

Snohomish Profile

Demographics

Table 61

	2000	2006	Change
Population	8,494	8,920 ¹⁰¹	426; 5%

Source: Washington State OFM

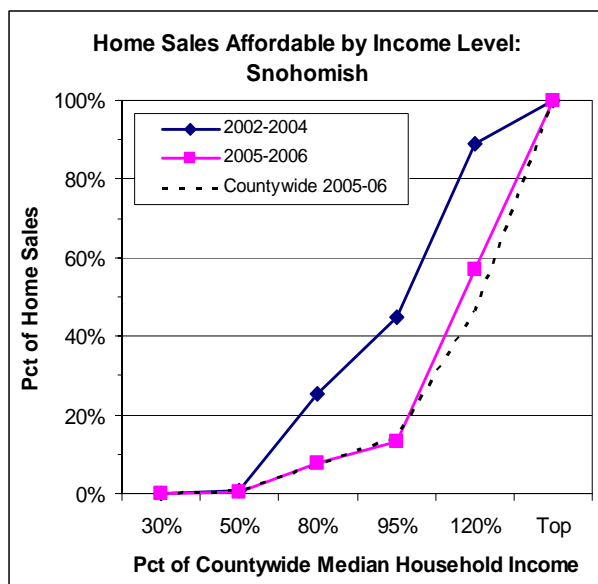
Housing Conditions

Market Rate Housing

Home Sales Affordability

Homes sales affordability dropped at three income levels in the city of Snohomish. Affordability in 2005-2006 at the low and moderate income levels dropped to a third of the levels of 2002-2004. In 2005-2006, city of Snohomish affordability follows the countywide average closely.¹⁰²

Chart 65



	Snohomish 2002-2004	Snohomish 2005-2006	Countywide 2005-2006
Total Sales	480	419	36,518

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

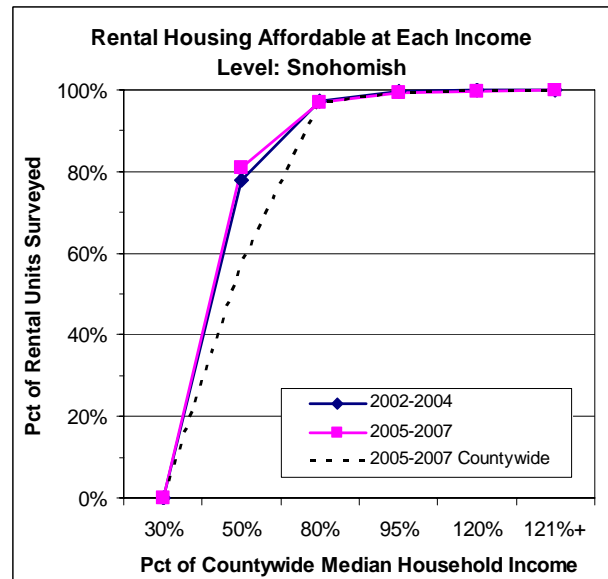
¹⁰¹ Includes population gained by annexations.

¹⁰² For comparison to other cities, see Chart 3. For comparison to Snohomish sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 179.

Rental Housing Affordability

Affordability of rents in the city of Snohomish is relatively unchanged between 2002-2004 and 2005-2007. Affordability at the very low income level is 24% above that of the countywide average.¹⁰³

Chart 66



	Snohomish 2002-2004	Snohomish 2005-2007	Countywide 2005-2007
Units Surveyed	248	280	90,839

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

Assisted Housing

Table 62

	2000	2008 ¹⁰⁴	Change
Assisted Rental Units	276	254	-8%
Voucher Users	85	80	-6%
Total Assisted Housing	361	334	-7%

Source: Snohomish Co. OHHCD

¹⁰³ For comparison to other cities, see Chart 4. For comparison to Snohomish rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 179.

¹⁰⁴ Includes units and vouchers gained by annexation.

Snohomish Profile

Table 63: 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	Family	6	9			15				12	3		
Permanent	Family/Senior			60		60			25	30	6		
Permanent	Family/Senior/Disabled			21		21			8	5	7	1	
Permanent	Physically Disabled	4				1							1
Permanent	Senior	74	42			116		3	102	14			
Permanent	Senior/Family	5	23			28			13	15			
Transitional	Single persons	4				4			4				
Transitional	Women/Homeless	9				9							1
Totals, city of Snohomish		102	74	81	0	254	0	3	8	149	78	10	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

Contained in the City of Snohomish housing element are the following eight goals:

- Ensure housing for individuals at all economic levels and with special needs
- Ensure over 50 percent of housing units are single family detached
- Ensure design and scale of new residential development meets character of existing neighborhood
- Increase residential densities
- Maintain 50 percent owner occupied units
- Ensure development regulations allow for production of lowest cost housing
- Preserve and enhance historic character and heritage of city
- Improve appearance of the city through design and neighborhood planning

The strategies adopted to support these goals are many. However, the city's key affordability strategies include:

- Encourage innovative designs that reduce cost of owner occupied and rental units
- Allow accessory apartments and mobile homes in single family zones
- Allow for reduction of lot sizes and infrastructure requirements for single family developments
- Transfer density to the buildable portion of the site

- Minimize time to approve and issue completed residential building permits, and charge no impact fees for new residential development

Implementation

Under the city's Planned Residential Development ordinance (adopted in 1993), the city allows for small lot development (3000 sf with critical areas) and narrower sidewalks (3 to 4 ft in critical areas), setbacks, and streets (30 ft). With more development occurring on lots in places with critical areas, the city is allowing for greater flexibility in its layouts, such as zero lot line developments, which allows for densities otherwise not feasible under the standard development codes. Other affordability strategies include:

- Allowing manufactured homes in all single family zoned areas,
- Encouraging mixed-use development
- Allowing for detached accessory dwelling units

The City of Snohomish also assists low income developers by:

- Offering a fee waiver for water and sewer connections
- Vacating right of ways at no cost

Future Housing Issues

It is anticipated that the City of Snohomish will have a difficult time creating affordable housing opportunities as market values continue to rise. Despite this, Snohomish will continue to implement the affordability strategies allowed under existing regulations.