

Edmonds Profile

Demographics

Table 24

	2000	2006	Change
Population	39,544	40,360 ⁴⁰	816; 2%

Source: Washington State OFM

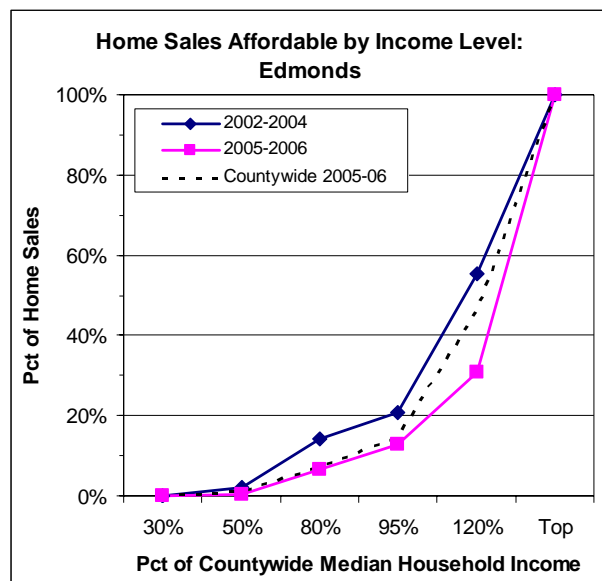
Housing Conditions

Market Rate Housing

Home Sales Affordability

Edmonds's sales affordability tracks that of the county rather closely, but Chart 36 shows that where the city's sales had been slightly more affordable in 2002-04, they were somewhat less so in 2005-06. At 13%, Edmonds ranked 13th among jurisdictions for affordability at the moderate-income level.⁴¹

Chart 36



	Edmonds 2002-2004	Edmonds 2005-2006	Countywide 2005-2006
Total Sales	2,404	1,986	36,518

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

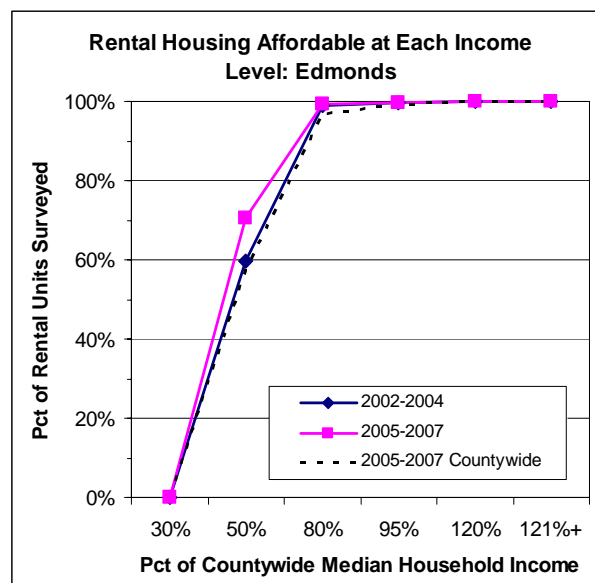
⁴⁰ Includes population gained by annexations.

⁴¹ For comparison to other cities, see Chart 3. For comparison to Edmonds sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 131.

Rental Housing Affordability

As with sales, rents in Edmonds are similarly affordable to the county's. Affordability within the very-low income level rose 11 percentage points between 2002-2004 and 2005-2007.⁴²

Chart 37



	Edmonds 2002-2004	Edmonds 2005-2007	Countywide 2005-2007
Units Surveyed	7,041	6,397	90,839

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

Assisted Housing

Table 25

	2000	2008 ⁴³	Change
Assisted Rental Units	209	329	57%
Voucher Users	128	151	18%
Total Assisted Housing	337	480	42%

Source: Snohomish Co. OHHCD

⁴² For comparison to other cities, see Chart 4. For Edmonds rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 131.

⁴³ Includes units and vouchers gained by annexation.

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Table 26: 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	CMI	11				3	5	6						3
Permanent	Family				108	108			60	48				
Permanent	Senior		115	63		178			145	35				
Transitional	CMI		16			16		16	16					
Transitional	Family/Homeless		12			12			12					
Transitional	N/A	12				12							12	
Totals, city of Edmonds		23	143	63	108	329	5	22	0	233	83	12	3	

Source: Snohomish Co. OHHCD

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

Strategies

Housing Element

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

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

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

Implementation

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

Future Housing Issues

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