

Gold Bar Profile

Demographics

Table 31

	2000	2006	Change
Population	2,014	2,125 ⁶¹	111; 6%

Source: Washington State OFM

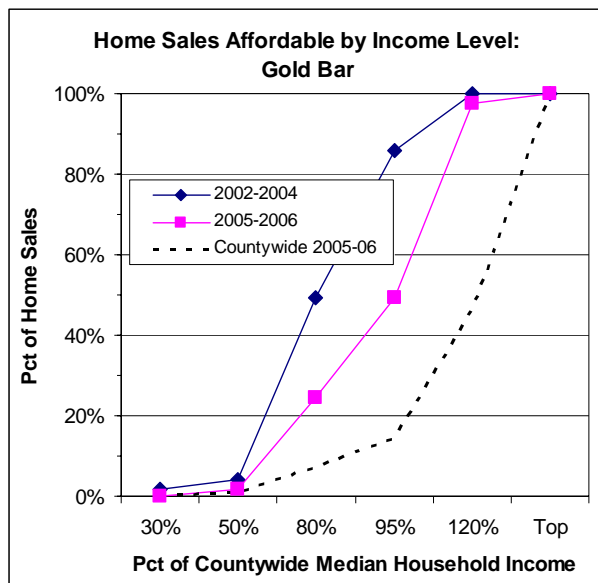
Housing Conditions

Market Rate Housing

Home Sales Affordability

For low-income (80% of median) and moderate-income (95% of median) home buyers, affordable sales dropped nearly in half from 2002-04 to 2005-06. Sales affordable at 120% of median, however, were unchanged.⁶²

Chart 45



	Gold Bar 2002-2004	Gold Bar 2005-2006	Countywide 2005-2006
Total Sales	120	122	36,518

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

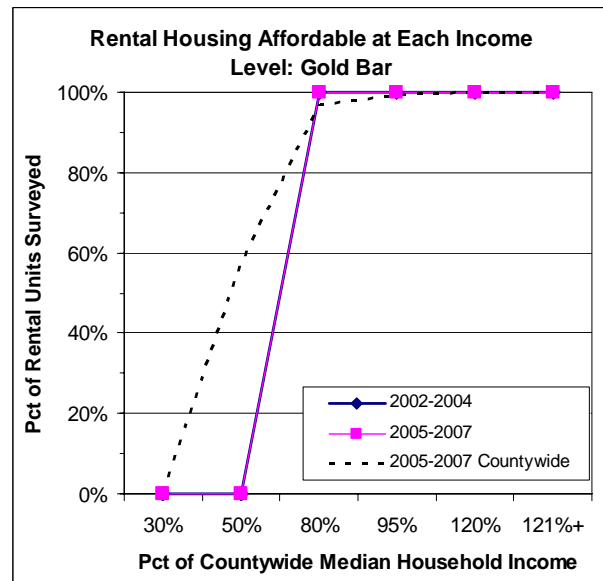
⁶¹ Includes population gained by annexations.

⁶² For comparison to other cities, see Chart 3. For comparison to Gold Bar sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 139.

Rental Housing Affordability

Too few rental units (3 in 2002-04, and 4 in 2005-07) were surveyed within the city of Gold Bar to consider the results significant. However, it appears that few affordable rentals exist.⁶³

Chart 46



	Gold Bar 2002-2004	Gold Bar 2005-2007	Countywide 2005-2007
Units Surveyed	3	4	90,839

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

Assisted Housing

Table 32

	2000	2008 ⁶⁴	Change
Assisted Rental Units	0	0	0%
Voucher Users	5	5	0%
Total Assisted Housing	5	5	0%

Source: Snohomish Co. OHHCD

⁶³ For comparison to other cities, see Chart 4. For comparison to Gold Bar rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 139.

⁶⁴ Includes units and vouchers gained by annexation.

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Table 33: 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 Gold Bar		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 Gold Bar declined to submit an updated assessment.

Housing Element

Contained within Gold Bar’s housing element are five goals:

- Ensure adequate housing for all residents
- Preserve existing housing stock
- Invest in physical improvements to protect and preserve existing neighborhoods
- Encourage availability of affordable housing to all economic segments
- Promote fair and equal access to housing for all persons

Strategies designed to achieve these goals include:

- Promote code enforcement to ensure quality housing development
- Encourage private reinvestment by homeowners
- Maintain existing infrastructure to preserve character and vitality of existing neighborhoods
- Endorse private sector efforts to secure federal and state funds for the elderly and disabled
- Evaluate local development standards and regulations for effects on housing costs

Implementation

With approximately 43 percent Gold Bar’s housing market deemed low income or affordable (most being mobile or manufactured homes), recent efforts have been primarily centered on developing more moderate to high-income housing units. The strategies used to achieve this goal have included:

- Zoning larger lots (12,500 sf)
- Prohibiting location of multi-family duplexes and mobile homes on these large lot parcels

Aside from encouraging new, high-end development, the city recognizes the need to maintain its existing low-income and affordable housing. However, because the city is not connected to a main sewer system, city officials believe the existing housing stock is safe from demolition due to the development of large subdivisions or rehabilitation.

Gold Bar has the fourth lowest percent of permitted new non single family housing at 10%.

Future Housing Issues

Estimating that Gold Bar’s housing market contains a significant number of low-income housing (most being mobile home developments), the city is continuing to promote development of high-income housing. Without a sewer system, it is unlikely the city will pursue higher density housing, focusing instead on large lot developments.