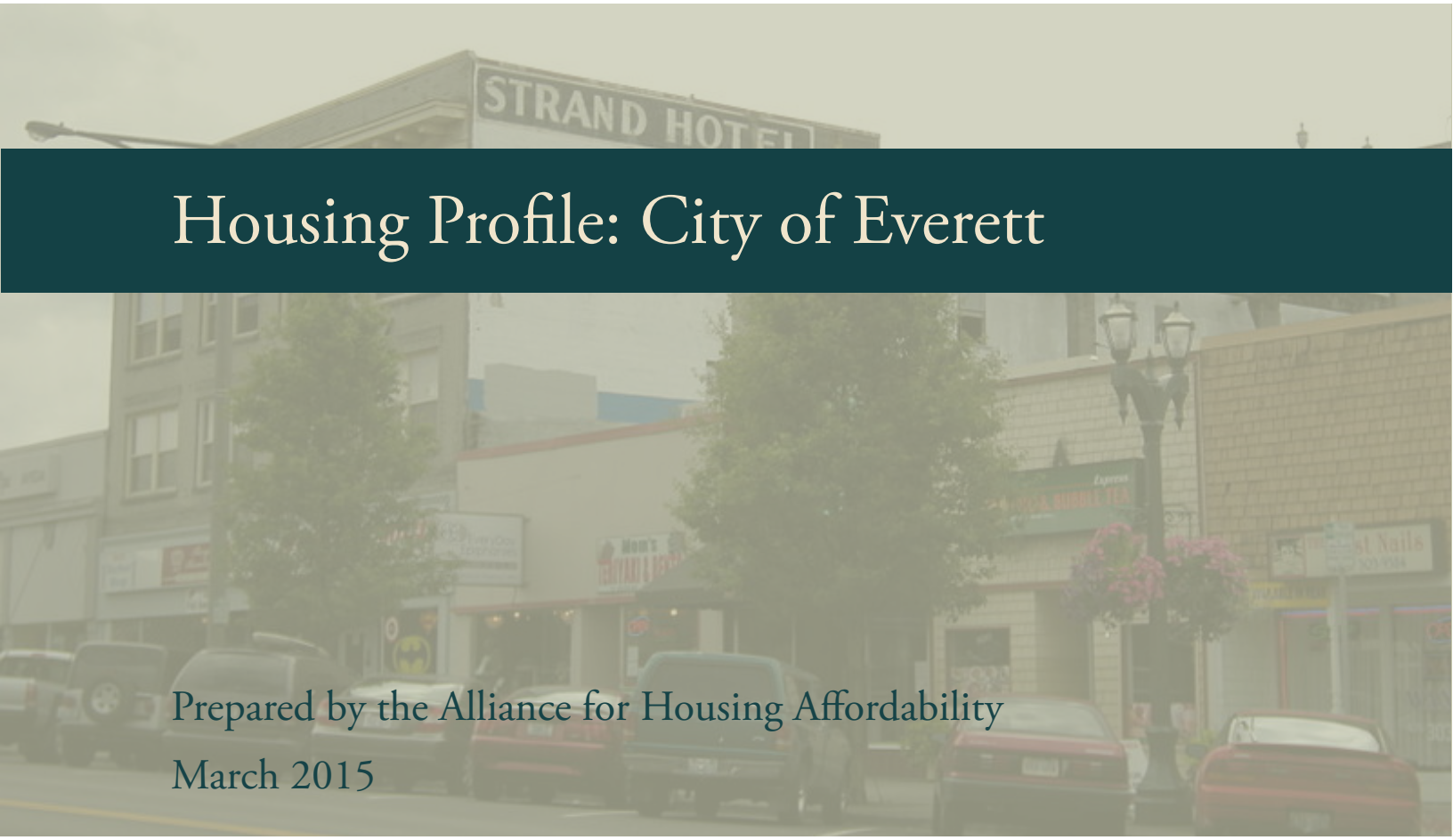


Housing Profile: City of Everett

Prepared by the Alliance for Housing Affordability

March 2015

Acknowledgements

Special thanks to all those who helped prepare this profile.

City Staff
Dave Koenig, Planning Manager

Alliance for Housing Affordability
Kristina Gallant, Analyst
Will Hallett, Intern

Table of Contents

Executive Summary iv

1. Population and Community 2
   Household Profiles 6

2. Existing Housing Stock 9
   Subsidized Housing Units: Permanent and Transitional 11
   Workforce Housing 12
   Market Rate Rental Units 13
   Home Ownership 14
   Shared Rental Housing 17

3. Current Challenges and Opportunities 19

Appendices
   Appendix A: Market Rent Comparables by Property, City of Everett 38
   Appendix B: Assisted Units by Property, City of Everett 40
   Appendix C: Single Family Home Sales, City of Everett 43
   Appendix D: Affordable Housing Glossary 44
   Appendix E: Methodology 46

Executive Summary

With over 104,000 residents, Everett is the largest city in Snohomish County. Everett is projected to grow steadily in the next 20 years, adding nearly 60,000 new residents requiring more than 25,000 new homes. Existing housing stock is divided almost equally between single family and multifamily units, though future capacity will have to be largely accommodated in multifamily development. The City's median income is relatively low compared to other cities in the region, and its housing is generally more affordable as well. Homes are diverse in age, with a higher concentration of units built before 1949 compared to the County overall.

Currently 46% of Everett households are estimated to be cost burdened, meaning they spend more than 30% of their monthly income on rent or home ownership costs. Cost burden is most challenging for those with low incomes, who may have to sacrifice other essential needs in order to afford housing. Other summary statistics are provided below.

A Summary of Everett by the Numbers

Population	104,200[1]
Total Households	41,366[2]
Family Households with Minor Children	11,477 (28%)
Cost-Burdened Households	19,002 (46%)
Households Earning Less than 50% AMI	19,057 (46%)
2012 Median Household Income	$47,491
Minimum Income to Afford 2012 Median Home	$52,514
Total Homes	43,957
Single Family Homes, Detached or Attached	21,716 (49%)
Multifamily Homes	20,900 (48%)
Manufactured Homes	1,341 (3%)
Section 8 Housing Choice Vouchers	2,885
Other Dedicated Subsidized Housing Units	1,627
Workforce Housing Units	2,762
Transitional Units	92
Shelter Units	334
Total Renter-Occupied Housing Units	22,916 (52%)
Total Owner-Occupied Housing Units	18,450 (42%)
Total Vacant Housing Units	2,591 (6%)

Rent data from Dupre and Scott suggests that the City's market rate rental housing is generally affordable to households earning at least 50% AMI (considered at least low income), with some units three bedrooms or less in size affordable to households earning between 30 and

50% AMI (considered very low income). There is no evidence of market rate units of any size that are affordable to extremely low income households, or larger units affordable to very low income households, though this is expected in current market conditions. Shared rental housing is a market rate option for these households, though it will not work for all households, particularly families.

A lack of affordable rental housing for extremely low and very low income households is very common, as, in order to operate a property and keep rents low enough in today's housing market, some kind of financial assistance is typically required. Assistance can be ongoing, to make up the difference between 30% of tenants' income and market rents (such units are considered 'subsidized' in this report), or be provided as capital funding, reducing overall project costs and making it possible to keep rent levels down (considered 'workforce' units). Everett currently features 4,813 units of subsidized housing and 2,461 units of workforce housing. In addition, the City has 118 units of transitional housing and 301 shelter spaces. However, with 19,057 households earning less than 50% AMI, there is still a need to increase this supply. The City is pursuing a number of strategies to address this challenge.

The 2012 median sale price for a single family home in Everett was $219,950.[1] Assuming a 20% down payment and using average rates of interest, property taxes, utilities and insurance as determined by the Federal Housing Funding Board, the monthly cost of this home would be $1,313. To afford this monthly cost, a family would require an annual income of at least $52,514, which is below both Snohomish County median income and the Seattle-Bellevue HMFA median income. This is above Everett's median income, however. As the housing market continues to recover following the recession, affordability for moderate income households may decrease.

1 Snohomish County Assessor, 2014

Maps, Figures, & Tables

Figure 1.1. Total Population, City of Everett, 1990 - 2013 2
Figure 1.2. Population Share by Housing Tenure, City of Everett & Snohomish County 3
Table 1.1. Cost Burden by Income Level and Tenure, City of Everett & Snohomish County 4
Figure 1.3. Household Share by Income Level, City of Everett and Snohomish County 4
Figure 1.4. Estimated Housing & Transportation Costs as a Share of Income, City of Everett & Snohomish County 5
Figure 1.5. City of Everett Population Pyramid, 2000 - 2010 6
Figure 2.1. Age Distribution of Housing Stock, City of Everett and Snohomish County 9
Figure 2.2. Home Type by Housing Tenure, City of Everett 9
Figure 2.3. Net Newly-Permitted Units, City of Everett & Snohomish County 10
Figure 2.4. Newly Permitted Units by Type, City of Everett 10
Table 2.1. Assisted Units by Income Level Served, City of Everett 11
Table 2.2. Permanent Subsidized Units by Funding Source, City of Everett 11
Table 2.3. Workforce Units by Funding Source, City of Everett 12
Table 2.4. Renter-Occupied Units by Rent and Unit Size, City of Everett (Without Utilities) 13
Table 2.5. Average Rent and Affordability by Size, City of Everett (Including Utilities) 13
Table 2.6. Distribution of Rent Affordability by Size, City of Everett 14
Table 2.7. Average Rent by Size, Single- and Multifamily, City of Everett 14
Table 2.8. Affordable Home Sales by Size, City of Everett, 2012 15
Figure 2.5. 2012 Home Sale Affordability Gap, City of Everett 16
Figure 2.6. Home Sale Affordability, 2008-2012, City of Everett 16
Figure 2.7. Home Sales by Type, 2008-2012, City of Everett 17
Table 2.9. 2012 Affordable Home Sales by Type, City of Everett 17
Table 2.10. Size of Homes Sold by Type, 2012, City of Everett 17

Introduction

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

Permanent settlement in present day Everett dates back to 1861, but the plan for a more defined community was not conceived until 1890. Today Everett is the largest City in Snohomish County, with a range of diverse neighborhoods, from the North Downtown area dominated by older single family residences to the Rucker/Grand area where historic homes are interspersed with newer multifamily developments. The City of Everett is dedicated to providing a range of housing options for all its residents. Redevelopment strategies have been outlined in the Comprehensive Plan. These redevelopment strategies are focused on improving the condition of aging buildings while increasing density and affordability.

Several affordable housing-specific terms and concepts will be used throughout the profile. Income levels will be defined by their share of "Area Median Income", or AMI. For this report, median income for the Seattle-Bellevue HUD Metro Fair Market Rent Area (HMFA) will be used for AMI because it is the measure HUD uses to administer its programs. The affordable housing field defines income levels as they relate to AMI. These are:

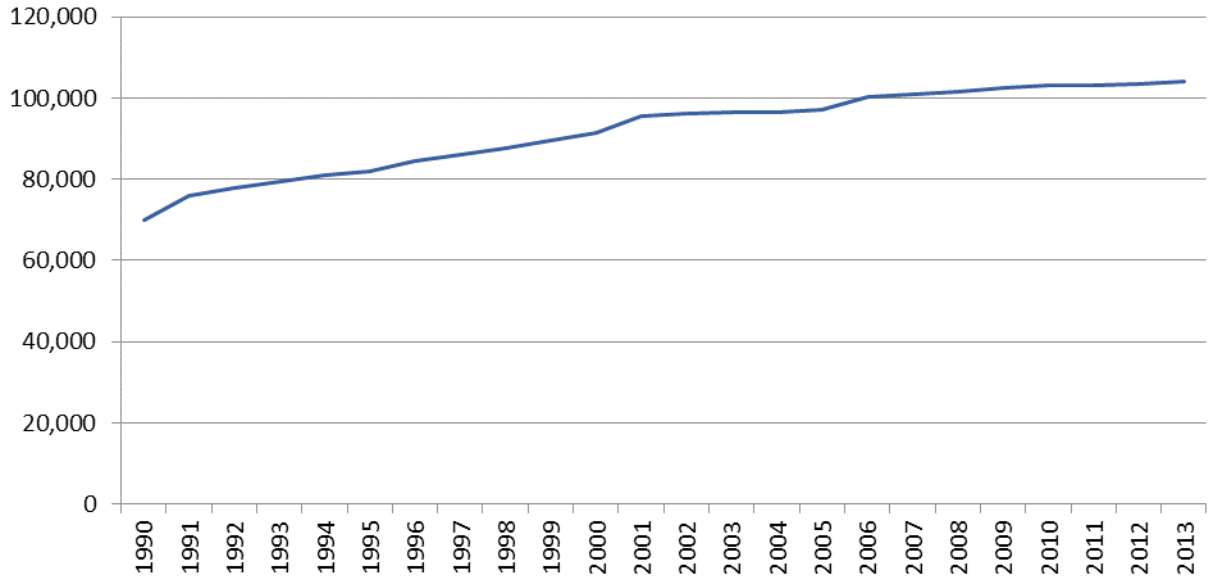
- Extremely Low Income - up to 30% AMI
- Very Low Income - up to 50% AMI
- Low Income - up to 80% AMI
- Moderate Income - up to 95% AMI
- Middle Income - up to 120% AMI

When a household spends more than 30% of their income on housing, they are considered to be "cost burdened", and, if lower income, will likely have to sacrifice spending on other essentials like food and medical care. "Cost burden" is used as a benchmark to evaluate housing affordability.

1. Population and Community

In 2013, Everett was home to 104,200 people, representing a 14% increase over its 2000 population of 91,4882. This includes annexations totaling 57 parcels, or 9.5 square miles, between 1980 and 2010. The County predicts Everett will continue to grow, accommodating 61,793 additional residents by 2035. This increase would require an estimated 25,458 additional housing units, surpassing the City's current capacity. Single family capacity is especially scarce - of the estimated current capacity of 13,877 units, 12,767 are multifamily.[3]

Figure 1.1. Total Population, City of Everett, 1990 - 2013



Source: Washington State Office of Financial Management, 2013

The 20124 population includes 41,366 households. Of these, 22,845, or 55%, are family[5] households, and 50% of those families have children. In Snohomish County overall, 68% of households are families, and 48% of those families have children. The average family size in Everett is 3.16, compared to 3.13 for the County. Renter households are slightly smaller than owner households. The average renter household size in Everett is 2.3 versus 2.5 for owners.[6]

Everett has a higher portion of foreign-born residents than the County as a whole—18% compared to 14%. The population of foreign-born residents who are not U.S. citizens is higher in Everett than the County as well—61% of foreign born Everett residents versus 51%

2 Washington State Office of Financial Management, 2013

3 Snohomish County Tomorrow Planning Advisory Committee, "Housing Characteristics and Needs in Snohomish County", 2014

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

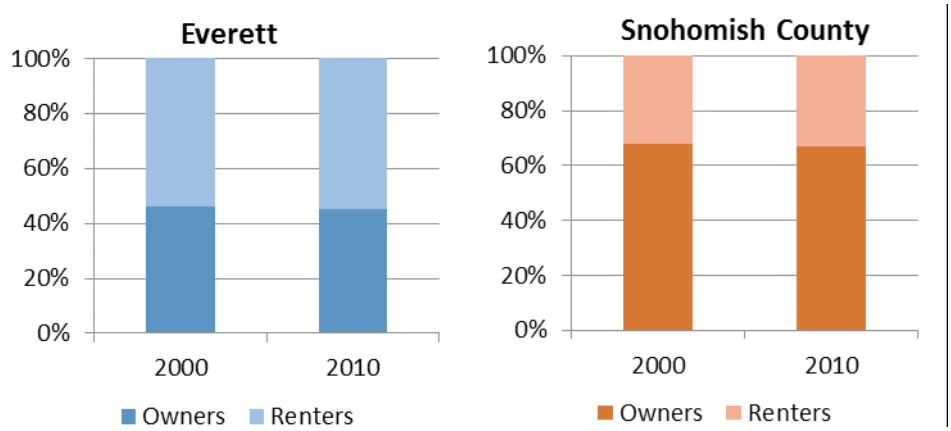
5 Based on the US Census Bureau's definition of family, which "consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit."

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

of foreign born County residents. Latin American residents constitute 38% of the City's foreign-born population, while Asian residents make up 31% of foreign-born residents. 26% of Everett residents speak a language other than English in the home and 12% of residents speak English "less than very well".[7]

As shown in Figure 1.2, Everett's population living in rented homes is much higher than in the County overall. Almost 55% of City residents rent their homes compared to 33% across the County. This allocation has stayed relatively constant during this time period.[8] At 1.8%, the 2012 vacancy rate for all homes was the same for both Everett and the County overall.[9]

Figure 1.2. Population Share by Housing Tenure, City of Everett & Snohomish County



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

2012 HMFA AMI for Seattle-Bellevue, which is referenced in this report as a standard for AMI, is $88,000, higher than the County's overall 2012 median income of $68,338. Everett's 2012 median income is lower still at $47,491, 46% lower than Seattle's 2012 median income. There are economic segments of the City's population that could be at risk of housing burden. Compared to HUD HMFA AMI and based on 2012 American Community Survey (ACS) 5-year estimates:

- 10,581 households, or 26% of Everett's total, are considered to be extremely low income, earning less than 30% of area median income (AMI),
- 8,476, or 20%, are considered very low income, earning between 30 and 50% of AMI,
- 9,574, or 23%, are considered low income, earning between 50 and 80% of AMI, and
- 3,030, or 7%, are considered moderate income, earning between 80 and 95% of AMI

A comparison of income distribution in the City and County is presented graphically in Figure 1.3, on the following page. As shown, Everett has a higher share of households earning less than 80% AMI and a lower share between 80 and 120% AMI. 14% of the City's households earn more than 120% AMI, compared to 27% across the County. Note that these percentages are not adjusted for household size due to data constraints. Here, a household consisting of two adults with an income level equal to another household consisting of two adults and three children would both be placed at the same percentage of AMI, even though the larger family would likely be more constrained financially.

7 Ibid

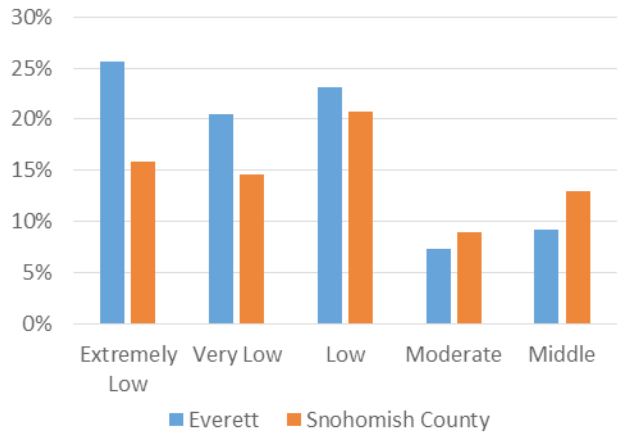
8 US Census Bureau, 2000; US Census Bureau, 2010

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

HUD's AMI calculations include ranges for households sized 1-8 people, and, in this report, sensitivity for household size is used wherever possible, as detailed in Appendix F.

Maps 1.7 and 1.8 show the percentage of renter and owner households in each census tract that are cost burdened, meaning that they spend more than 30% of their income on housing. Overall, 46% of households in Everett are cost burdened, renters and owners combined.[10]

Figure 1.3. Household Share by Income Level, City of Everett and Snohomish County



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

Table 1.1 shows the percentage of each income group that is cost burdened in Everett and Snohomish County by tenure. Across every income level, for both renters and owners, Everett residents are less likely to be cost burdened than their counterparts across the County. The only exception is for extremely low income homeowners, with a share of cost burden that is 5% higher than across the County. For both renters and owners, cost burden improves as income rises, with the most dramatic improvement above the group considered very low income. This table does not address differences in degrees of cost burden – for example, a household that spends 31% of its income on housing would be considered cost burdened along with a household that spends 80% of its income on housing. While households receiving Housing Choice Vouchers are entitled to a subsidy limiting their rent to 30% of their income, they can choose to pay up to 40% of their income, becoming technically cost burdened, if they prefer a unit that differs from rent and size standards set by HUD for their household.

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

	Renters		Owners		All	
Income Level	**Everett**	**Snohomish County**	**Everett**	**Snohomish County**	**Everett**	**Snohomish County**
Extremely Low	79%	80%	78%	73%	79%	78%
Very Low	80%	85%	78%	80%	61%	64%
Low	21%	27%	47%	59%	38%	54%
Moderate	11%	15%	35%	44%	26%	37%
Middle	3%	5%	21%	32%	14%	25%

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

HUD's Location Affordability Index uses a number of variables to estimate the affordability of a location including both housing and transportation costs. According to the index, a "regional typical household"[11] could expect to spend 43% of their income on housing and transportation if they rent

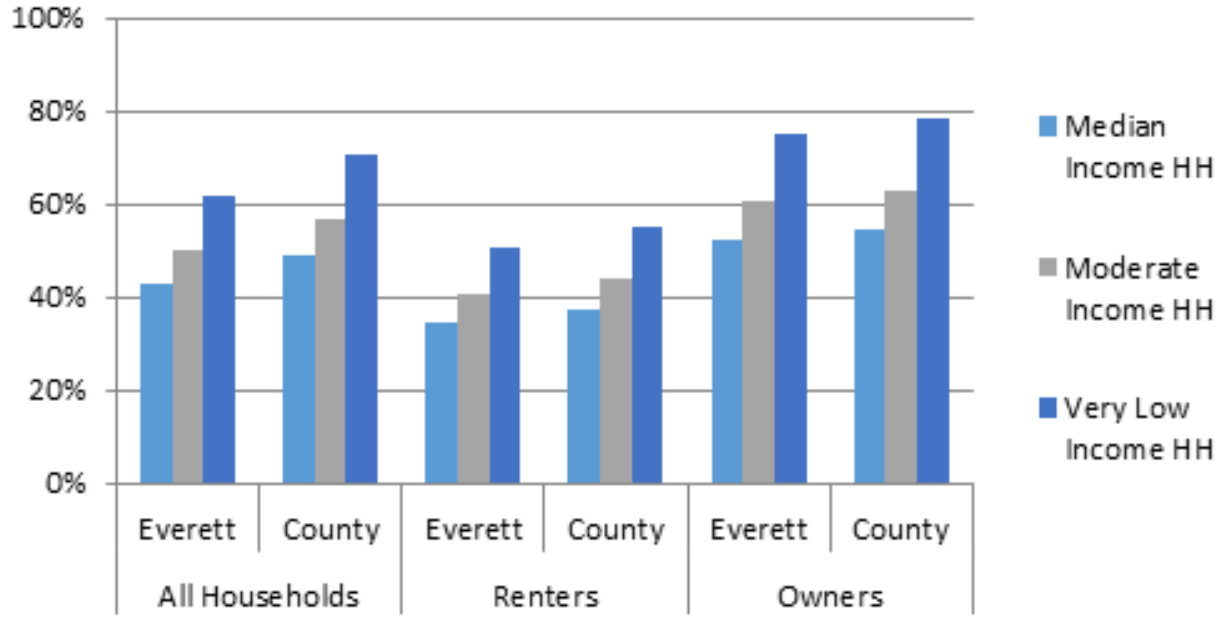
10 Ibid

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

or own in Everett, compared to 49% overall for the County. 45% is proposed as a targeted maximum percentage of income to be spent on housing and transportation combined to be affordable according to HUD, meaning that Everett meets this goal for the "regional typical household". A low income household,[12] however, could still expect to spend upwards of 62% of their income on housing and transportation living in Everett. A regional moderate family may have to devote 50% of their household income on transportation and housing.[13]

Housing and transportation affordability estimates for a number of different household types are presented in Figure 1.4. As shown, it is estimated that owners will generally spend more on housing and transportation than renters, regardless of location or household type. Everett residents generally spend less on housing and transportation than Snohomish County residents, regardless of tenure or household type.

Figure 1.4. Estimated Housing & Transportation Costs as a Share of Income, City of Everett & Snohomish County



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

The 2012 unemployment rate was 6.8% in Everett, compared to 5.9% for the County. For employed Everett residents, the mean commute time is 25 minutes, compared with 29 minutes for the County. 69% of city residents drive to work alone compared to 74% of all County workers. At 28% of the employed population, the most common occupations for Everett residents are in management, business, science, and arts occupations, followed by sales and office occupations with 24% of the employed population. The two most dominant industries employing city residents are manufacturing, with 18.2% of workers, and educational services, healthcare and social services, with 18% of workers.[14]

Seattle-Bellevue HUD HMFA

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

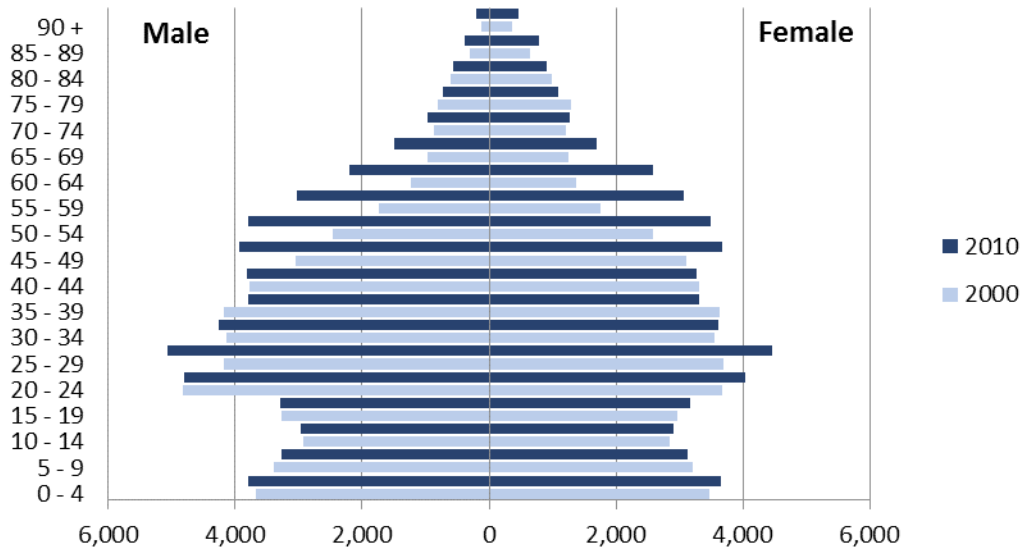
13 US Department of Housing & Urban Development; Location Affordability Portal, 2013

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

According to the Puget Sound Regional Council, Everett is home to 87,539 jobs. 10,882 of these jobs are in the health care and social assistance fields. Other significant local employers include government, with 7,180 jobs, retail with 6,469, and accommodation and food service with 4,167.[15]

A regional employment center, Everett has 2.12 jobs per occupied home in the City compared to 1.16 employed people per home. Across the County, there are only .94 for jobs per occupied home compared to 1.31 employed people per home. This suggests that a large portion of jobs in Everett are being filled by residents of neighboring cities and counties, and that if Everett were to house all locally-employed people, housing supply would have to increase significantly. In actuality, 51% of employed Everett residents commute outside the city, despite the quantity of local jobs.[16]

Figure 1.5. City of Everett Population Pyramid, 2000 - 2010



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

The shape of the City's population pyramid, shown in Figure 1.5, offers additional insight into its housing needs and how they may be changing. As shown, the City is seeing significant growth in the share of adults older than 45 and, to a smaller degree, the share of people in their twenties. Accommodating the needs of seniors will be an important consideration for housing planning moving forward.

Household Profiles

These are the stories of several actual Everett households who receive some kind of housing assistance. All names and many nonessential details have been changed to respect their privacy.

Toni

Toni lives in a two bedroom apartment in Everett with her four children. The Temporary Assistance for Needy Families program is her only current source of income. Her total annual assistance is $7,776, which is about $648 per month.

15 Puget Sound Regional Council; Covered Employment Estimates, 2012

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

With Assistance
With her Section 8 Housing Choice Voucher, Toni pays $63 in rent and $83 in utilities for her two bedroom apartment. This leaves her with $502 per month for other expenses.

Without Assistance
Without a voucher, Toni's rent obligation per month would be $1,000 plus $83 in utilities for her current apartment. Without a voucher Toni would not have the ability to pay for the apartment she currently shares with her children, nor could she afford any other market rate two bedroom unit. If she were to find a full time job to pay for her current unit, she would have to earn at least $20.83 per hour to cover housing costs without being cost burdened. Toni could look for a shared living arrangement as a cheaper alternative, however, it would be difficult to find a situation that would accommodate her and her children.

Dana
Dana is a single father living with his teenage daughter in a two bedroom apartment in Everett. To support himself and his daughter, Dana works a low paying job in retail and receives child support payments. His total annual income is $26,472, or $2,206 per month.

With Assistance
Dana receives a voucher for $396 toward his monthly rent. The contract rent for his two bedroom apartment is $950 per month plus $163 in utilities. After his voucher is applied to his rent, Dana pays $554 in rent and $163 in utilities per month. This leaves Dana $1,489 per month to support himself and his child.

Without Assistance
Without a voucher, Dana would be spending approximately 48% of his monthly income on housing costs - well above the recommended maximum of 30%. As Dana's apartment's rent is close to average for two bedroom units in Everett, he may not be able to save much by moving. To afford his current unit by finding a different job, he would have to find a full-time position paying at least $20.35 per hour, or $42,320 a year.

Christian
Christian and his wife live in a modest two bedroom apartment in Everett. Both he and his wife are elderly and disabled. Together, they receive Social Security payments totaling about $17,268 per year or $1,439 per month.

With Assistance
With their voucher, Christian and his wife pay $371 in rent plus $61 in utilities. This leaves the couple with $1,007 per month for other expenses.

Without Assistance
The market rent for their current unit would be $1,058, including utilities. This would leave Christian and his wife with $381 per month to spend on food, bills and essentials. At this rate, Christian would be devoting about 74% of their income to housing alone. The average rent for a two bedroom unit in Everett is $1,066, so finding a more affordable market rate unit of the same size could be challenging. At the time of this report, two bedroom apartments for rent in the area range from $677 to $1,916 per month. If Christian were able to rent the cheapest two bedroom apartment in Everett, without

a voucher he and his wife would still be paying 48% of their monthly income on rent, making them significantly cost burdened. If they were to downsize to a studio or one bedroom unit, they could find a more affordable option, though there is nothing available that would be less than 30% of their monthly income.

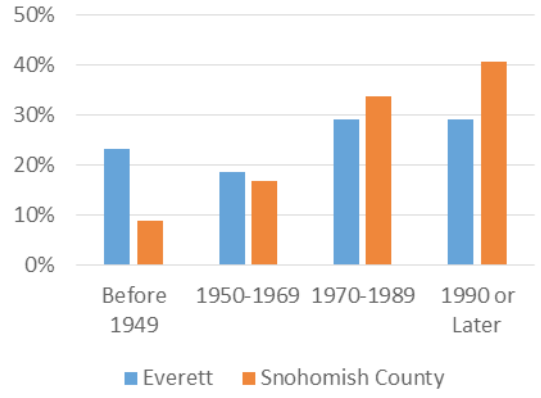
2. Existing Housing Stock

With a history that spans more than 120 years, Everett has a higher share of older homes than many other cities in Snohomish County – 23% built before 1949, compared to 9% across the County. Despite this higher concentration of old homes, the age distribution of its housing stock is still relatively even compared to the County overall, as shown in Figure 2.1. Everett's population is almost evenly split between single family and multifamily homes—49% of Everett households reside in single family units and 51% in multifamily units.[17] The City's single family neighborhoods are largely built out, meaning that the majority of future residential growth will be accommodated through multifamily development.[18]

Figure 2.2 shows the distribution of each tenure group among different types of housing. As shown, 83% of homeowners live in single family homes, compared to 22% of renters. 19

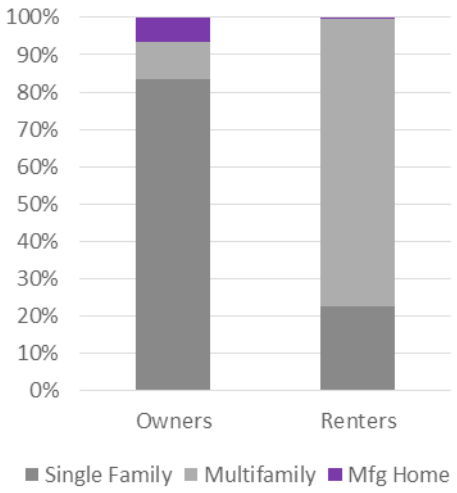
Figures 2.3 and 2.4, on the following page, provide information on newly permitted units in the City in recent years. Figure 2.3 shows the total number of net newly permitted residential units per year from 2001 to 2012 for both the City and County, with the City on the left axis and the County on the right. Figure 2.4 shows the share of the City's new units composed of single- and multi-family units. As shown, residential and multifamily permits peaked in 2005 for both the City and County, followed by a sharp decline following the national housing market collapse. While newly-permitted units began to recover across the County in 2010, as of 2012 Everett

Figure 2.1. Age Distribution of Housing Stock, City of Everett and Snohomish County



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

Figure 2.2. Home Type by Housing Tenure, City of Everett



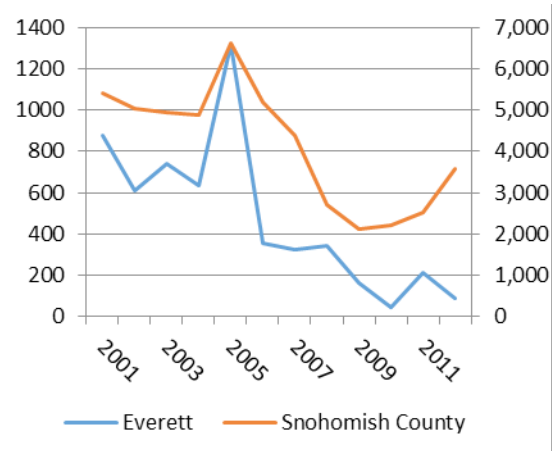
Source: US Census Bureau; American Community Survey, 2008-2012

17 US Census, American Community Survey, 2008-2012

18 Snohomish County Tomorrow, "2012 Buildable Lands Report for Snohomish County", 2013

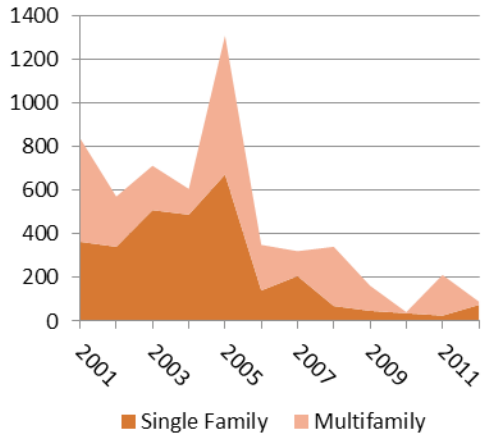
19 In this case, "single family home" is defined as a property where there is only one housing unit in the structure, including townhomes.

Figure 2.3. Net Newly-Permitted Units, City of Everett & Snohomish County



Source: Puget Sound Regional Council, 2012

Figure 2.4. Newly Permitted Units by Type, City of Everett



Source: Puget Sound Regional Council, 2012

had not yet begun to recover at the same pace.[20]

For the purposes of this report, Everett's housing stock is divided into subsidized rental units, workforce rental units, market rate rental units (both single- and multi-family), and home ownership.

Subsidized rental units are targeted toward households with the lowest incomes, typically less than 30% AMI. A subsidized rental unit is one that receives ongoing funding, perhaps rental assistance or an operating subsidy, to ensure that its residents pay no more than 30% of their income in rent. Populations targeted for subsidized rental units often include the disabled, elderly, and other populations living on fixed incomes with special needs. Some properties only apply their subsidy to select units. It is also common for subsidized units to be restricted to certain groups like families, the elderly, or homeless. A subsidized property may have also benefited from workforce-type housing subsidies, and it is also common for only a portion of a property's units to be subsidized. Everett's emergency shelters and transitional housing units will also be discussed in this section, though separately from permanent subsidized units.[21]

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

20 Puget Sound Regional Council, Residential Building Permit Summaries 2011

21 For the purposes of Everett's Consolidated Plan, subsidized units are those which receive funding assistance or need a letter of consistency with the Consolidated Plan.

by income level served, both subsidized and workforce, is presented in Table 2.1.

Market rate rental units are the stock of all housing units available for rent in the open market. These are units that are privately owned and whose rents are determined by market supply and demand pressures. A market rate rental unit can also be a subsidized rental unit, as is the case with the Federal Section 8 Housing Choice Voucher (HCV) Program. Section 8 vouchers can be used to rent any unit, as detailed below. Finally, home ownership includes all single family homes for sale – detached and attached single family homes, condominiums, and manufactured homes.

Table 2.1. Assisted Units by Income Level Served, City of Everett

Extremely Low	3,926
Very Low	1,816
Low	1,677
Moderate	4
Total	**7,423**

Source: HASCO, 2014

Subsidized Housing Units: Permanent and Transitional

Everett has 4,512 units of permanent subsidized housing with a range of rental assistance sources including Section 8 Housing Choice Vouchers (HCVs), Section 8 Project-Based Vouchers, HUD Section 202 Supportive Housing for the Elderly Rental Assistance, and HUD Public Housing. As of July 2014, there were 2,885 HCVs in use in Everett administered by the Everett Housing Authority (EHA) and the Housing Authority of Snohomish County (HASCO).[22] All assisted properties are listed in Appendix B. Table 2.2 shows the distribution of permanent subsidized units by funding source.

Transitional housing and emergency shelter units typically receive ongoing funding like permanent subsidized units, but differ as tenants must leave after a certain time period or goal is reached. There are 92 transitional housing units and 334 shelter spaces in the City of Everett. There are an additional 46 transitional units that are counted as permanent units as they are funded through the Section 8 Project Based Voucher program for the homeless, and residents will receive a Housing Choice Voucher upon leaving transitional housing. Everett's transitional and emergency shelter units are also detailed in Appendix B.

Table 2.2. Permanent Subsidized Units by Funding Source, City of Everett

Section 8 Housing Choice Voucher (HCV)	2,885
Public Housing	640
Section 8 Project-Based Voucher	461
Project-Based Section 8	66
Section 202 Supportive Housing for the Elderly	235
Sound Families Initiative	50
HUD Supportive Housing	72
Other	103

Source: EHA, 2014; HASCO, 2014

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

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

the family chooses a home that is larger than the size approved for their voucher. The two PHAs that administer the HCV program in Snohomish County are the Everett Housing Authority (EHA) and the Housing Authority of Snohomish County (HASCO). Vouchers issued by both PHAs can be used in Everett.

Because the number of vouchers a PHA can distribute is limited by the amount of federal funding they receive, the wait for a new applicant to receive an HCV can be extremely long and is usually dependent on existing voucher holders leaving the program. Until recently, the wait to receive an HCV from HASCO had been about six years. Federal funding for the HCV program was frozen during the 2013 budget sequester, at which time HASCO closed their waitlist. EHA's waitlist is also closed, and is not anticipated to re-open for several years.

Workforce Housing

Everett is home to 2,461 units of workforce housing distributed across 35 properties, all listed in Appendix B. Assisted workforce housing units are defined by the fact that they received some form of one-time subsidy in exchange for rent restrictions. Workforce funding types do not involve ongoing rental assistance, and rents are not tailored to individual household incomes. These subsidies can include:

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

Table 2.3. Workforce Units by Funding Source, City of Everett

Tax Credit	1,985
Bond	376
HOME (City, County, and/or State)	156
Housing Trust Fund (City, County, and/or State)	275
CDBG	212

Source: HASCO, 2014

Workforce housing in Everett has been funded through many sources, including low-income housing tax credits, Community Development Block Grants (CDBG), Housing Trust Fund dollars, and tax-exempt bonds. While the name may suggest otherwise, it is common for developers to use workforce funding sources to funding housing for populations like seniors. Table 2.3 shows the number of workforce units funded per major source in Everett, with full information provided in Appendix B. Table 2.3 only includes units that do not have additional rental assistance (Considered 'subsidized' in this report), which often also use workforce subsidies as part of their financing. As most workforce properties use more than one funding source, there are units counted multiple times in the different funding categories listed in Table 2.3. Financing for any affordable housing project is often very complicated and can involve an array of public, nonprofit, and private entities.

While some of these properties currently restrict occupancy of all of their units to low-income households, many other workforce housing properties only dedicate a portion of their units. This is typical of properties developed or rehabilitated by private entities using tax credits or tax-exempt bond financing in exchange for income restrictions on the properties. In those cases, affordable

housing requirements are limited to a certain period of time, typically 20 to 30 years, after which time the property owners can increase rents to market rates. Some properties feature both subsidized and workforce units.

Market Rate Rental Units

There are an estimated 22,916 units of rental housing in Everett of every type, from single family homes to large apartment buildings. According to American Community Survey estimates, 17,665 out of 22,916 renter-occupied housing units are in multifamily properties. This compares to 1,888 multifamily units out of 18,450 owner-occupied units.[23]

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

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

	No Bedrooms	1 Bedroom Units	2 Bedroom Units	3+ Bedroom Units
Less than $200	101	100	297	0
$200 to $299	63	424	182	24
$300 to $499	193	248	248	122
$500 to $749	386	1787	632	173
$750 to $999	150	3527	4301	284
$1,000 or more	183	933	4605	3623

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

To provide a better idea of what a household looking for a home today could expect to pay in rent and utilities for a home in Everett, rent data was obtained from Dupre and Scott. This data, which includes both multifamily and single family rental units, is summarized in Table 2.5 and presented in full in Appendix A. Table 2.5 lists the minimum full time wage to afford each average rent in hourly and annual terms as well as the number of hours one would have to work per week earning Washington State's minimum wage to afford the unit.

Table 2.5. Average Rent and Affordability by Size, City of Everett (Including Utilities)

	Average Rent (With Utilities)	Minimum Income Required		Hours/Week at WA Minimum Wage	Range
		Per Hour	Annual		
Studio	$708	$13.62	$28,320	58	$521-$1,322
1 Bedroom	$862	$16.58	$34,480	71	$612-$1,616
2 Bedroom	$1,066	$20.50	$42,640	88	$677-$1,916
3 Bedroom	$1,513	$29.10	$60,520	125	$944-$2,215
4 Bedroom	$2,041	$39.25	$81,640	168	$1,297-$2,997
5 Bedroom	$2,723	$52.37	$108,920	225	$2,371-$3,171

Source: Dupre & Scott, 2013; National Low Income Housing Coalition, 2014

Table 2.6 shows the affordability distribution of average rents in Everett by size. In this table, "Yes" means that the average rent is affordable to a household at that income level, adjusting for household

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

size, "Limited" means that the average rent is not affordable but there are lower end affordable units, and "No" means that the entire rent range is not affordable. As shown, Everett's rental homes are generally affordability to moderate and middle income households. Moreover, the majority of rents are affordable to low income households, with the exception of homes with four or more bedrooms. Extremely low income families will not be able to find an affordable unit of any size, while there is a limited stock of units three bedrooms and less that are affordable to very low income households.

Table 2.6. Distribution of Rent Affordability by Size, City of Everett

	Number of Bedrooms			
Income Level	1	2	3	4+
Extremely Low	No	No	No	No
Very Low	Limited	Limited	Limited	No
Low	Yes	Yes	Yes	Limited
Moderate	Yes	Yes	Yes	Yes
Middle	Yes	Yes	Yes	Yes

Source: Dupre and Scott, 2013

The difference in minimum required income by size between single- and multifamily units is shown in Table 2.7. As shown, with the exception of four and five bedroom single family homes, rents are generally affordable to households earning at least 50% AMI. Units in multifamily complexes tend to be more affordable than single family homes of the same size. The groups most likely to struggle to find affordable rental housing in Everett are extremely low income households of all sizes, many very low income households, and large families with lower incomes.

Table 2.7. Average Rent by Size, Single- and Multifamily, City of Everett

	Multifamily Average Rent	Minimum Income	Single Family Average Rent	Minimum Income
Studio	$710	Very Low	n/a	n/a
1 Bedroom	$855	Low	$935	Low
2 Bedroom	$1,024	Low	$1,398	Low
3 Bedroom	$1,312	Low	$1,656	Low
4 Bedroom	n/a	n/a	$2,041	Moderate
5 Bedroom	n/a	n/a	$2,723	Middle

Source: Dupre and Scott, 2013

Even after accounting for the fact that utility costs are not included in ACS data, ACS' rent range is generally lower than that of the market as sampled by Dupre and Scott. Again, this could be explained by the ACS sample including subsidized units and informal rent arrangements. While ACS data is important as it shows what Everett renters are actually paying, it does not give an accurate indication of what a typical renter searching for a market rate unit can expect to pay.

Home Ownership

Between 2008 and 2012, 58% of single family homes sold in Everett were three bedrooms in size. 22% of homes sold were four bedrooms in size, meaning that three and four bedroom homes together represented 80% of sales. 14% were two bedrooms and 3% were five bedrooms. This includes detached single family homes, common wall single family homes (townhouses), manufactured homes,

and condominiums.[24]

In 2012, the median sale price for a single family home in Everett was $219,950. Assuming a 20% down payment and using average rates of interest, property taxes, utilities and insurance as determined by the Federal Housing Funding Board, the monthly cost of this home would be $1,313. To afford this monthly cost, a family would require an annual income of at least $52,514, which is below both Snohomish County median income and the Seattle-Bellevue HMFA median income. This is above Everett's median income, however.[25]

Appendix C provides high level statistics on sales of single family homes from 2008-2012 as well the minimum income necessary to afford the median sale home by year. As shown, between 2008 and 2012, median home sale prices consistently decreased. During that time period, the median sale price of a home dropped 27%. In 2012 dollars, this translates to a difference of almost $35,000 in minimum income necessary for affordability-from a high of $82,471 to afford the 2008 median home to $52,514 in 2012.26 The housing market across the region has since begun to recover from the recession. While home sale affordability for 2013 cannot be calculated at this time, assessed value support that values in Everett have begun to climb again, with a 2.5% rise in average residence value between 2013 and 2014. This is lower than the average increase across the county, 4.4%.[27]

Table 2.8 lists the estimated percentage of 2012 sales of home sales that are affordable to each income level by home size. "Not affordable" means that the minimum income required is higher than the middle income upper cutoff. All of the percentages specify the portion of homes of that size that someone in the particular income group could afford, adjusting for household size as detailed in Appendix E. As shown, moderate and middle income households could theoretically afford the monthly cost of nearly all of the homes sold in 2012. Moderate income is recommended as the minimum ideal household income for home ownership to be a reasonable option.

Table 2.8. Affordable Home Sales by Size, City of Everett, 2012

Bedrooms	Extremely Low	Very Low	Low	Moderate	Middle	Not Affordable	Total Sales
1-2	20%	67%	93%	97%	99%	1%	**283**
3	9%	38%	85%	98%	100%	0%	**1,077**
4	1%	18%	69%	93%	99%	1%	**472**
5+	1%	14%	46%	96%	97%	3%	**95**

Source: Snohomish County Assessor, 2014

The "affordability gap" describes situations where there are more households at a given income level than there are housing options affordable to those households. Figure 2.5 displays the affordability gap for home ownership with the percentage of households in Everett at each income level as well as the percentage of all home sales in 2012 that each income level could afford. As Figure 2.5 compares the overall income distribution of the City with the affordability distribution of one year, this is a rough approximation, and other factors should be considered in examining home ownership affordability. As shown, there were plenty of sales theoretically affordable for households earning at least 80% AMI in 2012, which is the minimum income recommended for home ownership. (Moderate income

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

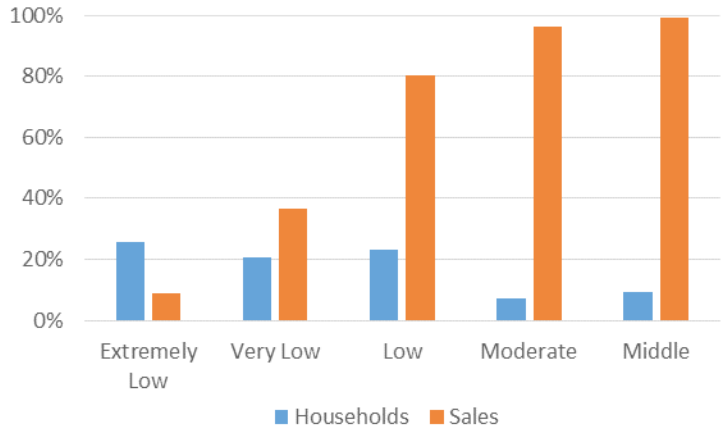
25 Snohomish County Assessor, 2014

26 Ibid

27 Snohomish County Assessor, "Snohomish County Assessor's Annual Report for 2014 Taxes", 2014

and above) This analysis does not consider whether or not these income groups are able to access financing, including a down payment, or other barriers to home ownership. There is also sufficient supply for the City's low income households, though home ownership may only be a good choice for certain households in this group. Further, this does not include competition from households above middle income, which comprise 14% of the City's total.

Figure 2.5. 2012 Home Sale Affordability Gap, City of Everett

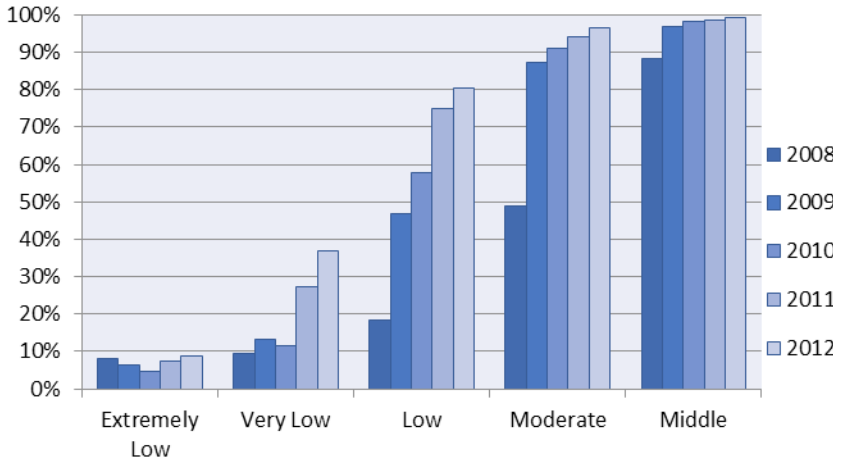


Source: US Census Bureau, American Community Survey, 2008-2012; Snohomish County Assessor, 2014

Figure 2.6 shows how the percentage of sales affordable to each income level changed from 2008 to 2012. As shown, affordability by this estimate was never a significant challenge for households earning at least 80% AMI during this period. As the housing market continues to improve following the recession, affordability for this group may retreat again. While there are affordable options for low income households, and ownership may be a good option for certain low income households (those earning between 50 and 80% AMI), these households are considered the exception rather than the rule.

Many of the most affordable sales were likely only so affordable because they were foreclosed homes sold by banks. 1919 74th Street, for example, is a three bedroom home that State Farm Bank sold for $140,000 in 2012. At that price, a household with a minimum income of $26,959 could afford the monthly cost of around $674. This same home sold for $286,000 in 2008, more than double, and well out of reach for the households with the minimum income necessary to afford it in 2012. While low priced foreclosed homes can put home ownership within reach for more households, this is accomplished at the expense of previously displaced homeowners. Additionally, these sales contribute to ongoing uncertainty about market home values. Low income home buyers could also become cost burdened by higher property taxes on these "bargain" homes.

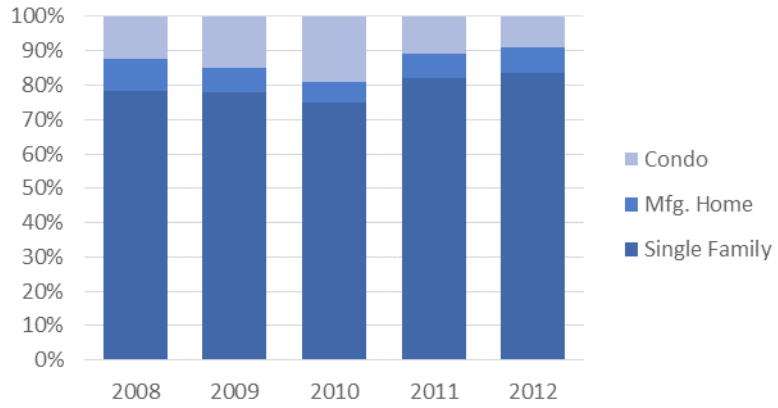
Figure 2.6. Home Sale Affordability, 2008-2012, City of Everett



Source: Snohomish County Assessor, 2014

Figure 2.7 shows how sales have been divided between single family homes, condominiums, and manufactured homes over 2008-2012. As shown, the

Figure 2.7. Home Sales by Type, 2008-2012, City of Everett



Source: Snohomish County Assessor, 2014

allocation has not changed significantly over time, with the exception of 2010 when a higher portion than usual consisted of condominiums. Echoing the high share of homeowners living in single family detached homes, single family detached home sales have been dominant.

Table 2.9 shows how many sales of each of these three types were affordable to each income level in 2012. Manufactured homes were most likely to be affordable to lower income households, with a dramatically lower average sale price, though there is still a significant supply of single family homes and condominiums affordable to very low and low income households. Table 2.10 shows how many homes were sold in 2012 by type and number of bedrooms.

Table 2.9. 2012 Affordable Home Sales by Type, City of Everett

	Extremely Low	Very Low	Low	Moderate	Middle	Not Affordable	Avg. Sale Price
Single Family	40	477	726	310	53	17	$245,346
Mfg Home	132	12	3	0	0	0	$36,113
Condo	0	54	117	4	0	0	$217,230

Source: Snohomish County Assessor, 2014

Table 2.10. Size of Homes Sold by Type, 2012, City of Everett

Bedrooms	Single Family	Manufactured Home	Condo
1-2	236	39	8
3	892	94	91
4	402	2	68
5+	88	1	6

Source: Snohomish County Assessor, 2014

Shared Rental Housing

A popular market rate affordable housing option is to split housing costs with other roommates. These arrangements include renting a room, suite, or accessory dwelling unit (ADU) from a homeowner living on site. For 17 shared rooms advertised on Craigslist in Everett, the monthly cost ranged from $325 to $ 750, including utilities. The average room for rent on Craigslist in Everett was $575. While there were more rooms advertised, they did not include an address or cross streets, so it could not be verified that they were actually located within the City. Their rents were generally not outside this range, however.

Rents in this range are easily within reach for very low income single individuals, and possibly even

extremely low income couples. Individuals seeking roommates are able to discriminate in who they choose to share their housing, however, and often stipulate a preferred gender or bar couples from sharing a room. It may be difficult for families with children and households with disabilities or other special needs to find a suitable shared housing situation. In these cases, a household's ability to find shared housing will likely depend on whether or not they have local connections to help them find understanding roommates without depending on strangers.

3. Current Challenges and Opportunities

The City of Everett is one of Snohomish County's employment centers, with 2.12 jobs per occupied home in the City compared to 1.16 employed people per home. With half the City's employed population commuting out of the City for work, most of these jobs are held by nonresidents. The County anticipates Everett will continue to grow significantly, accommodating 61,793 additional residents by 2035. This increase would require 25,458 additional housing units, surpassing the City's current capacity. Single family capacity is especially scarce - of the estimated current capacity of 13,877 additional units, 12,767 would be multifamily units.[28]

At the same time, the City has a lower median income compared to other areas in the County. Assuming that the City's income mix stays constant, it is estimated that 7,456 units, or 46% of the total projected increase, will serve households at or below 50% AMI. The share of projected units by income level is shown in Figure 2.8.

According to 2013 Dupre and Scott data, Everett's rental housing market is affordable to households earning at least 50% AMI, with a limited supply of units three bedrooms and less in size affordable to households earning between 30 and 50% AMI. Market rents are not affordable to extremely low income households, though this is expected in almost all communities, due to the costs of construction and maintenance in today's market. There are a number of smaller market multifamily units that come close to this level of affordability, however. Cost burden data supports these conclusions, with a dramatic reduction in cost burden for both renters and owners at income levels above 50% AMI. Everett's renters and owners of all income levels are less likely to be cost burdened than their counterparts across the County, with the exception of extremely low income Everett homeowners, who are slightly more likely to be cost burdened. The City's renters earning less than 50% AMI are slightly more likely to be cost burdened than Everett homeowners of similar incomes, though renters become less likely to be cost burdened than owners as income rises.[29]

In 2012, the median sale price for a single family home[30] in Everett was $219,950. The estimated monthly payment for this home would be $1,313, including debt service, insurance, taxes, and utilities. For a family to afford this payment without being cost burdened, they would require an annual income of at least $52,514, below Snohomish County median income but just above Everett's median income. From 2008 to 2012 the median sale price for homes in the City dropped by 27%, and the share of sales affordable to low and moderate income households increased dramatically. In 2012, nearly all Everett home sales were estimated to be affordable to households earning at least 80% AMI, the minimum income typically recommended for home ownership.[31] The City's assessed residential values have been rising at a more moderate rate than other areas in the County, so home ownership affordability may not retreat as

28 Snohomish County Tomorrow Planning Advisory Committee, "Housing Characteristics and Needs in Snohomish County", 2014

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

30 Includes detached single family homes, townhomes, manufactured homes, and condominiums.

31 Snohomish County Assessor, 2014

dramatically as the market continues to recover.[32]

The age and condition of units in Everett are possible contributing factors to affordability. A significant portion of Everett housing stock is older and will need renovation or redevelopment in the near future. 23% of the City's total housing stock was constructed before 1949, compared to 9% across the County. An aging housing stock will typically keep prices low, so long as health and safety standards are maintained. Despite the fact that the share of older units is higher in Everett, the City also features a more balanced distribution of homes by age than in other communities where housing is heavily concentrated in nearly new units. As a result, after units reach the end of their useful life, there should be a reasonable supply of "next oldest" units to replace those lost in terms of affordability. While preservation of older housing is an effective strategy for affordability, preservation must be balanced with the need to accommodate growth – further, the higher priced new units of today will be the quality affordable older units of tomorrow. In order to meet growth targets, the City will have to accommodate additional density.

Services for Snohomish County residents with special needs are heavily concentrated in Everett, so housing planning must address the needs of this group. This group includes people with disabilities, homeless, immigrants, and the elderly. In 2012 there were 19,281 special needs residents in Everett, making up almost 18% of the total special needs population of Snohomish County.[33] The City's population is also aging. As the "baby boomer" generation continues to move into retirement, many will become special needs residents.

In order for the City to meet the necessary housing capacity and stimulate demand for an increased number of housing units, several livability improvements have been considered, such as improving parks and open spaces, modifying design standards and providing a host of other amenities designed to attract residents to more dense living environments. Additionally, Everett has implemented a number of regulatory devices to expand low income housing opportunities and foster a broad range of housing types in the City including:

- Allowing unlimited densities in the Downtown area, along Broadway and along core residential areas of the City.
- Incentivizing increased densities for Evergreen Way and Mixed Use Overlay zones along Evergreen Way
- Utilizing multiple family design guidelines to encourage household diversity among neighborhoods
- Promoting mixed use development in Downtown Everett as well as along the waterfront
- Preserving existing housing stock with a number of rehabilitation programs
- Creating tax exempt areas for redevelopment in Downtown, Everett Station and Evergreen Way areas
- Providing funding for housing programs from Federal, State and Local sources

In addition to promoting and providing incentives for these policies where appropriate, the City should continue to monitor their use and evaluate policies to make sure there are not unnecessary regulatory barriers to use. Additionally, when opportunities arise, the City could partner with organizations developing housing for households earning below 30% AMI, the income group generally not served by the traditional housing market.

32 Snohomish County Assessor, "Snohomish County Assessor's Report for 2014 Taxes", 2014

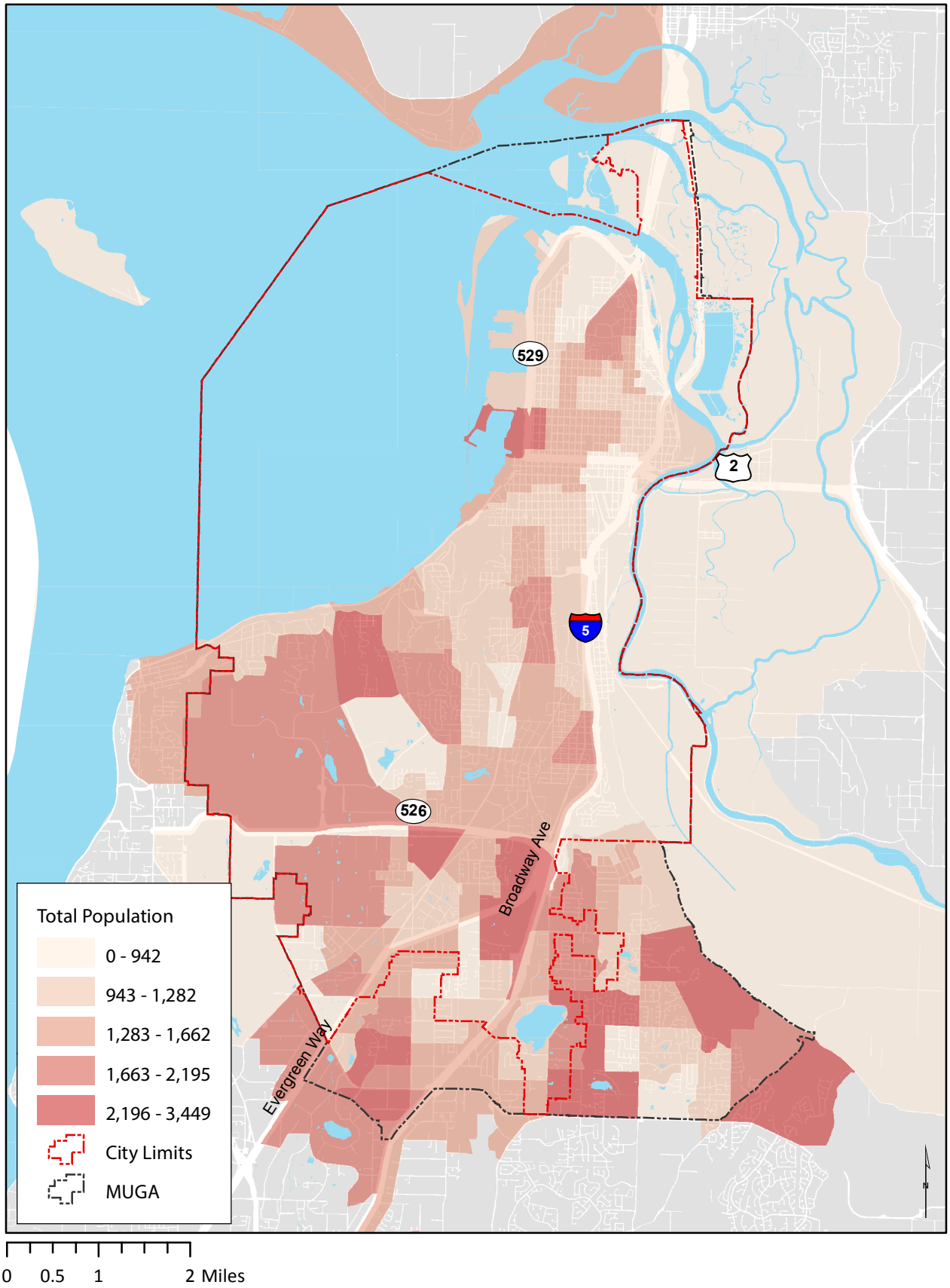
33 Snohomish County, Analysis of Impediments to Fair Housing Choices, 2012

4. Maps

Map 1.1. Total Population, City of Everett 22
Map 1.2. Average Family Size, City of Everett 23
Map 1.3. Renter-Occupied Housing Units, City of Everett 24
Map 1.4. Vacant Housing Units, City of Everett 25
Map 1.5. Homeowners with Mortgages, City of Everett 26
Map 1.6. Households Below 50% AMI, City of Everett 27
Map 1.7. Cost-Burdened Renters, City of Everett 28
Map 1.8. Cost-Burdened Owners, City of Everett 29
Map 1.9. Anticipated Housing & Transportation Cost as Percentage of Low HH Income 30
Map 2.1. Voucher Location and Transit Access, City of Everett 31
Map 2.2. Age of Housing Stock, City of Everett 32
Map 2.3. Condition of Housing Stock, City of Everett 33
Map 2.4. Housing Density, City of Everett 34
Map 2.5. Net New Single Family Permits by Tract, 2012, City of Everett 35
Map 2.6. Net New Multifamily Permits by Tract, 2012, City of Everett 36
Map 2.7. Average Renter Household Size, City of Everett 37

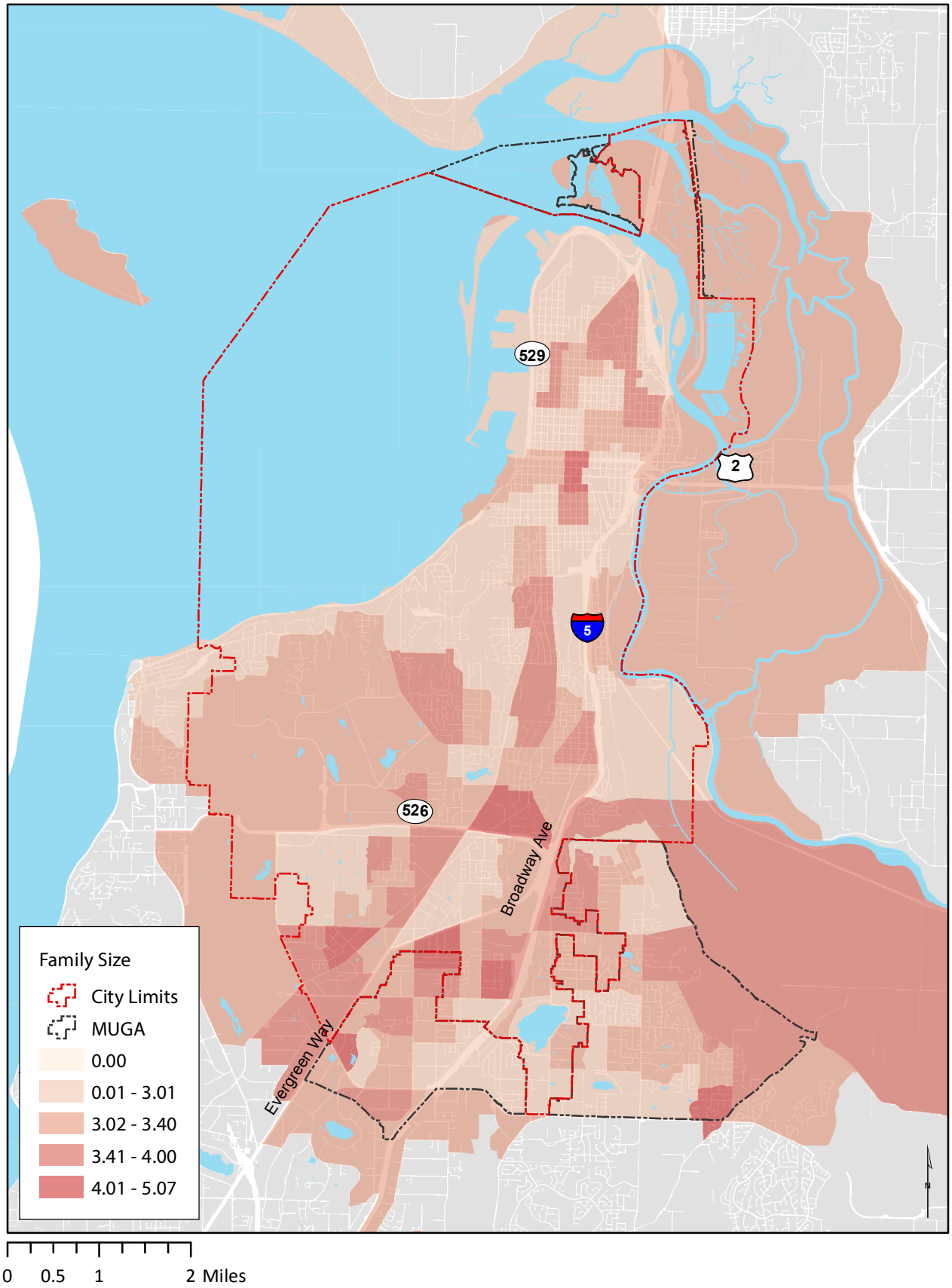
Map 1.1. Total Population, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



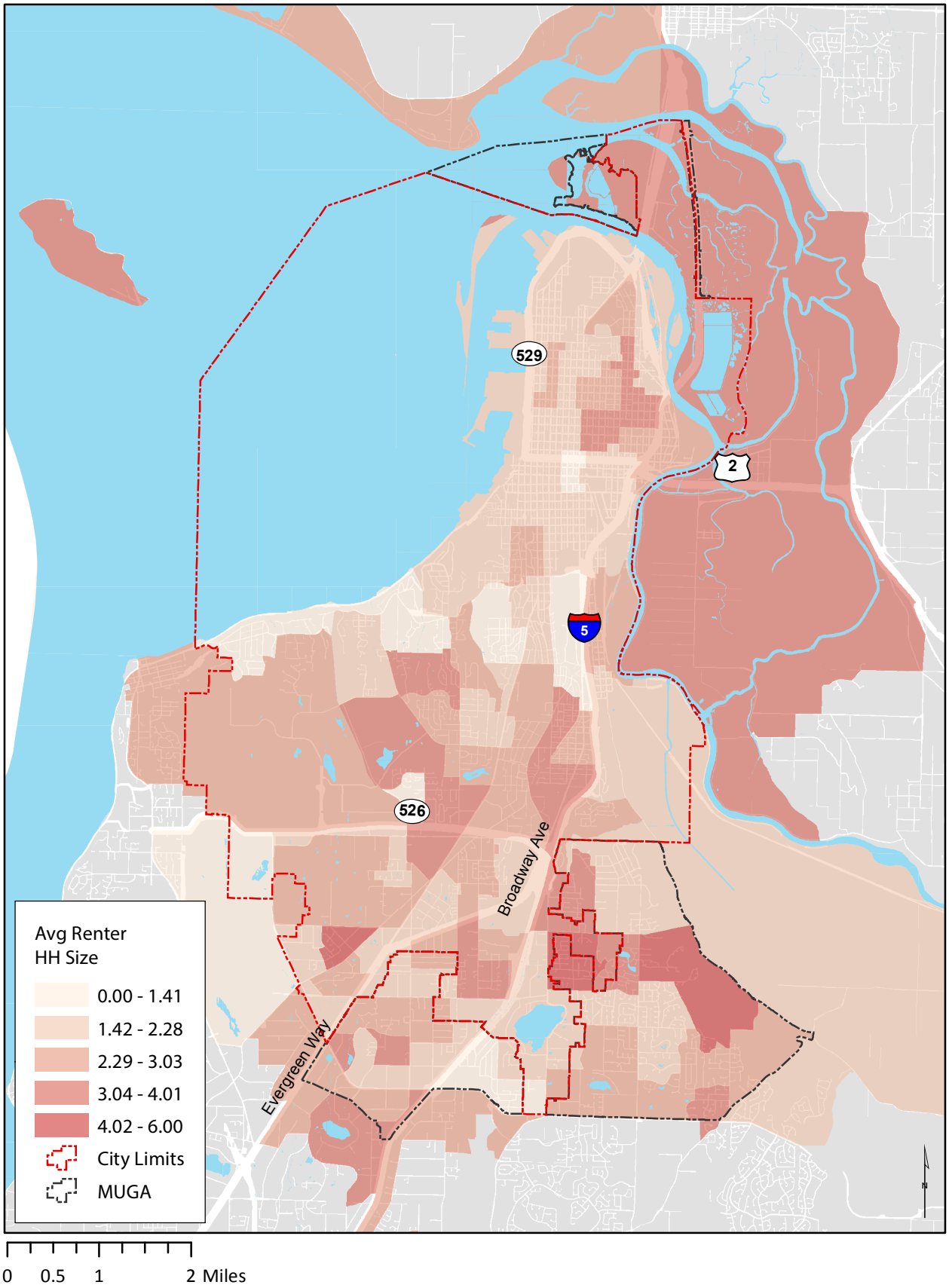
Map 1.2. Average Family Size, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



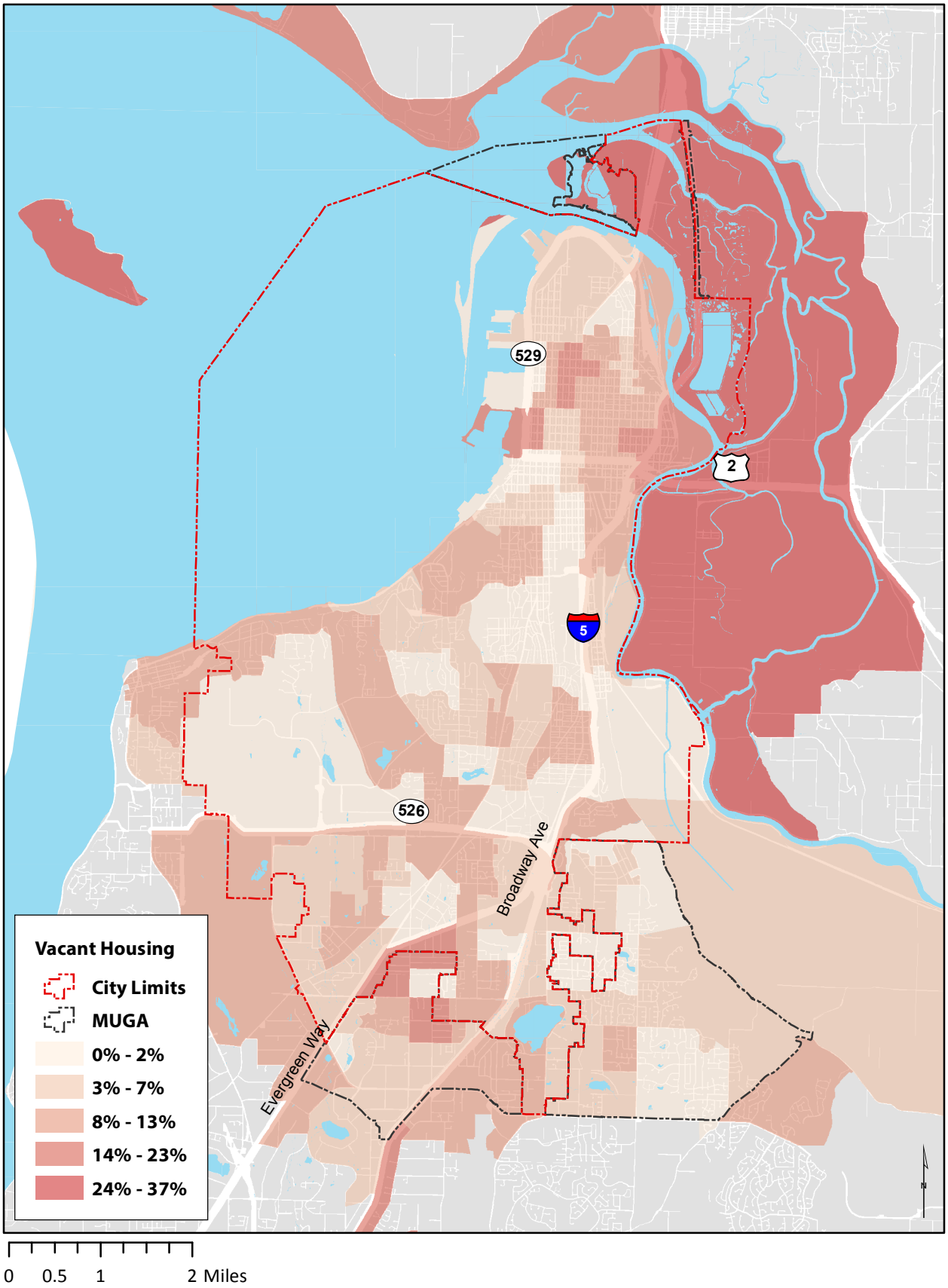
Map 1.3. Renter-Occupied Housing Units, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



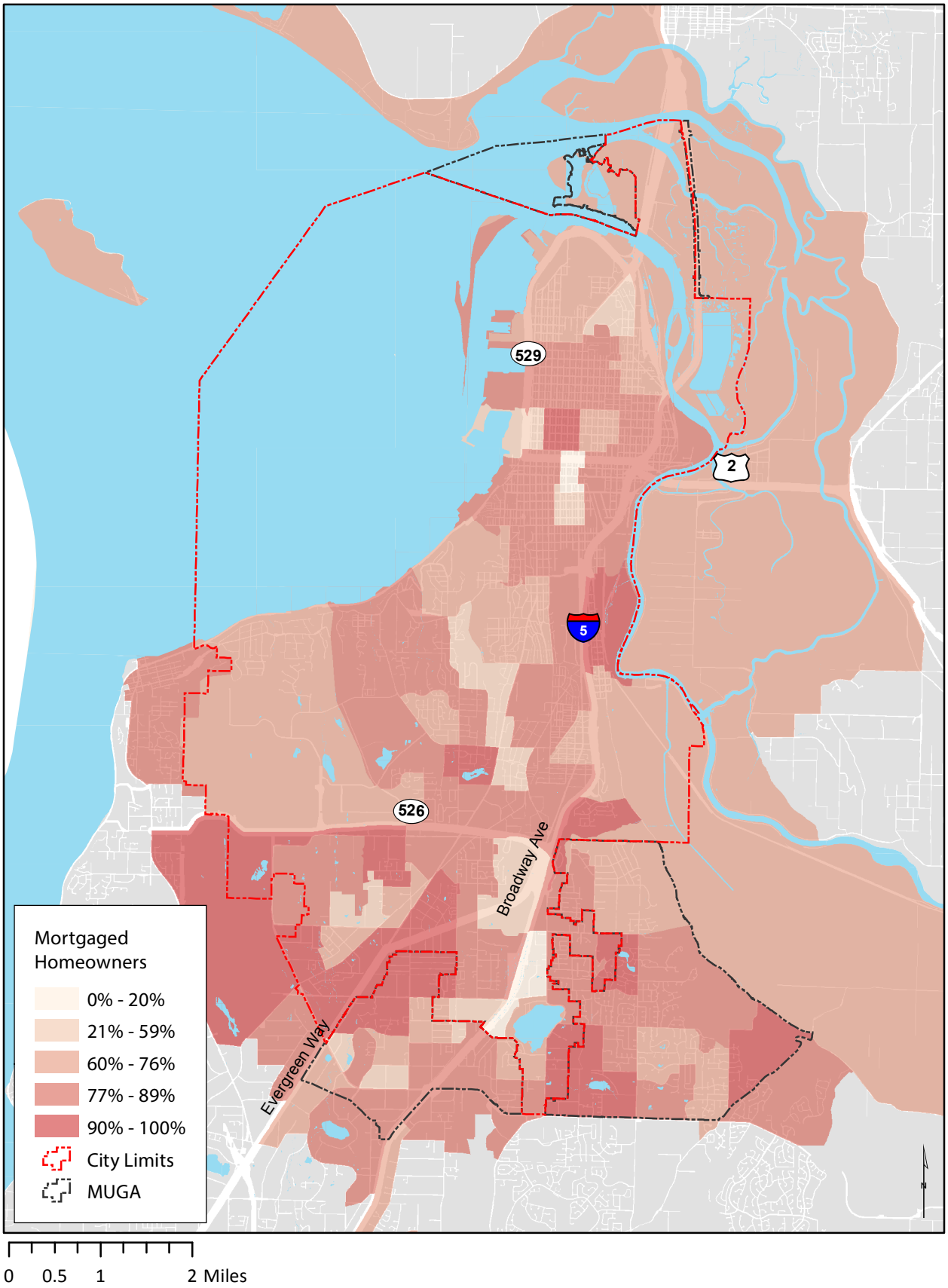
Map 1.4. Vacant Housing Units, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



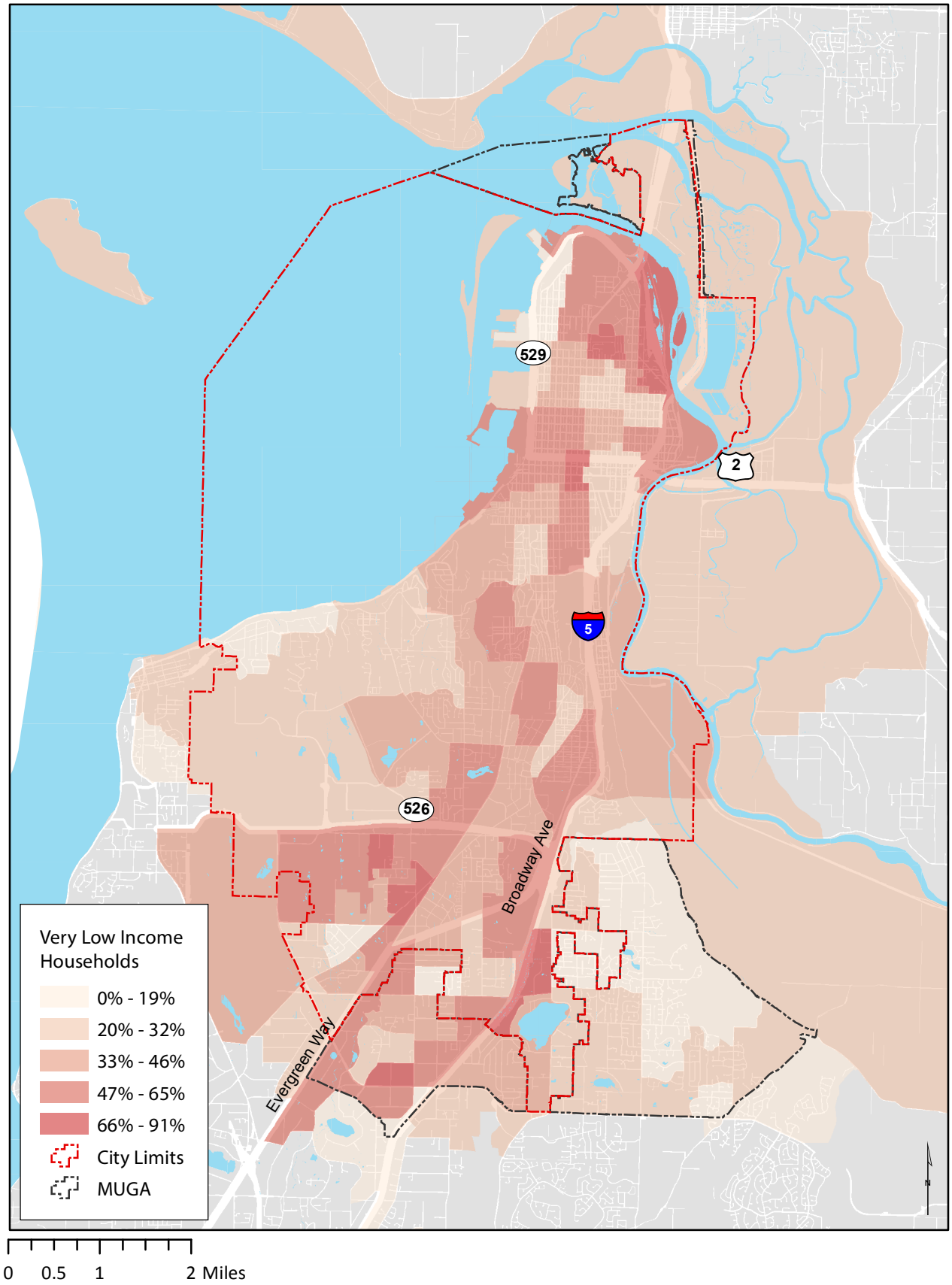
Map 1.5. Homeowners with Mortgages, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



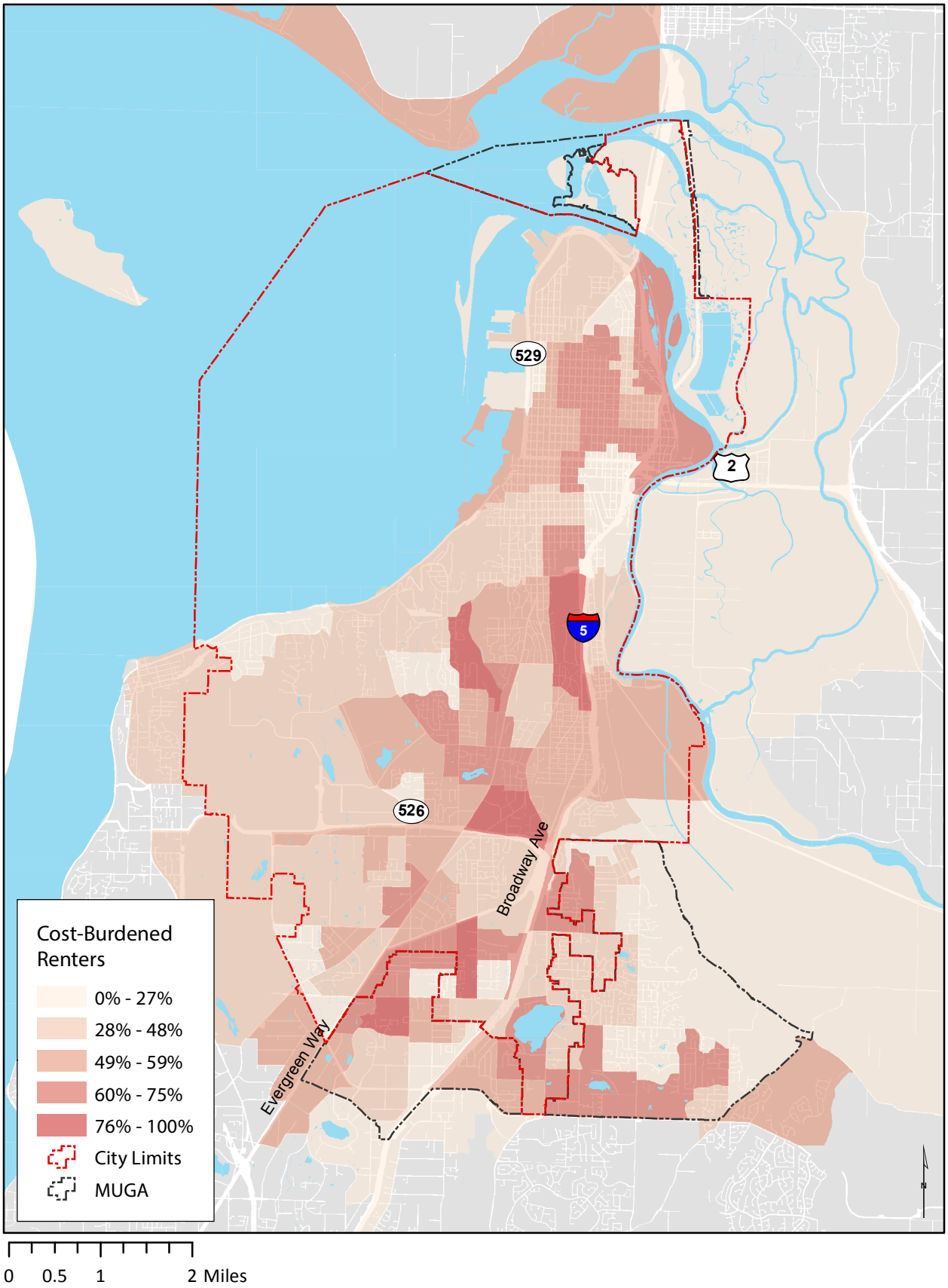
Map 1.6. Households Below 50% AMI, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



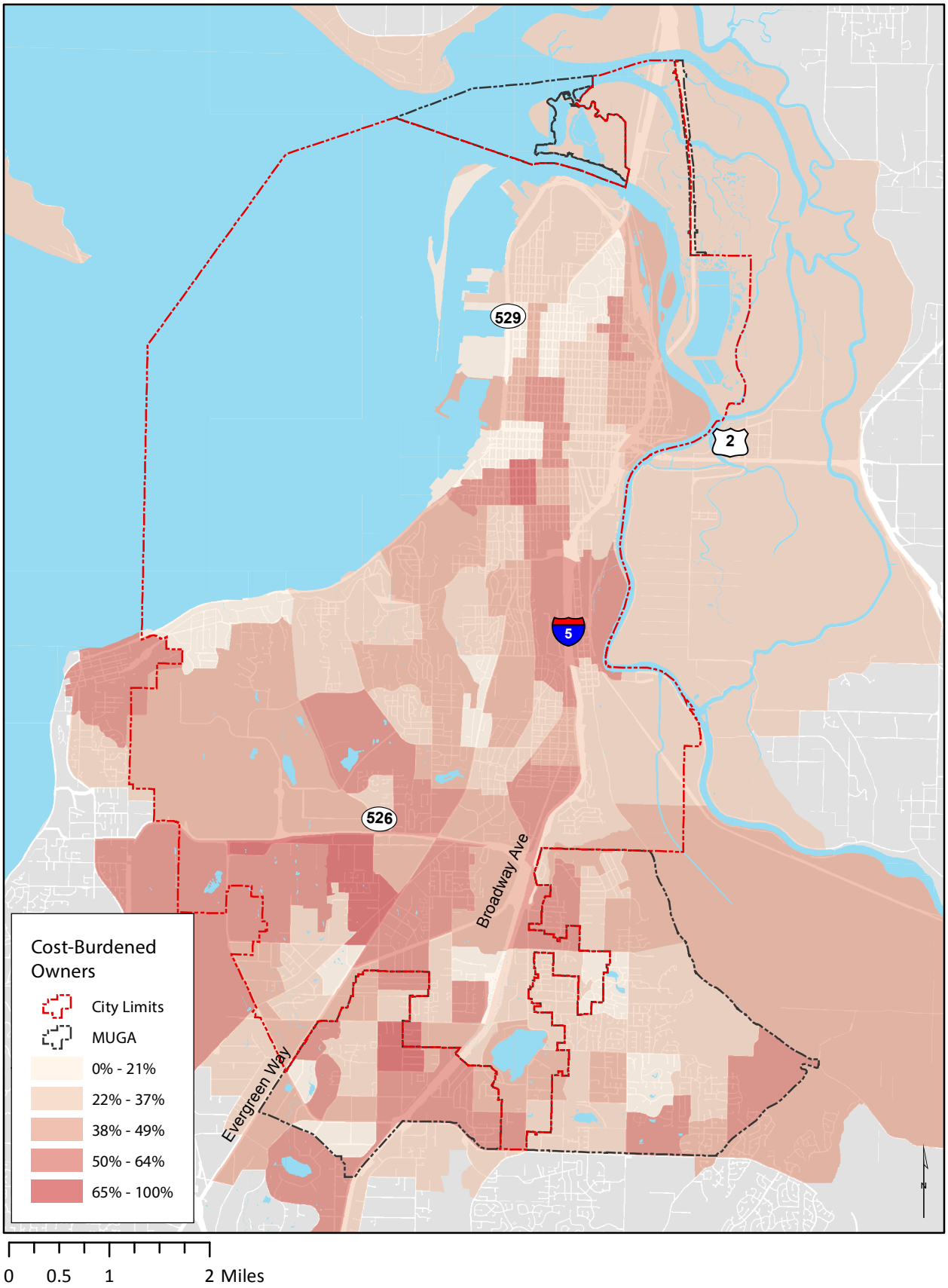
Map 1.7. Cost-Burdened Renters, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



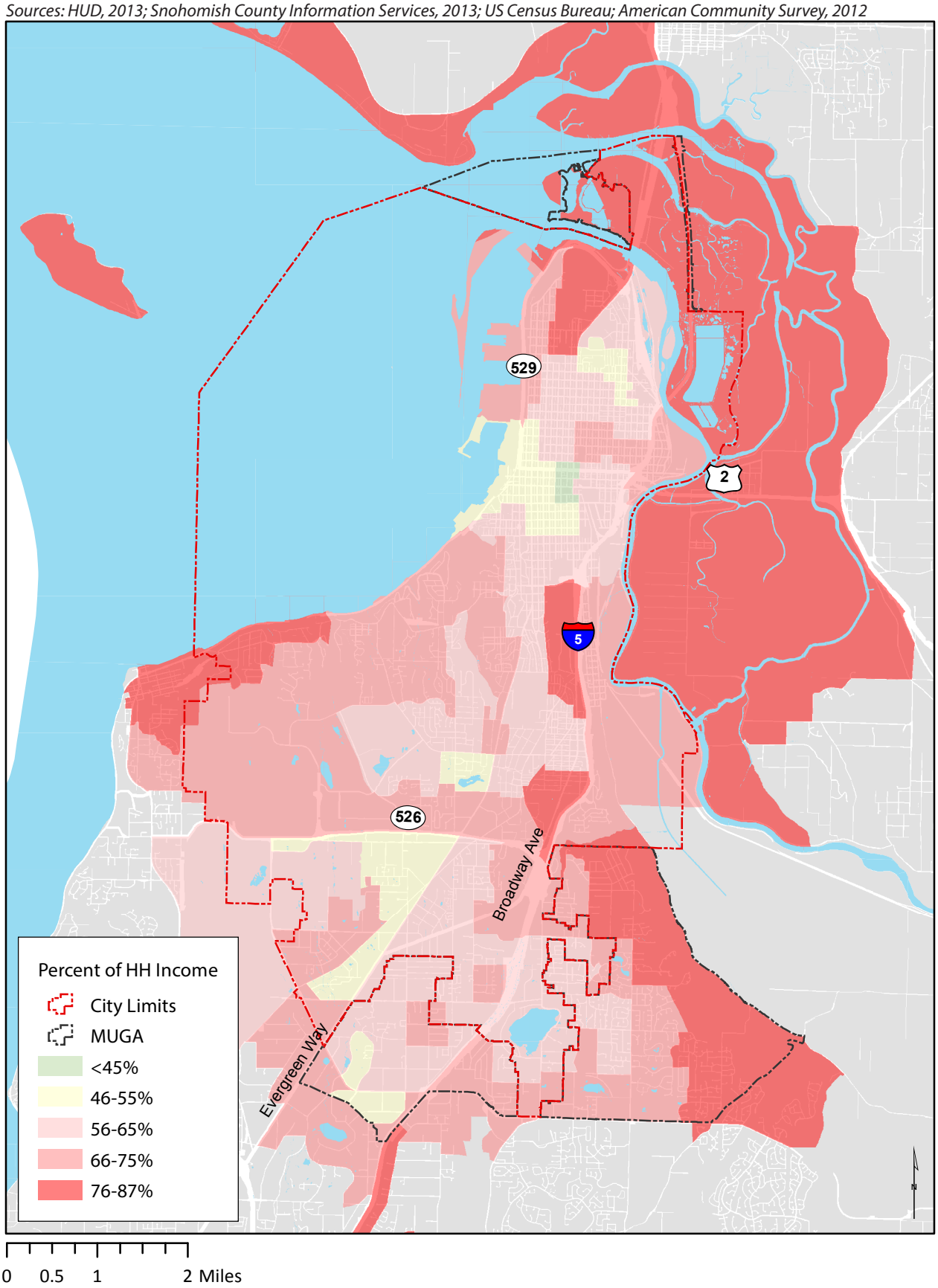
Map 1.8. Cost-Burdened Owners, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



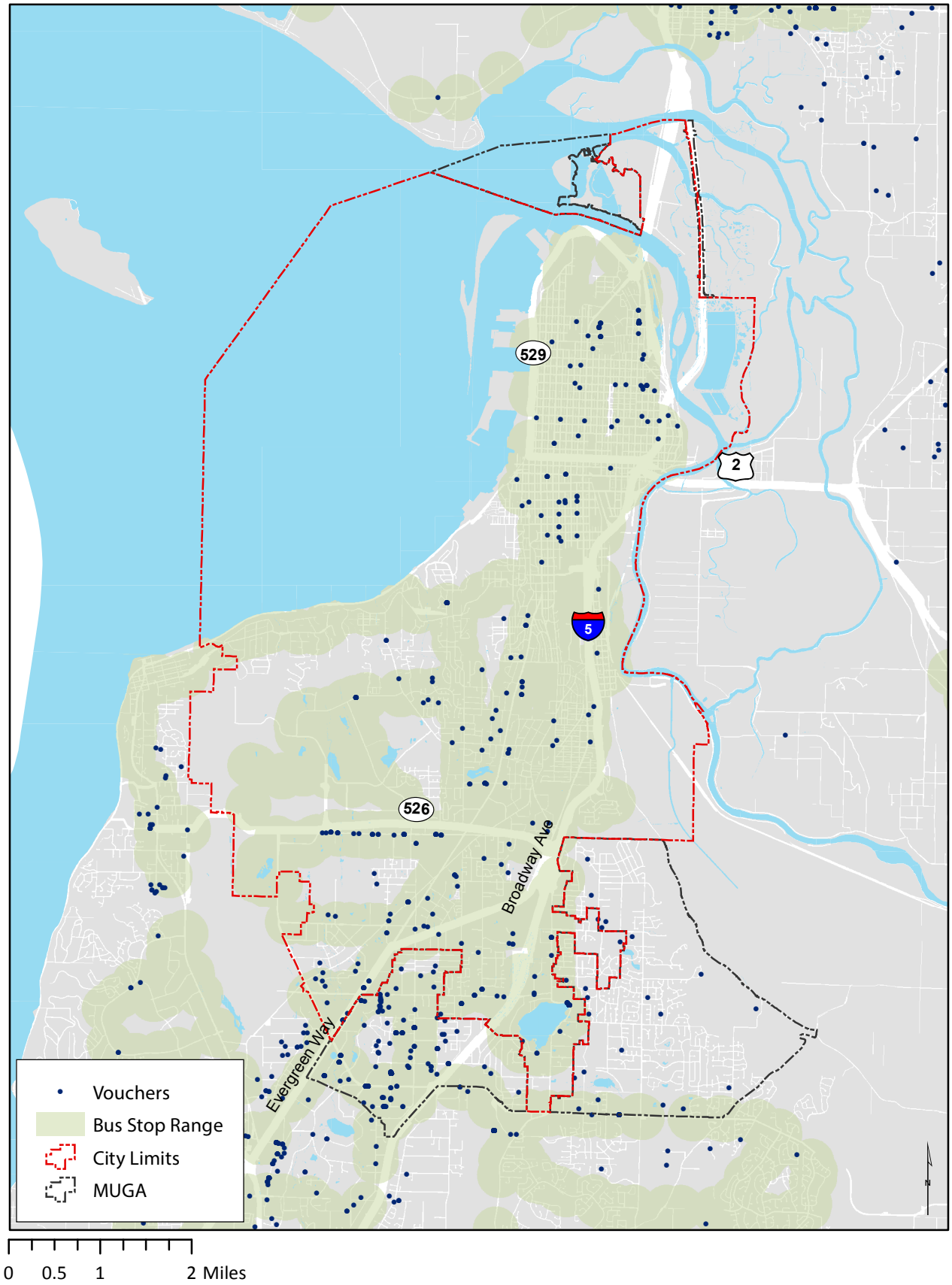
Map 1.9. Anticipated Housing & Transportation Cost as Percentage of Low HH Income, City of Everett

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



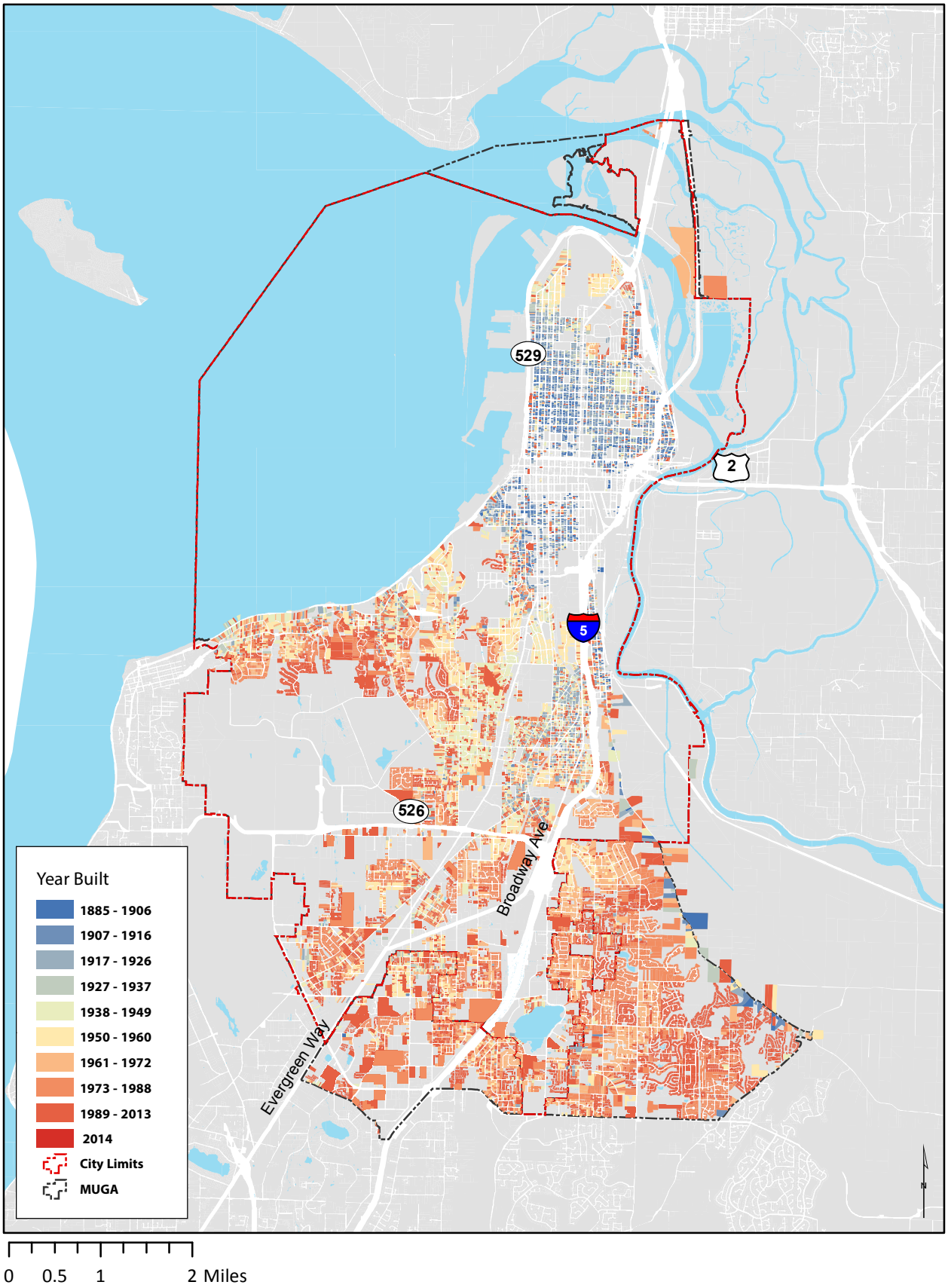
Map 2.1. Voucher Location and Transit Access, City of Everett

Sources: HASCO, 2014; Snohomish County Community Transit, 2014; Snohomish County Information Services, 2013



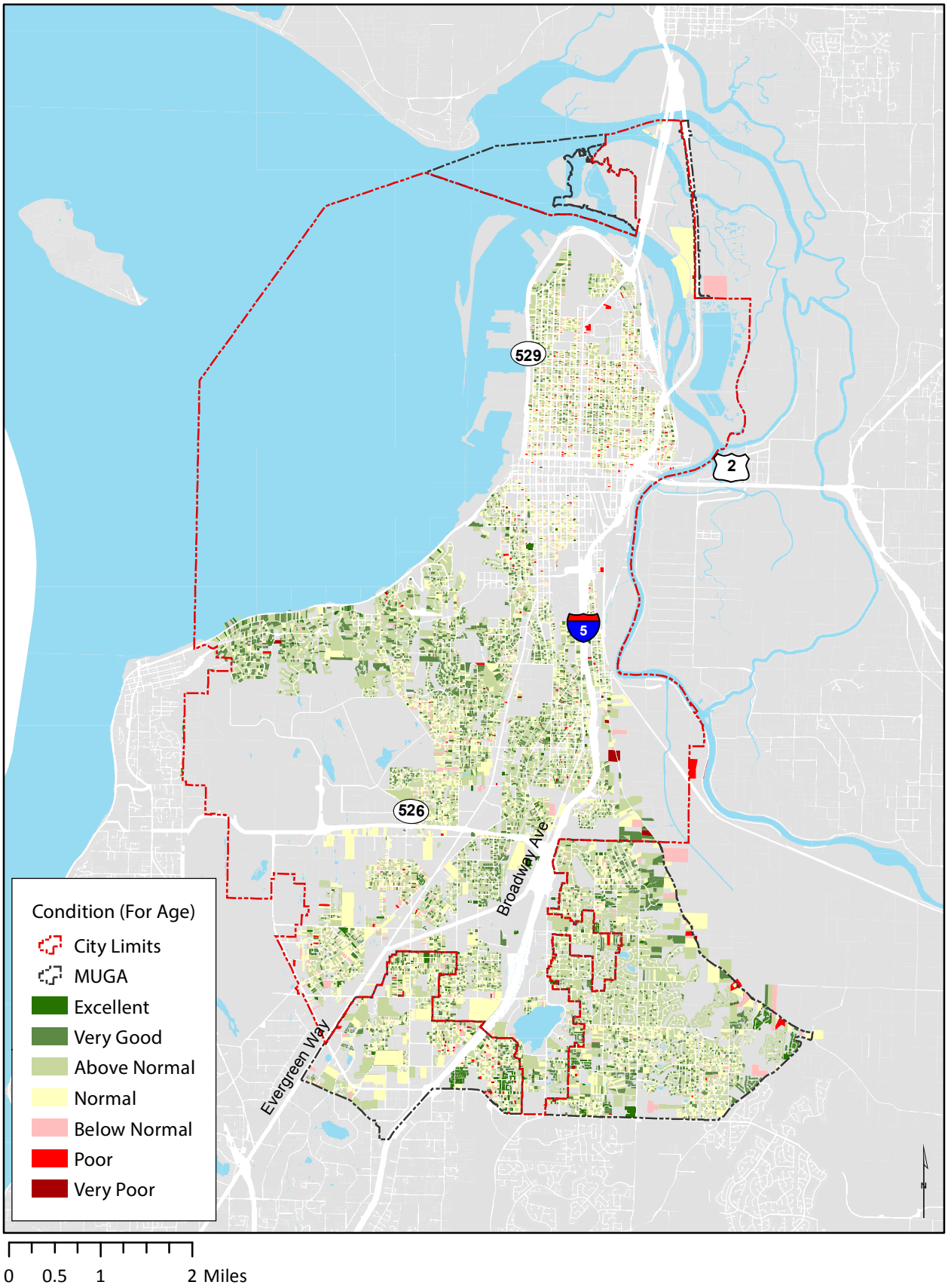
Map 2.2. Age of Housing Stock, City of Everett

Sources: Snohomish County Assessor, 2014; Snohomish County Information Services, 2013



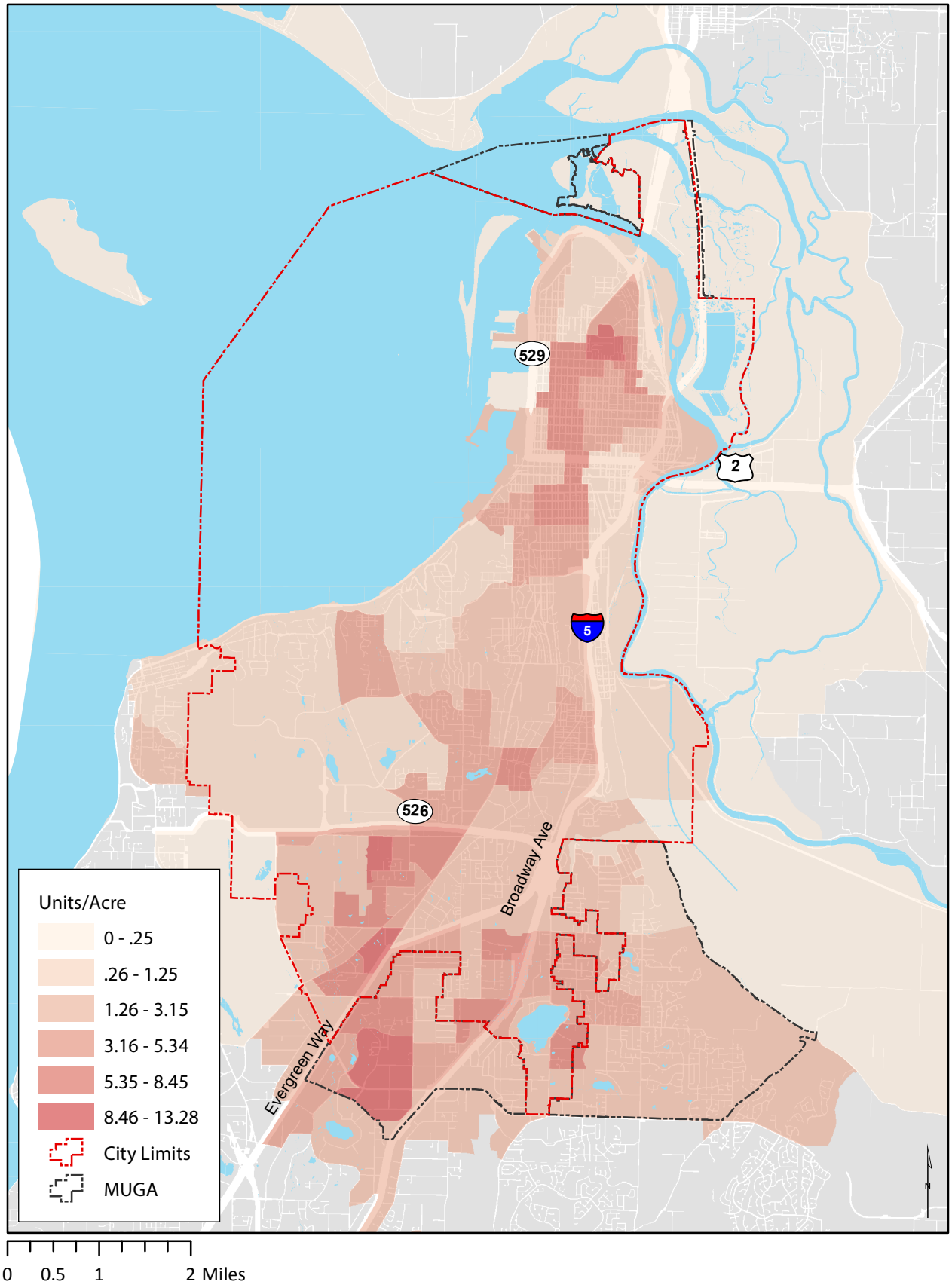
Map 2.3. Condition of Housing Stock, City of Everett

Sources: Snohomish County Assessor, 2014; Snohomish County Information Services, 2013



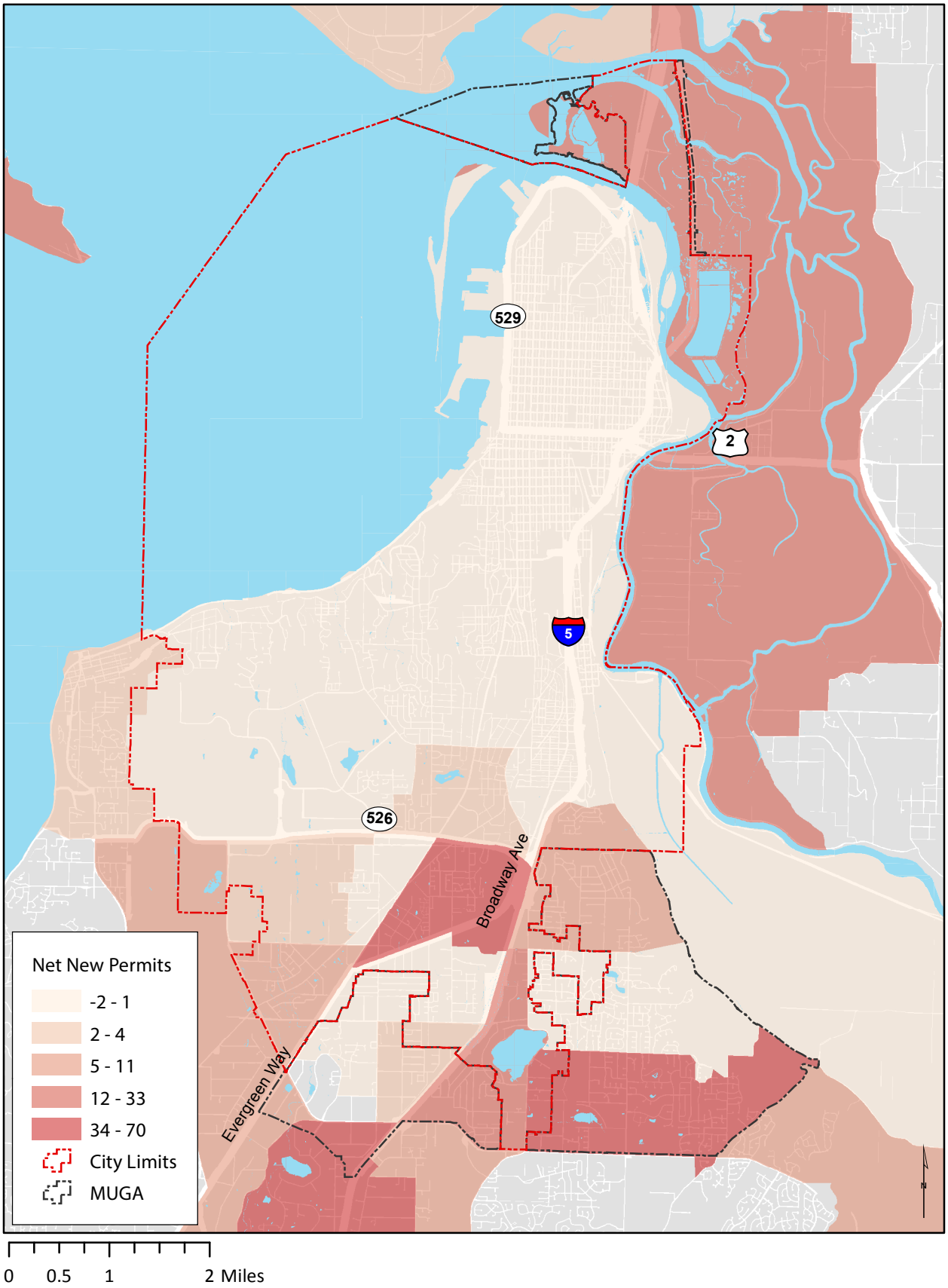
Map 2.4. Housing Density, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



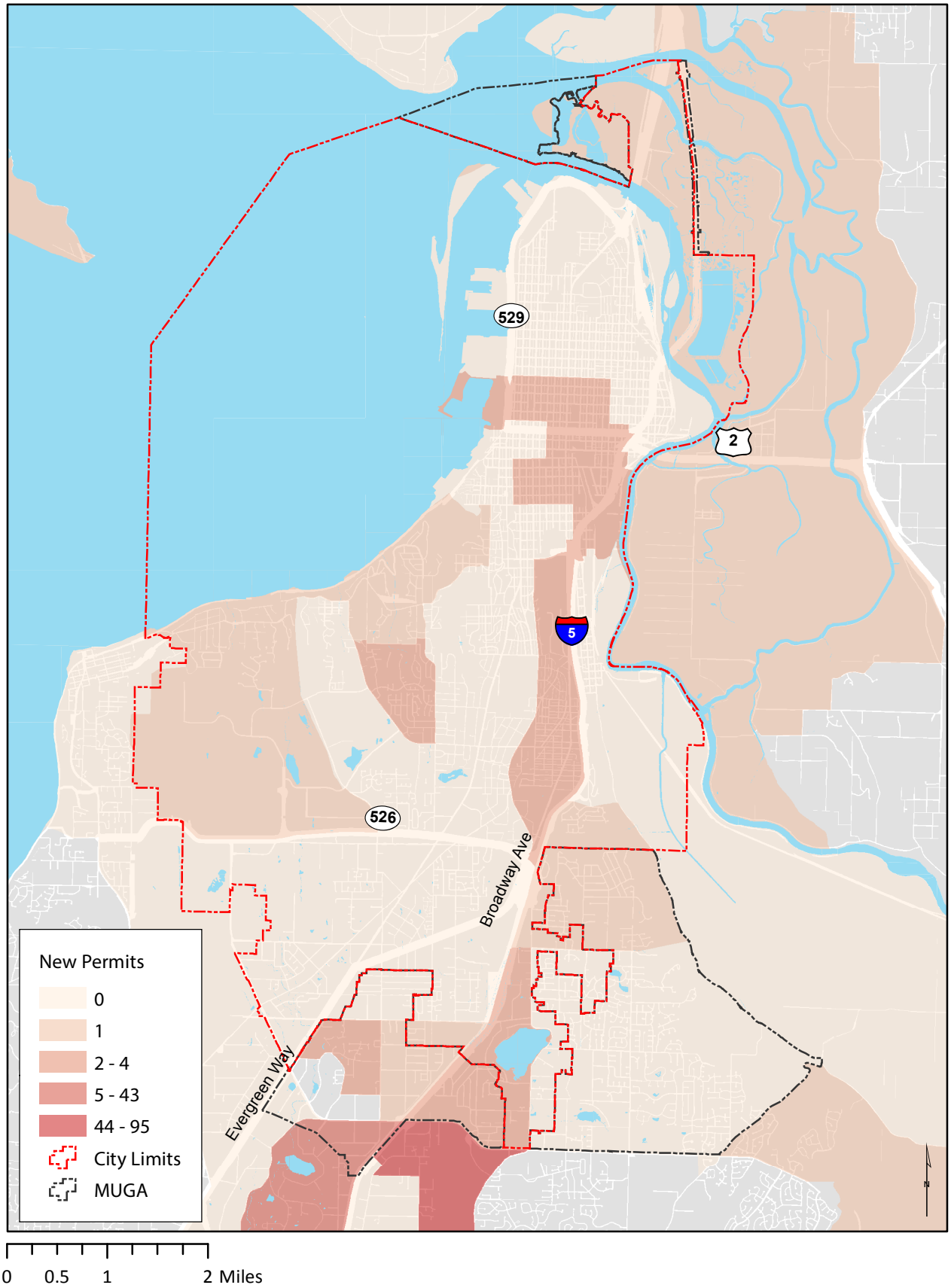
Map 2.5. Net New Single Family Permits by Tract, 2012, City of Everett

Sources: Puget Sound Regional Council, 2012; Snohomish County Information Services, 2013



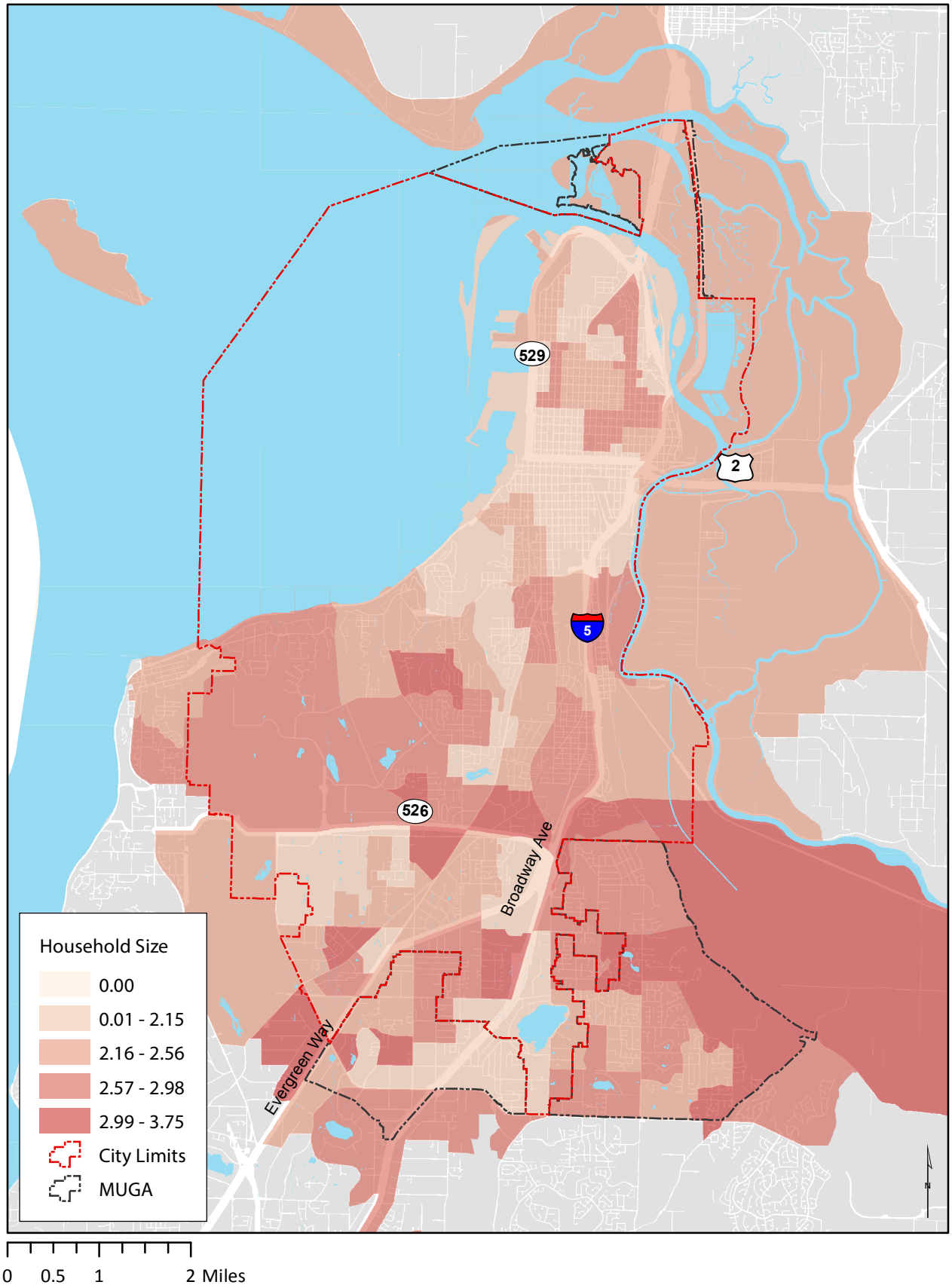
Map 2.6. Net New Multifamily Permits by Tract, 2012, City of Everett

Sources: Puget Sound Regional Council, 2012; Snohomish County Information Services, 2013



Map 2.7. Average Renter Household Size, City of Everett

Sources: US Census Bureau; American Community Survey, 2008-2012; Snohomish County Information Services, 2013



Appendix A: Market Rent Comparables by Property, City of Everett

Studio

Units in Property	Age	St-Rent	Utilities	Total	Minimum Income
4-19	1900	$475	$ 46	$ 521	Very Low
4-19	1900	$500	$ 46	$ 546	Very Low
4-19	1990	$500	$ 46	$ 546	Very Low
4-19	1900	$511	$ 46	$ 557	Very Low
4-19	1965	$525	$ 46	$ 571	Very Low
4-19	1965	$525	$ 46	$ 571	Very Low
20+	1945	$525	$ 152	$ 677	Very Low
4-19	1965	$550	$ 46	$ 596	Very Low
4-19	1900	$550	$ 46	$ 596	Very Low
2-3	1900	$550	$ 46	$ 596	Very Low
4-19	1900	$559	$ 46	$ 605	Very Low
4-19	1900	$570	$ 46	$ 616	Very Low
4-19	1965	$575	$ 46	$ 621	Very Low
2-3	1945	$600	$ 152	$ 752	Very Low
20+	1985	$613	$ 46	$ 659	Very Low
4-19	1945	$625	$ 46	$ 671	Very Low
20+	1975	$640	$ 46	$ 686	Very Low
20+	2000	$649	$ 152	$ 801	Very Low
4-19	1900	$650	$ 46	$ 696	Very Low
20+	1985	$650	$ 46	$ 696	Very Low
20+	2000	$650	$ 152	$ 802	Very Low
20+	1965	$650	$ 152	$ 802	Very Low
20+	1945	$650	$ 46	$ 696	Very Low
20+	1985	$654	$ 152	$ 806	Very Low
2-3	1900	$695	$ 46	$ 741	Very Low
20+	1990	$715	$ 152	$ 867	Low
20+	1985	$750	$ 152	$ 902	Low
20+	2010	$850	$ 152	$ 1,002	Low
20+	2010	$1,170	$ 152	$ 1,322	Moderate

1 Bedroom

Units in Property	Age	Wtr/Swr	1Bd-Rent	Utilities	Total	Minimum Income
4-19	1900	O	$550	$ 62	612	Very Low
4-19	1990	O	$550	$ 62	612	Very Low
4-19	1975	O	$575	$ 62	637	Very Low
4-19	1975	O	$580	$ 62	642	Very Low
4-19	1900	O	$580	$ 62	642	Very Low
4-19	1975	O	$592	$ 62	654	Very Low
4-19	1900	O	$593	$ 62	655	Very Low
4-19	1900	O	$600	$ 62	662	Very Low
4-19	1965	O	$605	$ 62	667	Very Low
4-19	1990	T	$607	$ 171	778	Very Low
4-19	1900	O	$610	$ 62	672	Very Low
4-19	1965	T	$615	$ 171	786	Very Low
4-19	1965	O	$616	$ 62	678	Very Low
4-19	1945	T	$618	$ 171	789	Very Low
4-19	1965	O	$625	$ 62	687	Very Low
4-19	1990	O	$625	$ 62	687	Very Low
20+	1985	O	$625	$ 62	687	Very Low
2-3	1945	T	$625	$ 171	796	Very Low
4-19	1900	O	$627	$ 62	689	Very Low
4-19	1975	O	$630	$ 62	692	Very Low
20+	1975	O	$635	$ 62	697	Very Low
4-19	1975	O	$638	$ 62	700	Very Low
2-3	1900	O	$640	$ 62	702	Very Low
20+	1965	T	$642	$ 171	813	Very Low
4-19	1945	T	$645	$ 171	816	Very Low
20+	1945	T	$645	$ 171	816	Very Low
20+	1975	T	$648	$ 171	819	Very Low
4-19	1965	O	$650	$ 62	712	Very Low
4-19	1985	O	$650	$ 62	712	Very Low
4-19	1985	O	$650	$ 62	712	Very Low
2-3	1965	O	$650	$ 62	712	Very Low
4-19	1900	O	$650	$ 62	712	Very Low
20+	2000	T	$650	$ 171	821	Very Low
20+	1945	O	$650	$ 62	712	Very Low
20+	1975	T	$650	$ 171	821	Very Low
20+	1985	T	$651	$ 171	822	Very Low
20+	1975	T	$651	$ 171	822	Very Low
4-19	1975	O	$660	$ 62	722	Very Low
4-19	1975	O	$660	$ 62	722	Very Low
4-19	1965	T	$662	$ 171	833	Low
20+	1975	O	$665	$ 62	727	Very Low
4-19	1945	T	$675	$ 171	846	Low
4-19	1900	O	$675	$ 62	737	Very Low
20+	1975	O	$675	$ 62	737	Very Low
20+	1975	T	$675	$ 171	846	Low
20+	1975	T	$675	$ 171	846	Low
20+	1985	T	$681	$ 171	852	Low
4-19	1990	O	$682	$ 62	744	Very Low
20+	1965	T	$685	$ 171	856	Low
20+	1985	O	$693	$ 62	755	Very Low
SF	1900	O	$695	$ 62	757	Very Low
4-19	1965	O	$695	$ 62	757	Very Low
4-19	1985	O	$695	$ 62	757	Very Low
4-19	1900	O	$695	$ 62	757	Very Low
20+	1975	T	$695	$ 171	866	Low
2-3	1900	O	$695	$ 62	757	Very Low
20+	1975	T	$697	$ 171	868	Low
4-19	1965	O	$700	$ 62	762	Very Low
4-19	1965	O	$700	$ 62	762	Very Low
20+	1990	T	$700	$ 171	871	Low
20+	1990	O	$700	$ 62	762	Very Low
2-3	1900	O	$700	$ 62	762	Very Low
4-19	1945	T	$707	$ 171	878	Low
20+	1965	T	$715	$ 171	886	Low
20+	1990	T	$719	$ 171	890	Low
4-19	1945	O	$725	$ 62	787	Very Low
4-19	1900	O	$725	$ 62	787	Very Low
20+	1990	O	$725	$ 62	787	Very Low
4-19	2000	O	$725	$ 62	787	Very Low
20+	2000	T	$730	$ 171	901	Low
20+	1985	T	$730	$ 171	901	Low
20+	1985	T	$734	$ 171	905	Low
20+	1985	T	$735	$ 171	906	Low
20+	1985	T	$740	$ 171	911	Low
20+	1965	T	$742	$ 171	913	Low
20+	1975	O	$742	$ 62	804	Very Low
20+	1990	T	$743	$ 171	914	Low
4-19	1975	O	$745	$ 62	807	Very Low
20+	1975	T	$745	$ 171	916	Low
4-19	1975	O	$750	$ 62	812	Very Low
20+	1985	T	$750	$ 171	921	Low
20+	1975	O	$750	$ 62	812	Very Low
20+	1985	T	$757	$ 171	928	Low
20+	2000	T	$757	$ 171	928	Low
20+	1990	T	$758	$ 171	929	Low
20+	1990	T	$760	$ 171	931	Low
4-19	1965	O	$765	$ 62	827	Low
20+	1990	T	$775	$ 171	946	Low
20+	1985	O	$775	$ 62	837	Low
20+	1985	T	$782	$ 171	953	Low
4-19	1965	O	$785	$ 62	847	Low
20+	1985	T	$785	$ 171	956	Low
20+	1945	T	$794	$ 171	965	Low
20+	1965	T	$799	$ 171	970	Low
SF	1900	T	$800	$ 171	971	Low
20+	2000	T	$800	$ 171	971	Low
2-3	1965	T	$800	$ 171	971	Low
20+	1985	T	$811	$ 171	982	Low
20+	1985	T	$819	$ 171	990	Low
20+	1990	T	$820	$ 171	991	Low
20+	1985	T	$820	$ 171	991	Low
20+	1985	T	$822	$ 171	993	Low
20+	1990	T	$830	$ 171	1,001	Low
20+	1990	T	$831	$ 171	1,002	Low
20+	1990	T	$835	$ 171	1,006	Low
SF	1900	T	$845	$ 171	1,016	Low
20+	1990	T	$849	$ 171	1,020	Low
20+	2000	T	$850	$ 171	1,021	Low
20+	2000	T	$851	$ 171	1,022	Low
20+	2000	T	$869	$ 171	1,040	Low
20+	1965	O	$875	$ 62	937	Low
20+	1990	T	$907	$ 171	1,078	Low
SF	1900	T	$910	$ 171	1,081	Low
20+	1990	T	$918	$ 171	1,089	Low
20+	1990	T	$920	$ 171	1,091	Low
20+	1985	T	$930	$ 171	1,101	Low
20+	2010	T	$950	$ 171	1,121	Low
20+	1990	T	$950	$ 171	1,121	Low
20+	1985	T	$950	$ 171	1,121	Low

2 Bedroom, 1 Bath

Units in Property	Age	2/1-Rent	Utilities	Total	Minimum Income
2-3	1945	$612	$ 77	689	Very Low
2-3	1945	$650	$ 77	727	Very Low
4-19	1975	$663	$ 191	854	Very Low
2-3	1965	$670	$ 191	861	Very Low
4-19	1975	$675	$ 77	752	Very Low
4-19	1965	$693	$ 77	770	Very Low
4-19	1965	$700	$ 77	777	Very Low
4-19	1965	$700	$ 77	777	Very Low
4-19	1965	$700	$ 77	777	Very Low
2-3	1965	$700	$ 191	891	Very Low
20+	1975	$707	$ 191	898	Very Low
4-19	1900	$710	$ 77	787	Very Low
4-19	1975	$713	$ 77	790	Very Low
2-3	1975	$713	$ 191	904	Very Low
4-19	1945	$713	$ 191	904	Very Low
4-19	1975	$724	$ 77	801	Very Low
20+	1985	$727	$ 191	918	Very Low
4-19	1945	$733	$ 191	924	Very Low
4-19	1975	$735	$ 77	812	Very Low
4-19	1990	$735	$ 77	812	Very Low
20+	1975	$735	$ 77	812	Very Low
4-19	1900	$745	$ 77	822	Very Low
20+	1945	$745	$ 191	936	Very Low
4-19	1900	$747	$ 77	824	Very Low
20+	1975	$748	$ 191	939	Very Low
4-19	1975	$750	$ 77	827	Very Low
4-19	1975	$750	$ 77	827	Very Low
4-19	1945	$750	$ 77	827	Very Low
4-19	1975	$750	$ 77	827	Very Low
4-19	1900	$750	$ 77	827	Very Low
20+	1975	$750	$ 191	941	Very Low
20+	1975	$750	$ 77	827	Very Low
2-3	1900	$750	$ 77	827	Very Low
2-3	1900	$750	$ 191	941	Very Low
4-19	1945	$755	$ 77	832	Very Low
20+	1975	$755	$ 191	946	Very Low
2-3	1965	$758	$ 191	949	Very Low
4-19	1985	$760	$ 77	837	Very Low
4-19	1975	$760	$ 77	837	Very Low
2-3	1900	$762	$ 77	839	Very Low
20+	1965	$764	$ 191	955	Very Low
20+	1975	$767	$ 191	958	Very Low
20+	1975	$768	$ 77	845	Very Low
20+	1990	$769	$ 191	960	Very Low
20+	1985	$773	$ 191	964	Very Low
4-19	1900	$775	$ 77	852	Very Low
20+	1990	$775	$ 191	966	Very Low
20+	1975	$780	$ 191	971	Very Low
2-3	1945	$780	$ 77	857	Very Low
4-19	1965	$781	$ 191	972	Very Low
4-19	1965	$785	$ 77	862	Very Low
2-3	1900	$788	$ 191	979	Very Low
2-3	1900	$788	$ 191	979	Very Low
4-19	1945	$790	$ 191	981	Very Low
4-19	1900	$790	$ 77	867	Very Low
4-19	1975	$795	$ 191	986	Very Low
4-19	1985	$795	$ 77	872	Very Low
4-19	1985	$795	$ 77	872	Very Low
4-19	1975	$795	$ 77	872	Very Low
20+	1975	$795	$ 77	872	Very Low
4-19	1990	$796	$ 77	873	Very Low
4-19	1965	$800	$ 77	877	Very Low
4-19	1965	$800	$ 77	877	Very Low
4-19	1975	$800	$ 77	877	Very Low
4-19	1945	$800	$ 191	991	Low
20+	1990	$800	$ 77	877	Very Low
20+	1965	$800	$ 77	877	Very Low
4-19	1975	$805	$ 77	882	Very Low
4-19	1975	$808	$ 77	885	Very Low
20+	1985	$809	$ 77	886	Very Low
4-19	1975	$815	$ 77	892	Very Low
4-19	2000	$820	$ 77	897	Very Low
4-19	1965	$822	$ 77	899	Very Low
20+	1990	$823	$ 191	1,014	Low
4-19	1965	$825	$ 77	902	Very Low
20+	1990	$825	$ 77	902	Very Low
20+	1990	$825	$ 77	902	Very Low
20+	2000	$825	$ 191	1,016	Low
20+	1965	$825	$ 191	1,016	Low
20+	1985	$825	$ 77	902	Very Low
20+	1965	$827	$ 191	1,018	Low
20+	1965	$829	$ 191	1,020	Low
20+	1975	$830	$ 77	907	Very Low
20+	1965	$834	$ 191	1,025	Low
4-19	1965	$835	$ 77	912	Very Low
20+	1985	$840	$ 191	1,031	Low
4-19	1975	$845	$ 77	922	Very Low
20+	1985	$845	$ 191	1,036	Low
2-3	1900	$845	$ 77	922	Very Low
4-19	1965	$846	$ 191	1,037	Low
SF	1900	$850	$ 191	1,041	Low
4-19	1965	$850	$ 77	927	Very Low
4-19	1975	$850	$ 77	927	Very Low
2-3	1975	$850	$ 77	927	Very Low
4-19	1945	$850	$ 77	927	Very Low
20+	1990	$850	$ 191	1,041	Low
2-3	1965	$850	$ 191	1,041	Low
20+	1975	$858	$ 191	1,049	Low
20+	1985	$861	$ 191	1,052	Low
20+	1990	$863	$ 191	1,054	Low
4-19	1985	$865	$ 77	942	Very Low
20+	1985	$869	$ 191	1,060	Low
20+	1985	$870	$ 191	1,061	Low
2-3	1975	$875	$ 191	1,066	Low
20+	1990	$875	$ 191	1,066	Low
20+	1985	$875	$ 191	1,066	Low
20+	1985	$875	$ 77	952	Very Low
20+	1985	$875	$ 191	1,066	Low
2-3	1975	$881	$ 77	958	Very Low
2-3	1975	$883	$ 191	1,074	Low
2-3	1965	$883	$ 191	1,074	Low
4-19	1945	$886	$ 77	963	Very Low
SF	1900	$890	$ 191	1,081	Low
2-3	1975	$890	$ 77	967	Very Low
2-3	1965	$890	$ 191	1,081	Low
20+	1990	$893	$ 191	1,084	Low
SF	1900	$895	$ 191	1,086	Low
20+	1985	$895	$ 77	972	Very Low
4-19	1965	$900	$ 77	977	Very Low

2 Bedroom, 2 Bath

Units in Property	Age	2/2-Rent	Utilities	Total	Minimum Income
4-19	1990	$600	$77	677	Very Low
4-19	1975	$750	$77	827	Very Low
20+	1990	$750	$191	941	Very Low
4-19	1990	$750	$77	827	Very Low
20+	1975	$795	$191	986	Very Low
2-3	1965	$795	$191	986	Very Low
20+	1975	$798	$191	989	Very Low
4-19	1975	$800	$77	877	Very Low
4-19	1975	$800	$77	877	Very Low
4-19	1900	$800	$77	877	Very Low
20+	1975	$800	$191	991	Very Low
20+	1975	$800	$191	991	Very Low
20+	1975	$811	$191	1,002	Very Low
4-19	2000	$829	$77	906	Very Low
20+	1965	$837	$191	1,028	Very Low
20+	1975	$837	$191	1,028	Very Low
4-19	1975	$839	$191	1,030	Very Low
4-19	1900	$844	$77	921	Very Low
20+	1975	$850	$77	927	Very Low
20+	1990	$851	$191	1,042	Very Low
20+	1985	$853	$77	930	Very Low
20+	1985	$861	$191	1,052	Very Low
20+	2000	$875	$191	1,066	Very Low
20+	1985	$875	$191	1,066	Very Low
SF	1985	$875	$191	1,066	Very Low
2-3	1975	$883	$77	960	Very Low
2-3	1965	$883	$191	1,074	Very Low
20+	1985	$885	$191	1,076	Very Low
20+	1985	$887	$191	1,078	Very Low
2-3	1975	$890	$77	967	Very Low
2-3	1965	$900	$191	1,091	Very Low
20+	2000	$903	$191	1,094	Very Low
20+	1985	$905	$191	1,096	Very Low
20+	1990	$912	$191	1,103	Very Low
20+	2000	$913	$191	1,104	Very Low
20+	1985	$914	$191	1,105	Very Low
20+	1985	$915	$191	1,106	Very Low
20+	2000	$920	$191	1,111	Very Low
20+	1990	$925	$191	1,116	Very Low
20+	1990	$928	$191	1,119	Very Low
20+	1985	$930	$191	1,121	Very Low
20+	1990	$939	$191	1,130	Very Low
20+	1985	$943	$191	1,134	Very Low
20+	1985	$948	$191	1,139	Very Low
20+	1985	$949	$191	1,140	Very Low
2-3	1990	$950	$77	1,027	Very Low
20+	2000	$950	$191	1,141	Very Low
20+	1990	$950	$191	1,141	Very Low
20+	2000	$950	$191	1,141	Very Low
4-19	2000	$950	$77	1,027	Very Low
20+	1985	$950	$191	1,141	Very Low
20+	1965	$951	$191	1,142	Very Low
4-19	1975	$960	$77	1,037	Very Low
2-3	1965	$963	$191	1,154	Very Low
4-19	1990	$975	$77	1,052	Very Low
20+	1985	$985	$191	1,176	Very Low
20+	1945	$990	$191	1,181	Very Low
4-19	1975	$1,000	$77	1,077	Very Low
20+	1965	$1,000	$77	1,077	Very Low
SF	1975	$1,000	$191	1,191	Very Low
20+	1990	$1,018	$191	1,209	Very Low
2-3	1975	$1,020	$191	1,211	Very Low
20+	2000	$1,025	$191	1,216	Very Low
20+	1990	$1,031	$191	1,222	Very Low
20+	1990	$1,034	$191	1,225	Very Low
20+	2000	$1,049	$191	1,240	Very Low
SF	1900	$1,050	$191	1,241	Very Low
SF	1945	$1,050	$191	1,241	Very Low
20+	1975	$1,055	$191	1,246	Very Low
20+	1990	$1,059	$191	1,250	Low
20+	1990	$1,060	$191	1,251	Low
20+	1990	$1,091	$191	1,282	Low
SF	1985	$1,100	$191	1,291	Low
2-3	1975	$1,115	$77	1,192	Very Low
20+	1985	$1,173	$191	1,364	Low
20+	1990	$1,179	$191	1,370	Low
20+	1985	$1,200	$191	1,391	Low
20+	1985	$1,200	$191	1,391	Low
SF	1985	$1,200	$191	1,391	Low
20+	1990	$1,205	$191	1,396	Low
20+	1990	$1,235	$191	1,426	Low
SF	1900	$1,250	$191	1,441	Low
20+	2010	$1,300	$191	1,491	Moderate
20+	2000	$1,317	$191	1,508	Moderate
SF	1975	$1,425	$191	1,616	Moderate
SF	1900	$1,495	$191	1,686	Moderate
SF	1990	$1,500	$191	1,691	Moderate
20+	2010	$1,650	$191	1,841	Moderate

3 Bedroom, 1 Bath

Units in Property	Age	3/1-Rent	Utilities	Total	Minimum Income
20+	1990	$850	$ 220	1,070	Very Low
20+	1975	$850	$ 94	944	Very Low
4-19	1965	$875	$ 94	969	Very Low
4-19	1990	$900	$ 94	994	Very Low
20+	1965	$934	$ 220	1,154	Low
20+	1945	$935	$ 220	1,155	Low
4:20+	1965	$941	$ 220	1,161	Low
20+	1900	$950	$ 220	1,170	Low
4:20+	1965	$957	$ 220	1,177	Low
1:SF	1965	$1,000	$ 220	1,220	Low
1:SF	1900	$1,036	$ 220	1,256	Low
3:4-19	1985	$1,050	$ 94	1,144	Low
4:20+	1965	$1,050	$ 220	1,270	Low
4:20+	1985	$1,075	$ 220	1,295	Low
1:SF	1900	$1,095	$ 94	1,189	Low
1:SF	1945	$1,095	$ 220	1,315	Low
1:SF	1900	$1,100	$ 220	1,320	Low
1:SF	1900	$1,150	$ 220	1,370	Low
1:SF	1900	$1,200	$ 220	1,420	Low
3:4-19	1945	$1,225	$ 94	1,319	Low
1:SF	1900	$1,250	$ 220	1,470	Low
1:SF	1900	$1,250	$ 220	1,470	Low
1:SF	1965	$1,250	$ 220	1,470	Low
1:SF	1945	$1,250	$ 220	1,470	Low
1:SF	1900	$1,275	$ 220	1,495	Low
1:SF	1900	$1,295	$ 220	1,515	Low
1:SF	1900	$1,295	$ 220	1,515	Low
1:SF	1945	$1,295	$ 220	1,515	Low
1:SF	1900	$1,300	$ 220	1,520	Low
1:SF	1945	$1,350	$ 220	1,570	Low
1:SF	1945	$1,395	$ 220	1,615	Low
1:SF	1945	$1,475	$ 220	1,695	Moderate
1:SF	1900	$1,575	$ 220	1,795	Moderate
1:SF	1945	$1,800	$ 220	2,020	Moderate

3 Bedroom, 2 Bath

Units in Property	Age	3/2-Rent	Utilites	Total	Minimum Income
4:20+	1975	$775	$ 220	995	Very Low
2:2-3	1965	$775	$ 220	995	Very Low
1:SF	1990	$815	$ 220	1,035	Very Low
2:2-3	1965	$855	$ 220	1,075	Very Low
2:2-3	1990	$900	$ 220	1,120	Very Low
4:20+	1990	$925	$ 220	1,145	Very Low
2:2-3	1965	$950	$ 220	1,170	Very Low
3:4-19	1900	$975	$ 94	1,069	Very Low
4:20+	1985	$989	$ 220	1,209	Very Low
4:20+	1990	$995	$ 94	1,089	Very Low
3:4-19	1990	$1,000	$ 94	1,094	Very Low
4:20+	1985	$1,000	$ 220	1,220	Low
4:20+	1975	$1,040	$ 220	1,260	Low
4:20+	1990	$1,045	$ 220	1,265	Low
2:2-3	1990	$1,063	$ 220	1,283	Low
4:20+	1965	$1,073	$ 220	1,293	Low
2:2-3	1990	$1,088	$ 220	1,308	Low
4:20+	1985	$1,089	$ 220	1,309	Low
3:4-19	1900	$1,095	$ 94	1,189	Very Low
4:20+	1990	$1,095	$ 220	1,315	Low
4:20+	1990	$1,096	$ 220	1,316	Low
2:2-3	2000	$1,100	$ 220	1,320	Low
4:20+	1975	$1,100	$ 94	1,194	Very Low
4:20+	1990	$1,108	$ 220	1,328	Low
4:20+	1990	$1,119	$ 220	1,339	Low
4:20+	1985	$1,123	$ 220	1,343	Low
4:20+	1985	$1,135	$ 220	1,355	Low
4:20+	2000	$1,150	$ 220	1,370	Low
1:SF	1900	$1,200	$ 94	1,294	Low
1:SF	1900	$1,200	$ 220	1,420	Low
4:20+	1990	$1,200	$ 220	1,420	Low
4:20+	1985	$1,224	$ 220	1,444	Low
1:SF	1985	$1,225	$ 220	1,445	Low
4:20+	1990	$1,240	$ 220	1,460	Low
2:2-3	1990	$1,250	$ 94	1,344	Low
4:20+	1990	$1,257	$ 220	1,477	Low
4:20+	2000	$1,259	$ 220	1,479	Low
1:SF	1985	$1,270	$ 220	1,490	Low
4:20+	1990	$1,273	$ 220	1,493	Low
4:20+	1990	$1,273	$ 220	1,493	Low
1:SF	1900	$1,295	$ 220	1,515	Low
1:SF	1900	$1,295	$ 220	1,515	Low
1:SF	2000	$1,295	$ 220	1,515	Low
1:SF	1900	$1,300	$ 220	1,520	Low
1:SF	1900	$1,300	$ 220	1,520	Low
4:20+	1985	$1,300	$ 220	1,520	Low
1:SF	1990	$1,300	$ 220	1,520	Low
1:SF	1965	$1,300	$ 220	1,520	Low
4:20+	1985	$1,335	$ 220	1,555	Low
4:20+	1990	$1,338	$ 220	1,558	Low
1:SF	1900	$1,395	$ 220	1,615	Low
1:SF	1900	$1,395	$ 220	1,615	Low
1:SF	1990	$1,395	$ 220	1,615	Low
1:SF	1965	$1,395	$ 220	1,615	Low
2:2-3	1945	$1,395	$ 220	1,615	Low
1:SF	2000	$1,395	$ 220	1,615	Low
1:SF	1900	$1,400	$ 220	1,620	Low
1:SF	1945	$1,400	$ 220	1,620	Low
1:SF	1975	$1,400	$ 220	1,620	Low
4:20+	1990	$1,409	$ 220	1,629	Low
4:20+	1990	$1,419	$ 220	1,639	Low
2:2-3	2000	$1,425	$ 220	1,645	Low
2:2-3	1990	$1,425	$ 94	1,519	Low
1:SF	1945	$1,435	$ 220	1,655	Low
4:20+	1985	$1,450	$ 220	1,670	Low
1:SF	1990	$1,450	$ 220	1,670	Low
1:SF	1985	$1,450	$ 220	1,670	Low
1:SF	1975	$1,450	$ 220	1,670	Low
1:SF	2000	$1,450	$ 220	1,670	Low
4:20+	2000	$1,459	$ 220	1,679	Low
1:SF	1900	$1,495	$ 220	1,715	Moderate
1:SF	2000	$1,495	$ 220	1,715	Moderate
1:SF	1985	$1,495	$ 220	1,715	Moderate
1:SF	2000	$1,495	$ 220	1,715	Moderate
1:SF	1975	$1,499	$ 220	1,719	Moderate
1:SF	1945	$1,500	$ 220	1,720	Moderate
1:SF	1965	$1,500	$ 220	1,720	Moderate
1:SF	1900	$1,550	$ 94	1,644	Low
1:SF	1975	$1,550	$ 220	1,770	Moderate
3:4-19	2000	$1,595	$ 220	1,815	Moderate
1:SF	2000	$1,595	$ 220	1,815	Moderate
1:SF	2000	$1,599	$ 220	1,819	Moderate
1:SF	1900	$1,600	$ 220	1,820	Moderate
1:SF	1900	$1,600	$ 220	1,820	Moderate
1:SF	1990	$1,600	$ 220	1,820	Moderate
1:SF	1945	$1,600	$ 220	1,820	Moderate
1:SF	1975	$1,600	$ 220	1,820	Moderate
1:SF	2000	$1,645	$ 220	1,865	Moderate
1:SF	1900	$1,650	$ 220	1,870	Moderate
1:SF	2010	$1,650	$ 220	1,870	Moderate
1:SF	2000	$1,680	$ 220	1,900	Moderate
1:SF	1990	$1,695	$ 220	1,915	Moderate
1:SF	1985	$1,695	$ 220	1,915	Moderate
1:SF	2000	$1,695	$ 220	1,915	Moderate
1:SF	2000	$1,700	$ 220	1,920	Moderate
1:SF	2000	$1,750	$ 220	1,970	Moderate
1:SF	2000	$1,780	$ 94	1,874	Moderate
1:SF	2000	$1,795	$ 220	2,015	Moderate
1:SF	2000	$1,850	$ 220	2,070	Moderate
1:SF	2010	$1,895	$ 220	2,115	Moderate
1:SF	2000	$1,895	$ 220	2,115	Moderate
1:SF	1990	$1,900	$ 220	2,120	Moderate
1:SF	1900	$1,995	$ 220	2,215	Middle
1:SF	1965	$1,995	$ 220	2,215	Middle

4 Bedroom

Units in Property	Age	4Bed-Rent	Utilities	Total	Minimum Income
1:SF	1900	$1,050	$ 247	1,297	Low
1:SF	1945	$1,150	$ 247	1,397	Low
1:SF	1945	$1,150	$ 247	1,397	Low
1:SF	1975	$1,285	$ 247	1,532	Low
1:SF	1900	$1,295	$ 247	1,542	Low
1:SF	1985	$1,300	$ 247	1,547	Low
1:SF	1990	$1,475	$ 247	1,722	Low
1:SF	1945	$1,500	$ 247	1,747	Low
1:SF	1990	$1,550	$ 247	1,797	Low
1:SF	1990	$1,550	$ 247	1,797	Low
1:SF	2000	$1,550	$ 247	1,797	Low
1:SF	1900	$1,575	$ 247	1,822	Low
1:SF	1900	$1,600	$ 247	1,847	Low
1:SF	2000	$1,650	$ 247	1,897	Moderate
1:SF	2000	$1,695	$ 247	1,942	Moderate
1:SF	1945	$1,695	$ 247	1,942	Moderate
1:SF	1975	$1,695	$ 247	1,942	Moderate
1:SF	2000	$1,700	$ 247	1,947	Moderate
1:SF	2000	$1,700	$ 247	1,947	Moderate
1:SF	2000	$1,700	$ 247	1,947	Moderate
1:SF	1965	$1,700	$ 247	1,947	Moderate
1:SF	2010	$1,700	$ 247	1,947	Moderate
1:SF	2000	$1,700	$ 247	1,947	Moderate
1:SF	2000	$1,745	$ 247	1,992	Moderate
1:SF	2000	$1,750	$ 247	1,997	Moderate
1:SF	1990	$1,800	$ 247	2,047	Moderate
1:SF	1975	$1,800	$ 247	2,047	Moderate
1:SF	2010	$1,843	$ 247	2,090	Moderate
1:SF	1990	$1,850	$ 247	2,097	Moderate
1:SF	1990	$1,900	$ 247	2,147	Moderate
1:SF	1985	$1,995	$ 247	2,242	Moderate
1:SF	2000	$1,995	$ 247	2,242	Moderate
1:SF	1990	$2,075	$ 247	2,322	Moderate
1:SF	2000	$2,100	$ 247	2,347	Moderate
1:SF	2000	$2,200	$ 247	2,447	Middle
1:SF	2000	$2,204	$ 247	2,451	Middle
1:SF	1975	$2,275	$ 247	2,522	Middle
1:SF	1975	$2,295	$ 247	2,542	Middle
1:SF	1945	$2,300	$ 247	2,547	Middle
1:SF	1945	$2,350	$ 247	2,597	Middle
1:SF	2000	$2,375	$ 247	2,622	Middle
1:SF	2000	$2,595	$ 247	2,842	Middle
1:SF	1975	$2,750	$ 247	2,997	Middle

5 Bedroom

Units in Property	Age	5Bed-Rent	Utilities	Total	Minimum Income
1:SF	1975	$2,095	$ 276	$2,371	Moderate
1:SF	2000	$2,350	$ 276	$2,626	Middle
1:SF	1985	$2,895	$ 276	$3,171	Not Affordable

Appendix A: Market Rent Comparables by Property, City of Everett

Studio						
Units in Property	Age	St-Rent	Utilities	Total	Minimum Income	

1 Bedroom							
Units in Property	Age	Wtr/Swr	1Bd-Rent	Utilities	Total	Minimum Income
20+	1985	T	$958	$ 171	1,129	Low
SF	1900	O	$995	$ 62	1,057	Low
SF	1900	T	$995	$ 171	1,166	Low
20+	1990	T	$1,007	$ 171	1,178	Low
20+	2000	T	$1,153	$ 171	1,324	Moderate
20+	2010	T	$1,445	$ 171	1,616	Middle

2 Bedroom, 1 Bath						
Units in Property	Age	2/1-Rent	Utilities	Total	Minimum Income
2-3	1975	$900	$ 191	1,091	Low
20+	2000	$900	$ 191	1,091	Low
20+	2000	$900	$ 191	1,091	Low
20+	1985	$900	$ 191	1,091	Low
20+	1945	$902	$ 191	1,093	Low
20+	1985	$906	$ 191	1,097	Low
20+	1985	$907	$ 191	1,098	Low
20+	1985	$910	$ 191	1,101	Low
20+	1990	$915	$ 191	1,106	Low
20+	1985	$918	$ 191	1,109	Low
2-3	1975	$925	$ 191	1,116	Low
2-3	1900	$950	$ 77	1,027	Low
20+	1985	$958	$ 191	1,149	Low
20+	2000	$973	$ 191	1,164	Low
2-3	1990	$975	$ 77	1,052	Low
20+	2000	$983	$ 191	1,174	Low
20+	1990	$985	$ 191	1,176	Low
20+	1990	$986	$ 191	1,177	Low
2-3	1975	$1,000	$ 191	1,191	Low
2-3	1965	$1,000	$ 191	1,191	Low
20+	1990	$1,014	$ 191	1,205	Low
20+	1990	$1,025	$ 191	1,216	Low
2-3	1975	$1,050	$ 77	1,127	Low
SF	1945	$1,050	$ 191	1,241	Low
2-3	1965	$1,050	$ 191	1,241	Low
20+	1965	$1,075	$ 77	1,152	Low
20+	1990	$1,099	$ 191	1,290	Low
20+	1985	$1,100	$ 191	1,291	Low
SF	1975	$1,100	$ 191	1,291	Low
20+	1985	$1,125	$ 191	1,316	Low
SF	1975	$1,190	$ 191	1,381	Low
SF	1945	$1,195	$ 191	1,386	Low
2-3	1975	$1,195	$ 191	1,386	Low
SF	1975	$1,195	$ 77	1,272	Low
SF	1945	$1,200	$ 191	1,391	Low
20+	1990	$1,205	$ 191	1,396	Low
20+	2010	$1,215	$ 191	1,406	Low
20+	2000	$1,247	$ 191	1,438	Low
SF	1900	$1,295	$ 191	1,486	Moderate
SF	1900	$1,296	$ 191	1,487	Moderate
SF	1945	$1,300	$ 191	1,491	Moderate
20+	2010	$1,305	$ 191	1,496	Moderate
SF	1945	$1,375	$ 191	1,566	Moderate
SF	1945	$1,395	$ 191	1,586	Moderate
SF	1900	$1,595	$ 191	1,786	Moderate
SF	1900	$1,725	$ 191	1,916	Middle

2 Bedroom, 2 Bath					
Units in Property	Age	2/2-Rent	Utilities	Total	Minimum Income

3 Bedroom, 1 Bath					
Units in Property	Age	3/1-Rent	Utilities	Total	Minimum Income

3 Bedroom, 2 Bath					
Units in Property	Age	3/2-Rent	Utilites	Total	Minimum Income

4 Bedroom					
Units in Property	Age	4Bed-Rent	Utilities	Total	Minimum Income

5 Bedroom					
Units in Property	Age	5Bed-Rent	Utilities	Total	Minimum Income

Appendix B: Assisted Units by Property, City of Everett

PROPERTY NAME	STREET ADDRESS	PARCEL ID	ASSISTED UNITS BY INCOME LEVEL				SUBSIDIZED UNITS	WORKFORCE UNITS	TRANSITIONAL UNITS	SHELTER UNITS	OWNER TYPE	POPULATION SERVED	FUNDING SOURCES
			Extremely Low	Very Low	Low	Moderate							
Section 8 Housing Choice Vouchers (EHA and HASCO)	Various	Various	2,481	346	54	4	2,885				Various		Section 8 Housing Choice Vouchers (EHA and HASCO)
25th & Grand Apartments	1303 25th St	00439155501300			2		2				Private For-Profit		Section 8 Project-Based Vouchers (2)
Alkire House	2008 33rd Street	00439079500102	3				3				Private Nonprofit (Compass Health)	Homeless	Ending Homelessness Program
Amber Glen	8530 5th Ave W	28041300200400		5	11			16			Private For-Profit		Bond, Tax Credit
Artspace Everett Lofts	2919 Hoyt Ave	01116700000200		20	19			39			Private Nonprofit (Artspace Everett)	Artists	City HOME, City Housing Trust Fund, State Housing Trust Fund, Tax Credit, County HOME
Aspenwood	2503 Howard Ave	00544701402101		9				9			Private Nonprofit (Housing Hope)		County Housing Trust Fund, Everett Housing Trust Fund
Avondale Village	12709 Avondale Way	00380900102405	14				14				Private Nonprofit (Housing Hope)	Homeless, Transitional	HASCO Section 8 Project-Based Vouchers (14), Bond, Tax Credit, County HOME, State HOME, Sound Families Initiative
Baker Heights	1401 Poplar St	00386200100000	`				247				Public (EHA)	Family, Senior, People with Disabilities	Public Housing
Bakerview Apartments	2605 15th St	00386200600001	151				151				Public (EHA)	Senior, People with Disabilities	Public Housing
Beverly Village	801 75th St SE	00393700100700		56			56				Private For-Profit	Family	Project-Based Section 8
Bluffs at Evergreen	2 West Casino Rd	28041300101400	7	59	148		7	207			Private Nonprofit (Hearthstone Housing Foundation)	Family, Homeless	Tax Credit, HASCO Section 8 Project-Based Vouchers (7)
Bridge Creek Apartments	7211 Rainier Dr	00394000008301		22				22			Public (EHA)	Family	County Housing Trust Fund, CDBG, HUD-SetAside
Brisa Apartments	12402 Admiralty Way	00380900100800		13	27			40			Private For-Profit		Bond
Broadway Plaza East	3020 Broadway Ave	00439071300102	102				102				Public (EHA)	Senior, People with Disabilities	EHA Section 8 Project-Based Vouchers (102), Tax Credit
Broadway Plaza West	3017 Lombard	00439071300102		84	5		89				Public (EHA)	Senior, People with Disabilities	EHA Section 8 Project-Based Vouchers (84), Tax Credit
Cedar Creek Apartments	11615 Highway 99	00442900203004			10		10				Private For-Profit	Family/Single/Other	Section 8 Project-Based Vouchers (10)
Center House	712 Center Road	00373800400401			44			44			Public (HASCO)	Family	Bond, State Housing Trust Fund, County Housing Trust Fund, FHLB
Centerwood	712 Center Road	00373800400401	20				20				Public (HASCO)	Family	Public Housing
Cocoon Complex	2929 Pine St	00439069503200	20						20		Private Nonprofit (Cocoon House)	Teen/Homeless, Transitional	US Health & Human Services, DSHS, County Supportive Housing Program, United Way, County CDBG
Cocoon House Central	2726 Cedar St	00593663502300	8							8	Private Nonprofit (Cocoon House)	Teen/Homeless, Shelter	US Dept of Health & Human Services, DSHS, United Way, County ESG
Colby Crest	2515 Colby Ave	00517156200600			63			63			Private For-Profit		Tax Credit
Commerce Building	1801 Hewitt Ave	00439166500900	32	16			48				Private Nonprofit (Housing Hope)	Individual, Homeless	Section 8 Project-Based Vouchers (29), Tax Credit, County Housing Trust Fund, State HAP, County HOME
Crossroads	3502 Norton Ave	00451400202801	11				6			5	Private Nonprofit (Housing Hope)	Homeless, Shelter	Everett Community Housing Improvement Program, State Housing Trust Fund
Deer Creek	8600 18th Ave W	00392200003401			145			145			Private For-Profit		Tax Credit
Domestic Violence Services	Confidential	Confidential	52							52	Private Nonprofit (Domestic Violence Services of Snohomish County)	Family/Homeless, Shelter	DSHS, City CDBG, City Housing Trust Fund
Douglas Grove Apartments	9808 3rd Ave SE	00480201201000		10			10				Public (EHA)	Family	Project-Based Section 8
Eagle's Landing Apartments	12601 8th Ave W	28042500300500		63	146			209			Private Nonprofit (Hearthstone Housing Foundation)		Tax Credit
EHA Scattered Sites	Various	Various	43				43				Public (EHA)	Family	Public Housing (37 units), Indian Housing (7 units)
Everett Gospel Mission	3711 Smith Ave	00576001900001	130							130	Private Nonprofit (Everett Gospel Mission)	Homeless Men, Shelter	Private, O&M Grant, FEMA
Everett Gospel Mission Women & Children's Shelter	5118 S 2nd Ave, Bldg A	00500301500300	100							100	Private Nonprofit (Everett Gospel Mission)	Homeless Women & Children, Shelter	Private, ESHP, Child Nutrition
Evergreen Cottages	10801-10811 16th Ave SE	28051900403300, 28051900403500, 28051900403600, 28051900403700, 28051900403800			20			20			Private Nonprofit (Senior Services of Snohomish County)	Senior	Private Debt, County HOME, State Housing Trust Fund
Evergreen Court	10809 16th Ave SE	28051900403900	39				39				Private Nonprofit (Senior Services of Snohomish County)	Senior	Section 202 Supportive Housing for the Elderly
Evergreen Village	12705 Avondale Way	00380900102406	39				39				Private Nonprofit (Senior Services of Snohomish County)	Senior	Section 202 Supportive Housing for the Elderly, County HOME, State Housing Trust Fund
Family Tree Apartments	10110 19th Av SE	28051900100200	30	119			30	119			Private Nonprofit (Mercy Housing)	Family, Homeless Families	Tax Credit, FHA-insured loan, Sound Families Initiative, HUD Supportive Housing Program, United Way, County CDBG

Appendix B: Assisted Units by Property, City of Everett

PROPERTY NAME	STREET ADDRESS	PARCEL ID	ASSISTED UNITS BY INCOME LEVEL				SUBSIDIZED UNITS	WORKFORCE UNITS	TRANSITIONAL UNITS	SHELTER UNITS	OWNER TYPE	POPULATION SERVED	FUNDING SOURCES
			Extremely Low	Very Low	Low	Moderate							
Friends of Youth New Ground	1734 121st SE Suite A	00853800000700	12						12		Private Nonprofit (Friends of Youth)	Young Adult/Homeless, Transitional	HHS, United Way, Everett CDBG
Grandview Homes	2720 7th St	00459200100000	148				148				Public (EHA)		Public Housing
Greenhouse	2735 10th St	29051700102000	20						20		Private Nonprofit (Compass Health)	Transitional, Mental Illness	Bond, County General Fund
Greens of Merrill Creek	1707 Merrill Creek Parkway	28040200100300	12	74	156		12	230			Private For-Profit	Family, Homeless Families	Tax Credit, EHA Section 8 Project-Based Vouchers (12), Sound Families Initiative
Hardeson Commons	8520 5th Ave W	28041300200600	20				20				Private Nonprofit (Mental Health Services of Snohomish County)	Senior, Mental Illness	Section 202 Supportive Housing for the Elderly
Harrison Apartments	2717 Harrison Ave	00562564402100	8						8		Private Nonprofit (Everett Gospel Mission)	Homeless	HUD Supportive Housing Program, State Houisng Trust Fund, County CDBG, Everett CDBG
HASCO Scattered Sites	Various	Various	4				4				Public (HASCO)	Family	Public Housing
Haven House	2613 Marine View Drive	00437461600700	12						12		Private Nonprofit (Compass Health)	Young Adult, Homeless, Mental Illness, Chemical Dependence, Transitional	HUD, NSRSN/APN, County HOME
Holly Village Senior Living	9615 Holly Dr	28041300305600		53	93			146			Private Nonprofit (Hearthstone Housing Foundation)	Senior	Tax Credit
Hope Village I	5811-5829 Fleming St	00393200500002, 00393200500003, 00393200500004, 00393200500005, 00393200600101, 00393200600202, 00393200600301	19				6		13		Private Nonprofit (Housing Hope)	Family, Homeless, Transitional	County HOME, Everett CDBG, State HAP, HUD Supportive Housing Program
Hope Village II	5908 Evergreen Way	00393200600103	12				12				Private Nonprofit (Housing Hope)	Homeless Families, Transitional	EHA Section 8 Project-Based Vouchers (12), Tax Credit, State (Trust Fund?), County (Trust Fund?)
Hoyt Avenue Apartments	3625 Hoyt Ave	00451401101300	6				6				Private Nonprofit (Compass Health)	Mental Illness	Section 8 Project-Based Vouchers (6)
Interfaith Family Shelter	2520 Cedar St	29052000407000	9							9	Private Nonprofit (The Interfaith Association)	Homeless Families, Shelter	HUD Supportive Housing Program, Everett Housing Trust Fund, FEMA
Kennedy Court	3230 Norton	00437577201700	7						7		Private Nonprofit (Housing Hope)	Family, Homeless, Transitional	Everett CDBG, County HOME
Lake Woods I Apartments	12310 19th Pl W	00380900101300	59				59				Private Nonprofit (Senior Services of Snohomish County)	Senior	Section 202 Supportive Housing for the Elderly, County Housing Trust Fund
Lake Woods II Apartments	12404 19th Pl W	00380900101400		50			14	36			Private Nonprofit (Senior Services of Snohomish County)	Senior	Section 8 Project-Based Vouchers (14), Private Debt, Tax Credit, County HOME, State Housing Trust Fund
Lakeview Terrace Apartments	418 75th St SE	00393700202100		10	10			20			Public (EHA)	Family	Bond, CDBG
Madison Villa Apartments	3 West Madison Street	28040100402800		2	6			8			Public (EHA)	Family	Seller Financing, HOME
Meadow Park Senior Apartments	1611 128th St SW	00646200000100	39				39				Private Nonprofit (Senior Services of Snohomish County)	Senior	Section 202 Supportive Housing for the Elderly, County Housing Trust Fund
Meadows I Apartments	1115 Rainier Ave	29051700215000		50				50			Private Nonprofit (Senior Services of Snohomish County)	Senior	Private Debt, Tax Credit, State Housing Trust Fund, County HOME, FHLB
Meadows II Apartments	1123 Rainier Ave	29051700215100		50				50			Private Nonprofit (Senior Services of Snohomish County)	Senior	Private Debt, Tax Credit, State Housing Trust Fund, County HOME, FHLB
Meadows III Apartments	1131 Ranier Ave	29051700215200		50				50			Private Nonprofit (Senior Services of Snohomish County)	Senior	Private Debt, Tax Credit, State Housing Trust Fund, County HOME, FHLB
Mill Pointe Apartments	3111 132nd St SE	28052900400500	15	53	123		15	176			Private For-Profit	Family, Homeless Families	Tax Credit, EHA Section 8 Project-Based Vouchers (15), Sound Families Initiative
Monte Cristo	2929 Hoyt Ave	0260901		69			69				Private Nonprofit (Catholic Community Services)	Homeless (12 dedicated units, others nonrestricted)	Section 8 Project-Based Vouchers (10), Tax Credit, Washington Community Reinvestment Association, County Housing Trust Fund, County Supportive Housing Program, Everett HOME, State Housing Trust Fund
Mount Baker View	3210 18th St	01092500000100 - 2100 (Condo conversion)		20				20			Private Nonprofit (Housing Hope)		Bond
New Century House	2505 Howard Ave	00544701402300	10				10				Private Nonprofit (Housing Hope)	Homeless Teen Parents	EHA Section 8 Project-Based Vouchers (10), State Housing Trust Fund, County HOME, Everett CDBG
New Century Village	2507 Howard Ave	00544701400804	25				25				Private Nonprofit (Housing Hope)	Homeless Families, Transitional	EHA Section 8 Project-Based Vouchers (20), County Housing Trust Fund, State Housing Trust Fund, Everett Housing Trust Fund, Everett HOME, Sound Families Initiative

Appendix B: Assisted Units by Property, City of Everett

PROPERTY NAME	STREET ADDRESS	PARCEL ID	ASSISTED UNITS BY INCOME LEVEL				SUBSIDIZED UNITS	WORKFORCE UNITS	TRANSITIONAL UNITS	SHELTER UNITS	OWNER TYPE	POPULATION SERVED	FUNDING SOURCES
			Extremely Low	Very Low	Low	Moderate							
Northstar Apartments	3315 Lombard Ave	00439079500500		36			36				Private Nonprofit (Compass Health)	Mental Illness	HUD Supportive Housing Program
Oakes Apartments	3323 Oakes Ave	00439079401100		8				8			Public (EHA)		Bond, CDBG, HOME
Oakes Avenue Commons	3125 Oakes Ave	00439074000500	20					20			Private Nonprofit (Housing Hope)	Family, People with disabilities	Tax Credit, County HOME, State HOME, Everett CDBG
Pacific Crest	1818 Pacific Ave	00439073902100			120			120			Public (HASCO)	Senior	LIHTC, Bond, FHA-insured loan
Pacific Square Apartments	12220 E Gibson Road	00373800600403		8				8			Public (EHA)		Bond, CDBG
Parkside Apartments	900 W Casino Rd	00392100000401		62	136			198			Private		Tax Credit, HUD Mortgage Insurance
Pineview	210-225 98th Pl SE	00480201200100	34				34				Public (EHA)		Public Housing
Rainier Park	7326 Rainier Dr	00394000009000			14			14			Public (EHA)	Family, People with disabilities	Bond
Raintree Village	909 132nd St SW	00670300000300			56			56			Public (HASCO)	Family	Bond
Rucker Ave Apartments	3327 Rucker Ave	00436978901300	2	13			6	9			Public (EHA)	Family	EHA Section 8 Project-Based Vouchers (2), HOPWA (Housing Opportunities for Persons With AIDS) Vouchers (4), Bond, HOME
Silver View Apartments	11109 16th Ave SE	28051900403400	39				39				Private Nonprofit (Senior Services of Snohomish County)	Senior	Section 202 Supportive Housing for the Elderly, County HOME
Silver Woods Apartments	10915 16th Ave SE	28051900401600	38				38				Private Nonprofit (Senior Services of Snohomish County)	Senior	Section 8 Project-Based Vouchers (38), FHA-insured loan, County HOME
Thomas Place Manufactured Housing Community	12921 39th Ave SE	00960011800100 - 00960011805301		14	21			35			Public (HASCO), Private Individuals	Home Ownership	Bond, State Housing Trust Fund, County CDBG
Timber Hill	7720 Timber Hill Dr	00603700000200	10	15			10	15			Public (EHA)	Family/Disabled/Homeless Families	EHA Section 8 Project-Based Vouchers (10), Private Debt, Sound Families Initiative
Trailside Village	1306 100th St	28051900101700		124	124			248			Private Nonprofit (Preservation Partners)		Tax Credit
Twelve Pines	2701 12th St	29051700103200	64		16		64	16			Public (EHA)	Family/Senior	Tax Credit, State HOME, EHA Section 8 Project-Based Vouchers (64), HUD Preservation
Vintage at Everett Apartments	1001 East Marine View Dr	29051700100500		77	179			256			Private Nonprofit (Hearthstone Housing Foundation)	Senior	Tax Credit
Willows at Melvin Place	2504 Melvin Ave	00544701400801	7				7				Public (EHA)	People with disabilities	Section 811 Supportive Housing for Persons with Disabilities
Windermere Crossroads	3502 Norton	00451400202801								30	Private Nonprofit (Housing Hope)	Families with children, Shelter	
Windstone Apartments	1011 128th St SW	00373800500602		40				40			Private Nonprofit (Hearthstone Housing Foundation)		Tax Credit
YWCA Family Village Everett	11802 4th Ave W	00373800300707			45		45				Private Nonprofit (YWCA)	Family	Bond, Sound Families Initiative
			1,445	1,354	1,739	-	1,627 (1,258)	2,762	92	334			

Appendix C: Single Family Home Sales, City of Everett

	2008	2009	2010	2011	2012
Number of Sales	1382	1581	1827	2089	1945
Average Sale Price	$ 293,491	$ 250,911	$ 237,902	$ 213,909	$ 227,003
Median Sale Price	$ 299,950	$ 250,000	$ 239,950	$ 208,000	$ 219,950

Median Sale Price Home Affordability

	2008	2009	2010	2011	2012
Mortgage Amount	$ 239,960	$ 200,000	$ 191,960	$ 166,400	$ 175,960
Interest Rate	6.09%	5.06%	4.83%	4.58%	3.66%
Monthly PITI					
Principal + Interest	$ 1,453	$ 1,081	$ 1,011	$ 851	$ 806
Property Taxes	$ 250	$ 208	$ 200	$ 173	$ 183
Insurance	$ 95	$ 79	$ 76	$ 66	$ 70
Utilities	$ 264	$ 261	$ 270	$ 275	$ 254
TOTAL	$ 2,062	$ 1,630	$ 1,557	$ 1,365	$ 1,313
Minimum Annual Income	$ 82,471	$ 65,190	$ 62,261	$ 54,611	$ 52,514
in 2012 Dollars	$ 87,946	$ 69,765	$ 65,555	$ 55,742	

First Quartile Sale Price Home Affordability

	2008	2009	2010	2011	2012
Mortgage Amount	$ 190,064	$ 160,000	$ 154,400	$ 121,380	$ 120,000
Interest Rate	6.09%	5.06%	4.83%	4.58%	3.66%
Monthly PITI					
Principal + Interest	$ 1,151	$ 865	$ 813	$ 621	$ 550
Property Taxes	$ 198	$ 167	$ 161	$ 126	$ 125
Insurance	$ 75	$ 63	$ 61	$ 48	$ 48
Utilities	$ 264	$ 261	$ 270	$ 275	$ 254
TOTAL	$ 1,688	$ 1,356	$ 1,305	$ 1,070	$ 976
Minimum Annual Income	$ 67,521	$ 54,242	$ 52,191	$ 42,813	$ 39,044
in 2012 Dollars	$ 72,002	$ 58,049	$ 54,953	$ 43,698	

Appendix D: Affordable Housing Glossary

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

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

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

Extremely Low Income: Households that make up to 30 percent of AMI.

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

HMFA: HUD Metro FMR Area

Low Income: Households that make up to 80 percent of AMI.

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

Middle Income: Households that make up to 120 percent of AMI.

Moderate Income: Households that make up to 95 percent of AMI.

PHA: Public Housing Agency

Section 8: HUD's Section 8 Housing Choice voucher program. Qualifying households can take their voucher to any housing unit which meets HUD safety and market rent standards. HUD funds are administered by PHAs.

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

Subsidized Rental Unit: A unit which benefits from a direct, monthly rent subsidy. This subsidy will vary to ensure that a household does not spend more than 30% of their income on housing. Section 8 Housing Choice Vouchers are an example of a direct rent subsidy. For the purposes of Everett's Consolidated Plan, subsidized units are those which receive funding assistance or need a letter of consistency with the Consolidated Plan.

Very Low Income: Households that make up to 50 percent of AMI.

Workforce Rental Housing: Workforce rental units have rents which are set in order to be affordable to households at certain income levels. While a household may need to have income below a certain level to apply for a workforce rental unit, the rent level does not adjust to their actual income. A property may feature units with rents affordable to households with 50% AMI, but a household earning 30% AMI would still have to pay the same rent.

Appendix E: Methodology

Affordability - Adjustment for Household Size

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

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

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

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

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

Source: US Department of Housing & Urban Development, 2012

Home Ownership Affordability

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

- Assuming a 20% down payment, the loan amount is then 80% of the total sale price
- Mortgage term is 30 years
- Interest rate is the national average effective composite rate for previously occupied homes as reported by the Federal Housing Finance Board
- Monthly property taxes are assumed to be 1% of the sale price divided by 12
- Monthly insurance payments are assumed to be 0.38% of the sale price divided by 12

Using all of these assumptions, the monthly payment is the sum of principal and interest; taxes; and insurance.

Household Income Levels

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

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

Household Profiles

Information on households was gathered from Section 8 Housing Choice Voucher data. All names have been changed as well as many other nonessential details to protect privacy.