

# 7 HOUSING

## INTRODUCTION

Lynnwood is fortunate to have a variety of housing types and housing stock affordable to most economic segments of the community. As is common in the Puget Sound region, the supply of housing for lower-income households is insufficient relative to actual demand, and as a result some households must allocate a significant percentage of their income to housing. However on a comparative basis, a greater percentage of Lynnwood’s housing is affordable to lower-income households than other nearby communities. For some, even the least-expensive housing is unaffordable or unavailable and homelessness is often the result.

Dwelling types in Lynnwood include:

- Detached single family homes
- Duplexes, triplexes and fourplexes
- Mobile homes in mobile home parks
- Midrise apartments and condominiums
- Assisted living facilities
- Dormitories
- Group homes
- Property manager residence
- Townhouses
- Accessory dwellings (attached)
- Garden-style apartments and condominiums
- Active retirement
- Nursing homes
- Dormitories
- Shared housing
- 

The City of Lynnwood does not directly own or provide housing. As a Community Development Block Grant (CDBG) Urban County Consortium member, Snohomish County coordinates the use of CDBG funds on behalf of Lynnwood and 17 other cities and towns. CDBG funds are used to fund housing and social services County-wide. This status may change due to annexation and/or growth when city population exceeds the 50,000 resident threshold required to become an “entitlement” city. At that point the City will be in a position to administer its own CDBG program.

With regards to housing, Lynnwood’s responsibility is the administration of land use and construction policies/regulations. Those policies and regulations influence the quantity, mix, and nature of housing in Lynnwood, but do not directly dictate housing cost. In an effort to keep costs for development down, Lynnwood has adopted flexibility into its code and eliminated certain local requirements.

## HOUSING FINDINGS

**Finding H-1.** The Growth Management Act (GMA) requires a housing element in all comprehensive plans, based on the following requirements of RCW 36.70A.070(2):

“A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster

1 care facilities; and (d) makes adequate provisions for existing and projected needs of  
 2 all economic segments of the community.”

3 **Finding H-2.** PSRC’s Vision 2040 provides additional guidance for housing planning in the Puget  
 4 Sound region, with the following overarching goal:

5 “The region will preserve, improve and expand its housing stock to provide a range  
 6 of affordable, healthy and safe housing choices to every resident. The region will  
 7 continue to promote fair and equal access to housing for all people.”

8 **Finding H-3.** Five of the Growth Management Act’s (GMA) 13 goals directly relate to housing, as  
 9 summarized below:

10 RCW 36.70A.020(1) **Urban growth.** Encourage development in urban areas where  
 11 adequate public facilities and services exist or can be provided in an efficient manner.

12 RCW 36.70A.020(2) **Reduce sprawl.** Reduce the inappropriate conversion of  
 13 undeveloped land into sprawling, low-density development.

14 RCW 36.70A.020(4) **Housing.** Encourage availability of affordable housing to all  
 15 economic segments of the jurisdiction.

16 RCW 36.70A.020(3) **Transportation.** Encourage efficient multi-modal  
 17 transportation systems that are based on regional priorities and coordinated with  
 18 county and city comprehensive plans.

19 RCW 36.70A.020(12) **Public Facilities and Services.** Ensure that those public  
 20 facilities and services necessary to support development shall be adequate to serve  
 21 the development at the time the development is available for occupancy and use  
 22 without decreasing current service levels below locally established minimum  
 23 standards.

24 **Finding H-4.** On behalf of Snohomish County Tomorrow (SCT), Snohomish County issued the  
 25 Housing Characteristics and Needs in Snohomish County Report (HO-5 Report).  
 26 Issued in January 2014, this report contains considerable data regarding housing  
 27 conditions throughout Snohomish County.

28 **Finding H-5.** The City of Lynnwood is a founding member of the Alliance for Housing  
 29 Affordability (AHA). AHA has prepared and issued the Lynnwood Housing Profile  
 30 (December 2014). AHA has prepared a similar Profile for each AHA jurisdiction  
 31 member.

32 The HO-5 Report and the AHA Profile contain detailed, quantitative information  
 33 regarding Lynnwood’s housing stock--and are incorporated herein by reference as  
 34 satisfaction of GMA requirements for inventory and analysis of housing conditions in  
 35 Lynnwood.

36 **Finding H-6.** As a built-out community, there is a limited amount of vacant land in the City on  
 37 which to develop new housing. Since most of Lynnwood is already developed, new  
 38 housing will be created mostly through redevelopment.

39 **Finding H-7.** Relatively small numbers of new single family homes are being added to  
 40 Lynnwood’s housing stock through short subdivisions and smaller subdivisions. In  
 41 areas zoned Single Family Residential, large single family lots are being subdivided  
 42 where access for vehicles and utilities can be achieved in a cost-effective manner.  
 43 Many of the new home sites do not have frontage upon a public street, and instead  
 44 are accessible by private road/easement.

- 1 **Finding H-8.** The Land Use Element calls for the protection and preservation of properties zoned  
 2 for single family residences, and this Housing Element is consistent with that long-  
 3 standing objective. Accordingly, it is unlikely that existing single family areas would  
 4 be converted to other uses. This Housing Element also contains policies regarding  
 5 preservation of some of Lynnwood’s existing mobile home parks. The City  
 6 encourages regular maintenance and upkeep of existing housing of all types.  
 7 Preservation and improvement of the existing housing stock is one of the keys to  
 8 meeting future housing needs and affordability targets.
- 9 **Finding H-9.** Higher density and mixed-use projects in activity centers will contribute to the City's  
 10 projected housing needs as well as the realization of redevelopment strategies for  
 11 areas such as the Highway 99 Corridor, City Center, and the Regional Growth Center  
 12 focused around the Alderwood Mall.
- 13 **Finding H-10.** Infill development (i.e., building on vacant and underdeveloped lots) is a means to  
 14 respond to housing demand, achieve population growth targets, focus new  
 15 development in areas where infrastructure is present, and equitably distribute the cost  
 16 of infrastructure. However, some of these properties are vacant/underdeveloped  
 17 because of environmental or physical constraints that make development difficult or  
 18 uneconomic.
- 19 **Finding H-11.** As noted above, Lynnwood does not directly own or develop housing. The City will  
 20 need to seek outside investment and new sources of dedicated funds if it wants to  
 21 assist in the creation of new housing opportunities. Lynnwood will need to continue  
 22 to work closely with the Snohomish County Housing Authority (HASCO), the  
 23 Alliance for Housing Affordability (AHA), and other housing partners to ensure there  
 24 is an equitable distribution of affordable housing and contribution toward affordable  
 25 housing amongst all jurisdictions in the County.
- 26 **Finding H-12.** Design standards and guidelines are important, particularly for higher-density  
 27 housing, to ensure compatibility between different types of land uses and housing.  
 28 Usable private open spaces, generous landscaping, and buffering of potentially  
 29 incompatible land uses will help to minimize conflicts.
- 30 **Finding H-13.** The demand for "special needs" housing, including housing for senior citizens and  
 31 persons with disabilities, is likely to increase substantially in the foreseeable future as  
 32 the "baby boom" generation increases in age.
- 33 **Finding H-14.** Mobile home parks remain an important housing resource for many Lynnwood  
 34 residents. The City has policies that established a subset of mobile home parks (those  
 35 consistent with underlying zoning) where reasonable efforts should be expended to  
 36 preserve them into the future. Some of the issues associated with mobile home parks  
 37 include: long-term park maintenance and replacement of aging infrastructure,  
 38 upgrading homes to meet current building and life-safety codes, replacement of  
 39 obsolete mobile homes, and displacement of residents when parks do close.
- 40 **Finding H-15.** Available housing opportunities for people who work in Lynnwood is an ongoing  
 41 concern. The City's abundance of lower-paying retail and service jobs raises issues  
 42 of affordability and convenience in discussions of housing/jobs balance.
- 43 **Finding H-16.** Public education about housing availability and housing improvement opportunities  
 44 in Lynnwood can help promote awareness and stability.
- 45 **Finding H-17.** The protection and improvement of residential neighborhoods is essential to the  
 46 City's overall quality, character and image. The preservation of established single-

1 family neighborhoods will continue to be a high priority of the City's Comprehensive  
 2 Plan while it strives to satisfy a variety of housing needs.

3 **HOUSING CONDITIONS AND CONTEXT**

4 Lynnwood experienced a population boom in the 1960's that tapered over the following decades,  
 5 stabilizing in the late 1990's. The City's population has been stable over the past 15 years, with low,  
 6 steady growth, as shown in Table H-1. The average Lynnwood household is 2.47 people in size,  
 7 compared to 2.62 across the County. This represents a slight drop from the City's average 2000  
 8 household size of 2.5, and may be indicative of the higher percentage of multi-family units found in  
 9 Lynnwood as compared with some other cities and/or the aging of households.

10 **Table H-1. Population and Population Change, Lynnwood and Snohomish County**

Year	Lynnwood		Snohomish Co.		Year	Lynnwood		Snohomish Co.	
	Pop.	Change	Pop.	Change		Pop.	Change	Pop.	Change
1960	7,207	~	172,199	~	2004	34,478	+ <1%	648,778	+ 1%
1970	16,495	+ 129%	265,236	+ 54%	2005	34,718	+ <1%	661,346	+ 2%
1980	22,600	+ 37%	337,720	+ 27%	2006	35,062	+ 1%	676,126	+ 2%
1990	28,695	+ 27%	465,628	+ 38%	2007	35,279	+ 1%	689,314	+ 2%
1996	29,110	+ 2%	538,100	+ 13%	2008	35,411	+ <1%	699,300	+ 1%
1997	33,070	+ 12%	551,200	+ 2%	2009	35,430	+ <1%	705,894	+ 1%
1998	33,110	+ <1%	568,100	+ 3%	2010	35,836	+ 1%	713,335	+ 1%
1999	33,140	+ <1%	583,300	+ 3%	2011	35,860	+ <1%	717,000	+ 1%
2000	33,847	+ 2%	606,024	+ 4%	2012	35,900	+ <1%	722,900	+ 1%
2001	33,949	+ 1%	617,864	+ 2%	2013	35,960	+ <1%	730,500	+ 1%
2002	33,924	- <1%	629,287	+ 2%	2014	36,030	+ <1%	741,000	+ 1%
2003	34,479	+ 2%	639,942	+ 2%	2015				

11 Source: OFM and City of Lynnwood

12 Lynnwood's existing housing stock is divided nearly evenly between single family and multi-family  
 13 units. In 2012, 54% of dwellings were single family and 43% multi-family. 3% were manufactured  
 14 (mobile) homes.<sup>1</sup>

15 The City saw strong residential growth in the 1960's and 1970's. As of 2012, 46% of all dwellings were  
 16 built during this period. As a result, a significant portion of the City's housing stock is 40-50 years old.  
 17 This raises potential issues with homes requiring major renovation, maintenance and investment.

18 The 1980's saw a moderate increase in multi-family construction followed by a slight increase in single-  
 19 family units during the 1990s.

20 As the City grew during its first four decades, and more multifamily housing was built, its home  
 21 ownership rate declined. The most dramatic decline was during the 1960's when the percentage of  
 22 owner-occupied dwellings dropped from 90% in 1960 to 57% in 1970. Since 1970, owner-occupancy  
 23 continued to decline but at a much slower rate until the rate reversed itself during the 1990's. Through  
 24 the 2000's, more than half of newly-constructed units were single family dwellings. In 2012, 53% of  
 25 dwellings were owner-occupied.

<sup>1</sup> 2012 American Community Survey 5-year estimates used as, at time of writing, 2012 estimates were the most recent available

**Table H-2: Housing Tenure, All Housing Types 1960-2000**

	1960	1970	1980	1990	2000	2010
<b>Owner Occupied</b>	1,588	2,963	4,688	5,607	7,062	7,411
Percent	90%	57%	54%	49%	53%	53%
<b>Renter Occupied</b>	184	2,192	4,040	5,724	6,266	6,696
Percent	10%	43%	46%	51%	47%	47%

Source: U.S. Census, 1960-2010

In 2012, the median home sale price in Lynnwood was \$269,775.<sup>2</sup> This represents a 24% drop from the 2008 median, \$354,950. 57% of homes sold from 2008-2012 were three bedrooms in size and 31% were four bedrooms in size. The estimated 2012 median value for all homes in Lynnwood was \$300,800, compared to \$311,600 across Snohomish County. Assessor’s data suggests that home values are recovering from the recession – from 2013 to 2014, the average assessed value rose by 10.9%, the third-highest increase among Snohomish County cities.

Housing is considered affordable if households spend no more than 30% of their income on housing costs, per HUD standards. This is particularly important for households with lower incomes, who may have to sacrifice other needs to afford their housing. Those that spend more than 30% are considered “cost burdened”. Assuming a 20% down payment and using average rates of interest, property taxes, utilities, and insurance, the estimated monthly cost for the 2012 median home would be \$1,547. A family would require an annual household income of at least \$61,880 to afford this home, higher than the City’s median income but below Snohomish County median income. In 2012, 37.4% of Lynnwood’s homeowners were estimated to be cost burdened, compared to 38.1% across Snohomish County.

The data concerning “cost burdened” ownership is somewhat suspect due to the huge impacts of the recession on property values, household incomes and debt burden. Prior to the recession it was a common practice to buy as much house as could be afforded. People counted on continuing increases in salaries due to career growth and inflation to gradually decrease the “cost burden” of ownership while most people had a fixed rate, long-term mortgage. This is reflected in the 2012 ACS estimate for Lynnwood’s median monthly homeowner costs which, at \$1,890, translates to a minimum required income of \$75,600, well above City and County median income. This scenario has failed to play out since the recession. The problems for many were compounded by their taking on variable rate mortgages and by the financial industries abuses in decreasing standards required to qualify for loans. At the time of writing the resulting increase in “cost burden” statistics appears to be slowly reverting to norm. The process has been painful for many households who lost their homes and whose incomes decreased or stagnated. The City believes it will be several more years before this improvement is fully reflected in the data.

Maximum affordable rents by income level are compared against Lynnwood’s average rents by unit size, including utilities, in Table H-3.<sup>3</sup> Lynnwood’s average rental units two bedrooms or less in size are affordable to households earning at least 50% Area Median Income (AMI), with rents on the lower end of the range affordable to households earning between 30 and 50% AMI. For units three bedrooms in size or larger, an income of at least 80% AMI is generally required. There is a limited supply of three bedroom units affordable to households between 30 and 80% AMI and four bedroom units affordable to 50 to 80% AMI. There is no evidence of traditional market rate units affordable to households earning less than 30% AMI. Informal internet research suggests that shared housing in Lynnwood (living with roommates) is often affordable to individuals earning between 30 and 50% AMI, and possibly some

<sup>2</sup> Includes single family homes, both detached and attached, condominiums, and manufactured homes

<sup>3</sup> Utilities estimated using HUD utility allowances



1 below 30% AMI. Sharing housing is an excellent affordable option for those it suits, though it may not  
 2 be a suitable option for families, individuals with disabilities, and others. Accessory Dwelling Units  
 3 (ADUs) are permitted in Lynnwood, and are also likely to be more affordable than traditional housing.  
 4 Data is not currently available for Lynnwood ADU rents, though this is an area of high interest for future  
 5 research.

6 **Table H-3: Affordable Rents by Dwelling Size (Including the Cost of Utilities)**

Dwelling Size	Extremely Low Income (<30% AMI)	Very Low Income (30-50% AMI)	Low Income (51-80% AMI)	Average Lynnwood Rent, 2014	Min. Hourly Wage Needed for Average Rent	Rent Range
Studio	\$455	\$758	\$1,127	\$778	\$14.96	\$546-\$1,057
1 Bedroom	\$487	\$813	\$1,208	\$907	\$17.44	\$625-\$1,325
2 Bedroom	\$585	\$976	\$1,450	\$1,129	\$21.71	\$697-\$1,642
3 Bedroom	\$676	\$1,127	\$1,675	\$1,672	\$32.15	\$969-\$2,415
4 Bedroom	\$755	\$1,257	\$1,868	\$1,975	\$37.98	\$1,442-\$2,447
5 Bedroom	\$781	\$1,301	\$1,933	\$2,404	\$46.23	\$2,271-\$2,526

7 Source: Dupre and Scott, 2013; Housing Authority of Snohomish County, 2014.  
 8 Note: Rent limits based on 2013 income limits for Seattle-Bellevue HUD Metro Fair Market Rent Area, which  
 9 includes Snohomish and King Counties.

10 To complement data on current market rents, Table H-4 below shows the estimated distribution of rents  
 11 by bedroom size for the City’s existing renters. As shown, these estimates indicate that a number of  
 12 households currently pay rents well below current market rates, as referenced in Table 3. This could have  
 13 a number of explanations, including that these estimates may include households living in assisted  
 14 housing, or who are renting from family or other less formal arrangements. Cost burden should also be  
 15 considered in assessing affordability for the existing rental stock, discussed in further detail below.

16 **Table H-4: Existing Market Rent Distribution by Dwelling Size**

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

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

18 Mobile home parks are another source of market rate affordable housing for many City residents. In  
 19 many cases, they provide the opportunity of home ownership to households which cannot afford to  
 20 purchase more traditional types of housing. Mobile home parks can also provide a transition between  
 21 single family neighborhoods and higher-density/intensity land uses. Preservation of mobile home parks is  
 22 an important goal Lynnwood and many other communities. However, preservation requires a careful  
 23 balance between the rights of park owners and the rights of the tenants living within in them.

24 Overall, in 2012, 59.1% of Lynnwood’s renters were estimated to be cost burdened, compared to 50.5%  
 25 across Snohomish County. Cost burden is most challenging for households with low incomes, and  
 26 households with the lowest incomes are also more likely to be cost burdened. While 82% of the City’s

1 renters earning less than 30% AMI and 88% between 30 and 50% AMI are cost burdened, only 21% of  
 2 renters earning between 50 and 80% AMI are cost burdened. This portion continues to drop as income  
 3 rises. There is a similar pattern for homeowners, though it is not as dramatic. A comparison of cost  
 4 burden by housing tenure and income level between Lynnwood and Snohomish County is shown in Table  
 5 H-5, below.

6 **Table H-5: Cost Burden by Housing Tenure and Income Level**

Household Income Level	Rent		Own		Rent and Own	
	Lynnwood	Snohomish County	Lynnwood	Snohomish County	Lynnwood	Snohomish County
Extremely low income (<30% AMI)	82%	80%	63%	73%	77%	78%
Very low income (30-50% AMI)	88%	85%	74%	80%	65%	64%
Low income (51-80% AMI)	21%	27%	40%	59%	36%	54%
Moderate income (81-95% AMI)	12%	15%	35%	44%	28%	37%
(95-120% AMI)	8%	5%	25%	32%	20%	25%

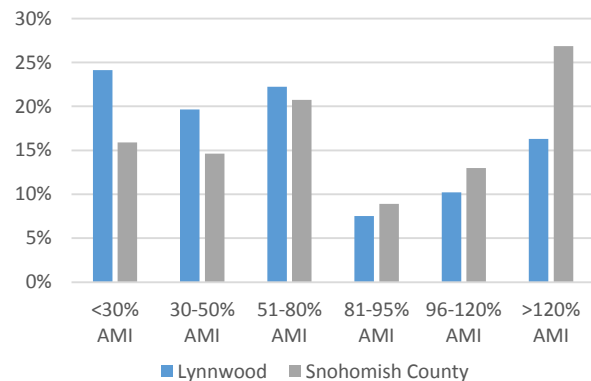
7 Source: US Census Bureau; American Community Survey, 2008-2012

8 With 1.73 jobs per occupied housing unit and 1.26 employed people per occupied housing unit,  
 9 Lynnwood is one of Snohomish County’s major employment centers. Despite this job surplus, only 26%  
 10 of employed Lynnwood residents work inside the city, meaning that roughly 20,000 people commute into  
 11 Lynnwood to work. The average commute time for residents is 27.7 minutes, compared to a 29.2 minutes  
 12 across the county. According to the Puget Sound Regional Council, Lynnwood is home to 24,767 jobs.  
 13 Most of these are in the services sector, with 11,148 jobs, followed by retail with 6,971 jobs. However, as  
 14 retail is not divided into sub industries, it is the largest local industry employer. Within the service sector,  
 15 3,490 jobs are in the accommodation and food service industry. Health care and social assistance is the  
 16 second largest industry employer within the service sector with 2,789 jobs. Education is also a significant  
 17 local employer, with 1,926 jobs. Lynnwood’s abundance of local jobs, combined with strong local access  
 18 to transit and other services, helps account for its high housing growth projections. Planning to  
 19 accommodate these increases can help support  
 20 affordability by ensuring housing supply barriers  
 21 are minimized.

22 **Assisted Housing**

23 The 1990 median household income in  
 24 Lynnwood was \$30,512, which was slightly  
 25 lower than Snohomish County's median of  
 26 \$36,847. Similarly, the 2000 Census reported the  
 27 1999 median income of Lynnwood households to  
 28 be \$42,814, which was lower than the County’s  
 29 median of \$53,060. In 2012, Lynnwood’s  
 30 median household income was \$49,839,  
 31 compared to \$68,338 across the County. The  
 32 allocation of households in the City and County  
 33 by HUD income level is shown in Figure H-1.  
 34 As shown, Lynnwood has a higher share of  
 35 households below 80% AMI compared to

**Figure H-1: Household Share by Income Level, City of Lynnwood and Snohomish County**



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

1 Snohomish County as a whole.

2 In today’s real estate market, a subsidy is typically required to reach rent levels affordable to households  
 3 with the lowest incomes. Lynnwood currently has 2,848 units of assisted housing, with a range of  
 4 funding sources and populations served. 491 of these are reserved for seniors or people with disabilities.  
 5 Table H-6 shows the allocation of Lynnwood’s assisted housing units by income level served, including  
 6 Section 8 Housing Choice Vouchers used in the City administered by both the Housing Authority of  
 7 Snohomish County and Everett Housing Authority.

8 The Lynnwood Housing Profile (2014) assesses the need for housing assistance within Lynnwood and  
 9 describes some of the housing assistance programs available to local residents. In 2012, 13.2% of  
 10 Lynnwood’s population was age 65 or older, compared to 10.5% across Snohomish County. This  
 11 population cohort is expected to continue to increase as the baby boom generation ages. Many homes  
 12 lack universal design features to support seniors as they age in place or people with disabilities. Such  
 13 features include single floor living, wide doors and hallways, no-step entry, and lever handles. Other  
 14 aspects of the built environment can limit the ability to travel independently, like unsuitable transportation  
 15 infrastructure or inadequate transit service. For those who would still require additional assistance to live  
 16 independently, housing costs rise as the level of assistance increases. For those unable to care for  
 17 themselves, or who are in recovery from an accident or illness, a more expensive form of housing, senior  
 18 citizen care (nursing home), is available to those in need of the 24-hour care supplied by such a facility.

19 **Table H-6: Number of Existing Assisted Dwellings by Income Level Served,**  
 20 **Within in the City of Lynnwood**

Household Income	No. of Assisted Dwellings
Extremely Low (<30% AMI)	1,097
Very Low (30-50% AMI)	716
Low (51-80% AMI)	1,035

21 Source: Everett Housing Authority, 2014; HASCO, 2014

22 Support services and shelters also support a benefit to those who need individual services in addition to  
 23 assistance with housing costs, including the homeless and victims of domestic violence. A number of  
 24 public and nonprofit organizations administer programs and facilities for these individuals in Lynnwood,  
 25 including motel vouchers, emergency shelter beds, and transitional housing for homeless individuals.

26 **Future Needs**

27 Lynnwood’s housing stock is reasonably diverse, well-maintained and of good quality. Compared to  
 28 Snohomish County as a whole, Lynnwood has a high share of older homes, with a median year built of  
 29 1976, compared to 1985 across the County, so housing maintenance and repair is an ongoing concern.

30 Homebuyers and renters typically look at a number of criteria when selecting a home. Most would like to  
 31 live in a comfortable neighborhood that is relatively quiet, safe, has easy access to shopping and services,  
 32 and that provides a sense of community. Such a place results from a combination of qualities, including  
 33 convenience to the places people need to go, availability of good traffic circulation patterns, the least  
 34 possible congestion, a minimum of commercial vehicles and bypass traffic, attractive trees and  
 35 landscaping, availability of parks and recreational facilities, good schools and, of course, the availability  
 36 of affordable housing. As traffic congestion increases, access to employment has also become a  
 37 fundamental concern. Lynnwood already has excellent access to the regions bus and express bus system.  
 38 The opening of Lynnwood Link LRT service in 2013 is anticipated to have a major positive impact on a  
 39 decision to locate in Lynnwood. With over a projected 20,000 boardings, Lynnwood Link service means  
 40 that residents will be able to quickly reach the major employment centers of Northgate, University of  
 41 Washington, downtown Seattle, downtown Bellevue and SeaTac airport regardless of traffic congestion  
 42 on the regions road network.



1 As described in greater detail in the Introduction and Land Use Elements, Snohomish County adopted a  
 2 2035 population target for Lynnwood of 54,404 people. It is expected that the 2035 population target  
 3 would reside within 22,840 housing units, which is 7,893 more dwellings than existed in Lynnwood in  
 4 2012.

5 Most of this population growth (93%) is expected to be housed in multifamily dwellings, and most of the  
 6 new dwellings (83%) will be constructed upon properties identified as “redevelopable” or  
 7 “underdeveloped” rather than “undeveloped” or “vacant”. In order to create a theoretical capacity for  
 8 54,404 people (using Lynnwood’s land area as of 2012), the community will need to allow and achieve  
 9 population growth through redevelopment. Of course, some of the underdeveloped properties have  
 10 physical or environmental conditions that can make new construction more difficult. The other Elements  
 11 of this Comprehensive Plan contain Lynnwood’s policies regarding where and how new construction is  
 12 desired.

13 Snohomish County Tomorrow’s Housing Needs and Characteristics Report (HO-5 Report) estimates low-  
 14 moderate income housing needs on a county-wide basis. According to the HO-5 Report, in order that the  
 15 County’s future population will be able to secure housing that is affordable, 10.7% of all new housing  
 16 throughout Snohomish County should be affordable to households below 30% AMI (extremely low  
 17 income), 11.2% of new housing should be affordable to households at 30-50% AMI (very low income),  
 18 and 16.9% at 51-80% AMI (low income). Applying these percentages to Lynnwood’s 7,893 additional  
 19 new households (extrapolated from the 2035 population growth target) provides a metric for estimating  
 20 future affordability needs, with results as summarized below:

21 **Table H-7. Future, Theoretical Need for Affordable Housing, Per HO-5 Report**

Additional Lynnwood Dwellings Per 2035 Population Growth Target	Affordable to Household Income	Percent of New Dwellings, Countywide	Theoretical Target For Lynnwood, Based Upon Forecasted Need County-wide
7,893	Extremely low income (>30% AMI)	10.7	844
7,893	Very low income (30-50% AMI)	11.2	844
7,893	Low income (51-80% AMI)	16.9	1,334

22  
 23 It must be emphasized that the tabulation above is based upon County-wide demographics and may not be  
 24 an accurate target for any particular jurisdiction. The HO-5 Report does not provide community-specific  
 25 targets, which would include consideration of local conditions and a reasoned distribution of new  
 26 affordable housing.

27 Lynnwood’s development regulations contain and embody strategies and techniques intended to  
 28 encourage and foster new development, and to minimize the cost of land entitlement for new construction  
 29 [see Appendix E of the Housing Needs and Characteristics Report (online version)]. Lynnwood does not  
 30 determine or regulate the cost of housing and is not financially capable of funding or subsidizing housing  
 31 construction in a manner that would allow the City to pre-determine housing affordability. At the same  
 32 time, new housing development planned for construction in 2015 includes no less than 339 new units of  
 33 “workforce” housing and 309 new units of senior housing at or below market rates.

34 Lynnwood recognizes that its nearly 600 mobile & manufactured homes play an important role in housing  
 35 diversity and affordability. Many of these dwellings are older, pre-1976 mobile homes that do not  
 36 conform to today’s HUD Code requirements for such structures. As these parks continue to age, they  
 37 become more vulnerable to redevelopment pressures. In an effort to reduce those pressures and ensure  
 38 the continuing presence of manufactured and mobile homes within our community, the City Council has

1 studied our existing mobile home parks, and adopted regulations and incentives to encourage preservation  
 2 of several of the existing parks. While the Zoning Code contains definitions for both “manufactured  
 3 home” and “mobile home”, this Element uses these terms interchangeably. Recreation vehicles, such as  
 4 motor homes, travel trailers and campers are not structurally suitable for permanent occupancy and are  
 5 not dwellings.

6 Land use regulations allow one manufactured home to be sited upon a conventional single family parcel  
 7 (subject to Building Code requirements), but the placement of two or more mobile/manufactured homes  
 8 on a parcel can only occur as part of a manufactured home development or mobile home park (see Title  
 9 21 LMC).

10 The Land Use Element contains policies calling for protection and preservation of existing single-family  
 11 neighborhoods, and this Housing Element is consistent with that long-standing community objective.  
 12 However, not everyone has the desire, financial ability or need to live in a single-family home.  
 13 Lynnwood recognizes the importance of continuing to provide housing opportunities for diverse income  
 14 and interest groups and will continue to be a community in which housing of virtually all sizes, types and  
 15 costs can be found.

16 **HOUSING GOALS, POLICIES AND STRATEGIES**

<b>GOAL</b>	Provide for sufficient availability and a variety of opportunities for safe, decent, and affordable housing in strong, cohesive neighborhoods to meet the needs of present and future residents of Lynnwood.
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17 **HOUSING, GENERAL**

- 18 **Policy H-1.** Preserve, protect, and enhance the quality, stability and character of established  
 19 neighborhoods in Lynnwood.
- 20 **Policy H-2.** Provide programs and services for neighborhood preservation, safety and  
 21 improvement.
- 22 **Policy H-3.** Recognize the efforts of neighborhood groups and associations and coordinate their  
 23 efforts with appropriate city functions and programs.
- 24 **Policy H-4.** Develop an education program to inform residents and homeowners about housing  
 25 and neighborhood improvement programs.
- 26 **Policy H-5.** Provide information regarding organizations that assist low-income households in the  
 27 maintenance and rehabilitation of their homes.
- 28 **Policy H-6.** Allow uses that will be compatible with the existing (or most desirable) character of  
 29 surrounding properties, or that can be effectively buffered or screened.
- 30 **Policy H-7.** Establish a street, trails, and sidewalk improvement program that promotes an  
 31 effective and safe neighborhood circulation and transportation system.
- 32 **Policy H-8.** Adopt and apply code enforcement regulations and strategies that will promote  
 33 neighborhood protection, quality redevelopment, preservation, property maintenance,  
 34 public safety and welfare.
- 35 **Policy H-9.** Recognize the role of mobile and manufactured housing as an important component  
 36 of Lynnwood’s housing stock by creating a more stable planning and zoning  
 37 environment for their continuation and by providing flexible and effective  
 38 development regulations that will allow the upgrading and modernizing of older  
 39 mobile home parks.

- 1 **Policy H-10.** Provide opportunities for housing that is responsive to market needs within our  
2 region, including both ownership and rental opportunities.
- 3 **Policy H-11.** Encourage amenities that enhance neighborhood safety.
- 4 **Policy H-12.** Encourage and support community service projects such as painting, landscaping,  
5 spring clean-up, and tree planting programs.
- 6 **Policy H-13.** Review for effectiveness and enforce regulations intended to reduce or mitigate such  
7 negative impacts as traffic, noise, lights, glare, etc., on residential sites and  
8 neighborhoods.

## 9 HOUSING OPPORTUNITIES

- 10 **Policy H-14.** Provide for diverse, safe, and decent housing opportunities that meet local housing  
11 needs without encroachment into established single-family neighborhoods.
- 12 **Policy H-15.** Within the College District and areas where Transit-Oriented Development (TOD) is  
13 desired, apply development regulations that allow alternative housing types and  
14 mixed-use development.
- 15 **Policy H-16.** In collaboration with Edmonds Community College and other stakeholders, update  
16 and implement the College District Subarea Plan, related zoning development  
17 regulations, transportation system improvements, and other measures.
- 18 **Policy H-17.** At appropriate locations within the College District, utilize development regulations  
19 and redevelopment incentives to promote multifamily and mixed-use development.
- 20 **Policy H-18.** Allow developers the use of the most efficient state-of-the-art design and  
21 development tools to produce new homes and neighborhoods that are consistent with  
22 regional housing market trends and sustainable building practices.
- 23 **Policy H-19.** Continue to update the Zoning Code (Title 21 LMC) to remove unnecessary  
24 development obstacles and allow greater innovation in design and construction.
- 25 **Policy H-20.** As state law and finances permit, consider limited use of incentives to encourage  
26 construction or preservation of certain housing types in specified locations, such as  
27 areas with good access to transit and other public services.

## 28 AFFORDABLE HOUSING

- 29 **Policy H-21.** Encourage the development of affordable housing for all income levels.
- 30 **Policy H-22.** Consider the use of grants, private lenders, and other available funding sources to  
31 establish and carry out a housing subsidies program, as necessary.
- 32 **Policy H-23.** Consider the creation of new affordable housing development opportunities and/or a  
33 home maintenance and rehabilitation program through inter-jurisdictional  
34 programs/initiatives, or other cooperative effort, consistent with Countywide  
35 Planning Policy HO-4.
- 36 **Policy H-24.** In collaboration with other agencies/organizations, develop public education and  
37 information materials to enhance awareness of available housing programs and  
38 related resources.
- 39 **Policy H-25.** Work closely with the Snohomish County Housing Authority (HASCO), the Alliance  
40 for Housing Affordability (AHA), and other agencies to provide affordable housing  
41 and related information on the availability of housing and housing assistance  
42 programs.

1 **Policy H-26.** Encourage the development of affordable housing for senior citizens to include, as a  
 2 viable alternative, mobile and/or manufactured home parks.

3 **Policy H-27.** Encourage the preservation mobile home parks within residential areas. When  
 4 closure of an existing park is unavoidable, encourage mitigation of adverse impacts  
 5 such as displacement of low-income residents.

6 **Policy H-28.** The City shall create development regulations to encourage the preservation of  
 7 mobile home parks. Development regulations shall allow a variety of uses while  
 8 fulfilling this policy.

9 **Policy H-29.** Whether to allow the rezoning of mobile home parks to other zones should involve a  
 10 balancing of the property rights of mobile home parks owners and the rights of  
 11 owners of mobile homes who are renting space in mobile home parks. Some of the  
 12 factors to consider are:

- 13 A. The cost to the mobile home park owner of maintaining the property as a mobile  
 14 home park or related use;
- 15 B. The cost to the mobile home park tenant of the closure of a mobile home park;
- 16 C. Whether the uses allowed under the proposed rezone are compatible with the  
 17 existing neighborhood;
- 18 D. Whether there are available spaces in other mobile home parks in the vicinity that  
 19 can accommodate relocating the mobile home park tenants that would be  
 20 displaced by the closure of the mobile home park; and
- 21 E. Whether there is relocation or financial assistance for the parks' tenants.

22 **Policy H-30.** The City shall facilitate affordable home ownership and rental opportunities by  
 23 promoting an increased supply of lower-cost housing types, such as small lots,  
 24 townhouses, multiplexes, and mixed-use housing.

25 **Policy H-31.** The City shall support the development and preservation of mobile and manufactured  
 26 home parks by:

- 27 A. Utilizing a comprehensive plan designation and development regulations that  
 28 will encourage the long-term preservation of mobile and manufactured parks.
- 29 B. Investigating the development of site size and buffering standards for mobile and  
 30 manufactured parks that permit development in all medium and high density  
 31 residential zones and conditional development in low density residential zones.

32 **Policy H-32.** The City shall investigate methods of ensuring that redevelopment will not result in a  
 33 net loss of affordable housing; i.e. every unit of affordable housing lost to  
 34 redevelopment is replaced with like, affordable housing, suitable for and in a location  
 35 beneficial to the same demographics as those displaced by redevelopment. To this  
 36 end, the City shall consider requirements for the inclusion of low-income housing or  
 37 fees in lieu of providing low-income housing.



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