

# Marysville Profile

## Demographics

Table 46

	2000	2006	Change
Population	25,315	32,150 <sup>81</sup>	6,835; 27%

Source: Washington State OFM

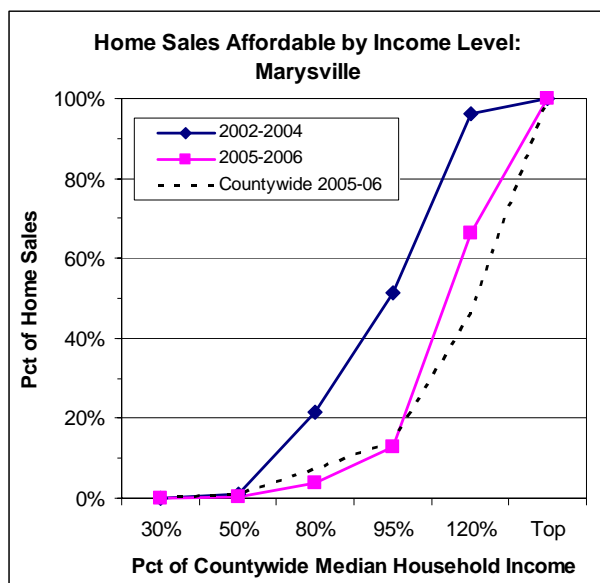
## Housing Conditions

### Market Rate Housing

#### Home Sales Affordability

Affordability at the moderate income level dropped in Marysville from 52% of home sales in 2002-2004 to 13% of home sales in 2005-2006. The affordability of 2005-2006 home sales closely track the countywide average.<sup>82</sup>

Chart 55



	Marysville 2002-2004	Marysville 2005-2006	Countywide 2005-2006
Total Sales	2,271	1,958	36,518

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

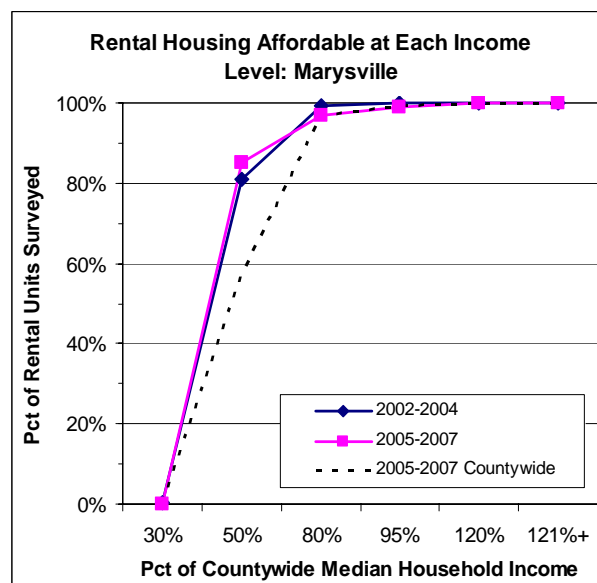
<sup>81</sup> Includes population gained by annexations.

<sup>82</sup> For comparison to other cities, see Chart 3. For comparison to Marysville sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 159.

### Rental Housing Affordability

Rental affordability in Marysville remains relatively unchanged. In 2005-2007, rental affordability at the very-low income level was 28 percentage points higher than the county average.<sup>83</sup>

Chart 56



	Marysville 2002-2004	Marysville 2005-2007	Countywide 2005-2007
Units Surveyed	1,806	1,511	90,839

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

### Assisted Housing

Table 47

	2000	2008 <sup>84</sup>	Change
Assisted Rental Units	979	984	1%
Voucher Users	321	340	6%
Total Assisted Housing	1,300	1,324	2%

Source: Snohomish Co. OHHCD

<sup>83</sup> For comparison to other cities, see Chart 4. For comparison to Marysville rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 159.

<sup>84</sup> Includes units and vouchers gained by annexation.

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Table 48: 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>	All		46	83		129				81	48			
Permanent	CMI <sup>1</sup>		31			17		15	13	15	3			
Permanent	Family	44	119	281	26	470		2		168	256	46	3	
Permanent	Senior	156	137			293		9		261	32			
Permanent	Senior/Disabled		45			45				41	4			
Transitional	Homeless	12				12					2	3	1	
N/A	Single persons		18			18			18					
Totals, city of Marysville		212	396	364	26	984		26	31	485	378	97	4	

Source: Snohomish Co. OHHCD

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

## Strategies

### Housing Element

Marysville’s main housing goals include:

- Ensuring all residents have the opportunity to obtain safe, sanitary, and affordable housing
- Respecting the character of existing residential neighborhoods
- Working with other elements of the comprehensive plan to better understand and enhance their relationship to housing
- Weighing benefits to community against the cost of land use policies and regulations that contribute to housing costs

Key affordable housing strategies include:

- Increasing flexibility and creative approaches to housing development and design
- Allowing for small lot and cottage housing
- Developing and preserving mobile home parks
- Adopting a planned unit development ordinance to allow for variety of housing types and site planning techniques
- Allowing accessory dwellings, duplexes and certain multi-family housing in single family zones
- Promoting mixed-use and infill development
- Ensuring regulations and permit processing requirements are reasonable, predictable and do not adversely impact housing costs

### Implementation

Marysville’s emphasis on housing development is less on preservation and more on creating quality,

new development. To ensure an adequate supply of affordable housing within the new development, the city has implemented a number of strategies that include:

- Offering a density bonus
- Allowing lot size averaging
- Reducing lot sizes (3500 sf detached, 2000 sf attached units through PRD provisions)
- Permitting detached accessory dwelling units
- Offering flexibility in housing techniques by using zero lot lines and flexibility in setbacks

Some infill development has occurred; however, a fair amount of land remains vacant, such as in the downtown area, so most housing development is in new subdivisions. To ensure policies and regulations do not contribute to the cost of housing, the city has continued looking for ways to streamline the permit process, which includes changing to a hearing examiner system and consolidating the public works and planning departments.

### Future Housing Issues

Housing in Marysville is considered largely affordable. The City has a high percentage (85%) of its rental housing affordable to very low-income households, a high percentage of assisted housing, and a large number of mobile/manufactured home parks and units within the City limits. Therefore, the City is focusing on preserving existing affordable housing and improving the quality and design of new owner and rental housing, in addition to diversifying its housing mix to include housing attractive to middle and upper-income households.

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Residents in particular have expressed a desire to see more upper-end housing developed in the city as these choices are not currently available to move-up buyers. The City has implemented a number of zoning measures to provide for greater flexibility in site design for new developments, while simultaneously increasing design standards. This has been part of its effort to achieve higher

quality in design while reducing land costs through allowances for smaller lot sizes. As the City has a large number of mobile/manufactured home parks and units, which are vulnerable to redevelopment, the City is also investigating mechanisms for long term preservation of some of these units in its affordable housing stock.