

Darrington Profile

Demographics

Compare this to 9% growth in all of the 1990s.

Table 21

	2000	2006	Change
Population	1,136	1,485 ³⁷	349; 31%

Source: Washington State OFM

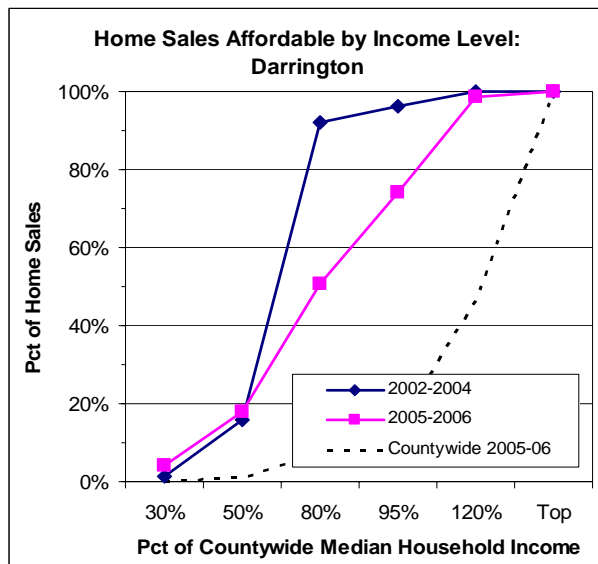
Housing Conditions

Market Rate Housing

Home Sales Affordability

Darrington prices are typically very affordable compared to the county overall, but even Darrington experienced drop-offs in 2005-06 at the low-income (92% to 51%) and moderate-income levels (96% to 74%).³⁸

Chart 35



	Darrington 2002-2004	Darrington 2005-2006	Countywide 2005-2006
Total Sales	76	73	36,518

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

³⁷ Includes population gained by annexations.

³⁸ For comparison to other cities, see Chart 3. For comparison to Darrington sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 127.

Rental Housing Affordability

No rental units were surveyed within the city of Darrington from 2002 to 2007.³⁹

Assisted Housing

Table 22

	2000	2008	Change
Assisted Rental Units	20	20	0%
Voucher Users	12	9	-25%
Total Assisted Housing	32	29	-9%

Source: Snohomish Co. OHHCD

³⁹ For Darrington rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 127.

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Table 23: 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
Permanent ¹	Senior/Disabled		20			20			18	2			
Totals, city of Darrington		0	20	0	0	20	0	0	0	18	2	0	0

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 Town of Darrington declined to submit an updated assessment.

Housing Element

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

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

To realize these goals, Darrington adopted the following strategies:

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

Implementation

Darrington’s greatest development challenge has been establishing a sewer system within the city limits. With no sewer system, development of multi-family housing has been viewed as too costly by developers who have looked to Darrington for possible development opportunities. Such conditions limit the city’s ability to achieve the goal of diversifying its housing stock. Also, with the city’s fixed income (senior) population growing, preserving existing housing is considered key to continuing to offer affordable housing. While most, if not all, of Darrington’s housing stock is considered affordable, the city does not coordinate a preservation program (i.e. loan program), but instead relies on private individuals to rehabilitate or remodel their homes.

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

Future Housing Issues

The city has expressed a desire to maintain the small town feel of the city and not pursue the expansion of a sewer line into the city. Instead, the focus will be on ways to preserve the natural environment, as opposed to encourage increased development of more affordable housing.