

# HOUSING ELEMENT

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1 **I. INTRODUCTION**

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2 **1. Growth Management Act Requirements**

3 The Growth Management Act (GMA) states that the housing element of the  
4 comprehensive plan must include the following features:

- 5
- 6 1) An inventory and analysis of existing and projected housing needs.  
7 (This inventory of housing needs must include the number of housing  
8 units necessary to manage projected population growth.)  
9
- 10 2) A statement of goals, policies and objectives for the preservation,  
11 improvement and development of housing;  
12
- 13 3) Identification of sufficient land for housing, including but not limited  
14 to, government-assisted housing, housing for low-income families,  
15 manufactured housing, multifamily housing, and group homes and  
16 foster care facilities.  
17
- 18 4) Adequate provisions for existing and projected housing needs of all  
19 economic segments of the community.  
20

21 **2. Purpose of Housing Element**

22 This Housing Element considers the inventory and condition of existing housing  
23 stock and future housing needs. It addresses the provision of housing types to  
24 accommodate the lifestyles and economic needs of the community. The City's  
25 housing policies and development regulations (zoning, building codes, etc.)  
26 establish how the development and construction of housing will take place in the  
27 community. However, unlike the other services discussed in this comprehensive  
28 plan, the City does not directly provide housing. The Housing Element sets the  
29 conditions under which the private housing industry will operate and establishes  
30 goals and policies to meet the community's housing needs and to achieve the  
31 community's goals.  
32

33 **II. HOUSING ELEMENT GOALS AND POLICIES**

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34 **GOAL H-1.0: Ensure adequate housing for all current and future residents**  
35 **of Brier by achieving and maintaining a high-quality**  
36 **residential housing stock.**

37 Policy H1.1: Conserve the city's existing housing through code enforcement,  
38 and participation in rehabilitation programs.

- 1    **Goal H-2:           Encourage the preservation of existing housing stock.**
- 2        Policy H2.1:   Encourage individual homeowners to reinvest in their homes by
- 3                            providing information, technical assistance, and referrals to other
- 4                            appropriate agencies.
- 5
- 6    **Goal H-3:           Promote strong residential neighborhoods through public**
- 7                            **investments in physical improvements and through public**
- 8                            **policy decisions intended to protect and preserve existing**
- 9                            **neighborhoods.**
- 10       Policy H3.1:   Maintain infrastructure in residential areas to preserve the
- 11                            character and vitality of existing neighborhoods.
- 12
- 13   **Goal H-4:           Encourage the availability of affordable housing to all**
- 14                            **economic segments of the population of the City.**
- 15        Policy H4.1:   Endorse private sector efforts to secure federal and/or state
- 16                            funds to provide housing for elderly and disabled citizens.
- 17        Policy H4.2:   Encourage local participation in state programs, such as the
- 18                            Housing Assistance Program and the State Housing Finance
- 19                            Commission's homeownership loan program, that facilitate home
- 20                            ownership by low and moderate income families.
- 21        Policy H4.3:   Explore strategies to promote the development of non-assisted
- 22                            housing by the private sector.
- 23        Policy H4.4:   Evaluate local development standards and regulations for effects
- 24                            on housing costs.   Modify development regulations which may
- 25                            unnecessarily add to the cost of housing.
- 26        Policy H4.5:   In order to respond to changing household sizes and ages, to
- 27                            provide opportunities for ownership of more affordable, smaller
- 28                            homes, and in order to support the GMA goals of allowing urban
- 29                            densities and affordable housing, permit development of
- 30                            accessory dwelling units and middle housing.
- 31        Policy H4.6:   Ensure that manufactured housing is allowed within the city the
- 32                            same as site-built housing.
- 33    **Goal H-5:           To promote fair and equal access to housing for all persons**
- 34                            **regardless of race, color, religion, gender, sexual orientation,**
- 35                            **age, national origin, family status, source of income or**
- 36                            **disability.**



In 2021, the City of Brier had 2,383 housing units. Approximately 98.5% of these were one-unit detached structures (2,348), less than 1% were two or more unit attached structures (6), and approximately 1% were mobile homes (29).

**TABLE 1  
Housing Units  
City of Brier (1980 - 2024)**

<u>Year</u>	<u>City of Brier</u>
1980	<u>946</u>
2000	<u>2,115</u>
2010	<u>2,220</u>
2024	<u>2,432</u>

**2. Demographic Information**

The 2020 Census provides a range of demographic data (population, number of households and their characteristics, number of housing units and their condition, etc.) at various levels of detail. (See Appendix A for more detailed information and references.) The State of Washington's Office of Financial Management synthesizes some of this data and reports local trends. The 2020 Census and the State of Washington report the following for the City of Brier:

**Households and Family Size**

Total Persons	6,600
Total Households	2,432
Average Household Size	2.7189

**Housing Unit Characteristics and Tenure**

Total Housing Units	2,432	
Occupied Units	2,410	(99.1%)
Vacant Units	22	(.9%)
Owner Occupied Units	2,204	(91.9%)
Renter Occupied Units	194	(8.1%)

1 **Housing Unit Structural Characteristics**

2 Total Housing Units 2,432  
3 Single Family/one-unit 2,399 (98.6%)  
4 Two or more units 7 (0.2%)  
5 Mobile home/Trailer/Special Housing Units 26 (1.2%)  
6

7 **IV. AFFORDABLE HOUSING**

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8 **1. Introduction**

9 This section provides background and analysis information for the City to address  
10 GMA requirements for affordable housing. The GMA requires jurisdictions to  
11 consider provisions for affordable housing, though it does not specify  
12 implementation measures. The Snohomish County Tomorrow's Planning Advisory  
13 Committee (PAC) has developed a methodology to guide the jurisdictions in  
14 evaluating affordable housing needs for their comprehensive plan housing  
15 elements. That methodology is used in this section. This section uses housing and  
16 household data from the 2007 - 2011 American Community Survey (ACS) that  
17 produces an annual update to the Census achieved through a percent survey of  
18 the population. Other data sources include Dupre and Scott rental housing data,  
19 subsidized housing information from the Housing Authority of Snohomish County  
20 (HASCO), and Snohomish County Buildable Lands Report.

21  
22 **2. Policy Context**

23 As discussed above, the Growth Management Act requires jurisdictions to prepare  
24 a housing element that:

25 *Includes an inventory and analysis of existing and projected housing*  
26 *needs that identifies the number of housing units necessary to manage*  
27 *projected growth.*

28  
29 *...identifies sufficient land for housing, including, but not limited to*  
30 *...housing for low-income families...*

31  
32 *...makes adequate provisions for existing and projected needs of all*  
33 *economic segments of the community.*

34  
35 The GMA also requires the adoption of countywide planning policies that:

36 *"...consider the need for affordable housing, such as housing for all*  
37 *economic segments of the population and parameters for its*  
38 *distribution..."*





1           **5.    Strategies to Achieve Affordable Housing Objectives**

2 The GMA requires jurisdictions to share in the responsibility for achieving a  
3 reasonable and equitable distribution of affordable housing. However, it does not  
4 prescribe specific implementation strategies for achieving affordable housing  
5 objectives. Generally, attention should be given to removing regulatory barriers to  
6 affordable housing.

7  
8 Strategies for the City to consider may include a combination of:

- 9
- 10 1.    Zoning land appropriately;
  - 11 2.    Using innovative planning techniques;
  - 12 3.    Achieving and maintaining a high-quality residential housing stock (City Goal  
13 H-1)
  - 14 4.    Conserve the city's existing housing through code enforcement, and  
15 participation in rehabilitation programs. (City Policy H-1.1)
  - 16 5.    Preserve existing housing stock (City Goal H-2)
  - 17 6.    Endorse private sector efforts to secure federal and/or state funds to provide  
18 housing for elderly and disabled citizens. (City Policy H-4.1)
  - 19 7.    Encourage local participation in state programs, such as the Housing  
20 Assistance Program and the State Housing Finance Commission's  
21 homeownership loan program, that facilitate home ownership by low and  
22 moderate income families. (City Policy H-4.2)
  - 23 8.    Explore strategies to promote the development of non-assisted housing by  
24 the private sector. (City Policy H-4.3)
  - 25 9.    Evaluate local development standards and regulations for effects on housing  
26 costs. Modify development regulations that may unnecessarily add to the  
27 cost of housing. (City Policy H-4.4)
  - 28 10.   Participate in efforts to equitably distribute and provide for a fair share of  
29 housing for special populations. (City Policy H-5.1)
  - 30 11.   Increasing allowable residential densities through measures including:  
31       •    Encouraging infill and redevelopment;  
32       •    Permitting Accessory Dwelling Units in single family zones;  
33       •    Allowing Clustered Residential Development;

- 1 • Planning and zoning for affordable manufactured housing  
2 development; and,
- 3 • Allowing middle housing development of various structure types, such  
4 as duplexes and triplexes in single family zones.
- 5 • Allow the sale of accessory dwelling units and middle housing units  
6 through the unit lot subdivision or condominium process