

# Arlington Profile

## Demographics

Table 12

	2000	2006	Change
Population	11,927	15,430 <sup>26</sup>	3,503; 30%

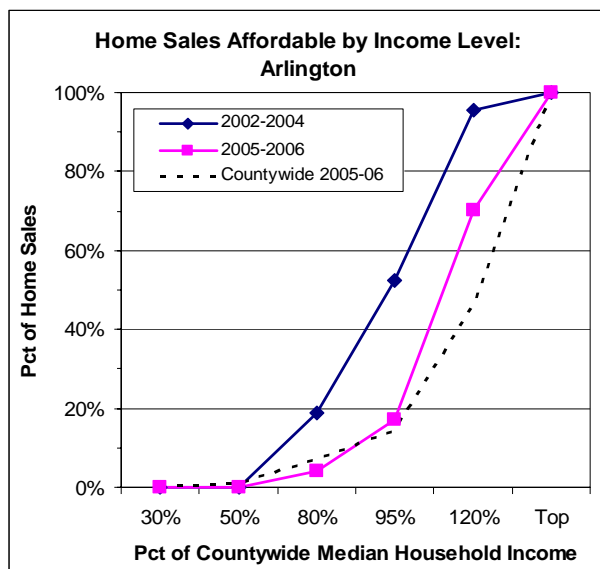
Source: Washington State OFM

## Housing Conditions

### Market Rate Housing Home Sales Affordability

As in the county's market overall, Arlington's housing became less affordable at the 80%, 95%, and 120% of median income levels from 2002-2004 to 2005-2006. But Arlington's housing was somewhat more affordable than the county's at 120% of median in the latter period.<sup>27</sup>

Chart 29



	Arlington 2002-2004	Arlington 2005-2006	Countywide 2005-2006
Total Sales	1,287	1,177	36,518

Source: Snohomish County Assessor sales records; analysis by Snohomish Co. PDS

<sup>26</sup> Includes population gained by annexations.

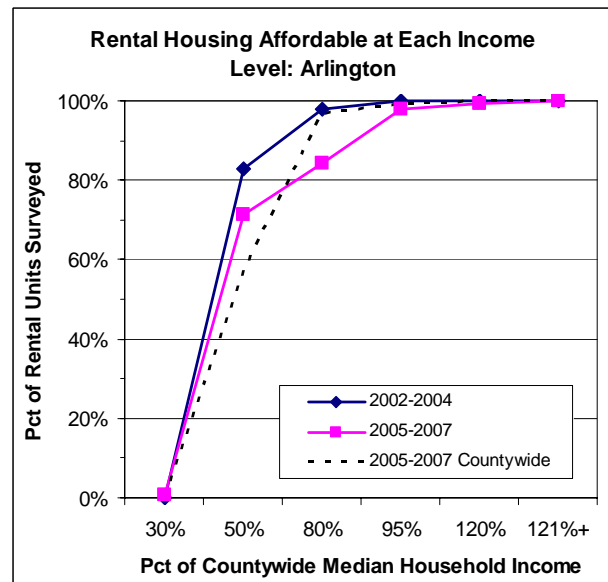
<sup>27</sup> For comparison to other cities, see Chart 3. For comparison to Arlington sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 115.

### Rental Housing Affordability

Affordable rents fell at the 50% and 80% income levels during 2005-2007, over 2002-2004.

Arlington has a higher percentage of rents affordable than the rest of the county for those at 50% of the county median income, but a lower proportion at the 80% level.<sup>28</sup>

Chart 30



	Arlington 2002-2004	Arlington 2005-2007	Countywide 2005-2007
Units Surveyed	232	140	90,839

Source: Dupre+Scott Apartment Advisors; analysis by Snohomish Co. PDS

### Assisted Housing

Table 13

	2000	2008 <sup>29</sup>	Change
Asst. Rental Units	329	507	54%
Voucher Users	90	118	31%
Total Assisted Units	419	625	49%

Source: Snohomish Co. OHHCD

<sup>28</sup> For comparison to other cities, see Chart 4. For comparison to Arlington rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 115.

<sup>29</sup> Includes units and vouchers gained by annexation.

# Arlington Profile

Table 14: Assisted Rental Housing Inventory

Tenancy	Household Type	Incomes Served				Asst Units	Emer Beds	CMI Units	Bedrooms					
		<30 %	31-50%	51-60%	61-80%				0	1	2	3	>3	
Emergency	Teen/Homeless		8			1	8							
Permanent	CMI	4				4			2	2				
Permanent	DD	5				2								2
Permanent	Family	16	48	93		157			13	75	70			
Permanent	Family/Homeless		9			9				3	6			
Permanent	Senior	6	274			280		4	232	49				
Permanent	Senior/18+ Disabled		40			40			35	5				
Transition/Permanent	Family/Homeless		2			2							2	
Transitional	Family/Homeless		12			12				4	8			
Totals, city of Arlington		31	393	93	0	507	8	4	0	282	138	86	2	

Source: Snohomish Co. OHHCD

For the meanings of acronyms (e.g. CMI, DD) and other definitions, please see the Glossary section.

## Strategies

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

### Housing Element

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

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

Possible mechanisms or strategies to achieve their housing element include:

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

### Implementation

Though the focus of Arlington’s housing element is on diversity, access, and preservation, most housing activity since adopting its housing element occurred as new development in areas surrounding the city’s Old Town center. Though much of

Arlington’s housing stock is considered “affordable,” the city nonetheless uses a number of affordable housing strategies in their development efforts. These strategies include:

- Adopting small lot zoning districts
- Permitting infill development
- Allowing use of alleyways
- Reducing parking requirements
- Encouraging mixed use development

Excluding the rural towns of Darrington, Index, Sultan, and Gold Bar, Arlington ranked 5th to last in the percentage of new non single family housing permitted in the five years between 1996 and 2000, 22.7%. However, this was a gain from only 12.8% over the previous five years.

### Future Housing Issues

Not yet realized, but very much desired by the city council and citizens of Arlington, is achieving greater diversity in its housing stock. Because the PRDs developed over the past few years in and around Arlington were not considered successful in terms of design and quality, the city council repealed their Planned Area Development ordinance in order to avoid continuing the trend. Instead, future efforts will likely include looking at design standards as well as encouraging ways to offer housing to all incomes levels, which includes increasing housing opportunities for upper income households and encouraging more residential development in commercial areas.