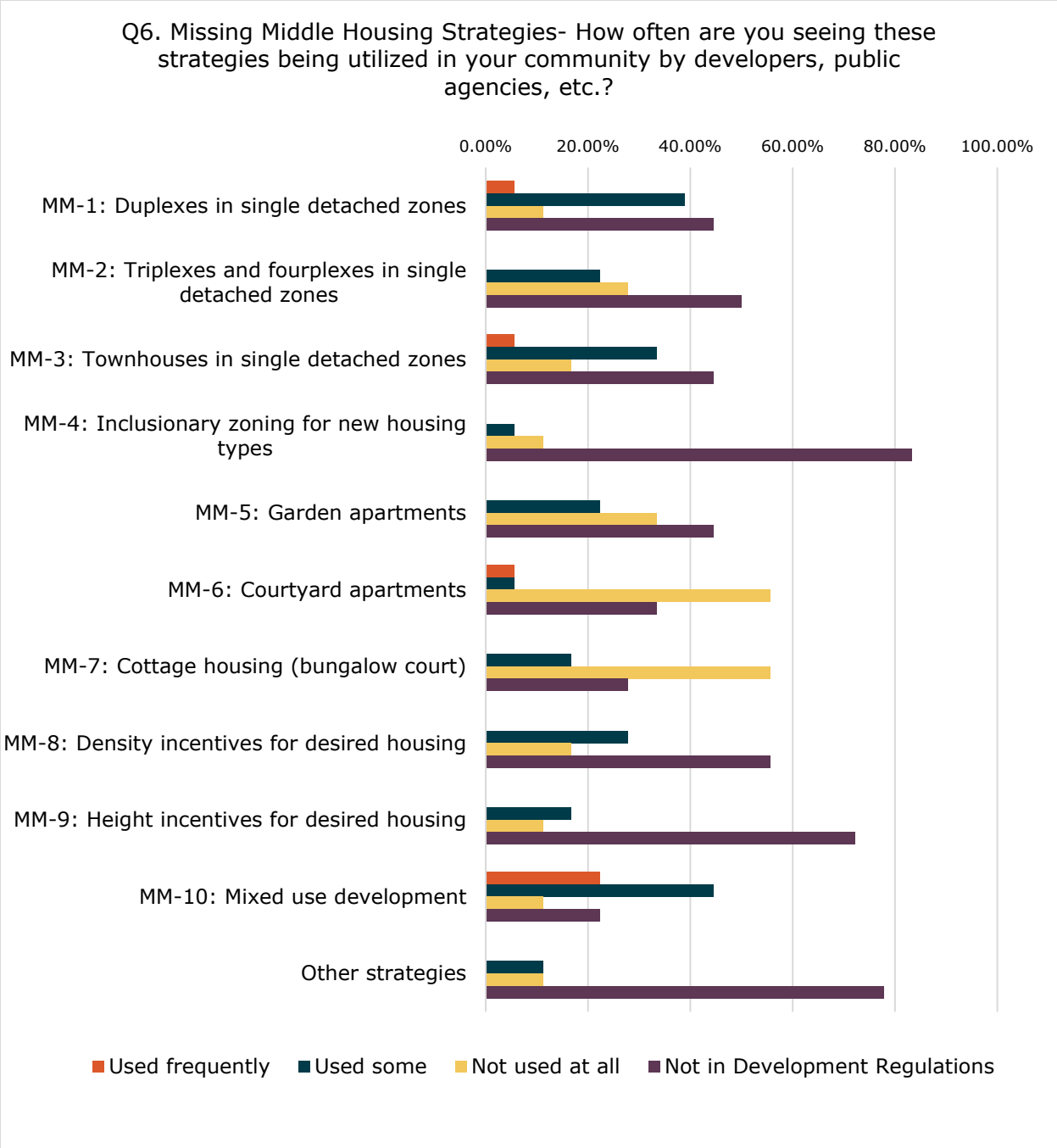
*Q5. Missing Middle Housing Strategies - Are the following strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| MM-1: Duplexes in single detached zones | 22.22% | 22.22% | 55.56% | 44.44% |
| MM-2: Triplexes and fourplexes in single detached zones | 22.22% | 16.67% | 33.33% | 61.11% |
| MM-3: Townhouses in single detached zones | 22.22% | 16.67% | 44.44% | 50.00% |
| MM-4: Inclusionary zoning for new housing types | 11.11% | 16.67% | 11.11% | 77.78% |
| MM-5: Garden apartments | 16.67% | 16.67% | 50.00% | 50.00% |
| MM-6: Courtyard apartments | 16.67% | 16.67% | 61.11% | 38.89% |
| MM-7: Cottage housing (bungalow court) | 22.22% | 16.67% | 66.67% | 27.78% |
| MM-8: Density incentives for desired housing | 27.78% | 5.56% | 38.89% | 61.11% |
| MM-9: Height incentives for desired housing | 11.11% | 5.56% | 33.33% | 66.67% |
| MM-10: Mixed use development | 55.56% | 16.67% | 77.78% | 16.67% |
| MM-11: Reduce minimum lot sizes | 33.33% | 5.56% | 66.67% | 33.33% |
| MM-12: Increase minimum density requirements | 16.67% | 5.56% | 27.78% | 72.22% |
| MM-13: Require a minimum residential density | 27.78% | 5.56% | 50.00% | 50.00% |
| MM-14: Increase allowable residential densities | 22.22% | 5.56% | 38.89% | 61.11% |
| MM-15: Upzoning | 44.44% | 27.78% | 44.44% | 38.89% |
| Other strategies | 11.11% | 0.00% | 16.67% | 77.78% |


Q5. Missing Middle Housing Strategies - Are the following strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
MM-1: Duplexes in single detached zones
MM-2: Triplexes and fourplexes in single detached zones
MM-3: Townhouses in single detached zones
MM-4: Inclusionary zoning for new housing types
MM-5: Garden apartments
MM-6: Courtyard apartments
MM-7: Cottage housing (bungalow court)
MM-8: Density incentives for desired housing
MM-9: Height incentives for desired housing
MM-10: Mixed use development
MM-11: Reduce minimum lot sizes
MM-12: Increase minimum density requirements
MM-13: Require a minimum residential density
MM-14: Increase allowable residential densities
MM-15: Upzoning
Other strategies
Growth Management Act Plans
Housing Action Plan
Development Regulations
No/Not Applicable

*Q6. Missing Middle Housing Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| MM-1: Duplexes in single detached zones | 5.56% | 38.89% | 11.11% | 44.44% |
| MM-2: Triplexes and fourplexes in single detached zones | 0.00% | 22.22% | 27.78% | 50.00% |
| MM-3: Townhouses in single detached zones | 5.56% | 33.33% | 16.67% | 44.44% |
| MM-4: Inclusionary zoning for new housing types | 0.00% | 5.56% | 11.11% | 83.33% |
| MM-5: Garden apartments | 0.00% | 22.22% | 33.33% | 44.44% |
| MM-6: Courtyard apartments | 5.56% | 5.56% | 55.56% | 33.33% |
| MM-7: Cottage housing (bungalow court) | 0.00% | 16.67% | 55.56% | 27.78% |
| MM-8: Density incentives for desired housing | 0.00% | 27.78% | 16.67% | 55.56% |
| MM-9: Height incentives for desired housing | 0.00% | 16.67% | 11.11% | 72.22% |
| MM-10: Mixed use development | 22.22% | 44.44% | 11.11% | 22.22% |
| Other strategies | 0.00% | 11.11% | 11.11% | 77.78% |

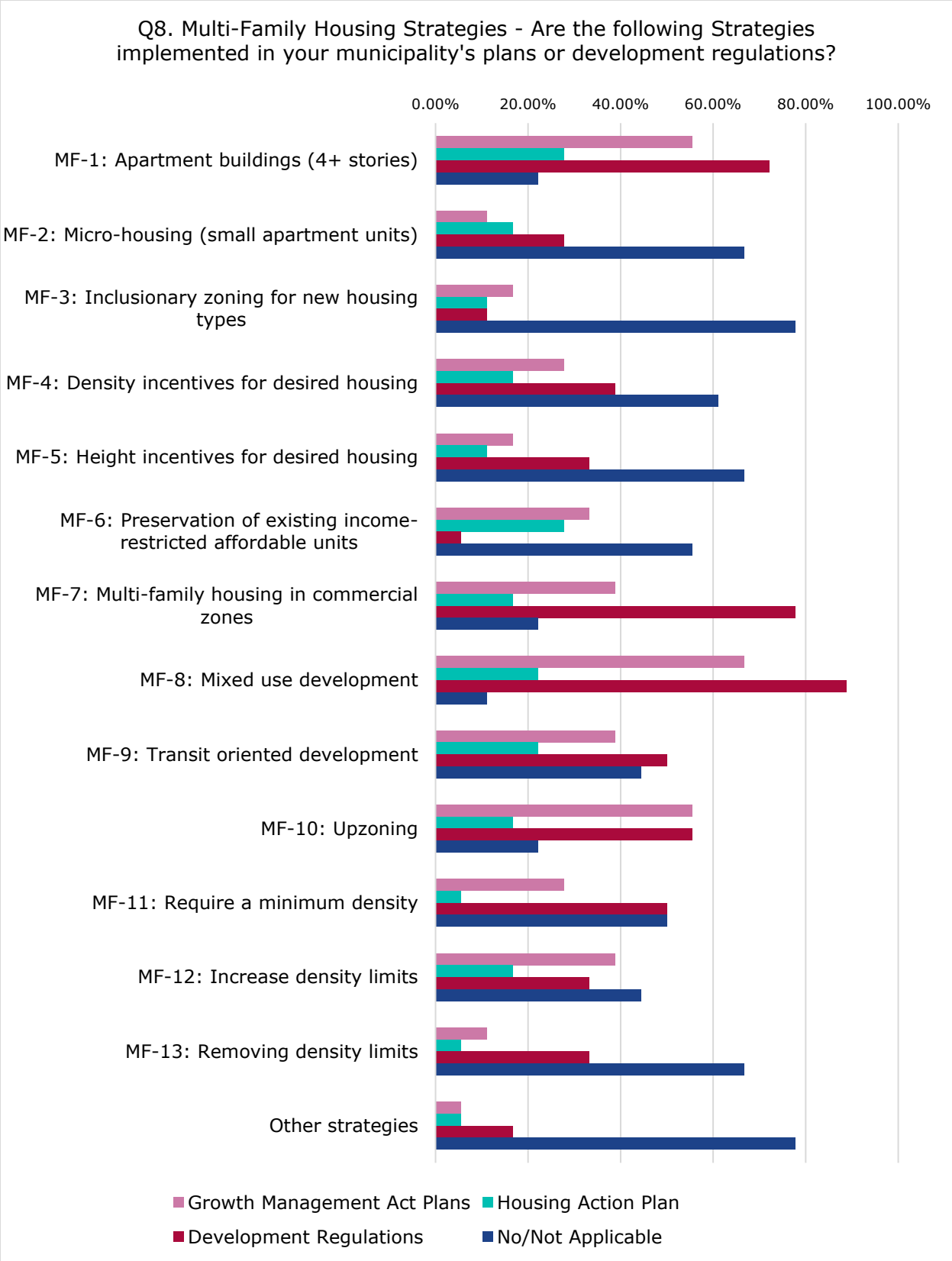

Q6. Missing Middle Housing Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
MM-1: Duplexes in single detached zones
MM-2: Triplexes and fourplexes in single detached zones
MM-3: Townhouses in single detached zones
MM-4: Inclusionary zoning for new housing types
MM-5: Garden apartments
MM-6: Courtyard apartments
MM-7: Cottage housing (bungalow court)
MM-8: Density incentives for desired housing
MM-9: Height incentives for desired housing
MM-10: Mixed use development
Other strategies
Used frequently
Used some
Not used at all
Not in Development Regulations

*Q7. If you selected Missing Middle Housing "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| City of Everett | Everett SF detached zones include R-S, R-1, and R-2. Removed density limits in UR3. |
| City of Bothell | Middle and inclusionary housing provisions are new and have not yet been utilized.<br>There are examples of what could be considered garden housing that have been built in our lower density multifamily zones. |
| City of Mukilteo | Development agreements are proposed on occasion for housing. |
| City of Marysville | Co-housing is contemplated by the City's Comprehensive Plan. Also, please note that we<br>allow density incentives, but they differ from the linked description which referenced requiring certain small unit types, so no was selected on MM-8 and MM-9. If this question was intended to include density incentives generally, both our Comprehensive Plan and zoning regulations allow those strategies. |

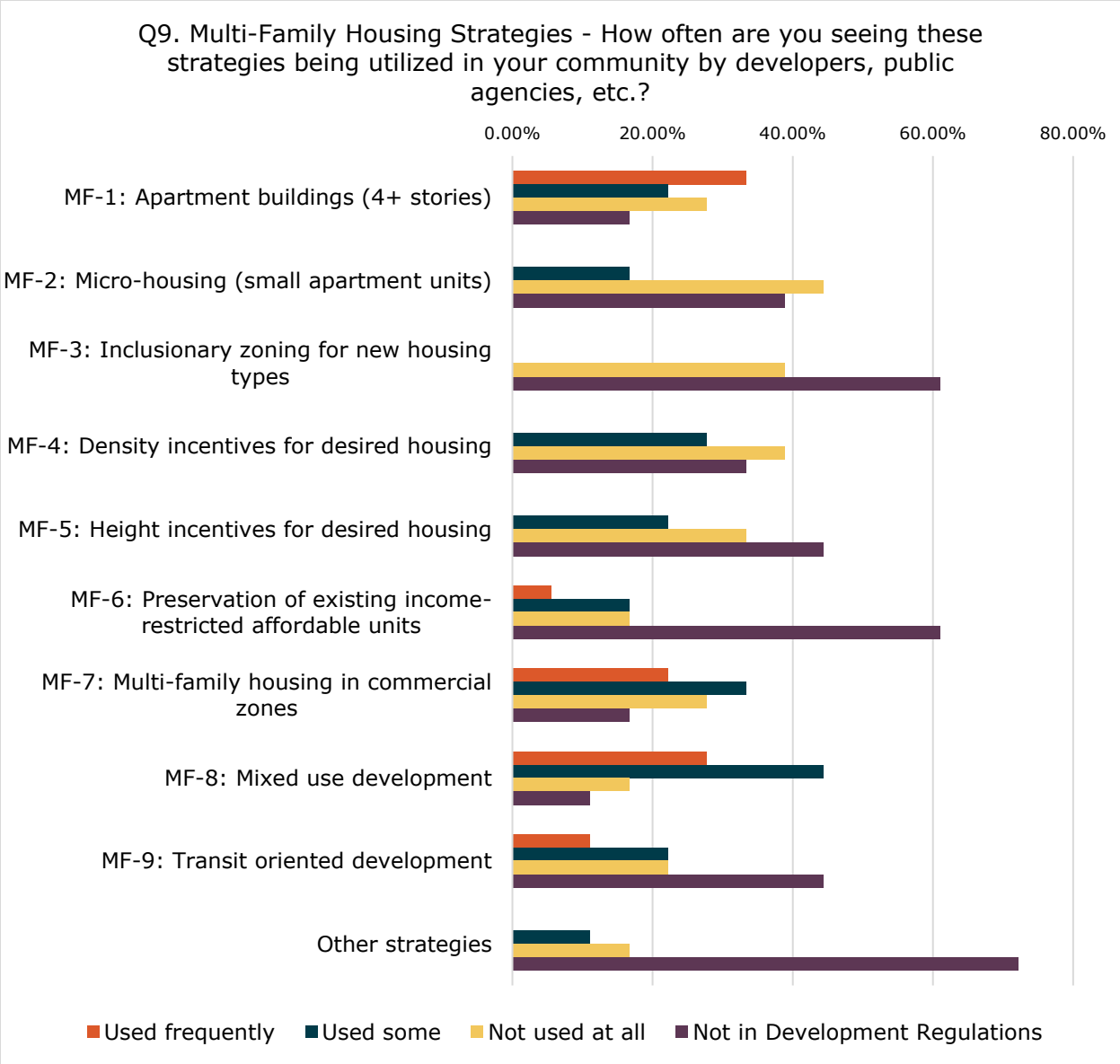
*Q8. Multi-Family Housing Strategies - Are the following Strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| MF-1: Apartment buildings (4+ stories) | 55.56% | 27.78% | 72.22% | 22.22% |
| MF-2: Micro-housing (small apartment units) | 11.11% | 16.67% | 27.78% | 66.67% |
| MF-3: Inclusionary zoning for new housing types | 16.67% | 11.11% | 11.11% | 77.78% |
| MF-4: Density incentives for desired housing | 27.78% | 16.67% | 38.89% | 61.11% |
| MF-5: Height incentives for desired housing | 16.67% | 11.11% | 33.33% | 66.67% |
| MF-6: Preservation of existing income-restricted affordable units | 33.33% | 27.78% | 5.56% | 55.56% |
| MF-7: Multi-family housing in commercial zones | 38.89% | 16.67% | 77.78% | 22.22% |
| MF-8: Mixed use development | 66.67% | 22.22% | 88.89% | 11.11% |
| MF-9: Transit oriented development | 38.89% | 22.22% | 50.00% | 44.44% |
| MF-10: Upzoning | 55.56% | 16.67% | 55.56% | 22.22% |
| MF-11: Require a minimum density | 27.78% | 5.56% | 50.00% | 50.00% |
| MF-12: Increase density limits | 38.89% | 16.67% | 33.33% | 44.44% |
| MF-13: Removing density limits | 11.11% | 5.56% | 33.33% | 66.67% |
| Other strategies | 5.56% | 5.56% | 16.67% | 77.78% |


Q8. Multi-Family Housing Strategies - Are the following Strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
MF-1: Apartment buildings (4+ stories)
MF-2: Micro-housing (small apartment units)
MF-3: Inclusionary zoning for new housing types
MF-4: Density incentives for desired housing
MF-5: Height incentives for desired housing
MF-6: Preservation of existing income-restricted affordable units
MF-7: Multi-family housing in commercial zones
MF-8: Mixed use development
MF-9: Transit oriented development
MF-10: Upzoning
MF-11: Require a minimum density
MF-12: Increase density limits
MF-13: Removing density limits
Other strategies
Growth Management Act Plans
Housing Action Plan
Development Regulations
No/Not Applicable

*Q9. Multi-Family Housing Strategies - How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| MF-1: Apartment buildings (4+ stories) | 33.33% | 22.22% | 27.78% | 16.67% |
| MF-2: Micro-housing (small apartment units) | 0.00% | 16.67% | 44.44% | 38.89% |
| MF-3: Inclusionary zoning for new housing types | 0.00% | 0.00% | 38.89% | 61.11% |
| MF-4: Density incentives for desired housing | 0.00% | 27.78% | 38.89% | 33.33% |
| MF-5: Height incentives for desired housing | 0.00% | 22.22% | 33.33% | 44.44% |
| MF-6: Preservation of existing income-restricted affordable units | 5.56% | 16.67% | 16.67% | 61.11% |
| MF-7: Multi-family housing in commercial zones | 22.22% | 33.33% | 27.78% | 16.67% |
| MF-8: Mixed use development | 27.78% | 44.44% | 16.67% | 11.11% |
| MF-9: Transit oriented development | 11.11% | 22.22% | 22.22% | 44.44% |
| Other strategies | 0.00% | 11.11% | 16.67% | 72.22% |

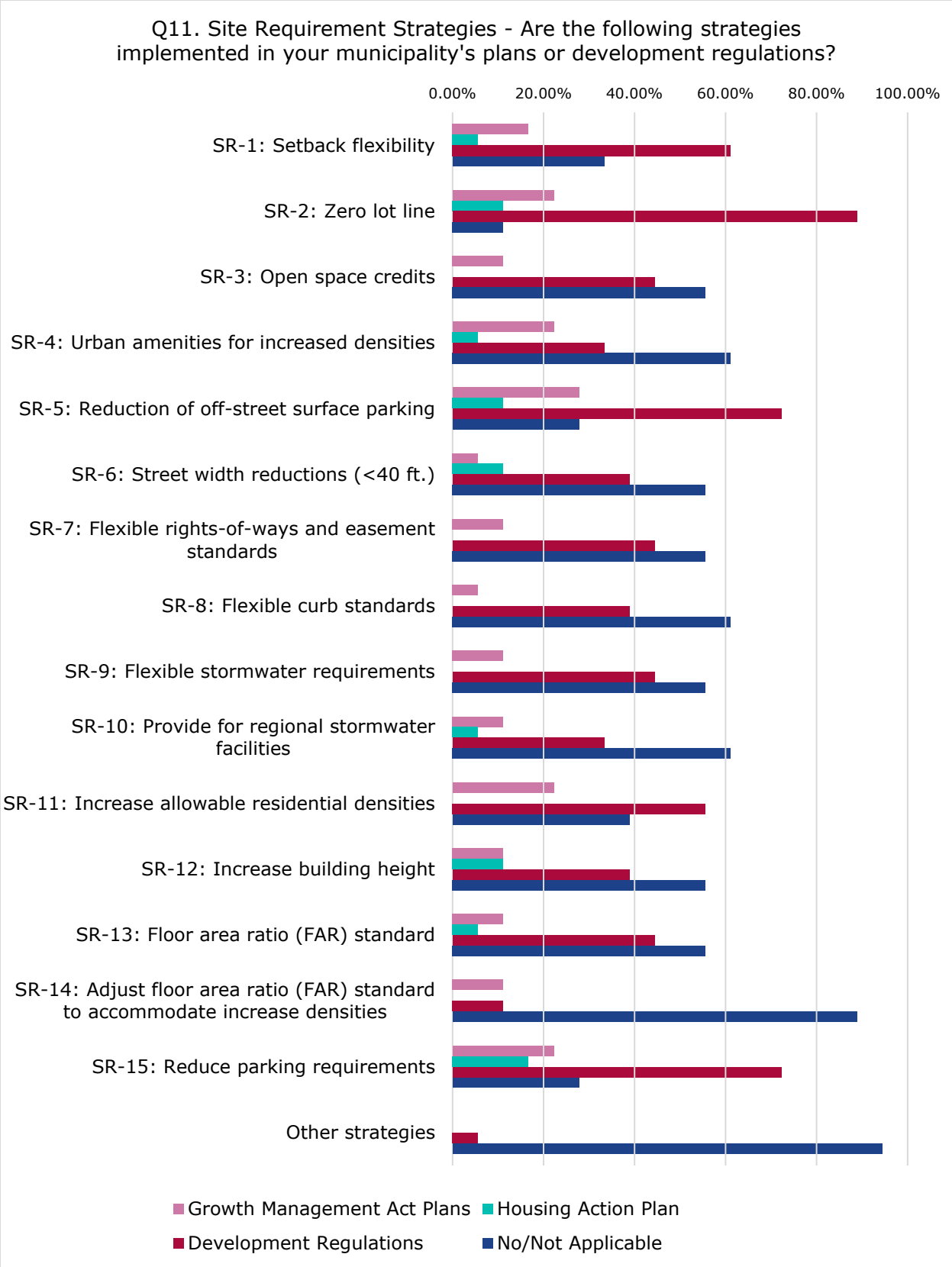

Q9. Multi-Family Housing Strategies - How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?
0.00%
20.00%
40.00%
60.00%
80.00%
MF-1: Apartment buildings (4+ stories)
MF-2: Micro-housing (small apartment units)
MF-3: Inclusionary zoning for new housing types
MF-4: Density incentives for desired housing
MF-5: Height incentives for desired housing
MF-6: Preservation of existing income-restricted affordable units
MF-7: Multi-family housing in commercial zones
MF-8: Mixed use development
MF-9: Transit oriented development
Other strategies
Used frequently
Used some
Not used at all
Not in Development Regulations

*Q10. If you selected Multi-Family Housing "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| City of Everett | Multifamily Tax Exemption program used in targeted areas for multifamily housing. |
| City of Bothell | Provisions for MFTE in all multifamily zones established 2021. Hasn't been used to date. |
| City of Edmonds | Multi-family Tax Exemption |

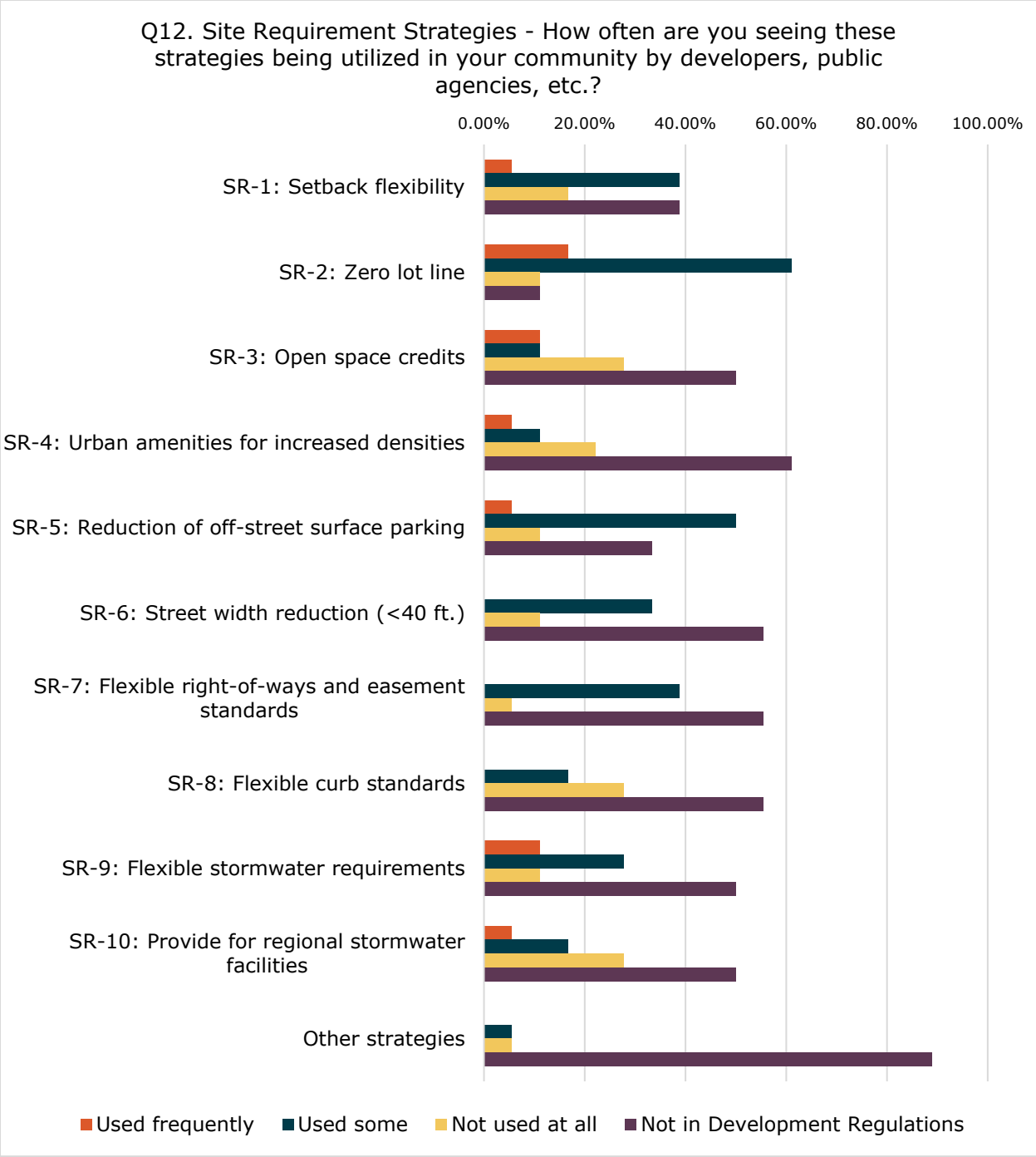
*Q11. Site Requirement Strategies - Are the following strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| SR-1: Setback flexibility | 16.67% | 5.56% | 61.11% | 33.33% |
| SR-2: Zero lot line | 22.22% | 11.11% | 88.89% | 11.11% |
| SR-3: Open space credits | 11.11% | 0.00% | 44.44% | 55.56% |
| SR-4: Urban amenities for increased densities | 22.22% | 5.56% | 33.33% | 61.11% |
| SR-5: Reduction of off-street surface parking | 27.78% | 11.11% | 72.22% | 27.78% |
| SR-6: Street width reductions (<40 ft.) | 5.56% | 11.11% | 38.89% | 55.56% |
| SR-7: Flexible rights-of-ways and easement standards | 11.11% | 0.00% | 44.44% | 55.56% |
| SR-8: Flexible curb standards | 5.56% | 0.00% | 38.89% | 61.11% |
| SR-9: Flexible stormwater requirements | 11.11% | 0.00% | 44.44% | 55.56% |
| SR-10: Provide for regional stormwater facilities | 11.11% | 5.56% | 33.33% | 61.11% |
| SR-11: Increase allowable residential densities | 22.22% | 0.00% | 55.56% | 38.89% |
| SR-12: Increase building height | 11.11% | 11.11% | 38.89% | 55.56% |
| SR-13: Floor area ratio (FAR) standard | 11.11% | 5.56% | 44.44% | 55.56% |
| SR-14: Adjust floor area ratio (FAR) standard to accommodate increase densities | 11.11% | 0.00% | 11.11% | 88.89% |
| SR-15: Reduce parking requirements | 22.22% | 16.67% | 72.22% | 27.78% |
| Other strategies | 0.00% | 0.00% | 5.56% | 94.44% |


Q11. Site Requirement Strategies - Are the following strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
SR-1: Setback flexibility
SR-2: Zero lot line
SR-3: Open space credits
SR-4: Urban amenities for increased densities
SR-5: Reduction of off-street surface parking
SR-6: Street width reductions (<40 ft.)
SR-7: Flexible rights-of-ways and easement standards
SR-8: Flexible curb standards
SR-9: Flexible stormwater requirements
SR-10: Provide for regional stormwater facilities
SR-11: Increase allowable residential densities
SR-12: Increase building height
SR-13: Floor area ratio (FAR) standard
SR-14: Adjust floor area ratio (FAR) standard to accommodate increase densities
SR-15: Reduce parking requirements
Other strategies
Growth Management Act Plans
Housing Action Plan
Development Regulations
No/Not Applicable

*Q12. Site Requirement Strategies - How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| SR-1: Setback flexibility | 5.56% | 38.89% | 16.67% | 38.89% |
| SR-2: Zero lot line | 16.67% | 61.11% | 11.11% | 11.11% |
| SR-3: Open space credits | 11.11% | 11.11% | 27.78% | 50.00% |
| SR-4: Urban amenities for increased densities | 5.56% | 11.11% | 22.22% | 61.11% |
| SR-5: Reduction of off-street surface parking | 5.56% | 50.00% | 11.11% | 33.33% |
| SR-6: Street width reduction (<40 ft.) | 0.00% | 33.33% | 11.11% | 55.56% |
| SR-7: Flexible right-of-ways and easement standards | 0.00% | 38.89% | 5.56% | 55.56% |
| SR-8: Flexible curb standards | 0.00% | 16.67% | 27.78% | 55.56% |
| SR-9: Flexible stormwater requirements | 11.11% | 27.78% | 11.11% | 50.00% |
| SR-10: Provide for regional stormwater facilities | 5.56% | 16.67% | 27.78% | 50.00% |
| Other strategies | 0.00% | 5.56% | 5.56% | 88.89% |

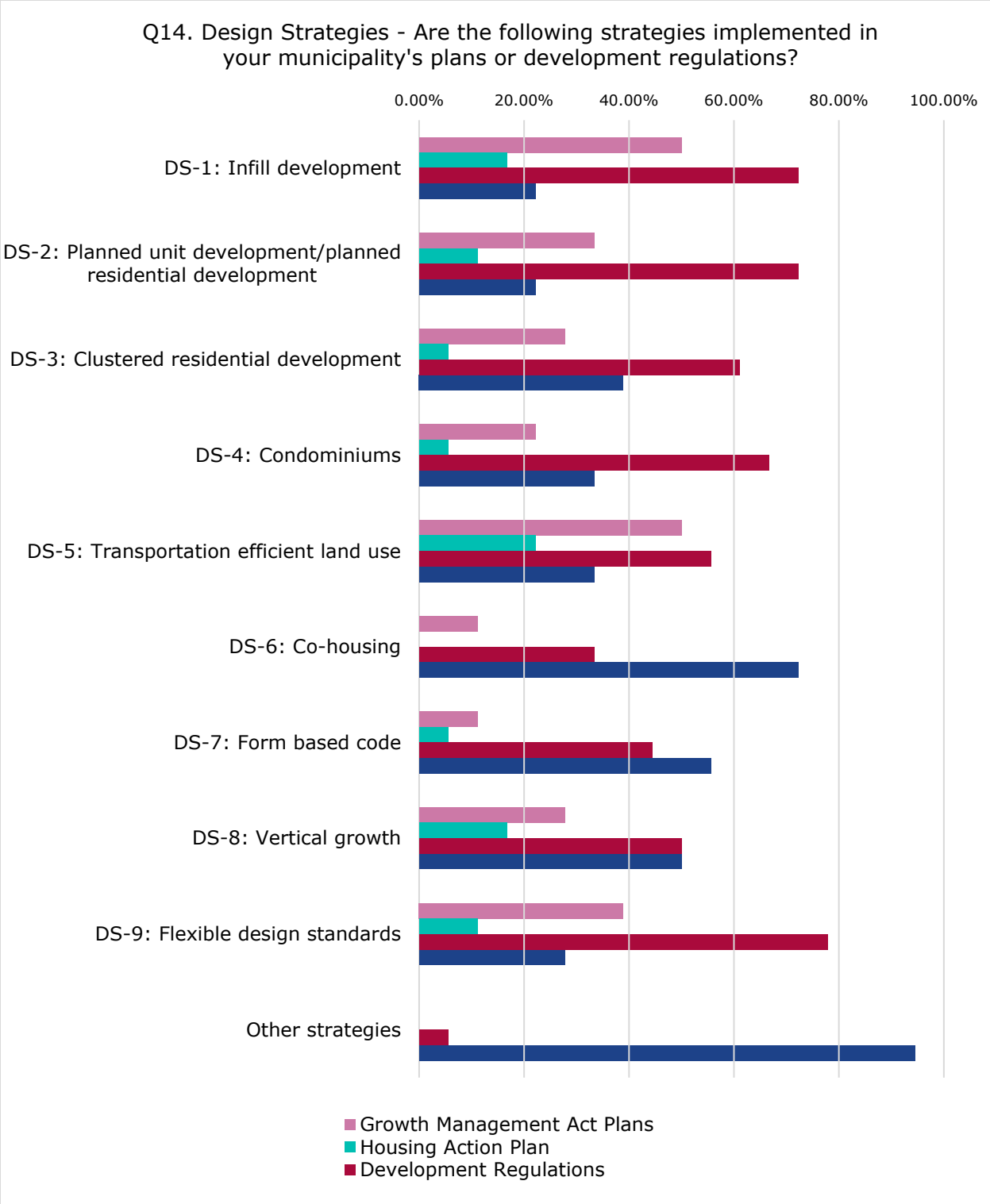

Q12. Site Requirement Strategies - How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
SR-1: Setback flexibility
SR-2: Zero lot line
SR-3: Open space credits
SR-4: Urban amenities for increased densities
SR-5: Reduction of off-street surface parking
SR-6: Street width reduction (<40 ft.)
SR-7: Flexible right-of-ways and easement standards
SR-8: Flexible curb standards
SR-9: Flexible stormwater requirements
SR-10: Provide for regional stormwater facilities
Other strategies
Used frequently
Used some
Not used at all
Not in Development Regulations

*Q13. If you selected Site Requirement "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| City of Mukilteo | Parking reduction strategies can occur through joint use, alternate<br>modes, allowance for street parking depending on zone etc |

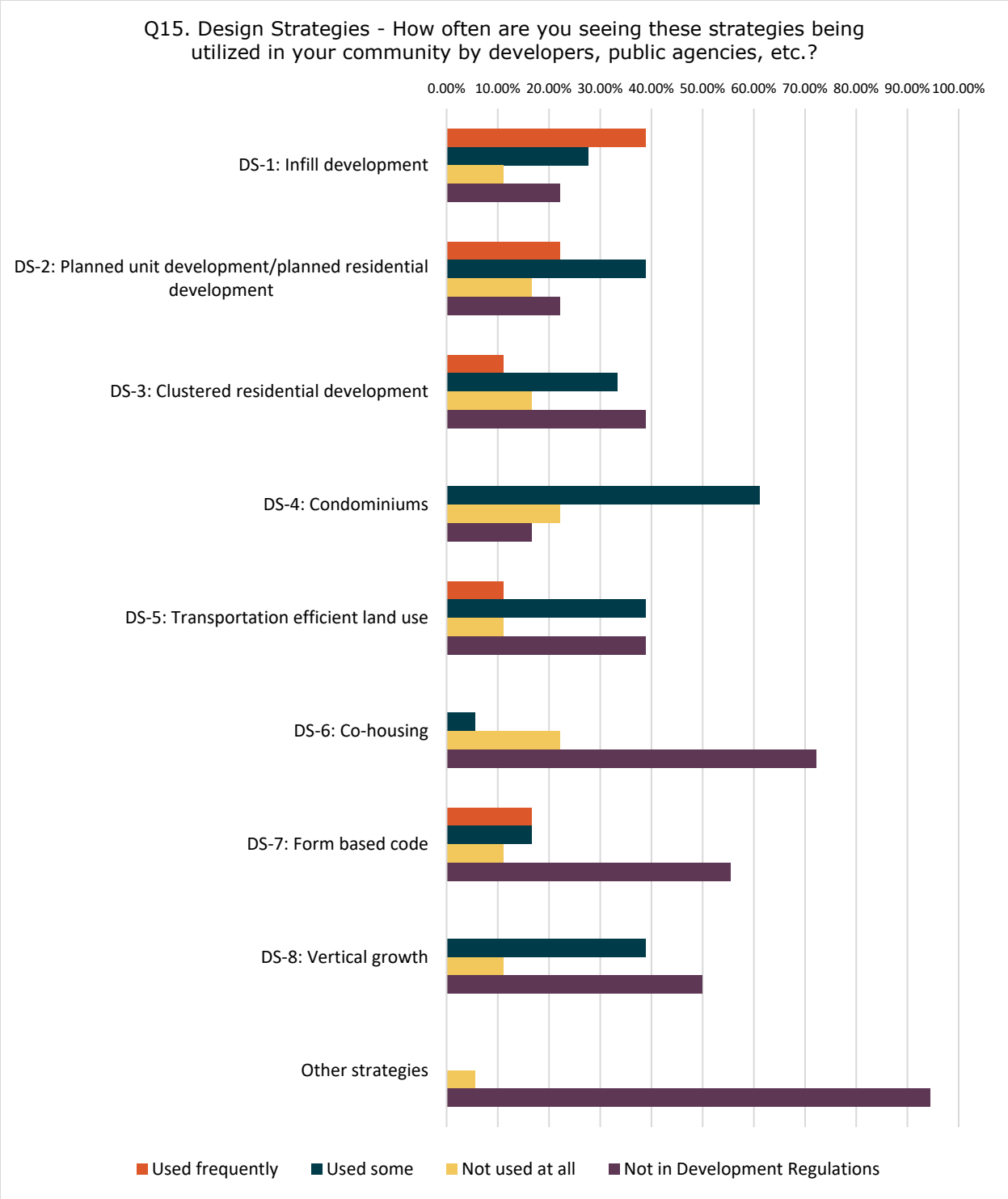
*Q14 Design Strategies - Are the following strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| DS-1: Infill development | 50.00% | 16.67% | 72.22% | 22.22% |
| DS-2: Planned unit development/planned residential development | 33.33% | 11.11% | 72.22% | 22.22% |
| DS-3: Clustered residential development | 27.78% | 5.56% | 61.11% | 38.89% |
| DS-4: Condominiums | 22.22% | 5.56% | 66.67% | 33.33% |
| DS-5: Transportation efficient land use | 50.00% | 22.22% | 55.56% | 33.33% |
| DS-6: Co-housing | 11.11% | 0.00% | 33.33% | 72.22% |
| DS-7: Form based code | 11.11% | 5.56% | 44.44% | 55.56% |
| DS-8: Vertical growth | 27.78% | 16.67% | 50.00% | 50.00% |
| DS-9: Flexible design standards | 38.89% | 11.11% | 77.78% | 27.78% |
| Other strategies | 0.00% | 0.00% | 5.56% | 94.44% |


Q14. Design Strategies - Are the following strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
DS-1: Infill development
DS-2: Planned unit development/planned residential development
DS-3: Clustered residential development
DS-4: Condominiums
DS-5: Transportation efficient land use
DS-6: Co-housing
DS-7: Form based code
DS-8: Vertical growth
DS-9: Flexible design standards
Other strategies
Growth Management Act Plans
Housing Action Plan
Development Regulations

*Q15. Design Strategies - How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| DS-1: Infill development | 38.89% | 27.78% | 11.11% | 22.22% |
| DS-2: Planned unit development/planned residential development | 22.22% | 38.89% | 16.67% | 22.22% |
| DS-3: Clustered residential development | 11.11% | 33.33% | 16.67% | 38.89% |
| DS-4: Condominiums | 0.00% | 61.11% | 22.22% | 16.67% |
| DS-5: Transportation efficient land use | 11.11% | 38.89% | 11.11% | 38.89% |
| DS-6: Co-housing | 0.00% | 5.56% | 22.22% | 72.22% |
| DS-7: Form based code | 16.67% | 16.67% | 11.11% | 55.56% |
| DS-8: Vertical growth | 0.00% | 38.89% | 11.11% | 50.00% |
| Other strategies | 0.00% | 0.00% | 5.56% | 94.44% |


Q15. Design Strategies - How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?
0.00% 10.00% 20.00% 30.00% 40.00% 50.00% 60.00% 70.00% 80.00% 90.00% 100.00%
DS-1: Infill development
DS-2: Planned unit development/planned residential development
DS-3: Clustered residential development
DS-4: Condominiums
DS-5: Transportation efficient land use
DS-6: Co-housing
DS-7: Form based code
DS-8: Vertical growth
Other strategies
Used frequently
Used some
Not used at all
Not in Development Regulations

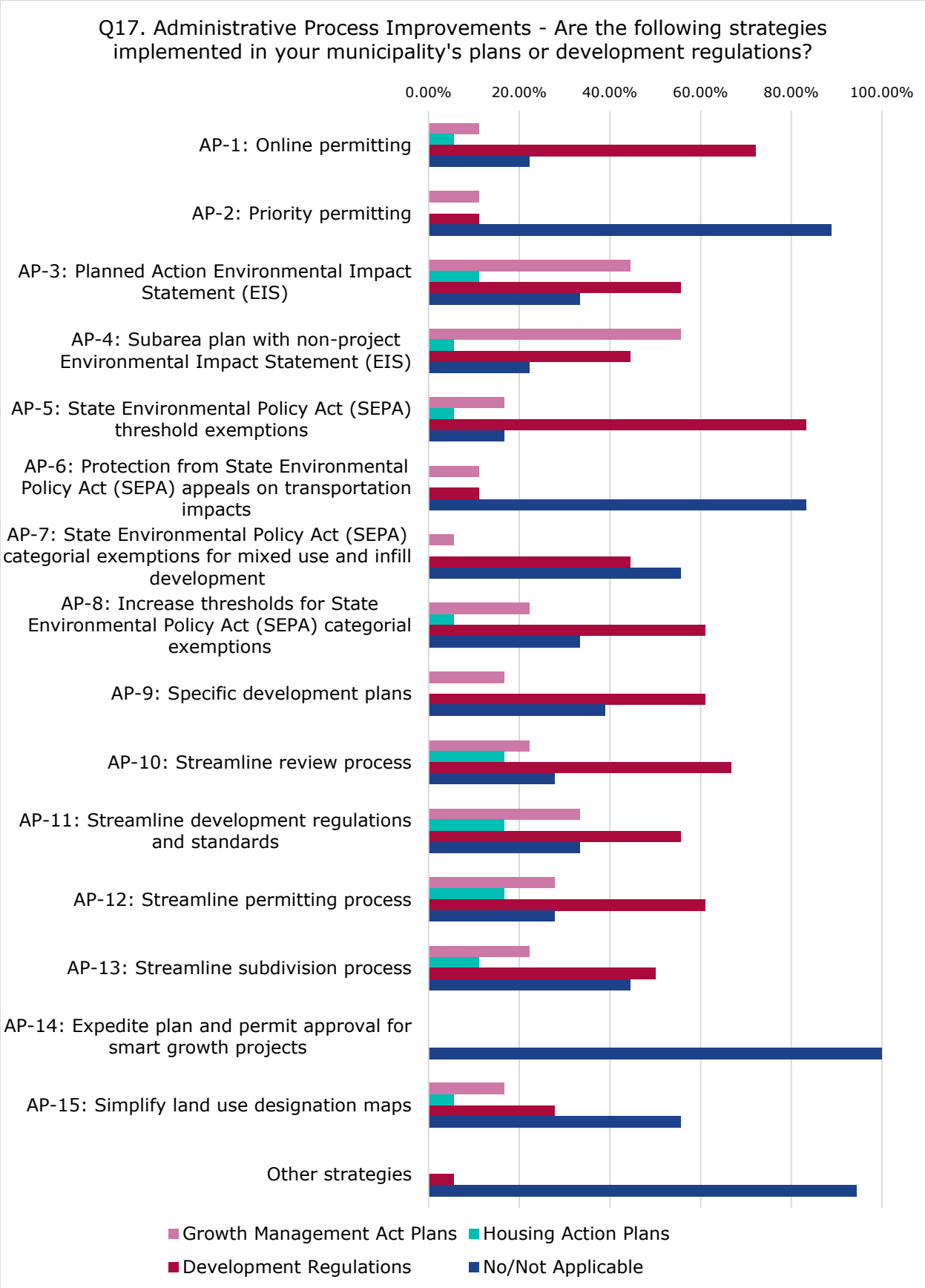
*Q16. If you selected Design "Other Strategies" above, please describe below.*

No responses

*Q17. Administrative Process Improvements - Are the following strategies implemented in your municipality's plans or development regulations?*

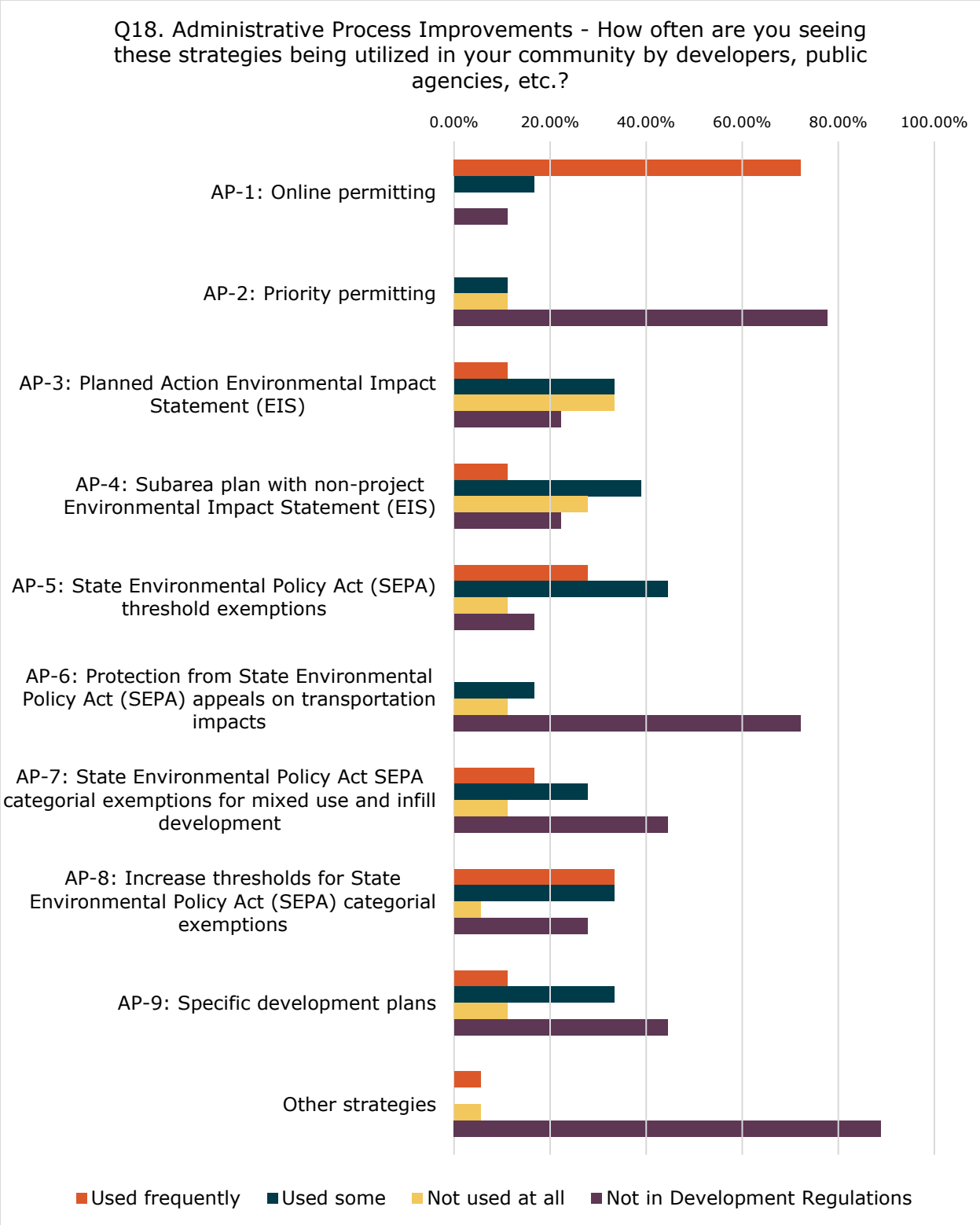
| Strategies | Growth Management Act Plans | Housing Action Plans | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| AP-1: Online permitting | 11.11% | 5.56% | 72.22% | 22.22% |
| AP-2: Priority permitting | 11.11% | 0.00% | 11.11% | 88.89% |
| AP-3: Planned Action Environmental Impact Statement (EIS) | 44.44% | 11.11% | 55.56% | 33.33% |
| AP-4: Subarea plan with non-project Environmental Impact Statement (EIS) | 55.56% | 5.56% | 44.44% | 22.22% |
| AP-5: State Environmental Policy Act (SEPA) threshold exemptions | 16.67% | 5.56% | 83.33% | 16.67% |
| AP-6: Protection from State Environmental Policy Act (SEPA) appeals on transportation impacts | 11.11% | 0.00% | 11.11% | 83.33% |
| AP-7: State Environmental Policy Act (SEPA) categorial exemptions for mixed use and infill development | 5.56% | 0.00% | 44.44% | 55.56% |
| AP-8: Increase thresholds for State Environmental Policy Act (SEPA) categorial exemptions | 22.22% | 5.56% | 61.11% | 33.33% |
| AP-9: Specific development plans | 16.67% | 0.00% | 61.11% | 38.89% |
| AP-10: Streamline review process | 22.22% | 16.67% | 66.67% | 27.78% |
| AP-11: Streamline development regulations and standards | 33.33% | 16.67% | 55.56% | 33.33% |

| Strategies | Growth Management Act Plans | Housing Action Plans | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| AP-12: Streamline permitting process | 27.78% | 16.67% | 61.11% | 27.78% |
| AP-13: Streamline subdivision process | 22.22% | 11.11% | 50.00% | 44.44% |
| AP-14: Expedite plan and permit approval for smart growth projects | 0.00% | 0.00% | 0.00% | 100.00% |
| AP-15: Simplify land use designation maps | 16.67% | 5.56% | 27.78% | 55.56% |
| Other strategies | 0.00% | 0.00% | 5.56% | 94.44% |


Q17. Administrative Process Improvements - Are the following strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
AP-1: Online permitting
AP-2: Priority permitting
AP-3: Planned Action Environmental Impact Statement (EIS)
AP-4: Subarea plan with non-project Environmental Impact Statement (EIS)
AP-5: State Environmental Policy Act (SEPA) threshold exemptions
AP-6: Protection from State Environmental Policy Act (SEPA) appeals on transportation impacts
AP-7: State Environmental Policy Act (SEPA) categorial exemptions for mixed use and infill development
AP-8: Increase thresholds for State Environmental Policy Act (SEPA) categorial exemptions
AP-9: Specific development plans
AP-10: Streamline review process
AP-11: Streamline development regulations and standards
AP-12: Streamline permitting process
AP-13: Streamline subdivision process
AP-14: Expedite plan and permit approval for smart growth projects
AP-15: Simplify land use designation maps
Other strategies
Growth Management Act Plans
Housing Action Plans
Development Regulations
No/Not Applicable

*Q18. Administrative Process Improvements - How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| AP-1: Online permitting | 72.22% | 16.67% | 0.00% | 11.11% |
| AP-2: Priority permitting | 0.00% | 11.11% | 11.11% | 77.78% |
| AP-3: Planned Action Environmental Impact Statement (EIS) | 11.11% | 33.33% | 33.33% | 22.22% |
| AP-4: Subarea plan with non-project Environmental Impact Statement (EIS) | 11.11% | 38.89% | 27.78% | 22.22% |
| AP-5: State Environmental Policy Act (SEPA) threshold exemptions | 27.78% | 44.44% | 11.11% | 16.67% |
| AP-6: Protection from State Environmental Policy Act (SEPA) appeals on transportation impacts | 0.00% | 16.67% | 11.11% | 72.22% |
| AP-7: State Environmental Policy Act SEPA categorial exemptions for mixed use and infill development | 16.67% | 27.78% | 11.11% | 44.44% |
| AP-8: Increase thresholds for State Environmental Policy Act (SEPA) categorial exemptions | 33.33% | 33.33% | 5.56% | 27.78% |
| AP-9: Specific development plans | 11.11% | 33.33% | 11.11% | 44.44% |
| Other strategies | 5.56% | 0.00% | 5.56% | 88.89% |

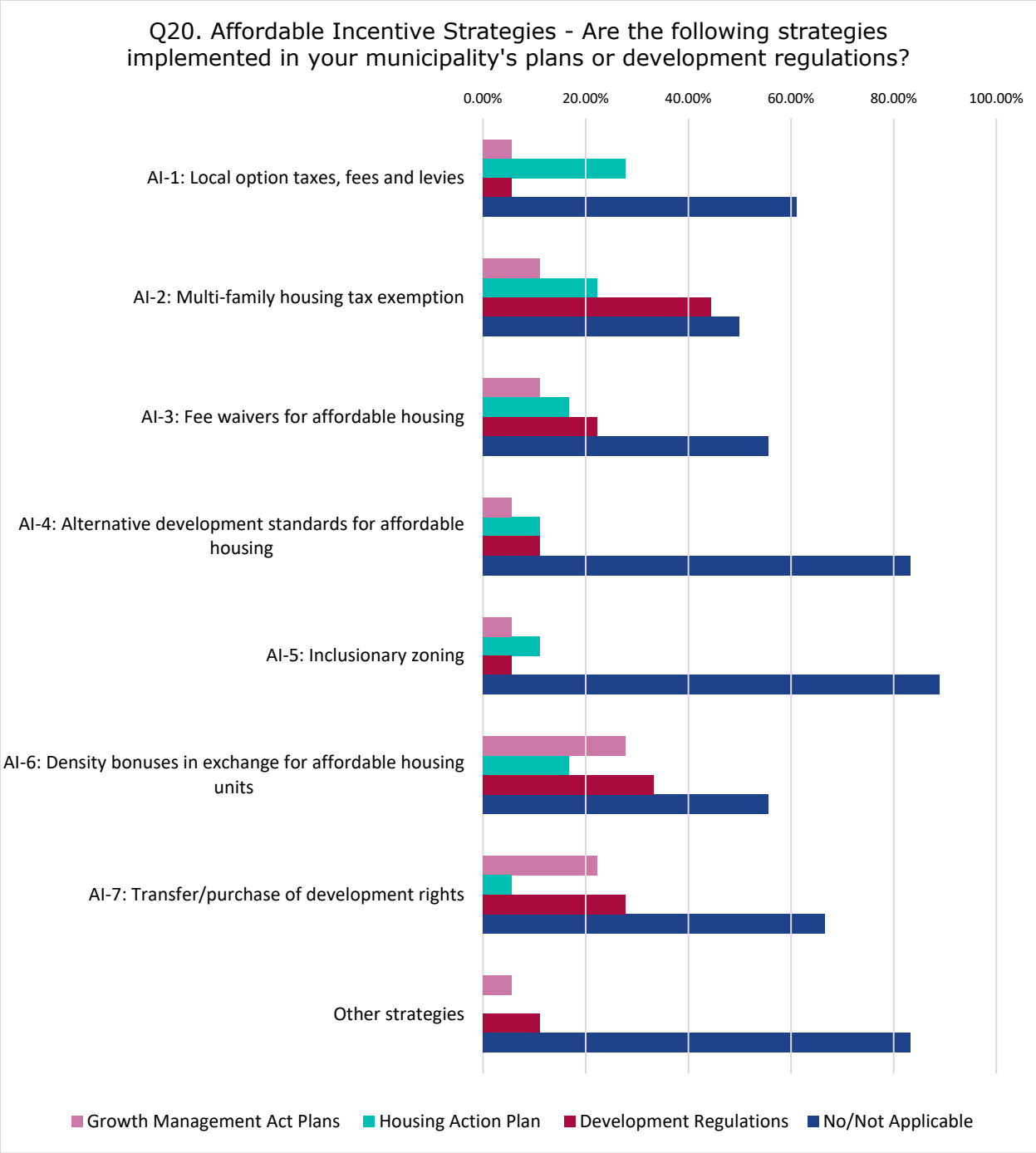

Q18. Administrative Process Improvements - How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
AP-1: Online permitting
AP-2: Priority permitting
AP-3: Planned Action Environmental Impact Statement (EIS)
AP-4: Subarea plan with non-project Environmental Impact Statement (EIS)
AP-5: State Environmental Policy Act (SEPA) threshold exemptions
AP-6: Protection from State Environmental Policy Act (SEPA) appeals on transportation impacts
AP-7: State Environmental Policy Act SEPA categorial exemptions for mixed use and infill development
AP-8: Increase thresholds for State Environmental Policy Act (SEPA) categorial exemptions
AP-9: Specific development plans
Other strategies
Used frequently
Used some
Not used at all
Not in Development Regulations

*Q19. If you selected Administrative Process Improvements "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| Snohomish County | Priority Permitting- No fee charged. |

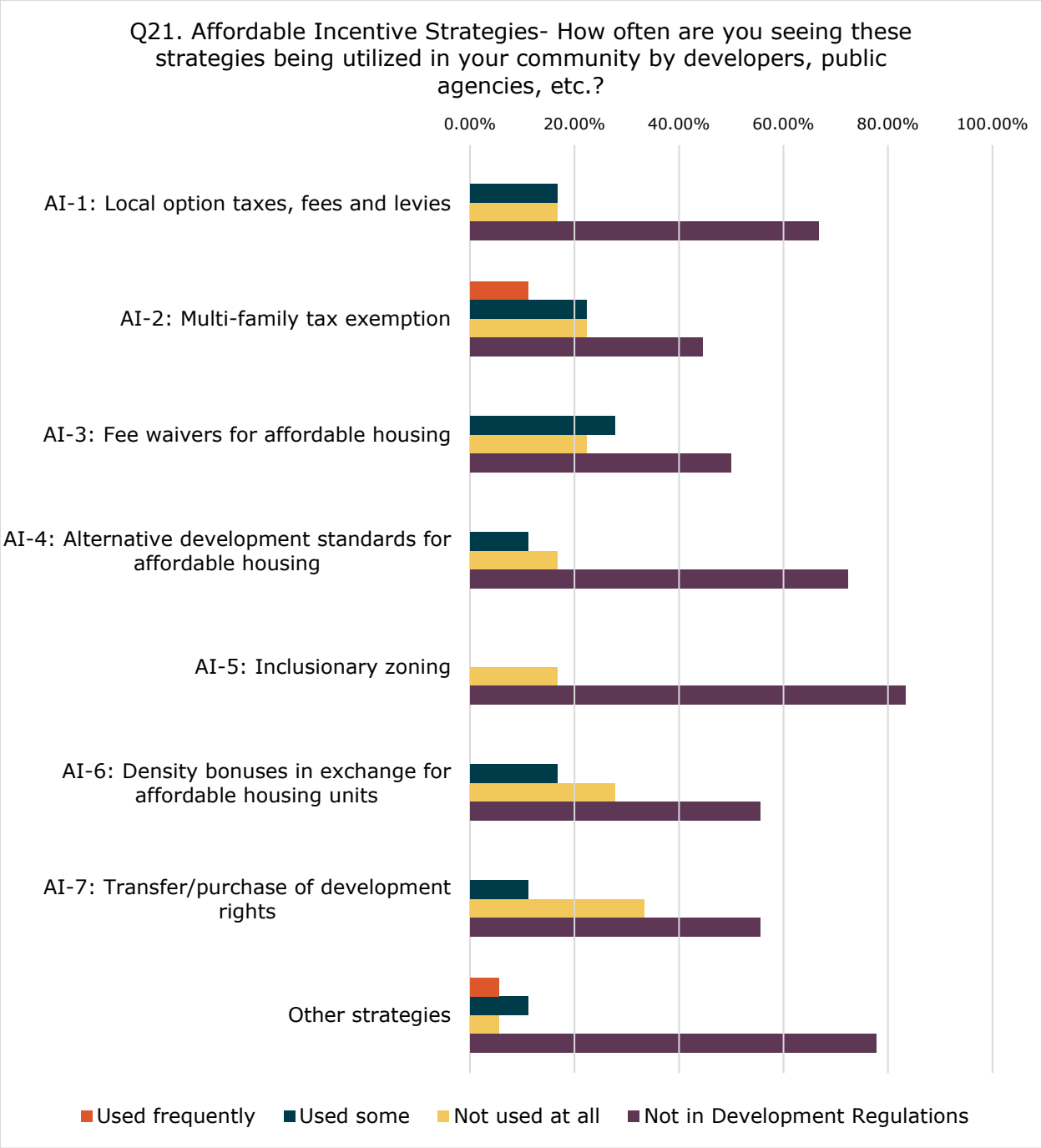
*Q20. Affordable Incentive Strategies - Are the following strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| AI-1: Local option taxes, fees and levies | 5.56% | 27.78% | 5.56% | 61.11% |
| AI-2: Multi-family housing tax exemption | 11.11% | 22.22% | 44.44% | 50.00% |
| AI-3: Fee waivers for affordable housing | 11.11% | 16.67% | 22.22% | 55.56% |
| AI-4: Alternative development standards for affordable housing | 5.56% | 11.11% | 11.11% | 83.33% |
| AI-5: Inclusionary zoning | 5.56% | 11.11% | 5.56% | 88.89% |
| AI-6: Density bonuses in exchange for affordable housing units | 27.78% | 16.67% | 33.33% | 55.56% |
| AI-7: Transfer/purchase of development rights | 22.22% | 5.56% | 27.78% | 66.67% |
| Other strategies | 5.56% | 0.00% | 11.11% | 83.33% |


Q20. Affordable Incentive Strategies - Are the following strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
AI-1: Local option taxes, fees and levies
AI-2: Multi-family housing tax exemption
AI-3: Fee waivers for affordable housing
AI-4: Alternative development standards for affordable housing
AI-5: Inclusionary zoning
AI-6: Density bonuses in exchange for affordable housing units
AI-7: Transfer/purchase of development rights
Other strategies
Growth Management Act Plans
Housing Action Plan
Development Regulations
No/Not Applicable

*Q21. Affordable Incentive Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?(Required: click only one option per row)*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| AI-1: Local option taxes, fees and levies | 0.00% | 16.67% | 16.67% | 66.67% |
| AI-2: Multi-family tax exemption | 11.11% | 22.22% | 22.22% | 44.44% |
| AI-3: Fee waivers for affordable housing | 0.00% | 27.78% | 22.22% | 50.00% |
| AI-4: Alternative development standards for affordable housing | 0.00% | 11.11% | 16.67% | 72.22% |
| AI-5: Inclusionary zoning | 0.00% | 0.00% | 16.67% | 83.33% |
| AI-6: Density bonuses in exchange for affordable housing units | 0.00% | 16.67% | 27.78% | 55.56% |
| AI-7: Transfer/purchase of development rights | 0.00% | 11.11% | 33.33% | 55.56% |
| Other strategies | 5.56% | 11.11% | 5.56% | 77.78% |

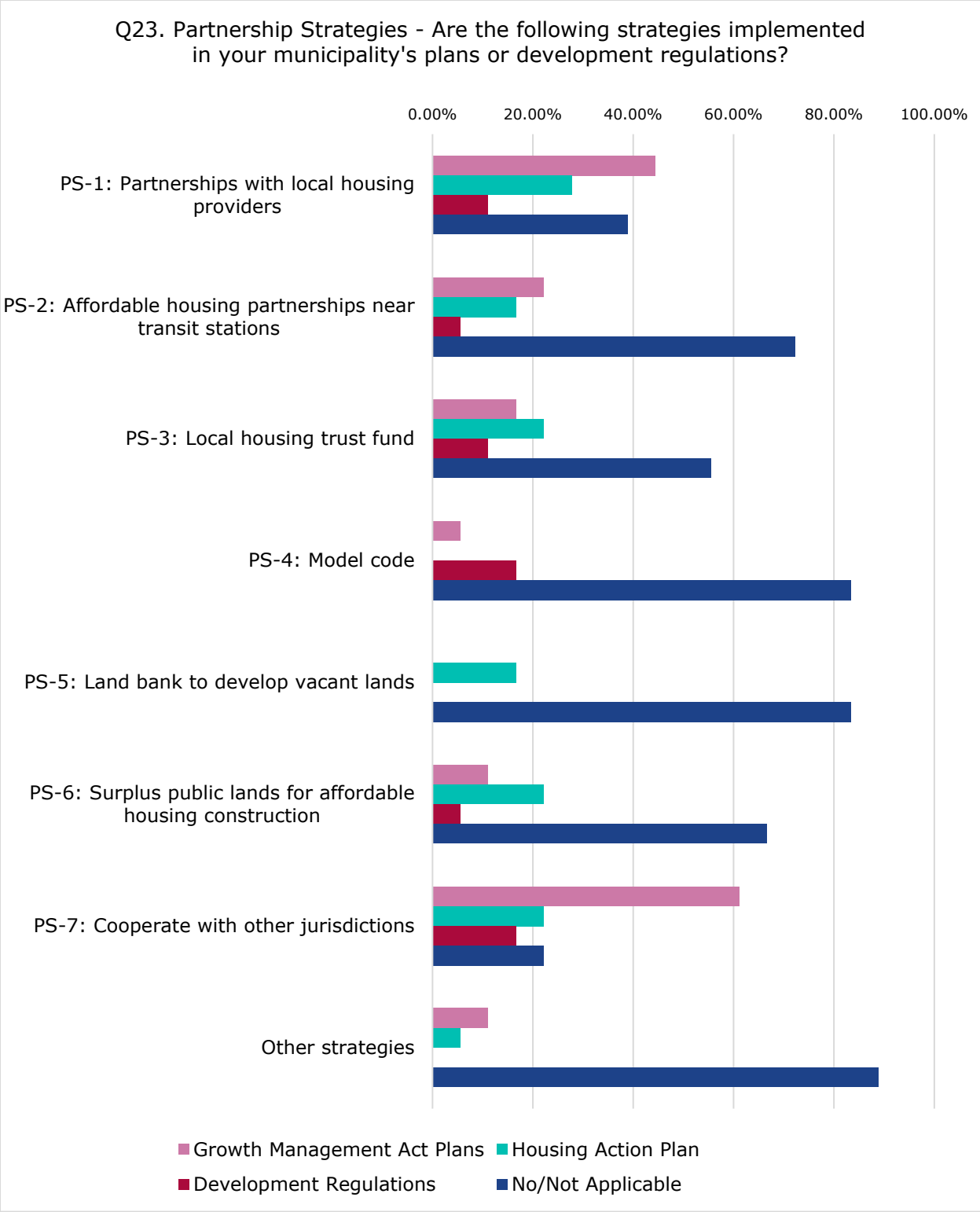

Q21. Affordable Incentive Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
AI-1: Local option taxes, fees and levies
AI-2: Multi-family tax exemption
AI-3: Fee waivers for affordable housing
AI-4: Alternative development standards for affordable housing
AI-5: Inclusionary zoning
AI-6: Density bonuses in exchange for affordable housing units
AI-7: Transfer/purchase of development rights
Other strategies
Used frequently
Used some
Not used at all
Not in Development Regulations

*Q22. If you selected Affordable Housing Incentives "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| Snohomish County | Additional Tax Credits |
| City of Monroe | Monroe is just starting the process to adopt a MFTE program |
| City of Bothell | A large portion of the Downtown Subarea consists of the Revenue Development Area - implemented by local infrastructure financing tool (LIFT) program.<br>MFTE recently adopted, no use to date.<br>TDR in public hearing stage (to be adopted soon) |
| City of Mukilteo | HB 1406 Sales Tax Credit |

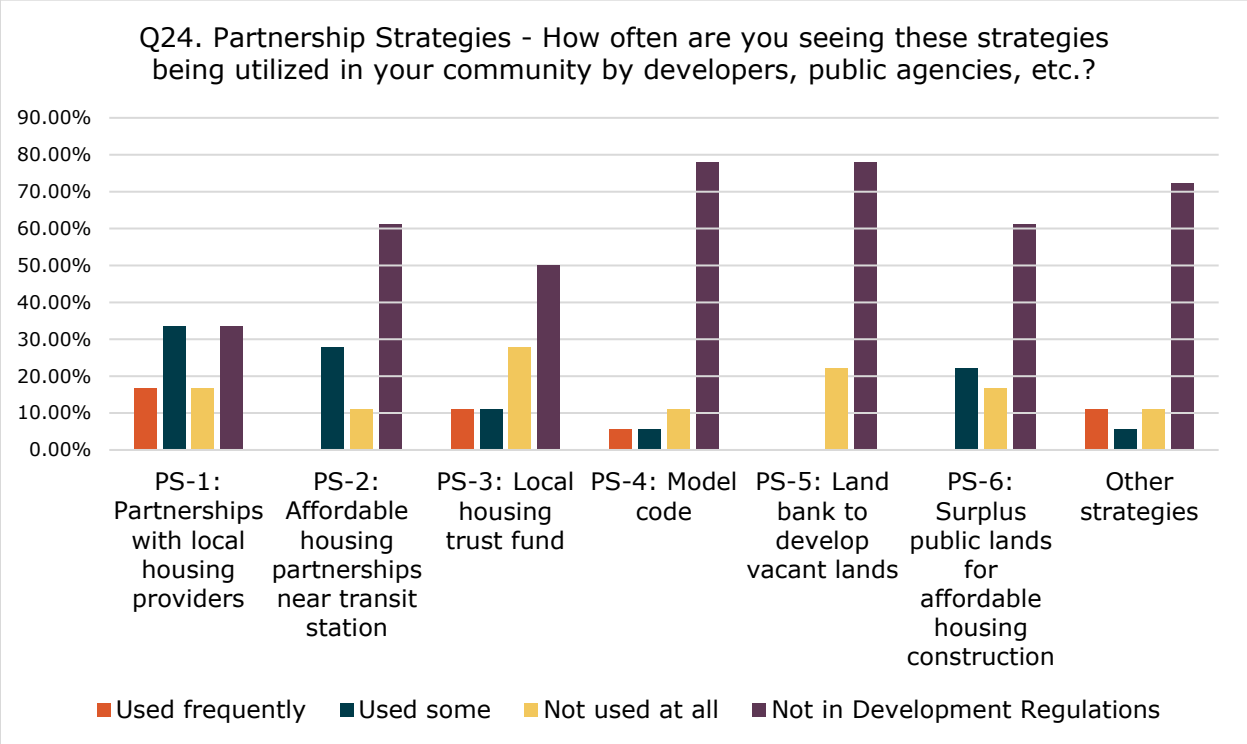
*Q23. Partnership Strategies - Are the following strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| PS-1: Partnerships with local housing providers | 44.44% | 27.78% | 11.11% | 38.89% |
| PS-2: Affordable housing partnerships near transit stations | 22.22% | 16.67% | 5.56% | 72.22% |
| PS-3: Local housing trust fund | 16.67% | 22.22% | 11.11% | 55.56% |
| PS-4: Model code | 5.56% | 0.00% | 16.67% | 83.33% |
| PS-5: Land bank to develop vacant lands | 0.00% | 16.67% | 0.00% | 83.33% |
| PS-6: Surplus public lands for affordable housing construction | 11.11% | 22.22% | 5.56% | 66.67% |
| PS-7: Cooperate with other jurisdictions | 61.11% | 22.22% | 16.67% | 22.22% |
| Other strategies | 11.11% | 5.56% | 0.00% | 88.89% |


Q23. Partnership Strategies - Are the following strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
PS-1: Partnerships with local housing providers
PS-2: Affordable housing partnerships near transit stations
PS-3: Local housing trust fund
PS-4: Model code
PS-5: Land bank to develop vacant lands
PS-6: Surplus public lands for affordable housing construction
PS-7: Cooperate with other jurisdictions
Other strategies
Growth Management Act Plans
Housing Action Plan
Development Regulations
No/Not Applicable

*Q24. Partnership Strategies - How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| PS-1: Partnerships with local housing providers | 16.67% | 33.33% | 16.67% | 33.33% |
| PS-2: Affordable housing partnerships near transit station | 0.00% | 27.78% | 11.11% | 61.11% |
| PS-3: Local housing trust fund | 11.11% | 11.11% | 27.78% | 50.00% |
| PS-4: Model code | 5.56% | 5.56% | 11.11% | 77.78% |
| PS-5: Land bank to develop vacant lands | 0.00% | 0.00% | 22.22% | 77.78% |
| PS-6: Surplus public lands for affordable housing construction | 0.00% | 22.22% | 16.67% | 61.11% |
| Other strategies | 11.11% | 5.56% | 11.11% | 72.22% |

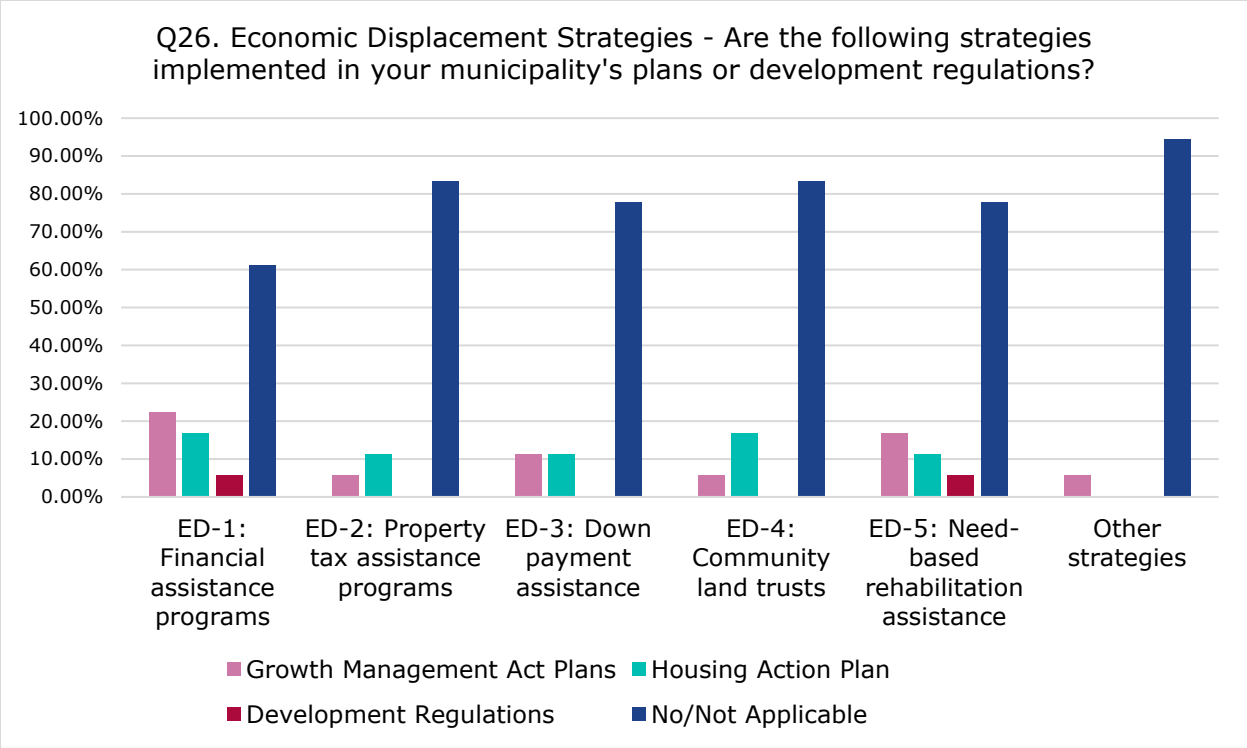


*Q25. If you selected Partnership "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| Snohomish County | Additional outreach to companies, churches, other entities with excess lands for donations. |
| City of Monroe | The city is just starting to implement strategies recommended in the HAP |
| City of Bothell | We partner with ARCH for affordable housing projects |
| City of Mukilteo | Education, participation in in regional forums |

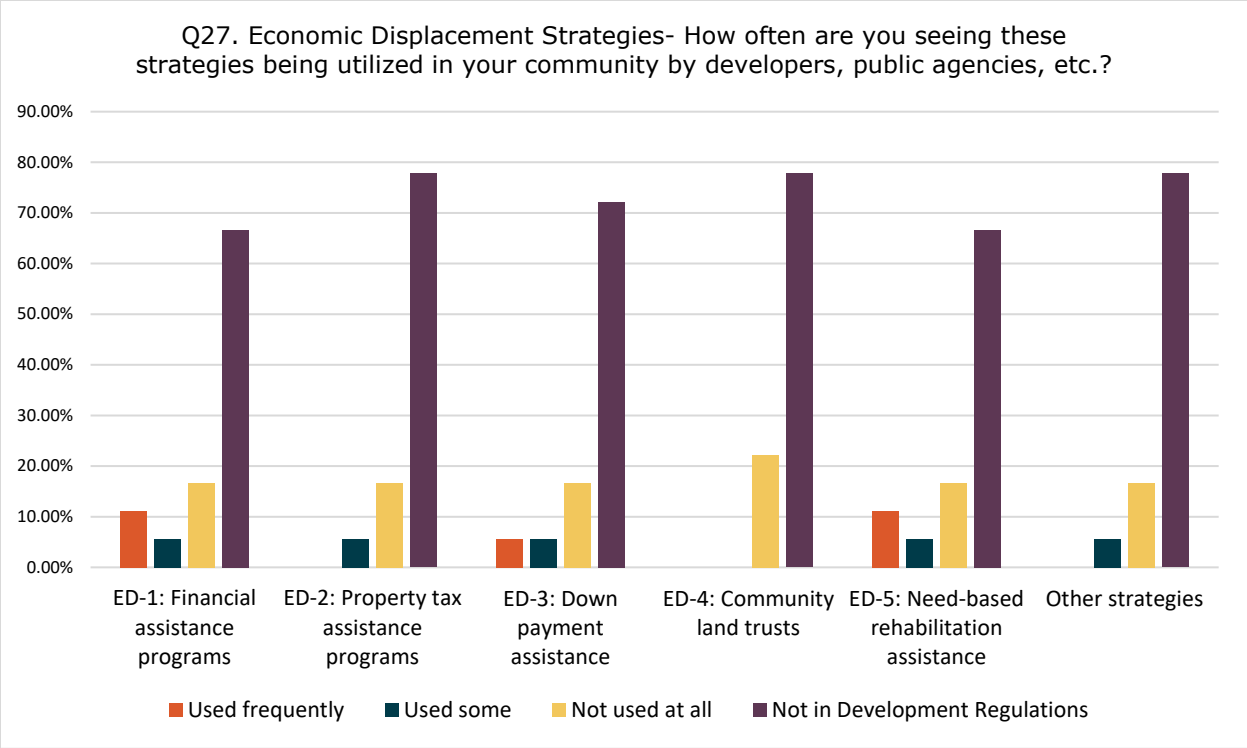
*Q26. Economic Displacement Strategies - Are the following strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| ED-1: Financial assistance programs | 22.22% | 16.67% | 5.56% | 61.11% |
| ED-2: Property tax assistance programs | 5.56% | 11.11% | 0.00% | 83.33% |
| ED-3: Down payment assistance | 11.11% | 11.11% | 0.00% | 77.78% |
| ED-4: Community land trusts | 5.56% | 16.67% | 0.00% | 83.33% |
| ED-5: Need-based rehabilitation assistance | 16.67% | 11.11% | 5.56% | 77.78% |
| Other strategies | 5.56% | 0.00% | 0.00% | 94.44% |




*Q27. Economic Displacement Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| ED-1: Financial assistance programs | 11.11% | 5.56% | 16.67% | 66.67% |
| ED-2: Property tax assistance programs | 0.00% | 5.56% | 16.67% | 77.78% |
| ED-3: Down payment assistance | 5.56% | 5.56% | 16.67% | 72.22% |
| ED-4: Community land trusts | 0.00% | 0.00% | 22.22% | 77.78% |
| ED-5: Need-based rehabilitation assistance | 11.11% | 5.56% | 16.67% | 66.67% |
| Other strategies | 0.00% | 5.56% | 16.67% | 77.78% |

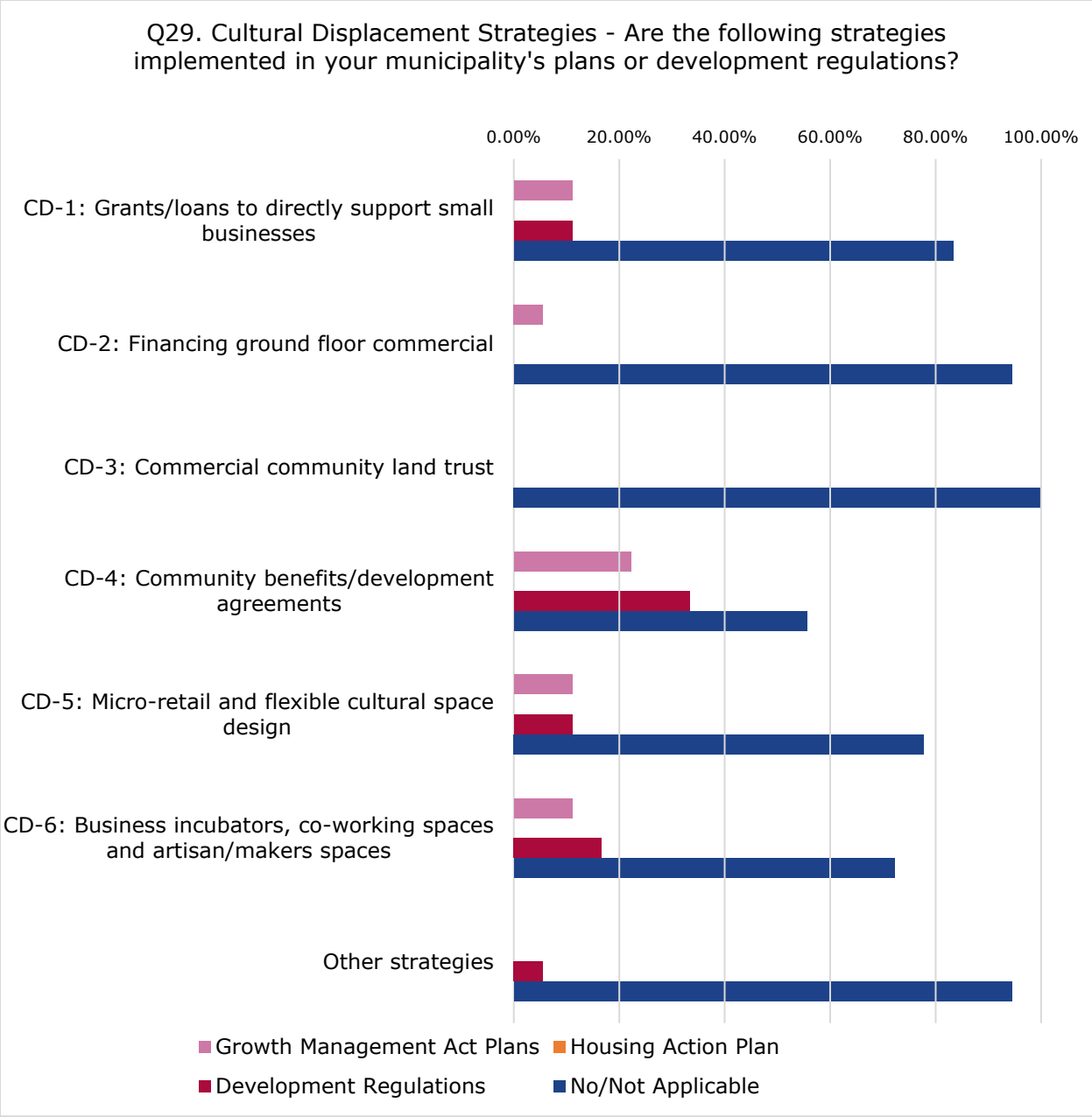



*Q28. If you selected Economic Displacement "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| City of Bothell | The Canyon Park Subarea Plan directs us to implement an affordable commercial tenanting program. |
| City of Mukilteo | Participation in County Alliance for Affordable Housing, non-entitlement CDBG/other funds consortium |
| City of Lynnwood | The City does not directly provide or administer these strategies; however, the City is partners with several agencies and organizations that provide similar assistance to Lynnwood residents (such as Homage, Verdant, Snohomish County, etc.) |

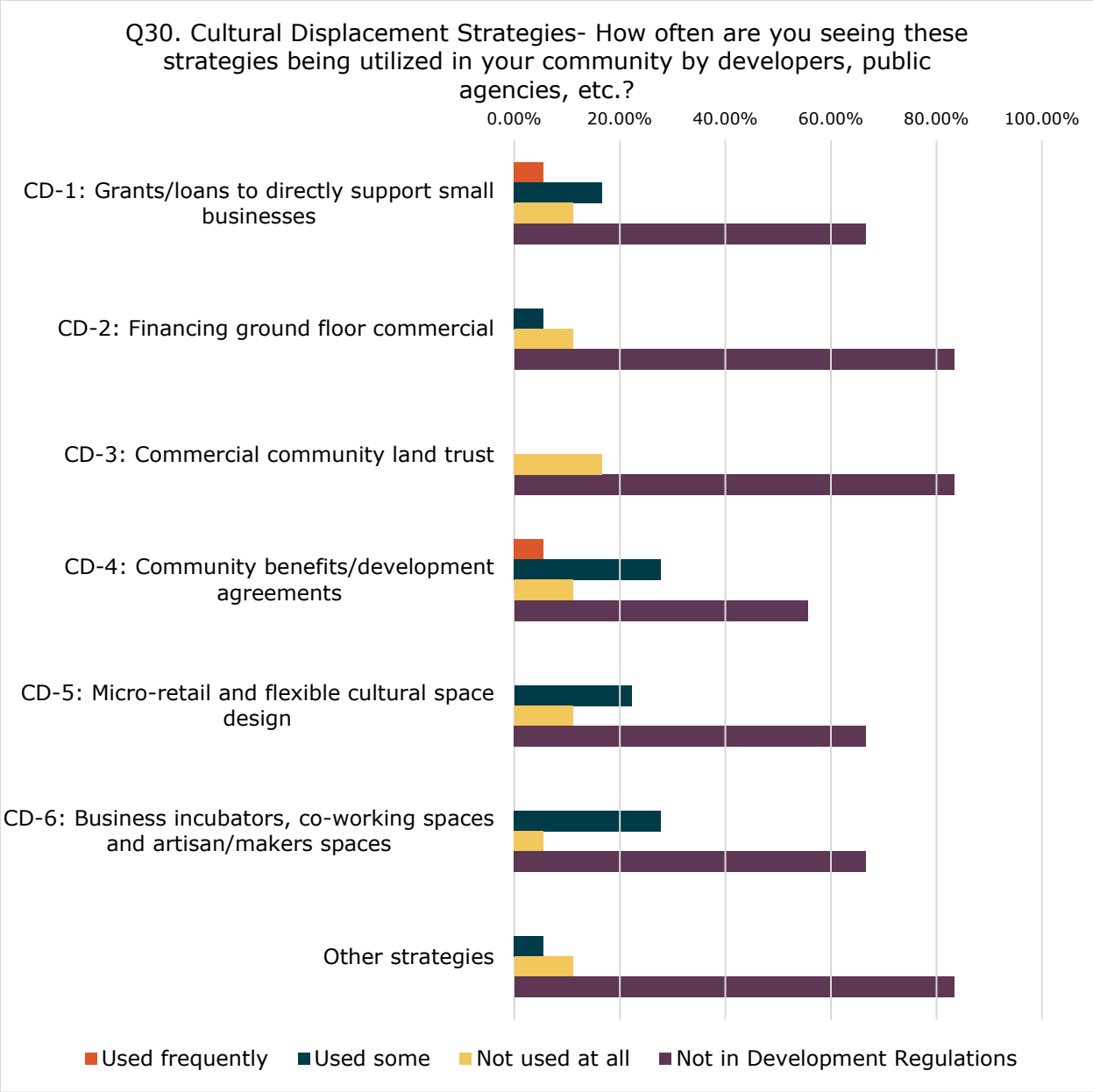
*Q29. Cultural Displacement Strategies - Are the following strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| CD-1: Grants/loans to directly support small businesses | 11.11% | 0.00% | 11.11% | 83.33% |
| CD-2: Financing ground floor commercial | 5.56% | 0.00% | 0.00% | 94.44% |
| CD-3: Commercial community land trust | 0.00% | 0.00% | 0.00% | 100.00% |
| CD-4: Community benefits/development agreements | 22.22% | 0.00% | 33.33% | 55.56% |
| CD-5: Micro-retail and flexible cultural space design | 11.11% | 0.00% | 11.11% | 77.78% |
| CD-6: Business incubators, co-working spaces and artisan/makers spaces | 11.11% | 0.00% | 16.67% | 72.22% |
| Other strategies | 0.00% | 0.00% | 5.56% | 94.44% |


Q29. Cultural Displacement Strategies - Are the following strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
CD-1: Grants/loans to directly support small businesses
CD-2: Financing ground floor commercial
CD-3: Commercial community land trust
CD-4: Community benefits/development agreements
CD-5: Micro-retail and flexible cultural space design
CD-6: Business incubators, co-working spaces and artisan/makers spaces
Other strategies
Growth Management Act Plans
Housing Action Plan
Development Regulations
No/Not Applicable

*Q30. Cultural Displacement Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| CD-1: Grants/loans to directly support small businesses | 5.56% | 16.67% | 11.11% | 66.67% |
| CD-2: Financing ground floor commercial | 0.00% | 5.56% | 11.11% | 83.33% |
| CD-3: Commercial community land trust | 0.00% | 0.00% | 16.67% | 83.33% |
| CD-4: Community benefits/development agreements | 5.56% | 27.78% | 11.11% | 55.56% |
| CD-5: Micro-retail and flexible cultural space design | 0.00% | 22.22% | 11.11% | 66.67% |
| CD-6: Business incubators, co-working spaces and artisan/makers spaces | 0.00% | 27.78% | 5.56% | 66.67% |
| Other strategies | 0.00% | 5.56% | 11.11% | 83.33% |

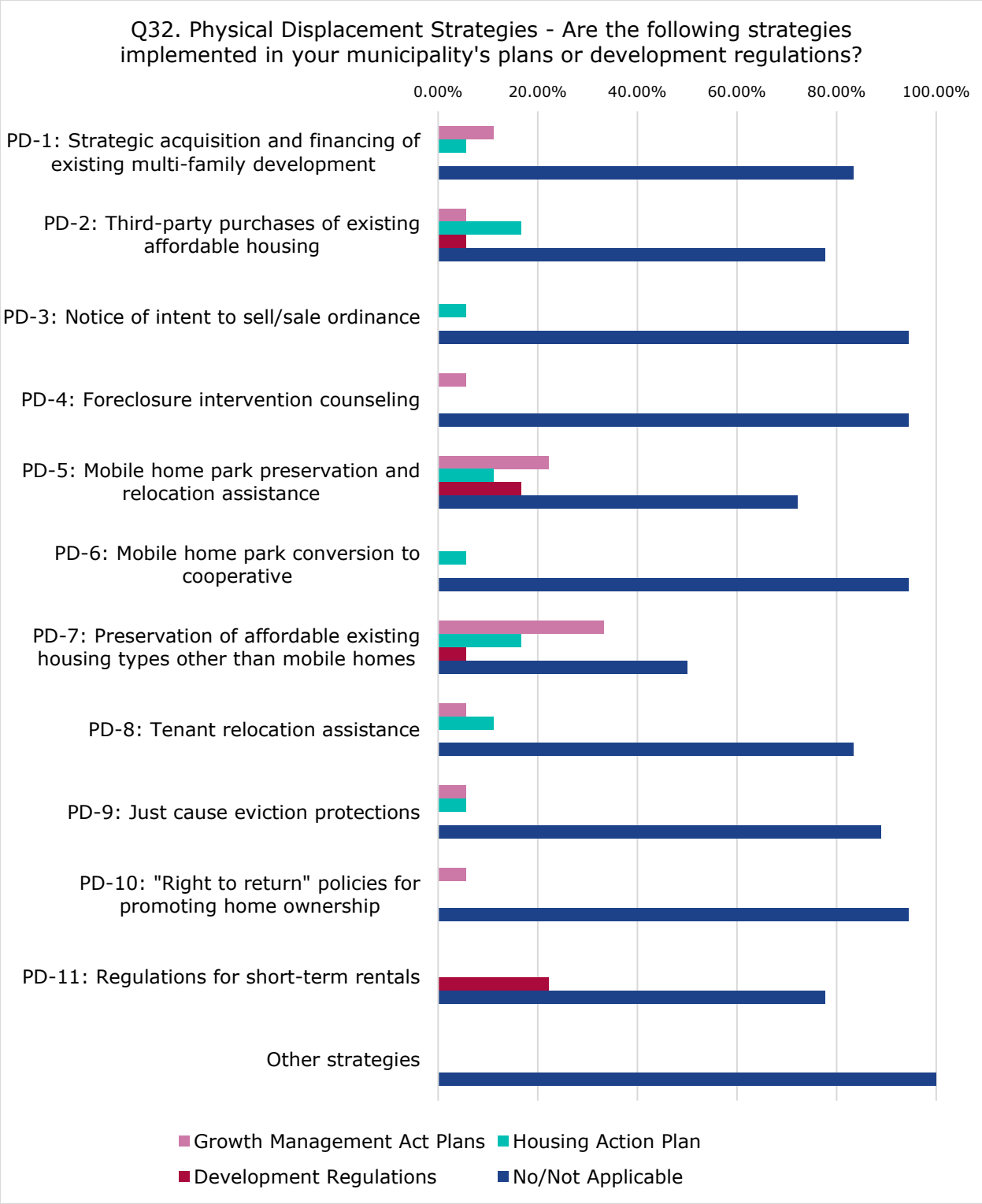

Q30. Cultural Displacement Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
CD-1: Grants/loans to directly support small businesses
CD-2: Financing ground floor commercial
CD-3: Commercial community land trust
CD-4: Community benefits/development agreements
CD-5: Micro-retail and flexible cultural space design
CD-6: Business incubators, co-working spaces and artisan/makers spaces
Other strategies
Used frequently
Used some
Not used at all
Not in Development Regulations

*Q31. If you selected Cultural Displacement "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| City of Everett | The only small business grants and loans have been with the COVID relief funds but has not been an ongoing program. |
| City of Lynnwood | The City administers grants/loans to support small businesses as a program, but it is not listed in the development regulations |

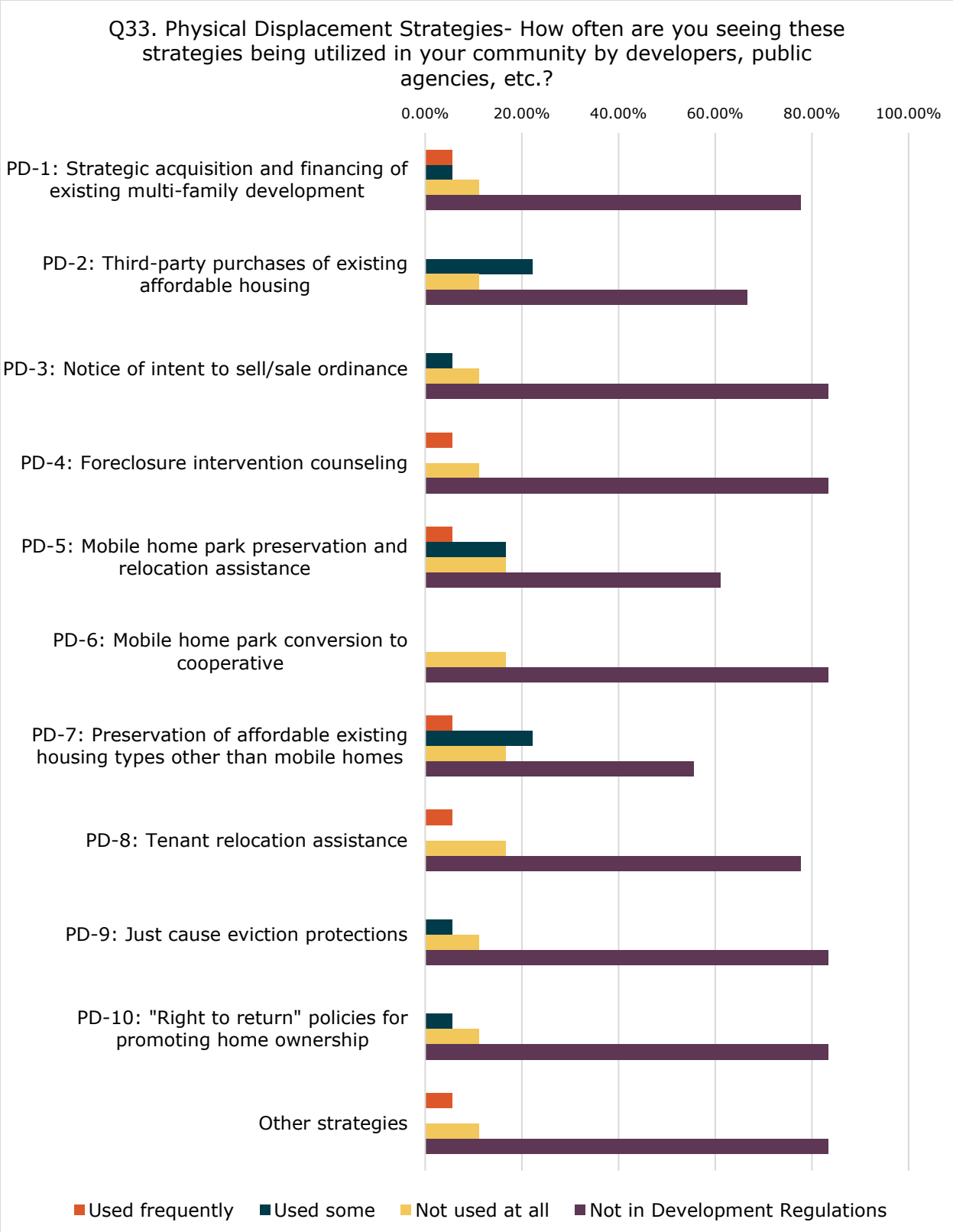
*Q32. Physical Displacement Strategies - Are the following strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| PD-1: Strategic acquisition and financing of existing multi-family development | 11.11% | 5.56% | 0.00% | 83.33% |
| PD-2: Third-party purchases of existing affordable housing | 5.56% | 16.67% | 5.56% | 77.78% |
| PD-3: Notice of intent to sell/sale ordinance | 0.00% | 5.56% | 0.00% | 94.44% |
| PD-4: Foreclosure intervention counseling | 5.56% | 0.00% | 0.00% | 94.44% |
| PD-5: Mobile home park preservation and relocation assistance | 22.22% | 11.11% | 16.67% | 72.22% |
| PD-6: Mobile home park conversion to cooperative | 0.00% | 5.56% | 0.00% | 94.44% |
| PD-7: Preservation of affordable existing housing types other than mobile homes | 33.33% | 16.67% | 5.56% | 50.00% |
| PD-8: Tenant relocation assistance | 5.56% | 11.11% | 0.00% | 83.33% |
| PD-9: Just cause eviction protections | 5.56% | 5.56% | 0.00% | 88.89% |
| PD-10: "Right to return" policies for promoting home ownership | 5.56% | 0.00% | 0.00% | 94.44% |
| PD-11: Regulations for short-term rentals | 0.00% | 0.00% | 22.22% | 77.78% |
| Other strategies | 0.00% | 0.00% | 0.00% | 100.00% |


Q32. Physical Displacement Strategies - Are the following strategies implemented in your municipality's plans or development regulations?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
PD-1: Strategic acquisition and financing of existing multi-family development
PD-2: Third-party purchases of existing affordable housing
PD-3: Notice of intent to sell/sale ordinance
PD-4: Foreclosure intervention counseling
PD-5: Mobile home park preservation and relocation assistance
PD-6: Mobile home park conversion to cooperative
PD-7: Preservation of affordable existing housing types other than mobile homes
PD-8: Tenant relocation assistance
PD-9: Just cause eviction protections
PD-10: "Right to return" policies for promoting home ownership
PD-11: Regulations for short-term rentals
Other strategies
Growth Management Act Plans
Housing Action Plan
Development Regulations
No/Not Applicable

*Q33. Physical Displacement Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| PD-1: Strategic acquisition and financing of existing multi-family development | 5.56% | 5.56% | 11.11% | 77.78% |
| PD-2: Third-party purchases of existing affordable housing | 0.00% | 22.22% | 11.11% | 66.67% |
| PD-3: Notice of intent to sell/sale ordinance | 0.00% | 5.56% | 11.11% | 83.33% |
| PD-4: Foreclosure intervention counseling | 5.56% | 0.00% | 11.11% | 83.33% |
| PD-5: Mobile home park preservation and relocation assistance | 5.56% | 16.67% | 16.67% | 61.11% |
| PD-6: Mobile home park conversion to cooperative | 0.00% | 0.00% | 16.67% | 83.33% |
| PD-7: Preservation of affordable existing housing types other than mobile homes | 5.56% | 22.22% | 16.67% | 55.56% |
| PD-8: Tenant relocation assistance | 5.56% | 0.00% | 16.67% | 77.78% |
| PD-9: Just cause eviction protections | 0.00% | 5.56% | 11.11% | 83.33% |
| PD-10: "Right to return" policies for promoting home ownership | 0.00% | 5.56% | 11.11% | 83.33% |
| Other strategies | 5.56% | 0.00% | 11.11% | 83.33% |

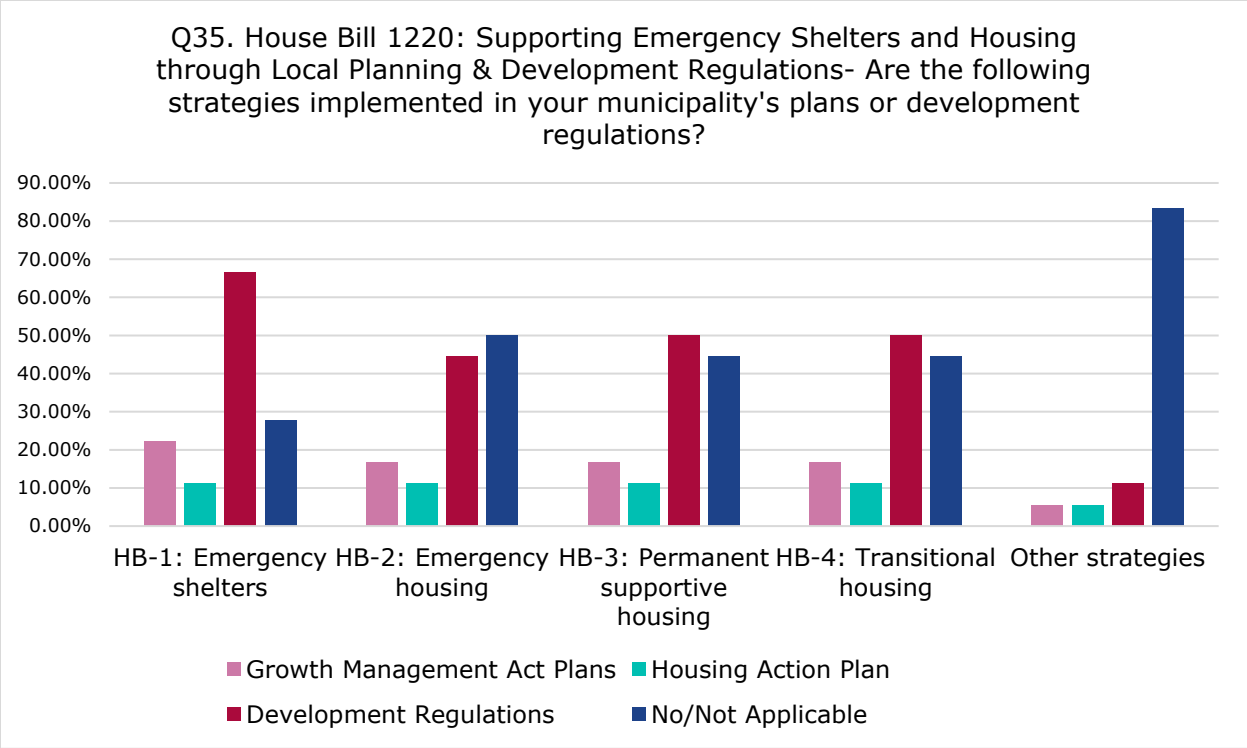

Q33. Physical Displacement Strategies- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?
0.00%
20.00%
40.00%
60.00%
80.00%
100.00%
PD-1: Strategic acquisition and financing of existing multi-family development
PD-2: Third-party purchases of existing affordable housing
PD-3: Notice of intent to sell/sale ordinance
PD-4: Foreclosure intervention counseling
PD-5: Mobile home park preservation and relocation assistance
PD-6: Mobile home park conversion to cooperative
PD-7: Preservation of affordable existing housing types other than mobile homes
PD-8: Tenant relocation assistance
PD-9: Just cause eviction protections
PD-10: "Right to return" policies for promoting home ownership
Other strategies
Used frequently
Used some
Not used at all
Not in Development Regulations

*Q34. If you selected Physical Displacement "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| City of Everett | The City has an ongoing Community Housing Improvement program that funds rehabilitation of single-family homes for low income individuals. The program also serves some small multifamily preservation projects through CHIP. Larger multifamily affordable housing often received our CDBG or HOME federal grant funding for affordable housing preservation. |
| Snohomish County | Additional Funding |
| City of Bothell | PD-5. Relocation assistance not currently in regs. |
| City of Lynnwood | The City does not directly provide some of these strategies; however, there are several agencies and organizations that provide similar assistance to Lynnwood residents (such as Homage, Verdant, Snohomish County, etc.) |

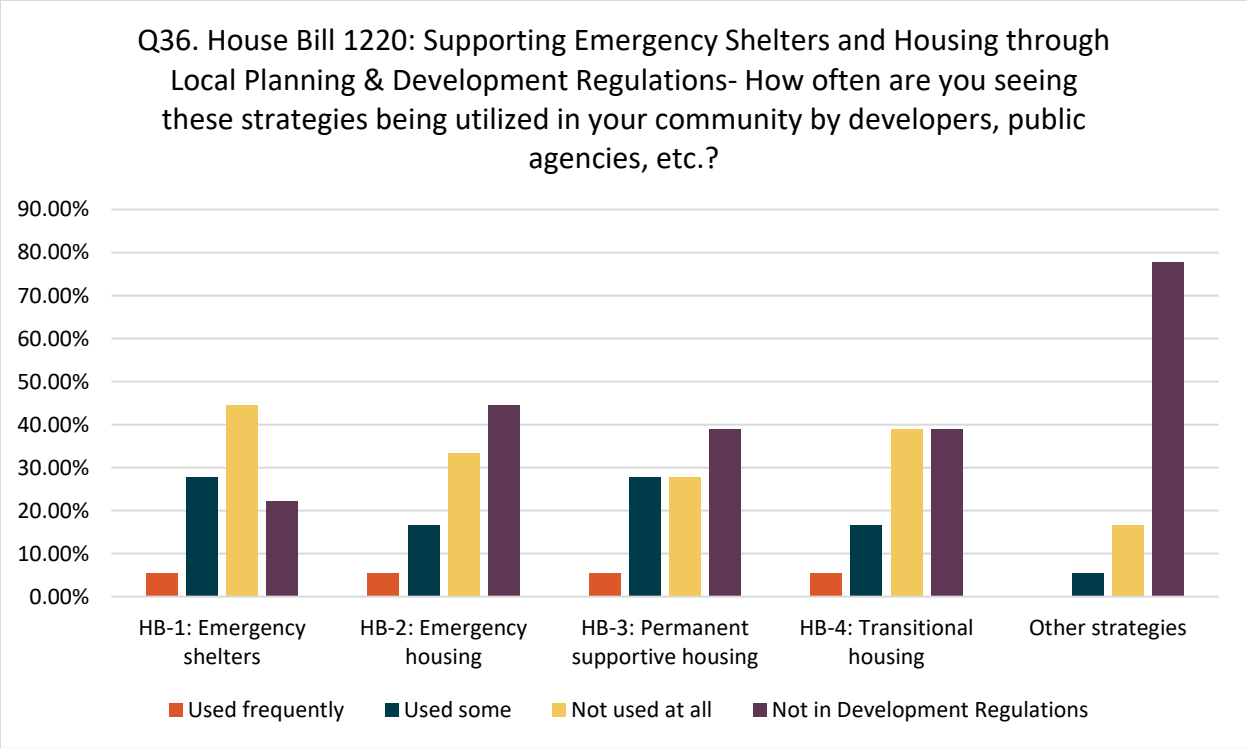
*Q35. House Bill 1220: Supporting Emergency Shelters and Housing through Local Planning & Development Regulations- Are the following strategies implemented in your municipality's plans or development regulations?*

| Strategies | Growth Management Act Plans | Housing Action Plan | Development Regulations | No/Not Applicable |
|---|---|---|---|---|
| HB-1: Emergency shelters | 22.22% | 11.11% | 66.67% | 27.78% |
| HB-2: Emergency housing | 16.67% | 11.11% | 44.44% | 50.00% |
| HB-3: Permanent supportive housing | 16.67% | 11.11% | 50.00% | 44.44% |
| HB-4: Transitional housing | 16.67% | 11.11% | 50.00% | 44.44% |
| Other strategies | 5.56% | 5.56% | 11.11% | 83.33% |




*Q36. House Bill 1220: Supporting Emergency Shelters and Housing through Local Planning & Development Regulations- How often are you seeing these strategies being utilized in your community by developers, public agencies, etc.?*

| Strategies | Used frequently | Used some | Not used at all | Not in Development Regulations |
|---|---|---|---|---|
| HB-1: Emergency shelters | 5.56% | 27.78% | 44.44% | 22.22% |
| HB-2: Emergency housing | 5.56% | 16.67% | 33.33% | 44.44% |
| HB-3: Permanent supportive housing | 5.56% | 27.78% | 27.78% | 38.89% |
| HB-4: Transitional housing | 5.56% | 16.67% | 38.89% | 38.89% |
| Other strategies | 0.00% | 5.56% | 16.67% | 77.78% |




*Q37. If you selected House Bill 1220 "Other Strategies" above, please describe below.*

| Organization Name | Open-Ended Response |
|---|---|
| City of Everett | Some of these housing types have been permitted as "housing". There is currently an ordinance before the city council to incorporate these as specific types. Expected adoption 8/31/2022. |
| City of Bothell | We believe our policies and regs are generally consistent with HB 1220, however, further analysis needed to determine if additional actions are needed. |
| City of Mukilteo | Would implement much of the above by interpretation. City also has provisions for temporary homeless encampments. Has allowed a residential evaluation and treatment facility by using essential public facility provisions. |
| City of Lynnwood | Lynnwood classifies emergency housing, permanent supportive housing, and transitional housing as multifamily housing. These HB 1220 types of housing are permitted in all zones that allow mulitfamily housing. The LMC does not include additional provisions or limitations. In addition, Lynnwood development regulations have a process to allow temporary outdoor encampments |

*Q38. If there are any Other Strategies that do not fall within the previous categories, please add them to this text box.*

| Organization Name | Open-Ended Response |
|---|---|
| City of Mukilteo | Single family dwelling impact fee deferral. Mukilteo's adopted Housing Action Plan (2021) sees the GMA Plan update as a means to identify more specific actions and metrics for regional collaboration to address inadequate housing supply for lower income segments of the population and also to address encouraging a wider variety of housing options, including affordable housing, in residential and mixed use zones. Active engagement in housing preservation programs, down payment assistance and homebuyer education programs, landlord/tenant education programs, and housing sharing/roommate education programs is identified. Adding housing choices for a growing senior population (e.g. low rise, multi--family residential) is also identified in the HAP. |
| City of Marysville | The way that the Residential Density Incentives questions were framed (in terms of requiring certain small housing types), we responded that our Comprehensive Plan and development regulations do not allow for this; however, we frequently use residential density incentives. If these answers should be changed, please advise. Thank you! |

*Q39. Please provide any additional comments in the text box.*

| Organization Name | Open-Ended Response |
|---|---|
| City of Mukilteo | Sorry for the delay. We are short staffed and I may look at this some more if the<br>opportunity presents itself. There were some gray areas. Thanks for all of your work on this. |
| City of Marysville | Thank you for preparing this. The links were very helpful. On the questions that lacked<br>links, those would be nice to have in the future. It's very thorough and comprehensive survey. Thank you for preparing this! |
| Town of Woodway | Responses to questions 8-14 relate to the Town's Point Wells Subarea Plan and Urban<br>Village zoning district that would be applied to Point Wells (Woodway MUGA) upon annexation. |
| City of Snohomish | There are several code amendments in process that will increase strategies for affordable housing and physical displacement but these are not yet adopted. Additionally, the housing fund is adopted but it is brand new and hasn't accumulated enough to fund a project or program yet. |

Affordable Housing Strategies- Local Government Survey
Strategy Definition Guide

| **Questions 2-4: Single Family Housing Strategies** | |
|---|---|
| **SF-1: Small lots (<4,000 sq.ft.)** | This strategy allows individual small lots within a subdivision or short plat. Small lots can be allowed outright in the minimum lot size and dimensions of a zone, or they could be implemented through the subdivision or planned unit development ordinances.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **SF-2: Lot size averaging** | Lot size averaging allows developers to subdivide land into a variety of lot sizes, provided the average lot size in the development meets the minimum requirements. This allows for more efficient land use and potential for additional housing units. These tools can provide for more compact roadway arrangements, expanded common open space, and different size home choices.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **SF-3: Attached accessory dwelling units** | Independent dwelling units that share a tax lot in a single-family zone. Attached accessory dwelling units are incorporated into the primary structure. Accessory dwellings can be distinguished from "shared" housing in that the units have separate kitchen and bathroom facilities. Some accessory dwelling units share parking and entrances. ADUs are typically regulated as a conditional use. Some ordinances only allow ADUs where the primary dwelling is owner occupied. Communities use a variety of terms to refer to the concept of accessory dwellings including secondary residences, granny flats, and single-family conversions.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **SF-4: Detached accessory dwelling units** | Independent dwelling units that share a tax lot in a single-family zone. Detached accessory dwelling units are separate from the primary structure. Detached accessory dwellings have separate kitchen and bathroom facilities. From the primary structure. ADUs are typically regulated as a conditional use. Some ordinances only allow ADUs where the primary dwelling is owner occupied. Terms used to describe detached accessory dwellings include garage suite, garden suite or laneway housing.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **SF-5: Manufactured homes** | This strategy would add manufactured housing as an outright use in specified residential zones. This strategy ensures that land is available for this housing type.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |

| Questions 2-4: Single Family Housing Strategies | |
|---|---|
| **SF-6: Mandate maximum lot sizes** | This strategy places an upper limit on lot size and a lower limit on density in single-family zones. For example, a residential zone with a 6,000 sq. ft. minimum lot size might have an 8,000 sq. ft. maximum lot size yielding an effective net density range between 5.4 and 7.3 dwelling units per net acre.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **SF-7: Increase minimum density requirements** | The purpose of establishing minimum densities in zoning is to ensure that a sufficient level of development occurs to support transit use, walkability, infrastructure investments, local retail, or other goals. While a specific density isn't identified in the Growth Management Act, many municipalities consider four dwelling units per acre as a minimum urban density. However, seven units is a minimum to support transit services.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **SF-8: Require a minimum residential density** | This strategy is typically applied in single-family residential zones, and it places a lower limit on density. Minimum residential densities in single family zones are typically implemented through maximum lot sizes. These standards are typically implemented through zoning code provisions in applicable residential zones.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **Other strategies** | |

| *Questions 5-7: Missing Middle Housing Strategies* | |
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| **MM-1: Duplexes in single detached zones** | Duplexes are defined as a building that includes two separate dwelling units. Multi-unit residential construction in low density residential neighborhoods provide additional housing options. Design standards can be implemented so that they are compatible with adjacent developments.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MM-2: Triplexes and fourplexes in single detached zones** | Triplexes and fourplexes are defined as a building that includes three or four separate units. Multi-unit residential construction in low density residential neighborhoods provide additional housing options. Design standards can be implemented so that they are compatible with adjacent developments.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MM-3: Townhouses in single detached zones** | Townhouses are defined as a building that includes separate dwelling units with shared walls. Townhouse buildings typically contain between three to six units. These units typically have their own front stoop or porch, yard, or balcony. Townhouse developments can be integrated into traditional neighborhood settings.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MM-4: Inclusionary zoning for new housing types** | Inclusionary zoning requires developers to provide a certain amount of affordable housing in developments over a certain size. Inclusionary zoning is applied during the development review process.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **MM-5: Garden apartments** | A low-rise apartment complex composed of multiple two-to-three story apartment buildings on a single lot. Complexes typically have landscaped areas or open spaces between buildings. |
| **MM-6: Courtyard apartments** | Courtyard apartments are small multifamily buildings surrounding a courtyard that opens onto a street. Courtyard apartments are typically up to three stories and consist of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MM-7: Cottage housing (bungalow court)** | Cottage housing typically refers to a cluster of small dwelling units (generally less than 1,200 sq.ft) around a common open space. Cottage clusters may be on a single lot and rented like an apartment complex or divided into separate condominiums. Some cottage housing units are built on fee simple lots with common areas maintained by a homeowners' association.<br>Department of Commerce- Guide for Developing a Housing Action Plan Cottage Housing Assistance Bulletin |

| *Questions 5-7: Missing Middle Housing Strategies* | |
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| **MM-8: Density incentives for desired housing** | In communities with a deficit of small affordable housing units, density bonuses allow for buildings to integrate a certain percentage of small units (under a specific size, such as 600 sq.ft.) Municipalities may adjust the way that density is measured to allow for smaller units.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MM-9: Height incentives for desired housing** | In communities with a deficit of small affordable units, height bonuses allow for buildings to integrate a certain percentage of small units (under a specific size, such as 600 sq.ft.). Height bonuses can be used to incentivize developments that include smaller units.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MM-10: Mixed use development** | The zoning code specifically allows multiple uses in a zone, instead of strictly residential or commercial. Mixed uses can be vertical such as multiple uses within a single building or horizontal such as multiple uses in a geographic area.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **MM-11: Reduce minimum lot sizes** | Reductions in minimum lot are one of the best opportunities to accommodate growth needs within compact areas. Reduced lots sizes limit the need to expand the urban growth area and expand infrastructure. They increase a community's capacity by allowing a greater number of dwelling units, particularly in areas close to transit and other amenities.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MM-12: Increase minimum density requirements** | The purpose of increasing minimum residential density in zoning is to ensure that smaller units and more housing options are available within a zone. This strategy can be considered in communities with a deficit of smaller housing units.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MM-13: Require a minimum residential density** | The purpose of requiring a minimum residential density in zoning is to ensure that a sufficient level of development occurs to support transit use, walkability, infrastructure investments, and local retail. This strategy can be considered in communities with a deficit of small affordable units. Communities can adjust the way that density is measured to allow for smaller units.<br>Department of Commerce- Guide for Developing a Housing Action Plan |

| *Questions 5-7: Missing Middle Housing Strategies* | |
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| **MM-14: Increase allowable residential densities** | This approach seeks to increase holding capacity by increasing allowable densities in residential zones. It gives developers the option of building to higher densities. This approach would be implemented through the local zoning or development code.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **MM-15: Upzoning** | Strategic rezones to a higher intensity zone have been used to expand the capacity of residential development in municipalities. Upzones can be applied to large and small areas within a municipality. They can also be applied for by individuals or groups of property owners. Upzoning may be accomplished within the framework of an existing comprehensive plan, or may require an amendment to the plan.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **Other strategies** | |

| *Questions 8-10: Multi-Family Housing Strategies* | |
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| **MF:1- Apartment buildings (4+ stories)** | Allowing higher density housing types such as apartment buildings, can result in increased development capacity and encourage a higher percentage of multi-family developments. This can be implemented by amending the zoning code to allow them as an allowed use in appropriate land use zones.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **MF-2: Micro-housing (small apartment units)** | Micro-housing is the umbrella term for very small dwelling units. They come in two main forms:<br>• Congregate housing "sleeping rooms" are often in the 140-200 sq.ft. range and may include private bathrooms and kitchenettes. Shared facilities may include kitchens, gathering areas and other common amenities for residents.<br>• A small efficiency dwelling unit (SEDU) is a very small studio apartment including a complete kitchen and bathroom. By code in Seattle, SEDU's must have at least 220 sq.ft. of total floor space, as compared to 300 sq.ft. for the smallest typical conventional studio apartments.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MF-3: Inclusionary zoning for new housing types** | Inclusionary zoning requires developers to provide a certain amount of affordable housing in developments over a certain size. Inclusionary zoning is applied during the development review process.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **MF-4: Density incentives for desired housing** | In communities with a deficit of small affordable housing units, density bonuses allow for buildings to integrate a certain percentage of small units (under a specific size, such as 600 sq.ft.) Municipalities may adjust the way that density is measured to allow for smaller units.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MF-5: Height incentives for desired housing** | In communities with a deficit of small affordable units, height bonuses allow for buildings to integrate a certain percentage of small units (under a specific size, such as 600 sq.ft.). Height bonuses can be used to incentivize developments that include smaller units.<br>Department of Commerce- Guide for Developing a Housing Action Plan |

| *Questions 8-10: Multi-Family Housing Strategies* | |
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| **MF-6: Preservation of existing affordable units** | To retain existing affordable housing municipalities can catalog existing affordable housing and housing with income restrictions or covenants. Public funds can support private or non-profit owners of buildings with expiring affordability covenants. This practice retains long-term affordable housing stock and limits displacement.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MF-7: Multi-family housing in commercial zones** | Residential development allowed within commercial land use zones. Residential developments need to meet requirements for providing amenity area, landscaping, and parking. |
| **MF-8: Mixed Use Development** | The zoning code specifically allows multiple uses in a zone, instead of strictly residential or commercial. Mixed uses can be vertical such as multiple uses within a single building or horizontal such as multiple uses in a geographic area.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **MF-9: Transit oriented development** | The goal of transit-oriented development is to create development patterns that complement transit. Transit-oriented development allows people to access transit systems. Amenities such as commercial businesses are assessable by transit or walking.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **MF-10: Upzoning** | Strategic rezones to a higher intensity zone expand the capacity for new and large-scale residential developments in municipalities. Upzones can be applied to large or small areas by a municipality. They can also be applied for by individuals or groups of property owners. Upzoning may be accomplished within the framework of an existing comprehensive plan, or may require an amendment to the plan.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MF-11: Require a minimum density** | The purpose of requiring a minimum residential density in zoning is to ensure that a sufficient level of development occurs to support transit use, walkability, infrastructure investments, and local retail. This strategy can be considered in communities with a deficit of small affordable units. Communities can adjust the way that density is measured to allow for smaller units.<br>Department of Commerce- Guide for Developing a Housing Action Plan |

| *Questions 8-10: Multi-Family Housing Strategies* | |
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| **MF-12: Increase density limits** | Increasing the maximum number of units per acre is a common tool used to regulate the intensity of residential developments. Relaxing density limits allows a municipality to increase the supply, diversity, and affordability of housing. When increasing densities, municipalities need to look at how possible impacts can be mitigated.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **MF-13: Removing density limits** | Removing density limits is a tool to regulate the intensity of residential developments. Removing density limits allow a municipality to increase the supply, diversity, and affordability of housing. When removing density limits, municipalities need to look at how possible impacts can be mitigated.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **Other strategies** | |

| *Questions 11-13: Site Requirement Strategies* | |
|---|---|
| **SR-1: Setback flexibility** | Modest reductions in setback standards can expand the building footprint area. The opportunity to build a firewall up to the side property line allows for the greater flexibility and expansion of the building envelope.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **SR-2: Zero lot line** | Zero lot line is a development where the structure comes up to or near to the edge of the property line. |
| **SR-3: Open space credits** | Credits may be given if a development includes a certain amount of outdoor open space for on-site amenities or landscaping. |
| **SR-4: Urban amenities for increased densities** | Increased densities are permitted for developments that incorporate urban amenities. Amenities include parks, trails, waterfront access, and cultural centers. Some municipalities require amenities to be integrated with larger projects.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **SR-5: Reduction of off-street surface parking** | This strategy provides incentives to developers to reduce the amount of off-street surface parking through shared parking arrangements, multi-level parking, or use of alternative transportation modes.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **SR-6: Street width reductions (<40 ft.)** | This strategy reduces the land required for road right-of-way. Street standards are typically described in subdivision ordinances. Reduced street width standards are typically applied to local streets in residential zones. Implementation of this strategy should ensure that streets are wide enough to allow access for emergency, transit, other service providers.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **SR-7: Flexible rights-of-ways and easement standards** | Strategies that provide flexibility for the provision of alternative or reduced rights-of-way and easement standards for developments. |
| **SR-8: Flexible curb standards** | Strategies that provide flexibility for the provision of alternative or reduced curb dimensions for developments. |
| **SR-9: Flexible stormwater requirements** | Strategies that flexibility for the provision of alternative dimensions for stormwater systems for developments. |
| **SR-10: Provide for regional stormwater facilities** | The provision of regional stormwater facilities provides stormwater treatment for developments in areas where on-site treatment facilities are not financially feasible.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |

| *Questions 11-13: Site Requirement Strategies* | |
|---|---|
| **SR-11: Increase allowable residential densities** | The purpose of increasing minimum residential density in zoning is to ensure that smaller units and more housing options are available within a zone. Developers can build to higher densities. This strategy can be implemented through the local zoning or development code.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **SR-12: Increase building height** | This strategy allows buildings to be constructed at a higher intensity, which results in the better utilization of land. Height limits for each zoning district should be aligned with:<br>• Construction practices such as three-floor walk-ups, or wood frame buildings over concrete podiums. Limits of four or five stories can limit potential housing units.<br>• Market demand within the applicable zone<br>• Community compatibility preferences<br>• Fire safety regulations and capabilities such as fire truck ladder height<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **SR-13: Floor area ration (FAR) standard** | Floor area ratio (FAR) is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. This allows for a greater number and mix of unit types and sizes. |
| **SR-14: Adjust floor area ratio (FAR) standard to accommodate increased densities** | Floor area ratio (FAR) is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. This option can allow for a greater number and mix of unit types and sizes. To increase housing supply and diversity in a community, this strategy refers to the following options:<br>• Using FAR in place of density regulations<br>• Increasing existing FAR regulations<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **SR-15: Reduce parking requirements** | Municipalities may consider a reduction in the amount of parking required for developments. Parking facilities add substantial costs to the development of new housing. This includes surface or structured parking. Reducing parking increases affordability. Fewer residents are likely to own vehicles in areas within walking distance to high-capacity transit, with frequent bus service, a mixture of uses.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **Other strategies** | |

| *Questions 14-16:* **Design Strategies** | |
|---|---|
| **DS-1: Infill development** | This strategy is the process of developing vacant or under-used parcels within existing urban areas. It Make use existing infrastructure by identifying and implementing policies that:<br>• improve market opportunities<br>• reduce impediments to development in areas suitable for infill or redevelopment.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **DS-2: Planned unit development/planned residential development** | Planned unit development and planned residential development refer to large integrated developments that offer special design, housing type mix, or development flexibility provided they conform to the comprehensive plan. PUDs and PRDs offer flexibility in lot sizes and housing types provided the overall development meets the density provisions of the zone.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **DS-3: Clustered residential development** | Clustering allows developers to increase density on portions of a site, while preserving other areas of the site. Clustering is a tool most used to preserve natural areas or avoid natural hazards during development. It uses characteristics of the site as a primary consideration in determining building footprints, access, etc. Clustering is typically processed during the site review phase of development review.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **DS-4: Condominiums** | A condominium is a building structure divided into several units that are each separately owned, surrounded by common areas that are jointly owned. |
| **DS-5: Transportation efficient land use** | Review and amend comprehensive plans to encourage patterns of land development that encourage pedestrian, bike, and transit travel. This strategy is typically implemented at the development review level. It can also be implemented through plan designation and zoning maps through consideration of the geographic distribution of planned land uses and densities.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **DS-6: Co-housing** | Co-housing is a cooperative ownership structure between different owners. Owners share responsibility and maintenance of the property. They have access to shared amenities that may include common areas, amenity rooms, kitchens, or laundry facilities. Co-housing typically provides a sense of social community between inhabitants. |

| ***Questions 14-16:*** **Design Strategies** | |
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| **DS-7: Form based code** | A form-based approach to regulating development emphasizes predictable built results and a high-quality public realm by using physical form and design rather than separation of uses and density limits. This approach uses prescriptive standards for building massing, layout, orientation, and design to help achieve a community's specific vision. It places an emphasis on the design of streetscapes and how private developments looks from the street.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **DS-8: Vertical growth** | Modifications to building height restrictions allow taller structures. This result in increased development capacity and assists in increasing residential densities.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **DS-9: Flexible design standards** | Policies that allow for flexible implementation of design standards or policies for new developments. Design standards seek to preserve and enhance the character of a community or district. They are most typically applied in the design phase of projects. Design standards are typically implemented as a section of the development code.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **Other strategies** | |

| *Questions 17-19: Administrative Process Improvements* | |
|---|---|
| **AP-1: Online permitting** | A web-based portal that allow applicants to apply and submit development applications digitally. |
| **AP-2: Priority permitting** | An applicant can submit additional fees to have their application prioritized for review. |
| **AP-3: Planned Action Environmental Impact Statement (EIS)** | Planned actions are authorized under SEPA and provide more detailed environmental analysis during an area-wide planning phase, rather than during the permit review process. As a result, future projects in the designated planned action area do not require SEPA determinations at the time of permit application if they are consistent with the type of development, growth and traffic assumptions, and mitigation measures studied in the EIS or threshold determination.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **AP-4: Subarea plan with non-project Environmental Impact Statement (EIS)** | A subarea plan is an optional element of a comprehensive plan that details local conditions, customized policies, and land use plans. Local governments may adopt an optional comprehensive plan element or sub-area plan and implementing development regulations if evaluated by an EIS. A non-project (EIS) can be prepared to address a subarea plan to assess and disclose the probable significant adverse environmental impacts of the plan. Non-project actions involve plans, programs, and regulations.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **AP-5: State Environmental Policy Act (SEPA) threshold exemption** | The default rule under statewide SEPA rules is that single-family and multifamily development proposals greater than four dwelling units are subject to SEPA review. Flexible thresholds in SEPA rules allow local governments to increase the number of dwelling units exempt from SEPA review. An agency may adopt a system of several exempt levels, such as different levels for different geographic areas, affordability levels or mixed-use projects. Adjusting SEPA thresholds allows a county or city to provide flexibility and targeted incentives in specific areas by reducing development costs and the potential for appeals associated with SEPA review.<br>Department of Commerce- Guide for Developing a Housing Action Plan |

| *Questions 17-19: Administrative Process Improvements* | |
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| **AP-6: Protection from State Environmental Policy Act (SEPA) appeals on transportation impacts** | Municipalities have the option to protect SEPA decisions from appeal for impacts related to transportation elements of the environment when an approved residential, multifamily, or mixed-use project is:<br>• Consistent with the locally adopted transportation plan<br>• Subject to local impact fees<br>• Washington State Department of Transportation (WSDOT) determines the project does not present adverse impacts.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **AP-7: State Environmental Policy Act (SEPA) categorial exemptions for mixed use and infill development** | Modifications to SEPA exemptions for mixed use and infill development can streamline the development review process and encourage more efficient development.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **AP-8: Increase thresholds for State Environmental Policy Act (SEPA) categorial exemptions** | Under state SEPA rules, categorical exemptions apply to types of proposals or agency actions. Often, there are exceptions to these exemption rules. Examples of categorically exempt minor projects include construction of four dwelling units or less, commercial buildings with 4,000 sq.ft. or less of gross floor area and no more than 20 parking spaces, and water and sewer facilities related to lines twelve inches or less in diameter.<br>SEPA Guidance on Categorical Exemptions |
| **AP-9: Specific development plans** | Work with landowners, developers, and neighbors to develop detailed development plans. This strategy results in a plan for a specific geographic area that is adopted as a supplement or amendment to the jurisdictions comprehensive land use plan. Allow streamlined approval for projects consistent with the plan.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **AP-10: Streamline review process** | Permit and development processes can be streamlined to reduce barriers to development, while achieving the intended objectives of development policies.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **AP-11: Streamline development regulations and standards** | Regulatory reforms that simplify development regulations and standards, while still maintaining appropriate restrictions on development.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |

| *Questions 17-19: Administrative Process Improvements* | |
|---|---|
| **AP-12: Streamline permitting process** | Providing an efficient, predictable, and user-friendly permitting process can encourage new housing construction by reducing potential confusion or perception of risk among developers, and lower administrative carrying costs. Methods to promote streamlining include:<br>- Pre-application meetings<br>- Public reports on permit review times<br>- Option for expedited review for an added fee<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **AP-13: Streamline subdivision process** | Municipalities may increase the number of lots from 4 to 9 for short plats (short subdivisions). These developments may be administratively approved instead of needing to go through a lengthier subdivision process<br><br>Municipalities may adopt an ordinance for subdivisions that allows for the administrative review of a preliminary plat without a public hearing. The ordinance may specify a threshold number of lots in a subdivision above which a public hearing must be held, and may specify other factors which necessitate the holding of a public hearing. If the public hearing is waived, the planning commission or planning agency can complete the review of the proposed preliminary plat and send its recommendation to the legislative body.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **AP-14: Expedite plan and permit approval for smart growth projects** | Streamlined permitting processes provide incentives to developers. This strategy would be implemented at the development review phase for smart growth projects.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **AP-15: Simplify land use designation maps** | Simplifying the land use map and the implementing zoning map makes zoning changes easier and encourages a variety of housing types. Several residential land use designations can be combined into one district. Implementing zones can provide more variety as they can include a diversity of housing types and lot sizes.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **Other strategies** | |

| *Questions 20-22: Affordable Incentive Strategies* | |
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| **AH-1: Local option taxes, fees, and levies** | Municipalities may provide direct project funding, through grants or loans, to encourage the production of income restricted affordable housing. Securing this funding occurs in different ways:<br>• Local housing tax levy<br>• Sales and use tax<br>• Real estate excise tax<br>• Other funds<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **AH-2: Multi-family housing tax exemption** | Local governments can provide tax credits to developers for new or rehabilitated multi-family housing. Tax credits provide an incentive to developers by reducing future tax burden. In some markets, this can make projects financially feasible. This strategy is intended to encourage development of multi-family housing, primarily in urban centers. This strategy is typically offered for projects that meet specific criteria.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **AH-3: Fee waivers for affordable housing** | Fee waivers reduce the up-front cost of construction for residential development. Waiving some, or all, of these fees for income-restricted units can be a valuable incentive for encouraging the creation of income-restricted affordable units. This incentive is most effective when paired with a larger incentive package for affordable housing.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **AH-4: Alternative development standards for affordable housing** | Jurisdictions can relax development regulations in return for affordable housing development as an incentive. This includes reducing minimum parking requirements, reducing minimum lot sizes, and density and height incentives for desired unit types.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **AH-5: Inclusionary zoning** | Inclusionary zoning requires developers to provide a certain amount of affordable housing in developments over a certain size. Inclusionary zoning is applied during the development review process.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |

| *Questions 20-22: Affordable Incentive Strategies* | |
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| **AH-6: Density bonuses in exchange for affordable housing units** | The local government allows developers to build housing at densities higher than are usually allowed by the underlying zoning. Density bonuses are commonly used as a tool to encourage greater housing density in desired areas, provided certain requirements are met. This strategy is generally implemented through provisions of the local zoning code and is allowed in appropriate residential zones.<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **AH-7: Transfer/purchase of development rights** | This strategy is intended to move development from sensitive areas to more appropriate areas. Development rights are transferred to "receiving zones" and can be traded. This strategy can increase overall densities. This strategy is usually implemented through a subsection of the zoning code and identifies both sending zones (zones where decreased densities are desirable) and receiving zones (zones where increased densities are allowed).<br>County Wide Planning Policies- Appendix D- Reasonable Measures List |
| **Other strategies** | |

| *Questions 23-25: Partnership Strategies* | |
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| **PS-1: Partnerships with local housing providers** | Local governments may want to coordinate with local housing groups and non-profit developers to look for shared goals and identify ways both groups can work together. This may include identifying property, crafting incentives, developing housing assistance programs, supporting grant applications, code enforcement, property owner assistance or other programs to help increase affordability and reduce homelessness.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PS-2: Affordable housing partnerships near transit stations** | Local governments may want to coordinate with local housing groups or transit authorities for the development of affordable housing within proximity to transit stations and other transportation facilities. |
| **PS-3: Local housing trust fund** | Housing trust funds are distinct funds established by local governments that receive an ongoing source of dedicated funding to support housing affordability. They can be designed to meet the most critical housing needs in each community.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PS-4: Model code** | Is a building code that is developed and maintained by a standards organization independent of the jurisdiction responsible for enacting the building code. |
| **PS-5: Land bank to develop vacant lands** | In areas with high land costs, acquiring suitable land can add significant expense to an affordable housing project. Jurisdictions may own surplus or underutilized lands that may be suitable for housing development. These public lands can be donated or leased to affordable housing developers to reduce the cost of development and help make a project more financially feasible.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PS-6: Surplus public lands for affordable housing construction** | A jurisdiction may dedicate available lands for the development of new housing. The use of vacant or surplus lands reduces the total construction costs of the new housing development. |
| **PS-7: Cooperate with other jurisdictions** | Local governments may want to coordinate with each other to look for shared goals and identify ways they can work together to provide affordable housing. |
| **Other strategies** | |

| *Questions 26-28: Economic Displacement Strategies* | |
|---|---|
| **ED-1: Financial assistance programs** | Direct or indirect funding support for the lowest income segments for housing.<br>The financial component of the housing market includes parties that are involved with providing funding:<br>• Lenders provide loans or mortgages to participants in the housing market<br>• Investors provide capital funds in return for equity ownership in the property<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **ED-2: Property tax assistance programs** | Certain neighborhoods experience dramatic increases to property values that result in proportional increases to property tax values. Longtime residents who own their home but wish to stay in their neighborhood but struggle to keep up with these cost increases can be helped through a property tax assistance program.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **ED-3: Down payment assistance** | Down payment or assistance programs offer no-interest or low-interest capital for qualified buyers. These programs typically pair with home ownership education courses to encourage financial preparedness for participants. Many programs target first-time home buyers.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **ED-4: Community land trusts** | A Community Land Trust (CLT) is a non-profit organization, owned by a collective of community members, which buys and holds land within a neighborhood. It may raise funds through public or private sources to build structures on this land to be used for community purposes or to be sold to low- or moderate-income residents. These building occupants pay a monthly land lease fee to the trust, which maintains ownership of the land itself. CLTs build community wealth by cooperatively owning land and provide affordable housing within a neighborhood.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **ED-5: Need-based rehabilitation assistance** | Rehabilitation projects for existing housing that serves low- and moderate-income residents encourages community longevity. Need-based rehabilitation assistance helps low-income, disabled, or senior residents make needed home repairs and safety upgrades by offering favorable financing terms or time-limited tax abatements to qualified homeowners. Projects that address weatherization and energy efficiency improvements can improve long-term affordability for the homeowner by reducing monthly energy costs.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **Other strategies** | |

| *Questions 29-31: Cultural Displacement Strategies* | |
|---|---|
| **CD-1: Grants/loans to directly support small businesses** | Small businesses and cultural anchors, especially in areas with high displacement risk, may struggle to invest in their space and keep up with rent. Washington state law establishes local governments' authority to support businesses through economic development programs and federal and private funds, and community lenders.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **CD-2: Financing ground floor commercial** | Funds that are used to finance commercial space on the ground floor of buildings. This can be more challenging to fund than affordable housing on the upper floors.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **CD-3: Commercial community land trust** | Land trusts can help preserve existing affordable space or increase affordability in new spaces. They secure and maintain access to land for public benefit to preserve affordable commercial spaces. This is particularly important for non-profit organizations and micro-businesses.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **CD-4: Community benefits/development agreements** | Development agreements, or community benefits agreements, are voluntary, negotiated contracts between a developer and a city or county that specify the public benefits the development will provide and each parties' responsibilities. They can achieve affordable housing, affordable commercial space, community gathering space and other public amenities.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **CD-5: Micro-retail and flexible cultural space design** | New buildings and renovations can design ground floor areas with flexible spaces for a variety of uses. Flexible spaces can accommodate a range of operators such as restaurants, services, micro-retail, and cultural organizations. Flexible spaces reduce the initial move-in and tenant improvement costs.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **CD-6: Business incubators, co-working spaces, and artisan/makers spaces** | These types of shared workspaces allow businesses, artists/artisans, and nonprofits to pool resources in a shared space and spark collaboration. They are typically run by nonprofit organizations.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **Other strategies** | |

| *Questions 32-34: Physical Displacement Strategies* | |
|---|---|
| **PD-1: Strategic acquisition and financing of existing multi-family development** | To better retain affordable housing, cities, counties, and housing authorities can catalog naturally occurring affordable housing and housing with income restrictions or covenants that are about to expire. Cities, counties, and housing authorities may then identify funds for acquiring existing multifamily buildings that serve low- or moderate-income residents to avoid displacement of residents. Selected properties should be targets for redevelopment with residents otherwise being unable to afford to stay in the neighborhood or projects with expiring affordability contracts.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PD-2: Third-party purchases of existing affordable housing** | Community-based organizations, non-profits, and community land trusts can be important property owners within a neighborhood. Municipal and other funds can assist these institutions in land and property acquisition efforts that preserve affordable housing and prevent displacement within a neighborhood.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PD-3: Notice of intent to sell/sale ordinance** | A "Notice of Intent to Sell" ordinance requires owners of multi-family buildings to provide official notification to tenants and local housing officials. This ordinance can apply specifically to properties with rents at or below certain income levels. It also acts as a mitigation measure for residents, providing additional time to prepare for a potential need to move.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PD-4: Foreclosure intervention counseling** | Foreclosure intervention counselors serve as intermediaries between homeowners and financial institutions to advocate for at-risk homeowners in need of budgeting assistance, refinanced loan terms or repaired credit scores. Cities can use affordable housing funds to support these programs, or community land trusts can step in to purchase foreclosed property, helping to restore ownership for residents.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PD-5: Mobile home park preservation and relocation assistance** | Mobile home parks can be prime locations for higher density redevelopment in communities with strong demand for new housing. However, they also provide relatively affordable housing to residents in lower-income brackets. Therefore, some communities use strategies to preserve mobile home parks and avoid displacing residents.<br>Department of Commerce- Guide for Developing a Housing Action Plan |

| *Questions 32-34: Physical Displacement Strategies* | |
|---|---|
| **PD-6: Mobile home park conversion to cooperative** | A community investment program for mobile home parks offers financial tools enabling mobile home park residents to organize and purchase the land that serves their community. Mobile home parks often house moderate- and low-income residents, and this program, which operates as a co-op, protects residents from unexpected rent increases over time. It also empowers residents to complete much-needed deferred maintenance projects.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PD-7: Preservation of affordable existing housing types other than mobile homes** | Local jurisdictions can support policies that seek to preserve existing affordable housing units. For example, older apartment buildings that typically have lower rental costs for renters. |
| **PD-8: Tenant relocation assistance** | Local governments can pass an ordinance that requires developers, public funds, or a combination of the two to provide relocation funds for displaced tenants. Tenants at or below 50% of the county median income, adjusted for family size, qualify for available funds.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PD-9: Just cause eviction protections** | Local jurisdictions can pass just cause eviction protections that mandate that landlords provide tenants a legally justifiable reason when being asked to vacate. Legally justifiable reasons may include failure to pay on time or meet terms of the lease agreement, sale of the building, or the owner's desire to assume occupancy of the unit. This protection does not avoid displacement, but it promotes rental stability and provides legal recourse for residents who are asked to vacate without reasonable justification.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **PD-10: "Right to return" policies for promoting home ownership** | A "right to return" policy works to reverse the effects of past physical displacement by providing down payment assistance for first-time homebuyers who can prove that they have been victims of displacement. Programs may prioritize cases of displacement by direct government action.<br>Department of Commerce- Guide for Developing a Housing Action Plan |

| *Questions 32-34: Physical Displacement Strategies* | |
|---|---|
| **PD-11: Regulations for short-term rentals** | Many communities have adopted short-term rental (STR) regulations to reduce their impact on displacement and housing affordability. A first step is to track STR activity by requiring registration and reporting from owners of these units. Policy regulations should prioritize actions that reduce the likelihood of converting long-term rentals into STRs. STRs can be charged transient rental or hotel taxes, with revenue contributing to anti-displacement initiatives. The regulation of short-term rentals can be complex and involve establishing an annual license or permit, standards for the protection of guests and or standards for the protection of neighbors. There may also be a need for added code enforcement resources.<br>Department of Commerce- Guide for Developing a Housing Action Plan |
| **Other strategies** | |

| ***Questions 35-37: House Bill 1220:*** **Supporting Emergency Shelters and Housing through Local Planning & Development Regulations**<br>**HB 1220 – 2021-22** | |
|---|---|
| **HB-1: Indoor emergency shelters** | Means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.<br>Engrossed Second Substitute House Bill 1220 |
| **HB-2: Emergency housing** | Means a facility whose primary purpose is to provide temporary or transitional shelter and supportive services to the homeless in general or to a specific population of the homeless for no more than sixty days.<br>WAC 458-16-320- Emergency or transitional housing |
| **HB-3: Permanent supportive housing** | Is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.<br>Engrossed Second Substitute House Bill 1220 |
| **HB-4: Transitional housing** | Transitional housing means a facility that provides housing and supportive services to homeless individuals or families for up to two years and whose primary purpose is to enable homeless individuals or families to move into independent living and permanent housing.<br>WAC 458-16-320- Emergency or transitional housing |
| **Other Strategies** | |

## Housing Strategies Survey Part 2

The Housing Strategies- Local Government Survey Part 2 requires jurisdictions to provide an update on the strategies they use to promote housing. The survey consists of 4 open-ended questions regarding jurisdiction's Housing Element and Housing Action Plan.

The survey requires jurisdictions to provide detailed written responses on how their community is managing the following strategies:

- Housing element
- Implementation
- Housing Action Plan (if applicable)
- Future housing issues

The survey was a Microsoft word document emailed to planning staff in each of the jurisdictions. A total of 15 jurisdictions submitted their responses between July 21st to September 1st in 2022. Full responses received are included below.

# Housing Strategies - Local Government Survey Part 2 responses

## Housing Element

**The City of Arlington's current Comprehensive Plan Housing Element is out of date because most of the current goals and policies listed below have been implemented in the past 5 years. The Housing Action Plan, adopted in 2021 analyzed the Housing Elements and provided suggestions to the policies. The City is completely re-writing the Comprehensive Plan with the upcoming 2024 update.**

- **GH-1 Diversify the City's housing stock**
- **GH-2 Ensure the development of new multi-family housing and small single-family units occur within close proximity to commercial areas within the City.**
- **GH-3 Ensure stable residential neighborhoods through public investment in infrastructure and by preserving existing housing stock.**
- **GH-4 Encourage the development of special needs housing within the City.**
- **GH-5 Encourage a quality housing stock within the City.**
- **GH-6 Establish and maintain a streamlined permitting processing to help create predictability for customers.**
- **GH-7 Increase the opportunity for all residents to purchase or rent safe, and sanitary housing through incentives and other programs.**
- **GH-8 Promote and facilitate the provision of affordable housing in all areas and zoning districts of the City.**

## Implementation

**The following are the implementation measures that the City has adopted in the past 5 years:**

- **Changed Zoning Designations on the Zoning Map to increase density, reduce lot sizes, and created a mix of housing opportunities, including duplex, triplex, fourplex, cottage housing, garden apartments, multi-family apartments, rowhouses, townhouses, and accessory dwelling units in all residential zones, except for Residential Ultra Low Capacity and Residential Low Capacity. These additional uses were added in 2021 and are being enhanced with the 2022 Zoning Code Amendments that are scheduled for adoption in October 2022. The city also currently allows for adult family homes, group homes, homes for handicapped persons, nursing homes, special needs childcare homes, halfway houses, permanent supportive housing, transitional housing, boarding houses, tourist and temporary homes, emergency housing, and emergency shelters.**
- **The City utilizes the Mixed-Use Development Regulations in all areas of the city that are zoned Highway Commercial, General Commercial, Commercial Corridor, and Neighborhood Commercial. These regulations have been in place since November 2017. This change allowed for the development of higher density residential to be constructed along with commercial. The city adopted updated unit lot subdivision regulations in 2019 which allows for small lot sizes, while promoting home ownership.**
- **The City adopted Old Town Residential Design Standards earlier this year (2022) and will be adopting updated design standards for all zones throughout the city in October 2022 to guarantee a minimum level of building construction, housing style, and housing types that preserve the character of the Old Town Residential zone.**
- **The City has updated the current Design Standards to be implemented across all zoning districts of the city in October 2022. This ensures consistency of building materials and styles across the city.**
- **The City has developed a streamlined permitting process allowing for concurrent submittal and review of land use permits, civil permits, and building permits.**

## Housing Action Plan (if applicable)

**The City of Arlington's Housing Action Plan was adopted in 2021. Part of the Housing Action Plan was the completion of a Housing Needs Assessment that analyzed population, demographics, employment, housing profiles, housing affordability, housing needs, next steps, evaluation process, and the existing housing element. The following are a couple of items that stood out the most throughout the analysis:**

- **One-third of Arlington households are cost burdened, spending more than 30% of income on housing**
- **Seventy-five percent of the housing stock is single-family residential houses at the time the analysis was completed**

**Three strategic objectives with action items that came from the Housing Action Plan:**

- **Expand opportunities for households to work, live, and play locally**
  - **Explore potential of the East Hill Master Planned Neighborhood Overlay to offer affordable housing options**
  - **Encourage more diverse types of housing development**
  - **Use value capture to generate and reinvest in neighborhoods experiencing increased private investment**
  - **Increase participation in existing first-time homebuyer programs and resources for new homebuyers**
  - **Create a process to coordinate public investments, like capital improvements, with affordable activities to reduce the overall cost of development**
- **Preserve community and character**
  - **Preserve Arlington's sense of place**
  - **Target existing resources to improve the livability of existing owner-occupied homes**
  - **Improve tracking and monitoring of existing subsidized and unsubsidized affordable housing**
  - **Expand tenants' protections through a comprehensive policy**
  - **Create a housing trust fund**
- **Address the housing needs of everyone.**
  - **Leverage publicly and partner-owned land for public housing**
  - **Create incentives to develop affordable housing**
  - **Explore innovative, low-cost housing solutions to serve people experiencing homelessness**
  - **Create consistent standards for fee waiver eligibility and resources to offset waived fees**

## Future Housing Issues

- **Affordable Housing Options for home ownership and renting.**
- **Current utility costs burden the development of Accessory Dwelling Units.**
- **Redevelopment of properties is required to meet the population allocation, with limited land availability a UGA expansion will be needed in the future.**
- **Negative community response to higher density housing. This is not just limited to apartments but includes all development that is not single-family residences.**
- **The City is utilizing a Department of Commerce, Housing Action Plan Implementation (HAPI) grant to evaluate whether a Value Capture program can be successfully utilized in creating opportunities for the construction of affordable housing along a planned Bus Rapid Transit (BRT) corridor in Arlington. This was identified as a Strategic Objective in our 2021 Housing Action Plan.**

## Housing Element

In the 2015 *Imagine Bothell…* Comprehensive Plan Periodic Update, the Housing and Community Services Elements were combined in a new Housing and Human Services Element. Initial direction for the 2024 update is to separate these elements again, creating a standalone Housing Element.

Staff has just begun reviewing the current Housing and Human Services Element to consider options for separating the elements and updating the housing provisions. Clearly the Background and Needs Assessment section needs updating.

Recent work on middle housing has identified the need to update some goals, policies and actions to modify statements about "preserving neighborhood character" to allow for more inclusive neighborhoods. Those updates have been deferred to the 2024 update for now.

The Housing and Human Services Element forms the policy basis for the ongoing implementation actions and the 2018 Housing Strategy update, described below.

## Implementation

Since the 2015 comprehensive plan periodic update, the City of Bothell has undertaken a number of implementation actions, primarily in the form of code amendments. These actions have accelerated in the past 3-4 years in response to the regional and national housing crisis.

1. Accessory dwelling unit regulations have been amended to remove barriers to creating new ADUs, including provisions to encourage "carriage house" units over garages or other accessary structures by allowing additional height and adding privacy requirements to protect adjacent residents.
2. Other "middle housing" types have been allowed or are being considered:
    a. Corner-lot duplexes in single-family zones (adopted)
    b. Proposed regulations to:
        i. allow new subdivisions in single-family zones that include middle housing to get a density bonus, accompanied by affordable housing requirements
        ii. allow up to fourplexes in existing single-family zones, with provisions encouraging retention of existing homes
        iii. allow courtyard housing in existing single-family zones
        iv. allow cottage housing in existing single-family zones
        v. relax parking requirements, especially for middle housing near transit and trails
3. Parking reductions near frequent transit, initially to comply with State mandates, including for very low and extremely low income households (adopted) and expanded parking reductions linked with affordable housing requirements (in process).
4. Affordable housing requirements where capacity is increased (in the Downtown Subarea) and/or parking requirements are reduced (in the Canyon Park Subarea). This same approach and or voluntary incentives (see below) will be used as appropriate in other areas where capacity is increased.
5. Affordable housing incentives in one area, resulting in 74 units of low- to extremely low-income senior housing on a surplus City property.
6. Negotiations with a partnership of affordable housing proponents on another City surplus property.
7. Consideration of pre-approved detached ADU plans.
8. Consideration of reduced development and utility fees for ADUs and middle housing.

## Housing Action Plan (if applicable)

In 2018, Bothell adopted an updated Housing Strategy to evaluate changing needs and direct implementation efforts, soliciting input from a variety of stakeholders and focus groups. The Housing Strategy prioritizes key strategies in tiers and has directed implementation work on some of the top tier projects and will continue to inform actions moving forward.

## Future Housing Issues

In the 2022 Planning Docket, three applications for plan and code amendments are being considered, along with affordable housing provisions.

Additional work will be done in 2022 and 2023 to support implementation of middle housing code amendments, including additional outreach and education with a social and racial equity lens, analysis of market forces and anti-displacement strategies, and partnerships with community-based organizations representing under-served populations.

In 2023, additional private applications for up-zones could present other opportunities to explore affordable housing requirements and/or incentives. If none, staff work on housing could focus on the 2024 comprehensive plan update.

## 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 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 several strategies. More recent strategies include promoting infill and mixed-use development, establishing an inter-local agreement with the Housing Authority of Snohomish County to support acquisition of low-rent housing within the city, creating flexibility in front and side yard setbacks, eliminating minimum lot size (planned residential development and conservation subdivision design), and streamlining the permit approval process for projects within the Highway 99 Subarea (particularly useful when working with housing agencies).**

**In pursuing these strategies, citizens have expressed concerns regarding the possible lack of compatibility in scale between new higher density development and existing low-density development. To address these concerns, the city implemented updated design guidelines to ensure development such as infill and mixed-use have minimal impact on existing neighborhood character. The city also permits manufactured homes in single family zoned residential areas.**

## Housing Action Plan (if applicable)

**N/A**

## 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 expand the range of housing types to meet diverse needs and encourage availability of affordable housing into the future.**
**Recent efforts include: adoption of the Highway 99 Subarea Plan and associated planned action to streamline development review and support prolonged economic prosperity along the corridor; updates to the subdivision ordinance to allow more efficient, environmentally-sensitive use of land; adoption of a multi-family tax exemption program to incentivize transit-oriented development in targeted areas; and establishment of an inter-local agreement with the Housing Authority of Snohomish County.**

**City of Everett**

| Housing Element |
| --- |
| **Many of the strategies from 2013 are the same for this round. Some were added in the 2015 Comp Plan Update. The Housing Element will likely include more changes as a result of the Housing Action Plan direction on specific goals and actions.**<br><br>**2015 Strategies**<br><br>**Housing Element**<br><br>*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.<br><br>Graphics are used in the housing element to communicate desired housing types and options. Objectives of the plan include:<br><br>• Promote a variety of housing types.<br>• Preserve and enhance the value and character of neighborhoods by improving and extending the life of existing housing stock.<br>• Increase access to affordable housing while preserving existing neighborhoods.<br>• Promote a housing policy and land use pattern that increases the ratio of housing units to jobs.<br>• Maximize the public investment by increasing residential density.<br>• Promote programs that increase home ownership.<br>• Promote efforts that change the incorrect public perception that tenants of rental housing are less responsible citizens than homeowners.<br>• Support housing programs that increase the supply of housing for low-income households and special needs population.<br>• Promote a "fair share distribution" of providing housing opportunities throughout Snohomish County in cooperation with other jurisdictions.<br>• Provide land use density, policies and regulations that accommodate the projected 2035 population.<br>• 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:<br>Provide density incentives for affordable ownerships and rental units.<br>Promote inclusionary zoning.<br>Increase residential densities in and around the downtown, and adjacent to arterial street corridors.<br>Revise codes to allow rear yard dwellings, flexibility in project review, and encouragement of infill.<br>• Support and encourage energy efficiency.<br>• Support neighborhood stabilization and foreclosure prevention programs.<br>• Encourage policies and programs that make housing more resistant to natural disasters. |

**Implementation**

**Implementation**

Since the last Comprehensive Plan Update the City of Everett has increased efforts and resources toward supporting both market rate and affordable housing production. There is clearly a shortage of housing to meet the current and future needs of all economic segments of the community even though the city's housing stock contains a significant number of low-income and affordable housing units.

City partners include the Everett 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 also assisted a number of non-profits with funding and environmental review assistance including: Housing Hope, Everett Housing Authority, Home Site, Compass Health, and Catholic Housing Services for both construction of new affordable units and rehabilitation of existing units .

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:

- Existing strategies that expand unlimited density along Broadway to the R-4 zone in the residential areas near Metro Everett.
- Providing incentives for increased densities for Evergreen Way (E-1) and Mixed Use Overlay (MUO) zones along Evergreen Way corridor.
- 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 still does not appear to be a market in Everett at this time for this type of housing construction.

**Metro Everett**

Metro Everett was a multi-year subarea plan process to update the previous Downtown Everett Plan which is designated at a Regional Growth Center in PSRC's VISION 2050. The updated plan is intended to reduce barriers to infill and redevelopment, promote redevelopment of underutilized and blighted areas, activate commercial, mixed-use and transit-oriented areas, and ensure

compatibility. The boundaries of the "downtown" Everett subarea were expanded to encompass the Everett Station, a future light rail station area, to the east. The Metro Plan includes:

- Minimum densities and density bonuses for affordable housing.
- Expansion of the city's multifamily tax exemption program to include all areas in Metro Everett.
- Reduced off-street parking requirements for multifamily residential development where car ownership rates are lower for resident populations, such as seniors, low-income, smaller households, and students.

**Rethink Housing Action Plan**

The City of Everett adopted a comprehensive Housing Action Plan on October 6, 2021. The Housing Action Plan strategies better align the City's policies, regulations, and funding to allow greater predictability for developers and a greater variety of housing types, making it possible to increase housing supply while preserving community character and compatibility with existing neighborhoods. The main areas of the strategies emphasize: increasing housing variety, development in urban corridors, transit-oriented communities, and affordability and displacement. These strategies promote opportunities to encourage infill development in single family zones, also referred to as "middle housing", that may feature more compact housing types, including accessory dwelling units, corner lot duplexes, townhouses, and courtyard apartments. Supporting strong incentives for new market rate and affordable housing production and displacement strategies in both urban corridors and transit-oriented communities are also priorities identified in the Housing Action Plan. The plan calls for development of a homeless housing plan for unsheltered members of the community. Evaluating parking requirements and long-term progress monitoring are also key components in the areas of focus.

KEY IMPLEMENTATION STEPS Although there are several actions described in the plan that are involved with implementing the Housing Action Plan, there are topic areas in the Plan that will require further coordination and guidelines for detailed tasks. Full implementation will need additional coordination and effort. This will include the following:

- **Coordinate revisions to the Comprehensive Plan.** A substantial portion of the actions identified in this Housing Action Plan will either need to be implemented directly through changes to the Comprehensive Plan or will need to be supported through changes to policies in the Comprehensive Plan. Because of this, these revisions should be specifically identified and incorporated into the initial planning processes for the Plan update. **This project is currently in process with the Comprehensive Plan Periodic Update.**
- **Develop additional revisions to the Unified Development Code to expand housing types and streamline development requirements.** Several recommendations include changes to allowable uses and design requirements in the current Code. These changes should be coordinated to provide a consistent approach to these revisions across the different topic areas and provide for a more efficient process for changes. **This project is currently in process funded by a Department of Commerce Middle Housing Grant.**
- **Improve local non-motorized transportation infrastructure and other amenities.** As part of the recommendations, improving walkability and bike accessibility is an approach to encouraging development in urban corridors and TOD areas. These efforts should be coordinated with broader

efforts across City department to encourage the development of an interconnected, multimodal system that can support access to and from these areas.

- **Coordinate a Development Incentives Study for market-rate and affordable housing development.** Several recommendations note the potential role that incentives from the City can play in supporting both market-rate in key areas and affordable housing throughout the City. A targeted study should expand on the feasibility assessment included in this Plan, and would include adjustments to affordable housing incentives as well as other incentives to promote housing production in urban corridors and TOD areas. **This project is currently in process funded by a Department of Commerce Housing Action Plan Implementation Grant.**
- **Develop a Parking Study to adjust minimum parking standards.** While recent work has been done on parking provisions, additional changes to minimum parking requirements can help to reduce costs, but understanding what parking is needed for certain areas will require additional study. A more detailed review of current and future parking needs should be carried out to identify the potential to adjust these requirements.
- **Revise design guidelines and requirements.** Several recommendations detail the need to provide revisions to design guidelines and requirements to ensure that new development is consistent with existing neighborhood character and does not present significant conflicts with existing uses. Efforts to make these revisions to design guidelines should be coordinated between different subject areas, and implemented as part of changes to the Uniform Development Code where possible.
- **Assist tenants and homeowners with housing costs and protections.** Expanding tenant protections and supporting targeted assistance to low-income households for housing costs can help to improve housing security and prevent homelessness with targeted populations. This may rely on funding directed from the General Fund, as well as the Affordable Housing Sales Tax credit and other sources.
- **Coordinate with community partners a comprehensive and sustainable program to support those in the community who are unsheltered.** – Working with community partners is essential to developing an overall strategy to house the unsheltered homelessness population. The City continues to engage with Snohomish County, public and private non-profit housing developers, and social service providers to finding resources and accomplish goals towards alleviating homelessness in Everett. A comprehensive and sustainable plan to address temporary and homeless housing solutions could assist the city in achieving higher positive outcome rates.
- **Develop a long-term Affordable Housing Funding Strategy.** One priority for the City should be to develop a consistent strategy to ensure that available resources for affordable housing are coordinated to meet identified targets. This should highlight current and potential sources of revenue, as well as clear priorities for spending on affordable housing construction, acquisition, rehabilitation, and preservation.
- **Create ongoing monitoring programs to determine achievements.** Understanding how these policies are helping to achieve goals with market-rate and affordable housing production is essential in determining whether additional changes or adjustments to these actions would be required over time. The city should work to provide for ongoing monitoring of housing outcomes to ensure that targets are being achieved, both citywide and in specific target areas such as station areas.

**Rethink Zoning**

Rethink Zoning was a multi-year initiative to update and simplify the City's zoning code into a Unified Development Code. The previous version of the City's zoning code was adopted in 1989. The world and Everett have changed significantly since that time. Rethink Zoning produced a number of initiatives to streamline processes and procedures, and simplify development requirements by consolidating zones, increasing SEPA thresholds, adding affordable housing density and height bonuses, and increase potential densities citywide.

**Housing Action Plan (if applicable)**

See Attached Appendix C.

**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 2050 Regional Growth Strategy.

Other housing issues over the next 20 years will center around transit-oriented development to encourage the appropriate type of housing in and around light rails station areas while supporting equitable options and mitigating displacement of residents in affordable housing, while creating vibrant living opportunities that takes advantage of the public and private infrastructure investments.

Significant public and private investment into subsidized housing and support services for unsheltered community members. Funding sources are not always reliable or predictable and therefore, more certainty is necessary to ensure the city, along with community partners and the county, can alleviate homelessness to the greatest extent possible.

# Appendix C: HAP Strategy Matrix

## MATRIX RATING KEY

### Relevance to Areas of Focus

● **High relevance:** This recommendation is directly related to this subject area and should be an integral part to managing associated housing needs.

◐ **Moderate relevance:** This recommendation may be applicable to some considerations in this topic area, but it is likely secondary to the focus of this recommendation.

○ **Low or no relevance:** This recommendation is not generally concerned with this topic area, but there may be some positive effects associated with changes to the broader real estate market in general.

### Impact on Needs and Gaps

**High impact:** This recommendation, if implemented, is expected to have a significant effect on addressing the identified needs and gaps in local housing and achieving the goals discussed in the HAP.

**Moderate impact:** Implementing this recommendation will have some effects on addressing identified needs but should be considered as one action in a portfolio of approaches to manage this area.

**Low or no impact:** While this recommendation may have broad impacts on the real estate market that may help to address these concerns, it will likely not have a direct effect on this need.

# MATRIX HEADERS

## Areas of Focus

- **Metro Everett:** The downtown area in Everett is the primary location envisioned for very dense residential and mixed-use development in the city, and is supported by the highest transit accessibility given major connections with local and commuter transit.
- **Station areas:** Outside of the downtown, there are areas identified around transit stations that will have access to high-frequency transit service, and can support higher densities of development.
- **Major corridors:** Major transportation corridors are one key area of focus for housing policies, given their accessibility to local transit and other transportation infrastructure.
- **Higher-density neighborhoods:** Some areas zoned as higher-density urban residential or mixed use may be further from higher-frequency transit, but still support significant amounts of
- **Lower-density neighborhoods:** Lower-density neighborhoods with largely single-family detached housing may be further from transit as well, and there may be additional concerns in the neighborhood about buffering from other uses.

## Housing Needs

- **Increase housing supply:** Will these policies provide for an increase in housing supplies in general?
- **Enhance housing diversity:** Will these policies help to preserve and enhance diversity in available housing types in the city, especially with the types of units that may be in shorter supply in the community?
- **Improve rental affordability:** Can these policies help to address rising costs of housing in the community in general, especially for lower-income households?
- **Support affordable homeownership:** Would these actions help to improve the ability for households in Everett to buy affordable homes in the community?
- **Provide very low-income housing:** Can these actions help to support opportunities to increase the availability of income-restricted affordable units for households at 50% AMI or below?
- **Reduce displacement:** If these actions are implemented, will they help to keep low-income households in their homes and communities, and reduce displacement pressures?

| | | | | | | Housing Needs in Everett | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Metro Everett | Station areas | Major corridors | Higher-density neighborhoods | Lower-density neighborhoods | Increase housing supply | Enhance housing diversity | Improve rental affordability | Support affordable homeownership | Provide very low-income housing | Reduce displacement |
| **1. Increasing Housing Variety** | | | | | | | | | | | |
| 1.1: Promote Accessory Dwelling Unit development through changes to regulations and processes. | ○ | ◐ | ◐ | ◐ | ● | ● | ● | ◐ | ◐ | ○ | ○ |
| 1.2: Adjust the City's zoning code to facilitate greater housing diversity and production. | ○ | ◐ | ◐ | ○ | ● | ● | ● | ● | ● | ○ | ◐ |
| 1.3: Update site design requirements to reduce conflicts with infill development. | ○ | ◐ | ◐ | ◐ | ● | ◐ | ● | ◐ | ◐ | ○ | ◐ |
| 1.4: Update design guidelines for new development to ensure that new infill projects align with the neighborhood. | ○ | ◐ | ◐ | ◐ | ● | ◐ | ● | ◐ | ◐ | ○ | ◐ |
| 1.5: Coordinate changes to Comprehensive Plan policies to promote housing variety, reductions in development costs, and additional housing production. | ○ | ○ | ○ | ○ | ● | ● | ● | ● | ◐ | ◐ | ◐ |
| 1.6: Study opportunities for reducing parking minimums in areas where more diverse housing types are encouraged. | ○ | ● | ● | ● | ● | ● | ● | ● | ◐ | ● | ○ |
| 1.7: Provide for regular monitoring and review of policy outcomes. | ○ | ● | ● | ● | ● | ● | ● | ● | ● | ○ | ◐ |
| **2. Development on Urban Corridors** | | | | | | | | | | | |
| 2.1: Provide adjustments to development requirements in the zoning code to encourage new housing development in urban corridors. | ○ | ● | ● | ◐ | ◐ | ● | ● | ● | ◐ | ○ | ◐ |

| | Areas of Focus | | | | | Housing Needs in Everett | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Metro Everett | Station areas | Major corridors | Higher-density neighborhoods | Lower-density neighborhoods | Increase housing supply | Enhance housing diversity | Improve rental affordability | Support affordable homeownership | Provide very low-income housing | Reduce displacement |
| **2. Development on Urban Corridors (continued)** | | | | | | | | | | | |
| 2.2: Provide a detailed economic study of potential incentives in urban corridors. | ● | ● | ● | ◐ | ○ | ○ | ○ | ◐ | ◐ | ● | ● |
| 2.3: Coordinate changes to Comprehensive Plan policies to promote development in urban corridors served by transit. | ● | ● | ● | ◐ | ○ | ● | ● | ● | ◐ | ○ | ○ |
| 2.4: Identify potential adjustments to parking requirements for development in urban corridors. | ● | ● | ● | ◐ | ○ | ● | ○ | ◐ | ◐ | ◐ | ◐ |
| 2.5: Improve non-motorized transportation options for urban corridors. | ● | ● | ● | ◐ | ◐ | ◐ | ◐ | ○ | ○ | ○ | ○ |
| 2.6: Maintain and enhance local environmental quality and streetscapes. | ● | ● | ● | ◐ | ◐ | ◐ | ◐ | ○ | ○ | ○ | ○ |
| 2.7: Provide for regular monitoring and review of policy outcomes. | ● | ● | ● | ◐ | ◐ | ● | ● | ● | ◐ | ◐ | ◐ |
| **3. Transit-Oriented Communities** | | | | | | | | | | | |
| 3.1: Coordinate long-term preservation of TOD sites. | ● | ● | ◐ | ○ | ○ | ● | ● | ● | ◐ | ◐ | ◐ |
| 3.2: Diversify housing types in transit station areas. | ● | ● | ◐ | ○ | ○ | ◐ | ● | ● | ◐ | ◐ | ◐ |
| 3.3: Streamline code requirements to facilitate TOD development. | ● | ● | ◐ | ○ | ○ | ● | ● | ● | ◐ | ◐ | ◐ |

| | Areas of Focus | | | | | Housing Needs in Everett | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Metro Everett | Station areas | Major corridors | Higher-density neighborhoods | Lower-density neighborhoods | Increase housing supply | Enhance housing diversity | Improve rental affordability | Support affordable homeownership | Provide very low-income housing | Reduce displacement |
| **3. Transit-Oriented Communities (continued)** | | | | | | | | | | | |
| 3.4: Update design standards and guidelines to reduce conflicts with new development in TOD areas. | ● | ● | ◐ | ◐ | ◐ | ● | ● | ◐ | ◐ | ◐ | ○ |
| 3.5: Provide Comprehensive Plan policies that promote coordinated TOD development in station areas. | ● | ● | ◐ | ○ | ○ | ● | ◐ | ◐ | ◐ | ◐ | ◐ |
| 3.6: Study opportunities for reducing parking minimums in station areas. | ● | ● | ◐ | ○ | ○ | ● | ◐ | ◐ | ◐ | ● | ◐ |
| 3.7: Coordinate planning for non-motorized transportation to support TOD areas. | ● | ● | ● | ◐ | ◐ | ● | ◐ | ◐ | ◐ | ○ | ○ |
| 3.8: Prioritize other public investment and management strategies to support TOD areas. | ● | ● | ◐ | ○ | ○ | ● | ◐ | ◐ | ◐ | ○ | ○ |
| 3.9: Promote affordable housing options in TOD areas. | ● | ● | ◐ | ○ | ○ | ◐ | ◐ | ● | ● | ● | ● |
| 3.10: Provide long-term monitoring of development in station areas. | ● | ● | ◐ | ○ | ○ | ● | ● | ● | ● | ● | ● |
| 3.11: Coordinate with Sound Transit on station design to ensure integration with the neighborhood. | ● | ● | ◐ | ○ | ○ | ◐ | ◐ | ◐ | ◐ | ○ | ○ |
| **4. Affordability and Displacement** | | | | | | | | | | | |
| 4.1: Institute protections for tenants to reduce displacement. | ● | ● | ● | ● | ◐ | ○ | ○ | ◐ | ○ | ○ | ● |

| | Areas of Focus | | | | | Housing Needs in Everett | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Metro Everett | Station areas | Major corridors | Higher-density neighborhoods | Lower-density neighborhoods | Increase housing supply | Enhance housing diversity | Improve rental affordability | Support affordable homeownership | Provide very low-income housing | Reduce displacement |
| **4. Affordability and Displacement (continued)** | | | | | | | | | | | |
| 4.2: Create financial assistance programs for affordable housing preservation. | ● | ● | ● | ● | ◐ | ○ | ○ | ● | ◐ | ● | ● |
| 4.3: Coordinate direct financial assistance to tenants and homeowners. | ● | ● | ● | ● | ● | ○ | ○ | ● | ● | ○ | ● |
| 4.4: Expand fee waivers for affordable housing. | ● | ● | ● | ● | ○ | ○ | ○ | ● | ◐ | ● | ◐ |
| 4.5: Develop an Everett Surplus Lands Inventory and Strategy. | ● | ● | ● | ● | ◐ | ● | ◐ | ● | ● | ● | ◐ |
| 4.6: Review and update the Multifamily Tax Exemption (MFTE) program. | ● | ● | ● | ● | ○ | ◐ | ○ | ● | ○ | ● | ◐ |
| 4.7: Review and update development height incentives program for affordable housing units. | ● | ● | ● | ● | ○ | ◐ | ○ | ● | ○ | ● | ◐ |
| 4.8: Coordinate an Alleviating Homelessness plan with community partners that addresses current and future needs of unsheltered community members and includes prevention strategies. | ● | ● | ● | ● | ○ | ● | ○ | ◐ | ○ | ● | ○ |
| 4.9: Include specific affordable housing targets in the Everett Comprehensive Plan. | ● | ● | ● | ● | ● | ◐ | ◐ | ● | ● | ● | ● |
| 4.10: Develop an Everett Mobile Home Park Management Policy. | ○ | ◐ | ● | ● | ◐ | ○ | ◐ | ◐ | ◐ | ○ | ● |


Housing Needs in Everett
Metro Everett
Station areas
Major corridors
Higher-density neighborhoods
Lower-density neighborhoods
Increase housing supply
Enhance housing diversity
Improve rental affordability
Support affordable homeownership
Provide very low-income housing
Reduce displacement
4.11: Promote the use of Community Land Trusts for affordable owner-occupied housing.
4. Affordability and Displacement (continued)
4.12: Develop a sustainable strategy for affordable housing funding.
4.13: Coordinate long-term monitoring of housing affordability and low-income housing production.

| 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.

## Housing Element

As part of its 2015 Comprehensive Plan Update, the city made significant changes to its Housing Element to reflect updated demographic information, growth targets, city growth strategies, and applicable GMA, Vision 2050, and CPP goals and policies. The city is utilizing its Housing Action Plan (HAP; detailed below) to initiate the technical analysis and community engagement that will serve as the foundation for the 2024 Comprehensive Plan Update's Housing Element.

The city's adopted 2015 Housing Element analyzes a number of land use strategies to increase housing supply, diversity, and affordability including upzoning, density bonuses, lot size averaging, innovative housing options (including cluster and PRD subdivisions), small lot development, infill housing, minimum densities, streamlined/priority permitting, and impact mitigation deferral, many of which have since been implemented in the city through the adoption of ordinances and programs (see more below). The goals and policies call for accommodating a variety of types and densities of housing; encouraging the use of innovative techniques and broad range of infill housing types; streamlining the review and permitting process; promoting pedestrian activity and safety; providing a job-housing balance; and meeting and accommodating regional growth strategies and growth targets.

The city will be utilizing its Housing Action Plan (detailed below) to provide the technical and engagement foundation for its 2024 Housing Element update. The city is in a good situation as far as meeting its projected growth targets and having implemented a wide variety of code amendments and program, so can really focus on identified housing needs as part of the 2024 update.

## Implementation

As noted above, the city has adopted numerous programs and initiated multiple programs since the last HO-5 report and Housing Element update, including:

- Creating new residential zoning districts with higher permitted densities;
- Developing innovative and infill housing/design standards that permit duplexes/triplexes/fourplexes/garden apartments in most the city's residential zones;
- Raising the city's SEPA flexible thresholds to the maximum 30 SFR and 60 MFR units;
- Adopting a Multi-Family Tax Exemption (MFTE) programs that covers multiple zones in the city; and
- Annexing a large portion of its Urban Growth Area via an interlocal agreement with the county, with several hundred housing units currently in the development pipeline.

## Housing Action Plan (if applicable)

In October 2021, the City of Lake Stevens was awarded a $100,000 HB 1923 grant from the Department of Commerce to develop a Housing Action Plan (HAP). The city has hired Berk Consulting to help with plan development, which is scheduled to be adopted in June 2023. Berk is current completing a Housing Needs Analysis (HNA) that will meet the requirements of RCW 36.70A.070(2)(a) and will address countywide planning policies, Vision 2050, and applicable state statutes. The HNA is expected to be presented to be presented to Planning Commission and City Council in October 2022.

A major component of the HAP is community engagement, which will also feed into the update to the city's housing element as part of the 2024 Comprehensive Plan Update. The city began outreach in July 2022 at its largest summer event (Aquafest), and will be conducting a multi-pronged engagement plan that includes community surveys, web maps, targeted stakeholder interviews, and community forums to gather input from a diverse set of residents and stakeholders.

Having already completed multiple implementation tasks (as detailed above) such as adoption of middle housing code amendments and increasing its SEPA categorical exemption thresholds, the city can utilize its HAP to "fill in the cracks" and really focus on housing needs identified in the HNA that have not been met.

## Future Housing Issues

As noted above, the city is projected to have adequate residential land capacity to meets its projected 2044 population growth targets. As such, it is utilizing its ongoing HAP work and upcoming 2024 Comprehensive Plan to identify issues, trends and community priorities related to housing and housing needs, including those required by RCW 36.70A.070(2)(a) and HB 1220. A short list of issues includes:

- Housing affordability
- Tiny homes and micro-units
- Multigenerational housing
- Short-term rentals and their impact on housing supply and housing needs
- Jobs-housing balance

## Housing Element

Lynnwood's 2015 Housing Element has not been substantially revised or rewritten since the City's first GMA-compliant Comprehensive Plan. It contains 1 goal and 32 policies. There are no strategies or action items associated with any housing policy. The goal in the Housing Element is to "provide for sufficient availability and a variety of opportunities for safe, decent, and affordable housing in strong, cohesive neighborhoods to meet the needs of present and future residents of Lynnwood."

The Housing Element states that Lynnwood's housing stock is reasonably diverse, well-maintained, and of good quality. Compared to Snohomish County as a whole, Lynnwood has a higher share of older homes so maintenance and repair is an ongoing concern. Lynnwood also has relatively higher housing costs and lower household incomes.

The Land Use Element contains policies calling for protection and preservation of existing single-family neighborhoods, and this Housing Element is consistent with that long-standing community objective. However, not everyone has the desire, financial ability or need to live in a single-family home. Lynnwood recognizes the importance of continuing to provide housing opportunities for diverse income and interest groups and will continue to be a community in which housing of virtually all sizes, types and costs can be found.

## Implementation

The City's growth strategy dating back to the early 1990s has been to concentrate growth in designated locations so that single family neighborhoods experience less impacts or change. The City has consistently implemented this vision through the adoption of the College District Subarea Plan, Highway 99 Subarea Plan, and City Center Subarea Plan. A new neighborhood plan is being prepared for the PSRC-designated Lynnwood Regional Growth Center (including City Center and Alderwood areas). Since the 2015 Comprehensive Plan update, a majority of new housing development has been within the Regional Growth Center.

Additionally, the Housing Element has several policies recognizing the importance of mobile home parks and manufactured homes. The City has implemented policies to protect and preserve these units.

## Housing Action Plan (if applicable)

In 2021, Lynnwood City Council unanimously adopted Lynnwood's first Housing Action Plan. The Housing Action Plan contains four goals and six strategies.

Goals:
1. PRODUCE – Produce housing that meets the needs of the community.

2. PRESERVE – Preserve existing housing that is affordable and safe so that people can stay in Lynnwood.
3. PARTNER – Partner with housing educators, providers, and other groups to find equitable housing solutions and remove systemic barriers.
4. PREPARE – Prepare for continued growth and increase the quality of life in Lynnwood.

Strategies:

1. Continue promoting housing in the Regional Growth Center (Alderwood and City Center) and along major transportation corridors.
2. Update regulations, design standards, and subarea plans to be more flexible and responsive to changing conditions.
3. Strategically rezone areas to increase and diversify Lynnwood's housing options.
4. Revise the Multifamily Tax Exemption (MFTE) program.
5. Partner with housing providers.
6. Support third-party purchases of existing affordable housing to keep units affordable.
7. Work with faith-based and nonprofit organizations.
8. Develop a rental registry program.
9. Encourage amenities that enhance quality of life.
10. Continue community conversations about housing.

In 2021, Lynnwood received a Commerce Housing Action Plan Implementation grant to help implement these goals and strategies.

## Future Housing Issues

The 2024 Comprehensive Plan will include substantial revisions to the Housing Element to incorporate the Housing Action Plan and address emerging issues. Emerging issues to be considered include missing middle housing options, strategies to promote a variety of levels of housing affordability, further encouraging infill housing and transit-oriented development, and anti-displacement strategies.

## Housing Element

Housing Element Marysville's main housing goals include:

- Ensuring all residents have the opportunity to obtain safe, sanitary, and affordable housing;
- Creating quality places and livable neighborhoods;
- Respecting the character of existing residential neighborhoods;
- Working with other elements of the Comprehensive Plan to understand and enhance the relationship of housing to them; and
- Encouraging land use practices, development standards, and building permit requirements that minimize, or if possible reduce, housing production costs.

Key affordable housing strategies include:

- Increasing flexibility and creative approaches to housing development and design;
- Providing a broad range of rental housing opportunities, especially those serving families, senior citizens, and special needs groups;
- Promoting housing alternatives to the large lot single family detached dwelling and large apartment complex;
- Supporting the development and preservation of mobile home parks within residential zones and subdivisions;
- Providing opportunities and incentives for a variety of housing types and site plan techniques using Planned Residential Development Regulations (PRD);
- Providing for a wide range of housing choices in residential and commercial zones, including but not limited to, cottages, townhouses, planned residential development, small lots, and apartments;
- Allowing accessory dwelling units, duplexes, and townhouses or certain multi-family housing in single family zones;
- Promoting mixed-use and infill development with a continued and renewed focus on Downtown; and
- Ensuring regulations and permit processing requirements are reasonable, predictable and do not adversely impact housing costs.

## Implementation

Marysville's emphasis on housing development has primarily been on creating quality, new development with a lesser focus on preserving and renovating housing. To ensure an adequate supply of affordable housing within the city, the city has implemented a number of strategies that include:

- Maintaining an adequate supply of appropriately zoned developable land within the UGA;
- Offering a residential density incentive bonus for affordable housing;
- Allowing lot size averaging;
- Reducing lot sizes (3,500 sf for single family detached, 2,000 sf for single family attached, and no minimum lot size for mixed use and multi-family developments using PRD provisions);
- Permitting attached and detached accessory dwelling units;
- Offering flexibility in housing techniques by using zero lot lines and flexibility in setback for townhouses and PRD developments;
- Encouraging infill development with a special emphasis on Downtown; and
- Promoting development in the Downtown Master Plan. The Downtown Master Plan was recently updated with more flexibility standards to facilitate residential development, and offering a property tax exemption for the provision of affordable residential housing in Downtown.

Since the 2015 update, the City has experienced tremendous multi-family and single family residential growth with the majority of growth occurring in the East Sunnyside-Whiskey Ridge Subarea and the Lakewood Neighborhood Master Plan area. The pace of infill development within the Downtown has also increased; however, infill development within Downtown has been more limited relative to the amount of growth that has occurred in the East Sunnyside-Whiskey Ridge and Lakewood Neighborhood areas given the large, vacant parcels in those areas. The East Sunnyside-Whiskey Ridge area has been dominated by single family subdivisions while the Lakewood area has largely been multi-family development with single family subdivisions also contributing to a large amount of development. 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, having certain project types administratively approved, and enhancing coordination between Community Development and Public Works departments.

## Housing Action Plan (if applicable)

The City does not currently have a Housing Action Plan.

## Future Housing Issues

Future Housing Issues

Housing in Marysville has historically been considered largely affordable. Regionally housing prices have increased significantly since 2015, so housing affordability may present more of an issue for the City with the 2024 update than it has historically been. The City has a high percentage of its rental housing affordable to households earning at least 50 % AMI (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 has adopted a mobile home park preservation ordinance in order to preserve certain residentially zoned mobile home parks.

## Housing Element

**The following represents the Housing Policies contained within the 2015 City of Mill Creek Housing Element. These policies and implementing strategies will be reviewed and updated as necessary as part of the 2024 Comprehensive Plan update. This includes review of updated Countywide Planning Policies and modifications to RCW 36.70A.070(2) – Housing Element as a result of changes in House Bill 1220. The following policies are implemented through the Mill Creek Municipal Code, Land use map, and zoning map for the city.**

**Current Housing Element Policies**

**Policy 1.01**
Work with the development community to encourage affordable housing within the City.
**Policy 1.02**
Cooperate with surrounding jurisdictions and the County to provide housing for all economic segments of the community.
**Policy 1.03**
Work with Snohomish County and other cities and towns in the County to develop a methodology that fairly allocates affordable housing throughout the County.
**Policy 1.04**
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 homesharing.
**Policy 1.05**
Strive to accommodate the special needs of various segments of the community including the elderly, developmentally disabled, physically handicapped and others with housing needs. 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.
**Policy 1.06**
Take steps to ensure that development regulations and housing policies will preserve existing residential neighborhoods.
**Policy 1.07**
Consider the effect new regulations will have 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

**Strategies**

**The following represents the housing strategies as identified within the Housing Element of the Comprehensive Plan. We expect that the strategies will be updated as part of the 2024 Comprehensive Plan update.**

The following strategies are actions that the City may pursue in order to implement the goals and policies of the element. These strategies may also specify future planning activities for the City.

- 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. The City's participation in the Alliance for Housing Affordability provides opportunities to work toward a common, regional goal of a wider variety of housing choices countywide. Participate in the development of any countywide monitoring program that will determine the countywide status of housing.
- As a part of the implementation of the Comprehensive Plan, continue to consider zoning mechanisms and development standards that can increase density in appropriate areas. These mechanisms include compact development, minimum densities for selected residential zone districts, planned residential development, 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, as well as other areas in the City.
- Continue to include provisions in the zoning code to implement strategies that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities, retirement homes, accessory dwelling units and inclusionary zoning.
- To keep the costs of new housing to a minimum, review the permit process regularly to ensure that it is efficient and does not add significantly to development costs.

## Housing Action Plan (if applicable)

**N/A**

## Future Housing Issues

The City of Mill Creek has a rather small growth target for the 2024-2044 Comprehensive Plan update:

Initial population target – Mill Creek vs. County total

| | 2019 | 2044 | Difference | % of county total |
|---|---|---|---|---|
| City of Mill Creek | 20,926 | 24,813 | 3,887 | 1.3% |
| County Total | 827,957 | 1,136,309 | 308,352 | 100% |

Future housing issues may depend on the guidance forthcoming from Commerce on House Bill 1220 implementation.

In addition, the City of Mill Creek recently completed the Mill Creek Boulevard subarea plan. Implementation of the subarea plan may take place through the Comprehensive Plan update. This will at least be one of the options considered in order to accommodate the growth target for the city. The sub area is directly adjacent to the planned Swift Orange Line which will connect directly with light rail. This additional transit connection provides options for additional housing types to be considered by the city.

| Housing Element |
| --- |
| The City of Mukilteo Comprehensive Plan Housing Element includes policies (which are complemented by supporting text and data tables) related to the following:<br><br>• Retention of existing housing stock should be a city priority.<br>• Programs that support the rehabilitation and maintenance of older and/or historical housing stock should be investigated and supported.<br>• Programs that assist residents to age in place and stay in their dwelling units even after retirement should be investigated and supported.<br>• Housing policies, programs, and regulations designed to support and promote sustainability and which minimize the impact on environmentally sensitive areas should be developed.<br>• The City shall support fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.<br>• The City shall actively collaborate with other municipalities, public agencies, and private entities to address housing issues; including the issue that there is an inadequate supply of housing that is affordable for lower income segments of the population.<br>• The City shall be an active participant with Snohomish County and other county municipalities in compiling the "housing characteristics and needs in Snohomish County" report as required by countywide planning policy.<br>• The City shall be an active participant with the alliance for housing affordability and other inter-jurisdictional efforts to promote and contribute to an adequate and diversified supply of housing countywide.<br>• Public and private partnerships designed to retain and promote affordable housing options should be formed.<br>• The City shall pursue programs on its own that will actively preserve existing affordable housing units, facilitate creation of additional affordable housing units, and assist private homeowners in maintaining their houses.<br>• A wide variety of housing options should be encouraged in the city's residential and mixed use zoning districts to meet demands for housing, including affordable housing.<br>• When adopting new regulations and fees the city shall consider the economic implications they will have on the creation of new affordable housing. |
| **Implementation** |
| From a development regulation standpoint, the City implements the comprehensive plan policies with regulations pertaining, but not limited, to the following:<br><br>• Allowing small lot developments (5,000 sf), offering density bonuses and transfers of density credits in certain situations<br>• Creating flexibility in setbacks, parking requirements, and sidewalk and street widths<br>• Allowing lot size averaging in certain situations<br>• Continually streamlining the administrative permit review procedures<br>• Allowing the location of manufactured homes in single family zones<br>• Encouraging mixed-use development<br>• Adopting cottage housing regulations to allow more affordable homes on smaller lots |

- Permitting townhouses in certain single family residential zones

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

## Housing Action Plan (if applicable)

The City of Mukilteo Housing Action Plan (2021) identifies seven existing and emerging needs including:

- A lack of entry-level homeownership options
- A lack of housing options for moderate-income households
- A need for a greater variety of rental housing
- A need for a greater variety of housing sizes
- Housing attainable to Mukilteo's workforce
- A growing need for housing options for older adults
- Increased housing production to meet the City's growth targets

Strategies in the HAP seek to address these existing and emerging needs and include:

1. **Strategy: Review Comprehensive Plan Language**
   The comprehensive plan is a required part of Washington's growth management approach. The periodic review process also requires cities must revisit their comprehensive plans, update language and policies, integrate new growth targets and evaluate progress on meeting current and emerging housing needs.

   **Potential Topics for Future Consideration:**
   - Identify specific actions and metrics for existing policies that speak to collaboration on the inadequate supply of housing affordable to lower income segments of the population, and on the provision of a wide variety of housing options to meet demands for housing, including affordable housing.
   - Identify methods to consider the economic implications that fees have on creating new affordable housing
   - Clarify the intent of a land use policy related to how diverse housing types can be compatible

2. **Strategy: Educate About Programs to Help Residents Stay in Their Homes**
   Cities provide a one-stop resource for information of interest to the community. Many existing programs are in place to assist homeowners and tenants with various aspects of housing. Through its website and targeted outreach efforts, the City is able to provide additional assistance and education to residents about programs that may be available to them.

   **Potential Topics for Future Consideration**:
   - Participate in or provide education about housing preservation program(s)
   - Participate in or provide education about down payment assistance and homebuyer education programs

- Participate in or provide education about landlord and tenant assistance program(s)
  Provide education about house sharing / roommate programs

3. **Strategy: Expand Senior Housing Options**

   **Potential Topics for Future Consideration:**
   - Add housing choice for seniors (e.g. low-rise, multi-family residential), and/or incentivize ADA accessibility and senior-friendly features

## Future Housing Issues

The City's 2021 Housing Action Plan (HAP) identified the following as existing and emerging needs.

- A lack of entry-level homeownership options.
- A lack of housing options for moderate-income households.
- A need for a greater variety of rental housing.
- A need for a greater variety of housing sizes.
- Housing attainable to Mukilteo's workforce
- A growing need for housing options for older adults.
- Increased housing production to meet the City's growth targets.

Future housing issues will involve addressing these needs, as well as any other need that is currently unidentified. It is expected that the needs above, and the issues associated with them, will be part of the City's discussion during the upcoming 2024 GMA periodic update process. This is consistent with the HAP strategy that speaks to reviewing current policies through the upcoming 2024 GMA periodic review process.

## Housing Element

The Housing element has the following goals:

1. Quality housing available to all economic sectors of the community and those with special needs.

2. Achieve a diversity of housing types and densities to accommodate the spectrum of housing needs and preferences in the community, while recognizing that the primary form of housing stock will remain single-family.

3. Promote the design and scale of new residential development that will foster neighborhoods with stability, vitality, and character.

4. Ensure that adequate residential capacity is maintained to accommodate the 2035 population target for the City and its urban growth area.

5. Encourage home-ownership opportunities.

6. Maintain permit processes and other regulatory costs that achieve the intended public purpose with the least added cost to housing development.

There are many policies and strategies that support these goals. The ones pertaining to affordability are:

**Housing types.** Plan for a wide variety of housing types, sizes, and densities to provide housing and home-ownership opportunities to a range of ages and income levels.

**Existing housing stock.** Promote programs to maintain and rehabilitate existing housing stock.

**Low-income incentives.** Provide incentives to public and private non-profit organizations for low-income housing projects, including density bonuses, reduced parking requirements, waiver of review and utility connection fees, and donation or long-term lease of land.

**Location.** Increase opportunities and capacity for affordable housing close to employment, education, shopping, public services, and public transit.

**Accessory dwelling units.** Allow accessory dwelling units on owner-occupied single family lots as a reasonable measure to provide affordable housing, care for special needs residents, and efficient use of land.

**Fair and equal access.** 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.

**Affordable housing types.** Studios, efficiency apartments, boarding houses or living units designed for use by a single individual may be considered for an affordable housing strategy**.**

**Multi-jurisdictional approach.** Work with other jurisdictions and nonprofit agencies within the County on coordinated programs to address regional affordable housing deficits.

**Concentrations.** Avoid actions that result in local concentrations of low-income and special needs housing.

**Market demand.** Designate adequate land for various housing types and densities to match market demand, while ensuring that adequate capacity is available for a variety of housing opportunities.

**Demographic changes.** Monitor demographic changes in the community to ensure that planned housing types and capacities respond to evolving circumstances.

**Unit lot subdivision.** Allow unit lot subdivisions to create fee simple home ownership opportunities in attached single-family development.

**First time homebuyers.** Encourage first time homebuyer programs such as those available through the Washington State Housing Finance Commission, sweat-equity programs, and other similar public, private or nonprofit programs.

**Impact fees.** Impact fees should add no more to the cost of each housing unit than a fairly-derived proportionate share of the cost of new public facilities necessary to accommodate the housing unit.

## Implementation

The City continually evaluates implementation measures to provide for a full range of housing options. 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 most 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 in targeted residential areas
- Reduction of parking requirements for housing units serving low-income citizens
- Density bonus for low-income housing
- Allowance for roomers in single family homes
- Increased building height with transfer of development rights and with no maximum density in the Pilchuck District, and a SEPA planned action ordinance to facilitate new development

- Minimum density requirements with no maximums in the new Midtown District, with up to 5-story building heights and reduced parking standards
- Liberal provisions to allow continuation, renewal and, in certain cases, reestablishment of nonconforming residential uses

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

- Adoption of a 0.1% sales and use tax to fund affordable housing and behavioral health services

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

## Housing Action Plan (if applicable)

The City does not have a Housing Action Plan, however there is currently a housing assessment and gap analysis data collection effort underway to help inform future policy development.

## Future Housing Issues

The City is working to understand the future housing needs for all segments of the population through extensive public outreach and surveying of owners and renters. The City is striving to plan for changing community demographics and evolving market demand, and incentivizing the construction of a wider variety of housing types, including middle housing, while preserving Snohomish's distinctive character.

The recently created Midtown District presents a unique opportunity to increase the stock of and types of housing, affordable and otherwise, with its minimum density requirement, a tool that has not been used in Snohomish before, along with its increased building heights, and reduced parking standards.

Several housing initiatives are in the planning phase that would expand strategies for affordable housing, including priority permitting, reduced fees, additional density bonuses, relaxed parking standards, expanding the Multi-Family Property Tax Exemption program, and creating a second type of single-family zone that would permit outright duplexes, triplexes, and four-plexes regardless of density.

## Housing Element

SECTION III– HOUSING ELEMENT Introduction One of society's most basic needs is shelter. How we, as a society, preserve the housing stock we have and how we plan to accommodate our future housing needs reflect upon the quality of life we enjoy or want to enjoy. It is important to consider where we locate new residential areas, for this decision will drive the determination as to where public infrastructure (roads, utilities, parks, and schools) will be located. This Element provides a detailed inventory and analysis of the existing housing stock, assesses the needs of the community, and puts forth a strategy to implement Stanwood's housing goals. It is also intended to provide City officials and the general public with the information necessary to guide housing growth in the direction that best addresses the desires of Stanwood's existing and anticipated residents, including those with special housing needs. This Housing Element for Stanwood is divided into three main areas: a. A set of implementation goals and policies designed to provide for the efficient delivery of housing and to resolve any problems identified during the ongoing city-wide comprehensive planning process; b. An inventory of the existing housing stock; and c. An in-depth analysis of the existing condition of the City's dwellings, housing delivery process, and residential neighborhoods to determine if any problems exist or can be expected. The Alliance for Housing Affordability (AHA) (the new name for the Interjurisdictional Housing Coordination program) prepared a housing profile for the City of Stanwood dated November 2014. The interjurisdictional program (now AHA) began from efforts by Snohomish County Tomorrow (SCT)—to which Stanwood belongs—to expand information and opportunities for attainable or affordable housing, consistent with local needs, in manner that would leverage coordination among jurisdictions in Snohomish County. The program’s mission is to help increase the supply of attainable and sustainable housing near jobs, transit, and services through an interjurisdictional approach. The Profile goes into great detail about affordable housing in Stanwood. The AHA Housing Profile for the City can be viewed in the Community Development Office or online at www.ci.stanwood.com.

## Implementation

Housing Goals and Policies
Choice and Affordability
Goal
HG-1 - To provide fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, source of income or disability.
Policies
HP-1.1 - Encourage the use of affordable housing techniques and incentives to assure housing opportunities for people of all incomes, ages, and assistance needs.
HP-1.2 - Encourage housing opportunities for those with housing assistance needs through the use of available regional and federal funding programs.
HP-1.3 - Disperse small scale special needs housing throughout the residential neighborhoods. Special needs housing provides living arrangements for those with physical, mental, or emotional disabilities where appropriate.
HP-1.4 - Provide opportunities for siting manufactured housing.
HP-1.5 - Encourage and assist in rehabilitating and preserving existing affordable housing.
HP-1.6 - Accept and plan for Stanwood’s “fair share” of the County’s affordable housing needs as determined by the Snohomish County Tomorrow planning process.
HP-1.7 – Utilize appropriate zoning techniques, including density bonuses for affordable housing, in order to meet the City’s “fair share” of affordable housing goals.

HP-1.8 – Treat residential structures that provide group homes for children and that meet the definition of “familial status” the same as other residential structures.
HP-1.9 – Treat residential structures that provide group homes for the disabled and that meet the definition of “familial status” the same as other residential structures.
Goal
HG-2 - To provide a range of housing types to ensure an adequate choice of living accommodations for those desiring to live in Stanwood.
Policies
HP-2.1 - Encourage the development of a full range of housing types to meet the needs of all citizens of Stanwood.
HP-2.2 - Balance the housing needs of the entire community when determining development regulations.
HP-2.3 - Allow housing units within commercial buildings in appropriate zones.
HP-2.4 - Encourage single and multi-family housing close to transportation facilities, public services, and employment centers.
HP-2.5 - Encourage the development of townhouses or other housing types, utilizing Planned Residential Developments (PRDs) in various areas to promote affordable housing.
HP-2.6 - Allow manufactured housing in all residential zones, subject to City development regulations.
HP-2.7 - Allow qualified senior citizen housing developments, which may include housing for disabled persons, to exceed the maximum zoned density requirements in specified areas.
HP-2.8 – Support opportunities to accommodate home buyers and renters with varying income levels.
HP-2.9 – Encourage a balance of percentages of housing availability for low, moderate, and high income residents.
Infrastructure
Goal
HG-3 - To ensure strong, stable residential neighborhoods through public investment in infrastructure and in preserving existing housing units.
Policies
HP-3.1 - Locate residential development within the existing sewer service area and phase it into the projected wastewater service areas as shown in the City Waste Water Facilities Plan.
HP-3.2 - Encourage pedestrian oriented development where possible to improve safety and sense of community.
Density
Goal
HG-4 - Plan an appropriate mix of residential densities in the City and UGA.
Policies
HP-4.1 - Rely on community input, the vision and values for Stanwood, and the assessed future housing needs to make changes in residential densities. Base recommended changes on:
 Existing residential zoning districts  Land suitability and availability  Existing land use patterns  Available or planned capital facility/public service capacity
HP-4.2 - Maintain quality of residential neighborhoods when providing a mix of housing types and densities.

HP-4.3 - On lots where feasible, allow single-family homes to have accessory units or “mother-in-law apartments” where zoning requirements can be met. Discourage use in areas where on-street parking congestion and other safety factors would cause problems.

HP-4.4 - Allow mixed residential densities in subdivisions and planned developments where traditional neighborhood goals, designs, and amenities can be achieved for a variety of housing types and densities.

Goal

HG-5 - Encourage larger lots where appropriate.

Policies

HP-5.1 - Allow the use of larger lots in areas where there is a demand for larger, more expensive homes and transit service is not as accessible.

HP-5.2 - Promote the use of large lot development away from the center of the business district.

Older Homes

Goal

HG-6 - Encourage rehabilitation of older housing and infrastructure.

Policies

HP-6.1 - Develop incentives to encourage property owners to retain and rehabilitate existing or older housing stock.

HP-6.2 - Promote education on the use of any available programs to rehabilitate housing.

HP-6.3 - Encourage rehabilitation of older residential and commercial buildings.

HP-6.4 - Encourage innovative rehabilitation measures such as adaptive reuse of dilapidated residential structures, and where appropriate, adaptive reuse of commercial buildings for residential purposes.

HP-6.5 – Continue to seek Community Development Block Grants (CDBG) and other funds in order to continue investments in older neighborhoods.

HP-6.6 – Continue to invest in the infrastructure of older neighborhoods.

HP-6.7 - Encourage improvements of streets and sidewalks on both sides of rights-ofway.

HP-6.8- Develop historical guidelines and promote historic preservation.

HP-6.9- Involve the Housing Authority of Snohomish County, Snohomish County’s Office of Housing and Community Development, and other service providers in various housing programs.

HP-6.10- Encourage the preservation of the exterior of older housing that is being converted to multi-family units.

Character

Goal

HG-7 - Create unique residential neighborhoods with a variety of densities.

Policies

HP-7.1 - Encourage the development of quality single family homes.

HP-7.2 - Encourage the development of quality multi-family homes.

Goal

HG-8 - Maintain residential character.

Policies

HP-8.1 - Retain and rehabilitate older or existing housing units.

HP-8.2 - Encourage development that is similar in character to existing neighborhoods.

HP-8.3 - Ensure the orderly transition and compatibility of adjacent residential densities.

Environment
Goal
HG-9 - Minimize environmental impacts of new housing developments.
Policies
HP-9.1 - Ensure new housing developments conform to the City's sensitive area regulations.
HP-9.2 - Ensure new housing developments conform to the City's adopted drainage manual.
HP-9.3 - Ensure services for new housing developments are in place concurrently with the occupancy of the structures.
HP-9.4 – Allow for clustering and smaller lot sizes in return for protection and rehabilitation of sensitive areas.
HP-9.5 - Protect views by maintaining height limitations.
Open Space and Recreation Space
Goal
HG-10 – To provide open space and other recreational amenities for residential developments.
Policies
HP-10.1 – Require the provision of open space and recreational amenities in new developments to serve those developments.
HP 10.2 – Collect impact fees from new developments to provide public recreational facilities.
HP-10.3 – Create a fee-in-lieu-of program to allow residential developments to pay a fee rather than provide small, non-utilized recreation areas.
HP-10.4 – Allow for clustering and smaller lot sizes in return for larger amounts of open space.

## Housing Action Plan (if applicable)

N/A - pending

## Future Housing Issues

Housing Needed to Accommodate Future Growth
• Stanwood will need to increase its average rate of production of 46.9 units per year between 2010 and 2019 to around
61 units annually to meet its 2044 growth target.
• Accounting for the income distribution within the county, there is not enough housing in Stanwood to meet the
countywide need for very low-income and moderate income and above households based on what they can afford
(not be cost-burdened). However, the surplus in both the extremely low-income and low-income ranges are almost
equal to the gaps in the very low-income and moderate income and above ranges.
• A widening gap in the lower income ranges by 2044 means Stanwood will likely need to consider how to increase
the supply housing at those levels through incentives for affordable housing developments or by encouraging the
provision of more rent-subsidized housing.
• For all existing gaps, an effort should be made to preserve the housing that is currently available at those price points.

Diversity of Housing Choices

• By comparing the household sizes and number of bedrooms provided in units in Stanwood, there do not appear to be enough smaller units, which could provide sufficiently sized, more affordable housing options for smaller households.

• Small families and older adults living alone are two household types that are currently experiencing proportionally higher rates of cost-burden.

• The existing supply of subsidized housing in Stanwood will need to be preserved and expanded to meet the needs of the various types of households that are low-income.

Land Capacity Analysis

• As of 2019, Stanwood has enough vacant or redevelopable land to meet its 2044 growth targets.

• About 51% of the land that is vacant or redevelopable is zoned for lower density or single-family development, and 49% is zoned for higher density or multifamily development. If fully developed, this would result in approximately 786 single-family units and 744 multifamily units.

• The current mix of owner households versus renter households is 70% owners versus 30% renters.

• The gap analysis projects that 1,017 owner-occupied units and 505 renter-occupied units will be needed by 2044 to meet the growth targets.

## Housing Element

**The housing element is scheduled to be updated next year as part of our scheduled 2024 comprehensive plan update. The city has advertised an RFQ for consultant services to perform this work in 2023. This update will be informed by work currently underway on a Housing Action Plan.**

## Implementation

**In order to ensure future development would be able to meet the planned for densities to meet our growth targets the city has passed some development code updates to improve the clarity of our lot averaging regulations and added cluster subdivision regulations for heavily encumbered sites. Future zoning and regulatory updates are likely to lead from the Comprehensive Plan update.**

## Housing Action Plan (if applicable)

**The city is currently developing a Housing Action Plan. A housing needs assessment has been completed and we have formed a stakeholder's group to take public comments on the community's housing needs. This work is scheduled to be completed near the end of 2022 and will lead into our comprehensive plan update.**

## Future Housing Issues

**Discussion around comprehensive plan update will likely focus on multi-family development. At present there is no demand for multi-family development, but one of our goals is to develop policy and design guidelines before this demand arrives.**

## Housing Element

**The Town of Woodway adopted its current housing element in the 2015 Comprehensive Plan update. The majority of available strategies to increase housing options typically involve actions associated with medium to high density zoning and site development and design standards that serve to create compact neighborhoods with mixed uses, a diversity of housing types, pedestrian amenities, and flexible urban infrastructure features. These may include up-zoning, stacked housing, small units, no maximum densities, cottage housing, reduced street widths, and reduced yard setbacks.**

**Residential neighborhoods in Woodway have historically been and continue to be planned with the environmental ethic of siting residential housing within large expanses of open space and preserved native forest. Thus, although housing options are limited to low-density single-family units, the town has developed housing policies that promote the overall GMA goal of ensuring the vitality and character of residential neighborhoods while supporting countywide housing options through its membership in the Housing Alliance of Snohomish County.**

**The Plan's housing element policies provide for both the preservation of its historic residential neighborhoods and the opportunity to increase housing choices in its MUGA at Point Wells. Housing policies 1-3 address the continuation of low-density housing stock consistent with the Town's residential character and servicing the housing stock with investments in infrastructure improvements such as street, stormwater and pedestrian walkways.**

**Housing Policy HP-4 provides for the consideration of innovative regulatory tools and strategies to increase housing choices. Bringing this policy to fruition is addressed through the Town's Point Wells Subarea Plan adopted in June 2020. The Subarea Plan's goals provide for the annexation of Point Wells and the land use policies address the provision of mixed uses, housing densities and building types. Implementation of this policy is addressed through the adoption of the Urban Village zone district that would be applicable to Point Wells upon annexation. Specifics of the Urban Village zone district related to housing choices are provided below under the Implementation section.**

## Implementation

**Based on the Woodway's predominant two forms of housing types (single family and mixed use/ middle housing densities at Point Wells) implementation is addressed through the Town's zoning districts. The single-family housing forms are provided in four specific zone districts that range from two acre to four dwelling units per acre densities. The mixed uses/medium density housing is provided in the Town's Urban Village zone district that is applicable to Point Wells upon annexation.**

**The Urban Village district is the explicit land use district that would enable more dense and compact development that would implement Housing Policy 4 and provide the opportunity for more housing choices. The density range is between 4/du's and 44/du's per acre. The land use pattern envisioned in both the land use and housing elements is one of mixed retail, housing, commercial and open space. The bulk regulations are consistent with mixed use development patterns such as no prescriptive setbacks, narrow street widths, wide sidewalks, extensive pedestrian ways, building heights that range between 35' and 75', reduced parking standards and the requirement of specific design standards that focus on sustainability. All development permitting is required through the provision of development agreements to provide flexibility and streamline permitting.**

## Housing Action Plan (if applicable)

**Not Applicable to Woodway**

## Future Housing Issues

**Woodway's housing issues are the same as other jurisdictions. How can the Region as a whole, address the burdensome issue of the high housing cost and comparatively lower income levels of its work force needed to afford housing?**

**According to the Snohomish County Alliance for Housing Affordability the 2022 average home is Snohomish County sold for $750,000 and the average rental unit was $2,085 per month. This**

**typically requires an income of between $100,000 and $203,000 to purchase or rent a condo in the Southwest Snohomish County area (Edmonds/MLT/Brier). However, the number of employees that can afford those costs are very limited. For example, there are over 442,000 employees making between $69,000 and $100,00 per year and 378,000 employees earning between $100,000 and $200,000 in Snohomish County. The disparity between the high cost of housing and the work force income levels is troublesome to our society and sense of well-being. Addressing the issue will take a multi-level approach of public and private efforts.**

**Woodway has a historical low density residential character, high cost of land and a limited supply that make it economically difficult to accommodate affordable housing. The Town has committed to partner with the Snohomish County Alliance for Housing Affordability to share in ideas and actions to help alleviate the housing issue throughout the County.**

## Housing Element

Snohomish County's housing element includes five key goals:

HO 1- Ensure that all county residents have the opportunity to obtain safe, healthy, and affordable housing.

HO 2- Ensure the vitality and character of existing residential neighborhoods.

HO 3- Land use policies and regulations should contribute as little as possible to the cost of housing.

HO 4- The county shall monitor progress toward achieving the housing goals, objectives and policies of this General Policy Plan and the countywide planning policies.

HO 5- The county shall support efforts to generate additional housing finance resources and programs that assist in addressing the housing goals, objectives and policies of this General Policy Plan and the countywide planning policies.

Key policies adopted to implement these goals include:

- Facilitate home ownership and rental opportunities by promoting an increase supply of lower-cost housing types. (1.B.1)
- Recognize the increasing diversity in its residents and encourage a broad range of affordable ownership and rental housing opportunities. (1.B.2)
- Pursue techniques to minimize the displacement of low- and moderate-income households due to losses in county's existing stock of low-cost housing. (1.C.7)
- Establish a mix of densities in residentially zoned land that is served with adequate infrastructure. (1.D.1)
- Strive to meet the housing needs of all income and demographic groups as provided in the joint housing report as prescribed in countywide planning policy HO-5. (1.E.1)
- Preserve the character of stable residential neighborhoods through selective and innovative land use measures. (2.A.1)
- Complete an economic analysis of all proposed building and land use regulations. The analysis shall evaluate the regulations' impact to the cost of housing and the county's fair-share housing goals. Ensure that the intent of proposed building and land use regulations be achieved in a manner that imposes the least amount of additional economic costs to development, including infill development, redevelopment, new housing, and renovation of existing housing. (3.A.1)
- Based on the evaluation of housing data and the adequacy of the supply of developable residential land, apply reasonable measures and revise county comprehensive plan designations, housing densities, and zoning regulations to increase land capacity. (4.A.2)
- Seek partnerships with other jurisdictions and organizations to track the provision of housing by type and affordability. Include an assessment of progress toward meeting the county's housing goals as projected in the current *Housing Characteristics and Needs Report for Snohomish County*. (4.B.1)

## Implementation

Since the 2014 *Housing Characteristics and Needs Report for Snohomish County*, Snohomish County has implemented several strategies to achieve affordable housing including:

- Seeing an increase in the number of smaller lots (<4,000 sq.ft.) being developed. In the 2013 HO-5 Report, small lots were defined as (<9,600 sq.ft.). This has been caused by demand in the housing market for smaller sized lots. It also reflects changes in planning policies that support smaller lots and more diverse housing options.
- Ordinance 12-115 Unit Lot Subdivisions approved January 30, 2013. The ordinance adopted provisions for townhouse unit lot subdivisions and amending parking standards for townhouses. The ordinance allows for the subdivision of individual townhouse unit lots in any zone in which townhouse dwellings are a permitted use, while applying only those development standards applicable to the parent site, and not to the individual townhouse unit lots. It allows up to one hundred percent of parking required for townhouse development to be provided as tandem stalls when located inside of individual unit garages.
- In 2016, an ordinance was passed permitting duplexes on standard single-family lots.
- Ordinance 17-062 Revising Regulations Concerning Urban Residential Development approved October 18, 2017. The proposed code amendments seek to:

  1) expand the mixing of housing types permitted through the unit lot subdivision process;

  2) incentivize increased output and density of single-family attached and detached housing types; and

  3) improve the quality and health of urban residential development through enhanced landscaping, open space, bulk and scale requirements, architectural elements, parking, access, building transparency, and site design standards.
- Ordinance 21-018 Accessory Dwelling Unit (ADU) approved June 09, 2021. The ordinance revises ADU regulations. ADU's can be separate, complete dwelling units located on the same lot as a single-family dwelling unit. Or ADU's can be in the same structure as a primary single-family dwelling.
- Ordinance 22-016 Missing Middle approved on May 4, 2022. The ordinance promotes the construction of new missing middle housing while encouraging preservation of existing residential units. This includes amendments to the Snohomish County Code:
  - SCC 30.23A includes Urban Residential Design Standards (URDS) to promote compatibility of new development with surrounding areas.
  - SCC 30.23A.050 includes additional design standards to ensure neighborhood compatibility of new single-family attached dwellings, mixed townhomes, and townhouse developments, which are all examples of missing middle housing types collectively referred to as "townhouse development".
  - SCC 30.22.100 requires an Administrative Conditional Use Permit (ACUP) for townhomes in R-7, 200 zoning but townhomes are listed as a Permitted Use in other zones which involves less process and substantially the same type of conditions as an ACUP.
- Ordinance 22-014 Residential development in the Business Park zone approved on May 9, 2022. The ordinance adds attached single family, cottage housing, duplexes, multiple family, single family, and townhouse dwellings as permitted uses within the BP zone with a reference note.

Reinstates residential uses as an allowed use in the BP zone for properties that are currently zoned BP, are a minimum of 25 acres, and under single ownership or control. It also establishes which regulations apply when residential and commercial or industrial uses are proposed, and which regulations apply when only residential uses are proposed.

- New affordable housing sales tax approved in 2022. The local sales and use tax rate at 0.1% will fund affordable housing and behavior health programs. Currently in the process of obtaining community input.

## Housing Action Plan (if applicable)

Not applicable

## Future Housing Issues

Future housing issues that Snohomish County will deal with in the future include:

**House Bill 1220**

In 2021, the state passed *House Bill 1220- Supporting emergency shelters and housing through local planning and development regulations*. The bill includes several regulations regarding housing:

- Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- Housing elements should include an inventory of existing and projected housing needs including:
    - the number of housing units for moderate, low, very low, and extremely low-income households
    - the number of emergency housing, emergency shelters, and permanent supportive housing
- Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing. Identify and implement policies and regulations that begin to undo racially disparate impacts in housing caused by local policies, plans, and actions.

The County will need to address the requirements of House Bill 1220. This includes identifying sufficient capacity of lands for emergency housing. The County will need to review its policies to remove barriers that may be causing racially disparate impacts on access to housing.

**HART Report**

In 2019, the Snohomish County Housing Affordability Regional Taskforce (HART) was created by County Executive Dave Somers to bring together elected leaders from cities across Snohomish County and the County Council. The purpose of HART is to address housing affordability challenges through collaborative and proactive work. In January 2020, HART released a Report and Five-Year Action Plan. The report and action plan include steps for local governments to pursue in the present and future to support affordable housing.

**Housing Affordability**

Access to safe and affordable housing is a critical issue. As stated in the HART Report, from 2010 to 2017, the average single family home price increased from $400,000 in 2010 to $544,449 in 2017. That was a 36% increase. The rent for a 2-bedroom apartment increased from $901 in 2010 to $1,347 in 2017. This is an increase of 49.5%. The U.S. Census Bureau estimates that in 2018, some 98,999 households in Snohomish County, thirty three percent (33%) of all households were paying 30% or more of their income on housing costs.

**Housing Displacement**

Housing displacement is a critical issue in the County caused by increasing rental and mortgages costs. A lack of affordable housing options leads to residents paying higher costs for accommodations. Increasing costs lead to residents being displaced from their homes and communities.
The County needs to implement policies that reduce the impacts of housing displacement on residents. This is particularly important for the proposed light rail station locations in Ash Way, Mariner, and SR 99/Airport Road. Construction of new light rail infrastructure and new housing developments may lead to the displacement of existing residents.

**New Housing Construction**

The Puget Sound Regional Council estimates that the region (Snohomish, King, Kitsap, and Pierce counties) currently need an additional 50,000 homes. By 2050, Snohomish County alone will have a deficit of 187,000 homes if the housing supply is not increased.

A focus of the County will be encouraging new housing construction. This involves supporting regulations that provide for a greater variety of housing types. This includes moderate density housing options such as duplexes, triplexes, townhomes, and accessory dwelling units. Regulations that promote new home ownership options such as co-housing, and multi-general housing designs should be supported. This includes inclusionary zoning in urban center locations.

**Multi-Family Housing Construction**

The County is seeing an increasing trend of multi-family housing being constructed. Snohomish County Issued Building Permit Activity shows an increase in multi-unit developments:

- In 2016, 1,358 building permits were issued for multi-family development.
- In 2021, 3,649 building permits issued for multi-family developments.
- Since 2019, more building permits have been issued for multi-family than single-family developments.

There is an increasing demand for multi-family housing in Snohomish County. More multi-family houses under construction than single family houses. The County should support planning initiatives that provide for more multi-family housing options. Or initiatives that reduce barriers to construct more multi-family housing in urban areas.

**Innovative Construction Techniques**

Innovative construction techniques and technology will impact the development of future housing. This includes manufactured housing, modular unit housing, 3D printing, and green building technologies. Innovative construction techniques should help reduce the construction and building material costs for new housing developments.

A local example is the Darrington Wood Innovation Center (DWIC). It is a collaboration between the Town of Darrington, Snohomish County and Forterra. The 94-acre campus will house the next generation of high-tech wood product companies and to reinvigorate the wood products industry. One of the products is cross-laminate timber. Cross-laminated timber (CLT) is a value-added wood product that is prefabricated and engineered to be strong and lightweight. Timber is milled and processed into CTL, which is the structural basis for modular homes.

Darrington is a designated opportunity zone (US Census Tract 53061053700). Authorized by the Federal Tax Cuts and Jobs Act, the program is designated to provide tax incentives to investors who fund businesses in certain industries.

# Appendix F

# Housing Data Summaries by Jurisdiction

Arlington

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 8,269 | ±399 | 8,269 | (X) |
| Occupied housing units | 7,820 | ±393 | 94.6% | ±2.8 |
| Vacant housing units | 449 | ±232 | 5.4% | ±2.8 |
| Homeowner vacancy rate | 2.2 | ±2.0 | (X) | (X) |
| Rental vacancy rate | 4.5 | ±3.8 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 8,269 | ±399 | 8,269 | (X) |
| 1-unit, detached | 5,631 | ±386 | 68.1% | ±3.3 |
| 1-unit, attached | 540 | ±130 | 6.5% | ±1.6 |
| 2 units | 187 | ±113 | 2.3% | ±1.4 |
| 3 or 4 units | 356 | ±175 | 4.3% | ±2.1 |
| 5 to 9 units | 230 | ±104 | 2.8% | ±1.3 |
| 10 to 19 units | 268 | ±172 | 3.2% | ±2.1 |
| 20 or more units | 804 | ±181 | 9.7% | ±2.1 |
| Mobile home | 253 | ±111 | 3.1% | ±1.4 |
| Boat, RV, van, etc. | 0 | ±20 | 0.0% | ±0.5 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 8,269 | ±399 | 8,269 | (X) |
| Built 2014 or later | 138 | ±69 | 1.7% | ±0.8 |
| Built 2010 to 2013 | 317 | ±131 | 3.8% | ±1.6 |
| Built 2000 to 2009 | 2,354 | ±352 | 28.5% | ±4.1 |
| Built 1990 to 1999 | 2,381 | ±334 | 28.8% | ±3.7 |
| Built 1980 to 1989 | 606 | ±149 | 7.3% | ±1.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Built 1970 to 1979 | 994 | ±232 | 12.0% | ±2.7 |
| Built 1960 to 1969 | 471 | ±128 | 5.7% | ±1.6 |
| Built 1950 to 1959 | 366 | ±228 | 4.4% | ±2.8 |
| Built 1940 to 1949 | 80 | ±52 | 1.0% | ±0.6 |
| Built 1939 or earlier | 562 | ±180 | 6.8% | ±2.1 |
| **ROOMS** | | | | |
| Total housing units | 8,269 | ±399 | 8,269 | (X) |
| 1 room | 130 | ±87 | 1.6% | ±1.1 |
| 2 rooms | 483 | ±180 | 5.8% | ±2.1 |
| 3 rooms | 805 | ±253 | 9.7% | ±3.0 |
| 4 rooms | 1,397 | ±350 | 16.9% | ±3.9 |
| 5 rooms | 1,703 | ±311 | 20.6% | ±3.7 |
| 6 rooms | 1,215 | ±242 | 14.7% | ±3.0 |
| 7 rooms | 1,024 | ±196 | 12.4% | ±2.5 |
| 8 rooms | 600 | ±149 | 7.3% | ±1.7 |
| 9 rooms or more | 912 | ±190 | 11.0% | ±2.3 |
| Median rooms | 5.3 | ±0.2 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 8,269 | ±399 | 8,269 | (X) |
| No bedroom | 165 | ±93 | 2.0% | ±1.1 |
| 1 bedroom | 787 | ±193 | 9.5% | ±2.2 |
| 2 bedrooms | 1,731 | ±388 | 20.9% | ±4.3 |
| 3 bedrooms | 3,915 | ±389 | 47.3% | ±4.0 |
| 4 bedrooms | 1,347 | ±219 | 16.3% | ±2.9 |
| 5 or more bedrooms | 324 | ±119 | 3.9% | ±1.5 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 7,820 | ±393 | 7,820 | (X) |
| Owner-occupied | 5,157 | ±364 | 65.9% | ±3.7 |
| Renter-occupied | 2,663 | ±326 | 34.1% | ±3.7 |
| Average household size of owner-occupied unit | 2.64 | ±0.15 | (X) | (X) |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Average household size of renter-occupied unit | 2.36 | ±0.26 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 7,820 | ±393 | 7,820 | (X) |
| Moved in 2019 or later | 310 | ±196 | 4.0% | ±2.5 |
| Moved in 2015 to 2018 | 2,443 | ±284 | 31.2% | ±3.4 |
| Moved in 2010 to 2014 | 1,955 | ±334 | 25.0% | ±4.0 |
| Moved in 2000 to 2009 | 2,020 | ±300 | 25.8% | ±3.7 |
| Moved in 1990 to 1999 | 613 | ±152 | 7.8% | ±2.0 |
| Moved in 1989 and earlier | 479 | ±217 | 6.1% | ±2.7 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 7,820 | ±393 | 7,820 | (X) |
| No vehicles available | 525 | ±196 | 6.7% | ±2.4 |
| 1 vehicle available | 1,746 | ±272 | 22.3% | ±3.2 |
| 2 vehicles available | 3,209 | ±429 | 41.0% | ±4.9 |
| 3 or more vehicles available | 2,340 | ±321 | 29.9% | ±4.4 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 7,820 | ±393 | 7,820 | (X) |
| Utility gas | 4,229 | ±359 | 54.1% | ±3.6 |
| Bottled, tank, or LP gas | 53 | ±44 | 0.7% | ±0.6 |
| Electricity | 3,140 | ±330 | 40.2% | ±3.8 |
| Fuel oil, kerosene, etc. | 59 | ±74 | 0.8% | ±0.9 |
| Coal or coke | 0 | ±20 | 0.0% | ±0.5 |
| Wood | 322 | ±125 | 4.1% | ±1.6 |
| Solar energy | 0 | ±20 | 0.0% | ±0.5 |
| Other fuel | 0 | ±20 | 0.0% | ±0.5 |
| No fuel used | 17 | ±19 | 0.2% | ±0.3 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 7,820 | ±393 | 7,820 | (X) |
| Lacking complete plumbing facilities | 42 | ±53 | 0.5% | ±0.7 |
| Lacking complete kitchen facilities | 112 | ±64 | 1.4% | ±0.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| No telephone service available | 114 | ±64 | 1.5% | ±0.8 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 7,820 | ±393 | 7,820 | (X) |
| 1.00 or less | 7,649 | ±432 | 97.8% | ±1.2 |
| 1.01 to 1.50 | 130 | ±77 | 1.7% | ±1.0 |
| 1.51 or more | 41 | ±45 | 0.5% | ±0.6 |
| **VALUE** | | | | |
| Owner-occupied units | 5,157 | ±364 | 5,157 | (X) |
| Less than $50,000 | 198 | ±101 | 3.8% | ±1.9 |
| $50,000 to $99,999 | 0 | ±20 | 0.0% | ±0.7 |
| $100,000 to $149,999 | 9 | ±14 | 0.2% | ±0.3 |
| $150,000 to $199,999 | 268 | ±179 | 5.2% | ±3.4 |
| $200,000 to $299,999 | 1,216 | ±192 | 23.6% | ±3.6 |
| $300,000 to $499,999 | 2,995 | ±314 | 58.1% | ±4.6 |
| $500,000 to $999,999 | 471 | ±159 | 9.1% | ±3.0 |
| $1,000,000 or more | 0 | ±20 | 0.0% | ±0.7 |
| Median (dollars) | 345,800 | ±11,491 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 5,157 | ±364 | 5,157 | (X) |
| Housing units with a mortgage | 3,754 | ±295 | 72.8% | ±4.4 |
| Housing units without a mortgage | 1,403 | ±269 | 27.2% | ±4.4 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 3,754 | ±295 | 3,754 | (X) |
| Less than $500 | 37 | ±44 | 1.0% | ±1.2 |
| $500 to $999 | 183 | ±73 | 4.9% | ±1.9 |
| $1,000 to $1,499 | 543 | ±155 | 14.5% | ±4.0 |
| $1,500 to $1,999 | 1,370 | ±222 | 36.5% | ±5.1 |
| $2,000 to $2,499 | 1,026 | ±201 | 27.3% | ±5.2 |
| $2,500 to $2,999 | 407 | ±156 | 10.8% | ±3.9 |
| $3,000 or more | 188 | ±83 | 5.0% | ±2.2 |
| Median (dollars) | 1,891 | ±93 | (X) | (X) |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Housing units without a mortgage | 1,403 | ±269 | 1,403 | (X) |
| Less than $250 | 130 | ±91 | 9.3% | ±6.2 |
| $250 to $399 | 210 | ±96 | 15.0% | ±7.2 |
| $400 to $599 | 554 | ±225 | 39.5% | ±13.1 |
| $600 to $799 | 451 | ±205 | 32.1% | ±13.6 |
| $800 to $999 | 22 | ±26 | 1.6% | ±1.8 |
| $1,000 or more | 36 | ±34 | 2.6% | ±2.5 |
| Median (dollars) | 514 | ±75 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 2,611 | ±323 | 2,611 | (X) |
| Less than $500 | 299 | ±137 | 11.5% | ±4.9 |
| $500 to $999 | 445 | ±185 | 17.0% | ±6.5 |
| $1,000 to $1,499 | 704 | ±184 | 27.0% | ±6.6 |
| $1,500 to $1,999 | 696 | ±181 | 26.7% | ±6.7 |
| $2,000 to $2,499 | 248 | ±120 | 9.5% | ±4.3 |
| $2,500 to $2,999 | 47 | ±38 | 1.8% | ±1.5 |
| $3,000 or more | 172 | ±95 | 6.6% | ±3.7 |
| Median (dollars) | 1,412 | ±111 | (X) | (X) |
| No rent paid | 52 | ±45 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 4,741 | 2,869 | 598 | 8,208 |
| Percent | 57.8% | 35.0% | 7.3% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 51 | ±60 |
| 10.0 to 14.9 percent | 107 | ±66 |
| 15.0 to 19.9 percent | 315 | ±122 |
| 20.0 to 24.9 percent | 319 | ±149 |
| 25.0 to 29.9 percent | 539 | ±201 |
| 30.0 to 34.9 percent | 292 | ±124 |
| 35.0 to 39.9 percent | 168 | ±86 |
| 40.0 to 49.9 percent | 209 | ±106 |
| 50.0 percent or more | 545 | ±194 |
| Not computed | 118 | ±111 |
| **Total** | 2,663 | ±326 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 5,157 | ±364 |
| Housing units with a mortgage: | 3,754 | ±295 |
| Less than 10.0 percent | 109 | ±64 |
| 10.0 to 14.9 percent | 634 | ±166 |
| 15.0 to 19.9 percent | 648 | ±160 |
| 20.0 to 24.9 percent | 726 | ±159 |
| 25.0 to 29.9 percent | 611 | ±214 |
| 30.0 to 34.9 percent | 295 | ±114 |
| 35.0 to 39.9 percent | 177 | ±136 |
| 40.0 to 49.9 percent | 265 | ±104 |
| 50.0 percent or more | 289 | ±136 |
| Not computed | 0 | ±20 |
| Housing units without a mortgage: | 1,403 | ±269 |
| Less than 10.0 percent | 630 | ±157 |
| 10.0 to 14.9 percent | 358 | ±186 |
| 15.0 to 19.9 percent | 97 | ±46 |
| 20.0 to 24.9 percent | 101 | ±85 |
| 25.0 to 29.9 percent | 0 | ±20 |
| 30.0 to 34.9 percent | 156 | ±187 |
| 35.0 to 39.9 percent | 8 | ±13 |
| 40.0 to 49.9 percent | 12 | ±19 |
| 50.0 percent or more | 31 | ±38 |
| Not computed | 10 | ±15 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 1,123 | 5.6% |
| 5 to 9 years | 1,197 | 6.0% |
| 10 to 14 years | 1,356 | 6.8% |
| 15 to 19 years | 1,315 | 6.6% |
| 20 to 24 years | 1,003 | 5.0% |
| 25 to 29 years | 960 | 4.8% |
| 30 to 34 years | 1,114 | 5.6% |
| 35 to 39 years | 1,882 | 9.4% |
| 40 to 44 years | 1,626 | 8.2% |
| 45 to 49 years | 1,539 | 7.7% |
| 50 to 54 years | 1,442 | 7.2% |
| 55 to 59 years | 1,133 | 5.7% |
| 60 to 64 years | 1,477 | 7.4% |
| 65 to 69 years | 902 | 4.5% |
| 70 to 74 years | 519 | 2.6% |
| 75 to 79 years | 521 | 2.6% |
| 80 to 84 years | 332 | 1.7% |
| 85 years and over | 506 | 2.5% |
| **Total Population** | **19,947** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 79 | 30 | 0 | 1,508 | 575 | 2113 |
| Vacant | 241 | 691 | 0 | 1,387 | 208 | 2,287 |
| Partially Used | 189 | 599 | 0 | 447 | 22 | 1068 |
| Redevelopable | 237 | 150 | 1 | 1,459 | 201 | 1812 |
| **City** | **746** | **1,470** | **1** | **4,801** | **1,006** | **7,280** |
| Pending | 6 | 10 | 0 | 0 | 0 | 10 |
| Vacant | 7 | 17 | 0 | 16 | 0 | 33 |
| Partially Used | 66 | 157 | 0 | 85 | 0 | 242 |
| Redevelopable | 25 | 53 | 0 | 40 | 0 | 92 |
| **Unincorporated UGA** | **104** | **237** | **0** | **141** | **0** | **377** |
| Pending | 85 | 40 | 0 | 1,508 | 575 | 2,123 |
| Vacant | 248 | 708 | 0 | 1,403 | 208 | 2,320 |
| Partially Used | 255 | 756 | 0 | 532 | 22 | 1,310 |
| Redevelopable | 263 | 203 | 1 | 1,499 | 201 | 1,904 |
| **Total** | 850 | 1,707 | 1 | 4,942 | 1,006 | 7,657 |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 13 | 2 | 3 | 1 | 19 |
| 2017 | 90 | 6 | 171 | 0 | 267 |
| 2018 | 15 | 2 | 312 | 2 | 331 |
| 2019 | 5 | 1 | 391 | 0 | 397 |
| 2020 | 10 | 4 | 118 | 0 | 132 |
| 2021 | 12 | 4 | 461 | 0 | 477 |
| **TOTAL** | **145** | **19** | **1,456** | **3** | **1,623** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Bothell (Snohomish County part)

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 6,788 | ±302 | 6,788 | (X) |
| Occupied housing units | 6,645 | ±292 | 94.6% | ±2.8 |
| Vacant housing units | 143 | ±114 | 5.4% | ±2.8 |
| Homeowner vacancy rate | 0.0 | ±0.4 | (X) | (X) |
| Rental vacancy rate | 0.0 | ±1.4 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 6,788 | ±302 | 6,788 | (X) |
| 1-unit, detached | 4,408 | ±250 | 64.9% | ±2.3 |
| 1-unit, attached | 260 | ±116 | 3.8% | ±1.7 |
| 2 units | 19 | ±20 | 0.3% | ±0.3 |
| 3 or 4 units | 187 | ±85 | 2.8% | ±1.2 |
| 5 to 9 units | 383 | ±160 | 5.6% | ±2.3 |
| 10 to 19 units | 569 | ±184 | 8.4% | ±2.7 |
| 20 or more units | 130 | ±82 | 1.9% | ±1.2 |
| Mobile home | 219 | ±103 | 3.2% | ±1.5 |
| Boat, RV, van, etc. | 512 | ±166 | 7.5% | ±2.4 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 6,788 | ±302 | 6,788 | (X) |
| Built 2014 or later | 528 | ±225 | 7.8% | ±3.3 |
| Built 2010 to 2013 | 249 | ±116 | 3.7% | ±1.7 |
| Built 2000 to 2009 | 1,185 | ±217 | 17.5% | ±3.1 |
| Built 1990 to 1999 | 1,474 | ±269 | 21.7% | ±3.8 |
| Built 1980 to 1989 | 1,176 | ±205 | 17.3% | ±2.9 |
| Built 1970 to 1979 | 1,207 | ±196 | 17.8% | ±2.8 |
| Built 1960 to 1969 | 621 | ±113 | 9.1% | ±1.6 |
| Built 1950 to 1959 | 195 | ±81 | 2.9% | ±1.2 |
| Built 1940 to 1949 | 106 | ±78 | 1.6% | ±1.1 |
| Built 1939 or earlier | 47 | ±40 | 0.7% | ±0.6 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 6,788 | ±302 | 6,788 | (X) |
| 1 room | 32 | ±35 | 0.5% | ±0.5 |
| 2 rooms | 272 | ±130 | 4.0% | ±1.9 |
| 3 rooms | 545 | ±181 | 8.0% | ±2.6 |
| 4 rooms | 921 | ±230 | 13.6% | ±3.3 |
| 5 rooms | 963 | ±256 | 14.2% | ±3.7 |
| 6 rooms | 1,189 | ±265 | 17.5% | ±3.8 |
| 7 rooms | 945 | ±189 | 13.9% | ±2.7 |
| 8 rooms | 726 | ±195 | 10.7% | ±2.8 |
| 9 rooms or more | 1,195 | ±220 | 17.6% | ±3.1 |
| Median rooms | 6.1 | ±0.2 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 6,788 | ±302 | 6,788 | (X) |
| No bedroom | 32 | ±35 | 0.5% | ±0.5 |
| 1 bedroom | 626 | ±176 | 9.2% | ±2.6 |
| 2 bedrooms | 1,382 | ±295 | 20.4% | ±4.3 |
| 3 bedrooms | 2,523 | ±346 | 37.2% | ±4.8 |
| 4 bedrooms | 1,631 | ±285 | 24.0% | ±4.1 |
| 5 or more bedrooms | 594 | ±152 | 8.8% | ±2.2 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 6,645 | ±292 | 6,645 | (X) |
| Owner-occupied | 4,729 | ±308 | 71.2% | ±3.4 |
| Renter-occupied | 1,916 | ±264 | 28.8% | ±3.8 |
| Average household size of owner-occupied unit | 2.79 | ±0.13 | (X) | (X) |
| Average household size of renter-occupied unit | 2.53 | ±0.20 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 6,645 | ±406 | 6,645 | (X) |
| Moved in 2019 or later | 459 | ±248 | 6.9% | ±3.7 |
| Moved in 2015 to 2018 | 1,930 | ±264 | 29.0% | ±3.6 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 1,493 | ±280 | 22.5% | ±4.0 |
| Moved in 2000 to 2009 | 1,525 | ±272 | 22.9% | ±3.8 |
| Moved in 1990 to 1999 | 579 | ±160 | 8.7% | ±2.3 |
| Moved in 1989 and earlier | 659 | ±151 | 9.9% | ±2.2 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 7,820 | ±393 | 7,820 | (X) |
| No vehicles available | 160 | ±95 | 2.4% | ±1.4 |
| 1 vehicle available | 1,627 | ±274 | 24.5% | ±4.0 |
| 2 vehicles available | 3,171 | ±374 | 47.7% | ±5.2 |
| 3 or more vehicles available | 1,687 | ±266 | 25.4% | ±3.8 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 6,645 | ±292 | 6,645 | (X) |
| Utility gas | 3,436 | ±299 | 51.7% | ±3.9 |
| Bottled, tank, or LP gas | 108 | ±58 | 1.6% | ±0.9 |
| Electricity | 2,917 | ±329 | 43.9% | ±4.6 |
| Fuel oil, kerosene, etc. | 49 | ±42 | 0.7% | ±0.6 |
| Coal or coke | 0 | ±20 | 0.0% | ±0.3 |
| Wood | 122 | ±106 | 1.8% | ±1.6 |
| Solar energy | 0 | ±20 | 0.0% | ±0.3 |
| Other fuel | 0 | ±20 | 0.0% | ±0.3 |
| No fuel used | 13 | ±23 | 0.2% | ±0.3 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 7,820 | ±393 | 7,820 | (X) |
| Lacking complete plumbing facilities | 42 | ±53 | 0.5% | ±0.7 |
| Lacking complete kitchen facilities | 112 | ±64 | 1.4% | ±0.8 |
| No telephone service available | 114 | ±64 | 1.5% | ±0.8 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 6,645 | ±292 | 6,645 | (X) |
| 1.00 or less | 6,507 | 561 | 97.9% | ±7.3 |
| 1.01 to 1.50 | 92 | 72 | 1.4% | ±1.1 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 46 | 44 | 0.7% | ±0.7 |
| **VALUE** | | | | |
| Owner-occupied units | 4,729 | ±308 | 4,729 | (X) |
| Less than $50,000 | 141 | ±83 | 3.0% | ±1.7 |
| $50,000 to $99,999 | 106 | ±83 | 2.2% | ±1.7 |
| $100,000 to $149,999 | 78 | ±109 | 1.6% | ±2.3 |
| $150,000 to $199,999 | 121 | ±81 | 2.6% | ±1.7 |
| $200,000 to $299,999 | 232 | ±98 | 4.9% | ±2.0 |
| $300,000 to $499,999 | 1,138 | ±220 | 24.1% | ±4.4 |
| $500,000 to $999,999 | 2,400 | ±326 | 50.8% | ±6.0 |
| $1,000,000 or more | 513 | ±223 | 10.8% | ±4.7 |
| Median (dollars) | 573,400 | ±27,238 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 4,729 | ±308 | 4,729 | (X) |
| Housing units with a mortgage | 3,317 | ±245 | 70.1% | ±2.4 |
| Housing units without a mortgage | 1,412 | ±208 | 29.9% | ±3.9 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 3,317 | ±245 | 3,317 | (X) |
| Less than $500 | 25 | ±50 | 0.8% | ±1.5 |
| $500 to $999 | 113 | ±82 | 3.4% | ±2.5 |
| $1,000 to $1,499 | 291 | ±117 | 8.8% | ±3.5 |
| $1,500 to $1,999 | 500 | ±123 | 15.1% | ±3.5 |
| $2,000 to $2,499 | 669 | ±154 | 20.2% | ±4.4 |
| $2,500 to $2,999 | 430 | ±154 | 13.0% | ±4.5 |
| $3,000 or more | 1,289 | ±310 | 38.9% | ±8.9 |
| Median (dollars) | 2,570 | ±208 | (X) | (X) |
| Housing units without a mortgage | 1,412 | 228 | 1,412 | (X) |
| Less than $250 | 103 | ±69 | 7.3% | ±4.7 |
| $250 to $399 | 149 | ±132 | 10.6% | ±9.2 |
| $400 to $599 | 141 | ±65 | 10.0% | ±4.3 |
| $600 to $799 | 485 | ±186 | 34.3% | ±11.9 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 341 | ±141 | 24.2% | ±9.2 |
| $1,000 or more | 193 | ±96 | 13.7% | ±6.4 |
| Median (dollars) | 753 | ±30 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 2,611 | ±323 | 2,611 | (X) |
| Less than $500 | 0 | ±20 | 0.0% | ±1.0 |
| $500 to $999 | 73 | ±81 | 3.9% | ±4.2 |
| $1,000 to $1,499 | 391 | ±160 | 21.0% | ±7.8 |
| $1,500 to $1,999 | 521 | ±163 | 28.0% | ±7.6 |
| $2,000 to $2,499 | 652 | ±167 | 35.0% | ±7.3 |
| $2,500 to $2,999 | 212 | ±105 | 11.4% | ±5.3 |
| $3,000 or more | 13 | ±30 | 0.7% | ±1.6 |
| Median (dollars) | 1,948 | ±126 | (X) | (X) |
| No rent paid | 54 | ±50 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Tables B25002, B25003, B25014, B25017, B25018, B25024, B25034, B25038, B25040, B25041, B25044, B25063, B25064, B25075, B25077, B25087, B25088*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 1,916 | ±264 |
| 10.0 to 14.9 percent | 14 | ±21 |
| 15.0 to 19.9 percent | 139 | ±93 |
| 20.0 to 24.9 percent | 323 | ±134 |
| 25.0 to 29.9 percent | 181 | ±103 |
| 30.0 to 34.9 percent | 257 | ±115 |
| 35.0 to 39.9 percent | 234 | ±115 |
| 40.0 to 49.9 percent | 172 | ±90 |
| 50.0 percent or more | 144 | ±83 |
| Not computed | 385 | ±145 |
| **Total** | **67** | **±59** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 5,087 | 1,662 | 795 | 7,544 |
| Percent | 67.4% | 22.0% | 10.5% | 100% |

*Source: OFM, 2021*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 4,729 | ±308 |
| Housing units with a mortgage: | 3,317 | ±245 |
| Less than 10.0 percent | 428 | ±271 |
| 10.0 to 14.9 percent | 714 | ±179 |
| 15.0 to 19.9 percent | 510 | ±116 |
| 20.0 to 24.9 percent | 560 | ±156 |
| 25.0 to 29.9 percent | 384 | ±134 |
| 30.0 to 34.9 percent | 125 | ±87 |
| 35.0 to 39.9 percent | 128 | ±68 |
| 40.0 to 49.9 percent | 137 | ±76 |
| 50.0 percent or more | 331 | ±112 |
| Not computed | 0 | ±20 |
| Housing units without a mortgage: | 1,412 | ±228 |
| Less than 10.0 percent | 673 | ±188 |
| 10.0 to 14.9 percent | 316 | ±113 |
| 15.0 to 19.9 percent | 162 | ±88 |
| 20.0 to 24.9 percent | 44 | ±36 |
| 25.0 to 29.9 percent | 95 | ±53 |
| 30.0 to 34.9 percent | 31 | ±36 |
| 35.0 to 39.9 percent | 0 | ±20 |
| 40.0 to 49.9 percent | 31 | ±38 |
| 50.0 percent or more | 60 | ±53 |
| Not computed | 0 | ±20 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 960 | 5.3% |
| 5 to 9 years | 1,572 | 8.6% |
| 10 to 14 years | 1,343 | 7.4% |
| 15 to 19 years | 545 | 3.0% |
| 20 to 24 years | 269 | 1.5% |
| 25 to 29 years | 164 | 0.9% |
| 30 to 34 years | 174 | 1.0% |
| 35 to 39 years | 635 | 3.5% |
| 40 to 44 years | 1,315 | 7.2% |
| 45 to 49 years | 1,238 | 6.8% |
| 50 to 54 years | 1,487 | 8.2% |
| 55 to 59 years | 1,638 | 9.0% |
| 60 to 64 years | 1,204 | 6.6% |
| 65 to 69 years | 1,059 | 5.8% |
| 70 to 74 years | 1,297 | 7.1% |
| 75 to 79 years | 386 | 2.1% |
| 80 to 84 years | 612 | 3.4% |
| 85 years and over | 379 | 2.1% |
| **Total Population** | **18,226** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B01001,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 122 | 387 | 118 | 212 | 0 | 717 |
| Vacant | 97 | 248 | 0 | 758 | 0 | 1,005 |
| Partially Used | 164 | 394 | 0 | 303 | 0 | 697 |
| Redevelopable | 170 | 260 | 0 | 2,157 | 0 | 2,416 |
| **City** | **553** | **1,289** | **118** | **3,430** | **0** | **4,835** |
| Pending | 89 | 644 | 35 | 10 | 0 | 689 |
| Vacant | 37 | 160 | 59 | 113 | 18 | 350 |
| Partially Used | 101 | 463 | 3 | 20 | 1 | 486 |
| Redevelopable | 205 | 619 | 42 | 660 | 116 | 1,436 |
| **Unincorporated UGA** | **432** | **1,886** | **139** | **803** | **135** | **2,961** |
| Pending | 211 | 1,031 | 153 | 222 | 0 | 1,406 |
| Vacant | 134 | 408 | 59 | 871 | 18 | 1,355 |
| Partially Used | 265 | 857 | 3 | 323 | 1 | 1,183 |
| Redevelopable | 375 | 879 | 42 | 2,817 | 116 | 3,852 |
| **Total** | **985** | **3,175** | **257** | **4,233** | **135** | **7,796** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 85 | 0 | 15 | 3 | 103 |
| 2017 | 99 | 0 | 6 | 3 | 108 |
| 2018 | 177 | 0 | 50 | 7 | 234 |
| 2019 | 0 | 4 | 44 | 0 | 44 |
| 2020 | 34 | 2 | 88 | 0 | 124 |
| 2021 | 60 | 2 | 131 | 0 | 193 |
| **TOTAL** | **455** | **8** | **334** | **13** | **810** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Brier

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 2,510 | ±163 | 2,510 | (X) |
| Occupied housing units | 2,434 | ±146 | 97.00% | ±2.7 |
| Vacant housing units | 76 | ±68 | 3.00% | ±2.7 |
| Homeowner vacancy rate | 0 | ±1.7 | (X) | (X) |
| Rental vacancy rate | 0 | ±14.2 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 2,510 | ±163 | 2,510 | (X) |
| 1-unit, detached | 2,358 | ±223 | 93.90% | ±4.4 |
| 1-unit, attached | 102 | ±95 | 4.10% | ±3.9 |
| 2 units | 23 | ±27 | 0.90% | ±1.1 |
| 3 or 4 units | 0 | ±18 | 0.00% | ±1.5 |
| 5 to 9 units | 0 | ±18 | 0.00% | ±1.5 |
| 10 to 19 units | 0 | ±18 | 0.00% | ±1.5 |
| 20 or more units | 0 | ±18 | 0.00% | ±1.5 |
| Mobile home | 27 | ±40 | 1.10% | ±1.6 |
| Boat, RV, van, etc. | 0 | ±18 | 0.00% | ±1.5 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 2,510 | ±163 | 2,510 | (X) |
| Built 2014 or later | 135 | ±90 | 5.40% | ±3.5 |
| Built 2010 to 2013 | 44 | ±39 | 1.80% | ±1.5 |
| Built 2000 to 2009 | 125 | ±43 | 5.00% | ±1.7 |
| Built 1990 to 1999 | 517 | ±189 | 20.60% | ±7.5 |
| Built 1980 to 1989 | 906 | ±167 | 36.10% | ±6.7 |
| Built 1970 to 1979 | 125 | ±54 | 5.00% | ±2.1 |
| Built 1960 to 1969 | 384 | ±109 | 15.30% | ±4.1 |
| Built 1950 to 1959 | 125 | ±54 | 5.00% | ±2.1 |
| Built 1940 to 1949 | 54 | ±46 | 2.20% | ±1.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Built 1939 or earlier | 95 | ±55 | 3.80% | ±2.2 |
| **ROOMS** | | | | |
| Total housing units | 2,510 | ±163 | 2,510 | (X) |
| 1 room | 15 | ±22 | 0.60% | ±0.9 |
| 2 rooms | 0 | ±18 | 0.00% | ±1.5 |
| 3 rooms | 16 | ±22 | 0.60% | ±0.9 |
| 4 rooms | 133 | ±81 | 5.30% | ±3.2 |
| 5 rooms | 209 | ±103 | 8.30% | ±4.0 |
| 6 rooms | 483 | ±112 | 19.20% | ±4.5 |
| 7 rooms | 388 | ±122 | 15.50% | ±4.8 |
| 8 rooms | 396 | ±114 | 15.80% | ±4.6 |
| 9 rooms or more | 870 | ±177 | 34.70% | ±6.7 |
| Median rooms | 7.5 | ±0.4 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 2,510 | ±163 | 2,510 | (X) |
| No bedroom | 25 | ±26 | 1.00% | ±1.0 |
| 1 bedroom | 24 | ±27 | 1.00% | ±1.1 |
| 2 bedrooms | 107 | ±75 | 4.30% | ±2.9 |
| 3 bedrooms | 1,145 | ±183 | 45.60% | ±6.6 |
| 4 bedrooms | 716 | ±143 | 28.50% | ±5.6 |
| 5 or more bedrooms | 493 | ±179 | 19.60% | ±7.1 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 2,434 | ±146 | 2,434 | (X) |
| Owner-occupied | 2,189 | ±155 | 89.90% | ±3.9 |
| Renter-occupied | 245 | ±98 | 10.10% | ±3.9 |
| Average household size of owner-occupied unit | 2.82 | ±0.18 | (X) | (X) |
| Average household size of renter-occupied unit | 2.83 | ±0.94 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 2,434 | ±146 | 2,434 | (X) |
| Moved in 2019 or later | 19 | ±19 | 0.80% | ±0.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2015 to 2018 | 490 | ±134 | 20.10% | ±5.5 |
| Moved in 2010 to 2014 | 487 | ±200 | 20.00% | ±7.9 |
| Moved in 2000 to 2009 | 576 | ±116 | 23.70% | ±4.6 |
| Moved in 1990 to 1999 | 403 | ±114 | 16.60% | ±4.5 |
| Moved in 1989 and earlier | 459 | ±139 | 18.90% | ±5.7 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 2,434 | ±146 | 2,434 | (X) |
| No vehicles available | 68 | ±70 | 2.80% | ±2.9 |
| 1 vehicle available | 221 | ±83 | 9.10% | ±3.4 |
| 2 vehicles available | 1,069 | ±191 | 43.90% | ±7.1 |
| 3 or more vehicles available | 1,076 | ±173 | 44.20% | ±7.1 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 2,434 | ±146 | 2,434 | (X) |
| Utility gas | 1,643 | ±195 | 67.50% | ±7.7 |
| Bottled, tank, or LP gas | 10 | ±16 | 0.40% | ±0.6 |
| Electricity | 727 | ±204 | 29.90% | ±7.9 |
| Fuel oil, kerosene, etc. | 17 | ±21 | 0.70% | ±0.9 |
| Coal or coke | 0 | ±18 | 0.00% | ±1.5 |
| Wood | 29 | ±29 | 1.20% | ±1.2 |
| Solar energy | 0 | ±18 | 0.00% | ±1.5 |
| Other fuel | 8 | ±13 | 0.30% | ±0.5 |
| No fuel used | 0 | ±18 | 0.00% | ±1.5 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 2,434 | ±146 | 2,434 | (X) |
| Lacking complete plumbing facilities | 0 | ±18 | 0.00% | ±1.5 |
| Lacking complete kitchen facilities | 9 | ±14 | 0.40% | ±0.6 |
| No telephone service available | 0 | ±18 | 0.00% | ±1.5 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 2,434 | ±146 | 2,434 | (X) |
| 1.00 or less | 2,405 | ±146 | 98.80% | ±1.1 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.01 to 1.50 | 19 | ±19 | 0.80% | ±0.8 |
| 1.51 or more | 10 | ±18 | 0.40% | ±0.8 |
| **VALUE** | | | | |
| Owner-occupied units | 2,189 | ±155 | 2,189 | (X) |
| Less than $50,000 | 0 | ±18 | 0.00% | ±1.7 |
| $50,000 to $99,999 | 0 | ±18 | 0.00% | ±1.7 |
| $100,000 to $149,999 | 0 | ±18 | 0.00% | ±1.7 |
| $150,000 to $199,999 | 0 | ±18 | 0.00% | ±1.7 |
| $200,000 to $299,999 | 84 | ±57 | 3.80% | ±2.6 |
| $300,000 to $499,999 | 464 | ±126 | 21.20% | ±5.5 |
| $500,000 to $999,999 | 1,548 | ±158 | 70.70% | ±6.4 |
| $1,000,000 or more | 93 | ±56 | 4.20% | ±2.5 |
| Median (dollars) | 619,600 | ±27,324 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 2,189 | ±155 | 2,189 | (X) |
| Housing units with a mortgage | 1,489 | ±168 | 68.00% | ±6.5 |
| Housing units without a mortgage | 700 | ±157 | 32.00% | ±6.5 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 1,489 | ±168 | 1,489 | (X) |
| Less than $500 | 0 | ±18 | 0.00% | ±2.5 |
| $500 to $999 | 45 | ±32 | 3.00% | ±2.2 |
| $1,000 to $1,499 | 27 | ±26 | 1.80% | ±1.7 |
| $1,500 to $1,999 | 259 | ±82 | 17.40% | ±5.8 |
| $2,000 to $2,499 | 556 | ±182 | 37.30% | ±10.4 |
| $2,500 to $2,999 | 285 | ±106 | 19.10% | ±6.7 |
| $3,000 or more | 317 | ±80 | 21.30% | ±5.7 |
| Median (dollars) | 2,372 | ±89 | (X) | (X) |
| Housing units without a mortgage | 700 | ±157 | 700 | (X) |
| Less than $250 | 0 | ±18 | 0.00% | ±5.2 |
| $250 to $399 | 15 | ±17 | 2.10% | ±2.4 |
| $400 to $599 | 97 | ±59 | 13.90% | ±7.9 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $600 to $799 | 286 | ±114 | 40.90% | ±12.5 |
| $800 to $999 | 126 | ±62 | 18.00% | ±8.6 |
| $1,000 or more | 176 | ±89 | 25.10% | ±11.2 |
| Median (dollars) | 773 | ±42 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 196 | ±78 | 196 | (X) |
| Less than $500 | 15 | ±22 | 7.70% | ±11.4 |
| $500 to $999 | 0 | ±18 | 0.00% | ±17.3 |
| $1,000 to $1,499 | 10 | ±16 | 5.10% | ±8.3 |
| $1,500 to $1,999 | 73 | ±54 | 37.20% | ±23.0 |
| $2,000 to $2,499 | 90 | ±54 | 45.90% | ±22.4 |
| $2,500 to $2,999 | 8 | ±11 | 4.10% | ±5.7 |
| $3,000 or more | 0 | ±18 | 0.00% | ±17.3 |
| Median (dollars) | 2,000 | ±234 | (X) | (X) |
| No rent paid | 49 | ±65 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 2,357 | 32 | 29 | 2,418 |
| Percent | 97.5% | 1.3% | 1.2% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 0 | ±18 |
| 10.0 to 14.9 percent | 25 | ±28 |
| 15.0 to 19.9 percent | 65 | ±53 |
| 20.0 to 24.9 percent | 16 | ±24 |
| 25.0 to 29.9 percent | 13 | ±21 |
| 30.0 to 34.9 percent | 11 | ±17 |
| 35.0 to 39.9 percent | 0 | ±18 |
| 40.0 to 49.9 percent | 28 | ±26 |
| 50.0 percent or more | 38 | ±36 |
| Not computed | 49 | ±65 |
| **Total** | 245 | ±98 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 2,189 | ±155 |
| Housing units with a mortgage: | 1,489 | ±168 |
| Less than 10.0 percent | 96 | ±58 |
| 10.0 to 14.9 percent | 208 | ±79 |
| 15.0 to 19.9 percent | 397 | ±102 |
| 20.0 to 24.9 percent | 268 | ±79 |
| 25.0 to 29.9 percent | 114 | ±55 |
| 30.0 to 34.9 percent | 71 | ±37 |
| 35.0 to 39.9 percent | 35 | ±27 |
| 40.0 to 49.9 percent | 227 | ±194 |
| 50.0 percent or more | 73 | ±52 |
| Not computed | 0 | ±18 |
| Housing units without a mortgage: | 700 | ±157 |
| Less than 10.0 percent | 431 | ±128 |
| 10.0 to 14.9 percent | 113 | ±70 |
| 15.0 to 19.9 percent | 116 | ±71 |
| 20.0 to 24.9 percent | 28 | ±29 |
| 25.0 to 29.9 percent | 0 | ±18 |
| 30.0 to 34.9 percent | 0 | ±18 |
| 35.0 to 39.9 percent | 0 | ±18 |
| 40.0 to 49.9 percent | 0 | ±18 |
| 50.0 percent or more | 12 | ±14 |
| Not computed | 0 | ±18 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 324 | 4.7% |
| 5 to 9 years | 452 | 6.6% |
| 10 to 14 years | 422 | 6.1% |
| 15 to 19 years | 335 | 4.9% |
| 20 to 24 years | 328 | 4.8% |
| 25 to 29 years | 272 | 3.9% |
| 30 to 34 years | 376 | 5.5% |
| 35 to 39 years | 289 | 4.2% |
| 40 to 44 years | 415 | 6.0% |
| 45 to 49 years | 598 | 8.7% |
| 50 to 54 years | 431 | 6.2% |
| 55 to 59 years | 633 | 9.2% |
| 60 to 64 years | 631 | 9.1% |
| 65 to 69 years | 683 | 9.9% |
| 70 to 74 years | 381 | 5.5% |
| 75 to 79 years | 174 | 2.5% |
| 80 to 84 years | 119 | 1.7% |
| 85 years and over | 36 | 0.5% |
| **Total Population** | **6,899** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 21 | 55 | 0 | 0 | 0 | 55 |
| Vacant | 4 | 13 | 0 | 0 | 0 | 13 |
| Partially Used | 28 | 55 | 0 | 0 | 0 | 55 |
| Redevelopable | 26 | 39 | 0 | 0 | 0 | 39 |
| **City** | **80** | **162** | **0** | **0** | **0** | **162** |
| Pending | 2 | 22 | 0 | 2 | 0 | 24 |
| Vacant | 3 | 14 | 0 | 0 | 0 | 14 |
| Partially Used | 13 | 58 | 0 | 0 | 0 | 58 |
| Redevelopable | 4 | 14 | 0 | 0 | 0 | 14 |
| **Unincorporated UGA** | **22** | **108** | **0** | **2** | **0** | **110** |
| Pending | 24 | 77 | 0 | 2 | 0 | 79 |
| Vacant | 7 | 27 | 0 | 0 | 0 | 27 |
| Partially Used | 41 | 113 | 0 | 0 | 0 | 113 |
| Redevelopable | 30 | 53 | 0 | 0 | 0 | 53 |
| **Total** | **102** | **270** | **0** | **2** | **0** | **272** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 20 | 0 | 0 | 0 | 20 |
| 2017 | 20 | 0 | 0 | 0 | 20 |
| 2018 | 21 | 0 | 0 | 0 | 21 |
| 2019 | 4 | 0 | 0 | 0 | 4 |
| 2020 | 12 | 0 | 0 | 0 | 12 |
| 2021 | 7 | 0 | 0 | 0 | 7 |
| **TOTAL** | **84** | **0** | **0** | **0** | **84** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Darrington

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | | ±158 | 625 | (X) |
| Occupied housing units | 625 | ±156 | 91.4% | ±5.4 |
| Vacant housing units | 571 | ±32 | 8.6% | ±5.4 |
| Homeowner vacancy rate | 54 | ±3.5 | (X) | (X) |
| Rental vacancy rate | 2.1 | ±4.8 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 625 | ±158 | 625 | (X) |
| 1-unit, detached | 423 | ±100 | 67.7% | ±12.3 |
| 1-unit, attached | 0 | ±13 | 0.0% | ±5.8 |
| 2 units | 0 | ±13 | 0.0% | ±5.8 |
| 3 or 4 units | 103 | ±103 | 16.5% | ±13.5 |
| 5 to 9 units | 6 | ±10 | 1.0% | ±1.6 |
| 10 to 19 units | 0 | ±13 | 0.0% | ±5.8 |
| 20 or more units | 0 | ±13 | 0.0% | ±5.8 |
| Mobile home | 86 | ±35 | 13.8% | ±6.2 |
| Boat, RV, van, etc. | 7 | ±11 | 1.1% | ±1.8 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 625 | ±158 | 625 | (X) |
| Built 2014 or later | 0 | ±13 | 0.0% | ±5.8 |
| Built 2010 to 2013 | 14 | ±16 | 2.2% | ±2.5 |
| Built 2000 to 2009 | 45 | ±27 | 7.2% | ±4.5 |
| Built 1990 to 1999 | 84 | ±66 | 13.4% | ±9.5 |
| Built 1980 to 1989 | 142 | ±115 | 22.7% | ±14.5 |
| Built 1970 to 1979 | 75 | ±39 | 12.0% | ±5.9 |
| Built 1960 to 1969 | 44 | ±29 | 7.0% | ±4.9 |
| Built 1950 to 1959 | 54 | ±28 | 8.6% | ±4.8 |
| Built 1940 to 1949 | 88 | ±40 | 14.1% | ±6.5 |
| Built 1939 or earlier | 79 | ±42 | 12.6% | ±6.7 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 625 | ±158 | 625 | (X) |
| 1 room | 0 | ±13 | 0.0% | ±5.8 |
| 2 rooms | 40 | ±29 | 6.4% | ±4.6 |
| 3 rooms | 161 | ±108 | 25.8% | ±12.9 |
| 4 rooms | 136 | ±43 | 21.8% | ±7.6 |
| 5 rooms | 89 | ±38 | 14.2% | ±6.3 |
| 6 rooms | 60 | ±32 | 9.6% | ±4.6 |
| 7 rooms | 54 | ±34 | 8.6% | ±5.7 |
| 8 rooms | 7 | ±13 | 1.1% | ±2.0 |
| 9 rooms or more | 78 | ±68 | 12.5% | ±9.8 |
| Median rooms | 4.3 | ±0.5 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 625 | ±158 | 625 | (X) |
| No bedroom | 0 | ±13 | 0.0% | ±5.8 |
| 1 bedroom | 135 | ±108 | 21.6% | ±13.5 |
| 2 bedrooms | 155 | ±54 | 24.8% | ±9.3 |
| 3 bedrooms | 265 | ±88 | 42.4% | ±12.0 |
| 4 bedrooms | 63 | ±37 | 10.1% | ±5.5 |
| 5 or more bedrooms | 7 | ±11 | 1.1% | ±1.8 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 571 | ±156 | 571 | (X) |
| Owner-occupied | 319 | ±90 | 55.9% | ±11.9 |
| Renter-occupied | 252 | ±112 | 44.1% | ±11.9 |
| Average household size of owner-occupied unit | 2.37 | ±0.38 | (X) | (X) |
| Average household size of renter-occupied unit | 1.68 | ±0.41 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 571 | ±156 | 571 | (X) |
| Moved in 2019 or later | 27 | ±31 | 4.7% | ±5.3 |
| Moved in 2015 to 2018 | 90 | ±43 | 15.8% | ±7.7 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 201 | ±114 | 35.2% | ±13.9 |
| Moved in 2000 to 2009 | 154 | ±74 | 27.0% | ±11.8 |
| Moved in 1990 to 1999 | 51 | ±30 | 8.9% | ±5.2 |
| Moved in 1989 and earlier | 48 | ±34 | 8.4% | ±5.8 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 571 | ±156 | 571 | (X) |
| No vehicles available | 63 | ±36 | 11.0% | ±6.8 |
| 1 vehicle available | 204 | ±120 | 35.7% | ±14.4 |
| 2 vehicles available | 175 | ±80 | 30.6% | ±11.9 |
| 3 or more vehicles available | 129 | ±44 | 22.6% | ±8.3 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 571 | ±156 | 571 | (X) |
| Utility gas | 12 | ±14 | 2.1% | ±2.6 |
| Bottled, tank, or LP gas | 82 | ±37 | 14.4% | ±6.8 |
| Electricity | 386 | ±142 | 67.6% | ±9.6 |
| Fuel oil, kerosene, etc. | 4 | ±7 | 0.7% | ±1.3 |
| Coal or coke | 0 | ±13 | 0.0% | ±6.4 |
| Wood | 80 | ±34 | 14.0% | ±5.5 |
| Solar energy | 0 | ±13 | 0.0% | ±6.4 |
| Other fuel | 0 | ±13 | 0.0% | ±6.4 |
| No fuel used | 7 | ±11 | 1.2% | ±2.0 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 571 | ±156 | 571 | (X) |
| Lacking complete plumbing facilities | 0 | ±13 | 0.0% | ±6.4 |
| Lacking complete kitchen facilities | 0 | ±13 | 0.0% | ±6.4 |
| No telephone service available | 7 | ±11 | 1.2% | ±1.9 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 571 | ±156 | 571 | (X) |
| 1.00 or less | 550 | ±155 | 96.3% | ±3.5 |
| 1.01 to 1.50 | 21 | ±20 | 3.7% | ±3.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 0 | ±13 | 0.0% | ±6.4 |
| **VALUE** | | | | |
| Owner-occupied units | 319 | ±90 | 319 | (X) |
| Less than $50,000 | 21 | ±20 | 6.6% | ±6.0 |
| $50,000 to $99,999 | 19 | ±18 | 6.0% | ±5.6 |
| $100,000 to $149,999 | 35 | ±27 | 11.0% | ±8.0 |
| $150,000 to $199,999 | 39 | ±23 | 12.2% | ±7.4 |
| $200,000 to $299,999 | 109 | ±44 | 34.2% | ±12.9 |
| $300,000 to $499,999 | 78 | ±63 | 24.5% | ±15.6 |
| $500,000 to $999,999 | 18 | ±28 | 5.6% | ±8.5 |
| $1,000,000 or more | 0 | ±13 | 0.0% | ±11.1 |
| Median (dollars) | 248,400 | ±38,755 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 319 | ±90 | 319 | (X) |
| Housing units with a mortgage | 228 | ±82 | 71.5% | ±12.1 |
| Housing units without a mortgage | 91 | ±41 | 28.5% | ±12.1 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 228 | ±82 | 228 | (X) |
| Less than $500 | 0 | ±13 | 0.0% | ±15.1 |
| $500 to $999 | 59 | ±29 | 25.9% | ±12.6 |
| $1,000 to $1,499 | 59 | ±31 | 25.9% | ±12.1 |
| $1,500 to $1,999 | 66 | ±64 | 28.9% | ±21.0 |
| $2,000 to $2,499 | 26 | ±20 | 11.4% | ±9.1 |
| $2,500 to $2,999 | 0 | ±13 | 0.0% | ±15.1 |
| $3,000 or more | 18 | ±28 | 7.9% | ±11.8 |
| Median (dollars) | 1,400 | ±457 | (X) | (X) |
| Housing units without a mortgage | 91 | ±41 | 91 | (X) |
| Less than $250 | 27 | ±24 | 29.7% | ±19.9 |
| $250 to $399 | 7 | ±11 | 7.7% | ±12.3 |
| $400 to $599 | 46 | ±28 | 50.5% | ±22.4 |
| $600 to $799 | 4 | ±6 | 4.4% | ±7.2 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 7 | ±11 | 7.7% | ±11.3 |
| $1,000 or more | 0 | ±13 | 0.0% | ±32.4 |
| Median (dollars) | 429 | ±40 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 244 | ±112 | 244 | (X) |
| Less than $500 | 31 | ±25 | 12.7% | ±12.1 |
| $500 to $999 | 143 | ±112 | 58.6% | ±24.4 |
| $1,000 to $1,499 | 63 | ±35 | 25.8% | ±17.1 |
| $1,500 to $1,999 | 7 | ±11 | 2.9% | ±4.5 |
| $2,000 to $2,499 | 0 | ±13 | 0.0% | ±14.2 |
| $2,500 to $2,999 | 0 | ±13 | 0.0% | ±14.2 |
| $3,000 or more | 0 | ±13 | 0.0% | ±14.2 |
| Median (dollars) | 775 | ±190 | (X) | (X) |
| No rent paid | 8 | ±13 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 493 | 35 | 124 | 652 |
| Percent | 75.6% | 5.4% | 19.0% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 15 | ±17 |
| 10.0 to 14.9 percent | 14 | ±16 |
| 15.0 to 19.9 percent | 12 | ±13 |
| 20.0 to 24.9 percent | 24 | ±18 |
| 25.0 to 29.9 percent | 8 | ±13 |
| 30.0 to 34.9 percent | 74 | ±106 |
| 35.0 to 39.9 percent | 0 | ±13 |
| 40.0 to 49.9 percent | 29 | ±27 |
| 50.0 percent or more | 68 | ±43 |
| Not computed | 8 | ±13 |
| **Total** | 252 | ±112 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 319 | ±90 |
| Housing units with a mortgage: | 228 | ±82 |
| Less than 10.0 percent | 0 | ±13 |
| 10.0 to 14.9 percent | 69 | ±65 |
| 15.0 to 19.9 percent | 28 | ±23 |
| 20.0 to 24.9 percent | 8 | ±9 |
| 25.0 to 29.9 percent | 37 | ±24 |
| 30.0 to 34.9 percent | 0 | ±13 |
| 35.0 to 39.9 percent | 16 | ±17 |
| 40.0 to 49.9 percent | 16 | ±18 |
| 50.0 percent or more | 54 | ±39 |
| Not computed | 0 | ±13 |
| Housing units without a mortgage: | 91 | ±41 |
| Less than 10.0 percent | 37 | ±27 |
| 10.0 to 14.9 percent | 7 | ±11 |
| 15.0 to 19.9 percent | 29 | ±24 |
| 20.0 to 24.9 percent | 0 | ±13 |
| 25.0 to 29.9 percent | 14 | ±16 |
| 30.0 to 34.9 percent | 0 | ±13 |
| 35.0 to 39.9 percent | 0 | ±13 |
| 40.0 to 49.9 percent | 0 | ±13 |
| 50.0 percent or more | 4 | ±6 |
| Not computed | 0 | ±13 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 33 | ±25 |
| 5 to 9 years | 45 | ±30 |
| 10 to 14 years | 117 | ±98 |
| 15 to 19 years | 65 | ±40 |
| 20 to 24 years | 40 | ±30 |
| 25 to 29 years | 80 | ±47 |
| 30 to 34 years | 34 | ±23 |
| 35 to 39 years | 52 | ±56 |
| 40 to 44 years | 124 | ±70 |
| 45 to 49 years | 93 | ±48 |
| 50 to 54 years | 53 | ±34 |
| 55 to 59 years | 71 | ±50 |
| 60 to 64 years | 64 | ±44 |
| 65 to 69 years | 85 | ±58 |
| 70 to 74 years | 74 | ±39 |
| 75 to 79 years | 36 | ±25 |
| 80 to 84 years | 115 | ±115 |
| 85 years and over | 13 | ±13 |
| **Total Population** | **1,194** | **±330** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 7 | 12 | 0 | 0 | 0 | 12 |
| Vacant | 29 | 65 | 0 | 0 | 0 | 65 |
| Partially Used | 24 | 45 | 0 | 0 | 0 | 45 |
| Redevelopable | 3 | 2 | 0 | 0 | 0 | 2 |
| **City** | **63** | **124** | **0** | **0** | **0** | **124** |
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 1 | 3 | 0 | 0 | 0 | 3 |
| Partially Used | 29 | 61 | 0 | 0 | 0 | 61 |
| Redevelopable | 29 | 58 | 0 | 0 | 0 | 58 |
| **Unincorporated UGA** | **59** | **122** | **0** | **0** | **0** | **122** |
| Pending | 7 | 12 | 0 | 0 | 0 | 12 |
| Vacant | 29 | 68 | 0 | 0 | 0 | 68 |
| Partially Used | 54 | 106 | 0 | 0 | 0 | 106 |
| Redevelopable | 32 | 60 | 0 | 0 | 0 | 60 |
| **Total** | **122** | **246** | **0** | **0** | **0** | **246** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 0 | 0 | 0 | 0 | 0 |
| 2017 | 2 | 0 | 0 | 0 | 2 |
| 2018 | 1 | 0 | 0 | 0 | 1 |
| 2019 | 3 | 0 | 0 | 0 | 3 |
| 2020 | 3 | 0 | 0 | 0 | 3 |
| 2021 | 2 | 0 | 0 | 0 | 2 |
| **TOTAL** | **11** | **0** | **0** | **0** | **11** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Edmonds

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 18,847 | ±525 | 18,847 | (X) |
| Occupied housing units | 17,845 | ±545 | 94.70% | ±1.6 |
| Vacant housing units | 1,002 | ±311 | 5.30% | ±1.6 |
| Homeowner vacancy rate | 0.6 | ±0.7 | (X) | (X) |
| Rental vacancy rate | 5.5 | ±2.9 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 18,847 | ±525 | 18,847 | (X) |
| 1-unit, detached | 11,251 | ±577 | 59.70% | ±2.4 |
| 1-unit, attached | 645 | ±197 | 3.40% | ±1.1 |
| 2 units | 404 | ±168 | 2.10% | ±0.9 |
| 3 or 4 units | 602 | ±156 | 3.20% | ±0.8 |
| 5 to 9 units | 1,002 | ±225 | 5.30% | ±1.2 |
| 10 to 19 units | 1,658 | ±295 | 8.80% | ±1.5 |
| 20 or more units | 3,149 | ±440 | 16.70% | ±2.3 |
| Mobile home | 114 | ±106 | 0.60% | ±0.6 |
| Boat, RV, van, etc. | 22 | ±32 | 0.10% | ±0.2 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 18,847 | ±525 | 18,847 | (X) |
| Built 2014 or later | 182 | ±88 | 1.00% | ±0.5 |
| Built 2010 to 2013 | 322 | ±146 | 1.70% | ±0.8 |
| Built 2000 to 2009 | 1,768 | ±365 | 9.40% | ±1.9 |
| Built 1990 to 1999 | 1,917 | ±347 | 10.20% | ±1.8 |
| Built 1980 to 1989 | 2,818 | ±443 | 15.00% | ±2.3 |
| Built 1970 to 1979 | 3,244 | ±384 | 17.20% | ±2.0 |
| Built 1960 to 1969 | 4,544 | ±525 | 24.10% | ±2.7 |
| Built 1950 to 1959 | 2,736 | ±395 | 14.50% | ±2.0 |
| Built 1940 to 1949 | 548 | ±188 | 2.90% | ±1.0 |
| Built 1939 or earlier | 768 | ±245 | 4.10% | ±1.3 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 18,847 | ±525 | 18,847 | (X) |
| 1 room | 356 | ±136 | 1.90% | ±0.7 |
| 2 rooms | 377 | ±133 | 2.00% | ±0.7 |
| 3 rooms | 2,058 | ±333 | 10.90% | ±1.8 |
| 4 rooms | 3,054 | ±408 | 16.20% | ±2.1 |
| 5 rooms | 2,645 | ±456 | 14.00% | ±2.3 |
| 6 rooms | 2,584 | ±360 | 13.70% | ±1.9 |
| 7 rooms | 2,405 | ±375 | 12.80% | ±2.0 |
| 8 rooms | 2,001 | ±312 | 10.60% | ±1.7 |
| 9 rooms or more | 3,367 | ±431 | 17.90% | ±2.2 |
| Median rooms | 5.9 | ±0.2 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 18,847 | ±525 | 18,847 | (X) |
| No bedroom | 364 | ±136 | 1.90% | ±0.7 |
| 1 bedroom | 2,493 | ±410 | 13.20% | ±2.1 |
| 2 bedrooms | 5,193 | ±543 | 27.60% | ±2.8 |
| 3 bedrooms | 5,883 | ±436 | 31.20% | ±2.1 |
| 4 bedrooms | 3,656 | ±429 | 19.40% | ±2.2 |
| 5 or more bedrooms | 1,258 | ±302 | 6.70% | ±1.6 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 17,845 | ±545 | 17,845 | (X) |
| Owner-occupied | 12,771 | ±615 | 71.60% | ±2.3 |
| Renter-occupied | 5,074 | ±415 | 28.40% | ±2.3 |
| Average household size of owner-occupied unit | 2.37 | ±0.08 | (X) | (X) |
| Average household size of renter-occupied unit | 2.32 | ±0.19 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 17,845 | ±545 | 17,845 | (X) |
| Moved in 2019 or later | 503 | ±198 | 2.80% | ±1.1 |
| Moved in 2015 to 2018 | 5,303 | ±506 | 29.70% | ±2.9 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 3,416 | ±455 | 19.10% | ±2.5 |
| Moved in 2000 to 2009 | 4,380 | ±544 | 24.50% | ±2.7 |
| Moved in 1990 to 1999 | 1,673 | ±282 | 9.40% | ±1.6 |
| Moved in 1989 and earlier | 2,570 | ±259 | 14.40% | ±1.5 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 17,845 | ±545 | 17,845 | (X) |
| No vehicles available | 584 | ±184 | 3.30% | ±1.0 |
| 1 vehicle available | 5,689 | ±598 | 31.90% | ±2.9 |
| 2 vehicles available | 7,590 | ±581 | 42.50% | ±3.0 |
| 3 or more vehicles available | 3,982 | ±386 | 22.30% | ±2.3 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 17,845 | ±545 | 17,845 | (X) |
| Utility gas | 8,809 | ±616 | 49.40% | ±2.9 |
| Bottled, tank, or LP gas | 118 | ±70 | 0.70% | ±0.4 |
| Electricity | 8,223 | ±568 | 46.10% | ±3.0 |
| Fuel oil, kerosene, etc. | 448 | ±168 | 2.50% | ±0.9 |
| Coal or coke | 0 | ±27 | 0.00% | ±0.2 |
| Wood | 162 | ±120 | 0.90% | ±0.7 |
| Solar energy | 0 | ±27 | 0.00% | ±0.2 |
| Other fuel | 38 | ±37 | 0.20% | ±0.2 |
| No fuel used | 47 | ±38 | 0.30% | ±0.2 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 17,845 | ±545 | 17,845 | (X) |
| Lacking complete plumbing facilities | 32 | ±50 | 0.20% | ±0.3 |
| Lacking complete kitchen facilities | 164 | ±89 | 0.90% | ±0.5 |
| No telephone service available | 90 | ±76 | 0.50% | ±0.4 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 17,845 | ±545 | 17,845 | (X) |
| 1.00 or less | 17,311 | ±652 | 97.00% | ±1.1 |
| 1.01 to 1.50 | 367 | ±196 | 2.10% | ±1.1 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 167 | ±109 | 0.90% | ±0.6 |
| **VALUE** | | | | |
| Owner-occupied units | 12,771 | ±615 | 12,771 | (X) |
| Less than $50,000 | 91 | ±101 | 0.70% | ±0.8 |
| $50,000 to $99,999 | 34 | ±30 | 0.30% | ±0.2 |
| $100,000 to $149,999 | 159 | ±108 | 1.20% | ±0.8 |
| $150,000 to $199,999 | 191 | ±100 | 1.50% | ±0.8 |
| $200,000 to $299,999 | 709 | ±166 | 5.60% | ±1.3 |
| $300,000 to $499,999 | 3,568 | ±454 | 27.90% | ±3.2 |
| $500,000 to $999,999 | 6,583 | ±534 | 51.50% | ±3.6 |
| $1,000,000 or more | 1,436 | ±278 | 11.20% | ±2.1 |
| Median (dollars) | 587,200 | ±18,774 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 12,771 | ±615 | 12,771 | (X) |
| Housing units with a mortgage | 7,984 | ±565 | 62.50% | ±3.3 |
| Housing units without a mortgage | 4,787 | ±481 | 37.50% | ±3.3 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 7,984 | ±565 | 7,984 | (X) |
| Less than $500 | 0 | ±27 | 0.00% | ±0.5 |
| $500 to $999 | 243 | ±108 | 3.00% | ±1.3 |
| $1,000 to $1,499 | 836 | ±222 | 10.50% | ±2.6 |
| $1,500 to $1,999 | 1,498 | ±250 | 18.80% | ±3.1 |
| $2,000 to $2,499 | 1,880 | ±374 | 23.50% | ±4.3 |
| $2,500 to $2,999 | 1,197 | ±268 | 15.00% | ±3.2 |
| $3,000 or more | 2,330 | ±341 | 29.20% | ±3.6 |
| Median (dollars) | 2,376 | ±69 | (X) | (X) |
| Housing units without a mortgage | 4,787 | ±481 | 4,787 | (X) |
| Less than $250 | 76 | ±88 | 1.60% | ±1.8 |
| $250 to $399 | 185 | ±116 | 3.90% | ±2.4 |
| $400 to $599 | 671 | ±179 | 14.00% | ±3.5 |
| $600 to $799 | 1,382 | ±300 | 28.90% | ±6.0 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 1,139 | ±280 | 23.80% | ±4.8 |
| $1,000 or more | 1,334 | ±312 | 27.90% | ±5.8 |
| Median (dollars) | 816 | ±59 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 4,873 | ±463 | 4,873 | (X) |
| Less than $500 | 64 | ±49 | 1.30% | ±1.0 |
| $500 to $999 | 304 | ±109 | 6.20% | ±2.2 |
| $1,000 to $1,499 | 2,035 | ±318 | 41.80% | ±5.6 |
| $1,500 to $1,999 | 1,974 | ±364 | 40.50% | ±5.6 |
| $2,000 to $2,499 | 235 | ±122 | 4.80% | ±2.6 |
| $2,500 to $2,999 | 123 | ±71 | 2.50% | ±1.4 |
| $3,000 or more | 138 | ±72 | 2.80% | ±1.4 |
| Median (dollars) | 1,508 | ±62 | (X) | (X) |
| No rent paid | 201 | ±176 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 12,075 | 7,225 | 32 | 19,332 |
| Percent | 62.5% | 37.4% | 0.2% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 160 | ±109 |
| 10.0 to 14.9 percent | 288 | ±151 |
| 15.0 to 19.9 percent | 667 | ±216 |
| 20.0 to 24.9 percent | 698 | ±234 |
| 25.0 to 29.9 percent | 829 | ±248 |
| 30.0 to 34.9 percent | 523 | ±182 |
| 35.0 to 39.9 percent | 260 | ±115 |
| 40.0 to 49.9 percent | 491 | ±170 |
| 50.0 percent or more | 942 | ±305 |
| Not computed | 216 | ±177 |
| **Total** | 5074 | ±415 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 12,771 | ±615 |
| Housing units with a mortgage: | 7,984 | ±565 |
| Less than 10.0 percent | 659 | ±202 |
| 10.0 to 14.9 percent | 1,110 | ±234 |
| 15.0 to 19.9 percent | 1,656 | ±322 |
| 20.0 to 24.9 percent | 1,173 | ±266 |
| 25.0 to 29.9 percent | 950 | ±231 |
| 30.0 to 34.9 percent | 678 | ±207 |
| 35.0 to 39.9 percent | 465 | ±158 |
| 40.0 to 49.9 percent | 448 | ±171 |
| 50.0 percent or more | 798 | ±174 |
| Not computed | 47 | ±41 |
| Housing units without a mortgage: | 4,787 | ±481 |
| Less than 10.0 percent | 1,745 | ±302 |
| 10.0 to 14.9 percent | 903 | ±231 |
| 15.0 to 19.9 percent | 588 | ±162 |
| 20.0 to 24.9 percent | 763 | ±331 |
| 25.0 to 29.9 percent | 178 | ±84 |
| 30.0 to 34.9 percent | 184 | ±96 |
| 35.0 to 39.9 percent | 78 | ±65 |
| 40.0 to 49.9 percent | 88 | ±58 |
| 50.0 percent or more | 260 | ±140 |
| Not computed | 0 | ±27 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 1,958 | 4.6% |
| 5 to 9 years | 2,408 | 5.7% |
| 10 to 14 years | 1,948 | 4.6% |
| 15 to 19 years | 2,325 | 5.5% |
| 20 to 24 years | 2,140 | 5.1% |
| 25 to 29 years | 2,449 | 5.8% |
| 30 to 34 years | 2,982 | 7.0% |
| 35 to 39 years | 2,492 | 5.9% |
| 40 to 44 years | 2,475 | 5.8% |
| 45 to 49 years | 3,166 | 7.5% |
| 50 to 54 years | 2,932 | 6.9% |
| 55 to 59 years | 2,979 | 7.0% |
| 60 to 64 years | 3,038 | 7.2% |
| 65 to 69 years | 2,606 | 6.2% |
| 70 to 74 years | 2,243 | 5.3% |
| 75 to 79 years | 1,453 | 3.4% |
| 80 to 84 years | 1,332 | 3.1% |
| 85 years and over | 1,421 | 3.4% |
| **Total Population** | 42,347 | 100% |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 17 | 49 | 15 | 561 | 0 | 625 |
| Vacant | 44 | 115 | 7 | 422 | 31 | 575 |
| Partially Used | 21 | 62 | 0 | 0 | 0 | 62 |
| Redevelopable | 231 | -24 | 63 | 3,508 | 340 | 3,887 |
| **City** | **313** | **202** | **85** | **4,491** | **371** | **5,149** |
| Pending | 6 | 47 | 37 | 0 | 0 | 84 |
| Vacant | 1 | 5 | 0 | 0 | 0 | 5 |
| Partially Used | 2 | 10 | 0 | 0 | 0 | 10 |
| Redevelopable | 63 | 168 | 7 | 41 | 1 | 217 |
| **Unincorporated UGA** | **71** | **230** | **44** | **41** | **1** | **316** |
| Pending | 23 | 96 | 52 | 561 | 0 | 709 |
| Vacant | 44 | 120 | 7 | 422 | 31 | 580 |
| Partially Used | 23 | 72 | 0 | 0 | 0 | 72 |
| Redevelopable | 294 | 144 | 70 | 3,549 | 341 | 4,104 |
| **Total** | **385** | **432** | **129** | **4,532** | **372** | **5,465** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 40 | 0 | 160 | 0 | 200 |
| 2017 | 60 | 4 | 124 | 0 | 188 |
| 2018 | 55 | 4 | 7 | 1 | 67 |
| 2019 | 25 | 0 | 26 | 0 | 51 |
| 2020 | 34 | 0 | 192 | 0 | 226 |
| 2021 | 35 | 2 | 54 | 0 | 91 |
| **TOTAL** | **249** | **10** | **563** | **1** | **823** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Everett

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 45,853 | ±812 | 45,853 | (X) |
| Occupied housing units | 43,293 | ±943 | 94.40% | ±1.0 |
| Vacant housing units | 2,560 | ±475 | 5.60% | ±1.0 |
| Homeowner vacancy rate | 0.7 | ±0.4 | (X) | (X) |
| Rental vacancy rate | 5.2 | ±1.4 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 45,853 | ±812 | 45,853 | (X) |
| 1-unit, detached | 20,606 | ±936 | 44.90% | ±1.8 |
| 1-unit, attached | 1,994 | ±314 | 4.30% | ±0.7 |
| 2 units | 2,262 | ±427 | 4.90% | ±0.9 |
| 3 or 4 units | 3,220 | ±464 | 7.00% | ±1.0 |
| 5 to 9 units | 3,571 | ±421 | 7.80% | ±0.9 |
| 10 to 19 units | 4,339 | ±523 | 9.50% | ±1.1 |
| 20 or more units | 8,392 | ±550 | 18.30% | ±1.2 |
| Mobile home | 1,461 | ±235 | 3.20% | ±0.5 |
| Boat, RV, van, etc. | 8 | ±13 | 0.00% | ±0.1 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 45,853 | ±812 | 45,853 | (X) |
| Built 2014 or later | 1,313 | ±220 | 2.90% | ±0.5 |
| Built 2010 to 2013 | 804 | ±320 | 1.80% | ±0.7 |
| Built 2000 to 2009 | 5,403 | ±542 | 11.80% | ±1.2 |
| Built 1990 to 1999 | 8,296 | ±742 | 18.10% | ±1.5 |
| Built 1980 to 1989 | 6,547 | ±617 | 14.30% | ±1.4 |
| Built 1970 to 1979 | 6,561 | ±587 | 14.30% | ±1.3 |
| Built 1960 to 1969 | 4,286 | ±654 | 9.30% | ±1.4 |
| Built 1950 to 1959 | 3,450 | ±627 | 7.50% | ±1.3 |
| Built 1940 to 1949 | 2,223 | ±316 | 4.80% | ±0.7 |
| Built 1939 or earlier | 6,970 | ±533 | 15.20% | ±1.2 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 45,853 | ±812 | 45,853 | (X) |
| 1 room | 1,679 | ±263 | 3.70% | ±0.6 |
| 2 rooms | 2,557 | ±390 | 5.60% | ±0.8 |
| 3 rooms | 5,847 | ±625 | 12.80% | ±1.4 |
| 4 rooms | 10,790 | ±896 | 23.50% | ±1.9 |
| 5 rooms | 8,113 | ±766 | 17.70% | ±1.6 |
| 6 rooms | 6,273 | ±614 | 13.70% | ±1.3 |
| 7 rooms | 4,339 | ±449 | 9.50% | ±1.0 |
| 8 rooms | 2,944 | ±405 | 6.40% | ±0.9 |
| 9 rooms or more | 3,311 | ±577 | 7.20% | ±1.2 |
| Median rooms | 4.8 | ±0.2 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 45,853 | ±812 | 45,853 | (X) |
| No bedroom | 2,000 | ±283 | 4.40% | ±0.6 |
| 1 bedroom | 7,236 | ±621 | 15.80% | ±1.3 |
| 2 bedrooms | 15,611 | ±881 | 34.00% | ±1.8 |
| 3 bedrooms | 14,456 | ±890 | 31.50% | ±1.9 |
| 4 bedrooms | 5,373 | ±738 | 11.70% | ±1.6 |
| 5 or more bedrooms | 1,177 | ±218 | 2.60% | ±0.5 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 43,293 | ±943 | 43,293 | (X) |
| Owner-occupied | 20,570 | ±1,003 | 47.50% | ±1.9 |
| Renter-occupied | 22,723 | ±910 | 52.50% | ±1.9 |
| Average household size of owner-occupied unit | 2.58 | ±0.07 | (X) | (X) |
| Average household size of renter-occupied unit | 2.36 | ±0.08 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 43,293 | ±943 | 43,293 | (X) |
| Moved in 2019 or later | 2,561 | ±495 | 5.90% | ±1.2 |
| Moved in 2015 to 2018 | 15,907 | ±900 | 36.70% | ±2.1 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 10,304 | ±999 | 23.80% | ±2.2 |
| Moved in 2000 to 2009 | 8,756 | ±864 | 20.20% | ±1.9 |
| Moved in 1990 to 1999 | 3,315 | ±439 | 7.70% | ±1.0 |
| Moved in 1989 and earlier | 2,450 | ±298 | 5.70% | ±0.7 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 43,293 | ±943 | 43,293 | (X) |
| No vehicles available | 3,820 | ±481 | 8.80% | ±1.1 |
| 1 vehicle available | 15,435 | ±1,016 | 35.70% | ±2.1 |
| 2 vehicles available | 14,662 | ±876 | 33.90% | ±2.0 |
| 3 or more vehicles available | 9,376 | ±825 | 21.70% | ±1.8 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 43,293 | ±943 | 43,293 | (X) |
| Utility gas | 12,069 | ±670 | 27.90% | ±1.5 |
| Bottled, tank, or LP gas | 545 | ±163 | 1.30% | ±0.4 |
| Electricity | 29,546 | ±994 | 68.20% | ±1.5 |
| Fuel oil, kerosene, etc. | 252 | ±92 | 0.60% | ±0.2 |
| Coal or coke | 18 | ±29 | 0.00% | ±0.1 |
| Wood | 463 | ±158 | 1.10% | ±0.4 |
| Solar energy | 10 | ±15 | 0.00% | ±0.1 |
| Other fuel | 95 | ±68 | 0.20% | ±0.2 |
| No fuel used | 295 | ±118 | 0.70% | ±0.3 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 43,293 | ±943 | 43,293 | (X) |
| Lacking complete plumbing facilities | 142 | ±71 | 0.30% | ±0.2 |
| Lacking complete kitchen facilities | 547 | ±173 | 1.30% | ±0.4 |
| No telephone service available | 911 | ±271 | 2.10% | ±0.6 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 43,293 | ±943 | 43,293 | (X) |
| 1.00 or less | 41,124 | ±1,147 | 95.00% | ±1.0 |
| 1.01 to 1.50 | 1,457 | ±343 | 3.40% | ±0.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 712 | ±261 | 1.60% | ±0.6 |
| **VALUE** | | | | |
| Owner-occupied units | 20,570 | ±1,003 | 20,570 | (X) |
| Less than $50,000 | 608 | ±227 | 3.00% | ±1.1 |
| $50,000 to $99,999 | 625 | ±178 | 3.00% | ±0.8 |
| $100,000 to $149,999 | 547 | ±166 | 2.70% | ±0.8 |
| $150,000 to $199,999 | 992 | ±213 | 4.80% | ±1.0 |
| $200,000 to $299,999 | 3,956 | ±406 | 19.20% | ±1.9 |
| $300,000 to $499,999 | 10,875 | ±854 | 52.90% | ±2.8 |
| $500,000 to $999,999 | 2,675 | ±313 | 13.00% | ±1.5 |
| $1,000,000 or more | 292 | ±107 | 1.40% | ±0.5 |
| Median (dollars) | 359,900 | ±8,304 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 20,570 | ±1,003 | 20,570 | (X) |
| Housing units with a mortgage | 14,909 | ±824 | 72.50% | ±2.5 |
| Housing units without a mortgage | 5,661 | ±609 | 27.50% | ±2.5 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 14,909 | ±824 | 14,909 | (X) |
| Less than $500 | 10 | ±12 | 0.10% | ±0.1 |
| $500 to $999 | 648 | ±180 | 4.30% | ±1.2 |
| $1,000 to $1,499 | 2,814 | ±365 | 18.90% | ±2.3 |
| $1,500 to $1,999 | 4,851 | ±669 | 32.50% | ±3.7 |
| $2,000 to $2,499 | 4,026 | ±406 | 27.00% | ±2.6 |
| $2,500 to $2,999 | 1,441 | ±278 | 9.70% | ±1.9 |
| $3,000 or more | 1,119 | ±188 | 7.50% | ±1.2 |
| Median (dollars) | 1,923 | ±34 | (X) | (X) |
| Housing units without a mortgage | 5,661 | ±609 | 5,661 | (X) |
| Less than $250 | 372 | ±174 | 6.60% | ±3.0 |
| $250 to $399 | 514 | ±163 | 9.10% | ±2.8 |
| $400 to $599 | 1,629 | ±402 | 28.80% | ±5.4 |
| $600 to $799 | 1,701 | ±231 | 30.00% | ±4.2 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 769 | ±188 | 13.60% | ±2.9 |
| $1,000 or more | 676 | ±185 | 11.90% | ±2.9 |
| Median (dollars) | 632 | ±20 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 21,926 | ±877 | 21,926 | (X) |
| Less than $500 | 1,530 | ±322 | 7.00% | ±1.4 |
| $500 to $999 | 2,507 | ±466 | 11.40% | ±2.0 |
| $1,000 to $1,499 | 3,434 | ±458 | 15.70% | ±2.0 |
| $1,500 to $1,999 | 2,906 | ±427 | 13.30% | ±1.9 |
| $2,000 to $2,499 | 2,591 | ±593 | 11.80% | ±2.6 |
| $2,500 to $2,999 | 8,958 | ±707 | 40.90% | ±3.2 |
| $3,000 or more | 797 | ±469 | (X) | (X) |
| Median (dollars) | 21,926 | ±877 | 21,926 | (X) |
| No rent paid | 1,530 | ±322 | 7.00% | ±1.4 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 22,169 | 24,887 | 1,163 | 48,219 |
| Percent | 46.0% | 51.6% | 2.4% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 309 | ±153 |
| 10.0 to 14.9 percent | 1,221 | ±281 |
| 15.0 to 19.9 percent | 2,507 | ±466 |
| 20.0 to 24.9 percent | 3,434 | ±458 |
| 25.0 to 29.9 percent | 2,906 | ±427 |
| 30.0 to 34.9 percent | 2,591 | ±593 |
| 35.0 to 39.9 percent | 1,483 | ±288 |
| 40.0 to 49.9 percent | 1,991 | ±434 |
| 50.0 percent or more | 5,484 | ±505 |
| Not computed | 797 | ±469 |
| **Total** | **22,723** | **±910** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 20,570 | ±1,003 |
| Housing units with a mortgage: | 14,909 | ±824 |
| Less than 10.0 percent | 734 | ±194 |
| 10.0 to 14.9 percent | 1,669 | ±247 |
| 15.0 to 19.9 percent | 2,697 | ±340 |
| 20.0 to 24.9 percent | 2,447 | ±323 |
| 25.0 to 29.9 percent | 2,443 | ±580 |
| 30.0 to 34.9 percent | 1,228 | ±225 |
| 35.0 to 39.9 percent | 1,230 | ±383 |
| 40.0 to 49.9 percent | 976 | ±260 |
| 50.0 percent or more | 1,396 | ±299 |
| Not computed | 89 | ±71 |
| Housing units without a mortgage: | 5,661 | ±609 |
| Less than 10.0 percent | 2,348 | ±344 |
| 10.0 to 14.9 percent | 1,315 | ±400 |
| 15.0 to 19.9 percent | 729 | ±191 |
| 20.0 to 24.9 percent | 401 | ±145 |
| 25.0 to 29.9 percent | 128 | ±57 |
| 30.0 to 34.9 percent | 116 | ±61 |
| 35.0 to 39.9 percent | 114 | ±80 |
| 40.0 to 49.9 percent | 174 | ±106 |
| 50.0 percent or more | 313 | ±132 |
| Not computed | 23 | ±27 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 6,508 | 5.9% |
| 5 to 9 years | 6,238 | 5.6% |
| 10 to 14 years | 6,281 | 5.7% |
| 15 to 19 years | 6,380 | 5.8% |
| 20 to 24 years | 8,008 | 7.2% |
| 25 to 29 years | 10,301 | 9.3% |
| 30 to 34 years | 10,212 | 9.2% |
| 35 to 39 years | 7,577 | 6.8% |
| 40 to 44 years | 6,692 | 6.0% |
| 45 to 49 years | 6,739 | 6.1% |
| 50 to 54 years | 6,659 | 6.0% |
| 55 to 59 years | 7,296 | 6.6% |
| 60 to 64 years | 7,376 | 6.7% |
| 65 to 69 years | 5,844 | 5.3% |
| 70 to 74 years | 3,386 | 3.1% |
| 75 to 79 years | 2,009 | 1.8% |
| 80 to 84 years | 1,260 | 1.1% |
| 85 years and over | 2,074 | 1.9% |
| **Total Population** | **110,840** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 104 | 139 | 35 | 3516 | 1 | 3691 |
| Vacant | 65 | 182 | 13 | 1,682 | 36 | 1913 |
| Partially Used | 29 | 80 | 0 | 256 | 0 | 335 |
| Redevelopable | 595 | -970 | 335 | 16,010 | 378 | 15753 |
| **City** | **793** | **-569** | **383** | **21,464** | **415** | **21,692** |
| Pending | 76 | 358 | 20 | 224 | 222 | 824 |
| Vacant | 24 | 104 | 11 | 66 | 6 | 188 |
| Partially Used | 83 | 329 | 7 | 305 | 63 | 703 |
| Redevelopable | 283 | 241 | 155 | 2,204 | 303 | 2904 |
| **Unincorpor-ated UGA** | **466** | **1,032** | **193** | **2,799** | **594** | **4,619** |
| Pending | 181 | 497 | 55 | 3,740 | 223 | 4515 |
| Vacant | 88 | 286 | 24 | 1,748 | 42 | 2,101 |
| Partially Used | 112 | 409 | 7 | 561 | 63 | 1,038 |
| Redevelopable | 878 | -729 | 490 | 18,214 | 681 | 18,657 |
| **Total** | **1,259** | **463** | **576** | **24,263** | **1,009** | **26,311** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 90 | 4 | 160 | 4 | 258 |
| 2017 | 94 | 25 | 169 | 1 | 289 |
| 2018 | 27 | 28 | 336 | 0 | 391 |
| 2019 | 90 | 23 | 728 | 0 | 841 |
| 2020 | 25 | 3 | 522 | 1 | 551 |
| 2021 | 33 | 7 | 700 | 0 | 740 |
| **TOTAL** | **359** | **90** | **2,615** | **6** | **3,070** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Gold Bar

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 18,847 | ±147 | 842 | (X) |
| Occupied housing units | 17,845 | ±145 | 96.90% | ±2.8 |
| Vacant housing units | 1,002 | ±24 | 3.10% | ±2.8 |
| Homeowner vacancy rate | 0.6 | ±2.5 | (X) | (X) |
| Rental vacancy rate | 5.5 | ±21.6 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 842 | ±147 | 842 | (X) |
| 1-unit, detached | 816 | ±126 | 69.50% | ±7.9 |
| 1-unit, attached | 26 | ±11 | 0.70% | ±1.3 |
| 2 units | 2.4 | ±13 | 0.00% | ±4.4 |
| 3 or 4 units | 0 | ±13 | 0.00% | ±4.4 |
| 5 to 9 units | | ±13 | 0.00% | ±4.4 |
| 10 to 19 units | 842 | ±10 | 0.70% | ±1.2 |
| 20 or more units | 585 | ±13 | 0.00% | ±4.4 |
| Mobile home | 6 | ±73 | 25.90% | ±7.6 |
| Boat, RV, van, etc. | 0 | ±23 | 3.20% | ±2.7 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 0 | ±147 | 842 | (X) |
| Built 2014 or later | 6 | ±58 | 6.80% | ±6.6 |
| Built 2010 to 2013 | 0 | ±16 | 1.20% | ±1.8 |
| Built 2000 to 2009 | 218 | ±70 | 21.70% | ±7.1 |
| Built 1990 to 1999 | 27 | ±80 | 28.40% | ±8.2 |
| Built 1980 to 1989 | | ±59 | 10.80% | ±6.1 |
| Built 1970 to 1979 | 842 | ±44 | 11.90% | ±5.1 |
| Built 1960 to 1969 | 57 | ±37 | 5.90% | ±4.0 |
| Built 1950 to 1959 | 10 | ±8 | 0.60% | ±1.0 |
| Built 1940 to 1949 | 183 | ±13 | 0.00% | ±4.4 |
| Built 1939 or earlier | 239 | ±49 | 12.70% | ±5.4 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 100 | ±147 | 842 | (X) |
| 1 room | 50 | ±12 | 0.80% | ±1.4 |
| 2 rooms | 5 | ±17 | 1.80% | ±2.0 |
| 3 rooms | 0 | ±5 | 0.40% | ±0.5 |
| 4 rooms | 107 | ±62 | 20.70% | ±7.1 |
| 5 rooms | | ±88 | 28.60% | ±8.2 |
| 6 rooms | 842 | ±69 | 20.10% | ±7.2 |
| 7 rooms | 7 | ±61 | 16.20% | ±6.8 |
| 8 rooms | 15 | ±58 | 7.50% | ±6.6 |
| 9 rooms or more | 3 | ±29 | 4.00% | ±3.1 |
| Median rooms | 174 | ±0.4 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 169 | ±147 | 842 | (X) |
| No bedroom | 136 | ±12 | 0.80% | ±1.4 |
| 1 bedroom | 63 | ±54 | 10.00% | ±6.2 |
| 2 bedrooms | 34 | ±45 | 11.60% | ±5.0 |
| 3 bedrooms | 5.4 | ±113 | 63.50% | ±8.9 |
| 4 bedrooms | | ±64 | 13.40% | ±6.6 |
| 5 or more bedrooms | 842 | ±10 | 0.60% | ±1.1 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 84 | ±145 | 816 | (X) |
| Owner-occupied | 98 | ±130 | 81.40% | ±7.3 |
| Renter-occupied | 535 | ±67 | 18.60% | ±7.3 |
| Average household size of owner-occupied unit | 113 | ±0.29 | (X) | (X) |
| Average household size of renter-occupied unit | 5 | ±0.68 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 816 | ±145 | 816 | (X) |
| Moved in 2019 or later | 664 | ±13 | 0.00% | ±4.5 |
| Moved in 2015 to 2018 | 152 | ±79 | 30.00% | ±8.3 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 2.46 | ±60 | 18.90% | ±6.3 |
| Moved in 2000 to 2009 | 2.38 | ±75 | 26.70% | ±7.4 |
| Moved in 1990 to 1999 | | ±57 | 14.10% | ±6.5 |
| Moved in 1989 and earlier | 816 | ±52 | 10.30% | ±5.9 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 245 | ±145 | 816 | (X) |
| No vehicles available | 154 | ±24 | 3.80% | ±2.8 |
| 1 vehicle available | 218 | ±79 | 21.40% | ±8.4 |
| 2 vehicles available | 115 | ±84 | 39.80% | ±8.0 |
| 3 or more vehicles available | 84 | ±88 | 34.90% | ±8.6 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 816 | ±145 | 816 | (X) |
| Utility gas | 31 | ±82 | 36.90% | ±7.6 |
| Bottled, tank, or LP gas | 175 | ±29 | 3.90% | ±3.6 |
| Electricity | 325 | ±99 | 41.90% | ±8.9 |
| Fuel oil, kerosene, etc. | 285 | ±54 | 4.50% | ±6.4 |
| Coal or coke | | ±13 | 0.00% | ±4.5 |
| Wood | 816 | ±36 | 7.20% | ±4.4 |
| Solar energy | 301 | ±13 | 0.00% | ±4.5 |
| Other fuel | 32 | ±21 | 2.20% | ±2.4 |
| No fuel used | 342 | ±25 | 3.30% | ±3.0 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 0 | ±145 | 816 | (X) |
| Lacking complete plumbing facilities | 59 | ±13 | 0.00% | ±4.5 |
| Lacking complete kitchen facilities | 0 | ±13 | 0.00% | ±4.5 |
| No telephone service available | 18 | ±10 | 0.70% | ±1.3 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | | ±145 | 816 | (X) |
| 1.00 or less | 816 | ±143 | 97.50% | ±2.8 |
| 1.01 to 1.50 | 0 | ±20 | 1.60% | ±2.4 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 0 | ±12 | 0.90% | ±1.5 |
| **VALUE** | | | | |
| Owner-occupied units | | ±130 | 664 | (X) |
| Less than $50,000 | 816 | ±40 | 11.00% | ±6.0 |
| $50,000 to $99,999 | 796 | ±16 | 2.30% | ±2.4 |
| $100,000 to $149,999 | 13 | ±29 | 5.40% | ±4.3 |
| $150,000 to $199,999 | 7 | ±52 | 9.80% | ±7.2 |
| $200,000 to $299,999 | | ±76 | 36.10% | ±10.0 |
| $300,000 to $499,999 | 664 | ±89 | 30.40% | ±10.5 |
| $500,000 to $999,999 | 73 | ±22 | 5.00% | ±3.3 |
| $1,000,000 or more | 15 | ±13 | 0.00% | ±5.5 |
| Median (dollars) | 36 | ±30,164 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 240 | ±130 | 664 | (X) |
| Housing units with a mortgage | 202 | ±118 | 74.80% | ±9.8 |
| Housing units without a mortgage | 33 | ±73 | 25.20% | ±9.8 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 257,100 | ±118 | 497 | (X) |
| Less than $500 | | ±18 | 2.60% | ±3.5 |
| $500 to $999 | 664 | ±21 | 5.00% | ±4.1 |
| $1,000 to $1,499 | 497 | ±61 | 30.60% | ±9.4 |
| $1,500 to $1,999 | 167 | ±62 | 32.00% | ±12.2 |
| $2,000 to $2,499 | | ±56 | 15.90% | ±10.1 |
| $2,500 to $2,999 | 497 | ±60 | 11.10% | ±11.3 |
| $3,000 or more | 13 | ±16 | 2.80% | ±3.1 |
| Median (dollars) | 25 | ±184 | (X) | (X) |
| Housing units without a mortgage | 152 | ±73 | 167 | (X) |
| Less than $250 | 159 | ±28 | 19.80% | ±16.6 |
| $250 to $399 | 79 | ±64 | 48.50% | ±24.3 |
| $400 to $599 | 55 | ±30 | 25.10% | ±18.0 |
| $600 to $799 | 14 | ±12 | 4.80% | ±7.4 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 1,748 | ±13 | 0.00% | ±20.0 |
| $1,000 or more | 167 | ±5 | 1.80% | ±3.1 |
| Median (dollars) | 33 | ±41 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 134 | ±63 | 134 | (X) |
| Less than $500 | 13 | ±20 | 9.70% | ±13.4 |
| $500 to $999 | 61 | ±36 | 45.50% | ±17.7 |
| $1,000 to $1,499 | 48 | ±34 | 35.80% | ±19.7 |
| $1,500 to $1,999 | 9 | ±15 | 6.70% | ±10.4 |
| $2,000 to $2,499 | 0 | ±13 | 0.00% | ±24.1 |
| $2,500 to $2,999 | 3 | ±6 | 2.20% | ±4.0 |
| $3,000 or more | 0 | ±13 | 0.00% | ±24.1 |
| Median (dollars) | 942 | ±439 | (X) | (X) |
| No rent paid | 18 | ±24 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 580 | 28 | 291 | 899 |
| Percent | 64.5% | 3.1% | 32.4% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 20 | ±23 |
| 10.0 to 14.9 percent | 26 | ±25 |
| 15.0 to 19.9 percent | 29 | ±24 |
| 20.0 to 24.9 percent | 10 | ±14 |
| 25.0 to 29.9 percent | 21 | ±26 |
| 30.0 to 34.9 percent | 12 | ±20 |
| 35.0 to 39.9 percent | 0 | ±13 |
| 40.0 to 49.9 percent | 2 | ±6 |
| 50.0 percent or more | 14 | ±19 |
| Not computed | 18 | ±24 |
| **Total** | **152** | **±67** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 664 | ±130 |
| Housing units with a mortgage: | 497 | ±118 |
| Less than 10.0 percent | 59 | ±40 |
| 10.0 to 14.9 percent | 45 | ±35 |
| 15.0 to 19.9 percent | 71 | ±43 |
| 20.0 to 24.9 percent | 128 | ±65 |
| 25.0 to 29.9 percent | 54 | ±38 |
| 30.0 to 34.9 percent | 25 | ±22 |
| 35.0 to 39.9 percent | 32 | ±30 |
| 40.0 to 49.9 percent | 62 | ±57 |
| 50.0 percent or more | 21 | ±18 |
| Not computed | 0 | ±13 |
| Housing units without a mortgage: | 167 | ±73 |
| Less than 10.0 percent | 60 | ±36 |
| 10.0 to 14.9 percent | 41 | ±48 |
| 15.0 to 19.9 percent | 17 | ±21 |
| 20.0 to 24.9 percent | 20 | ±23 |
| 25.0 to 29.9 percent | 8 | ±12 |
| 30.0 to 34.9 percent | 8 | ±13 |
| 35.0 to 39.9 percent | 0 | ±13 |
| 40.0 to 49.9 percent | 13 | ±21 |
| 50.0 percent or more | 0 | ±13 |
| Not computed | 0 | ±13 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 78 | 3.9% |
| 5 to 9 years | 123 | 6.2% |
| 10 to 14 years | 79 | 4.0% |
| 15 to 19 years | 135 | 6.8% |
| 20 to 24 years | 110 | 5.5% |
| 25 to 29 years | 143 | 7.2% |
| 30 to 34 years | 70 | 3.5% |
| 35 to 39 years | 148 | 7.4% |
| 40 to 44 years | 94 | 4.7% |
| 45 to 49 years | 187 | 9.4% |
| 50 to 54 years | 174 | 8.7% |
| 55 to 59 years | 246 | 12.3% |
| 60 to 64 years | 169 | 8.5% |
| 65 to 69 years | 132 | 6.6% |
| 70 to 74 years | 42 | 2.1% |
| 75 to 79 years | 26 | 1.3% |
| 80 to 84 years | 35 | 1.8% |
| 85 years and over | 4 | 0.2% |
| **Total Population** | **1,995** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 3 | 2 | 0 | 0 | 0 | 2 |
| Vacant | 16 | 36 | 0 | 0 | 0 | 36 |
| Partially Used | 6 | 10 | 0 | 0 | 0 | 10 |
| Redevelopable | 13 | 22 | 0 | 0 | 0 | 22 |
| **City** | **37** | **70** | **0** | **0** | **0** | **69** |
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 2 | 18 | 0 | 0 | 0 | 18 |
| Partially Used | 0 | 0 | 0 | 0 | 0 | 0 |
| Redevelopable | 0 | 0 | 0 | 0 | 0 | 0 |
| **Unincorporated UGA** | **2** | **18** | **0** | **0** | **0** | **18** |
| Pending | 3 | 0 | 0 | 0 | 0 | 2 |
| Vacant | 18 | 54 | 0 | 0 | 0 | 54 |
| Partially Used | 6 | 0 | 0 | 0 | 0 | 10 |
| Redevelopable | 13 | 0 | 0 | 0 | 0 | 22 |
| **Total** | **40** | **54** | **0** | **0** | **0** | **88** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 8 | 0 | 0 | 1 | 9 |
| 2017 | 12 | 0 | 0 | 3 | 15 |
| 2018 | 2 | 0 | 0 | 0 | 2 |
| 2019 | 11 | 0 | 0 | 0 | 11 |
| 2020 | 3 | 0 | 0 | 1 | 4 |
| 2021 | 4 | 0 | 0 | 2 | 6 |
| **TOTAL** | **40** | **0** | **0** | **7** | **47** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Granite Falls

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 1,692 | ±200 | 1,692 | (X) |
| Occupied housing units | 1,557 | ±191 | 92.00% | ±6.3 |
| Vacant housing units | 135 | ±112 | 8.00% | ±6.3 |
| Homeowner vacancy rate | 0 | ±3.7 | (X) | (X) |
| Rental vacancy rate | 10.1 | ±11.9 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 1,692 | ±200 | 1,692 | (X) |
| 1-unit, detached | 1,206 | ±188 | 71.30% | ±9.9 |
| 1-unit, attached | 0 | ±13 | 0.00% | ±2.2 |
| 2 units | 153 | ±123 | 9.00% | ±7.0 |
| 3 or 4 units | 93 | ±92 | 5.50% | ±5.3 |
| 5 to 9 units | 50 | ±63 | 3.00% | ±3.8 |
| 10 to 19 units | 56 | ±64 | 3.30% | ±3.7 |
| 20 or more units | 38 | ±35 | 2.20% | ±2.1 |
| Mobile home | 96 | ±89 | 5.70% | ±5.1 |
| Boat, RV, van, etc. | 0 | ±13 | 0.00% | ±2.2 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 1,692 | ±200 | 1,692 | (X) |
| Built 2014 or later | 77 | ±80 | 4.60% | ±4.7 |
| Built 2010 to 2013 | 63 | ±67 | 3.70% | ±4.2 |
| Built 2000 to 2009 | 433 | ±175 | 25.60% | ±9.7 |
| Built 1990 to 1999 | 579 | ±167 | 34.20% | ±9.7 |
| Built 1980 to 1989 | 90 | ±77 | 5.30% | ±4.5 |
| Built 1970 to 1979 | 171 | ±107 | 10.10% | ±6.0 |
| Built 1960 to 1969 | 89 | ±97 | 5.30% | ±5.6 |
| Built 1950 to 1959 | 0 | ±13 | 0.00% | ±2.2 |
| Built 1940 to 1949 | 0 | ±13 | 0.00% | ±2.2 |
| Built 1939 or earlier | 190 | ±116 | 11.20% | ±6.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 1,692 | ±200 | 1,692 | (X) |
| 1 room | 50 | ±66 | 3.00% | ±3.9 |
| 2 rooms | 78 | ±70 | 4.60% | ±4.1 |
| 3 rooms | 243 | ±148 | 14.40% | ±8.0 |
| 4 rooms | 280 | ±134 | 16.50% | ±7.6 |
| 5 rooms | 355 | ±142 | 21.00% | ±8.9 |
| 6 rooms | 297 | ±140 | 17.60% | ±8.1 |
| 7 rooms | 49 | ±41 | 2.90% | ±2.4 |
| 8 rooms | 109 | ±65 | 6.40% | ±3.7 |
| 9 rooms or more | 231 | ±113 | 13.70% | ±6.5 |
| Median rooms | 5 | ±0.5 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 1,692 | ±200 | 1,692 | (X) |
| No bedroom | 62 | ±69 | 3.70% | ±4.1 |
| 1 bedroom | 134 | ±97 | 7.90% | ±5.5 |
| 2 bedrooms | 322 | ±183 | 19.00% | ±9.9 |
| 3 bedrooms | 656 | ±170 | 38.80% | ±9.1 |
| 4 bedrooms | 361 | ±141 | 21.30% | ±8.8 |
| 5 or more bedrooms | 157 | ±87 | 9.30% | ±5.3 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 1,557 | ±191 | 1,557 | (X) |
| Owner-occupied | 946 | ±219 | 60.80% | ±12.1 |
| Renter-occupied | 611 | ±203 | 39.20% | ±12.1 |
| Average household size of owner-occupied unit | 2.79 | ±0.29 | (X) | (X) |
| Average household size of renter-occupied unit | 2.16 | ±0.64 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 1,557 | ±191 | 1,557 | (X) |
| Moved in 2019 or later | 0 | ±13 | 0.00% | ±2.4 |
| Moved in 2015 to 2018 | 750 | ±169 | 48.20% | ±11.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 332 | ±157 | 21.30% | ±9.3 |
| Moved in 2000 to 2009 | 322 | ±165 | 20.70% | ±9.6 |
| Moved in 1990 to 1999 | 130 | ±80 | 8.30% | ±5.0 |
| Moved in 1989 and earlier | 23 | ±40 | 1.50% | ±2.5 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 1,557 | ±191 | 1,557 | (X) |
| No vehicles available | 286 | ±162 | 18.40% | ±9.7 |
| 1 vehicle available | 330 | ±175 | 21.20% | ±10.0 |
| 2 vehicles available | 462 | ±141 | 29.70% | ±8.6 |
| 3 or more vehicles available | 479 | ±131 | 30.80% | ±9.8 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 1,557 | ±191 | 1,557 | (X) |
| Utility gas | 666 | ±194 | 42.80% | ±11.1 |
| Bottled, tank, or LP gas | 36 | ±57 | 2.30% | ±3.6 |
| Electricity | 855 | ±197 | 54.90% | ±11.3 |
| Fuel oil, kerosene, etc. | 0 | ±13 | 0.00% | ±2.4 |
| Coal or coke | 0 | ±13 | 0.00% | ±2.4 |
| Wood | 0 | ±13 | 0.00% | ±2.4 |
| Solar energy | 0 | ±13 | 0.00% | ±2.4 |
| Other fuel | 0 | ±13 | 0.00% | ±2.4 |
| No fuel used | 0 | ±13 | 0.00% | ±2.4 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 1,557 | ±191 | 1,557 | (X) |
| Lacking complete plumbing facilities | 81 | ±87 | 5.20% | ±5.4 |
| Lacking complete kitchen facilities | 53 | ±67 | 3.40% | ±4.3 |
| No telephone service available | 90 | ±88 | 5.80% | ±5.5 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 1,557 | ±191 | 1,557 | (X) |
| 1.00 or less | 1,497 | ±235 | 96.10% | ±4.4 |
| 1.01 to 1.50 | 50 | ±63 | 3.20% | ±4.2 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 10 | ±20 | 0.60% | ±1.3 |
| **VALUE** | | | | |
| Owner-occupied units | 946 | ±219 | 946 | (X) |
| Less than $50,000 | 0 | ±13 | 0.00% | ±3.9 |
| $50,000 to $99,999 | 0 | ±13 | 0.00% | ±3.9 |
| $100,000 to $149,999 | 52 | ±70 | 5.50% | ±7.2 |
| $150,000 to $199,999 | 131 | ±99 | 13.80% | ±9.1 |
| $200,000 to $299,999 | 292 | ±132 | 30.90% | ±12.1 |
| $300,000 to $499,999 | 411 | ±133 | 43.40% | ±12.5 |
| $500,000 to $999,999 | 60 | ±62 | 6.30% | ±6.3 |
| $1,000,000 or more | 0 | ±13 | 0.00% | ±3.9 |
| Median (dollars) | 299,400 | ±40,805 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 946 | ±219 | 946 | (X) |
| Housing units with a mortgage | 868 | ±207 | 91.80% | ±7.3 |
| Housing units without a mortgage | 78 | ±73 | 8.20% | ±7.3 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 868 | ±207 | 868 | (X) |
| Less than $500 | 0 | ±13 | 0.00% | ±4.2 |
| $500 to $999 | 0 | ±13 | 0.00% | ±4.2 |
| $1,000 to $1,499 | 139 | ±108 | 16.00% | ±10.2 |
| $1,500 to $1,999 | 310 | ±128 | 35.70% | ±13.6 |
| $2,000 to $2,499 | 271 | ±125 | 31.20% | ±13.1 |
| $2,500 to $2,999 | 112 | ±76 | 12.90% | ±8.0 |
| $3,000 or more | 36 | ±40 | 4.10% | ±4.6 |
| Median (dollars) | 1,973 | ±216 | (X) | (X) |
| Housing units without a mortgage | 78 | ±73 | 78 | (X) |
| Less than $250 | 0 | ±13 | 0.00% | ±35.8 |
| $250 to $399 | 0 | ±13 | 0.00% | ±35.8 |
| $400 to $599 | 78 | ±73 | 100.00% | ±35.8 |
| $600 to $799 | 0 | ±13 | 0.00% | ±35.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 0 | ±13 | 0.00% | ±35.8 |
| $1,000 or more | 0 | ±13 | 0.00% | ±35.8 |
| Median (dollars) | 456 | ±19 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 595 | ±200 | 595 | (X) |
| Less than $500 | 62 | ±72 | 10.40% | ±11.6 |
| $500 to $999 | 126 | ±101 | 21.20% | ±15.6 |
| $1,000 to $1,499 | 226 | ±144 | 38.00% | ±19.1 |
| $1,500 to $1,999 | 79 | ±57 | 13.30% | ±9.8 |
| $2,000 to $2,499 | 51 | ±59 | 8.60% | ±10.2 |
| $2,500 to $2,999 | 37 | ±59 | 6.20% | ±9.8 |
| $3,000 or more | 14 | ±21 | 2.40% | ±3.6 |
| Median (dollars) | 1,232 | ±244 | (X) | (X) |
| No rent paid | 16 | ±23 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 1,206 | 323 | 83 | 1,612 |
| Percent | 74.8% | 20.0% | 5.1% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 0 | ±13 |
| 10.0 to 14.9 percent | 11 | ±17 |
| 15.0 to 19.9 percent | 21 | ±37 |
| 20.0 to 24.9 percent | 104 | ±82 |
| 25.0 to 29.9 percent | 94 | ±100 |
| 30.0 to 34.9 percent | 51 | ±71 |
| 35.0 to 39.9 percent | 8 | ±15 |
| 40.0 to 49.9 percent | 63 | ±71 |
| 50.0 percent or more | 243 | ±134 |
| Not computed | 16 | ±23 |
| **Total** | 611 | ±203 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 946 | ±219 |
| Housing units with a mortgage: | 868 | ±207 |
| Less than 10.0 percent | 57 | ±72 |
| 10.0 to 14.9 percent | 62 | ±72 |
| 15.0 to 19.9 percent | 51 | ±47 |
| 20.0 to 24.9 percent | 320 | ±132 |
| 25.0 to 29.9 percent | 133 | ±69 |
| 30.0 to 34.9 percent | 56 | ±60 |
| 35.0 to 39.9 percent | 71 | ±74 |
| 40.0 to 49.9 percent | 0 | ±13 |
| 50.0 percent or more | 118 | ±95 |
| Not computed | 0 | ±13 |
| Housing units without a mortgage: | 78 | ±73 |
| Less than 10.0 percent | 23 | ±28 |
| 10.0 to 14.9 percent | 15 | ±23 |
| 15.0 to 19.9 percent | 0 | ±13 |
| 20.0 to 24.9 percent | 0 | ±13 |
| 25.0 to 29.9 percent | 0 | ±13 |
| 30.0 to 34.9 percent | 0 | ±13 |
| 35.0 to 39.9 percent | 40 | ±63 |
| 40.0 to 49.9 percent | 0 | ±13 |
| 50.0 percent or more | 0 | ±13 |
| Not computed | 0 | ±13 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 339 | 8.6% |
| 5 to 9 years | 288 | 7.3% |
| 10 to 14 years | 302 | 7.6% |
| 15 to 19 years | 121 | 3.1% |
| 20 to 24 years | 224 | 5.7% |
| 25 to 29 years | 256 | 6.5% |
| 30 to 34 years | 575 | 14.5% |
| 35 to 39 years | 202 | 5.1% |
| 40 to 44 years | 198 | 5.0% |
| 45 to 49 years | 219 | 5.5% |
| 50 to 54 years | 303 | 7.6% |
| 55 to 59 years | 417 | 10.5% |
| 60 to 64 years | 188 | 4.7% |
| 65 to 69 years | 117 | 3.0% |
| 70 to 74 years | 135 | 3.4% |
| 75 to 79 years | 21 | 0.5% |
| 80 to 84 years | 8 | 0.2% |
| 85 years and over | 48 | 1.2% |
| **Total Population** | **3,961** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 62 | 359 | 96 | 0 | 0 | 455 |
| Vacant | 118 | 305 | 0 | 191 | 31 | 527 |
| Partially Used | 57 | 128 | 0 | 145 | 27 | 300 |
| Redevelopable | 57 | 6 | 0 | 350 | 61 | 417 |
| **City** | **288** | **798** | **96** | **686** | **119** | **1,699** |
| Pending | 1 | 1 | 0 | 0 | 0 | 2 |
| Vacant | 22 | 70 | 0 | 0 | 0 | 92 |
| Partially Used | 26 | 74 | 0 | 0 | 0 | 110 |
| Redevelopable | 27 | 70 | 0 | 0 | 0 | 97 |
| **Unincorporated UGA** | **76** | **215** | **0** | **0** | **0** | **300** |
| Pending | 63 | 360 | 96 | 0 | 0 | 457 |
| Vacant | 140 | 375 | 0 | 191 | 31 | 619 |
| Partially Used | 77 | 202 | 0 | 145 | 27 | 410 |
| Redevelopable | 84 | 76 | 0 | 350 | 61 | 514 |
| **Total** | **264** | **1,013** | **96** | **686** | **119** | **1,999** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 5 | 4 | 5 | 0 | 14 |
| 2017 | 74 | 0 | 0 | 0 | 74 |
| 2018 | 116 | 4 | 54 | 0 | 174 |
| 2019 | 143 | 0 | 0 | 0 | 143 |
| 2020 | 74 | 0 | 0 | 0 | 74 |
| 2021 | 50 | 0 | 20 | 0 | 70 |
| **TOTAL** | **462** | **8** | **79** | **0** | **549** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

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## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 113 | ±29 | 113 | (X) |
| Occupied housing units | 79 | ±27 | 69.90% | ±13.0 |
| Vacant housing units | 34 | ±16 | 30.10% | ±13.0 |
| Homeowner vacancy rate | 0 | ±45.1 | (X) | (X) |
| Rental vacancy rate | 0 | ±59.2 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 113 | ±29 | 113 | (X) |
| 1-unit, detached | 109 | ±29 | 96.50% | ±4.5 |
| 1-unit, attached | 0 | ±13 | 0.00% | ±27.6 |
| 2 units | 0 | ±13 | 0.00% | ±27.6 |
| 3 or 4 units | 0 | ±13 | 0.00% | ±27.6 |
| 5 to 9 units | 0 | ±13 | 0.00% | ±27.6 |
| 10 to 19 units | 0 | ±13 | 0.00% | ±27.6 |
| 20 or more units | 0 | ±13 | 0.00% | ±27.6 |
| Mobile home | 4 | ±5 | 3.50% | ±4.5 |
| Boat, RV, van, etc. | 0 | ±13 | 0.00% | ±27.6 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 113 | ±29 | 113 | (X) |
| Built 2014 or later | 0 | ±13 | 0.00% | ±27.6 |
| Built 2010 to 2013 | 3 | ±4 | 2.70% | ±3.5 |
| Built 2000 to 2009 | 1 | ±3 | 0.90% | ±2.8 |
| Built 1990 to 1999 | 20 | ±16 | 17.70% | ±12.2 |
| Built 1980 to 1989 | 2 | ±3 | 1.80% | ±2.8 |
| Built 1970 to 1979 | 14 | ±12 | 12.40% | ±10.5 |
| Built 1960 to 1969 | 5 | ±5 | 4.40% | ±4.5 |
| Built 1950 to 1959 | 9 | ±10 | 8.00% | ±8.7 |
| Built 1940 to 1949 | 2 | ±3 | 1.80% | ±3.0 |
| Built 1939 or earlier | 57 | ±22 | 50.40% | ±15.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 113 | ±29 | 113 | (X) |
| 1 room | 5 | ±7 | 4.40% | ±6.4 |
| 2 rooms | 6 | ±9 | 5.30% | ±7.8 |
| 3 rooms | 17 | ±12 | 15.00% | ±10.8 |
| 4 rooms | 25 | ±17 | 22.10% | ±13.1 |
| 5 rooms | 8 | ±10 | 7.10% | ±8.5 |
| 6 rooms | 18 | ±12 | 15.90% | ±10.1 |
| 7 rooms | 15 | ±14 | 13.30% | ±11.9 |
| 8 rooms | 5 | ±8 | 4.40% | ±7.0 |
| 9 rooms or more | 14 | ±10 | 12.40% | ±8.6 |
| Median rooms | 4.9 | ±1.5 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 113 | ±29 | 113 | (X) |
| No bedroom | 5 | ±7 | 4.40% | ±6.4 |
| 1 bedroom | 17 | ±12 | 15.00% | ±10.2 |
| 2 bedrooms | 41 | ±21 | 36.30% | ±14.9 |
| 3 bedrooms | 29 | ±18 | 25.70% | ±14.4 |
| 4 bedrooms | 19 | ±13 | 16.80% | ±11.1 |
| 5 or more bedrooms | 2 | ±3 | 1.80% | ±3.0 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 79 | ±27 | 79 | (X) |
| Owner-occupied | 50 | ±19 | 63.30% | ±16.5 |
| Renter-occupied | 29 | ±18 | 36.70% | ±16.5 |
| Average household size of owner-occupied unit | 2.4 | ±0.55 | (X) | (X) |
| Average household size of renter-occupied unit | 1.79 | ±0.56 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 79 | ±27 | 79 | (X) |
| Moved in 2019 or later | 0 | ±13 | 0.00% | ±35.6 |
| Moved in 2015 to 2018 | 16 | ±15 | 20.30% | ±16.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 10 | ±10 | 12.70% | ±11.5 |
| Moved in 2000 to 2009 | 20 | ±14 | 25.30% | ±16.0 |
| Moved in 1990 to 1999 | 27 | ±17 | 34.20% | ±18.8 |
| Moved in 1989 and earlier | 6 | ±6 | 7.60% | ±7.2 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 79 | ±27 | 79 | (X) |
| No vehicles available | 4 | ±8 | 5.10% | ±9.0 |
| 1 vehicle available | 17 | ±12 | 21.50% | ±14.3 |
| 2 vehicles available | 26 | ±14 | 32.90% | ±16.4 |
| 3 or more vehicles available | 32 | ±20 | 40.50% | ±18.3 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 79 | ±27 | 79 | (X) |
| Utility gas | 0 | ±13 | 0.00% | ±35.6 |
| Bottled, tank, or LP gas | 2 | ±4 | 2.50% | ±5.6 |
| Electricity | 52 | ±22 | 65.80% | ±18.0 |
| Fuel oil, kerosene, etc. | 4 | ±8 | 5.10% | ±9.0 |
| Coal or coke | 0 | ±13 | 0.00% | ±35.6 |
| Wood | 21 | ±14 | 26.60% | ±15.0 |
| Solar energy | 0 | ±13 | 0.00% | ±35.6 |
| Other fuel | 0 | ±13 | 0.00% | ±35.6 |
| No fuel used | 0 | ±13 | 0.00% | ±35.6 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 79 | ±27 | 79 | (X) |
| Lacking complete plumbing facilities | 4 | ±8 | 5.10% | ±9.0 |
| Lacking complete kitchen facilities | 4 | ±8 | 5.10% | ±9.0 |
| No telephone service available | 0 | ±13 | 0.00% | ±35.6 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 79 | ±27 | 79 | (X) |
| 1.00 or less | 77 | ±27 | 97.50% | ±3.7 |
| 1.01 to 1.50 | 2 | ±3 | 2.50% | ±3.7 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 0 | ±13 | 0.00% | ±35.6 |
| **VALUE** | | | | |
| Owner-occupied units | 50 | ±19 | 50 | (X) |
| Less than $50,000 | 0 | ±13 | 0.00% | ±45.1 |
| $50,000 to $99,999 | 0 | ±13 | 0.00% | ±45.1 |
| $100,000 to $149,999 | 4 | ±5 | 8.00% | ±9.2 |
| $150,000 to $199,999 | 6 | ±6 | 12.00% | ±11.2 |
| $200,000 to $299,999 | 2 | ±4 | 4.00% | ±8.8 |
| $300,000 to $499,999 | 29 | ±15 | 58.00% | ±21.5 |
| $500,000 to $999,999 | 5 | ±8 | 10.00% | ±15.0 |
| $1,000,000 or more | 4 | ±7 | 8.00% | ±13.6 |
| Median (dollars) | 356,500 | ±28,948 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 50 | ±19 | 50 | (X) |
| Housing units with a mortgage | 31 | ±17 | 62.00% | ±19.6 |
| Housing units without a mortgage | 19 | ±11 | 38.00% | ±19.6 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 31 | ±17 | 31 | (X) |
| Less than $500 | 0 | ±13 | 0.00% | ±57.2 |
| $500 to $999 | 3 | ±4 | 9.70% | ±14.6 |
| $1,000 to $1,499 | 5 | ±5 | 16.10% | ±16.2 |
| $1,500 to $1,999 | 14 | ±13 | 45.20% | ±29.6 |
| $2,000 to $2,499 | 3 | ±4 | 9.70% | ±14.7 |
| $2,500 to $2,999 | 0 | ±13 | 0.00% | ±57.2 |
| $3,000 or more | 6 | ±7 | 19.40% | ±21.8 |
| Median (dollars) | 1,734 | ±237 | (X) | (X) |
| Housing units without a mortgage | 19 | ±11 | 19 | (X) |
| Less than $250 | 4 | ±5 | 21.10% | ±21.9 |
| $250 to $399 | 5 | ±8 | 26.30% | ±37.8 |
| $400 to $599 | 2 | ±3 | 10.50% | ±17.0 |
| $600 to $799 | 8 | ±8 | 42.10% | ±39.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 0 | ±13 | 0.00% | ±73.1 |
| $1,000 or more | 0 | ±13 | 0.00% | ±73.1 |
| Median (dollars) | - | ** | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 25 | ±16 | 25 | (X) |
| Less than $500 | 5 | ±8 | 20.00% | ±30.9 |
| $500 to $999 | 9 | ±9 | 36.00% | ±32.7 |
| $1,000 to $1,499 | 10 | ±9 | 40.00% | ±32.3 |
| $1,500 to $1,999 | 1 | ±3 | 4.00% | ±14.5 |
| $2,000 to $2,499 | 0 | ±13 | 0.00% | ±63.7 |
| $2,500 to $2,999 | 0 | ±13 | 0.00% | ±63.7 |
| $3,000 or more | 0 | ±13 | 0.00% | ±63.7 |
| Median (dollars) | 825 | ±517 | (X) | (X) |
| No rent paid | 4 | ±8 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 97 | 0 | 3 | 100 |
| Percent | 97.0% | 0.0% | 3.0% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 5 | ±8 |
| 10.0 to 14.9 percent | 0 | ±13 |
| 15.0 to 19.9 percent | 0 | ±13 |
| 20.0 to 24.9 percent | 0 | ±13 |
| 25.0 to 29.9 percent | 4 | ±5 |
| 30.0 to 34.9 percent | 6 | ±9 |
| 35.0 to 39.9 percent | 0 | ±13 |
| 40.0 to 49.9 percent | 0 | ±13 |
| 50.0 percent or more | 10 | ±9 |
| Not computed | 4 | ±8 |
| **Total** | 29 | ±18 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 50 | ±19 |
| Housing units with a mortgage: | 31 | ±17 |
| Less than 10.0 percent | 0 | ±13 |
| 10.0 to 14.9 percent | 3 | ±4 |
| 15.0 to 19.9 percent | 8 | ±10 |
| 20.0 to 24.9 percent | 10 | ±11 |
| 25.0 to 29.9 percent | 4 | ±7 |
| 30.0 to 34.9 percent | 4 | ±4 |
| 35.0 to 39.9 percent | 0 | ±13 |
| 40.0 to 49.9 percent | 0 | ±13 |
| 50.0 percent or more | 2 | ±3 |
| Not computed | 0 | ±13 |
| Housing units without a mortgage: | 19 | ±11 |
| Less than 10.0 percent | 8 | ±7 |
| 10.0 to 14.9 percent | 3 | ±5 |
| 15.0 to 19.9 percent | 2 | ±3 |
| 20.0 to 24.9 percent | 0 | ±13 |
| 25.0 to 29.9 percent | 1 | ±3 |
| 30.0 to 34.9 percent | 0 | ±13 |
| 35.0 to 39.9 percent | 0 | ±13 |
| 40.0 to 49.9 percent | 0 | ±13 |
| 50.0 percent or more | 0 | ±13 |
| Not computed | 5 | ±8 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 0 | 0.0% |
| 5 to 9 years | 5 | 2.9% |
| 10 to 14 years | 8 | 4.7% |
| 15 to 19 years | 4 | 2.3% |
| 20 to 24 years | 13 | 7.6% |
| 25 to 29 years | 7 | 4.1% |
| 30 to 34 years | 2 | 1.2% |
| 35 to 39 years | 11 | 6.4% |
| 40 to 44 years | 11 | 6.4% |
| 45 to 49 years | 20 | 11.6% |
| 50 to 54 years | 9 | 5.2% |
| 55 to 59 years | 15 | 8.7% |
| 60 to 64 years | 26 | 15.1% |
| 65 to 69 years | 8 | 4.7% |
| 70 to 74 years | 13 | 7.6% |
| 75 to 79 years | 15 | 8.7% |
| 80 to 84 years | 0 | 0.0% |
| 85 years and over | 5 | 2.9% |
| **Total Population** | **172** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 1 | 4 | 0 | 0 | 0 | 4 |
| Partially Used | 1 | 3 | 0 | 0 | 0 | 3 |
| Redevelopable | 2 | 4 | 0 | 0 | 0 | 4 |
| **City** | **5** | **11** | **0** | **0** | **0** | **11** |
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 0 | 0 | 0 | 0 | 0 | 0 |
| Partially Used | 0 | 0 | 0 | 0 | 0 | 0 |
| Redevelopable | 0 | 0 | 0 | 0 | 0 | 0 |
| **Unincorporated UGA** | **0** | **0** | **0** | **0** | **0** | **0** |
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 1 | 4 | 0 | 0 | 0 | 4 |
| Partially Used | 1 | 3 | 0 | 0 | 0 | 3 |
| Redevelopable | 2 | 4 | 0 | 0 | 0 | 4 |
| **Total** | **5** | **11** | **0** | **0** | **0** | **11** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 0 | 0 | 0 | 0 | 0 |
| 2017 | 0 | 0 | 0 | 0 | 0 |
| 2018 | 0 | 0 | 0 | 0 | 0 |
| 2019 | 0 | 0 | 0 | 0 | 0 |
| 2020 | 3 | 0 | 0 | 1 | 4 |
| 2021 | 4 | 0 | 0 | 2 | 6 |
| **TOTAL** | **7** | **0** | **0** | **3** | **10** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Lake Stevens

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 11,822 | ±370 | 11,822 | (X) |
| Occupied housing units | 11,536 | ±341 | 97.60% | ±1.3 |
| Vacant housing units | 286 | ±155 | 2.40% | ±1.3 |
| Homeowner vacancy rate | 1 | ±1.1 | (X) | (X) |
| Rental vacancy rate | 0.5 | ±0.9 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 11,822 | ±370 | 11,822 | (X) |
| 1-unit, detached | 9,521 | ±355 | 80.50% | ±2.5 |
| 1-unit, attached | 631 | ±170 | 5.30% | ±1.4 |
| 2 units | 565 | ±235 | 4.80% | ±1.9 |
| 3 or 4 units | 317 | ±99 | 2.70% | ±0.8 |
| 5 to 9 units | 261 | ±118 | 2.20% | ±1.0 |
| 10 to 19 units | 45 | ±41 | 0.40% | ±0.3 |
| 20 or more units | 186 | ±81 | 1.60% | ±0.7 |
| Mobile home | 296 | ±108 | 2.50% | ±0.9 |
| Boat, RV, van, etc. | 0 | ±27 | 0.00% | ±0.3 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 11,822 | ±370 | 11,822 | (X) |
| Built 2014 or later | 965 | ±188 | 8.20% | ±1.6 |
| Built 2010 to 2013 | 466 | ±132 | 3.90% | ±1.1 |
| Built 2000 to 2009 | 3,019 | ±351 | 25.50% | ±2.6 |
| Built 1990 to 1999 | 3,224 | ±354 | 27.30% | ±3.0 |
| Built 1980 to 1989 | 1,284 | ±212 | 10.90% | ±1.7 |
| Built 1970 to 1979 | 1,147 | ±169 | 9.70% | ±1.4 |
| Built 1960 to 1969 | 882 | ±195 | 7.50% | ±1.7 |
| Built 1950 to 1959 | 276 | ±122 | 2.30% | ±1.0 |
| Built 1940 to 1949 | 110 | ±59 | 0.90% | ±0.5 |
| Built 1939 or earlier | 449 | ±162 | 3.80% | ±1.4 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 11,822 | ±370 | 11,822 | (X) |
| 1 room | 70 | ±72 | 0.60% | ±0.6 |
| 2 rooms | 62 | ±41 | 0.50% | ±0.3 |
| 3 rooms | 303 | ±124 | 2.60% | ±1.0 |
| 4 rooms | 1,458 | ±236 | 12.30% | ±2.0 |
| 5 rooms | 2,658 | ±351 | 22.50% | ±2.8 |
| 6 rooms | 2,510 | ±322 | 21.20% | ±2.6 |
| 7 rooms | 1,940 | ±328 | 16.40% | ±2.7 |
| 8 rooms | 1,420 | ±250 | 12.00% | ±2.1 |
| 9 rooms or more | 1,401 | ±253 | 11.90% | ±2.1 |
| Median rooms | 6 | ±0.2 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 11,822 | ±370 | 11,822 | (X) |
| No bedroom | 70 | ±72 | 0.60% | ±0.6 |
| 1 bedroom | 290 | ±85 | 2.50% | ±0.7 |
| 2 bedrooms | 1,650 | ±303 | 14.00% | ±2.4 |
| 3 bedrooms | 6,305 | ±428 | 53.30% | ±3.0 |
| 4 bedrooms | 2,632 | ±313 | 22.30% | ±2.7 |
| 5 or more bedrooms | 875 | ±217 | 7.40% | ±1.8 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 11,536 | ±341 | 11,536 | (X) |
| Owner-occupied | 8,749 | ±387 | 75.80% | ±2.8 |
| Renter-occupied | 2,787 | ±349 | 24.20% | ±2.8 |
| Average household size of owner-occupied unit | 2.85 | ±0.09 | (X) | (X) |
| Average household size of renter-occupied unit | 3.06 | ±0.25 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 11,536 | ±341 | 11,536 | (X) |
| Moved in 2019 or later | 408 | ±181 | 3.50% | ±1.6 |
| Moved in 2015 to 2018 | 4,263 | ±499 | 37.00% | ±3.9 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 2,629 | ±350 | 22.80% | ±3.0 |
| Moved in 2000 to 2009 | 2,538 | ±317 | 22.00% | ±2.7 |
| Moved in 1990 to 1999 | 1,075 | ±221 | 9.30% | ±1.9 |
| Moved in 1989 and earlier | 623 | ±153 | 5.40% | ±1.3 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 11,536 | ±341 | 11,536 | (X) |
| No vehicles available | 372 | ±142 | 3.20% | ±1.2 |
| 1 vehicle available | 2,125 | ±315 | 18.40% | ±2.6 |
| 2 vehicles available | 5,302 | ±392 | 46.00% | ±3.5 |
| 3 or more vehicles available | 3,737 | ±370 | 32.40% | ±3.0 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 11,536 | ±341 | 11,536 | (X) |
| Utility gas | 6,081 | ±421 | 52.70% | ±3.4 |
| Bottled, tank, or LP gas | 199 | ±99 | 1.70% | ±0.9 |
| Electricity | 4,918 | ±451 | 42.60% | ±3.6 |
| Fuel oil, kerosene, etc. | 39 | ±33 | 0.30% | ±0.3 |
| Coal or coke | 0 | ±27 | 0.00% | ±0.3 |
| Wood | 143 | ±74 | 1.20% | ±0.6 |
| Solar energy | 0 | ±27 | 0.00% | ±0.3 |
| Other fuel | 147 | ±133 | 1.30% | ±1.2 |
| No fuel used | 9 | ±14 | 0.10% | ±0.1 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 11,536 | ±341 | 11,536 | (X) |
| Lacking complete plumbing facilities | 0 | ±27 | 0.00% | ±0.3 |
| Lacking complete kitchen facilities | 67 | ±60 | 0.60% | ±0.5 |
| No telephone service available | 126 | ±70 | 1.10% | ±0.6 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 11,536 | ±341 | 11,536 | (X) |
| 1.00 or less | 11,351 | ±388 | 98.40% | ±0.9 |
| 1.01 to 1.50 | 148 | ±91 | 1.30% | ±0.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 37 | ±59 | 0.30% | ±0.5 |
| **VALUE** | | | | |
| Owner-occupied units | 8,749 | ±387 | 8,749 | (X) |
| Less than $50,000 | 93 | ±53 | 1.10% | ±0.6 |
| $50,000 to $99,999 | 91 | ±62 | 1.00% | ±0.7 |
| $100,000 to $149,999 | 84 | ±60 | 1.00% | ±0.7 |
| $150,000 to $199,999 | 268 | ±115 | 3.10% | ±1.3 |
| $200,000 to $299,999 | 1,358 | ±243 | 15.50% | ±2.7 |
| $300,000 to $499,999 | 4,990 | ±380 | 57.00% | ±3.8 |
| $500,000 to $999,999 | 1,659 | ±303 | 19.00% | ±3.2 |
| $1,000,000 or more | 206 | ±103 | 2.40% | ±1.2 |
| Median (dollars) | 384,400 | ±10,123 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 8,749 | ±387 | 8,749 | (X) |
| Housing units with a mortgage | 7,239 | ±412 | 82.70% | ±2.5 |
| Housing units without a mortgage | 1,510 | ±223 | 17.30% | ±2.5 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 7,239 | ±412 | 7,239 | (X) |
| Less than $500 | 0 | ±27 | 0.00% | ±0.5 |
| $500 to $999 | 109 | ±50 | 1.50% | ±0.7 |
| $1,000 to $1,499 | 828 | ±184 | 11.40% | ±2.4 |
| $1,500 to $1,999 | 1,942 | ±286 | 26.80% | ±3.8 |
| $2,000 to $2,499 | 2,253 | ±325 | 31.10% | ±3.9 |
| $2,500 to $2,999 | 1,263 | ±276 | 17.40% | ±3.7 |
| $3,000 or more | 844 | ±187 | 11.70% | ±2.6 |
| Median (dollars) | 2,164 | ±63 | (X) | (X) |
| Housing units without a mortgage | 1,510 | ±223 | 1,510 | (X) |
| Less than $250 | 49 | ±36 | 3.20% | ±2.3 |
| $250 to $399 | 115 | ±58 | 7.60% | ±3.7 |
| $400 to $599 | 385 | ±121 | 25.50% | ±6.8 |
| $600 to $799 | 501 | ±123 | 33.20% | ±6.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 210 | ±78 | 13.90% | ±4.9 |
| $1,000 or more | 250 | ±118 | 16.60% | ±7.1 |
| Median (dollars) | 663 | ±31 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 2,775 | ±352 | 2,775 | (X) |
| Less than $500 | 104 | ±47 | 3.70% | ±1.8 |
| $500 to $999 | 232 | ±115 | 8.40% | ±4.1 |
| $1,000 to $1,499 | 828 | ±267 | 29.80% | ±7.6 |
| $1,500 to $1,999 | 686 | ±187 | 24.70% | ±6.0 |
| $2,000 to $2,499 | 753 | ±177 | 27.10% | ±5.6 |
| $2,500 to $2,999 | 108 | ±56 | 3.90% | ±2.2 |
| $3,000 or more | 64 | ±52 | 2.30% | ±1.9 |
| Median (dollars) | 1,663 | ±124 | (X) | (X) |
| No rent paid | 12 | ±20 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 10,462 | 2,074 | 392 | 12,928 |
| Percent | 80.9% | 16.0% | 3.0% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 28 | ±32 |
| 10.0 to 14.9 percent | 105 | ±57 |
| 15.0 to 19.9 percent | 227 | ±101 |
| 20.0 to 24.9 percent | 323 | ±137 |
| 25.0 to 29.9 percent | 461 | ±159 |
| 30.0 to 34.9 percent | 423 | ±151 |
| 35.0 to 39.9 percent | 401 | ±226 |
| 40.0 to 49.9 percent | 295 | ±125 |
| 50.0 percent or more | 461 | ±149 |
| Not computed | 63 | ±49 |
| **Total** | **2,787** | **±349** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 8,749 | ±387 |
| Housing units with a mortgage: | 7,239 | ±412 |
| Less than 10.0 percent | 206 | ±92 |
| 10.0 to 14.9 percent | 737 | ±197 |
| 15.0 to 19.9 percent | 1,437 | ±271 |
| 20.0 to 24.9 percent | 1,664 | ±266 |
| 25.0 to 29.9 percent | 964 | ±173 |
| 30.0 to 34.9 percent | 781 | ±224 |
| 35.0 to 39.9 percent | 357 | ±165 |
| 40.0 to 49.9 percent | 386 | ±177 |
| 50.0 percent or more | 690 | ±231 |
| Not computed | 17 | ±21 |
| Housing units without a mortgage: | 1,510 | ±223 |
| Less than 10.0 percent | 595 | ±149 |
| 10.0 to 14.9 percent | 482 | ±121 |
| 15.0 to 19.9 percent | 68 | ±41 |
| 20.0 to 24.9 percent | 104 | ±54 |
| 25.0 to 29.9 percent | 45 | ±37 |
| 30.0 to 34.9 percent | 7 | ±7 |
| 35.0 to 39.9 percent | 72 | ±81 |
| 40.0 to 49.9 percent | 40 | ±43 |
| 50.0 percent or more | 74 | ±39 |
| Not computed | 23 | ±38 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 2,739 | 8.2% |
| 5 to 9 years | 2,735 | 8.2% |
| 10 to 14 years | 2,730 | 8.2% |
| 15 to 19 years | 2,024 | 6.0% |
| 20 to 24 years | 1,621 | 4.8% |
| 25 to 29 years | 2,269 | 6.8% |
| 30 to 34 years | 3,300 | 9.9% |
| 35 to 39 years | 3,018 | 9.0% |
| 40 to 44 years | 2,487 | 7.4% |
| 45 to 49 years | 2,051 | 6.1% |
| 50 to 54 years | 1,971 | 5.9% |
| 55 to 59 years | 1,692 | 5.1% |
| 60 to 64 years | 1,654 | 4.9% |
| 65 to 69 years | 1,329 | 4.0% |
| 70 to 74 years | 853 | 2.5% |
| 75 to 79 years | 500 | 1.5% |
| 80 to 84 years | 237 | 0.7% |
| 85 years and over | 260 | 0.8% |
| **Total Population** | **33,470** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 228 | 1506 | 77 | 237 | 250 | 2070 |
| Vacant | 49 | 171 | 11 | 31 | 13 | 225 |
| Partially Used | 79 | 291 | 14 | 0 | 3 | 309 |
| Redevelopable | 240 | 524 | 185 | 150 | 118 | 978 |
| **City** | **597** | **2,492** | **287** | **418** | **384** | **3,582** |
| Pending | 2 | 10 | 0 | 0 | 0 | 10 |
| Vacant | 24 | 103 | 0 | 0 | 0 | 103 |
| Partially Used | 109 | 406 | 0 | 1 | 0 | 407 |
| Redevelopable | 64 | 209 | 0 | 1 | 0 | 210 |
| **Unincorporated UGA** | **200** | **728** | **0** | **2** | **0** | **730** |
| Pending | 230 | 1,516 | 77 | 237 | 250 | 2080 |
| Vacant | 73 | 274 | 11 | 31 | 13 | 328 |
| Partially Used | 188 | 697 | 14 | 1 | 3 | 716 |
| Redevelopable | 305 | 733 | 185 | 151 | 118 | 1,188 |
| **Total** | **797** | **3,220** | **287** | **420** | **384** | **4,312** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 363 | 4 | 0 | 0 | 367 |
| 2017 | 164 | 4 | 0 | 0 | 168 |
| 2018 | 236 | 0 | 16 | 2 | 254 |
| 2019 | 268 | 0 | 198 | 0 | 466 |
| 2020 | 277 | 2 | 47 | 0 | 326 |
| 2021 | 172 | 8 | 10 | 0 | 190 |
| **TOTAL** | **1,480** | **18** | **271** | **2** | **1,771** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Lynnwood

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 15,309 | ±675 | 15,309 | (X) |
| Occupied housing units | 14,559 | ±654 | 95.10% | ±1.4 |
| Vacant housing units | 750 | ±219 | 4.90% | ±1.4 |
| Homeowner vacancy rate | 0.4 | ±0.6 | (X) | (X) |
| Rental vacancy rate | 4.9 | ±2.4 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 15,309 | ±675 | 15,309 | (X) |
| 1-unit, detached | 7,236 | ±496 | 47.30% | ±3.0 |
| 1-unit, attached | 652 | ±204 | 4.30% | ±1.3 |
| 2 units | 353 | ±242 | 2.30% | ±1.6 |
| 3 or 4 units | 1,156 | ±311 | 7.60% | ±2.0 |
| 5 to 9 units | 1,350 | ±327 | 8.80% | ±2.1 |
| 10 to 19 units | 1,079 | ±245 | 7.00% | ±1.6 |
| 20 or more units | 2,868 | ±389 | 18.70% | ±2.2 |
| Mobile home | 615 | ±263 | 4.00% | ±1.7 |
| Boat, RV, van, etc. | 0 | ±27 | 0.00% | ±0.2 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 15,309 | ±675 | 15,309 | (X) |
| Built 2014 or later | 526 | ±148 | 3.40% | ±1.0 |
| Built 2010 to 2013 | 124 | ±68 | 0.80% | ±0.4 |
| Built 2000 to 2009 | 1,399 | ±280 | 9.10% | ±1.9 |
| Built 1990 to 1999 | 2,992 | ±508 | 19.50% | ±3.1 |
| Built 1980 to 1989 | 1,724 | ±289 | 11.30% | ±1.9 |
| Built 1970 to 1979 | 2,662 | ±487 | 17.40% | ±2.8 |
| Built 1960 to 1969 | 3,756 | ±413 | 24.50% | ±2.7 |
| Built 1950 to 1959 | 1,686 | ±355 | 11.00% | ±2.3 |
| Built 1940 to 1949 | 253 | ±114 | 1.70% | ±0.7 |
| Built 1939 or earlier | 187 | ±89 | 1.20% | ±0.6 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 15,309 | ±675 | 15,309 | (X) |
| 1 room | 477 | ±162 | 3.10% | ±1.0 |
| 2 rooms | 832 | ±241 | 5.40% | ±1.6 |
| 3 rooms | 1,962 | ±416 | 12.80% | ±2.6 |
| 4 rooms | 3,422 | ±554 | 22.40% | ±3.4 |
| 5 rooms | 1,986 | ±316 | 13.00% | ±2.0 |
| 6 rooms | 2,114 | ±370 | 13.80% | ±2.2 |
| 7 rooms | 1,723 | ±295 | 11.30% | ±1.9 |
| 8 rooms | 1,430 | ±248 | 9.30% | ±1.7 |
| 9 rooms or more | 1,363 | ±271 | 8.90% | ±1.7 |
| Median rooms | 5 | ±0.2 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 15,309 | ±675 | 15,309 | (X) |
| No bedroom | 508 | ±164 | 3.30% | ±1.1 |
| 1 bedroom | 2,340 | ±336 | 15.30% | ±2.1 |
| 2 bedrooms | 4,549 | ±622 | 29.70% | ±3.6 |
| 3 bedrooms | 4,778 | ±532 | 31.20% | ±3.0 |
| 4 bedrooms | 2,248 | ±295 | 14.70% | ±2.1 |
| 5 or more bedrooms | 886 | ±236 | 5.80% | ±1.5 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 14,559 | ±654 | 14,559 | (X) |
| Owner-occupied | 7,714 | ±559 | 53.00% | ±3.6 |
| Renter-occupied | 6,845 | ±667 | 47.00% | ±3.6 |
| Average household size of owner-occupied unit | 2.84 | ±0.16 | (X) | (X) |
| Average household size of renter-occupied unit | 2.31 | ±0.18 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 14,559 | ±654 | 14,559 | (X) |
| Moved in 2019 or later | 673 | ±254 | 4.60% | ±1.7 |
| Moved in 2015 to 2018 | 4,240 | ±477 | 29.10% | ±3.1 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 3,345 | ±467 | 23.00% | ±2.8 |
| Moved in 2000 to 2009 | 3,340 | ±353 | 22.90% | ±2.6 |
| Moved in 1990 to 1999 | 1,617 | ±330 | 11.10% | ±2.2 |
| Moved in 1989 and earlier | 1,344 | ±206 | 9.20% | ±1.3 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 14,559 | ±654 | 14,559 | (X) |
| No vehicles available | 1,955 | ±445 | 13.40% | ±2.9 |
| 1 vehicle available | 4,514 | ±592 | 31.00% | ±3.4 |
| 2 vehicles available | 5,348 | ±462 | 36.70% | ±3.3 |
| 3 or more vehicles available | 2,742 | ±310 | 18.80% | ±2.3 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 14,559 | ±654 | 14,559 | (X) |
| Utility gas | 5,580 | ±466 | 38.30% | ±2.7 |
| Bottled, tank, or LP gas | 187 | ±135 | 1.30% | ±0.9 |
| Electricity | 8,383 | ±576 | 57.60% | ±2.7 |
| Fuel oil, kerosene, etc. | 141 | ±73 | 1.00% | ±0.5 |
| Coal or coke | 0 | ±27 | 0.00% | ±0.3 |
| Wood | 149 | ±106 | 1.00% | ±0.7 |
| Solar energy | 6 | ±10 | 0.00% | ±0.1 |
| Other fuel | 0 | ±27 | 0.00% | ±0.3 |
| No fuel used | 113 | ±100 | 0.80% | ±0.7 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 14,559 | ±654 | 14,559 | (X) |
| Lacking complete plumbing facilities | 95 | ±48 | 0.70% | ±0.3 |
| Lacking complete kitchen facilities | 99 | ±59 | 0.70% | ±0.4 |
| No telephone service available | 294 | ±120 | 2.00% | ±0.8 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 14,559 | ±654 | 14,559 | (X) |
| 1.00 or less | 13,874 | ±785 | 95.30% | ±1.6 |
| 1.01 to 1.50 | 253 | ±148 | 1.70% | ±1.0 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 432 | ±175 | 3.00% | ±1.3 |
| **VALUE** | | | | |
| Owner-occupied units | 7,714 | ±559 | 7,714 | (X) |
| Less than $50,000 | 366 | ±137 | 4.70% | ±1.7 |
| $50,000 to $99,999 | 70 | ±58 | 0.90% | ±0.7 |
| $100,000 to $149,999 | 119 | ±65 | 1.50% | ±0.8 |
| $150,000 to $199,999 | 353 | ±194 | 4.60% | ±2.5 |
| $200,000 to $299,999 | 661 | ±182 | 8.60% | ±2.2 |
| $300,000 to $499,999 | 3,400 | ±369 | 44.10% | ±4.2 |
| $500,000 to $999,999 | 2,713 | ±398 | 35.20% | ±4.3 |
| $1,000,000 or more | 32 | ±36 | 0.40% | ±0.5 |
| Median (dollars) | 443,100 | ±13,521 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 7,714 | ±559 | 7,714 | (X) |
| Housing units with a mortgage | 5,212 | ±511 | 67.60% | ±3.4 |
| Housing units without a mortgage | 2,502 | ±277 | 32.40% | ±3.4 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 5,212 | ±511 | 5,212 | (X) |
| Less than $500 | 16 | ±25 | 0.30% | ±0.5 |
| $500 to $999 | 140 | ±67 | 2.70% | ±1.3 |
| $1,000 to $1,499 | 907 | ±207 | 17.40% | ±3.3 |
| $1,500 to $1,999 | 1,182 | ±168 | 22.70% | ±3.3 |
| $2,000 to $2,499 | 1,312 | ±312 | 25.20% | ±4.9 |
| $2,500 to $2,999 | 895 | ±255 | 17.20% | ±5.2 |
| $3,000 or more | 760 | ±252 | 14.60% | ±4.2 |
| Median (dollars) | 2,138 | ±86 | (X) | (X) |
| Housing units without a mortgage | 2,502 | ±277 | 2,502 | (X) |
| Less than $250 | 108 | ±109 | 4.30% | ±4.3 |
| $250 to $399 | 131 | ±63 | 5.20% | ±2.5 |
| $400 to $599 | 667 | ±189 | 26.70% | ±6.9 |
| $600 to $799 | 945 | ±202 | 37.80% | ±7.2 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 522 | ±178 | 20.90% | ±6.5 |
| $1,000 or more | 129 | ±66 | 5.20% | ±2.6 |
| Median (dollars) | 673 | ±41 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 6,693 | ±658 | 6,693 | (X) |
| Less than $500 | 550 | ±156 | 8.20% | ±2.5 |
| $500 to $999 | 739 | ±312 | 11.00% | ±4.4 |
| $1,000 to $1,499 | 3,010 | ±446 | 45.00% | ±6.3 |
| $1,500 to $1,999 | 1,699 | ±341 | 25.40% | ±4.3 |
| $2,000 to $2,499 | 424 | ±186 | 6.30% | ±2.7 |
| $2,500 to $2,999 | 86 | ±56 | 1.30% | ±0.8 |
| $3,000 or more | 185 | ±246 | 2.80% | ±3.6 |
| Median (dollars) | 1,350 | ±55 | (X) | (X) |
| No rent paid | 152 | ±106 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 7,540 | 8,128 | 560 | 16,228 |
| Percent | 46.5% | 50.1% | 3.5% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 152 | ±91 |
| 10.0 to 14.9 percent | 173 | ±77 |
| 15.0 to 19.9 percent | 577 | ±147 |
| 20.0 to 24.9 percent | 1,051 | ±298 |
| 25.0 to 29.9 percent | 695 | ±175 |
| 30.0 to 34.9 percent | 689 | ±273 |
| 35.0 to 39.9 percent | 250 | ±132 |
| 40.0 to 49.9 percent | 907 | ±275 |
| 50.0 percent or more | 2,116 | ±504 |
| Not computed | 235 | ±141 |
| **Total** | **6,845** | **±667** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 7,714 | ±559 |
| Housing units with a mortgage: | 5,212 | ±511 |
| Less than 10.0 percent | 324 | ±176 |
| 10.0 to 14.9 percent | 846 | ±227 |
| 15.0 to 19.9 percent | 671 | ±188 |
| 20.0 to 24.9 percent | 899 | ±256 |
| 25.0 to 29.9 percent | 639 | ±133 |
| 30.0 to 34.9 percent | 313 | ±100 |
| 35.0 to 39.9 percent | 274 | ±98 |
| 40.0 to 49.9 percent | 403 | ±140 |
| 50.0 percent or more | 774 | ±280 |
| Not computed | 69 | ±95 |
| Housing units without a mortgage: | 2,502 | ±277 |
| Less than 10.0 percent | 1,044 | ±226 |
| 10.0 to 14.9 percent | 593 | ±183 |
| 15.0 to 19.9 percent | 266 | ±120 |
| 20.0 to 24.9 percent | 162 | ±86 |
| 25.0 to 29.9 percent | 150 | ±78 |
| 30.0 to 34.9 percent | 69 | ±47 |
| 35.0 to 39.9 percent | 68 | ±85 |
| 40.0 to 49.9 percent | 55 | ±52 |
| 50.0 percent or more | 85 | ±51 |
| Not computed | 10 | ±17 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 2,399 | 6.2% |
| 5 to 9 years | 1,901 | 4.9% |
| 10 to 14 years | 2,249 | 5.8% |
| 15 to 19 years | 2,109 | 5.5% |
| 20 to 24 years | 2,203 | 5.7% |
| 25 to 29 years | 3,212 | 8.3% |
| 30 to 34 years | 2,258 | 5.9% |
| 35 to 39 years | 2,839 | 7.4% |
| 40 to 44 years | 2,640 | 6.9% |
| 45 to 49 years | 2,514 | 6.5% |
| 50 to 54 years | 2,744 | 7.1% |
| 55 to 59 years | 2,338 | 6.1% |
| 60 to 64 years | 2,728 | 7.1% |
| 65 to 69 years | 1,707 | 4.4% |
| 70 to 74 years | 1,735 | 4.5% |
| 75 to 79 years | 1,124 | 2.9% |
| 80 to 84 years | 802 | 2.1% |
| 85 years and over | 1,036 | 2.7% |
| **Total Population** | **38,538** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Town-houses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 107 | 252 | 55 | 3872 | 0 | 4,179 |
| Vacant | 11 | 27 | 21 | 48 | 15 | 112 |
| Partially Used | 20 | 27 | 0 | 92 | 52 | 171 |
| Redevelopable | 255 | 18 | 152 | 4,286 | 1,446 | 5,902 |
| **City** | **392** | **324** | **228** | **8,298** | **1,513** | **10,364** |
| Pending | 78 | 278 | 306 | 1189 | 385 | 2,158 |
| Vacant | 34 | 73 | 11 | 724 | 149 | 957 |
| Partially Used | 39 | 153 | 14 | 158 | 31 | 356 |
| Redevelopable | 271 | 82 | 208 | 2,761 | 454 | 3,506 |
| **Unincorpor-ated UGA** | **421** | **586** | **539** | **4,832** | **1,019** | **6,977** |
| Pending | 184 | 530 | 361 | 5,061 | 385 | 6,337 |
| Vacant | 44 | 100 | 32 | 772 | 164 | 1,069 |
| Partially Used | 59 | 180 | 14 | 250 | 83 | 527 |
| Redevelopable | 526 | 100 | 360 | 7,047 | 1,900 | 9,408 |
| **Total** | **813** | **910** | **767** | **13,130** | **2,532** | **17,341** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 11 | 0 | 0 | 1 | 12 |
| 2017 | 31 | 0 | 19 | 0 | 50 |
| 2018 | 68 | 0 | 5 | 3 | 76 |
| 2019 | 20 | 6 | 0 | 0 | 26 |
| 2020 | 31 | 0 | 742 | 0 | 26 |
| 2021 | 18 | 2 | 1,598 | 0 | 1,618 |
| **TOTAL** | **179** | **8** | **2,364** | **4** | **2,555** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Marysville

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 26,144 | ±614 | 26,144 | (X) |
| Occupied housing units | 25,428 | ±621 | 97.30% | ±0.7 |
| Vacant housing units | 716 | ±191 | 2.70% | ±0.7 |
| Homeowner vacancy rate | 0.1 | ±0.1 | (X) | (X) |
| Rental vacancy rate | 4 | ±1.8 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 26,144 | ±614 | 26,144 | (X) |
| 1-unit, detached | 19,066 | ±576 | 72.90% | ±1.6 |
| 1-unit, attached | 1,084 | ±262 | 4.10% | ±1.0 |
| 2 units | 850 | ±214 | 3.30% | ±0.8 |
| 3 or 4 units | 610 | ±224 | 2.30% | ±0.8 |
| 5 to 9 units | 672 | ±170 | 2.60% | ±0.6 |
| 10 to 19 units | 936 | ±214 | 3.60% | ±0.8 |
| 20 or more units | 1,544 | ±235 | 5.90% | ±0.9 |
| Mobile home | 1,334 | ±219 | 5.10% | ±0.9 |
| Boat, RV, van, etc. | 48 | ±41 | 0.20% | ±0.2 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 26,144 | ±614 | 26,144 | (X) |
| Built 2014 or later | 928 | ±267 | 3.50% | ±1.0 |
| Built 2010 to 2013 | 1,501 | ±304 | 5.70% | ±1.1 |
| Built 2000 to 2009 | 4,938 | ±415 | 18.90% | ±1.6 |
| Built 1990 to 1999 | 6,591 | ±574 | 25.20% | ±2.2 |
| Built 1980 to 1989 | 3,607 | ±467 | 13.80% | ±1.7 |
| Built 1970 to 1979 | 3,535 | ±431 | 13.50% | ±1.7 |
| Built 1960 to 1969 | 2,573 | ±390 | 9.80% | ±1.4 |
| Built 1950 to 1959 | 939 | ±259 | 3.60% | ±1.0 |
| Built 1940 to 1949 | 695 | ±206 | 2.70% | ±0.8 |
| Built 1939 or earlier | 837 | ±251 | 3.20% | ±1.0 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 26,144 | ±614 | 26,144 | (X) |
| 1 room | 184 | ±72 | 0.70% | ±0.3 |
| 2 rooms | 607 | ±148 | 2.30% | ±0.6 |
| 3 rooms | 1,727 | ±281 | 6.60% | ±1.1 |
| 4 rooms | 3,976 | ±439 | 15.20% | ±1.5 |
| 5 rooms | 4,950 | ±585 | 18.90% | ±2.2 |
| 6 rooms | 5,113 | ±533 | 19.60% | ±2.0 |
| 7 rooms | 4,186 | ±495 | 16.00% | ±2.0 |
| 8 rooms | 2,795 | ±404 | 10.70% | ±1.5 |
| 9 rooms or more | 2,606 | ±380 | 10.00% | ±1.4 |
| Median rooms | 5.8 | ±0.1 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 26,144 | ±614 | 26,144 | (X) |
| No bedroom | 198 | ±78 | 0.80% | ±0.3 |
| 1 bedroom | 1,299 | ±259 | 5.00% | ±1.0 |
| 2 bedrooms | 4,881 | ±437 | 18.70% | ±1.5 |
| 3 bedrooms | 12,792 | ±635 | 48.90% | ±2.2 |
| 4 bedrooms | 5,922 | ±518 | 22.70% | ±2.0 |
| 5 or more bedrooms | 1,052 | ±262 | 4.00% | ±1.0 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 25,428 | ±621 | 25,428 | (X) |
| Owner-occupied | 17,849 | ±774 | 70.20% | ±2.3 |
| Renter-occupied | 7,579 | ±580 | 29.80% | ±2.3 |
| Average household size of owner-occupied unit | 2.71 | ±0.07 | (X) | (X) |
| Average household size of renter-occupied unit | 2.74 | ±0.13 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 25,428 | ±621 | 25,428 | (X) |
| Moved in 2019 or later | 981 | ±260 | 3.90% | ±1.0 |
| Moved in 2015 to 2018 | 7,668 | ±604 | 30.20% | ±2.2 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 5,702 | ±493 | 22.40% | ±1.9 |
| Moved in 2000 to 2009 | 6,222 | ±556 | 24.50% | ±2.1 |
| Moved in 1990 to 1999 | 3,028 | ±341 | 11.90% | ±1.3 |
| Moved in 1989 and earlier | 1,827 | ±339 | 7.20% | ±1.3 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 25,428 | ±621 | 25,428 | (X) |
| No vehicles available | 1,169 | ±288 | 4.60% | ±1.1 |
| 1 vehicle available | 5,687 | ±555 | 22.40% | ±2.0 |
| 2 vehicles available | 10,038 | ±689 | 39.50% | ±2.4 |
| 3 or more vehicles available | 8,534 | ±554 | 33.60% | ±2.3 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 25,428 | ±621 | 25,428 | (X) |
| Utility gas | 11,785 | ±615 | 46.30% | ±2.0 |
| Bottled, tank, or LP gas | 461 | ±165 | 1.80% | ±0.7 |
| Electricity | 12,190 | ±615 | 47.90% | ±2.2 |
| Fuel oil, kerosene, etc. | 117 | ±71 | 0.50% | ±0.3 |
| Coal or coke | 0 | ±30 | 0.00% | ±0.1 |
| Wood | 591 | ±173 | 2.30% | ±0.7 |
| Solar energy | 26 | ±41 | 0.10% | ±0.2 |
| Other fuel | 81 | ±53 | 0.30% | ±0.2 |
| No fuel used | 177 | ±134 | 0.70% | ±0.5 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 25,428 | ±621 | 25,428 | (X) |
| Lacking complete plumbing facilities | 18 | ±24 | 0.10% | ±0.1 |
| Lacking complete kitchen facilities | 18 | ±24 | 0.10% | ±0.1 |
| No telephone service available | 178 | ±84 | 0.70% | ±0.3 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 25,428 | ±621 | 25,428 | (X) |
| 1.00 or less | 24,552 | ±669 | 96.60% | ±0.9 |
| 1.01 to 1.50 | 720 | ±220 | 2.80% | ±0.9 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 156 | ±80 | 0.60% | ±0.3 |
| **VALUE** | | | | |
| Owner-occupied units | 17,849 | ±774 | 17,849 | (X) |
| Less than $50,000 | 790 | ±170 | 4.40% | ±0.9 |
| $50,000 to $99,999 | 341 | ±124 | 1.90% | ±0.7 |
| $100,000 to $149,999 | 125 | ±65 | 0.70% | ±0.4 |
| $150,000 to $199,999 | 297 | ±113 | 1.70% | ±0.6 |
| $200,000 to $299,999 | 3,674 | ±395 | 20.60% | ±2.0 |
| $300,000 to $499,999 | 10,629 | ±625 | 59.50% | ±2.8 |
| $500,000 to $999,999 | 1,897 | ±389 | 10.60% | ±2.0 |
| $1,000,000 or more | 96 | ±67 | 0.50% | ±0.4 |
| Median (dollars) | 353,100 | ±5,082 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 17,849 | ±774 | 17,849 | (X) |
| Housing units with a mortgage | 13,910 | ±768 | 77.90% | ±2.4 |
| Housing units without a mortgage | 3,939 | ±448 | 22.10% | ±2.4 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 13,910 | ±768 | 13,910 | (X) |
| Less than $500 | 114 | ±121 | 0.80% | ±0.9 |
| $500 to $999 | 636 | ±197 | 4.60% | ±1.4 |
| $1,000 to $1,499 | 2,341 | ±353 | 16.80% | ±2.4 |
| $1,500 to $1,999 | 4,509 | ±532 | 32.40% | ±3.2 |
| $2,000 to $2,499 | 4,146 | ±488 | 29.80% | ±3.1 |
| $2,500 to $2,999 | 1,416 | ±264 | 10.20% | ±1.9 |
| $3,000 or more | 748 | ±201 | 5.40% | ±1.4 |
| Median (dollars) | 1,925 | ±47 | (X) | (X) |
| Housing units without a mortgage | 3,939 | ±448 | 3,939 | (X) |
| Less than $250 | 110 | ±55 | 2.80% | ±1.4 |
| $250 to $399 | 382 | ±138 | 9.70% | ±3.2 |
| $400 to $599 | 1,552 | ±289 | 39.40% | ±6.0 |
| $600 to $799 | 1,102 | ±256 | 28.00% | ±5.6 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 546 | ±176 | 13.90% | ±4.1 |
| $1,000 or more | 247 | ±91 | 6.30% | ±2.2 |
| Median (dollars) | 591 | ±25 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 7,409 | ±581 | 7,409 | (X) |
| Less than $500 | 308 | ±93 | 4.20% | ±1.3 |
| $500 to $999 | 660 | ±203 | 8.90% | ±2.8 |
| $1,000 to $1,499 | 3,116 | ±330 | 42.10% | ±4.1 |
| $1,500 to $1,999 | 1,953 | ±353 | 26.40% | ±4.3 |
| $2,000 to $2,499 | 1,084 | ±301 | 14.60% | ±3.5 |
| $2,500 to $2,999 | 269 | ±176 | 3.60% | ±2.3 |
| $3,000 or more | 19 | ±27 | 0.30% | ±0.4 |
| Median (dollars) | 1,445 | ±49 | (X) | (X) |
| No rent paid | 170 | ±74 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 19,228 | 5,498 | 1,214 | 25,940 |
| Percent | 74.1% | 21.2% | 4.7% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 136 | ±80 |
| 10.0 to 14.9 percent | 525 | ±173 |
| 15.0 to 19.9 percent | 1,052 | ±311 |
| 20.0 to 24.9 percent | 884 | ±199 |
| 25.0 to 29.9 percent | 924 | ±227 |
| 30.0 to 34.9 percent | 839 | ±276 |
| 35.0 to 39.9 percent | 616 | ±227 |
| 40.0 to 49.9 percent | 572 | ±167 |
| 50.0 percent or more | 1,704 | ±290 |
| Not computed | 327 | ±146 |
| **Total** | **7,579** | **±580** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 17,849 | ±774 |
| Housing units with a mortgage: | 13,910 | ±768 |
| Less than 10.0 percent | 512 | ±151 |
| 10.0 to 14.9 percent | 1,951 | ±365 |
| 15.0 to 19.9 percent | 2,835 | ±322 |
| 20.0 to 24.9 percent | 2,766 | ±422 |
| 25.0 to 29.9 percent | 1,924 | ±414 |
| 30.0 to 34.9 percent | 998 | ±216 |
| 35.0 to 39.9 percent | 547 | ±167 |
| 40.0 to 49.9 percent | 1,050 | ±263 |
| 50.0 percent or more | 1,281 | ±261 |
| Not computed | 46 | ±43 |
| Housing units without a mortgage: | 3,939 | ±448 |
| Less than 10.0 percent | 1,793 | ±287 |
| 10.0 to 14.9 percent | 654 | ±172 |
| 15.0 to 19.9 percent | 472 | ±182 |
| 20.0 to 24.9 percent | 339 | ±101 |
| 25.0 to 29.9 percent | 75 | ±59 |
| 30.0 to 34.9 percent | 122 | ±78 |
| 35.0 to 39.9 percent | 106 | ±64 |
| 40.0 to 49.9 percent | 92 | ±49 |
| 50.0 percent or more | 269 | ±107 |
| Not computed | 17 | ±27 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 4,559 | 6.5% |
| 5 to 9 years | 4,371 | 6.3% |
| 10 to 14 years | 4,262 | 6.1% |
| 15 to 19 years | 4,662 | 6.7% |
| 20 to 24 years | 4,454 | 6.4% |
| 25 to 29 years | 4,880 | 7.0% |
| 30 to 34 years | 4,925 | 7.1% |
| 35 to 39 years | 4,595 | 6.6% |
| 40 to 44 years | 5,310 | 7.6% |
| 45 to 49 years | 4,563 | 6.6% |
| 50 to 54 years | 4,898 | 7.0% |
| 55 to 59 years | 4,874 | 7.0% |
| 60 to 64 years | 4,162 | 6.0% |
| 65 to 69 years | 3,330 | 4.8% |
| 70 to 74 years | 2,362 | 3.4% |
| 75 to 79 years | 1,338 | 1.9% |
| 80 to 84 years | 915 | 1.3% |
| 85 years and over | 1,169 | 1.7% |
| **Total Population** | **69,629** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 190 | 998 | 29 | 272 | 1 | 1,300 |
| Vacant | 353 | 1,261 | 0 | 966 | 58 | 2,285 |
| Partially Used | 475 | 1,670 | 0 | 443 | 56 | 2,169 |
| Redevelopable | 616 | 1,289 | 0 | 1,680 | 264 | 3,233 |
| **City** | **1,634** | **5,218** | **29** | **3,361** | **379** | **8,986** |
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 0 | 0 | 0 | 0 | 0 | 0 |
| Partially Used | 0 | 0 | 0 | 0 | 0 | 0 |
| Redevelopable | 0 | 0 | 0 | 0 | 0 | 3,506 |
| **Unincorporated UGA** | **0** | **0** | **0** | **0** | **0** | **3,506** |
| Pending | 190 | 998 | 29 | 272 | 1 | 1,300 |
| Vacant | 353 | 1,261 | 0 | 966 | 58 | 2,285 |
| Partially Used | 475 | 1,670 | 0 | 443 | 56 | 2,169 |
| Redevelopable | 616 | 1,289 | 0 | 1,680 | 264 | 6,739 |
| **Total** | **1,637** | **5,218** | **29** | **3,361** | **379** | **12,493** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 92 | 0 | 184 | 2 | 278 |
| 2017 | 88 | 6 | 209 | 3 | 306 |
| 2018 | 233 | 4 | 8 | 4 | 249 |
| 2019 | 430 | 2 | 38 | 0 | 470 |
| 2020 | 331 | 12 | 77 | 8 | 428 |
| 2021 | 287 | 2 | 342 | 6 | 637 |
| **TOTAL** | **1,461** | **26** | **858** | **23** | **2,368** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Mill Creek

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 8,810 | ±475 | 8,810 | (X) |
| Occupied housing units | 8,410 | ±451 | 95.50% | ±2.0 |
| Vacant housing units | 400 | ±183 | 4.50% | ±2.0 |
| Homeowner vacancy rate | 1.8 | ±2.1 | (X) | (X) |
| Rental vacancy rate | 4.8 | ±3.6 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 8,810 | ±475 | 8,810 | (X) |
| 1-unit, detached | 4,437 | ±321 | 50.40% | ±4.1 |
| 1-unit, attached | 859 | ±167 | 9.80% | ±1.7 |
| 2 units | 37 | ±38 | 0.40% | ±0.4 |
| 3 or 4 units | 190 | ±98 | 2.20% | ±1.1 |
| 5 to 9 units | 612 | ±216 | 6.90% | ±2.3 |
| 10 to 19 units | 1,106 | ±277 | 12.60% | ±3.1 |
| 20 or more units | 1,543 | ±425 | 17.50% | ±4.4 |
| Mobile home | 15 | ±24 | 0.20% | ±0.3 |
| Boat, RV, van, etc. | 11 | ±18 | 0.10% | ±0.2 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 8,810 | ±475 | 8,810 | (X) |
| Built 2014 or later | 727 | ±283 | 8.30% | ±3.1 |
| Built 2010 to 2013 | 337 | ±132 | 3.80% | ±1.5 |
| Built 2000 to 2009 | 1,956 | ±297 | 22.20% | ±2.9 |
| Built 1990 to 1999 | 2,461 | ±389 | 27.90% | ±3.7 |
| Built 1980 to 1989 | 2,290 | ±281 | 26.00% | ±3.4 |
| Built 1970 to 1979 | 749 | ±225 | 8.50% | ±2.7 |
| Built 1960 to 1969 | 163 | ±92 | 1.90% | ±1.1 |
| Built 1950 to 1959 | 29 | ±33 | 0.30% | ±0.4 |
| Built 1940 to 1949 | 31 | ±48 | 0.40% | ±0.5 |
| Built 1939 or earlier | 67 | ±77 | 0.80% | ±0.9 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 8,810 | ±475 | 8,810 | (X) |
| 1 room | 252 | ±157 | 2.90% | ±1.8 |
| 2 rooms | 581 | ±309 | 6.60% | ±3.3 |
| 3 rooms | 810 | ±268 | 9.20% | ±3.0 |
| 4 rooms | 1,579 | ±334 | 17.90% | ±3.7 |
| 5 rooms | 952 | ±258 | 10.80% | ±2.8 |
| 6 rooms | 1,171 | ±256 | 13.30% | ±2.7 |
| 7 rooms | 1,106 | ±307 | 12.60% | ±3.7 |
| 8 rooms | 992 | ±206 | 11.30% | ±2.2 |
| 9 rooms or more | 1,367 | ±221 | 15.50% | ±2.7 |
| Median rooms | 5.7 | ±0.3 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 8,810 | ±475 | 8,810 | (X) |
| No bedroom | 252 | ±157 | 2.90% | ±1.8 |
| 1 bedroom | 1,478 | ±397 | 16.80% | ±4.1 |
| 2 bedrooms | 2,050 | ±330 | 23.30% | ±3.6 |
| 3 bedrooms | 2,703 | ±368 | 30.70% | ±4.0 |
| 4 bedrooms | 1,987 | ±279 | 22.60% | ±3.3 |
| 5 or more bedrooms | 340 | ±110 | 3.90% | ±1.2 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 8,410 | ±451 | 8,410 | (X) |
| Owner-occupied | 4,715 | ±354 | 56.10% | ±4.4 |
| Renter-occupied | 3,695 | ±482 | 43.90% | ±4.4 |
| Average household size of owner-occupied unit | 2.69 | ±0.18 | (X) | (X) |
| Average household size of renter-occupied unit | 2.16 | ±0.18 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 8,410 | ±451 | 8,410 | (X) |
| Moved in 2019 or later | 600 | ±254 | 7.10% | ±3.0 |
| Moved in 2015 to 2018 | 3,354 | ±478 | 39.90% | ±4.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 1,705 | ±325 | 20.30% | ±4.0 |
| Moved in 2000 to 2009 | 1,155 | ±227 | 13.70% | ±2.5 |
| Moved in 1990 to 1999 | 1,231 | ±238 | 14.60% | ±3.0 |
| Moved in 1989 and earlier | 365 | ±131 | 4.30% | ±1.5 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 8,410 | ±451 | 8,410 | (X) |
| No vehicles available | 238 | ±109 | 2.80% | ±1.3 |
| 1 vehicle available | 3,142 | ±548 | 37.40% | ±5.1 |
| 2 vehicles available | 3,389 | ±508 | 40.30% | ±5.4 |
| 3 or more vehicles available | 1,641 | ±392 | 19.50% | ±5.2 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 8,410 | ±451 | 8,410 | (X) |
| Utility gas | 5,004 | ±377 | 59.50% | ±5.1 |
| Bottled, tank, or LP gas | 44 | ±35 | 0.50% | ±0.4 |
| Electricity | 3,295 | ±539 | 39.20% | ±5.1 |
| Fuel oil, kerosene, etc. | 58 | ±76 | 0.70% | ±0.9 |
| Coal or coke | 0 | ±24 | 0.00% | ±0.4 |
| Wood | 9 | ±17 | 0.10% | ±0.2 |
| Solar energy | 0 | ±24 | 0.00% | ±0.4 |
| Other fuel | 0 | ±24 | 0.00% | ±0.4 |
| No fuel used | 0 | ±24 | 0.00% | ±0.4 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 8,410 | ±451 | 8,410 | (X) |
| Lacking complete plumbing facilities | 0 | ±24 | 0.00% | ±0.4 |
| Lacking complete kitchen facilities | 19 | ±28 | 0.20% | ±0.3 |
| No telephone service available | 0 | ±24 | 0.00% | ±0.4 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 8,410 | ±451 | 8,410 | (X) |
| 1.00 or less | 8,136 | ±585 | 96.70% | ±2.7 |
| 1.01 to 1.50 | 242 | ±222 | 2.90% | ±2.7 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 32 | ±49 | 0.40% | ±0.6 |
| **VALUE** | | | | |
| Owner-occupied units | 4,715 | ±354 | 4,715 | (X) |
| Less than $50,000 | 69 | ±74 | 1.50% | ±1.5 |
| $50,000 to $99,999 | 25 | ±27 | 0.50% | ±0.6 |
| $100,000 to $149,999 | 16 | ±28 | 0.30% | ±0.6 |
| $150,000 to $199,999 | 32 | ±36 | 0.70% | ±0.8 |
| $200,000 to $299,999 | 130 | ±73 | 2.80% | ±1.6 |
| $300,000 to $499,999 | 1,335 | ±246 | 28.30% | ±4.8 |
| $500,000 to $999,999 | 3,044 | ±342 | 64.60% | ±5.1 |
| $1,000,000 or more | 64 | ±52 | 1.40% | ±1.1 |
| Median (dollars) | 584,400 | ±23,177 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 4,715 | ±354 | 4,715 | (X) |
| Housing units with a mortgage | 3,381 | ±330 | 71.70% | ±5.2 |
| Housing units without a mortgage | 1,334 | ±274 | 28.30% | ±5.2 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 3,381 | ±330 | 3,381 | (X) |
| Less than $500 | 16 | ±28 | 0.50% | ±0.8 |
| $500 to $999 | 123 | ±90 | 3.60% | ±2.7 |
| $1,000 to $1,499 | 326 | ±137 | 9.60% | ±4.0 |
| $1,500 to $1,999 | 299 | ±100 | 8.80% | ±2.9 |
| $2,000 to $2,499 | 778 | ±196 | 23.00% | ±5.5 |
| $2,500 to $2,999 | 803 | ±252 | 23.80% | ±6.6 |
| $3,000 or more | 1,036 | ±239 | 30.60% | ±6.4 |
| Median (dollars) | 2,592 | ±140 | (X) | (X) |
| Housing units without a mortgage | 1,334 | ±274 | 1,334 | (X) |
| Less than $250 | 47 | ±49 | 3.50% | ±3.5 |
| $250 to $399 | 39 | ±50 | 2.90% | ±3.7 |
| $400 to $599 | 82 | ±54 | 6.10% | ±3.9 |
| $600 to $799 | 431 | ±146 | 32.30% | ±8.9 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 476 | ±162 | 35.70% | ±9.1 |
| $1,000 or more | 259 | ±119 | 19.40% | ±7.9 |
| Median (dollars) | 824 | ±38 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 3,624 | ±471 | 3,624 | (X) |
| Less than $500 | 37 | ±58 | 1.00% | ±1.6 |
| $500 to $999 | 113 | ±104 | 3.10% | ±2.8 |
| $1,000 to $1,499 | 695 | ±278 | 19.20% | ±6.7 |
| $1,500 to $1,999 | 1,546 | ±358 | 42.70% | ±7.7 |
| $2,000 to $2,499 | 727 | ±180 | 20.10% | ±5.1 |
| $2,500 to $2,999 | 450 | ±192 | 12.40% | ±5.1 |
| $3,000 or more | 56 | ±48 | 1.50% | ±1.3 |
| Median (dollars) | 1,813 | ±71 | (X) | (X) |
| No rent paid | 71 | ±63 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 5,471 | 3,590 | 7 | 9,068 |
| Percent | 60.3% | 39.6% | 0.1% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 114 | ±69 |
| 10.0 to 14.9 percent | 169 | ±106 |
| 15.0 to 19.9 percent | 481 | ±166 |
| 20.0 to 24.9 percent | 746 | ±229 |
| 25.0 to 29.9 percent | 458 | ±185 |
| 30.0 to 34.9 percent | 400 | ±185 |
| 35.0 to 39.9 percent | 191 | ±127 |
| 40.0 to 49.9 percent | 173 | ±199 |
| 50.0 percent or more | 892 | ±298 |
| Not computed | 71 | ±63 |
| **Total** | **3,695** | **±482** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 4,715 | ±354 |
| Housing units with a mortgage: | 3,381 | ±330 |
| Less than 10.0 percent | 339 | ±124 |
| 10.0 to 14.9 percent | 621 | ±244 |
| 15.0 to 19.9 percent | 648 | ±165 |
| 20.0 to 24.9 percent | 710 | ±229 |
| 25.0 to 29.9 percent | 463 | ±128 |
| 30.0 to 34.9 percent | 261 | ±132 |
| 35.0 to 39.9 percent | 59 | ±45 |
| 40.0 to 49.9 percent | 104 | ±63 |
| 50.0 percent or more | 154 | ±72 |
| Not computed | 22 | ±27 |
| Housing units without a mortgage: | 1,334 | ±274 |
| Less than 10.0 percent | 635 | ±164 |
| 10.0 to 14.9 percent | 161 | ±77 |
| 15.0 to 19.9 percent | 159 | ±102 |
| 20.0 to 24.9 percent | 115 | ±64 |
| 25.0 to 29.9 percent | 46 | ±42 |
| 30.0 to 34.9 percent | 34 | ±33 |
| 35.0 to 39.9 percent | 66 | ±87 |
| 40.0 to 49.9 percent | 0 | ±24 |
| 50.0 percent or more | 118 | ±103 |
| Not computed | 0 | ±24 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 1,244 | 6.0% |
| 5 to 9 years | 1,221 | 5.9% |
| 10 to 14 years | 1,308 | 6.3% |
| 15 to 19 years | 1,237 | 6.0% |
| 20 to 24 years | 1,323 | 6.4% |
| 25 to 29 years | 1,773 | 8.5% |
| 30 to 34 years | 1,449 | 7.0% |
| 35 to 39 years | 1,441 | 6.9% |
| 40 to 44 years | 1,159 | 5.6% |
| 45 to 49 years | 1,485 | 7.2% |
| 50 to 54 years | 1,405 | 6.8% |
| 55 to 59 years | 1,542 | 7.4% |
| 60 to 64 years | 1,117 | 5.4% |
| 65 to 69 years | 1,005 | 4.8% |
| 70 to 74 years | 651 | 3.1% |
| 75 to 79 years | 586 | 2.8% |
| 80 to 84 years | 367 | 1.8% |
| 85 years and over | 437 | 2.1% |
| **Total Population** | **20,750** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 13 | 51 | 0 | 405 | 0 | 456 |
| Vacant | 7 | 19 | 0 | 6 | 5 | 30 |
| Partially Used | 7 | 17 | 0 | 0 | 0 | 17 |
| Redevelopable | 11 | 11 | 0 | 36 | 26 | 73 |
| **City** | **38** | **98** | **0** | **447** | **31** | **576** |
| Pending | 107 | 705 | 80 | 268 | 133 | 1,186 |
| Vacant | 30 | 126 | 15 | 116 | 16 | 274 |
| Partially Used | 215<br>104 | 426 | 4 | 138 | 27 | 594 |
| Redevelopable | 183 | 429 | 69 | 593 | 87 | 1,179 |
| **Unincorporated UGA** | **425** | **1,686** | **168** | **1,115** | **263** | **3,233** |
| Pending | 121 | 756 | 80 | 673 | 133 | 1,642 |
| Vacant | 37 | 145 | 15 | 122 | 21 | 304 |
| Partially Used | 111 | 443 | 4 | 138 | 27 | 611 |
| Redevelopable | 195 | 440 | 69 | 629 | 113 | 1,252 |
| **Total** | **463** | **1,784** | **168** | **1,562** | **294** | **3,809** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 35 | 0 | 217 | 0 | 252 |
| 2017 | 32 | 0 | 0 | 0 | 32 |
| 2018 | 1 | 0 | 0 | 0 | 1 |
| 2019 | 0 | 0 | 354 | 0 | 354 |
| 2020 | 0 | 0 | 0 | 0 | 0 |
| 2021 | 24 | 0 | 0 | 0 | 24 |
| **TOTAL** | **92** | **0** | **571** | **0** | **663** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Monroe

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 5,680 | ±320 | 5,680 | (X) |
| Occupied housing units | 5,498 | ±280 | 96.80% | ±1.6 |
| Vacant housing units | 182 | ±97 | 3.20% | ±1.6 |
| Homeowner vacancy rate | 0.6 | ±1.0 | (X) | (X) |
| Rental vacancy rate | 2.7 | ±2.4 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 5,680 | ±320 | 5,680 | (X) |
| 1-unit, detached | 4,022 | ±234 | 70.80% | ±3.0 |
| 1-unit, attached | 525 | ±117 | 9.20% | ±2.0 |
| 2 units | 102 | ±91 | 1.80% | ±1.6 |
| 3 or 4 units | 200 | ±76 | 3.50% | ±1.4 |
| 5 to 9 units | 237 | ±106 | 4.20% | ±1.8 |
| 10 to 19 units | 174 | ±86 | 3.10% | ±1.5 |
| 20 or more units | 307 | ±112 | 5.40% | ±1.9 |
| Mobile home | 113 | ±68 | 2.00% | ±1.2 |
| Boat, RV, van, etc. | 0 | ±20 | 0.00% | ±0.7 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 5,680 | ±320 | 5,680 | (X) |
| Built 2014 or later | 423 | ±132 | 7.40% | ±2.3 |
| Built 2010 to 2013 | 160 | ±76 | 2.80% | ±1.3 |
| Built 2000 to 2009 | 1,293 | ±224 | 22.80% | ±3.4 |
| Built 1990 to 1999 | 2,210 | ±250 | 38.90% | ±3.5 |
| Built 1980 to 1989 | 368 | ±133 | 6.50% | ±2.3 |
| Built 1970 to 1979 | 284 | ±116 | 5.00% | ±2.1 |
| Built 1960 to 1969 | 260 | ±119 | 4.60% | ±2.2 |
| Built 1950 to 1959 | 95 | ±39 | 1.70% | ±0.7 |
| Built 1940 to 1949 | 61 | ±47 | 1.10% | ±0.8 |
| Built 1939 or earlier | 526 | ±119 | 9.30% | ±2.1 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 5,680 | ±320 | 5,680 | (X) |
| 1 room | 47 | ±28 | 0.80% | ±0.5 |
| 2 rooms | 171 | ±95 | 3.00% | ±1.6 |
| 3 rooms | 324 | ±123 | 5.70% | ±2.1 |
| 4 rooms | 788 | ±170 | 13.90% | ±3.0 |
| 5 rooms | 1,143 | ±192 | 20.10% | ±3.2 |
| 6 rooms | 1,283 | ±208 | 22.60% | ±3.3 |
| 7 rooms | 753 | ±178 | 13.30% | ±3.2 |
| 8 rooms | 586 | ±145 | 10.30% | ±2.5 |
| 9 rooms or more | 585 | ±135 | 10.30% | ±2.3 |
| Median rooms | 5.8 | ±0.2 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 5,680 | ±320 | 5,680 | (X) |
| No bedroom | 47 | ±28 | 0.80% | ±0.5 |
| 1 bedroom | 326 | ±123 | 5.70% | ±2.0 |
| 2 bedrooms | 1,061 | ±174 | 18.70% | ±2.9 |
| 3 bedrooms | 2,813 | ±301 | 49.50% | ±4.6 |
| 4 bedrooms | 1,142 | ±201 | 20.10% | ±3.4 |
| 5 or more bedrooms | 291 | ±102 | 5.10% | ±1.8 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 5,498 | ±280 | 5,498 | (X) |
| Owner-occupied | 3,720 | ±286 | 67.70% | ±4.1 |
| Renter-occupied | 1,778 | ±250 | 32.30% | ±4.1 |
| Average household size of owner-occupied unit | 2.87 | ±0.17 | (X) | (X) |
| Average household size of renter-occupied unit | 3.03 | ±0.23 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 5,498 | ±280 | 5,498 | (X) |
| Moved in 2019 or later | 393 | ±161 | 7.10% | ±3.0 |
| Moved in 2015 to 2018 | 1,782 | ±258 | 32.40% | ±4.3 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 1,144 | ±200 | 20.80% | ±3.4 |
| Moved in 2000 to 2009 | 1,522 | ±224 | 27.70% | ±3.8 |
| Moved in 1990 to 1999 | 514 | ±154 | 9.30% | ±2.7 |
| Moved in 1989 and earlier | 143 | ±80 | 2.60% | ±1.5 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 5,498 | ±280 | 5,498 | (X) |
| No vehicles available | 222 | ±86 | 4.00% | ±1.5 |
| 1 vehicle available | 1,177 | ±202 | 21.40% | ±3.0 |
| 2 vehicles available | 2,295 | ±241 | 41.70% | ±3.7 |
| 3 or more vehicles available | 1,804 | ±179 | 32.80% | ±3.7 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 5,498 | ±280 | 5,498 | (X) |
| Utility gas | 3,116 | ±271 | 56.70% | ±3.8 |
| Bottled, tank, or LP gas | 72 | ±55 | 1.30% | ±1.0 |
| Electricity | 2,224 | ±242 | 40.50% | ±3.9 |
| Fuel oil, kerosene, etc. | 3 | ±7 | 0.10% | ±0.1 |
| Coal or coke | 0 | ±20 | 0.00% | ±0.7 |
| Wood | 57 | ±43 | 1.00% | ±0.8 |
| Solar energy | 0 | ±20 | 0.00% | ±0.7 |
| Other fuel | 20 | ±23 | 0.40% | ±0.4 |
| No fuel used | 6 | ±8 | 0.10% | ±0.1 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 5,498 | ±280 | 5,498 | (X) |
| Lacking complete plumbing facilities | 0 | ±20 | 0.00% | ±0.7 |
| Lacking complete kitchen facilities | 28 | ±23 | 0.50% | ±0.4 |
| No telephone service available | 69 | ±50 | 1.30% | ±0.9 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 5,498 | ±280 | 5,498 | (X) |
| 1.00 or less | 5,206 | ±327 | 94.70% | ±2.1 |
| 1.01 to 1.50 | 221 | ±102 | 4.00% | ±1.9 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 71 | ±50 | 1.30% | ±0.9 |
| **VALUE** | | | | |
| Owner-occupied units | 3,720 | ±286 | 3,720 | (X) |
| Less than $50,000 | 30 | ±43 | 0.80% | ±1.2 |
| $50,000 to $99,999 | 0 | ±20 | 0.00% | ±1.0 |
| $100,000 to $149,999 | 13 | ±16 | 0.30% | ±0.4 |
| $150,000 to $199,999 | 93 | ±58 | 2.50% | ±1.5 |
| $200,000 to $299,999 | 411 | ±104 | 11.00% | ±2.7 |
| $300,000 to $499,999 | 2,567 | ±274 | 69.00% | ±4.8 |
| $500,000 to $999,999 | 606 | ±172 | 16.30% | ±4.4 |
| $1,000,000 or more | 0 | ±20 | 0.00% | ±1.0 |
| Median (dollars) | 395,500 | ±11,125 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 3,720 | ±286 | 3,720 | (X) |
| Housing units with a mortgage | 3,173 | ±272 | 85.30% | ±3.8 |
| Housing units without a mortgage | 547 | ±151 | 14.70% | ±3.8 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 3,173 | ±272 | 3,173 | (X) |
| Less than $500 | 18 | ±21 | 0.60% | ±0.6 |
| $500 to $999 | 85 | ±57 | 2.70% | ±1.8 |
| $1,000 to $1,499 | 303 | ±105 | 9.50% | ±3.3 |
| $1,500 to $1,999 | 1,133 | ±192 | 35.70% | ±5.0 |
| $2,000 to $2,499 | 891 | ±177 | 28.10% | ±5.2 |
| $2,500 to $2,999 | 486 | ±192 | 15.30% | ±5.7 |
| $3,000 or more | 257 | ±90 | 8.10% | ±2.8 |
| Median (dollars) | 2,027 | ±81 | (X) | (X) |
| Housing units without a mortgage | 547 | ±151 | 547 | (X) |
| Less than $250 | 0 | ±20 | 0.00% | ±6.6 |
| $250 to $399 | 48 | ±49 | 8.80% | ±8.1 |
| $400 to $599 | 269 | ±104 | 49.20% | ±12.7 |
| $600 to $799 | 174 | ±76 | 31.80% | ±11.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 50 | ±33 | 9.10% | ±6.4 |
| $1,000 or more | 6 | ±9 | 1.10% | ±1.7 |
| Median (dollars) | 579 | ±27 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 1,731 | ±241 | 1,731 | (X) |
| Less than $500 | 62 | ±49 | 3.60% | ±2.9 |
| $500 to $999 | 224 | ±83 | 12.90% | ±5.1 |
| $1,000 to $1,499 | 480 | ±134 | 27.70% | ±6.1 |
| $1,500 to $1,999 | 578 | ±141 | 33.40% | ±7.0 |
| $2,000 to $2,499 | 280 | ±127 | 16.20% | ±6.4 |
| $2,500 to $2,999 | 41 | ±43 | 2.40% | ±2.5 |
| $3,000 or more | 66 | ±53 | 3.80% | ±3.1 |
| Median (dollars) | 1,586 | ±85 | (X) | (X) |
| No rent paid | 47 | ±55 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 4,557 | 1,862 | 81 | 6,500 |
| Percent | 70.1% | 28.6% | 1.2% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 27 | ±23 |
| 10.0 to 14.9 percent | 142 | ±84 |
| 15.0 to 19.9 percent | 282 | ±108 |
| 20.0 to 24.9 percent | 256 | ±100 |
| 25.0 to 29.9 percent | 285 | ±123 |
| 30.0 to 34.9 percent | 141 | ±77 |
| 35.0 to 39.9 percent | 140 | ±84 |
| 40.0 to 49.9 percent | 75 | ±52 |
| 50.0 percent or more | 346 | ±114 |
| Not computed | 84 | ±71 |
| **Total** | **1,778** | **±250** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 3,720 | ±286 |
| Housing units with a mortgage: | 3,173 | ±272 |
| Less than 10.0 percent | 113 | ±69 |
| 10.0 to 14.9 percent | 272 | ±94 |
| 15.0 to 19.9 percent | 658 | ±155 |
| 20.0 to 24.9 percent | 571 | ±131 |
| 25.0 to 29.9 percent | 463 | ±139 |
| 30.0 to 34.9 percent | 317 | ±117 |
| 35.0 to 39.9 percent | 234 | ±121 |
| 40.0 to 49.9 percent | 106 | ±68 |
| 50.0 percent or more | 430 | ±148 |
| Not computed | 9 | ±15 |
| Housing units without a mortgage: | 547 | ±151 |
| Less than 10.0 percent | 361 | ±128 |
| 10.0 to 14.9 percent | 36 | ±27 |
| 15.0 to 19.9 percent | 47 | ±38 |
| 20.0 to 24.9 percent | 27 | ±43 |
| 25.0 to 29.9 percent | 6 | ±10 |
| 30.0 to 34.9 percent | 19 | ±19 |
| 35.0 to 39.9 percent | 19 | ±21 |
| 40.0 to 49.9 percent | 10 | ±13 |
| 50.0 percent or more | 22 | ±31 |
| Not computed | 0 | ±20 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 1,520 | 7.8% |
| 5 to 9 years | 1,121 | 5.8% |
| 10 to 14 years | 1,042 | 5.4% |
| 15 to 19 years | 1,067 | 5.5% |
| 20 to 24 years | 1,365 | 7.0% |
| 25 to 29 years | 1,790 | 9.2% |
| 30 to 34 years | 2,195 | 11.3% |
| 35 to 39 years | 1,620 | 8.3% |
| 40 to 44 years | 1,216 | 6.3% |
| 45 to 49 years | 1,443 | 7.4% |
| 50 to 54 years | 1,514 | 7.8% |
| 55 to 59 years | 887 | 4.6% |
| 60 to 64 years | 845 | 4.4% |
| 65 to 69 years | 790 | 4.1% |
| 70 to 74 years | 327 | 1.7% |
| 75 to 79 years | 364 | 1.9% |
| 80 to 84 years | 177 | 0.9% |
| 85 years and over | 120 | 0.6% |
| **Total Population** | **19,403** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 91 | 551 | 64 | 292 | 0 | 907 |
| Vacant | 24 | 74 | 0 | 28 | 1 | 103 |
| Partially Used | 101 | 317 | 0 | 76 | 8 | 401 |
| Redevelopable | 91 | 33 | 8 | 371 | 11 | 422 |
| **City** | **308** | **975** | **72** | **767** | **20** | **1,833** |
| Pending | 71 | 303 | 0 | 0 | 0 | 303 |
| Vacant | 3 | 8 | 0 | 0 | 0 | 8 |
| Partially Used | 31 | 118 | 0 | 32 | 0 | 150 |
| Redevelopable | 32 | 117 | 0 | 18 | 0 | 134 |
| **Unincorporated UGA** | **137** | **546** | **0** | **50** | **0** | **596** |
| Pending | 163 | 854 | 64 | 292 | 0 | 1,210 |
| Vacant | 26 | 82 | 0 | 28 | 1 | 111 |
| Partially Used | 132 | 435 | 0 | 108 | 8 | 551 |
| Redevelopable | 123 | 150 | 8 | 389 | 11 | 556 |
| **Total** | **445** | **1,521** | **72** | **817** | **20** | **2,429** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 113 | 6 | 3 | 1 | 123 |
| 2017 | 109 | 0 | 12 | 0 | 121 |
| 2018 | 149 | 0 | 0 | 0 | 149 |
| 2019 | 62 | 0 | 231 | 0 | 293 |
| 2020 | 56 | 0 | 53 | 0 | 109 |
| 2021 | 79 | 0 | 48 | 0 | 127 |
| **TOTAL** | **568** | **6** | **347** | **1** | **922** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Mountlake Terrace

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 8,954 | ±389 | 8,954 | (X) |
| Occupied housing units | 8,554 | ±368 | 95.50% | ±1.7 |
| Vacant housing units | 400 | ±153 | 4.50% | ±1.7 |
| Homeowner vacancy rate | 0.9 | ±0.8 | (X) | (X) |
| Rental vacancy rate | 0 | ±0.9 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 8,954 | ±389 | 8,954 | (X) |
| 1-unit, detached | 4,536 | ±312 | 50.70% | ±3.2 |
| 1-unit, attached | 554 | ±148 | 6.20% | ±1.6 |
| 2 units | 251 | ±145 | 2.80% | ±1.6 |
| 3 or 4 units | 715 | ±208 | 8.00% | ±2.4 |
| 5 to 9 units | 626 | ±226 | 7.00% | ±2.5 |
| 10 to 19 units | 848 | ±232 | 9.50% | ±2.5 |
| 20 or more units | 1,342 | ±217 | 15.00% | ±2.4 |
| Mobile home | 82 | ±62 | 0.90% | ±0.7 |
| Boat, RV, van, etc. | 0 | ±24 | 0.00% | ±0.4 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 8,954 | ±389 | 8,954 | (X) |
| Built 2014 or later | 353 | ±129 | 3.90% | ±1.4 |
| Built 2010 to 2013 | 202 | ±115 | 2.30% | ±1.3 |
| Built 2000 to 2009 | 364 | ±108 | 4.10% | ±1.2 |
| Built 1990 to 1999 | 897 | ±185 | 10.00% | ±2.1 |
| Built 1980 to 1989 | 1,367 | ±281 | 15.30% | ±3.0 |
| Built 1970 to 1979 | 1,338 | ±248 | 14.90% | ±2.6 |
| Built 1960 to 1969 | 2,105 | ±268 | 23.50% | ±2.8 |
| Built 1950 to 1959 | 1,994 | ±254 | 22.30% | ±2.7 |
| Built 1940 to 1949 | 279 | ±83 | 3.10% | ±0.9 |
| Built 1939 or earlier | 55 | ±46 | 0.60% | ±0.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 8,954 | ±389 | 8,954 | (X) |
| 1 room | 115 | ±80 | 1.30% | ±0.9 |
| 2 rooms | 278 | ±90 | 3.10% | ±1.0 |
| 3 rooms | 1,176 | ±304 | 13.10% | ±3.2 |
| 4 rooms | 2,073 | ±280 | 23.20% | ±3.0 |
| 5 rooms | 1,734 | ±318 | 19.40% | ±3.4 |
| 6 rooms | 1,205 | ±220 | 13.50% | ±2.4 |
| 7 rooms | 1,044 | ±201 | 11.70% | ±2.2 |
| 8 rooms | 688 | ±124 | 7.70% | ±1.4 |
| 9 rooms or more | 641 | ±150 | 7.20% | ±1.6 |
| Median rooms | 5 | ±0.2 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 8,954 | ±389 | 8,954 | (X) |
| No bedroom | 125 | ±81 | 1.40% | ±0.9 |
| 1 bedroom | 1,386 | ±311 | 15.50% | ±3.3 |
| 2 bedrooms | 2,911 | ±325 | 32.50% | ±3.2 |
| 3 bedrooms | 2,854 | ±296 | 31.90% | ±3.3 |
| 4 bedrooms | 1,236 | ±202 | 13.80% | ±2.2 |
| 5 or more bedrooms | 442 | ±141 | 4.90% | ±1.6 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 8,554 | ±368 | 8,554 | (X) |
| Owner-occupied | 4,556 | ±319 | 53.30% | ±3.1 |
| Renter-occupied | 3,998 | ±320 | 46.70% | ±3.1 |
| Average household size of owner-occupied unit | 2.63 | ±0.13 | (X) | (X) |
| Average household size of renter-occupied unit | 2.3 | ±0.16 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 8,554 | ±368 | 8,554 | (X) |
| Moved in 2019 or later | 617 | ±287 | 7.20% | ±3.3 |
| Moved in 2015 to 2018 | 2,740 | ±320 | 32.00% | ±3.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 1,859 | ±230 | 21.70% | ±2.8 |
| Moved in 2000 to 2009 | 1,742 | ±211 | 20.40% | ±2.3 |
| Moved in 1990 to 1999 | 902 | ±161 | 10.50% | ±1.8 |
| Moved in 1989 and earlier | 694 | ±125 | 8.10% | ±1.4 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 8,554 | ±368 | 8,554 | (X) |
| No vehicles available | 397 | ±125 | 4.60% | ±1.5 |
| 1 vehicle available | 3,017 | ±352 | 35.30% | ±3.4 |
| 2 vehicles available | 3,248 | ±369 | 38.00% | ±4.1 |
| 3 or more vehicles available | 1,892 | ±277 | 22.10% | ±3.2 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 8,554 | ±368 | 8,554 | (X) |
| Utility gas | 2,947 | ±296 | 34.50% | ±3.3 |
| Bottled, tank, or LP gas | 120 | ±85 | 1.40% | ±1.0 |
| Electricity | 5,155 | ±409 | 60.30% | ±3.6 |
| Fuel oil, kerosene, etc. | 93 | ±52 | 1.10% | ±0.6 |
| Coal or coke | 0 | ±24 | 0.00% | ±0.4 |
| Wood | 174 | ±77 | 2.00% | ±0.9 |
| Solar energy | 7 | ±11 | 0.10% | ±0.1 |
| Other fuel | 14 | ±26 | 0.20% | ±0.3 |
| No fuel used | 44 | ±41 | 0.50% | ±0.5 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 8,554 | ±368 | 8,554 | (X) |
| Lacking complete plumbing facilities | 7 | ±11 | 0.10% | ±0.1 |
| Lacking complete kitchen facilities | 74 | ±54 | 0.90% | ±0.6 |
| No telephone service available | 98 | ±70 | 1.10% | ±0.8 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 8,554 | ±368 | 8,554 | (X) |
| 1.00 or less | 8,110 | ±416 | 94.80% | ±1.7 |
| 1.01 to 1.50 | 324 | ±125 | 3.80% | ±1.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 120 | ±65 | 1.40% | ±0.8 |
| **VALUE** | | | | |
| Owner-occupied units | 4,556 | ±319 | 4,556 | (X) |
| Less than $50,000 | 99 | ±54 | 2.20% | ±1.2 |
| $50,000 to $99,999 | 8 | ±13 | 0.20% | ±0.3 |
| $100,000 to $149,999 | 11 | ±16 | 0.20% | ±0.4 |
| $150,000 to $199,999 | 43 | ±30 | 0.90% | ±0.7 |
| $200,000 to $299,999 | 619 | ±132 | 13.60% | ±2.8 |
| $300,000 to $499,999 | 2,554 | ±297 | 56.10% | ±4.5 |
| $500,000 to $999,999 | 1,198 | ±189 | 26.30% | ±3.9 |
| $1,000,000 or more | 24 | ±26 | 0.50% | ±0.6 |
| Median (dollars) | 424,700 | ±14,125 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 4,556 | ±319 | 4,556 | (X) |
| Housing units with a mortgage | 3,440 | ±342 | 75.50% | ±3.9 |
| Housing units without a mortgage | 1,116 | ±168 | 24.50% | ±3.9 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 3,440 | ±342 | 3,440 | (X) |
| Less than $500 | 39 | ±47 | 1.10% | ±1.3 |
| $500 to $999 | 80 | ±41 | 2.30% | ±1.2 |
| $1,000 to $1,499 | 648 | ±181 | 18.80% | ±4.4 |
| $1,500 to $1,999 | 916 | ±209 | 26.60% | ±5.1 |
| $2,000 to $2,499 | 1,136 | ±179 | 33.00% | ±4.9 |
| $2,500 to $2,999 | 337 | ±99 | 9.80% | ±2.9 |
| $3,000 or more | 284 | ±107 | 8.30% | ±3.0 |
| Median (dollars) | 2,016 | ±83 | (X) | (X) |
| Housing units without a mortgage | 1,116 | ±168 | 1,116 | (X) |
| Less than $250 | 28 | ±26 | 2.50% | ±2.3 |
| $250 to $399 | 78 | ±44 | 7.00% | ±4.0 |
| $400 to $599 | 440 | ±117 | 39.40% | ±9.0 |
| $600 to $799 | 350 | ±125 | 31.40% | ±9.0 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 143 | ±81 | 12.80% | ±7.2 |
| $1,000 or more | 77 | ±49 | 6.90% | ±4.3 |
| Median (dollars) | 608 | ±58 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 3,928 | ±322 | 3,928 | (X) |
| Less than $500 | 124 | ±77 | 3.20% | ±1.9 |
| $500 to $999 | 240 | ±97 | 6.10% | ±2.6 |
| $1,000 to $1,499 | 1,352 | ±259 | 34.40% | ±5.9 |
| $1,500 to $1,999 | 1,311 | ±260 | 33.40% | ±6.0 |
| $2,000 to $2,499 | 680 | ±196 | 17.30% | ±4.9 |
| $2,500 to $2,999 | 107 | ±103 | 2.70% | ±2.6 |
| $3,000 or more | 114 | ±68 | 2.90% | ±1.8 |
| Median (dollars) | 1,595 | ±82 | (X) | (X) |
| No rent paid | 70 | ±39 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 5,501 | 4,068 | 103 | 9,672 |
| Percent | 56.9% | 42.1% | 1.1% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 108 | ±86 |
| 10.0 to 14.9 percent | 182 | ±91 |
| 15.0 to 19.9 percent | 419 | ±140 |
| 20.0 to 24.9 percent | 800 | ±218 |
| 25.0 to 29.9 percent | 535 | ±166 |
| 30.0 to 34.9 percent | 551 | ±184 |
| 35.0 to 39.9 percent | 289 | ±102 |
| 40.0 to 49.9 percent | 349 | ±150 |
| 50.0 percent or more | 674 | ±200 |
| Not computed | 91 | ±54 |
| **Total** | **3,998** | **±320** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 4,556 | ±319 |
| Housing units with a mortgage: | 3,440 | ±342 |
| Less than 10.0 percent | 157 | ±83 |
| 10.0 to 14.9 percent | 534 | ±150 |
| 15.0 to 19.9 percent | 766 | ±162 |
| 20.0 to 24.9 percent | 586 | ±165 |
| 25.0 to 29.9 percent | 427 | ±144 |
| 30.0 to 34.9 percent | 331 | ±110 |
| 35.0 to 39.9 percent | 197 | ±86 |
| 40.0 to 49.9 percent | 112 | ±52 |
| 50.0 percent or more | 330 | ±100 |
| Not computed | 0 | ±24 |
| Housing units without a mortgage: | 1,116 | ±168 |
| Less than 10.0 percent | 453 | ±110 |
| 10.0 to 14.9 percent | 266 | ±106 |
| 15.0 to 19.9 percent | 106 | ±57 |
| 20.0 to 24.9 percent | 96 | ±52 |
| 25.0 to 29.9 percent | 49 | ±36 |
| 30.0 to 34.9 percent | 51 | ±49 |
| 35.0 to 39.9 percent | 0 | ±24 |
| 40.0 to 49.9 percent | 47 | ±53 |
| 50.0 percent or more | 48 | ±32 |
| Not computed | 0 | ±24 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 1,283 | 6.0% |
| 5 to 9 years | 1,151 | 5.4% |
| 10 to 14 years | 1,033 | 4.8% |
| 15 to 19 years | 962 | 4.5% |
| 20 to 24 years | 1,249 | 5.9% |
| 25 to 29 years | 1,901 | 8.9% |
| 30 to 34 years | 1,763 | 8.3% |
| 35 to 39 years | 2,276 | 10.7% |
| 40 to 44 years | 1,337 | 6.3% |
| 45 to 49 years | 1,344 | 6.3% |
| 50 to 54 years | 1,126 | 5.3% |
| 55 to 59 years | 1,593 | 7.5% |
| 60 to 64 years | 1,433 | 6.7% |
| 65 to 69 years | 887 | 4.2% |
| 70 to 74 years | 746 | 3.5% |
| 75 to 79 years | 454 | 2.1% |
| 80 to 84 years | 353 | 1.7% |
| 85 years and over | 437 | 2.0% |
| **Total Population** | **21,328** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 32 | 102 | 181 | 784 | 0 | 1,067 |
| Vacant | 5 | 13 | 19 | 64 | 0 | 95 |
| Partially Used | 21 | 60 | 9 | 70 | 0 | 140 |
| Redevelopable | 121 | -115 | 387 | 3,646 | 0 | 3,918 |
| **City** | **180** | **60** | **596** | **4,564** | **0** | **5,221** |
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 0 | 0 | 0 | 0 | 0 | 0 |
| Partially Used | 0 | 0 | 0 | 0 | 0 | 0 |
| Redevelopable | 2 | 6 | 0 | 1 | 0 | 7 |
| **Unincorporated UGA** | **2** | **6** | **0** | **1** | **0** | **7** |
| Pending | 32 | 102 | 181 | 784 | 0 | 1,067 |
| Vacant | 5 | 13 | 19 | 64 | 0 | 95 |
| Partially Used | 21 | 60 | 9 | 70 | 0 | 140 |
| Redevelopable | 124 | -109 | 387 | 3,647 | 0 | 3,925 |
| **Total** | **182** | **66** | **596** | **4,565** | **0** | **5,228** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 45 | 0 | 0 | 0 | 45 |
| 2017 | 4 | 0 | 0 | 0 | 4 |
| 2018 | 10 | 0 | 448 | 0 | 458 |
| 2019 | 3 | 5 | 0 | 0 | 8 |
| 2020 | 7 | 0 | 204 | 0 | 211 |
| 2021 | 33 | 0 | 37 | 0 | 70 |
| TOTAL | 102 | 5 | 689 | 0 | 796 |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

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## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 8,700 | ±405 | 8,700 | (X) |
| Occupied housing units | 8,262 | ±414 | 95.00% | ±2.3 |
| Vacant housing units | 438 | ±201 | 5.00% | ±2.3 |
| Homeowner vacancy rate | 0 | ±0.7 | (X) | (X) |
| Rental vacancy rate | 8.1 | ±5.5 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 8,700 | ±405 | 8,700 | (X) |
| 1-unit, detached | 5,149 | ±385 | 59.20% | ±3.5 |
| 1-unit, attached | 526 | ±137 | 6.00% | ±1.5 |
| 2 units | 41 | ±44 | 0.50% | ±0.5 |
| 3 or 4 units | 143 | ±80 | 1.60% | ±0.9 |
| 5 to 9 units | 589 | ±228 | 6.80% | ±2.6 |
| 10 to 19 units | 1,038 | ±259 | 11.90% | ±2.9 |
| 20 or more units | 1,166 | ±280 | 13.40% | ±3.2 |
| Mobile home | 48 | ±71 | 0.60% | ±0.8 |
| Boat, RV, van, etc. | 0 | ±24 | 0.00% | ±0.4 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 8,700 | ±405 | 8,700 | (X) |
| Built 2014 or later | 64 | ±47 | 0.70% | ±0.5 |
| Built 2010 to 2013 | 266 | ±113 | 3.10% | ±1.3 |
| Built 2000 to 2009 | 1,624 | ±297 | 18.70% | ±3.3 |
| Built 1990 to 1999 | 2,773 | ±409 | 31.90% | ±4.1 |
| Built 1980 to 1989 | 2,026 | ±323 | 23.30% | ±3.6 |
| Built 1970 to 1979 | 1,300 | ±294 | 14.90% | ±3.3 |
| Built 1960 to 1969 | 428 | ±241 | 4.90% | ±2.8 |
| Built 1950 to 1959 | 87 | ±58 | 1.00% | ±0.7 |
| Built 1940 to 1949 | 67 | ±57 | 0.80% | ±0.7 |
| Built 1939 or earlier | 65 | ±45 | 0.70% | ±0.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 8,700 | ±405 | 8,700 | (X) |
| 1 room | 245 | ±167 | 2.80% | ±1.9 |
| 2 rooms | 258 | ±144 | 3.00% | ±1.7 |
| 3 rooms | 596 | ±122 | 6.90% | ±1.5 |
| 4 rooms | 1,422 | ±291 | 16.30% | ±3.1 |
| 5 rooms | 1,178 | ±245 | 13.50% | ±2.7 |
| 6 rooms | 1,105 | ±271 | 12.70% | ±3.1 |
| 7 rooms | 868 | ±192 | 10.00% | ±2.1 |
| 8 rooms | 964 | ±258 | 11.10% | ±2.9 |
| 9 rooms or more | 2,064 | ±274 | 23.70% | ±3.2 |
| Median rooms | 6.1 | ±0.3 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 8,700 | ±405 | 8,700 | (X) |
| No bedroom | 245 | ±167 | 2.80% | ±1.9 |
| 1 bedroom | 713 | ±190 | 8.20% | ±2.2 |
| 2 bedrooms | 2,344 | ±340 | 26.90% | ±3.6 |
| 3 bedrooms | 2,745 | ±384 | 31.60% | ±4.1 |
| 4 bedrooms | 2,057 | ±301 | 23.60% | ±3.2 |
| 5 or more bedrooms | 596 | ±267 | 6.90% | ±3.2 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 8,262 | ±414 | 8,262 | (X) |
| Owner-occupied | 5,606 | ±448 | 67.90% | ±4.2 |
| Renter-occupied | 2,656 | ±374 | 32.10% | ±4.2 |
| Average household size of owner-occupied unit | 2.71 | ±0.16 | (X) | (X) |
| Average household size of renter-occupied unit | 2.34 | ±0.21 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 8,262 | ±414 | 8,262 | (X) |
| Moved in 2019 or later | 520 | ±240 | 6.30% | ±2.9 |
| Moved in 2015 to 2018 | 2,358 | ±366 | 28.50% | ±3.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 1,488 | ±245 | 18.00% | ±2.7 |
| Moved in 2000 to 2009 | 2,283 | ±341 | 27.60% | ±4.2 |
| Moved in 1990 to 1999 | 1,013 | ±193 | 12.30% | ±2.3 |
| Moved in 1989 and earlier | 600 | ±167 | 7.30% | ±1.9 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 8,262 | ±414 | 8,262 | (X) |
| No vehicles available | 255 | ±130 | 3.10% | ±1.6 |
| 1 vehicle available | 2,344 | ±414 | 28.40% | ±4.2 |
| 2 vehicles available | 3,635 | ±426 | 44.00% | ±4.6 |
| 3 or more vehicles available | 2,028 | ±301 | 24.50% | ±4.1 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 8,262 | ±414 | 8,262 | (X) |
| Utility gas | 4,564 | ±411 | 55.20% | ±4.0 |
| Bottled, tank, or LP gas | 57 | ±45 | 0.70% | ±0.5 |
| Electricity | 3,604 | ±373 | 43.60% | ±4.0 |
| Fuel oil, kerosene, etc. | 23 | ±30 | 0.30% | ±0.4 |
| Coal or coke | 0 | ±24 | 0.00% | ±0.5 |
| Wood | 0 | ±24 | 0.00% | ±0.5 |
| Solar energy | 0 | ±24 | 0.00% | ±0.5 |
| Other fuel | 14 | ±23 | 0.20% | ±0.3 |
| No fuel used | 0 | ±24 | 0.00% | ±0.5 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 8,262 | ±414 | 8,262 | (X) |
| Lacking complete plumbing facilities | 0 | ±24 | 0.00% | ±0.5 |
| Lacking complete kitchen facilities | 51 | ±80 | 0.60% | ±1.0 |
| No telephone service available | 62 | ±52 | 0.80% | ±0.6 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 8,262 | ±414 | 8,262 | (X) |
| 1.00 or less | 8,133 | ±399 | 98.40% | ±0.8 |
| 1.01 to 1.50 | 117 | ±69 | 1.40% | ±0.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 12 | ±22 | 0.10% | ±0.3 |
| **VALUE** | | | | |
| Owner-occupied units | 5,606 | ±448 | 5,606 | (X) |
| Less than $50,000 | 58 | ±71 | 1.00% | ±1.3 |
| $50,000 to $99,999 | 30 | ±34 | 0.50% | ±0.6 |
| $100,000 to $149,999 | 30 | ±34 | 0.50% | ±0.6 |
| $150,000 to $199,999 | 76 | ±49 | 1.40% | ±0.9 |
| $200,000 to $299,999 | 93 | ±59 | 1.70% | ±1.0 |
| $300,000 to $499,999 | 1,213 | ±251 | 21.60% | ±3.6 |
| $500,000 to $999,999 | 3,656 | ±343 | 65.20% | ±5.1 |
| $1,000,000 or more | 450 | ±163 | 8.00% | ±2.8 |
| Median (dollars) | 624,900 | ±18,003 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 5,606 | ±448 | 5,606 | (X) |
| Housing units with a mortgage | 4,048 | ±368 | 72.20% | ±4.4 |
| Housing units without a mortgage | 1,558 | ±295 | 27.80% | ±4.4 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 4,048 | ±368 | 4,048 | (X) |
| Less than $500 | 10 | ±16 | 0.20% | ±0.4 |
| $500 to $999 | 61 | ±50 | 1.50% | ±1.2 |
| $1,000 to $1,499 | 306 | ±131 | 7.60% | ±3.1 |
| $1,500 to $1,999 | 852 | ±273 | 21.00% | ±6.2 |
| $2,000 to $2,499 | 941 | ±229 | 23.20% | ±5.4 |
| $2,500 to $2,999 | 699 | ±201 | 17.30% | ±4.6 |
| $3,000 or more | 1,179 | ±193 | 29.10% | ±4.5 |
| Median (dollars) | 2,422 | ±129 | (X) | (X) |
| Housing units without a mortgage | 1,558 | ±295 | 1,558 | (X) |
| Less than $250 | 12 | ±21 | 0.80% | ±1.4 |
| $250 to $399 | 99 | ±98 | 6.40% | ±6.1 |
| $400 to $599 | 222 | ±120 | 14.20% | ±6.9 |
| $600 to $799 | 473 | ±164 | 30.40% | ±8.3 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 394 | ±138 | 25.30% | ±7.9 |
| $1,000 or more | 358 | ±133 | 23.00% | ±8.0 |
| Median (dollars) | 791 | ±53 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 2,576 | ±374 | 2,576 | (X) |
| Less than $500 | 0 | ±24 | 0.00% | ±1.4 |
| $500 to $999 | 81 | ±56 | 3.10% | ±2.2 |
| $1,000 to $1,499 | 503 | ±178 | 19.50% | ±6.4 |
| $1,500 to $1,999 | 1,039 | ±225 | 40.30% | ±8.9 |
| $2,000 to $2,499 | 457 | ±189 | 17.70% | ±6.9 |
| $2,500 to $2,999 | 65 | ±55 | 2.50% | ±2.1 |
| $3,000 or more | 431 | ±265 | 16.70% | ±9.2 |
| Median (dollars) | 1,839 | ±96 | (X) | (X) |
| No rent paid | 80 | ±62 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 5,624 | 3,088 | 7 | 8,719 |
| Percent | 64.5% | 35.4% | 0.1% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 42 | ±46 |
| 10.0 to 14.9 percent | 104 | ±68 |
| 15.0 to 19.9 percent | 294 | ±145 |
| 20.0 to 24.9 percent | 454 | ±147 |
| 25.0 to 29.9 percent | 376 | ±181 |
| 30.0 to 34.9 percent | 254 | ±132 |
| 35.0 to 39.9 percent | 149 | ±98 |
| 40.0 to 49.9 percent | 322 | ±139 |
| 50.0 percent or more | 567 | ±246 |
| Not computed | 94 | ±66 |
| **Total** | **2,656** | **±374** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 5,606 | ±448 |
| Housing units with a mortgage: | 4,048 | ±368 |
| Less than 10.0 percent | 370 | ±147 |
| 10.0 to 14.9 percent | 878 | ±266 |
| 15.0 to 19.9 percent | 765 | ±201 |
| 20.0 to 24.9 percent | 644 | ±153 |
| 25.0 to 29.9 percent | 345 | ±117 |
| 30.0 to 34.9 percent | 226 | ±91 |
| 35.0 to 39.9 percent | 194 | ±79 |
| 40.0 to 49.9 percent | 109 | ±53 |
| 50.0 percent or more | 517 | ±176 |
| Not computed | 0 | ±24 |
| Housing units without a mortgage: | 1,558 | ±295 |
| Less than 10.0 percent | 705 | ±178 |
| 10.0 to 14.9 percent | 316 | ±154 |
| 15.0 to 19.9 percent | 180 | ±133 |
| 20.0 to 24.9 percent | 20 | ±23 |
| 25.0 to 29.9 percent | 130 | ±65 |
| 30.0 to 34.9 percent | 13 | ±21 |
| 35.0 to 39.9 percent | 24 | ±28 |
| 40.0 to 49.9 percent | 24 | ±30 |
| 50.0 percent or more | 134 | ±98 |
| Not computed | 12 | ±21 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 1,209 | 5.6% |
| 5 to 9 years | 1,014 | 4.7% |
| 10 to 14 years | 1,578 | 7.4% |
| 15 to 19 years | 1,430 | 6.7% |
| 20 to 24 years | 1,251 | 5.8% |
| 25 to 29 years | 842 | 3.9% |
| 30 to 34 years | 1,002 | 4.7% |
| 35 to 39 years | 1,200 | 5.6% |
| 40 to 44 years | 1,594 | 7.4% |
| 45 to 49 years | 1,466 | 6.8% |
| 50 to 54 years | 1,363 | 6.4% |
| 55 to 59 years | 1,806 | 8.4% |
| 60 to 64 years | 2,230 | 10.4% |
| 65 to 69 years | 1,539 | 7.2% |
| 70 to 74 years | 806 | 3.8% |
| 75 to 79 years | 432 | 2.0% |
| 80 to 84 years | 202 | 0.9% |
| 85 years and over | 450 | 2.1% |
| **Total Population** | **21,414** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 20 | 44 | 32 | 41 | 0 | 117 |
| Vacant | 26 | 89 | 0 | 5 | 0 | 94 |
| Partially Used | 9 | 27 | 0 | 0 | 0 | 27 |
| Redevelopable | 38 | 74 | 0 | 94 | 0 | 169 |
| **City** | **93** | **234** | **32** | **140** | **0** | **406** |
| Pending | 24 | 193 | 47 | 182 | 0 | 422 |
| Vacant | 16 | 96 | 1 | 25 | 3 | 125 |
| Partially Used | 10 | 33 | 1 | 96 | 20 | 150 |
| Redevelopable | 132 | 192 | 57 | 1,123 | 152 | 1,523 |
| **Unincorporated UGA** | **182** | **514** | **106** | **1,426** | **175** | **2,220** |
| Pending | 44 | 237 | 79 | 223 | 0 | 539 |
| Vacant | 42 | 185 | 1 | 30 | 3 | 219 |
| Partially Used | 19 | 60 | 1 | 96 | 20 | 177 |
| Redevelopable | 170 | 266 | 57 | 1,217 | 152 | 1,692 |
| **Total** | **274** | **748** | **138** | **1,566** | **175** | **2,626** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 7 | 0 | 0 | 0 | 7 |
| 2017 | 2 | 0 | 0 | 0 | 2 |
| 2018 | 0 | 0 | 0 | 0 | 0 |
| 2019 | 2 | 0 | 0 | 0 | 2 |
| 2020 | 3 | 0 | 24 | 0 | 27 |
| 2021 | 3 | 0 | 0 | 0 | 3 |
| **TOTAL** | **17** | **0** | **24** | **0** | **41** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Snohomish

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 4,503 | ±309 | 4,503 | (X) |
| Occupied housing units | 4,221 | ±290 | 93.70% | ±2.5 |
| Vacant housing units | 282 | ±119 | 6.30% | ±2.5 |
| Homeowner vacancy rate | 0.4 | ±0.6 | (X) | (X) |
| Rental vacancy rate | 4.6 | ±3.8 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 4,503 | ±309 | 4,503 | (X) |
| 1-unit, detached | 2,653 | ±323 | 58.90% | ±5.4 |
| 1-unit, attached | 197 | ±79 | 4.40% | ±1.7 |
| 2 units | 141 | ±64 | 3.10% | ±1.4 |
| 3 or 4 units | 432 | ±121 | 9.60% | ±2.6 |
| 5 to 9 units | 245 | ±123 | 5.40% | ±2.6 |
| 10 to 19 units | 485 | ±177 | 10.80% | ±4.2 |
| 20 or more units | 247 | ±179 | 5.50% | ±3.9 |
| Mobile home | 103 | ±82 | 2.30% | ±1.8 |
| Boat, RV, van, etc. | 0 | ±20 | 0.00% | ±0.8 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 4,503 | ±309 | 4,503 | (X) |
| Built 2014 or later | 158 | ±73 | 3.50% | ±1.6 |
| Built 2010 to 2013 | 125 | ±80 | 2.80% | ±1.8 |
| Built 2000 to 2009 | 721 | ±271 | 16.00% | ±6.2 |
| Built 1990 to 1999 | 678 | ±151 | 15.10% | ±3.2 |
| Built 1980 to 1989 | 591 | ±146 | 13.10% | ±3.2 |
| Built 1970 to 1979 | 506 | ±139 | 11.20% | ±3.0 |
| Built 1960 to 1969 | 568 | ±208 | 12.60% | ±4.2 |
| Built 1950 to 1959 | 433 | ±164 | 9.60% | ±3.4 |
| Built 1940 to 1949 | 131 | ±70 | 2.90% | ±1.6 |
| Built 1939 or earlier | 592 | ±148 | 13.10% | ±3.2 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 4,503 | ±309 | 4,503 | (X) |
| 1 room | 109 | ±119 | 2.40% | ±2.6 |
| 2 rooms | 284 | ±120 | 6.30% | ±2.6 |
| 3 rooms | 565 | ±234 | 12.50% | ±5.0 |
| 4 rooms | 1,039 | ±235 | 23.10% | ±5.0 |
| 5 rooms | 639 | ±152 | 14.20% | ±3.2 |
| 6 rooms | 779 | ±171 | 17.30% | ±3.8 |
| 7 rooms | 304 | ±85 | 6.80% | ±1.9 |
| 8 rooms | 313 | ±95 | 7.00% | ±2.1 |
| 9 rooms or more | 471 | ±128 | 10.50% | ±2.8 |
| Median rooms | 4.9 | ±0.3 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 4,503 | ±309 | 4,503 | (X) |
| No bedroom | 109 | ±119 | 2.40% | ±2.6 |
| 1 bedroom | 724 | ±215 | 16.10% | ±4.4 |
| 2 bedrooms | 1,479 | ±241 | 32.80% | ±5.0 |
| 3 bedrooms | 1,443 | ±199 | 32.00% | ±4.2 |
| 4 bedrooms | 492 | ±130 | 10.90% | ±2.9 |
| 5 or more bedrooms | 256 | ±97 | 5.70% | ±2.1 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 4,221 | ±290 | 4,221 | (X) |
| Owner-occupied | 2,254 | ±331 | 53.40% | ±6.1 |
| Renter-occupied | 1,967 | ±259 | 46.60% | ±6.1 |
| Average household size of owner-occupied unit | 2.41 | ±0.16 | (X) | (X) |
| Average household size of renter-occupied unit | 2.24 | ±0.27 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 4,221 | ±290 | 4,221 | (X) |
| Moved in 2019 or later | 154 | ±75 | 3.60% | ±1.8 |
| Moved in 2015 to 2018 | 1,420 | ±197 | 33.60% | ±5.7 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 1,098 | ±251 | 26.00% | ±5.0 |
| Moved in 2000 to 2009 | 924 | ±183 | 21.90% | ±4.1 |
| Moved in 1990 to 1999 | 421 | ±180 | 10.00% | ±3.9 |
| Moved in 1989 and earlier | 204 | ±75 | 4.80% | ±1.8 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 4,221 | ±290 | 4,221 | (X) |
| No vehicles available | 180 | ±83 | 4.30% | ±1.9 |
| 1 vehicle available | 1,719 | ±273 | 40.70% | ±5.2 |
| 2 vehicles available | 1,364 | ±200 | 32.30% | ±4.1 |
| 3 or more vehicles available | 958 | ±176 | 22.70% | ±4.5 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 4,221 | ±290 | 4,221 | (X) |
| Utility gas | 1,446 | ±174 | 34.30% | ±4.0 |
| Bottled, tank, or LP gas | 69 | ±56 | 1.60% | ±1.3 |
| Electricity | 2,592 | ±281 | 61.40% | ±4.5 |
| Fuel oil, kerosene, etc. | 54 | ±42 | 1.30% | ±1.0 |
| Coal or coke | 0 | ±20 | 0.00% | ±0.9 |
| Wood | 19 | ±20 | 0.50% | ±0.5 |
| Solar energy | 0 | ±20 | 0.00% | ±0.9 |
| Other fuel | 17 | ±19 | 0.40% | ±0.4 |
| No fuel used | 24 | ±27 | 0.60% | ±0.6 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 4,221 | ±290 | 4,221 | (X) |
| Lacking complete plumbing facilities | 0 | ±20 | 0.00% | ±0.9 |
| Lacking complete kitchen facilities | 25 | ±39 | 0.60% | ±0.9 |
| No telephone service available | 27 | ±23 | 0.60% | ±0.6 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 4,221 | ±290 | 4,221 | (X) |
| 1.00 or less | 4,114 | ±297 | 97.50% | ±1.5 |
| 1.01 to 1.50 | 65 | ±54 | 1.50% | ±1.3 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 42 | ±37 | 1.00% | ±0.9 |
| **VALUE** | | | | |
| Owner-occupied units | 2,254 | ±331 | 2,254 | (X) |
| Less than $50,000 | 35 | ±43 | 1.60% | ±1.8 |
| $50,000 to $99,999 | 0 | ±20 | 0.00% | ±1.6 |
| $100,000 to $149,999 | 33 | ±39 | 1.50% | ±1.7 |
| $150,000 to $199,999 | 36 | ±27 | 1.60% | ±1.2 |
| $200,000 to $299,999 | 213 | ±78 | 9.40% | ±3.6 |
| $300,000 to $499,999 | 1,571 | ±298 | 69.70% | ±5.4 |
| $500,000 to $999,999 | 350 | ±100 | 15.50% | ±4.3 |
| $1,000,000 or more | 16 | ±25 | 0.70% | ±1.1 |
| Median (dollars) | 392,000 | ±17,279 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 2,254 | ±331 | 2,254 | (X) |
| Housing units with a mortgage | 1,668 | ±284 | 74.00% | ±5.6 |
| Housing units without a mortgage | 586 | ±147 | 26.00% | ±5.6 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 1,668 | ±284 | 1,668 | (X) |
| Less than $500 | 37 | ±44 | 2.20% | ±2.5 |
| $500 to $999 | 46 | ±39 | 2.80% | ±2.3 |
| $1,000 to $1,499 | 228 | ±175 | 13.70% | ±8.7 |
| $1,500 to $1,999 | 531 | ±136 | 31.80% | ±7.3 |
| $2,000 to $2,499 | 468 | ±125 | 28.10% | ±6.8 |
| $2,500 to $2,999 | 237 | ±75 | 14.20% | ±5.0 |
| $3,000 or more | 121 | ±61 | 7.30% | ±3.8 |
| Median (dollars) | 1,992 | ±153 | (X) | (X) |
| Housing units without a mortgage | 586 | ±147 | 586 | (X) |
| Less than $250 | 0 | ±20 | 0.00% | ±6.2 |
| $250 to $399 | 20 | ±23 | 3.40% | ±3.9 |
| $400 to $599 | 184 | ±77 | 31.40% | ±11.3 |
| $600 to $799 | 208 | ±83 | 35.50% | ±11.8 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 128 | ±74 | 21.80% | ±10.6 |
| $1,000 or more | 46 | ±39 | 7.80% | ±6.3 |
| Median (dollars) | 678 | ±55 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 1,952 | ±258 | 1,952 | (X) |
| Less than $500 | 268 | ±181 | 13.70% | ±8.4 |
| $500 to $999 | 633 | ±220 | 32.40% | ±9.9 |
| $1,000 to $1,499 | 619 | ±141 | 31.70% | ±7.6 |
| $1,500 to $1,999 | 247 | ±95 | 12.70% | ±4.9 |
| $2,000 to $2,499 | 132 | ±72 | 6.80% | ±3.7 |
| $2,500 to $2,999 | 20 | ±23 | 1.00% | ±1.2 |
| $3,000 or more | 33 | ±39 | 1.70% | ±2.1 |
| Median (dollars) | 1,050 | ±117 | (X) | (X) |
| No rent paid | 15 | ±23 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 2,655 | 1,747 | 56 | 4,458 |
| Percent | 59.6% | 39.2% | 1.3% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 34 | ±36 |
| 10.0 to 14.9 percent | 221 | ±98 |
| 15.0 to 19.9 percent | 312 | ±183 |
| 20.0 to 24.9 percent | 348 | ±233 |
| 25.0 to 29.9 percent | 332 | ±121 |
| 30.0 to 34.9 percent | 165 | ±77 |
| 35.0 to 39.9 percent | 92 | ±62 |
| 40.0 to 49.9 percent | 155 | ±78 |
| 50.0 percent or more | 271 | ±133 |
| Not computed | 37 | ±34 |
| **Total** | **1,967** | **±259** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 2,254 | ±331 |
| Housing units with a mortgage: | 1,668 | ±284 |
| Less than 10.0 percent | 54 | ±54 |
| 10.0 to 14.9 percent | 301 | ±96 |
| 15.0 to 19.9 percent | 311 | ±101 |
| 20.0 to 24.9 percent | 210 | ±82 |
| 25.0 to 29.9 percent | 271 | ±82 |
| 30.0 to 34.9 percent | 241 | ±173 |
| 35.0 to 39.9 percent | 92 | ±46 |
| 40.0 to 49.9 percent | 35 | ±25 |
| 50.0 percent or more | 153 | ±64 |
| Not computed | 0 | ±20 |
| Housing units without a mortgage: | 586 | ±147 |
| Less than 10.0 percent | 179 | ±76 |
| 10.0 to 14.9 percent | 132 | ±68 |
| 15.0 to 19.9 percent | 114 | ±67 |
| 20.0 to 24.9 percent | 47 | ±41 |
| 25.0 to 29.9 percent | 21 | ±26 |
| 30.0 to 34.9 percent | 54 | ±46 |
| 35.0 to 39.9 percent | 8 | ±13 |
| 40.0 to 49.9 percent | 0 | ±20 |
| 50.0 percent or more | 31 | ±28 |
| Not computed | 0 | ±20 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 663 | 6.5% |
| 5 to 9 years | 634 | 6.3% |
| 10 to 14 years | 700 | 6.9% |
| 15 to 19 years | 421 | 4.2% |
| 20 to 24 years | 553 | 5.5% |
| 25 to 29 years | 679 | 6.7% |
| 30 to 34 years | 775 | 7.6% |
| 35 to 39 years | 861 | 8.5% |
| 40 to 44 years | 590 | 5.8% |
| 45 to 49 years | 739 | 7.3% |
| 50 to 54 years | 651 | 6.4% |
| 55 to 59 years | 518 | 5.1% |
| 60 to 64 years | 630 | 6.2% |
| 65 to 69 years | 460 | 4.5% |
| 70 to 74 years | 595 | 5.9% |
| 75 to 79 years | 231 | 2.3% |
| 80 to 84 years | 314 | 3.1% |
| 85 years and over | 127 | 1.3% |
| **Total Population** | **10,141** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 31 | 202 | 30 | 12 | 0 | 244 |
| Vacant | 43 | 95 | 0 | 90 | 0 | 185 |
| Partially Used | 116 | 206 | 0 | 97 | 0 | 303 |
| Redevelopable | 119 | 147 | 0 | 265 | 0 | 412 |
| **City** | **309** | **650** | **30** | **464** | **0** | **1,143** |
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 4 | 14 | 0 | 0 | 0 | 14 |
| Partially Used | 141 | 522 | 0 | 4 | 0 | 526 |
| Redevelopable | 45 | 140 | 0 | 0 | 0 | 140 |
| **Unincorporated UGA** | **190** | **676** | **0** | **4** | **0** | **680** |
| Pending | 31 | 202 | 30 | 12 | 0 | 244 |
| Vacant | 46 | 109 | 0 | 90 | 0 | 199 |
| Partially Used | 258 | 728 | 0 | 101 | 0 | 829 |
| Redevelopable | 164 | 287 | 0 | 265 | 0 | 552 |
| **Total** | **499** | **1,326** | **30** | **468** | **0** | **1,823** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 56 | 0 | 0 | 0 | 56 |
| 2017 | 13 | 2 | 12 | 0 | 27 |
| 2018 | 8 | 4 | 7 | 0 | 19 |
| 2019 | 8 | 3 | 0 | 0 | 11 |
| 2020 | 19 | 0 | 7 | 0 | 26 |
| 2021 | 22 | 0 | 17 | 0 | 39 |
| **TOTAL** | **126** | **9** | **43** | **0** | **178** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Stanwood

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 2,722 | ±208 | 2,722 | (X) |
| Occupied housing units | 2,609 | ±215 | 95.80% | ±3.7 |
| Vacant housing units | 113 | ±103 | 4.20% | ±3.7 |
| Homeowner vacancy rate | 1.8 | ±2.7 | (X) | (X) |
| Rental vacancy rate | 0 | ±4.5 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 2,722 | ±208 | 2,722 | (X) |
| 1-unit, detached | 1,968 | ±198 | 72.30% | ±5.8 |
| 1-unit, attached | 70 | ±67 | 2.60% | ±2.4 |
| 2 units | 46 | ±73 | 1.70% | ±2.6 |
| 3 or 4 units | 111 | ±57 | 4.10% | ±2.1 |
| 5 to 9 units | 83 | ±52 | 3.00% | ±1.9 |
| 10 to 19 units | 41 | ±38 | 1.50% | ±1.4 |
| 20 or more units | 381 | ±130 | 14.00% | ±4.8 |
| Mobile home | 22 | ±35 | 0.80% | ±1.3 |
| Boat, RV, van, etc. | 0 | ±18 | 0.00% | ±1.4 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 2,722 | ±208 | 2,722 | (X) |
| Built 2014 or later | 83 | ±62 | 3.00% | ±2.3 |
| Built 2010 to 2013 | 126 | ±74 | 4.60% | ±2.7 |
| Built 2000 to 2009 | 997 | ±168 | 36.60% | ±6.7 |
| Built 1990 to 1999 | 811 | ±241 | 29.80% | ±8.1 |
| Built 1980 to 1989 | 243 | ±123 | 8.90% | ±4.4 |
| Built 1970 to 1979 | 36 | ±38 | 1.30% | ±1.4 |
| Built 1960 to 1969 | 114 | ±98 | 4.20% | ±3.5 |
| Built 1950 to 1959 | 42 | ±39 | 1.50% | ±1.5 |
| Built 1940 to 1949 | 85 | ±55 | 3.10% | ±2.0 |
| Built 1939 or earlier | 185 | ±98 | 6.80% | ±3.6 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 2,722 | ±208 | 2,722 | (X) |
| 1 room | 118 | ±102 | 4.30% | ±3.6 |
| 2 rooms | 30 | ±34 | 1.10% | ±1.2 |
| 3 rooms | 246 | ±141 | 9.00% | ±5.0 |
| 4 rooms | 290 | ±135 | 10.70% | ±4.9 |
| 5 rooms | 704 | ±203 | 25.90% | ±7.2 |
| 6 rooms | 571 | ±165 | 21.00% | ±6.2 |
| 7 rooms | 357 | ±139 | 13.10% | ±5.1 |
| 8 rooms | 72 | ±57 | 2.60% | ±2.1 |
| 9 rooms or more | 334 | ±111 | 12.30% | ±4.3 |
| Median rooms | 5.5 | ±0.3 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 2,722 | ±208 | 2,722 | (X) |
| No bedroom | 118 | ±102 | 4.30% | ±3.6 |
| 1 bedroom | 217 | ±101 | 8.00% | ±3.5 |
| 2 bedrooms | 491 | ±148 | 18.00% | ±5.5 |
| 3 bedrooms | 1,033 | ±202 | 38.00% | ±6.8 |
| 4 bedrooms | 798 | ±197 | 29.30% | ±7.4 |
| 5 or more bedrooms | 65 | ±58 | 2.40% | ±2.1 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 2,609 | ±215 | 2,609 | (X) |
| Owner-occupied | 1,801 | ±230 | 69.00% | ±6.4 |
| Renter-occupied | 808 | ±176 | 31.00% | ±6.4 |
| Average household size of owner-occupied unit | 2.87 | ±0.24 | (X) | (X) |
| Average household size of renter-occupied unit | 2.38 | ±0.56 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 2,609 | ±215 | 2,609 | (X) |
| Moved in 2019 or later | 87 | ±63 | 3.30% | ±2.4 |
| Moved in 2015 to 2018 | 933 | ±200 | 35.80% | ±7.1 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 668 | ±170 | 25.60% | ±6.4 |
| Moved in 2000 to 2009 | 698 | ±173 | 26.80% | ±6.3 |
| Moved in 1990 to 1999 | 181 | ±99 | 6.90% | ±3.7 |
| Moved in 1989 and earlier | 42 | ±42 | 1.60% | ±1.6 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 2,609 | ±215 | 2,609 | (X) |
| No vehicles available | 235 | ±112 | 9.00% | ±4.0 |
| 1 vehicle available | 649 | ±158 | 24.90% | ±5.1 |
| 2 vehicles available | 986 | ±176 | 37.80% | ±6.3 |
| 3 or more vehicles available | 739 | ±153 | 28.30% | ±6.3 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 2,609 | ±215 | 2,609 | (X) |
| Utility gas | 1,470 | ±210 | 56.30% | ±7.2 |
| Bottled, tank, or LP gas | 85 | ±66 | 3.30% | ±2.6 |
| Electricity | 895 | ±197 | 34.30% | ±6.5 |
| Fuel oil, kerosene, etc. | 0 | ±18 | 0.00% | ±1.4 |
| Coal or coke | 0 | ±18 | 0.00% | ±1.4 |
| Wood | 122 | ±98 | 4.70% | ±3.7 |
| Solar energy | 0 | ±18 | 0.00% | ±1.4 |
| Other fuel | 15 | ±25 | 0.60% | ±0.9 |
| No fuel used | 22 | ±35 | 0.80% | ±1.3 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 2,609 | ±215 | 2,609 | (X) |
| Lacking complete plumbing facilities | 22 | ±35 | 0.80% | ±1.3 |
| Lacking complete kitchen facilities | 37 | ±43 | 1.40% | ±1.7 |
| No telephone service available | 32 | ±39 | 1.20% | ±1.5 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 2,609 | ±215 | 2,609 | (X) |
| 1.00 or less | 2,540 | ±226 | 97.40% | ±2.0 |
| 1.01 to 1.50 | 69 | ±50 | 2.60% | ±2.0 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 0 | ±18 | 0.00% | ±1.4 |
| **VALUE** | | | | |
| Owner-occupied units | 1,801 | ±230 | 1,801 | (X) |
| Less than $50,000 | 0 | ±18 | 0.00% | ±2.1 |
| $50,000 to $99,999 | 0 | ±18 | 0.00% | ±2.1 |
| $100,000 to $149,999 | 0 | ±18 | 0.00% | ±2.1 |
| $150,000 to $199,999 | 38 | ±43 | 2.10% | ±2.4 |
| $200,000 to $299,999 | 403 | ±131 | 22.40% | ±6.7 |
| $300,000 to $499,999 | 1,284 | ±204 | 71.30% | ±7.8 |
| $500,000 to $999,999 | 76 | ±57 | 4.20% | ±3.0 |
| $1,000,000 or more | 0 | ±18 | 0.00% | ±2.1 |
| Median (dollars) | 366,900 | ±19,881 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 1,801 | ±230 | 1,801 | (X) |
| Housing units with a mortgage | 1,384 | ±206 | 76.80% | ±7.2 |
| Housing units without a mortgage | 417 | ±145 | 23.20% | ±7.2 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 1,384 | ±206 | 1,384 | (X) |
| Less than $500 | 0 | ±18 | 0.00% | ±2.7 |
| $500 to $999 | 61 | ±75 | 4.40% | ±5.5 |
| $1,000 to $1,499 | 123 | ±74 | 8.90% | ±5.3 |
| $1,500 to $1,999 | 632 | ±205 | 45.70% | ±12.2 |
| $2,000 to $2,499 | 264 | ±123 | 19.10% | ±8.3 |
| $2,500 to $2,999 | 243 | ±116 | 17.60% | ±8.4 |
| $3,000 or more | 61 | ±55 | 4.40% | ±4.0 |
| Median (dollars) | 1,894 | ±123 | (X) | (X) |
| Housing units without a mortgage | 417 | ±145 | 417 | (X) |
| Less than $250 | 0 | ±18 | 0.00% | ±8.6 |
| $250 to $399 | 108 | ±78 | 25.90% | ±15.0 |
| $400 to $599 | 111 | ±64 | 26.60% | ±15.3 |
| $600 to $799 | 163 | ±91 | 39.10% | ±16.4 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 35 | ±40 | 8.40% | ±9.0 |
| $1,000 or more | 0 | ±18 | 0.00% | ±8.6 |
| Median (dollars) | 587 | ±72 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 759 | ±180 | 759 | (X) |
| Less than $500 | 100 | ±67 | 13.20% | ±9.2 |
| $500 to $999 | 122 | ±90 | 16.10% | ±10.6 |
| $1,000 to $1,499 | 295 | ±122 | 38.90% | ±14.0 |
| $1,500 to $1,999 | 45 | ±35 | 5.90% | ±4.6 |
| $2,000 to $2,499 | 186 | ±126 | 24.50% | ±14.4 |
| $2,500 to $2,999 | 0 | ±18 | 0.00% | ±4.8 |
| $3,000 or more | 11 | ±18 | 1.40% | ±2.5 |
| Median (dollars) | 1,170 | ±123 | (X) | (X) |
| No rent paid | 49 | ±36 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 2,250 | 853 | 4 | 3,107 |
| Percent | 72.4% | 27.5% | 0.1% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 17 | ±27 |
| 10.0 to 14.9 percent | 70 | ±55 |
| 15.0 to 19.9 percent | 0 | ±18 |
| 20.0 to 24.9 percent | 118 | ±84 |
| 25.0 to 29.9 percent | 106 | ±95 |
| 30.0 to 34.9 percent | 109 | ±77 |
| 35.0 to 39.9 percent | 13 | ±22 |
| 40.0 to 49.9 percent | 80 | ±59 |
| 50.0 percent or more | 246 | ±124 |
| Not computed | 49 | ±36 |
| **Total** | **808** | **±176** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 1,801 | ±230 |
| Housing units with a mortgage: | 1,384 | ±206 |
| Less than 10.0 percent | 95 | ±92 |
| 10.0 to 14.9 percent | 179 | ±115 |
| 15.0 to 19.9 percent | 222 | ±98 |
| 20.0 to 24.9 percent | 166 | ±97 |
| 25.0 to 29.9 percent | 186 | ±114 |
| 30.0 to 34.9 percent | 208 | ±120 |
| 35.0 to 39.9 percent | 134 | ±101 |
| 40.0 to 49.9 percent | 10 | ±16 |
| 50.0 percent or more | 184 | ±138 |
| Not computed | 0 | ±18 |
| Housing units without a mortgage: | 417 | ±145 |
| Less than 10.0 percent | 169 | ±95 |
| 10.0 to 14.9 percent | 56 | ±49 |
| 15.0 to 19.9 percent | 55 | ±70 |
| 20.0 to 24.9 percent | 64 | ±61 |
| 25.0 to 29.9 percent | 18 | ±30 |
| 30.0 to 34.9 percent | 18 | ±29 |
| 35.0 to 39.9 percent | 0 | ±18 |
| 40.0 to 49.9 percent | 18 | ±29 |
| 50.0 percent or more | 0 | ±18 |
| Not computed | 19 | ±29 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 620 | 8.6% |
| 5 to 9 years | 660 | 9.1% |
| 10 to 14 years | 669 | 9.3% |
| 15 to 19 years | 484 | 6.7% |
| 20 to 24 years | 429 | 5.9% |
| 25 to 29 years | 556 | 7.7% |
| 30 to 34 years | 571 | 7.9% |
| 35 to 39 years | 388 | 5.4% |
| 40 to 44 years | 442 | 6.1% |
| 45 to 49 years | 412 | 5.7% |
| 50 to 54 years | 485 | 6.7% |
| 55 to 59 years | 339 | 4.7% |
| 60 to 64 years | 339 | 4.7% |
| 65 to 69 years | 141 | 2.0% |
| 70 to 74 years | 200 | 2.8% |
| 75 to 79 years | 109 | 1.5% |
| 80 to 84 years | 101 | 1.4% |
| 85 years and over | 283 | 3.9% |
| **Total Population** | **7,228** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 68 | 387 | 0 | 296 | 0 | 683 |
| Vacant | 35 | 112 | 0 | 103 | 5 | 220 |
| Partially Used | 38 | 90 | 0 | 5 | 0 | 96 |
| Redevelopable | 109 | 342 | 0 | 333 | 15 | 690 |
| **City** | **249** | **931** | **0** | **737** | **20** | **1,689** |
| Pending | 10 | 0 | 0 | 60 | 0 | 60 |
| Vacant | 12 | 30 | 0 | 0 | 0 | 30 |
| Partially Used | 33 | 95 | 0 | 0 | 0 | 95 |
| Redevelopable | 25 | 72 | 0 | 29 | 0 | 101 |
| **Unincorporated UGA** | **80** | **197** | **0** | **89** | **0** | **286** |
| Pending | 79 | 387 | 0 | 356 | 0 | 743 |
| Vacant | 47 | 142 | 0 | 103 | 5 | 250 |
| Partially Used | 70 | 185 | 0 | 5 | 0 | 191 |
| Redevelopable | 134 | 414 | 0 | 362 | 15 | 791 |
| **Total** | **329** | **1,128** | **0** | **826** | **20** | **1,975** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 25 | 0 | 0 | 0 | 25 |
| 2017 | 15 | 0 | 49 | 0 | 64 |
| 2018 | 65 | 0 | 0 | 0 | 65 |
| 2019 | 80 | 0 | 45 | 0 | 125 |
| 2020 | 64 | 0 | 1 | 0 | 65 |
| 2021 | 87 | 0 | 96 | 0 | 183 |
| **TOTAL** | **336** | **0** | **191** | **0** | **527** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Sultan

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 2,120 | ±213 | 2,120 | (X) |
| Occupied housing units | 1,992 | ±186 | 94.00% | ±4.7 |
| Vacant housing units | 128 | ±105 | 6.00% | ±4.7 |
| Homeowner vacancy rate | 1.9 | ±2.5 | (X) | (X) |
| Rental vacancy rate | 0 | ±7.1 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 2,120 | ±213 | 2,120 | (X) |
| 1-unit, detached | 1,543 | ±268 | 72.80% | ±7.9 |
| 1-unit, attached | 154 | ±148 | 7.30% | ±7.2 |
| 2 units | 24 | ±39 | 1.10% | ±1.8 |
| 3 or 4 units | 69 | ±60 | 3.30% | ±2.8 |
| 5 to 9 units | 22 | ±37 | 1.00% | ±1.7 |
| 10 to 19 units | 19 | ±17 | 0.90% | ±0.8 |
| 20 or more units | 7 | ±12 | 0.30% | ±0.6 |
| Mobile home | 247 | ±108 | 11.70% | ±5.1 |
| Boat, RV, van, etc. | 35 | ±45 | 1.70% | ±2.1 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 2,120 | ±213 | 2,120 | (X) |
| Built 2014 or later | 90 | ±56 | 4.20% | ±2.6 |
| Built 2010 to 2013 | 0 | ±18 | 0.00% | ±1.8 |
| Built 2000 to 2009 | 441 | ±145 | 20.80% | ±7.7 |
| Built 1990 to 1999 | 559 | ±151 | 26.40% | ±7.1 |
| Built 1980 to 1989 | 232 | ±100 | 10.90% | ±4.7 |
| Built 1970 to 1979 | 317 | ±214 | 15.00% | ±9.3 |
| Built 1960 to 1969 | 55 | ±36 | 2.60% | ±1.7 |
| Built 1950 to 1959 | 87 | ±70 | 4.10% | ±3.2 |
| Built 1940 to 1949 | 16 | ±19 | 0.80% | ±0.9 |
| Built 1939 or earlier | 323 | ±149 | 15.20% | ±6.7 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 2,120 | ±213 | 2,120 | (X) |
| 1 room | 0 | ±18 | 0.00% | ±1.8 |
| 2 rooms | 75 | ±59 | 3.50% | ±2.8 |
| 3 rooms | 238 | ±222 | 11.20% | ±9.9 |
| 4 rooms | 331 | ±112 | 15.60% | ±5.3 |
| 5 rooms | 428 | ±151 | 20.20% | ±7.2 |
| 6 rooms | 438 | ±179 | 20.70% | ±8.7 |
| 7 rooms | 161 | ±64 | 7.60% | ±3.0 |
| 8 rooms | 266 | ±93 | 12.50% | ±4.5 |
| 9 rooms or more | 183 | ±85 | 8.60% | ±3.7 |
| Median rooms | 5.5 | ±0.5 | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 2,120 | ±213 | 2,120 | (X) |
| No bedroom | 0 | ±18 | 0.00% | ±1.8 |
| 1 bedroom | 296 | ±226 | 14.00% | ±10.0 |
| 2 bedrooms | 342 | ±129 | 16.10% | ±6.0 |
| 3 bedrooms | 1,073 | ±189 | 50.60% | ±9.3 |
| 4 bedrooms | 314 | ±105 | 14.80% | ±4.9 |
| 5 or more bedrooms | 95 | ±79 | 4.50% | ±3.7 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 1,992 | ±186 | 1,992 | (X) |
| Owner-occupied | 1,486 | ±255 | 74.60% | ±9.3 |
| Renter-occupied | 506 | ±182 | 25.40% | ±9.3 |
| Average household size of owner-occupied unit | 2.81 | ±0.32 | (X) | (X) |
| Average household size of renter-occupied unit | 2.28 | ±0.62 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 1,992 | ±186 | 1,992 | (X) |
| Moved in 2019 or later | 127 | ±152 | 6.40% | ±7.7 |
| Moved in 2015 to 2018 | 555 | ±156 | 27.90% | ±7.3 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 380 | ±134 | 19.10% | ±6.7 |
| Moved in 2000 to 2009 | 468 | ±138 | 23.50% | ±7.1 |
| Moved in 1990 to 1999 | 158 | ±73 | 7.90% | ±3.6 |
| Moved in 1989 and earlier | 304 | ±220 | 15.30% | ±10.2 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 1,992 | ±186 | 1,992 | (X) |
| No vehicles available | 47 | ±46 | 2.40% | ±2.3 |
| 1 vehicle available | 507 | ±179 | 25.50% | ±9.1 |
| 2 vehicles available | 912 | ±256 | 45.80% | ±10.9 |
| 3 or more vehicles available | 526 | ±146 | 26.40% | ±7.2 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 1,992 | ±186 | 1,992 | (X) |
| Utility gas | 847 | ±150 | 42.50% | ±8.7 |
| Bottled, tank, or LP gas | 116 | ±87 | 5.80% | ±4.3 |
| Electricity | 839 | ±238 | 42.10% | ±9.2 |
| Fuel oil, kerosene, etc. | 0 | ±18 | 0.00% | ±1.9 |
| Coal or coke | 0 | ±18 | 0.00% | ±1.9 |
| Wood | 122 | ±64 | 6.10% | ±3.4 |
| Solar energy | 0 | ±18 | 0.00% | ±1.9 |
| Other fuel | 60 | ±63 | 3.00% | ±3.1 |
| No fuel used | 8 | ±12 | 0.40% | ±0.6 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 1,992 | ±186 | 1,992 | (X) |
| Lacking complete plumbing facilities | 35 | ±45 | 1.80% | ±2.2 |
| Lacking complete kitchen facilities | 35 | ±45 | 1.80% | ±2.2 |
| No telephone service available | 43 | ±48 | 2.20% | ±2.4 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 1,992 | ±186 | 1,992 | (X) |
| 1.00 or less | 1,910 | ±211 | 95.90% | ±4.6 |
| 1.01 to 1.50 | 82 | ±91 | 4.10% | ±4.6 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 0 | ±18 | 0.00% | ±1.9 |
| **VALUE** | | | | |
| Owner-occupied units | 1,486 | ±255 | 1,486 | (X) |
| Less than $50,000 | 116 | ±91 | 7.80% | ±6.1 |
| $50,000 to $99,999 | 27 | ±27 | 1.80% | ±1.8 |
| $100,000 to $149,999 | 157 | ±211 | 10.60% | ±13.1 |
| $150,000 to $199,999 | 100 | ±63 | 6.70% | ±4.3 |
| $200,000 to $299,999 | 451 | ±139 | 30.30% | ±10.1 |
| $300,000 to $499,999 | 578 | ±141 | 38.90% | ±8.0 |
| $500,000 to $999,999 | 51 | ±40 | 3.40% | ±2.7 |
| $1,000,000 or more | 6 | ±10 | 0.40% | ±0.6 |
| Median (dollars) | 281,800 | ±21,870 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 1,486 | ±255 | 1,486 | (X) |
| Housing units with a mortgage | 995 | ±181 | 67.00% | ±11.9 |
| Housing units without a mortgage | 491 | ±228 | 33.00% | ±11.9 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 995 | ±181 | 995 | (X) |
| Less than $500 | 0 | ±18 | 0.00% | ±3.7 |
| $500 to $999 | 38 | ±39 | 3.80% | ±3.9 |
| $1,000 to $1,499 | 204 | ±91 | 20.50% | ±8.5 |
| $1,500 to $1,999 | 387 | ±129 | 38.90% | ±10.2 |
| $2,000 to $2,499 | 268 | ±99 | 26.90% | ±9.5 |
| $2,500 to $2,999 | 42 | ±37 | 4.20% | ±3.6 |
| $3,000 or more | 56 | ±43 | 5.60% | ±4.2 |
| Median (dollars) | 1,855 | ±101 | (X) | (X) |
| Housing units without a mortgage | 491 | ±228 | 491 | (X) |
| Less than $250 | 35 | ±27 | 7.10% | ±6.6 |
| $250 to $399 | 174 | ±206 | 35.40% | ±30.9 |
| $400 to $599 | 159 | ±96 | 32.40% | ±21.6 |
| $600 to $799 | 96 | ±90 | 19.60% | ±17.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 11 | ±21 | 2.20% | ±4.5 |
| $1,000 or more | 16 | ±19 | 3.30% | ±4.2 |
| Median (dollars) | 430 | ±85 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 437 | ±172 | 437 | (X) |
| Less than $500 | 22 | ±37 | 5.00% | ±8.7 |
| $500 to $999 | 87 | ±62 | 19.90% | ±16.2 |
| $1,000 to $1,499 | 141 | ±94 | 32.30% | ±19.2 |
| $1,500 to $1,999 | 187 | ±155 | 42.80% | ±26.3 |
| $2,000 to $2,499 | 0 | ±18 | 0.00% | ±8.2 |
| $2,500 to $2,999 | 0 | ±18 | 0.00% | ±8.2 |
| $3,000 or more | 0 | ±18 | 0.00% | ±8.2 |
| Median (dollars) | 1,417 | ±266 | (X) | (X) |
| No rent paid | 69 | ±63 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 1,371 | 200 | 389 | 1,960 |
| Percent | 69.9% | 10.2% | 19.8% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 55 | ±58 |
| 10.0 to 14.9 percent | 9 | ±15 |
| 15.0 to 19.9 percent | 22 | ±23 |
| 20.0 to 24.9 percent | 13 | ±21 |
| 25.0 to 29.9 percent | 243 | ±161 |
| 30.0 to 34.9 percent | 0 | ±18 |
| 35.0 to 39.9 percent | 34 | ±42 |
| 40.0 to 49.9 percent | 19 | ±22 |
| 50.0 percent or more | 42 | ±43 |
| Not computed | 69 | ±63 |
| **Total** | **506** | **±182** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 1,486 | ±255 |
| Housing units with a mortgage: | 995 | ±181 |
| Less than 10.0 percent | 75 | ±63 |
| 10.0 to 14.9 percent | 116 | ±59 |
| 15.0 to 19.9 percent | 123 | ±67 |
| 20.0 to 24.9 percent | 278 | ±114 |
| 25.0 to 29.9 percent | 178 | ±90 |
| 30.0 to 34.9 percent | 51 | ±37 |
| 35.0 to 39.9 percent | 69 | ±49 |
| 40.0 to 49.9 percent | 17 | ±27 |
| 50.0 percent or more | 68 | ±57 |
| Not computed | 20 | ±30 |
| Housing units without a mortgage: | 491 | ±228 |
| Less than 10.0 percent | 110 | ±50 |
| 10.0 to 14.9 percent | 29 | ±30 |
| 15.0 to 19.9 percent | 245 | ±227 |
| 20.0 to 24.9 percent | 56 | ±87 |
| 25.0 to 29.9 percent | 9 | ±14 |
| 30.0 to 34.9 percent | 8 | ±13 |
| 35.0 to 39.9 percent | 17 | ±20 |
| 40.0 to 49.9 percent | 0 | ±18 |
| 50.0 percent or more | 17 | ±19 |
| Not computed | 0 | ±18 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 211 | 4.0% |
| 5 to 9 years | 228 | 4.3% |
| 10 to 14 years | 565 | 10.6% |
| 15 to 19 years | 409 | 7.7% |
| 20 to 24 years | 288 | 5.4% |
| 25 to 29 years | 395 | 7.4% |
| 30 to 34 years | 281 | 5.3% |
| 35 to 39 years | 572 | 10.7% |
| 40 to 44 years | 444 | 8.3% |
| 45 to 49 years | 381 | 7.1% |
| 50 to 54 years | 290 | 5.4% |
| 55 to 59 years | 315 | 5.9% |
| 60 to 64 years | 281 | 5.3% |
| 65 to 69 years | 82 | 1.5% |
| 70 to 74 years | 287 | 5.4% |
| 75 to 79 years | 243 | 4.6% |
| 80 to 84 years | 25 | 0.5% |
| 85 years and over | 33 | 0.6% |
| **Total Population** | **5,330** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 118 | 1021 | 0 | 15 | 0 | 1,036 |
| Vacant | 58 | 287 | 0 | 2 | 0 | 289 |
| Partially Used | 85 | 400 | 0 | 10 | 0 | 410 |
| Redevelopable | 90 | 382 | 0 | 1 | 0 | 382 |
| **City** | **351** | **2,090** | **0** | **28** | **0** | **2,117** |
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 1 | 7 | 0 | 0 | 0 | 7 |
| Partially Used | 29 | 132 | 0 | 0 | 0 | 132 |
| Redevelopable | 25 | 108 | 0 | 0 | 0 | 108 |
| **Unincorporated UGA** | **55** | **247** | **0** | **0** | **0** | **247** |
| Pending | 118 | 1,021 | 0 | 15 | 0 | 1,036 |
| Vacant | 60 | 294 | 0 | 2 | 0 | 296 |
| Partially Used | 113 | 532 | 0 | 10 | 0 | 542 |
| Redevelopable | 115 | 490 | 0 | 1 | 0 | 490 |
| **Total** | **406** | **2,337** | **0** | **28** | **0** | **2,364** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 15 | 2 | 0 | 1 | 18 |
| 2017 | 0 | 0 | 0 | 0 | 0 |
| 2018 | 60 | 2 | 0 | 1 | 63 |
| 2019 | 74 | 0 | 0 | 0 | 74 |
| 2020 | 41 | 2 | 0 | 1 | 44 |
| 2021 | 202 | 0 | 0 | 0 | 202 |
| **TOTAL** | **392** | **6** | **0** | **3** | **401** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Woodway

## Selected Housing Characteristics

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **HOUSING OCCUPANCY** | | | | |
| Total housing units | 448 | ±48 | 448 | (X) |
| Occupied housing units | 413 | ±54 | 92.20% | ±5.3 |
| Vacant housing units | 35 | ±23 | 7.80% | ±5.3 |
| Homeowner vacancy rate | 3.1 | ±3.5 | (X) | (X) |
| Rental vacancy rate | 0 | ±100.0 | (X) | (X) |
| **UNITS IN STRUCTURE** | | | | |
| Total housing units | 448 | ±48 | 448 | (X) |
| 1-unit, detached | 440 | ±48 | 98.20% | ±2.7 |
| 1-unit, attached | 0 | ±13 | 0.00% | ±8.0 |
| 2 units | 8 | ±12 | 1.80% | ±2.7 |
| 3 or 4 units | 0 | ±13 | 0.00% | ±8.0 |
| 5 to 9 units | 0 | ±13 | 0.00% | ±8.0 |
| 10 to 19 units | 0 | ±13 | 0.00% | ±8.0 |
| 20 or more units | 0 | ±13 | 0.00% | ±8.0 |
| Mobile home | 0 | ±13 | 0.00% | ±8.0 |
| Boat, RV, van, etc. | 0 | ±13 | 0.00% | ±8.0 |
| **YEAR STRUCTURE BUILT** | | | | |
| Total housing units | 448 | ±48 | 448 | (X) |
| Built 2014 or later | 11 | ±13 | 2.50% | ±3.0 |
| Built 2010 to 2013 | 3 | ±4 | 0.70% | ±0.9 |
| Built 2000 to 2009 | 104 | ±23 | 23.20% | ±5.2 |
| Built 1990 to 1999 | 39 | ±18 | 8.70% | ±4.0 |
| Built 1980 to 1989 | 96 | ±50 | 21.40% | ±9.3 |
| Built 1970 to 1979 | 22 | ±14 | 4.90% | ±3.1 |
| Built 1960 to 1969 | 49 | ±21 | 10.90% | ±4.8 |
| Built 1950 to 1959 | 94 | ±27 | 21.00% | ±6.3 |
| Built 1940 to 1949 | 4 | ±4 | 0.90% | ±0.9 |
| Built 1939 or earlier | 26 | ±15 | 5.80% | ±3.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| **ROOMS** | | | | |
| Total housing units | 448 | ±48 | 448 | (X) |
| 1 room | 0 | ±13 | 0.00% | ±8.0 |
| 2 rooms | 0 | ±13 | 0.00% | ±8.0 |
| 3 rooms | 0 | ±13 | 0.00% | ±8.0 |
| 4 rooms | 7 | ±8 | 1.60% | ±1.8 |
| 5 rooms | 9 | ±7 | 2.00% | ±1.7 |
| 6 rooms | 33 | ±15 | 7.40% | ±3.4 |
| 7 rooms | 71 | ±24 | 15.80% | ±5.2 |
| 8 rooms | 87 | ±30 | 19.40% | ±6.9 |
| 9 rooms or more | 241 | ±49 | 53.80% | ±7.0 |
| Median rooms | 9.0+ | *** | (X) | (X) |
| **BEDROOMS** | | | | |
| Total housing units | 448 | ±48 | 448 | (X) |
| No bedroom | 0 | ±13 | 0.00% | ±8.0 |
| 1 bedroom | 0 | ±13 | 0.00% | ±8.0 |
| 2 bedrooms | 8 | ±7 | 1.80% | ±1.6 |
| 3 bedrooms | 135 | ±29 | 30.10% | ±6.1 |
| 4 bedrooms | 185 | ±51 | 41.30% | ±8.7 |
| 5 or more bedrooms | 120 | ±28 | 26.80% | ±6.7 |
| **HOUSING TENURE** | | | | |
| Occupied housing units | 413 | ±54 | 413 | (X) |
| Owner-occupied | 405 | ±54 | 98.10% | ±2.2 |
| Renter-occupied | 8 | ±9 | 1.90% | ±2.2 |
| Average household size of owner-occupied unit | 2.56 | ±0.24 | (X) | (X) |
| Average household size of renter-occupied unit | 4 | ±2.75 | (X) | (X) |
| **YEAR HOUSEHOLDER MOVED INTO UNIT** | | | | |
| Occupied housing units | 413 | ±54 | 413 | (X) |
| Moved in 2019 or later | 11 | ±9 | 2.70% | ±2.2 |
| Moved in 2015 to 2018 | 46 | ±19 | 11.10% | ±4.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| Moved in 2010 to 2014 | 93 | ±24 | 22.50% | ±5.9 |
| Moved in 2000 to 2009 | 131 | ±28 | 31.70% | ±6.3 |
| Moved in 1990 to 1999 | 65 | ±40 | 15.70% | ±8.4 |
| Moved in 1989 and earlier | 67 | ±20 | 16.20% | ±5.1 |
| **VEHICLES AVAILABLE** | | | | |
| Occupied housing units | 413 | ±54 | 413 | (X) |
| No vehicles available | 12 | ±11 | 2.90% | ±2.7 |
| 1 vehicle available | 51 | ±23 | 12.30% | ±5.5 |
| 2 vehicles available | 192 | ±55 | 46.50% | ±9.0 |
| 3 or more vehicles available | 158 | ±29 | 38.30% | ±7.6 |
| **HOUSE HEATING FUEL** | | | | |
| Occupied housing units | 413 | ±54 | 413 | (X) |
| Utility gas | 351 | ±57 | 85.00% | ±5.6 |
| Bottled, tank, or LP gas | 3 | ±4 | 0.70% | ±1.0 |
| Electricity | 46 | ±18 | 11.10% | ±4.5 |
| Fuel oil, kerosene, etc. | 8 | ±8 | 1.90% | ±1.9 |
| Coal or coke | 0 | ±13 | 0.00% | ±8.7 |
| Wood | 3 | ±4 | 0.70% | ±1.0 |
| Solar energy | 0 | ±13 | 0.00% | ±8.7 |
| Other fuel | 2 | ±3 | 0.50% | ±0.8 |
| No fuel used | 0 | ±13 | 0.00% | ±8.7 |
| **SELECTED CHARACTERISTICS** | | | | |
| Occupied housing units | 413 | ±54 | 413 | (X) |
| Lacking complete plumbing facilities | 0 | ±13 | 0.00% | ±8.7 |
| Lacking complete kitchen facilities | 0 | ±13 | 0.00% | ±8.7 |
| No telephone service available | 2 | ±3 | 0.50% | ±0.6 |
| **OCCUPANTS PER ROOM** | | | | |
| Occupied housing units | 413 | ±54 | 413 | (X) |
| 1.00 or less | 413 | ±54 | ###### | ±8.7 |
| 1.01 to 1.50 | 0 | ±13 | 0.00% | ±8.7 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| 1.51 or more | 0 | ±13 | 0.00% | ±8.7 |
| **VALUE** | | | | |
| Owner-occupied units | 405 | ±54 | 405 | (X) |
| Less than $50,000 | 0 | ±13 | 0.00% | ±8.8 |
| $50,000 to $99,999 | 0 | ±13 | 0.00% | ±8.8 |
| $100,000 to $149,999 | 0 | ±13 | 0.00% | ±8.8 |
| $150,000 to $199,999 | 5 | ±8 | 1.20% | ±1.9 |
| $200,000 to $299,999 | 0 | ±13 | 0.00% | ±8.8 |
| $300,000 to $499,999 | 20 | ±15 | 4.90% | ±3.8 |
| $500,000 to $999,999 | 66 | ±21 | 16.30% | ±5.4 |
| $1,000,000 or more | 314 | ±57 | 77.50% | ±6.6 |
| Median (dollars) | 1,205,000 | ±50,335 | (X) | (X) |
| **MORTGAGE STATUS** | | | | |
| Owner-occupied units | 405 | ±54 | 405 | (X) |
| Housing units with a mortgage | 240 | ±39 | 59.30% | ±8.7 |
| Housing units without a mortgage | 165 | ±47 | 40.70% | ±8.7 |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | | | |
| Housing units with a mortgage | 240 | ±39 | 240 | (X) |
| Less than $500 | 0 | ±13 | 0.00% | ±14.4 |
| $500 to $999 | 0 | ±13 | 0.00% | ±14.4 |
| $1,000 to $1,499 | 2 | ±3 | 0.80% | ±1.4 |
| $1,500 to $1,999 | 8 | ±7 | 3.30% | ±3.0 |
| $2,000 to $2,499 | 17 | ±10 | 7.10% | ±3.8 |
| $2,500 to $2,999 | 30 | ±14 | 12.50% | ±5.5 |
| $3,000 or more | 183 | ±36 | 76.30% | ±6.9 |
| Median (dollars) | 4,000+ | *** | (X) | (X) |
| Housing units without a mortgage | 165 | ±47 | 165 | (X) |
| Less than $250 | 3 | ±5 | 1.80% | ±3.0 |
| $250 to $399 | 0 | ±13 | 0.00% | ±20.2 |
| $400 to $599 | 7 | ±7 | 4.20% | ±4.4 |
| $600 to $799 | 9 | ±8 | 5.50% | ±4.5 |

| Label | Estimate | Margin of Error | Percent | Percent Margin of Error |
|---|---|---|---|---|
| $800 to $999 | 22 | ±13 | 13.30% | ±8.0 |
| $1,000 or more | 124 | ±44 | 75.20% | ±9.9 |
| Median (dollars) | 1,255 | ±70 | (X) | (X) |
| **GROSS RENT** | | | | |
| Occupied units paying rent | 4 | ±5 | 4 | (X) |
| Less than $500 | 0 | ±13 | 0.00% | ±100.0 |
| $500 to $999 | 0 | ±13 | 0.00% | ±100.0 |
| $1,000 to $1,499 | 0 | ±13 | 0.00% | ±100.0 |
| $1,500 to $1,999 | 2 | ±3 | 50.00% | ±50.0 |
| $2,000 to $2,499 | 0 | ±13 | 0.00% | ±100.0 |
| $2,500 to $2,999 | 0 | ±13 | 0.00% | ±100.0 |
| $3,000 or more | 2 | ±4 | 50.00% | ±50.0 |
| Median (dollars) | - | ** | (X) | (X) |
| No rent paid | 4 | ±6 | (X) | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 478 | 0 | 0 | 478 |
| Percent | 100.0% | 0.0% | 0.0% | 100% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Less than 10.0 percent | 0 | ±13 |
| 10.0 to 14.9 percent | 2 | ±4 |
| 15.0 to 19.9 percent | 0 | ±13 |
| 20.0 to 24.9 percent | 0 | ±13 |
| 25.0 to 29.9 percent | 0 | ±13 |
| 30.0 to 34.9 percent | 0 | ±13 |
| 35.0 to 39.9 percent | 0 | ±13 |
| 40.0 to 49.9 percent | 0 | ±13 |
| 50.0 percent or more | 2 | ±3 |
| Not computed | 4 | ±6 |
| **Total** | **8** | **±9** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate | Margin of Error |
|---|---|---|
| Total: | 405 | ±54 |
| Housing units with a mortgage: | 240 | ±39 |
| Less than 10.0 percent | 19 | ±10 |
| 10.0 to 14.9 percent | 47 | ±21 |
| 15.0 to 19.9 percent | 40 | ±21 |
| 20.0 to 24.9 percent | 47 | ±22 |
| 25.0 to 29.9 percent | 11 | ±10 |
| 30.0 to 34.9 percent | 19 | ±16 |
| 35.0 to 39.9 percent | 10 | ±9 |
| 40.0 to 49.9 percent | 4 | ±4 |
| 50.0 percent or more | 43 | ±19 |
| Not computed | 0 | ±13 |
| Housing units without a mortgage: | 165 | ±47 |
| Less than 10.0 percent | 67 | ±22 |
| 10.0 to 14.9 percent | 21 | ±12 |
| 15.0 to 19.9 percent | 3 | ±4 |
| 20.0 to 24.9 percent | 27 | ±16 |
| 25.0 to 29.9 percent | 6 | ±6 |
| 30.0 to 34.9 percent | 4 | ±4 |
| 35.0 to 39.9 percent | 2 | ±5 |
| 40.0 to 49.9 percent | 5 | ±8 |
| 50.0 percent or more | 30 | ±41 |
| Not computed | 0 | ±13 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 45 | 4.2% |
| 5 to 9 years | 63 | 5.8% |
| 10 to 14 years | 98 | 9.1% |
| 15 to 19 years | 70 | 6.5% |
| 20 to 24 years | 40 | 3.7% |
| 25 to 29 years | 14 | 1.3% |
| 30 to 34 years | 29 | 2.7% |
| 35 to 39 years | 12 | 1.1% |
| 40 to 44 years | 66 | 6.1% |
| 45 to 49 years | 100 | 9.3% |
| 50 to 54 years | 137 | 12.7% |
| 55 to 59 years | 59 | 5.5% |
| 60 to 64 years | 96 | 8.9% |
| 65 to 69 years | 99 | 9.2% |
| 70 to 74 years | 60 | 5.6% |
| 75 to 79 years | 46 | 4.3% |
| 80 to 84 years | 19 | 1.8% |
| 85 years and over | 24 | 2.2% |
| **Total Population** | **1,077** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table S0101,*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| Pending | 24 | 47 | 0 | 0 | 0 | 47 |
| Vacant | 4 | 4 | 0 | 0 | 0 | 4 |
| Partially Used | 23 | 9 | 0 | 0 | 0 | 9 |
| Redevelopable | 0 | 0 | 0 | 0 | 0 | 0 |
| **City** | **51** | **60** | **0** | **0** | **0** | **60** |
| Pending | 0 | 0 | 0 | 0 | 0 | 0 |
| Vacant | 0 | 0 | 0 | 0 | 0 | 0 |
| Partially Used | 0 | 0 | 0 | 0 | 0 | 0 |
| Redevelopable | 13 | 0 | 24 | 242 | 31 | 297 |
| **Unincorporated UGA** | **13** | **0** | **24** | **242** | **31** | **297** |
| Pending | 24 | 47 | 0 | 0 | 0 | 47 |
| Vacant | 4 | 4 | 0 | 0 | 0 | 4 |
| Partially Used | 23 | 9 | 0 | 0 | 0 | 9 |
| Redevelopable | 13 | 0 | 24 | 242 | 31 | 297 |
| **Total** | **63** | **60** | **24** | **242** | **31** | **357** |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 1 | 0 | 0 | 0 | 1 |
| 2017 | 1 | 0 | 0 | 0 | 1 |
| 2018 | 1 | 0 | 0 | 0 | 1 |
| 2019 | 2 | 0 | 0 | 0 | 2 |
| 2020 | 3 | 0 | 0 | 0 | 3 |
| 2021 | 4 | 0 | 0 | 0 | 4 |
| **TOTAL** | **12** | **0** | **0** | **0** | **12** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

Snohomish County - Unincorporated

## Selected Housing Characteristics

| Label | Estimate | Percent |
|---|---|---|
| **HOUSING OCCUPANCY** | | |
| Total housing units | 133,339 | 133,339 |
| Occupied housing units | 126,273 | 94.70% |
| Vacant housing units | 7,066 | 5.30% |
| Homeowner vacancy rate | 0.6 | (X) |
| Rental vacancy rate | 5.5 | (X) |
| **UNITS IN STRUCTURE** | | |
| Total housing units | 133,339 | 133,339 |
| 1-unit, detached | 97,308 | 73.0% |
| 1-unit, attached | 5,127 | 3.8% |
| 2 units | 2,239 | 1.7% |
| 3 or 4 units | 2,309 | 1.7% |
| 5 to 9 units | 3,878 | 2.9% |
| 10 to 19 units | 4,685 | 3.5% |
| 20 or more units | 3,613 | 2.7% |
| Mobile home | 4,546 | 3.4% |
| Boat, RV, van, etc. | 9,322 | 7.0% |
| **YEAR STRUCTURE BUILT** | | |
| Total housing units | 133,339 | 133,339 |
| Built 2014 or later | 8,842 | 6.6% |
| Built 2010 to 2013 | 7,455 | 5.6% |
| Built 2000 to 2009 | 27,477 | 20.6% |
| Built 1990 to 1999 | 26,221 | 19.7% |
| Built 1980 to 1989 | 22,924 | 17.2% |
| Built 1970 to 1979 | 19,866 | 14.9% |
| Built 1960 to 1969 | 10,408 | 7.8% |
| Built 1950 to 1959 | 3,562 | 2.7% |
| Built 1940 to 1949 | 2,183 | 1.6% |
| Built 1939 or earlier | 4,401 | 3.3% |
| **BEDROOMS** | | |

| Label | Estimate | Percent |
|---|---|---|
| Total housing units | 2,352 | 1.8% |
| No bedroom | 7,657 | 5.7% |
| 1 bedroom | 24,352 | 18.3% |
| 2 bedrooms | 56,795 | 42.6% |
| 3 bedrooms | 34,878 | 26.2% |
| 4 bedrooms | 7,305 | 5.5% |
| 5 or more bedrooms | 2,352 | 1.8% |
| **HOUSING TENURE** | | |
| Occupied housing units | 126,273 | 126,273 |
| Owner-occupied | 97,070 | 76.9% |
| Renter-occupied | 29,203 | 23.1% |
| Average household size of owner-occupied unit | (X) | (X) |
| Average household size of renter-occupied unit | (X) | (X) |
| **MORTGAGE STATUS** | | |
| Owner-occupied units | 97,070 | (X) |
| Housing units with a mortgage | 72,665 | 74.9% |
| Housing units without a mortgage | 24,405 | 25.1% |
| **SELECTED MONTHLY OWNER COSTS (SMOC)** | | |
| Housing units with a mortgage | 72,665 | 72,665 |
| Less than $500 | 283 | 0.4% |
| $500 to $999 | 2,249 | 3.1% |
| $1,000 to $1,499 | 7,542 | 10.4% |
| $1,500 to $1,999 | 16,000 | 22.0% |
| $2,000 to $2,499 | 17,121 | 23.6% |
| $2,500 to $2,999 | 12,697 | 17.5% |
| $3,000 or more | 16,773 | 23.1% |
| Median (dollars) | ** | (X) |
| Housing units without a mortgage | 24,405 | 24,405 |
| Less than $250 | 1,391 | 5.7% |
| $250 to $399 | 1,842 | 7.5% |

| Label | Estimate | Percent |
|---|---|---|
| $400 to $599 | 5,034 | 20.6% |
| $600 to $799 | 7,194 | 29.5% |
| $800 to $999 | 5,091 | 20.9% |
| $1,000 or more | 7,783 | 31.9% |
| Median (dollars) | ** | (X) |
| **GROSS RENT** | | |
| Occupied units paying rent | 4,873 | 4,873 |
| Less than $500 | 812 | 2.9% |
| $500 to $999 | 2,237 | 8.0% |
| $1,000 to $1,499 | 6,817 | 24.5% |
| $1,500 to $1,999 | 10,075 | 36.2% |
| $2,000 to $2,499 | 5,360 | 19.3% |
| $2,500 to $2,999 | 1,652 | 5.9% |
| $3,000 or more | 879 | 3.2% |
| Median (dollars) | ** | (X) |
| No rent paid | 1,371 | (X) |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Tables B25002, B25003, B25024, B25041, B25063, B25087*

*FOOTNOTES: ** data unavailable for unincorporated Snohomish County*

## Housing Units by Type

| | One Unit | Two Units or More | Mobile Home | Total |
|---|---|---|---|---|
| Total | 99,639 | 25,368 | 13,674 | 138,681 |
| Percent | 71.8% | 18.3% | 9.9% | 100.0% |

*Source: OFM, 2021*

## Gross Rent as a Percentage of Household Income in the Past 12 Months

| Label | Estimate |
|---|---|
| Less than 10.0 percent | 905 |
| 10.0 to 14.9 percent | 2,185 |
| 15.0 to 19.9 percent | 3,711 |
| 20.0 to 24.9 percent | 3,969 |
| 25.0 to 29.9 percent | 3,541 |
| 30.0 to 34.9 percent | 3,246 |
| 35.0 to 39.9 percent | 1,635 |
| 40.0 to 49.9 percent | 2,579 |
| 50.0 percent or more | 5,738 |
| Not computed | 1,694 |
| **Total** | **29,203** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25070*

## Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months

| Label | Estimate |
|---|---|
| Total: | 88,845 |
| Housing units with a mortgage: | 65,852 |
| Less than 10.0 percent | 3,498 |
| 10.0 to 14.9 percent | 8,818 |
| 15.0 to 19.9 percent | 13,263 |
| 20.0 to 24.9 percent | 12,443 |
| 25.0 to 29.9 percent | 8,478 |
| 30.0 to 34.9 percent | 5,456 |
| 35.0 to 39.9 percent | 3,650 |
| 40.0 to 49.9 percent | 3,690 |
| 50.0 percent or more | 6,418 |
| Not computed | 138 |
| Housing units without a mortgage: | 22,993 |
| Less than 10.0 percent | 10,837 |
| 10.0 to 14.9 percent | 4,474 |
| 15.0 to 19.9 percent | 2,612 |
| 20.0 to 24.9 percent | 1,388 |
| 25.0 to 29.9 percent | 993 |
| 30.0 to 34.9 percent | 491 |
| 35.0 to 39.9 percent | 252 |
| 40.0 to 49.9 percent | 607 |
| 50.0 percent or more | 1,192 |
| Not computed | 147 |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B25091,*

## Population and Age Distribution

| Age | Population | Percent |
|---|---|---|
| Under 5 years | 23,567 | 6.6% |
| 5 to 9 years | 22,884 | 6.4% |
| 10 to 14 years | 23,590 | 6.6% |
| 15 to 19 years | 19,988 | 5.6% |
| 20 to 24 years | 18,451 | 5.2% |
| 25 to 29 years | 24,447 | 6.8% |
| 30 to 34 years | 27,423 | 7.7% |
| 35 to 39 years | 28,568 | 8.0% |
| 40 to 44 years | 23,895 | 6.7% |
| 45 to 49 years | 24,881 | 7.0% |
| 50 to 54 years | 25,656 | 7.2% |
| 55 to 59 years | 25,389 | 7.1% |
| 60 to 64 years | 23,901 | 6.7% |
| 65 to 69 years | 18,339 | 5.1% |
| 70 to 74 years | 11,369 | 3.2% |
| 75 to 79 years | 7,165 | 2.0% |
| 80 to 84 years | 3,846 | 1.1% |
| 85 years and over | 4,324 | 1.2% |
| **Total Population** | **357,683** | **100%** |

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table B01001*

## Future Land Supply

| Status | Buildable Acres | Single-Family | Townhouses | Multi-Family | Senior Apartments | Total |
|---|---|---|---|---|---|---|
| **Silver Firs Gap** | | | | | | |
| Pending | 240 | 785 | 853 | 0 | 0 | 1638 |
| Vacant | 30 | 158 | 0 | 4 | 0 | 162 |
| Partially Used | 44 | 216 | 0 | 0 | 0 | 216 |
| Redevelopable | 58 | 276 | 0 | 0 | 0 | 276 |
| **Silver Firs Total** | **372** | **1,435** | **853** | **4** | **0** | **2,292** |
| **Lake Stickney Gap** | | | | | | |
| Pending | 58 | 254 | 294 | 207 | 0 | 755 |
| Vacant | 15 | 66 | 20 | 61 | 6 | 154 |
| Partially Used | 24 | 105 | 26 | 53 | 8 | 192 |
| Redevelopable | 23 | 17 | 53 | 106 | 5 | 181 |
| **Lake Stickney Total** | **120** | **442** | **393** | **427** | **19** | **1,282** |
| **Larch Way Overlap** | | | | | | |
| Pending | 29 | 100 | 98 | 123 | 0 | 321 |
| Vacant | 17 | 59 | 5 | 151 | 28 | 244 |
| Partially Used | 39 | 159 | 5 | 61 | 12 | 237 |
| Redevelopable | 54 | 118 | 13 | 366 | 69 | 567 |
| **Larch Way Total** | **138** | **436** | **121** | **701** | **109** | **1,369** |
| **Unincorporated Totals** | | | | | | |
| Pending | 327 | 1,139 | 1,245 | 330 | 0 | 2,714 |
| Vacant | 62 | 283 | 25 | 216 | 34 | 560 |
| Partially Used | 108 | 480 | 31 | 114 | 20 | 645 |
| Redevelopable | 134 | 411 | 66 | 472 | 74 | 1,024 |
| **Total** | 630 | 2,313 | 1,367 | 1,132 | 128 | 4,943 |

*Source: 2021 Buildable Lands Report*

## Building Permit Data

| Year | Single Family | Duplex | Multi Family | Mobile Home | Total |
|---|---|---|---|---|---|
| 2016 | 1,592 | 54 | 611 | 43 | 2,300 |
| 2017 | 1,600 | 42 | 602 | 35 | 2,279 |
| 2018 | 1,088 | 64 | 1,056 | 35 | 2,243 |
| 2019 | 1,520 | 72 | 687 | 60 | 2,339 |
| 2020 | 1,002 | 80 | 805 | 347 | 2,234 |
| 2021 | 1,156 | 87 | 135 | 37 | 1,415 |
| **TOTAL** | **7,958** | **399** | **3,896** | **557** | **12,810** |

*Source: 2016-2019 PSRC Building Permit Data, 2020 and 2021 Snohomish County Data*

# Appendix G

# Housing Need Allocations Methods A,B,C

## Housing Needs Allocation by Income Band and Jurisdiction

## Recommended by the SCT Planning Advisory Committee on April 13, 2023

Following a review of the three methods for allocating housing needs by income and jurisdiction (Method A, B and C) as shown in this Appendix, the Planning Advisory Committee (PAC) recommended **Method C** as the preferred methodology for allocating housing needs to Snohomish County jurisdictions.

The following charts on pages 384 through 395 show the 2020-2044 housing needs by income category under Method C for each jurisdiction in Snohomish County, as recommended by PAC. The charts show where the housing needs focus is expected to be directed for each jurisdiction's housing element in the 2024 comprehensive plan updates. For each chart, the percent distribution of housing needs by income category for the 2020-2044 planning period can be compared with each jurisdiction's current distribution of housing stock by income[1].

Consistent with the housing needs allocation guidance from Commerce:

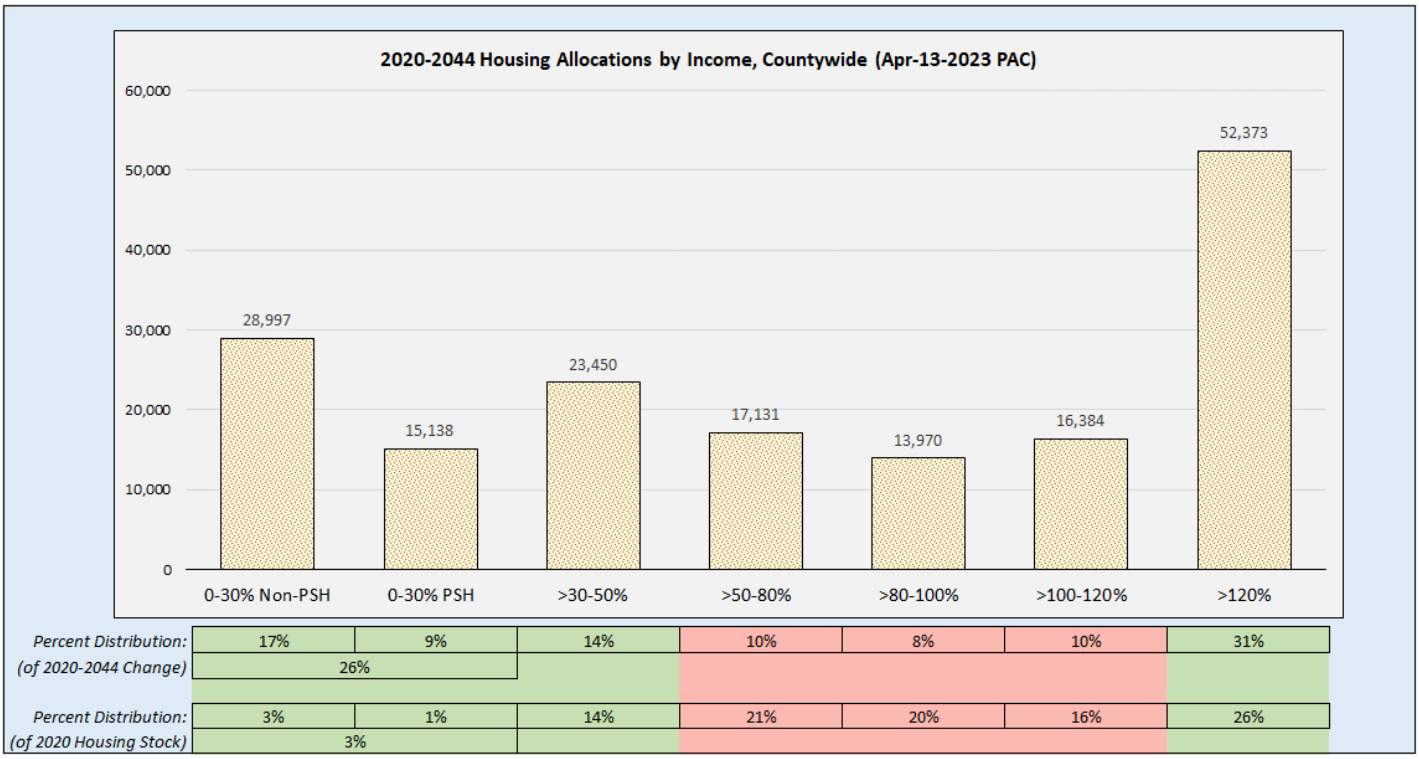
- Addressing housing needs in income categories shown in green will require greater emphasis relative to the historic housing characteristics of the jurisdiction (i.e., the proportion of housing needs in these income categories are greater than the jurisdiction's current proportion of housing units that are affordable to these income groups)[2].
- Addressing housing needs in income categories shown in red will require less emphasis relative to the historic housing conditions in the jurisdiction (i.e., the proportion of housing needs in these income categories are less than the jurisdiction's current proportion of housing units that are affordable to these income groups).

Following the Method C charts by jurisdiction, Appendix G shows the detailed tabular allocations of draft 2020-2044 housing needs by income bands and jurisdiction using Commerce's Housing for All Planning Tool (HAPT) for Allocation Methods A & B, and provides a comparison of those results with the Method C results for each jurisdiction via a series of bar graphs.

[1] Permanent Supportive Housing (PSH) and non-Permanent Supportive Housing (non-PSH) categories are combined to make this comparison within the 0-30% of AMI category.

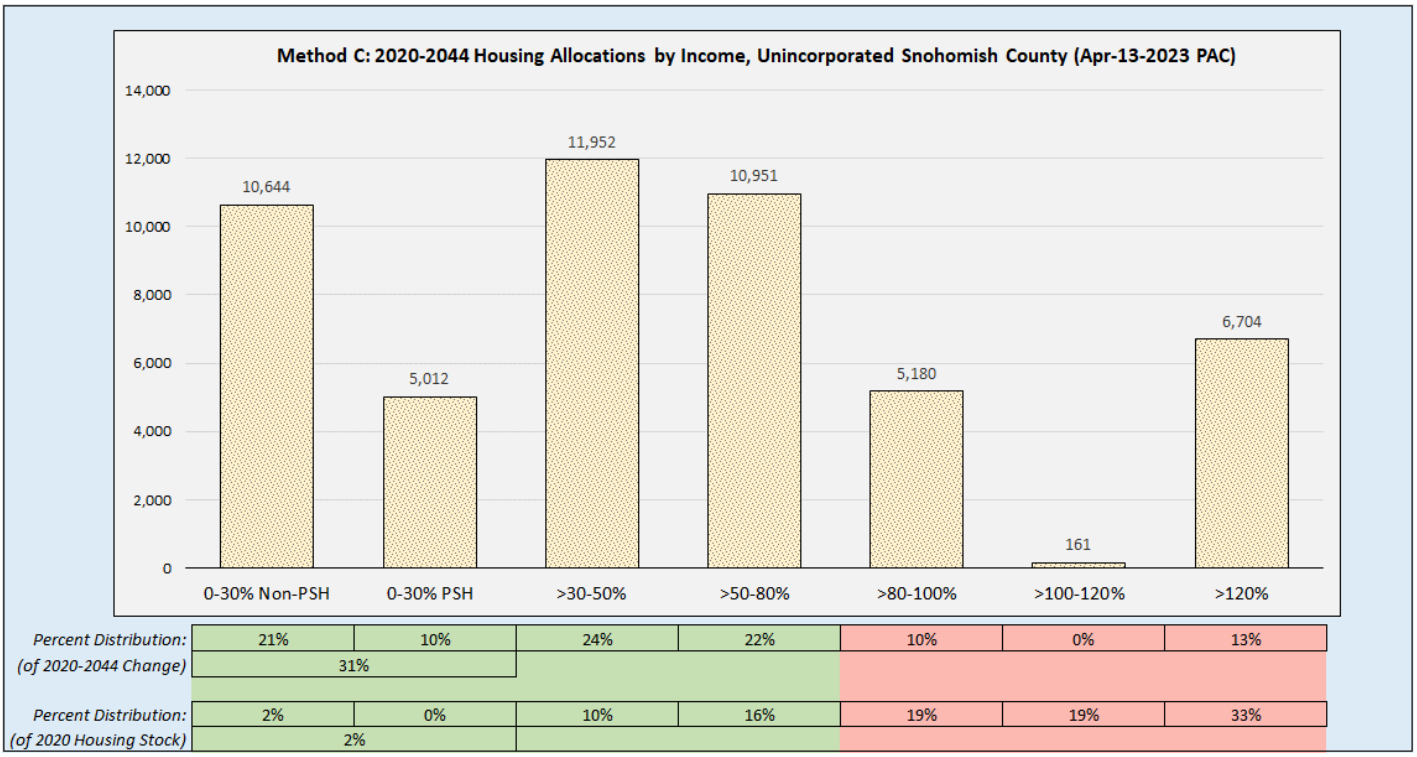
[2] In the limited number of cases where this comparison resulted in a tie using whole numbers, the addition of a single decimal place was used to break the ties.

## Countywide



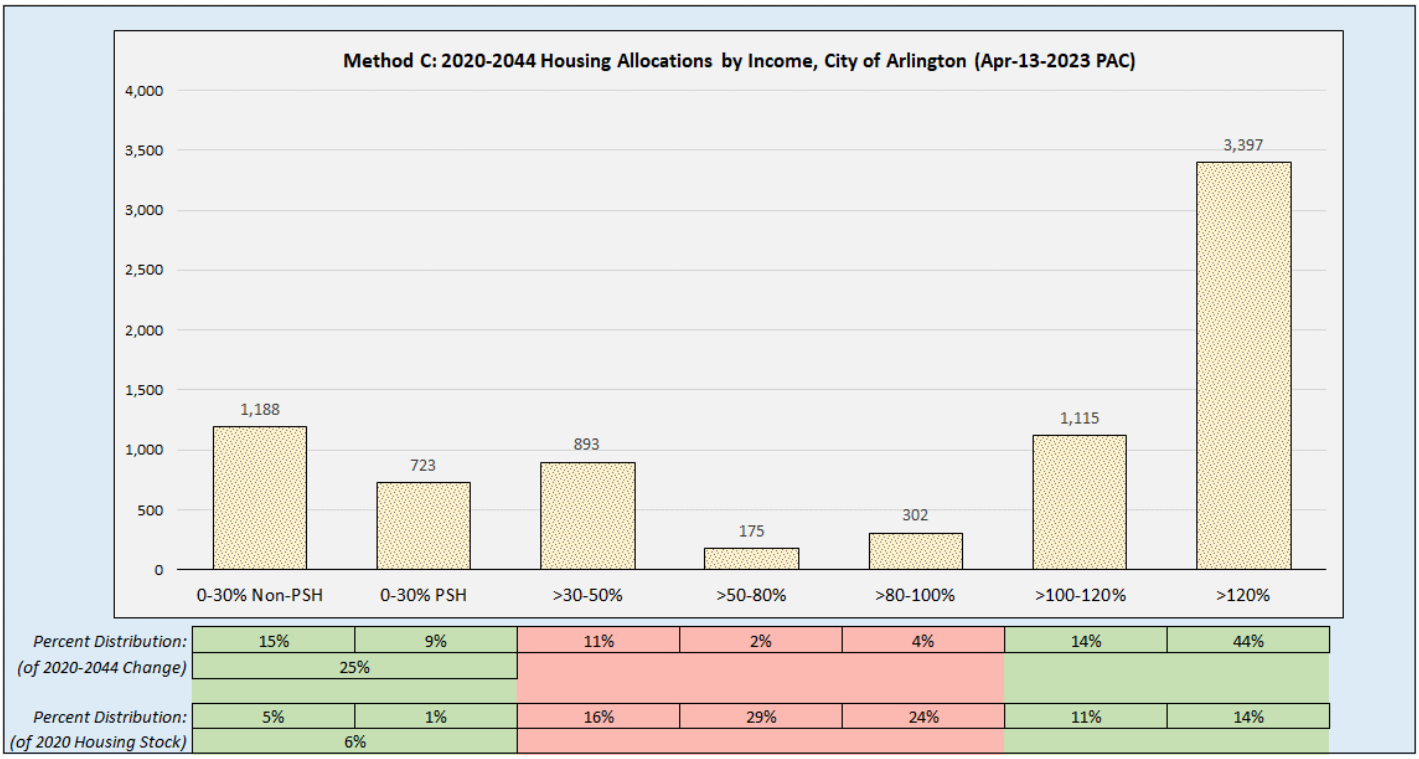

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 17% | 9% | 14% | 10% | 8% | 10% | 31% |
| *(of 2020-2044 Change)* | 26% | | | | | | |
| *Percent Distribution:* | 3% | 1% | 14% | 21% | 20% | 16% | 26% |
| *(of 2020 Housing Stock)* | 3% | | | | | | |

## Unincorporated County



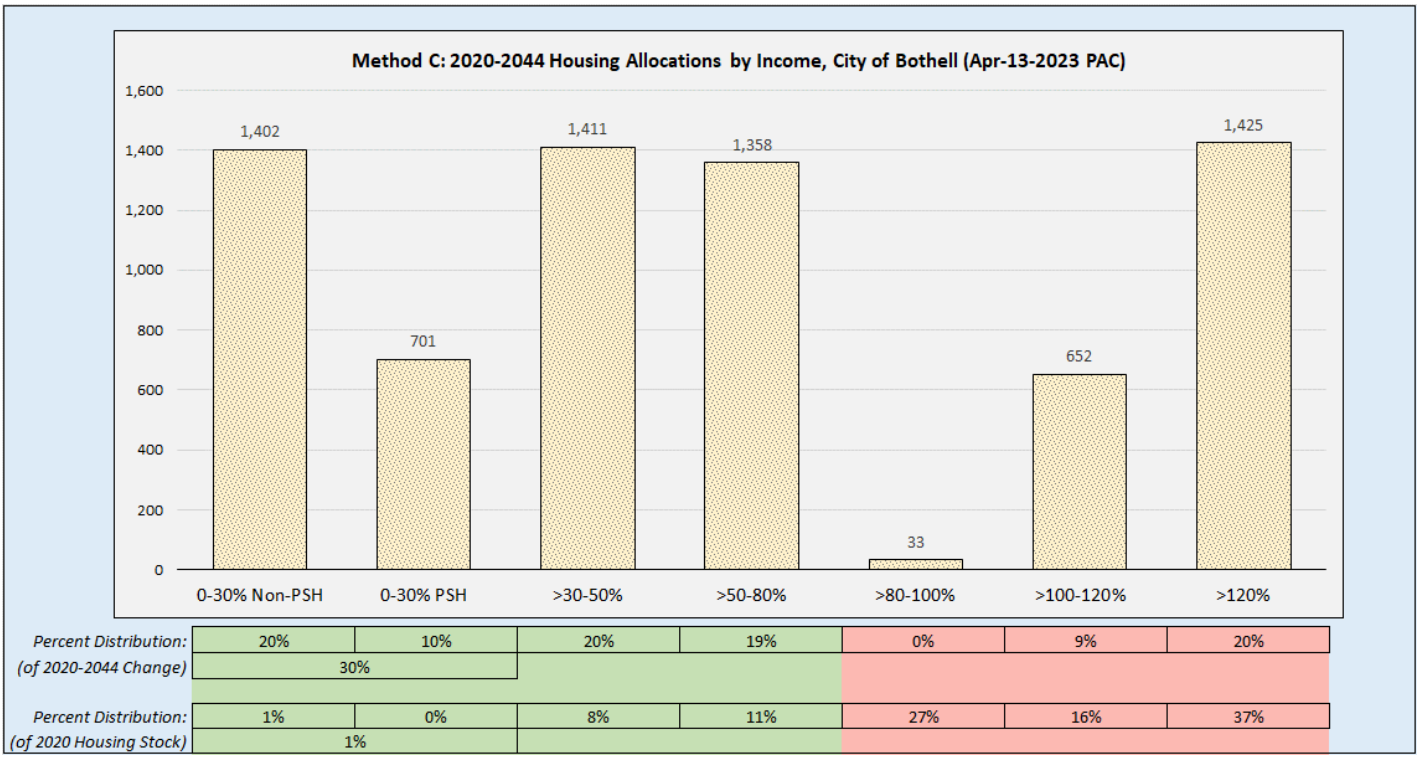

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 21% | 10% | 24% | 22% | 10% | 0% | 13% |
| *(of 2020-2044 Change)* | 31% | | | | | | |
| *Percent Distribution:* | 2% | 0% | 10% | 16% | 19% | 19% | 33% |
| *(of 2020 Housing Stock)* | 2% | | | | | | |

## City of Arlington



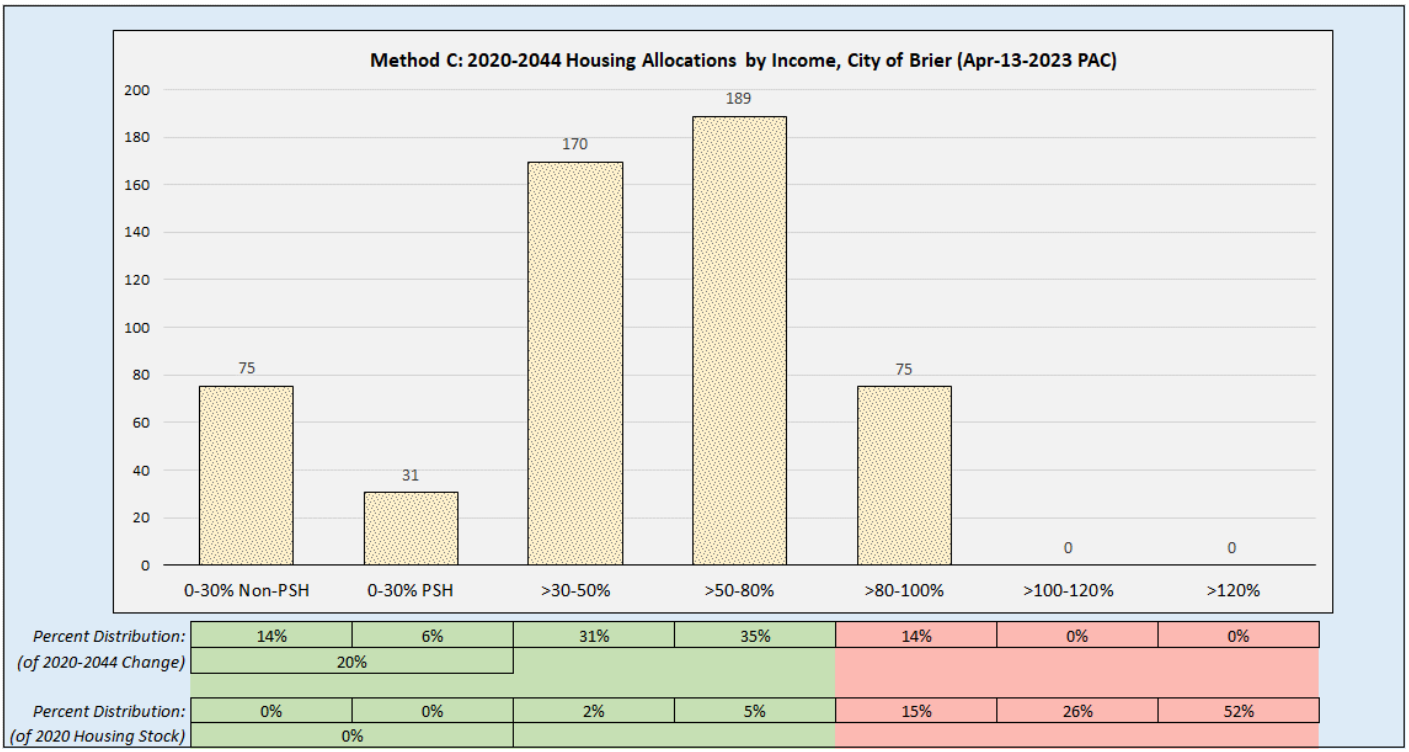

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 15% | 9% | 11% | 2% | 4% | 14% | 44% |
| *(of 2020-2044 Change)* | 25% | | | | | | |
| *Percent Distribution:* | 5% | 1% | 16% | 29% | 24% | 11% | 14% |
| *(of 2020 Housing Stock)* | 6% | | | | | | |

## City of Bothell



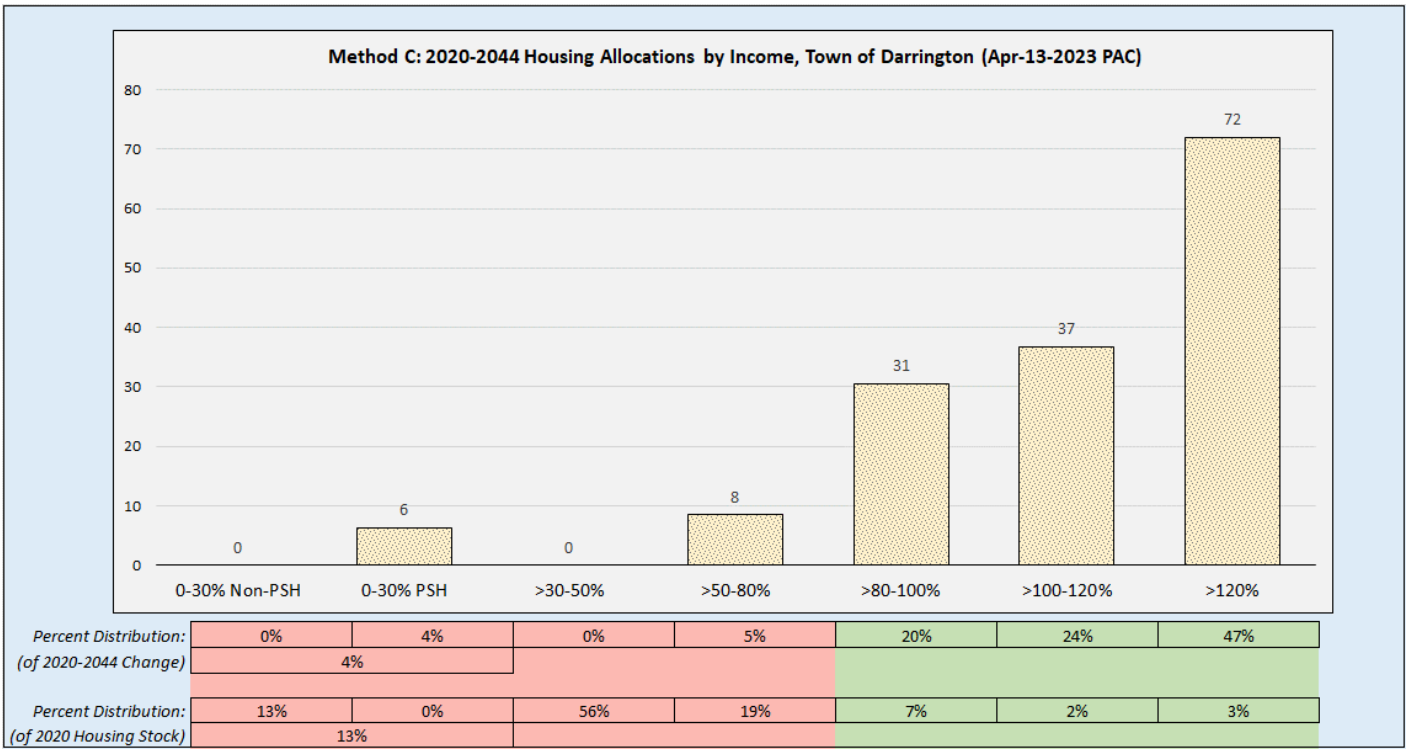

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 20% | 10% | 20% | 19% | 0% | 9% | 20% |
| *(of 2020-2044 Change)* | 30% | | | | | | |
| *Percent Distribution:* | 1% | 0% | 8% | 11% | 27% | 16% | 37% |
| *(of 2020 Housing Stock)* | 1% | | | | | | |

## City of Brier



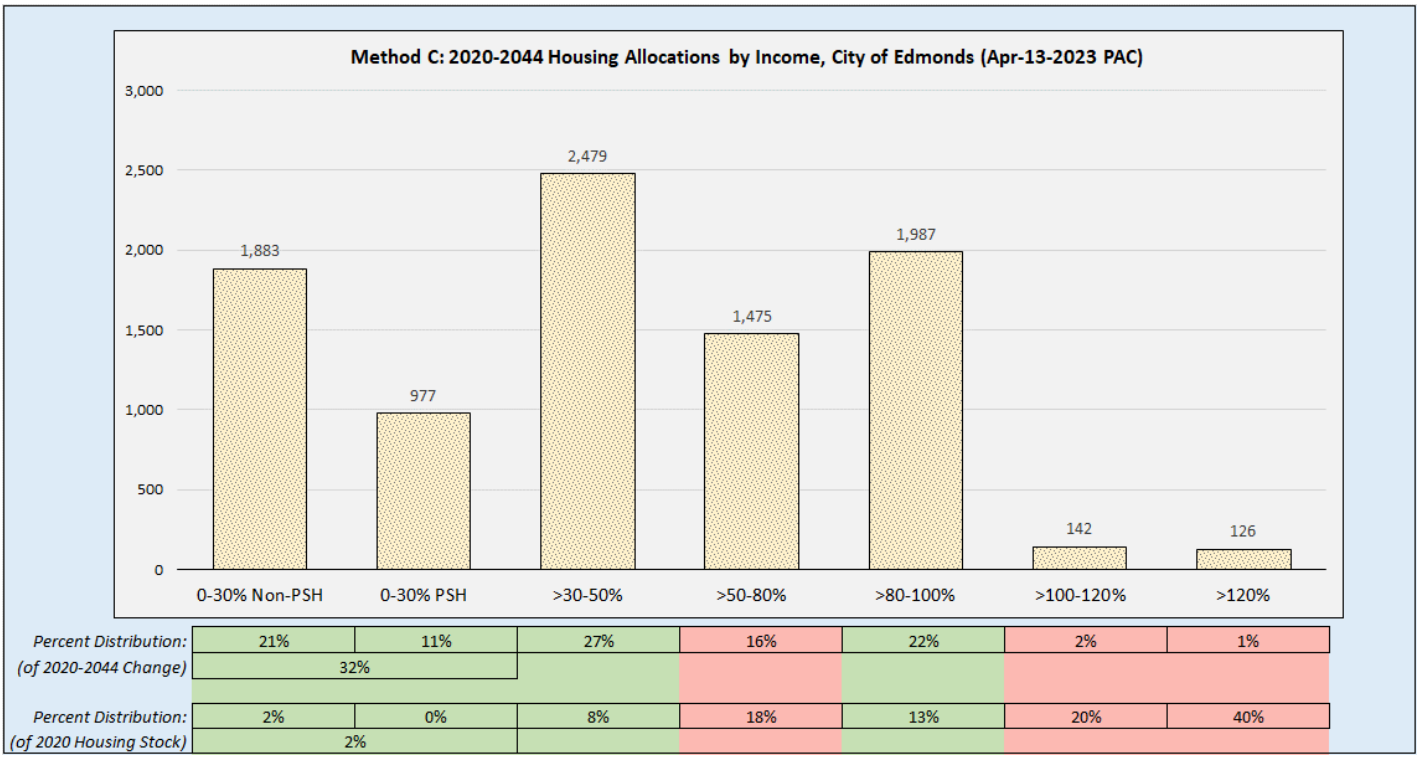

| | 0-30% Non-PSH | 0-30% PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 14% | 6% | 31% | 35% | 14% | 0% | 0% |
| *(of 2020-2044 Change)* | 20% | | | | | | |
| *Percent Distribution:* | 0% | 0% | 2% | 5% | 15% | 26% | 52% |
| *(of 2020 Housing Stock)* | 0% | | | | | | |

## Town of Darrington



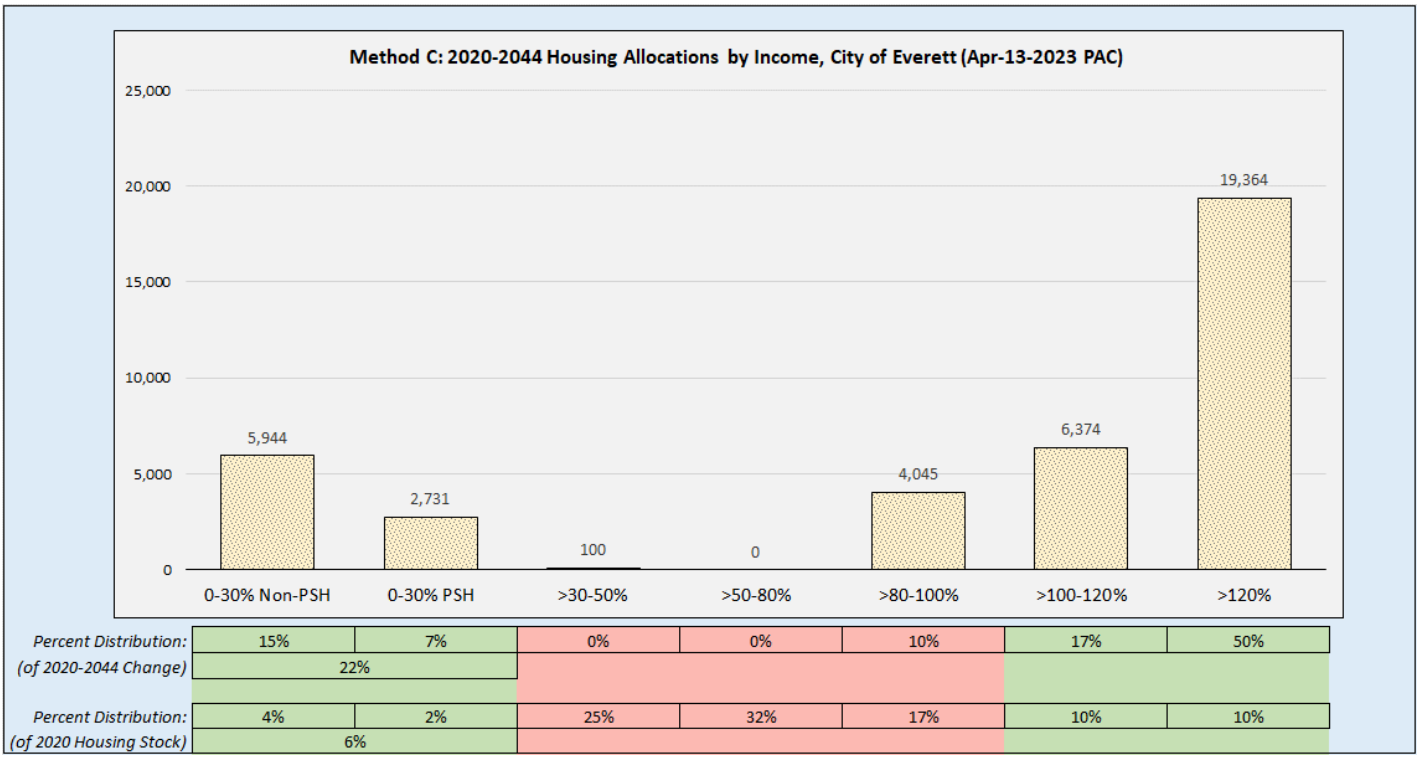

| | 0-30% Non-PSH | 0-30% PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 0% | 4% | 0% | 5% | 20% | 24% | 47% |
| *(of 2020-2044 Change)* | 4% | | | | | | |
| *Percent Distribution:* | 13% | 0% | 56% | 19% | 7% | 2% | 3% |
| *(of 2020 Housing Stock)* | 13% | | | | | | |

## City of Edmonds



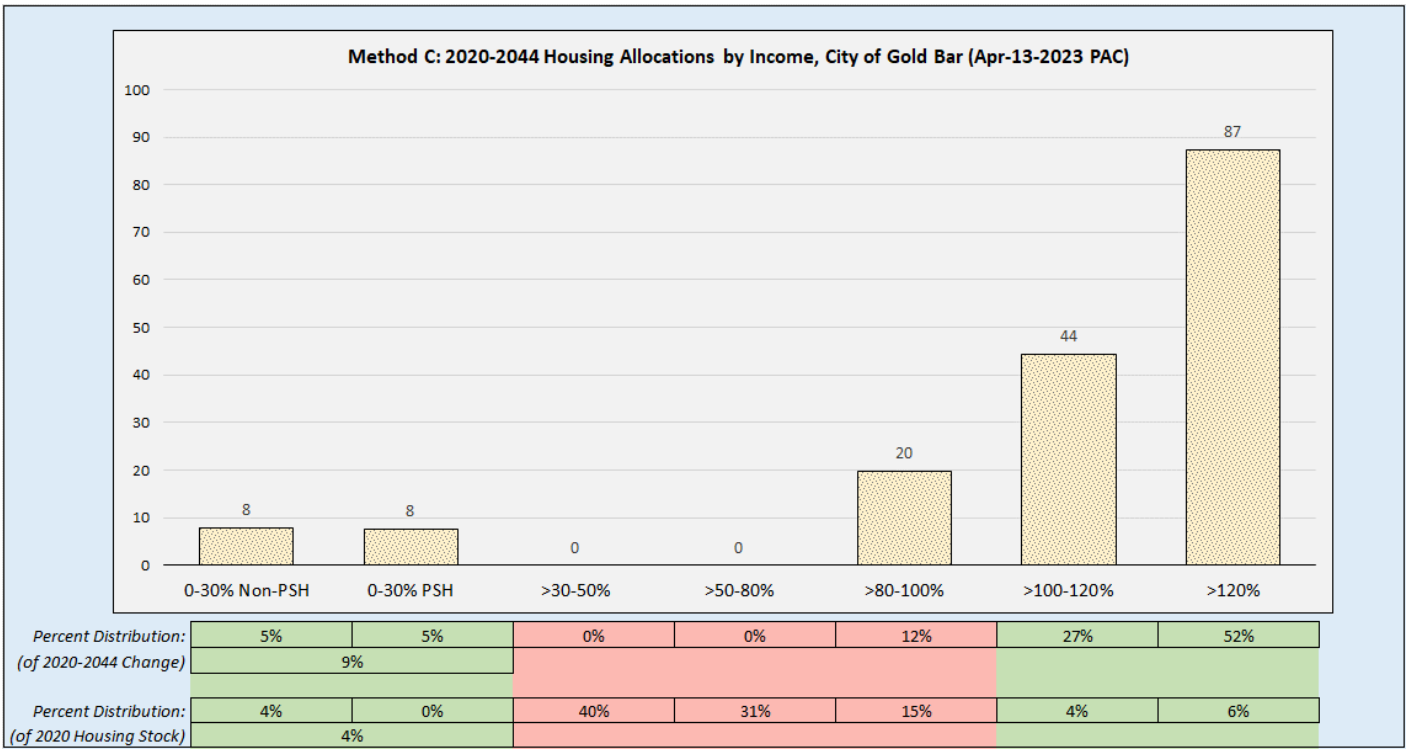

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 21% | 11% | 27% | 16% | 22% | 2% | 1% |
| *(of 2020-2044 Change)* | 32% | | | | | | |
| *Percent Distribution:* | 2% | 0% | 8% | 18% | 13% | 20% | 40% |
| *(of 2020 Housing Stock)* | 2% | | | | | | |

## City of Everett



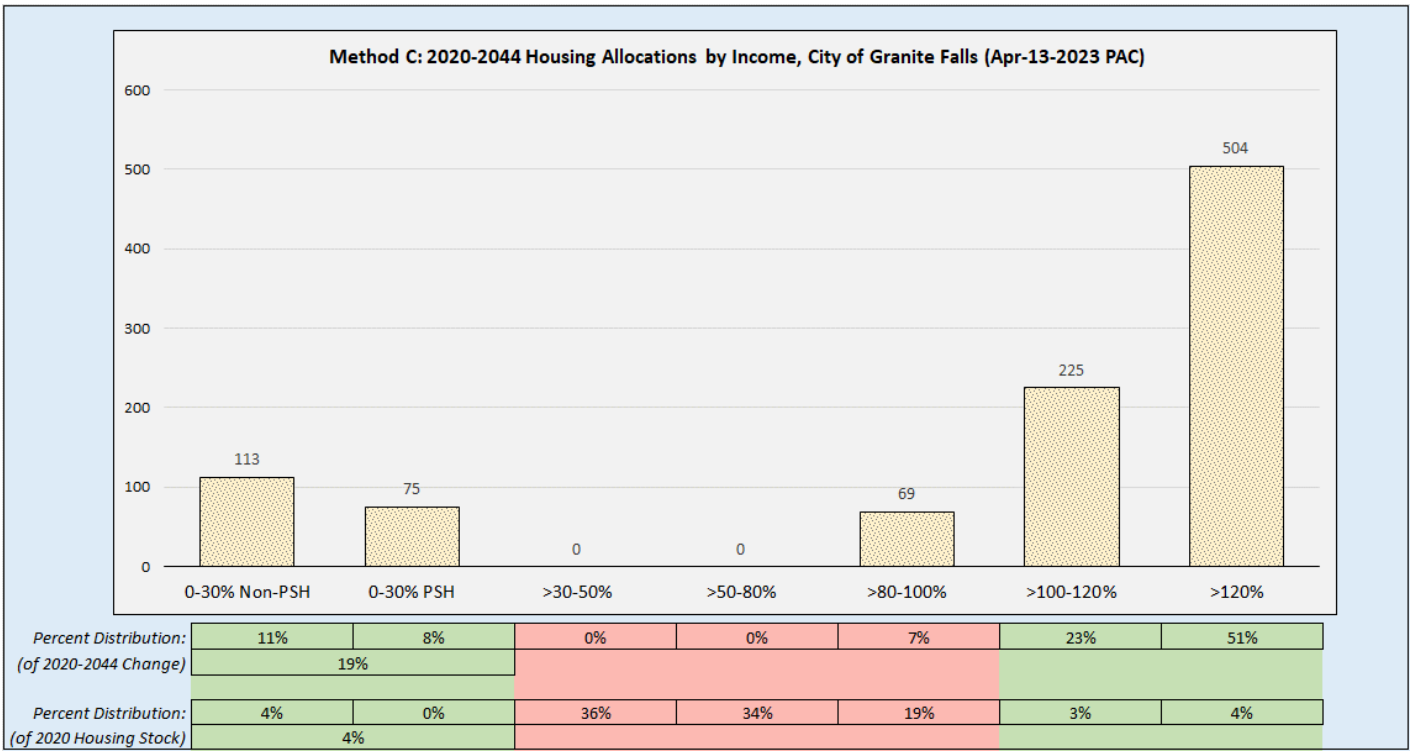

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 15% | 7% | 0% | 0% | 10% | 17% | 50% |
| *(of 2020-2044 Change)* | 22% | | | | | | |
| *Percent Distribution:* | 4% | 2% | 25% | 32% | 17% | 10% | 10% |
| *(of 2020 Housing Stock)* | 6% | | | | | | |

## City of Gold Bar



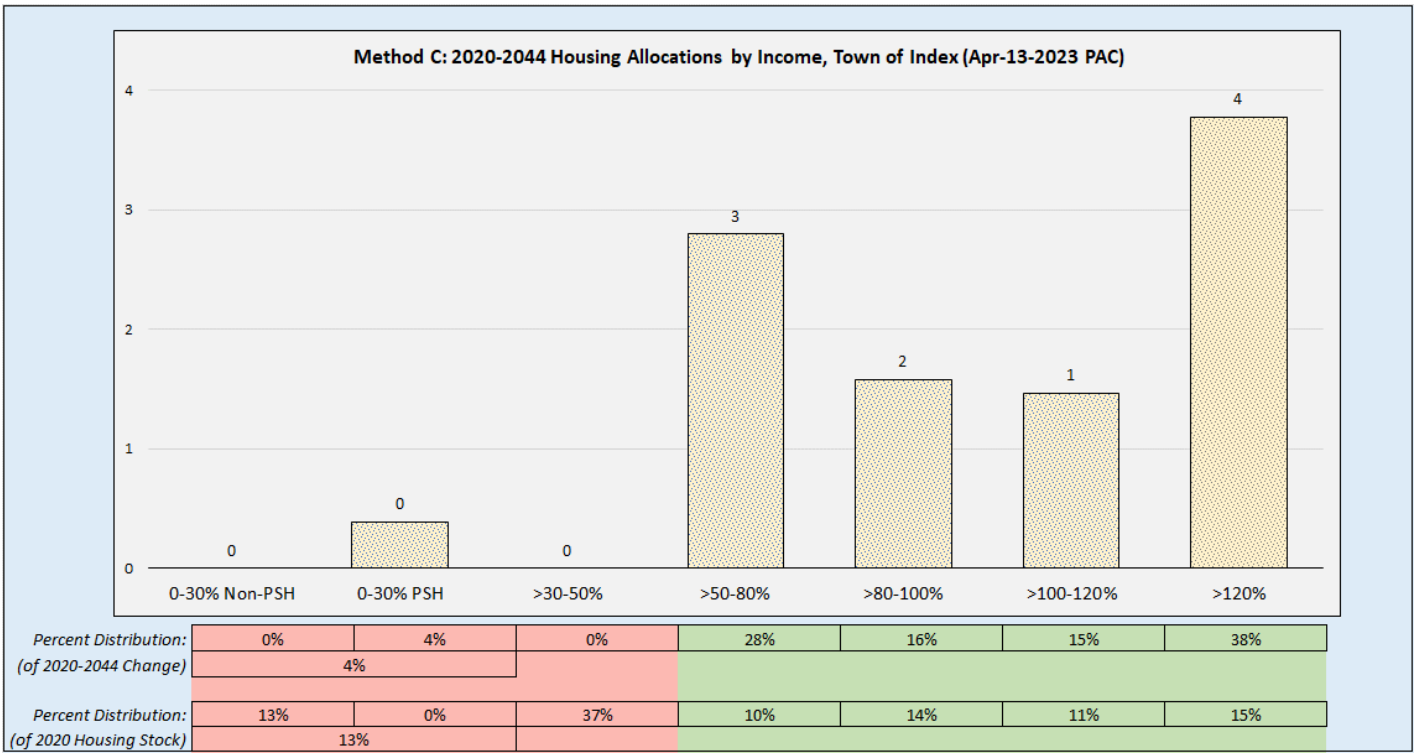

| | 0-30% Non-PSH | 0-30% PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 5% | 5% | 0% | 0% | 12% | 27% | 52% |
| *(of 2020-2044 Change)* | 9% | | | | | | |
| *Percent Distribution:* | 4% | 0% | 40% | 31% | 15% | 4% | 6% |
| *(of 2020 Housing Stock)* | 4% | | | | | | |

## City of Granite Falls

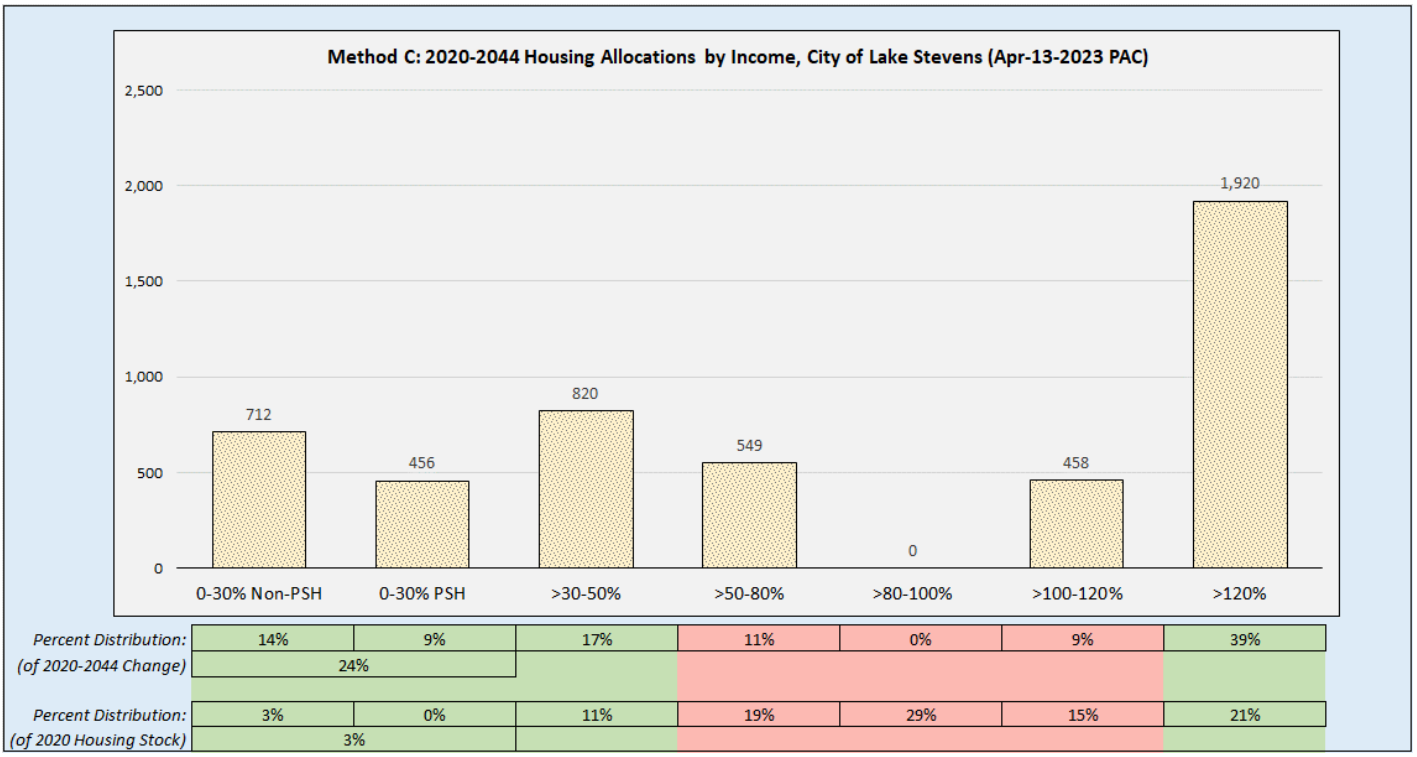



| | 0-30% Non-PSH | 0-30% PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 11% | 8% | 0% | 0% | 7% | 23% | 51% |
| *(of 2020-2044 Change)* | 19% | | | | | | |
| *Percent Distribution:* | 4% | 0% | 36% | 34% | 19% | 3% | 4% |
| *(of 2020 Housing Stock)* | 4% | | | | | | |

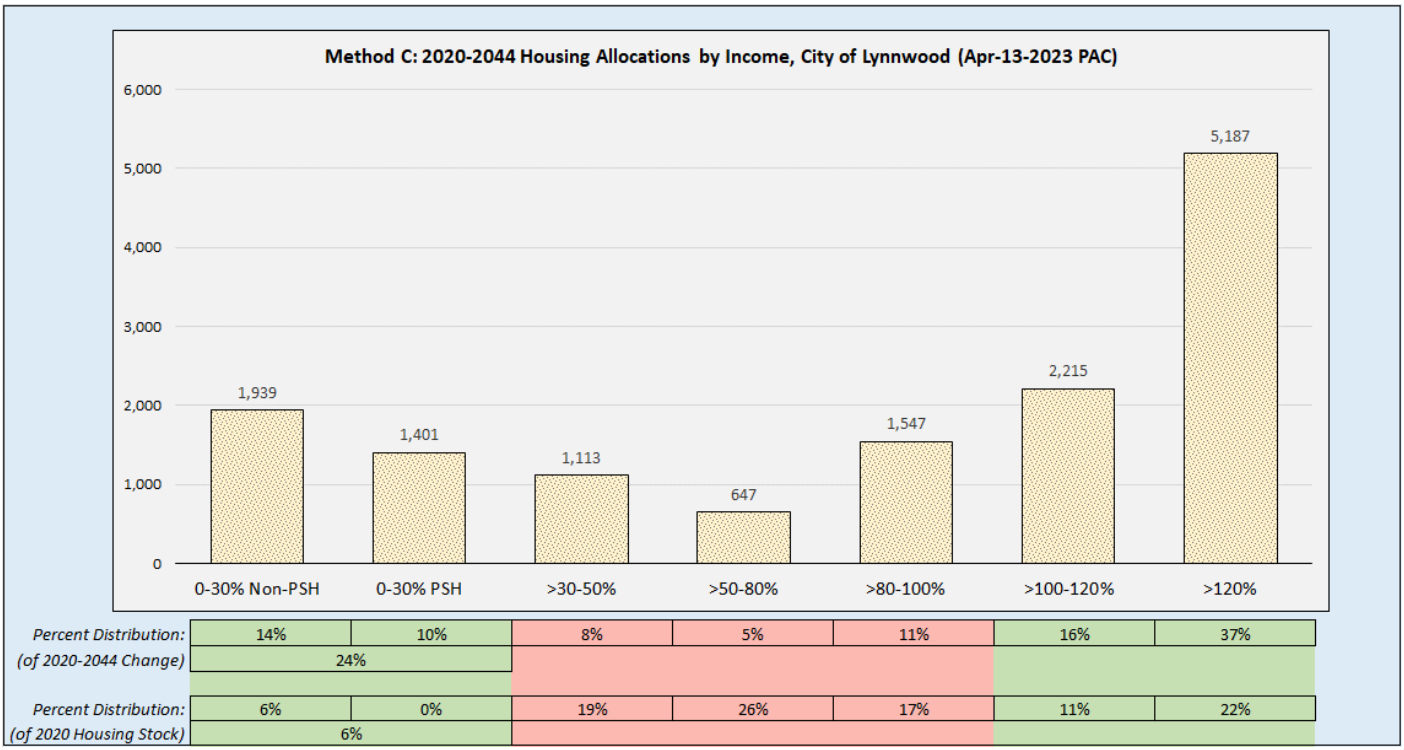
## Town of Index




## City of Lake Stevens

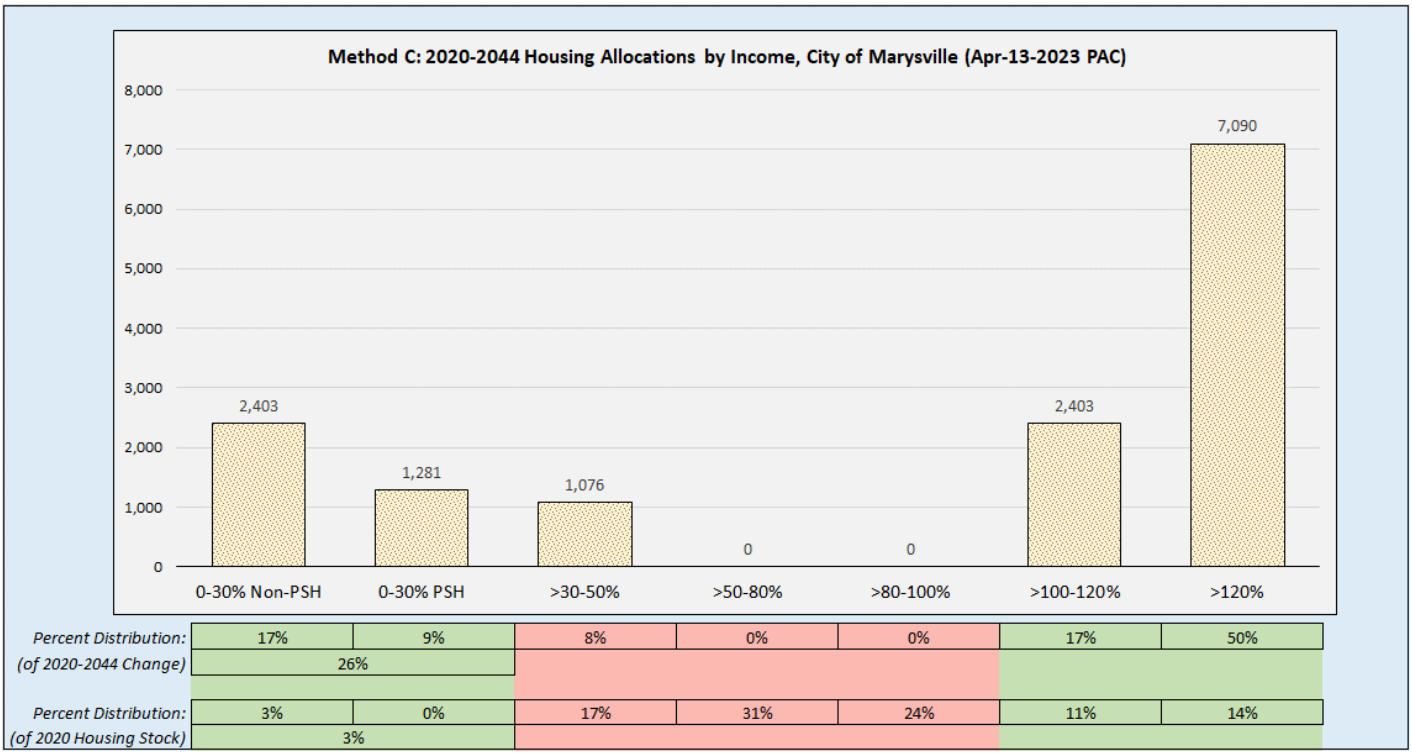


## City of Lynnwood



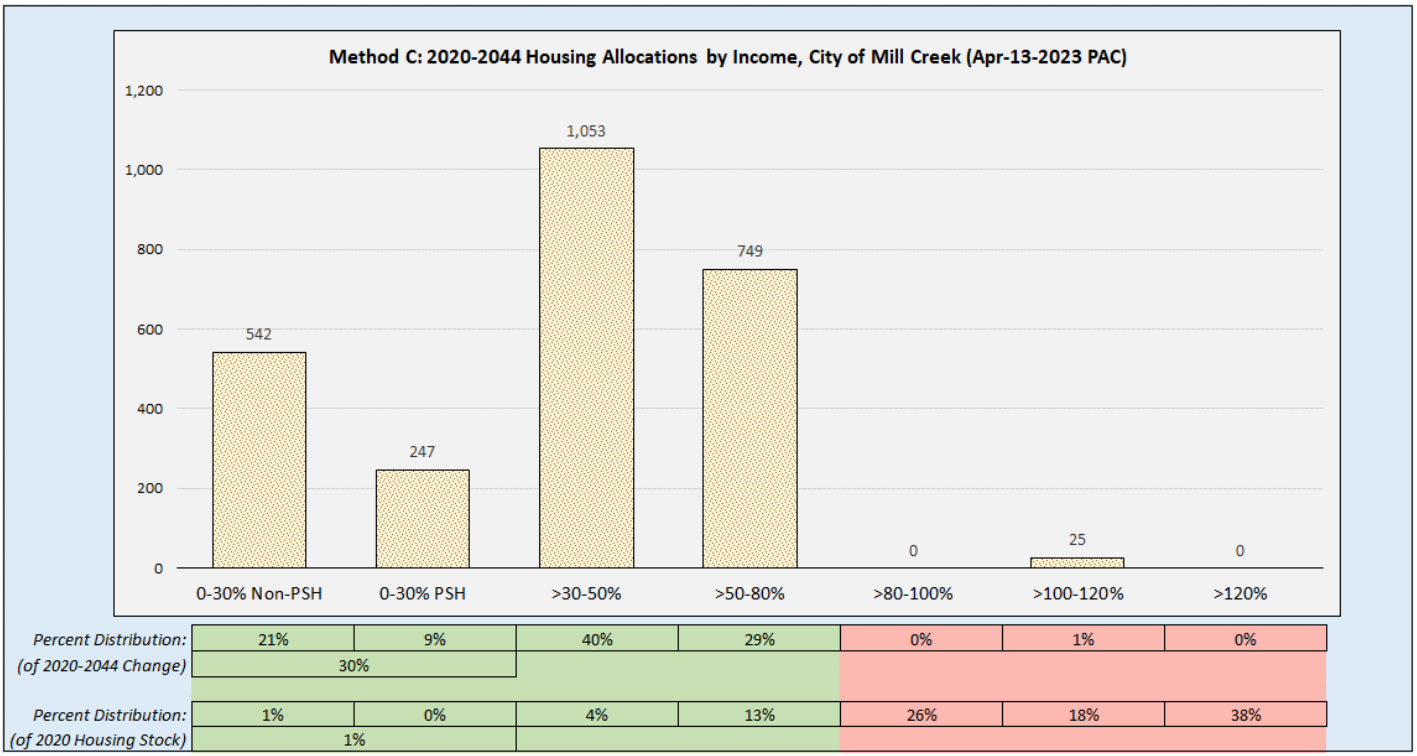

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 14% | 10% | 8% | 5% | 11% | 16% | 37% |
| *(of 2020-2044 Change)* | 24% | | | | | | |
| *Percent Distribution:* | 6% | 0% | 19% | 26% | 17% | 11% | 22% |
| *(of 2020 Housing Stock)* | 6% | | | | | | |

## City of Marysville

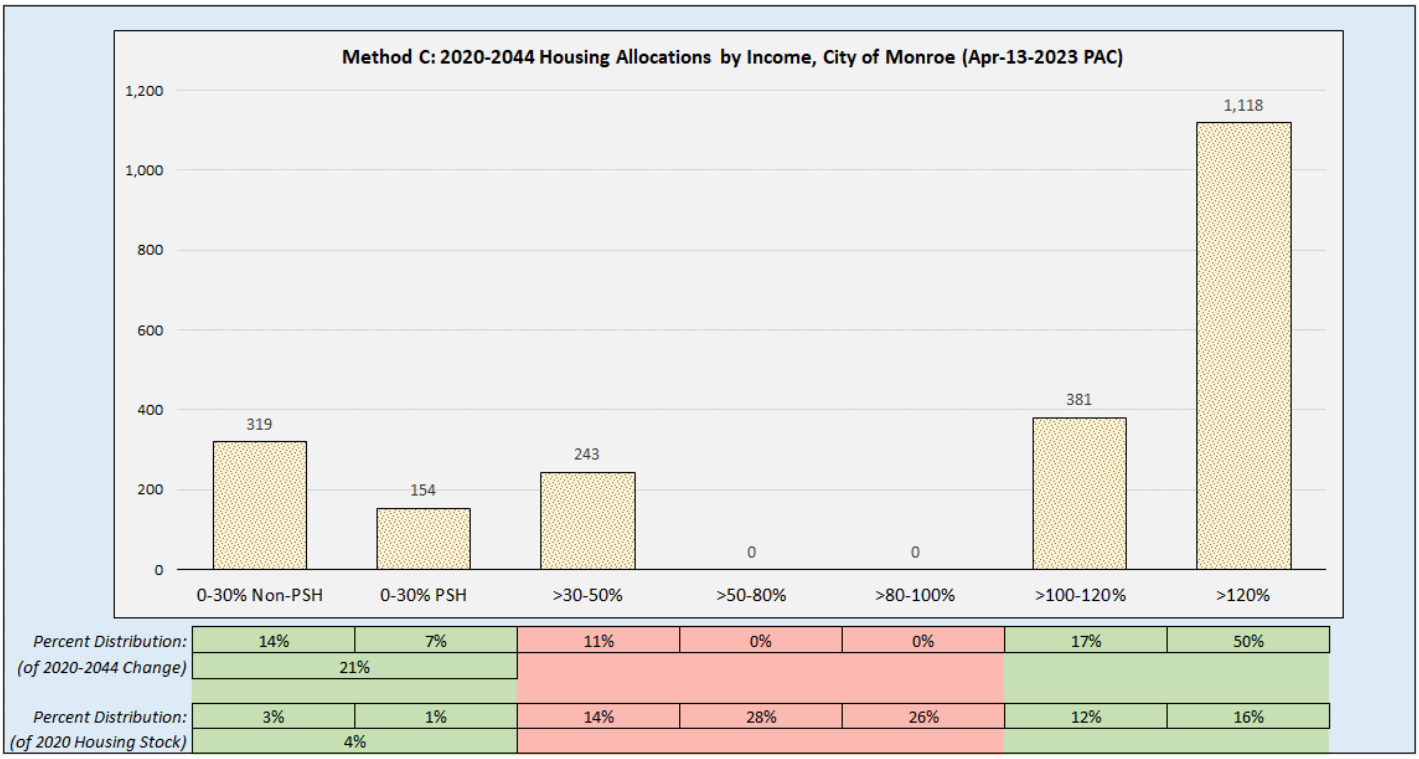



| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 17% | 9% | 8% | 0% | 0% | 17% | 50% |
| *(of 2020-2044 Change)* | 26% | | | | | | |
| *Percent Distribution:* | 3% | 0% | 17% | 31% | 24% | 11% | 14% |
| *(of 2020 Housing Stock)* | 3% | | | | | | |

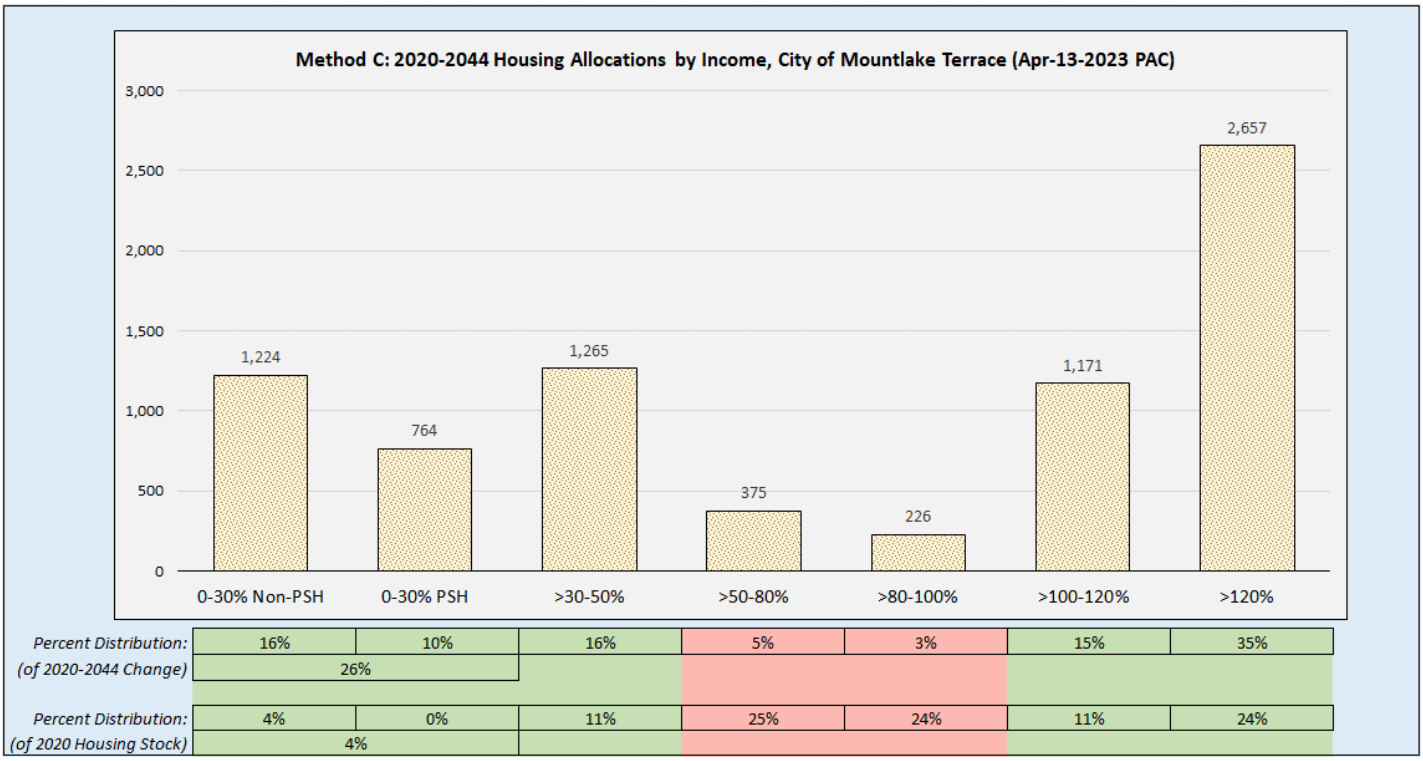
## City of Mill Creek




## City of Monroe

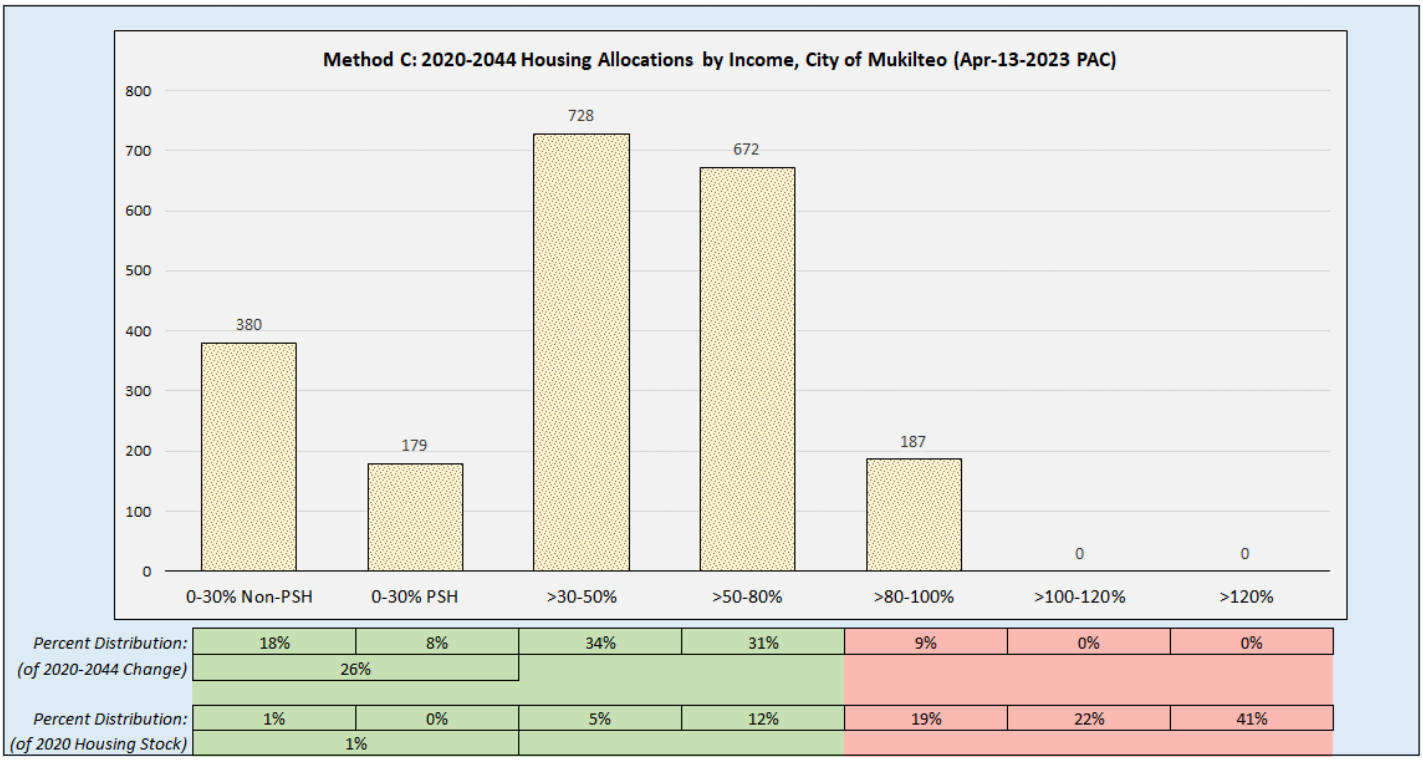


## City of Mountlake Terrace



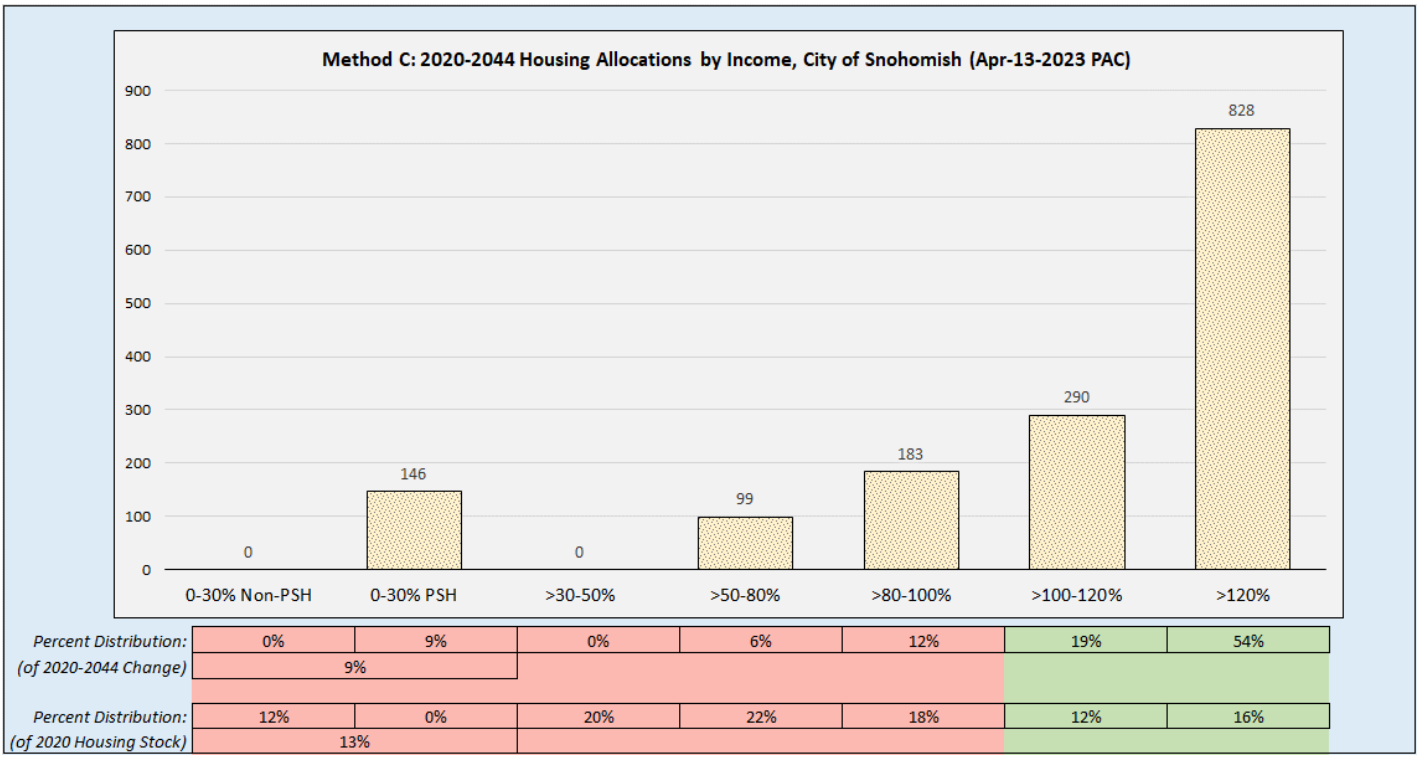

| | 0-30% Non-PSH | 0-30% PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 16% | 10% | 16% | 5% | 3% | 15% | 35% |
| *(of 2020-2044 Change)* | 26% | | | | | | |
| *Percent Distribution:* | 4% | 0% | 11% | 25% | 24% | 11% | 24% |
| *(of 2020 Housing Stock)* | 4% | | | | | | |

## City of Mukilteo



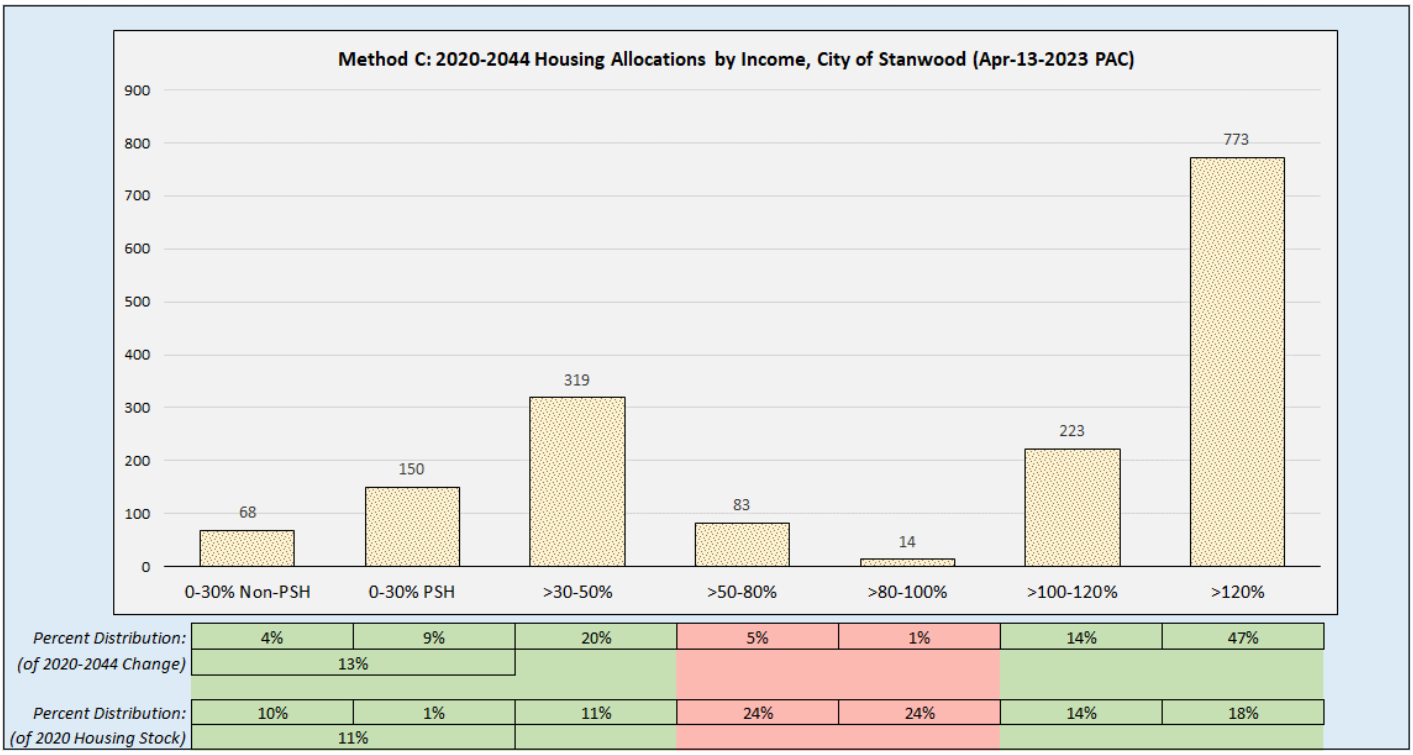

| | 0-30% Non-PSH | 0-30% PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 18% | 8% | 34% | 31% | 9% | 0% | 0% |
| *(of 2020-2044 Change)* | 26% | | | | | | |
| *Percent Distribution:* | 1% | 0% | 5% | 12% | 19% | 22% | 41% |
| *(of 2020 Housing Stock)* | 1% | | | | | | |

## City of Snohomish



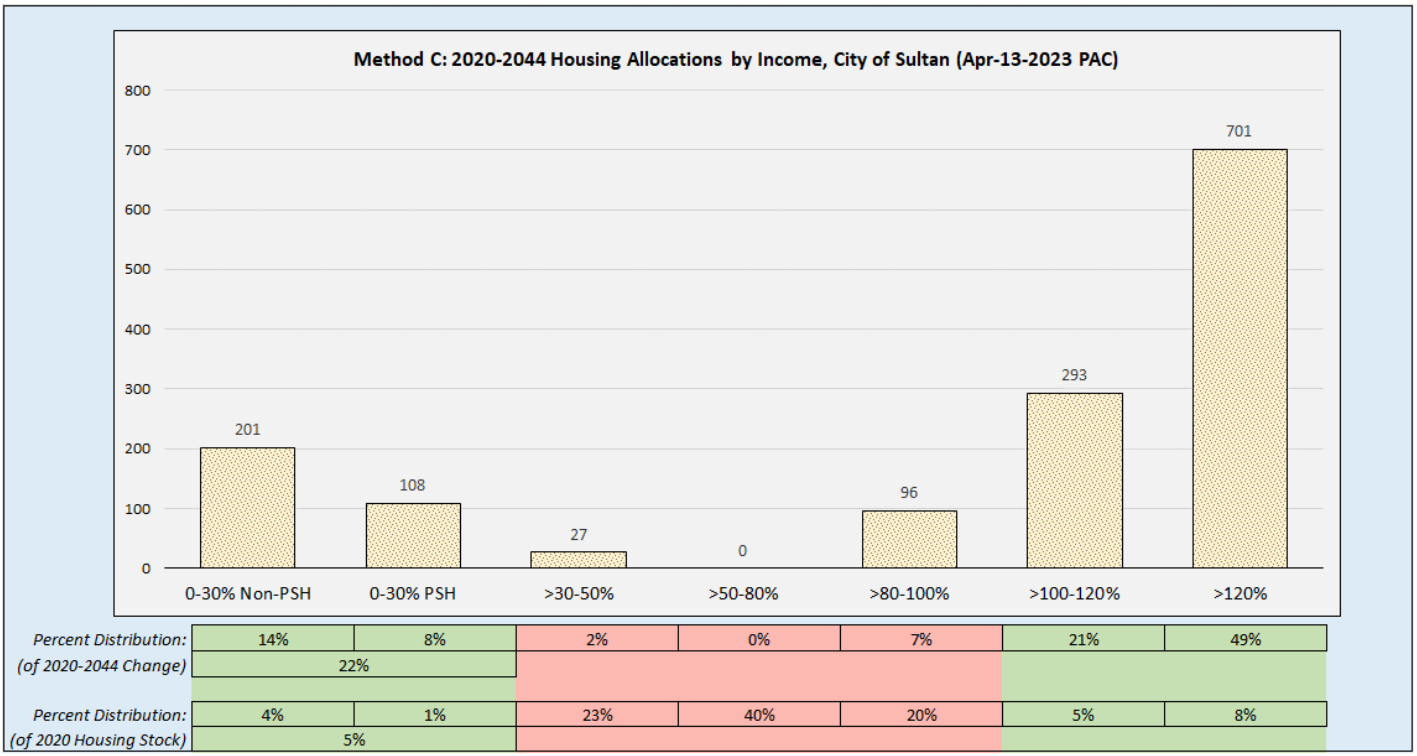

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 0% | 9% | 0% | 6% | 12% | 19% | 54% |
| *(of 2020-2044 Change)* | 9% | | | | | | |
| *Percent Distribution:* | 12% | 0% | 20% | 22% | 18% | 12% | 16% |
| *(of 2020 Housing Stock)* | 13% | | | | | | |

## City of Stanwood



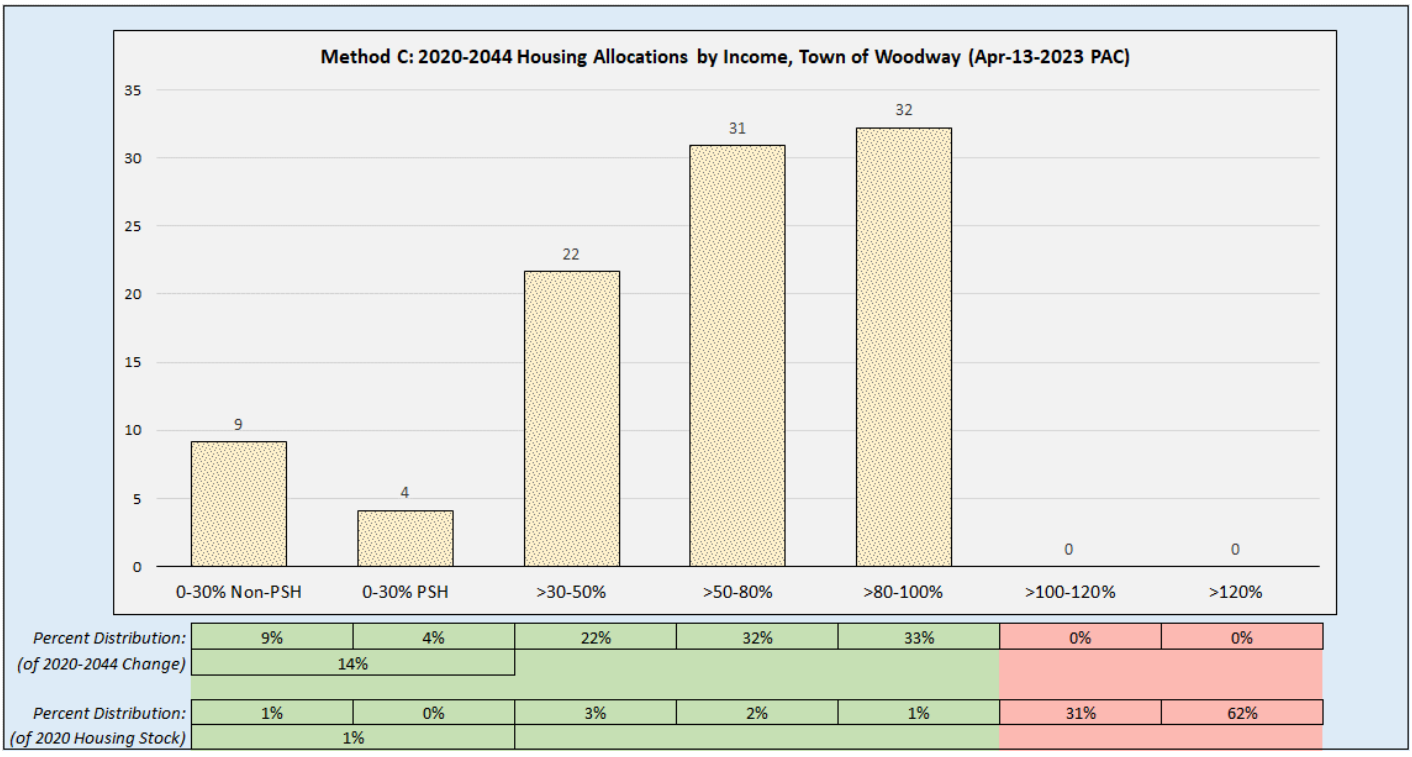

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 4% | 9% | 20% | 5% | 1% | 14% | 47% |
| *(of 2020-2044 Change)* | 13% | | | | | | |
| *Percent Distribution:* | 10% | 1% | 11% | 24% | 24% | 14% | 18% |
| *(of 2020 Housing Stock)* | 11% | | | | | | |

## City of Sultan




| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 14% | 8% | 2% | 0% | 7% | 21% | 49% |
| *(of 2020-2044 Change)* | 22% | | | | | | |
| *Percent Distribution:* | 4% | 1% | 23% | 40% | 20% | 5% | 8% |
| *(of 2020 Housing Stock)* | 5% | | | | | | |

## Town of Woodway




| | | | | | | | |
|---|---|---|---|---|---|---|---|
| *Percent Distribution:* | 9% | 4% | 22% | 32% | 33% | 0% | 0% |
| *(of 2020-2044 Change)* | 14% | | | | | | |
| *Percent Distribution:* | 1% | 0% | 3% | 2% | 1% | 31% | 62% |
| *(of 2020 Housing Stock)* | 1% | | | | | | |

**Snohomish County**

**Projection Year: 2044**
**Population Target = 1,136,309**

| | Permanent Housing Needs by Income Level (% of Area Median Income) | | | | | | | | Emergency Housing Needs (Temporary) |
|---|---|---|---|---|---|---|---|---|---|
| | | 0-30% | | | | | | | |
| | Total | Non-PSH | PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% | |
| Countywide Estimated Housing Supply (2020) | 317,348 | 9,249 | 1,749 | 42,985 | 67,180 | 62,562 | 49,788 | 83,835 | 777 |
| Countywide Additional Units Needed (2020-2044) | 167,443 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,350 |
| Sum of Allocation to Jurisdictions (from User Inputs) | 167,442 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,353 |

**User Input - % Share of County Population Growth. Values must sum to 100%**

100.00% <-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.
Increase 0.00

** The location of 68 emergency housing beds within Snohomish County is unknown. Therefore, they are not included in the jurisdiction table below.*

| | | | Permanent Housing Needs by Income Level (% of Area Median Income) | | | | | | | | Emergency Housing Needs (Temporary) * |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | 0-30% | | | | | | | |
| | | | Total | Non-PSH | PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% | |
| 30.22 % | Unincorporated Snohomish County | Estimated Housing Supply (2020) | 132,804 | 2,444 | 546 | 13,443 | 21,303 | 25,010 | 25,631 | 44,427 | 0 |
| | | Allocation Method A (2020-2044) | 50,604 | 8,763 | 4,575 | 7,087 | 5,177 | 4,222 | 4,952 | 15,828 | 3,128 |
| 4.65 % | Arlington city | Estimated Housing Supply (2020) | 7,750 | 404 | 40 | 1,246 | 2,241 | 1,854 | 864 | 1,101 | 10 |
| | | Allocation Method A (2020-2044) | 7,794 | 1,350 | 705 | 1,092 | 797 | 650 | 763 | 2,438 | 482 |
| 4.17 % | Bothell city | Estimated Housing Supply (2020) | 7,455 | 71 | 0 | 601 | 791 | 2,017 | 1,214 | 2,761 | 7 |
| | | Allocation Method A (2020-2044) | 6,982 | 1,209 | 631 | 978 | 714 | 583 | 683 | 2,184 | 432 |
| 0.32 % | Brier city | Estimated Housing Supply (2020) | 2,413 | 10 | 0 | 50 | 125 | 354 | 617 | 1,257 | 0 |
| | | Allocation Method A (2020-2044) | 539 | 93 | 49 | 75 | 55 | 45 | 53 | 169 | 33 |
| 0.09 % | Darrington town | Estimated Housing Supply (2020) | 648 | 84 | 0 | 360 | 126 | 48 | 13 | 17 | 0 |
| | | Allocation Method A (2020-2044) | 154 | 27 | 14 | 22 | 16 | 13 | 15 | 48 | 10 |
| 5.42 % | Edmonds city | Estimated Housing Supply (2020) | 19,306 | 334 | 0 | 1,477 | 3,403 | 2,498 | 3,779 | 7,815 | 0 |
| | | Allocation Method A (2020-2044) | 9,068 | 1,570 | 820 | 1,270 | 928 | 757 | 887 | 2,836 | 561 |
| 23.03 % | Everett city | Estimated Housing Supply (2020) | 47,192 | 2,016 | 994 | 11,689 | 15,168 | 8,053 | 4,616 | 4,656 | 528 |
| | | Allocation Method A (2020-2044) | 38,557 | 6,677 | 3,486 | 5,400 | 3,945 | 3,217 | 3,773 | 12,060 | 2,383 |
| 0.10 % | Gold Bar city | Estimated Housing Supply (2020) | 892 | 34 | 0 | 359 | 275 | 133 | 37 | 54 | 0 |
| | | Allocation Method A (2020-2044) | 167 | 29 | 15 | 23 | 17 | 14 | 16 | 52 | 10 |
| 0.59 % | Granite Falls city | Estimated Housing Supply (2020) | 1,594 | 70 | 0 | 578 | 537 | 298 | 48 | 63 | 0 |
| | | Allocation Method A (2020-2044) | 987 | 171 | 89 | 138 | 101 | 82 | 97 | 309 | 61 |
| 0.01 % | Index town | Estimated Housing Supply (2020) | 100 | 13 | 0 | 37 | 10 | 14 | 11 | 15 | 0 |
| | | Allocation Method A (2020-2044) | 10 | 2 | 1 | 1 | 1 | 1 | 1 | 3 | 1 |
| 2.94 % | Lake Stevens city | Estimated Housing Supply (2020) | 12,366 | 405 | 0 | 1,419 | 2,410 | 3,630 | 1,895 | 2,607 | 0 |
| | | Allocation Method A (2020-2044) | 4,915 | 851 | 444 | 688 | 503 | 410 | 481 | 1,537 | 304 |
| 8.39 % | Lynnwood city | Estimated Housing Supply (2020) | 16,212 | 1,010 | 0 | 3,057 | 4,146 | 2,723 | 1,723 | 3,553 | 21 |
| | | Allocation Method A (2020-2044) | 14,051 | 2,433 | 1,270 | 1,968 | 1,438 | 1,172 | 1,375 | 4,395 | 869 |
| 8.51 % | Marysville city | Estimated Housing Supply (2020) | 25,723 | 653 | 73 | 4,313 | 7,958 | 6,289 | 2,830 | 3,607 | 61 |
| | | Allocation Method A (2020-2044) | 14,253 | 2,468 | 1,289 | 1,996 | 1,458 | 1,189 | 1,395 | 4,458 | 881 |
| 1.56 % | Mill Creek city | Estimated Housing Supply (2020) | 9,069 | 83 | 0 | 342 | 1,185 | 2,366 | 1,649 | 3,444 | 0 |
| | | Allocation Method A (2020-2044) | 2,617 | 453 | 237 | 367 | 268 | 218 | 256 | 819 | 162 |
| 1.32 % | Monroe city | Estimated Housing Supply (2020) | 6,228 | 194 | 57 | 866 | 1,749 | 1,593 | 745 | 1,024 | 68 |
| | | Allocation Method A (2020-2044) | 2,216 | 384 | 200 | 310 | 227 | 185 | 217 | 693 | 137 |
| 4.59 % | Mountlake Terrace city | Estimated Housing Supply (2020) | 9,202 | 395 | 0 | 1,058 | 2,312 | 2,213 | 1,029 | 2,195 | 0 |
| | | Allocation Method A (2020-2044) | 7,683 | 1,331 | 695 | 1,076 | 786 | 641 | 752 | 2,403 | 475 |
| 1.28 % | Mukilteo city | Estimated Housing Supply (2020) | 8,710 | 108 | 0 | 473 | 1,018 | 1,620 | 1,928 | 3,563 | 0 |
| | | Allocation Method A (2020-2044) | 2,146 | 372 | 194 | 301 | 220 | 179 | 210 | 671 | 133 |
| 0.92 % | Snohomish city | Estimated Housing Supply (2020) | 4,347 | 540 | 4 | 864 | 954 | 766 | 509 | 710 | 9 |
| | | Allocation Method A (2020-2044) | 1,546 | 268 | 140 | 217 | 158 | 129 | 151 | 484 | 96 |
| 0.97 % | Stanwood city | Estimated Housing Supply (2020) | 2,978 | 302 | 17 | 313 | 704 | 708 | 405 | 529 | 5 |
| | | Allocation Method A (2020-2044) | 1,630 | 282 | 147 | 228 | 167 | 136 | 159 | 510 | 101 |
| 0.85 % | Sultan city | Estimated Housing Supply (2020) | 1,883 | 74 | 18 | 424 | 754 | 372 | 99 | 142 | 0 |
| | | Allocation Method A (2020-2044) | 1,425 | 247 | 129 | 200 | 146 | 119 | 139 | 446 | 88 |
| 0.06 % | Woodway city | Estimated Housing Supply (2020) | 476 | 5 | 0 | 16 | 11 | 3 | 146 | 295 | 0 |
| | | Allocation Method A (2020-2044) | 98 | 17 | 9 | 14 | 10 | 8 | 10 | 31 | 6 |

**Snohomish County**

**Projection Year: 2044**
**Population Target = 1,136,309**

| | Permanent Housing Needs by Income Level (% of Area Median Income) | | | | | | | | Emergency Housing Needs (Temporary) |
|---|---|---|---|---|---|---|---|---|---|
| | Total | 0-30% Non-PSH | 0-30% PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% | |
| Countywide Estimated Housing Supply (2020) | 317,348 | 9,249 | 1,749 | 42,985 | 67,180 | 62,562 | 49,788 | 83,835 | 777 |
| Countywide Total Housing Needs(2044) | 484,791 | 38,246 | 16,887 | 66,435 | 84,311 | 76,532 | 66,172 | 136,208 | 11,127 |
| Countywide Additional Units Needed (2020-2044) | 167,443 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,350 |
| Sum of Allocation to Jurisdictions (from User Inputs) | 167,443 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,418 |

100.00%
Increase 0.00

<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.

| User Input - % Share of County Population Growth | <-- Note: these shares are tied to user inputs from Allocation Method A sheet | * The location of 68 emergency housing beds within Snohomish County is unknown. Therefore, they are not included in the jurisdiction table below. | Income Level (% of Area Median Income) Total | 0-30% Non-PSH | 0-30% PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% | Emergency Housing Needs (Temporary) * |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 30.22 % | Unincorporated Snohomish County | Estimated Housing Supply (2020) | 132,800 | 2,445 | 546 | 13,441 | 21,301 | 25,010 | 25,630 | 44,426 | 0 |
| | | Allocation Method B (2020-2044) | 50,604 | 12,024 | 5,843 | 11,692 | 10,595 | 3,944 | -596 | 7,103 | 4,210 |
| 4.65 % | Arlington city | Estimated Housing Supply (2020) | 7,751 | 404 | 40 | 1,246 | 2,241 | 1,854 | 864 | 1,101 | 10 |
| | | Allocation Method B (2020-2044) | 7,794 | 822 | 501 | 884 | 462 | 600 | 1,258 | 3,267 | 347 |
| 4.17 % | Bothell city | Estimated Housing Supply (2020) | 7,456 | 71 | 0 | 601 | 791 | 2,017 | 1,214 | 2,761 | 7 |
| | | Allocation Method B (2020-2044) | 6,982 | 1,068 | 503 | 1,378 | 1,720 | 262 | 756 | 1,296 | 325 |
| 0.32 % | Brier city | Estimated Housing Supply (2020) | 2,413 | 10 | 0 | 50 | 125 | 354 | 617 | 1,257 | 0 |
| | | Allocation Method B (2020-2044) | 539 | 223 | 103 | 355 | 389 | 112 | -214 | -428 | 68 |
| 0.09 % | Darrington town | Estimated Housing Supply (2020) | 648 | 84 | 0 | 360 | 126 | 48 | 13 | 17 | 0 |
| | | Allocation Method B (2020-2044) | 154 | -21 | 28 | -250 | 13 | 79 | 97 | 208 | 18 |
| 5.42 % | Edmonds city | Estimated Housing Supply (2020) | 19,305 | 334 | 0 | 1,477 | 3,403 | 2,498 | 3,779 | 7,815 | 0 |
| | | Allocation Method B (2020-2044) | 9,068 | 1,905 | 988 | 2,411 | 1,532 | 1,981 | 94 | 156 | 651 |
| 23.03 % | Everett city | Estimated Housing Supply (2020) | 47,193 | 2,016 | 994 | 11,689 | 15,168 | 8,053 | 4,616 | 4,656 | 528 |
| | | Allocation Method B (2020-2044) | 38,557 | 4,749 | 1,993 | 62 | -256 | 5,483 | 7,088 | 19,436 | 1,440 |
| 0.10 % | Gold Bar city | Estimated Housing Supply (2020) | 892 | 34 | 0 | 359 | 275 | 133 | 37 | 54 | 0 |
| | | Allocation Method B (2020-2044) | 167 | 50 | 37 | -214 | -91 | 35 | 107 | 244 | 24 |
| 0.59 % | Granite Falls city | Estimated Housing Supply (2020) | 1,594 | 70 | 0 | 578 | 537 | 298 | 48 | 63 | 0 |
| | | Allocation Method B (2020-2044) | 987 | 134 | 90 | -224 | -88 | 109 | 305 | 663 | 59 |
| 0.01 % | Index town | Estimated Housing Supply (2020) | 100 | 13 | 0 | 37 | 10 | 14 | 11 | 15 | 0 |
| | | Allocation Method B (2020-2044) | 10 | -4 | 4 | -22 | 9 | 3 | 4 | 16 | 3 |
| 2.94 % | Lake Stevens city | Estimated Housing Supply (2020) | 12,367 | 405 | 0 | 1,419 | 2,410 | 3,630 | 1,895 | 2,607 | 0 |
| | | Allocation Method B (2020-2044) | 4,915 | 958 | 602 | 949 | 595 | -901 | 464 | 2,249 | 397 |
| 8.39 % | Lynnwood city | Estimated Housing Supply (2020) | 16,212 | 1,010 | 0 | 3,057 | 4,146 | 2,723 | 1,723 | 3,553 | 21 |
| | | Allocation Method B (2020-2044) | 14,051 | 1,378 | 1,054 | 1,090 | 1,117 | 2,055 | 2,408 | 4,950 | 674 |
| 8.51 % | Marysville city | Estimated Housing Supply (2020) | 25,723 | 653 | 73 | 4,313 | 7,958 | 6,289 | 2,830 | 3,607 | 61 |
| | | Allocation Method B (2020-2044) | 14,253 | 2,501 | 1,320 | 1,165 | -1,006 | 22 | 2,627 | 7,625 | 857 |
| 1.56 % | Mill Creek city | Estimated Housing Supply (2020) | 9,068 | 83 | 0 | 342 | 1,185 | 2,366 | 1,649 | 3,444 | 0 |
| | | Allocation Method B (2020-2044) | 2,617 | 839 | 407 | 1,260 | 847 | -521 | -54 | -161 | 268 |
| 1.32 % | Monroe city | Estimated Housing Supply (2020) | 6,228 | 194 | 57 | 866 | 1,749 | 1,593 | 745 | 1,024 | 68 |
| | | Allocation Method B (2020-2044) | 2,216 | 472 | 237 | 291 | -281 | -260 | 408 | 1,349 | 126 |
| 4.59 % | Mountlake Terrace city | Estimated Housing Supply (2020) | 9,202 | 395 | 0 | 1,058 | 2,312 | 2,213 | 1,029 | 2,195 | 0 |
| | | Allocation Method B (2020-2044) | 7,683 | 937 | 588 | 1,256 | 625 | 453 | 1,276 | 2,549 | 388 |
| 1.28 % | Mukilteo city | Estimated Housing Supply (2020) | 8,711 | 108 | 0 | 473 | 1,018 | 1,620 | 1,928 | 3,563 | 0 |
| | | Allocation Method B (2020-2044) | 2,146 | 749 | 378 | 1,015 | 870 | 94 | -447 | -513 | 249 |
| 0.92 % | Snohomish city | Estimated Housing Supply (2020) | 4,347 | 540 | 4 | 864 | 954 | 766 | 509 | 710 | 9 |
| | | Allocation Method B (2020-2044) | 1,546 | -75 | 201 | -56 | 71 | 164 | 295 | 946 | 126 |
| 0.97 % | Stanwood city | Estimated Housing Supply (2020) | 2,979 | 302 | 17 | 313 | 704 | 708 | 405 | 529 | 5 |
| | | Allocation Method B (2020-2044) | 1,630 | 62 | 144 | 319 | 97 | 20 | 224 | 766 | 101 |
| 0.85 % | Sultan city | Estimated Housing Supply (2020) | 1,883 | 74 | 18 | 424 | 754 | 372 | 99 | 142 | 0 |
| | | Allocation Method B (2020-2044) | 1,425 | 187 | 97 | 29 | -178 | 150 | 352 | 787 | 76 |
| 0.06 % | Woodway city | Estimated Housing Supply (2020) | 476 | 5 | 0 | 16 | 11 | 3 | 146 | 295 | 0 |
| | | Allocation Method B (2020-2044) | 98 | 41 | 20 | 63 | 89 | 87 | -67 | -134 | 13 |

# Draft Allocation Method C - Based on Jurisdictional Shares of Apr-13-2023 Draft 2020-2044 Countywide Housing Unit Growth

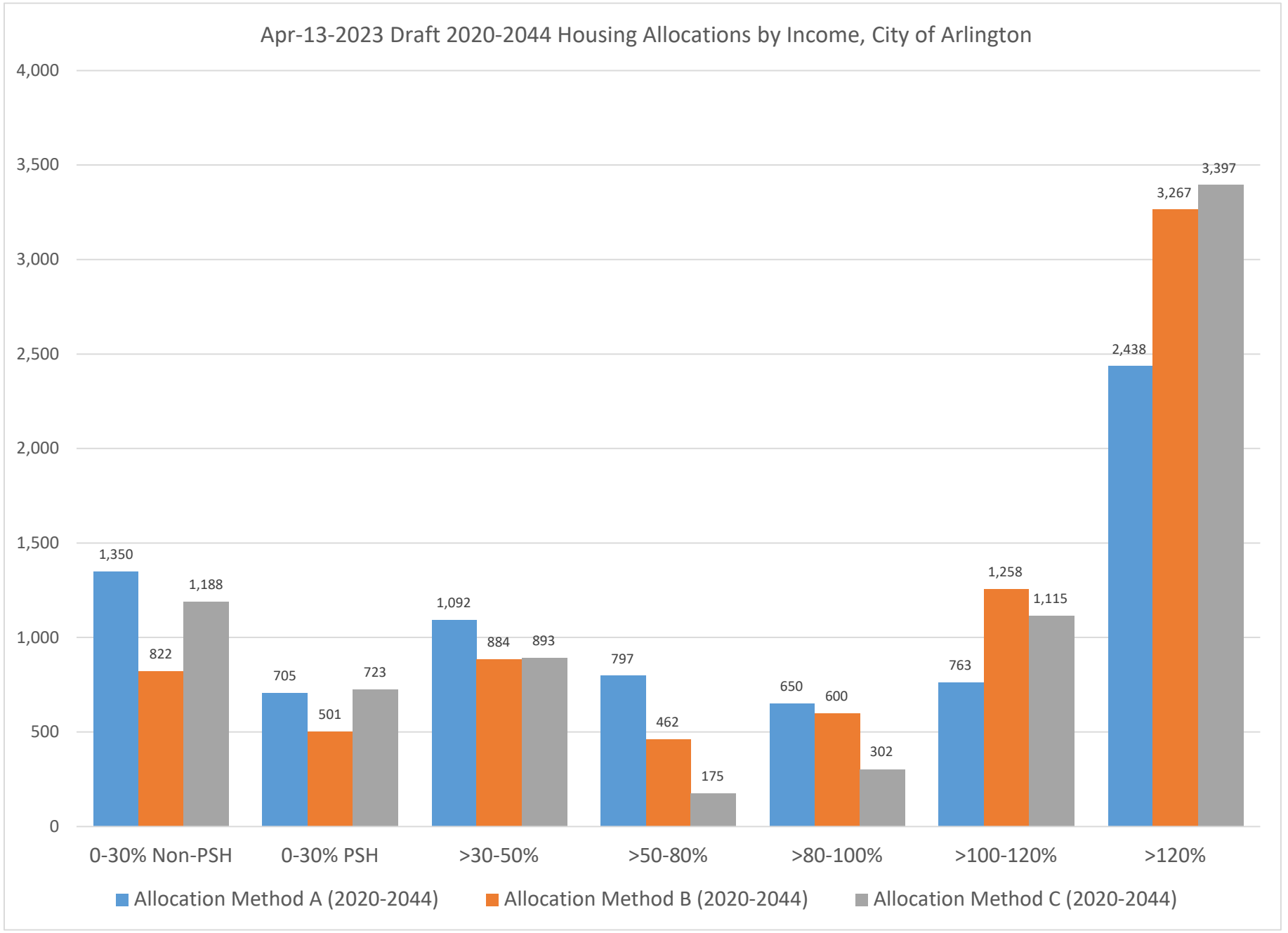
| | Projection Year: 2044 | Permanent Housing Needs by Income Level (% of Area Median Income) | | | | | | | | Emergency Housing Needs (Temporary) |
|---|---|---|---|---|---|---|---|---|---|---|
| Snohomish County | Population Target = 1,136,309 | | 0-30% | | | | | | | |
| | | Total | Non-PSH | PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% | |
| | Countywide Estimated Housing Supply (2020) | 317,348 | 9,249 | 1,749 | 42,985 | 67,180 | 62,562 | 49,788 | 83,835 | 777 |
| | Countywide Additional Units Needed (2020-2044) | 167,443 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,350 |
| | Sum of Allocation to Jurisdictions (from User Inputs) | 167,442 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,353 |

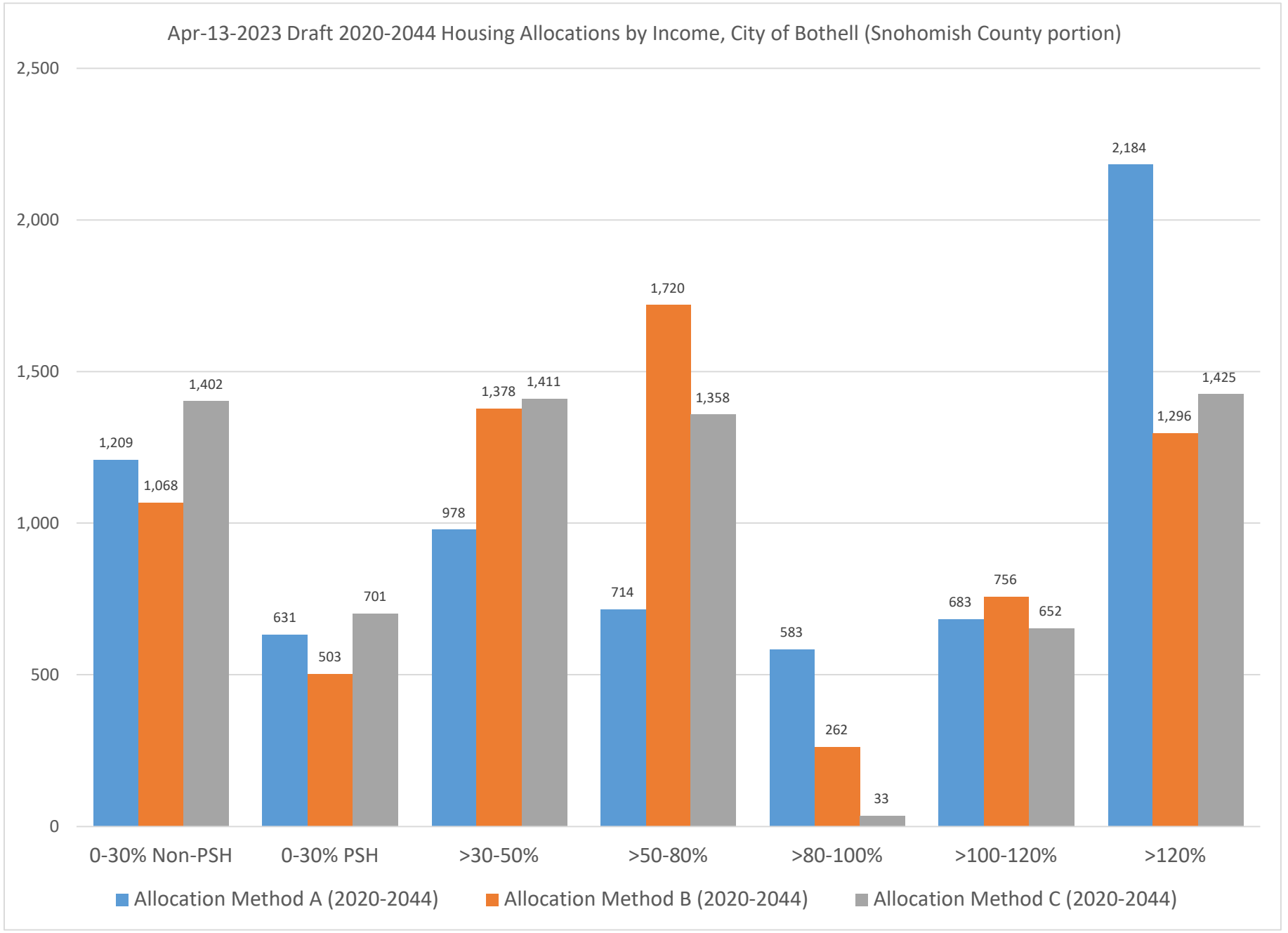
* The location of 68 emergency housing beds within Snohomish County is unknown. Therefore, they are not included in the jurisdiction table below.

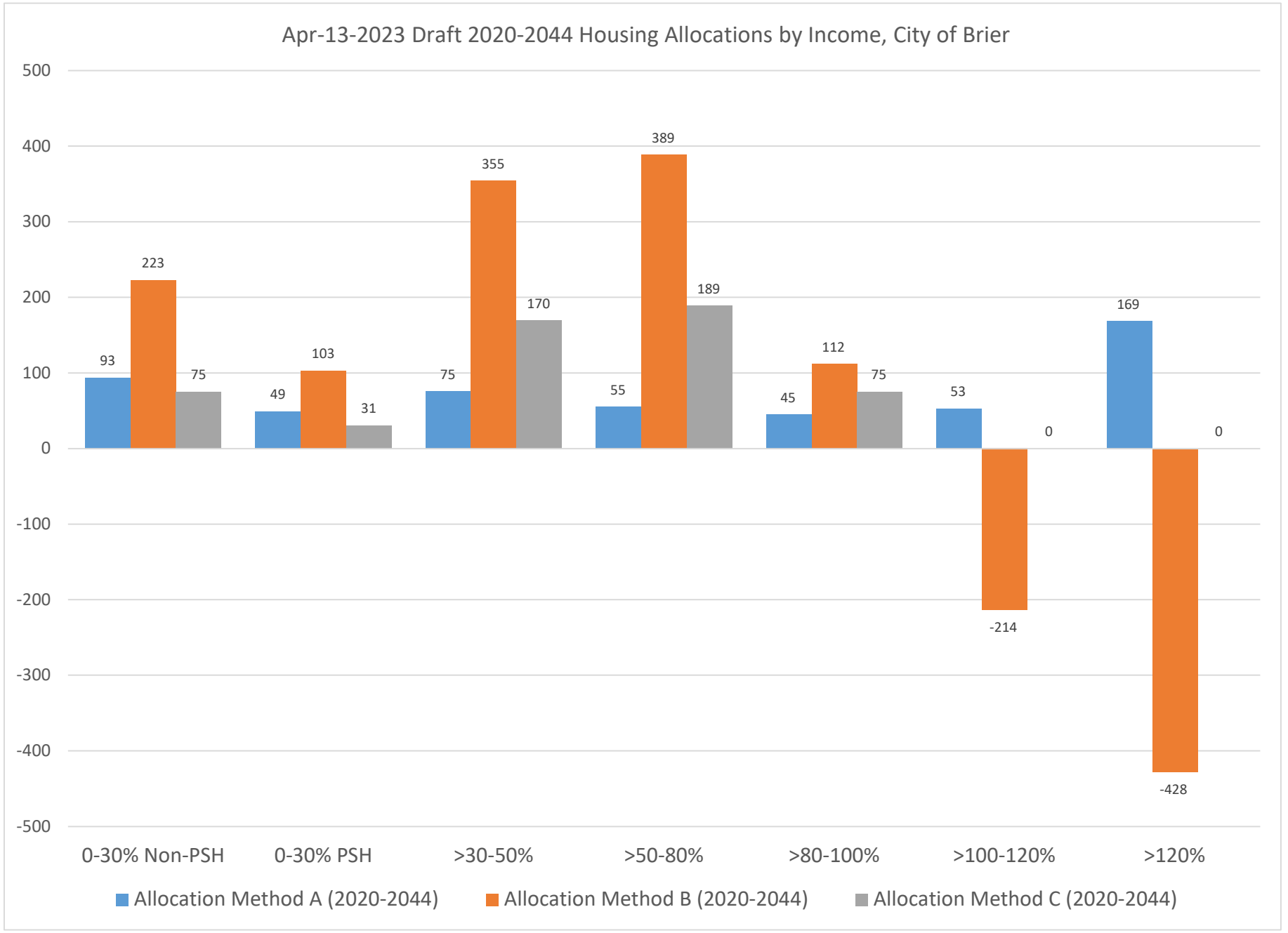
| | | Permanent Housing Needs by Income Level (% of Area Median Income) | | | | | | | | Emergency Housing Needs (Temporary) * |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Total | 0-30% Non-PSH | PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% | |
| Unincorporated Snohomish County | Estimated Housing Supply (2020) | 132,804 | 2,444 | 546 | 13,443 | 21,303 | 25,010 | 25,631 | 44,427 | 0 |
| | Allocation Method C (2020-2044) | 50,604 | 10,644 | 5,012 | 11,952 | 10,951 | 5,180 | 161 | 6,704 | 3,128 |
| Arlington city | Estimated Housing Supply (2020) | 7,750 | 404 | 40 | 1,246 | 2,241 | 1,854 | 864 | 1,101 | 10 |
| | Allocation Method C (2020-2044) | 7,794 | 1,188 | 723 | 893 | 175 | 302 | 1,115 | 3,397 | 482 |
| Bothell city | Estimated Housing Supply (2020) | 7,455 | 71 | 0 | 601 | 791 | 2,017 | 1,214 | 2,761 | 7 |
| | Allocation Method C (2020-2044) | 6,982 | 1,402 | 701 | 1,411 | 1,358 | 33 | 652 | 1,425 | 432 |
| Brier city | Estimated Housing Supply (2020) | 2,413 | 10 | 0 | 50 | 125 | 354 | 617 | 1,257 | 0 |
| | Allocation Method C (2020-2044) | 539 | 75 | 31 | 170 | 189 | 75 | 0 | 0 | 33 |
| Darrington town | Estimated Housing Supply (2020) | 648 | 84 | 0 | 360 | 126 | 48 | 13 | 17 | 0 |
| | Allocation Method C (2020-2044) | 154 | 0 | 6 | 0 | 8 | 31 | 37 | 72 | 10 |
| Edmonds city | Estimated Housing Supply (2020) | 19,306 | 334 | 0 | 1,477 | 3,403 | 2,498 | 3,779 | 7,815 | 0 |
| | Allocation Method C (2020-2044) | 9,068 | 1,883 | 977 | 2,479 | 1,475 | 1,987 | 142 | 126 | 561 |
| Everett city | Estimated Housing Supply (2020) | 47,192 | 2,016 | 994 | 11,689 | 15,168 | 8,053 | 4,616 | 4,656 | 528 |
| | Allocation Method C (2020-2044) | 38,557 | 5,944 | 2,731 | 100 | 0 | 4,045 | 6,374 | 19,364 | 2,383 |
| Gold Bar city | Estimated Housing Supply (2020) | 892 | 34 | 0 | 359 | 275 | 133 | 37 | 54 | 0 |
| | Allocation Method C (2020-2044) | 167 | 8 | 8 | 0 | 0 | 20 | 44 | 87 | 10 |
| Granite Falls city | Estimated Housing Supply (2020) | 1,594 | 70 | 0 | 578 | 537 | 298 | 48 | 63 | 0 |
| | Allocation Method C (2020-2044) | 987 | 113 | 75 | 0 | 0 | 69 | 225 | 504 | 61 |
| Index town | Estimated Housing Supply (2020) | 100 | 13 | 0 | 37 | 10 | 14 | 11 | 15 | 0 |
| | Allocation Method C (2020-2044) | 10 | 0 | 0 | 0 | 3 | 2 | 1 | 4 | 1 |
| Lake Stevens city | Estimated Housing Supply (2020) | 12,366 | 405 | 0 | 1,419 | 2,410 | 3,630 | 1,895 | 2,607 | 0 |
| | Allocation Method C (2020-2044) | 4,915 | 712 | 456 | 820 | 549 | 0 | 458 | 1,920 | 304 |
| Lynnwood city | Estimated Housing Supply (2020) | 16,212 | 1,010 | 0 | 3,057 | 4,146 | 2,723 | 1,723 | 3,553 | 21 |
| | Allocation Method C (2020-2044) | 14,051 | 1,939 | 1,401 | 1,113 | 647 | 1,547 | 2,215 | 5,187 | 869 |
| Marysville city | Estimated Housing Supply (2020) | 25,723 | 653 | 73 | 4,313 | 7,958 | 6,289 | 2,830 | 3,607 | 61 |
| | Allocation Method C (2020-2044) | 14,253 | 2,403 | 1,281 | 1,076 | 0 | 0 | 2,403 | 7,090 | 881 |
| Mill Creek city | Estimated Housing Supply (2020) | 9,069 | 83 | 0 | 342 | 1,185 | 2,366 | 1,649 | 3,444 | 0 |
| | Allocation Method C (2020-2044) | 2,617 | 542 | 247 | 1,053 | 749 | 0 | 25 | 0 | 162 |
| Monroe city | Estimated Housing Supply (2020) | 6,228 | 194 | 57 | 866 | 1,749 | 1,593 | 745 | 1,024 | 68 |
| | Allocation Method C (2020-2044) | 2,216 | 319 | 154 | 243 | 0 | 0 | 381 | 1,118 | 137 |
| Mountlake Terrace city | Estimated Housing Supply (2020) | 9,202 | 395 | 0 | 1,058 | 2,312 | 2,213 | 1,029 | 2,195 | 0 |
| | Allocation Method C (2020-2044) | 7,683 | 1,224 | 764 | 1,265 | 375 | 226 | 1,171 | 2,657 | 475 |
| Mukilteo city | Estimated Housing Supply (2020) | 8,710 | 108 | 0 | 473 | 1,018 | 1,620 | 1,928 | 3,563 | 0 |
| | Allocation Method C (2020-2044) | 2,146 | 380 | 179 | 728 | 672 | 187 | 0 | 0 | 133 |
| Snohomish city | Estimated Housing Supply (2020) | 4,347 | 540 | 4 | 864 | 954 | 766 | 509 | 710 | 9 |
| | Allocation Method C (2020-2044) | 1,546 | 0 | 146 | 0 | 99 | 183 | 290 | 828 | 96 |
| Stanwood city | Estimated Housing Supply (2020) | 2,978 | 302 | 17 | 313 | 704 | 708 | 405 | 529 | 5 |
| | Allocation Method C (2020-2044) | 1,630 | 68 | 150 | 319 | 83 | 14 | 223 | 773 | 101 |
| Sultan city | Estimated Housing Supply (2020) | 1,883 | 74 | 18 | 424 | 754 | 372 | 99 | 142 | 0 |
| | Allocation Method C (2020-2044) | 1,425 | 201 | 108 | 27 | 0 | 96 | 293 | 701 | 88 |
| Woodway city | Estimated Housing Supply (2020) | 476 | 5 | 0 | 16 | 11 | 3 | 146 | 295 | 0 |
| | Allocation Method C (2020-2044) | 98 | 9 | 4 | 22 | 31 | 32 | 0 | 0 | 6 |

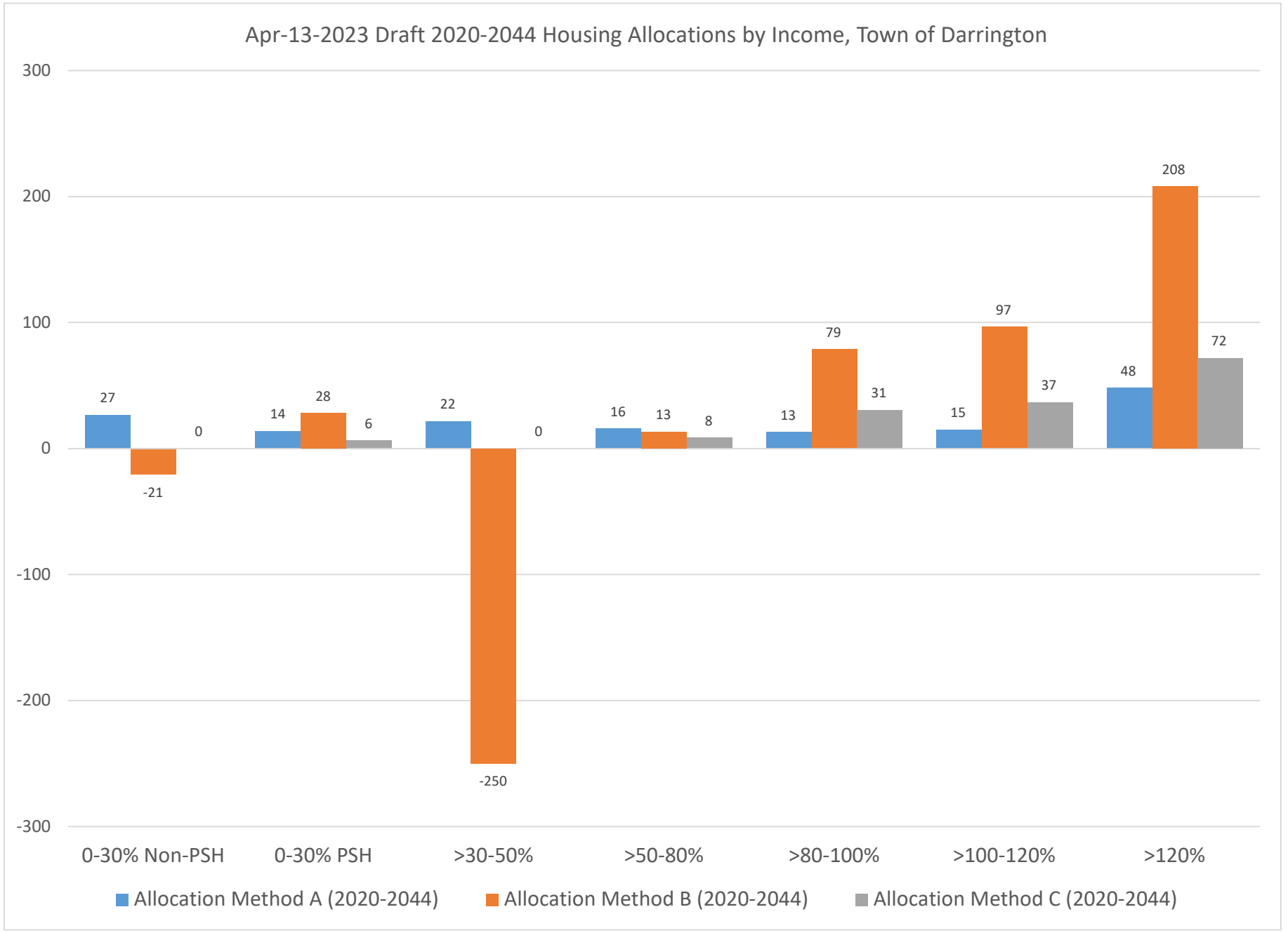
NOTE: Countywide Permanent Supportive Housing and emergency housing needs are allocated in proportion to the jurisdiction's target share of countywide housing unit growth (Method A).

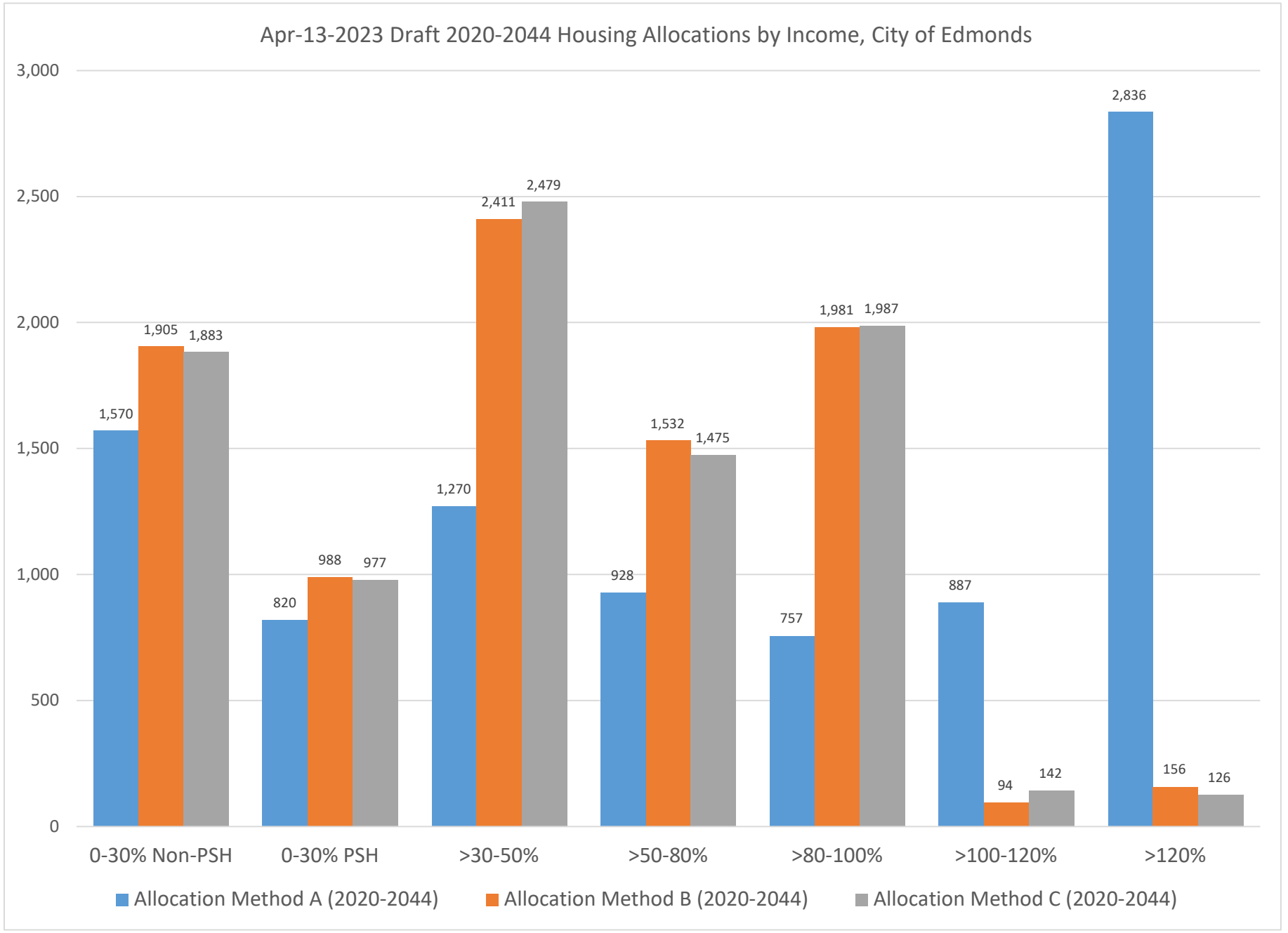

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, Unincorporated Snohomish County
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
-2,000
8,763
12,024
10,644
4,575
5,843
5,012
7,087
11,692
11,952
5,177
10,595
10,951
4,222
3,944
5,180
4,952
-596
161
15,828
7,103
6,704
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

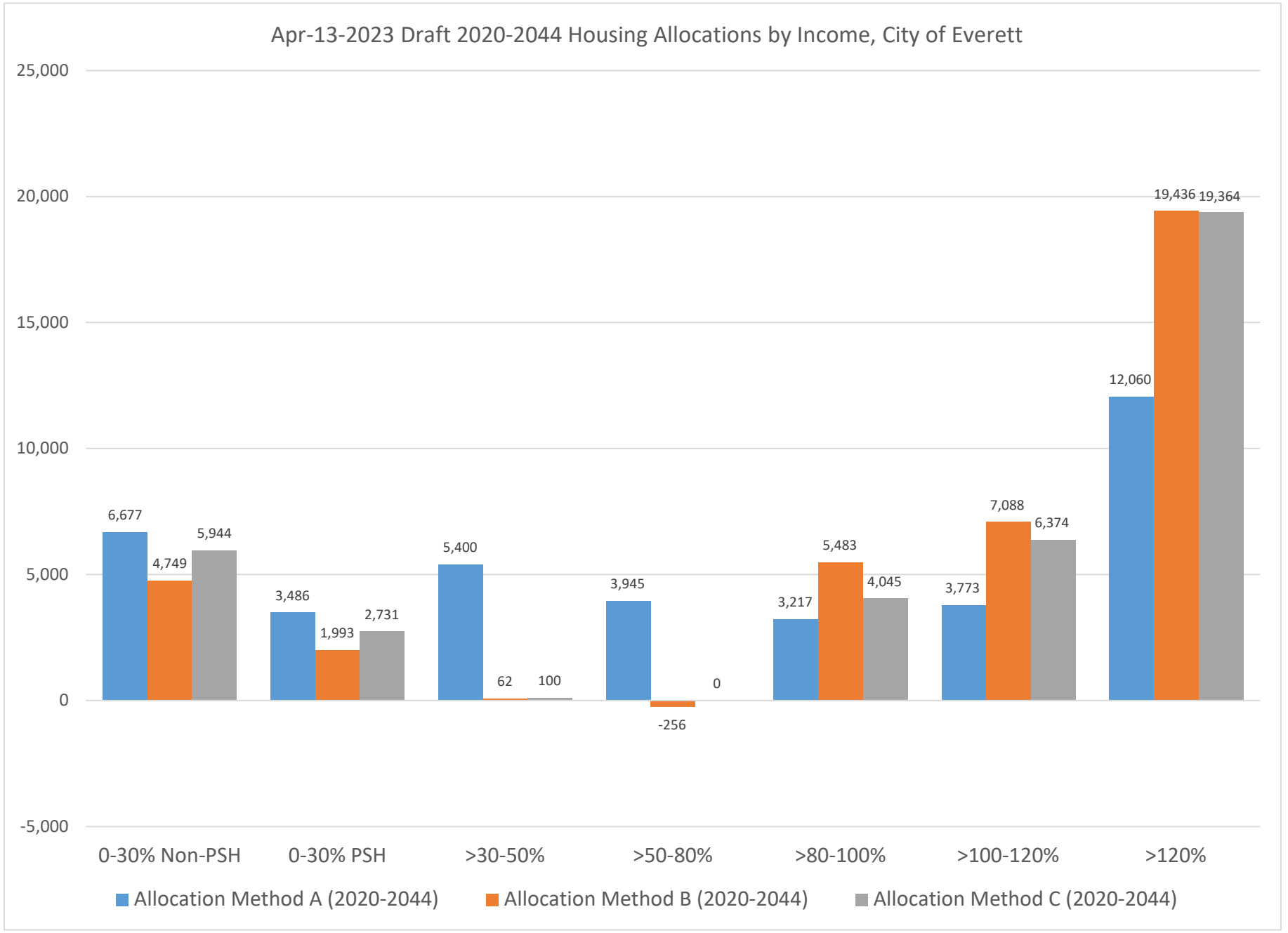

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Arlington
4,000
3,500
3,000
2,500
2,000
1,500
1,000
500
0
1,350
822
1,188
705
501
723
1,092
884
893
797
462
175
650
600
302
763
1,258
1,115
2,438
3,267
3,397
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

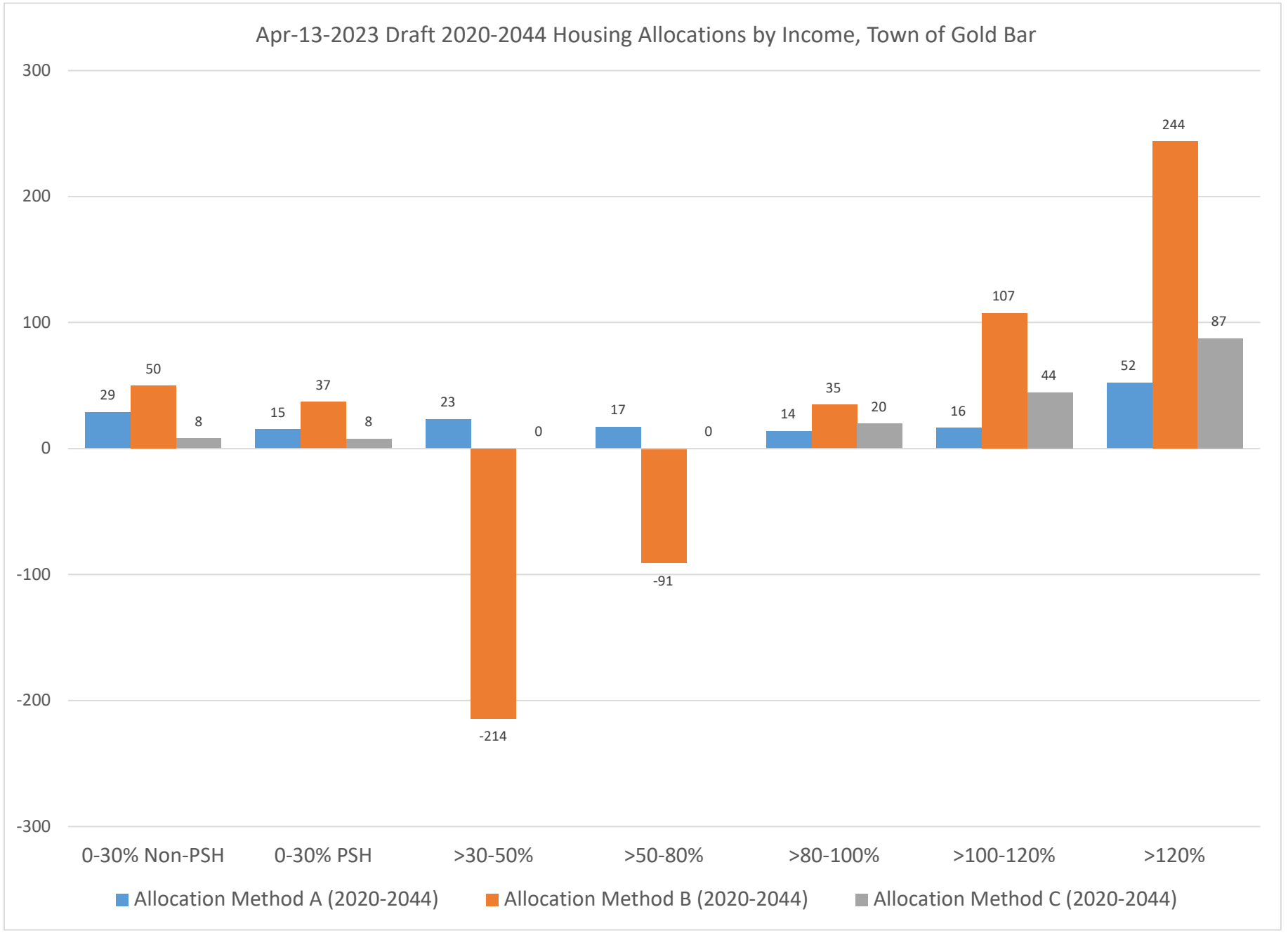

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Bothell (Snohomish County portion)
2,500
2,000
1,500
1,000
500
0
1,209
1,068
1,402
631
503
701
978
1,378
1,411
714
1,720
1,358
583
262
33
683
756
652
2,184
1,296
1,425
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

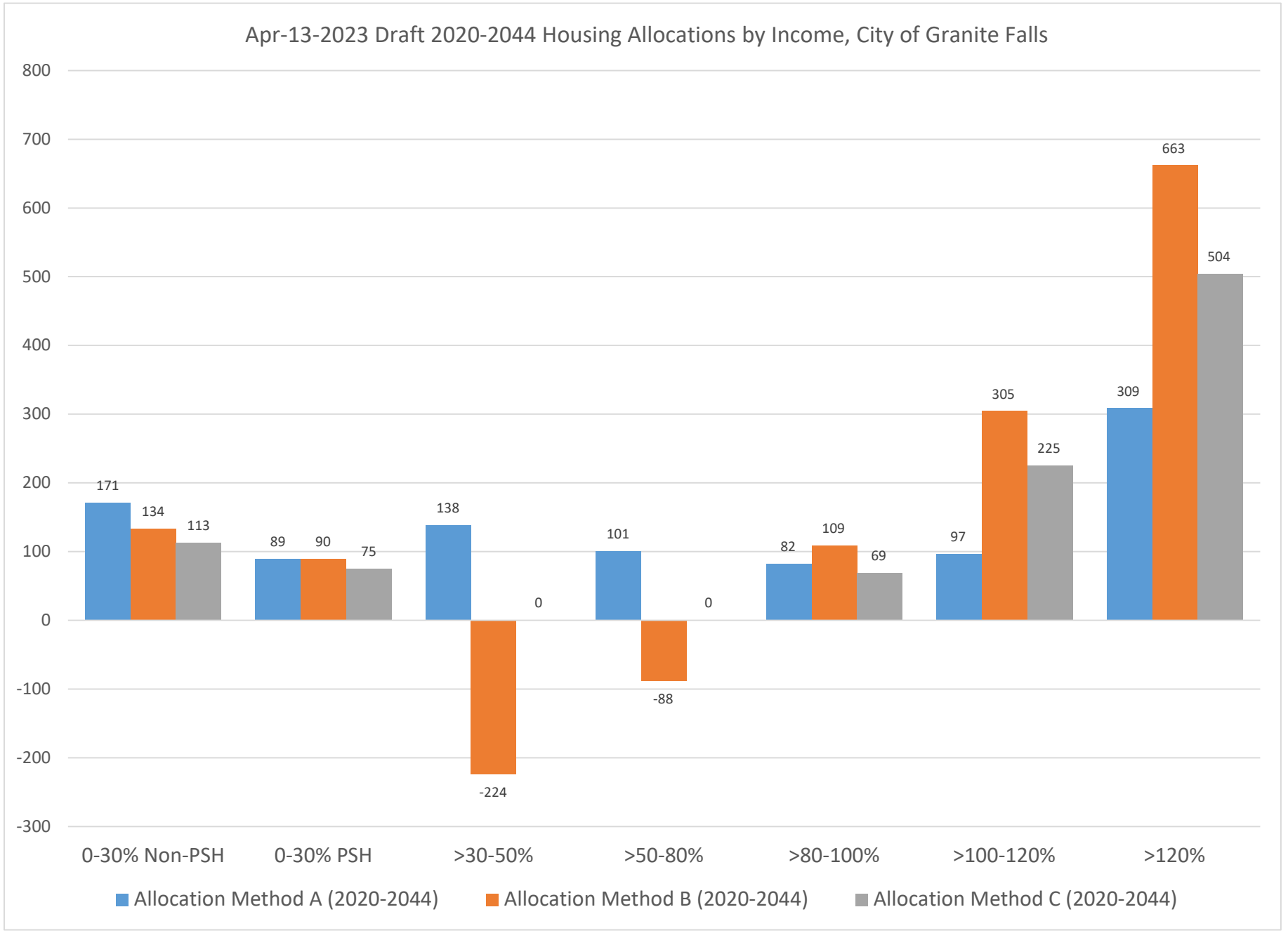

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Brier
500
400
300
200
100
0
-100
-200
-300
-400
-500
93
223
75
49
103
31
75
355
170
55
389
189
45
112
75
53
0
-214
169
0
-428
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)


Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, Town of Darrington
300
200
100
0
-100
-200
-300
27
-21
0
14
28
6
22
-250
0
16
13
8
13
79
31
15
97
37
48
208
72
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

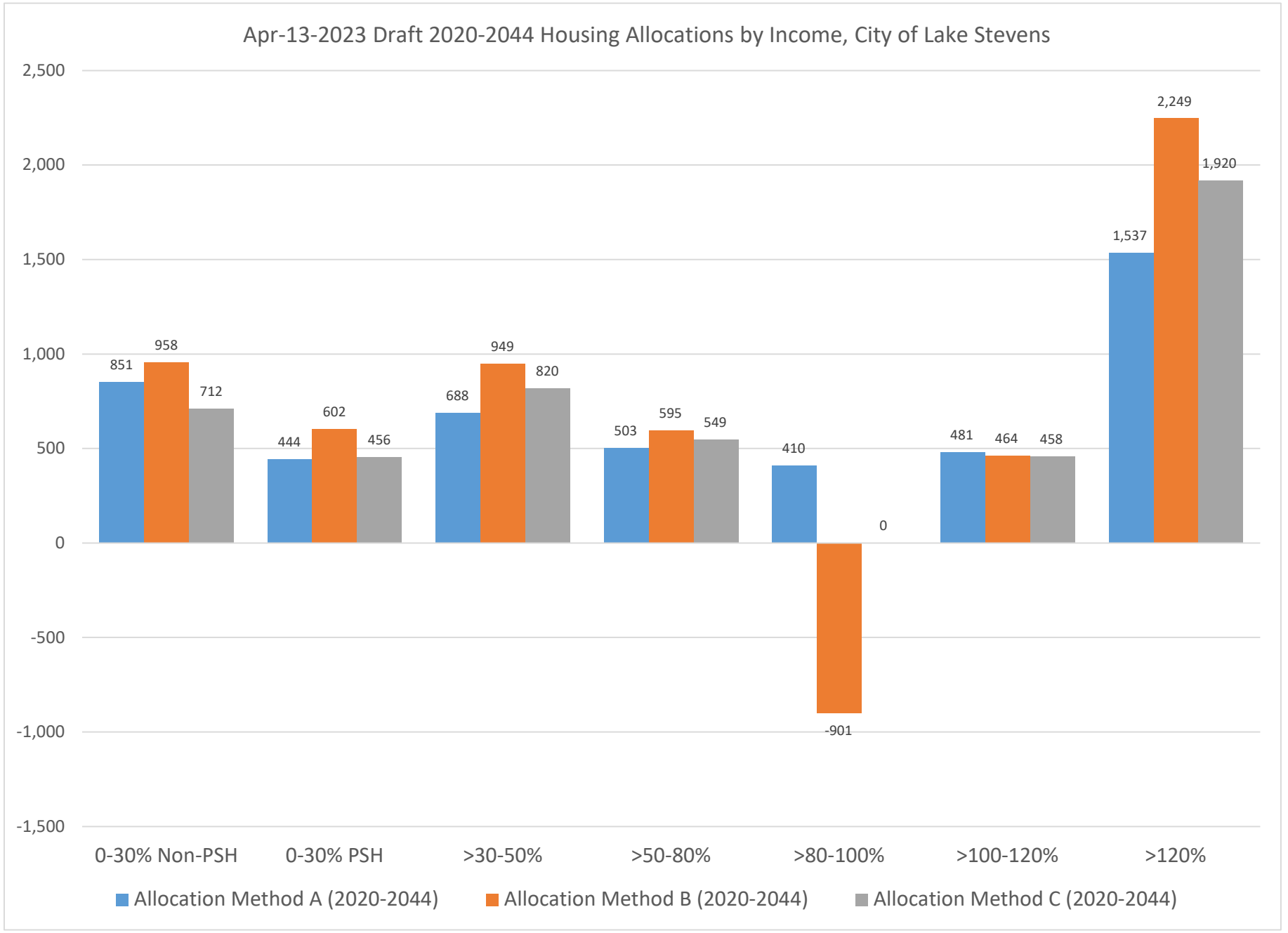

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Edmonds
3,000
2,500
2,000
1,500
1,000
500
0
1,570
1,905
1,883
820
988
977
1,270
2,411
2,479
928
1,532
1,475
757
1,981
1,987
887
94
142
2,836
156
126
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

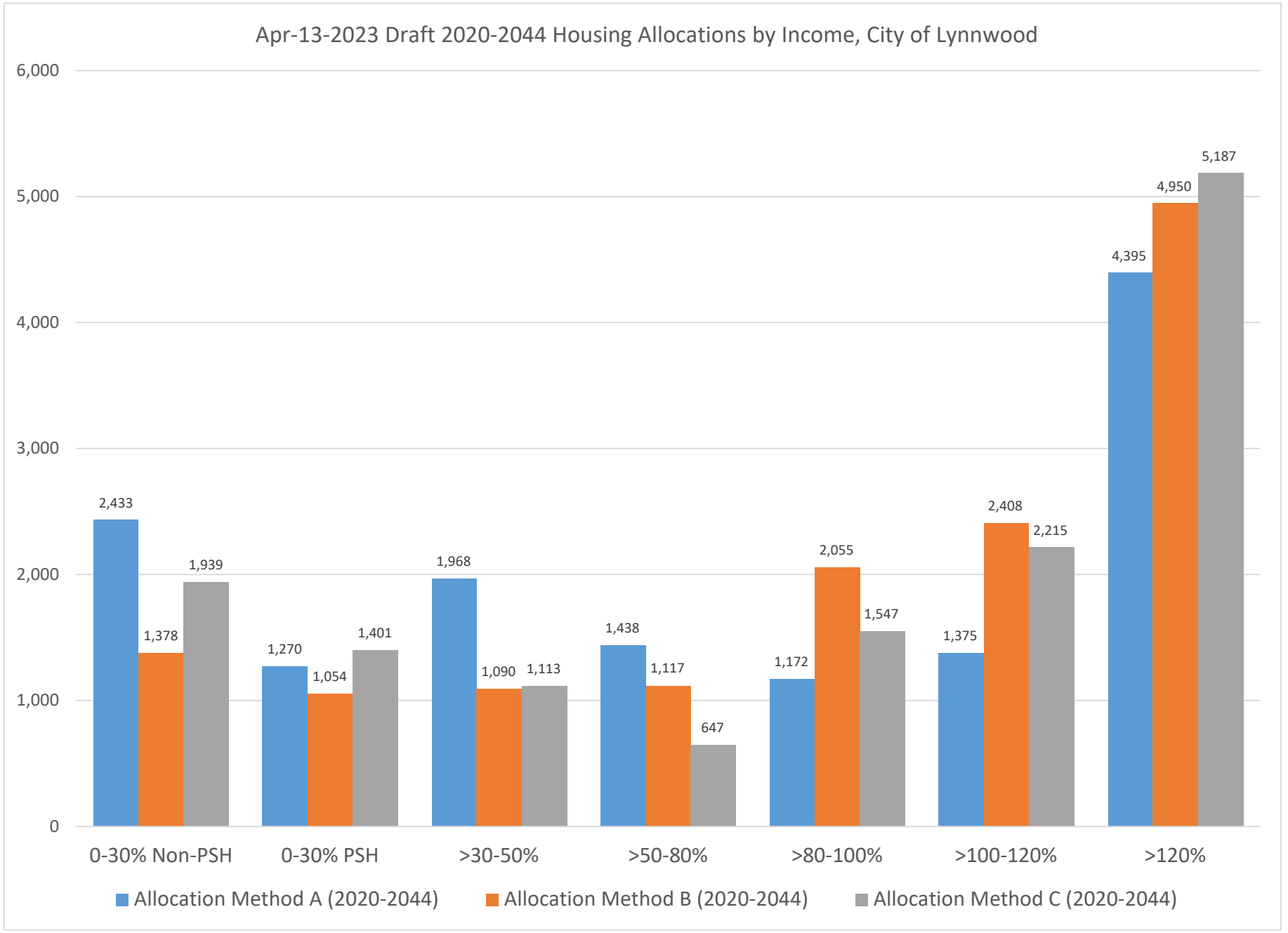

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Everett
25,000
20,000
15,000
10,000
5,000
0
-5,000
6,677
4,749
5,944
3,486
1,993
2,731
5,400
62
100
3,945
-256
0
3,217
5,483
4,045
3,773
7,088
6,374
12,060
19,436
19,364
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

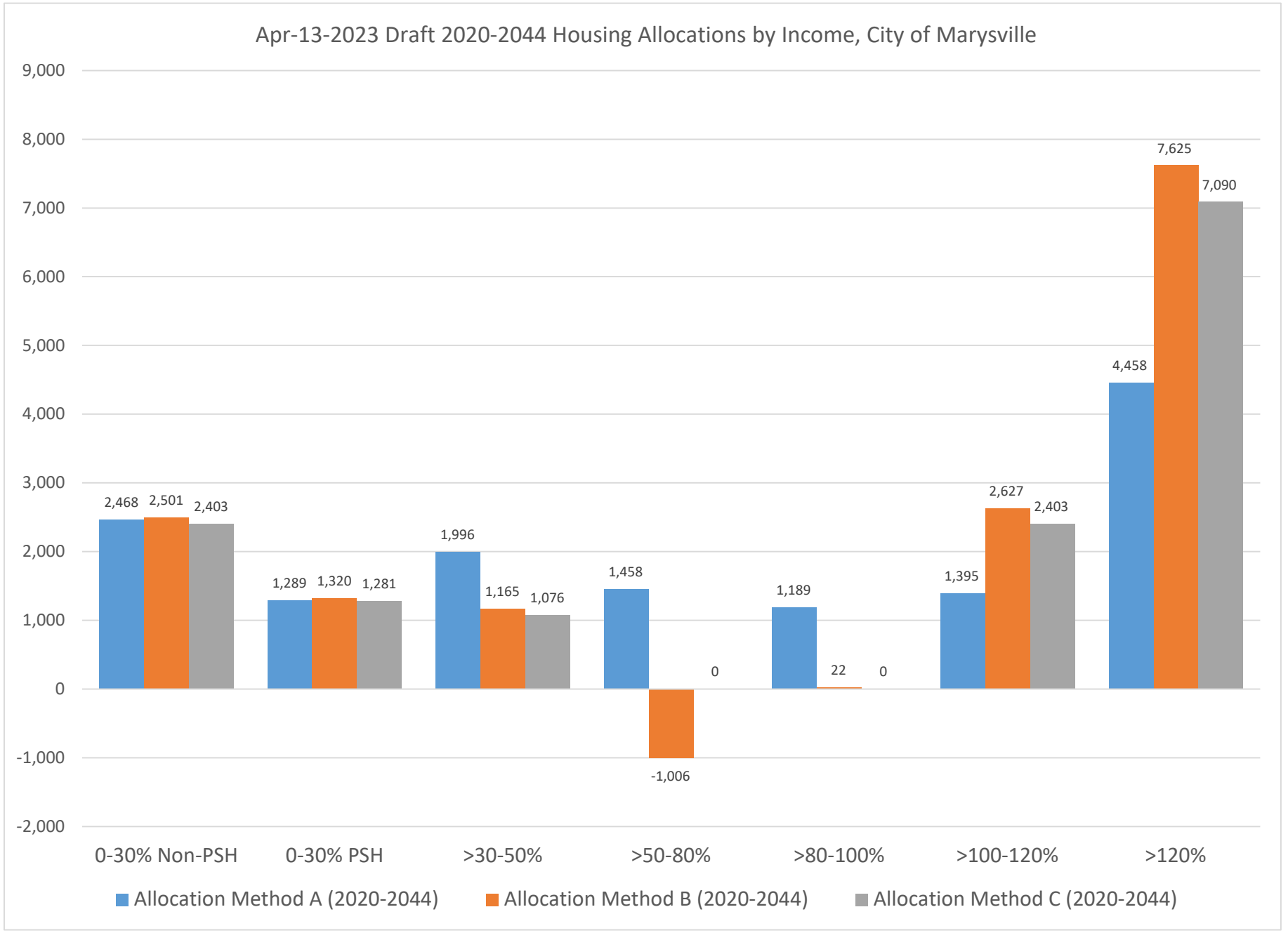

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, Town of Gold Bar
300
200
100
0
-100
-200
-300
29
50
8
15
37
8
23
-214
0
17
-91
0
14
35
20
16
107
44
52
244
87
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

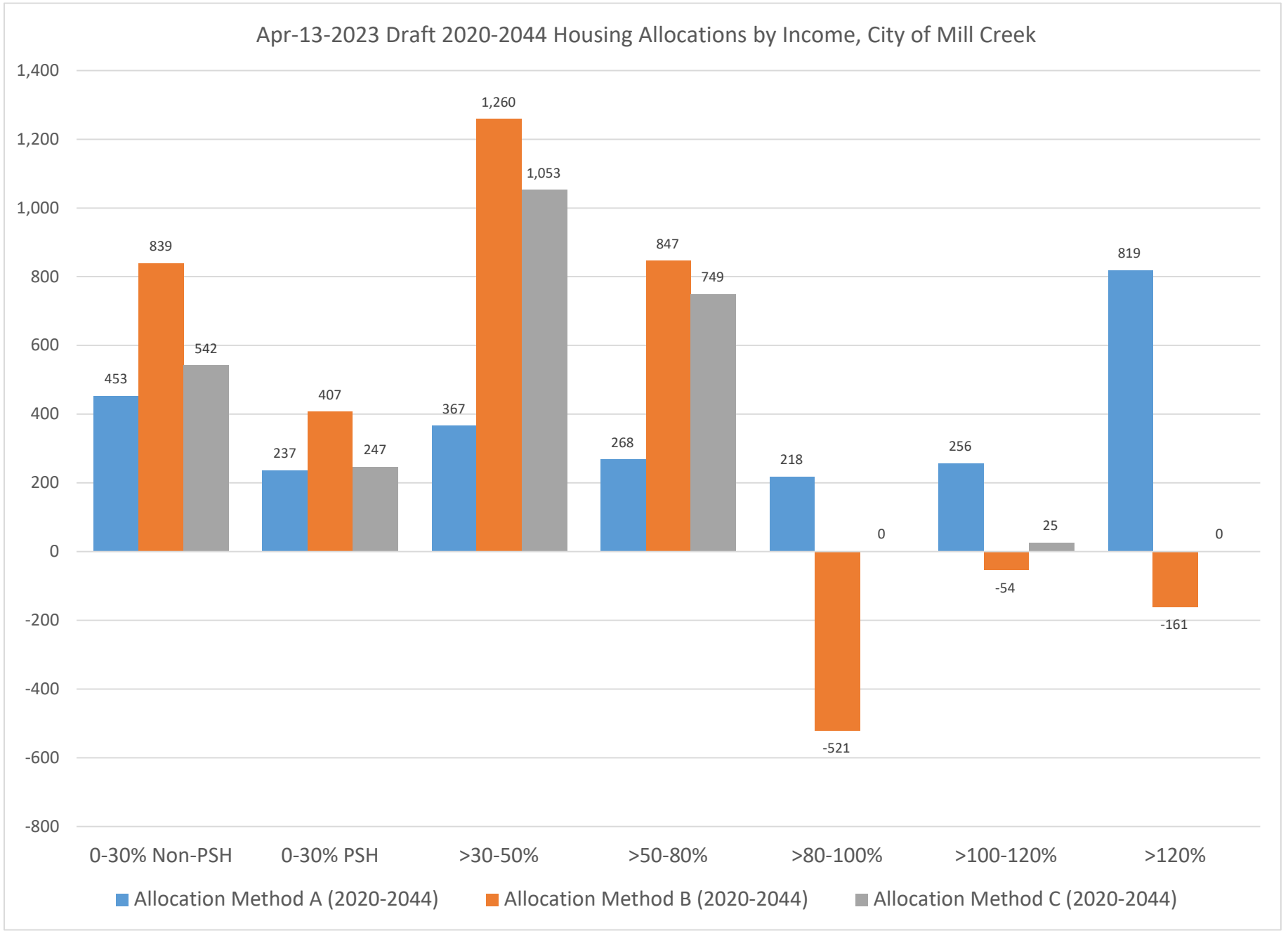

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Granite Falls
800
700
600
500
400
300
200
100
0
-100
-200
-300
171
134
113
89
90
75
138
-224
0
101
-88
0
82
109
69
97
305
225
309
663
504
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

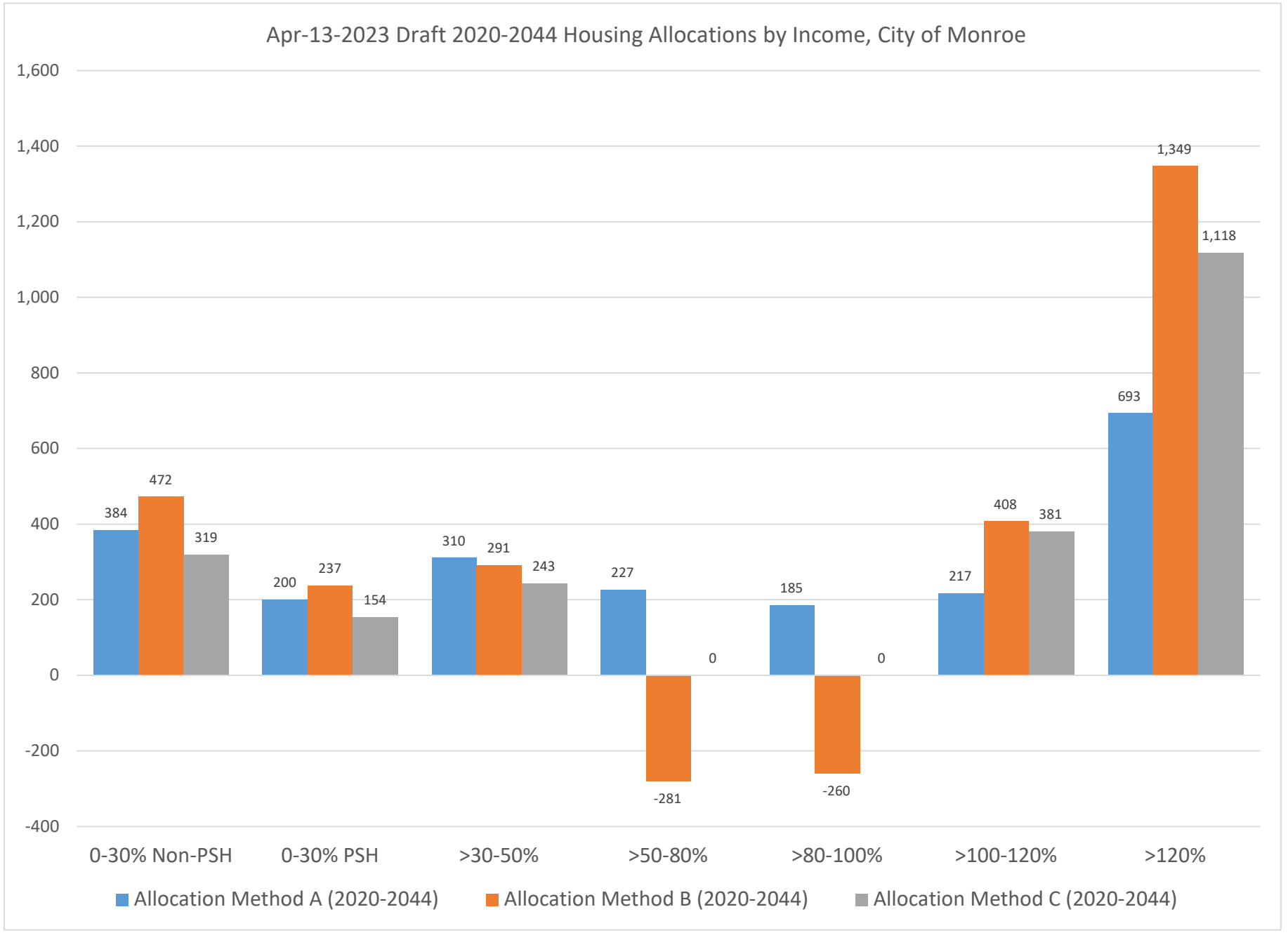

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, Town of Index
20
15
10
5
0
-5
-10
-15
-20
-25
2
0
-4
1
4
0
1
0
-22
1
9
3
1
3
2
1
4
1
3
16
4
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

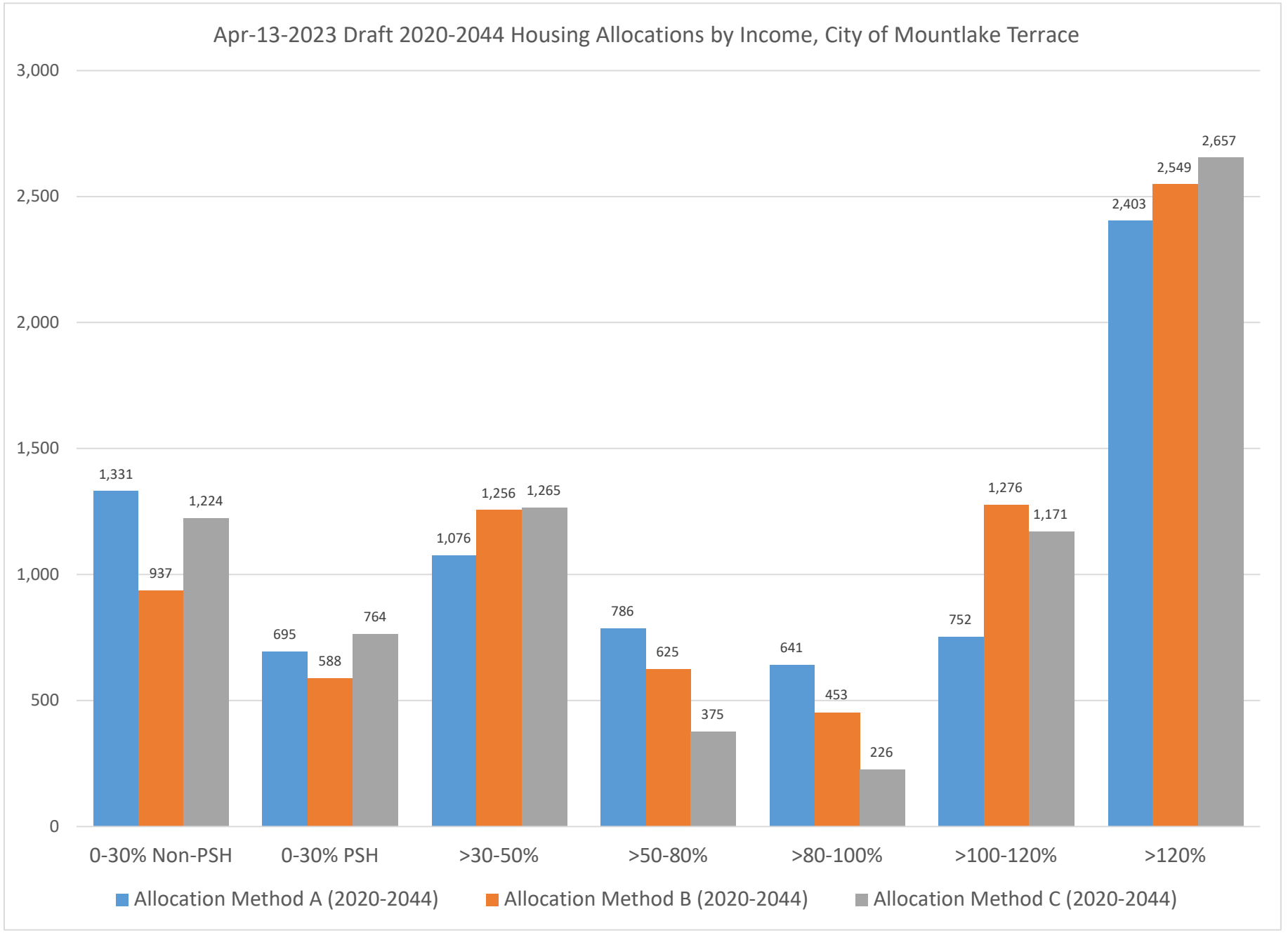

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Lake Stevens
2,500
2,000
1,500
1,000
500
0
-500
-1,000
-1,500
851
958
712
444
602
456
688
949
820
503
595
549
410
0
-901
481
464
458
1,537
2,249
1,920
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

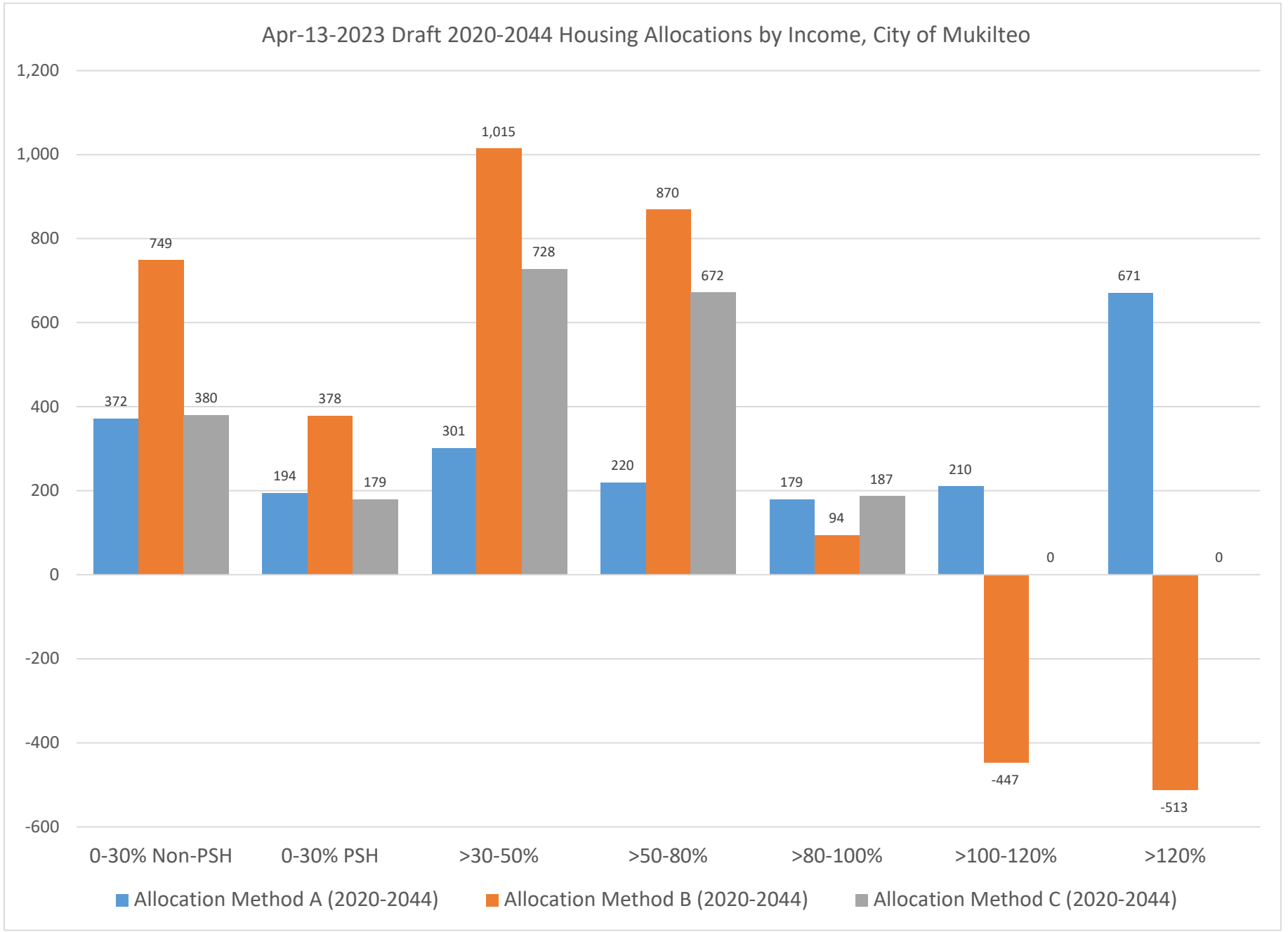

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Lynnwood
6,000
5,000
4,000
3,000
2,000
1,000
0
2,433
1,378
1,939
1,270
1,054
1,401
1,968
1,090
1,113
1,438
1,117
647
1,172
2,055
1,547
1,375
2,408
2,215
4,395
4,950
5,187
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

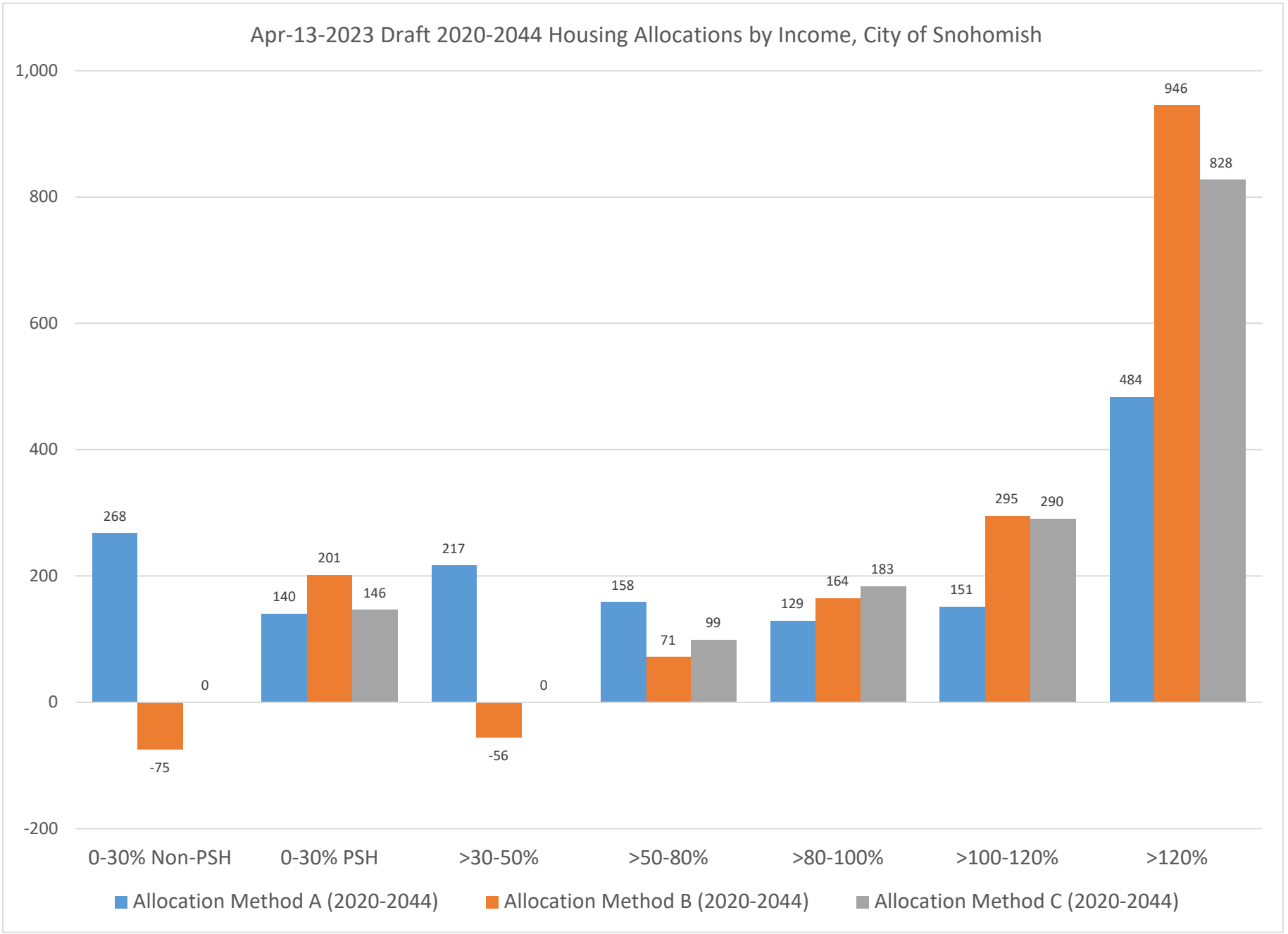

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Marysville
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
-1,000
-2,000
2,468
2,501
2,403
1,289
1,320
1,281
1,996
1,165
1,076
1,458
-1,006
0
1,189
22
0
1,395
2,627
2,403
4,458
7,625
7,090
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

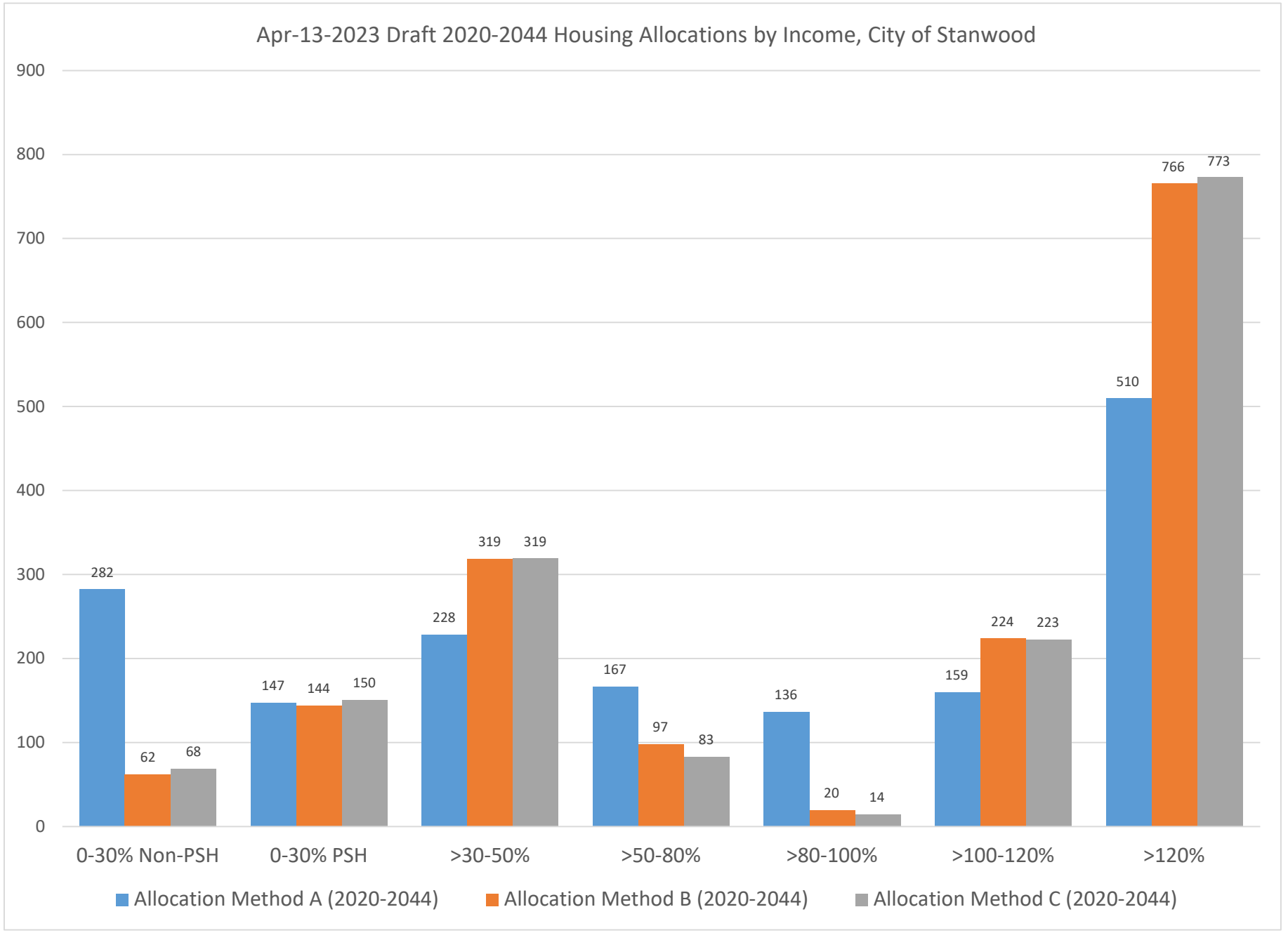

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Mill Creek
1,400
1,200
1,000
800
600
400
200
0
-200
-400
-600
-800
453
839
542
237
407
247
367
1,260
1,053
268
847
749
218
0
-521
256
-54
25
819
-161
0
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

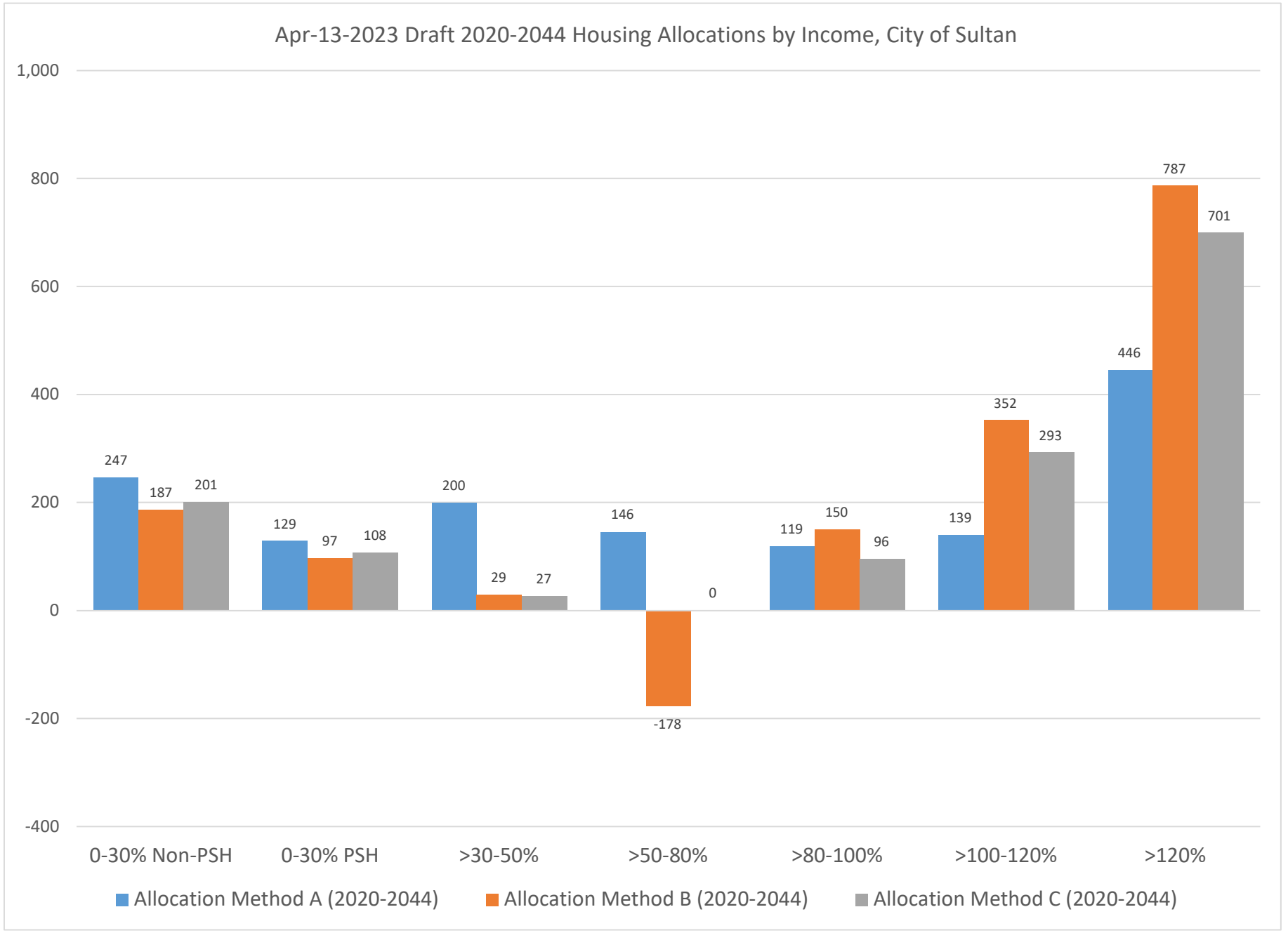

Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Monroe
1,600
1,400
1,200
1,000
800
600
400
200
0
-200
-400
384
472
319
200
237
154
310
291
243
227
0
-281
185
0
-260
217
408
381
693
1,349
1,118
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)


Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Mountlake Terrace
3,000
2,500
2,000
1,500
1,000
500
0
1,331
937
1,224
695
588
764
1,076
1,256
1,265
786
625
375
641
453
226
752
1,276
1,171
2,403
2,549
2,657
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)


Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Mukilteo
1,200
1,000
800
600
400
200
0
-200
-400
-600
372
749
380
194
378
179
301
1,015
728
220
870
672
179
94
187
210
0
-447
671
0
-513
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)


Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Snohomish
1,000
800
600
400
200
0
-200
268
-75
0
140
201
146
217
-56
0
158
71
99
129
164
183
151
295
290
484
946
828
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)


Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Stanwood
900
800
700
600
500
400
300
200
100
0
282
62
68
147
144
150
228
319
319
167
97
83
136
20
14
159
224
223
510
766
773
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)


Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, City of Sultan
1,000
800
600
400
200
0
-200
-400
247
187
201
129
97
108
200
29
27
146
-178
0
119
150
96
139
352
293
446
787
701
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)


Apr-13-2023 Draft 2020-2044 Housing Allocations by Income, Town of Woodway
100
50
0
-50
-100
-150
17
41
9
9
20
4
14
63
22
10
89
31
8
87
32
10
0
-67
31
0
-134
0-30% Non-PSH
0-30% PSH
>30-50%
>50-80%
>80-100%
>100-120%
>120%
Allocation Method A (2020-2044)
Allocation Method B (2020-2044)
Allocation Method C (2020-2044)

# Draft Allocation Method C - Based on Jurisdictional Shares of Apr-13-2023 Draft 2020-2044 Countywide Housing Unit Growth

| | Projection Year: 2044 | Permanent Housing Needs by Income Level (% of Area Median Income) | | | | | | | | Emergency Housing Needs (Temporary) |
|---|---|---|---|---|---|---|---|---|---|---|
| Snohomish County | Population Target = 1,136,309 | | 0-30% | | | | | | | |
| | | Total | Non-PSH | PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% | |
| | Countywide Estimated Housing Supply (2020) | 317,348 | 9,249 | 1,749 | 42,985 | 67,180 | 62,562 | 49,788 | 83,835 | 777 |
| | Countywide Additional Units Needed (2020-2044) | 167,443 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,350 |
| | Sum of Allocation to Jurisdictions (from User Inputs) | 167,442 | 28,997 | 15,138 | 23,450 | 17,131 | 13,970 | 16,384 | 52,373 | 10,353 |

* The location of 68 emergency housing beds within Snohomish County is unknown. Therefore, they are not included in the jurisdiction table below.

| | | Permanent Housing Needs by Income Level (% of Area Median Income) | | | | | | | | Emergency Housing Needs (Temporary) * |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Total | 0-30% Non-PSH | PSH | >30-50% | >50-80% | >80-100% | >100-120% | >120% | |
| Unincorporated Snohomish County | Estimated Housing Supply (2020) | 132,804 | 2,444 | 546 | 13,443 | 21,303 | 25,010 | 25,631 | 44,427 | 0 |
| | Allocation Method C (2020-2044) | 50,604 | 10,644 | 5,012 | 11,952 | 10,951 | 5,180 | 161 | 6,704 | 3,128 |
| Arlington city | Estimated Housing Supply (2020) | 7,750 | 404 | 40 | 1,246 | 2,241 | 1,854 | 864 | 1,101 | 10 |
| | Allocation Method C (2020-2044) | 7,794 | 1,188 | 723 | 893 | 175 | 302 | 1,115 | 3,397 | 482 |
| Bothell city | Estimated Housing Supply (2020) | 7,455 | 71 | 0 | 601 | 791 | 2,017 | 1,214 | 2,761 | 7 |
| | Allocation Method C (2020-2044) | 6,982 | 1,402 | 701 | 1,411 | 1,358 | 33 | 652 | 1,425 | 432 |
| Brier city | Estimated Housing Supply (2020) | 2,413 | 10 | 0 | 50 | 125 | 354 | 617 | 1,257 | 0 |
| | Allocation Method C (2020-2044) | 539 | 75 | 31 | 170 | 189 | 75 | 0 | 0 | 33 |
| Darrington town | Estimated Housing Supply (2020) | 648 | 84 | 0 | 360 | 126 | 48 | 13 | 17 | 0 |
| | Allocation Method C (2020-2044) | 154 | 0 | 6 | 0 | 8 | 31 | 37 | 72 | 10 |
| Edmonds city | Estimated Housing Supply (2020) | 19,306 | 334 | 0 | 1,477 | 3,403 | 2,498 | 3,779 | 7,815 | 0 |
| | Allocation Method C (2020-2044) | 9,068 | 1,883 | 977 | 2,479 | 1,475 | 1,987 | 142 | 126 | 561 |
| Everett city | Estimated Housing Supply (2020) | 47,192 | 2,016 | 994 | 11,689 | 15,168 | 8,053 | 4,616 | 4,656 | 528 |
| | Allocation Method C (2020-2044) | 38,557 | 5,944 | 2,731 | 100 | 0 | 4,045 | 6,374 | 19,364 | 2,383 |
| Gold Bar city | Estimated Housing Supply (2020) | 892 | 34 | 0 | 359 | 275 | 133 | 37 | 54 | 0 |
| | Allocation Method C (2020-2044) | 167 | 8 | 8 | 0 | 0 | 20 | 44 | 87 | 10 |
| Granite Falls city | Estimated Housing Supply (2020) | 1,594 | 70 | 0 | 578 | 537 | 298 | 48 | 63 | 0 |
| | Allocation Method C (2020-2044) | 987 | 113 | 75 | 0 | 0 | 69 | 225 | 504 | 61 |
| Index town | Estimated Housing Supply (2020) | 100 | 13 | 0 | 37 | 10 | 14 | 11 | 15 | 0 |
| | Allocation Method C (2020-2044) | 10 | 0 | 0 | 0 | 3 | 2 | 1 | 4 | 1 |
| Lake Stevens city | Estimated Housing Supply (2020) | 12,366 | 405 | 0 | 1,419 | 2,410 | 3,630 | 1,895 | 2,607 | 0 |
| | Allocation Method C (2020-2044) | 4,915 | 712 | 456 | 820 | 549 | 0 | 458 | 1,920 | 304 |
| Lynnwood city | Estimated Housing Supply (2020) | 16,212 | 1,010 | 0 | 3,057 | 4,146 | 2,723 | 1,723 | 3,553 | 21 |
| | Allocation Method C (2020-2044) | 14,051 | 1,939 | 1,401 | 1,113 | 647 | 1,547 | 2,215 | 5,187 | 869 |
| Marysville city | Estimated Housing Supply (2020) | 25,723 | 653 | 73 | 4,313 | 7,958 | 6,289 | 2,830 | 3,607 | 61 |
| | Allocation Method C (2020-2044) | 14,253 | 2,403 | 1,281 | 1,076 | 0 | 0 | 2,403 | 7,090 | 881 |
| Mill Creek city | Estimated Housing Supply (2020) | 9,069 | 83 | 0 | 342 | 1,185 | 2,366 | 1,649 | 3,444 | 0 |
| | Allocation Method C (2020-2044) | 2,617 | 542 | 247 | 1,053 | 749 | 0 | 25 | 0 | 162 |
| Monroe city | Estimated Housing Supply (2020) | 6,228 | 194 | 57 | 866 | 1,749 | 1,593 | 745 | 1,024 | 68 |
| | Allocation Method C (2020-2044) | 2,216 | 319 | 154 | 243 | 0 | 0 | 381 | 1,118 | 137 |
| Mountlake Terrace city | Estimated Housing Supply (2020) | 9,202 | 395 | 0 | 1,058 | 2,312 | 2,213 | 1,029 | 2,195 | 0 |
| | Allocation Method C (2020-2044) | 7,683 | 1,224 | 764 | 1,265 | 375 | 226 | 1,171 | 2,657 | 475 |
| Mukilteo city | Estimated Housing Supply (2020) | 8,710 | 108 | 0 | 473 | 1,018 | 1,620 | 1,928 | 3,563 | 0 |
| | Allocation Method C (2020-2044) | 2,146 | 380 | 179 | 728 | 672 | 187 | 0 | 0 | 133 |
| Snohomish city | Estimated Housing Supply (2020) | 4,347 | 540 | 4 | 864 | 954 | 766 | 509 | 710 | 9 |
| | Allocation Method C (2020-2044) | 1,546 | 0 | 146 | 0 | 99 | 183 | 290 | 828 | 96 |
| Stanwood city | Estimated Housing Supply (2020) | 2,978 | 302 | 17 | 313 | 704 | 708 | 405 | 529 | 5 |
| | Allocation Method C (2020-2044) | 1,630 | 68 | 150 | 319 | 83 | 14 | 223 | 773 | 101 |
| Sultan city | Estimated Housing Supply (2020) | 1,883 | 74 | 18 | 424 | 754 | 372 | 99 | 142 | 0 |
| | Allocation Method C (2020-2044) | 1,425 | 201 | 108 | 27 | 0 | 96 | 293 | 701 | 88 |
| Woodway city | Estimated Housing Supply (2020) | 476 | 5 | 0 | 16 | 11 | 3 | 146 | 295 | 0 |
| | Allocation Method C (2020-2044) | 98 | 9 | 4 | 22 | 31 | 32 | 0 | 0 | 6 |

NOTE: Countywide Permanent Supportive Housing and emergency housing needs are allocated in proportion to the jurisdiction's target share of countywide housing unit growth (Method A).

# Attachment C
# Stanwood Municipal Code
# Title 3 Draft Text

**CITY OF STANWOOD**
**WASHINGTON**

**ORDINANCE NO. ___**

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING STANWOOD MUNICIPAL CODE (SMC) TITLE 3, REVENUE AND FINANCE, AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the City of Stanwood has begun a process to comprehensively update its municipal code to conform to current law and practice; and

WHEREAS, the purpose of this code amendment is to eliminate conflicts, improve clarity and overall function of the municipal code, and reflect current city and best practices; and

WHEREAS, amendments include _____; and

WHEREAS, the City of Stanwood SEPA Responsible Official has reviewed the proposed amendments to the Stanwood Municipal Code, determined that the amendments are categorically exempt from SEPA, and memorialized those conclusions under file number ____; and

WHEREAS, the Stanwood Advisory Group reviewed the ordinance scoping memo and draft ordinance at their ___ and ____ meetings respectively, and has recommended that the City Council adopt the ordinance as presented; and

WHEREAS, the Stanwood Planning Commission reviewed the ordinance scoping memo and draft ordinance at their ___ and ____ meetings respectively and has recommended that the City Council adopt the ordinance as presented; and

WHEREAS, the Stanwood Council Community Development Committee reviewed the ordinance scoping memo and draft ordinance at their ___ and ____ meetings respectively, and has recommended that the City Council adopt the ordinance as presented; and

WHEREAS, the City Council held a public meeting and first reading of the draft code amendment on ____, a second reading on ___, and accepted public comment; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**Section 1**. Stanwood Municipal Code Title 3, Revenue and Finance, is repealed in its entirety and replaced with the new Title 3, Revenue and Finance, as provided in Exhibit “A” attached to this ordinance and incorporated herein by reference as if set forth in full.

Section 2. References in SMC Chapter 2.14 to SMC Chapter 3.36 are updated to SMC Chapter 3.09.

Section 3. The following chapters are deleted: SMC 17.151 Impact Fees – Transportation, SMC 17.152 Impact Fees – Parks, Open Space and Recreational Facilities, SMC 17.153 Impact Fees – School Facilities, and SMC 17.153A Impact Fees – Fire Facilities.

Section 3. This ordinance contains a re-adoption of existing taxes, and no interruption from existing taxes is intended.

**Section 4**. Severability. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

**Section 5**. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

**Section 6**. Effective Date. This Ordinance shall take effect five days after its passage and publication as required by law.

PASSED and APPROVED this ____ day of _____, 2023.

CITY OF STANWOOD:

_____
Sid Roberts, Mayor

Attest:

_____
Lisa Sokolik, City Clerk

Approved as to Form:

_____
Nikki Thompson, City Attorney

Date of Publication: _____

Effective Date: _____

# EXHIBIT A


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# Title 3 Revenue and Finance

ℹ This title is a complete rewrite of existing SMC Title 3.

ℹ In the scoping memo, we proposed a new chapter governing the Acceptance of Interests in Real Property. Upon further reflection, that chapter makes the most sense in Title 4, rather than Title 3.

ℹ In this title, we have tried to strike a balance between keeping existing chapter numbering and reorganization for future expansion. To that end, we have organized the chapters as follows:

- 3.01-3.19 for sections pertaining to taxes.
- 3.20-3.29 for sections pertaining to fees.
- 3.30-3.39 for sections pertaining to fiscal policy, with general policies in 3.30. All accounting funds should be created and listed in their own section of SMC Chapter 3.34 corresponding to the fund number (e.g., fund 103, Street Construction Fund, is described in section 3.16.103) and following the pattern in Chapter 3.34.
- 3.40-3.41 for other sections that don't fit elsewhere, e.g., establishment of the transportation benefit district.

## Chapter 3.03 Leasehold Excise Tax

ℹ This is existing chapter 3.32, recodified to be near the other tax chapters.

### 3.03.010 Imposition of tax.

A leasehold excise tax is imposed on and after June 1, 1993 upon the act or privilege of occupying or using publicly owned real or personal property within the city of Stanwood through a "leasehold interest," as defined by Chapter 82.29A RCW. The tax must be paid, collected and remitted to the State Department of Revenue.

### 3.03.020 Tax rate.

(1) The rate of tax imposed by SMC 3.03.010 is 4% of the taxable rent, as provided in RCW 82.29A.040.

(2) With respect to a product lease, a credit of 33% of the tax produced by the above rate.

### 3.03.030 Agreement.

The mayor is authorized to execute a contract with the State Department of Revenue for the administration and collection of the tax imposed by RCW 3.03.010; provided, that the city attorney must first approve the form and content of said contract.

### 3.03.040 Adoption by reference.

The city hereby adopts by reference Chapter 82.29A RCW, Leasehold Excise Tax.

### 3.03.050 Severability.

If any provision of this chapter, or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances is not affected.

# Chapter 3.04 Sales and Use Tax

ℹ This an integration of existing SMC Chapter 3.04, Sales and Use Tax, and existing SMC Chapter 3.06, Additional Sales and Use Tax.

ℹ Note there are two sections with two different sales taxes in this chapter because the state law authorizes them in different ways.

### 3.04.010 Imposition of tax.

ℹ Based on existing SMC 3.04.010.

(1) Per RCW 82.14.030(1), a sales or use tax is imposed upon every taxable event occurring within the city.

ℹ Next line is based on existing SMC 3.04.020.

(2) The rate of tax imposed by this section is 0.005% of the selling price or value of the article used, as the case may be; except that during such period as there may be in effect a sales or use tax imposed by Snohomish County under RCW 82.14.030(1), the rate of tax imposed by this chapter is 0.00425%.

ℹ Next line is based on existing SMC 3.04.050.

(3) The effective date of the tax imposed in this section is January 1, 1971.

### 3.04.020 Imposition of additional tax.

ℹ This section is based on existing SMC 3.06.010-.020.

(1) Per RCW 82.14.030(2), an additional sales or use tax is imposed on every taxable event within the city.

ℹ Next line is based on existing SMC 3.06.020.

(2) The rate of tax imposed by this section is 0.005% of the selling price or value of the article used, as the case may be; except that during such period as there may be in effect a sales or use tax imposed by Snohomish County under RCW 82.14.030(2) at a rate equal to or greater than the rate imposed by a city within the county, the county must receive 15% of the city tax; and in the event that the county imposes a sales and use tax under RCW 82.14.030(2) at a rate less than the rate imposed by a city within the county, the county must receive that amount of revenues from the city tax equal to 15%of the rate of tax imposed by the county.

ℹ Next line is existing SMC 3.06.040.

(3) The effective date of the tax imposed in this section is July 1, 1982.

### 3.04.030 Administration.

ℹ Based on existing SMC 3.04.030 and 3.06.030.

(1) The tax is imposed upon and collected from those persons from whom the state sales or use tax is collected, pursuant to Chapters 82.08 and 82.12 RCW.

(2) "Taxable event" has the meaning in RCW 82.14.020.

(3) The administration and collection of the tax imposed by this chapter must be in accordance with the provisions of RCW 82.14.050, and the mayor is authorized and directed to execute on behalf of the city contracts with the State Department of Revenue for such collection and administration of the tax.

### 3.04.040 Inspection of records.

ℹ Based on existing SMC 3.04.040.

The city consents to the inspection of such records as are necessary to qualify the city for inspection of records of the Department of Revenue, pursuant to RCW 82.32.330.

## Chapter 3.05 Sales and Use Tax for the Transportation Benefit District

ℹ This is a new chapter to codify the TBD sales tax approved by the voters in the 2022 election.

### 3.05.010 Imposition of tax.

Per RCW Chapter 36.73 and RCW 82.14.0455, a sales and use tax in the amount of two-tenths of one percent, having been approved for renewal by the voters of the City of Stanwood Transportation Benefit District in the November 8, 2022, general election, is levied to be collected from all taxable retail sales within the Transportation Benefit District established by SMC Chapter 3.40.

### 3.05.020 Deposit of proceeds.

Proceeds from the tax established by this chapter must be deposited and expended per SMC 3.05.108.

### 3.05.030 Expiration and renewal.

Per RCW 82.14.0455, the tax imposed by this chapter expires after a period of 10 years unless renewed with an affirmative vote of the voters voting at an election.

# Chapter 3.06 Sales and Use Tax for Affordable Housing

ℹ This is a recodification of existing SMC Chapter 3.50, adopted in 2020, to place all tax-related chapters together.

### 3.06.010 Purpose of tax.

ℹ Existing SMC 3.50.010.

The Washington State Legislature recognizes that local governments have been faced with a rising level of homelessness and limited affordable housing. To help address the state housing affordability crisis, the legislature provided to counties and cities the authority to implement a local sales tax to fund affordable or supportive housing.

### 3.06.015 Imposition of sales and use tax for affordable housing.

ℹ Existing SMC 3.50.015.

(1) There is imposed a sales and use tax as authorized by RCW 82.14.540 upon every taxable event, as defined in Chapter 82.14 RCW, occurring within the city of Stanwood.

(2) The tax is imposed upon and collected from those persons from whom the state sales tax or use tax is collected pursuant to Chapters 82.08 and 82.12 RCW.

(3) The rate of the tax imposed by this chapter is the maximum capacity of the sales and use tax (0.0073 percent authorized by RCW 82.14.540) of the selling price or value of the article used.

(4) The tax imposed under this chapter must be deducted from the amount of tax otherwise required to be collected or paid to the Department of Revenue under Chapter 82.08 or 82.12 RCW. The Department of Revenue will perform the collection of such taxes on behalf of the city at no cost.

(5) The Department of Revenue will calculate the maximum amount of tax distributions for the city of Stanwood based on the taxable retail sales in the city, and the tax imposed under this chapter will cease to be distributed to the city for the remainder of any state fiscal year in which the amount of tax exceeds the maximum amount of tax distributions for the city as properly calculated by the Department of Revenue. Distributions to the city of Stanwood that have ceased during a state fiscal year must resume at the beginning of the next state fiscal year.

### 3.06.020 Applicability of tax.

ℹ Existing SMC 3.50.020.

(1) The city may use the moneys collected by the tax imposed under this chapter for the following purposes:

   (a) Acquiring, rehabilitating, or constructing affordable housing, which may include new units of affordable housing within an existing structure or facilities providing supportive housing services under RCW 71.24.385; or

   (b) Providing the operations and maintenance costs of new units of affordable or supportive housing; or

   (c) Providing rental assistance to tenants.

(2) The housing and services provided under this chapter may only be provided to persons whose income is at or below 60 percent of the median income of the city.

### 3.06.025 Administration and collection.

Existing SMC 3.50.025.

The administration and collection of the tax imposed by this chapter must be in accordance with the provisions of RCW 82.14.540. The mayor, with approval of the city council, is hereby authorized to and directed to execute and sign contracts with the Washington State Department of Revenue that may be necessary to provide for the administration or collection of the tax.

### 3.06.030 Duration of tax.

Existing SMC 3.50.030.

(1) The tax imposed by the city under this chapter will expire 20 years after the date on which the tax is first imposed.

(2) The finance director must provide notice to the city council and the mayor of the expiration date of the tax each year, beginning three years before the expiration date, and must also promptly notify the city council and the mayor of any changes to the expiration date.

(3) The finance director must report annually to the Washington State Department of Commerce, in accordance with the Department's rules, on the collection and use of the revenue from the tax imposed under this chapter.

### 3.06.040 Deposit of proceeds.

This is a new section.

It doesn't look like you have a special revenue fund for the proceeds from the affordable housing sales tax. Don't we want that? Need to specify where to put proceeds from the tax and amend SMC 3.34.

Proceeds from the tax established by this chapter must be deposited and expended per SMC 3.34.___.

## Chapter 3.07 Brokered Natural Gas Use Tax

No changes to this existing chapter.

### 3.07.010 Adoption by reference.

RCW 82.14.230 providing for imposition and collection of a use tax on brokered natural gas is hereby adopted as if set forth in full.

### 3.07.020 Rate.

There is hereby imposed a use tax in the amount of 6% upon brokered natural gas to be paid by the consumer under the provisions of RCW 82.14.230.

# Chapter 3.08 Real Estate Excise Tax (REET)

ℹ This chapter has been renamed from "Real Estate Sales Excise Tax" to conform to the language used in the RCW and common parlance.

ℹ No major changes to this existing chapter except that the enumeration of the allowed uses has been deleted and a reference inserted to the statutorily allowed purposes, which change from time to time.

ℹ Deleted 3.08.080 regarding deposit of revenue.

### 3.08.010 Imposition of tax—REET 1

ℹ Based on existing SMC 3.08.010.

(1) Per RCW 82.46.010, an excise tax of one-quarter of one percent of the selling price is imposed on each sale of real property within the corporate limits of the city of Stanwood.

ℹ The following subsections are based on existing SMC 3.08.080.

(2) Proceeds of taxes imposed in this section must be deposited per SMC 3.34.120 and used by the city as authorized by RCW 82.46.010.

(3) This section does not limit the existing authority of this city to impose special assessments on property specially benefited thereby in the manner prescribed by law.

### 3.08.015 Imposition of tax—REET 2

ℹ Based on existing SMC 3.08.015.

(1) Per RCW 82.46.035, an additional excise tax of one-quarter of one percent of the selling price is imposed on each sale of real property within the corporate limits of the city of Stanwood.

(2) This tax is in addition to the tax imposed by SMC 3.08.010.

ℹ Based on existing SMC 3.08.080.

(3) Proceeds of taxes imposed in this section must be deposited per SMC 3.34.121 and expended as authorized by RCW 82.46.035.

### 3.08.020 Taxable events.

ℹ Existing SMC 3.08.020.

Taxes imposed in this chapter must be collected from persons who are taxable by the state under Chapter 82.45 RCW and Chapter 458-61 WAC upon the occurrence of any taxable event within the corporate limits of the city.

### 3.08.030 Consistency with state tax.

Existing SMC 3.08.030

The taxes imposed in this chapter must comply with all applicable rules, regulation, laws, and court decisions regarding real estate excise taxes as imposed by the state under Chapter 82.45 RCW and Chapter 458-61 WAC. The provisions of those chapters, to the extent they are not inconsistent with this chapter, apply as though fully set forth in this chapter.

### 3.08.040 Disbursal of tax proceeds.

Existing SMC 3.08.040.

The Snohomish County treasurer must deposit one percent of the proceeds of the excise tax collected, pursuant to SMC 3.08.010, into the Snohomish County current expense fund to defray the costs of collection. No such deduction may be made from the proceeds of the excise tax collected pursuant to SMC 3.08.015.

### 3.08.050 Seller's obligation.

Existing SMC 3.08.050.

The taxes imposed in this chapter are the obligation of the seller and may be enforced through the action of debt against the seller or in the manner prescribed for the foreclosure of mortgages.

### 3.08.060 Lien provisions.

Existing SMC 3.08.060.

The taxes imposed in this chapter and any interest or penalties thereon are the specific lien upon each piece of real property sold from the time of sale or until the tax is paid, which lien may be enforced in the manner prescribed for the foreclosure of mortgages. Resort to one course of enforcement is not an election not to pursue the other.

### 3.08.070 Notation of payment.

Existing SMC 3.08.070.

The taxes imposed in this chapter must be paid to and collected by the treasurer of the county within which is located the real property which was sold. The county treasurer must act as agent for the city within the county imposing the tax. The county treasurer must cause a stamp evidencing satisfaction of the lien to be affixed to the instrument of sale or conveyance prior to its recording or to the real estate excise tax affidavit in the case of used mobile home sales. A receipt issued by the county treasurer for the payment of the tax imposed in this chapter is evidence of the satisfaction of the lien imposed in SMC 3.08.060 and may be recorded in the manner prescribed for recording satisfactions or mortgages. No instrument of sale or conveyance evidencing a sale subject to the tax may be accepted by the county auditor for filing or recording until the tax is paid and the stamp affixed thereto; in case the tax is not due on the transfer, the instrument may not be accepted until suitable notation of this fact is made on the instrument by the county treasurer.

### 3.08.085 Date payable.

Existing SMC 3.08.085.

The taxes imposed in this chapter become due and payable immediately at the time of sale and, if not so paid within 30 days thereafter, bear interest at the rate of 1% per month from the time of sale until the date of payment.

# Chapter 3.09 Lodging Tax

This chapter is based on existing SMC Chapter 3.36. It has been moved here to number all tax chapters together.

Note that the Lodging Tax Advisory Committee has been reorganized by prior ordinance into SMC Chapter 2.14.

### 3.36.010 Imposition of lodging tax.

Based on existing SMC 3.36.010.

(1) There is hereby created a special excise tax of two percent on the sale of or charge made for the furnishing of lodging that is subject to tax under Chapters 67.28 and 82.08 RCW. This tax is assessed pursuant to the terms of RCW 67.28.180.

(2) The tax imposed under this section applies to the sale of or charge made for the furnishing of lodging by a hotel, motel, rooming house, tourist court, or trailer camp, and the granting of any similar license to use real property as distinguished from the renting or leasing of real property.

(3) It is presumed that the occupancy of real property for a continuous period of one month or more constitutes a rental or lease of real property and not a mere license to use or enjoy the same.

### 3.09.030 Definitions.

Based on existing SMC 3.36.030.

The definitions in RCW 82.08.010 are adopted and apply throughout this chapter unless the context clearly requires otherwise.

### 3.09.040 Tax deemed in addition to license fee or other taxes.

Based on existing SMC 3.36.040.

The taxes levied by this chapter are in addition to any license fee or any tax imposed or levied under any law or any other ordinance of the city; however, pursuant to Chapter 67.28 RCW, such tax must be deducted from the amount of tax the seller would otherwise be required to collect and to pay to the State Tax Commission under the provisions of Chapter 82.08 RCW.

### 3.09.050 Deposit of proceeds—Use of funds.

ℹ Based on existing SMC 3.36.040.

Proceeds from the taxes levied by this chapter must be deposited per SMC 3.34.115 and may be used solely for the uses authorized by RCW Chapter 67.28 through the procedures described in that chapter and SMC Chapter 2.14.

### 3.09.060 Administration and collection.

ℹ Existing SMC 3.36.060.

For the purpose of the taxes levied by this chapter:

(1) The State Department of Revenue is designated as the agent of the city for the purpose of collection and administration;

(2) The administrative provisions contained in RCW 82.08.050 through 82.08.070, and as contained in Chapter 82.32 RCW, apply with respect to the administration and collection by said department;

(3) All rules and regulations adopted by the Department of Revenue for the administration of Chapter 82.08 RCW, are adopted;

(4) The Department of Revenue is authorized to prescribe and utilize such special forms and procedures as the Department may deem necessary and appropriate.

## Chapter 3.10 Gambling Tax

ℹ No major changes to this existing chapter.

### 3.10.010 Definitions.

For the purposes of this chapter the terms used herein have the same meanings as defined in Chapter 9.46 RCW, as the same now exists or may hereafter be amended. Said definitions are hereby incorporated by reference.

### 3.10.020 Imposition of tax.

ℹ Existing SMC 3.10.020.

(1) There is hereby levied pursuant to RCW 9.46.110 upon all persons, corporations, associations, and organizations authorized to conduct or operate any gambling activity or amusement game within the city, as provided herein, taxes as follows:

  (a) Bingo and/or Raffles. These activities are taxed at a rate of 5% of the gross receipts received therefrom, less the amount paid for as prizes.

  (b) Amusement Games. These activities are taxed at a rate of 2% of the gross revenue therefrom less the amount paid for as prizes.

  (c) Punchboards and/or Pulltabs. These activities are taxed:

    (i) To bona fide charitable or nonprofit organizations at a rate of 5% of gross receipts less prizes;

(ii) To commercial stimulant operators at a rate of 5% of gross receipts.

(d) Social Card Games and/or Any Other Gambling Activity. These activities are taxed at a rate of 5% of the gross receipts therefrom to the extent provided in subsections (2) and (3) of this section.

(2) Provided, that no tax may be imposed on bingo, or amusement games when such activities are conducted by any bona fide charitable or nonprofit organization, which organization has no paid operating or management personnel, and has gross income from bingo, or amusement games, or any combination thereof, not exceeding $5,000 per year, less the amount paid for as prizes. No tax may be imposed on the first $10,000 of net proceeds from raffles conducted by any bona fide charitable or nonprofit organization.

(3) Provided further, that the tax provided for in subsection (1)(d) of this section applies solely to those social card games and/or any other gambling activity, including fund-raising events conducted, held or operated as a commercial stimulant as defined in Chapter 9.46 RCW. Specifically, such tax applies only to such activities conducted in a "public card room" as defined in WAC 230-02-410.

### 3.10.030 Administration – Collection.

ℹ Based on existing SMC 3.10.030.

The city treasurer must administer and collect the tax levied by this chapter pursuant to rules and regulations as may be adopted by the State Gambling Commission.

### 3.10.040 Payments – Late penalties and liens.

ℹ Based on existing SMC 3.10.040.

(1) The tax imposed by this chapter is due and payable in quarterly installments, and remittance therefor must accompany each return and be made on or before the 30th day of the month next succeeding the quarterly period in which the tax accrued.

(2) For each payment due, if such payment is not made by the due date thereof, a penalty is added as follows:

(a) First to 17 days delinquency, 10 percent of payment due;

(b) More than 17 days delinquency, 15 percent of payment due;

(c) A copy of all forms submitted to the state must be submitted with the payment to the city.

(3) Taxes imposed under this chapter become a lien upon personal and real property used in the gambling activity in the same manner as provided for under RCW 84.60.010. The lien attaches on the date the tax becomes due and relates back and have priority against real and personal property to the same extent as ad valorem taxes.

### 3.10.050 Disposition of proceeds.

ℹ Based on existing SMC 3.10.050.

(1) All taxes received under this chapter must be deposited in the current expense fund. Moneys deposited in such fund as a result of the tax imposed by this chapter may be used by the police department for the policing and enforcement of state statutes and city ordinances relating to the control of gambling and such criminal activities as may be incidental to gambling, including vice and drug controls.

(2) For purposes of this chapter, the reasonable and necessary expenses of the city treasurer in administering and providing audit services pursuant hereto are legitimate charges against the gambling tax since such expenses are recognized as being vital to the enforcement of this chapter.

### 3.10.060 City treasurer's authority.

Based on existing SMC 3.10.050. Updated to treasurer, rather than clerk-treasurer.

The city treasurer must:

(1) Adopt, publish and enforce such rules and regulations consistent with this chapter as are necessary to enable the collection of the tax imposed by this chapter in the unincorporated areas of Snohomish County;

(2) Prescribe and issue the appropriate forms for determination and declaration of the amount of tax to be paid.

### 3.10.070 Access to records.

Existing SMC 3.10.050.

It is the responsibility of all officers, directors and managers of any organization conducting gambling activities to provide access to such financial records as the city treasurer, chief of police, city attorney, their authorized representatives, or law enforcement representatives of local municipalities may require in order to determine compliance with this chapter.

### 3.10.080 Washington laws – Applicability.

Existing SMC 3.10.050.

Unnecessary. This section should be understood and could be deleted.

This chapter, and all activities undertaken hereunder are subject to all applicable laws and regulations of the state of Washington.

### 3.10.090 Violation – Penalty.

Based on existing SMC 3.10.090.

Updated to reflect adoption of SMC Title 13.

Violation of this chapter is a category 1 civil infraction and may be enforced per SMC Title 13.

# Chapter 3.11 Utility Tax

ℹ This is a new chapter for Title 3, based on existing SMC Chapter 5.01, which is being repealed by simultaneous adoption of an ordinance re-adopting the entirety of Title 5.

ℹ References to clerk-treasurer have been collected to treasurer.

ℹ Gender-specific pronouns have been removed.

### 3.11.010 Generally.

ℹ Based on existing SMC 5.01.010.

There are levied and must be collected utility taxes against the persons on account of the business activities, and in the amounts to be determined by the application of the rates against gross income, as set forth in this chapter.

### 3.11.020 Definitions.

ℹ Based on existing SMC 5.01.020. “Person” is defined in SMC 1.04.020 so excluded here.

The following definitions apply to the terms when used in this chapter:

“Gross revenue” means revenues received by a utility or business from operations or sales within the city less net uncollectibles. Gross revenue of natural, artificial or mixed gas and electric utilities includes revenues from the use, rental or lease of operating facilities of the utility other than residential-type space and water heating equipment. Gross revenues do not include charges which are passed onto the subscribers by a utility pursuant to tariffs required by regulatory order to compensate for the cost to the company of the tax imposed by this section. Gross revenues of telephone utilities includes 100% of the toll service fees from calls originating in and/or billed to subscribers within the city of Stanwood including revenue from providing access to a local telephone network, local telephone network switching service, toll service, or coin telephone services, telephonic, video, data or similar communication or transmission for hire, via a local telephone network, toll line or channel, cable, microwave, or similar communication or transmission system, including transmission of communication for cellular telephones or other wireless phone service. Gross revenues of cable television utilities include revenues from the one-way transmission of video programming and associated nonvideo signals to subscribers which is provided in connection with video programming.

“Taxpayer” means any person liable for taxes imposed by this chapter.

### 3.11.030 Businesses and utilities subject to utility tax – Amount.

ℹ Based on existing 5.01.040.

Utility taxes are hereby levied and must be collected on account of business activities in amounts determined by the nature of the business activities, and by the application of rates against gross income, as follows:

(1) Electric. Upon every person engaged in or carrying on the business of selling or furnishing electric light and power within the city of Stanwood, a tax equal to 6% of the total gross revenue from such business during the tax-reporting period;

(2) Gas. Upon every person engaged in or carrying on a business of selling or furnishing gas within the city of Stanwood, a tax equal to 6% of the total gross revenue from such business in the city during the tax-reporting period;

(3) Telephone. Upon every person engaged in or carrying on a telephone business within the city of Stanwood, a tax equal to 6% of the total gross revenue from such business during the tax-reporting period;

(4) Water. Upon every business in the city engaged in selling or furnishing water including for resale or distribution outside of the city, to be levied upon customers of such business:

  (a) A city tax equal to 10.7% of the total gross revenue from such business during the tax-reporting period;

  (b) A state public utility tax at the rate established by RCW 82.16.020, as amended.

(5) Sanitary Sewer. Upon every business in the city engaged in furnishing sanitary sewer services within the city of Stanwood, to be levied upon customers of such business:

  (a) A city tax equal to 6% of the gross revenue from such business during the tax-reporting period;

  (b) A state public utility tax equal to the amount of the public utility tax on sewerage collection incurred by the city under RCW 82.16.020, to be revised annually based on actual preceding year costs and the rate in said section; and

  (c) The business and occupation tax on the amount of sewer service costs that are not related to sewerage collection, to be revised annually based on actual costs, according to the guidance provided by WAC 458-20-251.

(6) Drainage. Upon every business engaged in providing drainage services within the city of Stanwood, to be levied upon customers of such business:

  (a) A city tax equal to 6% of the gross revenue from such business during the tax-reporting period;

  (b) A state business and occupation tax at the rate established by RCW 82.04.290, as said rate adjusts, said rate currently being equal to 1.5% percent of the total gross revenues.

(7) Garbage. Upon every person engaged in or carrying on the business of collection of garbage or solid waste within the city of Stanwood, a tax of 6% of the gross revenue from such business during the tax-reporting period;

(8) Cable Television. Upon every person engaged in or carrying on a cable television business within the city of Stanwood, a tax equal to 3% of the gross revenue from such business in the city during the tax-reporting period.

### 3.11.040 Exemptions and deductions.

ℹ Based on existing 5.01.050.

(1) The following amounts are exempt and deducted from the total gross income upon which the tax is computed:

  (a) income derived from transactions in interstate or foreign commerce;

  (b) income derived from business done for the government of the United States, its officers, or agents;

  (c) any amount paid by the taxpayer to the United States, the state, or the city, as excise taxes levied or imposed upon the sale or distribution of property or services;

  (d) bad debts for services incurred, rendered or charged for during the tax-reporting period.

(2) Debts are deemed bad and uncollectible when they have been written off the books of the taxpayer.

### 3.11.050 Reporting period and payment provisions.

ℹ Based on existing 5.01.030.

(1) Utility taxes are due at the end of each monthly tax-reporting period. However, the city treasurer may, in the interest of economy of administration, set quarterly tax-reporting periods for individual taxpayers.

(2) Remittance of utility taxes imposed by this section must be made to the city treasurer on or before the 25th day of the month next succeeding the end of the tax-reporting period.

### 3.11.060 Sale or transfer of business.

ℹ Based on existing 5.01.060.

Upon the sale or transfer during any tax year of a business subject to the utility tax, if the tax has not been paid in full for the year, the purchaser or transferee is responsible for payment for that portion of the year during which the transferee carries on such business.

### 3.11.070 Taxpayer to keep books and records – Returns to be confidential.

ℹ Based on existing 5.01.070.

(1) Each taxpayer taxed upon his gross income must keep and enter in a proper book or set of books or records an accurate accounting of his gross income.

(2) The accounting must always be open to the inspection of the city treasurer to verify the return made by the taxpayer.

(3) The applications, statements or returns made to the city treasurer, pursuant to this chapter, may not be made public, nor may they be subject to inspection of any person except the mayor, city attorney, the city treasurer or his authorized agent, and members of the city council.

### 3.11.080 Right to audit.

ℹ Based on existing 5.01.080.

(1) If a taxpayer fails to make a return, or if the city treasurer is dissatisfied as to the correctness of the statements made in the application or return of any taxpayer, the taxpayer must provide an accounting.

(2) If the taxpayer fails to provide such an accounting, the city treasurer may conduct audit procedures, at the expense of the taxpayer, as necessary to establish or account for the taxable revenue.

### 3.11.090 Overpayment or underpayment of tax.

ℹ Based on existing 5.01.090.

(1) If the city treasurer finds that the tax paid is more than the amount required of a taxpayer, the city treasurer must refund the amount overpaid by a warrant upon the general fund.

(2) If the city treasurer finds that the tax paid is less than required of a taxpayer, the city treasurer must send a statement to the taxpayer showing the balance due, and such taxpayer must pay the amount shown thereon within 10 days after notification.

### 3.11.100 Late payment penalties.

Based on existing 5.01.100; substantially simplified.

All taxes due under this chapter that are not paid within 15 days of the due date specified in SMC 3.11.050 incur a late payment penalty equal to 5% of the tax.

### 3.11.110 City treasurer may make rules.

Based on existing 5.01.110.

Changed rulemaking from mandatory to permissive; updated to website from posting in city hall.

(1) The city treasurer may, from time to time, adopt and enforce rules and regulations not inconsistent with this chapter or with law for the purpose of carrying out the provisions thereof.

(2) Rules promulgated pursuant to this section must be posted in city hall and published on the city website.

(3) It is unlawful to violate or fail to comply with any such rule or regulation.

### 3.11.120 Violation – Penalty.

Based on existing SMC 5.01.120, which made a violation a "Class B" infraction, which no longer exists post-adoption of the revised SMC Title 13.

(1) A violation of the mandatory requirements of this chapter is a class 1 civil infraction and may be punished by any of the civil enforcement remedies under SMC Title 13.

(2) Officers, directors, and managers of any organization conducting business activities are jointly and severally liable for payments required under this chapter.

## Chapter 3.12 Local Improvements

This chapter deletes the fees in existing SMC 3.12.320 and 330, which should instead be included in the City's consolidated fee schedule.

Changed clerk-treasurer to treasurer. Almost no other changes.

This subject could stand further investigation and added cross-references in the City's unified development code. If the City is not currently engaged in LIDs, it could delete this chapter at this time.

There are other mechanisms in state law to accomplish the purpose of LIDs, such as street improvements.

### 3.12.010 Local improvements.

Local improvements may be performed under the provisions of RCW 35A.43.010 and/or 35A.43.020. (Ord. 874 § 1, 1993).

### 3.12.280 Segregated assessment – Determination – Collection.

The City treasurer is authorized to collect and receive from any owner or owners of any subdivision or subdivision of any lot, tract or parcel of land, upon which a LID assessment has been or may hereafter be made,

such portion of the assessment or assessments levied or to be levied against such lot, tract or parcel of land in the payment of the local improvement as the city engineer must certify to the council and found by the council to be chargeable to such subdivision or subdivisions, in accordance with the requirements and provisions of law and ordinances of the city in force at the time the original charge or assessment was made, together with a similar proportion of any penalties, interest or costs which may have accrued.

### 3.12.290 Segregated assessment – Collection record, receipt required.

Upon making such collection upon any such subdivision, the treasurer is authorized to note such collection upon the assessment record, give receipt for such certified portion of the assessment as and for the assessment levied upon and due from the subdivision; provided that this section may not authorize segregation of any assessment which has been delinquent for a period of two years or more; or in any case where it appears that such property as segregated, in the discretion of the council, is not sufficient security for the payment of the assessment.

### 3.12.300 Segregated assessment – Street conformance required.

No segregation of any assessment on unplatted land, or large platted tracts, may be made until a showing has been made by the applicant for segregation that the proposed segregation of property will conform to the system of streets as they exist in adjacent territory. In all such instances, the council must determine such question of fact.

### 3.12.310 Segregated assessment – Certification.

Whenever on account of the filing of a plat or replat, or on account of a sale or contract to sell, or other proper evidence of a change of ownership of a divided portion of any lot, tract or parcel of land assessed for local improvements, it must appear to be in the best interest of the city to segregate such assessment, the council must make the proper certification as provided for herein upon the written application of the owner of the segregated property, and upon the payment of the fees provided in the city's consolidated fee schedule.

# Chapter 3.20 Public Service Fees

ℹ This chapter replaces existing SMC Chapter 3.30 , and the many sections therein, with new sections to support the City's now-existing Consolidated Fee Schedule. This chapter also integrates existing SMC Chapter 3.31, which has been largely subsumed by the Consolidated Fee Schedule.

### 3.20.010 Purpose

ℹ Existing 3.31.010.

The city council finds that in order to avoid any person or particular class of persons being unduly benefited at public expense, and in order to equitably apportion certain administrative costs of the city, made necessary by reason of their employment by the citizens in their legitimate request for public services, it is reasonable and necessary to fix charges therefor, not as a means of revenue, but in order to defray a portion of the city’s costs of such services to the taxpayer.

### 3.20.040 Consolidated Fee Schedule

(1) The City Council has established a Consolidated Fee Schedule, to be adopted and amended by resolution of the City Council, to set the amount of fees to be charged for city services.

(2) The city reserves the right to charge an amount in excess of the fees on the Consolidated Fee Schedule when the stated fees do not cover the city’s costs.

### 3.20.060 Payment Processing Fees

ℹ This section is based on existing SMC 3.30.020.

(1) Payment Methods. The city is authorized to accept payments by credit and debit card for payment of nonutility city-imposed fees, fines, rates and charges. A payer desiring to pay by one of these methods may be required to bear the cost of processing the transaction in an amount to be determined by the finance department. Such determination must be based on the actual cost incurred by the city including handling, collection, discount, disbursing, and accounting for the transaction.

(2) Authorization to Set Limits. The finance director or city administrator is authorized to approve the acceptance of credit cards or debit cards by a city department for the payment of nonutility city imposed fees, fines, rates, and charges. No department may accept credit or debit cards without such approval. The finance director is further authorized to establish appropriate internal control procedures and set any limitations concerning the acceptance of these alternative payment methods on participating departments.

(3) Each fund authorized to use one of the alternative payment methods is responsible for the associated costs. The finance department will establish the accounting system to track associated costs with the use of the alternative payment methods and will charge the costs back to the accepting fund on a monthly basis.

### 3.20.080 Timely Payment

ℹ Based on existing 3.31.030(1)-(4).

(1) All permit fees and connection charges attributable by ordinance to any property or parcel are due and payable at time of issuance of the required use and occupancy permit.

(2) Water services in excess of three-quarter-inch must pay a deposit equal to the minimum water service charge, with the balance owing due and payable upon completion of the water service work by the city.

(3) Fees and connection charges for construction or occupancies that are within the city of Stanwood service area but outside the corporate limits of the city of Stanwood and are proposed for connection to city utilities must pay must fees at time of issuance of the relevant building permit.

(4) No required use and occupancy permit or building permit may be issued without payment of all fees and charges due.

### 3.20.100 Refunds

ℹ This section is based on existing SMC 3.31.030(5).

ℹ Modified to clearly make the Finance Director authorized and responsible for refunds.

(1) The Finance Director may refund a portion of fees and charges attributable to a property or parcel under the following conditions:

ℹ Deleted "such fees and charges have been timely paid;"

(a) the construction, occupancy, or development has not been commenced and the applicant has abandoned the proposal;

(b) the applicant has made the request for refund in writing to the Finance Director stating the reasons for the request and surrendered all permits and receipts applicable to the project.

(2) Amount of refund.

(a) For permit application fees for which no permit has been issued, up to 50% of the permit fee may be refunded.

(b) For permit application fees for which a permit has been issued, no refund is allowed.

(c) For connection charges for which no work has been started or commenced and the project has been abandoned, up to the the total amount of fees paid less a 10 percent administrative charge may be refunded.

(d) For connection charges upon which work has commenced, no refund is allowed.

(3) Refunds may also be issued for impact fees, consistent with the procedures in SMC Chapter 3.24.

# Chapter 3.24 Impact Fees

ℹ This is a new chapter describing procedures and policies for assessment and payment of impact fees.

ℹ Existing impact fees chapters are in Title 17. Because they are not development regulations (and because applicants do not vest to impact fees), we have moved that content here, consolidated duplicative procedural provisions, and integrated the following chapters into a new single chapter:

- 17.151 Impact Fees – Transportation
- 17.152 Impact Fees – Parks, Open Space and Recreational Facilities
- 17.153 Impact Fees – School Facilities
- 17.153A Impact Fees – Fire Facilities

### 3.24.010 Authority and Purpose

ℹ The following is new material, to clearly indicate the four limited areas that impact fees are authorized in by state law.

(1) RCW 82.02.050 authorizes the city to impose impact fees on development activity as part of the financing for the cost of financing the following capital facilities owned or operated by government entities: (a) public streets and roads; (b) publicly owned parks, open space, and recreation facilities; (c) school facilities; and (d) fire protection facilities.

ℹ This section is existing SMC 17.151.010.

(2) This chapter is intended to accomplish the following purposes:

(a) To ensure that adequate facilities are available to serve new growth and development;

(b) To promote orderly growth and development by requiring that new development pay a proportionate share of the cost of new transportation facilities needed to serve growth; and

(c) To ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicate fees for the same impact.

### 3.24.020 Findings

ℹ This section is existing SMC 17.151.020 and 17.152.020 and 17.153.010, de-duplicated.

The city council finds and declares that:

(1) New residential and nonresidential development causes increased demands on public roads, streets and other transportation facilities, as well as on parks, open space, and recreational facilities;

(2) Projections indicate that new development will continue and that it will place ever-increasing demands on the city to provide necessary public transportation facilities, as well as necessary public park, open space and recreational facilities;

(3) The Growth Management Act (GMA) amended RCW 58.17.110, the Platting and Subdivision Act, to require that subdivision decisions include written findings that “appropriate provisions are made for...schools and school grounds...;"

(4) Demands for construction of new school facilities will continue through the next decade because of increased population;

(5) Because the Washington State Constitution makes the education of our children the state’s paramount duty, there continues to be a state responsibility for the construction of school facilities;

(6) To the extent that new development places demands on the public facility infrastructure, those demands should be partially financed by shifting a proportionate share of the cost of such new facilities from the public at large to the developments actually creating the demand; and

(7) The imposition of impact fees upon residential and nonresidential development in order to finance specified public facilities, the demand for which is created by such development, is in the best interest of the general welfare of the city and its residents, is equitable, does not impose an unfair burden on such development by forcing developers and builders to pay more than their fair or proportionate share of the cost and is reasonably necessary to provide the necessary public facility infrastructure to serve new development as planned for in the city Comprehensive Plan and the city capital facilities plan;

(8) It is the desire of the city to have new development assessed impact fees in a uniform manner and to have a common formula and administrative process for the levying of this fee to the maximum degree possible.

### 3.24.030 Definitions

ℹ Based on existing SMC 17.151.030 and 17.152.030 and 17.153.020, de-duplicated. Removed paragraph numbers. Substituted incorporated definitions from statute. New term "applicant." Deleted " Development approval authority," which was never used.

(1) The definitions in RCW 82.02.090 are incorporated by reference.

(2) As used in this chapter:

"Applicant" means the person applying for a building permit or other permit that requires calculation of an impact fee.

“Building permit” means the permit required for new construction and additions pursuant to SMC Title 14. The term “building permit” as used herein may not be deemed to include permits required for the remodeling, rehabilitation, or other improvement to an existing structure, or rebuilding a damaged or destroyed structure; provided there is no increase in the applicable unit of measure for nonresidential construction or the number of dwelling units for residential construction.

“Capital facilities plan” means the capital facilities element of the Stanwood Comprehensive Plan. Any reference to the capital facilities plan includes the city of Stanwood's six-year capital improvement program adopted as an amendment to the Comprehensive Plan by the city council.

“Department” means the community development department of the city.

"Development project" _____

"Director" means the City of Stanwood director of community development.

ℹ The following is based on existing SMC Chapter 17.153.020 Definitions. Deleted "Concurrent" or the "concurrency standard," "service area," "state match percentage" which were not used; and "system improvements" which was not different from the definition in RCW 82.02.090; deleted "student generation rate (SGR)" as a separately defined term from the term "student factor," as SGR was not used. Replaced "district" with "school district" in all relevant cases.

(3) With respect to the school component of the impact fee, the following definitions apply:

“Capacity” means the number of students a school site and its school building are designed to accommodate.

“Capital facilities plan” means the capital facilities plan prepared by or for the school district and adopted by reference into the capital facilities element of the city of Stanwood Comprehensive Plan.

“Development” means all subdivisions, short subdivisions, conditional use permits, or building permits for construction of new residential dwelling units. This definition does not include attached or detached accessory dwelling units or “housing for older persons” as defined in Title 46 U.S.C.

“School district” means the Stanwood-Camano School District No. 401.

“Student factor” means the student generation rate (SGR), i.e., the number of students of each grade span (elementary, middle/junior high, high school) that the school district determines is typically generated by dwelling unit types within the school district.

### 3.24.040 Imposition of impact fees.

ℹ The following is based on existing SMC 17.151.040 and 17.152.040, deduplicated.

(1) An impact fee is imposed upon all new development activity within the city.

(2) The impact fee consists of four components: fire, parks, schools, and transportation.

(3) Each of the impact fee components must be calculated according to the provisions of this chapter.

ℹ The following is based on unnumbered text within existing SMC 17.151.055.

(4) It is hereby declared that such impact fees must:

(a) Only be imposed for system improvements that are reasonably related to new development; and

(b) Not exceed a proportionate share of the cost of the system improvements, including the costs of previously constructed system improvements, reasonably related to new development; and

(c) Be used for system improvements that will reasonably benefit new development; and

(d) Not be imposed to make up for deficiencies in any previously constructed system improvements, although may be imposed based upon the formula for calculating the proportionate share of the cost of the system improvements, including the costs of previously constructed system improvements, necessitated by new development to be borne by impact fees.

### 3.24.100 Fee Calculation—Generally

ℹ Based on existing SMC 17.151.090 and 17.152.080, deduplicated.

(1) If the development for which approval is sought contains a mix of residential and nonresidential uses, then the impact fee must be separately calculated for each type of use.

ℹ Existing subsections (2) and (3) assumedly refer to the same process so are combined into one subsection.

ℹ The (existing) authority below should probably be vested in the planning director and offer an appeal process.

(2) The city council may adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances peculiar to specific development activity to ensure that impact fees are imposed fairly. Upon application by the developer of any particular development activity, the city council may consider studies and data submitted by the developer and, if warranted, may adjust the amount of the impact fee. Such adjustment is warranted if:

(a) The public facility improvements would not reasonably benefit the proposed development;

(b) The public facility improvements identified are not reasonably related to the proposed development;

(c) The formula set forth for calculating the impact fee does not accurately reflect the associated impacts generated by the development.

### 3.24.110 Fee Calculation—Fire Component

ℹ This section is based on existing SMC 17.153A.020.

(1) North County Regional Fire Authority (the "fire district") provides fire service to the city of Stanwood.

(2) No fire impact fee is imposed on development permit applications at this time. If the North County Regional Fire Authority determines that there is a need for a fire impact fee, the following is required to impose a impact fee:

(a) The fire district must adopt a six-year capital improvement plan identifying existing facilities and any deficiencies needing improvements to provide fire service to the city of Stanwood;

(b) The city and fire district must enter into an interlocal agreement on the imposition and processing of fire impact fees; and

(c) This chapter must be updated with the fire impact fee formula along with any associated management and procedural requirements.

### 3.24.120 Fee Calculation—Parks Component

ℹ The following is based on existing SMC 17.152.060(unnumbered):

(1) Applicability. The parks impact fee component is calculated based on the number and type of residential dwelling units permitted at the time of building permit issuance.

ℹ The following is based on existing SMC 17.152.060(2):

(2) Exemptions.

(a) A credit must be provided for redevelopment sites or subdivisions for the number of residential units existing on the site prior to redevelopment.

(b) The reconstruction, remodeling, or replacement of existing buildings, structures, mobile homes, or manufactured homes, which does not result in any new units.

(c) Conversions of apartment complexes to condominium ownership where no new dwelling units are created.

ℹ The following is based on existing SMC 17.152.050.

(3) Establishment of service areas. The city hereby establishes as the service area for park impact fees all areas in which development may occur that would impact the city's park, open space and recreational system, including all property located within the corporate limits of the city as now existing or may be amended by annexation or any surrounding properties within the city's urban growth area that would normally use city park facilities.

ℹ The following is based on existing SMC 17.152.060(1).

(4) The formula in this section:

(a) is used to calculate the fee schedule, which must be adopted by city council resolution.

(b) must be reviewed and revised periodically to reflect changes in development costs and the adopted capital improvement plan listed in the Comprehensive Plan.

ℹ The following is existing SMC 17.152.070.

(5) The park and recreational facility component of the total development impact fee must be calculated using the following formula:

PIF = C x S x U x AP

(6) In the formula above:

(a) "PIF" means the park and recreational facility component of the total development impact fee.

(b) "C" means the average cost per acre for land appraisal and acquisition plus an average development cost per acre for neighborhood and community parks as identified in the most recent six-year capital improvement plan. The construction cost per acre is then multiplied by the percent of projected new population growth as identified in the Comprehensive Plan. Such cost may be adjusted periodically, but not more often than once every year. Park development costs must be based on actual, recent comparable construction.

(c) "S" means the parks standard of two and one-half acres per 1,000 residents each for neighborhood parks and community parks for a total of five acres per 1,000 people as established in the city comprehensive park and recreational plan.

(d) "P" means 1,000 people.

(e) "U" means the average number of occupants per dwelling unit as provided by the Washington State Office of Financial Management for the city of Stanwood.

(f) "A" means an adjustment of rate portion of anticipated tax revenues resulting from a development that is proportional to system improvements contained in the capital plan facilities. The adjustment for park impacts is determined to be 40 percent, so that "A" equals 60 percent.

### 3.24.130 Fee Calculation—Schools Component

Existing SMC 17.153.060.

(1) Separate fees must be calculated for single-family and multifamily types of dwelling units. For purposes of this chapter, manufactured housing must be treated as single-family dwellings and duplexes must be treated as multifamily dwellings.

(2) The calculation of school impact fees must be based upon the school district's capital facilities plan, as approved by the city council and adopted by reference into the capital facilities element of the Stanwood Comprehensive Plan.

(3) Establishment of service areas. The city hereby establishes as the service area for school impact fees the geographic area served within the school district boundaries, which includes the entire city limits.

(4) The capital facilities plan must contain the following as a basis for the adoption of school impact fees to be collected by the city:

  (a) Inventory of permanent and relocatable classroom facilities;

  (b) Student enrollment projections over a six-year period;

  (c) Facility needs and planned improvements over a six-year period;

  (d) Six-year financing plan; and

  (e) Methodology used for the calculation of the fees.

(5) The proposed fee must be calculated based on the following factors as documented in the capital facilities plan:

  (a) The costs of site acquisition;

  (b) The costs of facility construction or improvements;

  (c) The costs of needed portables;

  (d) The proportionate share of the above costs attributable to new development;

  (e) The costs of previously constructed facilities that serve new development; provided, that the fee is not used to make up for any existing system deficiencies not related to new growth; and

  (f) Credits, or other revenues applied, such as user fees, debt service payments, taxes, or other payments earmarked for or proratable to the particular system improvement.

The following (existing) line is problematic (potentially arbitrary, no process defined, potentially contrary to the school district's). Does the city want to retain it?

(6) The impact fee may be discounted by an amount deemed appropriate by the city in order to be consistent with impact fees being required by other jurisdictions.

### 3.24.140 Fee Calculation—Transportation Component

Based on existing SMC 17.151.055(1):

(1) Applicability. The transportation impact fee component is based on average daily trips as computed in accordance with the most current edition of the Institute of Transportation Engineers' Trip Generation Manual as applied to the city's transportation element of the adopted Comprehensive Plan.

Based on existing SMC 17.151.055(3):

(2) Exemptions:

(a) For redevelopment of a site, a credit must be given for trips generated by the previous use on the site.

Based on existing SMC 17.151.050:

(3) Establishment of service areas. The city hereby establishes as the service area for traffic impact fees all areas in which development may occur that would impact the city's transportation system, including all property located within the corporate limits of the city as now existing or may be amended by annexation or any surrounding properties within the city's urban growth area that would normally use city transportation facilities.

The following is based on existing SMC 17.151.055(2) and to make parallel with the Parks calculation section.

(4) The formula in this section:

(a) is used to calculate the fee schedule, which must be adopted by city council resolution.

(b) must be reviewed and revised periodically to reflect changes in development costs and the adopted capital improvement plan listed in the Comprehensive Plan.

Based on existing SMC 17.151.060.

(5) The transportation component of the total development impact fee must be based on the growth-related transportation projects contained in the adopted six-year capital improvement program as presented in the capital facilities element of the city's Comprehensive Plan.

(6) The transportation component must be calculated based on the total cost of growth-related system improvements divided by the total number of projected trips generated by new development as anticipated in the adopted future land use map (FLUM) for an adopted six-year capital improvement program period, as represented by the following formula:

Actual Cost/Trip = Total cost per six-year growth-related system improvements / Total new trips

(7) The transportation component must be adjusted to provide a fee equal to 66.6 percent of the actual cost of the system improvements necessitated by new development as calculated in subsection (6) of this section.

(8) The transportation component may include system improvement costs previously incurred by the city to the extent that new growth and development will be served by the previously constructed improvements and to the extent not already funded; except that such fees may not be imposed to make up for any existing system deficiencies.

(9) The city must annually review the city's capital facilities plan and transportation projects included in the adopted six-year capital improvement program, and must:

(a) Identify each project in the Comprehensive Plan that is growth-related and the proportion of each such project that is growth-related;

(b) Forecast the total monies available from taxes and other public sources for street improvements over the next six years;

(c) Calculate the amount of impact fees already collected; and

(d) Identify those Comprehensive Plan projects that have been or are being built but whose performance capacity has not been fully utilized.

(10) The following information must be considered in updating the capital improvement program:

(a) The projects in the Comprehensive Plan that are growth related and that should be funded with forecasted public monies and the impact fees already paid;

(b) The projects already built or funded pursuant to this chapter whose performance capacity has not been fully utilized; and

(c) An update of the estimated costs of the projects listed.

(11) After the city council amends the capital improvement program, it may by resolution establish a new impact fee.

(12) Once a growth-related project is placed on the capital improvement program, a fee must be imposed on every development that impacts the project until the project is removed from the list by one of the following means:

(a) The project may be administratively removed by the community development director from the impact fee calculation after it is constructed; or

(b) The council by ordinance may remove the project from the capital improvement program, in which case the fees already collected will be refunded if necessary to ensure that impact fees remain reasonably related to the traffic impacts of development that have paid an impact fee; provided, that a refund is not necessary if the council transfers the fees to the budget of another project that the council determines will mitigate essentially the same traffic impacts.

### 3.24.150 Fee Calculation—Credits.

Based on existing SMC 17.151.055(4) and SMC 17.151.110 and SMC 17.152.100, deduplicated, as well as SMC 17.153.070. Changed "owner" to "applicant."

Carefully review existing SMC 17.153.070 to ensure that all relevant/necessary concepts are captured here.

(1) The applicant is entitled to a credit against the applicable impact fee component for the value of any dedication of land for, improvements to, or new construction of any system improvements to facilities that are identified in the capital facilities plan and that are required by the city as conditions of approval for the development.

(a) That portion of the open space network and related improvements used as a credit for required open space for a project is not eligible for this credit.

(b) The determination of “value” must be consistent with the assumptions and methodology used by the city in estimating the capital improvement costs.

(c) The amount of such credit must be determined upon recording of a final plat for a subdivision, recording of a short plat, issuance of a building permit, or upon site plan approval, whichever first occurs.

(d) The amount of such credit must be indicated on any final plat recorded for a subdivision and on any recorded short plat. In the event the amount of any credit exceeds the amount of the impact fee due, the city is not required to reimburse the difference to the owner.

Based on existing SMC 17.153.120 (characterizing SEPA mitigation fees as an "exception").

This section should be expanded to encompass all SEPA-mitigated impacts, not just for schools.

(2) SEPA mitigation. An applicant required to pay a fee under RCW 43.21C.060 for system improvements to mitigate school impacts must not be required to pay a school impact fee under this chapter for those same system improvements.

Based on existing SMC 17.151.160 and 17.152.160, deduplicated.

(3) The impact fee is additional and supplemental to, and not in substitution of, any other requirements imposed by the city on the development of land or the issuance of building permits; provided, that any other such city development regulation that would require the developer to undertake dedication or construction of a facility contained within the city capital facilities plan may be imposed only if the developer is given a credit against impact fees as provided in this section.

### 3.24.160 Fee Calculation—Incentives

Note that the following sections apply only to the transportation component of the impact fee, but could be applied to all components, so they are each listed in this section that applies to all components, and then each individually limited to the transportation component.

The following is based on existing SMC 17.151.055(6).

(1) Commercial Development Incentive. Commercial uses defined in SMC 17.20.040, “C” definitions, are eligible for a 10 percent reduction in the transportation impact fee.

The following is based on existing SMC 17.151.055(7).

(2) Reuse of Existing Structures Incentive. The transportation impact fee component does not apply to commercial projects in the MB-I and MB-II zones that meet the criteria set forth below. This exemption does not apply to new buildings or to new projects that include demolition of the existing building and does not affect the imposition and collection of any other applicable city impact fees, hook-up fees, or application fees.

(a) The project utilizes an existing building constructed prior to 1980 according to the Snohomish County assessor’s database, and requires building permits for remodel, expansion, and/or improvement;

(b) The original structure must be intact before and after the improvements;

(c) The total building square footage of the project, following remodel, expansion or improvement, including any new additions and all buildings on the property, is less than 10,000 square feet;

(d) The valuation of work on the building must exceed 25% of the assessed value of the building according to the Snohomish County assessor’s database; and

(e) The project must include improvement of any adjacent street frontage, including curb, gutter, sidewalks, and street trees to current code and standards, and must include a connecting walkway meeting ADA standards to the main entrance of the building. Any or a portion of these improvements may be waived

or modified, if the community development director determines that existing conditions meet the current standards for these improvements.

The following is based on existing SMC 17.151.055(8) and 17.152.060(3), deduplicated.

Note that both sections refer only to reduction of the traffic impact fee, even though 17.152 is the parks chapter. Is that an error?

(3) Historic Single-Family Lot Incentive. Individual single-family zoned lots and parcels created prior to the effective date of Chapter 58.17 RCW on July 1, 1969, are eligible for a 35 percent reduction in the transportation impact fee component on application for a building permit. This incentive is limited to development of one single-family residence per lot or parcel existing prior to July 1, 1969.

The following is based on existing SMC 17.151.055(9) and 17.152.060(4), deduplicated.

Note that both sections refer only to reduction of the traffic impact fee, even though 17.152 is the parks chapter. Is that an error?

This will come up in implementation: do we mean 30% of the 80% MFI at the time a low-income renter signs a lease? What if their income increases or the thresholds decrease?

Do you want to allow an owner to void the LIH covenant if they pay the then-current impact fee? After a certain period of years?

(4) Low-Income Housing Incentive.

Added requirement that form of covenant be acceptable to the Department. The City should use its own template.

(a) The transportation impact fee component may be reduced by 80% if the developer records a covenant, in a form approved by the Department, that prohibits use of the property for any purpose other than for low-income housing.

(b) At a minimum, the covenant must address price restrictions and household income limits for the low-income housing, and that if the property is converted to a use other than for low-income housing, the property owner must pay the applicable impact fee in effect at the time of conversion.

(c) The covenant must be recorded with the Snohomish County auditor or recording officer.

(d) For purposes of this section, “low-income housing” means housing with a monthly housing expense that is no greater than 30 percent of 80 percent of the median family income adjusted for family size in Snohomish County as reported by the United States Department of Housing and Urban Development.

### 3.24.200 Payment—Timing

Based on existing SMC 17.151.100 and 17.152.090, de-duplicated.

Some of these subsections (notably (4)) are confused and should be further reworked.

(1) The impact fees imposed under this chapter may be paid at the time of preliminary plat approval for subdivisions and short subdivisions.

(2) When fees for subdivisions are not paid at preliminary plat approval they are due and payable prior to the issuance of a building permit.

(3) All impact fees must be paid prior to the issuance of a building permit or site plan approval.

(4) When paid the fee paid must be the fee due as of the date of payment.

ℹ The following subsection is based on SMC 17.153.040(5), which previously only applied to school impact fees.

Staff please review to ensure you desire to apply these standards to all portions of the impact fee. If so, subsections above may be appropriate for deletion.

(5) Impact fees must be collected as follows:

(a) For single-family and duplex residential subdivisions and short subdivisions hereinafter approved, the per lot impact fee must be a condition of preliminary plat or short plat approval and must be imposed on a per lot basis at the time of final plat approval or building permit application. For new multifamily development hereafter approved, the impact fee must be calculated and imposed at the time of building permit application.

(b) For any other new residential development not necessitating or having been previously granted preliminary plat, short plat or site plan approval, the impact fee must be calculated and imposed at the time of building permit application.

(c) For residential development not necessitating a building permit, the impact fee must be calculated and imposed at the time of site plan application or issuance of a certificate of occupancy.

(d) For mobile home parks, the impact fee must be calculated and imposed at the time of issuance of a building permit application for each unit.

(e) For residential development proposed for existing lots, payment not previously collected is due at the time of building permit application.

### 3.24.220 Payment—Deferral

ℹ Existing SMC 17.151.115 and SMC 17.152.110, de-duplicated.

(1) Per RCW 82.02.050(3), the city hereby establishes a deferral system by which an applicant for a building permit for a single-family detached or attached residence may request a deferral of the full impact fee payment to the time of final inspection.

(2) The city will withhold certification of final inspection until the impact fees have been paid in full.

(3) The term of an impact fee deferral under this section may not exceed 18 months from the date of building permit issuance. If impact fees are not paid by the end of the 18 months, then city must withhold future inspection until such time impact fees are paid in full.

(4) The community development department must allow an applicant to defer payment of the impact fees when, prior to submission of a building permit application for deferment or prior to final inspection for deferment under subsection (1) of this section, the applicant:

(a) Submits a signed and notarized deferred impact fee application and acknowledgement form for the development for which the property owner wishes to defer payment of the impact fees; and

(b) With regard to deferred payment under subsection (1) of this section, records a lien for impact fees against the property in favor of the city in the total amount of all deferred impact fees for the development. The lien for impact fees must:

(i) Be in a form approved by the city attorney;

(ii) Include the legal description, tax account number and address of the property;

(iii) Be signed by all owners of the property, with all signatures as required for a deed, and recorded in the county in which the property is located;

(iv) Be binding on all successors in title after the recordation; and

(v) Be junior and subordinate to one mortgage for the purpose of construction upon the same real property granted by the person who applied for the deferral of impact fees.

(5) In the event that the impact fees are not paid in accordance with subsection (1) of this section, the city must institute foreclosure proceedings under the process set forth in Chapter 61.12 RCW, except as revised herein. In addition to any unpaid impact fees, the city is entitled to interest on the unpaid impact fees at the rate provided for in RCW 19.52.020 and the reasonable attorney fees and costs incurred by the city in the foreclosure process. Notwithstanding the foregoing, prior to commencement of foreclosure, the city must give not less than 30 days' written notice to the person or entity whose name appears on the assessment rolls of the county assessor as owner of the property and to the site address via certified mail with return receipt requested and regular mail advising of its intent to commence foreclosure proceedings. If the impact fees are paid in full to the city within the 30-day notice period, no attorney fees, costs, or interest will be owed.

(6) In the event that the deferred impact fees are not paid in accordance with this section, and in addition to foreclosure proceedings provided in subsection (5) of this section, the city may initiate any other action(s) legally available to collect such impact fees.

(7) Upon receipt of final payment of all deferred impact fees for the development, the department must execute a separate lien release for the property in a form approved by the city attorney. The property owner, at their expense, is responsible for recording each lien release.

(8) Compliance with the requirements of the deferral option constitutes compliance with the conditions pertaining to the timing of payment of the impact fees.

### 3.24.240 Payment—Under Protest.

Based on existing SMC 17.153.090.

Expanded some text here to make clear how this operates. Staff should verify this is what was originally intended.

(1) An applicant may pay impact fees under protest.

(2) If the fee is protested:

(a) The city may issue the relevant permit, but must make final resolution of the protest a condition of the permit.

(b) Final occupancy of structures within the development must not be approved until the protest is resolved.

(c) The applicant may appeal the impact fee determination per SMC 3.24.300.

(d) Arbitration may be utilized if agreeable to the city and the applicant. Any costs related to arbitration must be distributed evenly between the city and the applicant.

### 3.24.300 Appeals

Based on existing SMC 17.151.120 and 17.152.120 and 17.153.080, de-duplicated.

(1) Any person aggrieved by the amount of the impact fee calculated and imposed upon a particular development permit application may appeal such determination to the hearing examiner by filing written notice of appeal with the Director within 20 days of the issuance of the determination of the impact fee.

(2) Pending completion of the appeal process as set forth herein, no building permits may be issued for any development activity for which the impact fees about which appeal is being sought were imposed.

(3) Such appeal to the hearing examiner must be conducted in accord with Chapter 17.80 SMC, Permit Review Procedures.

### 3.24.400 Expenditure—Timing.

Based on existing SMC 17.151.140 and 17.152.140, de-duplicated.

(1) Impact fees for system developments may be expended only in conformance with the capital facilities plan.

(2) Per RCW 82.02.070, impact fees must be expended or encumbered within the greater of:

(a) 10 years of collection; or

(b) Such greater time as may be established in written findings documenting extraordinary or compelling reasons for extension beyond 10 years by the city council and the governing body of any district responsible for expenditure of the impact fees.

### 3.24.500 Refunds.

Based on existing SMC 17.151.150 and 17.152.150 and 17.153.110, de-duplicated.

Incorporated existing SMC 17.153.100(4) requiring documentation by the school board (or fire district).

(1) Per RCW 82.02.080, the current owner of property on which an impact fee has been paid may receive a refund of such fee if the fees are not expended or encumbered consistent with the requirements of SMC 3.24.400.

(2) In determining whether impact fees have been encumbered, impact fees must be considered encumbered on a first-in, first-out basis.

(3) The holder of a development permit may request and must receive a refund, including interest earned on the impact fees, when the building permit for which the impact fee has been paid has lapsed for noncommencement of construction. A partial refund must be provided where the project for which a building permit has been issued has been altered, resulting in a decrease in the amount of the impact fee due.

(4) The current owner likewise may receive a proportionate refund when the public funding of applicable service area projects by the end of such 10-year period has been insufficient to satisfy the ratio of public to private funding for such service area as established in the capital facilities plan. The city must notify potential claimants by first-class mail at the last known address of each claimant.

(5) The request for a refund must be submitted to the city treasurer in writing within one year of the date the right to claim a refund arises or within one year of the date notice is given, whichever is later. Any impact fees that are not expended within these time limitations and for which no application for refund has been made as herein provided must be retained and expended on the indicated capital facilities. Refunds of impact fees under this subsection must include any interest earned on the impact fees.

(6) A developer may request and must receive a refund, including any interest earned on the impact fees, when the developer does not proceed with the development activity and no impact has resulted.

### 3.24.600 Accounting—Reporting.

ℹ Based on existing SMC 17.151.130 and 17.152.130 and 17.153.100(1) and (2), de-duplicated.

ℹ Changed where impact fee revenues are deposited, so that each type of impact fee is deposited into its own special revenue fund, as provided in the Funds chapter.

(1) All impact fee revenue must be deposited into funds for each type of impact fee as provided in SMC Chapter 3.34.

(2) All interest must be retained in each fund and expended for the purposes for which the impact fees were imposed.

(3) The city treasurer must provide an annual report on the impact fee funds showing the source and amount of the moneys collected, earned, or received and system improvements that were financed in whole or in part by impact fees.

### 3.24.620 Administration of School Impact Fees

ℹ This section based on existing SMC 17.153.050 regarding an interlocal agreement providing for accounts for expenditure of fees.

(1) The school district and the city must, by interlocal agreement, provide for the establishment and maintenance of separate accounts by the city finance director and for the expenditure of fees by the school district in a timely fashion on appropriate capital projects as required by Chapter 82.02 RCW.

(2) The agreement must:

(a) provide for the keeping of records for each such account whereby collected impact fees can be segregated by type of facility.

(b) specify the fees the city will charge the school district for the collection of the fees authorized in this chapter.

(c) provide for the transfer of collected fees from the city to the school district.

ℹ Next line is based on existing SMC 17.153.110(1)(b).

(d) require that if impact fee funds are not encumbered, the school district must notify the city, so that the city may timely notify potential refund claimants.

ℹ Next line is based on existing SMC 17.153.110(2).

(e) detail a refund process, as required by Chapter 82.02 RCW.

### 3.24.640 School Concurrency

This section is existing SMC 17.153.030, which is not really about impact fees but rather about concurrency compliance.

Consider moving this section to concurrency chapter in unified development code.

(1) School facilities must be deemed to have adequate capacity for purposes of determining adequate provision of school facilities for approval of any residential development proposal, if the circumstances in subsections (1)(a) and (1)(b), or subsection (1)(c), of this section exist. Additionally, the provisions of subsection (1)(d) of this section must be met in all cases.

(a) The school district has permanent facilities to house the students projected to be coming from the development without exceeding the adopted capacity standards of the school district by more than 10 percent. Permanent facilities will not include those that have been closed for more than two years until any necessary rehabilitation has been completed.

(b) The school district has the land to accommodate the permanent and portable facilities needed to serve the students projected to be coming from the development.

(c) The department certifies that the concurrency standard defined in SMC 17.153.020 has been complied with.

(d) Any school impact fee required by this chapter is paid or is scheduled for payment and is adequately secured.

(2) If capacity standards are or would be exceeded with the construction of a proposed development, the school facilities available to serve the development must be deemed inadequate and the development may not be approved until the impact fee authorized by this chapter is paid; provided, the school district has met all the other provisions of this chapter.

(3) The capacity standards and student factors for the school district must be documented by the capital facilities plan developed by the school district and adopted by reference in the Stanwood Comprehensive Plan.

(4) The adequacy standards of this section apply to all forms of residential development which are subject to review and approval and which would result in the creation of new residential building lots or construction of new dwelling units. Reconstruction or remodeling of existing dwelling units or construction of new accessory dwelling units or commercial structures are not subject to the provisions of this chapter.

The following subsections could remain in this chapter.

(5) Notwithstanding any other provision of this chapter, in the event of any of the following, the city will not impose a school impact fee where:

(a) The school district does not timely provide an updated capital facilities plan to the city for adoption as an element of the city's Comprehensive Plan; or

(b) The capital facilities plan of the school district does not satisfy the required ordinance or statutory criteria for imposition of a school impact fee; or

(c) The capital facilities plan prepared by the school district results in the calculation of the fee at $0.

(6) Provided, however, in no event will any of the events referenced in subsections (5)(a) through (c) of this section be construed as a repeal or waiver of the city's authority to impose school impact fees generally and the occurrence of any of these referenced conditions will act solely as a suspension of the imposition of the

impact fees until the issue(s) in subsections (5)(a) through (c) of this section are cured. Provided further, nothing contained herein may be construed as an intent to refund any school impact fee previously imposed and collected on behalf of the school district by the city.

# Chapter 3.30 Fiscal Policy

### 3.30.010 Consolidated Financial Management Policy

The City Council has established a Consolidated Financial Management Policy, adopted and to be amended by resolution of the City Council, to set the amount of fees to be charged for city services.

# Chapter 3.32 Payment of Claims

ℹ This chapter is based on existing SMC Chapter 3.20, although it has been retitled.

### 3.32.010 Warrant and check authority.

ℹ Existing SMC 3.20.010.

All warrants and checks must be drawn and signed by any of the following designated officers:

(1) Finance director;

(2) City administrator;

(3) Mayor.

### 3.20.020 Expenditures and disbursements.

(1) Per RCW 42.24.180, in order to expedite the payment of claims, the auditing officer of the city of Stanwood is authorized to issue warrants or checks in payment of claims, before the city council has acted to approve the claims. The auditing officer must submit to the city council for approval a listing of all such checks or warrants issued in payment of claims at a regularly scheduled public meeting within one month of issuance and must provide for the review of supporting documentation by the city council.

(2) The city council may stipulate that certain kinds or amounts of claims may not be paid before the council has reviewed the supporting documentation and approved the issue of checks or warrants in payment of those claims.

If there are any such types of claims that council intends to not allowed to be paid before approval, they should be listed here.

### 3.20.030 Disapproval of claims.

The city council must require that if, upon review, some claims are disapproved, the auditing officer and the officer designated to sign the checks or warrants must jointly cause the disapproved claims to be recognized as receivables and pursue collection diligently until the amounts disapproved are collected or until the city council is satisfied and approves the claims.

# Chapter 3.34 Funds

ℹ This chapter reorganizes existing chapter 3.16 (and moves the chapter to 3.34) to describe each of the city's existing funds, one per section, with a description of the purpose and use of each.

ℹ Section numbering from the existing code is not preserved; sections have been numbered to match the fund numbers in the accounting system (except for the General Fund), which is prescribed by the state BARS manual. This is for administrative convenience; there is no directive that requires the fund numbers to match the section numbers.

ℹ Existing sections that do not now have corresponding funds in the accounting system are not included in this chapter:

- 3.16.100 Petty cash fund;
- 3.16.245 Ambulance fund;
- 3.16.250 Ambulance reserve fund;
- 3.16.350 Cumulative reserve – Fire apparatus
- 3.16.410 Stanwood Recreational Complex fund.
- 3.16.780 Police revolving cash fund;
- 3.16.790 et seq Drug enforcement fund;
- 3.16.810 BPA energy grant fund;
- 3.16.820 et seq Public works loan fund;
- 3.16.840 et seq Criminal justice fund;
- 3.16.860 Suspense fund.

⚠ Because use of these funds could theoretically be audited against the municipal code, staff should carefully review the text in this chapter and ensure it is broad enough to cover the revenues and uses of each fund.

⚠ Please verify each of the fund types (e.g., "special revenue fund" or "enterprise fund") is correct.

⚠ We could reorder and group these sections as staff desire.

### 3.34.010 General Provisions

ℹ This is a new section.

(1) This chapter creates and describes all the funds in the City's accounting system. Funds are the basis on which the city's accounting system is organized and operated.

ℹ The definition of "fund" is from the state BARS manual.

(2) For the purposes of this chapter, a "fund" means a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

Occasionally, state auditors may prescribe changes in the city's accounting system. The next line provides authority to the Finance Director to make those changes, although code changes should be executed concurrently.

(3) Interest, earnings, and other proceeds from each fund must be deposited into the fund.

(4) Notwithstanding the provisions of this Chapter, the Director of Finance has the authority to conform the City's accounting procedures to state law and the state Budgeting, Accounting and Reporting System (BARS) manual.

### 3.34.020 General Fund

This section is based on existing SMC 3.16.730 et seq.

Unlike the other sections, this section's number does not correspond to the accounting fund number, 001.

(1) The "general fund" is hereby created as the city's general (current expense) fund.

(2) Revenues from property taxes, sales taxes, business licenses, services, and other sources not designated for other funds in the annual budget or by the city council must be deposited into the general fund.

(3) Expenditures of the general fund must be segregated into departments which must be separately budgeted and accounted for within the general fund.

Next line is existing but unnecessary and could be removed.

(4) Departments within the general fund may include legislative, executive, administrative and finance, legal, general services, planning, civil service, police, fire, ambulance, public works, flood control, and others that the city may require in order to segregate the general government of the city into functional classifications.

### 3.34.101 Street Fund

This is a new section.

(1) The "Street Fund" is created as a special revenue fund.

Need completion of the following templatized sections, or alternatively, a statement of purpose.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.102 Street Impact Fees Fund

This is a new section.

(1) The "Street Impact Fees Fund" is created as a special revenue fund.

(2) Revenues from street impact fees collected per SMC Chapter 3.50 must be deposited into this fund.

(3) Expenditures from this fund must qualify per SMC Chapter 3.50.

### 3.34.103 Street Construction Fund

This section is based on existing SMC 3.16.770.

More information on the motor vehicle fuel tax is available from CRAB.

(1) The "Street Construction Fund" is created as a special revenue fund.

Staff please confirm that MVFT revenue is deposited in this fund. Note existing 3.16.770 mentions the "arterial street fund." Is that fund 101?

(2) Revenues from the state motor vehicle fuel tax must be deposited into this fund.

(3) Expenditures from this fund will be as determined by the city council for the construction and improvement of city streets.

### 3.34.104 Park and Trail Improvement Fund

This section is based on existing SMC 3.16.300 et seq. Details on non-lapsing and interest are not included, as they are accounted for in the general provisions.

(1) The "Park and Trail Improvement Fund" is created as a special revenue fund.

(2) The purpose of this fund is to acquire and improve land to be owned by the city and operated as a public park inside or outside the limits of the city.

Confirm next section is still operative and valid.

(3) An item for the cumulative reserve funds may be included in the city's annual budget for the ensuing years, and a tax levy made within the limits and as authorized by law for the item; and the item and levy may be repeated from year to year until, in the judgment of the city council, the amount required for the specified purpose has been raised or accumulated.

### 3.34.105 Fire Impact Fees

This is a new section.

(1) The "Fire Impact Fees Fund" is created as a special revenue fund.

(2) Revenues from fire impact fees collected per SMC Chapter 3.50 must be deposited into this fund.

(3) Expenditures from this fund must qualify per SMC Chapter 3.50.

### 3.34.106 Park Impact Fees

This is a new section.

(1) The "Park Impact Fees Fund" is created as a special revenue fund.

(2) Revenues from park impact fees collected per SMC Chapter 3.50 must be deposited into this fund.

(3) Expenditures from this fund must qualify per SMC Chapter 3.50.

### 3.34.107 Equipment Reserve Fund

This section is based on existing SMC 3.16.950.

Existing subsection (2)(b), transferring funds that existed in 1991, is not included.

(1) The "Equipment Reserve Fund" is created as a special revenue fund.

(2) Revenues for the fund are from interfund transfer from city departments or funds, investment interest of the fund and such revenue as may be authorized by the city council or provided in the city's budget.

(3) Accounts. Contributions and disbursements of departments or funds of the city, to or from this fund, must be maintained in separate accounts, which, with investment interest, accumulate to provide funds required by that department. If the accounts of a department or fund become over-expended, interest at a rate set by the city treasurer must be charged on the deficient balance of the account until reimbursement by the department.

(4) Expenditures. Departments or funds of the city that maintain accounts in this fund may use their account for the acquisition, replacement, or improvement of equipment or facilities needed by their department, subject to approval of the city council.

### 3.34.108 Transportation Benefit District Fund

This is a new section.

The fund as listed on the accounting system report is the "transportation sales tax fund." Section name could be either, but renamed here for flexibility, because a TBD may also be funded by a car tab fee.

(1) The "Transportation Benefit District Fund" is created as a special revenue fund.

(2) Revenues from the Transportation Benefit District funding sources established in SMC Chapter 3.40 must be deposited into this fund.

(3) Expenditures from this fund must qualify per SMC Chapter 3.40.

### 3.34.109 Contingency Fund

This section is based on existing SMC 3.16.450 et seq.

(1) The "Contingency Fund" is created as a special revenue fund.

(2) Per RCW 35.33.145, the fund created in this section is to provide monies with which to meet any municipal expense, the necessity or extent of which could not have been foreseen or reasonably evaluated at the time of adopting any annual budget, or from which to provide monies for such emergencies lawfully justifying emergency expenditures, or to supply deficiencies in any other fund arising from any cause.

(3) The fund may be supported by a budget appropriation from any tax or other revenue source, not restricted in use by law, or may also be supported by a transfer from other unexpended or decreased funds made available by ordinance.

Updated next line from 1.5 mils.

(4) The total amount of monies in the fund accumulated at any given time may not exceed the equivalent of 37.5 cents per thousand dollars of assessed valuation of property within the city.

(5) Any monies in the “contingency fund” at the end of any fiscal year may not lapse, except upon reappropriation by the council to another fund in the adoption of any subsequent budget.

### 3.34.110 Building Improvement Fund

This is a new section.

(1) The "Building Improvement Fund" is created as a special revenue fund.

Need completion of the following templatized sections, or alternatively, a statement of purpose.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.115 Tourism Promotion Fund

This is a new section.

(1) The "Tourism Promotion Fund" is created as a special revenue fund.

(2) Revenues from the tax established in SMC Chapter 3.09 must be deposited into the fund.

(3) Expenditures from the fund must qualify per SMC Chapter 3.09.

### 3.34.120 REET 1 – Capital Improvements

This section is based on existing SMC 3.16.660.

(1) The "REET 1 Fund" is created as a special revenue fund.

(2) Revenues from the first one-quarter percent real estate excise tax provided in SMC Chapter 3.08 must be deposited into the fund.

Note that existing SMC 3.16.660(3) references RCW 35.43.040, but that seems to be incorrect.

(3) Expenditures from the fund must qualify per RCW 82.46.010 and RCW 82.46.015.

### 3.34.121 REET 2 – Growth Management

This section is based on existing SMC 3.16.900.

(1) The "REET 2 Fund" is created as a special revenue fund.

(2) Revenues from the additional one-quarter percent real estate excise tax provided in SMC Chapter 3.08 must be deposited into the fund.

(3) Expenditures from the fund must qualify per RCW 82.46.035.

### 3.34.205 Debt Service Fund

This is a new section.

(1) The "Debt Service Fund" is created as a debt service fund.

Need completion of the following templatized sections, or alternatively, a statement of purpose.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.401 Sewer Fund

This is a new section.

(1) The “Sewer Fund” is created as an enterprise fund.

Need completion of the following templatized sections, or alternatively, a statement of purpose.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.403 Sewer Construction Fund

This section is based on existing SMC 3.16.210 et seq.

Note that existing code names the fund the “sanitary sewerage construction reserve fund.”

(1) The "Sewer Construction Fund" is created as an enterprise fund.

Based on existing SMC 3.16.220.

(2) From time to time, upon recommendation of the city treasurer and the concurrence of the city council, sewer revenues in excess of amounts necessary to provide for adequate revenue bond reserves and redemption funds may be transferred to and accumulated, held, invested and reinvested in investments permitted by law to the credit of the fund created in this section.

Existing SMC 3.16.230.

Confirm "sewer bond reserve fund" is correct. Previously the "sewer revenue bond redemption fund."

(3) At any time the city council may deem it to be in the best interests of the city to retire any of the sanitary sewerage revenue bonds in advance of their normal maturity date, the city council may by resolution transfer any or all of the monies in the fund created in this section to the sewer bond reserve fund.

Existing SMC 3.16.240.

(4) Until such time as all of the sanitary sewerage revenue bonds of the city are redeemed, the monies in the this fund may be disbursed only for the purpose in subsection (3) and for constructing such additions, corrections, extensions and other construction of the city's sanitary sewerage system, as allowed by the city council.

Need completion of several of the following templatized sections, or alternatively, a statement of purpose for each fund.

### 3.34.405 Sewer Plant Investment Fund

This is a new section.

(1) The "Sewer Plant Investment Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.410 Drainage Fund

This is a new section.

(1) The "Drainage Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.411 Drainage Construction Fund

This is a new section.

(1) The "Drainage Construction Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.412 Drainage Plant Investment Fund

This is a new section.

(1) The "Drainage Plant Investment Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.421 Water Fund

This is a new section.

(1) The "Water Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.422 Water Construction Fund

This is a new section.

(1) The "Water Construction Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.423 Cedar Home Plant Investment Fund

This is a new section.

(1) The "Cedar Home Plant Investment Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.424 Water Plant Investment Fund

This is a new section.

(1) The "Water Plant Investment Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.451 Water Bond Reserve Fund

This is a new section.

(1) The "Water Bond Reserve Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.452 Sewer Bond Reserve Fund

This is a new section.

(1) The “Sewer Bond Reserve Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.457 Sewer Equipment Reserve Fund

ℹ This is a new section.

(1) The "Sewer Equipment Reserve Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.458 Drainage Equipment Reserve Fund

ℹ This is a new section.

(1) The "Drainage Equipment Reserve Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.459 Water Equipment Reserve Fund

ℹ This is a new section.

(1) The "Water Equipment Reserve Fund" is created as an enterprise fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

### 3.34.630 Agency Fund

ℹ This is a new section.

(1) The "Agency Fund" is created as a fiduciary fund.

(2) Revenues from ___ must be deposited into this fund.

(3) Expenditures from the fund must ___.

## Chapter 3.36 Interfund Loans

ℹ Based on existing SMC Chapter 3.45.

ℹ Dropped the word “program.”

### 3.36.010 Interfund loans authorized.

(1) The finance director is hereby authorized to make interfund loans as needed to keep the funds of the city solvent.

(2) In conjunction with an interfund loan, the finance director must prepare a planned schedule of repayment of the loan principal plus applicable interest. The monthly rate of interest will be the same monthly rate of interest paid by the Washington State Local Government Investment Pool and must be charged by the lending fund, unless the borrowing fund has no other source of revenue other than the lending fund, or is normally funded by the lending fund. In addition, the borrowing fund must anticipate sufficient revenues to be in a position over the period of the loan to make the specified principal and interest payments.

### 3.36.020 Report to the city council.

(1) The finance director must include a report within 60 days of any such loans and subsequent repayment to the city council in conjunction with the finance director's financial reports to the city council.

(2) Any city council member may request or the mayor may direct the finance director to make such additional reports as may be necessary to fully inform the city council of any revenue deficit or interfund loan or similar transfer.

### 3.36.030 Repayment directed.

(1) The finance director is directed and authorized to repay an interfund loan, in whole or in part, when budgeted revenues are received sufficient to cover the projected foreseeable needs of the city for the ensuing month of the budget year.

(2) In the event of doubt regarding the foreseeable needs of the city, the finance director is encouraged to consult with the mayor and finance committee and to bring questions regarding borrowing or repayment to the city council for its advice.

## Chapter 3.40 Transportation Benefit District

ℹ This is based on existing SMC Chapter 3.40.

### 3.40.010 Establishment of transportation benefit district.

ℹ Based on existing SMC 3.40.010.

There is created a transportation benefit district to be known as the Stanwood Transportation Benefit District (the "district") with geographical boundaries congruent with the corporate limits of the city as they currently exist or as exist following future annexations.

### 3.40.015 Assumption of transportation benefit district.

ℹ Existing SMC 3.40.015.

From and after the effective date of Ordinance 1406 codified in this chapter, the city of Stanwood assumes all of the rights, powers, immunities, functions, and obligations of the Stanwood Transportation Benefit District previously established in this chapter, and the city of Stanwood is hereby vested with each and every right, power, immunity, function, and obligation granted to or possessed by the Stanwood transportation benefit district under Chapter 36.73 RCW, this chapter, and any other applicable law as of the effective date of the ordinance codified in this chapter. The rights, powers, functions, and obligations previously exercised and performed by the governing body of the Stanwood Transportation Benefit District pursuant to SMC 3.40.020 are hereby assumed by and transferred to the city of Stanwood city council.

### 3.40.020 Governing board.

Based on existing SMC 3.40.020.

(1) The Stanwood city council has the authority to exercise the statutory powers set forth in Chapter 36.73 RCW and this chapter.

(2) The treasurer of the transportation benefit district is the city finance director.

(3) The city must implement the material change policy previously adopted by the Stanwood Transportation Benefit District to address major plan changes that affect project delivery or the ability to finance the plan, pursuant to the requirements set forth in RCW 36.73.160(1).

Does it make more sense to make the responsible party here the Finance Director or Public Works Director?

(4) The city council must issue an annual report per RCW 36.73.160(2).

### 3.40.030 Authority of the city.

Based on existing SMC 3.40.030.

(1) The city, acting by and through its city council, may authorize a vehicle tax fee of up to $20.00 per vehicle as provided for by RCW 82.80.140. Any expansion of the authorized purposes of the district may be undertaken only after notice, hearing and adoption of an ordinance in accordance with RCW 36.73.050(2)(b) or a vote of the people pursuant to RCW 36.73.065(3).

(2) When authorized by the voters pursuant to the requirements of Chapter 36.73 RCW, other taxes, fees, charges, and tolls or increases in these revenue sources may be assessed for the preservation, maintenance and operations of city streets or other transportation improvements specified in an adopted transportation plan. Additional transportation improvements may be added to the functions of the district upon compliance with the requirements of said chapter.

(3) The city has and may exercise all powers and functions provided by Chapter 36.73 RCW to fulfill the purposes of Chapter 36.73 RCW and this chapter.

### 3.40.040 Transportation improvements funded.

Based on existing SMC 3.40.040.

(1) The revenues generated by exercise of the powers granted in SMC 3.40.030 and Chapter 36.73 RCW must be used for transportation improvements that preserve, maintain and operate existing infrastructure of the city consistent with the requirements of Chapter 36.73 RCW.

(2) Expenditures of such revenues must preserve, maintain and operate the city's previous investments in transportation infrastructure, reduce the risk of transportation facility failure, improve safety, or reduce congestion. Any change or expansion of these authorized purposes may be undertaken only after notice, hearing and adoption of an authorizing ordinance in accordance with RCW 36.73.050(b)(2) or a vote of the people pursuant to RCW 36.73.065(c).

# Attachment D
# Stanwood Municipal Code
# Title 5 Draft Text

**CITY OF STANWOOD**
**WASHINGTON**

**ORDINANCE NO. ___**

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING STANWOOD MUNICIPAL CODE (SMC) TITLE 5, BUSINESS LICENSES AND REGULATIONS, AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the City of Stanwood has begun a process to comprehensively update its municipal code to conform to current law and practice; and

WHEREAS, the purpose of this code amendment is to eliminate conflicts, improve clarity and overall function of the municipal code, and reflect current city and best practices; and

WHEREAS, the name of Title 13, Code Enforcement, is being changed to Civil Enforcement to more accurately reflect that Title 13 applies to more than just zoning enforcement issues; and

WHEREAS, amendments include _____; and

WHEREAS, the City of Stanwood SEPA Responsible Official has reviewed the proposed amendments to the Stanwood Municipal Code, determined that the amendments are categorically exempt from SEPA, and memorialized those conclusions under file number ____; and

WHEREAS, the Stanwood Advisory Group reviewed the ordinance scoping memo and draft ordinance at their ___ and ____ meetings respectively, and has recommended that the City Council adopt the ordinance as presented; and

WHEREAS, the Stanwood Planning Commission reviewed the ordinance scoping memo and draft ordinance at their ___ and ____ meetings respectively and has recommended that the City Council adopt the ordinance as presented; and

WHEREAS, the Stanwood Council Community Development Committee reviewed the ordinance scoping memo and draft ordinance at their ___ and ____ meetings respectively, and has recommended that the City Council adopt the ordinance as presented; and

WHEREAS, the City Council held a public meeting and first reading of the draft code amendment on ____, a second reading on ___, and accepted public comment; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**Section 1**. Stanwood Municipal Code Chapter 5.50, Damages Claims Against the City, is recodified as SMC Chapter 1.50.

Section 2. Stanwood Municipal Code Title 5, Business Licenses and Regulations, is repealed in its entirety and replaced with the new Title 5, Business Licenses and Regulations, as provided in Exhibit "A" attached to this ordinance and incorporated herein by reference as if set forth in full.

**Section** 3. Severability. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

**Section** 4. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

**Section** 5. Effective Date. This Ordinance shall take effect five days after its passage and publication as required by law.

PASSED and APPROVED this ____ day of _____, 2023.

CITY OF STANWOOD:

_____
Sid Roberts, Mayor

Attest:

_____
Lisa Sokolik, City Clerk

Approved as to Form:

_____
Nikki Thompson, City Attorney

Date of Publication: _____

Effective Date: _____

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# Title 5 Business Licenses and Regulations

This title is a complete rewrite of existing SMC Title 5.

- Existing Chapter 5.01, Utility Tax, is being recodified into Title 3 through concurrent adoption of an ordinance re-adopting the entirety of Title 3.
- Existing SMC Chapter 5.50, Damage Claims Against the City, is proposed for recodification into SMC Title 1 through the adopting provisions of this ordinance.
- Existing SMC Chapter 5.24, Utility Pole Attachment Permit, is proposed for repeal through this readoption, given that the Legislature through RCW Chapter 80.54 has given the WUTC the authority to articulate rules for pole attachment (which it did through rules adopted in WAC Chapter 480-54 in 2015).

## Chapter 5.02 Business Licenses

This chapter is based on existing chapter 5.03.

### 5.02.010 Applicability.

This chapter applies to:

(1) persons engaging in business within the City of Stanwood; and

(2) business licenses issued by the City of Stanwood, including those issued through the state Master License Service.

### 5.02.020 Definitions—Generally

This section is based on existing SMC 5.03.010. "Stuffed definitions" in which a substantive rule is contained within the definition, have been removed.

Added a general definition of clerk for the entire title that allows designation of someone other than the clerk.

(1) "Clerk" means the city clerk or such city employee or agent as the city administrator may designate to administer this title.

(2) "Engaging in business" has the meaning found in SMC 5.02.030.

(3) "Person" includes the terms company, corporation, individual, owner, partnership, proprietorship and sole proprietorship and shall mean any individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, firm, joint venture, club, business trust, association, society, or group of individuals acting as a unit, whether mutual, cooperative, fraternal, religious, profit, nonprofit, or otherwise.

## 5.02.030 Definition—"Engaging in Business"

RCW 35.90.080 requires the city to use the model ordinance, developed by the Association of Washington Cities, to describe what constitutes "engaging in business." This definition is from the June 2018 definition. This section should not be modified.

(1) The term "engaging in business" means commencing, conducting, or continuing in business, and also the exercise of corporate or franchise powers, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.

(2) This section sets forth examples of activities that constitute engaging in business in the City, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimus business activities in the City without having to pay a business license fee. The activities listed in this section are illustrative only and are not intended to narrow the definition of "engaging in business" in subsection (1). If an activity is not listed, whether it constitutes engaging in business in the City shall be determined by considering all the facts and circumstances and applicable law.

(3) Without being all-inclusive, any one of the following activities conducted within the City by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf constitutes engaging in business and requires a person to register and obtain a business license.

(a) Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the City.

(b) Owning, renting, leasing, using, or maintaining, an office, place of business, or other establishment in the City.

(c) Soliciting sales.

(d) Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.

(e) Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.

(f) Installing, constructing, or supervising installation or construction of, real or tangible personal property.

(g) Soliciting, negotiating, or approving franchise, license, or other similar agreements.

(h) Collecting current or delinquent accounts.

(i) Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.

(j) Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.

(k) Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, consultants, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers, veterinarians.

(l) Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.

(m) Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the City, acting on its behalf, or for customers or potential customers.

(n) Investigating, resolving, or otherwise assisting in resolving customer complaints.

(o) In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.

(p) Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.

(4) If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the City but the following, it need not register and obtain a business license.

(a) Meeting with suppliers of goods and services as a customer.

(b) Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.

(c) Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of director member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

(d) Renting tangible or intangible property as a customer when the property is not used in the City.

(e) Attending, but not participating in a "trade show" or "multiple vendor events". Persons participating at a trade show shall review the City's trade show or multiple vendor event ordinances.

(f) Conducting advertising through the mail.

(g) Soliciting sales by phone from a location outside the City.

(5) A seller located outside the City merely delivering goods into the City by means of common carrier is not required to register and obtain a business license, provided that it engages in no other business activities in the City. Such activities do not include those in subsection (4).

(6) The City expressly intends that engaging in business include any activity sufficient to establish nexus for purposes of applying the license fee under the law and the constitutions of the United States and the State of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts.

### 5.02.040 Business License—When Required—Penalty for Violation.

ℹ RCW 35.90.060 allows the city to require a business license only of those persons or entities that are "engaging in business" within the city.

(1) All entities "engaging in business" as defined in SMC 5.03.030 within the City of Stanwood require a city business license.

ℹ The next subsection is based on existing SMC 5.03.025 and portions of existing SMC 5.03.030.

(a) A subcontractor engaging in business within the City of Stanwood must obtain a city business license. The license of a general contractor does not satisfy the licensing requirements for a subcontractor.

ℹ The following subsections are based on existing SMC 5.03.030.

(b) If business is transacted by one person at two or more separate locations within the city, each business location requires a separate license.

(c) If more than one business is conducted or operated on a single premises, a separate license is required for each business.

State law requires the City to adopt the AWC model ordinance "uniform minimum licensing threshold," and allows the city to either exempt businesses outside the city that are below the minimum licensing threshold from obtaining a business license entirely, or may require them to obtain a fee-free license. The City adopted the first option in 2018 in SMC 5.03.027.

The minimum threshold is $2000 annual business, but the City may set it higher.

If the City changes the threshold option or amount, it must notify WA DOR Business Licensing Services. BLS requires a 75-day notice of changes to business licenses.

(2) Exemption for businesses located outside the city.

(a) Any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than $2,000 and who does not maintain a place of business within the city is exempt from the general business license requirements in this chapter.

(b) Such a business is not exempt from the regulatory special permits requirements of this title.

Next subsection is based on existing SMC 5.03.030(6).

(3) A business license is not transferable.

(a) No licensee may allow another person to operate a business under or display the license issued to their business, nor may another person operate under or display the license issued to another business.

(b) A person who acquires an existing business must apply for a city business license before commencing business within the city with that business.

(c) A licensee must report a change of location of the business to the Master License Service, in coordination with the city clerk.

(d) A change of the location of a business requires approval by the city before business may commence at the new location, and may require submitting a new master application and payment of fees.

The following two subsections are based on existing SMC 5.03.030(7)-(8).

(4) A city business license does not convey the City's permission to conduct a prohibited activity or other violation. The city may not be held liable for the actions of any licensed business by virtue of having issued a license to conduct business.

(5) An applicant or licensee must permit reasonable inspections of the business premises by governmental authorities for the purpose of enforcing the provisions of this chapter.

This following line is based on existing SMC 5.03.090.

(6) A violation of this section is a misdemeanor and may also be enforced pursuant to SMC Title 13.

### 5.02.050 Application and Renewal

This section is based on existing SMC 5.03.030(1)-(2).

(1) An application for a city business license or renewal must be filed via a master application through the State Department of Licensing's Master License Service.

  (a) An application may only be for a single city business license. Each license requires a separate application.

  (b) The applicant must pay the filing fee described in the City's Consolidated Fee Schedule and any State Master License Service's handling fees.

(2) A business may not start operation within the city prior to city approval of its city business license.

### 5.02.060 Application Fees

This section is based on existing SMC 5.03.050. Deleted references to SMC 3.30.080 and .090, which are being repealed and have been subordinated by the City's Consolidated Fee Schedule.

(1) The fee for the business license required by this chapter is established by resolution of the city council. The fee may be pro-rated as necessary to conform to SMC 5.03.080.

(2) The business license fee is in addition to any license fee or tax imposed or levied under any law or other ordinance or resolution of the city except as otherwise expressly provided.

The following is existing language. Does the city mean to exempt these activities from the business license application fee, or from the licensing requirement altogether?

(3) The following are exempt from payment of the city business license fee:

  (a) Nonprofit and not-for-profit activities and fundraising sales carried on by a corporation registered as a nonprofit with the Secretary of State's Office;

  (b) Garage sales, lawn sales, rummage sales, or any other similar casual sale of tangible personal property conducted on an infrequent basis not to exceed three times per each calendar year and not to exceed two consecutive days at one time;

  (c) Persons selling personal property or providing a service pursuant to an order or process of a court of competent jurisdiction;

  (d) Persons acting in accordance with their powers and duties as public officials.

### 5.02.070 Review of Application—Approval or Denial

Next line based on existing SMC 5.03.030(3).

(1) The clerk must, when appropriate, refer applications to the planning department, the police department, or other governmental agencies for their review.

(2) The clerk must approve an application for a business license that complies with this chapter and other provisions of the Stanwood Municipal Code.

ℹ The next line is based on a portion of existing SMC 5.03.080(2).

(3) If the Clerk denies an application, the Clerk must, by certified mail, give written notice to the applicant of the denial of their license. The notice must include a summary of the information considered by the clerk, the reason(s) for the action, and the opportunity for appeal provided by SMC 5.02.110.

### 5.02.080 License Expiration

ℹ Based on existing SMC 5.03.070.

Each city business license must include an expiration date as determined by the Master License Service in coordination with the city. The city license may be prorated to coordinate with the expiration date assigned by the State Master License Service.

### 5.02.090 Penalty for Late Application or Renewal

ℹ This section is based on existing SMC 5.03.060.

(1) Licenses must be renewed annually on or before the expiration date, or expiration of any prorated period. Failure to renew a business license by the license expiration date may result in the assessment of a late renewal penalty, and may lead to the revocation of the city license.

(2) Revocation of a license due to nonrenewal requires reapplication for the city license, and approval by the city before the revoked business may continue operation within the city.

### 5.02.100 License Suspension or Revocation

ℹ This section is based on existing SMC 5.03.080(1).

(1) The Clerk may suspend or revoke a business license when the licensee or any of its officers, directors, agents, owners, or employees fails or have failed to:

   (a) maintain the licensed premises or business activity in compliance with applicable health, building, fire, zoning (including legal nonconforming uses) or safety laws, ordinances, or regulations;

   (b) comply with the requirements of this chapter. Any suspension shall remain in effect until the conditions causing the suspension are cured and reasonable measures are taken to ensure that those conditions will not recur; or

   (c) renew a business license within 120 days after the expiration date of the license.

ℹ The next line is based on a portion of existing SMC 5.03.080(2).

(2) The Clerk must, by certified mail, give written notice to the license-holder of the suspension or revocation of their license. The notice must include a summary of the complaints, objections, and information considered by the clerk; the effective date of the suspension or revocation; the reason(s) for the action; and the opportunity for appeal provided by SMC 5.02.110.

### 5.02.110 Appeals

This section is based on existing SMC 5.03.080(2). Separated from suspension/revocation because it also applies to appeal of denials of initial applications.

(1) Notice mailed to the mailing address on the application or most recent renewal shall be deemed received three days after mailing.

(2) The applicant or license-holder may appeal the clerk's decision to the city hearing examiner by:

(a) filing written notice of appeal to the Clerk within seven calendar days; and

(b) paying the appropriate fee.

### 5.03.120 Penalty for violation.

This section is based on existing SMC 5.03.090.

Existing code provides for a misdemeanor penalty. Does the City want to revise to a civil infraction?

Violation of any requirement of this chapter not otherwise specified is a Class 1 civil infraction and may also be enforced pursuant to SMC Title 13.

## Chapter 5.04 Fireworks

This chapter is based on existing SMC Chapter 5.04.

Existing SMC 5.04.050 and SMC 5.04.060 is proposed for deletion as part of the Title 9 update.

### 5.04.010 Purpose.

Existing SMC 5.04.010.

It is the intent of this chapter to provide a procedure for the granting of licenses, and the possession, sale, and discharge of fireworks.

### 5.04.020 Applicability

This is a new section.

This Chapter applies to:

(1) licenses for the public display of fireworks;

(2) licenses for the sale of consumer fireworks.

### 5.04.030 State law adopted.

Existing SMC 5.04.020.

Chapter 70.77 RCW pertaining to fireworks is adopted by this chapter by reference as though stated in its entirety in this chapter.

### 5.04.040 Public Display of Fireworks—License Required.

Based on existing SMC 5.04.030, with additional provisions to describe application process.

(1) A license is required for the public display of fireworks per RCW 70.77.

(2) An application for a license for the public display of fireworks must conform to the requirements of RCW 70.77 and be submitted to the clerk prior to June 1.

(3) Per RCW 70.77.280, after investigation and report by the fire marshal, a license for a public display of fireworks may be issued by the city council if the application demonstrates compliance with the standards of Chapter 70.77 RCW.

### 5.04.050 Fireworks Stand—License Required.

Based on existing SMC 5.04.030.

A license is required for the public display of fireworks, or the sale of consumer fireworks, consistent with SMC Chapter 9.42.

### 5.04.070 Fireworks Stand License—Who May Apply.

Existing SMC 5.04.070. Title has changed to delete "insurance prerequisite," which was not contained within this section.

A fireworks license may be issued only to such applicants who meet the following qualifications:

(1) Nonprofit, charitable, religious, or eleemosynary corporations, organized and existing primarily for veteran, patriotic, religious, charitable, or civic betterment purposes; and

(2) The corporation or association has its principal and permanent meeting place in the city, and has been organized and established in the city for a period of at least one year prior to the date application is made for a fireworks license.

### 5.04.080 Fireworks Stand License—Application—Insurance required.

Based on existing SMC 5.04.080. Adjusted timelines and insurance minimums to refer to statute. Deleted requirement to apply by June 1 of each year.

(1) Application for a license:

  (a) Must be made in writing on forms provided by the city;

  (b) Must be accompanied by the license fee as established by resolution;

  (c) Must set forth the proposed location of the fireworks stand applied for.

(2) An application must be processed by the City consistent with the timelines in RCW 70.77.270(1).

(3) If an applicant is not granted a license, the application fee must be refunded.

(4) An application for a license must be rejected unless the fireworks stand is covered by a liability insurance policy consistent with RCW 70.77.270.

### 5.04.090 Fireworks Stand License Renewal – Preference.

Existing SMC 5.04.090.

Applicants for renewal of license must be given preference over applicants for license by persons not previously licensed, provided that if the holder of the license fails to make application for renewal by the third Monday in April, the preference must be forfeited.

### 5.04.100 Fireworks Stand License—Number.

Existing SMC 5.04.100.

No one organization may receive more than one license for fireworks sales during any one calendar year. The maximum number of licenses which may be issued pursuant to this chapter during any one calendar year must not exceed one license for each 1,500 residents of the city, or fraction thereof, according to the last official census. Once the maximum number of licenses for the year have been approved, the city will no longer accept fireworks license applications.

### 5.04.110 Fireworks Stand—Operation.

Existing SMC 5.04.110.

No person other than the licensee organization may operate the stand for which the license is issued, or share or otherwise participate in the benefits of the operation of such stand.

### 5.04.120 Fireworks Stand—Requirements.

Existing SMC 5.04.120. Updates to conform section to style guide.

All retail sales of “safe and sane” fireworks are permitted only from within a temporary fireworks stand, and the sale from any other building or structure is prohibited. Temporary stands are subject to WAC 212-17-185 through 212-17-21519 and the following provisions:

(1) No fireworks stand may be located within 25 feet of any other building, nor within 100 feet of any gasoline station;

(2) A fireworks stand need not comply with the provisions of the building code of the city but must be erected under the supervision of the fire chief, who may require that those stands be constructed in a manner and place to ensure the safety of attendants and patrons.

(3) A fireworks stand must maintain approved fire extinguishers at all times;

(4) A fireworks stand must have at least two exits;

(5) A fireworks stand must not be located closer than 600 feet to another fireworks stand;

(6) All weeds and combustible material must be cleared from the location of a fireworks stand, including a distance of at least 20 feet surrounding the stand;

(7) Signs reading “No Fireworks Discharge Within 100 Feet” in letters at least two inches high, with a principal stroke of not less than one-half inch, on contrasting background, must be conspicuously posted on all four sides of the stand;

(8) Signs reading “No smoking within 20 feet” in letters at least two inches high, with principal stroke of not less than one-half inch, on a contrasting background, must be conspicuously posted on all four sides of the stand;

(9) A fireworks stand may be operated by adults only.

(10) No fireworks may be left unattended in a stand.

(11) All unsold stock, accompanying litter, and the fireworks stand itself must be removed from the location and the city by 12:00 noon on July 6th of each year for the July 4th selling season and by 12:00 noon on January 3rd for the New Year’s selling season.

### 5.04.130 Violations—Penalties and Revocation

Existing SMC 5.04.130.

(1) Violation of any provision of this chapter is subject to the penalties of Chapter 70.77 RCW.

New material below.

(2) The clerk may revoke a license of a fireworks stand for non-compliance with the rules in this chapter or the rules in SMC 9.42.020 regarding purchase and sales of fireworks or for sales of fireworks other than consumer fireworks.

## Chapter 5.06 Special Events

### 5.06.010 Purpose

Can staff articulate a purpose for the regulations in this chapter? This may change if the scope of applicability changes.

### 5.06.020 Applicability

Note city attorney's comment to expand applicability to private property, which would be accomplished through a change in the definition if that is desired.

(1) This chapter applies only to "special events" as defined in SMC 5.06.030.

The following is based on existing SMC 5.06.025:

(2) This chapter specifically exempts the following:

(a) parades, athletic events or other special events that conducted in full by the city of Stanwood;

(b) funeral procession by a licensed mortuary;

(c) temporary sales conducted by businesses, such as holiday sales, grand opening sales, sidewalk sales, or anniversary sales;

(d) garage sales, rummage sales, lemonade stands, and car washes outside of the right-of-way;

(e) lawful picketing/demonstrating in public places protected by the First and Fourteenth Amendments to the United States Constitution.

### 5.06.030 Definitions

ℹ Based on existing SMC 5.06.010.

ℹ Existing definition of "special event" used "and/or," which is never recommended. Reworded for clarity. Deleted "uncommon impact on a public place" for vagueness. Replaced "reasonably expected to require the provision of public services" with the language from existing section 5.06.020.

The following definitions apply to the terms used in this chapter:

"Director" means the director of the Community Development Department, or the director's designee.

“Event organizer” means the person or entity that is sponsoring or organizing a special event.

“Special event” means any temporary or ongoing activity that:

(a) occurs on public property;

(b) affects the ordinary use of public streets, rights-of-way, sidewalks, traffic and other public places;

(c) that in the opinion of the City Administrator is reasonably expected to cause or result in a gathering of more than 75 people or is reasonably likely to require city personnel for road closures, traffic control, crowd control, or other safety and logistical support including prevention of dangerous, unlawful or impermissible uses or protection of the safety of persons and property around the event.

ℹ Deleted "The proposed event requires the event organizer to obtain a use permit from two or more city departments."

### 5.06.040 Permit required.

ℹ Based on existing SMC 5.06.020; deleted thresholds for permit requirement that are duplicated in the definition of "special event."

It is unlawful for any person to hold or conduct any special event as defined in 5.06.030 in the city without a permit issued per this chapter.

### 5.06.050 Permit application.

ℹ Based on existing SMC 5.06.030. Fee payment moved from 5 days prior to event to time of application.

(1) An application for a special event permit must:

(a) be made on forms available from the community development department;

(b) be completed and submitted to the community development director (“director”) or designee no later than 60 days prior to the proposed event;

(c) include the application fee.

(2) A waiver of the deadline in subsection (1)(b) may be granted by the director upon a showing of good cause. The director must consider an application that is filed after the filing deadline if there is sufficient time to

process and investigate the application and obtain police and other city services for the event. Good cause can be demonstrated by the applicant showing that the circumstances that gave rise to the permit application did not reasonably allow the participants to file within the time prescribed, or that the event is related to the exercise of rights under the First and Fourteenth Amendments of the United States Constitution.

(3) The application must include the following:

(a) Purpose of the special event; name, address and telephone number of the sponsoring organization and/or individual(s);

(b) Proposed date of event, location and hours of operation, schedule of events, and estimated attendance;

(c) Special facility requirements and city assistance required; and

(d) Sanitation Requirements:

(i) Adequate waste disposal facilities must be identified and information demonstrating how facilities will be obtained must be provided.

(ii) Adequate restroom and washroom facilities must be identified and information demonstrating how facilities will be arranged for or obtained by the applicant, subject to the Snohomish health district's review and certification process, must be provided.

(4) Permits and/or approvals/coordination from other public agencies (e.g., Community Transit, Department of Transportation) when required must be submitted prior to the issuance of the permit.

(5) Five days prior to the event, a complete list of concessionaires operating any booths must be submitted.

(6) The city may require other information deemed reasonably necessary to determine that the permit meets the requirements of this chapter.

Note that the (existing) language below may not be sufficient to determine applicability of this provision.

(7) When an event will be an exercise of rights protected by the First and Fourteenth Amendments to the United States Constitution, the application shall be processed promptly, without charging a fee or imposing terms or conditions that infringe upon constitutional freedoms, and in a manner that respects the liberty of applicants and the public.

### 5.06.060 Application for city contribution.

Based on existing SMC 5.06.035.

(1) An application for city contribution towards a special event must:

(a) be made on forms available from the community development department;

(b) be completed and submitted to the community development director ("director") or designee no later than 60 days prior to the proposed event.

(2) The application must include the information required in SMC 5.06.050 and must include cost estimates for any needed city services.

(3) A waiver of application deadline for requests for city contribution may be granted by the Director on the same basis as in SMC 5.06.050(2).

(4) An application for city contribution may only be approved by the city council. City share of the cost of the event may be determined by the city council at their discretion.

(5) Criteria for Approval of City Contribution. To approve an application for city contribution, the City Council must make the following findings:

(a) the event contributes to the marketing of the city;

(b) the event will attract the general public into the downtown or uptown commercial areas and will be conducted in a way that creates potential for additional retail or service business transactions that contribute to the city's tax base;

(c) the event provides recreation benefit to the general public;

(d) the event promotes the general public welfare.

(6) As part of the city contribution, the City may allow, in its sole discretion, the city of Stanwood logo or text indicating the city role on signage, posters, and other advertising materials for the event.

### 5.06.070 Departmental analysis.

ℹ Existing SMC 5.06.060.

(1) The Director must send copies of special event permit applications to all pertinent city departments for review and determination of services required.

(2) The applicant is required to coordinate with the Stanwood police department and public works department to employ police officers for security and traffic control as determined by the departmental analysis.

(3) The cost of city services (e.g., police, public works employees, etc.) for special events will be estimated prior to the event. Additional costs incurred will be evaluated following the completion of the event. The city may in its discretion require a cash deposit for such costs as a condition of permit approval prior to issuance of a special event permit.

(4) If city sponsorship is requested, the city financial contribution to the event must be determined as part of the departmental analysis. The city may at its discretion provide for the full or partial cost of police and public works services for city-sponsored special events.

### 5.06.080 Approval—Criteria.

ℹ Based on existing SMC 5.06.040.

(1) After receipt of the comments of affected city departments on the application, permits issued under this chapter may be issued by the Director, except for permits requesting city contribution or public road closure which must be approved by the city council.

(2) Administrative Approval/Denial by Director. A permit may be issued by the Director only if all of the following criteria and conditions for issuance are met:

(a) Adequate plans for parking exist to meet the need generated by the proposed special event;

(b) The proposed special event or proposed use of the street will not intrude onto or over any portion of a public right-of-way open to vehicle or pedestrian travel in such a manner as to create a likelihood of endangering property or public safety;

(c) The proposed event will not unreasonably cause unreasonable impacts to other activities such as events or construction on the date(s) requested;

(d) The proposed event location has not been unreasonably impacted by the number of other events in a one-year period;

(e) City personnel and resources are available to assist with the event as deemed necessary by the community development director, chief of police, and the public works director;

(f) Such other and further conditions as the director deems necessary to reasonably ensure that the proposed special event does not in any way create a likelihood of endangering public safety, including, but not limited to, those who may participate or be spectators.

(3) Approval by City Council. A permit subject to approval by the City Council may be issued only if all of the following criteria and conditions for issuance are met:

(a) Items (2)(a) through (f) listed above;

Seems to me that all of the criteria for both sets of approval criteria are the same, and could be condensed.

(b) In the case of special events such as fun runs, marathons, etc., or in the case of any street use which requires the closure of any public street or walkway, the proposed event or use will not require closure for a period longer than that established by the city council.

(4) The Director must notify the City Council all special event approvals made by staff.

(5) Notice of special events that require city council approval must be posted at the event site. The applicant is responsible for posting the event in a format approved by the Director a minimum of 10 days prior to the city council meeting at which the special event will be considered for action. When an event involves street closures, the beginning and end of the closure route and any intersecting streets must be posted.

### 5.06.090 Approval—Conditions.

Based on existing SMC 5.06.075.

(1) The Director may condition the issuance of a special event permit by imposing reasonable requirements concerning the time, place and manner of the event, and such requirements as are necessary to protect public safety, to protect the rights of persons and property, and to address traffic control.

(2) The following conditions apply to all special event permits:

(a) The applicant may not alter the time, place and manner of the event proposed on the event application;

(b) Conditions concerning the area of assembly and disbanding of an event occurring along the route;

(c) Conditions concerning accommodation of pedestrians or vehicular traffic, including restricting the event to only a portion of the street or right-of-way;

(d) Compliance with any other applicable federal, state or local laws and regulations.

(3) Conditions on a special event permit that does not involve activities protected by the First and Fourteenth Amendments of the United States Constitution include but are not limited to:

(a) Requirements for the use of traffic cones or barricades;

(b) Requirements for the provision of first aid or sanitary facilities;

(c) Requirements for use of event monitors and providing notice of permit conditions to event participants;

(d) Restrictions on the number and type of vehicles, animals or structures at the event, and the inspections and approval of floats, structures, and decorated vehicles for fire safety;

(e) Compliance with animal protection laws;

(f) Requirements for use of garbage containers, cleanup, and restoration of city property;

(g) Restrictions on the use of amplified sound and compliance with noise laws;

(h) Notice to residents and/or businesses regarding any activity which would require a street closure;

(i) Restrictions on the sale and/or consumption of alcohol;

(j) Elimination of an activity which cannot be mitigated to a point as to ensure public safety and welfare, or which causes undue liability to the city;

ℹ The next line is modified to clarify overtime may be required.

(k) Requirements regarding the use of city personnel and equipment, including any requirement for the event sponsor to pay for staff overtime;

ℹ The next line is based on existing SMC 5.06.033:

(l) Compliance of event signage with Chapter 17.110 SMC, Sign Standards.

### 5.06.100 Denial—Criteria.

ℹ Based on existing SMC 5.06.080.

An application for a special event permit may be denied for any of the following reasons:

(1) The event will disrupt traffic within the city of Stanwood beyond practical solution;

(2) The event will protrude into the public space open to vehicle or pedestrian travel in such a manner as to create a likelihood of endangering the public;

(3) The event will interfere with access to emergency services;

(4) The location or time of the special event will cause undue hardship or excessive noise levels to adjacent businesses or residents;

(5) The event will require the diversion of so many city employees that it would unreasonably affect other city services;

(6) The application contains incomplete or false information;

(7) The applicant fails to provide proof of insurance;

(8) The applicant fails to obtain local, county, state, or federal permits as required.

### 5.06.110 Site restoration.

ℹ Existing SMC 5.06.065.

(1) Cleanup. The permittee is required to clean all permitted public properties and the right-of-way of rubbish and debris, returning it to its pre-event condition. If the permittee fails to clean up such refuse, the cleanup will be arranged by the city and the costs charged to the permittee. The city may in its discretion require a cash cleanup deposit.

(2) Damage to City Property. The city reserves the right to charge the event permittee the replacement cost for any documented damage to city property occurring during a special event. The city may in its discretion require a cash damage deposit.

### 5.06.120 Insurance required.

Existing SMC 5.06.070.

(1) The applicant for a special event that does not involve the exercise of rights protected by the First and Fourteenth Amendments to the United States Constitution is required to obtain and present evidence of comprehensive liability insurance (i.e., a certificate of insurance) naming the city of Stanwood as an additional insured for use of streets, public rights-of-way and publicly owned property such as parks.

(2) The insurance policy must be written on an occurrence basis and must provide a minimum of $1,000,000 for individual incidents, $2,000,000 aggregate, per event, against all claims arising from permits issued pursuant to this chapter.

(3) The insurance policy period must be for a period not less than 24 hours prior to the event and extending for a period not less than 24 hours following completion of the event.

(4) In circumstances posing a significantly high risk of liability, the city may, in its discretion, increase the minimum insurance requirements, and in circumstances posing a significantly low risk of liability, the city may in its discretion reduce the minimum insurance requirements.

### 5.06.130 Revocation of special event permit.

Based on existing SMC 5.06.090.

Staff please verify if we want city administrator revoking in (1) and director revoking in (3).

(1) Any special event permit issued pursuant to this chapter may be revoked by the city administrator if the city administrator in consultation with the mayor determines that any of the following apply:

  (a) That the special event cannot be conducted without violating the provisions of this chapter and/or the conditions of the special event permit;

  (b) The special event is being conducted in violation of the provisions of this chapter and/or any condition of the special event permit;

  (c) The special event poses a threat to the public health or safety;

  (d) Conditions such as severe weather or other circumstances beyond the control of the city or the permittee have created or are likely to create conditions detrimental to the health and safety of the public or the event participants;

  (e) The permittee has failed to obtain any other permit required by the city or pursuant to other local, state or federal law;

  (f) The special event permit was issued in error or contrary to applicable law;

  (g) The permittee has not paid all applicable city fees when due;

  (h) The participants in the special event are engaged in illegal activities;

  (i) The applicant fails to comply with conditions of the permit determined by city staff during departmental analysis.

(2) Except as otherwise provided in this section, revocation of a special event permit must be in writing, must describe the reasons for the revocation and must be mailed, electronically transmitted, or hand-delivered to the permittee.

(3) If there is an emergency requiring immediate revocation of a special event permit, the director may verbally notify the permittee of the revocation and the reasons for the revocation.

### 5.06.140 Appeal.

Based on existing SMC 5.06.100

(1) An applicant may appeal any administrative denial or revocation of a special event permit to the city council. Any such appeal must:

(a) be in writing;

(b) specify the grounds for the appeal; and

(c) must be submitted to the city clerk within seven calendar days of the issuance of the permit denial or revocation.

(2) An applicant may appeal the city council's denial of a special event permit to appeal Snohomish County superior court. Any such appeal must be made within 21 calendar days of the permit denial.

(3) No appeal is available for City denial of an application for city contribution under SMC 5.06.060.

### 5.06.150 Violation – Penalty.

Based on existing SMC 5.06.110.

(1) It is unlawful to sponsor, conduct, or operate a special event contrary to this chapter or contrary to the conditions of a special event permit, or for any participant in a special event to willfully and knowingly violate a condition of the special event permit.

(2) Violation of this chapter is a Class 1 civil infraction and may also be enforced pursuant to SMC Title 13.

## Chapter 5.08 Merchants without a Fixed Location

This is a heavy rewrite of existing SMC Chapter 5.08 titled "Peddlers, Vendors and Temporary Merchants" to provide substantive rules for such vendors without the requirement for an additional permit (other than a city business license).

Staff please verify that the new title of the chapter makes sense for the intended purpose.

### 5.08.010 Purpose

New material.

The purpose of this chapter is to regulate vendors and other merchants without a fixed location that desire to operate in the City of Stanwood.

### 5.08.020 Applicability

This section is a new organization of applicability rules from the existing chapter.

(1) This chapter applies to merchants without a fixed location, such as door-to-door sales people, food trucks or other mobile or vehicle-based vending of merchandise, or temporary concessionaires.

The following subsections are based on the exclusions in existing SMC 5.08.010 definition of "temporary merchant" or "concessionaire."

Staff please verify that these exclusions are intended.

(2) This chapter does not apply to:

(a) merchants who operate within the City less than 1 day per year;

(b) public officers selling property under authority of law and to persons selling property under court order;

The next line is based on existing SMC 5.08.020(9):

(c) special events, which are regulated by Chapter 5.06 SMC, but may apply to vendors operating at special events;

The next line is based on existing SMC 5.08.030(8):

(d) any farmer, gardener, or other person, who sells, delivers, or peddles any fruits, vegetables, berries, butter, eggs, fish, milk, poultry, meats, or any farm produce or edibles raised, caught, produced, or manufactured by such person;

The following exclusion is based on the exclusions in existing SMC 5.08.010 definition of " Vending of food from a mobile unit."

(e) deliveries of meals on wheels and food basket or hot food delivery, by churches or other not-for-profit charitable organizations, to the elderly, sick or physically challenged;

Next line captures "newspapers," which was excluded from existing definition of peddler, and pizza deliveries, which was excluded from definition of "vending of food from a mobile unit."

(f) deliveries of other services or merchandise arranged at a location not otherwise subject to this chapter, including delivery of newspapers and food pursuant to orders taken at an established place of business.

### 5.08.030 Definitions.

Based on existing SMC 5.08.010. Deleted "peddler" as duplicative of "temporary merchant." Deleted "solicitor for profit," which was unused. Amended "vending of food from a mobile unit" to be broader than just food.

The following definitions apply to the terms used in this chapter:

“Temporary merchant” or "temporary concessionaire" means any person who sells, or offers for no charge, any goods, wares, merchandise, food or anything of value, from a location other than a permanent building they

own or lease, including any person, either as agent or principal, who carries goods, wares, merchandise or food of whatever nature or description from house to house, building to building or upon any street, highway or public place within the city for the purpose of selling such goods, wares or merchandise or solicits orders for the same.

"Permanent building" means a structure constructed on a permanent foundation, and hooked up to city water, sewer, and drainage, that have restrooms and washing areas.

"Solicit" and "solicitation" mean the request, directly or indirectly, for money, credit, property, financial assistance or other thing of value on the plea or representation that such will be used for a charitable purpose as hereafter defined. "Solicit" and "solicitation" includes the following methods of requests, collections or receipts:

(a) Any oral or written request;

(b) The sale of, offer or attempt to sell any change, coupon, device, tag, emblem, ticket, book, card, magazine, membership, merchandise, subscription, advertising space or other thing in connection with which an appeal is made for a charitable purpose or any statement is made that the whole or any part of the proceeds from such sale will be donated to or will go to a charitable purpose.

"Vendor from a mobile unit" means a business that sells merchandise from a mobile unit traveling city streets for the purpose of selling merchandise.

### 5.08.040 Business License Required

ℹ This section supplants the separate license requirement in existing SMC 5.08.020.

(1) Per SMC Chapter 5.02, a City business license is required for any business to which this chapter applies.

(2) An application for such a business license must include:

ℹ The following is based on existing SMC 5.08.020(4) and (6):

(a) a brief description of the nature and method of the business, and goods to be sold, or services solicited or provided;

(b) if a vehicle is to be used, a description of the vehicle, the name of the person or company to whom the vehicle is registered, and the vehicle license number or other means of identification;

ℹ Next line based on existing SMC 5.08.070(2).

(c) if a business intends to conduct business for more than one day at any one location, a site plan of the business location and such other plans or drawings as the city may require for approval.

### 5.08.050 General Requirements

(1) Businesses to which this chapter applies must comply with the following:

ℹ Next line based on existing SMC 5.08.070(1). Note difficulty for strict compliance for door-to-door salesmen.

(a) No person may conduct business under this chapter on private property without written permission from the property owner.

Next sections are based on existing SMC 5.08.080:

(b) The site of the business operation must be kept clean and orderly at all times and the business must provide a refuse container if their activities generates refuse.

(c) If located on a sidewalk, a minimum usable and unimpaired sidewalk clearance of five feet must be maintained by any street vendor.

(d) If located on a street, the operation must be oriented to the pedestrians on the sidewalk and not the vehicular traffic, if such exposure would interfere with the traffic flow.

(e) The business must comply with all parking requirements as listed in Chapter 17.105 SMC.

(f) The business must comply with all city, county, state and federal regulations regarding food handling.

(g) The business must comply with all applicable requirements of SMC Title 17, Zoning.

The next line is based on existing SMC 5.08.030(6):

Are businesses actually complying with this requirement? Including product liability coverage?

(h) The business must obtain and retain a minimum of $500,000 public liability and property damage insurance, which must include product liability coverage, naming the city as an additional insured.

The next line is based on existing SMC 5.08.080(3):

(2) The city reserves the right to limit the number of mobile vending sites allowed in any given area.

### 5.08.060 Additional Requirement for Mobile Vendors

Based on existing SMC 5.08.040:

A vendor from a mobile unit:

(1) may not place advertising on the street or sidewalk (all advertising must be on the mobile unit);

(2) may not use radios or any other sound devices to attract public attention except in accordance with Chapter 9.50 SMC;

(3) must provide, for public use, receptacles of adequate size on said unit for the deposit of refuse and recyclables;

(4) must be 200 feet from a similar existing and stationary business.

### 5.08.070 Location Restrictions

The next subsections are based on existing SMC 5.08.080(6-7):

(1) Businesses to which this chapter applies are prohibited in the following locations:

(a) within the SR-532 right-of-way;

(b) parks, unless approved as part of a special event permit or as allowed in SMC Title 17, Zoning;

(c) any other location prohibited by SMC Title 17, Zoning.

Next line is based on existing definition of "temporary merchant."

(2) A temporary merchant may only operate up to 15 days per calendar year from a single location, except from a permanent building they own or lease.

### 5.08.080 Business License—Revocation

Based on existing SMC 5.08.060; this catch-all makes it unnecessary to list the various reasons for revocation in the existing section.

The business license for a business to which this chapter applies may be revoked per SMC 5.02.100 for any failure to comply with the requirements of this chapter.

### 5.08.090 Responsibilities.

Based on existing SMC 5.08.090.

The issuance of a business license for a business regulated by this chapter does not relieve the licensee from securing any other license(s) required by state, federal, county or city law.

### 5.08.100 Penalty for violation.

Revision of existing SMC 5.08.100.

Violation of this chapter is a misdemeanor and may also be enforced pursuant to SMC Title 13.

## Chapter 5.12 Taxicabs

Ride-share companies such as Uber and Lyft are now regulated by ESHB 2076 (2022), notably RCW Chapter 46.72B, which preempts local regulation of such “transportation network companies and drivers.”

This revision deletes the requirement for a local taxi license, relying instead on city business licensing and the state’s licensing scheme in RCW Chapter 46.72. A taxicab operator will therefore need to obtain a taxicab license from the state rather than the city.

### 5.12.010 Purpose

The purpose of this chapter is to clarify applicability of business licenses to taxicabs. It is not the purpose of this chapter to supplant the state licensing requirement in RCW 46.72.020.

### 5.12.020 Applicability

This chapter applies to taxicabs and other for-hire cars per RCW 81.72, but not transportation network companies and drivers that are regulated by RCW 46.72B.

### 5.12.030 State and Local Licenses Required.

(1) To operate taxicab in the City of Stanwood, the following licenses are required:

(a) a state taxicab license per RCW 46.72.020; and

(b) a City of Stanwood business license.

(2) To obtain a city business license, a taxicab operator must comply with all of the following:

(a) be at least 21 years of age;

(b) be duly licensed to drive a motor vehicle for hire under the laws of the state of Washington;

(c) only operate as a taxicab a vehicle in safe condition for use as such;

(d) fully comply with the requirements of RCW Chapter 46.72.

### 5.12.040 Business License—Revocation

The business license for a taxicab may be revoked per SMC 5.02.100 for any failure to comply with the requirements of this chapter.

# Chapter 5.20 Cable System Regulations

ℹ This chapter is existing SMC Chapter 5.20 with only a few changes to conform the chapter to the style guide.

### 5.20.010 Short title.

This chapter constitutes the "cable system regulations" of the city of Stanwood and may be referred to as such.

### 5.20.020 Definitions.

For the purposes of this chapter, the following words, terms, phrases, and their derivations have the meanings given herein:

"Affiliate," when used in connection with the franchisee, means any person who owns or controls, is owned or controlled by, or is under common ownership or control with the franchisee.

"Applicant" means any person or entity that applies for an initial franchise.

"Cable Act" means the Cable Communications Policy Act of 1984 as amended by the Cable Television Consumer Protection and Competition Act of 1992 and the Telecommunications Act of 1996, and as any of them may be amended.

"Cable service" means the one-way transmission to subscribers of video programming or other programming service, and subscriber interaction, if any, which is required for the selection or use of such video programming or other programming service.

"Cable system" means any facility, consisting of a set of closed transmission paths and associated signal generation, reception, and control equipment that is designed to provide cable service which includes video programming and which is provided to multiple subscribers within a community, but such term does not include (a) a facility that serves only to retransmit the television signals of one or more television broadcast stations; (b) a facility that serves subscribers without using any public right-of-way; (c) a facility of a common carrier which is subject, in whole or in part, to the provisions of Title II of the federal Communications Act (47 U.S.C. 201 et seq.), except that such facility shall be considered a cable system (other than for purposes of Section 621(c) (47 U.S.C. 541(c)) to the extent such facility is used in the transmission of video programming directly to subscribers, unless the extent of such use is solely to provide interactive on-demand services; (d) an open video system that complies with federal statutes; or (e) any facilities of any electric utility used solely for operating its electric utility system.

“Channel” means a portion of the frequency band capable of carrying a video programming service or combination of video programming services whether by analog or digital signal.

“Franchise” means an agreement that authorizes a person or entity to construct, operate, maintain or reconstruct a cable system. Upon the written acceptance by a franchisee, the agreement constitutes a contract between the city and franchisee.

“Franchisee” means the person, firm, corporation or entity to whom or which a franchise, as hereinabove defined, is granted by the city council under this chapter and the lawful successor, transferee or assignee of said person, firm, corporation or entity.

“Right-of-way” or “rights-of-way” means all of the following which have been dedicated or otherwise conveyed to the public or are hereafter dedicated or conveyed to the public whether in fee or as a right-of-way and maintained under public authority or by others and are located within the city: streets, roadways, highways, avenues, lanes, alleys, bridges, sidewalks, easements and similar public property and areas.

“Subscriber” means any person who or which elects to subscribe to, for any purpose, cable service provided by a franchisee by means of or in connection with the cable system and whose premises are physically wired and lawfully activated to receive cable service from franchisee’s cable system.

### 5.20.030 Franchise grant.

(1) It is unlawful to engage in or commence construction, operation, or maintenance of a cable system in the city without a franchise issued under this chapter.

(2) The city council may, by ordinance, issue a nonexclusive franchise to construct, operate, and maintain a cable system within all or any portion of the city to any person or entity, whether operating under an existing franchise or not, who applies for authority to furnish cable service which complies with the terms and conditions of this chapter; provided that such person or entity also agrees to comply with all of the provisions of the franchise.

(3) This authority may not be deemed to require the grant of a franchise to any particular person or entity.

(4) The city council may restrict the number of franchisees if it determines such a restriction would be in the public interest.

### 5.20.040 Franchise purposes.

A franchise granted by the city under the provisions of this chapter must:

(1) Permit the franchisee to engage in the business of operating a cable system and providing cable service within the city;

(2) Permit the franchisee to erect, install, construct, repair, rebuild, reconstruct, replace, maintain and retain cable lines, related electronic equipment, supporting structures, appurtenances and other property in connection with the operation of the cable system in, on, over, under, upon, along and across rights-of-way within the city;

(3) Permit the franchisee to maintain and operate said cable system for the origination, reception, transmission, amplification and distribution of cable television signals and for the delivery of cable service; and

(4) Set forth the obligations of the franchisee under the franchise.

### 5.20.050 Nonexclusive franchise.

Any franchise granted pursuant to this chapter:

(1) is nonexclusive;

(2) must not preclude the city from granting other or future franchises or permits;

(3) must not preclude the city from using any rights-of-way or other public properties and may not affect its jurisdiction over them or any part of them, or limit the full power of the city to make all necessary changes, as the city in its sole discretion decides, including the dedication, establishment, maintenance and improvements of all rights-of-way and thoroughfares and other public properties of any type.

### 5.20.060 Application.

(1) An applicant for an initial franchise must submit to the city a written application in a format provided by the city, at the time and place specified by the city for accepting applications, and accompanied by the designated application fee. An application fee as set by resolution or as set forth in the city's adopted fee schedule must accompany the application to cover costs associated with processing the application, including, without limitation, costs of administrative review, financial, legal, and technical evaluation of the applicant, the costs of consultants, notice and publication requirements, and document preparation expenses. In the event such costs exceed the application fee, the applicant must pay the difference to the city within 30 days following receipt of an itemized statement of such costs. Conversely, if such costs are less than the application fee, the city must refund the difference to the applicant.

(2) Application – Contents. An application for an initial franchise for a cable system must contain, at a minimum:

  (a) A statement as to the proposed franchise and information relating to the characteristics and location of the proposed system;

  (b) A resume of prior history of the applicant, including the expertise of the applicant in the cable system field;

  (c) Information demonstrating the applicant's legal, technical and financial ability to construct and operate the proposed system;

  (d) A list of the partners, general and limited, of the applicant, if a partnership, members, if a limited liability company, or the percentage of stock owned or controlled by each stockholder having a five percent or greater interest, if a corporation;

  (e) A list of officers, directors and key employees of the applicant, together with a description of the background of all such persons;

  (f) The names and addresses of any parent entity or subsidiary of the applicant or any other business entity owning or controlling the applicant in whole or in part, or owned or controlled in whole or in part by the applicant;

  (g) A proposed construction and service schedule;

  (h) Any other reasonable information that the city may request.

(3) The city must be allowed the opportunity to ask relevant follow-up questions and obtain further information from whatever source. A refusal by an applicant to cooperate or provide requested information is sufficient grounds for the city acting through its community development director or designee to deny an application.

(4) Consideration of Initial Franchise.

  (a) Upon receipt of an application for an initial franchise and after obtaining any additional information the city in its sole discretion deems appropriate from any source, a public hearing must be scheduled to allow public comment. At the public hearing, the city council may receive public comment regarding the following:

    (i) Public Benefit. Whether the public will benefit from granting a franchise to the applicant;

(ii) Qualifications. Whether the applicant appears to have adequate legal, financial, and technical qualifications and capabilities to build, operate and maintain a cable system in the city;

(iii) No Conflicting Interests. Whether the applicant has any conflicting interests, either financial or commercial, that will be contrary to the interests of the city;

(iv) Compliance with the Franchise and Local Laws. Whether the applicant will comply with all of the terms and conditions placed upon a franchisee by the franchise, this chapter, and other applicable local laws and regulations;

(v) Compliance with Other Requirements. Whether the applicant will comply with all relevant federal and state laws and regulations pertaining to the construction, operation, and maintenance of the cable system.

(5) Within 60 days after the close of the hearing, the city council must decide whether to grant a franchise and on what conditions. The city council's decision must be based upon the application, any additional information submitted by the applicant or obtained by the city from any source, and public comments. The city council may grant one or more franchises, or may decline to grant any franchise. Any final action must be taken in accordance with the requirements of RCW 35A.47.040.

(6) The means, methods and processes for franchise renewal or franchise transfer must be set out in the franchise agreement subject to any applicable requirements of federal or state law.

### 5.20.070 Pole or conduit agreements – Regulatory permits – Right-of-way permits.

No franchise relieves the franchisee of any of its obligations to obtain:

(1) pole or conduit agreements from any department of the city, any utility company, or from others maintaining facilities in the rights-of-way;

(2) building or similar regulatory permits or approvals;

(3) a right-of-way permit for construction within rights-of-way where applicable.

### 5.20.080 Other authorizations – Franchise.

Franchisee must comply with and obtain, at its own expense, all permits, licenses, and other authorizations required by federal, state, and local laws, rules, regulations and applicable resolutions and ordinances which are now existing or hereafter lawfully adopted. The provisions of this chapter do not limit or restrict the terms, conditions, or provisions the city may require in a franchise.

### 5.20.090 Rules and regulations of the city.

In addition to the inherent powers of the city to regulate and control any franchise it issues, the authority granted to it by the Cable Act, and those powers expressly reserved by the city, or agreed to and provided for in a franchise, the right and power is reserved by the city to promulgate such additional rules and regulations as it may find necessary in the exercise of its lawful powers and in furtherance of the terms and conditions of a franchise and this chapter, and as permitted by applicable state and federal law.

### 5.20.100 Applicability.

The provisions of this chapter apply to all franchisees and cable systems to the greatest extent permissible under applicable law.

### 5.20.110 Severability.

If any section, sentence, clause, or phrase of this chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality must not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this chapter.

# Chapter 5.32 Sexually Oriented Businesses

- This chapter is existing SMC Chapter 5.32 without modification except for cross-references (where noted).
- This chapter contains a mix of zoning/development rules and non-development rules. Ideally, development code should all be contained within the proposed new unified development code title, which also could apply within the UGA, and non-development regulatory measures should be located here in Title 5 (and cannot be applied outside the city limits). Because the new unified development code title will be one of the last titles that the City adopts as part of this project, we propose only changes to correct cross-references in this chapter at this time, and queue the remainder of the chapter for a full rewrite concomitant with the unified development code, which would retain the substantive regulations in Title 5, but move the zoning overlay to Title 17.
- Existing SMC 5.32.270 regarding the duration of time of a suspension or a license, cross-referencing to 13.01.030(8), is deleted as unnecessary.

### 5.32.010 Purpose and intent.

It is the purpose of this chapter to regulate sexually oriented businesses and related activities to promote health, safety, morals, and general welfare of the citizens of the city of Stanwood, and to establish reasonable and uniform regulations to prevent the deleterious location of sexually oriented businesses within the city. The provisions of this chapter have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent nor effect of this chapter to restrict or deny access by adults to sexually oriented materials protected by the State or Federal Constitutions, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this chapter to condone or legitimize the distribution of obscene materials. (Ord. 930, 1996).

### 5.32.020 Definitions.

For the purposes of this chapter certain terms and words are defined as follows:

(1) “Sexually oriented businesses” mean those businesses defined as follows:

(a) “Adult arcade” means an establishment where, for any form of consideration, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines, for viewing by five or fewer persons each, are used to show films, motion pictures, video cassettes, slides, or other photographic or computer generated reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas.”

(b) “Adult bookstore”, “adult novelty store”, or “adult video store” means a commercial establishment which has as a significant or substantial portion of its stock-in-trade or a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising to the sale or rental for any form of consideration, of any one or more of the following:

(i) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”; or

(ii) An establishment may have other principal business purposes that do not involve the offering for sale or rental of materials depicting or describing “specified sexual activities” or “specified anatomical areas”, and still be categorized as adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishments from being categorized as an adult bookstore, adult novelty store, or adult video store so long as one of its principal business purposes is offering for sale or rental, for some form of consideration, the specified materials which depict or describe “specified anatomical areas” or “specified sexual activities;

(iii) Video stores that sell and/or rent only video tapes or other photographic or computer generated reproductions, and associated equipment shall come within this definition if 20 percent or more of its stock-in-trade or revenues comes from the rental or sale of video tapes or other photographic reproductions or associated equipment which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

(c) “Adult cabaret” means a nightclub, bar, restaurant, or similar commercial establishment, whether or not alcoholic beverages are served, which features: i) persons who appear nude or semi-nude; ii) live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities”; or iii) films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas.”

(d) “Adult motel” means a hotel, motel, or similar commercial establishment which has the primary function of:

(i) Offering accommodation to the public for any form of consideration and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; and

(ii) Offering a sleeping room for rent for a period of time that is less than 20 hours; or

(iii) Allowing a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 20 hours.

(e) “Adult motion picture theater” means a commercial establishment where films, motion pictures, video cassettes, slides, or similar photographic reproductions characterized by the depiction or description of “specified anatomical areas” or “specified sexual activities” are regularly shown for any form of consideration.

(f) “Adult theater” means a theater, concert hall, auditorium, or similar commercial establishment which, for any form of consideration, regularly features persons who appear nude or semi-nude, or live performances which are characterized by the exposure of “specified anatomical areas” or “specified sexual activities.”

(g) “Escort agency” means a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

(h) “Nude or semi-nude model studio” mean any place where a person, who appears nude or semi-nude or displays “specified anatomical areas”, is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons.

(i) “City” means the city of Stanwood, Washington.

(j) “Clerk” means the city clerk, or designee.

(k) “Employee” means any and all persons, including managers, entertainers, and independent contractors who work in or at or render any services directly related to the operation of any business offering adult entertainment, adult theater, or adult use establishments, whether or not such person is paid compensation by the operator of said business.

(l) “Entertainer” means any person who provides sexually oriented entertainment in an adult cabaret whether or not an employee of the operator and whether or not a fee is charged or accepted for such entertainment.

(m) “Manager” means any person who manages, directs, administers, or is in charge of, the affairs and/or the conduct of an adult cabaret.

(n) “Escort” means a person who, for consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.

(o) “Establishment” means and includes any of the following:

(i) The opening or commencement of any sexually oriented business as a new business; or

(ii) The conversion of an existing business, whether or not a sexually oriented businesses, to any sexually oriented businesses defined herein;

(iii) The addition of any of the sexually oriented businesses defined herein to any other existing sexually oriented business; or

(iv) The relocation of any such sexually oriented business.

(p) “Nude or state of nudity” means the appearance of human bare buttock, anus, male genitals, female genitals, or the areola or nipple of the female breast.

(q) “Operator” means and includes the owner, permit holder, custodian, manager, operator, or person in charge of any permitted or licensed premises.

(r) “Permitted and/or licensed premises” means any premises that requires a license and/or permit and that is classified as a sexually oriented business.

(s) “Permittee and/or licensee” shall mean a person in whose name a permit and/or license to operate a sexually oriented business has been issued, as well as the individual listed as an applicant on the application for a permit and/or license.

(t) “Person” means any individual, firm, joint venture, copartnership, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver or any other group or combination acting as a unit.

(u) “Semi-nude” means a state of dress in which clothing covers no more than the genitals, pubic region, and areolae of the female breast, as well as portions of the body covered by supporting straps or devices.

(v) “Sexually oriented business” means an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion picture theater, adult theater, sexual encounter establishment, semi-nude model studio, escort agency, or adult motel.

(w) “Specified anatomical areas” mean and include any of the following:

(i) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of areolae; or

(ii) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(x) “Specified criminal acts” mean any conviction or acts which are sexual crimes against children, sexual abuse, rape or crimes connected with another sexually oriented business, including but not limited to, distribution of obscenity or material harmful to minors, prostitution or pandering.

(y) “Specified sexual activities” mean and include any of the following:

(i) The fondling or other intentional touching of human genitals, pubic region, buttocks, anus, or female breasts; or

(ii) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; or

(iii) Masturbation, actual or simulated; or

(iv) Human genitals in a state of sexual stimulation, arousal or tumescence; or

(v) Excretory functions as part of or in connection with any of the activities set forth in subsections (y)(i) through (iv) of this section.

(z) "Sexually oriented entertainment" means a live performance at an adult cabaret which is characterized by the performer's exposure of "specified anatomical areas."

(aa) "Transfer of ownership or control of a sexually oriented business" means and includes any of the following:

(i) The sale, lease or sublease of the business; or

(ii) The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or

(iii) The establishment of a trust, gift or other similar legal devise which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of a person possessing the ownership or control.

(bb) "Youth-oriented business or activity" means a business utilizing a permanent building or facility where children under the age of 18 years are invited onto the business premises in conjunction with such business activity and at least 50 percent of the business revenue is generated from their patronage. (Ord. 930, 1996).

### 5.32.030 Sexually oriented business overlay zone created.

There is hereby created a sexually oriented business overlay zone within such geographical areas of the city as are identified on the official city zoning map of the city. The boundaries of such sexually oriented business overlay zone are further identified and depicted on Exhibit A1, attached to the ordinance codified in this chapter and by this reference incorporated herein. Sexually oriented businesses as defined herein may only locate within the sexually oriented businesses overlay zone above described; provided, however, even within such zone a sexually oriented business shall not locate within a distance of 100 feet of an existing youth-oriented business or activity; within 100 feet of any residential zone or any single or multiple family use; within 100 feet of any public park; within 100 feet of any church or other religious facilities or institution including public or private schools. Such distance shall be measured in a straight line from the nearest property line of the existing youth-oriented business to the nearest property line of the site upon which the proposed sexually oriented business proposes to locate. (Ord. 930, 1996).

1 Code reviser's note: Exhibit A is on file in the clerk's office.

### 5.32.040 Prohibition.

For the reasons stated in the recitals and SMC 5.32.010, a person shall not use any property or premises for a sexually oriented business within the city of Stanwood except within the sexually oriented business overlay zone established by this chapter, and then only subject to all regulations and conditions enumerated herein. (Ord. 930, 1996).

### 5.32.050 Regulated uses.

The following sexually oriented businesses are subject to the provisions of SMC 5.32.030 and all other regulations contained in this chapter:

(1) Adult arcade;

(2) Adult bookstore, adult novelty store, or adult video store;

(3) Adult cabaret;

(4) Adult motion picture;

(5) Adult theater;

(6) Nude/semi-nude model studio;

(7) Escort agency;

(8) Adult motel/hotel. (Ord. 930, 1996).

### 5.32.060 Sexually oriented business permit required.

(1) No sexually oriented business shall be permitted to operate without a valid sexually oriented business permit, issued by the city for the particular type of business. It shall be unlawful and a person commits a misdemeanor if he/she operates or causes to be operated a sexually oriented business without said permit.

(2) The city clerk or his/her designee is responsible for granting, denying, revoking, renewing, suspending, and canceling sexually oriented business permits and licenses. The planning director or his/her designee are responsible for ascertaining whether a proposed sexually oriented business for which a permit and/or license is being applied for complies with all requirements enumerated herein and all other applicable zoning laws and/or regulations now in effect or as amended or enacted subsequent to the effective date of the ordinance codified in this chapter.

(3) An application for a sexually oriented business permit shall be made on a form provided by the city. Any person desiring to operate a sexually oriented business shall file with the city clerk an original and two copies of a sworn permit application on the application form supplied by the city.

(4) The completed application shall contain the following information and shall be accompanied by the following documents:

(a) If the applicant is:

(i) An individual, he/she shall state their legal name and any aliases or previous married names and submit satisfactory proof that he/she is at least 18 years of age;

(ii) A partnership, the partnership shall state its complete name, and the names of all partners, and include their dates of birth, and partnership agreement, if applicable;

(iii) A corporation, the corporation shall state its complete name, the date of its incorporation, evidence that the corporation is in good standing under the laws of Washington, the names and capacity of all officers, directors and shareholders, the name of the registered corporate agent, and the address of the registered office for service of process;

(iv) As a part of the application process, every officer, director, or shareholder, as defined above, shall provide the city clerk with an affidavit attesting to their identity and relationship to the corporation.

(b) Whether the applicant or any other individuals listed pursuant to subsections (4)(a)(ii) and (iii) above within a two-year period immediately preceding the date of the application has been convicted of a specified criminal act and, if so, the specified criminal act involved, the date of conviction, and the place of conviction.

(c) Whether the applicant or any of the other individuals listed pursuant to this chapter has had a previous permit or license under this chapter or other similar ordinances from another city or county denied, suspended, or revoked, including the name and location of the sexually oriented business for which the permit or license was denied, suspended, or revoked, as well as the date of the denial, suspension, or revocation.

(d) Whether the applicant or any other individual listed pursuant to this chapter holds any other permits and/or licenses under this chapter, et seq., or other similar sexually oriented business ordinance from another city or county and, if so, the names and locations of such other permitted businesses.

(e) The single classification of permit for which the applicant is filing.

(f) The location of the proposed sexually oriented business, including a legal description of the property, street address, and telephone number(s), if any.

(g) The applicant's mailing address and residential address.

(h) Two two-inch by two-inch black and white photographs of the applicant(s), including all shareholders/partners, taken within six months of the date of the application, showing only the full face of the applicant(s). The photographs shall be provided at the applicant's expense. The license, when issued, shall have affixed to it one such photograph of the applicant.

(i) The applicant(s) including all shareholders/partners, shall provide driver's license number, social security number, and or his/her state or federally issued tax identification number.

(j) Each application shall be accompanied by a complete set of fingerprints of each person required to be included in the application, including all shareholders/partners as defined above, utilizing fingerprint forms as prescribed by the chief of police. Application shall be made for annual permit before January 1st of each year.

(k) In the case of an adult cabaret, a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared, but it must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches.

(l) Applicants for a permit and/or license under this chapter shall have a continuing duty to promptly supplement application information required in the event that said information changes in any way from what is stated on the application. The failure to comply with said continuing duty within 30 days from the date of such change by supplementing the application on file with the city clerk or his/her designee, shall be grounds for suspension of a permit and/or license.

(m) In the event the city clerk or his/her designee determines or learns at any time that the applicant has improperly completed the application for a proposed sexually oriented business permit or license, he/she shall promptly notify the applicant of such fact and allow the applicant 10 days to properly complete the application. (The time period for granting or denying a permit shall be stayed during the period in which the applicant is allowed an opportunity to properly complete the application.)

(n) The applicant must be qualified according to the provisions of this chapter, must have a current city business license, and the premises must be inspected and found to be in compliance with health, fire, and building codes of the city.

(o) The applicant shall be required to pay a nonrefundable application fee as listed in SMC 3.30.110 at the time of filing an application under this chapter. Note: this is a processing fee. License fees shall also be required in the event the application is approved.

(p) The fact that a person possesses other types of state or city permits and/or licenses does not exempt him/her from the requirement of obtaining a sexually oriented business permit.

(q) The application form for licenses and permits issued under this chapter shall contain a provision providing that under penalty of perjury the applicant verifies that the information contained therein is true to the best of their knowledge. (Ord. 930, 1996).

### 5.32.070 Investigation and application.

(1) Upon receipt of an application properly filed with the city clerk and upon payment of the nonrefundable application fee, the city clerk or his/her designee shall immediately stamp the application as received and shall immediately thereafter send photocopies of the application to other city departments or other agencies responsible for enforcement of health, fire, and building codes and laws. Each department or agency shall promptly conduct an investigation of the applicant's application and the proposed sexually oriented business.

Said investigation shall be completed within 60 working days of receipt of the application by the city clerk or his/her designee. At the conclusion of its investigation, each department or agency shall indicate on the photocopy of the application its recommendation as to approval or disapproval of the application, date it, sign it, and in the event it recommends disapproval, state the specific reasons therefor citing applicable laws or regulations.

(2) A department or agency shall recommend disapproval of an application if it finds that the proposed sexually oriented business will be in violation of any provision of any statute, code, ordinance, regulation or other law in effect in the city. After its indication of approval or disapproval, each department or agency shall immediately return the photocopy of the application to the city clerk or his/her designee. (Ord. 930, 1996).

### 5.32.080 Issuance of permit.

(1) The city clerk or his/her designee shall grant or deny an application for a permit within 60 days from the date of its proper filing. Upon the expiration of the sixtieth day, unless the applicant requests and is granted a reasonable extension of time, the applicant shall be permitted to begin operating the business for which the permit is sought, unless and until the city or its designee notifies the applicant of a denial of the application and states the reason(s) for that denial.

(2) Grant of Application for Permit.

(a) The city clerk or his/her designee shall grant the application unless one or more of the criteria set forth in subsection (2)(C) below (Denial of Application for Permit) is present.

(b) The permit, if granted, shall state on its face the name of the person or persons to whom it is granted, the expiration date, and the address of the sexually oriented business. The permit shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it can be easily read at any time.

(c) Denial of Application for Permit. The city clerk or his/her designee shall deny the application for any of the following reasons:

(i) An applicant is under 18 years of age.

(ii) An applicant is overdue on his/her payment to the city of taxes, fees, fines, or penalties assessed against him/her or imposed upon him/her in relation to a sexually oriented business.

(iii) An applicant has failed to provide information required by this chapter or permit application for the issuance of the permit or has falsely answered a question or request for information on the application form.

(iv) The applicant has failed to comply with any provision or requirement of this chapter. (Ord. 930, 1996).

### 5.32.090 Licenses required for sexually oriented business – Fees.

ℹ Updated to reference the City's consolidated fee schedule.

(1) No sexually oriented business shall be operated or maintained in the city of Stanwood unless the owner or operator has obtained a sexually oriented business permit as set forth above, and the applicable licenses from the city clerk. For adult cabarets the required license shall be the adult cabaret license set forth in subsection (2) below. It is unlawful for any entertainer, employee, or operator to knowingly work in or about or knowingly perform any service directly related to the operation of an unlicensed adult cabaret business.

(2) The annual fee for an adult cabaret business license shall be as noted in the City's consolidated fee schedule. This amount shall be used for the cost of administration of this chapter.

(3) The annual license fee for all other sexually oriented businesses described in SMC 5.32.050 shall be as noted in the City's consolidated fee schedule. This amount shall be used for the cost of administration of this chapter.

(4) The above referenced licenses expires annually on December 31st and must be renewed by January 1st.

(5) In cases where the license becomes effective on a date other than January 1st, the license fee shall be prorated on a quarterly basis. The cost thereof shall be computed by prorating the annual fee on a quarterly basis rounded back to the beginning of the quarter in which the license is to be issued.

(6) The applicant must be 18 years of age or older. (Ord. 930, 1996).

### 5.32.100 License for managers and entertainers of adult cabarets required – Fee.

(1) No person shall work as a manager or entertainer at an adult cabaret without having first obtained an entertainer's or manager's license from the city clerk. Each such applicant shall not be required to obtain a sexually oriented business permit, but shall complete an application containing the information identified in SMC 5.32.060(4) and the same procedures shall be followed as set forth in SMC 5.32.070 and 5.32.080. A nonrefundable processing fee as noted in the City's consolidated fee schedule shall accompany the application.

(2) The annual fee for such a license shall be as noted in SMC 3.30.110. This amount shall be used for the cost of administration of this chapter.

(3) This license expires annually on December 31st and must be renewed by January 1st.

(4) In cases where the license becomes effective on a date other than January 1st, the license fee shall be prorated on a quarterly basis. The cost thereof shall be computed by prorating the annual fee on a quarterly basis rounded back to the beginning of the quarter in which the license is to be issued.

(5) The applicant must be 18 years of age or older. (Ord. 930, 1996).

### 5.32.110 Licenses for models and escorts.

No person shall work as a model at a nude or semi-nude model studio or as an escort as defined herein without having first obtained a model or escort license from the city clerk.

(1) Each such applicant shall not be required to obtain a sexually oriented business permit, but shall complete an application containing the information identified in SMC 5.32.060(4) and the same procedures shall be followed as set forth in SMC 5.32.070 and 5.32.080. A nonrefundable processing fee as noted in the City's consolidated fee schedule shall accompany the application.

(2) The annual fee for such a license shall be as noted in the City's consolidated fee schedule. This amount shall be used for the cost of administration of this chapter.

(3) This license expires annually on December 31st and must be renewed by January 1st.

(4) In cases where the license becomes effective on a date other than January 1st, the license fee shall be prorated on a quarterly basis. The cost thereof shall be computed by prorating the annual fee on a quarterly basis rounded back to the beginning of the quarter in which the license is to be issued.

(5) The applicant must be 18 years of age or older. (Ord. 930, 1996).

### 5.32.120 Due date for license fees.

All licenses required by this chapter must be issued and the applicable fees paid to the city clerk at least 14 calendar days before commencing work at a sexually oriented business. The sexually oriented business permit required by SMC 5.32.060 must only be renewed based on changed circumstances as set forth in SMC 5.32.060(4)(l). (Ord. 930, 1996).

### 5.32.130 Manager on premises.

(1) A licensed manager shall be on duty at an adult cabaret business premises at all times.

(2) The licensed manager on duty shall not be an entertainer.

(3) It shall be the responsibility of the manager to verify that any entertainer who works or appears within the premises possesses a current and valid entertainer's license posted in the manner required by this chapter. (Ord. 930, 1996).

### 5.32.140 License nontransferable.

No license or permit issued pursuant to this chapter shall be transferable. (Ord. 930, 1996).

### 5.32.150 License – Posting and display.

(1) Every entertainer shall post his or her license in his or her work area so that it is readily available for public inspection.

(2) Every person, corporation, partnership, or association licensed under this chapter shall display its license in a prominent place within the establishment. In the case of adult cabarets, the name of the manager on duty shall be prominently posted during business hours. (Ord. 930, 1996).

### 5.32.160 Specifications – Adult cabarets.

(1) Separation of Sexually Oriented Adult Entertainment Performance Area. The portion of the adult cabaret premises in which sexually oriented adult entertainment is performed shall be a stage or platform that is separated from all patron seating areas in the following ways:

(a) Be at least 24 inches in elevation above; and

(b) Be separated by a distance of at least 10 feet; and

(c) Have a continuous railing at least three feet in height, extending from the floor, and located at least 10 feet from all points of the sexually oriented adult entertainment performance area.

(2) Lighting. Sufficient lighting shall be provided and equally distributed in and about the parts of the premises which are open to and used by patrons so that all objects are plainly visible at all times, and so that on any part of the premises which are open to and used by patrons a program, menu, or list printed in eight point type will be readable.

(3) Submittal of Plans. Building plans showing conformance with the requirements of this chapter shall be included with any application for an adult cabaret business license. (Ord. 930, 1996).

### 5.32.170 Standards of conduct and operation applicable to adult cabarets.

(1) Standards for Patrons, Employees and Entertainers. The following standards of conduct must be adhered to by patrons, entertainers and/or employees of adult cabarets at all times:

(a) No employee or entertainer shall appear nude or semi-nude on any part of the premises open to view of members of the public, except on or in the entertainment performance area described in SMC 5.32.160(1).

(b) No patron or customer shall go into or upon the adult entertainment performance area described in SMC 5.32.160(1) while sexually oriented entertainment is being performed.

(c) No member of the public or employee or entertainer shall allow, encourage, or knowingly permit any person upon the premises to touch, caress, or fondle the breasts, buttocks, anus, pubic area, or genitals of any other person.

(d) No member of the public or employee or entertainer shall allow, encourage, or permit physical contact between an employee or entertainer and any member of the public, which contact is intended to arouse or excite sexual desires.

(e) No employee or entertainer shall perform acts of or acts which simulate:

(i) Sexual intercourse, masturbation, bestiality, sodomy, oral copulation, flagellation, or any sexual acts which are prohibited by law; or

(ii) The touching, caressing, or fondling of the breasts, buttocks, pubic area, or genitals.

(f) No employee or entertainer shall use artificial devices or inanimate objects to depict any of the prohibited activities described in this subsection.

(g) No entertainer of an adult cabaret shall be visible from any public place outside the premises during the actual or apparent hours of his or her employment or performance on the premises.

(h) No entertainer employed or otherwise working at an adult cabaret shall solicit, demand, accept, or receive any gratuity or other payment from a patron, customer, or member of the public.

(i) No customer or patron of an adult cabaret shall give or otherwise provide an entertainer with a gratuity or other payment.

(j) Signs in lettering at least three-quarters inch high shall be conspicuously displayed in the public area of the establishment stating the following:

THIS ADULT CABARET IS REGULATED BY THE CITY OF STANWOOD. ENTERTAINERS ARE:

(i) Not permitted to engage in any type of sexual conduct;

(ii) Not permitted to appear nude or semi-nude, except on stage;

(iii) Not permitted to dance or model where patrons are congregated;

(iv) Not permitted to solicit, demand, accept, or receive any gratuity or other payment from a patron.

(2) Standards for Owner or Operator of Adult Cabarets. At any adult cabaret where live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities” are provided the following are required:

(a) Admission must be restricted to persons of the age of 18 years or more; and

(b) Sufficient lighting shall be provided and equally distributed in and about the parts of the premises which are open to and used by patrons so that all objects are plainly visible at all times, and so that on any part of the premises which are open to and used by patrons a program, menu, or list printed in eight point type will be readable. (Ord. 930, 1996).

### 5.32.180 Regulations applicable to adult arcades.

All adult bookstores, adult novelty stores, or adult video stores having facilities for customer’s viewing of depictions of human nudity and/or sexual conduct of any nature, including depictions of specified sexual activities, shall comply with the following regulations:

(1) The viewing areas within the sexually oriented viewing booth premises shall be visible from a continuous main aisle and shall not be obscured by any curtain, door, wall or other enclosure. As used in this chapter “viewing area” means the area where a patron or customer would ordinarily be positioned while watching a film, video or other viewing device.

(2) The licensee shall not permit any doors to public areas on the premises to be locked during business hours in compliance with the applicable provision of the city of Stanwood Building Code, Uniform Fire Code, and National Fire Protection Association Code.

(3) A sexually oriented adult viewing booth operator must, at all times when the premises are open or when any member of the public is permitted to enter and remain there, maintain sufficient lighting to provide equally distributed illumination about all parts of the premises which are open to and used by patrons so that objects

are plainly visible at all times, and so that on any part of the premises which are open to and used by patrons a program, menu, or list printed in eight point type will be readable.

(4) The licensee shall not permit more than one person to occupy a sexually oriented adult arcade station or viewing booth at any time and public notices to this effect shall at all times be conspicuously posted and maintained on the sexually oriented adult arcade premises.

(5) There must be at least one employee on duty and situated in the public room adjacent to the sexually oriented adult arcade stations or viewing booths at all times that any patron, member, or customer is present inside the premises.

(6) There must be permanently posted and maintained in at least two conspicuous locations on the interior of every sexually oriented adult arcade premises a sign stating substantially the following:

Occupancy of any station or viewing booth is at all times limited to one person. There may be no acts of lewd or obscene conduct in the stations or viewing booths or on the premises. Violators are subject to criminal prosecution.

Each sign must be conspicuously posted and not screened from the patron's view. The letters must be on a contrasting background and shall be no smaller than three-quarters inch in height.

(7) The premises must be equipped with overhead lighting fixtures of sufficient intensity to maintain sufficient lighting that provides equally distributed illumination about all parts of the premises which are open to and used by patrons so that objects are plainly visible at all times, and so that on any part of the premises which are open to and used by patrons a program, menu, or list printed in eight point type can be read.

(8) Doors to areas on the premises which are available for use by persons other than the owner, manager, operator or their agents or employees may not be locked during business hours.

(9) The unobstructed view into the sexually oriented adult arcade viewing booths or stations from the adjacent public room by direct line of sight must remain unobstructed by any doors, walls, merchandise, display racks or other materials at all times.

(10) No patron, member, or customer is permitted access to any area of the premises which has been designated as an area in which patrons, members or customers will not be permitted.

(11) No sexually oriented adult arcade viewing booth or station may be occupied by more than one person at any time.

(12) There may be no acts of lewd or obscene conduct in the sexually oriented adult arcade stations or viewing booths or on the premises.

(13) No person may operate or maintain any warning system or device, of any nature or kind, for the purpose of warning or aiding and abetting the warning of patrons, members, customers or any other persons occupying sexually oriented adult arcade stations or viewing booths located on the premises that police officers or city health, fire, licensing or building inspectors are approaching or have entered the premises.

(14) No person under the age of 18 years of age may be on or within a sexually oriented adult arcade booth premises whether as a patron, member, customer, agent, employee or independent contractor.

(15) Premises. Restrooms may not contain video reproduction equipment.

(16) Steps Risers. No steps or risers are allowed in any sexually oriented adult arcade viewing booth or station.

(17) Seating. No sexually oriented adult arcade station or viewing booth shall have more than one stool type seat. In order to prevent obscuring the occupant of a sexually oriented adult arcade station or viewing booth from view, no stool for seating within a sexually oriented adult arcade station or viewing booth shall have any seatback or sides. The seat cannot be positioned behind the doorway so that the occupant sits with his or her back to the door.

(18) Ventilation and Other Holes. All ventilation devices between the sexually oriented adult arcade viewing booths must be covered by a permanently affixed ventilation cover. Ventilation holes may only be located one foot from the top of the viewing booth walls or one foot from the bottom of the viewing booth walls. There may not be any other holes or openings between the viewing booths. (Ord. 930, 1996).

### 5.32.190 Regulations applicable to video stores not qualifying as sexually oriented businesses.

Video stores that sell or otherwise distribute films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of specified sexual activities or specified anatomical areas, and less than 20 percent of their stock-in-trade or revenues comes from the rental or sale of such items shall be subject to the following regulations:

(1) All such items as are described above shall be physically segregated and closed off from other portions of the store such that these items are not visible and/or accessible from other portions of the store.

(2) No advertising for such items shall be posted or otherwise visible, except where such items are authorized for display.

(3) Signs readable at a distance of 20 feet shall be posted at the entrance to the area where such items are displayed stating that persons under the age of 18 are not allowed access to the area where such items are displayed.

(4) The manager or attendant shall take reasonable steps to monitor the area where such items are displayed to insure that persons under 18 years of age do not access the age-restricted area.

(5) Rental or sale of obscene material (as defined by state law) or material harmful to minors (as defined by state law) to persons under 18 years of age is prohibited.

(6) Employees of such video stores shall check identification of persons appearing to be 18 or under to insure that such items are not rented or sold to persons under the age of 18. (Ord. 930, 1996).

### 5.32.200 Exemptions.

It is a defense to prosecution under this chapter that a person appearing in a state of nudity or semi-nudity did so in a modeling class operated by:

(1) A proprietary school, licensed by the state of Washington; a college, junior college, or university supported entirely or partly by taxation;

(2) A private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or

(3) The modeling of clothing or lingerie in a full-service restaurant where no consideration is charged, whether directly or indirectly, and specified anatomical areas are not exposed by the model. (Ord. 930, 1996).

### 5.32.210 License – Name of business and place of business.

No person granted a permit and/or license pursuant to this chapter shall operate a sexually oriented business under a name not specified in his/her license, nor shall he/she conduct business under any designation or at a location not specified in his/her permit and/or license. (Ord. 930, 1996).

### 5.32.220 Inspections.

(1) All books and records required to be kept pursuant to this chapter shall be open to inspection by the police chief of the city of Stanwood during the hours when the licensed premises is open for business upon two days' written notice to the licensee. The purpose of such inspection shall be to determine if the books and records meet the requirements of this chapter.

(2) The licensed premises shall be (as an implied condition of receiving a sexually oriented business permit and/or license) open to inspection by the police chief during the hours when the sexually oriented business premises is open for business. The purpose of such inspection shall be to determine if the licensed premises is operated in accordance with the requirements of this chapter. It is hereby expressly declared that unannounced inspections are necessary to insure compliance with this chapter. (Ord. 930, 1996).

### 5.32.230 Hours of operation.

It is unlawful for any sexually oriented business premises, except adult motels, to be conducted, operated, or otherwise open to the public between the hours of 2:00 a.m. and 11:30 a.m. (Ord. 930, 1996).

### 5.32.240 Record-keeping requirements.

(1) Within 30 days following each calendar quarter, each sexually oriented business licensee shall file with the city clerk a verified report showing the licensee's gross receipts and amounts paid to entertainers, models, or escorts, if applicable, for the preceding calendar year.

(2) Each sexually oriented business licensee shall maintain and retain for a period of two years beyond the last date of employment, the full name, date of birth, address, age and driver's license number of all persons employed or otherwise retained as entertainers, models, and escorts by the licensee. (Ord. 930, 1996).

### 5.32.250 Procedure for appealing a license/permit denial.

(1) When the city clerk refuses to grant a license or permit, he/she shall notify the applicant in writing of the same, describing the reasons therefor, and shall inform the applicant of his right to appeal to the city council within 10 days of the date of the written notice by filing a written notice of appeal with the city clerk containing a statement of the specific reasons for the appeal and a statement of the relief requested.

(2) Within 10 days of receiving a timely appeal, the city clerk shall forward the administrative record of the licensing decision to the city council.

(3) Once the applicant has appealed the city clerk's decision, the city council shall review the administrative record at the next regularly scheduled meeting for which proper notice can be given. Written notice of the date and time of the scheduled meeting will be given to the applicant by the city clerk-treasurer by mailing the same, postage prepaid, to the applicant at the address shown on the license or permit application.

(4) The applicant and city clerk or his/her representative shall be given an opportunity to argue the merits of the appeal before the city council. Oral argument by each party shall not exceed 20 minutes and shall be limited to the administrative record before the council. New evidence shall not be presented by the parties or accepted by the council.

(5) The city council shall uphold the city clerk's decision unless it finds the decision is not supported by substantial evidence in the administrative record. The applicant shall bear the burden of proof.

(6) The city council shall issue a written decision within 10 days of hearing the appeal. The council may uphold the city clerk's decision and deny the permit, overrule the city clerk's decision and grant the permit, or remand the matter to the city clerk for further review and action. The city clerk shall complete further action or review within 30 days of receiving the remand.

(7) Appeal to the city council shall constitute final administrative review. (Ord. 930, 1996).

### 5.32.260 Suspension or revocation of license or permit procedures – Appeal.

ℹ Updated to reflect changes to SMC Title 13.

License suspension and/or revocation and appeal therefrom shall be done in accordance with SMC 13.01.030(8). (Ord. 1112 § 2, 2001; Ord. 930, 1996).

### 5.32.280 Adult bookstores not incorporating arcade uses.

Adult bookstores, adult novelty stores, or adult video stores not including or incorporating into the business conduct those activities described in the definition of "adult arcade," may locate or continue to operate within commercial zones of the city, as well as the sexually oriented business overlay zone; provided, however, such businesses locating within a commercial zone shall be subject to the following additional requirements: No building or structure used for an adult bookstore, adult novelty store, or adult video store as defined herein shall locate closer than 1,200 feet from any other building or structure used for such purpose, nor shall such a business locate within 600 feet of an existing church or school building, as measured in all compass directions from the exterior wall of the existing building to the closest property line of the subject building. (Ord. 930, 1996).

### 5.32.290 Building facade.

All sexually oriented business building facades, exteriors, and exits must be indistinguishable from surrounding buildings. Illustrations depicting partially or totally nude males and/or females shall not be posted or painted on any exterior wall of a building used for a sexually oriented business, or on any door or apparatus attached to such building. (Ord. 930, 1996).

### 5.32.300 Signs.

Signs shall be permitted as allowed in accordance with Chapter 17.110 SMC. (Ord. 930, 1996).

### 5.32.310 Parking and lighting regulations.

On-site parking shall be required and regulated in accordance with Chapter 17.105 SMC, and in addition shall meet the following requirements:

(1) All on-site parking areas and premises entries of sexually oriented businesses shall be illuminated from dusk until one hour past closing hours of operation with a lighting system that will provide adequate illumination and visibility on the parking surface and/or walkways. An on-premises exterior lighting plan shall be presented to the city building department for approval prior to the operation of any sexually oriented business.

(2) All parking must be visible from the fronting street. Access to the exterior rear of the building shall be denied to any persons other than employees and public officials during the performance of their respective duties and tasks by means of fencing as approved by the city building department. (Ord. 930, 1996).

### 5.32.320 Number of permitted uses per structure.

There shall be no more than one sexually oriented business operating in the same building, structure, or portion thereof. In addition there shall be no other nonsexually oriented business operating in the same building, structure, or portion thereof in which a sexually oriented business is currently operating. (Ord. 930, 1996).

### 5.32.330 Severability.

If any portion of this chapter as now or hereafter amended, or its application to any person or circumstance is held invalid or unconstitutional, such adjudication shall not affect the validity of the chapter as a whole, or any section, provision, or part thereof not adjudged to be invalid or unconstitutional, and its application to other

persons or circumstances shall not be affected. Any ordinance or regulation in conflict with this chapter is hereby repealed. (Ord. 930, 1996).

### 5.32.340 Limitation of liability.

None of the provisions of this chapter are intended to create a cause of action or provide the basis for a claim against the city, its officials, or employees for the performance or the failure to perform a duty or obligation running to a specific individual or specific individuals. Any duty or obligation created herein is intended to be a general duty or obligation running in favor of the general public. (Ord. 930, 1996).

### 5.32.350 Penalties for violation.

Updated to reflect changes in proposed amendments to Title 13.

Violation of this chapter is a Class 1 civil infraction and may also be enforced pursuant to SMC Title 13.

### 5.32.360 Public nuisance – Injunctions.

Any sexually oriented businesses in violation of this chapter shall be deemed a public nuisance, which, in addition to all other remedies, may be abated by injunctive relief. (Ord. 930, 1996).

### 5.32.370 Moral nuisances.

Chapter 7.48 RCW pertaining to moral nuisances is hereby adopted by reference. (Ord. 930, 1996).

### 5.32.380 Effective date.

The ordinance codified in this chapter shall be in full force and effect five days after its passage and publication as provided by law. (Ord. 930, 1996).

# Attachment E
# Stanwood Municipal Code
# Title 7 Scoping Memo

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# Memorandum

To: Patricia Love, Community Development Director
From: Ryan Walters, JD, AICP
Date: June 15, 2023
Re: Stanwood Municipal Code Title 7 (Health and Sanitation)

As part of the Stanwood Municipal Code ("SMC") Update Project, we have reviewed existing SMC Title 7 (Health and Sanitation) and propose in this memo a number of revisions (indicated with the ☐ checkbox). After your review and at your direction, we will draft code text and ordinance language to implement the options you select.

## Title 7 Health and Sanitation

Title 7 currently consists only three chapters (regarding garbage collection, litter control, and nuisances). We propose maintaining existing chapter numbers where possible.

### 7.04 Garbage Collection

Good examples: Bellingham Municipal Code 9.12.

- ☐ Rename chapter to Solid Waste.
- ☐ Harmonize chapter with terms of 2022 service agreement with Waste Management.
- ☐ Add provision for mandatory collection of solid waste.
- ☐ Add provision specifying mandatory containers.
- ☐ Add anti-scavenging provision (e.g., Arlington Municipal Code 6.05.090).
- ☐ Add provisions setting penalties for violations or fees for additional service.

### 7.12 Litter Control

This existing chapter adopted by reference, in 1973, the Washington State Uniform Litter Control Code Ordinance. We were unable to locate such model ordinance; the reference is likely to the 1971 model litter control act, formerly RCW 70.93, now RCW 70A.200, and since renamed. We propose to replace the chapter with the following:

- ☐ Rename chapter to "Littering"
- ☐ Incorporate by reference state statutes prohibiting littering (e.g., RCW 70A.200.060 and the definitions in RCW 70A.200.030) and requiring drivers to secure their load (RCW 46.61.655)

State law sets penalties for littering as follows:

- Littering less than 1 cubic foot = class 3 civil infraction
- Litter more than 1 cubic foot, but less than 1 cubic yard = misdemeanor
- Littering more than 1 cubic yard = gross misdemeanor

- Potentially dangerous litter (e.g., cigarette butts) = class 1 civil infraction

If the City desires to set higher penalties for specific conduct not identified in the state law, we can incorporate those penalties into the draft. Note that RCW 35A.11.020 otherwise requires the punishment for any municipal criminal ordinance to be the same as the punishment provided in state law for the same crime, and no act which is a state crime may be made a civil violation.

## 7.16 Nuisances

This existing chapter would be completely rewritten.

We have already adopted abatement process provisions in Title 13, and provisions that classify any violation of the City code as a public nuisance, and any public nuisance as a misdemeanor (which is also established by statute). We would therefore delete the procedural provisions on SMC 7.16.050.

As a supplement to attempting to list all public nuisances in this chapter is to adopt the International Property Maintenance Code alongside the state building code. The IPMC contains a number of additional hazards or nuisances that may not otherwise be captured. In any event, we'd recommend including the following in the chapter:

- ☐ Existing nuisance list in SMC 7.16.020
- ☐ Cross-reference to litter chapter
- ☐ Include junk vehicles as public nuisances per RCW 46.55.240(2), including the required abatement procedures therein [or potentially, include this in its own chapter, e.g., Olympia Municipal Code Chapter 8.40, Port Angeles Municipal Code Chapter 8.05]
- ☐ Include abandoned ("zombie") properties per RCW 7.100.010
- ☐ Include junk, materials, etc., in the unimproved portions of the city right of way or unenclosed in yards or obstructing sidewalks (PAMC 8.30.060 has an example of a well-organized list)
- ☐ Include graffiti
- ☐ Include unmaintained vegetation, especially where it creates a hazard (*Wuthrich v. King County*), potentially following the list in Burlington Municipal Code 8.08.010

We recommend handling issues such as vehicles or other materials left in the street, working on vehicles in the street, construction debris in the street, and sidewalk obstructions by people under the streets and parking chapters.

Certain properties that constitute "chronic nuisances" may require additional measures.

- ☐ Add provisions to increase penalties for "chronic nuisance" properties (e.g., Port Angeles Municipal Code 8.30.070)

Finally:

- ☐ To implement the reserved "right-to-farm" policy in existing SMC Chapter 8.04, Include a specific exclusion from the definition of nuisance for agricultural activities, operation, facility, or appurtenances, regardless of past or future changes in the surrounding area's land use or zoning designation, when conducted or maintained for commercial purposes, and in a manner consistent with current best management practices and state and federal law.

## *New Chapter* 7.20 Smoking and Vaping

Recently adopted SMC 6.40.070 (in the Parks Chapter) prohibits smoking, vaping, or carrying any active vaping device within any city park. The smoking provisions could be expanded to cover any public places, as included in Mount Vernon's Municipal Code (MVMC Chapter 8.32), however state law only allows a city to prohibit *outdoor* vaping in areas where children congregate, such as a park (RCW 70.345.210).

- ☐ Create chapter.
- ☐ Prohibit smoking in outdoor public places
- ☐ Incorporate by reference RCW Chapter 70.160 prohibiting smoking in and within 25 ft of public places or places of employment
- ☐ Incorporate by reference RCW 70.345.100 limiting vape product tastings
- ☐ Incorporate by reference RCW 70.345.210 prohibiting vape purchase or possession by persons under age 18
- ☐ Incorporate by reference RCW 70.345.150 prohibiting vaping in certain public places
- ☐ Prohibit vaping in indoor public places

## *New Chapter* 7.30 Noise Control

As part of the update of Title 9, the City attorney recommended that existing chapter 9.50 Public Nuisance and Disturbance Noises be moved to Title 7, Health and Sanitation. The adopting ordinance for Title 9 completely replaced the title, including existing chapter 9.50 (with a new chapter about trespass from city property) and therefore effectively repealed the existing noise chapter.

Noise ordinances can be problematic to enforce. We propose:

- ☐ Attempt to strike a balance between regulating specific noises (e.g., mechanical equipment, power tools, construction, very loud cars) with allowed hours of operation with volume-based regulation to back that up, based on Ecology's maximum environmental noise levels (WAC chapter 173-60).
- ☐ Exempt fireworks (when used consistent with Title 9) and the other items in the list of exempt noises in old SMC 9.50.030 and 040.
- ☐ Delete old provisions regarding enforcement procedures
- ☐ Delete misdemeanor
- ☐ Set fine at Category 4 Civil Infraction with escalation for repetitive offenses

# Attachment F
# Stanwood Municipal Code
# Title 8 Scoping Memo

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# Memorandum

To: Patricia Love, Community Development Director
From: Ryan Walters, JD, AICP
Date: June 15, 2023
Re: Stanwood Municipal Code Title 8 (Animals)

As part of the Stanwood Municipal Code ("SMC") Update Project, we have reviewed existing SMC Title 8 (Animals) and propose in this memo a number of revisions (indicated with the ☐ checkbox). After your review and at your direction, we will draft code text and ordinance language to implement the options you select.

## Title 8 Animals

Title 8 currently consists of only a single chapter regarding animal control and licensing. This memo proposes reorganization of that single chapter into a number of new chapters. We would reformat, rewrite, and enhance sections that are reorganized.

- ☐ Per staff comment, we would deleted outdated sections 8.02.090 and .100 regarding riding horses and other livestock.

Note that an existing chapter number, 8.04, is reserved for "Right to Farm," but no content exists. A right-to-farm code chapter would assumedly apply to more than just livestock, and should be placed in an alternative chapter.

### *New Chapter* 8.02 General Provisions

This chapter would contain various provisions applicable to the entire title, including:

- ☐ Definitions (extracting definitions that contain rules)
- ☐ Administrative/enforcement authority
- ☐ Animal control officer
- ☐ Designation of animal control shelter
- ☐ Severability

The City might also want to include a prohibition or restriction on feeding animals such as deer, seagulls, or pigeons.

### *New Chapter* 8.10 Dogs

Existing provisions in SMC 8.02 concerning the following would move to this chapter:

- ☐ dog licensing;
- ☐ leash requirements; and
- ☐ limits on the number of dogs

In addition:

- ☐ Provisions regarding potentially dangerous and dangerous dogs will be harmonized with the statute and included here.
- ☐ This new chapter would also replace existing SMC 8.02.230 prohibiting noisy dogs and cats with a more detailed section addressing barking dogs. We would include a cross-reference to the proposed new noise ordinance in Title 7, but not exclusively rely on it because barking dogs do not always violate volume thresholds. We would disregard the potential problem of noisy cats.
- ☐ The requirement to clean up requirement to clean up dog waste would also be included here, except that the current provision (SMC 8.02.210) also applies to cats.
- ☐ If the City desires to retain that section's applicability to cats, we would place it in Chapter 8.02.
- ☐ We would include an exemption for the blind consistent with Port Townsend Municipal Code 8.08.

## *New Chapter* 8.20 Kennels and Catteries

Existing kennel provisions (e.g., SMC 8.02.440-450, and 470) would move to this chapter.

## *New Chapter* 8.30 Pet Shops and Grooming Parlors

Existing SMC 8.02.460 and .480 would be reorganized into this chapter.

## *New Chapter* 8.40 Livestock

Existing provisions in SMC 8.02 concerning livestock would move to this chapter.

## *New Chapter* 8.50 Dangerous Animals

Existing SMC 8.02.035 would be moved here, with correction of the WAC citation.

- ☐ We recommend expansion of the state definition to include wolf hybrids and all cougars.
- ☐ We also recommend prohibiting display of such animals (e.g., Redmond Municipal Code 7.08.030).

See also Port Angeles Municipal Code Chapter 7.10, Anacortes Municipal Code Chapter 6.16 or Skagit County Code Chapter 7.04.

## *New Chapter* 8.80 Animal Cruelty

Existing SMC 8.02.390 Animal Cruelty would be included in this chapter. We would also adopt by reference additional provisions of state law (such as in Arlington Municipal Code 8.21.005).

## *New Chapter* 8.90 Enforcement and Impoundment

Existing provisions in SMC 8.02 regarding impoundment and other actions required for enforcement would be reorganized in this new chapter. Existing SMC 8.02.190 regarding stray animals would be incorporated here.