



Arlington - Barriers to Housing Survey

In the Fall of 2019, the City of Arlington applied for grant funding allocated by the Washington State Department of Commerce and funded through E2SHB 1923. The grant funding is being used for the development of a Housing Action Plan that will help the City identify housing needs for current and future populations, as well as outline goals, policies, and strategies to meet those needs.

The City has partnered with Blueline to draft the Plan. We would like your help in identifying barriers to affordable housing and housing development in general as well as specifically within the City of Arlington. We know your input is critical in creating a successful Housing Action Plan. Our original intent was to host a stakeholder meeting where we could have open dialogue about this topic. However, as we all know, our world and the ways in which we interact have changed drastically. With that said, we still believe your input and knowledge to be essential during this process, so we are asking you to take part in this online survey we have put together. We also know your time is valuable, so in order to get you up to speed quickly on our progress so far, please see our key findings from the initial Housing Needs Assessment drafted between January and March of 2020.

* Required



City of Arlington Housing Action Plan



1,235
new housing units
needed by 2035

assuming the City's current mix of income remains constant, 47% of the new units will need to serve those earning less than 80% AMI



47%
of households are
low-income earners

the City's median income has been on the rise since 2010, but the number of households that are very-low to extremely-low income has increased



1.5
jobs for every
housing unit

Arlington is an employment center, yet 46% of residents report commuting longer than 30 minutes each day indicating that many of the residents do not work in Arlington



35%
of households
are cost-burdened

over one-third of Arlington's households are cost-burdened, meaning they spend more than 30% of their household income on housing costs

JOBS TO HOUSING RATIO

To accommodate the amount of jobs projected for Arlington, increasing the supply of housing affordable to the Arlington workforce should be another priority, as transportation costs are the next largest household expense.

	2018	2040
Number of households	7,083	9,652
Total employment	10,706	21,320
Jobs-to-housing ratio	1.51	2.21



City of Arlington in partnership with Blueline



COST-BURDENED HOUSEHOLDS

88% of cost-burdened households are low-income. Furthermore, the very low to extremely low-income households are far more likely to be cost-burdened. Renters are also more likely to be cost-burdened overall, as 49% of renters are cost-burdened compared to 28% of owners, especially low-income renters. The lowest income earners, especially low-income renters, will be a major priority when developing housing strategies for the next 30 years in order to help stabilize these households.

	Renters		Owners		All Households	
	Arlington	Snohomish County	Arlington	Snohomish County	Arlington	Snohomish County
Extremely low-income (<30% AMI)	76%	77%	80%	75%	77%	76%
Very low-income (31-50% AMI)	74%	77%	61%	59%	68%	69%
Low-income (51-80% AMI)	28%	41%	61%	51%	51%	47%
Moderate to high income (>80% AMI)	4%	7%	9%	13%	8%	12%

AGING IN PLACE - EXISTING HOUSING STOCK - HOUSING DIVERSITY

Significant growth among Arlington's residents within the 60-69 cohort was observed between 2010-2018. As the City's population seems likely to age in place, it will be critical to provide the necessary housing options for seniors and elderly citizens that is not only affordable, but also addresses any special needs the aging population may have.

75% of units in Arlington are single-family residences - 16% are apartments - 69% percent of housing units have 3 or more bedrooms, and in 2018 of the homes sold, 88% of them were 3- or 4-bedroom units. With the average household size being 2.68, there could be a need for units with fewer bedrooms. The majority of new units built between 2017 and 2019, have been multifamily or senior apartments. When developing housing strategies moving forward, the City will need to focus on promoting the development of a variety of housing types to fill in the "missing middle".

Your name

Your answer



Your organization *

Your answer

Which residential market do you generally serve? (check all that apply)

- Affordable
- Single-Family
- Luxury/Custom
- Senior
- Multi-family (including duplexes, townhomes, apartments)
- Other:

Which jurisdictions do you typically work in?

Your answer

In general, what factors have you identified that tend to artificially raise the cost of housing or housing development? (impact fees, zoning/policy regulations, permit processes, etc.)

Your answer



Can you identify any cities that you believe have successfully implemented strategies to eliminate barriers to housing development or to maintaining housing that is affordable? If so, which cities? Please elaborate on any strategies utilized.

Your answer

Are there any new/innovative strategies or policies for reducing barriers to housing development or maintaining housing that is affordable that you have encountered that are not widely utilized yet?

Your answer

Do you foresee any impacts, positive or negative, in reducing or streamlining regulatory processes? If so, what kind? And how might these impacts be mitigated?

Your answer

Are there regulations that may delay processes, but are necessary for ensuring fairness and quality? If so, please identify.

Your answer



Does the permitting process pose a greater, comparable, or smaller barrier to building housing than do the land use regulations? (such as regarding timeliness and consistency of permitting decisions)

- Greater
- Comparable
- Smaller

What are the most significant changes that would need to occur to develop other types of housing or ensure affordable housing in Arlington (e.g. policies, industry issues, economics, financing)?

Your answer

Are there any barriers to housing development or to maintaining housing that is affordable that exist in Arlington but not in other cities in Snohomish County or the Puget Sound? If so, please elaborate.

Your answer

Which incentives typically help the most to facilitate housing development? If applicable, which do you typically utilize in your projects? Are any of these not available in the City of Arlington?

Your answer



What role do you think local and/or state government should have in providing affordable housing?

Your answer

What do you feel are the greatest unmet housing needs in Arlington? (check all that apply)

- Housing for seniors (62+)
- Housing for individuals experiencing homelessness
- Housing for youth
- Housing for persons with disabilities
- Rental housing for extremely low-income households (30% AMI or \$35,800)
- Rental housing for low-income households (80% AMI or \$95,250)
- Homeownership opportunities for low-income households (80% AMI or \$95,250)
- Other:

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