

Mill Creek Profile

Demographics

Table 49

	2000	2006	Change
Population	11,525	17,460 ⁸⁵	5,935; 51%

Source: Washington State OFM

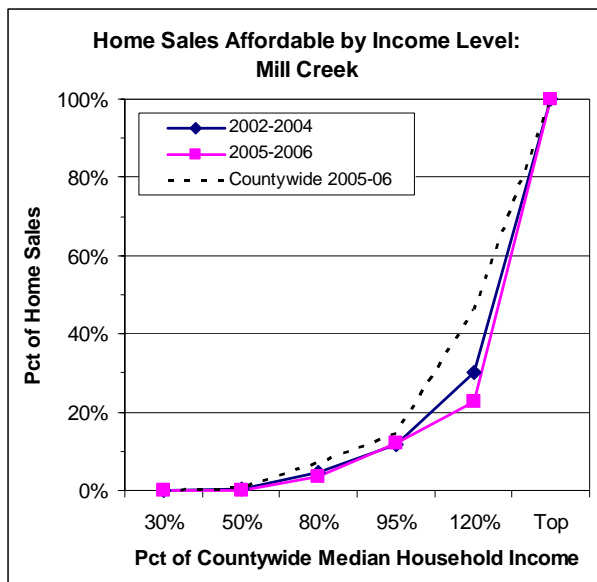
Housing Conditions

Market Rate Housing

Home Sales Affordability

Mill Creek home sales affordability remained relatively unchanged. Home sales remain less affordable in Mill Creek than the average countywide.⁸⁶

Chart 57



	Mill Creek 2002-2004	Mill Creek 2005-2006	Countywide 2005-2006
Total Sales	1,124	845	36,518

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

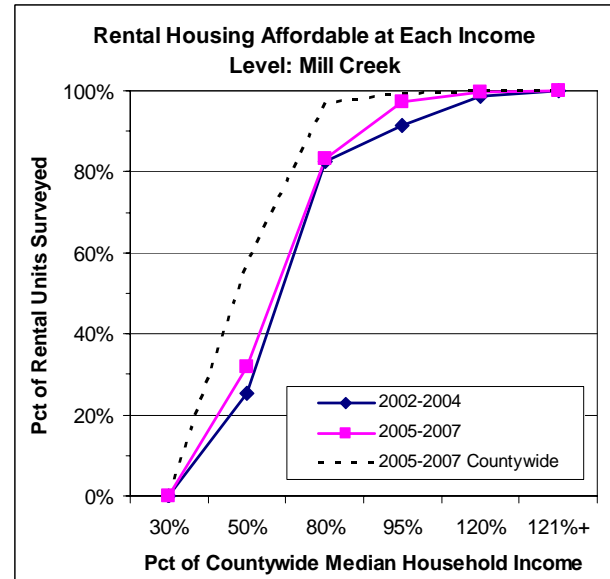
⁸⁵ Includes population gained by annexations.

⁸⁶ For comparison to other cities, see Chart 3. For comparison to Mill Creek sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 163.

Rental Housing Affordability

Rental affordability in Mill Creek did not change significantly between 2002-2004 and 2005-2007. In 2005-2007, Mill Creek rents were 25% less affordable than the county average at the very-low income level.⁸⁷

Chart 58



	Mill Creek 2002-2004	Mill Creek 2005-2007	Countywide 2005-2007
Units Surveyed	4,981	4,841	90,839

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

Assisted Housing

Table 50

	2000	2008 ⁸⁸	Change
Assisted Rental Units	56	332	475%
Voucher Users	31	135	335%
Total Assisted Housing	87	457	425%

Source: Snohomish Co. OHHCD

⁸⁷ For comparison to other cities, see Chart 4. For comparison to Mill Creek rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 163.

⁸⁸ Includes units and vouchers gained by annexation.

Mill Creek Profile

Table 51: 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 ¹	Family		3		8	11			8	3			
Permanent	Senior		45			45		16	26	3			
Permanent	Large Family		100	166		266			83	83	52	48	
Totals, city of Mill Creek		0	148	166	8	322	0	0	16	117	89	52	48

Source: Snohomish Co. OHHCD

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

Strategies

Housing Element

Because housing in Mill Creek is more expensive than in most other cities in Snohomish County, the housing element for City of Mill Creek centers largely on:

Creating affordable housing opportunities.

Key policies contained within the housing element include:

- The City will work with the development community to encourage affordable housing within the City.
- The City will cooperate with surrounding jurisdictions and the County to provide housing for all economic segments of the community.
- The City will work with Snohomish County and other cities and towns in the County to develop a methodology that fairly allocates affordable housing throughout the County.
- The City shall pursue strategies that encourage a variety of housing choices to be developed. Examples of the types of housing that will be considered are accessory dwelling units, congregate care facilities, retirement homes, mixed-use development, multifamily complexes, inclusionary zoning, manufactured housing and home-sharing programs.
- The City will strive to accommodate the special needs of various segments of the community including the elderly, developmentally disabled, physically handicapped and others with housing needs.
- The City will take steps to ensure that development regulations and housing policies will preserve existing residential neighborhoods.

- The City will consider the effect new regulations will have on existing residential neighborhoods as well as the impact on future construction within the community, prior to enacting changes in the zoning and development codes.

Implementation

The key strategies outlined in the city’s housing element include:

- The City will participate in regional discussions on how to plan for adequate affordable housing for very low, low, moderate and middle income households consistent with the Countywide Planning Policies.
- The City will participate in the development of any Countywide monitoring program that will determine the Countywide status of housing.
- As a part of its implementation of the Comprehensive Plan, the City will continue to consider zoning mechanisms and development standards that can increase density in appropriate areas. These mechanisms include compact development, minimum densities for selected residential zone districts, planned residential development, and zero lot line development and density bonuses for up-zoning. Most of these mechanisms are available in the City’s development regulations and have been used in the SR 527 Corridor Subarea, as well as other areas in the City.
- The City will continue to update its zoning ordinance to include strategies that encourage affordable housing and provide housing for special needs populations such as mixed-use development, congregate care facilities,

retirement homes, accessory apartments and inclusionary zoning.

- To keep the costs of new housing to a minimum, the City will review its permit process to ensure that it is efficient and does not add significantly to development costs.

Future Housing Issues

Housing development in Mill Creek will take into consideration ways to address water and air quality, noise and preserving of the natural

environment while implementing low impact development techniques and build green materials into existing and new developments. Concurrently, Mill Creek will maintain its commitment to utilizing its affordable housing strategies as they create high density, pedestrian active and transit-oriented development in areas like its developing East Gateway Urban Village.