

# Monroe Profile

## Demographics

Table 52

	2000	2006	Change
Population	13,795	16,170 <sup>89</sup>	2,375; 17%

Source: Washington State OFM

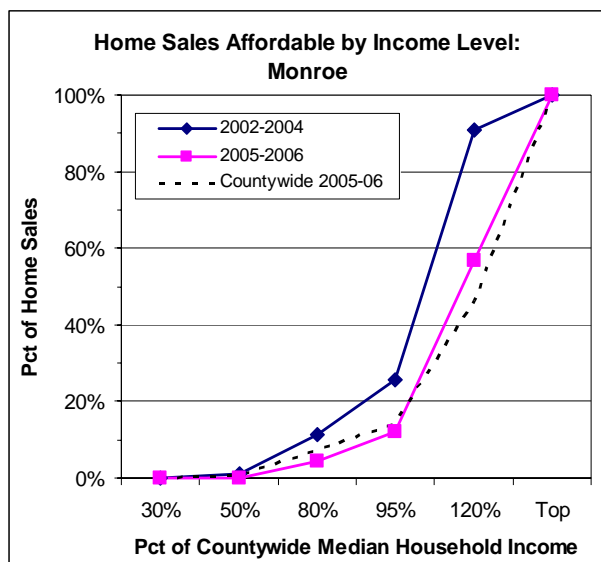
## Housing Conditions

### Market Rate Housing

#### Home Sales Affordability

Affordability dropped in Monroe home sales between 2002-2004 and 2005-2006 at three income levels. Low income homebuyers found 7% fewer affordable homes. Moderate income homebuyers found 13% fewer affordable homes. And households with 120% of the CMHI found 34% fewer affordable homes.<sup>90</sup>

Chart 59



	Monroe 2002-2004	Monroe 2005-2006	Countywide 2005-2006
Total Sales	1,185	1,012	36,518

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

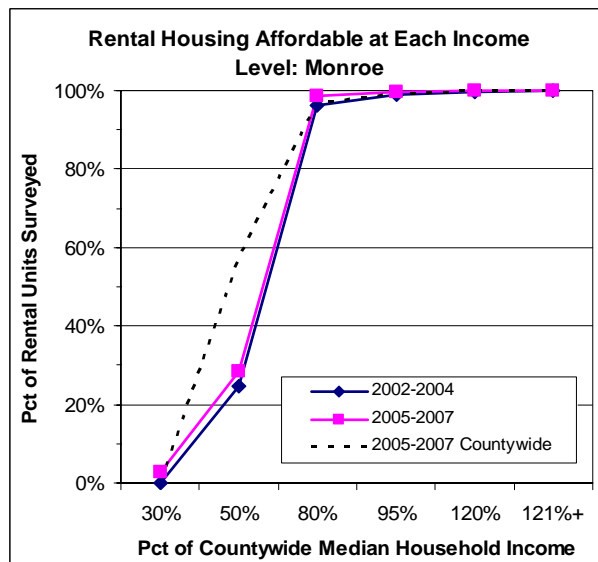
<sup>89</sup> Includes population gained by annexations.

<sup>90</sup> For comparison to other cities, see Chart 3. For comparison to Monroe sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 167.

### Rental Housing Affordability

Rental affordability in Monroe at the very-low income level is approximately half of the countywide average in 2005-2007. Rental affordability did not change significantly between 2002-2004 and 2005-2007.<sup>91</sup>

Chart 60



	Monroe 2002-2004	Monroe 2005-2007	Countywide 2005-2007
Units Surveyed	1,200	919	90,839

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

### Assisted Housing

Table 53

	2000	2008 <sup>92</sup>	Change
Assisted Rental Units	178	179	1%
Voucher Users	52	57	10%
Total Assisted Housing	230	236	3%

Source: Snohomish Co. OHHCD

<sup>91</sup> For comparison to other cities, see Chart 4. For comparison to Monroe rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 167.

<sup>92</sup> Includes units and vouchers gained by annexation.

# Monroe Profile

Table 54: 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 <sup>1</sup>	Single Women	16				1	16							
Permanent <sup>1</sup>	CMI <sup>1</sup>	8				2		2						2
Permanent	Family	15	37			52					44	8		
Permanent	Senior	14	46			60			56	4				
Permanent	Senior/Disabled	29	35			64			58	6				
Totals, city of Monroe		82	118	0	0	179	16	2	0	114	54	8	2	

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 Monroe’s housing element contains the following goals:

- Promote a variety of residential densities and housing types
- Promote fair and equal access to housing
- Promote strong residential neighborhoods through investment in physical improvements
- Encourage availability of affordable housing
- Maintain and revitalize neighborhoods

Several strategies have been adopted to support these goals, with the affordable housing strategies including:

- Requiring a percentage of dwelling units to meet affordability criteria
- Providing density incentives
- Rezoning land to allow for higher densities
- Eliminating current occupancy restrictions on accessory dwelling units
- Allowing for mixed use
- Providing for more flexible development standards (i.e. street widths, setbacks, and lot coverage)

### Implementation

City of Monroe has amended its Planned Residential Development ordinance to include an affordable housing component, which adds greater emphasis on promoting affordability in new housing developments. Mixed use development is permitted within the current code, which was recently amended to increase the height limit in the downtown area, and requiring 1/3 of a three-story building to be dedicated for residential use. While Monroe’s policies require a housing ratio of 60 percent single family and 40 percent multi-family, the city is currently looking to amend existing codes to increase density by creating flexibility in street widths and sidewalks, allowing detached accessory dwelling units be subject to an administrative review process, and allowing manufactured home parks at a density of up to 8 units per acre, through a special approval process similar to a PRD.

### Future Housing Issues

Monroe does not expect to amend further the housing element; rather the focus will be on creating the tools needed to meet its existing goals. Some of the actions noted above, such as revising the accessory dwelling unit and PRD ordinances, are some of the tools designed to promote development of affordable housing.