

Sultan Profile

Demographics

Table 67

	2000	2006	Change
Population	3,344	4,440 ¹⁰⁹	1,096; 33%

Source: Washington State OFM

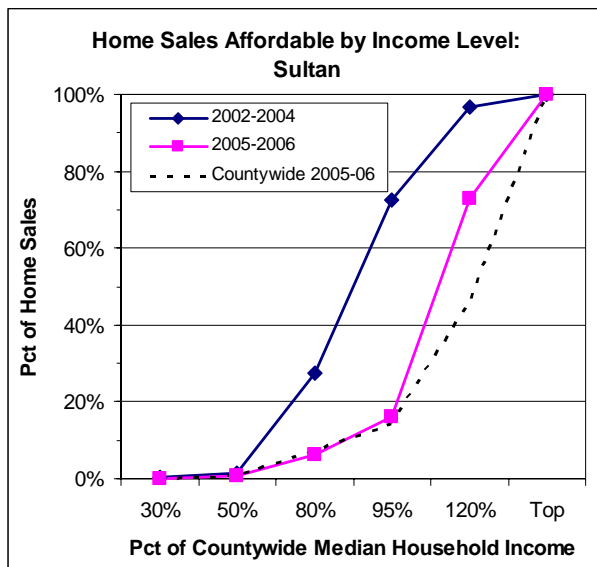
Housing Conditions

Market Rate Housing

Home Sales Affordability

Homes sales affordability dropped at three income levels in Sultan. Affordability in 2005-2006 at the low and moderate income levels dropped to a quarter of the levels of 2002-2004. In 2005-2006, Sultan affordability follows the countywide average closely.¹¹⁰

Chart 69



	Sultan 2002-2004	Sultan 2005-2006	Countywide 2005-2006
Total Sales	293	333	36,518

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

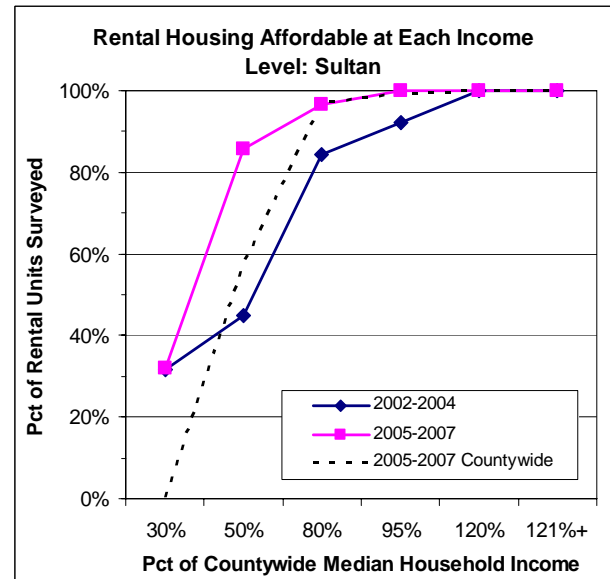
¹⁰⁹ Includes population gained by annexations.

¹¹⁰ For comparison to other cities, see Chart 3. For comparison to Sultan sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 187.

Rental Housing Affordability

Affordability of rents in 2005-2007 in Sultan is well above the countywide average at the extremely-low and very-low income levels. Significant changes from 2002-2004 include a doubling of affordability at the very-low income level and slight increases at the low and moderate income levels.¹¹¹

Chart 70



	Sultan 2002-2004	Sultan 2005-2007	Countywide 2005-2007
Units Surveyed	38	28	90,839

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

Assisted Housing

Table 68

	2000	2008 ¹¹²	Change
Assisted Rental Units	26	40	54%
Voucher Users	12	29	142%
Total Assisted Housing	38	69	82%

Source: Snohomish Co. OHHCD

¹¹¹ For comparison to other cities, see Chart 4. For comparison to Sultan rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 187.

¹¹² Includes units and vouchers gained by annexation.

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Table 69: 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		7			7					5	2	
Permanent	Senior/Disabled	7	19			26			24	2			
Transitional	Homeless	3				3						3	
Transitional	N/A	4				4					2	2	
Totals, city of Sultan		14	26	0	0	40	0	0	0	24	9	7	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

City of Sultan’s housing element contains four key goals:

- Ensure adequate housing is available for households with different income levels and lifestyle choices
- Encourage maintenance and creation of healthy residential neighborhoods
- Encourage design techniques to aid acceptance of various housing types
- Encourage environmentally sensitive housing development practices

Key affordable housing strategies that were adopted include:

- Provide areas for mixed use residential development
- Allow manufactured housing in all designated residential areas
- Ensure buildings are in conformance with current building codes
- Support retention and revitalization of older housing
- Allow for more flexibility in design and density to encourage environmentally sensitive development

Implementation

Contained within Sultan’s housing stock is a large number of lower-end market, low-cost housing. To create a more diverse balance of housing, Sultan is looking to adopt a full range of strategies not permitted under existing codes. These strategies include:

- Density transfer program
- Zero lot line development
- Flexibility in front-yard setbacks
- Modified street and sidewalk standards
- Impact fee credit program
- Density bonuses
- Cluster housing provisions

Other strategies that are indeed permitted under existing code include:

- Allowing for infill development and detached accessory dwelling units (allowed under use by right permitting)
- Affordable dwelling standards
- Permit streamlining and basic plan review
- Scattered multi-family sites

Sultan achieved the highest numeric increase in net average single family/segregated condo permitted density from 1995-1997 to 1998- 2000, from 3.82 to 7.22 units per acre. The latter was the fifth highest density in the county after Monroe, Snohomish, Mountlake Terrace, and Everett.

Future Housing Issues

Efforts underway to adopt more flexible development standards to allow for higher density (smaller lots) as well as diversify the housing stock are issues the city will be required to negotiate with many residents of Sultan. Concerned citizens express unfavorable viewpoints regarding building high density neighborhoods that include multi-family housing, which the city will take into consideration as they look for ways to continue meeting their housing goals.