

## SECTION IV - HOUSING ELEMENT

### Introduction

One of society's most basic needs is shelter. How we, as a society, preserve the housing stock we have and how we plan to accommodate our future housing needs reflect upon the quality of life we enjoy or want to enjoy. It is important to consider where we locate new residential areas, for this decision will drive the determination as to where public infrastructure (roads, utilities, parks, and schools) will be located.

This Element provides a detailed inventory and analysis of the existing housing stock, assesses the needs of the community, and puts forth a strategy to implement Stanwood's housing goals. It is also intended to provide City officials and the general public with the information necessary to guide housing growth in the direction that best addresses the desires of Stanwood's existing and anticipated residents, including those with special housing needs.

This Housing Element for Stanwood is divided into three main areas:

- a. A set of implementation goals and policies designed to provide for the efficient delivery of housing and to resolve any problems identified during the ongoing city-wide comprehensive planning process;
- b. An inventory of the existing housing stock; and
- c. An in-depth analysis of the existing condition of the City's dwellings, housing delivery process, and residential neighborhoods to determine if any problems exist or can be expected.

### Housing Goals and Policies

#### Choice and Affordability

##### Goal

*HG-1* - To provide fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, source of income or disability.

**Policies**

*HP-1.1* - Encourage the use of affordable housing techniques and incentives to assure housing opportunities for people of all incomes, ages, and assistance needs.

*HP-1.2* - Encourage housing opportunities for those with housing assistance needs through the use of available regional and federal funding programs.

*HP-1.3* - Disperse small scale special needs housing throughout the residential neighborhoods. Special needs housing provides living arrangements for those with physical, mental, or emotional disabilities where appropriate.

*HP-1.4* - Provide opportunities for siting manufactured housing.

*HP-1.5* - Encourage and assist in rehabilitating and preserving existing affordable housing.

*HP-1.6* - Accept and plan for Stanwood’s “fair share” of the County’s affordable housing needs as determined by the Snohomish County Tomorrow planning process.

*HP-1.7* - Utilize appropriate zoning techniques, including density bonuses for affordable housing, in order to meet the City’s “fair share” of affordable housing goals.

*HP-1.8* - Treat residential structures that provide group homes for children and that meet the definition of “familial status” the same as other residential structures.

*HP-1.9* - Treat residential structures that provide group homes for the disabled and that meet the definition of “familial status” the same as other residential structures.

**Goal**

*HG-2* - To provide a range of housing types to ensure an adequate choice of living accommodations for those desiring to live in Stanwood.

**Policies**

*HP-2.1* - Encourage the development of a full range of housing types to meet the needs of all citizens of Stanwood.

*HP-2.2* - Balance the housing needs of the entire community when determining development regulations.

*HP-2.3* - Allow housing units on upper stories of commercial buildings in appropriate zones.

*HP-2.4* - Encourage single and multi-family housing close to transportation facilities, public services, and employment centers.

*HP-2.5* - Encourage the development of townhouses or other housing types, utilizing

PRDs in various areas to promote affordable housing.

*HP-2.6* - Allow manufactured housing in all residential zones, subject to City development regulations.

*HP-2.7* - Allow qualified senior citizen housing developments, which may include housing for disabled persons, to exceed the maximum zoned density requirements in specified areas.

*HP-2.8* - Support opportunities to accommodate home buyers and renters with varying income levels.

*HP-2.9* - Encourage a balance of percentages of housing availability for low, moderate, and high income residents.

## **Infrastructure**

### **Goal**

*HG-3* - To ensure strong, stable residential neighborhoods through public investment in infrastructure and in preserving existing housing units.

### **Policies**

*HP-3.1* - Locate residential development within the existing sewer service area and phase it into the projected wastewater service areas as shown in the City Waste Water Facilities Plan.

*HP-3.2* - Encourage pedestrian oriented development where possible to improve safety and sense of community.

### **Density**

#### **Goal**

*HG-4* - Plan an appropriate mix of residential densities in the City and UGA.

#### **Policies**

*HP-4.1* - Rely on community input, the vision and values for Stanwood, and the assessed future housing needs to make changes in residential densities. Base recommended changes on:

- Existing residential zoning districts
- Land suitability and availability
- Existing land use patterns
- Available or planned capital facility/ public service capacity

*HP-4.2* - Maintain quality of residential neighborhoods when providing a mix of housing types and densities.

*HP-4.3* - On lots where feasible, allow single-family homes to have accessory units or “mother-in-law apartments” where zoning requirements can be met. Discourage use in areas where on-street parking congestion and other safety factors would cause problems.

*HP-4.4* - Allow mixed residential densities in subdivisions and planned developments where traditional neighborhood goals, designs, and amenities can be achieved for a variety of housing types and densities.

**Goal**

*HG-5* - Encourage larger lots where appropriate.

**Policies**

*HP-5.1* - Allow the use of larger lots in areas where there is a demand for larger, more expensive homes and transit service is not as accessible.

*HP-5.2* - Promote the use of large lot development away from the center of the business district.

**Older Homes**

**Goal**

*HG-6* - Encourage rehabilitation of older housing and infrastructure.

**Policies**

*HP-6.1* - Develop incentives to encourage property owners to retain and rehabilitate existing or older housing stock.

*HP-6.2* - Promote education on the use of any available programs to rehabilitate housing.

*HP-6.3* - Encourage rehabilitation of older residential and commercial buildings.

*HP-6.4* - Encourage innovative rehabilitation measures such as adaptive reuse of dilapidated residential structures, and where appropriate, adaptive reuse of commercial buildings for residential purposes.

*HP-6.5* - Continue to seek Community Development Block Grants (CDBG) and other funds in order to continue investments in older neighborhoods.

*HP-6.6* - Continue to invest in the infrastructure of older neighborhoods.

*HP-6.7* - Encourage improvements of streets and sidewalks on both sides of rights-of-way.

*HP-6.8-* Develop historical guidelines and promote historic preservation.

*HP-6.9-* Involve the Housing Authority of Snohomish County, Snohomish County's Office of Housing and Community Development, and other service providers in various housing programs.

*HP-6.10-* Encourage the preservation of the exterior of older housing that is being converted to multi-family units.

**Character**

**Goal**

*HG-7 -* Create unique residential neighborhoods with a variety of densities.

**Policies**

*HP-7.1 -* Encourage the development of quality single family homes.

*HP-7.2 -* Encourage the development of quality multi-family homes.

*HP-7.3 -* Protect views by maintaining height limitations.

**Goal**

*HG-8 -* Maintain residential character.

**Policies**

*HP-8.1 -* Retain and rehabilitate older or existing housing units.

*HP-8.2 -* Encourage development that is similar in character to existing neighborhoods.

*HP-8.3 -* Ensure the orderly transition and compatibility of adjacent residential densities.

**Environment**

**Goal**

*HG-9 -* Minimize environmental impacts of new housing developments.

**Policies**

*HP-9.1 -* New housing developments shall conform to the City's sensitive area regulations.

*HP-9.2 -* New housing developments shall conform to the City's adopted drainage manual.

*HP-9.3* - Services for new housing developments shall be in place concurrently with the occupancy of the structures.

*HP-9.4* - Allow for clustering and smaller lot sizes in return for protection and rehabilitation of sensitive areas.

## **Open Space and Recreation Space**

### **Goal**

*HG-10* - To provide open space and other recreational amenities for residential developments.

### **Policies**

*HP-10.1* - Require the provision of open space and recreational amenities in new developments to serve those developments.

*HP 10.2* - Collect impact fees from new developments to provide regional recreational facilities.

*HP-10.3* - Create a fee-in-lieu-of program to allow residential developments to pay a fee rather than provide small, non-utilized recreation areas.

*HP-10.4* - Allow for clustering and smaller lot sizes in return for larger amounts of open space.

## **Housing Inventory and Analysis**

### **Housing Characteristics**

This section deals with the characteristics and conditions of the existing housing stock in the City. The primary source for statistical information was the 2000 U.S. Census of Population and Housing. Data provided by the City's Department of Community Development regarding building and demolition permits issued since April 1, 2000 (the date that the last census was taken) has been used to update certain data.

### **Housing Units by Type, Tenure, and Occupancy Status**

In 2000, as shown in Table H-1, there were 1,440 housing units in Stanwood. Of the 1,440 housing units, 1,345 units were occupied (a vacancy rate of 7 percent). 981 or 68 percent were single-family homes and approximately 32 percent were multi-family

dwellings. This percentage breakdown is similar to that of the 1990 Census, indicating a stable tendency toward this breakdown in types of units.

Furthermore, of the City's total occupied housing units, 1,345<sup>1</sup> units, 740 or 55 percent, were owner-occupied, and 559 or 42 percent, were renter-occupied. Three percent was not accounted for in the census data.

**Table H-1**  
**Stanwood, Washington**  
**Number of Dwelling Units, by Type: 2000**

<b>Type of Dwelling Unit</b>	<b>Total Dwelling Units</b>	
	<b>Number</b>	<b>%</b>
Single Family	981	68.1
2 to 4 Family	105	7.3
5 to 9 Family	125	8.7
10 Families or more	229	15.9
Manufactured Homes / Other	0	0.0
<b>Total Housing Units</b>	<b>1,440</b>	<b>100</b>

Note: Only 1,345 housing units were occupied.

Source: U.S. Census of Population and Housing by Place: Household Characteristics of City of Stanwood, 2000.

According to the 2002 Housing Evaluation Report prepared for Snohomish County, Stanwood issued the highest percentage of non-single-family building permits from 1996 through 2000 of any non-southwest Snohomish County jurisdiction.

### **Age of Housing**

Table H-2 indicates the age of Stanwood's housing stock in 2000, according to the U.S. Census. More than 57 percent of the City's dwelling units were built between 1980 and 2000.

As construction activity has obviously continued since 2000, this would mean that approximately two-thirds of the housing in Stanwood is less than 22 years old. The implication of this is that the quality of this housing is relatively high, as these units have been built in accordance with current building codes. The above means that, even

<sup>1</sup> U.S. Bureau of the Census, Census 2000, Profile of Selected Housing Characteristics

though Stanwood does have a good percentage of newer homes, rehabilitation activities must remain important as Stanwood's percentage of older homes (homes built before 1939) was 2.9 percent higher than the State average in 2000. (Please refer to Table H-3.) In comparison with 1990 data, both Table H-2 and Table H-3 indicate great strides toward providing new housing stock in the city.

**Table H-2  
Stanwood, Washington  
Age of Housing: 2000**

<b>Year Housing Built</b>	<b>Number of Units</b>	<b>% of Total</b>
1980 to March 2000	824	57.2
1940 to 1979	394	27.4
1939 or earlier	222	15.4
<b>TOTALS</b>	<b>1,440</b>	<b>100.0</b>

Source: U.S. Census of Population and Housing; Selected Housing Characteristics; Stanwood, Washington: 2000.

**Table H-3  
Snohomish County, Washington  
Age of Housing: 2000**

**Percent of Houses Built Before 1939: In 2000**

<b>State</b>	<b>Stanwood</b>	<b>Arlington</b>	<b>Marysville</b>	<b>Snohomish County</b>	<b>Skagit County</b>
12.5	15.4	15.4	8.5	8.9	19.2

Source: U.S. Census of Population and Housing; Selected Housing Characteristics; Stanwood, Washington: 2000

**Quality of Existing Housing**

One of the statistical measures of quality of Stanwood's housing stock in 2000 is presented in Table H-4. The criteria used to measure housing quality in this table have been developed by the U.S. Census. Measures such as the lack of complete bathroom facilities, kitchens, or heating equipment, or the lack of a potable water system or means of disposing of sewage are all indicators of substandard housing conditions.



**Table H-4  
Stanwood, Washington  
Availability of Facilities in Housing Units: 2000**

Type of Facility		Number	% of Total
<i>Plumbing</i>	Lacking complete plumbing facilities	17	1.3
<i>Kitchen</i>	Lacking complete kitchen facilities	7	0.5
<i>Home Heating Fuel</i>	Utility gas	541	40.2
	Bottled, tank or LP gas	54	4
	Electricity	722	53.7
	Fuel oil, kerosene, etc.	18	1.3
	Coal or coke	0	0
	Wood	10	0.7
	Solar energy	0	0
	Other fuel	0	0
	No fuel used	0	0

Source: U.S. Census of Population and Housing; Selected Housing Characteristics; Stanwood City, Washington: 2000.

Measured according to the above criteria, the quality of housing in the City is high and better than it was 10 years ago. The vast majority of the homes have complete plumbing facilities, and less than one percent did not have full kitchen facilities. All of the dwelling units have some form of home heating, as well as an adequate potable water source and means of wastewater disposal.

Overcrowding is also an indicator of substandard housing. According to the U.S. Bureau of Census, a substandard condition exists if there are more than 1.01 persons per room living in a dwelling unit. In making these computations, it must be understood that a "room" is a living room, dining room, kitchen, bedroom, finished recreation room, or enclosed porch suitable for year-round use. Excluded are bathrooms, open porches, balconies, halls, and utility rooms. Table H-5 shows that 70 dwelling units, or 5.2 percent of the occupied homes in 2000 were considered to be overcrowded. This is an increase from 1990, in which 3.2 percent of the occupied homes were overcrowded, indicating a rising trend in this direction.

**Table H-5  
Stanwood, Washington  
Tenure by Persons per Room: 2000**

<b>Persons/Room</b>	<b>Number</b>	<b>Percent</b>
1.00 or less	1,275	94.8
1.01 to 1.50	31	2.3
1.51 or more	39	2.9
<b>Occupied housing units</b>	<b>1,345</b>	<b>100</b>

Source: U.S. Census of Population and Housing by Place: Household Characteristics of City of Stanwood, Washington, 2000.

### **Household Size**

Data from the 2000 Census indicates that the average household size in Stanwood is 2.65, and according to the Snohomish County’s Housing Evaluation Report of 2002, exactly the same as the countywide average.

## **Housing Affordability**

### **Introduction**

Across the state of Washington, housing affordability is becoming an increasingly serious problem. Under the Growth Management Act, local governments are being asked to analyze the impacts of policies and regulations of the Comprehensive Plan on the development of various types of housing, at various densities, and across a range of costs. This analysis should take into account the current and projected housing needs of Stanwood's residents. The outcome of this process will be policies that will provide opportunities for the development of the types and amounts of housing expected to be needed over the next 20 years.

### **Affordability in Owner-Occupied Dwelling Units**

In 2000, 818 dwelling units, or slightly more than 58 percent of all occupied homes in the City, were owner-occupied. Table H-6 shows that, of the 740 homeowners analyzed by the Census in 2000, 217, or 29.4 percent, spent more than 30 percent of their income on housing. (The generally accepted standard for determining housing affordability is

that housing costs should not exceed 30 percent of family income.) This is an increase from 11.3 percent in 1990.

The fact is that individuals and families at the lower end of the economic spectrum must devote a greater percentage of their income for their housing. And, in Stanwood, where housing costs can be expected to continue to rise as more of the land is used up, this problem could increase. The Economic Element of this Comprehensive Plan addresses the issue of attracting well-paying jobs to the City. If Stanwood achieves a measure of success in this effort, it will mean that fewer families will have to rely on some form of subsidized housing.

Additionally, we as a nation are getting older. In Stanwood, 25.2 percent of the households have at least one family member over the age of 65. The implications of this are that as people get older and retire, they have less disposable income. And, while many of them may have paid their mortgages off years ago, they are finding it increasingly difficult to pay their property taxes and to maintain their homes properly, given their reduced financial circumstances. It's easy to say that deteriorating homes must be brought up to minimum building code standards. If the people living in these homes cannot afford to make the repairs, how will this be done? If there are limited housing options for the elderly, the growing senior population will be forced to live in dwelling units that are falling into disrepair.

**Table H-6**  
**Stanwood, Washington**  
**Percentage of Household Income of**  
**Homeowners Spent for Housing: 1999**

Percent of Income Range	Number of Homeowners	Percent of Total
Not computed	10	1.3
Less than 15 percent	100	13.5
15 to 19 percent	88	11.8
20 to 24 percent	218	29.5
25 to 29 percent	107	14.5
30 to 34 percent	76	10.3
35 percent or more	141	19.1
<b>TOTALS</b>	<b>740</b>	<b>100</b>

Source: U.S. Census of Population and Housing: Selected Housing Characteristics: Stanwood, Washington: 2000.

The median value of all owner-occupied dwelling units in Stanwood in 2000 was \$162,200, according to the U.S. Census. This figure has doubled from the \$82,200 reported in 1990. In 2000, the median home sales price was \$157,000 in Stanwood, compared to the countywide median of \$188,000 (Snohomish County, 2002). Stanwood is in sixth place in home sale affordability to low-moderate households among county jurisdictions, surpassed only by Darrington, Index, Gold Bar, Granite Falls, and Everett. According to the Snohomish County Draft Housing Evaluation Report 2002, 46.6 percent of Stanwood sales were affordable to the low-moderate household bracket, compared to 26.1 percent countywide.

Table H-7, which allocates these units into their various value ranges, shows that the City has a reasonable distribution of homes in most price categories. As might be expected, the majority of housing (53.5%) was valued in the \$150,000 to \$199,999 range. In the 1990 Census, the majority was in the \$50,000 to \$99,999 range.

**Table H-7**  
**Stanwood, Washington**  
**Value of Specified Owner-Occupied Housing: 2000**

Value Range	Number of Units	Percent of Total
Less than \$50,000	26	3.5
\$50,000 to \$99,999	18	2.4
\$100,000 to \$149,999	184	24.9
\$150,000 to \$199,999	396	53.5
\$200,000 to \$299,999	116	15.7
More than \$300,000	0	0

Source: U.S. Census of Population and Housing by Place: Financial Characteristics of Housing Units of City of Stanwood, 2000.

### **Affordability in Renter-Occupied Dwelling Units**

The 2000 Census revealed that 559 units, or 42 percent of all occupied housing, were rental accommodations. Because the rental market constitutes such a significant component of the total housing picture in Stanwood, the issue of affordability is as important as it is for owner-occupied housing.

The situation for lower-income renters spending higher proportions of their earnings for shelter is more serious than for lower-income home owners, as can be seen in Table

H-8. Approximately 44 percent of the renters in Stanwood spent more than 30 percent of their income for housing accommodations. This is a slightly increasing trend from 1990, when 40 percent fell into this category.

**Table H-8  
Stanwood, Washington  
Percentage of Household Income of Renters  
Spent for Housing: 1999**

Percent of Income Range	Number of Renters	Percent of Total
Less than 15 percent	69	12.3
15 to 19 percent	72	12.9
20 to 24 percent	100	17.9
25 to 29 percent	46	8.2
30 to 34 percent	77	13.8
35 percent or more	170	30.4
Not computed	25	4.5
<b>TOTALS</b>	<b>559</b>	<b>100</b>

Source: U.S. Census of Population and Housing: Selected Housing Characteristics: Stanwood, Washington: 2000.

The range of monthly rents paid by households in Stanwood in 2000 is presented in Table H-9. Gross rent is defined as the contract rent plus an estimated monthly cost for utilities. In 2000, the median rent in the City was \$652 (up from \$299 in 1990). Of the 559 units tabulated, 285, or 50.8 percent, fell within the \$300 to \$749 rental range. Approximately 13 percent of the rental stock had rent levels below \$300 per month.

The Dupre + Scott rental survey for 1999-2001 showed that 86.7 percent of the City's rental housing stock was affordable to very low income households. This was the fifth best in the county and compares well to the countywide average of 56.3 percent (Snohomish County Housing Evaluation Report, 2002). In 2001, 100 percent of the rents were affordable to low and moderate income families (Snohomish County Tomorrow, 2001 Growth Monitoring Report, 2001).

**Table H-9  
Stanwood, Washington  
Average Monthly Gross Rental Rates: 2000**

<b>Value Range</b>	<b>Number Of Units</b>	<b>Percent of Total</b>
Less than \$200	53	9.5
\$200 to \$299	19	3.4
\$300 to \$499	129	23.1
\$500 to \$749	156	27.9
\$750 to \$999	98	17.5
\$1,000 to \$1,499	58	10.4
\$1,500 or more	28	5
No cash rent	18	3.2
<b>TOTALS</b>	<b>559</b>	<b>100</b>

Source: U.S. Census of Population and Housing by Place: Financial Characteristics of Housing Units of City of Stanwood, 2000.

## Special Housing Types

To provide a complete overview of the City of Stanwood's housing inventory, an assessment must be made of the special housing types that exist. These include government-subsidized rental housing, group homes, and manufactured homes.

### Senior Citizen Housing Complexes and Group Housing

There are three senior/assisted living facilities within Stanwood. One is the Josephine Sunset Home, located on 272 Pl. N.W. This nursing home is privately owned and is assisted by the federal government through medicare and medicaid. This is a congregate care facility with 160 beds. The other two are Merrill Gardens, a private facility located on 265<sup>th</sup> Street, and the Stanwood Senior Center located on 276<sup>th</sup> Street. Both were undergoing expansion in 2003 – Merrill Gardens to 113 units, and the Senior Center to 85 beds.

### Manufactured Housing

According to the U.S. Census Bureau, Housing and Urban Development (HUD) Code Manufactured homes represented 23.8% of all new single-family starter homes in 1997.

There are approximately 19 million people who live in and own over 8 million manufactured homes across the nation. The choice of a manufactured home over a more conventional “stick built” home largely has to do with cost. Depending on its size, excluding land costs, some new manufactured homes can be purchased for less than \$20,000. However, the 2000 median home sales price within Stanwood was \$157,700. Manufactured homes are built to the HUD Code Standards, rather than the Uniform Building Code (UBC), which is the standard for “stick built” homes. Many manufactured homes use 2 x 6 construction for exterior walls, unlike the 2 x 4 in a “stick built” home, which is required per the UBC. Many of the components used in a manufactured home are the same as those found in traditional “stick built” homes. According to the 2000 Census and the City Department of Community Development, manufactured homes do not provide a major segment of the housing stock; however manufactured homes may offer an alternative to meet affordable housing demands within the City.

### **Assisted (Subsidized) Housing**

Stanwood has 178 permanently assisted housing units and 33 families receiving voucher assistance for a total of 211 assisted units, 14 percent of the total housing stock. According to the Snohomish County Housing Evaluation Report (2002), no other jurisdiction in Snohomish County has a greater percentage of assisted housing.

### **Housing Development Since 2000**

From 2000 through December of 2002 building permits were issued for 181 residential units (see Table H-10). While this data provides a gauge of housing construction activity, it should not be used as a precise representation of the number of units added to the housing inventory since the 2000 Census. This cautionary note is interjected because some homes that have been permitted may never be built, or may not be completed for several months or even years.

Table H-10 also shows the types of units that are currently being permitted. For the 2000-2002 period, 46 percent of the permits were for the construction of multi-family units. The significance of this is that the 2000 Census reported that of the 1440 dwelling units that existed as of that date, 459, or 32 percent, were determined to be multi-family.

**Table H-10  
Stanwood, Washington  
Residential Unit Building Permit Activity: 2000-2002**

Year	Type	Number of Units
2000	Single-Family	45
	Duplex	0
	Multi-Family	30
<b>2000 Subtotals</b>		<b>75</b>
2001	Single-Family	24
	Duplex	0
	Multi-Family	15
<b>2001 Subtotals</b>		<b>39</b>
2002	Single-Family	28
	Duplex	4
	Multi-Family	35
<b>2002 Subtotals</b>		<b>67</b>

Source: City of Stanwood, Community Development Department, 2003.

## Future Needs Assessment

### Housing Requirements

Significant changes have been occurring in Western Washington since the mid-1980s which, in turn, have had and will continue to have an impact on the ability of Stanwood's residents to find suitable housing at affordable prices. Nationally, rising construction costs and land prices continue to threaten the City's ability to provide affordable housing. This section of the Housing Element will analyze the City's housing future, the anticipated number of new households and the number of dwelling units that will have to be built by the year 2025 to accommodate the projected population. Of particular importance is the need to establish realistic projections of the "affordable" housing needs for the next 20 years.

This will involve an orderly, step-by-step process that goes through the following procedure:

- Define what is meant by "affordable housing" and those income groups in Stanwood to which this definition applies.
- Determine how many families in Stanwood in 2000 were in the very low, low and moderate income groups.



- Establish the projected population for the City to 2025.
- Determine the average family size and, therefore, the additional number of dwelling units needed by the year 2025 for Stanwood.
- Estimate the number of families that will require some form of subsidized or affordable housing by 2025.

### **Affordable Housing: A Definition and Its Application to Stanwood**

Affordability, when it is applied to spending money on shelter, is the amount of money that can be spent on housing. The U.S. Census defines "affordable" as spending no more than 30 percent of gross income on housing. For example, if a family has a total gross annual income of \$48,000, it is earning \$4,000 per month. That family should be spending no more than \$1,200 a month for shelter, including utility costs ( $\$4,000 \times 30\% = \$1,200$ ). In Stanwood, as is the case elsewhere, those families that must be targeted for affordable housing are those that fall in the very low, low, and moderate income categories.

### **Median Income**

Median income for residents within the City of Stanwood, as established by the U.S. Census in 1990, was \$44,512. This is low compared to the County median of \$54,253.

### **Very Low, Low, and Moderate Income Families in Stanwood**

- *Very Low Income:* The U.S. Census defines Very Low Income families as those with household income levels below 50 percent of the City's median family income. The 2000 Census established that this median income level for Stanwood was \$44,512. Therefore, all of those families whose gross incomes were lower than \$22,256 in 2000 were in the Very Low Income category.
- *Low Income:* Low Income families are defined by the U.S. Census as those whose household income levels fall between 50 and 80 percent of the City's median family income. For Stanwood this means that those families whose gross incomes were between \$22,256 and \$35,610 were ranked in the Low Income category.
- *Moderate Income:* The Census definition for Moderate Income families is those whose household income levels are between 80 and 95 percent of the City's median family income. This means that those families whose gross annual incomes were between \$35,610 and \$42,286 are classified as Moderate Income.

As the above parameters are applied to Stanwood, an estimated 740 families fell into the very low, low, and moderate income levels as of the 2000 Census. These families are those that are targeted as requiring affordable housing and, as can be seen in Table H-11, constituted almost 56 percent of the families residing in Stanwood.

**Table H-11  
Stanwood, Washington  
Household Incomes and Affordability Ranking: 1999**

<b>Income Level</b>	<b>Number of Families</b>	<b>Percent of Total</b>	<b>Targeted for Affordable Housing</b>
Less than \$10,000	147	11.1	Yes
\$10,000 - \$14,999	111	8.4	Yes
\$15,000 - \$24,999	127	9.6	Yes
\$25,000 - \$34,999	121	9.2	Yes
\$35,000 - \$49,000	234	17.7	Yes
\$50,000 or more	580	44	No
<b>Totals</b>	1,320	100.0	

Note: Moderate income up to \$42,286

Source: U.S. Census, City of Stanwood, Profile of Selected Economic Characteristics: 2000

Because the moderate income range goes up to \$42,286, it was necessary to interpolate within the \$35,000 to \$49,999 income group. It was estimated that 60 percent of those in this group were below the \$42,286 annual income level, as the median family income in the City was \$44,512.

### **Population Projections**

A complete analysis and discussion of projected population growth for Stanwood to the year 2025 is presented in the Land Use Element of this Comprehensive Plan. As depicted in Table LU-8, the 2025 population target for Stanwood and its growth area is 8,840.

This population can be translated into a number of dwelling units, as shown below in Table H-12:

**Table H-12  
Stanwood, Washington  
Projected Dwelling Units: 1993 - 2025**

<b>Year</b>	<b>Boundary Area</b>	<b>Population</b>	<b>Average Household Size</b>	<b>Number of Households</b>
1993	City	2,360	2.71	890
2000	City	3,923	2.65	1,402
2025	City and UGA	8,840	2.65	3,336

Note: 2025 population based on chosen population and employment growth targets for the City of Stanwood  
 Source: U.S. Bureau of Census, Profile of General Demographics, Stanwood, Washington, 2000

The preceding table shows that, within the present and future City limits of Stanwood, there will be a need to construct approximately 1,900 dwelling units over the next 20 years.

**Projected Affordable Housing Need**

It may be useful at this point to estimate the costs to purchase homes in various price categories:

**Table H-13  
Cost of Home Ownership at Different Price Points  
Conventional Loan Scenario**

<b>Price Point</b>	<b>Down Payment</b>	<b>Principal &amp; Interest</b>	<b>Total Payment</b>	<b>Loan Amount</b>	<b>Annual Income</b>
\$70,000	\$7,000	\$378	\$522	\$63,000	\$15,662
\$90,000	\$9,000	\$486	\$657	\$81,000	\$19,708
\$120,000	\$12,000	\$648	\$859	\$108,000	\$25,777
\$140,000	\$14,000	\$755	\$994	\$126,000	\$29,823
\$160,000	\$16,000	\$863	\$1,129	\$144,000	\$33,869
\$180,000	\$18,000	\$971	\$1,264	\$162,000	\$37,916

Notes: Loan amounts are based on a 30 year fixed loan at 6%. Total payment includes taxes and insurance. Down payment includes closing costs. It is assumed that the borrowers' debt ratio would not exceed 40%.

**Table H-14  
Cost of Home Ownership at Different Price Points  
ARM Scenario**

<b>Price Point</b>	<b>Down Payment</b>	<b>Principal &amp; Interest</b>	<b>Total Payment</b>	<b>Loan Amount</b>	<b>Annual Income</b>
\$70,000	\$3,500	\$362	\$508	\$66,500	\$15,228
\$90,000	\$4,500	\$466	\$638	\$85,500	\$19,151
\$120,000	\$6,000	\$621	\$834	\$114,000	\$25,034
\$140,000	\$7,000	\$724	\$965	\$133,000	\$28,957
\$160,000	\$8,000	\$828	\$1,096	\$160,000	\$32,879
\$180,000	\$9,000	\$931	\$1,227	\$171,000	\$36,801

Notes: Loan amounts are based on a 5/1 ARM loan at 5.345%. Total payment includes taxes and insurance. Down payment includes closing costs. It is assumed that the borrowers' debt ratio would not exceed 40%.

A number of scenarios are presented in Tables H-13 and H-14. Based on annual income and no more than a 40% debt ratio it may be possible for very low, low and moderate income families to purchase homes. Therefore, based on those criteria a very low income household (50 percent of median income) in Stanwood could afford the monthly payment for a home in the \$70,000 to \$90,000 range. A low income household (50 to 80 percent of median income) in Stanwood could afford a monthly payment for a home in the \$120,000 to \$140,000 range. A moderate income household (80 to 95 percent of median income) in Stanwood could afford a home in the \$160,000 to \$180,000 range.

If one were to evaluate housing affordability based on how the U. S. Census defines "affordability," then the results may be different. As stated earlier, the U. S. Census defines "affordability" as spending no more than 30 percent of gross income on housing. Based on this scenario, very low income household (50 percent of median income) in Stanwood could afford the monthly payment for home in the \$70,000 to \$80,000 range. A low income household (50 to 80 percent of median income) in Stanwood could afford a home in the \$90,000 to \$120,000 range. A moderate income household (80 to 95 percent of median income) in Stanwood could afford a home in the \$140,000 to \$150,000 range.

The reality is that the cost of land, materials and retail goods are increasing on a yearly basis. Therefore, it is almost impossible for families at the lower end of the economic spectrum to save the necessary funds for a down payment.

Monthly payments for rental housing would be about the same for the various income strata; however, the families are not burdened with the task of coming up with a down payment. It is also understood that families, especially on the lower rungs of the economic ladder are resistant to moving into any form of attached multi-family housing. Their concept of the "American dream" is a single-family home on its own lot. But, with land, building materials, and labor costs escalating, the potential to realize the "dream" is decreasing.

Earlier in this Section, an exercise was performed to show that approximately 56 percent of the current population of Stanwood falls into the very low, low, and moderate income levels. As measured by Growth Monitoring Reports, Stanwood is in sixth place in home sale affordability to low-moderate households among county jurisdictions, surpassed only by Darrington, Index, Gold Bar, Granite Falls, and Everett.<sup>2</sup>

### **Fair Share Housing Allocation**

The regional approach to affordable housing developed by Snohomish County Tomorrow indicates that the proportion of affordable housing Stanwood should plan for is significantly lower than the existing 56%. This regional approach takes into account and adjusts a jurisdiction's proportion of low-moderate income housing based on the following factors: (1) lower income housing should be placed near lower income jobs; and (2) each jurisdiction's proportion of low and moderate income households should more or less match the County's overall low-income housing needs. Allocations are also adjusted for the number of existing affordable units and the number of affordable jobs in the jurisdiction. Using 1990 data, the fair share housing accommodation for Stanwood was 0.7 percent of the County's population (0.6 percent for the growth area), for a total of 717 units by 2012. This represented 12 percent of the city's 2012 population target.

Table H-15 shows the extent of affordable housing that Stanwood will be responsible for to the year 2025.

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<sup>2</sup> Snohomish County, Draft Housing Evaluation Report, 2002

**Table H-15  
Stanwood, Washington  
Fair Share Housing Accommodation: 2025**

<b>Area</b>	<b>Population</b>	<b>Number of Households<sup>1</sup></b>	<b>Number of Affordable Households<sup>3</sup></b>
City	5,650	2,132	548
UGA <sup>2</sup>	3,190	1,204	288
<b>TOTAL</b>	<b>8,840</b>	<b>3,336</b>	<b>836</b>

Notes: <sup>1</sup> Based on U.S. Census, average household size of 2.65.  
<sup>2</sup> Shown as Housing Planning Area (HPA) in the Allocation.  
<sup>3</sup> This includes all housing – single-family, multi-family, rented, or owner occupied units

Sources: U.S. census Bureau, 2000  
 Snohomish County Tomorrow, draft Fair Share Housing Allocation for 2025

## Special Housing Requirements

### Elderly Oriented Group Homes

There are a number of different types of housing that have emerged over the past several years to serve the elderly population in a group setting. The two major types are generally divided into life-care communities and Adult Congregate Living Facilities (ALFs).

Life Care or Continuing Care communities are generally self-contained villages, for the 62 and older group. A “Life-Time Contract” is offered to residents for living in a designated unit for the rest of the resident’s life or until the resident needs to be transferred to the ALF section or into its skilled nursing facility on or near campus. In exchange for the lifetime blanket protection, the resident pays a substantial up-front “Endowment” or “Entrance Fee” plus monthly maintenance fees which are most often not locked-in because of future inflation and increased operating costs.

The other form of service-oriented housing for the elderly is the ALF, also known as elderly group care housing. This version of senior adult congregate living is normally a smaller scale development than life-care and generally does not have medical facilities on the premises. It often includes units without kitchens for individuals requiring help in dressing, bathing, and eating. Such facilities typically are comprised of one-bedroom units and are targeted toward middle-income elderly people. Recent trends in this type of housing include double-sized, one-bedroom units for couples, as well as some double-sized, two-bedroom units. Areas within the facility are designated for different

congregate or common functions such as meeting rooms, dining areas, library, recreation facilities, etc.

The following locational criteria are recommended when developing these elderly congregate housing types in existing or designated residential areas:

- They should be located in areas that are or are proposed to be residential in character and within close proximity (15-minute driving or response time) to hospitals, emergency medical units, neighborhood shopping, banks, restaurants, and other essential commercial services. Additionally, they should be within reasonable proximity to local cultural, recreational, educational, and entertainment facilities. Also, such housing should be located where residents can easily be served by specialized demand-oriented transportation services such as “Dial-A-Ride” programs.
- The intensity of the development should be compatible with that of the general area in which it is located.
- Congregate living facilities may be located in predominantly commercial areas if the adjacent uses are compatible, sufficient buffers are provided, and pedestrian networks are in place.
- Additional yard requirements and special buffering provisions should be included in the zoning code whenever these facilities are located adjacent to single-family housing areas.

### **Specialized Congregate Living Facilities/Group Homes**

Two other categories of group housing are those for the physically and developmentally disabled and halfway houses. The need for these types of facilities is more difficult to forecast than that for elderly housing. However, provisions for these types of housing arrangements should be discussed in this Housing Element and provisions made in the zoning code to accommodate them.

#### *Group Homes for the Developmentally and Physically Disabled*

This is a broad category that includes housing for the physically handicapped as well as for those with mental disabilities. The principal difference between this classification and elderly housing is one of scale. Group homes for the disabled generally house fewer residents than facilities for the elderly. They also tend to occupy existing vacant homes rather than new, purpose-built structures.

The locational criteria and siting provisions for these types of group homes are similar to those for elderly congregate facilities. Larger group homes for the developmentally and physically disabled should be allowed in areas that permit higher density single-family homes and/or multi-family housing. Federal law requires that group homes for handicapped persons that meet the definition of family must be treated the same as other single family units.

#### *Halfway Houses*

This is generally the most controversial type of facility and requires the most carefully considered siting criteria. The group housing facilities in this category include approved homes for juvenile offenders, halfway houses to be used in the rehabilitation process for adult offenders in lieu of institutional sentencing, facilities providing residential care for persons leaving mental institutions, and rehabilitation centers for alcohol and drug users.

These facilities would not be appropriate in single-family residential areas. The most compatible surroundings would be multi-family and commercial areas. Careful attention must be given in the zoning code to provisions for yards, buffering, and security needs for these facilities.

#### *Emerging Group Home Facilities*

There are several group home types that have come into being in recent years in response to changing societal demands. These include facilities for abused and battered wives and children and homes for individuals with eating disorders. These groups come close to sharing the same characteristics of those occupying halfway houses. Therefore, the same siting criteria for halfway houses should be used for these types of housing. Federal law requires that group homes for children that meet the definition of family must be treated the same as other single family units.

#### *Congregate Living Facilities/Group Homes: Conclusions*

General provisions are made for the inclusion of group homes in Stanwood according to state and federal law. Where allowed, some zoning code requirements cover minimum site areas, off-street parking, yard setbacks, and buffering requirements. One general guideline that is to be noted is that group homes should be dispersed throughout the City to the maximum extent possible. No one area or neighborhood should contain all or most of the group housing in Stanwood.



### **Accessory Apartments**

Accessory apartments are independent living units installed in the surplus space of a single-family residence. This results in two independent households living under one roof or in two structures on one lot. This program is supported by the American Association of Retired Persons, and is beneficial in accommodating the elderly, young first-time homeowners, or those otherwise requiring private assistance or companionship. The City's Zoning Code allows these units in all single family zones, where the minimum bulk regulations can be met. The general picture of a successful accessory apartment program results in the maintenance of an independent living environment for the elderly while providing companionship for them and offers security and assistance to both households.

### **Projected Land Needs**

GMA Section 36.70A.070(2)(c) requires the identification of "sufficient land for all types of housing, including, but not limited to: government assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities." The City's policies and codes do not attempt to categorize units by affordability beyond the recognition that smaller lot sizes and multi-family zones are often more conducive to keeping the cost of housing lower. Group homes are accommodated in several of the city's zones, including single-family zones, where the home can meet the definition of family. See the Land Use Element and Appendix C for the land use capacity analysis related to residential lands.