

Mukilteo Profile

Demographics

Table 58

	2000	2006	Change
Population	18,019	19,620 ⁹⁷	1,601; 9%

Source: Washington State OFM

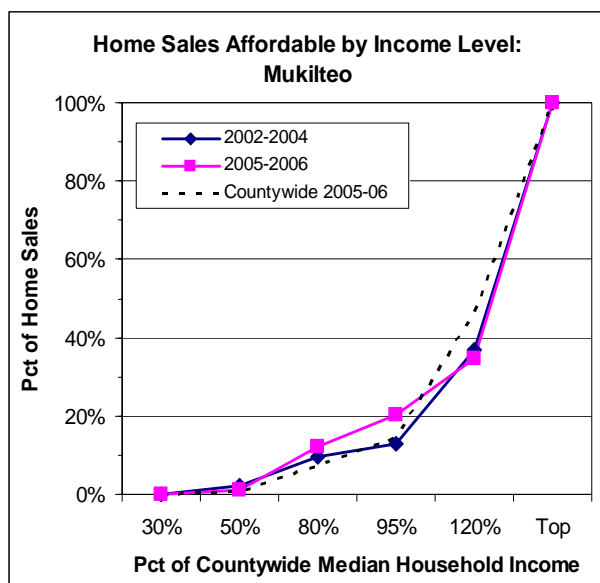
Housing Conditions

Market Rate Housing

Home Sales Affordability

Mukilteo home sales affordable at the moderate income level rose modestly between 2002-2004 and 2005-2006. Mukilteo is the only city where this occurred. However, overall, affordability in Mukilteo home sales remained unchanged.⁹⁸

Chart 63



	Mukilteo 2002-2004	Mukilteo 2005-2006	Countywide 2005-2006
Total Sales	1,387	1,181	36,518

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

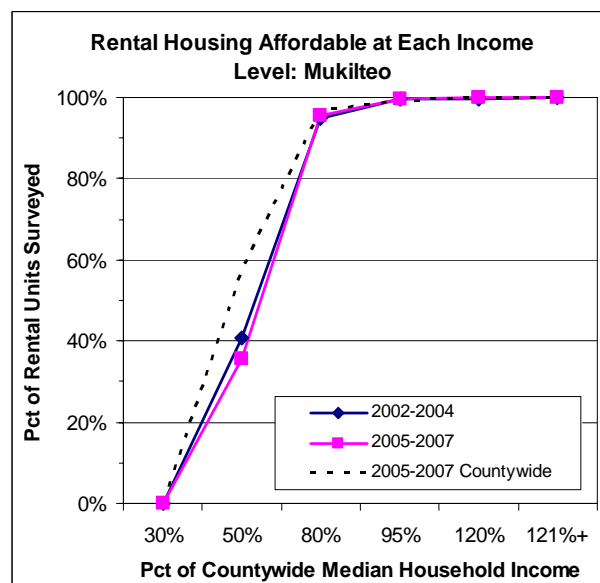
⁹⁷ Includes population gained by annexations.

⁹⁸ For comparison to other cities, see Chart 3. For comparison to Mukilteo sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 175.

Rental Housing Affordability

No significant changes in affordability occurred between 2002-2004 and 2005-2007 in Mukilteo. Affordability at the very-low income level is 21% below the county average in 2005-2007.⁹⁹

Chart 64



	Mukilteo 2002-2004	Mukilteo 2005-2007	Countywide 2005-2007
Units Surveyed	5,311	5,361	90,839

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

Assisted Housing

Table 59

	2000	2008 ¹⁰⁰	Change
Assisted Rental Units	61	61	0%
Voucher Users	112	60	-46%
Total Assisted Housing	173	121	-30%

Source: Snohomish Co. OHHCD

⁹⁹ For comparison to other cities, see Chart 4. For comparison to Mukilteo rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 175.

¹⁰⁰ Includes units and vouchers gained by annexation.

Mukilteo Profile

Table 60: 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	N/A	61				61			25	36			
Totals, city of Mukilteo		0	61	0	0	61	0	0	0	25	36	0	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

Because Mukilteo’s housing stock is relatively higher priced and newer than in most Snohomish County jurisdictions, the housing element contains the following policies:

- Ensure housing development meets market demand, promote residential maintenance to prevent deterioration
- Increase density in multi-family residential districts
- Monitor the supply of affordable housing
- Provide adult family homes and residential care facilities in multifamily zoned areas
- Establish standards for accessory dwelling units
- Evaluate housing rehabilitation programs for older and historical homes

Implementation

City of Mukilteo has a substantially high median housing value compared to other cities in Snohomish County. The 2000 Census shows the median home value was \$272,300, which was up from \$181,800 in 1990. With the high cost of land in Mukilteo, providing affordable housing through the private market has been difficult. However, strategies used by the city to encourage affordability have included:

- Allowing small lot developments (5000 sf), offering density bonuses and transfers of density credits
- Creating flexibility in set backs, parking requirements, and sidewalk and street widths
- Allowing lot size averaging
- Streamlining the administrative permit review procedures
- Allowing the location of manufactured homes in single family zones
- Encouraging mixed-use development
- Cottage code was adopted to allow more affordable homes on smaller lots
- Re-zones took place to preserve existing multi-family housing

The city is interested in promoting infill development as well as using commercially zoned land for mixed-use purposes. Mukilteo had the fourth highest percentage, 55.3% of total residential permits issued between 1996 and 2000 representing non single family permits, after Bothell, Lynnwood, and Everett.

Future Housing Issues

As Mukilteo looks for ways to provide affordable housing opportunities, the accessory dwelling ordinance will be modified to allow for detached housing, which is not permitted under existing single family residential zoning code. Also, additional re-zones are being sought to preserve existing multi-family housing.