

Brier Profile

Demographics

Table 18

	2000	2006	Change
Population	6,383	6,480 ³⁴	97; 2%

Source: Washington State OFM

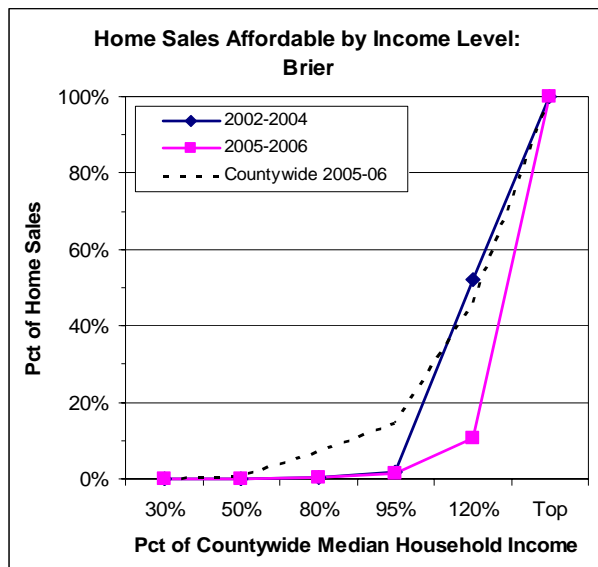
Housing Conditions

Market Rate Housing

Home Sales Affordability

Like Bothell, the main difference in ownership affordability from 2002-04 to 2005-06 is at the 120% of median income level – a drop from 52% of sales to 11%. Overall, Brier had the lowest percentage (2%) of sales affordable for moderate-income buyers (95% of median) of all cities except Woodway.³⁵

Chart 33



	Brier 2002-2004	Brier 2005-2006	Countywide 2005-2006
Total Sales	320	233	36,518

Source: Snohomish County Assessor sales records; analysis by Snohomish Co. PDS

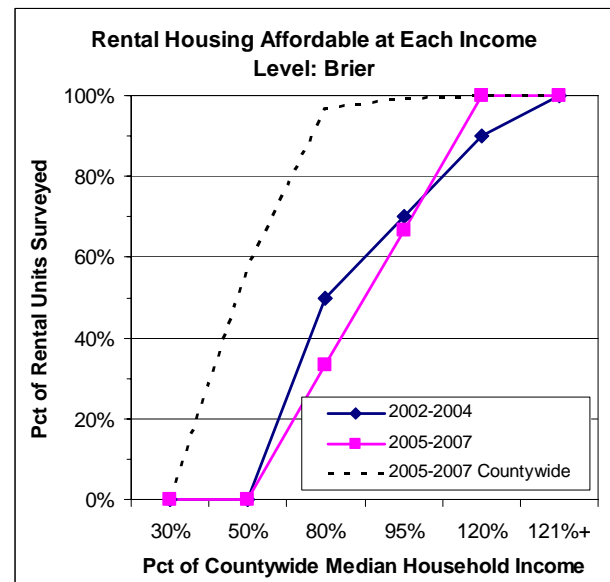
³⁴ Includes population gained by annexations.

³⁵ For comparison to other cities, see Chart 3. For comparison to Brier sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 123.

Rental Housing Affordability

Too few rental units (10 in 2002-04, and 3 in 2005-07) were surveyed within the city of Brier to consider the results significant.³⁶

Chart 34



	Brier 2002-2004	Brier 2005-2007	Countywide 2005-2007
Units Surveyed	10	3	90,839

Source: Dupre+Scott Apartment Advisors; analysis by Snohomish Co. PDS

Assisted Housing

Table 19

	2000	2008	Change
Assisted Rental Units	0	0	0%
Voucher Users	3	1	-67%
Total Assisted Housing	3	1	-67%

Source: Snohomish Co. OHHCD

³⁶ For comparison to other cities, see Chart 4. For comparison to Brier rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 123.

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Table 20: Assisted Rental Housing Inventory

Tenancy	Household Type	Incomes Served				Asst Units	Emer Beds	CMI Units	Bedrooms				
		<30 %	31-50%	51-60%	61-80%				0	1	2	3	>3
Totals, city of Brier		0	0	0	0	0	0	0	0	0	0	0	0

Source: Snohomish Co. OHHCD

For the meanings of acronyms (e.g. CMI, DD) and other definitions, please see the Glossary section.

Strategies

Note: the following is repeated from the 2002 SCT Housing Evaluation Report, as the City of Brier declined to submit an updated assessment.

Housing Element

The City of Brier housing element contains five main goals:

- Ensure adequate housing for current and future residents
- Preserve its existing housing stock
- Encourage availability of affordable housing
- Promote strong residential neighborhoods through investment and preservation
- Promote fair and equal access to housing

Key strategies to meet these goals include:

- Use of code enforcement and rehabilitation programs to preserve existing stock
- Maintain existing infrastructure
- Utilize federal and state funds to promote housing opportunities for all economic segments of the population
- Evaluate local development standards and regulations for their effect on housing costs

Implementation

Housing development in Brier has been largely single family in nature. Though permitted, multi-family development is not heavily promoted. A key affordability strategy is emphasizing the preservation of the city’s existing housing stock. Though the city does not actively coordinate a preservation program (i.e. rehabilitation loan programs), the city is nonetheless interested in limiting demolition of existing housing in order to promote rehabilitation by the owner or developer. Also, as infill development and accessory dwelling units are established, the city encourages new development to conform to the character of the surrounding neighborhood.

Future Housing Issues

While much of Brier’s existing housing stock is single family based, the city recognizes the growing need for senior housing that is more multi-family in nature. Potential development opportunities in Brier might likely include locating a senior housing development that is consistent with the look and feel of the city’s neighborhoods