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CHAPTER 4 HOUSING ELEMENT

I. Background and Information

A. 2015 Update of the Housing Element

The Housing Element of the Comprehensive Plan is based on several guiding laws, policies, planning efforts, and community guidance the City must consider in the 2015 update of the comprehensive plan:

- **Growth Management Act.** The requirements of RCW 36.70A.070(2) and WAC 365-196-410 state mandatory and optional items to be included in a comprehensive plan.
- **Vision 2040 Regional Growth Strategy.** The Vision 2040 Regional Growth Strategy includes housing policies which guide the development of both the Countywide Planning Policies and local comprehensive plans.
- **Snohomish Countywide Planning Policies.** The 2011 Countywide Planning Policies for Snohomish County provide a framework for the development of local comprehensive plans within the county, including housing policies.
- **Growing Transit Communities.** The growing transit communities partnership devised strategies to provide affordable housing choices with recommended actions to define and quantify housing needs, preserve existing affordable housing and supply new housing choices, and capitalize on the value created by the private market—enhanced by transit investments—in order to achieve the broadest range of affordability in transit communities.
- Public outreach / visioning comments received as part of the public participation process for the plan update.
- **City of Everett Potential Residential Infill Measures Report.** In 2013 the City produced a report, funded by a grant from the State Department of Commerce, identifying a variety of potential infill housing strategies for consideration in the 2015 update of the comprehensive plan.
- **Everett Community Street Initiative Task Force.** Convened in 2014, the mission of the Task Force is to foster a vibrant and healthy community by better understanding the street level social issues, such as poverty and homelessness, in Everett’s commercial core areas and identifying potential short and long term actions for the community to address those issues.
- **City of Everett Consolidated Plan.** Because Everett receives Community Development Block Grant funds, it is required to prepare a Consolidated Plan addressing the community’s priorities for the use of block grant funds. This plan addresses many of the housing needs of lower income households in Everett.

- **Land Use Element of the Comprehensive Plan.** The land use plan addresses a variety of issues that are integral to the housing element, including growth targets, comprehensive plan designations and zoning/development standards for residential land throughout the City.

B. Implementation of the Housing Element Since the Initial 1994 City GMA Comprehensive Plan was Adopted

Many of the policies in the 1994 Housing Element and 2005 major update have been implemented. As listed in the Residential Infill Measures Report, these actions include:

- Small lot single family development standards, Duplex development standards
- Core Residential Area Residential Development Standards and Design Guidelines
- Accessory dwelling unit standards for single family zones
- Infill dwelling unit standards for the Historic Overlay Zones
- Increased housing densities for the Broadway Mixed Use zone and the Evergreen Way zone
- Live / work unit standards
- Lot area averaging for subdivisions
- Cluster alternative to subdivision
- Unit Lot Subdivision standards
- Multi-family property tax exemption in downtown, Everett Station area, North Broadway campus area, and the Evergreen Way Mixed Use Overlay zone.

The City also provides significant financial assistance to non-profit housing providers and human services organizations to benefit low income households and homeless persons through several programs. These programs include:

- Federal funding through the Community Development Block Grant (CDBG) program
- The Community Housing Improvement Program (CHIP)
- Human Needs annual grant program

C. 2035 Population Forecasts and Allocation

Under the Growth Management Act, the Washington State Office of Financial Management (OFM) forecasts population for Counties, which must be accommodated within urban growth areas. The OFM 2035 population forecast for Snohomish County has a mid-point of 955,281, which the County Council decided is the most likely population for purposes of allocating growth among jurisdictions within the county. Snohomish County’s Countywide Planning Policies provide direction on how to allocate OFM’s countywide forecast to cities, urban growth areas (UGAs) and the rural areas of the County using the cooperative planning process of Snohomish County Tomorrow (SCT). SCT recommended targets for each city and the County to the County Council that are consistent with the City’s Alternative 2 growth targets, calling for a 2035 population for Everett (2015 city limits) of 143,000. The County Council adopted initial growth targets consistent with Everett’s Alternative 1 growth targets calling for a 2035 population for the City of 164,812. Everett selected Alternative 2 growth targets for the 2015 plan update, which provides for 143,000 residents in 2035. The City’s adopted 2035 land use plan has provided sufficient land use capacity to accommodate the larger Alternative 1 growth levels.

After all of the jurisdictions in Snohomish County complete their comprehensive plan updates, SCT will complete a target reconciliation process to ensure that the OFM forecasts can be accommodated by Snohomish County jurisdictions.

The three alternatives Everett considered for the 2015 plan update and their population and employment growth targets are described in Section I.D of the Introduction chapter of the comprehensive plan.

II. Laws and Guidelines Influencing Everett’s Housing Element

There are several different adopted laws or guidelines that influence the housing policies of Everett’s Housing Element. The directives of these documents, as they pertain to housing issues, are summarized below. It is necessary for Everett to follow the legal requirements of the Growth Management Act and to consider the guidelines of the other documents that have already been endorsed or accepted by the City Council.

A. Growth Management Act

The Housing Element is one of the mandatory elements required by the Growth Management Act in comprehensive plans. See the Comprehensive Plan Introduction (Chapter 1) for information on GMA Comprehensive Plan mandatory elements and planning goals. The Housing Element must ensure the vitality and character of established residential neighborhoods and include:

1. An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.
2. A statement of goals, policies and objectives and mandatory provisions for the preservation, improvement and development of housing, including single family residences.
3. Identification of sufficient land for housing, including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities.
4. Adequate provisions for existing and projected needs of all economic segments of the community.

B. PSRC VISION 2040 Regional Growth Strategy; Multi-County Planning Policies

See the Comprehensive Plan Introduction (Chapter 1) for a description of this document. The overarching housing goal of Vision 2040 is to preserve, improve, and expand the region’s housing stock to provide a range of affordable, healthy, and safe housing choices to every resident, and to continue to promote fair and equal access to housing for all people. The Housing Policies for Vision 2040 are:

Housing diversity and affordability:

MPP-H-1: Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

MPP-H-2: Achieve and sustain — through preservation, rehabilitation, and new development — a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.

MPP-H-3: Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals.

Jobs-housing balance:

MPP-H-4: Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity to work.

Centers housing:

MPP-H-5: Expand the supply and range of housing, including affordable units, in centers throughout the region.

MPP-H-6: Recognize and give regional funding priority to transportation facilities, infrastructure, and services that explicitly advance the development of housing in designated regional growth centers. Give additional priority to projects and services that advance affordable housing.

Best housing practices:

MPP-H-7: Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

MPP-H-8: Encourage the use of innovative techniques to provide a broader range of housing types for all income levels and housing needs.

MPP-H-9: Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.

C. Snohomish Countywide Planning Policies

The Countywide Planning Policies were updated by the Snohomish County Council in 2011 to be consistent with Vision 2040, and to express a regional vision for Snohomish County and help measure consistency of local plans.

Housing Goal

Snohomish County and its cities will promote an affordable lifestyle where residents have access to safe, affordable, and diverse housing options near their jobs and transportation options.

HO-1 The county and cities shall support the principle that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.

HO-2 The county and cities shall make provisions in their comprehensive plans to accommodate existing and projected housing needs, including a specific assessment of housing needs by economic segment within the community as indicated in the housing report prescribed in CPP HO-5. Those provisions should consider the following factors:

- a. Avoiding further concentrations of low-income and special needs housing.
- b. Increasing opportunities and capacity for affordable housing in urban centers.
- c. Increasing opportunities and capacity for affordable housing close to employment, education, shopping, public services, and public transit.
- d. Increasing opportunities and capacity for affordable and special needs housing in areas where affordable housing is currently lacking.
- e. Supporting affordable housing opportunities in other Snohomish County jurisdictions, as described below in CPP HO-4.

HO-3 County and city comprehensive plans shall include policies for accommodating affordable housing goals throughout the County consistent with Vision 2040. The land use and housing elements should demonstrate they can accommodate needed housing availability and facilitate the regional fair share of affordable housing. Housing elements of comprehensive plans shall be periodically evaluated for success in facilitating needed housing.

HO-4 The county and cities should participate in a multi-jurisdictional affordable housing program or other cooperative effort to promote and contribute to an adequate and diversified supply of housing countywide.

HO-5 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. The report shall be sufficiently easy to understand and use for planning and evaluation. To the extent made possible by the availability of valid data, this report shall, for the entire county and each jurisdiction:

- a. Describe the measures that jurisdictions have taken (individually or collectively) to implement or support CPPs on housing, especially measures taken to support housing affordability.
- b. Quantify and map existing characteristics that are relevant to the results prescribed in the CPPs on housing, including (but not limited to):
 - i. The supply of housing units, including subsidized housing, by type, tenure, affordability, and special needs populations served.
 - ii. The availability and general location of existing affordable housing units and the distribution and location of vouchers and similar assistance methods.
 - iii. The supply of undeveloped, partially used and re-developable residential land.
- c. Identify the number of housing units necessary to meet the various housing needs of the projected population, by income ranges, and special needs populations. The number of units

identified for each jurisdiction will be utilized for planning purposes and to acknowledge the responsibility of all jurisdictions to plan for affordable housing within the regional context.

HO-6 The county and cities should implement policies and programs that encourage the upgrading of neighborhoods and the rehabilitation and preservation of existing legally established, affordable housing, including but not limited to mobile/manufactured housing and single - room occupancy (SRO) housing.

HO-7 Jurisdictions shall use housing definitions consistent with those of the Snohomish County Tomorrow growth monitoring report. Definitions may be periodically revised based on consideration of local demographic data and the definitions used by the Department of Housing and Urban Development.

HO-8 Each jurisdiction's comprehensive plan should reconcile the need to encourage and respect the vitality of established residential neighborhoods with the need to identify and site essential public residential facilities for special needs populations, including those mandated under RCW 36.70A.200.

HO-9 In order to improve the jobs-to-housing balance in Snohomish County, jurisdictions shall adopt comprehensive plans that provide for the development of:

- a. A variety of housing choices, including affordable housing, so that workers at all income levels may choose to live in proximity to existing and planned employment concentrations and transit service; and
- b. Provide for employment opportunities in proximity to existing residential communities.

HO-10 Jurisdictions should encourage the use of environmentally sensitive housing development practices in order to minimize the impacts of growth on the county's natural resource systems.

D. Everett Visioning Efforts

The City of Everett has periodically conducted citizen based visioning exercises to guide planning efforts. Each of the visioning efforts has yielded consistent priorities for Everett. Among the often repeated priorities are the following directives:

- Diversify Everett's economic base
- Encourage quality redevelopment and an intensive mix of uses in downtown
- Develop an efficient local and regional multi-modal transportation system
- Improve the quality and character of the City's commercial arterial areas
- Improve public access to the City's waterfront areas
- Expand and improve parks in Everett
- Encourage improvement and extension of sidewalks, trails and bike lanes in the City
- Encourage a diverse range of affordable housing opportunities
- Maintain and improve the quality of housing and neighborhoods
- Encourage active citizen participation in City government and planning efforts
- Provide educational excellence for children in school districts serving Everett
- Create opportunities for job training and 4-year degree programs in Everett
- Support programs to serve special needs populations

For the 2015 update of the comprehensive plan, citizens have validated that the above common themes still are important priorities for Everett’s future. Additional concerns identified through a community questionnaire and public visioning workshops include a need to address:

- public safety concerns,
- homelessness, and
- services for individuals with mental illness.

E. Consolidated Plan

The City of Everett prepares a Consolidated Plan as a requirement of obtaining federal Community Development Block Grant and HOME Investment Partnership funds. The Plan addresses the three basic goals of the HUD programs which are to provide decent housing, create a suitable living environment, and expand economic opportunities. The Plan describes the needs of low- and moderate-income Everett residents and the ways in which funds will be used to address those needs. Everett’s Plan is coordinated with Snohomish County’s Consolidated Plan. The Plans must be updated every 5 years.

The 2015 - 2019 Consolidated Plan includes the following Housing Strategies.

1. Preserve and expand decent, safe, and affordable housing opportunities for low-income renters, particularly those with incomes of less than 50% of median income, and less than 30% of median income.
2. Support the development of facilities and services for homeless people, particularly families with children, homeless youth, and single women.
3. Address the needs of those who are at-risk of becoming homeless as well as those who are chronically homeless in order to achieve real progress in ending homelessness.
4. Provide funding for operation and development of affordable housing, housing subsidies, and housing retention programs for people with special needs.
5. Provide home repair assistance for low-income homeowners so they might continue to live safely and comfortably in their homes.
6. Support increased homeownership for low-income, first-time homebuyers.
7. Promote housing choice by encouraging the dispersion of low- and moderate income housing throughout the City.

F. Growing Transit Communities

In 2013, the PSRC’s Growing Transit Communities Oversight Committee approved the Growing Transit Communities Strategy to support equitable transit communities in the central Puget Sound region. The Strategy includes a toolbox of 24 key strategies to support equitable Transit Oriented Development near high capacity transit facilities in the region. The Growing Transit

Communities overarching goal for Strategies to Provide Affordable Housing Choices is to provide housing *choices affordable to a full range of incomes near high-capacity transit*.

The City will use the guidance provided in the PSRC's Growing Transit Communities planning documents when developing plans around stations for the high capacity transit system. Many of the resources identified in the Growing Transit Communities program could also be useful in review of land use codes or housing incentive programs to help meet housing needs in the community.

III. Inventory and Analysis of Existing and Projected Housing Needs

The Growth Management Act requires that the Housing Element analyze existing and projected housing needs. The following sections summarize available housing data, including existing and projected housing needs as identified in the 2015 Consolidated Plan, census data, Office of Financial Management data, HUD data, PSRC data, Snohomish County growth monitoring/evaluation reports, and the Snohomish County Tomorrow report as required by Countywide Planning Policy HO-5. This 2014 report is entitled *Housing Characteristics and Needs in Snohomish County*. The report was prepared to assist local jurisdictions understand each community's existing and projected housing needs for their 2015 comprehensive plan updates.

A. Inventory of Existing Demographic and Housing Data

1. Between 2000 and 2010, Everett's population increased from 91,488 to 103,019, an increase of 12.6%. By comparison, the total population of Snohomish County increased by 17.7% during this period. Between 1990 and 2000, Everett's population had increased by 30.7%, and the total population of Snohomish County had increased by 30.2%. Growth in Everett in each decade was through a combination of annexation and development. (2013 Housing Characteristics and Needs Report, US Census Data)

Table 1: Population Change, City of Everett & Snohomish County

Population Change				
Year	Everett	Percentage Increase	Snohomish County	Percentage Increase
1950	33,849		111,580	
1960	40,304	19.07%	172,199	54.33%
1970	53,622	33.04%	265,236	54.03%
1980	54,413	1.48%	337,720	27.33%
1990	69,974	28.60%	465,628	37.87%
2000	91,488	30.75%	606,024	30.15%
2010	103,019	12.60%	713,335	17.71%
2011	103,100	0.08%	717,000	0.51%
2012	103,300	0.19%	722,900	0.82%
2013	104,200	0.87%	730,500	1.05%
2014	104,900	0.67%	741,000	1.44%

Source: OFM Forecasting Division

- Only 46% of Everett’s occupied housing units were owner-occupied, while 54% of dwelling units were occupied by renters. By comparison, the breakdown for the rest of Snohomish County, excluding Everett, was 73% owner-occupied and 27% renter-occupied. Everett has double the proportion of non-owner-occupied housing as the rest of Snohomish County. (2013 Housing Characteristics and Needs Report, ACS 2011 5 Year Estimates)
- 83% of homeowners in Everett lived in single family homes, compared to 22% of renters.

Figure 1: Home Type by Housing Tenure, City of Everett



Source: US Census Bureau; ACS 2012 5 Year Estimates

- In Everett, 56% of all households include the “householder” (head of household) and another family member. By comparison, for all of Snohomish County, 70% of households

include the householder and another family member. (2013 Housing Characteristics and Needs Report, ACS 2011 5 Year Estimates)

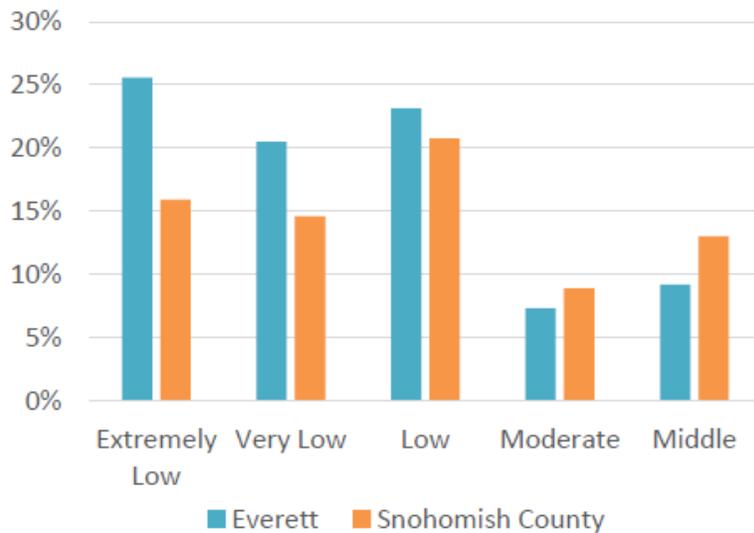
5. Everett’s overall average household size was 2.40 while the average household size for all of Snohomish County was 2.61. Everett’s average household size has held constant since 1980, while that of the rest of Snohomish County had declined over this time frame. (2013 Housing Characteristics and Needs Report, ACS 2011 5 Year Estimates)

6. The median household income for Everett was \$48,410, while for all of Snohomish County was about \$67,777. Among all cities in the county, only Lynnwood (\$47,701) and Darrington (\$34,063) had a lower median household income that Everett. (2013 Housing Characteristics and Needs Report, ACS 2011 5 Year Estimates)

7. From 2008 to 2012, approximately 46% of all households in Everett were considered to be cost burdened. (US Census, ACS 2012 5 Year Estimates)

8. 26% of Everett’s total households were considered to be extremely low income, earning less than 30% of Area Median Income (AMI) for Snohomish County. 20% were considered very low income, earning 30 to 50% of AMI. 23% were considered low income, earning 50 to 80% of AMI. 7% were considered moderate income, earning 80 to 95% of AMI. Stated another way, 69% of households in Everett were considered to have low to extremely low income.

Figure 2: Household Share by Income Level, City of Everett & Snohomish County



Source: US Census Bureau, ACS 2012 5 Year Estimates

9. Everett’s Household Income has seen rising percentages of households categorized as very low to extremely low, while those classified as median or higher are dropping.

Table 2: Everett Household Income Profile-1990, 2000 and 2012

Household Income Range	% Total Households 1990	% Total Households 2000	% Total Households 2012
<30% Median Income	14.9%	15.4%	26%
>30% <=50% Median Income	14.0%	14.4%	20%
>50% <=80% Median Income	21.8%	23.1%	23%
>80% Median Income	49.2%	47.2%	31%
Total	100.0%	100.0%	100.0%

Source: HUD State of the Cities Data System, US Census Bureau; ACS 2012 5 Year Estimates

10. Poverty rates have also increased for households and segments of the population from 2000 to 2010.

Table 3: Poverty Status, 2000 to 2010

	Everett 2000*	Snohomish County 2000*	Everett 2010**	Snohomish County 2010**
Households	10.82%	6.48%	14.61%	7.93%
Family Households	6.14%	3.43%	6.65%	4.04%
Nonfamily Households	4.68%	3.05%	7.96%	3.89%
Population	12.85%	6.86%	15.88%	8.41%
Under 18	16.75%	8.08%	22.39%	10.84%
65 and over	12.11%	7.76%	12.33%	7.27%

* Source: US Census 2000

** ACS 2010 5 Year Estimates

11. Everett has 15.2% of all housing units within Snohomish County, and 26.2% of all rental housing units within Snohomish County. (2013 Housing Characteristics and Needs Report, ACS 2011 5 Year Estimates)

12. Of Everett’s renter households, 51.6% paid 30% or more of their income on rent, and therefore were considered “cost burdened.” For all of Snohomish County, 50.2% of all renter households were cost burdened. (2013 Housing Characteristics and Needs Report, ACS 2011 5 Year Estimates)

13. For owner households in Everett, 46.0% were cost burdened, while for all of Snohomish County, 45.7% owner households were cost burdened. (2013 Housing Characteristics and Needs Report, ACS 2011 5 Year Estimates)

Table 4: Cost Burden by Income Level and Tenure, City of Everett & Snohomish County

Income Level	Renters		Owners		All	
	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; ACS 2012 5 Year Estimates

14. In Everett, only 47% of dwelling units were single family detached dwellings, while for the rest of Snohomish County, excluding Everett, 70% of all dwellings were single family detached.

15. The total number of housing units in Everett increased 42.67% from 1990 to 2010. In that time period, there were 28.71% more multifamily units built than single family units. The percentage of single family units and mobile homes in relation to the total number of housing units decreased 2.19% and 1.2% respectively, whereas the percentage of multifamily units increased 3.39%.

Table 5: Composition of Housing Stock in Everett City Limits, 1990, 2000 and 2010

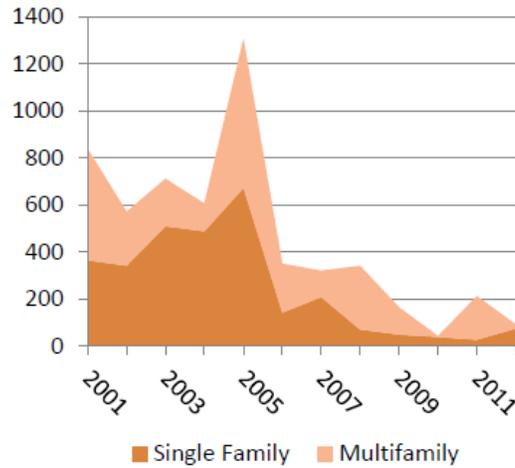
Structure Type	# Units 1990	# Units 2000	# Units 2010	Change 2000 –2010	Change 1990 –2010
1-unit detached	15,155	17,178	19,754	2,576	4,599
1-unit attached	523	1,426	1,653	227	1,130
2 to 4 units	3,989	4,877	4,843	-34	854
5 to 9 units	2,488	3,085	3,898	813	1,410
10 or more units	7,317	10,791	12,427	1,636	5,110
Mobile home, trailer, other	1,323	1,223	1,359	136	36

Source: US Census 1990, 2000 and ACS 2010 5 Year Estimates

16. There are an estimated 45,284 total housing units in Everett as of 2014. (Washington State Office of Financial Management, Forecasting Division)

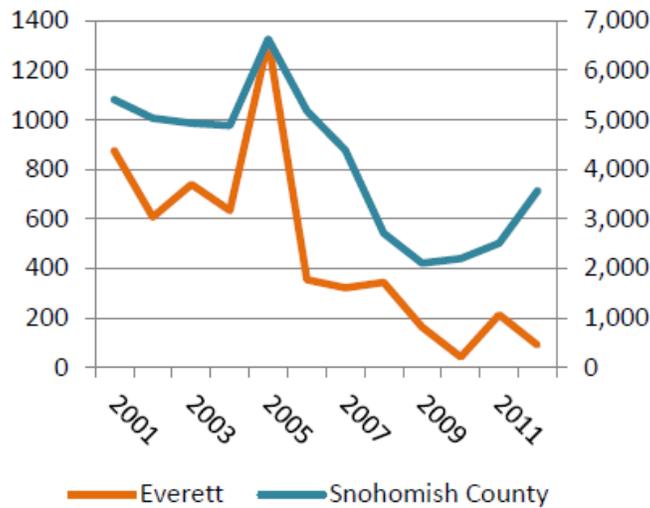
17. Peak permit activity occurred in 2005, followed by a swift downturn. Newly permitted units began to recover across Snohomish County beginning in 2010, though Everett hasn't been recovering at the same pace.

Figure 3: Newly Permitted Units by Type, City of Everett



Source: Puget Sound Regional Council 2012

Figure 4: Net Newly Permitted Units, City of Everett & Snohomish County



Source: Puget Sound Regional Council 2012

18. Everett has approximately 1,073 acres of developable and re-developable land to accommodate additional housing units. Just under 33% of the available land is located in single family zones and 67% is located in zones that can accommodate multifamily units.

Table 6: Available Housing Inventory

Zone	Developable Acres Available
R-S	39
R-1	182
R-1A	12
R-2	132
R-2A	26
R-3L	25
R-3	114
R-4	54
R-5	16
B-1	8
B-2	14
B-2B	3
B-3	45
BMU	45
E-1	26
E-1/MUO	100
C-1/C-1R	36
C-2ES	37
W-C	159
Total	1,073

Source: Snohomish County 2012 Buildable Lands Report/City of Everett Planning Alternative Employment and Population Capacity Background Report September 2014

19. In Everett, 53% of all dwelling units were in buildings with two or more dwelling units, while for the rest of Snohomish County, excluding Everett, only 30% of all dwelling units were in buildings with two or more dwelling units.

20. There was an estimated 22,916 units of rental housing in Everett of every type, from single family homes to large apartment buildings. Of those, 17,665, or 77%, were in multifamily properties. (US Census, ACS 2012 5 Year Estimates)

21. In 2000, the ratio of renter occupied units that had more than one person per room was approximately 1 in 9, compared to owner occupied units which was approximately 1 in 39. By 2012 the ratio of renter occupied units that had more than one person per room was approximately 1 in 16, compared to owner occupied units which was approximately 1 in 41. (US Census, ACS 2012 5 Year Estimates)

22. For all rental housing units in Everett, 44% were affordable to households earning between 51% and 80% of AMI; 29% were affordable for households earning between 31% and 50% of AMI, and 9 % were affordable for households earning 30% or less of AMI. For the rest

of Snohomish County, excluding Everett, these affordability measures were lower, at 43%, 19% and 5% respectively. (2013 Housing Characteristics and Needs Report, ACS 2011 5 Year Estimates)

23. Stated another way, 18% of Everett’s rental housing units were not affordable to households earning 80% of AMI, while for the rest of Snohomish County, 35% of rental housing was not affordable to households earning 80% of AMI.

Table 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

24. Everett has 15% of the housing stock in the entire county, but 31% of all subsidized housing units in Snohomish County. (Snohomish County, Analysis of Impediments to Fair Housing Choices, 2012)

Table 8: 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

25. 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.

Table 9: 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

26. Everett is home to 2,461 units of workforce housing distributed across 35 properties. 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.

Table 10: 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

27. There are a total of 209 emergency shelter beds in the City for adults; only 8 for unaccompanied youth. There are no beds available for youth with criminal records. (Source: Everett Community Streets Initiative Task Force Report 2014)

Table 11: Everett Point in Time Homeless Count Data

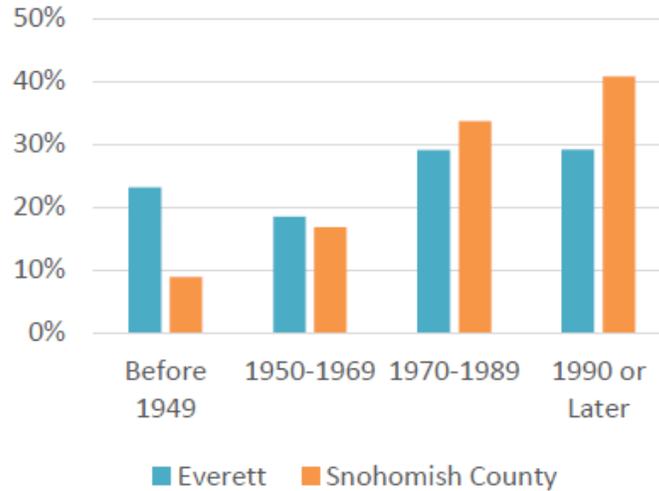
Year	2011	2012	2013	2014
Unaccompanied Youth	25	22	18	33
Chronic Homeless Adults	132	118	114	119

Source: Snohomish County

28. Everett has 15% of the total county population, 18% of all special needs citizens in the county, and 14% of senior citizens in the county. (Snohomish County, Analysis of Impediments to Fair Housing Choices, 2012, ACS 2011 5 Year Estimates)

29. 23% of Everett’s housing stock was built prior to 1950, while for all of Snohomish County only 9% of housing stock was built prior to 1950.

Figure 5: Age Distribution of Housing Stock, City of Everett & Snohomish County



Source: US Census Bureau; ACS 2012 5 Year Estimates

30. 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. In total, three and four bedroom homes represented 80% of sales. 14% were two bedrooms and 3% were five bedrooms. (Alliance for Affordable Housing “Draft Housing Profile City of Everett”, Snohomish County Assessor)

Table 12: Bedrooms by Housing Type

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

31. Approximately 18% of the mortgaged housing units were affordable for low income households, 4% for very low income households, and only 1% was affordable for households with extremely low income. (US Census, ACS 2011 5 Year Estimates)

32. In 2012, the median sale price for a single family home in Everett was \$219,950. Using average rates of interest, property taxes, utilities and insurance as determined by the Federal Housing Funding Board, and presuming a 20% down payment, the monthly cost of this home would be \$1,313. To afford this, a household would require an annual income of at least

\$52,514, 10.6% higher than the median household income in 2012. (Alliance for Affordable Housing “Draft Housing Profile City of Everett”, Snohomish County Assessor)

Table 13: Affordable Home Sales by Size, City of Everett 2012

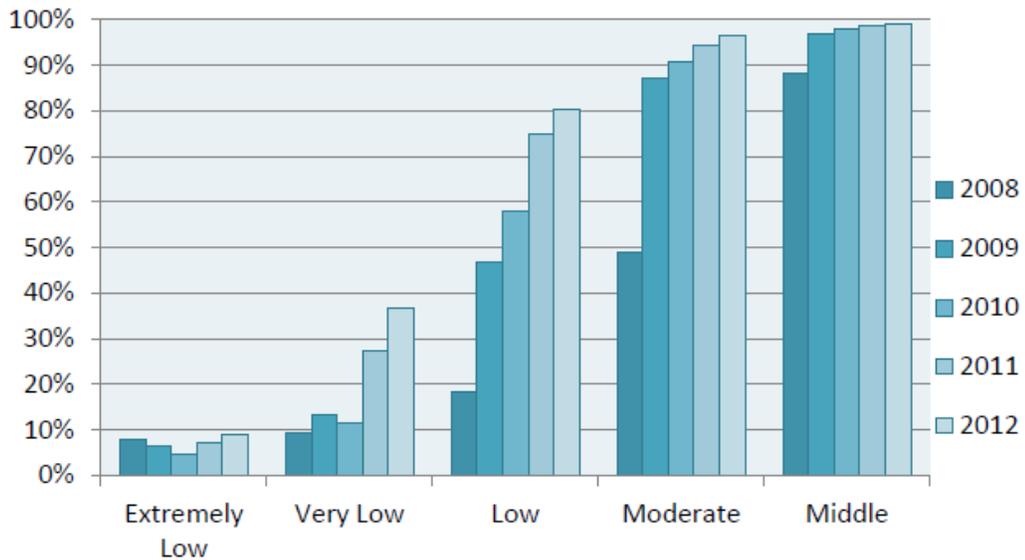
Bedrooms	Extremely Low	Very Low	Low	Moderate	Middle	Not Affordable	Total Sales
1-2	20%	67%	93%	97%	99%	1%	283
3	9%	38%	85%	98%	100%	0%	1,077
4	1%	18%	69%	93%	99%	1%	472
5+	1%	14%	46%	96%	97%	3%	95

Source: Snohomish County Assessor 2014

33. In 2008, a household needed a minimum of \$82,471 to affordably own the median priced home of \$299,950. From 2008 to 2012, the median home sale price dropped 27%. Since then, 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 of 4.4%. (Alliance for Affordable Housing “Draft Housing Profile City of Everett”, Snohomish County Assessor, “Snohomish County Assessor’s Annual Report for 2014 Taxes”, 2014)

34. Percentages of home sales affordability generally increased from 2008 to 2012 including certain households with low to very low income. In 2012, nearly all Everett home sales were estimated to be affordable to households earning at least 80% AMI.

Figure 6: Affordability of Home Sales



Source: Snohomish County Assessor 2014

35. Housing condition in Everett was evaluated based on 2014 data from the Snohomish County Assessor. The Assessor’s records include condition information for all properties. Condition categories are: excellent, very good, good, normal, below normal, poor, and very poor. The vast majority of Everett’s single family and multiple family housing is in normal or

better condition. Buildings in below normal, poor, or very poor condition represent 6.81% of single family structures and 4.12 percent of multiple family structures.

Table14: City of Everett Housing Condition in 2014

Condition (for age)	Multifamily	Single Family	Total
Excellent	3.9%	2.8%	3.0%
Very Good	4.1%	14.9%	13.0%
Good	36.8%	48.0%	46.0%
Normal	51.1%	27.5%	31.6%
Below Normal	3.7%	5.8%	5.5%
Poor	0.4%	0.9%	0.8%
Very Poor	0.02%	0.11%	0.1%
TOTAL	100.0%	100.0%	100.0%

Source: Snohomish County Assessor 2014

B. Existing Housing Needs

The housing needs of Everett’s population are extremely wide and varied. The needs of households with moderate or higher income appear to be adequately served by market rate housing, however the needs of households earning 80% or less of Area Median Income range from homelessness and the inability to purchase a first home for extremely low income households, to finding affordable and accessible housing for special needs populations. Special needs populations include, but are not limited to, elderly persons, people with disabilities, persons with HIV/AIDS, survivors of domestic violence, and people with behavioral health disorders. Each of the identified special needs populations have both housing and service needs, and the type of specialized housing is dependent on the type of disability. Housing may be specialized in terms of physical modifications, sleeping accommodations, organizational structure, security monitoring, and staffing with applicable supportive services. Supportive housing needs include the following:

- Affordable, safe, accessible and appropriate housing
- Creative home adaptive modifications that allow residents to remain in their homes as they age and/or physical conditions change
- Home maintenance assistance
- Medical and other professional or personal care and assistance
- Outreach to health service systems
- Convenient affordable transportation at varied times

While there is a sufficient number of housing units for all households, it is insufficient when considering affordability and housing cost burdens. As of 2012, the variety and number of housing units meets the needs of the population with moderate and higher income. However,

46% of Everett's households have very low to extremely low income, and approximately 80% of them are cost burdened.

Vacancy rates below 4% tend to indicate a tight housing market with a demand for more units to be built, rising rents and a lack of available housing units. As of June 2014, the vacancy rate for Everett was at an historic low of 2.6%. Year end 2013 the vacancy was 3.9%. The rent change from year end 2013 to mid-year 2014 was estimated at an increase of 8.1%.

Over the past decade, income has not kept pace with housing costs, particularly owner-occupied housing. Between 2000 and 2013, the median value of homes increased from \$161,100 to \$237,600, a 47% increase from 2000-2010. Rents increased at a more moderate level, increasing 34% during the same time period. Incomes during this same time period increased just 18% for households.

Most housing projects that target specific extremely low to low income households are owned or managed by nonprofit housing developers, including Everett Housing Authority and the Housing Authority of Snohomish County. However, there are 319 units of tax credit for profit projects that are privately held, and could be lost if their affordability does not continue after the regulatory compliance period ends.

There are 7,423 affordable housing units assisted by federal, state and local programs in Everett. Of these, 3,926 assist extremely low income households, 1,816 assist very low income households, 1,677 assist low income households, and 4 assist moderate income households. There are 4,512 units of permanent subsidized housing with a range of rental assistance sources including 2,885 Section 8 Housing Choice Vouchers, 461 Section 8 Project-Based Vouchers, 235 Section 202 Supportive Housing for the Elderly Rental Assistance, and 72 HUD Supportive Housing units.

Everett Housing Authority estimates a wait list of approximately 5,600 with some duplication. With a point in time homeless count of 119 chronic homeless adults and 33 unaccompanied youth, the City cannot say there is adequate availability of housing units to meet all the needs of our population. Investment of public and private resources is needed to maintain, rehabilitate, and expand housing choices all along a continuum from emergency shelter and transitional housing to housing rehabilitation and affordable permanent rental housing and homeownership.

With the City projected to increase its population from 36% to 57% within the next 20 years, and with a significantly higher percentage of expected elderly, there is need for additional affordable housing supply to meet projected needs. The significant reduction in the pace of new housing as a result of the recent recession will continue to put pressure on rent prices due to lower vacancy rates. While some households of moderate and higher income can choose to be cost burdened while not greatly affecting overall quality of life, cost burdened households with low to extremely low income have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk for foreclosure or eviction.

C. Projected Housing Needs

1. In 1990 Everett had 30,799 housing units and a population of 69,974. The projected growth for the Everett Planning Area (city limits and the urban growth area) in the 1994 comprehensive plan for 2012 required 49,404 to 58,286 housing units. By 2010 there were 61,003 housing units within the Everett planning area.
2. The population for Everett (2015 city limits) should increase from approximately 104,900 in 2014 to approximately 143,000 to 165,000 in 2035, for a net gain of 38,100 to 60,100 persons. This will result in the need for approximately 19,050 to 30,050 additional housing units.
3. As the city is mostly built out, the majority of new residential development will need to manifest as multifamily redevelopment and infill. An estimated 1,900 single family units and 17,990 to 28,350 multi-family units could be constructed given the available developable land.
4. From 1990 to 2010 there were 27 annexations adding an additional 5,917 persons at time of annexation. From 2011 to 2014 there were two annexations adding an additional 6 persons.
5. As of 2010 there were 16,394 housing units comprised of 9,181 single family and 7,213 multi-family housing units within the municipal urban growth area, with a projected growth of 2,096 single family units and 1,274 multifamily units by 2035. Future annexations will increase the City's housing count and the capacity to further accommodate projected growth.
6. The expected increase in the percentage of senior citizen residents and greater numbers of special needs people could result in an increased need for smaller adaptable housing units in communities with greater amenities.
7. An increased presence of higher academic education will result in the need for smaller, affordable housing units for an estimated 600 to 1,000 students near and on college campuses.
8. A projected 235 to 470 infill accessory dwelling units could be developed that would be able to serve a wide range of residents requiring affordable housing including senior citizens, special needs people and students.
9. If the household income mix stays constant, 46% of the newly projected housing units will need to serve households at or below 50% AMI.
10. In order for Everett to maintain the existing percentage of Snohomish County households with incomes at or below 80% AMI, an additional estimated 7,410 units will need to be available at rent levels affordable to these households.
11. Increasing rates of poverty and the widening gap between increased housing values and wage increases may require a higher percentage of affordable housing units.
12. Assuming that existing percentages of group quarters remain the same as current levels, additional group quarters will be needed to house approximately 5,720 to 6,600 individuals.

13. A significant portion of Everett’s 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.

14. Increasing political awareness and knowledge of the impacts of the built environment on greenhouse gas emissions and climate change could result in additional regulations that require new and renovated housing to be carbon neutral.

15. In an effort to become carbon neutral more households will need to be located near convenient public transit service.

16. Projected development of light rail stations could see an additional 3,000 housing units in Everett. These units most likely will be located nearby in multi-family mixed-use developments that would be able to better serve locally employed residents.

17. The changing workplace environment will have more employees, young professionals and families wanting to live in communities that are in close proximity to work. The need for housing in high quality, safe, healthy, livable developments in and near the urban and manufacturing centers will continue to increase as Everett continues to grow.

17. To achieve the construction of more dwelling units, the City will have to take actions in certain focus areas to encourage redevelopment to occur faster than anticipated and to encourage higher densities than are currently being achieved.

D. Snohomish Countywide Planning Policies and the “HO-5 Report”

The City’s comprehensive plan must be consistent with the Countywide Planning Policies (CPP’s). CPP HO-5 required preparation of a housing report for use by all jurisdictions in the updates of their comprehensive plans. The *Housing Characteristics and Needs in Snohomish County* report includes a section related to the number of low to moderate housing units each city and Snohomish County should plan for / accommodate, based on maintaining the current proportion of households countywide within the Extremely Low Income (30% or less of AMI), Very Low Income (31 to 50% of AMI), and Low Income (51 to 80% of AMI) households. For the entire county, the ratio of the total number of households in the county in each category is 11%, 11% and 17%, respectively. While the report and the numbers it contains are not binding on any jurisdiction, if Everett were to aspire to maintain these ratios as targets, based on the growth targets established in the City’s Preferred Alternative, Everett would have to provide for / accommodate the following number of housing units for households in each income category:

Extremely Low Income	=	2,090
Very Low Income	=	2,090
Low Income	=	3,230

The above stated numbers differ from those contained in the HO-5 Report because the City opted for a lower housing growth target than assumed in the report, and added dwelling units constructed between 2010 and 2014.

It should be noted that while we can identify projected needs, and develop policies, programs and strategies to attempt to meet the housing needs of the community, the City does not build housing, and has only a minor influence in the dynamics of the regional real estate market. GMA does not require the City to meet the community's housing needs by ensuring production of housing for specific household income levels. Data indicates that in Everett, the housing needs of extremely low income households can only be met by substantial subsidies, while those of very low income households usually require a subsidy, and those of low income households can generally be met by the supply of market rate housing.

Since Everett already provides significantly more opportunities for lower income households than nearly all other communities within Snohomish County, it will not use the numbers stated above as targets. Everett acknowledges the need, but rather than state a policy with specific targets, it will focus on maintaining and improving existing affordable housing stock. It is unrealistic to believe that the high number of new housing units required to meet Everett's growth targets can reasonably include 22% with moderate to substantial subsidies. Everett prefers to increase its proportion of market rate households to more closely resemble the countywide averages, and advocates that other communities in Snohomish County increase their proportion of future housing units affordable to households in the low to extremely low income categories.

IV. Goal, Objectives and Policies

The following section contains the goal, objectives and policies for the Housing Element of the Everett Growth Management Comprehensive Plan. This section states the City's policies for addressing and attempting to meet the housing needs for the community. However, actually meeting all projected housing needs will require many actions by individual households, other organizations, including the for-profit and non-profit housing developers, other cities, county governments in the region, and the State and Federal governments. Since data indicates that the housing needs of Everett households with moderate or higher incomes are adequately served by market rate housing, the policies herein provide more attention on the housing needs of households earning 80% or less of Area Median Income (AMI) for Snohomish County.

The statements of "goals, objectives and policies" are intended to guide the public and those who make decisions about our future. Goals are broad statements of the community's desires. The objective statements are more descriptive and imply actions or programs that will move the City toward attainment of the goal. The policy statements describe specific actions to be undertaken for the City to realize the objectives and goals.

Goal 4.0 The goal of the Housing Element is to provide sufficient housing opportunities to meet the needs of present and future residents of Everett for housing that is decent, safe, accessible, attractive and affordable.

A. Housing Types and Opportunities

Objective 4.1 The City shall promote a wide variety of choices for safe and decent housing for all citizens through a variety of housing types within the Everett Planning Area.

Policy 4.1.1 Consider changes to the Land Use Map designations and Policies of the Land Use Element as needed to provide for a wide range of housing types in the city including, but not limited to: single family housing, housing to provide an alternative to single family ownership, and moderate and high density multifamily dwellings in order to accommodate the projected population and household income levels for the city and within the Everett Planning Area.

Policy 4.1.2 Promote housing alternatives to the large lot single family detached dwelling and large footprint apartment complexes.

Policy 4.1.3 Discourage the conversion of residentially zoned areas to commercial or industrial zoning. Changes of land use designation from residential to non-residential use shall be consistent with the criteria specified in the Land Use Element.

Policy 4.1.4 Support the principle that fair and equal access to housing is available for all citizens.

Policy 4.1.5 Encourage housing that connects with, and contributes to the vibrancy and livability of the local neighborhood and community.

Policy 4.1.6 Encourage or incentivize housing with amenities and attributes that are attractive to all income groups, ages and household types in the urban center, near the manufacturing and industrial center, and in transit oriented corridors.

Policy 4.1.7 Encourage housing in mixed use residential/commercial/light industrial settings in appropriate zones that complements and enhances the character of the surrounding area.

Policy 4.1.8 Encourage housing that is attractive and affordable with amenities for households with children.

Policy 4.1.9 The City shall work with colleges to support housing for students on campus and in adjacent transit served mixed use commercial areas.

Policy 4.1.10 Support housing options, programs and services that allow senior citizens to stay in their neighborhood and community with increased accessible opportunities and services nearby.

Policy 4.1.11 Support reasonable housing accommodation for people with special needs in all areas, and avoid concentrations of such housing while protecting residential neighborhoods from adverse impacts. See policies 4.8.1 – 4.8.10.

Policy 4.1.12 Encourage construction of housing that is adaptable and appeals to people of all ages and abilities.

B. Housing Preservation and Neighborhood Character

Objective 4.2 The City shall preserve and enhance the value and character of its neighborhoods by improving and extending the life of existing housing stock.

Policy 4.2.1 Protect existing single family neighborhoods from substantial changes such as rezoning to multiple family zones, but consider measures to increase housing capacity through strategies that accommodate well designed infill housing that protect the character of the neighborhoods.

Policy 4.2.2 Initiate a strong and proactive housing code enforcement program in order to reduce the amount of substandard housing, promote renovation of homes in need of repair and rehabilitation, and preserve available housing stock.

Policy 4.2.3 Coordinate the housing enforcement program with the Community Housing Improvement Program (CHIP) to encourage the repair and rehabilitation of lower income owner-occupied and rental housing.

Policy 4.2.4 Avoid the demolition or relocation of housing in siting new public facilities.

Policy 4.2.5 Encourage replacement of housing that is demolished or converted to nonresidential use.

Policy 4.2.6 Combine housing preservation and development efforts with historic preservation by creating incentives to preserve structures with historic value and rehabilitate for housing.

Policy 4.2.7 Conduct periodic surveys on housing conditions in older neighborhoods in anticipation of future maintenance and restoration needs and provide results to residents.

C. Housing Affordability

Objective 4.3 The City shall increase access to affordable housing by instituting a variety of programs increasing the supply of housing while maintaining the character of existing neighborhoods.

Policy 4.3.1 Consider providing additional incentives to housing developers and homebuilders in return for providing housing that is affordable to lower and moderate income households.

Policy 4.3.2 Consider inclusionary housing measures, as appropriate, along with affordable housing incentives as necessary to promote affordable housing in the Everett Planning Area.

Policy 4.3.3 Evaluate existing land use regulations to identify measures that could increase the supply of affordable housing as identified in the 2013 Potential Residential Infill Measures Report, or other reasonable measures not listed in that report.

Policy 4.3.4 Coordinate with Snohomish County and other cities within the county to ensure that sufficient land for a variety of housing types is provided to meet the needs of the projected population levels and household incomes within the county for the next twenty years and beyond.

Policy 4.3.5 Collaborate with Snohomish County to report housing characteristics and needs pursuant to CPP HO-5.

Policy 4.3.6 The City should establish a priority permit procedure for affordable housing developments.

Policy 4.3.7 Consider a variety of infrastructure funding alternatives in order to identify measures that minimize the costs of housing production and increase housing opportunities for low to moderate income households.

Policy 4.3.8 Evaluate existing development, infrastructure, and building code requirements to determine if revisions can be made to lessen the cost of producing housing without compromising public safety or community character.

Policy 4.3.9 Evaluate the housing cost and supply implications of proposed regulations and procedures.

Policy 4.3.10 Provide incentives to encourage affordable housing within walkable distances to public transit.

Policy 4.3.11 Consider permitting "affordable housing demonstration projects" in which development standards may be negotiated to provide a more affordable housing product, without sacrificing the public protections provided by the standards being negotiated.

Policy 4.3.12 Work with financial institutions and the Washington State Housing Finance Commission and others to overcome barriers that inhibit the development of affordable housing.

Policy 4.3.13 Develop and implement lower off-street parking requirements in locations where car ownership rates are low for resident populations, such as multifamily units, student housing, and mixed use developments near transit serviced areas, to help reduce housing costs and increase affordability.

D. Jobs/Housing Balance

Objective 4.4 Promote a housing policy and land use pattern that increases the ratio of housing units (for a variety of income levels) to jobs within the Everett Planning Area.

Policy 4.4.1 Designate on the Land Use Map of the Land Use Element sufficient housing densities to enable people to live near employment centers, such as downtown Everett, Everett Station, transit corridors, southwest Everett - Paine Field, and the south Everett - Everett Mall area.

Policy 4.4.2 Promote high density housing in the downtown, areas around the downtown, and in commercially zoned areas, in transit station areas and transit corridors, to enable people to live near employment and commercial services.

Policy 4.4.3 Encourage employers located in the City to develop employer assisted housing programs for resident employees.

E. Residential Infill Development

Objective 4.5 In order to maximize the public investment that has already been made in public infrastructure, the City shall support the compact land use strategy of the comprehensive plan with housing measures that increase the City's residential capacity and that maintain the quality and character of existing neighborhoods.

Policy 4.5.1 Update design standards for higher density housing types to protect and enhance the character of existing neighborhoods.

Policy 4.5.2 Provide amenities and incentives to encourage the construction of high density housing in target areas including downtown, the Core Residential Area, the Broadway corridor, Everett Station area, Evergreen Way corridor, and in other transit corridors.

Policy 4.5.3 Allow attached and detached accessory dwelling units in single family neighborhoods subject to specific development, design and locational standards.

Policy 4.5.4 Encourage infill development on underutilized sites that have adequate urban services and ensure that the infill housing enhances and is compatible with the nearby neighborhood and community.

F. Home Ownership

Objective 4.6 Promote programs and consider enacting incentives that increase the opportunity for residents to purchase housing in the Everett Planning Area.

Policy 4.6.1 Consider changes to development regulations that provide alternatives for home ownership to the increasingly unaffordable single-family detached dwelling.

Policy 4.6.2 Consider providing incentives to housing developers that encourage housing types that are attractive and affordable to first time and moderate-income homebuyers.

Policy 4.6.3 Promote efforts that help to change the incorrect public perception that tenants of rental housing are less responsible citizens than homeowners.

Policy 4.6.4 Consider establishing administrative, regulatory and financial incentives that increase opportunities for home ownership, especially considering that most housing developments in the future in Everett will be multiple family housing.

G. Multiple Family Housing - Location and Compatibility

Objective 4.7 The City shall encourage new multiple family housing development in locations that have the least impact to existing single-family neighborhoods, designed to be compatible with and complementary to surrounding land uses.

Policy 4.7.1 Encourage multiple family development and redevelopment in downtown, in mixed-use residential-commercial centers, along mixed-use arterial corridors, and near major employment areas.

Policy 4.7.2 Update design guidelines to ensure that new multiple family housing enhances and is compatible with surrounding uses, yet respects the needs of consumers for affordable housing.

H. Subsidized Housing - Low Income and Special Needs Populations

Objective 4.8 The City shall continue to support housing programs that increase the supply of housing for low-income households and special needs populations. For purposes of developing housing programs to implement these policies, the City shall use the definitions established by the Department of Housing and Urban Development for "affordable housing," "extremely low income," "very low-income housing," "low-income housing," "moderate income housing" and "middle-income housing." For purposes of developing housing programs to implement these policies, housing for special needs populations shall be defined as:

Affordable housing for persons that require special assistance for supportive care to subsist or achieve independent living, including but not limited to persons that are elderly and frail elderly, developmentally disabled, mentally ill, physically disabled, homeless, people in recovery from chemical dependency, persons living with HIV/AIDS, survivors of domestic violence, and youth at risk.

Policy 4.8.1 Coordinate with the Everett Housing Authority, Snohomish County Housing Authority, non-profit housing providers, and other public and private housing interests to increase the supply of housing for low income and special needs populations within the Everett Planning Area.

Policy 4.8.2 Continue to make use of available public and private resources to subsidize housing costs for low income households and special needs populations within the Everett Planning Area, within the financial capabilities of the city.

Policy 4.8.3 Develop strategies to disperse subsidized rental housing equitably throughout the Everett Planning Area and to ensure that not more than 20% of the rental housing within any census tract is government subsidized for households at or below 50% of the area median income.

Policy 4.8.4 Continue to coordinate with Snohomish County and the other cities in the county to plan for low income and special needs housing within each community throughout the county, and to prevent the further concentration of such housing within the Everett Planning Area.

Policy 4.8.5 Work with social service and non-profit agencies to effectively provide the services required for low-income households and special needs populations, within the financial capabilities of the city.

Policy 4.8.6 Review existing programs and/or establish new programs for assisting low income households and special needs populations to afford safe and decent housing, within the financial capabilities of the city.

Policy 4.8.7 Cooperate with other local governments, non-profit housing providers, and housing authorities to develop a 10-year plan to assist homeless persons find permanent housing, within the financial capabilities of the city.

Policy 4.8.8 Support local and regional efforts to prevent homelessness, and provide a range of housing options and support efforts to move homeless persons and families to long term financial independence.

Policy 4.8.9 Collaborate with other jurisdictions and social service organizations in efforts to obtain funds and operate emergency shelters and day centers that address homelessness.

Policy 4.8.10 Promote awareness of universal design improvements that increase housing accessibility.

Policy 4.8.11 Implement, as much as possible, the Community Streets Initiatives recommendations to help homeless.

I. Countywide Fair Share Housing Issues

Objective 4.9 The City shall actively promote an equitable distribution of the burden of providing housing opportunities throughout the entirety of Snohomish County with other local governments within the county.

Policy 4.9.1 See Policy 4.3.4.

Policy 4.9.2 See Policy 4.8.4.

J. Housing Production Targets

Objective 4.10 The City shall provide land use designations and policies that provide sufficient capacity and a conditional target to accommodate a 2035 population of at least 165,000, and a default population growth target of 143,000 for the Everett city limits (as of 2015), and the population growth target of 47,156 for the unincorporated portion of the Everett Municipal Urban Growth Area (MUGA).

Policy 4.10.1 The Land Use Element of the comprehensive plan shall provide land use capacity and policies that will allow for an additional 28,350 dwelling units (assuming an average household size of 2.0 for new units and 2.39 for existing units) within the Everett city limits (as of 2015) by 2035. In addition, capacity is provided to house 1,000 students and 2,400 new group home residents. The Land Use Element shall provide land use capacity for an additional 2,161 dwelling units in the unincorporated municipal growth area.

Policy 4.10.2 The Land Use Element should provide for approximately 1,900 additional single family, duplex, and accessory dwelling units in single family zones, and 26,500 dwelling units

in multiple family and commercial zones comprised of a mix of condominiums, townhouses, duplexes, apartments, accessory dwelling units, infill dwellings, mixed use buildings with residential units, and other housing types as necessary to accommodate the population growth and household incomes projected for Everett’s 2015 City limits, between the years 2011 and 2035.

Policy 4.10.3 The Land Use Element shall continue to provide for the following types of housing in its implementing zoning regulations. The regulations for such housing shall be reviewed and periodically updated as needed to realize the objectives of the Housing Element.

- a. government assisted housing;
- b. housing for low income families;
- c. manufactured housing;
- d. multiple family housing;
- e. group homes and foster care facilities.

Policy 4.10.4 Consider implementing standards for density minimums and floor area ratios in multi-family zones.

K. Residential Energy Efficiency

Objective 4.11 The City shall encourage residential housing developments to utilize all appropriate available technologies and implement regular maintenance schedules to improve energy efficiency.

Policy 4.11.1 Consider providing incentives to housing developers and homebuilders in return for providing housing that is certified LEED, Green Globes or other similar standard.

Policy 4.11.2 Consider streamlining and prioritize review of permits for new development projects that are built to green specifications or for buildings undergoing substantial rehab to these standards.

L. Neighborhood Stabilization and Foreclosure Prevention

Objective 4.12 The City shall develop a coordinated response strategy to preserve neighborhood stabilization from foreclosure crisis.

Policy 4.12.1 Develop strategies to prevent neighborhood decline associated with foreclosure and/or property abandonment and neglect.

Policy 4.12.2 Develop and implement an abandonment property registration program to assist code enforcement officials to locate lenders for properties in foreclosure and hold them responsible for property maintenance and security.

Policy 4.12.3 Implement strategies to place affordable units in areas that are likely to witness higher increases in prices when housing markets are stable.

M. Resistance to Natural Disasters

Objective 4.13 The City shall encourage policies and programs that make housing more resistant to natural disasters.

Policy 4.13.1 Discourage development or replacement of housing near areas prone to or at risk of increased future natural disasters.

Policy 4.13.2 Assess public infrastructure and develop and implement programs to safeguard housing from damage due to increased natural disasters.

Policy 4.13.3 Promote awareness of techniques and emergency management mitigation plans to eliminate or reduce property losses due to natural disasters.

VI. POTENTIAL MEASURES TO IMPLEMENT HOUSING POLICIES

The Growth Management Act requires that the Housing Element identify sufficient land for housing, including, but not limited to, government assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities. This portion of the Housing Element must be consistent with the Land Use Element to ensure that the land area required for all land uses, not just residential uses, is provided. The following items are listed as potential Housing Element Implementation strategies that could be selected by the Planning Commission and City Council. Some of the following measures are directly related to policies that could also be identified in the Land Use Element. The measures listed herein are discretionary on the part of the City and shall not be considered as a mandate unless and until the City prioritizes such actions, and identifies and allocates the necessary resources to implement a specific measure,

A. Administrative and Financial Measures

1. Shorten the review process for affordable housing development permits.
2. Increase the amount of funding for the Everett Housing Authority to enable them purchase low-income housing in Everett.
3. Support actions that will reduce existing high concentrations of low income housing, such as the Everett Housing Authority's Baker Heights Redevelopment.
4. Lobby to increase the amount of funding available to subsidize rental housing for low income households and special needs populations.
5. Modify substandard housing ordinances and enforcement program as necessary to improve the condition of housing in Everett to acceptable standards.
6. Coordinate enforcement of housing standards with the City sponsored Community Housing Improvement Program (CHIP) to inform property owners of financing available for housing repairs and rehabilitation.

7. Reduce the use of impact fees for projects providing affordable housing or, within the financial capability of the City, subsidize impact mitigation fees for construction of low and moderate income housing units.
8. Work closely with Federal and State agencies to maximize the amount of public funding available for housing rehabilitation in Everett.
9. Work closely with private local financial institutions, non-profit housing organizations, the construction industry, the business community, churches and other charitable organizations to maximize the amount of private funding available for housing rehabilitation in Everett.
10. Work closely with neighborhood organizations, social service agencies, non-profit housing organizations, the construction industry, the business community, churches and other charitable organizations to inform such groups of the CHIP housing rehabilitation as a means to increase the rehabilitation of housing in the community.
11. Assemble packages of publicly owned land for affordable housing or mixed-use housing development.
12. Work closely with Snohomish County and neighboring cities in King and Snohomish County to monitor trends in the demand, production, and costs of various types of housing in the region in order to better understand regional housing needs and how such needs may affect Everett.
13. Implement equitable housing programs in Snohomish County to ensure that a disproportionate share of low income, special needs and high-density housing does not continue to be located in Everett.
14. Work closely with Snohomish County and neighboring cities in King and Snohomish County to increase housing opportunities and production for all income levels in other communities.
15. Provide public amenities such as parks; public plazas; street trees; street lights; community centers; and pedestrian and bicycle connections to encourage private investment in high density housing in areas targeted for growth as identified in the Land Use Element.
16. Extend the multiple family property tax exemption program to areas outside the CBD where additional housing growth is encouraged by the Land Use Element. Ensure that developments that benefit from the property tax exemption are well-designed and constructed of quality materials.
17. Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.
18. Conduct “area” or neighborhood plans for high density areas where additional high density growth is encouraged by the Land Use Element to determine goals, objectives, and visions for development of the areas. Such planning should start with a focused market analysis to determine what the opportunities and gaps are in relationship to desired uses.

19. Address safety issues in areas where high density growth is encouraged by the Land Use Element to encourage investment in these areas.

20. Form Local Improvement Districts to construct utilities where localized sewer and water line deficiencies are inhibiting redevelopment.

B. Measures Related to the Land Use Element

1. Encourage development in strip commercial areas to provide a mix of housing.

2. Evaluate potential reductions in off-street parking requirements in mixed use developments and areas well-served by transit service.

3. For large areas (over 10 acres), require a mix of lot sizes and dwelling types to provide more variety in housing types.

4. Provide density incentives in return for affordable owner-occupied housing.

5. Provide density incentives in return for affordable rental housing.

6. Allow innovative subdivision techniques in single family zones that increase single family densities and affordability over conventional platting standards.

7. Modify lot size and width requirements to encourage a variety of dwelling sizes and avoid the visual monotony of "cookie cutter" developments.

8. Allow rear yard "infill dwellings" in single-family zones where alley access is available.

9. Consider inclusionary zoning requirements that require a minimum percentage of dwellings within new developments to be permanently reserved for low and moderate-income housing.

10. Require minimum, as well as maximum, densities within residential zone districts.

11. Use performance based standards instead of maximum density standards for evaluating higher density housing developments. Base approval of such developments on whether they meet neighborhood compatibility standards and affordable housing objectives.

12. Participate in affordable housing demonstration projects in which the City will negotiate development standards and code requirements with developers interested in constructing a variety of affordable housing units.

13. Identify zones within the city suitable for the placement of emergency shelter facilities.

14. Identify zones within the city suitable for the placement of elderly housing, assisted living facilities, congregate care homes, and skilled nursing facilities and adopt standards for the development of such housing.

15. Amend the zoning code to require new development projects that involve demolition of habitable single-family homes that are affordable to low and moderate-income households to include an equivalent number of equally priced housing units, either on the development site or elsewhere in the community.

16. Conduct a study to consider the reduction of parking requirements in high density residential strategy areas.

C. Examples of Specific Potential Zoning Code Changes

The following are examples of specific zoning code amendments that could be used to implement many of the housing objectives and policies of the Housing Element.

1. Eliminate provisions for duplexes in the R-1 zone.
2. Revise the standards for accessory dwellings and “infill dwellings” as defined in the zoning code to also allow such units in detached buildings, subject to design guidelines.
3. Establish an administrative permit review process (not a rezone process) to allow for single family attached (townhouse) development in single family zones, at a density higher than permitted for single family detached, subject to design guidelines and provided that each dwelling can be individually owned by the resident (such as in a condominium).
4. Update the design standards/guidelines for all multiple family housing and make changes to the development standards that would allow for realization of permitted densities (parking, building height, open space, etc.), yet ensure quality design and compatibility of scale and character with surrounding uses.
5. Provide for a “design departure” process whereby applicants can depart from current requirements (such as setbacks and, perhaps, building height) for residential development. The process could utilize a “design review board” made up of Everett residents actively involved in relevant design fields.
6. Reduce parking ratio requirements for accessory dwelling units, senior housing, multiple family housing near transit, and residential uses in mixed use developments. Lower parking ratio requirements for developments near transit that provide bicycle facilities.
7. Update development standards to require minimum floor area ratios and minimum density standards for housing developments in multiple family zones.
8. Create incentives for the assembly of land in areas planned for high density housing to encourage a more efficient development pattern and discourage over-building on small lots.

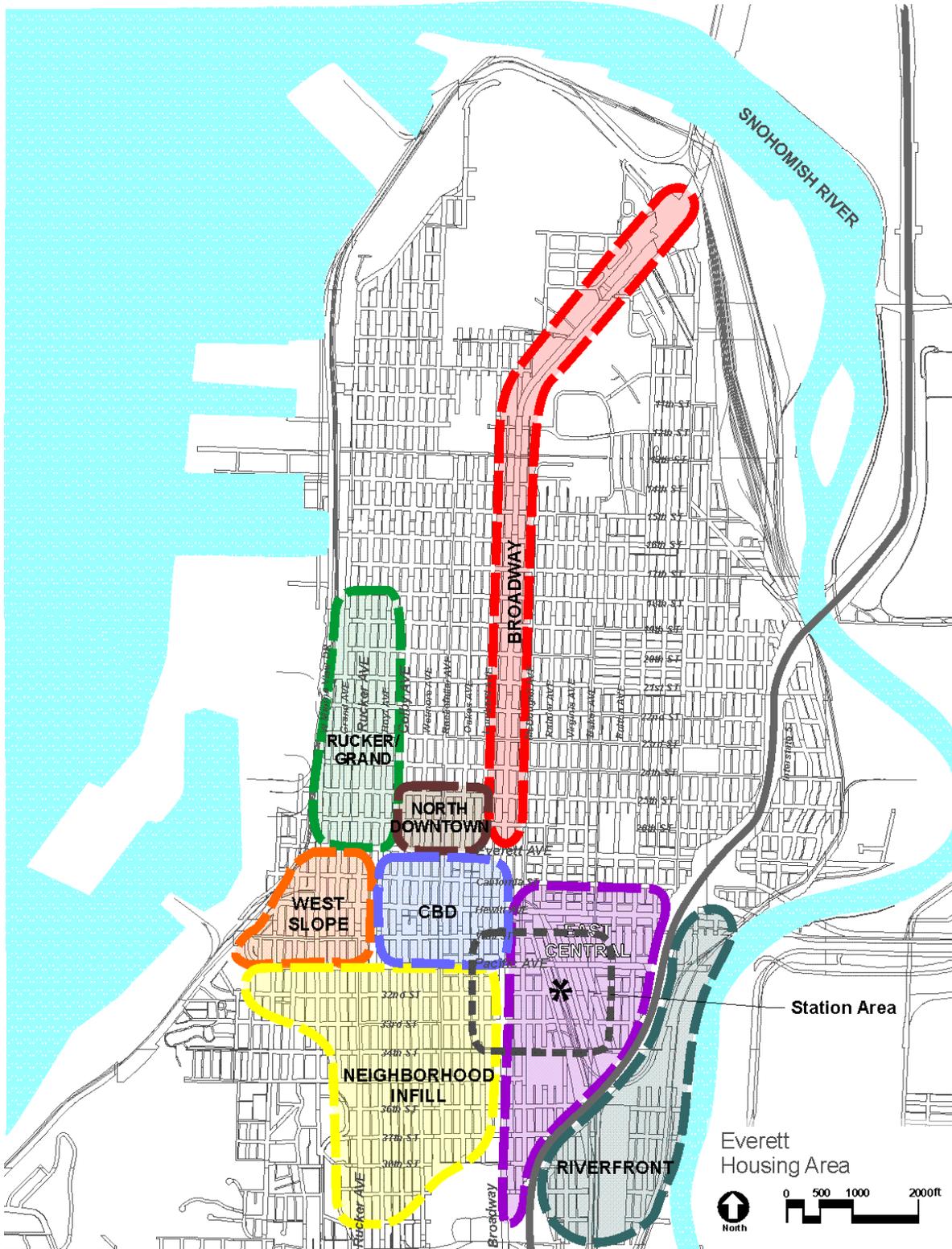
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HOUSING ELEMENT APPENDIX

I. Housing Strategy Areas



Desirable Housing Types in Strategy Areas

LEGEND:

- ✓ Desirable in most or all locations in area
- ✓ Desirable in some locations in area

Housing Types

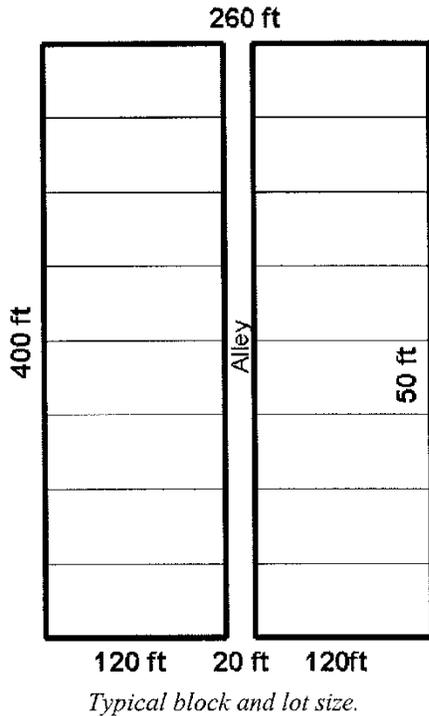
	Broadway	West Slope	Downtown/CBD	North Downtown	Neighborhood Infill	East Central	Rucker/Grand
 Tower: <u>Mixed-Use</u>		✓	✓				
All Residential		✓	✓				
 5 over 1: <u>Mixed-Use</u>	✓	✓	✓	✓	✓	✓	
All Residential	✓	✓	✓	✓	✓	✓	
 3 over 1: <u>Mixed-Use</u>	✓	✓		✓	✓		
All Residential	✓	✓		✓	✓		✓
 Townhouse				✓	✓		✓
 Cottage Housing					✓		✓
 Small Lot Single-Family Detached/ Accessory Dwelling Units (Attached or Detached)					✓		✓

Area Strategies

The discussion for each of the seven Area Strategies is organized per the following:

- Vision
- Existing Conditions
- Desired Development Types
- Constraints/Opportunities
- Community Development Strategies and Actions
- Regulatory Actions

Since some of the background information and recommendations are the same for each of these areas, such commonalities are described below.



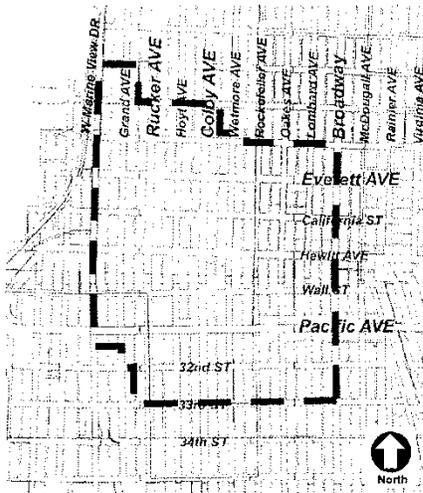
Information and Recommendations Common to All Areas

Existing Conditions

- **Typical Lot Size:** 120-foot lot depth (street to alley); 50-foot lot width. See Figure to left. (Note: The city was originally platted into 25-foot lots, most of which have been merged into 50-foot lots.)
- **Typical Block Size:** 400 feet long and 260 feet wide; 20-foot alleys. See Figure to left.
- **Other:** Properties eligible for the Multi-Family Property Tax Abatement Program are identified in Figure at bottom left.

Constraints/Opportunities

- **Market:** The current market for multifamily residences has been modest over the past decade. Two factors are emerging that will tend to increase the market over time: Increased development within the Urban Growth Area and the City's actions to create a more vibrant downtown.
- **Other:** The Multi-Family Tax Abatement Program is an excellent tool that is encouraging the development of new housing in the area identified in Figure to left.



Current target properties for the Multi-Family Property Tax Abatement Program.

Common Community Development Strategies/Actions

- The City should conduct an “area” or “neighborhood” plan for each of the seven areas. Such plans should give residents and stakeholders the opportunity to determine goals, objectives, and a vision for the area’s development and validate or refine the strategies suggested herein. A focused market analysis at the beginning of each process would be critical in helping to determine what the opportunities and gaps are in relation to desired uses. See the General Recommendations Chapter for more information.
- Retain and possibly expand the Multi-Family Tax Abatement Program to include applicable “areas.”
- Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.
- Enhance bicycle and pedestrian access to the CBD, water, and nearby trails and amenities.
- Coordinate public/private investment.
- Complete sewer and water plans that analyze localized improvements needed to accommodate high density development in target areas in and around the downtown. Form Local Improvement Districts to construct the utilities where localized sewer and water line deficiencies are inhibiting redevelopment.
- Address safety issues.
- Improve streetscape conditions. Strategically improving streets with street trees, lighting, safety improvements, etc., is a proven way to increase the desirability of a developing area.

Common Regulatory Measures Include:

- Provide for a “design departure” process whereby applicants can depart from current requirements (such as setbacks and, perhaps, building height) for residential development. The process might (or might not) utilize a “design review board” made up of Everett residents actively involved in relevant design fields. *Such a departure process was one of the major recommendations that came out of the developer’s forum. Developers and architects attending the forum both expressed the desire for such a process, even if it takes longer to get projects approved. The key to this provision is to make sure that departures meet the*

Maximum lot coverage for buildings: **40 %**

Maximum gross floor area ratio of house + garage to the lot: **50%**

Thus, on a 4,800 sf lot, the maximum house size would be 2,400 sf.

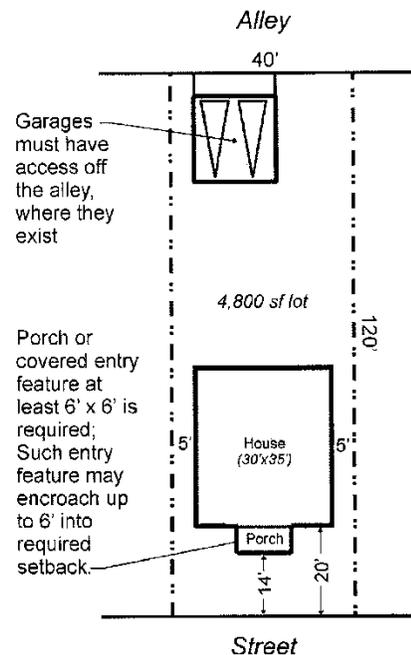


Figure illustrating current design requirements for small lot, single-family housing.



Accessory dwelling units built over garages along an alley.

applicable “Purpose” and/or “Intent” statements for the applicable standards.

- Eliminate minimum lot area (5,000 square feet), lot width, and lot depth requirements in all multiple family (R-3, R-4, and R-5), business, and commercial zones, which are unnecessary in such areas – particularly with the city block configurations (with alleys) in all applicable areas. *Current design standards for small lot single family development (less than 5,000 SF lots) require garage access off the alley, a front porch or covered entry feature facing the street, a 0.5 maximum gross floor area ratio, and 5-foot side yard setbacks. Such standards provide a good assurance that new single family housing will fit well into its surroundings.*
- Eliminate lot coverage requirements (40 percent) for small-lot single-family development in the R-3 and R-4 zones. *The existing gross floor area ratio (50 percent) is sufficient to protect against excessively large structures on a small lot.*
- Allow accessory dwelling units (ADU) (attached or detached) on all R-3 and R-4 zoned lots (including those lots under 5,000 square feet) as long as they meet other current ADU requirements. *Since much more intense development can occur in these zones, it is reasonable to allow both types of ADU’s in these districts as a way to add density and preserve some of the existing single family homes.*
- Conduct a study to consider the reduction of parking requirements.
- Update design guidelines to ensure that the guidelines encourage desired development.

1. Central Business District

Central Business District (CBD)

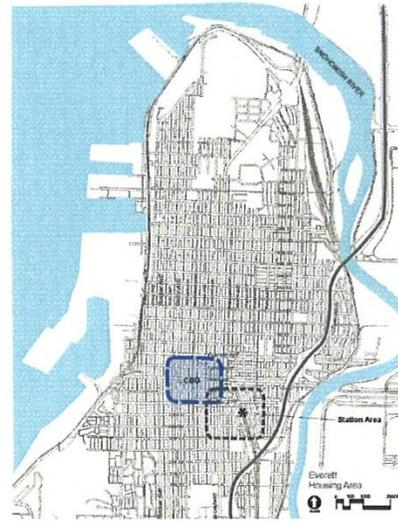
Vision

Intense mid-rise and high-rise development with a mix of commercial, office, residential, and public uses and pedestrian-friendly streetscapes. Streetfront commercial uses will predominate on the ground floor of key commercial streets. Office and residential uses will occupy upper floors on those streets and any floor of secondary streets in the Central Business District (CBD). The residential population provides 18 hours of activity and supports local services.

Existing Conditions

This district is a combination of single- and multi-story commercial, office, and public buildings interspersed with surface level parking lots.

- **Comprehensive Plan Designation:** Central Business District
- **Zoning:** B-3 (Central Business District), R-4, R-5, and C-1
- **Permitted Uses:** Commercial¹, office, residential, and entertainment.
- **Maximum Building Heights and Residential Density:** 65 feet to unlimited building heights. No maximum density limit for residential uses.
- **Other:** Properties are eligible for the multi-family property tax exemption program.



Location of CBD.



Aerial of CBD.



CBD zoning.

¹ In this element, “commercial” means land uses such as retail and food stores, eating and drinking establishments, and service businesses such as dry cleaners and dentist offices. The term excludes offices with little or no walk-in traffic.



Desired Development Types: Mid-rise office (top), mid-rise mixed-use with residential over retail (middle) and residential tower (bottom).



More amenities, such as a downtown park or plaza, may be needed to attract the desired development types.

Desired Development Types

- Mid-rise and high-rise residential development (5 to 20 stories) with commercial or office on the ground floor on designated streets.
- Mid-rise and high rise office development (5 to 20 stories) with commercial on the ground floor on designated streets.

Constraints/Opportunities

- **Market:** Although there are some recent mid-rise development examples, the market for new mid-rise and high rise development appears marginal given the combination of current property values, rents, and applicable construction costs. Regional trends over the past decade indicate, however, that market will likely improve – particularly for mid-rise development types – within the CBD.
- **Streetscape/Character:** Recent street improvements and other pedestrian amenities have enhanced the character and vitality of the CBD – but more improvements may be needed to attract desired development.
- **Amenities:** The new Events Center/Arena, Everett Performing Arts, Everett Historic Theater, and some new restaurants have helped, but the CBD still lacks the critical mass of amenities to encourage the desired development. Such amenities may include parks and/or public plazas, restaurants, arts/cultural uses, and entertainment uses.
- **Zoning/Regulations:** Current B-3 zoning is appropriate for encouraging the desired development types. This zoning allows for any combination of commercial, office, and residential; thus it is more likely to result in the use or mix of uses that best fit the market at a given location.
- **Other:** The Multi-Family Tax Abatement Program is an excellent tool that is encouraging the development of new housing in the CBD and elsewhere in the city.

Community Development Strategies/Actions

With the general trend in Puget Sound for more downtown living, the CBD appears poised to support a greater residential population. The limiting market factor appears to be current desirability of the area for those wishing a

high-quality, active urban environment. Public improvements to upgrade this condition include a town square with programmed activities to add vitality, improved streetscapes, and trail connections to take advantage of the district's central location relative to the city's amenities.

Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the CBD and promote private investment.
- Provide public open space in the CBD to serve the needs of current and desired users.
- Conduct market analysis to determine if the market can support the higher rents needed to make high-rise construction viable.

Possible Regulatory Measures Include:

- See Common Regulatory Measures on page 24.
- Require ground floor commercial or other related uses that promote continuous pedestrian activity on designated streets in the CBD.
- Continue to allow single-purpose office and residential uses on secondary streets in the CBD as long as developments enliven the pedestrian environment along sidewalks.

2. Multifamily Neighborhood Infill

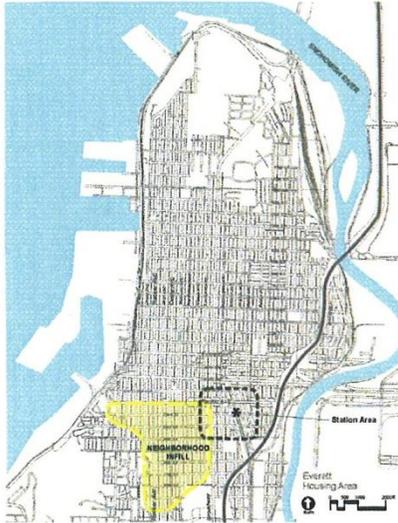
Multifamily Neighborhood Infill

Vision

A mix of compact single family residential, low- and mid-rise residential and mixed-use development in a pedestrian-oriented neighborhood setting. Mixed-use structures with ground floor commercial or office uses are emphasized on blocks closer to the CBD and along commercial corridors, including Colby Avenue and portions of Rucker Avenue. Streetscapes and parks foster a strong sense of neighborhood.

Existing Conditions

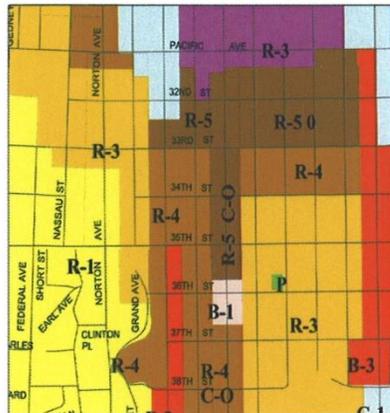
The area is now characterized by single-family and low-rise residential and low-density office developments. Single-story commercial uses dominate commercial streets, such as Colby Avenue and portions of Rucker Avenue. The area includes a significant concentration of vacant and underdeveloped sites.



Location of Multifamily Neighborhood Infill.



Aerial of Multifamily Neighborhood infill.



Multifamily Neighborhood zoning.

- **Comprehensive Plan Designations:** Predominately Multiple Family (20 to 50 dwelling units/acre) and/or Professional Office/Medical, with some Mixed-Use Commercial areas.
- **Zoning:** R-3, R-4, and R-5 – some with Office and/or Clinical overlays - and some B-1 and B-2 zoned areas. There are some Historical overlay areas along Grand and Norton Avenues.
- **Permitted Uses:** Single- and multi-family uses are permitted everywhere, office and medical uses in many areas, and commercial uses in limited locations.
- **Maximum Building Heights and Residential Density:** 45 feet to 85 feet.
- **Other:** Most properties north of 33rd Street are eligible for the Multi-Family Property Tax Abatement Program.



Existing conditions.

Desired Development Types

- Mid-rise residential development (4-6 stories) with office, medical, or commercial on the ground floor on designated arterials, such as Pacific, Colby, and Rucker Avenues.
- Low-rise residential (2 to 3 stories) with office, medical, or commercial on the ground floor on designated arterials, such as Pacific, Colby, and Rucker Avenues or office overlay areas.
- Compact single-family residential, duplexes, townhouses, and accessory dwelling units.

Constraints/Opportunities

- **Market:** The current market is hampered by the dilapidated character of some properties. The current market for the desired uses does not appear to be very strong, particularly for the more intense types of development that include structured parking. Townhouses and residential or office uses that are served by surface parking are likely to be more realistic at this time.
- **Streetscape/Character:** Low streetscape quality is a significant constraint in attracting desired development.
- **Amenities:** The best amenity is the area’s close proximity to the commuter rail station and CBD activities. Little or no open space or other amenities are currently within area. (There is one public park)
- **Zoning/Regulations:** The current mix of zoning allows residential uses everywhere. Applicable districts provide for excessive building heights given the context and market. The R-3 and R-4 zones cap density in a way that discourages desired low- and mid-rise residential development. Minimum lot sizes and dimensional requirements may also be inhibiting desired residential development.



Desired Development Types: Low-rise residential development (top), townhouses (middle), and compact single-family development (bottom).



Children's play areas should be a high priority for the neighborhood.

Community Development Strategies/Actions

The area's proximity to the CBD and commuter rail station, together with its traditional street grid, presents an excellent opportunity to upgrade this neighborhood with higher intensity housing. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the neighborhood and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for pedestrian safety.
- Provide neighborhood parks and amenities to encourage new residential development, specifically:
 - A well-designed and centralized children's play area should be a high priority.
 - Consider a street park or parks on one or more of the east-west streets that do not provide a critical circulation function (perhaps 32nd Street, which could become the area's prime pedestrian access corridor to the commuter rail station).
 - Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.

Possible Regulatory Measures to Encourage Desired Multiple Family Housing

- See Common Regulatory Measures on page 24.
- **R-5 zoned properties not facing designated Arterials:** Reduce allowable heights from 80 feet to 45 feet. Taller building heights should be reserved for the CBD area and along Arterials. Given small lot configurations, development patterns, and current market conditions, the 80-foot height limit may be encouraging speculative blight. The current context is predominately one- and two- story buildings and small parcel ownerships; therefore, land assembly is needed to develop building footprints for 80-foot buildings.

- **R-4 zoned properties:** Reduce height limit from 80 feet to 45 feet, but eliminate the current density limit (now 58 dwelling units/acre). Again, the 80-foot building heights are excessive given both the market and the development context. 45-foot buildings would be more conducive to a neighborhood scale. Furthermore, the current 58 dwelling unit/acre density limit may be discouraging desirable low-rise development types served with underground or in-structure parking. Setbacks and adopted design guidelines should ensure that development fits the context.
- **R-3 zoned properties:** Reduce height limit from 45 feet to 35 feet, but eliminate the current density limit (now 29 dwelling units/acre). Maintain an opportunity to build up to the 45 feet height level only through the design departure process as described above. Similar rationale as for recommendations in the R-4 zone noted above. The current context is predominately single-family homes. Setbacks and adopted design guidelines should ensure that development fits the context.
- **B-1 zoned properties:** Raise the building height to match surrounding residential properties (at least 35 feet) and eliminate the current density limit (20 dwelling units /acre). The current 28-foot building heights and design guidelines should be sufficient to ensure that residential or mixed-use buildings fit their context. The 20 dwelling units/acre limit severely restricts the number of units that could be incorporated into a mixed-use structure. Another variation is to retain the limit for single-purpose residential uses, but eliminate the limit for any mixed-use structure with retail or office uses predominate on the ground floor.
- **Office overlay:** Eliminate the office overlay for properties that do not front on designated arterials. Such a change focuses office uses into the CBD and increases the emphasis of residential uses in the areas south of downtown.
- Continue to allow single-purpose residential uses on all streets. Participants at the developer's forum noted that Everett has an overabundance of commercially zoned land. This provision lets the market dictate the use.

Possible Regulatory Measures to Accommodate Compact Single Family and Townhouse Development

- Eliminate minimum lot area requirements (5,000 square feet), which are unnecessary for multi-family and commercial-zoned areas. *This will also provide for more compact forms of single-family development (lots smaller than 5,000 square feet) and townhouses that will upgrade the character of the area and promote spin-off development. Currently, most residential lots are only 40 x 100 feet and thus 4,000 square feet. The presence of alleys throughout this area provides opportunities for narrow lots since there is no need to use up precious front and side yard space for a driveway and garage. Also, current design standards are in place for sub-5,000 square feet lots that require doors in windows facing the street and a porch or covered entry feature – critical design elements for creating pedestrian friendly residential streets and neighborhoods.*
- Again, see the Common Regulatory Measures on page 25, which address lot coverage, and ADU's.

3. West Slope

West Slope

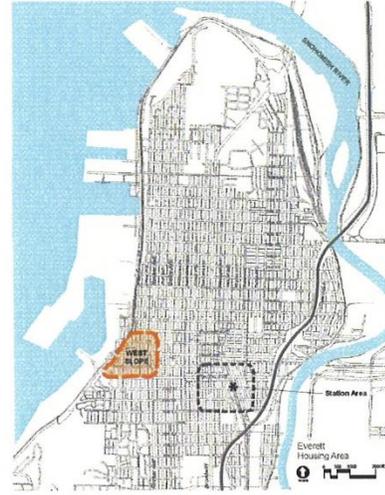
Vision

A mix of low- and mid-rise residential and mixed-use development in a pedestrian-oriented neighborhood setting. Mixed-use structures with ground floor commercial or office uses are encouraged.

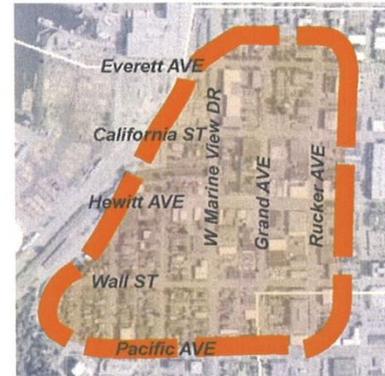
Existing Conditions

The West Slope area contains a broad mix of commercial uses with some multi-family residential uses. Commercial and office structures typically range from 1-3 stories and are typically built to the sidewalk edge and property lines. Most development is served by surface parking areas.

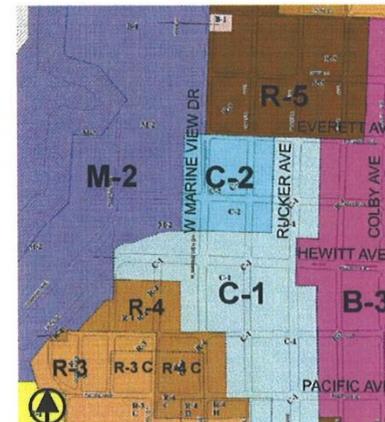
- **Comprehensive Plan Designations:** Predominately within the Central Business District (CBD) area. Some properties in the southwestern portion are within Multi-Family designations (30+ dwelling units/acre) or designated Clinic/Medical-Related Uses/Multi-Family.
- **Zoning:** Most of the area is zoned C-1, General Commercial. The northwestern part of the area is zoned C-2, Heavy Commercial-Light Industrial. The southwestern part of the area is zoned Multi-Family (R-3, R-4, or R-4C (includes a Clinic overlay)).
- **Permitted Uses:** Single- and multi-family uses are permitted everywhere. The C-1 district permits a broad range of business, commercial, medical, and recreational uses. C-2 zoned areas permit the same variety of commercial uses plus many light industrial uses. Some R-4 and R-5 zoned properties maintain a Clinic overlay which allows for medical-related uses.
- **Maximum Building Height and Residential Density:** 80 feet for most areas; Density from 29 dwelling units per acre in the R-3 zone to unlimited density in the C-2 zone.
- **Other:** Properties west of Marine View Drive are eligible for the Multi-Family Property Tax Abatement Program.



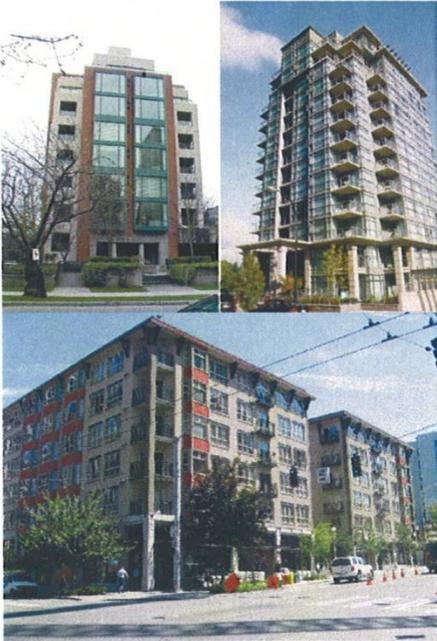
Location of West Slope.



Aerial of West Slope.



West Slope zoning.



Desired Development Types: Condominium tower residential development (top) and mid-rise office and residential mixed-use development (bottom).



The area is beginning to see desired mixed-use development..

Desired Development Types

- Residential towers with permitted non-residential uses on the ground floor, where viable.
- Mid-rise residential development (4-6 stories) with permitted non-residential uses on the ground floor, where viable.
- Mid-rise office or clinic with commercial on the ground floor, where viable.
- While heavy commercial and light industrial uses may be phased out over time, current regulations should allow them to stay.

Constraints/Opportunities

- **Market:** The current market for the desired uses does not appear to be very strong, particularly for the more intense types of development that include structured parking. Townhouses and residential or office uses that are served by surface parking are likely to be more realistic at this time.
- **Streetscape/Character:** Low streetscape quality is a significant detraction in attracting desired development.
- **Amenities:** The area is within close proximity to the waterfront and CBD activities. There are excellent opportunities for water views on upper floors. Little or no open space or other amenities are currently within the specific area.
- **Zoning/Regulations:** The current mix of zoning allows residential uses everywhere – including single purpose residential uses in the C-1 and C-2 zones. 80-foot height limits for most properties allow for “five over one” construction. R-3, R-4 and C-1 (only the area west of Marine View) cap density in a way that may be discouraging desired low- and mid-rise residential development. Minimum lot sizes and lot dimensional standards may also be inhibiting desired residential development.

Community Development Strategies/Actions

The area’s proximity to the CBD and waterfront, mixed-use setting, and view opportunities presents an excellent opportunity to upgrade this area as a vibrant and dense mixed use neighborhood. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the neighborhood and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for pedestrian safety.
- Provide parks and amenities to encourage new residential development, specifically:
 - Consider a centrally located neighborhood park approximately a half-acre in size that provides for a combination of active and passive recreational uses in a visible setting.
 - Consider opportunities for children’s play areas, dog runs, and/or other similar active recreational uses in park spaces to add vitality to the area and enhance safety.
 - Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **C-1 zoned properties west of Marine View Drive:** Reduce height limit from 80 feet to 65 feet, but eliminate the current density limit (now 58 dwelling units/acre).
- Continue to allow single-purpose residential uses in all applicable zones.
- Prohibit new detached single family development in the C-1 and C-2 zones. *While some existing uses in these zones are detached single family, the use is not consistent with the long term vision for the West Slope area.*
- Review building heights and zoning for the area.

4. Rucker/Grand

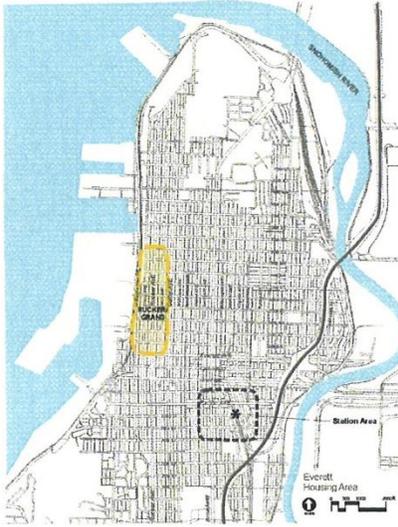
Rucker/Grand

Vision

A mix of residential housing types in a pedestrian-oriented neighborhood setting.

Existing Conditions

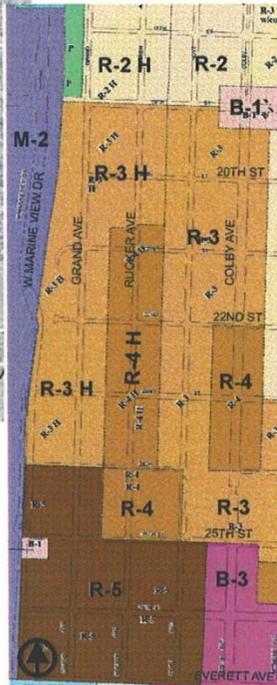
The Rucker/Grand Avenue area includes a designated historic district of five older homes (including the Senator Scoop Jackson residence) interspersed with new multifamily development. While a dense, in-city community with multifamily residences is envisioned, new buildings should fit the scale and design character of the older neighborhood. The City has adopted design standards for a portion of this area, but large new development continues to encroach. The pleasant tree-lined streets are an attractive amenity and should be enhanced.



Location of Rucker/Grand.



Aerial of Rucker/Grand.



Rucker/Grand zoning.

- **Comprehensive Plan Designations:** Multi-Family designations (20+ dwelling units/acre).
- **Zoning:** R-3, R-4, and R-5. Most properties within the Grand and Rucker Avenue corridors are also within Historic District Overlay Areas.
- **Permitted Uses:** Single- and multi-family uses are permitted everywhere.
- **Maximum Building Height and Residential Density:** 45 feet for most R-3 zoned areas and 80 feet for most R-4 and R-5 zoned areas; Density from 29 dwelling units per acre in the R-3 zone to unlimited density in the R-5 zone.
- **Other:** Most properties south of 25th Street are eligible for the Multi-Family Property Tax Abatement Program.

Desired Development Types

- Lowrise residential development (2-4 stories)
- Compact single-family residential, duplexes, townhouses, and accessory dwelling units.

Constraints/Opportunities

- **Zoning/Regulations:** Current height limits allow structures that can disrupt the historic character of the area.
- **Other:** The Multi-Family Tax Abatement Program is an excellent tool that is encouraging the development of new housing in this area and elsewhere in the city.

Community Development Strategies/Actions

- See Common Community Development Strategies/Actions on page24.
- Historic preservation and maintenance of existing older homes are a high priority.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **R-5 zoned properties:** Reduce height limit from 80 feet to 65 feet.
- **R-4 zoned properties:** Reduce height limit from 80 feet to 45 feet.
- **R-3 zoned properties:** Reduce height limit from 45 feet to 35 feet.



Desired Development Types: Low-rise residential development (top) and compact single-family development (bottom).

5. North Downtown

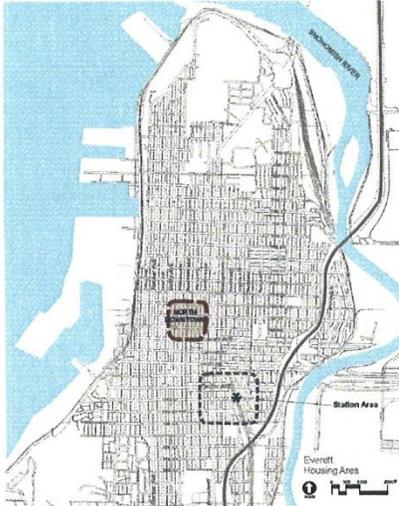
North Downtown

Vision

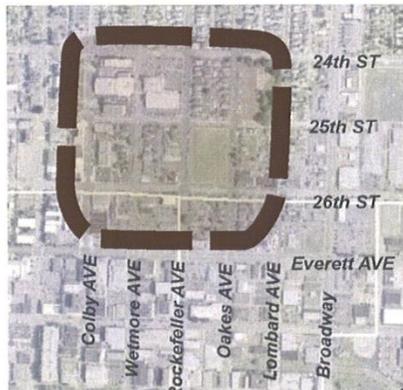
A mix of low- and mid-rise residential uses with mixed-use development focused on commercial streets. Because its proximity to the CBD, open spaces, and schools, the North Downtown area offers the opportunity to be a pleasant in-city neighborhood.

Existing Conditions

Features single family residences (some in poor condition), some commercial activities along arterials, parks, and schools.

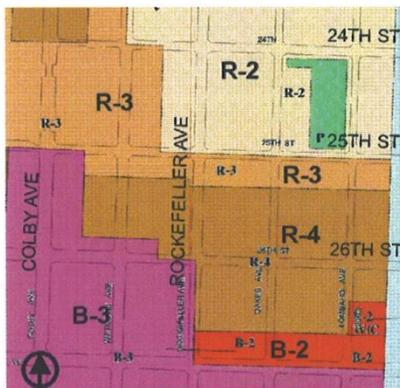


Location of North Downtown.



Aerial of North Downtown.

- **Comprehensive Plan Designations:** A combination of Central Business District (CBD), Multifamily, and School/Church designations.
- **Zoning:** Most of the area is zoned R-4, but some properties are within R-2, R-3, B-2 (Community Business), and B-3 (CBD).
- **Permitted Uses:** Single family uses in all applicable zones. Multi-family uses in the R-3, R-4, B-2, and B-3 zones. Commercial, office, and entertainment uses are permitted in the B-2 and B-3 zones.
- **Maximum Building Height and Residential Density:** From 28 feet in the R-2 zone to 80 feet in the R-4 zone. Density from 15 dwelling units per acre in the R-2 zone to unlimited density in designated Multi-Family Residential Target area (southwestern corner of area).
- **Other:** Properties south of 26th Street are eligible for the Multi-Family Property Tax Abatement Program.



North Downtown zoning.

Desired Development Types

- Low to Mid-rise residential development (2 to 6 stories) with office, medical, or commercial on the ground floor where permitted and viable.

Constraints/Opportunities

- See Common Constraints/Opportunities on page 23.
- **Market:** The current market is hampered by the dilapidated character of some properties.
- **Streetscape/Character:** Generally, low streetscape quality detracts from development potential.
- **Amenities:** The best amenity is the area’s close proximity to the CBD activities, parks, schools, and churches.
- **Zoning/Regulations:** The current mix of zoning allows residential uses everywhere. The R-3 and R-4 zones cap density in a way that may be discouraging desired low- and mid-rise residential development. Minimum lot sizes and dimensional requirements may also be inhibiting desired residential development.



Desired Development Types: Mid-rise residential mixed-use development (top), low-rise residential mixed-use development (middle), and townhouses (bottom).

Community Development Strategies/Actions

The area's proximity to the CBD, together with its traditional street grid, presents an excellent opportunity to upgrade this neighborhood with higher intensity housing. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the neighborhood and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for pedestrian safety.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **R-4 zoned properties:** Reduce height limit from 80 feet to 65 feet, but eliminate the current density limit (now 58 dwelling units/acre). *Furthermore, the current 58 dwelling unit/acre density limit may be discouraging desirable low-and mid-rise development types served with underground or in-structure parking. Setbacks and adopted design guidelines should ensure that development fits the context.*
- **R-3 zoned properties:** Reduce height limit from 45 feet to 35 feet, but eliminate the current density limit (now 29 dwelling units/acre). Maintain an opportunity to build up to the 45 feet height level only through the design departure process as described above. *Similar rationale as for recommendations in the R-4 zone noted above. The current context is predominately single-family homes. Setbacks and adopted design guidelines should ensure that development fits the context.*
- Continue to allow single-purpose residential uses on all streets.

6. Broadway

Broadway

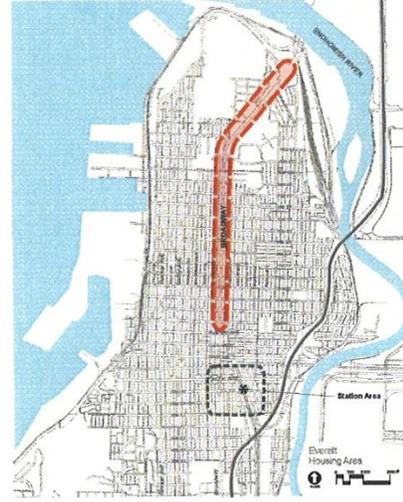
Vision

Mid-rise residential, mixed-use, and commercial development in a pedestrian-oriented setting.

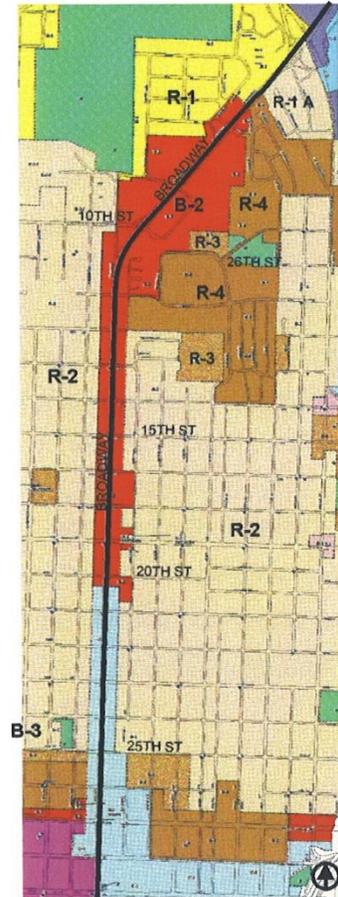
Existing Conditions

Broadway contains a broad mix of commercial uses served by surface parking areas.

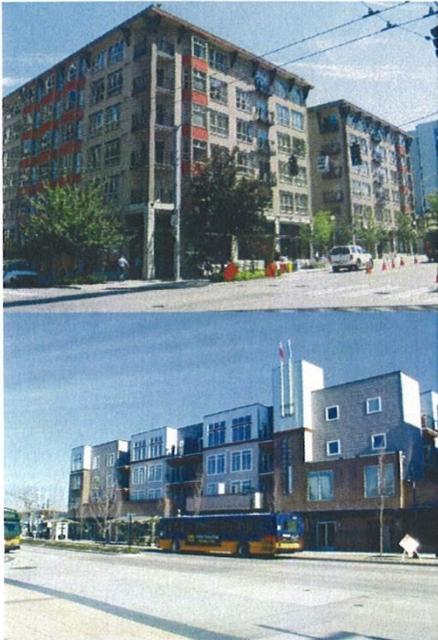
- **Comprehensive Plan Designations:** Mixed-Use Commercial - Multifamily.
- **Zoning:** B-2 (Community Business) generally north of 21st Street and C-1 (General Commercial) generally south of 21st Street.
- **Permitted Uses:** Single- and multi-family uses are permitted outright in both zones. B-2 zoned properties north of 21st Street also provide for offices, medical uses, public uses, and restaurants. North of 21st Street, the C-1 zone allows for a full range of commercial uses.
- **Maximum Building Height and Residential Density:** 28 feet for those portions of the lot less than 50 feet from adjacent R-2 zoned lots and between 35 and 50 feet for the rest of the lots. Density up to 58 dwelling units per acre in both zones.
- **Other:** Properties south of 26th Street and on the west side of Broadway are eligible for the Multi-Family Property Tax Abatement Program.



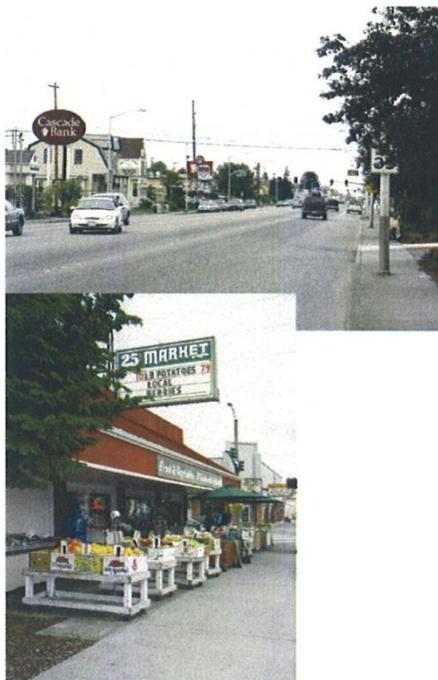
Location of Broadway.



Broadway zoning.



Desired Development Types: Mid-rise residential development.



Existing conditions on Broadway.

Desired Development Types

- Mid-rise residential development (3-6 stories).
- Mixed-use development with office or retail on the ground floor and residential above (low-rise or mid-rise).
- Single purpose commercial or office buildings.

Constraints/Opportunities

- See Common Community Development Strategies/Actions on page 24.
- **Market:** The current market for both low-rise and mid-rise development does not appear to be very strong due to a combination of land costs, low rent levels, and the high cost of underground parking. Development types served by surface parking or built over ground floor in-structure parking appear to be more realistic at this time. However, the future may change.
- **Streetscape/Character:** Low streetscape quality is a significant constraint in attracting desired development. Traffic volumes may also be a negative factor in achieving rents necessary to support desired development. However, other high volume streets in the region are experience multifamily development.
- **Amenities:** The corridor itself provides convenience commercial uses and transit access. Close proximity to established residential neighborhoods east and west of the corridor enhance the market for neighborhood commercial uses and enhance walkability. However, there is no open space or related public amenities within the corridor.
- **Zoning/Regulations:** The current mix of C-1 and B-2 zoning allows single purpose residential uses everywhere – which enhances development opportunities when the market for non-residential uses is weak. Current height and density limits, however, cap height in a way that prohibits desired mid-rise development.
- **Other:** Narrow lot depths and adjacent single family development heighten compatibility issues associated with mid-rise development.

Community Development Strategies/Actions

While the current market for desired multi-story residential and mixed-use development along the corridor appears to be weak, the corridor’s neighborhood commercial uses and close proximity to established residential neighborhoods provide a long term opportunity to create a pedestrian-oriented mixed-use corridor. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Identify key intersections along the corridor where more intensive development might be focused. Such areas would generally have the potential for high activity and access without causing impacts to existing neighborhoods. These “high-intensity nodes” might then consolidate activity to evolve into neighborhood business districts that would serve the larger neighborhood.
- Provide streetscape improvements that enhance the pedestrian environment throughout the corridor and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for both design identity and pedestrian safety.
- Promote the development of pedestrian-oriented space and/or pleasant building entries with landscaping adjacent to the street.



Example development at a “high-intensity node.”



Streetscape improvements, particularly wide sidewalks, trees, and lighting, can spur private investment.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **C-1 and B-2 zoned properties:** Increase height limits to 65 feet for those portions of lots 50 or more feet from R-2 zoned properties. Also, allow developments to exceed the 58 dwelling units per acre cap in both districts.
- Continue to allow single-purpose residential uses on all streets.

7. East Central

East Central

Vision

Enclaves of residential and mixed use development within a robust commercial and industrial area. Residents in this area would be targeted to those seeking a unique urban setting with excellent access to other points in the region. Since much of the area is dominated by railroad and industrial activities, residential development is envisioned only in specific locations within the foreseeable future.

Existing Conditions

The focal point of the East Central Area is the new commuter rail station and transit center. Surrounding uses are predominately industrial with general commercial uses along arterials such as Broadway and Hewitt Avenue. There are a substantial number of surface parking lots. Little or no residential uses now exist.

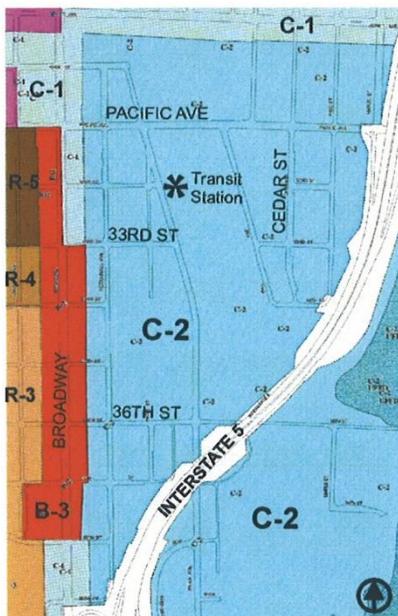
- **Comprehensive Plan Designations:** Predominately Light Industry. The Broadway corridor is designated Mixed-Use Commercial – Multiple Family.
- **Zoning:** Mostly Heavy Commercial/Light Industrial (C-2). The Broadway and Hewitt Avenue corridors are designated C-1 (General Commercial) or B-2 (Community Business).
- **Permitted Uses:** Residential uses are prohibited in the C-2 zone, but permitted in the C-1 and B-2 zones. The C-2 zone allows for both general commercial and light industrial uses. C-1 allows for general commercial uses whereas the B-2 zone generally limits non-residential uses to office, medical, and public uses and restaurants.
- **Maximum Building Height and Residential Density:** 80 feet for most of the area. Density up to 58 dwelling units per acre in the C-1 and B-2 zones. Residential uses, again, are prohibited in the C-2 zone.



Location of East Central.



Aerial of East Central.



East Central zoning.

Desired Development Types

- Low-rise development (2-4 stories).
- Mid-rise development (5-6 stories).
- Mixed-use with office or retail on the ground floor and residential above (low-rise or mid-rise).
- Single purpose commercial or office buildings.
- Heavy commercial and light industrial.

Constraints/Opportunities

- See Common Constraints / Opportunities on page 23.
- **Market:** Due to the combination of current zoning, use mix, and development character, the market is both untested and appears to be weak for desired multi-family and mixed uses. However, trends for transit-oriented development in the region provide optimism that the market could catch up in the near future – particularly if public investments in streetscape and/or other public amenities are provided.
- **Streetscape/Character:** Low streetscape quality and industrial character is a significant constraint in attracting desired development.
- **Amenities:** Proximity to the commuter rail station/transit center is a significant asset. Although the CBD and riverfront are relatively close, current pedestrian connections are weak. Little or no open space or other amenities are currently within area.
- **Zoning/Regulations:** Current C-2 zoning prohibits housing and must be changed if residential development is to occur. Since there are no established single family residential neighborhoods within the area, there is a greater opportunity to provide relatively intense residential densities and other forms of development.



Desired Development Types: Mid-rise residential development (top) and low-rise residential development (bottom).



Loft space built over commercial buildings provides a unique live/work opportunity.



Existing conditions.

Strategies/Actions

The City must take assertive action if residential development is desired. The current setting, lack of open space and connections, and zoning restrictions discourage development. The City should identify specific blocks where residential development is appropriate and then develop a strategy to encourage desired development. The Everett Station Area Plan should be revisited to include residential use. Specific actions include:

- See Common Community Development Strategies/Actions on page 24.
- Provide streetscape improvements that enhance the pedestrian environment in the neighborhood and promote private investment. Street trees will be the most effective street improvement in unifying and upgrading streets with a variety of uses and building types. Also, street lights will be important for pedestrian safety.
- Depending on market analysis and the type of residential population envisioned, implement a strategy to provide appropriate parks and open spaces.
- Consider public/private partnership opportunities whereby public parks could be developed in conjunction with private development.
- Enhance bicycle and pedestrian access to the CBD and nearby trails and amenities.

Possible regulatory measures include:

- See Common Regulatory Measures on page 24.
- **C-2 zoned properties:** Permit multiple family residential development (both single purpose residential and as part of mixed-use development) in targeted areas. Retain 80 foot height limit and do not provide a maximum residential density.
- Continue to allow single-purpose residential uses in the C-1 and B-2 zones.

II. Housing Type Graphics

SINGLE FAMILY – SMALL LOT

Single family dwelling unit on a lot less than 5,000 SF

TYPICAL SPECIFICATIONS

Location:

- Neighborhood infill or new development
- Anywhere single family detached housing is allowed/considered

Target Demographic:

- Full range

Construction Features:

- Wood-frame

Site Area: Less than 5,000 SF

Density: 9-20 du/acre

Unit Size: 1,200-2,250 SF (2- to 4-bed)

Floor Area Ratio: Up to 0.5



Small Lot single family houses

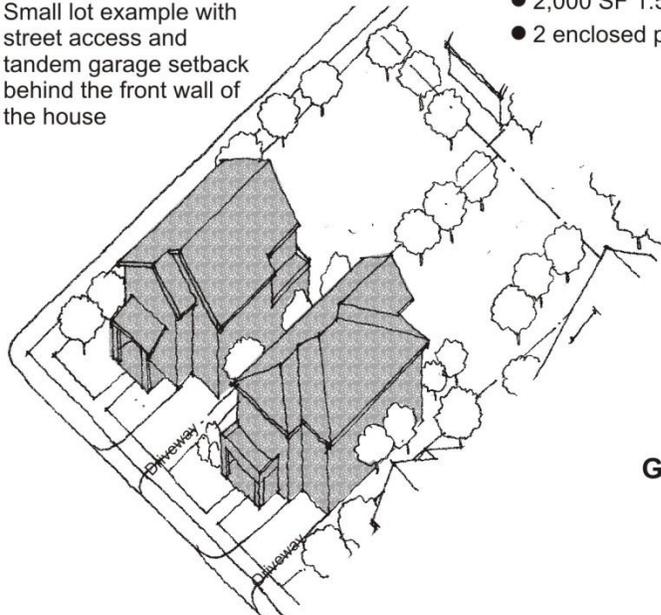
Benefits:

- Denser alternative to large-lot single family developments
- Ability to fit into existing neighborhoods on a variety of sites
- Smaller lot size makes them more affordable

Drawbacks/Challenges:

- Requires special attention to building design to ensure privacy and minimize visual impacts of vehicular access

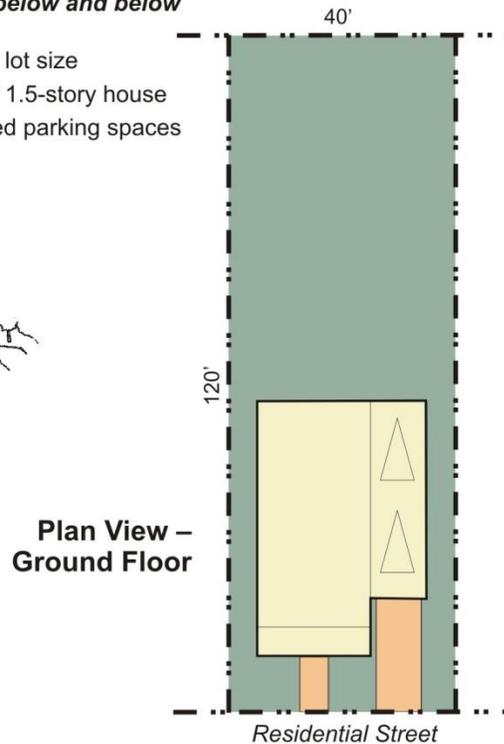
Small lot example with street access and tandem garage setback behind the front wall of the house



Aerial View

Single Family – Small Lot Example (below and below left):

- 4,800 SF lot size
- 2,000 SF 1.5-story house
- 2 enclosed parking spaces



ACCESSORY DWELLING UNIT (ADU)

Additional subordinate dwelling unit on a single family lot

TYPICAL SPECIFICATIONS

Location:

- Attached ADU's: Anywhere single family detached housing is allowed/considered
- Detached ADU's: Work best where alleys are present or on large lots

Target Demographic:

- Singles and young couples
- Seniors and empty nesters

Construction Features:

- Wood-frame

Site Area: Any lot as long as house, ADU, and accessory structures meet setbacks and other applicable development standards

Density: Up to one ADU per lot

Unit Size: 300-800 SF (studio to 2-bed)



ADU above a garage along an alley

Benefits:

- Ability to fit into existing neighborhoods on a variety of sites
- Reduces pressure for sprawl by increasing density
- Blends well into existing single family neighborhoods

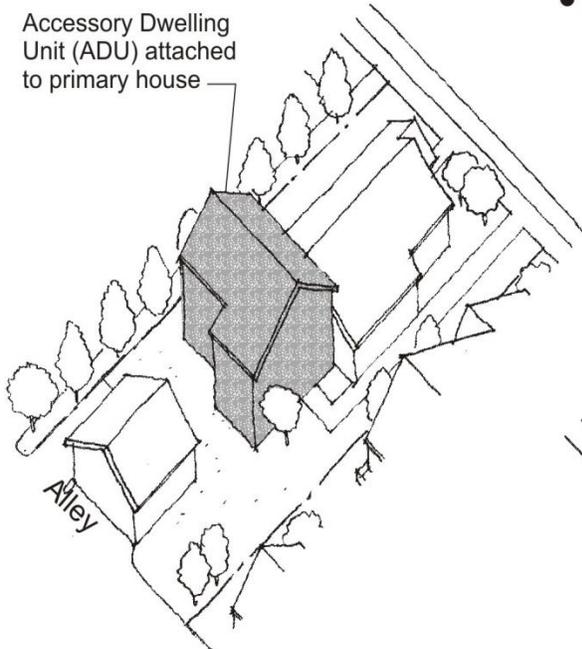
Drawbacks/Challenges:

- Neighborhood acceptance (some areas)

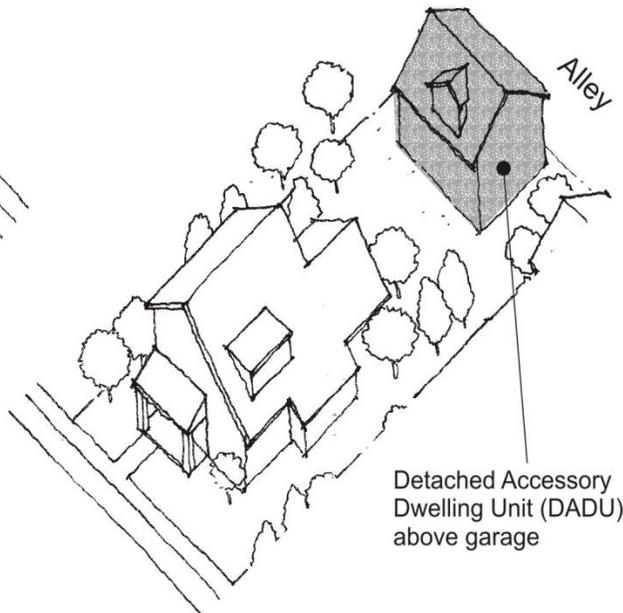
Typical ADU requirements:

- Must not exceed 800 SF or 40% of primary dwelling unit
- 1 ADU per house
- 1 additional parking space/ADU

Accessory Dwelling Unit (ADU) attached to primary house



Attached ADU example



Detached Accessory Dwelling Unit (DADU) above garage

Detached ADU example

COTTAGE HOUSING

Small detached houses clustered around a common open space

TYPICAL SPECIFICATIONS

Location:

- Neighborhood infill
- Anywhere single family detached housing is allowed/considered

Target Demographic:

- Singles
- Couples and young families
- Seniors and empty nesters

Construction Features:

- Wood-frame

Site Area: 10,000 SF and up

Density: 10-35 du/acre

Unit Size: 600-1,200 SF (1- to 2-bed)

Floor Area Ratio: Up to 0.25



Cottage housing development

Benefits:

- Increases density without the bulk of large buildings
- Creates a sense of community through clustering and shared open space
- Small building scale works well with traditional single family neighborhoods

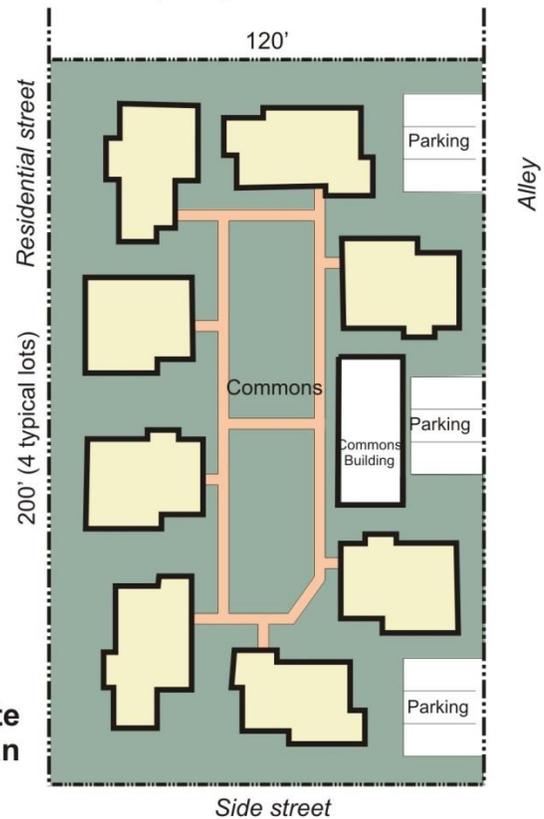
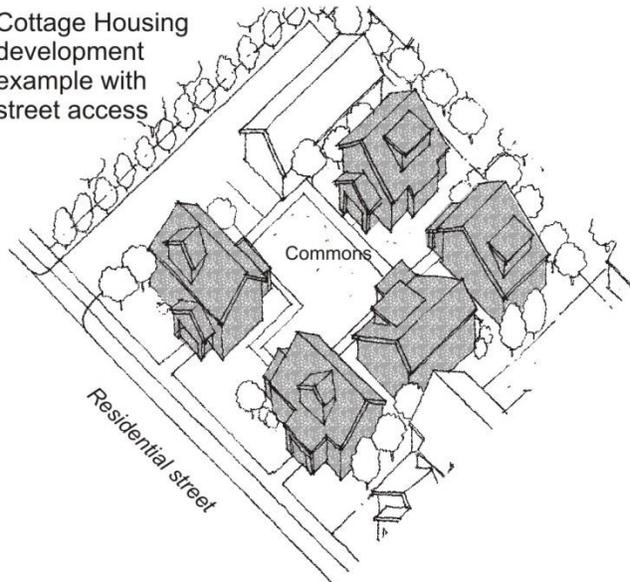
Drawbacks/Challenges:

- Concept is new to Everett – community acceptance and high development risk
- Relatively high construction costs require development to occur in single family areas (land costs are usually too high in multifamily-zoned areas) to work financially

Cottage Housing Example (below):

- 24,000 SF lot size
- 8 units
- private and shared parking
- courtyard-style common open space

Cottage Housing development example with street access



TOWNHOUSE

Single family dwelling units attached on one or more sides

TYPICAL SPECIFICATIONS

Location:

- Neighborhood infill or new development
- Areas close to urban amenities & services

Target Demographic:

- Singles seeking home ownership
- Couples and young families
- Seniors and empty nesters

Construction Features:

- Wood-frame over private garage

Site Area: 4,000 SF and up (3-unit infill)

Density: 15-40 du/acre

Unit Size: 1,200-2,000 SF (2- to 3-bed)

Floor Area Ratio: 0.50 to 1.20



Two-story townhouses designed to look like detached single family houses the street

Benefits:

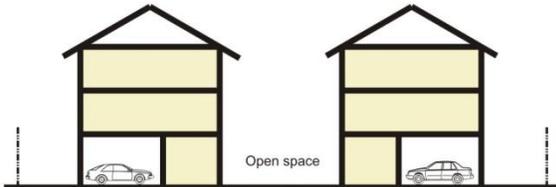
- Denser alternative to single family detached
- Ability to fit into existing neighborhoods on a variety of sites
- Opportunity for first-time home buyers
- Hides parking

Drawbacks/Challenges:

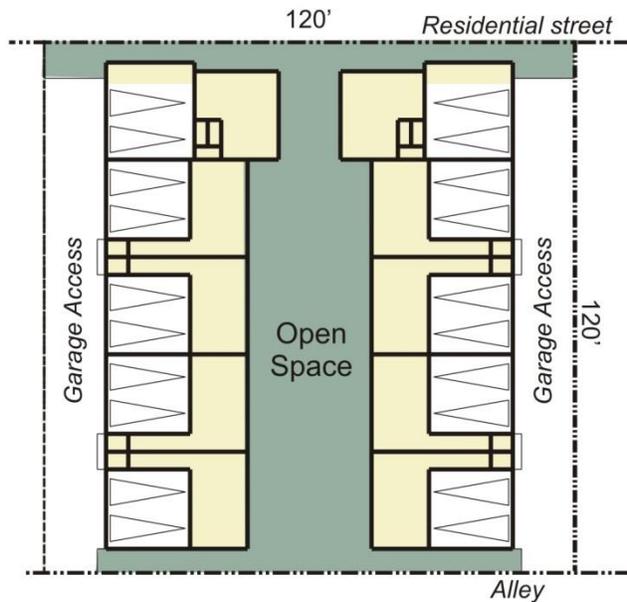
- Relatively new housing type for Everett
- Neighborhood acceptance of use/density

Townhouse Example (below and below left):

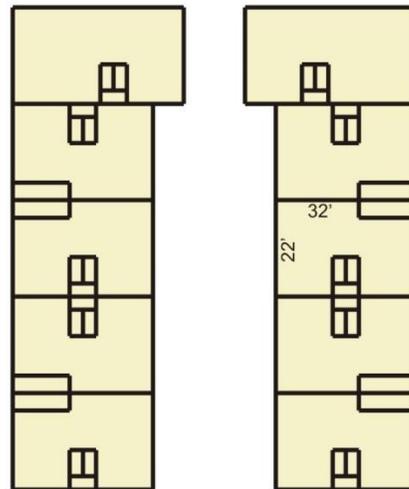
- 14,400 SF lot size
- 10 units
- 1,800 SF dwelling units
- 2 private parking spaces/unit
- 3 floors



Section



Plan View – Ground Floor



Plan View – Upper Floors

WALK-UP APARTMENTS

3-story apartment building with surface parking

TYPICAL SPECIFICATIONS

Location:

- Areas close to urban amenities & services

Target Demographic:

- Full range

Construction Features:

- Wood-frame with surface parking

Site Area: 10,000 SF and up

Density: 20-50 du/acre

Unit Size: 600-1,200 SF (studio to 2-bed)

Floor Area Ratio: Up to 0.5



Walk-up apartment example with 3 floors (surface parking to the left of the photo)

Benefits:

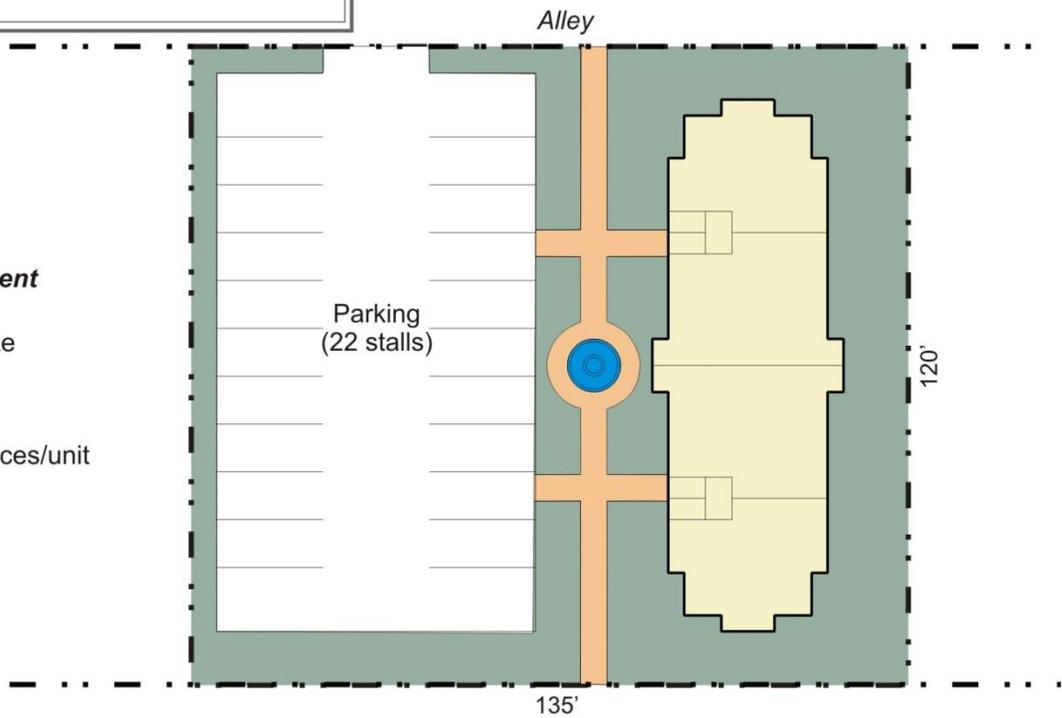
- Reduces pressure for sprawl by increasing density
- Low construction costs and local industry familiarity with housing type make them easy to build and affordable

Drawbacks/Challenges:

- Surface parking takes up precious land and impacts visual environment
- Design standards and guidelines are critical in improving the quality of development

Walk-up Apartment Example:

- 16,200 SF lot size
- 3 floors
- 12 units
- 1.83 parking spaces/unit



Residential Street

Plan View – Ground Floor

LOWRISE (3-over-1)

3 floors of residential over retail/office or parking

TYPICAL SPECIFICATIONS

Location:

- Areas close to urban amenities & services

Target Demographic:

- Full range

Construction Features:

- Wood-frame, with or without a concrete base

Site Area: 6,000 SF and up

Density: 30-70 du/acre

Unit Size: 600-1,200 SF (studio to 2-bed)

Floor Area Ratio: 1.5 to 2.5



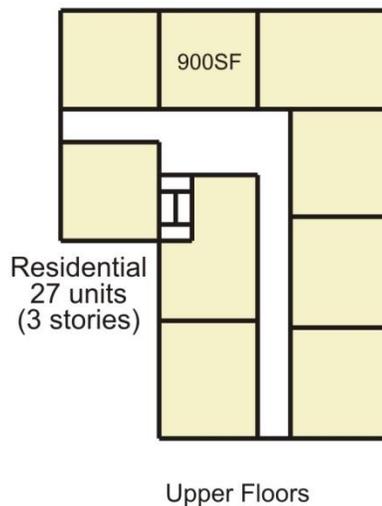
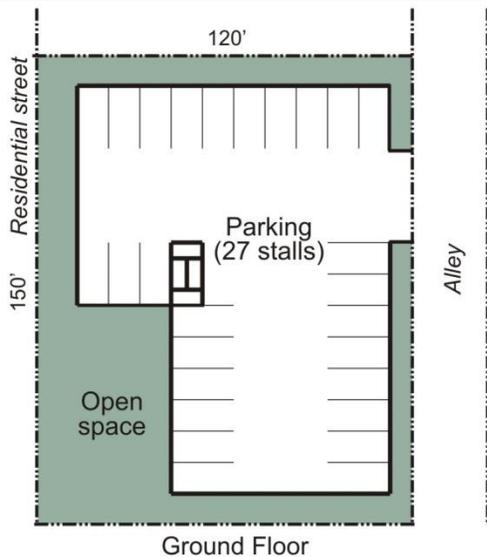
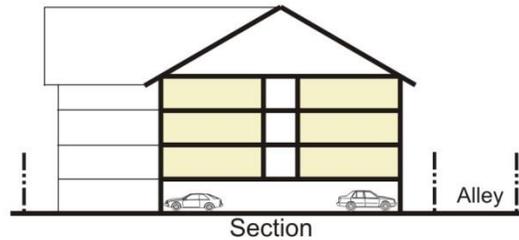
Lowrise example with 3 floors over 1 level of parking

Benefits:

- Reduces pressure for sprawl by increasing density
- Increases pedestrian activity and vitality of immediate area
- Enables alternate forms of transportation
- Construction costs are lower than for a residential tower
- Height and bulk are generally compatible with neighborhoods
- Hides surface parking

Drawbacks/Challenges:

- Requires more density and/or height than many areas currently allow
- Structured parking leads to higher rents than typical walk-up apartments
- Neighborhood acceptance of use/density in some locations



Lowrise Example (left and above):

- 18,000 SF lot size
- 4 floors (3 residential over 1 parking)
- 27 units
- 1 parking space/unit

MIDRISE (5-over-1 or 4-over-1)

4 or 5 floors of residential over retail/office with underground parking

TYPICAL SPECIFICATIONS

Location:

- Areas close to urban amenities & services
- Areas with view opportunities
- Areas with few or minor impacts to established lower density residential and/or historic areas

Target Demographic:

- Those seeking urban location & amenities and no yard responsibilities
- Professional singles/couples
- Seniors and empty nesters

Construction Features:

- Wood-frame over a concrete base

Site Area: 6,000 SF and up

Density: 60-120 du/acre

Unit Size: 600-1,200 SF (studio to 2-bed)

Floor Area Ratio: 3.0-4.0



Midrise example with 5 floors over 1 level of retail and underground parking

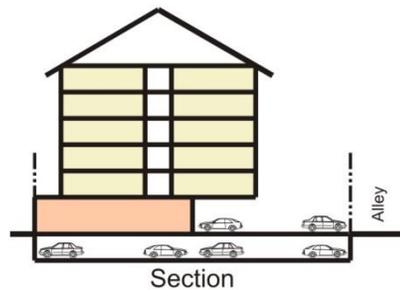
Benefits:

- Reduces pressure for sprawl by increasing density
- Increases pedestrian activity and vitality of immediate area
- Enables alternate forms of transportation

Construction costs are lower than for a residential tower

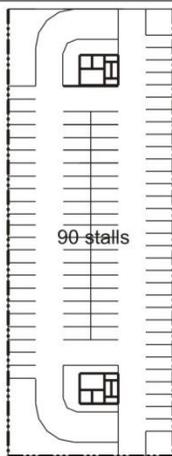
Drawbacks/Challenges:

- Community/political will to accept higher building height and density
- Potential impact to community character & views
- Higher construction costs require high rents = high risk for developers

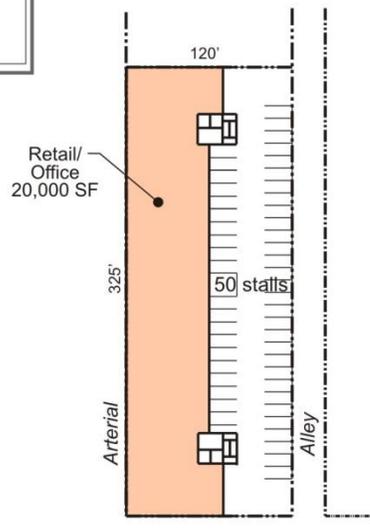


Midrise Example (left and below):

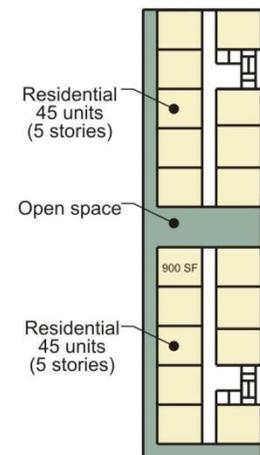
- 39,000 SF lot size
- 6 floors (5-over-1)
- 90 units residential
- 20,000 SF retail/office
- 1 parking space/unit
- 1 parking space/400 SF retail/office



Basement



Ground Floor



Upper Floors

RESIDENTIAL TOWER

High quality tower with on-site amenities

TYPICAL SPECIFICATIONS

Location:

- Areas close to urban amenities & services
- Areas with view opportunities
- Areas with few or minor impacts to established residential and/or historic areas

Target Demographic:

- Those seeking urban location & amenities and no yard responsibilities
- Professional singles/couples
- Seniors and empty nesters

Construction Features:

- Concrete and/or steel frame
- Underground parking

Site Area: 24,000 SF and up

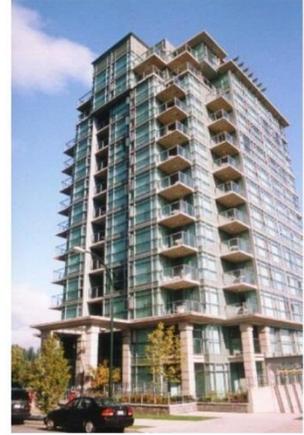
Density: 130-150 du/acre

Unit Size: 600-1,200 SF (studio to 2-bed)

Floor Area Ratio: 3.0 to 8.0



Example of 8-story tower



Example of 14-story tower

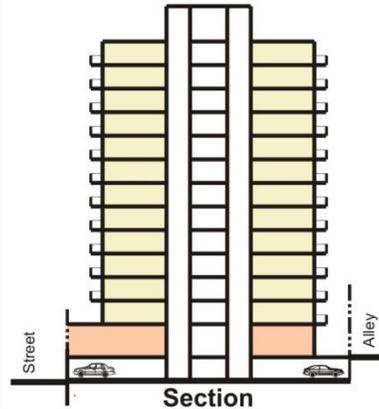
Benefits:

- Reduces pressure for sprawl by increasing density
- Increases pedestrian activity and vitality of immediate area

Enables alternate forms of transportation

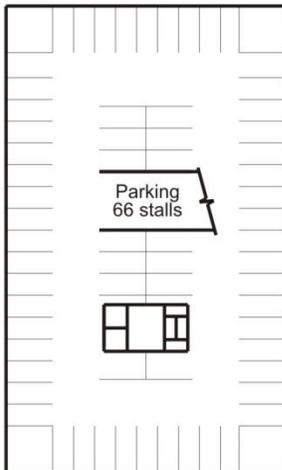
Drawbacks/Challenges:

- Community/political will to accept higher building height and density
- Potential impact to community character & views
- Higher construction costs require high rents = high risk for developers

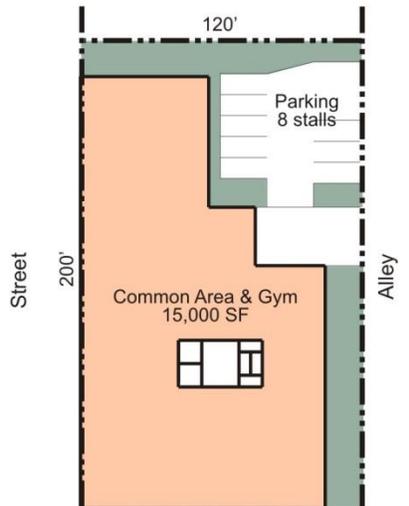


Tower Example (left and below):

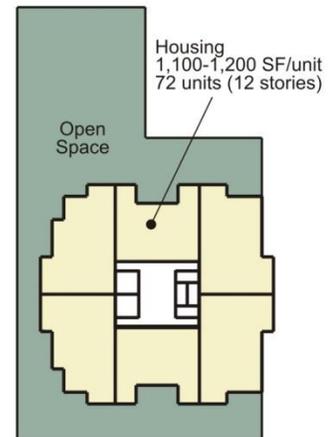
- 24,000 SF lot size
- 13 floors
- 72 units
- 1 parking space/unit = 1 floor of parking
- 2 parking spaces/unit = 2 floors of parking



Basement



Ground Floor



Upper Floors

ILLUSTRATING INFILL HOUSING TYPES: TYPICAL EVERETT BLOCK WITH ALLEY

Small Lot Detached Single Family - corner lot has a courtyard access from the alley

Corner duplex with entrances on opposite streets

Single Family house with an attached Accessory Dwelling Unit - entrance from the side yard and parking from the alley

Townhouse development with a common open space and access off the alley

Duplex with separate entries

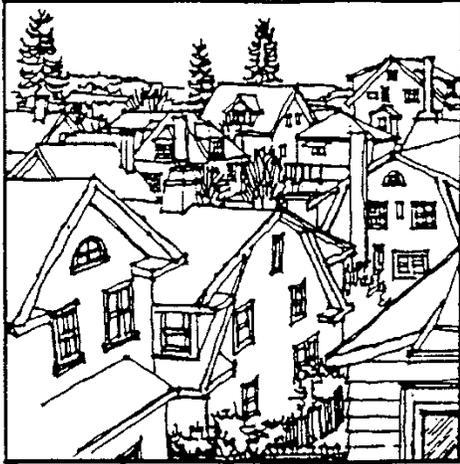
Single family house with a Detached Accessory Dwelling Unit (DADU) over the garage off the alley

All vehicular access off the alley

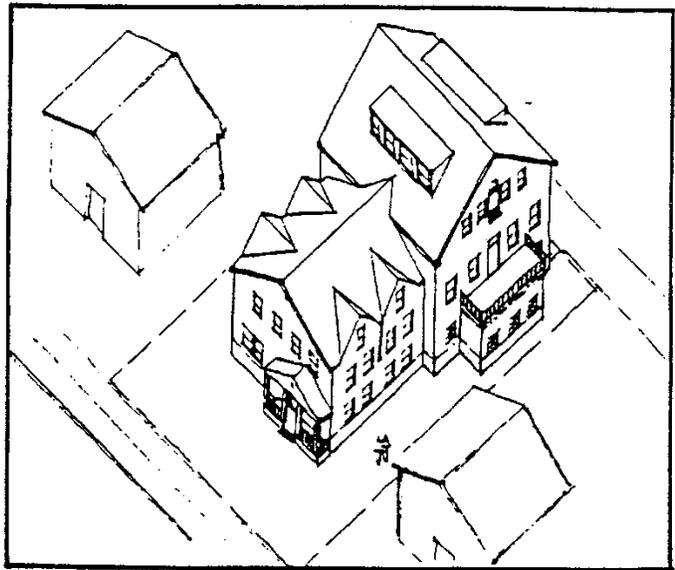
Cottage Housing development configured around a central open space

Zero lot line homes

Single Family Detached



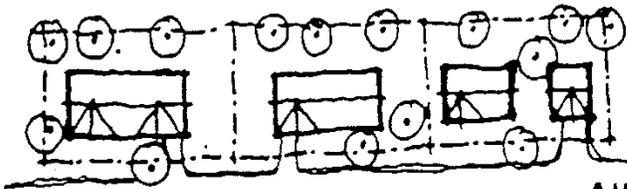
Many of Everett's Older Single Family Neighborhoods Are Developed At High Densities of 6 to 10 Dwellings Per Acre.



This Multiple Family Infill Development Has Been Shaped to Respect the Character of Older Houses on the Street.



WIDE - SHALLOW LOTS

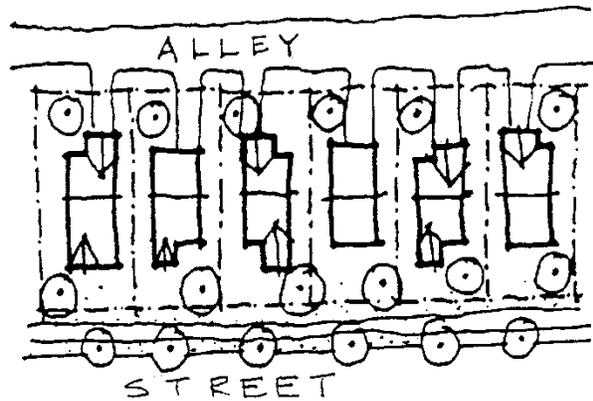


Attractive Single Family Detached Houses Can Be Built On Small Lots.

Use of Alleys To Access Off-Street Parking Can Enhance Streetscape.



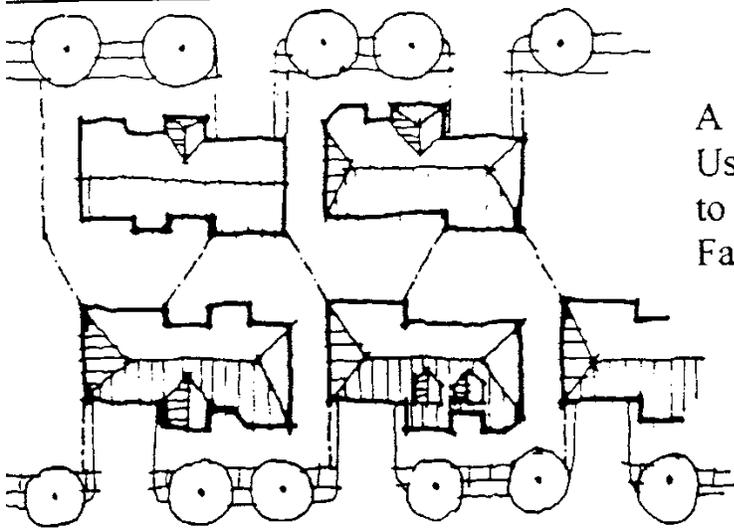
NARROW LOTS



Lot types

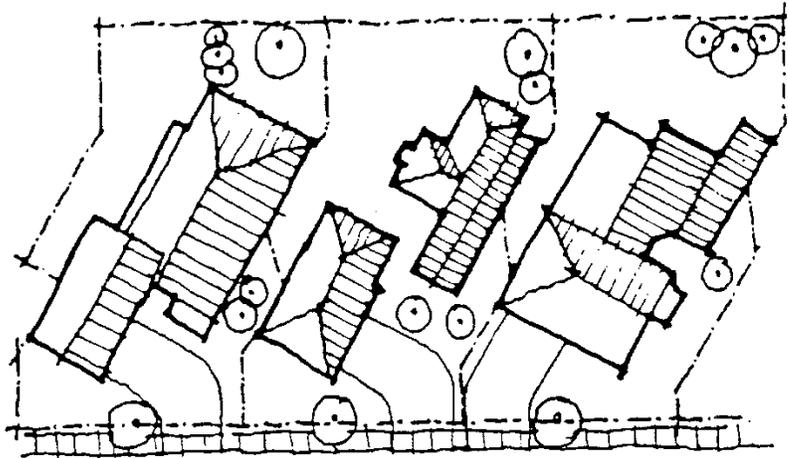
wide / shallow lot 55' x 70' (3,850 SQ. FT.)

narrow lot 40' x 85' (3,400 SQ. FT.)



A Variety of Lot Designs Can Be Used During the Platting Process to Promote Higher Density Single Family Dwellings.

Zipper Lots



Angled "Z" Lots



Alternate Lot Widths

Lot types

- zipper "Z" lots
- angled "Z" lots
- alternate width lots



Before: A Detached Garage Behind a Single Family Dwelling.

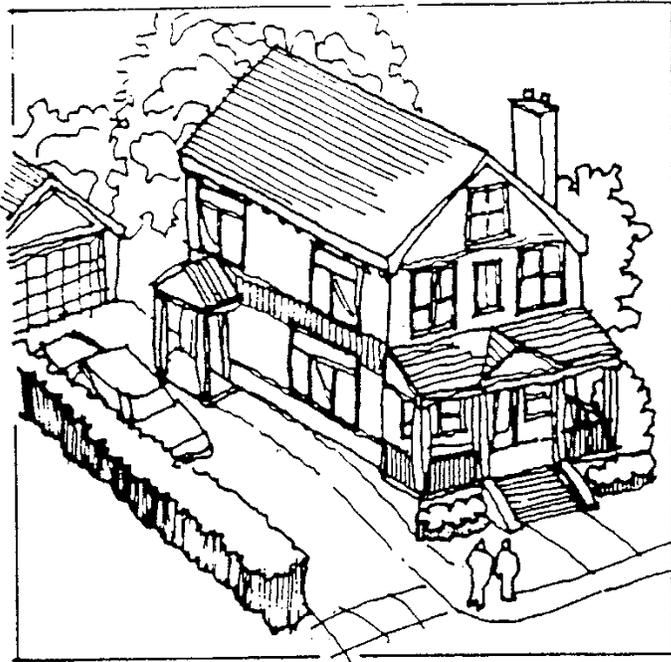


In Some Areas, Existing Buildings Can Be Made Into Dwellings Without Detracting From the Appearance of the Neighborhood.

After: A Rear Yard Infill Dwelling.

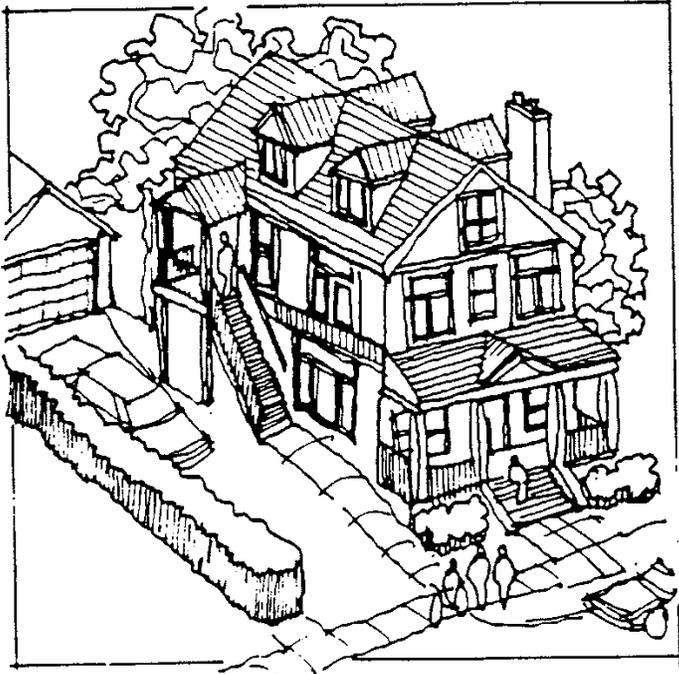
Housing types

rear yard infill dwelling



BEFORE

Accessory Dwelling Units:
Everett's Zoning Code Allows Existing Single Family Dwellings to Be Converted to a "Principal Dwelling" and a Smaller "Accessory Dwelling Unit."



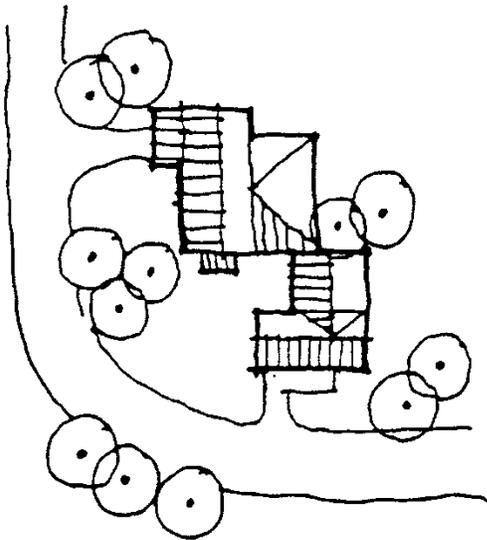
AFTER

One of the Dwellings Must Be Occupied By the Property Owner.

Housing types
accessory unit dwelling



Well Designed Single Family Attached Dwellings-An Affordable and Attractive Alternative to the Increasingly Unaffordable Single Family Detached Dwelling.

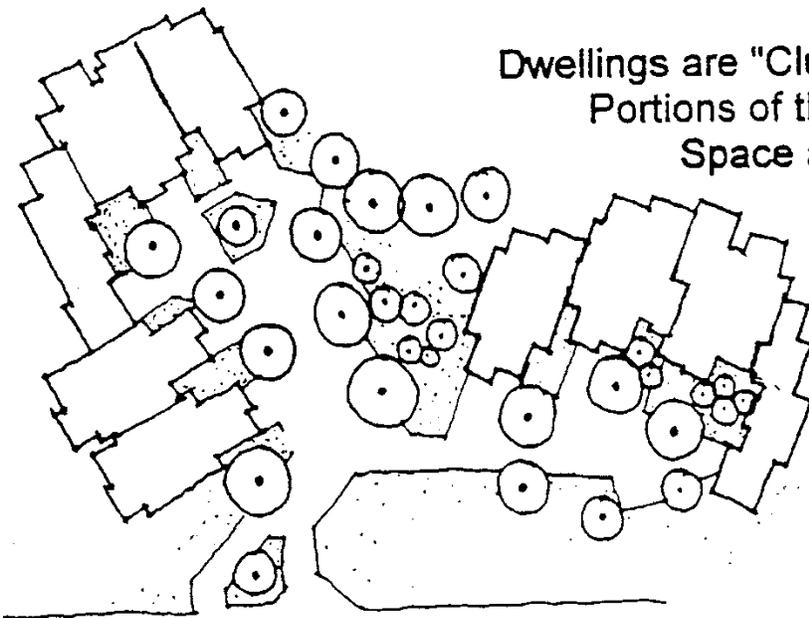


Housing types
single family attached



Cluster Housing Is an Effective Method of Developing on Sites Affected by Wetlands or Steep Slopes.

Dwellings are "Clustered" on the Buildable Portions of the Site, Preserving Open Space and Sensitive Features.

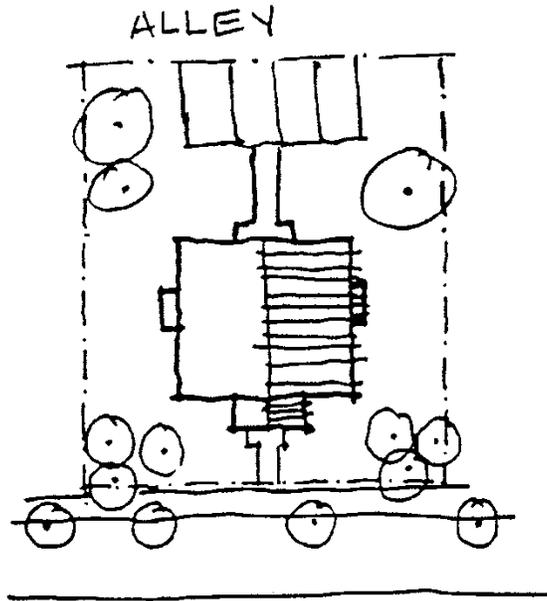
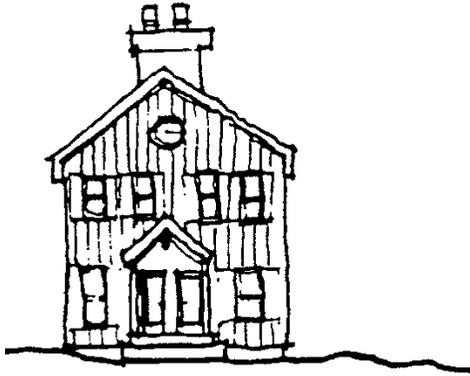


Housing types

cluster housing

H-20

Well Designed Duplex or
"Twin Homes" Give the
Appearance of Traditional
Single Family Dwellings.



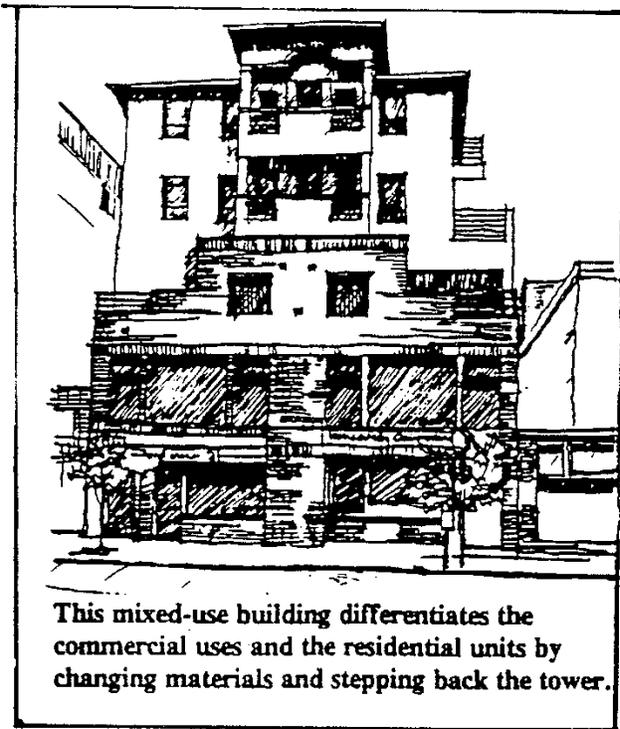
Housing types

alley housing
twin home

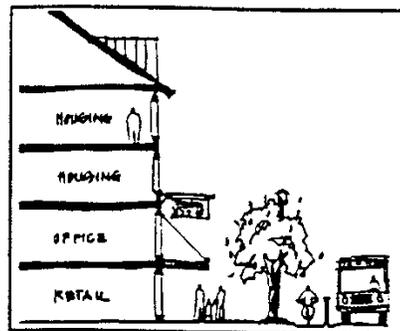
H-22



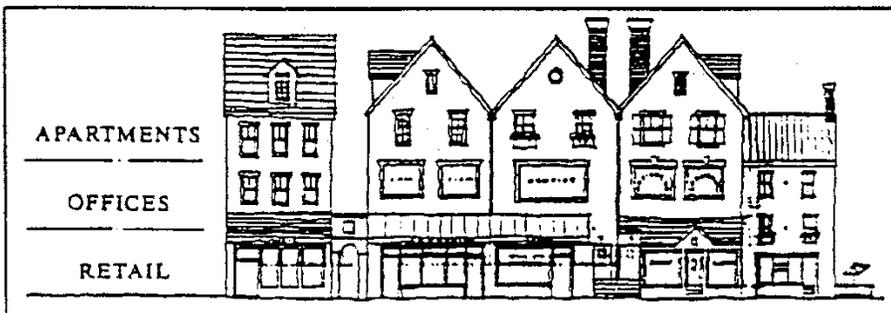
A successful mixed-use project along a public promenade in Portland. *Central City Plan, Portland*

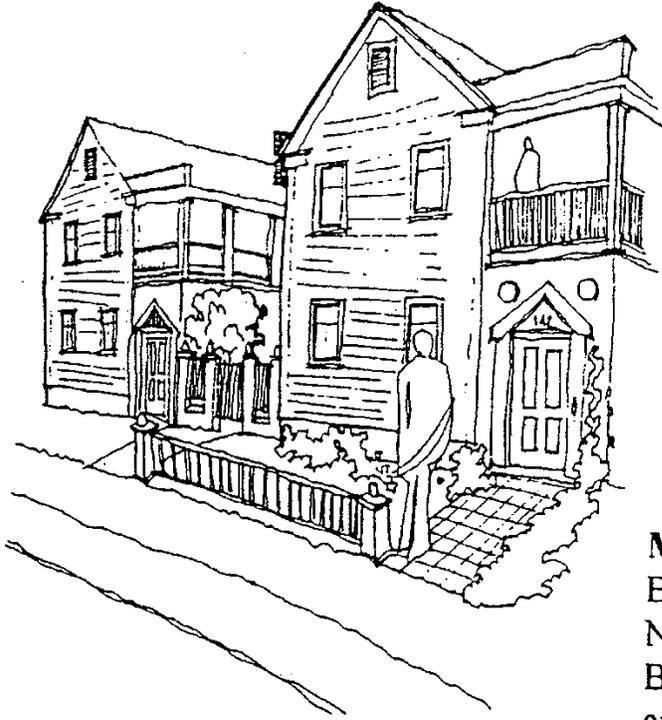


Mixed Use Buildings Promote An Efficient Use of Land and Add Vitality to a Neighborhood.

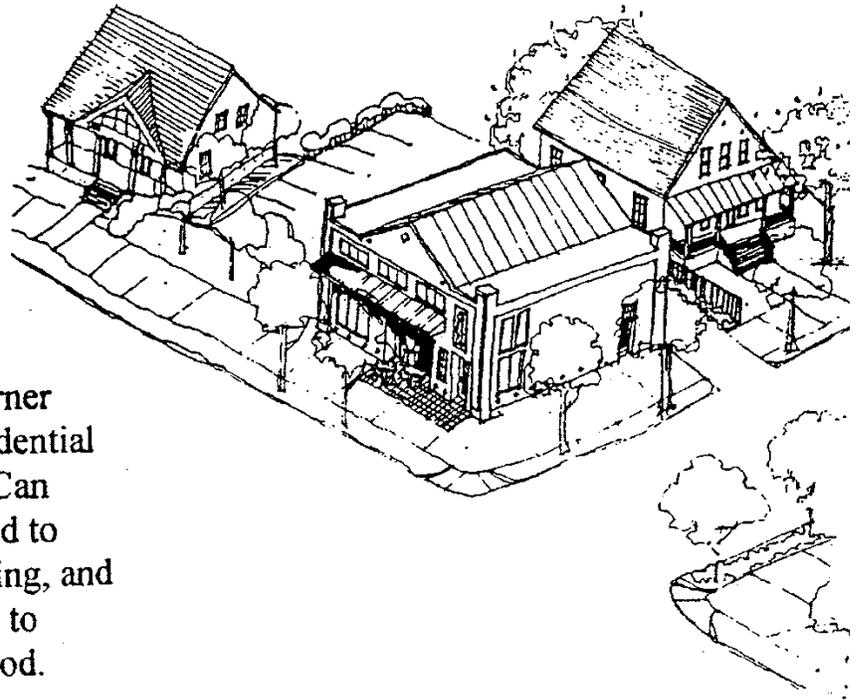


Mixed use development should take the form of 3 to 5 story structures, depending upon the location, combining retail, commercial and multi-family housing.

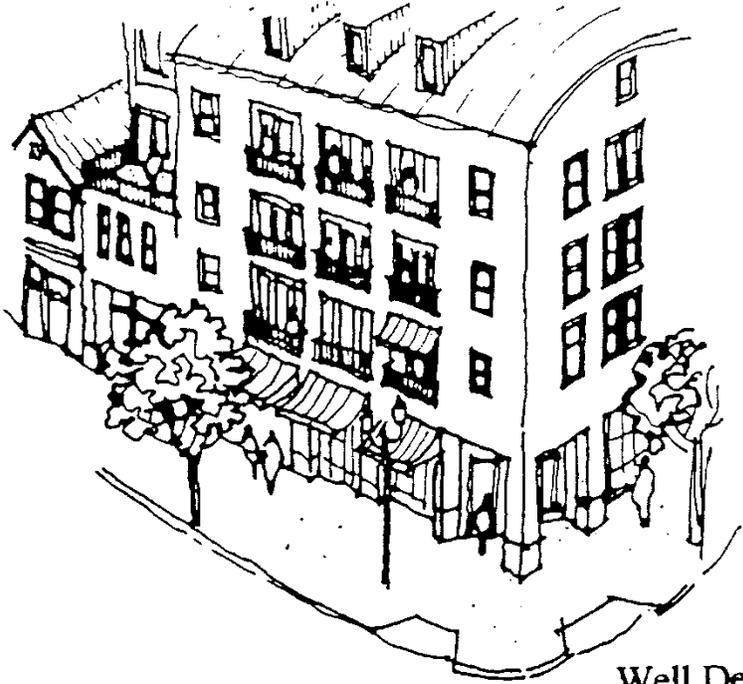




Multiple Family Development Can Be Designed to be Compatible With Nearby Single Family Areas By Breaking Up the Bulk of Buildings and Orienting Windows to the Street.



Small Scale Corner Retail In a Residential Neighborhood Can Reduce the Need to Drive to Shopping, and Adds Character to the Neighborhood.



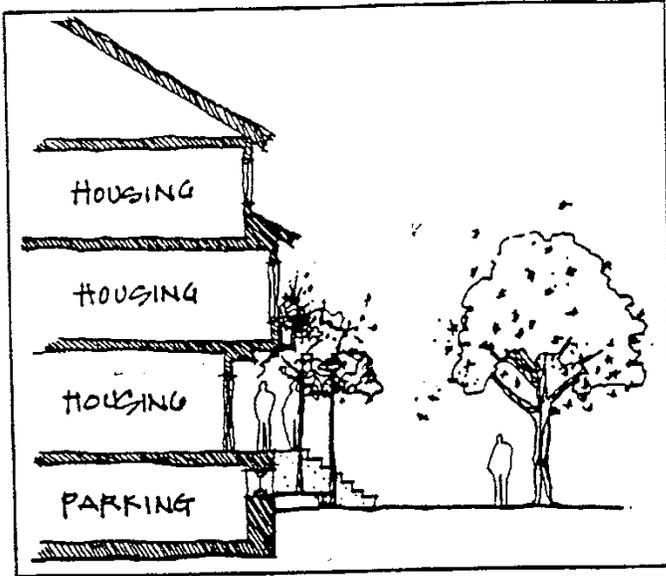
**Well Designed Mixed Use Buildings
Can Be Made Compatible With Nearby
Single Family Dwellings With Changes
In Height and Setbacks.**



**Mixed Use Building In a Commercial District Steps Down as It Approaches
the Abutting Single Family District, Providing a Transition in Bulk and Scale.**

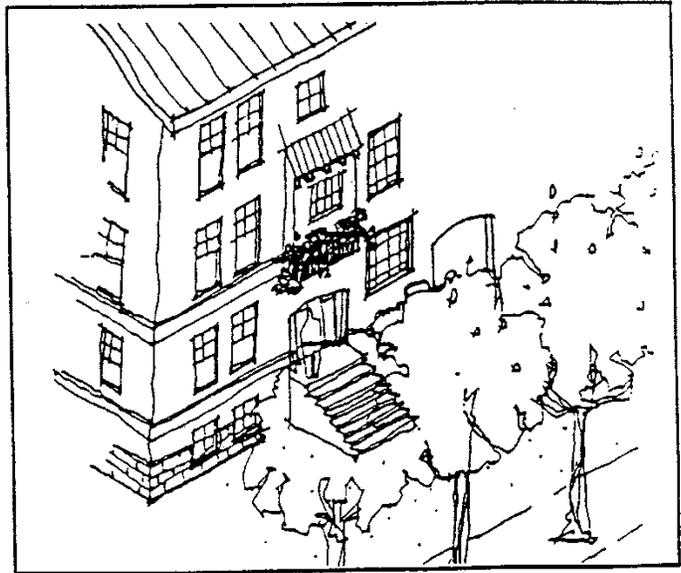
Neighborhood Building Types

mixed use building



Locating Parking Below the Building Allows **High Density Multiple Family** Housing to be Developed While Hiding the Aesthetic Impacts of a Parking Lot From the Adjoining Neighborhood.

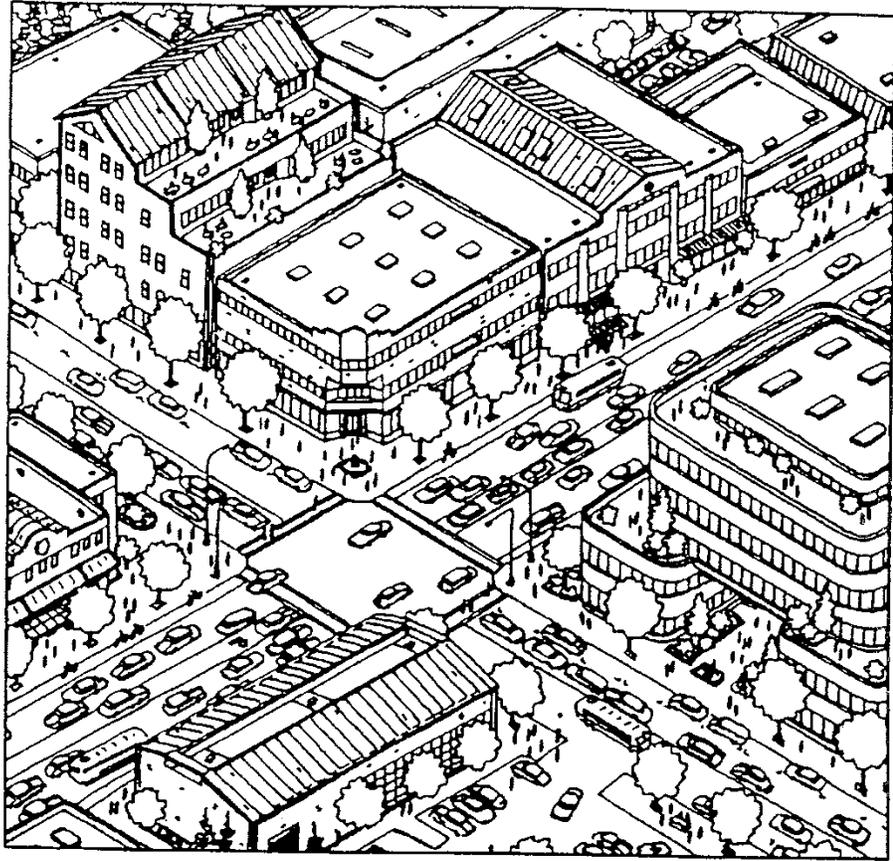
New multi-family development type which utilizes 1/2 flight up entries off of the street, giving privacy as well as a view of the street and sidewalk. Parking would be 1/2 flight down from the side or rear alley of the building.



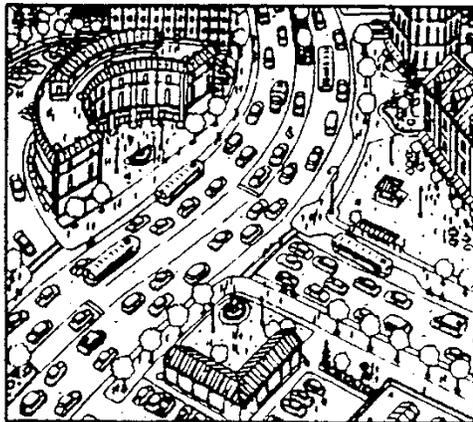
Modulated Building Facades and Rooflines Reduce the Apparent Bulk of **Higher Density Housing**.

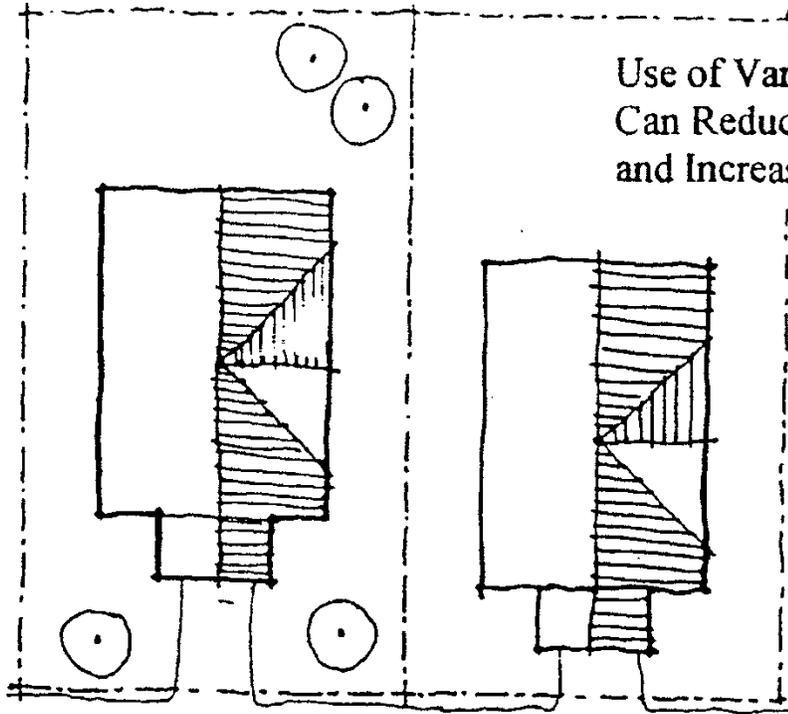


Housing In
Commercial
Zones

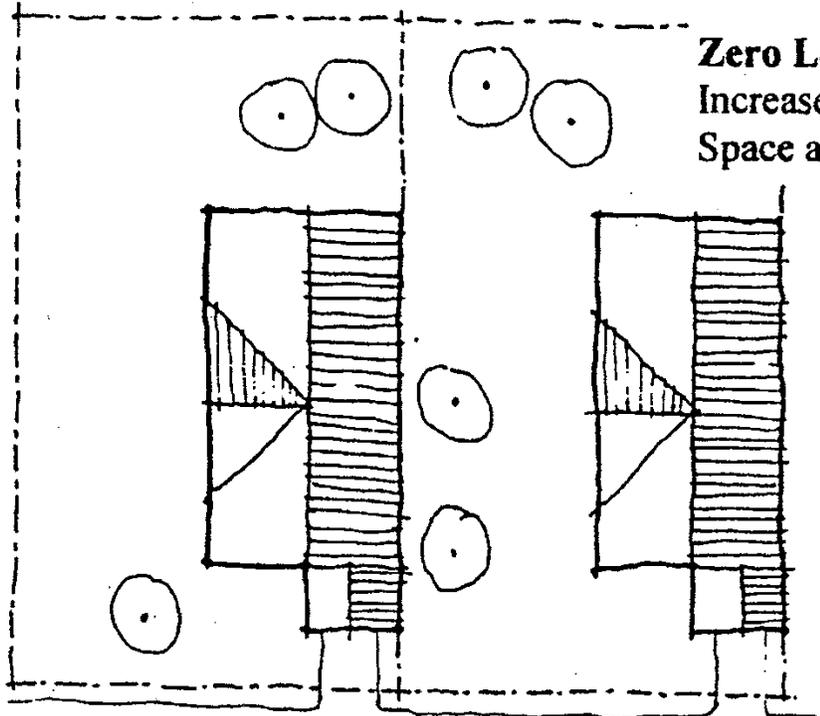


Commercial Areas Like **Downtown** and Even **"Strip Commercial Zones"** Can Accommodate Significant Housing Densities While Enhancing the Viability of Local Businesses. Most Commercial Areas Are Developed With Single Story Buildings, While Zoning Allows Mid to High Rise Structures.





Use of Varying Setbacks
Can Reduce Monotony
and Increase Privacy.



Zero Lot Line Housing
Increases Usable Open
Space and Privacy.

Setback Requirements

- variable setbacks
- zero lot line