

Woodway Profile

Demographics

Table 70

| | 2000 | 2006 | Change |
|------------|------|----------------------|----------|
| Population | 936 | 1,165 ¹¹³ | 229; 24% |

Source: Washington State OFM

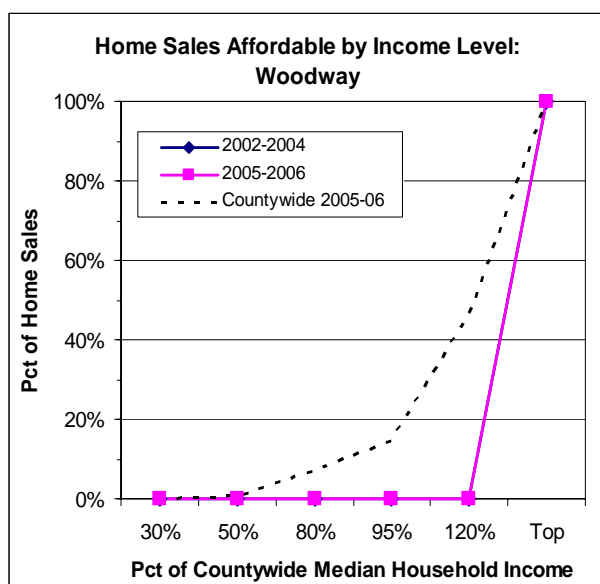
Housing Conditions

Market Rate Housing

Home Sales Affordability

Homes in Woodway remain unaffordable to households making less than 121% of the countywide median household income.¹¹⁴

Chart 71



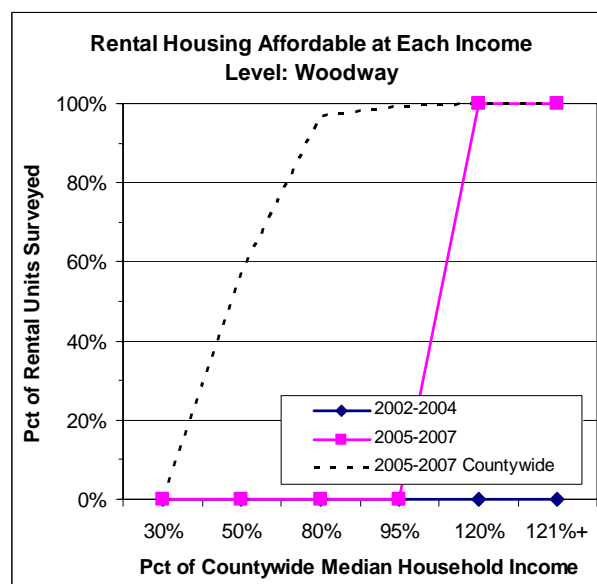
| | Woodway 2002-2004 | Woodway 2005-2006 | Countywide 2005-2006 |
|-------------|----------------------|----------------------|-------------------------|
| Total Sales | 99 | 44 | 36,518 |

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

Rental Housing Affordability

Too few rental units (0 in 2002-04, and 1 in 2005-07) were surveyed within Woodway to consider the results significant.¹¹⁵

Chart 72



| | Woodway 2002-2004 | Woodway 2005-2007 | Countywide 2005-2007 |
|----------------|----------------------|----------------------|-------------------------|
| Units Surveyed | 0 | 1 | 90,839 |

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

Assisted Housing

Table 71

| | 2000 | 2008 ¹¹⁶ | Change |
|------------------------|------|---------------------|--------|
| Assisted Rental Units | 0 | 0 | 0% |
| Voucher Users | 0 | 1 | — |
| Total Assisted Housing | 0 | 1 | — |

Source: Snohomish Co. OHHCD; U.S. Census Bureau

¹¹³ Includes population gained by annexations.

¹¹⁴ For comparison to other cities, see Chart 3. For comparison to Woodway sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 191.

¹¹⁵ For comparison to other cities, see Chart 4. For comparison to Woodway rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 191.

¹¹⁶ Includes units and vouchers gained by annexation.

Woodway Profile

Table 72: 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 |
| Totals, town of Woodway | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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

The City of Woodway housing element contains one main housing goal to:

- Balance the existing housing supply with suitable new development

The City adopted three key policies to meet its main housing goal:

- Add new development in keeping with the character of existing development
- Conserve existing housing stock
- Accommodate housing needs as they arise (being sensitive to historic character, residential density, and changes in the demographic composition)

Implementation

Residential neighborhoods in Woodway today contain only single family housing. Because the city seeks to preserve its existing housing stock, the type of affordable housing strategies that ensure new residential development is consistent with the character of the community are limited to allowing accessory or secondary units in all residential districts and infill development. Woodway, does, however, provide use-by right permitting for new residential development. An added measure to preserve existing housing includes the city conducting public improvements to its infrastructure.

Future Housing Issues

Woodway will be seeking the necessary resources to further examine its existing permitting system to ensure that building permit approvals are coordinated with goals and policies.