

# Granite Falls Profile

## Demographics

Table 34

	2000	2006	Change
Population	2,347	3,095 <sup>65</sup>	748; 32%

Source: Washington State OFM

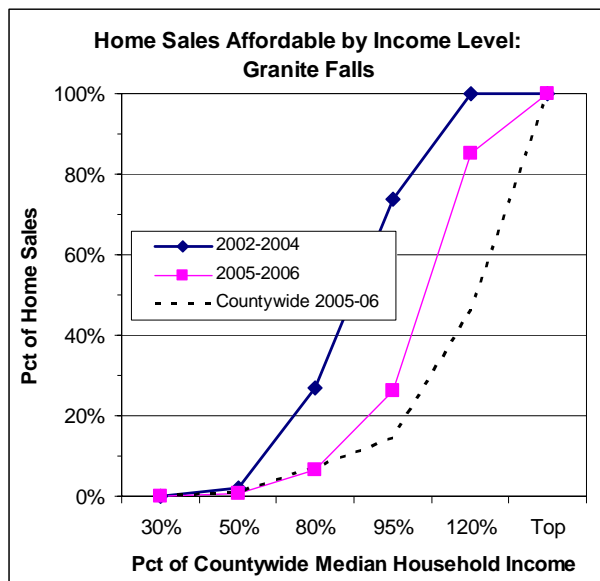
## Housing Conditions

### Market Rate Housing

#### Home Sales Affordability

Home sales in Granite Falls remain more affordable than the countywide average. However, home sales affordable to moderate income households dropped from 74% to 26% between 2002-2004 and 2005-2006.<sup>66</sup>

Chart 47



	Granite Falls 2002-2004	Granite Falls 2005-2006	Countywide 2005-2006
Total Sales	255	188	36,518

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

<sup>65</sup> Includes population gained by annexations.

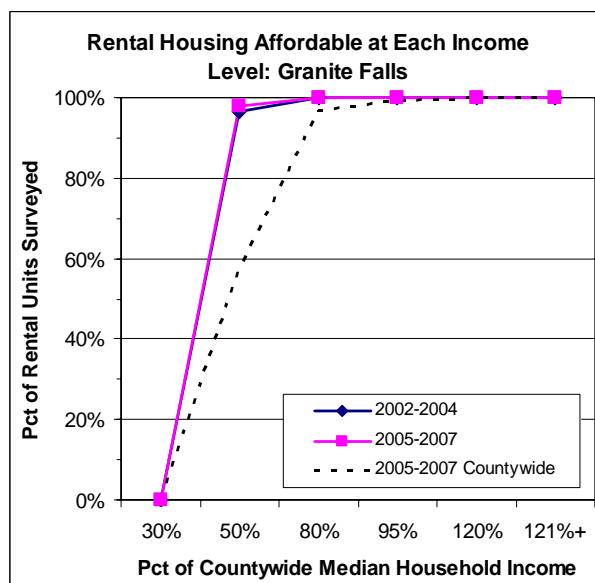
<sup>66</sup> For comparison to other cities, see Chart 3. For comparison to Granite Falls sales before 2002, see the 2002 SCT Housing Evaluation Report, p. 143.

### Rental Housing Affordability

Rental affordability in Granite Falls has changed very little between 2002-2004 and 2005-2007.

Affordability remains above the countywide average.<sup>67</sup>

Chart 48



	Granite Falls 2002-2004	Granite Falls 2005-2007	Countywide 2005-2007
Units Surveyed	30	48	90,839

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

### Assisted Housing

Table 35

	2000	2008 <sup>68</sup>	Change
Assisted Rental Units	30	30	0%
Voucher Users	37	31	-16%
Total Assisted Housing	67	61	-9%

Source: Snohomish Co. OHHCD

<sup>67</sup> For comparison to other cities, see Chart 4. For comparison to Granite Falls rents before 2002, see the 2002 SCT Housing Evaluation Report, p. 143.

<sup>68</sup> Includes units and vouchers gained by annexation.

# Granite Falls Profile

Table 36: 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
Permanent	Senior/Disabled	7	23			30			26	4			
Totals, city of Granite Falls		7	23	0	0	30	0	0	0	26	4	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 Granite Falls declined to submit an updated assessment.*

### Housing Element

City of Granite Falls housing element contains three overriding goals:

- Provide housing choices for current and future residents
- Sustain a constant supply of affordable housing
- Provide for people with special housing needs

To achieve these goals, the city adopted the following policies:

- Encourage an appropriate mix of residential densities
- Retain and rehabilitate existing or older housing stock
- Increase mixed-use and infill development
- Allow for adaptive reuse, conversions of existing structures, accessory dwelling units and manufactured housing
- Locate new housing within the existing sewer service area

### Implementation

With the focus on housing diversity, affordability and provision of housing for individuals with

special needs, Granite Falls combined a few strategies that encourage higher density development and preserve older housing stock. These strategies include:

- Creating small lot zoning districts (6500 sf)
- Offering developers density bonuses
- Encouraging development of low cost housing (or starter housing)
- Preventing subdivisions in the downtown area in order to preserve existing older housing

Further promoting housing choices, the city allows manufactured homes to locate in standard residential zones rather than limiting such housing development to parks.

### Future Housing Issues

The majority of new housing developments over the last few years in Granite Falls were largely affordable in nature, with most housing costing below \$200,000. With more than 200 new housing units built during this time, Granite Falls is turning its attention toward increasing commercial development in order to increase local employment opportunities. The city will continue meeting its housing goals by utilizing its existing strategies, with an added emphasis on mixed-use development in the commercially zoned areas to expand new housing opportunities while growing the city's employment base.