

City of Arlington Housing Action Plan



1,235
new housing units
needed by 2035

assuming the City's current mix of income remains constant, 47% of the new units will need to serve those earning less than 80% AMI



47%
of households are
low-income earners

the City's median income has been on the rise since 2010, but the number of households that are very-low to extremely-low income has increased



1.5
jobs for every
housing unit

Arlington is an employment center, yet 46% of residents report commuting longer than 30 minutes each day indicating that many of the residents do not work in Arlington



35%
of households
are cost-burdened

over one-third of Arlington's households are cost-burdened, meaning they spend more than 30% of their household income on housing costs

JOBS TO HOUSING RATIO

To accommodate the amount of jobs projected for Arlington, increasing the supply of housing affordable to the Arlington workforce should be another priority, as transportation costs are the next largest household expense.

	2018	2040
Number of households	7,083	9,652
Total employment	10,706	21,320
Jobs-to-housing ratio	1.51	2.21

COST-BURDENED HOUSEHOLDS

88% of cost-burdened households are low-income. Furthermore, the very low to extremely low-income households are far more likely to be cost-burdened. Renters are also more likely to be cost-burdened overall, as 49% of renters are cost-burdened compared to 28% of owners, especially low-income renters. The lowest income earners, especially low-income renters, will be a major priority when developing housing strategies for the next 30 years in order to help stabilize these households.

	Renters		Owners		All Households	
	Arlington	Snohomish County	Arlington	Snohomish County	Arlington	Snohomish County
Extremely low-income (<30% AMI)	76%	77%	80%	75%	77%	76%
Very low-income (31-50% AMI)	74%	77%	61%	59%	68%	69%
Low-income (51-80% AMI)	28%	41%	61%	51%	51%	47%
Moderate to high income (>80% AMI)	4%	7%	9%	13%	8%	12%



City of Arlington in partnership with Blueline



AGING IN PLACE - EXISTING HOUSING STOCK - HOUSING DIVERSITY

Significant growth among Arlington's residents within the 60-69 cohort was observed between 2010-2018. As the City's population seems likely to age in place, it will be critical to provide the necessary housing options for seniors and elderly citizens that is not only affordable, but also addresses any special needs the aging population may have.

75% of units in Arlington are single-family residences - 16% are apartments - 69% percent of housing units have 3 or more bedrooms, and in 2018 of the homes sold, 88% of them were 3- or 4-bedroom units. With the average household size being 2.68, there could be a need for units with fewer bedrooms. The majority of new units built between 2017 and 2019, have been multifamily or senior apartments. When developing housing strategies moving forward, the City will need to focus on promoting the development of a variety of housing types to fill in the "missing middle".