

# Lynnwood Profile

## Demographics

Table 43

	2000	2006	Change
Population	33,847	35,230 <sup>77</sup>	1,383; 5%

Source: Washington State OFM

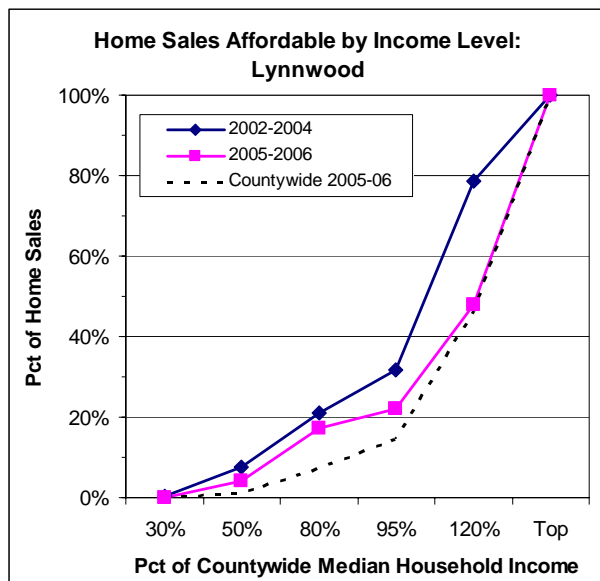
## Housing Conditions

### Market Rate Housing

#### Home Sales Affordability

Lynnwood home sales dropped more closely in line with the countywide average. The largest drop in affordability occurred at the 120% CMHI level where affordable sales went from 79% in 2002-2004 to 48% in 2005-2006.<sup>78</sup>

Chart 53



	Lynnwood 2002-2004	Lynnwood 2005-2006	Countywide 2005-2006
Total Sales	1,722	1,380	36,518

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

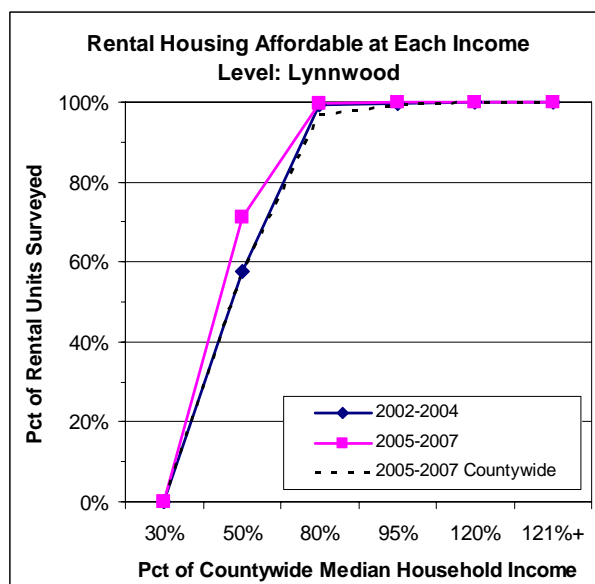
<sup>77</sup> Includes population gained by annexations.

<sup>78</sup> For comparison to other cities, see Chart 3. For comparison to Lynnwood sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 155.

### Rental Housing Affordability

Affordability of rents in Lynnwood 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 14 percentage points above the county average.<sup>79</sup>

Chart 54



	Lynnwood 2002-2004	Lynnwood 2005-2007	Countywide 2005-2007
Units Surveyed	8,012	7,759	90,839

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

### Assisted Housing

Table 44

	2000	2008 <sup>80</sup>	Change
Assisted Rental Units	705	1,259	79%
Voucher Users	553	563	2%
Total Assisted Housing	1,258	1,822	45%

Source: Snohomish Co. OHHCD

<sup>79</sup> For comparison to other cities, see Chart 4. For comparison to Lynnwood rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 155.

<sup>80</sup> Includes units and vouchers gained by annexation.

# Lynnwood Profile

Table 45: 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	
Emergency	Family/Homeless	5				5	5							
Permanent	CMI <sup>1</sup>	4				1	4							1
Permanent	DD <sup>1</sup>	5				2								2
Permanent	Family	70	198	417	18	703		3	264	398	46	1		
Permanent	Family/Homeless	5		13	19	37			3	1	5	28		
Permanent	Senior	12	204	185	47	448			304	121	23			
Permanent	Senior/Disabled		37			37			9	28				
Transitional	Family/Homeless	8				8			4	3	1			
Transitional	Homeless	3				3				1		2		
Transitional	N/A	5	10			15				10	5			
Totals, city of Lynnwood		117	449	615	84	1259	9	3	9	603	534	80	34	

Source: Snohomish Co. OHHC

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

## Strategies

### Housing Element

City of Lynnwood’s overall housing goal is to provide sufficient availability and variety of opportunities for safe, decent, and affordable housing in strong, cohesive neighborhoods that meet the needs of present and future residents of Lynnwood

Sub-goals for the city include:

- Preserve, protect, and enhance the quality, stability and character of established neighborhoods in Lynnwood.
- Provide for diverse, safe, and decent housing opportunities that meet local housing needs without encroachment into established single-family neighborhoods.
- Encourage the development of affordable housing for all income levels within the City.

Objectives and policies that work to support these goals include:

- Protect, enhance and revitalize existing neighborhoods and housing stock
- Allow mixed use development around the Community College;
- Allow a variety of innovative types of housing throughout the city;
- Comply with and use available funding sources to meet the city’s Fair Share housing allocation;
- Institute an affordable housing awareness/information program;

- Encourage development of housing for senior citizens.

### Implementation

High on the list of priorities is housing preservation, with particular emphasis on preserving the city’s single family homes and mobile home parks. Preservation efforts are largely driven by the city’s comprehensive plan target of a 60 percent single family to 40 percent multi-family housing ratio. Infill and redevelopment is allowed; however, the focus is on preserving existing housing.

In the Lynnwood City Center, the city has rezoned the downtown area to include higher density, mixed-use development that would be exempt from the 60/40 requirement. Lynnwood City Center project is intended to redevelop the major commercial area near I-5 and 196th Street, allowing for increased densities not permitted under current regulations.

### Future Housing Issues

The future for Lynnwood is to continue its focus on preserving existing single family residential neighborhoods, while incorporating higher densities within the city center area. To support an increase in commercial activity, the city will look to include a mix of housing types that would allow for high density, multi-family (condominiums/ townhouses) units. The city is also has an ongoing project to evaluate its existing development standards and regulations to ensure success in achieving their housing goals.