

Mountlake Terrace Profile

Demographics

Table 55

	2000	2006	Change
Population	20,362	20,390 ⁹³	28; <1%

Source: Washington State OFM

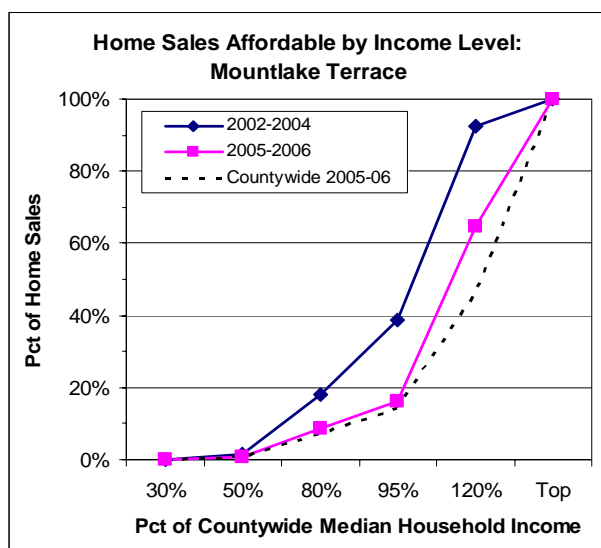
Housing Conditions

Market Rate Housing

Home Sales Affordability

Affordability of 2005-2006 home sales in Mountlake Terrace track closely with the countywide average. This represents a drop from the 2002-2004 trend. Home sales affordable at 95% of CMHI dropped more than half in this time frame.⁹⁴

Chart 61



	Mtlk Terr 2002-2004	Mtlk Terr 2005-2006	Countywide 2005-2006
Total Sales	1,244	897	36,518

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

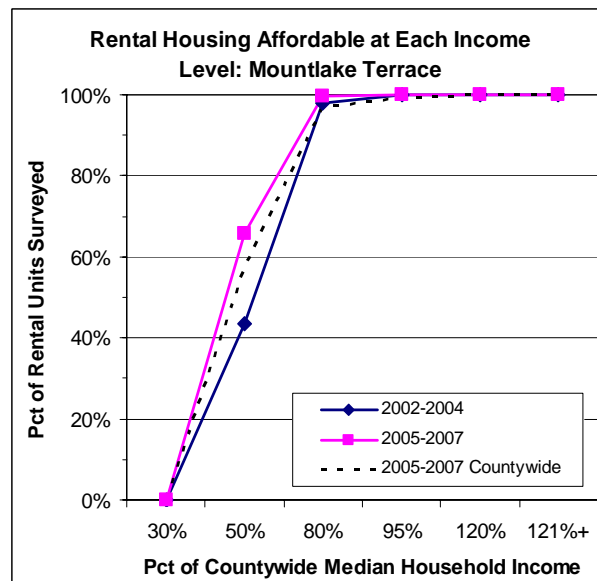
⁹³ Includes population gained by annexations.

⁹⁴ For comparison to other cities, see Chart 3. For comparison to Mountlake Terrace sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 171.

Rental Housing Affordability

Rental affordability in Mountlake Terrace at the very-low income level rose 23 percentage points between 2002-2004 and 2005-2007. This rise in affordability brought Mountlake Terrace just above the average of the county.⁹⁵

Chart 62



	Mtlk Terr 2002-2004	Mtlk Terr 2005-2007	Countywide 2005-2007
Units Surveyed	5,674	5,312	90,839

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

Assisted Housing

Table 56

	2000	2008 ⁹⁶	Change
Assisted Rental Units	230	115	-50%
Voucher Users	131	121	-8%
Total Assisted Housing	361	236	-35%

Source: Snohomish Co. OHHCD

⁹⁵ For comparison to other cities, see Chart 4. For comparison to Mountlake Terrace rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 171.

⁹⁶ Includes units and vouchers gained by annexation.

Mountlake Terrace Profile

Table 57: 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	AIDS	2				2					2			
Permanent	Family	28	83		2	113				15	47	51		
Totals, city of Mountlake Terrace		30	83	0	2	115	0	0	0	15	49	51	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

Goals contained within Mountlake Terrace’s housing element include:

- Reasonable accommodation of projected population
- Diversity of housing
- Affordability for a range of income levels
- Residential neighborhoods with vitality and character
- Housing options for people with special needs

Key affordability strategies to meet these goals include:

- Accommodate 2025 population.
- Use strategies to provide more affordable housing if a credible study shows that housing costs in Mountlake Terrace exceed that of most other nearby jurisdictions;
- Ensure a timely, fair, and predictable permitting process
- Encourage a variety of housing sizes to meet the diverse needs of individuals and families

- Work with agencies such as HASCO

Implementation

The City adopted new residential development codes in 2007. The codes allow more flexibility in building setbacks for residential lots and allow detached (as well as attached) accessory dwellings in single-family districts. The codes also establish multi-family design standards to encourage more attractive, pedestrian-friendly development; at the same time, lot coverage and parking requirements are made more flexible in the multi-family districts. In addition, the City adopted a Town Center Plan that, by 2025, is expected to add 737 housing units downtown.

Future Housing Issues

The Planning Commission recommended new code provisions for cottage housing. However, the City Council chose to not adopt the recommendations at this time. The Council has asked for more information to be provided later in 2007 and may consider other cottage housing options in the future.