

Future Housing Need

There are a total of 8,217 housing units in the City, which includes single-family, multi-family, and mobile home units, according to the 2000 Census. The average household size in 2000 was 2.54 people per household. The projected 2012 population for the City as stated in the Snohomish County County-wide Planning Policies is 22,100.

Household size has declined steadily. Puget Sound Regional Council (PSRC) provides forecasts on population, household, and employment at the Forecast Analysis Zone (FAZ) level. FAZs comprise a number of census tracts. For Mountlake Terrace, the FAZ consists of Census Tracts 510, 511, 512, and 513. The projected household size for the City in 2010 is 2.44, in 2020 it is 2.46, and in 2030 it is 2.43. It is safe to assume that in 2012, the average household size in the City will be approximately 2.44 persons per household.

The draft 2002 Buildable Lands Report, produced through Snohomish County Tomorrow (a multi-jurisdiction organization), shows that Mountlake Terrace may face a problem in meeting its projected population growth to the year 2012. As adopted in the Snohomish County County-wide Planning Policies and the City's 1996 Comprehensive Plan, the City's projected population growth between the years 2002 and 2012 is 1,630 additional persons. Mountlake Terrace is obligated to provide for this amount of population. At 2.5 persons per household, the City will need about 650 more housing units between 2002 and 2012. However, the buildable land supply (at 2002 zoning, with standardized reductions for market availability, critical areas, and other factors) will accommodate only 416 housing units. This leaves a projected housing gap of 234 units. However, the projected gap may not occur if one or more of the strategies in the "Strategies" section is effectively implemented.

Furthermore, local businesses added 2,988 employees between the years 1990 and 1999.¹ Many of these employees do not live in the City. During the same period of rapid employment expansion, only 335 housing units were added.² It is probable that many employees of local businesses do not live in Mountlake Terrace due to a shortage of housing to meet the demand.

According to the 2000 US Census, about 61.6 percent of all housing units in Mountlake Terrace were single-family, 37 percent were multi-family (including duplexes), and 1.4 percent were mobile homes. Likewise, in 1990, 61.4 percent of all housing units were single-family, 37.2 percent were multi-family and 1.6 percent was mobile homes.

If the current trend in the type of housing units remained constant through 2012, approximately 5,581 single-family housing units, 3,353 multi-family housing units, and 126 mobile home units would be needed to meet housing needs in 2012. However, market demands will affect these trends and future numbers may vary.

¹ Snohomish County Tomorrow 2000 Growth Monitoring Report

² *Ibid.*