

Everett Profile

Demographics

Table 27

	2000	2006 ⁴⁴	Change
Population	91,488	101,100 ⁴⁵	9,612; 11%
Households (HH)	36,255	40,494	4,239; 12%
Avg. HH Size	2.40	2.39	-0.01 persons
Median HH Income ⁴⁶	\$48,176 ⁴⁷	\$44,867	-7%
HH in Poverty	3,924 11%	6,183 15%	2,259; 58% 41% ⁴⁸
Cost-Burdened HH (Total) ⁴⁹	10,889 ⁵⁰ ; 33%	15,011 ⁵¹ ; 37%	13% ⁵²
Moderate-Income ⁵³	853; 27%	1,424; 40%	47%
Low-Income	3,011; 42%	4,201; 56%	32%
Very Low-Income	2,993; 61%	3,289; 69%	14%
Extremely Low-Income	4,032; 74%	6,097; 82%	10%

Sources: Washington State OFM; U.S. Census Bureau.

⁴⁴ All 2006 estimates, except population, were obtained from the American Community Survey (U.S. Census Bureau) and have margins of error associated with a 90% confidence interval. Therefore, small differences with 2000 figures may be statistically insignificant.

⁴⁵ Includes population gained by annexations.

⁴⁶ The median is the amount at which half the households earned more, and half earned less.

⁴⁷ The 1999 median household income (\$40,100) has been adjusted to 2006 dollars. The 2000 median is not available for the city of Everett.

⁴⁸ This means the 2006 percentage is 41% larger than the 2000 percentage.

⁴⁹ Cost-burdened households in this table include homeowners regardless of their mortgage status. For cost burden information on homeowners with mortgages only, see the Affordability chapter.

⁵⁰ Cost-burdened household counts in 2000 represent “specified, occupied housing units” only. See the Methodology section for more information.

⁵¹ Cost-burdened household counts in 2006 represent all occupied housing units.

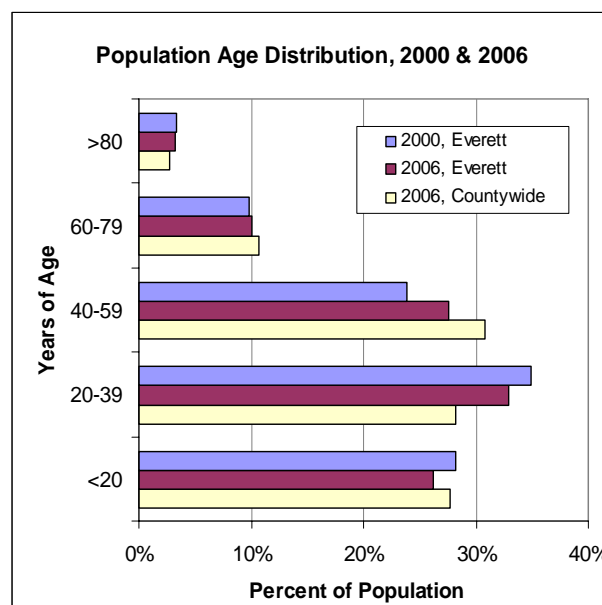
⁵² The 2006 percentage is 13% higher than the 2000 percentage. The count estimates are not comparable for reasons cited in notes 50 and 51 above.

⁵³ For definitions of “moderate-income,” “low-income,” etc., see the Methodology section.

Age Composition

Everett’s population appears to be aging a bit, naturally enough, having smaller percentages of children and young adults, and more middle-age adults. This may indicate that fewer young families are moving to the community. The city is still young relative to the county’s overall population.

Chart 38



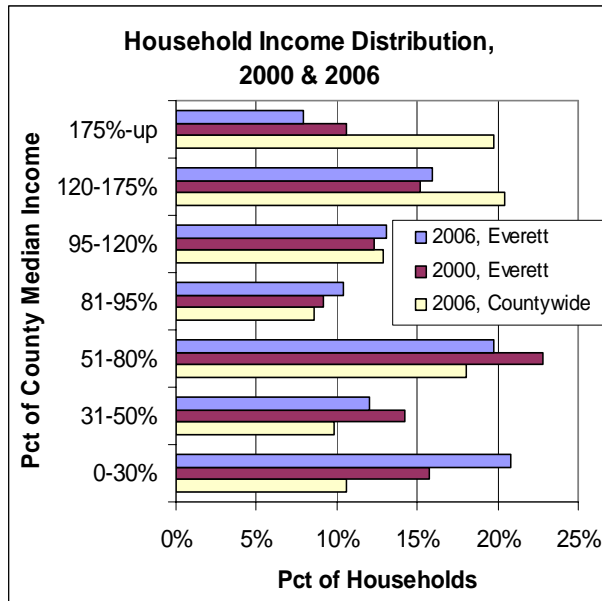
Source: U.S. Census Bureau

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Income Composition

Everett households tend to have lower incomes than those of the rest of Snohomish County. Everett has higher proportions in the income categories under \$75,000, while the county overall has two to three times the percentage of households making over \$100,000.

Chart 39



Source: U.S. Census Bureau

Housing Conditions

Market Rate Housing

While Everett gained 12% more households from 2000 to 2006, its housing stock increased 11%. There was no significant loss of older housing, which is often priced less than comparable new units and an important source of affordable housing.

Table 28

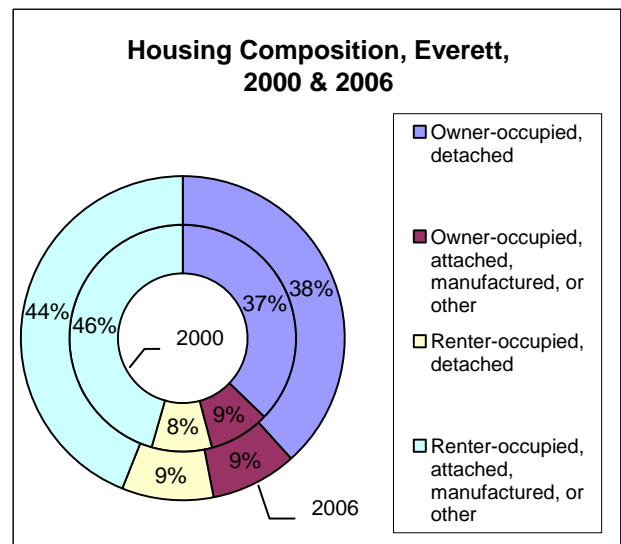
	2000	2006	Change
Total Housing Units ⁵⁴	38,512	42,777	4,265; 11%
Housing Units Built Pre-1970	17,668	16,973-25,905 ⁵⁵	n.a.

Source: U.S. Census Bureau

Housing Composition

Everett's housing stock has been fairly stable with respect to tenure (renters vs. owners) and building type (detached vs. attached). In comparison with countywide figures, however, the city has a larger proportion of renter-occupied, attached housing, and a lower proportion of owner-occupied, detached housing.⁵⁶

Chart 40



Source: U.S. Census Bureau

⁵⁴ Includes vacant units.

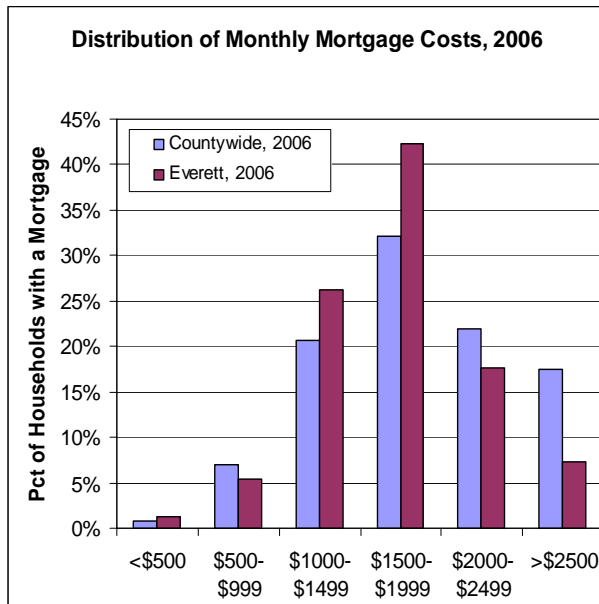
⁵⁵ See note 44 above for explanation.

⁵⁶ See Countywide Profile for comparable chart of countywide housing stock.

Owner Costs

Everett households with mortgages paid less than those in the rest of the county, indicating a more affordable supply of ownership housing in the city. Everett had especially larger percentages in the \$1,000 to \$1,999-per-month categories.

Chart 41

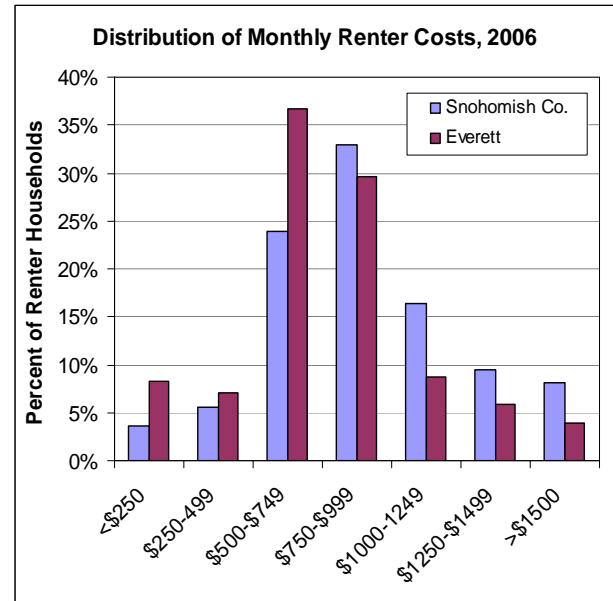


Source: U.S. Census Bureau

Renter Costs

Everett rents were very favorable to those in the rest of Snohomish County, especially below \$750 per month.

Chart 42



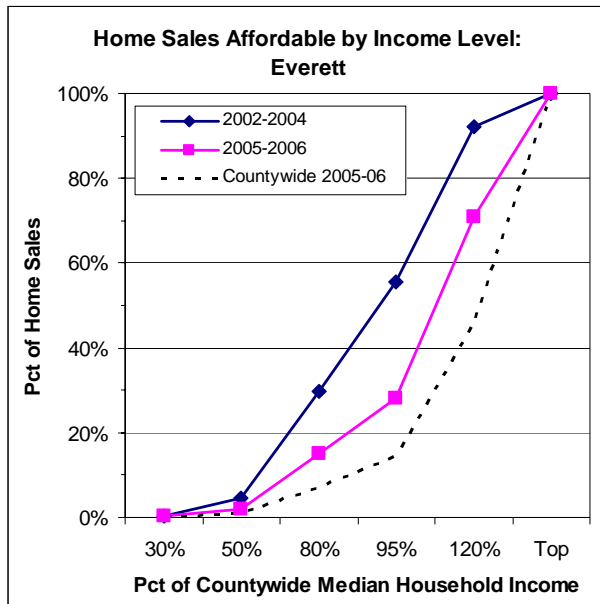
Source: U.S. Census Bureau

Everett Profile

Home Sales Affordability

Everett experienced declines in affordable sales in 2005-06 over 2002-04, but is still more affordable than the county overall. For low-income buyers, affordable sales fell from 30% to 15%, and for moderate-income households, from 55% to 28%. At 120% of median income, affordable sales dropped from 92% to 71%. But Everett had the highest percentage of affordable sales of any large city in the county in 2005-06; only Index, Darrington, and Gold Bar rank higher.⁵⁷

Chart 43



	Everett 2002-2004	Everett 2005-2006	Countywide 2005-2006
Total Sales	4,742	3,963	36,518

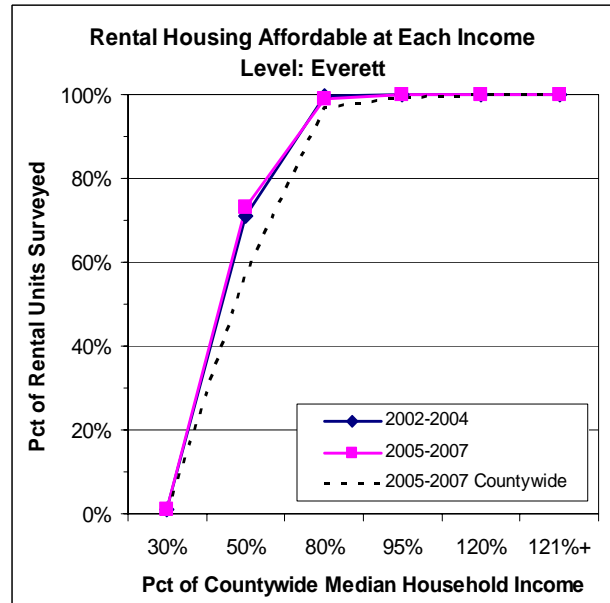
Source: Snohomish County Assessor sales records; analysis by Snohomish Co. PDS

⁵⁷ For comparison to other cities, see Chart 3. For comparison to Everett sales before 2002, see the 2002 SCT *Housing Evaluation Report*, p. 135.

Rental Housing Affordability

There has been little change in affordability of rental units in Everett. The city's rents remain more affordable than the county overall.⁵⁸

Chart 44



	Everett 2002-2004	Everett 2005-2007	Countywide 2005-2007
Units Surveyed	26,523	25,382	90,839

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

⁵⁸ For comparison to other cities, see Chart 4. For Everett rents before 2002, see the 2002 SCT *Housing Evaluation Report*, p. 135.

Assisted Housing

Table 29

	2000	2008 ⁵⁹	Change	Pct of Occupied Units in 2006
Assisted Rental Units	2,775	2,665	110; -4%	7%
Voucher Users	1,516	1,691	175; 12%	4%
Total Assisted Housing	4,291	4,356	65; 2%	11%

Source: Snohomish Co. OHHCD; U.S. Census Bureau

Table 30: Assisted Rental Housing Inventory⁶⁰

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	Family/Homeless	24				10	55							
Emergency	Men/Homeless						130							
Emergency	Teen/Homeless	8				1	8							
Emergency	Women/Homeless w/child						75							
Permanent	CMI	20				20		20	20					
Permanent	Family	227	439	127		792			1	126	453	182	31	
Permanent	Family/DD		22			22				3	16	3		
Permanent	Family/Disabled		4			4				2	1	1		
Permanent	Family/Homeless	12	7	57		76			42	24	6	4		
Permanent	Family/Senior		64			64				24	46	10		
Permanent	Family/Senior/Disabled	199	38	5	5	247				100	98	46	3	
Permanent	Family/Very Low Inc.	79	118			197				21	108	57	11	
Permanent	Homeless/Section 8	3				3					1	2		
Permanent	Indy/Homeless/CMI	32	16			48	48		48					
Permanent	Mixed			145		145				44	77	23		
Permanent	No restrictions		5	63	11	79			16	51	12			
Permanent	Senior	68	255	127	4	454				380	74			
Permanent	Senior/Disabled	246	44			290			132	144	14			
Permanent	Single persons/CMI	11	36			43		5	31	1	9	1	1	
Permanent	Teen Parent		4			4				1	2	2		
Permanent	N/A	3	9			10		3			9		1	
Permanent/Shelter	Homeless	6	6			12	24		9	2		1		
Transition/Permanent	Family/Homeless	9				9				7	1	1		
Transitional	CMI	20				20		20	20					
Transitional	CMI/Homeless	12				12							1	
Transitional	Family/Disabled	13	8			21				12	5	4		
Transitional	Family/Homeless	11	13			24	8		4		7	13		
Transitional	Homeless/Section 8	3	6			9					3	6		
Transitional	Men/Homeless	10				1							1	
Transitional	Single w/ children	8				8					8			
Transitional	Teen Parent		6			6					3	2		

⁵⁹ Includes units and vouchers gained by annexation.

⁶⁰ For the meanings of acronyms (e.g. CMI, DD) and other definitions, please see the Glossary section.

Everett Profile

Tenancy	Household Type	Incomes Served				Asst Units	Emer Beds	CMI Units	Bedrooms					
		<30 %	31-50%	51-60%	61-80%				0	1	2	3	>3	
Transitional	Teen/Homeless	32				32	12		16		6			
Transitional	Women/Homeless	23				2								2
Totals, city of Everett		1079	1100	524	20	2665	360	48	319	962	959	358		51

Source: Snohomish Co. OHHCD

Strategies

Housing Element

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.

Graphics are used in the housing element to communicate desired housing types and options.

Objectives of the plan include:

- Promote a variety of housing types.
- Preserve and enhance the value and character of neighborhoods by improving and extending the life of existing housing stock.
- Increase access to affordable housing while preserving existing neighborhoods.
- Promote a housing policy and land use pattern that increases the ratio of housing units to jobs.
- Maximize the public investment by increasing residential density.
- Promote programs that increase home ownership.
- Promote efforts that change the incorrect public perception that tenants of rental housing are less responsible citizens than home owners.
- Support housing programs that increase the supply of housing for low-income households and special needs population.
- Promote a “fair share distribution” of providing housing opportunities through out Snohomish County in cooperation with other jurisdictions.
- Provide land use density, policies and regulations that accommodate the projected 2025 population.

Strategies supporting each of these key objectives are comprehensive. They include but are not limited to:

- Provide density incentives for affordable ownerships and rental units.
- Promoting inclusionary zoning.
- Increase residential densities in and around the downtown.
- Revise codes to allow rear yard dwellings, flexibility in project review, and encouragement of infill.

Implementation

City of Everett’s housing stock contains a significant number of low-income and affordable housing units. Everett has a 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 assisted a number of non-profits with funding and environmental review assistance including: Habitat for Humanity, Senior Services of Snohomish County, Interfaith Association of Northwest Washington, Housing Hope, Snohomish County Housing Authority, Everett Housing Authority, Home Site, Compass Health, Evergreen Manor, Everett Gospel Mission, and the Snohomish County Battered Women Shelter.

Considering 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 as well as to foster a broad range of housing types throughout the city. Along with:

- Unlimited residential density in the designated downtown and near the downtown.
- In 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 does not appear to be a market in Everett at this time for this type of housing construction.

- Utilize multiple family design guidelines to improve neighborhood aesthetics.
- Promote mixed use development in downtown and commercial zones including the waterfront/riverfront.
- To preserve existing housing stock with programs like the CHIP housing rehabilitation program.
- Use the tax exemption from property taxes for housing when located in designated redevelopment areas. Currently the tax

exempt area is in the downtown and Everett Station area.

- Provide funding for housing programs from Federal, State and Local sources.

Future Housing Issues

Everett will continue to promote affordable housing in the future. A primary goal is to develop in a manner with encourages quality while providing for needed housing opportunities. With increased economic activity in Everett's downtown and commercial areas, housing opportunities will expand thereby increasing densities as well as enhancing quality.