

# Housing Profile: City of Lynnwood

Prepared by the Alliance for Housing Affordability  
December 2014



## Purpose

This Profile is a compilation economic, socio-economic, and technical information that summarizes and evaluates housing affordability within the City of Lynnwood, Washington. The Profile was prepared to assist the Community during visioning, policy development, and budgeting.

The Alliance for Housing Affordability (AHA) is a consortium of local agencies within Snohomish County working together to address affordability and homelessness issues with a regional perspective. The City of Lynnwood is a charter member of AHA and this Profile is an initial work product created by AHA on behalf of Lynnwood.

## Acknowledgements

Special thanks to all those who helped prepare this profile.

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# Executive Summary

Home to more than 14,000 households, Lynnwood is also a commercial hub for Snohomish County. With a relatively-low median household income of \$49,839, the City is working to diversify and expand economic opportunities for its residents while maintaining a mix of housing that fits the full range of households' incomes and lifestyles. Currently, 46% of Lynnwood residents are considered cost-burdened, meaning they spend more than 30% of their income on housing costs. Cost burden is most challenging for those with very low incomes: 88% of very low income Lynnwood renters are cost burdened, while only 12% of moderate income renters are similarly challenged. 44% of the City's households earn less than 50% of area median income,<sup>1</sup> which includes households categorized as extremely low or very low income. Additional summary statistics are presented below.

## A Summary of the City of Lynnwood by the Numbers

<b>Population</b>	35,960 <sup>2</sup>
<b>Total Homes</b>	14,967
<b>Single Family Homes</b>	7,662
<b>Multifamily Homes</b>	6,749
<b>Manufactured Homes, Others</b>	556
<b>Total Households</b>	14,308
<b>Family<sup>3</sup> Households</b>	3,582
<b>Family Households with Minor Children</b>	6,560
<b>Cost-Burdened Households</b>	6,262
<b>Households Earning Less than 50% AMI</b>	44%
<b>Median Household Income</b>	\$49,839 <sup>3</sup>
<b>Minimum income to afford 2012 median home mortgage</b>	\$52,478 <sup>4</sup>
<b>Section 8 Housing Choice Vouchers</b>	770
<b>Other Dedicated Subsidized Housing Units</b>	537
<b>Workforce Housing Units</b>	1,430 <sup>5</sup>
<b>Total Renter-Occupied Housing Units</b>	6,788
<b>Total Owner-Occupied Housing Units</b>	7,520
<b>Total Vacant Housing Units</b>	927

Household occupancy is split nearly evenly between owners and renters, with 53% of homes occupied by their owners. Not surprisingly, the majority of Lynnwood's homeowners live

1 Based on 2012 income for the Seattle-Bellevue HUD Metro FMR Area. This area includes Snohomish County.

2 Washington State Office of Financial Management, 2013

3 US Census Bureau; American Community Survey, 2008-2012

4 Snohomish County Assessor, 2014

5 Everett Housing Authority, 2014; Housing Authority of Snohomish County, 2014

in detached or attached single family homes whereas the majority of renters live in multifamily developments. 83% of the city's homeowners live in detached or attached single family homes, whereas 21% of renters live in attached or detached single family homes. The average household size in Lynnwood is 3.16; slightly larger than the County average of 3.12 persons per household. 45% of Lynnwood's housing was constructed between 1960 and 1979, and property maintenance/deterioration is a concern moving forward.

The City's poorest renters are more cost burdened than its poorest owners, but renters become much less likely to be cost burdened as income rises – the share of cost burden drops from 82% to 8% from extremely low to middle income renters, while it only drops from 63% to 25% for owners. For both renters and owners, the most significant improvement is between the very low and low income segments – 65% of very low income households are cost burdened, compared to 36% of low income households. The difference between very low and low income households is more dramatic for renters.

In order to reach rent levels affordable to extremely low income households, an ongoing rent subsidy is typically required. This kind of subsidy can be provided as a voucher to be used toward market rate housing, like HUD's Section 8 Housing Choice Voucher program, or tied to a property as with traditional public housing. Rent data from Dupre and Scott affirms that Lynnwood market rents are not accessible to extremely low income households. The city does feature a limited supply of smaller units with market rents affordable to very low income households. Because there is such a small supply and market rate units are not restricted by income level, very low income households may still be edged out by households with higher incomes that choose to live in more affordable units. The City's larger units typically require low or moderate income at a minimum.

Some homeowners in Lynnwood face financial challenges, though affordability for home ownership has improved over the last few years. In 2012, the median sale price for a single family home in Lynnwood was \$269,650. For a family to afford this home and not be cost burdened, a minimum annual income of \$52,305 is needed. This is considered low income for a three- or four-person family. For the majority of low, moderate and middle income families in Lynnwood, the homes sold in 2012 were affordable. 89% of homes sold in 2012 would be considered affordable for low income families in Lynnwood, whereas just 9% required greater than middle income. However, while payments on these homes may be affordable to lower income households, there are still other possible barriers to home ownership not captured in these figures, such as lack of access to financing or a down payment. There are also other concerns for existing homeowners, like vulnerability to foreclosure.

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# Introduction

In Snohomish County's General Policy Plan, Housing Goal 5 states that "the cities and the county shall collaborate to report housing characteristics and needs in a timely manner for jurisdictions to conduct major comprehensive plan updates and to assess progress toward achieving CPPs on housing". Building on the County's efforts in preparing the countywide HO-5 Report, this profile furthers this goal by providing detailed, local information on existing conditions for housing in Lynnwood so the City can plan effectively and knowledgeably regarding affordable housing. This profile will describe the spectrum of subsidized and market rate housing within the City of Lynnwood.

In 1917, Admiralty Logging Company established a community called Alderwood Manor, centered around an innovative demonstration farm. The farm served as a marketing tool to sell land to would-be "gentleman farmers", and it was successful. Soon a highway was built through the new community, drawing more residents and businesses. By 1959, the growing community required municipal services, and Lynnwood was officially incorporated. The original city center was planned for the intersection of State Route 99 and State Route 524, but following the construction of Interstate 5, it shifted to 44<sup>th</sup> Avenue West and 196<sup>th</sup> Street SW. When Alderwood Mall opened in 1979, the City's commercial center shifted again to that area. Typical of a city developed during this period, its form is generally oriented toward the automobile, with large lot sizes, a loose grid street patterns, and low rise commercial spaces set back with parking oriented to, and visible from, the street.

With its proximity to Seattle and Everett and planned light rail service, the City is expected to grow significantly over the next 20 years. The Mall area and Lynnwood's City Center district are part of The City is currently working on a range of projects aimed at developing a new city center that is more vibrant and livable while supporting housing affordability. These projects include upgrades to transportation infrastructure, new public spaces and parks, new housing, and creating a more pedestrian-friendly environment.

Several housing-specific terms and concepts will be used throughout the profile. Household income levels will be defined by their share of "Area Median Income", or AMI. For this report, median household income for the Seattle-Bellevue HUD Metro Fair Market Rent Area (HMFA) is used for AMI because it is the measure HUD uses to administer its programs, and is the predominant metric used for the purpose of assessing housing affordability. 2012 Seattle-Bellevue HMFA was \$88,200. All of Snohomish County is included in this HMFA. The affordable housing field defines income levels as they relate to AMI. These are:

- Extremely Low Income - up to 30% AMI
- Very Low Income - up to 50% AMI
- Low Income - up to 80% AMI
- Moderate Income - up to 95% AMI
- Middle Income - up to 120% AMI

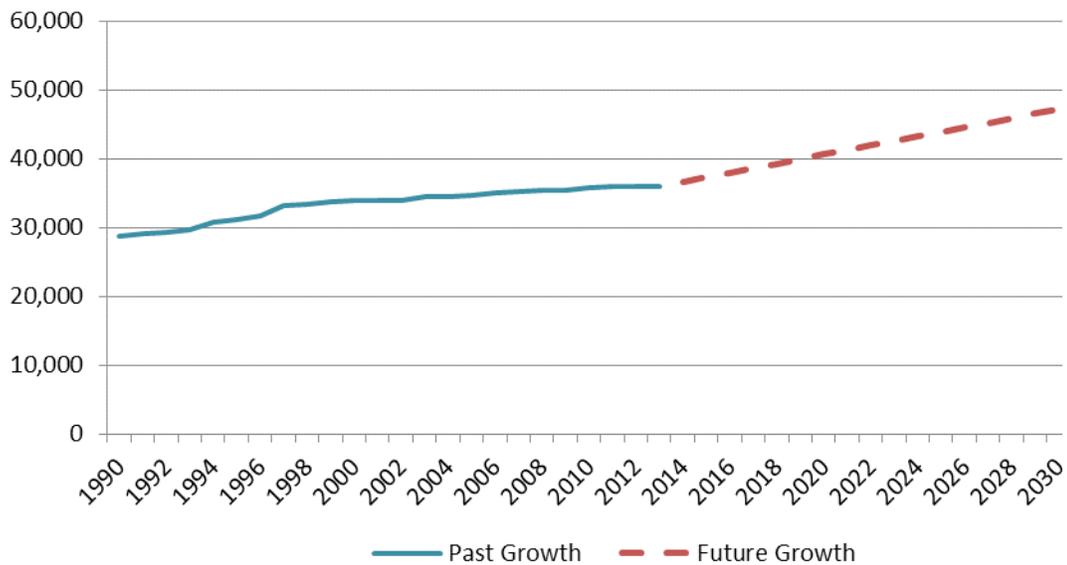
When a household spends more than 30% of their income on housing, they are considered to be "cost burdened", and, if lower income, will likely have to sacrifice spending on other

essentials like food and medical care. In addition to mortgage and rent payments, housing costs include utilities, home insurance, and property taxes. “Cost burden” is used as a benchmark to evaluate housing affordability.

# Population and Community

In 2013, Lynnwood was home to an estimated 35,960 people, representing a 6% increase over its 2000 population of 33,847<sup>2</sup>. County policies call for the City to continue to grow (1.9% annual increase) through 2035, with a targeted increase of around 18,500 individuals (requiring an additional 7,900 dwellings).<sup>3</sup> Lynnwood is a developed community and therefore vacant land for new development is quite limited. This means that increased housing capacity will predominately occur through redevelopment.

Figure 1.1. Past and Projected Future Population Growth, 1990 – 2035, City of Lynnwood



Source: Washington State Office of Financial Management, 2013; Snohomish County Tomorrow, 2014

The 2012<sup>4</sup> population consisted of 14,308 households. Of these households, 8,340, or 58%, are family<sup>5</sup> households, and 43% of families have children living at home. (Overall, 25% of households have children.) In Snohomish County overall, 68% of households are families, and 48% of those families have children.

The average family size in Lynnwood is 3.16, compared to 3.12 for the County. For households overall, the average size is 2.47, compared to 2.62. Renter households are smaller than owner households, with an average size of 2.31 versus 2.61, but this divergence is similar to trends

2 Washington State Office of Financial Management, 2013

3 Snohomish County Tomorrow Planning Advisory Committee, "Housing Characteristics and Needs in Snohomish County", 2014 (which utilizes the 2035 population target for Lynnwood of 54,404 specified by the Countywide Planning Policies for Snohomish County, 2013)

4 2012 data is used as, at time of writing, it is the most recent ACS 5-year data available

5 This is based on the US Census Bureau's definition of family, which "consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit."

seen for the County overall.<sup>6</sup>

Lynnwood’s population is diverse, with 27% foreign-born residents, compared to 14% for the County as a whole. 32.4% of the population speaks a language other than English at home, and 52% of members of those households speak English less than “very well”. This compares to 18.4% speaking languages other than English for the County overall, with 44% of that number speaking English less than “very well”. Individuals speaking Asian and Pacific Islander languages comprise the largest segment of other spoken languages, with 4,421 speakers, and Spanish is second with 3,458 speakers. In addition to comprising the largest group speaking another language at home, Lynnwood residents speaking Asian and Pacific Islander languages are also less likely to speak English “very well” than other Lynnwood residents speaking other languages at home.<sup>7</sup>

As shown in Figure 1.2, the share of renter-occupied units in Lynnwood is higher than that of the County overall. Almost 48% of units in Lynnwood were renter-occupied in 2010 versus 33% for the County in the same year.



Figure 1.2. Population Share by Housing Tenure,<sup>8</sup> City of Lynnwood & Snohomish County

Source: US Census Bureau, 2000; US Census Bureau, 2010

2012 HMFA AMI for Seattle-Bellevue, which is referenced in this report as a standard for AMI, is \$88,000, higher than the County’s overall 2012 median income of \$68,338. Lynnwood’s 2012 median income is significantly lower at \$49,839. There are large segments of the City’s population that could be at risk of housing burden. Compared to HUD HMFA AMI and based on 2012 American Community Survey (ACS) 5-year estimates:

- 3,453 households, or 24% of Lynnwood’s total, are considered to be extremely low income, earning less than 30% of area median income (AMI),
- 2,809, or 20%, are considered very low income, earning between 30 and 50% of AMI,
- 3,179, or 22%, are considered low income, earning between 50 and 80% of AMI, and
- 1,075, or 8%, are considered moderate income, earning between 80 and 90% of AMI

6 US Census Bureau; American Community Survey, 2008-2012

7 Ibid.

8 In this report, “tenure” is used to differentiate between homeowners and renters

The allocation of households by income level compared to the County is presented graphically in Figure 1.3, on the following page. As shown, the City features a higher proportion of households at 80% AMI and below, and a lower portion of households between 80 and 120% AMI.

It is worth noting that these percentages are not adjusted for household size due to data constraints. Here, a household consisting of two adults with an income level equal to another household consisting of two adults and three children would both be placed at the same percentage of AMI, even though the larger family would likely be more constrained financially. HUD’s AMI calculations include ranges for households sized 1-8 people, and, in this report, sensitivity for household size is used wherever possible, as detailed in Appendix F.

Maps 1.8 and 1.9 show the percentage of renter and owner households in each census tract that are cost burdened, meaning that they spend more than 30% of their income on housing. Overall, 46% of households in Lynnwood are cost burdened, renters and owners combined. The share of cost burdened owner households ranges from 17 % to 65 % per tract. Renter cost burden varies widely, ranging from 0 % to 100% of households per tract<sup>9</sup>

Table 1.1, below, shows the percentage of each income group that is cost burdened in Snohomish County and Lynnwood by tenure. Using cost-burden as a metric of affordability, housing in Lynnwood is generally more affordable to its population across all income levels. While certain income segments are more cost burdened than the County overall, the differences do not appear to be dramatic. For instance, extremely low, very low, and middle income renters are more likely to be cost burdened in Lynnwood, but the difference between the City and County is only 2-3%. Lynnwood owners, on the other hand, are significantly less likely to be cost burdened across all income levels. Cost burdened improves significantly for households at and above low income, especially for renters.

HUD’s Location Affordability Index uses a number of variables to estimate the affordability of a location including both housing and transportation costs. According to the index, a “regional typical household”<sup>10</sup> could expect to spend 45% of their income on housing and transportation

9 Ibid.

10 Defined as a household with average household size, median income, and average number of commuters in

Table 1.1. Cost Burden by Income Level and Tenure, City of Lynnwood & Snohomish County

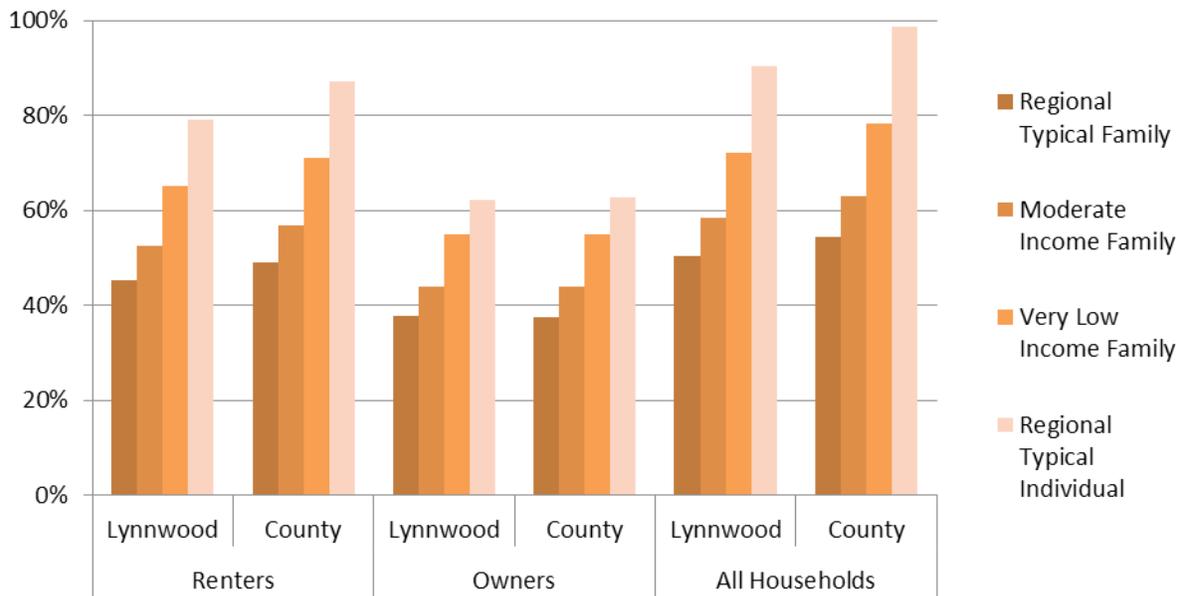
Income Level	Renters		Owners		All	
	Lynnwood	Snohomish County	Lynnwood	Snohomish County	Lynnwood	Snohomish County
Extremely Low	82%	80%	63%	73%	77%	78%
Very Low	88%	85%	74%	80%	65%	64%
Low	21%	27%	40%	59%	36%	54%
Moderate	12%	15%	35%	44%	28%	37%
Middle	8%	5%	25%	32%	20%	25%

Source: US Census Bureau; American Community Survey, 2008-2012

if they rent or own in Lynnwood, compared to 49% overall for the County. 45% is also proposed as a targeted maximum percentage of income to be spent on housing and transportation combined to be affordable, meaning that Lynnwood’s regional typical households are exactly on target. A very low income household,<sup>11</sup> however, could expect to spend 65% of their income on housing and transportation. A single worker making median income would have to devote 79% of their income to housing and transportation. These trends echo cost burden data seen in Table 1.1, with Lynnwood renters close to the County average and Lynnwood owners having to allocate proportionately less of their household income to the cost of housing.<sup>12</sup>

This data is shown for a select number of household types in Figure 1.4. As shown, owners could expect to spend more on housing and transportation than renters, regardless of location, and individuals spend more than families.

Figure 1.4. Housing and Transportation as a Percentage of Income for Households and Individuals, City of Lynnwood and Snohomish County



Source: US Dept of Housing & Urban Development; Location Affordability Portal, 2013

The 2012 unemployment rate was 5.7% in Lynnwood, compared to 5.9% for the County. For employed Lynnwood residents, the mean commute time is 28 minutes, compared with 29 for the County. 70% of city residents drive to work alone compared with 74% of all County workers. At 30% of the employed population, the most common occupations for Lynnwood residents are in management, business, science and arts occupations followed by sales and office occupations with 26% of the employed population. The two most dominant industries employing city residents are educational and healthcare services, with 21% of workers, and retail and trade, with 16.5% of workers.<sup>13</sup>

There are 1.73 local jobs for every occupied housing unit in the City, compared with 1.26 employed people for every occupied housing unit. When including vacant housing units, there are 1.63 local jobs

11 Defined as a household with 3 individuals, one commuter, and income equal to 50% AMI

12 US Department of Housing & Urban Development; Location Affordability Portal, 2013

13 Ibid.

for every unit. If every Lynnwood resident only had one job and worked in the city, there would still be jobs left over for residents of other cities. In actuality, only 26% of employed Lynnwood residents work within the city, meaning that roughly 20,000 people commute into Lynnwood to work.

Lynnwood is one of the few cities in Snohomish County with a jobs-housing ratio higher than the number of employed people per housing unit - the ratio of jobs-occupied housing is .94 for the County overall, with 1.31 employed people for every occupied housing unit. Even if every employed person in Snohomish County only has one job and every job in the County is held by a County resident, there will still be people who must commute outside the County<sup>14</sup>.

With so many commuters, there are differences between the jobs held by people who live in Lynnwood and the jobs located in the City. According to the Puget Sound Regional Council, Lynnwood is home to 24,767 jobs. Most of these are in the services sector, with 11,148 jobs, followed by retail with 6,971 jobs. However, as retail is not divided into sub industries, it is the largest local industry employer. Within the service sector, 3,490 jobs are in the accommodation and food service industry. Health care and social assistance is the second largest industry employer within the service sector with 2,789 jobs. Education is also a significant local employer, with 1,926 jobs<sup>15</sup>.

The shape of the City's population pyramid, shown on the following page in Figure 1.5, offers additional insight into its housing needs and how they may be changing. Between 2000 and 2010 there was a slight drop in the population below age 14, and a larger drop in the population between ages 35 and 44. The share of families with children may be shrinking. The number of younger adults has stayed relatively consistent, however. The most significant change has been the growth in population age 45 and older. This implies that the City's population is aging, and accommodating the needs of seniors will be an important factor for housing planning.

## Household Profiles

These are the stories of several actual Lynnwood households who receive some kind of housing assistance from the Housing Authority of Snohomish County (HASCO). All names and many nonessential details have been changed to respect their privacy.

### HANNA

Hanna is a foreign-born woman in her forties who lives with her disabled spouse, their four school-aged children, and an elderly family member. Between disability and child allowance, Hanna makes \$2,159 per month.

#### *With Assistance*

With her housing assistance voucher administered by HASCO, Hanna pays \$413 in rent and \$273 in utilities for a four bedroom apartment shared with her family. This leaves them with \$1,473 per month.

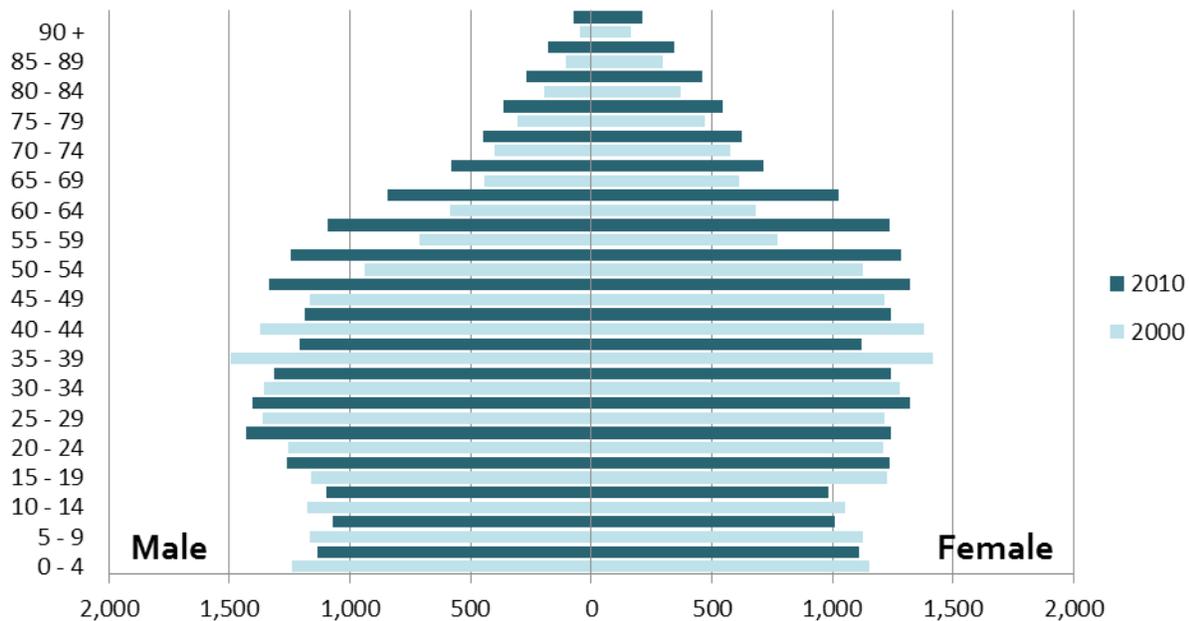
#### *Without Assistance*

Without a voucher, Hanna would pay \$1,650 in rent and \$273 in utilities for the same apartment. This would leave Hanna with \$236 for food and essentials for her household. Without her housing voucher, Hanna would spend almost 90% of her income on housing. The median total cost for 4 bedroom units in Lynnwood at the time of this reporting was \$1,747. While this is more affordable than her

14 US Census; American Community Survey, 2008-2012; Puget Sound Regional Council; Covered Employment Estimates, 2012

15 Puget Sound Regional Council; Covered Employment Estimates, 2012

Figure 1.6. City of Lynnwood Population Pyramid By Age, 2000 - 2010



Source: US Census Bureau, 2000; US Census Bureau, 2010

current apartment, the rent for this apartment would still represent 80% of her total income. There is also no guarantee Hanna would find a unit as affordable as her current unit—at the time of this report, 4 bedroom rents in Lynnwood ran as low as \$1,442, but as high as \$2,947, including utilities<sup>16</sup>.

**RICK**

Rick lives in a modest, one bedroom apartment unit built in the late 1960’s. Rick is an elderly single male veteran. Rick’s sole source of income comes from Social Security payments amounting to \$885 per month.

*With Assistance*

Rick pays \$102 per month in rent plus \$179 in utilities with his Section 8 housing voucher. This leaves him with \$604 per month to support himself.

*Without Assistance*

The current asking rent for Rick’s apartment is \$725 plus \$179 for utilities, making the payment total for Rick’s apartment at \$879 per month. Without a voucher, Rick would surely not be able to afford renting his current apartment nor would he be able to afford food and essentials. The asking rent for Rick’s apartment is almost identical to the median rent for 1 bedroom apartments in Lynnwood--\$725 versus \$730. At the time of writing this report, 1 bedroom rental units were advertised for rent in Lynnwood between the ranges of \$563 and \$950. While the lower end rents may be a cheaper alternative to Rick’s current apartment, a voucher would still be necessary to relieve the cost burden of rent for an individual with Rick’s income level.

**JACKIE**

Jackie is a single mother with two teenage children living in a three bedroom, one bathroom apartment in Lynnwood. Between her part-time job and federal assistance she has a total monthly income of \$2,406.

*With Assistance*

Jackie receives a Housing Choice Voucher administered by HASCO for \$768 toward her monthly rent. Her contracted rent for her 3 bedroom apartment is \$1,250. After her voucher is applied to her rent Jackie pays \$482 in rent and \$176 in utilities each month. This leaves Jackie with \$1,748 every month to support herself and two teenage children.

*Without Assistance*

The standard rent for Jackie's unit is \$1,496 including utilities. Without a voucher to offset the cost of her rent, Jackie would be spending approximately 62% of her income on rent—well above the optimal 30% recommended by HUD. If Jackie were to consider moving apartments, the median rent for 3 bedroom apartments with utilities included in Lynnwood would be unfavorably higher than her current rent at \$1,614.50—about \$100 more per month. If Jackie did not have her voucher, she would have to find a full time job paying at least \$28.77 per hour to afford her apartment. If she were working at minimum wage, she would have to work 125 hours per week to afford the unit.

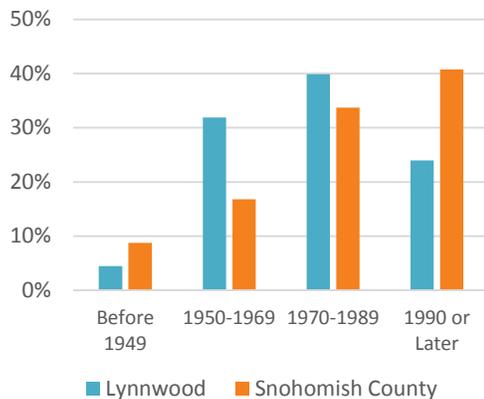
# Existing Housing Stock

Since its incorporation in 1959, Lynnwood has transformed from a rural community to a major economic hub for the region. Today, Lynnwood is 7.7 square miles in size and home to 3,200 businesses, supporting a mixture of single family homes and multifamily properties. Local housing tenure is divided almost evenly between owners and renters with 53% of households owning their home and 47% renting<sup>17</sup>. Overall, 45.5% of the City’s housing stock was developed between 1960 and 1979, with the share of housing by decade tapering down from 15.3% in the 1980s to 10.3% in the 2000s. As it composes such a significant portion of the Lynnwood’s housing, the potential for deterioration of older housing and neighborhoods is an ongoing concern. A comparison of housing stock age between the City and County is presented in Figure 2.1, below.

Figure 2.2 shows the distribution of renter and owner households among different types of housing. As shown, 83% of the City’s homeowners live in detached or attached single family homes,<sup>18</sup> compared to 21% of the City’s renters. While only 5% of homeowners live in manufactured homes, 83% of manufactured homes in Lynnwood are occupied by owners.

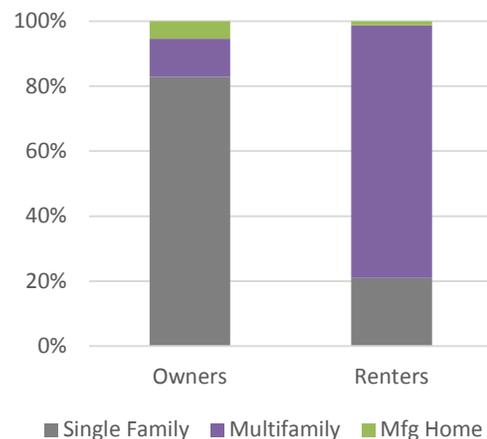
Figure 2.3, on the following page, provides information on new construction in the City in recent years. Figure 2.2 shows the total number of net new residential units per year from 2001 to 2011 for both the City and County, with the City on the left axis and the County on the right. Figure 2.3 illustrates the share of the City’s new units composed of single and multi-family units. As shown, the City experienced a spike in development in 2002 and a subsequent steep fall. As of 2011, the market for new housing had not yet begun to recover. As 2011 is the most recent year data was released, at this time we cannot document the extent to which the local

Figure 2.1. Units in Structure by Tenure, City of Lynnwood



Source: US Census Bureau; American Community Survey 2008-2012

Figure 2.2. Tenure Share by Units in Structure, City of Lynnwood

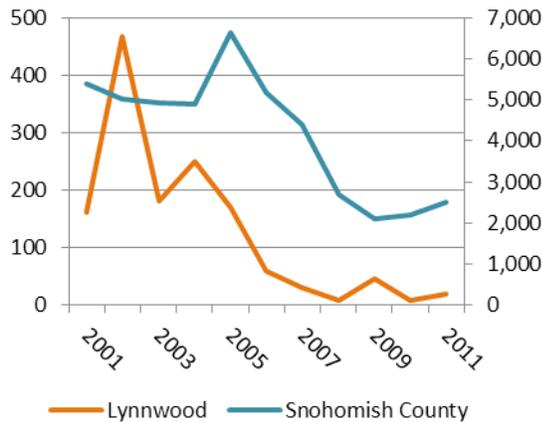


Source: US Census Bureau; American Community Survey 2008-2012

17 US Census Bureau; American Community Survey, 2008-2012

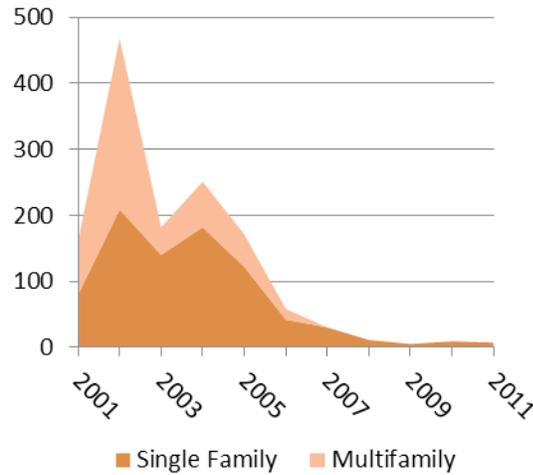
18 In this case, “single family home” is defined as a property where there is only one housing unit in the structure

Figure 2.3. Net New Residential Units, City of Lynnwood and Snohomish County



Source: Puget Sound Regional Council, 2012

Figure 2.2. Net New Units by Type, City of Lynnwood



Source: Puget Sound Regional Council, 2012

housing construction industry may have begun to recover.

Lynnwood features a significant stock of assisted housing – 2,737 units out of 12,037 in Snohomish County overall, or 23% of the total. For the purposes of this report, Lynnwood’s housing stock is divided into: subsidized rental units; workforce rental units; market rate rental units (both single- and multi-family); and owner-occupied homes.

**Subsidized rental units** include households with the lowest incomes, typically less than 30% AMI. Populations targeted for subsidized rental units often include the disabled, elderly, and other populations living on fixed incomes and with special needs. A subsidized property is one that receives funding, perhaps rental assistance or an operating subsidy, so that its residents pay below-market r

ents affordable for their income level. Some properties only apply their subsidy to select units. It is also common for subsidized units to be restricted to certain groups like families, the elderly, or homeless.

**Workforce rental units** are targeted to working households that still cannot afford market rents. Workforce rental units and subsidized rental units are both considered “assisted”, but differ in several aspects. The key difference between subsidized and workforce units is that workforce units have a subsidy “built in” through the use of special financing methods and other tools, allowing (and typically requiring) the landlord to charge less for rent. An example of this would be when a private investor benefits from low income housing tax credits when building a new residential development. In exchange for the tax credit savings, the property owner would have to restrict a specified number of units to a certain income level for a certain period of time. When the owner is a for-profit entity, this often means that rents on restricted units will become market rate units when the period of restriction has ended. While nonprofit owners may also utilize

Table 2.1. Assisted Units by Income Level Served, City of Lynnwood and MUGA

<b>Extremely Low</b>	1,007
<b>Very Low</b>	703
<b>Low</b>	1,031
<b>Moderate</b>	6
<b>Middle</b>	0

Source: EHA, 2014; HASCO, 2014

workforce tools for capital funding, they are more likely to preserve restrictions on units longer than required. The distribution of Lynnwood’s assisted units by income level served, both subsidized and workforce, is provided in Table 2.1, on the previous page. This includes both the incorporated area and MUGA.

Market rate rental units are simply the stock of all housing units available for rent in the open market. These are units that are privately owned and whose rents are determined by market supply and demand pressures. A market rate rental unit can also be a subsidized rental unit, as is the case with the Federal Section 8 Housing Choice Voucher (HCV) Program. Section 8 vouchers can be used to rent any unit, as detailed below. Finally, home ownership includes all owner-occupied homes.<sup>19</sup>

## Subsidized Housing Units

Lynnwood currently has 1,307 units of subsidized housing in its incorporated area and MUGA funded from a range of sources including Section 8 Housing Choice Vouchers (HCVs); Section 8 Project-Based Vouchers; USDA Rental Assistance; HUD Section 202 Rental Assistance; and federally-subsidized public housing. As of February 2014, there were 770 HCVs in use in Lynnwood administered by the Housing Authority of Snohomish County (HASCO).<sup>20</sup> The remaining 537 units of subsidized housing are distributed between 22 properties, all listed in Appendix B. Table 2.2 shows the distribution of all subsidized units by funding source.

Table 2.2. Subsidized Units by Funding Source, City of Lynnwood and MUGA

<b>Section 8 HCV</b>	770
<b>Public Housing</b>	82
<b>Section 8 PBV</b>	212
<b>USDA Rental Assistance</b>	95
<b>HUD 202 Rental Assistance</b>	148

Source: EHA, 2014; HASCO, 2014

Families making up to 50% of AMI are eligible for Section 8 housing vouchers, however, 75% of these vouchers are limited to individuals making no more than 30% of AMI. Public Housing Authorities (PHAs) receive federal funds from the US Department of Housing and Urban Development (HUD) to administer the HCV program. HUD sets Fair Market Rents (FMRs) annually and PHAs determine their individual payment standards (a percentage of FMR) by unit bedroom size. The tenant identifies a unit, then the PHA inspects the unit to make sure it meets federal Housing Quality Standards and determines if the asked rent is reasonable. If the unit is approved, the tenant pays rent equal to 30-40% of their income, and the PHA pays the difference directly to the landlord. While the voucher amount is set up so that a family does not need to spend more than 30% of their income on housing, including an allowance for utilities, a family may choose to spend up to 40% of their income on housing. This happens most often when the family chooses a home that is larger than the size approved for their voucher. The two PHAs that administer the HCV program in Snohomish County are HASCO and the Everett Housing Authority (EHA). Vouchers issued by both PHAs can be used in Mountlake Terrace.

Because the number of vouchers a PHA can distribute is limited to the amount of federal funding received, the wait for a new applicant to receive a HCV can be extremely long and is usually dependent on existing voucher holders leaving the program. Until recently, the wait to receive an HCV from HASCO had been about 6 years. At the time this report was produced, however, there was no estimate of how long the wait for a voucher will be, as funding for the HCV program has been frozen due to the sequester. HASCO has also recently closed their waitlist.

## Workforce Housing Units

<sup>19</sup> Includes any detached single family homes, townhomes, condominiums, and manufactured homes  
<sup>20</sup> Housing Authority of Snohomish County, 2013

Lynnwood is home to 14 workforce housing multi-family properties containing 1,430 units of workforce housing, all listed in Appendix B. Assisted workforce housing properties are defined by the fact that they received some form of one-time subsidy in exchange for rent restrictions. Workforce funding types do not involve ongoing rental assistance, and rents are not tailored to individual household incomes. These subsidies can include:

- Capital Financing - Low-interest-rate mortgages, mortgage insurance, tax-exempt bond financing, loan guarantees, and pre-development cost reduction financing.
- Low-Income Housing Tax Credits (LIHTC) – Tax credits provided to developers that can be sold for the purposes of up front debt reduction.
- Federal, State, and County Grant Programs – Grants provided to local governments from the federal government for construction or renovation of below-market-rate units. Community Development Block Grants and HOME Investment Partnership grants are two popular examples.

Table 2.3. Workforce Units by Funding Source, City of Lynnwood and MUGA

<b>Tax Credit</b>	951
<b>Bond</b>	793
<b>HUD Multifamily Loan</b>	56
<b>County HOME</b>	484
<b>County Housing Trust Fund</b>	30
<b>State Housing Trust Fund</b>	221

Source: HASCO, 2014

Assisted workforce housing in Lynnwood has been funded through a variety of sources, including tax credits, bonds, and HUD multifamily loans. Further, while the name may suggest otherwise, it is common for developers to use workforce funding sources to fund housing for groups like seniors. Appendix B also provides information on populations served by property. Table 2.3 shows the number of workforce units funded per major source in Lynnwood. This only includes units that do not have additional rental assistance (Considered ‘subsidized’ in this report), which often also use workforce subsidies as part of their financing. As most workforce properties use more than one funding source, there are units counted multiple times in the different funding categories listed in Table 2.3. Simply put, financing for any affordable housing project is often very complicated and can involve an array of public, nonprofit, and private entities.

While some of these properties currently restrict occupancy of all of their units to low-income households, many other workforce housing properties only dedicate a portion of their units. This is typical of properties developed or rehabilitated by private entities using tax credits or tax-exempt bond financing in exchange for income restrictions on the properties. In those cases, affordable housing requirements are limited to a certain period of time, typically 20 to 30 years, after which time the property owners can increase rents to market rates.

It is possible for a property to feature both subsidized and workforce units. One local example is the Meadowdale Apartment complex, owned by the nonprofit Low Income Housing Institute. Of the 108 total units, 15 units serve as transitional housing for homeless families with children under the Gates Foundation’s Sound Families Program. The remaining units are workforce units subsidized by bonds restricted to households under 80% AMI, with 10 units reserved for households with disabled individuals.

## Market Rate Rental Units

There are an estimated 551 multifamily properties in Lynnwood, ranging in size from duplexes to apartment complexes with hundreds of units. According to the ACS, 5,261 out of 6,788 renter-

Table 2.4. Number of Renter-Occupied Units by Rent and Unit Size, 2012 (Without Utilities)

	Studio	1 Bedroom Units	2 Bedroom Units	3+ Bedroom Units
<b>Less than \$200</b>	0	58	34	13
<b>\$200 to \$299</b>	0	126	48	40
<b>\$300 to \$499</b>	0	104	52	0
<b>\$500 to \$749</b>	12	408	147	41
<b>\$750 to \$999</b>	26	950	1294	60
<b>\$1,000 or more</b>	48	365	1503	1165

Source: US Census Bureau; American Community Survey, 2008 - 2012

occupied housing units are in multifamily properties. This compares to 883 out of 7,520 owner-occupied housing units.

Table 2.4 summarizes ACS data on the number of units available at certain rent levels by bedroom size in Lynnwood. ACS rent data is not consistent with other sources of local market rate rent data for the City. This could be because the ACS sample may include subsidized units and less formal rent arrangements – renting rooms or mother-in-law suites in single family homes, renting from family members – that are more affordable. ACS rent data also does not include utility allowances.

To provide a better idea of what a household looking for a home today could expect to pay in rent and utilities for a home in Lynnwood, rent data was obtained from Dupre and Scott Apartment Advisors. In addition to being presented in full in Appendix A, this data (which includes both multifamily and single family rental units) is summarized in Table 2.5. In addition to the average rent by number of

Table 2.5. Average Rent and Affordability by Dwelling Size

	Average Rent (With Utilities)	Minimum Income Required		Hours/Week at WA Minimum Wage (\$9.32/hr.)	Rent Range (With Utilities)
		Per Hour	Annual		
<b>Studio</b>	\$778	\$14.96	\$31,120	65	\$546 - \$1,057
<b>1 Bed</b>	\$905	\$17.40	\$36,200	76	\$625 - \$1,325
<b>2 Bed</b>	\$1,129	\$21.71	\$45,160	95	\$697 - \$1,804
<b>3 Bed</b>	\$1,672	\$32.00	\$66,560	139	\$969 - \$2,415
<b>4 Bed</b>	\$2,065	\$39.71	\$82,600	173	\$1,442 - \$2,947
<b>5 Bed</b>	\$2,352	\$45.23	\$94,080	197	\$2,171 - \$2,526

Source: Dupre & Scott Apartment Advisors, 2014; National Low Income Housing Coalition, 2014

bedrooms in the sample, the minimum full time hourly wage to afford each average rent, along with that wage translated into annual terms and, as a contrast, the number of hours someone would have to work per week earning Washington State’s minimum wage to afford the unit.

Table 2.6, on the following page, shows the affordability distribution of average rents in Lynnwood by size. In this table, “Yes” means that the average rent is affordable to a household at that income level, adjusting for household size, “Limited” means that the average rent is not affordable but there are lower end affordable units, and “No” means that the entire rent range is not affordable.

As shown, the average studio apartment is affordable to a low income individual or very low income couple, and the average one bedroom apartment is affordable to a low income individual or couple.

Table 2.6. Distribution of Rent Affordability by Size

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
<b>Extremely Low</b>	No	No	No	No	No	No
<b>Very Low</b>	Yes	Limited	Limited	Limited	No	No
<b>Low</b>	Yes	Yes	Yes	Limited	Limited	No
<b>Moderate</b>	Yes	Yes	Yes	Yes	Yes	Yes
<b>Middle</b>	Yes	Yes	Yes	Yes	Yes	Yes

Source: Dupre and Scott, 2013

The lower end of the range of rents for these unit sizes drops to be affordable to very low income couples and individuals. This trend also holds for two bedroom units, where the average rent is accessible to low income households between two and four people in size and the lower segment is affordable to very low income households of the same size. At three bedrooms and larger, however, moderate income is required to afford the average unit, still adjusting for household size. While there are three bedroom units on the low end that are affordable to very low income three person and larger households, the lowest four bedroom rent requires at least 50% AMI, or low income. The lowest five bedroom rent requires earning at least 80% AMI.

The difference in minimum required income by size between single- and multifamily units is shown in Table 2.7. The lack of affordable four and five bedroom units could be explained by a lack of multifamily units in these sizes, as single family rental units tend to be more expensive than multifamily units of the same size.

Table 2.7. Average Rent by Dwelling Size, Single- and Multifamily

	Multifamily Average Rent	Minimum Income	Single Family Average Rent	Minimum Income
<b>Studio</b>	\$ 778	Very Low	No Data	n/a
<b>1 Bed</b>	\$ 909	Low	\$ 712	Very Low
<b>2 Bed/1 Ba</b>	\$ 1,054	Low	\$ 1,286	Low
<b>2 Bed/2 Ba</b>	\$ 1,201	Low	No Data	n/a
<b>3 Bed/1 Ba</b>	\$ 1,219	Low	\$ 1,504	Low
<b>3 Bed/2 Ba</b>	\$ 1,462	Low	\$ 1,893	Moderate
<b>4 Bed</b>	No Data	n/a	\$ 2,065	Moderate
<b>5 Bed</b>	No Data	n/a	\$ 2,352	Moderate

Source: Dupre & Scott, 2013

Even accounting for the fact that utility allowances were added to the Dupre and Scott data, the range of rents available in the conventional market is generally higher than that reported in the ACS. Again, this could be explained by the ACS sample including subsidized units and informal rent arrangements. While ACS data is important as it shows what Lynnwood renters are actually paying, it does not give an accurate indication of what a typical renter searching for a market rate unit can expect to pay.

## Home Ownership

Between 2008 and 2012, 57% of owner-occupied homes sold in Lynnwood were three bedrooms in size. 31% of homes sold were four bedrooms in size, meaning that three and four bedroom homes together represented 88% of sales. 4% were two bedrooms and 6% were five bedrooms. This includes

freestanding single family homes, common wall single family homes (townhouses), manufactured homes, and condominiums.<sup>21</sup>

In 2012, the median sale price for a home in Lynnwood was \$269,650. Assuming a 20% down payment and using average rates of interest, property taxes, utilities, and insurance, the monthly payment for this home would be \$1,547. For a family to afford this payment without being cost burdened, they would require an annual household income of at least \$52,305, above the City’s median income but below both Snohomish County median income and the Seattle- Bellevue HMFA median income.

Appendix C provides detailed statistics on sales of single family homes from 2008-2012 as well the minimum income necessary to afford the median sale home by year. As shown, the median sale price dropped by 24% during this period. The total number of sales actually rose significantly in 2009, and stayed relatively steady through to 2012. While the City did see a dramatic reduction in terms of new housing production, its market for home sales does not appear to be as severely affected by the recession as some neighboring cities.

Table 2.8 displays the percentage of 2012 sales of homes of different sizes that are affordable to each income level. “Not affordable” means that the minimum income required is higher than the middle income upper cutoff. All of the percentages specify the portion of homes of that size that someone in the particular income group could afford, adjusting for household size as detailed in Appendix F.

Table 2.8. Affordable Home Sales by Size, 2012

Bedrooms	Extremely Low	Very Low	Low	Moderate	Middle	Not Affordable	Total Sales
0	80%	80%	80%	120%	120%	0%	5
1-2	2%	34%	77%	91%	91%	9%	44
3	0%	13%	78%	96%	99%	1%	553
4	0%	4%	64%	96%	100%	0%	302
5+	0%	7%	58%	95%	100%	0%	55

Source: Snohomish County Assessor, 2014

Figure 2.4 shows how the percentage of sales affordable to each income level has changed from 2008 to 2012. As shown, there are plenty of sales theoretically affordable to households earning at least 80% AMI, which is the minimum income recommended for home ownership. While affordability for middle income households was never a challenge from 2008 – 2012, the situation improved significantly for moderate and low income households. Assuming the portion of low income households has stayed relatively stable, the affordability gap for home sales went from a deficit to a surplus for low income households from 2008 to 2012. At the same time, these affordability assumptions are based on households living in homes with no more bedrooms than necessary for their household size, but there are more small households than small homes.

While these measures consider the ongoing affordability of home ownership, there are other important factors not easily measured. While a 20% down payment is assumed in calculating the monthly debt service, the question of whether or not a household can obtain the funds necessary for a down payment is another important question. This also assumes that a very low income household could be approved for a mortgage. Due to ongoing repair and maintenance costs, home ownership

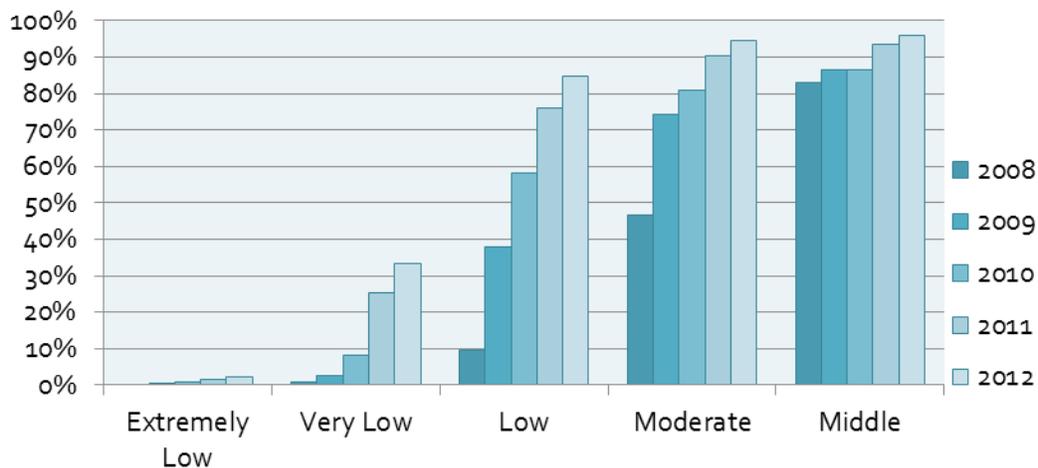
21 Snohomish County property use codes 111, 112, 116, 117, 118, 119, 141, 142, 143

may not be the best choice for many lower income households. For all these reasons, home ownership is generally targeted for households earning at least 80% AMI.

Further, many of the most affordable sales were likely only so affordable because they were foreclosed homes sold by banks. 15531 Admiralty Avenue, for example, is a 3 bedroom condo that Fannie Mae sold for \$181,400 in 2012. At that price, a household with an income of only \$44,698 could afford the estimated monthly ownership cost<sup>22</sup> of around \$1,110. This same home sold for \$325,000 in 2006, well out of reach to the household with the minimum income necessary to afford it in 2012. While low priced foreclosed homes can put home ownership within reach for more households, this is accomplished at the expense of previously displaced homeowners. Additionally, these sales contribute to ongoing uncertainty about market home values. Low income home buyers could also become cost burdened by ongoing operational expenses on these “bargain” homes.

For those households where ownership is a good fit, HomeSight is a local nonprofit Community Development Corporation that works with lower-income households in Snohomish and King County to overcome barriers to ownership like financing for down payments. HomeSight also provides services for homeowners facing foreclosure.

Figure 2.4. Home Sale Affordability, 2008-2012

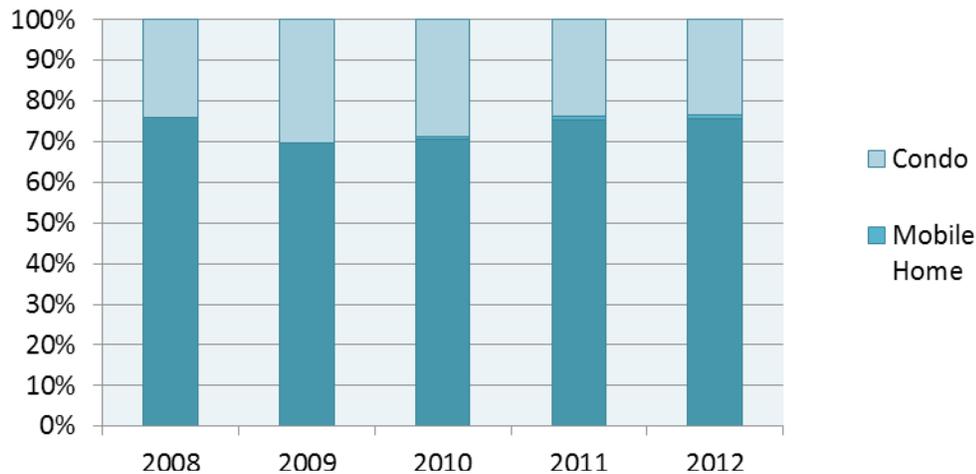


Source: Snohomish County Assessor, 2014

Figure 2.5, on the following page, shows how sales have been divided between single family homes, condominiums, and manufactured homes over time. Table 2.9 shows how many homes of each size were sold by type of home.

22 Includes debt service, property tax, insurance, and utilities

Figure 2.5. Home Sales by Type, 2008-2012



Source: Snohomish County Assessor, 2014

Table 2.9. Size of Homes Sold by Type, 2012

Bedrooms	Single Family	Manufactured Home	Condo
1-2	41	0	4
3	445	4	126
4	232	0	89
5+	43	0	17
<b>Total</b>	<b>761</b>	<b>4</b>	<b>236</b>

Source: Snohomish County Assessor, 2014

## Housing Alternatives: ADUs and Shared Rental Housing

Accessory Dwelling Units, or ADUs, are permitted in Lynnwood and can provide a form of market rate housing that is more affordable and provides some additional density that is still compatible with single family home neighborhoods. These units are self-contained and secondary to a primary residence, and can be created within an existing home, attached to the home, or outside the home. Data on ADU rents in Lynnwood is not currently available, though monitoring ADU rents and methods to encourage their development is of interest looking forward.

A popular market rate affordable housing option is to split housing costs with other roommates. These arrangements can include renting a room, suite, or accessory dwelling unit (ADU) from a homeowner living on site. For 11 shared rooms advertised on Craigslist in Lynnwood, the monthly cost ranged from \$460 to \$700, including utilities. The median rental price for these listings is \$550.

Rents in this range are easily within reach for very low income single individuals, and possibly even extremely low income couples. Individuals seeking roommates are able to discriminate in who they choose to share their housing, however, and often stipulate a preferred gender or limit occupancy to one person per room. It may be difficult for families with children, individuals with disabilities, or those with other special needs to find a suitable shared housing situation.

# Current Challenges and Opportunities

While the City of Lynnwood is an economic hub for Snohomish County, one of few cities where the jobs-housing balance tips in favor of jobs, its local median income is low - \$49,839 compared to \$68,338 for the County overall. The City also features lower rents than other cities and a higher stock of assisted housing (both subsidized and workforce), but demand still surpasses supply. While there are currently 1,818 units of assisted housing serving households earning 50% AMI and below, there are an estimated 6,262 households earning 50% AMI and below<sup>23</sup>. Expanded provision of subsidized housing is limited by severe cutbacks in housing funding at the federal level. 82% of extremely low income renters and 88% of very low income renters are still cost burdened in the City.

While improving affordability cannot be accomplished without increasing the overall housing supply, market rate housing cannot alone meet the needs of the poorest households. While Lynnwood's housing is generally more affordable than in other nearby cities, the cost of construction—and the scarcity of financing—still keeps the market rate above what many households can afford. For those earning less than 30% AMI, it will be impossible to find a traditional market rate unit that is also affordable. This is not a challenge unique to Lynnwood, as properties with rents this low require an ongoing subsidy of some kind in today's market. For those earning between 30 and 50% AMI, there are available market rate affordable units three bedrooms and less in size. Less than half of the stock of these units are likely to be affordable to households with very low incomes, and because they are not income restricted, very low income households may still be edged out by households with higher incomes that choose to live in more affordable units. Large units typically require low or moderate income at a minimum.

The price of the median home in 2012 required an income just above the City's median, but still well below Snohomish County and Seattle-Bellevue HMFA median income. Generally, home sales in 2012 were affordable to households above 80% AMI, the group targeted for home ownership. Like most cities, sale prices dropped from 2008 to 2012 – by 23% in the case of Lynnwood. While significant, this drop is not as steep as those seen in some other County cities, and the volume of sales remained relatively consistent. Even if home sale prices return to the 2008 level as the housing market recovers, the City's market would still be relatively affordable for moderate and middle-income households. There may still be other barriers to home ownership for moderate income households, however, including access to financing.

46% of the City's total housing stock was constructed between 1960 and 1979 and beginning to show its age. While older housing is generally more affordable, deterioration of neighborhoods can become a concern for public health and welfare. Lynnwood has clear Comprehensive Plan policies that discourage conversion of single family property to other uses. Therefore, older single family homes and their neighborhoods will either: a) be maintained as attractive, safe and desirable neighborhoods; or b) decline due to a lack of investment and upkeep; or c) be replaced incrementally with new single family construction. The City has the opportunity to implement programs and policies that ensure that Lynnwood's residential areas remain safe and desirable.

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23 HASCO, 2014; US Census Bureau, American Community Survey 2008-2012

An extension of Sound Transit light rail from Seattle to Lynnwood is anticipated for 2023. This will reinforce the City's importance as a center for jobs, goods and services, housing, and mobility. Locating housing near transit is a proven strategy to ensure accessibility to mobility options.

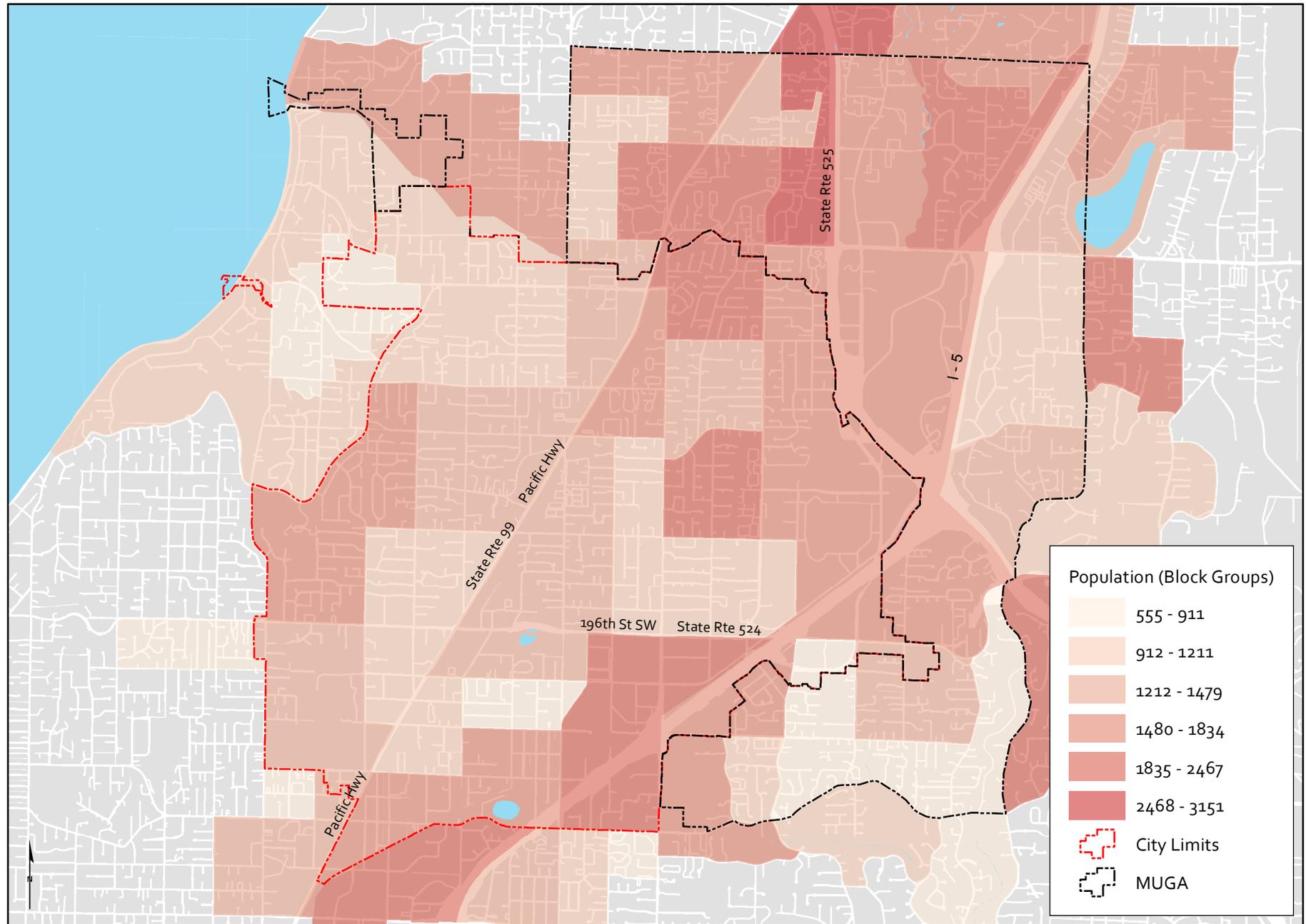
In addition to working on a range of projects to develop a more vibrant, livable city center, the City is pursuing a number of strategies to maintain housing affordability while increasing economic opportunity for its population. These include:

- Participating in the Alliance for Housing Affordability
- Preserving and improving existing housing stock
- Higher density mixed-use projects in activity centers
- Implementing design standards for developments containing housing, including new requirements for onsite open space and recreation amenities.
- Incorporating market-based senior housing to accommodate an aging population
- Considering incentives such as density bonuses, cluster housing, zero lot line and affordable housing set-aside
- Increased opportunity for mixed-use development within commercial areas
- Promotion of business opportunity and job creation

# Maps

# Map 1.1. Total Population, City of Lynnwood and Lynnwood MUGA

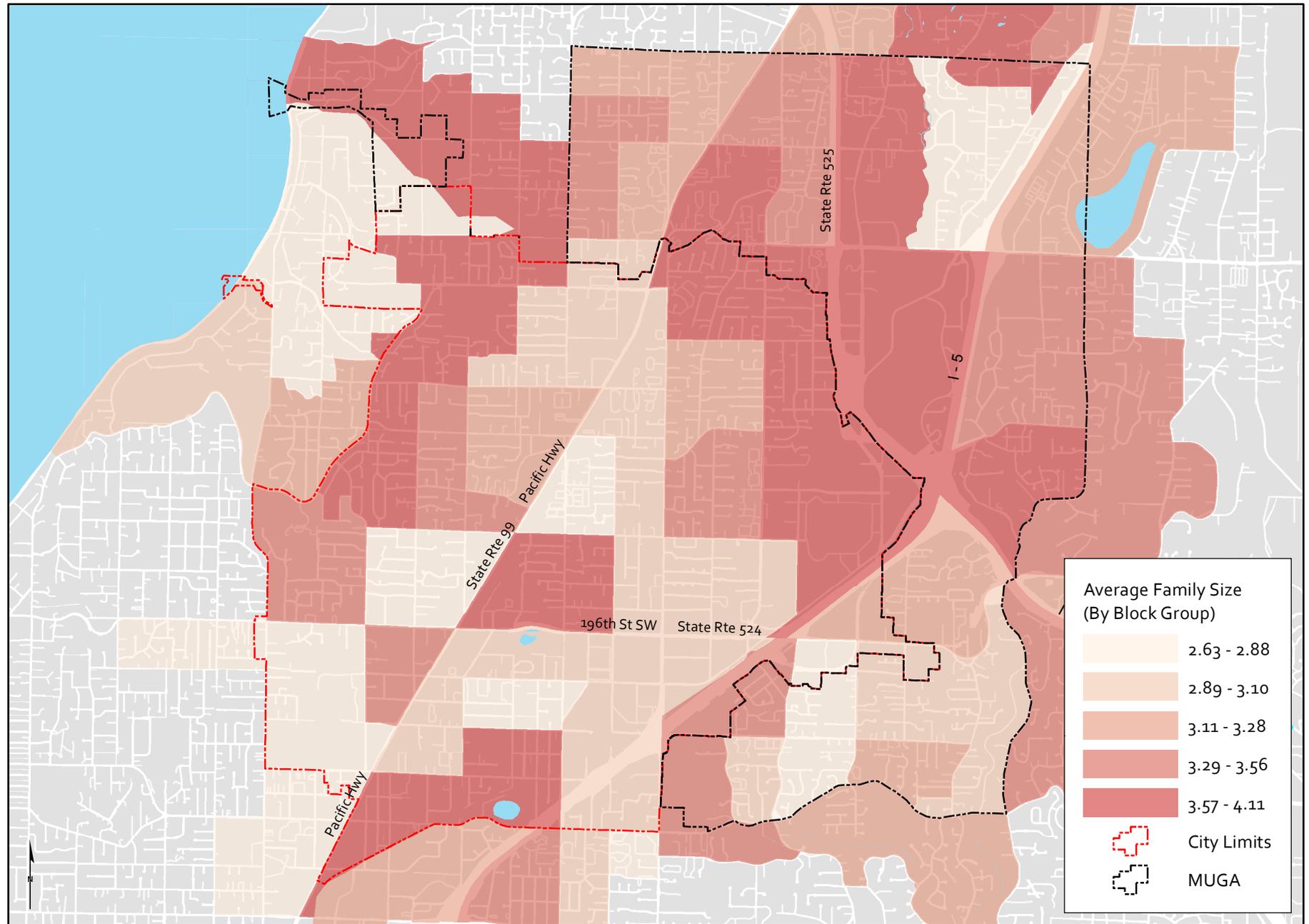
Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 1.2. Average Family Size

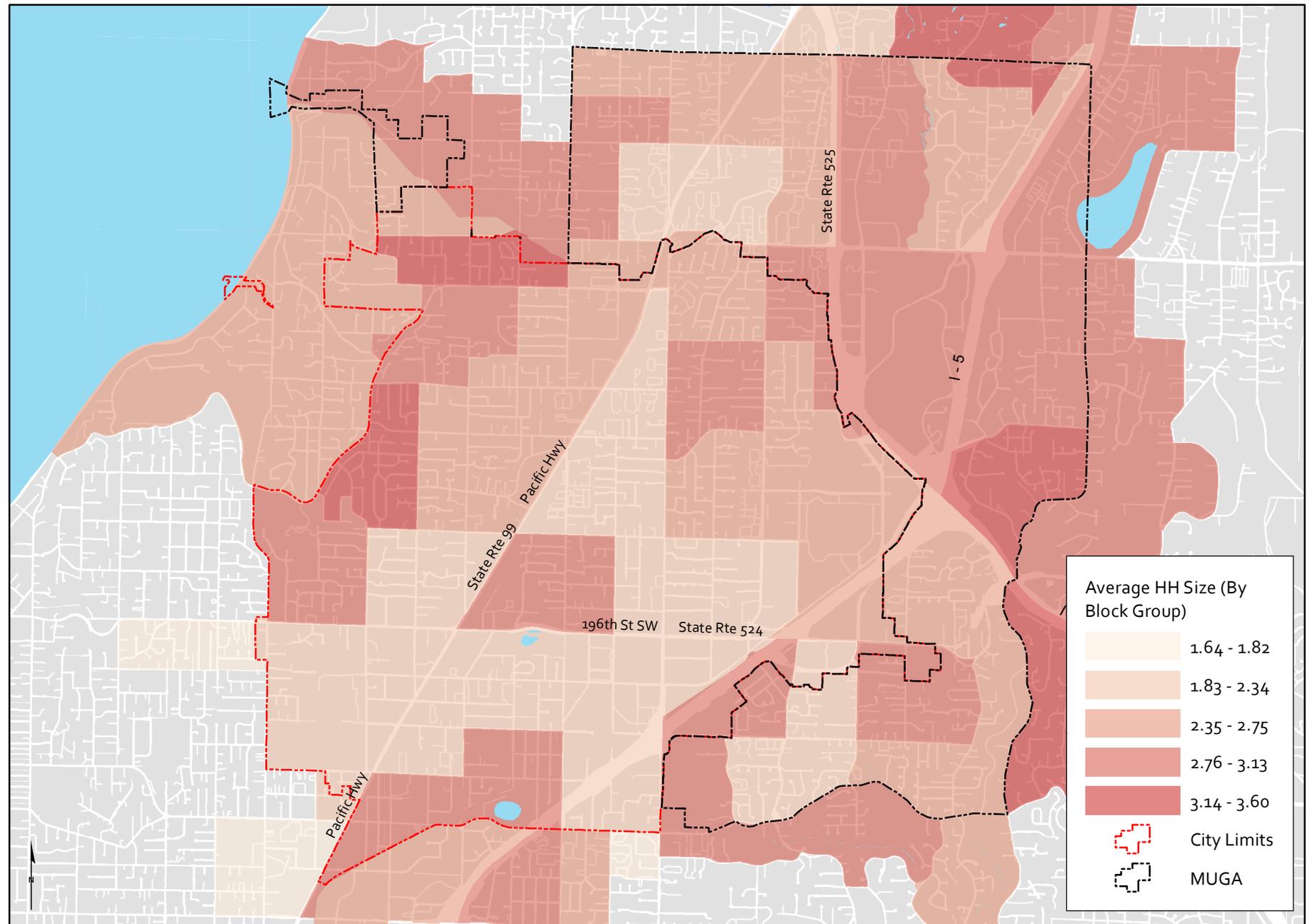
Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 1.3. Average HH Size

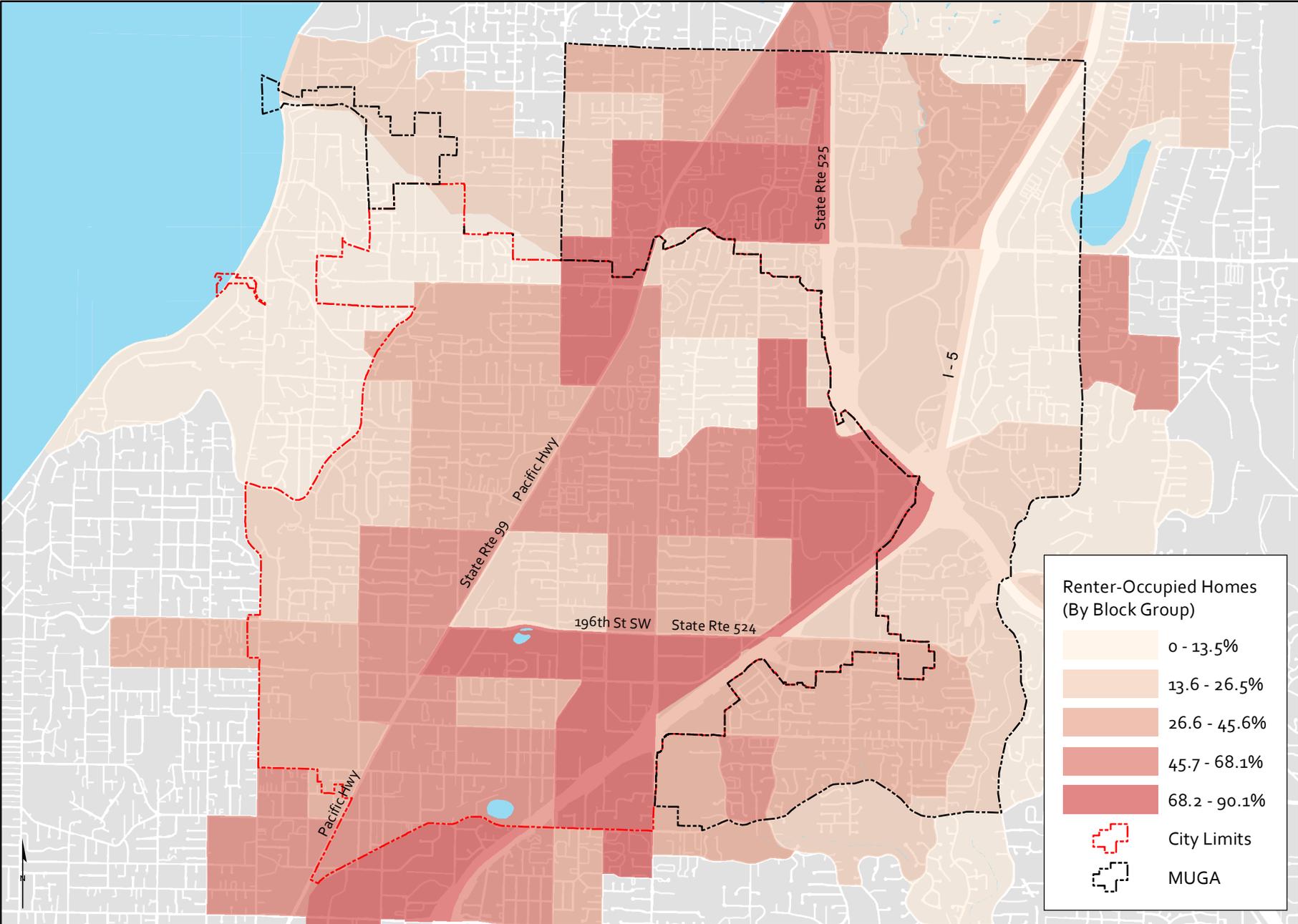
Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 1.4. Renter-Occupied Housing Units

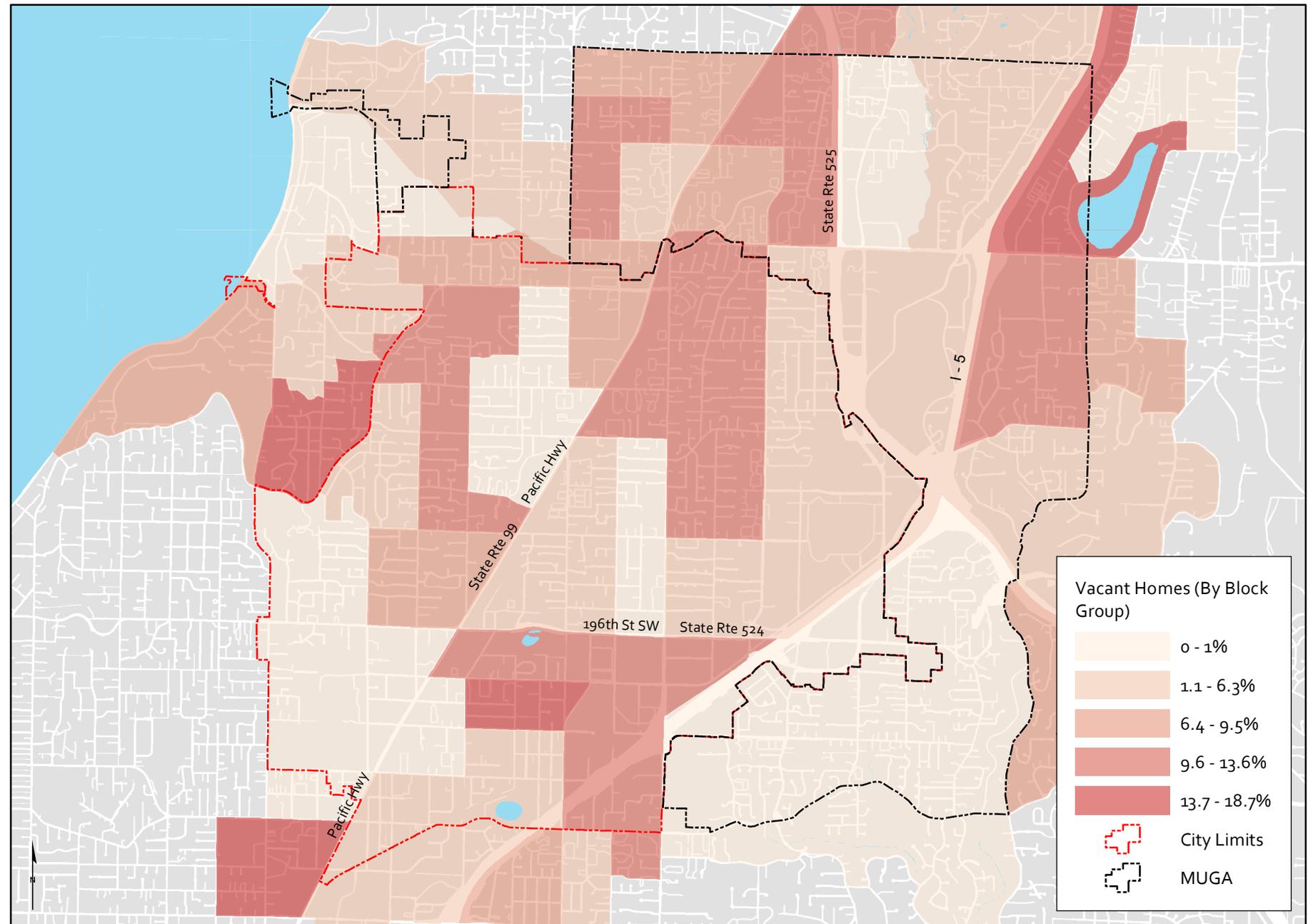
Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 1.5. Vacant Housing Units

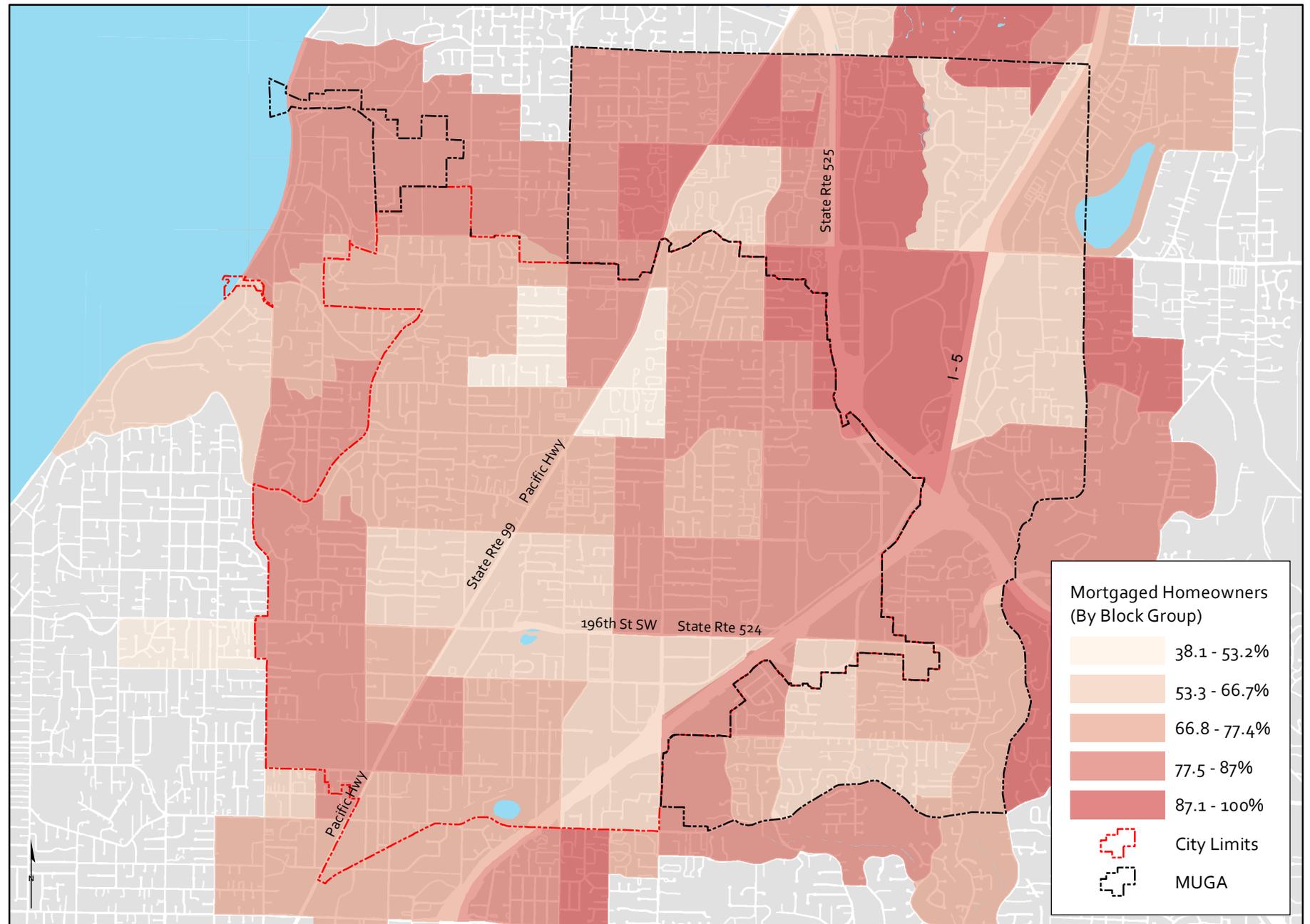
Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 1.6. Homeowners with Mortgages

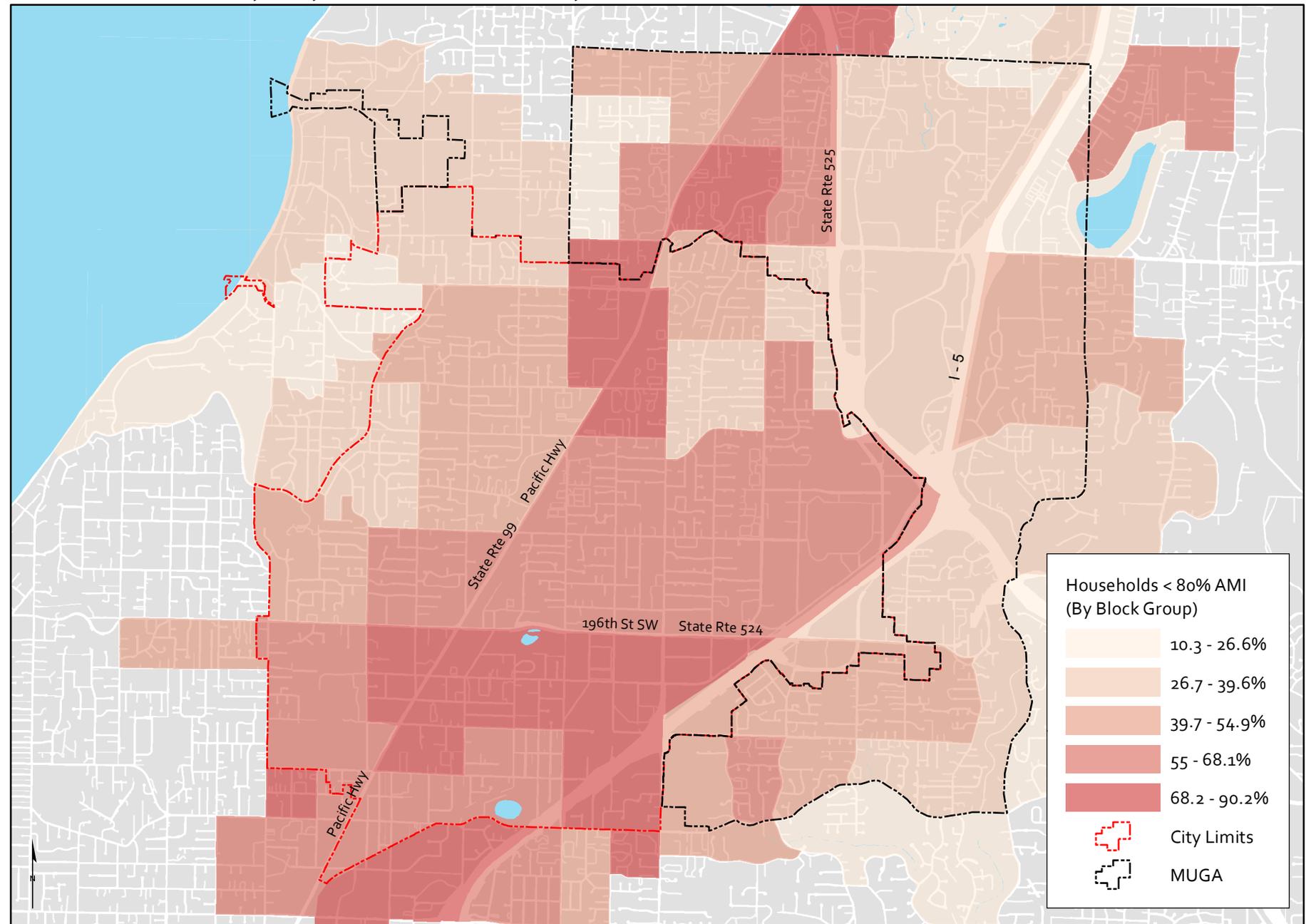
Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 1.7. Low-Income Households

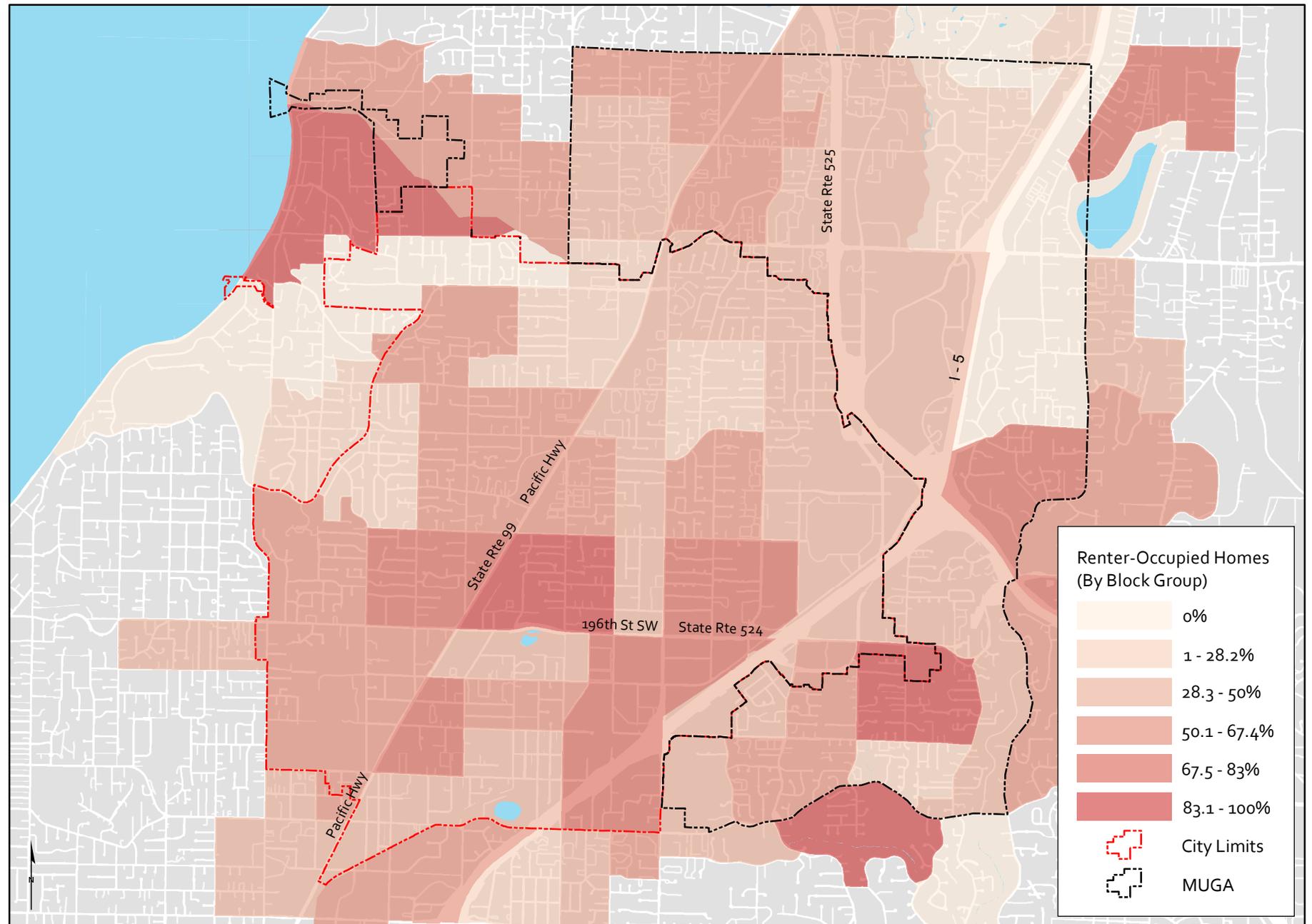
Sources: American Community Survey, 2008-2011; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 1.8. Cost-Burdened Renters

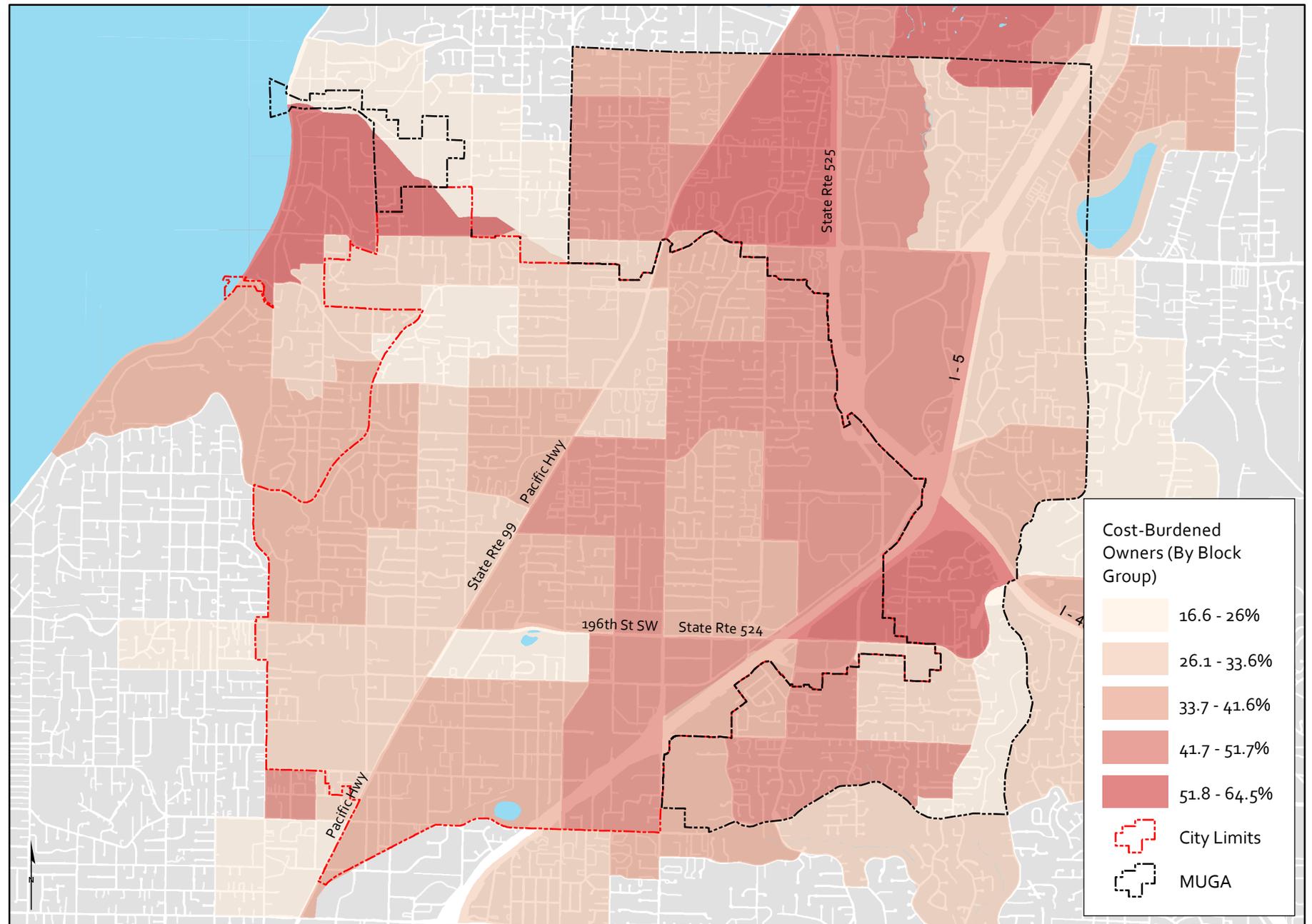
Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 1.9. Cost-Burdened Owners

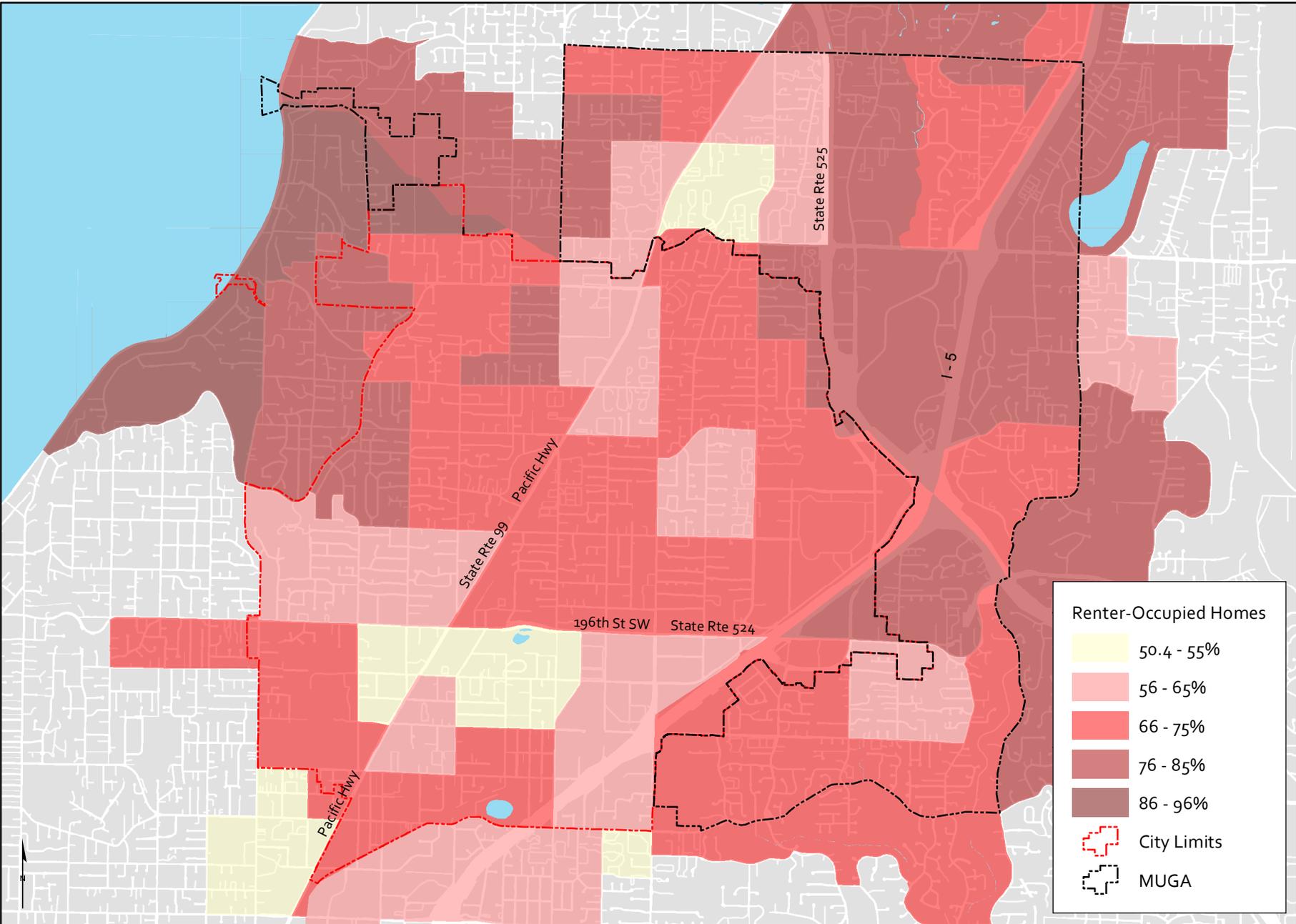
Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 1.10. Housing & Transportation as Percentage of Low HH Income

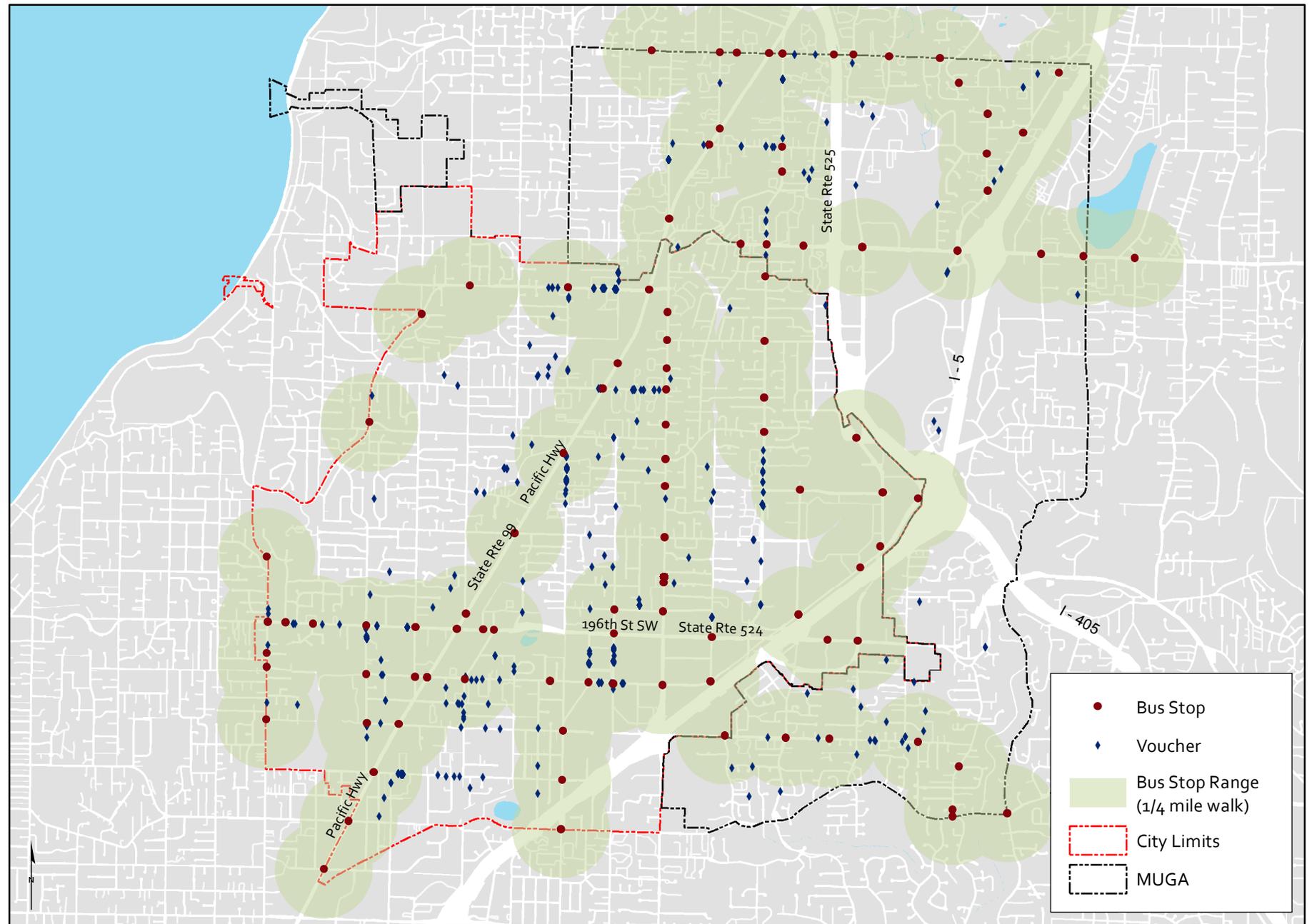
Sources: HUD, 2013; Snohomish County Information Services, 2012; US Census Bureau, 2012



0 0.25 0.5 1 Mile

# Map 2.1. Voucher Location and Transit Access

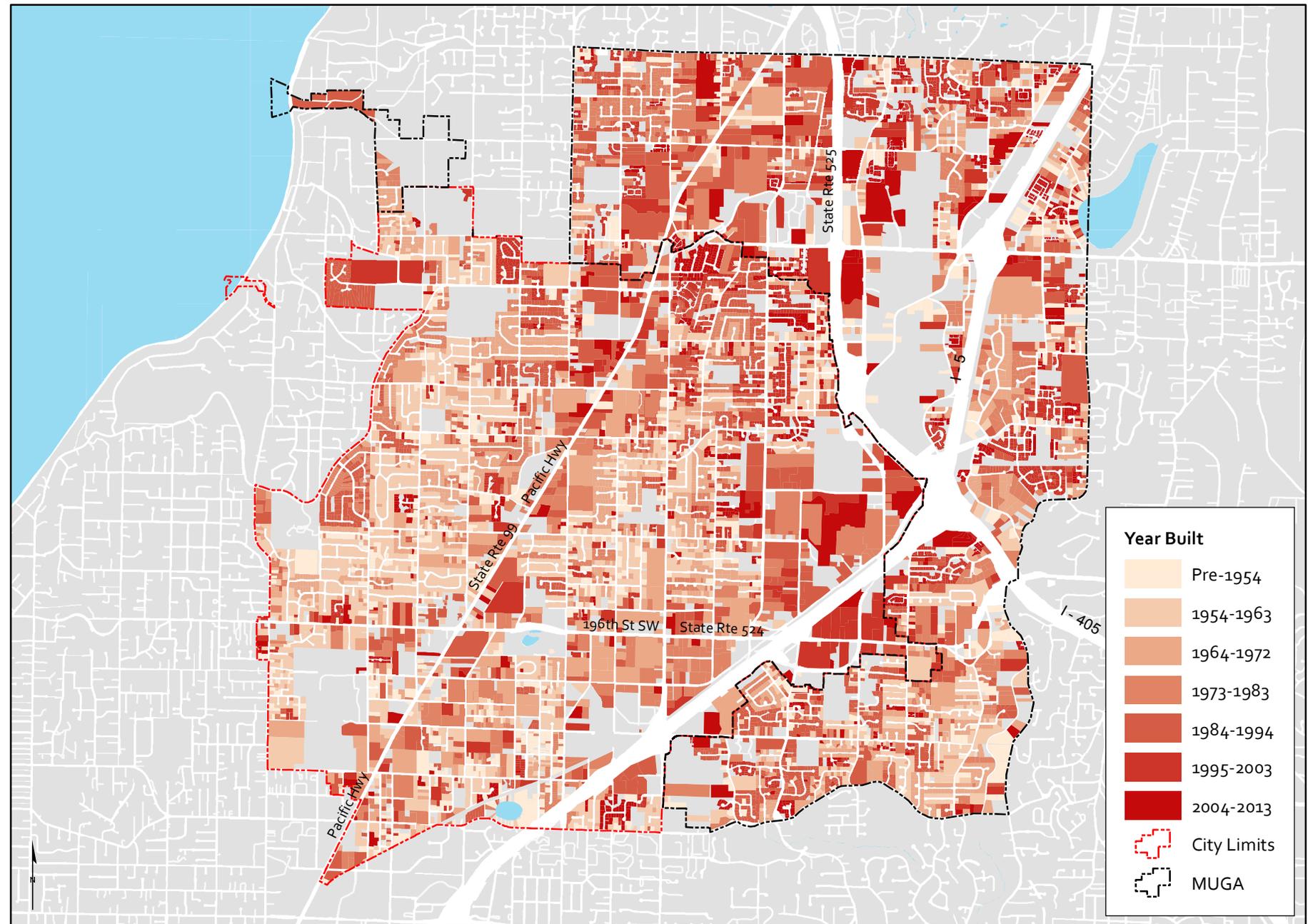
Sources: HASCO, 2013; Snohomish County Community Transit, 2013; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

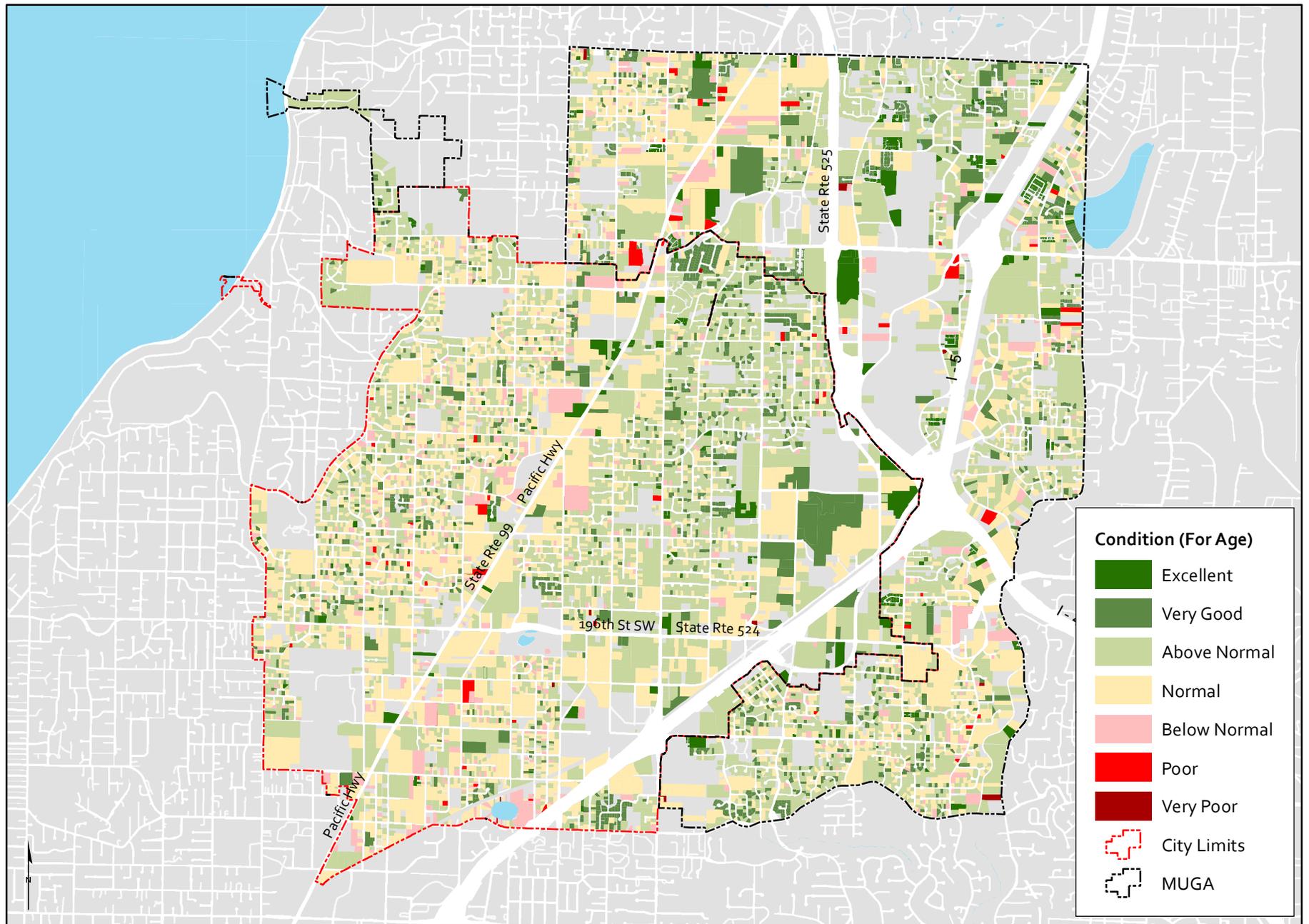
# Map 2.2. Age of Housing Stock

Sources: Snohomish County Assessor, 2014; Snohomish County Information Services, 2012



# Map 2.3. Condition of Housing Stock

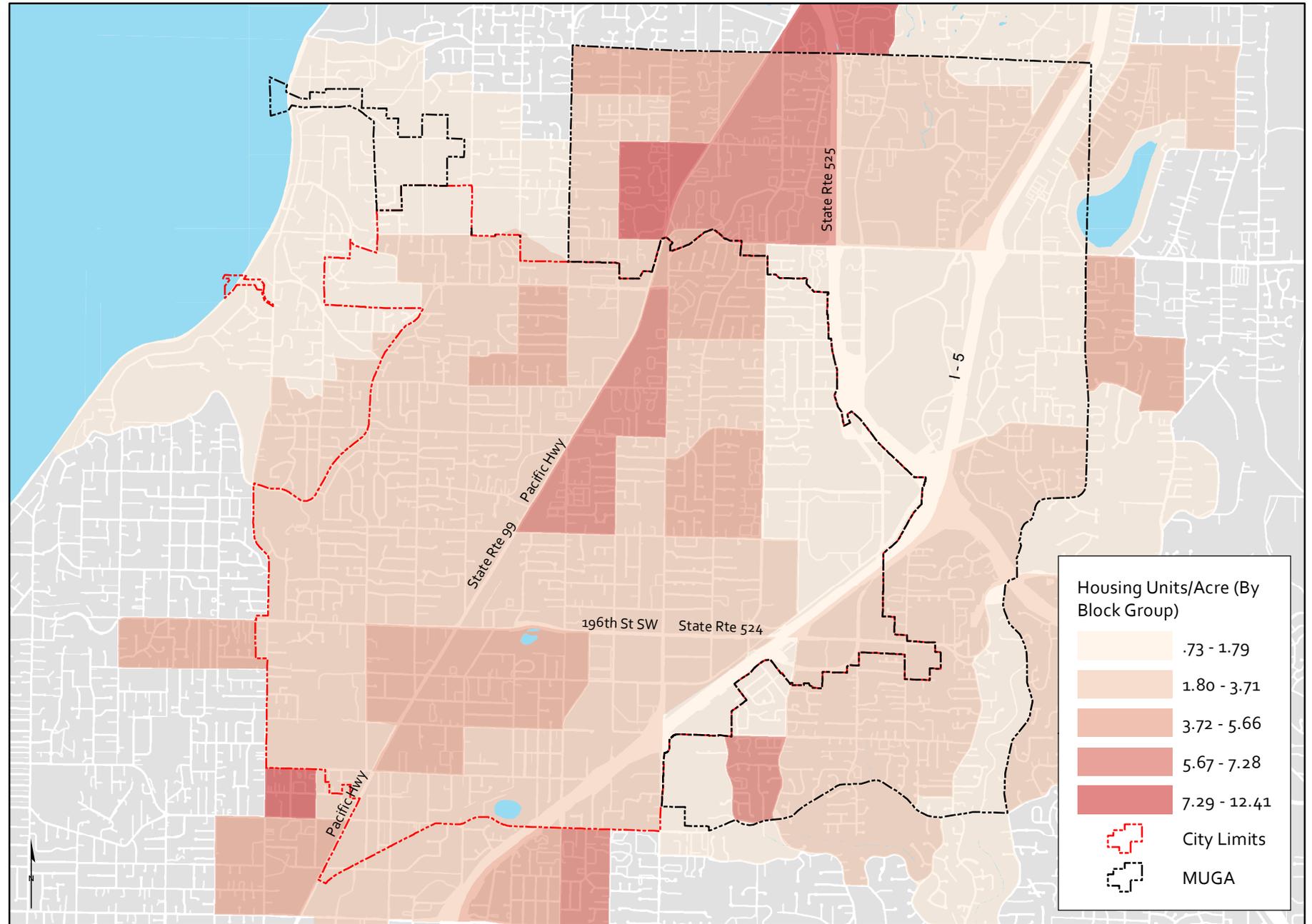
Sources: Snohomish County Assessor, 2014; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 2.4. Housing Density

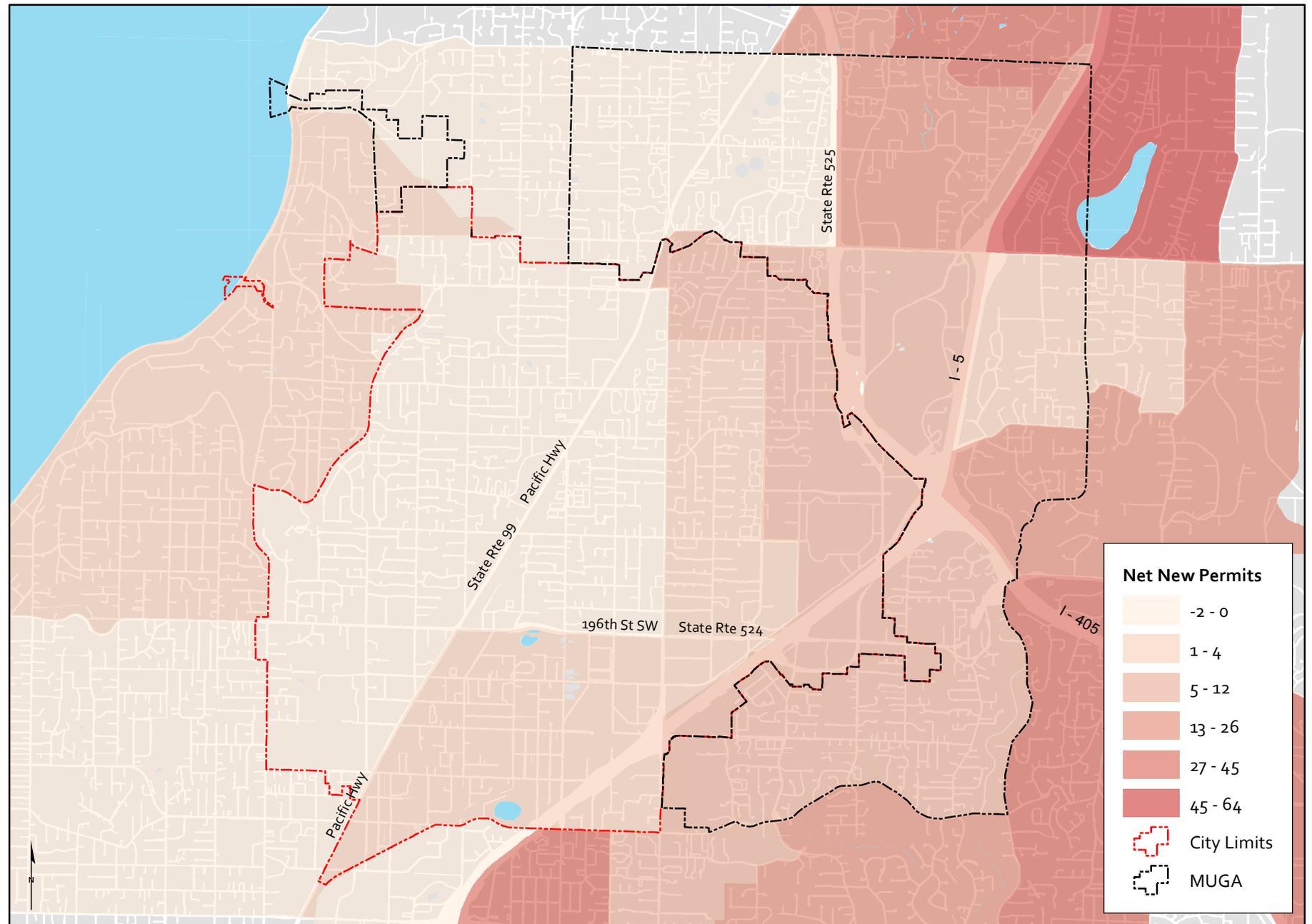
Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile

# Map 2.5. Newly-Permitted Single Family Permits by Census Tract, 2011

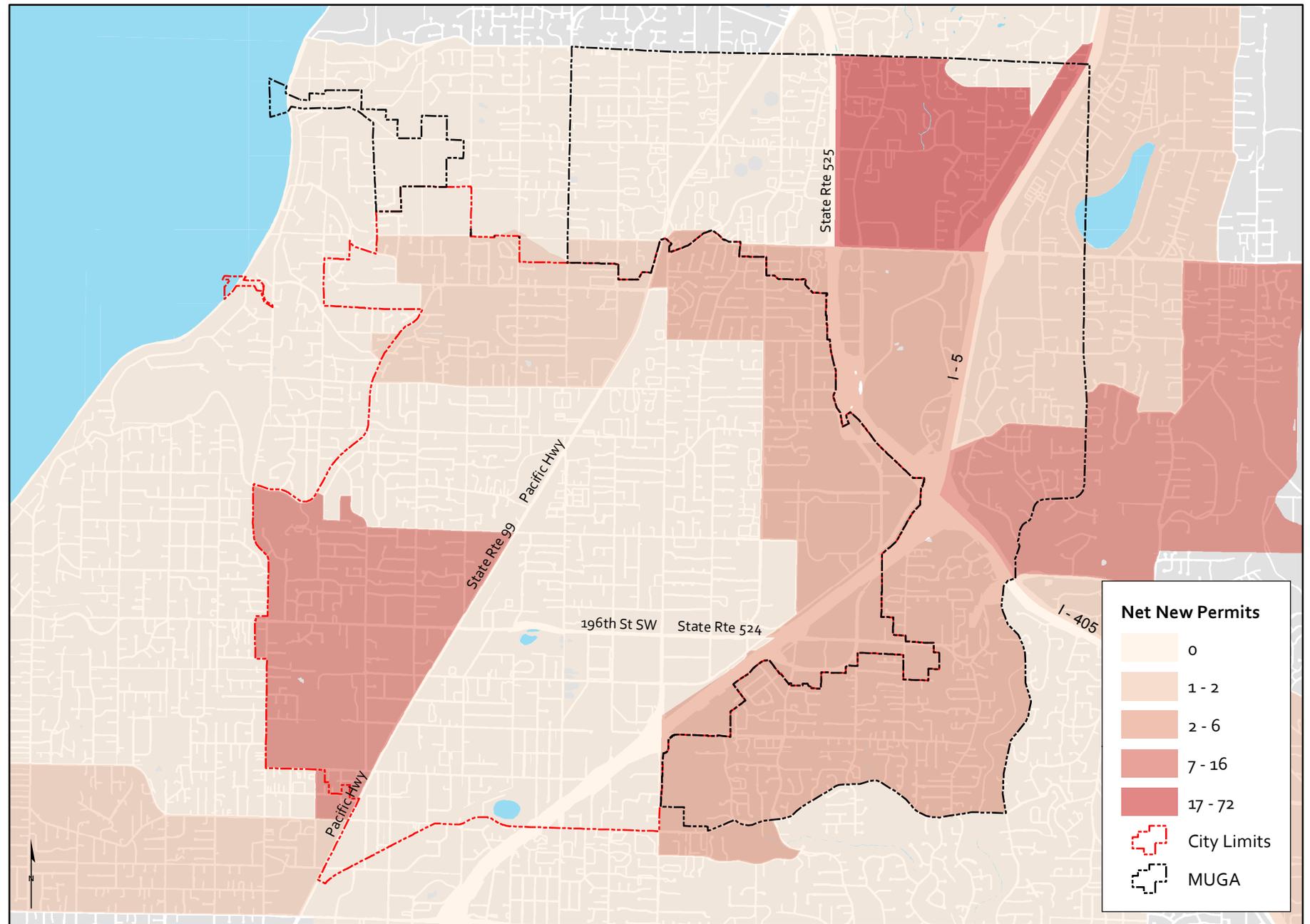
Sources: Puget Sound Regional Council, 2011; Snohomish County Information Services, 2012; US Census, 2012



0 0.25 0.5 1 Mile

# Map 2.6. Newly-Permitted Multifamily Dwellings Permitted by Census Tract, 2011

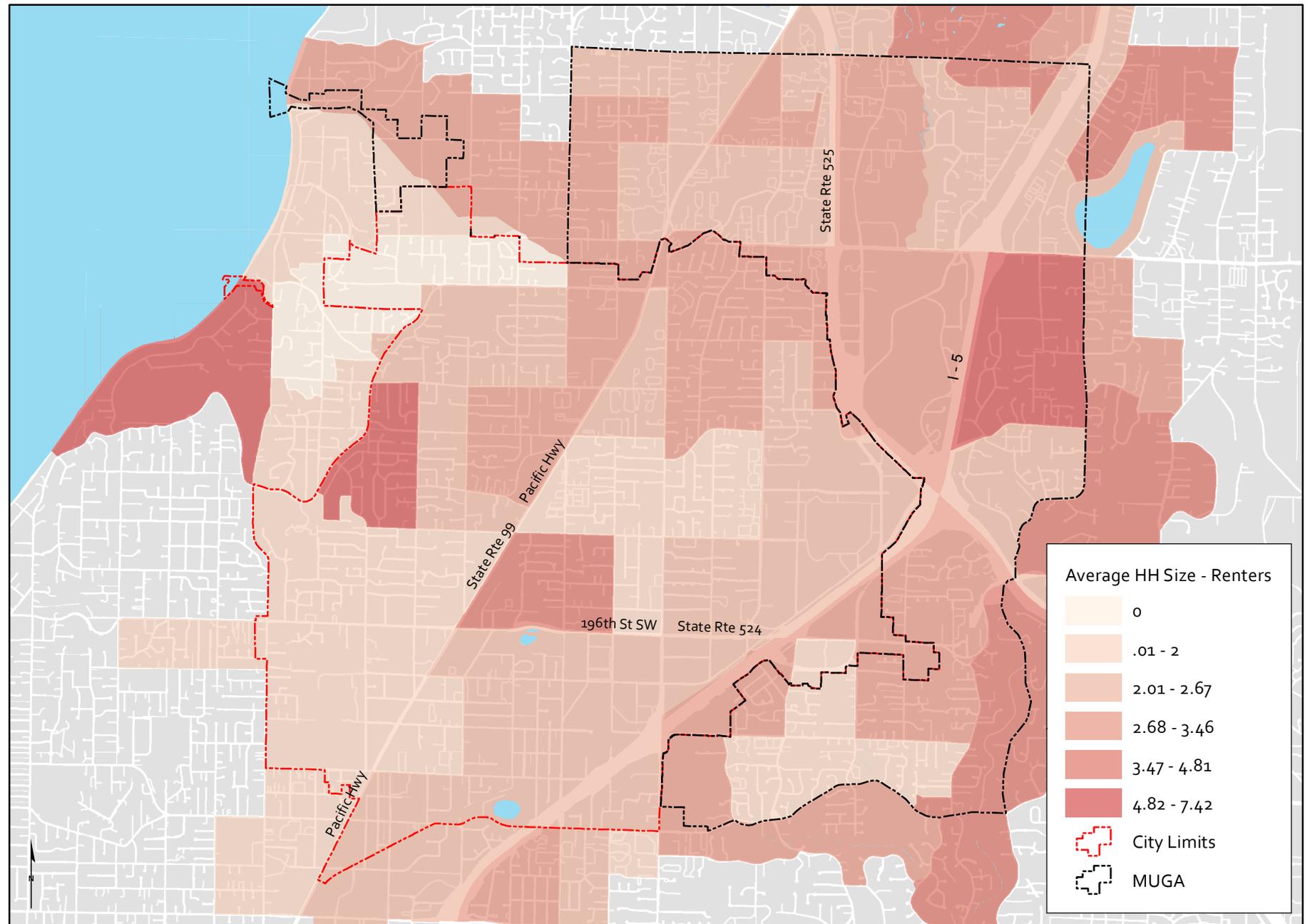
Sources: Puget Sound Regional Council, 2011; Snohomish County Information Services, 2012; US Census, 2012



0 0.25 0.5 1 Mile

# Map 2.7. Average Household Size Per Rental Unit

Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2012



0 0.25 0.5 1 Mile



Units in Building	Age	Location	Take Section 8?	Studio Rent	Utilities	Total	Minimum Income	1Bd-Rent	Utilities	Total	Minimum Income	2/1-Rent	Utilities	Total	Minimum Income	2/2-Rent	Utilities	Total	Minimum Income	3/1-Rent	Utilities	Total	Minimum Income	3/2-Rent	Utilities	Total	Minimum Income	4Bed-Rent	Utilities	Total	Minimum Income	5Bed-Rent	Utilities	Total	Minimum Income					
SF	1975	MUGA																			\$1,350	\$220	\$1,570	Low																
SF	1945	City																			\$1,395	\$220	\$1,615	Low																
SF	1965	MUGA																			\$1,450	\$220	\$1,670	Moderate																
SF	1945	City																						\$1,150	\$220	\$1,370	Low													
SF	1945	City																						\$1,300	\$220	\$1,520	Low													
SF	1945	City																						\$1,425	\$220	\$1,645	Low													
SF	1945	City																						\$1,495	\$220	\$1,715	Moderate													
SF	1945	City																						\$1,495	\$220	\$1,715	Moderate													
SF	1945	City																						\$1,495	\$220	\$1,715	Moderate													
SF	2000	MUGA																						\$1,500	\$220	\$1,720	Moderate													
SF	1965	City																						\$1,550	\$220	\$1,770	Moderate													
SF	2010	MUGA																						\$1,595	\$220	\$1,815	Moderate													
SF	2000	MUGA																						\$1,600	\$220	\$1,820	Moderate													
SF	1990	MUGA																						\$1,650	\$220	\$1,870	Moderate													
SF	1965	City																						\$1,650	\$220	\$1,870	Moderate													
SF	1985	MUGA																						\$1,650	\$220	\$1,870	Moderate													
SF	2000	MUGA																						\$1,695	\$220	\$1,915	Moderate													
SF	1985	MUGA																						\$1,700	\$220	\$1,920	Moderate													
SF	1985	MUGA																						\$1,725	\$220	\$1,945	Moderate													
SF	1990	City																						\$1,750	\$220	\$1,970	Moderate													
SF	1945	City																						\$1,750	\$220	\$1,970	Moderate													
SF	1990	City																						\$1,795	\$220	\$2,015	Moderate													
SF	1990	MUGA																						\$1,795	\$220	\$2,015	Moderate													
SF	1990	MUGA																						\$1,795	\$220	\$2,015	Moderate													
SF	1945	City																						\$1,800	\$220	\$2,020	Moderate													
SF	2010	MUGA																						\$1,800	\$220	\$2,020	Moderate													
SF	2000	MUGA																						\$1,800	\$220	\$2,020	Moderate													
SF	1975	MUGA																						\$1,800	\$220	\$2,020	Moderate													
SF	1990	City																						\$1,825	\$220	\$2,045	Moderate													
SF	1975	MUGA																						\$1,855	\$220	\$2,075	Moderate													
SF	1990	MUGA	No																					\$1,895	\$220	\$2,115	Moderate													
SF	1965	City																						\$2,195	\$220	\$2,415	Middle													
SF	1945	City																									\$1,195	\$247	\$1,442	Low										
SF	1965	City																									\$1,500	\$247	\$1,747	Low										
SF	2000	MUGA																									\$1,650	\$247	\$1,897	Moderate										
SF	1985	MUGA																									\$1,650	\$247	\$1,897	Moderate										
SF	2010	MUGA																									\$1,700	\$247	\$1,947	Moderate										
SF	2000	MUGA																									\$1,700	\$247	\$1,947	Moderate										
SF	1990	City																									\$1,700	\$247	\$1,947	Moderate										
SF	1990	City																									\$1,700	\$247	\$1,947	Moderate										
SF	2000	MUGA																									\$1,795	\$247	\$2,042	Moderate										
SF	2000	MUGA																									\$1,800	\$247	\$2,047	Moderate										
SF	1985	MUGA																									\$1,800	\$247	\$2,047	Moderate										
SF	2010	City																									\$1,850	\$247	\$2,097	Moderate										
SF	1945	City																									\$1,850	\$247	\$2,097	Moderate										
SF	1990	MUGA																									\$1,895	\$247	\$2,142	Moderate										
SF	2000	MUGA																									\$1,945	\$247	\$2,192	Moderate										
SF	2000	MUGA																									\$2,100	\$247	\$2,347	Moderate										
SF	2000	MUGA																									\$2,200	\$247	\$2,447	Middle										
SF	2000	MUGA																									\$2,700	\$247	\$2,947	Middle										
SF	2010	City																																\$1,895	\$276	\$2,171	Moderate			
SF	2000	City																																\$1,995	\$276	\$2,271	Moderate			
SF	1990	City																																\$2,000	\$276	\$2,276	Moderate			
SF	2000	MUGA																																\$2,000	\$276	\$2,276	Moderate			
SF	1990	City																																\$2,195	\$276	\$2,471	Moderate			
SF	2000	City																																\$2,200	\$276	\$2,476	Middle			
SF	1945	City																																\$2,250	\$276	\$2,526	Middle			

# Appendix B: Assisted Rental Housing Units, City of Lynnwood

PROPERTY NAME	STREET ADDRESS	PARCEL ID	ASSISTED UNITS BY INCOME LEVEL				SUBSIDIZED UNITS	WORKFORCE UNITS	SHELTER UNITS	TOTAL ASSISTED UNITS	OWNER	POPULATION SERVED	FUNDING SOURCES
			Extremely Low	Very Low	Low	Moderate							
Section 8 Housing Choice Vouchers	Various	Various	660	98	12		770			770	Various	Multifamily, Seniors, Disabled, Veterans	Section 8 HCV
Alderwood	5600 186th Pl SW	00374300500101	13	12			25			25	Public (HASCO)	Family	Public Housing
Alderwood Court Apts	18420 36th Ave. W.	27041500201100		39	89			128		128	Private For-Profit	Senior	Tax Credit
Alderwood Manor (Home for Good #1)	4325 156th St SW	00372901100103	3				3			3	Private Nonprofit (VOA)	Disabled	Section 8 PBV, WA CTED, HUD HOME
Alpine Ridge East	17408 44th Ave. W.	00372701201102		2	13			15		15	Public (HASCO)	Senior	Bond, State & County HOME, County Affordable Housing Trust Fund
Alpine Ridge South	4515 176th St. SW	00372701200800		2	13			15		15	Public (HASCO)	Senior	Bond, State & County HOME, County Affordable Housing Trust Fund
Bristol Square	15700 44th Ave. W.	00372900101301			95		95			95	Public (HASCO)	Family	USDA Rental Assistance, Tax Credit, Bond
Church House	4501 149th Place SW	00677900000400	5				1			1	Private Nonprofit (Compass Health)	CMI	Section 8 PBV
Counterpoint Commons	3404 148th St. SW	00492200000700	11				11			11	Private Nonprofit (Compass Health)	Disabled	HUD 202 Rental Assistance
Cyprus Heights	20321 24th Ave. W.	27042300204500		6			6			6	Private For-Profit	Single	Section 8 PBV
Shepherd's Garden	6927 196th St SW	27041700305000	39				39			39	Private Nonprofit (Good Shepherd)	Senior	HUD 202 Rental Assistance, State Housing Trust Fund, County HOME
HASCO scattered site	15630 34th Pl W	27042000103300	1	1			2			2	Public (HASCO)	Family	Public Housing
Hidden Firs	6039 208th St. SW	00564100001501		56				56		56	Private For-Profit	Family	HUD 241 (f) Multifamily Loan
Pathways for Women Shelter	6027 208th St SW	00564100001602	18						18	18	Private Nonprofit (YWCA)	Shelter/Transitional, Women, Family, Homeless	THOR - 3, County Affordable Housing Trust Fund, County ESG
Lincoln Way Apartments	2721 Lincoln Way	00373300800801	100					100		100	Private Nonprofit (Mercy Housing)	Family, Disabled	Tax Credit, State Housing Trust Fund, County HOME, FHLB
Lorral Terrace (Home for Good #2)	5612 178th St SW	00499800001402		4			4			4	Private Nonprofit (VOA)	Disabled	Section 8 PBV, WA CTED, County HOME
Lynn Crest Apts.	4629 194th St SW	50180010060001		40			40			40	Private Nonprofit (Senior Services of Snohomish County)	Senior	HUD 202 Rental Assistance, PRAC
Lynn Woods Apts.	4705 194th St SW	50180010010000		37			37			37	Private Nonprofit (Senior Services of Snohomish County)	Senior /Family	Section 8 PBV, County HOME
Meadowdale Apts.	5011 168th St. SW	00513800009601	63	22	23		15	93		108	Private Nonprofit (Low Income Housing Institute)	Family/Homeless	Section 8 PBV, Bond, County HOME
Millwood Estates	508 164th St SW	00508900000700		43	257			300		300	Public (HASCO)	Family	Bond
Morning Calm Apartments	4208 156th Street SW	00372900201901		18			18			18	Private For-Profit	Senior/Disabled	HUD 202 Rental Assistance
Oxford Square	4807 200th St. SW	00608400200401		42	76			118		118	Private For-Profit	Family	Tax Credit
Pepperwood Apts.	19924 Scriber Lake Rd.	00565300001808			25		4	21		25	Private Nonprofit (Senior Services of Snohomish County)	Senior/Family	Section 8 PBV, Tax Credit, County HOME, WA CTED
Pinewood	5722 200th SW	00565300001502	10	15			25			25	Public (HASCO)	Family	Public Housing
Plaza 44	4509 194th St SW	00501800200600	39				39			39	Private For-Profit	Senior	Section 8 PBV
Robin Park	19701 48th Av W	00372600600508	12	18			30			30	Public (HASCO)	Senior/Disabled	Public Housing
Rotary Center	6425 196th Street SW	27041700401400		121				121		121	Private Nonprofit (Rotary)	Senior/Disabled	Tax Credit, State Housing Trust Fund
Scriber Pointe	19912 Scriber Lake Road	00565300001807		40			40			40	Private Nonprofit (Senior Services of Snohomish County)	Senior/Family	HUD 202 Rental Assistance, County HOME, County Housing Trust Fund
Silverwood Apts.	4109 - 4113 156th SW	00372901102303	6	5	4		33			33	Private For-Profit	Family	Section 8 PBV
Somerset Village Apts.	19703 68th Ave. W.	27042000100500	14		32	6	46			46	Private Nonprofit (YWCA)	Family/Homeless	Section 8 PBV
Trinity Place	19321 46th Ave. W	00501800200500	13	6	1		20			20	Private Nonprofit (YWCA)	Family/Homeless	Section 8 PBV
Whispering Pines	18201 52nd Ave.W	27041600102800			223			223		223	Public (HASCO)	Family	Tax Credit, Bond
Woodland Greens Apartments	19801 50th Ave W	00608400200302		72	168			240		240	Private For-Profit	Family/Disabled	Tax Credit, Bond, County HOME
Woodland North (Home for Good #5)	4916 181st Pl SW	00617100001100		4			4			4	Private Nonprofit (VOA)	Disabled	Section 8 PBV, WA CTED, County HOME

# Appendix C: Single Family Home Sales

	2008	2009	2010	2011	2012
<b>Number of Sales</b>	712	1040	971	1152	959
<b>Average Sale Price</b>	\$ 366,577	\$ 323,364	\$ 292,734	\$ 266,276	\$ 276,668
<b>Median Sale Price</b>	\$ 353,241	\$ 309,000	\$ 285,000	\$ 252,995	\$ 269,650

## Lynnwood Median Home Affordability

	2008	2009	2010	2011	2012
<b>Mortgage Amount</b>	\$ 282,592	\$ 247,200	\$ 228,000	\$ 202,396	\$ 215,720
<b>Interest Rate</b>	6.1%	5.1%	4.8%	4.6%	3.7%

## Monthly PITI

Principal + Interest	\$ 1,711	\$ 1,336	\$ 1,200	\$ 1,035	\$ 988
Property Taxes	\$ 294	\$ 258	\$ 238	\$ 211	\$ 225
Insurance	\$ 112	\$ 98	\$ 90	\$ 80	\$ 85
Utilities	\$ 263	\$ 259	\$ 268	\$ 271	\$ 249
<b>TOTAL</b>	\$ 2,379	\$ 1,950	\$ 1,796	\$ 1,597	\$ 1,547

<b>Minimum Annual Income</b>	\$ 89,605	\$ 52,944	\$ 62,217	\$ 54,849	\$ 52,305
<b>in 2012 Dollars</b>	\$ 95,552	\$ 56,660	\$ 65,509	\$ 55,985	

## Lynnwood First Quartile Home Affordability

	2008	2009	2010	2011	2012
<b>Mortgage Amount</b>	\$ 264,000	\$ 155,660	\$ 192,160	\$ 168,000	\$ 176,000
<b>Interest Rate</b>	6.1%	5.1%	4.8%	4.6%	3.7%

## Monthly PITI

Principal + Interest	\$ 1,598	\$ 841	\$ 1,012	\$ 859	\$ 806
Property Taxes	\$ 275	\$ 162	\$ 200	\$ 175	\$ 183
Insurance	\$ 105	\$ 62	\$ 76	\$ 67	\$ 70
Utilities	\$ 263	\$ 259	\$ 268	\$ 271	\$ 249
<b>TOTAL</b>	\$ 2,240	\$ 1,324	\$ 1,555	\$ 1,371	\$ 1,308

<b>Minimum Annual Income</b>	\$ 89,605	\$ 52,944	\$ 62,217	\$ 54,849	\$ 52,305
<b>in 2012 Dollars</b>	\$ 95,552	\$ 56,660	\$ 65,509	\$ 55,985	

## Appendix D: Glossary

**Affordable Housing:** For housing to be considered affordable, a household should not pay more than 30 percent of its annual income on housing. This includes all costs related to housing - rent, mortgage payments, utilities, etc.

**AMI:** Area Median Income. The measure of median income used in this report is that of the Seattle-Bellevue HMFA. This measure is used in administering the Section 8 voucher program in Snohomish County.

**Cost-Burdened:** Households that spend more than 30 percent of their income on housing.

**Extremely Low Income:** Households that make less than 30 percent of AMI.

**Fair Market Rent:** HUD determines what a reasonable rent level should be for a geographic area, and sets this as the area's fair market rent. Section 8 voucher holders are limited to selecting units that do not rent for more than fair market rent.

**HMFA:** HUD Metro Fair Market Rent (FMR) Area. Snohomish County is part of the Seattle-Bellevue HMFA.

**Low Income:** Households that make between 50 and 80 percent of AMI.

**Median Income:** The median income for a community is the annual income at which half the households earn less and half earn more.

**Middle Income:** Households that make between 95 and 120 percent of AMI.

**Moderate Income:** Households that make between 80 and 95 percent of AMI.

**PHA:** Public Housing Agency. HASCO and Everett Housing Authority are examples of PHAs.

**Section 8 Housing Choice Voucher:** A voucher program administered and funded by HUD where qualifying households can take their voucher to any housing unit which meets HUD safety and market rent standards. HUD funds are administered by PHAs.

**Severely Cost-Burdened:** Households that spend more than 50 percent of their income on housing.

**Subsidized Rental Unit:** A unit which benefits from a direct, monthly rent subsidy. This subsidy will be tailored to ensure that a household does not spend more than 30% of their income on housing. Section 8 Housing Choice Vouchers are an example of a direct rent subsidy.

**Very Low Income:** Households that make between 30 and 50 percent of AMI.

**Workforce Rental Housing:** Workforce rental units have rents which are set in order to be affordable to households at certain income levels below market. While a household may need to have income below a certain level to apply for a workforce rental unit, the rent level does not adjust to their actual income. A property may feature units with rents affordable to households with 50% AMI, but a household earning 30% AMI would still have to pay the same rent. For the purposes of this report, workforce units are those which use funding sources like tax credits and bonds to achieve affordable rents, rather than an ongoing rental subsidy.

# Appendix E: Methodology

## Affordability - Adjustment for Household Size

Where it is indicated that housing cost affordability is adjusting for household size, several factors are considered. First, using HUD standards, the appropriate size range that could inhabit the housing unit in question is determined. For example, the appropriate range for a 2 bedroom unit would be 2-4 people. Next, the cutoff income levels are averaged across the household size range, and this average is used for comparison.

To assess whether or not a 2 bedroom unit is affordable to extremely low income households using this method, one would first average the extremely low cutoff levels for 2-, 3-, and 4-person households. For 2012, these levels were \$21,150, \$23,800, and \$26,400, respectively. The average is \$23,783. A household with this income can afford to spend no more than \$595 per month on housing. If the unit in question rents for less than this amount, then one can say that, on average, it is affordable to extremely low income households, adjusting for household size.

Table E.1, below, shows the maximum a household at each income level can afford to spend on housing per month by household size.

Table E.1. Maximum Monthly Housing Expense by Household Size, Seattle-Bellevue HMFA 2012

	Number of Persons Per Household								HMFA Overall
	1	2	3	4	5	6	7	8	
<b>Extremely Low</b>	\$455	\$520	\$585	\$650	\$703	\$755	\$806	\$859	\$650
<b>Very Low</b>	\$759	\$868	\$976	\$1,084	\$1,171	\$1,258	\$1,345	\$1,431	\$1,084
<b>Low</b>	\$1,128	\$1,289	\$1,450	\$1,610	\$1,740	\$1,869	\$1,998	\$2,126	\$1,734
<b>Moderate</b>	\$1,442	\$1,648	\$1,855	\$2,059	\$2,225	\$2,389	\$2,556	\$2,719	\$2,059
<b>Middle</b>	\$1,821	\$2,082	\$2,343	\$2,601	\$2,811	\$3,018	\$3,228	\$3,435	\$2,601

## Home ownership affordability

Home ownership affordability was calculated using similar techniques to the California Association of Realtor’s Housing Affordability Index. First, property sale data was acquired from the Snohomish County Assessor, and single family home sales in Lynnwood were isolated. Next, the monthly payment for these homes was calculated using several assumptions:

- Assuming a 20% down payment, the loan amount is then 80% of the total sale price (with no mortgage insurance requirement)
- Mortgage term is 30 years
- Interest rate is the national average effective composite rate for previously occupied homes as reported by the Federal Housing Finance Board
- Monthly property taxes are assumed to be 1% of the sale price divided by 12
- Monthly insurance payments are assumed to be 0.38% of the sale price divided by 12

Using all of these assumptions, the monthly payment is the sum of principal and interest; taxes; and insurance. In order for home ownership to be considered affordable, the monthly payment, along with utilities and any other housing costs, should not comprise more than 30% of a household's income.

## Household Income Levels

Area Median Income, or AMI, is an important part of many housing affordability calculations. In Snohomish County, HUD uses the Seattle-Bellevue HMFA median income as AMI. This is recalculated every year, both as an overall average and by household size up to 8 individuals. Standard income levels are as follows:

- Extremely low income: <30% AMI
- Very low income: between 30 and 50% AMI
- Low income: between 50 and 80% AMI
- Moderate income: between 80 and 95% AMI
- Middle income: between 95 and 120% AMI

## Household Profiles

Information on households was gathered from HUD's Section 8 Housing Choice Voucher data. To protect privacy, all names and many nonessential details have been changed.

# Appendix F: Overview of AHA Jurisdictions

	County	Arlington	Edmonds	Everett	Granite Falls	Lake Stevens	Lynnwood	Marysville	Mill Creek	Mountlake Terrace	Mukilteo	Snohomish	Stanwood	Woodway
<b>Population &amp; Community</b>														
Population *	730,500	18,270	39,950	104,200	3,385	28,960	35,960	62,100	18,600	20,160	20,440	9,220	6,340	1,300
Households	268,546	6792	17,396	41,366	1,277	9,690	14,308	21,623	7,559	8,245	7,793	3,656	2,343	457
Avg Homeowner HH Size	2.7	2.6	2.4	2.5	2.96	2.93	2.6	2.73	2.65	2.45	2.71	2.76	2.86	3.1
Avg Renter HH Size	2.4	3.1	2.0	2.3	1.98	2.82	2.3	2.85	1.94	2.36	2.36	2.01	2.09	2.9
1-2 Person Households	58.3%	58%	68.8%	65.90%	59.50%	47.4%	63.20%	55%	64%	63.6%	55.6%	62.40%	61.80%	53.20%
Median HH Income	\$68,338	\$61,817	\$73,072	\$47,491	\$65,389	\$71,224	\$49,839	\$65,627	\$89,124	\$59,099	\$91,204	\$53,897	\$61,637	\$137,292
Households <50% AMI	31%	34%	31%	46%	28%	27%	44%	32%	24%	35%	20%	42%	39%	16%
Jobs-Housing Ratio**	0.94	1.31	0.72	2.12	0.65	0.43	1.73	0.56	0.68	0.82	1.24	1.30	1.34	0.14
Average Commute Time (Min)	29.2	31.5	27.1	25	36.6	31.9	27.7	30.3	28.7	27.1	25.6	29.1	26.4	22.9
Median Age	37.2	36.1	46	34	34.8	32.8	37.1	34.4	39.6	36.6	41.2	39.5	35.5	45.6
Population with a Disability	10.8%	13.1%	9.0%	14.1%	14.4%	9.9%	13.3%	11.9%	6.9%	9.9%	8%	15.9%	13.9%	7.3%
Population Growth, 1990-2013	57%	353%	30%	49%	219%	743%	26%	501%	159%	4%	193%	42%	223%	42%
Projected % Population Growth, 2013-2035	33.1%	38.3%	14%	58%	132%	36%	40%	41%	9%	23%	7%	33%	60%	7%
Cost-Burdened Homeowners	38.1%	43.1%	34.6%	40%	43.4%	42.6%	37.4%	36.9%	34.9%	38.6%	35.2%	36.5%	35.5%	38.4%
Cost-Burdened Renters	50.5%	55.3%	50.5%	52%	54.9%	45.7%	59.1%	54%	47.7%	46.9%	44.3%	54.9%	60.7%	88.9%
Renter Households	32.7%	35.8%	28.7%	55.4%	34.7%	25.7%	47.4%	30.3%	35.8%	39.6%	31.7%	47%	38.2%	4.6%
Lived in a different house one year ago	16.5%	15.6%	13.5%	24.8%	16.4%	14.2%	17.6%	15.7%	18.9%	17.5%	15.6%	18.2%	21.4%	5.400%
<b>Housing Stock</b>														
Vacancy	6.4%	6.6%	6.7%	5.9%	11.8%	6.2%	6.1%	4.3%	4.6%	4.8%	6.1%	7.8%	5.40%	5.4%
Median 2012 home value	\$311,600	\$255,000	\$394,800	\$251,200	\$ 220,300	\$ 262,700	\$ 300,800	\$247,600	\$415,700	\$275,200	\$469,500	\$ 287,600	277,100	\$968,500
Avg 2014 assessed home value	\$244,600	\$184,300	\$351,100	\$194,100	\$ 147,700	\$ 210,000	\$ 219,300	\$182,400	\$348,900	\$195,100	\$358,700	\$ 228,200	205,000	\$962,800
Single Family Home Share	69%	70.8%	64.6%	49.4%	77.5%	78.8%	53.7%	79.8%	64.4%	62.1%	67.7%	62.1%	68.8%	100%
Homes 2 bed or less in size	35%	28.9%	42.2%	58%	33.9%	21.1%	50.6%	26.2%	37.4%	43.9%	34.4%	47.1%	36.2%	3%
Median Home Age	1985	1994	1973	1977	1996	1992	1976	1988	1993	1970	1990	1977	1993	1971
Ratio of 2012 Median Home Value-2012 Median HH Income	4.6	4.1	5.4	5.3	3.4	3.7	6.0	3.8	4.7	4.7	5.1	5.3	4.5	7.1

Source (Unless otherwise noted): US Census Bureau; American Community Survey, 2008-2012

\* Washington State OFM, 2013

\*\* PSRC, 2012