

Housing Appendix

Key Facts

- 167 housing units
- 47% of the housing stock was built before 1939
- 15% of the housing stock was built since 1990
- 2.06 average persons per household
- 31.5% of housing units are used for seasonal or recreational use

Inventory and Analysis

Housing Stock

It is estimated that there are a total of 167 housing units in the Town of Skykomish. Approximately eighty-nine percent are single family units (Table H-1).

Table H-1
Skykomish Housing Units 2000

	Units	Percent of Total
Single Family	148	89%
Mobile Home	7	4%
Multi-family	12	7%
TOTAL	167	

Source: 2001 King County Annual Growth Report

Since 1990, the Town has had an increase of eleven housing units, all of those units being single-family (Table H-2).

**Table H-2
Skykomish Permit Activity**

	Single Family	Multifamily
1990	1	--
1991	0	--
1992	0	--
1993	0	--
1994	1	--
1995	2	--
1996	2	--
1997	3	--
1998	2	--
1999	0	--
2000	0	--
TOTAL	11	

Source: 2001 King County Annual Growth Report

According to the 2000 Census, 47 percent of all housing in the Skykomish area was built before 1939, while 15 percent of the housing stock was built since 1990. The same figures for King County are 17 percent and 23 percent, respectively. These figures indicate that compared to King County, a majority of the housing in Skykomish is relatively old and there has been limited development since 1960.

Permit Activity Compared to Housing Targets

The King County Countywide Planning Policies, adopted in 1994 to implement the State Growth Management Act, set "growth targets" for households. Each target is the amount of growth to be accommodated by a jurisdiction during the 20-year Growth Management planning period. These residential targets were expressed as a range of households for each jurisdiction to accommodate between 1992 and 2012. Skykomish's growth target for the 1992 to 2012 time period is 27 households, or an average annual increase of about 1.4 households. Skykomish's permit activity for home construction shows that the Town has been developing at a rate of about one dwelling unit per year.

Household Size

The average household size in Skykomish is approximately 2.06 persons per household. This household size is smaller than the countywide average of 2.4 persons per household.

King County's 2001 Annual Growth Report anticipates a further decline in the size of households countywide to 2.2 persons per household by 2013. As the average

household size decreases, a greater number of housing units will be required to accommodate the population.

Household Types

Nearly half of households in Skykomish (about 48 percent) are comprised of either a married couple or a married couple with children. This percentage is slightly higher than that found in King County as a whole, where households of married couples or married couples with children makes up about 46 percent of the total households (Table H-3)

**Table H-3
Household Types 2000**

	Skykomish	King County
Married with children	13.5%	21.2%
Married no children	34.6	25.2
Single parent with children	6.7	7.2
Other family	1.0	5.5
Living alone	34.6	30.5
Other non-family household	9.6	10.4
TOTAL	100.0%	100.0%

Source: 2000 Census

Additionally, the 2000 Census reports that 29.8 percent of the Town’s total households include individuals who are 65 years old and over. Comparatively, 18 percent of King County’s total households include individuals who are 65 years old and over.

Occupied Versus Vacant Dwelling Units

Of the total housing units in the Town of Skykomish, the 2000 Census reported that only 64.2 percent were occupied. This relatively low figure is due to the number of housing units used for seasonal or recreational use, 31.5 percent, and an additional 4.3 percent that are vacant.

Owner Versus Renter Occupied Dwelling Units

Of occupied dwelling units in Skykomish, 71 percent are owner occupied and 29 percent are renter occupied. This percentage of owner occupied housing is higher than countywide figures, where owner occupied housing units make up 60 percent of the total housing stock (source: 2000 Census).

Vacancy Rates

The overall vacancy rate is lower in Skykomish than in King County, most likely due to the higher proportion of owner occupied housing in the Town than in the County (Table H-4).

**Table H-4
Vacancy Rates 2000**

	Skykomish	King County
Owner occupied	2.6%	1.2%
Rental	9.1%	4.2%
Overall	4.5%	4.2%

Source: 2000 Census

Housing Costs

Rental Costs

In 2000, the median two-bedroom rental rate in Skykomish was \$625, while in 1990 it was \$275. Comparatively, King County's median two-bedroom rental in 1990 was \$457, which had risen to \$758 by 2000. (Source: 2000 Census; note: 1990 rental rates have not been adjusted to reflect inflation)

Single Family Home Prices

In 2000, the median sales price for single family houses in Skykomish was \$87,500, nearly double the median house value of \$49,700 in 1990. In King County the average single family house price in 1990 was \$169,202, which rose to \$289,800 in 2000. The accuracy of the Skykomish values may be limited by the small number of sales that occur each year. Regardless, it is clear that housing costs are much less than in other areas of King County. (Source: 2001 Annual Growth Report)

Housing Affordability

The Growth Management Act and King County's Countywide Planning Policies mandate that cities develop specific policies for affordable housing. Affordability concerns all households, regardless of income. It pertains to the balance between a household's financial means and its desire for acceptable housing and amenities. The King County 2001 Annual Growth Report assumes that rent is "affordable" when no more than 30 percent of a renter's income goes toward rent payments. The Annual Growth Report also determines affordable home prices by using the conventional lending assumption that no more than 25 percent of a homeowners income goes towards mortgage payments (exclusive of tax and insurance costs). If a household expends a larger share of its income on dwelling costs, then the household may find it necessary to redirect monies that are normally spent for other basic needs such as food, health care, child care, education, etc.

Household Income

The King County Countywide Planning Policies classify housing affordability according to three income groups that are defined as percentages of the median income. The 2000 median household income in King County was estimated at \$53,157 (source: 2000 Census).

- Low Income: 0-50% of countywide median household income (less than \$26,579)
- Moderate Income: 50-80% of countywide median household income (\$26,579 to \$42,526)
- Middle Income: 80-120% of countywide median household income (\$42,526 to \$63,788)
- Upper Income: More than 120% of countywide median household income (more than \$63,788)

King County's median income for all households reported in the 1990 census, regardless of the number of persons per household, was \$36,179. As reported in the 2000 Census, the median household income had risen to \$53,157 by the year 2000. Comparatively, the median income reported in the 1990 Census for the Skykomish area was \$35,625 and has risen to \$ 45,357 in 2000 (Table H-5).

**Table H-5
Median Household Incomes**

	1990	2000
Skykomish	\$35,625	\$45,357
King County	\$36,179	\$53,157

Source: 1990 and 2000 Census

To afford a median priced single family home in Skykomish of \$87,500, a household would need an annual income of \$25,152 (assuming conventional lending assumption that no more than 25 percent of a homeowner's income goes towards mortgage payments, exclusive of tax and insurance costs). This indicates that housing in Skykomish is generally affordable to typical households. However, the low median sales price for 2000 may be reflect sales of seasonal housing, which may be of substandard quality, and due to the limited number of housing units in Skykomish, recent sales may not be an accurate reflection of average values.

**Table H-6
Housing Affordability for 2000**

	King County	Skykomish
Affordable Price	\$184,951	\$157,813
Median Housing Price	\$250,000	\$87,500

Specialized Congregate Living Facilities/Group Homes

Two other categories of group housing are those for the physically and developmentally disabled and halfway houses. The need for these types of facilities is more difficult to forecast than that for elderly housing. However, provisions for these types of housing arrangements should be discussed in this Housing Element and provisions made in the zoning code to accommodate them.

A. Group Homes for the Developmentally and Physically Disabled

This is a broad category that includes housing for the physically handicapped as well as for those with mental disabilities. The principal difference between this classification and elderly housing is one of scale. Group homes for the disabled generally house fewer residents than facilities for the elderly. They also tend to occupy existing vacant homes rather than new, purpose-built structures.

B. Halfway Houses and Special Commitment Facilities

This is generally the most controversial type of facility and requires the most carefully considered siting criteria. The group housing facilities in this category includes approved homes for juvenile offenders, halfway houses to be used in the rehabilitation process for adult offenders in lieu of institutional sentencing, facilities providing residential care for persons leaving mental institutions, and rehabilitation centers for alcohol and drug users.

Generally, these facilities would not be appropriate in single-family residential areas and it is questionable whether there are areas in Skykomish that would be appropriate for them. Careful attention must be given in the zoning code to provisions for yards, buffering, and security needs for these facilities.

C. Emerging Group Home Facilities

There are several group home types that have come into being in recent years in response to changing societal demands. These include facilities for abused and battered wives and children and homes for individuals with eating disorders.

Although general provisions should be made for the inclusion of group homes in Skykomish in the future, specific parcels will not be designated. Specific requirements for the various types of group homes will be included in the zoning code to be in conformance with this Comprehensive Plan. These requirements will cover minimum site areas, off-street parking, yard setbacks, and buffering requirements.