

# Lake Stevens Profile

## Demographics

Table 40

	2000	2006	Change
Population	6,361	9,650 <sup>73</sup>	3,289; 52%

Source: Washington State OFM

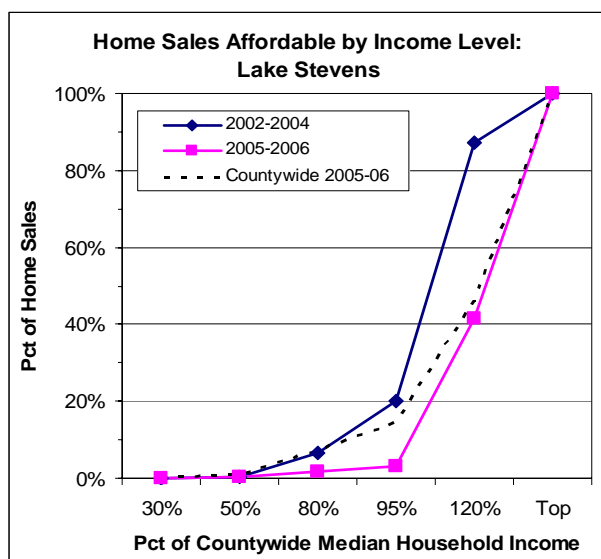
## Housing Conditions

### Market Rate Housing

#### Home Sales Affordability

Affordability in Lake Stevens dropped beneath the county average. The largest drop in affordability between 2002-2004 and 2005-2006 occurred at the 120% CMHI level, where affordability was more than halved. Lake Stevens is the least affordable large city at the moderate income level.<sup>74</sup>

Chart 51



	Lake Stevens 2002-2004	Lake Stevens 2005-2006	Countywide 2005-2006
Total Sales	565	437	36,518

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

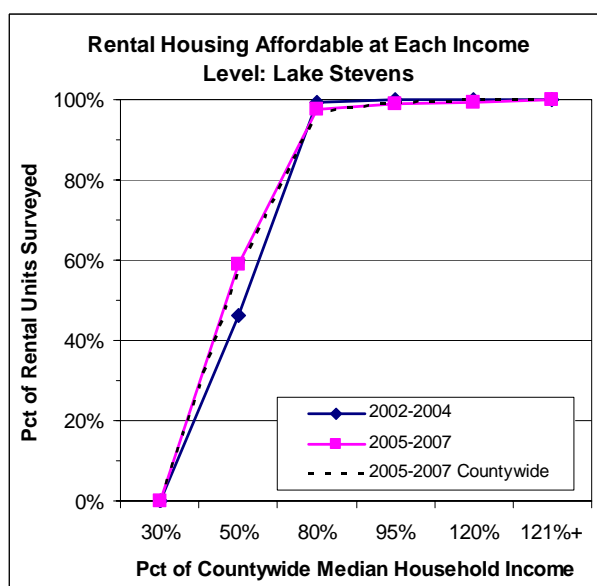
<sup>73</sup> Includes population gained by annexations.

<sup>74</sup> For comparison to other cities, see Chart 3. For comparison to Lake Stevens sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 151.

### Rental Housing Affordability

Affordability of rents in Lake Stevens remains relatively even with that of the county average and unchanged in the two time frames. However, affordability at the 50% CMHI level rose slightly between 2002-2004 and 2005-2007, raising it to the county average.<sup>75</sup>

Chart 52



	Lake Stevens 2002-2004	Lake Stevens 2005-2007	Countywide 2005-2007
Units Surveyed	239	381	90,839

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

### Assisted Housing

Table 41

	2000	2008 <sup>76</sup>	Change
Assisted Rental Units	91	167	84%
Voucher Users	52	100	92%
Total Assisted Housing	143	267	87%

Source: Snohomish Co. OHHCD

<sup>75</sup> For comparison to other cities, see Chart 4. For comparison to Lake Stevens rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 151.

<sup>76</sup> Includes units and vouchers gained by annexation.

# Lake Stevens Profile

Table 42: 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 <sup>1</sup>	Family	24	31			55	9		17	31	7		
Permanent	Senior	14	22			36		4	36				
Permanent	Senior/Disabled	63	13			76			64	12			
Totals, city of Lake Stevens		101	66	0	0	167	9	4	0	117	43	7	0

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 Lake Stevens' housing element contains the following goals:

- Support variety of housing types and densities through regulations and capital investments
- Encourage new multi-family and small single family units compatible with existing neighborhoods
- Increase opportunity for purchase or rent affordable, safe and sanitary housing
- For the elderly, zone for high densities to encourage compact housing types and planned residential developments
- Strive to promote pedestrian activities, sense of community, and high quality design
- Streamline permit process
- Promote measures to prolong useful life of structures
- Move towards more affordable housing opportunities to all economic segments of population.

Some key strategies adopted to implement these goals include:

- Land use strategies (small lots, minimum density, density bonus)
- Administrative procedures (impact fee waiver, streamlined permitting)
- Development standards (flexible site requirements, alternative housing types)

The City is considering the use of innovative affordable housing techniques like inclusionary zoning, building code improvements, impact fee waivers, design standards, fast track permit processing, and area-wide housing authority.

## Implementation

Lake Stevens has implemented a number of strategies to achieve its range of goals. To encourage more affordability, strategies have included:

- Adoption of a Planned Residential Development (PRD) ordinance that allows for no minimum lot size and zero lot line

Lake Stevens also offers density bonuses through their PRD, however, development under the PRD has not occurred since the city was placed under a moratorium. Other implementation strategies have included:

- Creating mixed-use zones
- Allowing flexibility in street widths
- Permitting accessory dwelling units under the use-by-right approach

## Future Housing Issues

Lake Stevens will be looking to build and maintain an infrastructure that can support a vibrant, growing community. Though housing is an important issue, even more important is looking at ways to provide the type of social, employment, and transportation services currently not available, but very much needed. The city will rely partly on the private market to assist in building the proper infrastructure necessary to support the community's needs.

Lake Stevens needs to preserve the housing alternatives currently available and will be looking to increase the alternatives including cottage housing, work/live units and more mixed use areas. The City needs to work with the state and the county to begin housing production and preservation program.