

Figure H II-4. Existing housing units by condition (select characteristics)

ACS 5-Year, 2018-2022

Condition	Number of Units	% of Total
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
No telephone service available	19	0.9%
Occupied housing units	2,071	

Figure H II-5. Household Size vs Housing Unit Size

ACS 5-Year, 2018-2022

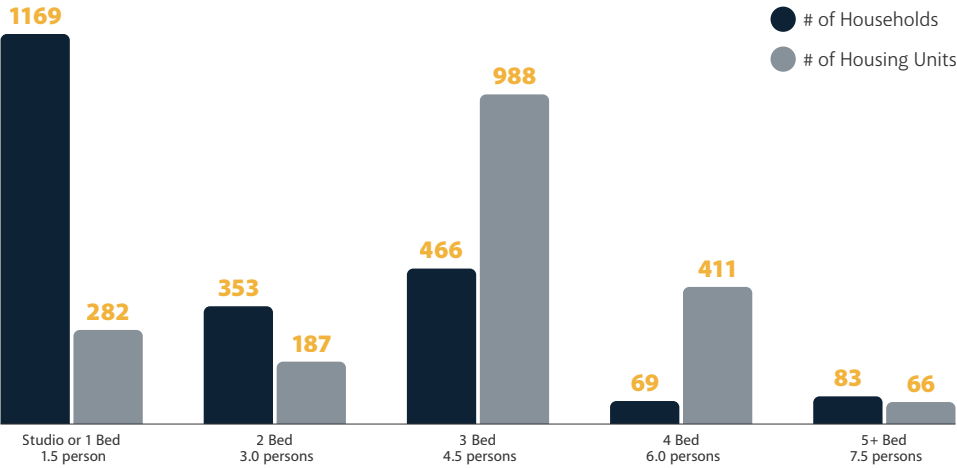


Figure H II-6. Housing Unit Surplus/Deficit

ACS 5-Year, 2018-2022

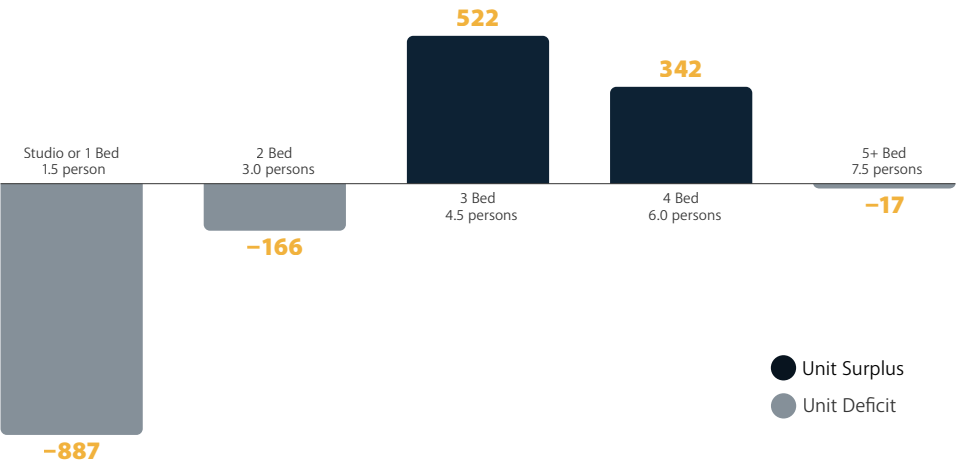


Figure H II-7. Existing income-restricted affordable housing

NHPD, 2021; PolicyMap, 2021; PSRC, 2021

Development Name	Affordable Units	AMI Range
Galway Bay	26	80%
Unknown	5	30-50%

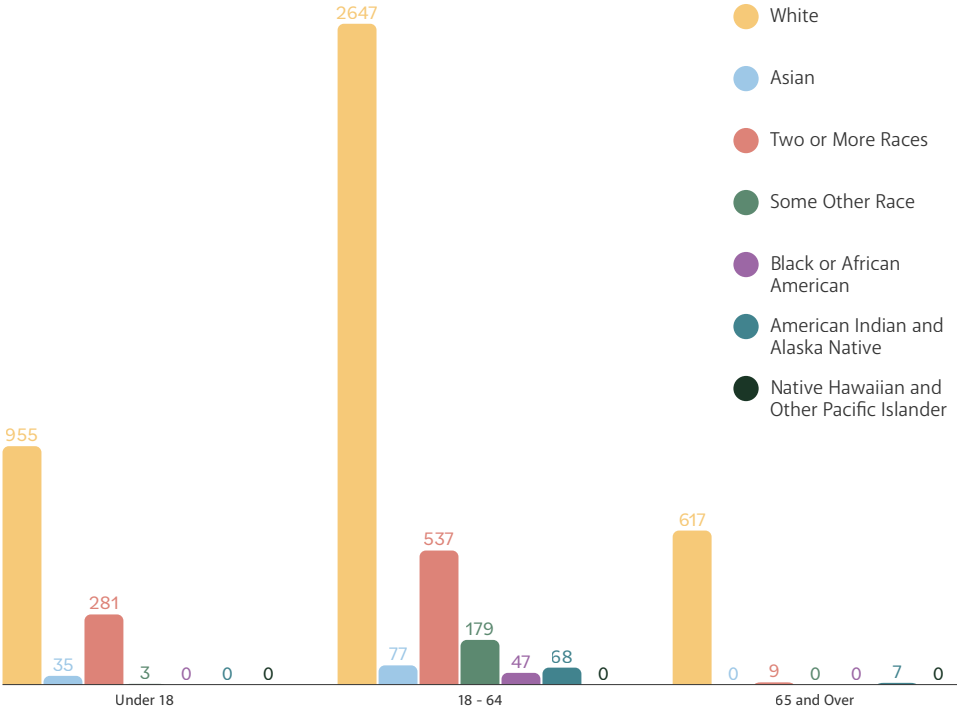


Figure H II-8. Age of Sultan residents by race/ethnicity

ACS 5-Year, 2018-2022

Disability Status	Number of People	% of Total
Population Living with a Disability	4,772	88%
People without a Disability	630	12%
Total Population	5,402	

Figure H II-9. Sultan residents living with a disability

ACS 5-Year, 2018-2022

Housing Land Capacity Analysis Overview

As per requirements of the Growth Management Act (GMA), the Sultan Housing Element must identify “sufficient capacity of land” to accommodate all projected housing needs during the 20-year planning period of its comprehensive plan (RCW 36.70A.070(2)(c)). This includes explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes, and townhomes (within an urban growth area boundary)

Figure H II-10. Snohomish County income and rent limits for GMA defined income segments

Snohomish County; Framework, 2024

Extrapolating from the 2020 Snohomish County Buildable Lands Report, the project team for the 2024 Sultan Comprehensive Plan Update developed a Land Capacity Analysis (LCA) to measure and document capacity for new housing development on vacant, redevelopable, or partially-used lands. This analysis considers the potential for land within City boundaries to accommodate new housing growth given current zoning and development regulations. Unlike the County’s buildable lands studies, which look backward at performance under the previous period’s comprehensive plan, the LCA looks forward to the land uses and development types planned for 2044.

Household Income Segments for Snohomish County

Figure H-II 10 shows the four income ranges defined in RCW 36.70A.030 and the corresponding income limits and rent/mortgage limits established by Snohomish County for 2023. Limits for three-person households are included due to Snohomish County’s average household size of 2.64 people (2022).

Household Income Segment	Income Relative to Area Median Income (AMI)	Snohomish County 2023 Income Limit (3 Person Household)	Snohomish County 2023 Rent Limit (3 Person Household)
Extremely Low-Income	0-30% of AMI	\$26,280	\$759
Very Low-Income	>30-50% of AMI	\$43,800	\$1,265
Low-Income	>50-80% of AMI	\$70,080	\$2,025
Moderate Income	>80-120% AMI	\$105,120	\$3,037

Land Capacity Analysis for Permanent Housing

Countywide Planning Policies (CPPs) for Snohomish County disaggregate Sultan’s 2044 growth target to establish Housing Need for different income brackets. Sultan’s 2044 Growth Strategy, implemented through updates to its land use, zoning, and development standards, in combination with subsidies, shows that the City has sufficient land capacity to meet its remaining CPP Housing Need for permanent housing (a total of 830 units). An additional LCA for temporary housing below demonstrates the City’s capacity for its emergency housing need (71 units).

Figure H II-11. Current housing and housing needed in Sultan by income bracket

	Total Units	0-30% AMI		30-50%	50-80%	80-100%	100-120%	120%+
		PSH	Non-PSH					
Snohomish County Baseline Supply (2020)	2,120	21	85	488	848	424	106	170
Snohomish County Growth Target (Net New Housing Needed 2020-2044)	1,426	108	201	27	-	96	293	701
Snohomish County Total Future Housing Needed: 2044	3,546	129	286	515	848	520	399	871
Sultan Building Permits (New Housing Permitted/Built 2020-2023)	596	0		-	-	15	-	581
Sultan 2044 Growth Strategy (Net New Housing Capacity 2024-2044)	2,392	320		226	175	635	559	477
Sultan 2044 Growth Strategy (Net New Housing Planned 2024-2044)	830	108	201	27	-	81	293	120
Sultan 2044 Growth Strategy (Surplus/Deficit of Housing Capacity)	1,562	11		199	175	554	266	357
Sultan 2044 Growth Strategy (Surplus/Deficit of Planned Housing)	0	0	0	0	0	0	0	0

Snohomish County; Framework, 2024

The project team updated the underlying assumptions from the 2020 Snohomish County Buildable Lands Report to reflect more realistic development dynamics in the 2044 Growth Strategy to produce the updated capacities below. A full list of development assumptions is included in Volume II of the Land Use Element.

Figure H II-12. Residential land capacity summary by future land use designation

Future Land Use Designation	Net Developable Land (acres)	Residential Density (du/ac)	Gross Residential Capacity (units)*	Existing Housing on Redevelopable Parcels (units)	Net Residential Capacity (units)
Neighborhood Residential	187.3	8	973	20	953
Compact Residential	89.8	10	429	53	376
Neighborhood Hub	8.6	10	51	3	48
Urban Center	4.0	18	19	9	10
Mixed-Use Corridor	93.1	18	957	23	934
Religious-Owned Parcels*	10.3	12	71	-	71

Snohomish County; Framework, 2024

The following land use categories and associated zoning districts under the 2044 Growth Strategy for Sultan regulate many factors, including building type and development intensity. Building types (e.g. single-family detached, duplexes, cottage clusters, townhomes, etc.) help organize development based on its form and function. Development intensities indicate the bulk of development (e.g. building height) and density (the number of housing units per acre) for a specific building typology. For example, low-rise is an intensity that might include small mixed-use buildings or walk-up apartments. Low-density can include building typologies like single-detached homes, accessory dwelling units, duplexes, and townhomes.

As per Department of Commerce guidance, from a construction cost perspective, each intensity and its corresponding building types are most feasibly built for specific levels of affordability. This is not to suggest that all housing built at low-rise intensities will serve moderate income households; in fact, luxury condominiums at these intensities could only be affordable to households earning 120%+ AMI. As such, building typology is one of many factors influencing affordability; incentives, subsidies, and creative financing mechanisms are required to achieve deep affordability.

Figure H II-13. Sultan 2044 land use designations, preliminary zoning districts, and associated building types, intensities, and incomes served

Snohomish County; Framework, 2024

Sultan 2044 Land Use Designations	Sultan 2044 Zoning Districts with Planned Housing	Sultan 2044 Associated Housing Typologies	Sultan 2044 Associated Intensities	Lowest Potential Income Served	
				Market-Rate	Subsidized
Neighborhood Residential	LDR; MDR	Detached Single-Family, Manufactured Homes, ADUs, Cottage Clusters, Multi-plex, Townhomes	Low Density, Moderate Density	High Income (>120% AMI)	Not Feasible at Scale
Compact Residential	HDR	Detached Single-Family, Manufactured Homes, ADUs, Cottage Clusters, Multi-plex, Townhomes, Stacked Flats, Courtyard Buildings	Moderate Density	Low/Moderate and High Income (>50% AMI)	Very Low and Moderate Income (30-80% AMI)
Neighborhood Hub	NC	Multi-plex, Townhomes, Small Mixed-Use Buildings with Apartments	Moderate Density, Low-Rise	Moderate and High Income (>80% AMI)	Very Low and Moderate Income (30-80% AMI)
Urban Center	UC	Small Mixed-Use Buildings with Apartments	Moderate Density, Low-Rise	Moderate and High Income (>80% AMI)	Low and Moderate Income (50-80% AMI)
Mixed-Use Corridor	HOC	Mixed-Use Buildings with Apartments/Condos, Stacked Flats, Mass Timber	Low-Rise, Mid-Rise	Moderate and High Income (>80% AMI)	Extremely Low, Very Low, Low, and Moderate Income (0-80% AMI)

Implementing Actions to Satisfy Housing Need

Together, the Land Use and Housing Elements acknowledge real-world factors constraining development outcomes in Sultan. The 2044 Growth Strategy includes a variety of zoning changes designed to sufficiently achieve housing type production associated with various AMI levels.

- Increased development capacity for multi-family residential and mixed-use development will make low- and mid-rise construction possible along US-2. A zoning district for the Mixed-Use Corridor future land use designation will support 24-36 dwelling units per acre.
- The creation of Neighborhood Residential provides right-sized development standards for single-family homes, small-scale multi-family homes, ADUs, and neighborhood infill that will increase densities from 5-8 du/ac to 6-12 du/ac depending on the underlying zoning.
- An improved High Density Residential zone within the Compact Residential future land use designation will reduce regulatory barriers and make modest increases to the City’s capacity for low-rise multi-family and larger forms of middle housing.
- The allowance of affordable housing on religious-owned parcels.

Income Level (% AMI)	Zone Intensities Serving These Needs	Aggregate Housing Need (units)	Net Residential Capacity (units)	Capacity Surplus or Deficit (units)
0-30% PSH	Low-Rise Mid-Rise	336	546	210
0-30% Other				
>30-50%	Low-Rise Moderate Density	81	810	729
>50-80%				
>80-100%	Low Density	413	1,036	623
>100-120%				
>120%				
Total		830	2,392	1,562

Figure H II-14. Comparing housing need to zone categories

City of Sultan; Framework, 2024

Land Capacity Analysis for Temporary and Emergency Housing

The GMA also requires cities to demonstrate explicit consideration for emergency housing and emergency shelters, including the allowance of these uses wherever hotel/motels are permitted (RCW 36.70A.070(2)(c)). Currently, Sultan does not define or permit emergency housing or emergency shelters in the Sultan Municipal Code. The City does, however, permit hotels/motels in its Urban Center and Highway Oriented Commercial Zones.

Zoning changes that occur during the adoption of the 2024 Comprehensive Plan are expected to define and permit emergency housing and emergency shelters wherever hotels and motels are allowed. Sultan will also establish reasonable occupancy, spacing, and intensity regulations for these uses during the code update process.

Department of Commerce guidance suggests that an LCA must be conducted for plausible parcels to demonstrate the City’s capacity for its emergency housing need (71 units). To carry out this analysis, the project team has identified an existing motel (Dutch Cup Motel) and two Mixed-Use Corridor parcels that contain sufficient surplus area and are adjacent to transit, services, and amenities. A prototypical suburban emergency congregate shelter with 60 beds/acre has been used to best estimate the capacities of selected parcels.

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Existing or Plausible Parcels	Emergency Housing Type	Net Developable Land (acres)	Density (beds/ac)	Emergency Housing Capacity (beds)	Total Emergency Housing Capacity (beds)	Emergency Housing Need	Capacity Deficit or Surplus
Dutch Cup Motel (Compact Residential)	Motel Conversion	N/A	N/A	23	79	71	8
Parcel #1 (Mixed-Use Corridor)	Congregate Shelter	0.5	60	30			
Parcel #2 (Mixed-Use Corridor)	Congregate Shelter	0.435	60	26.1			

Figure H II-15. Land capacity of select bonus parcels for emergency housing

Washington Department of Commerce; Snohomish County; Framework, 2024