

Stanwood Profile

Demographics

Table 64

	2000	2006	Change
Population	3,923	4,940 ¹⁰⁵	1,017; 26%

Source: Washington State OFM

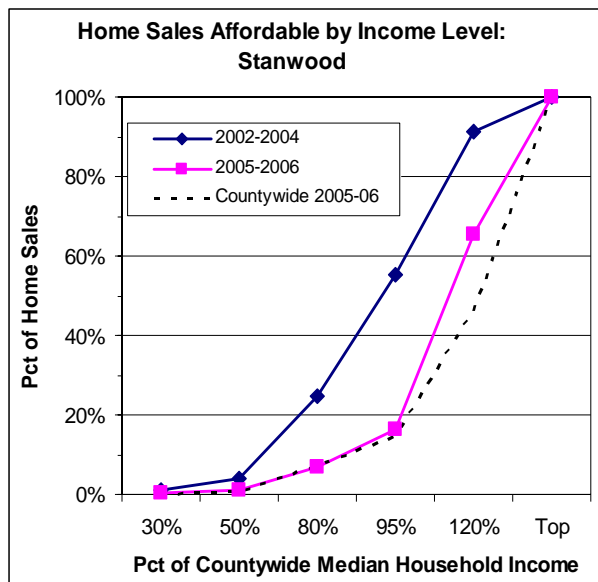
Housing Conditions

Market Rate Housing

Home Sales Affordability

Homes sales affordability dropped at three income levels in Stanwood. Affordability in 2005-2006 at the low and moderate income levels dropped to a third of the levels of 2002-2004. In 2005-2006, Stanwood affordability follows the countywide average closely.¹⁰⁶

Chart 67



	Stanwood 2002-2004	Stanwood 2005-2006	Countywide 2005-2006
Total Sales	410	480	36,518

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

¹⁰⁵ Includes population gained by annexations.

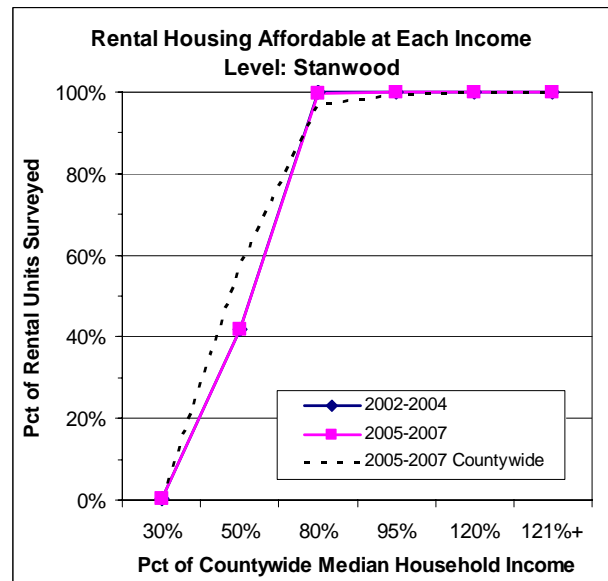
¹⁰⁶ For comparison to other cities, see Chart 3. For comparison to Stanwood sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 183.

Rental Housing Affordability

Stanwood rental affordability remains unchanged and tracks countywide affordability closely.

Rentals at the very-low income level are 15% lower in Stanwood than countywide.¹⁰⁷

Chart 68



	Stanwood 2002-2004	Stanwood 2005-2007	Countywide 2005-2007
Units Surveyed	441	419	90,839

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

Assisted Housing

Table 65

	2000	2008 ¹⁰⁸	Change
Assisted Rental Units	178	222	25%
Voucher Users	33	46	39%
Total Assisted Housing	211	268	27%

Source: Snohomish Co. OHHCD

¹⁰⁷ For comparison to other cities, see Chart 4. For comparison to Stanwood rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 183.

¹⁰⁸ Includes units and vouchers gained by annexation.

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Table 66: 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	Family/Homeless					1	5							1
Permanent	Family	3	30			33			4	25	4			
Permanent	Family/Homeless		7			7			2	2	3			
Permanent	No Restrictions		32			32			12	20				
Permanent	Senior	60	81	7		144			128	16				
Transitional	Family/Homeless	5				5				2	3			
Totals, city of Stanwood		68	150	7	0	222	5	0	0	146	65	10		1

Source: Snohomish Co. OHHCD

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

Strategies

Housing Element

The main goals contained with City of Stanwood’s housing element include:

- Provide fair and equal access to housing for all persons
- Provide a range of housing types
- Ensure strong, stable residential neighborhoods
- Encourage an appropriate mix of residential densities
- Encourage larger lots where appropriate
- Encourage rehabilitation of older housing and infrastructure
- Create unique residential neighborhoods
- Maintain residential character
- Minimize environmental impacts of new housing developments

Key affordability strategies adopted to support these goals include:

- Provide opportunities for siting manufactured housing
- Allow for mixed-use development
- Locate multi-family housing within existing sewer service area
- Permit accessory units on lots where feasible
- Develop incentives to encourage property owners to retain and rehabilitate existing or older housing stock

Implementation

Because the Stanwood community is recognized as having an adequate supply of affordable housing, the focus of the city’s implementation efforts have been on providing a range of housing types throughout the city. Efforts to create a balance in the city’s housing stock also involved utilizing a variety of affordable housing strategies, which include:

- Designating small lot districts
- Allowing for infill development
- Offering density bonuses
- Reducing side yard setbacks and off street parking requirements
- Streamlining the permit approval process
- Encouraging mixed-use development
- Allowing for accessory dwelling units and manufactured homes in all residential zoned areas

Stanwood achieved the highest percentage of non single family residential permits granted between 1996 and 2000 of any non-southwest jurisdiction at 53.3%, and the fourth highest percentage, countywide.

Future Housing Issues

With a considerable degree of attention given to redeveloping the old town center of Stanwood, future efforts will consist of reaching a balance in the type of housing being developed in and around the town center area.