

# Index Profile

## Demographics

Table 37

	2000	2006	Change
Population	157	155 <sup>69</sup>	-2; -1%

Source: Washington State OFM

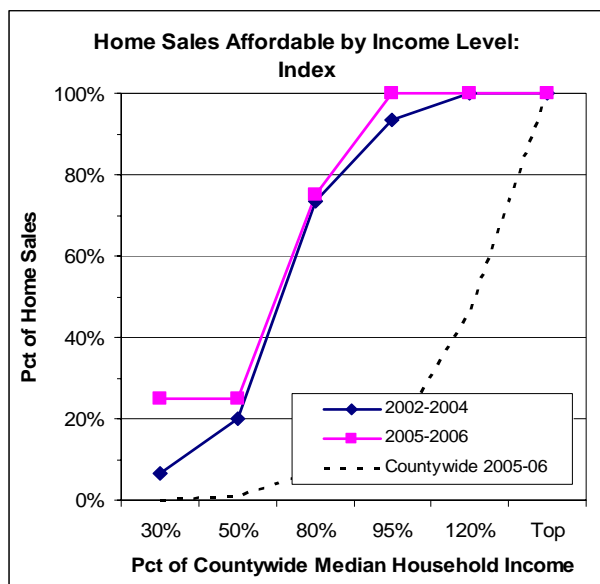
## Housing Conditions

### Market Rate Housing

#### Home Sales Affordability

Home sales affordability in Index rose between 2002-2004 and 2005-2006. However, the 2005-2006 data was based on a very small number of sales.<sup>70</sup>

Chart 49



	Index 2002-2004	Index 2005-2006	Countywide 2005-2006
Total Sales	15	4	36,518

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

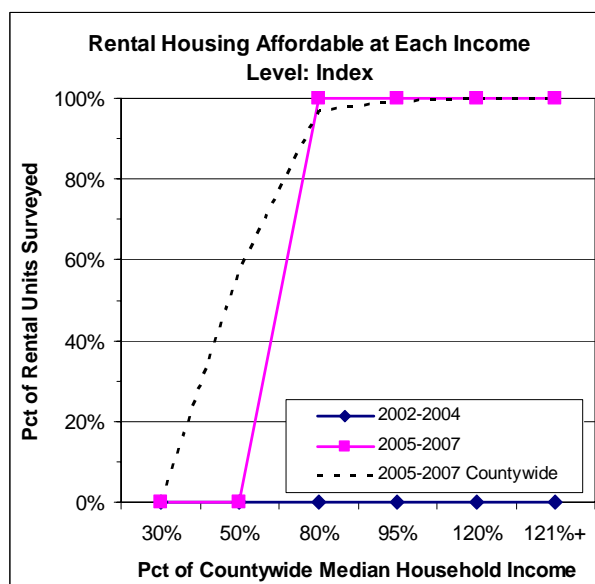
<sup>69</sup> Includes population gained by annexations.

<sup>70</sup> For comparison to other cities, see Chart 3. For comparison to Index sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 147.

### Rental Housing Affordability

Too few rental units (0 in 2002-04, and 1 in 2005-07) were surveyed within the city of Index to consider the results significant.<sup>71</sup>

Chart 50



	Index 2002-2004	Index 2005-2007	Countywide 2005-2007
Units Surveyed	0	1	90,839

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

### Assisted Housing

Table 38

	2000	2008 <sup>72</sup>	Change
Assisted Rental Units	0	0	0%
Voucher Users	1	2	100%
Total Assisted Housing	1	2	100%

Source: Snohomish Co. OHHCD

<sup>71</sup> For comparison to other cities, see Chart 4. For comparison to Index rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 147.

<sup>72</sup> Includes units and vouchers gained by annexation.

# Index Profile

Table 39: 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
Totals, town of Index		0	0	0	0	0	0	0	0	0	0	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 Index declined to submit an updated assessment.*

### Housing Element

Keeping the housing element attainable, City of Index adopted two main goals:

- Ensure adequate housing is available for existing and projected residents
- Maintain and create healthy residential neighborhoods

With attention focused on access and preservation, the strategies adopted to achieve these goals include:

- Coordinating with agencies that provide low and moderate income housing
- Support the retention and revitalization of older housing in the “Town” area

### Implementation

Much of the city’s existing housing stock is affordable or low-income. However, current

market trends show an increase of older homes being purchased, renovated, and used for vacation homes. As a result, the goal to preserve existing housing has been difficult, as the city struggles with ideas to prevent buyers from converting what was low rent property into high-end housing. Developing new low-income housing is also a challenge in that most developable property is contained within critical areas, which tends to increase development costs. Because Index is another rural community that lacks a sewer connection, providing low income or affordable housing for residents is a challenge.

### Future Housing Issues

In spite of the fact that Index has an increased number of displaced low-income renters, options to create affordable or low income housing for these individuals are limited. Without multi-family zoning, and with no plans to connect to a sewer line, the city believes preserving its existing housing is one important way of providing affordable housing. Specific rehabilitation programs are being considered as ways to achieve this goal.