



PLANNING COMMISSION MEETING AGENDA

**March 12, 2024
6:30 PM
Civic Center**

The Granite Falls City Council will hold it's meeting in person. Comments in this meeting are encouraged and may be e-mailed to the city clerk in advance on the meeting or given in person.

	Pages
1. CALL TO ORDER	
2. FLAG SALUTE	
3. ROLL CALL	
4. APPROVAL OF MINUTES	
4.a Approval of February 13, 2024 Minutes	2
5. PUBLIC COMMENTS/RECOGNITION OF VISITORS-NON ACTION ITEMS (Speakers must sign up prior to the meeting. Individual comments will be limited to three minutes. Group comments shall be limited to five minutes).	
6. NEW BUSINESS	5
6.a Draft Housing Element	
6.b Housing Needs Assessment	37
7. CURRENT BUSINESS	
8. REPORTS	
8.a 03/12/2024 Community Development Director Staff Report	46
8.b 03/12/2024 City Clerk Staff Reports	47
9. CORRESPONDENCE	
10. ADJOURN	



PLANNING COMMISSION MEETING

FEBRUARY 13, 2024

7:00 PM

MINUTES

1. CALL TO ORDER

Commissioner Cruger called the Planning Commission meeting to order at 7:00 p.m.

2. FLAG SALUTE

Commissioner Marsh led the Planning Commission, Staff and Audience in the Pledge of Allegiance to the Flag.

3. ROLL CALL

Planning Commission

Commissioner Frederick Cruger – Present
Commissioner Chris Marsh – Present
Commissioner Scott Morrison – Present
Commissioner Jude Anderson - Present

City Staff

Darla Reese, City Clerk
Eric Jensen, Community Dev. Director

4. APPROVAL OF MINUTES

A. Approval of January 9, 2024 Meeting Minutes

Commissioner Marsh moved to approve the meeting minutes. Commissioner Morrison seconded. Motion carried.

5. PUBLIC COMMENTS/RECOGNITION OF VISITORS – NON-ACTION ITEMS

No one was present online to speak during this portion of the meeting, and no written correspondence had been received.

6. NEW BUSINESS:

A. Comprehensive Plan – Draft Housing Element

Asher Schoepflin, Intern

Mr. Schoepflin presented the Housing Needs Assessment. Topics and data covered included:

- Population Characteristics including *Population Count and Forecast, Population by Age Group, Household Types and Unit Count, Household Tenure, Household Income and Cost Burden, and Displacement Risk;*

- General Housing Inventory including *Household Size*;
- Special Housing Inventory including *Subsidized and Public Housing Units*, and *Group Home or Care Facilities*;
- Gap Analysis including *Quantity of Housing Units Available to Various Income Brackets*, and *Projection of Future Housing Demand*; and
- Land Capacity Analysis including *Land Available to Meet Housing Unit Demand*, and *Adequate Provisions to Accommodate Affordable Housing*

B. Discussion regarding Community engagement approach for Racial Disparity Impact analysis

Community Development Director Jensen spoke to the Commissioners regarding determining the preferred City effort to comply with State mandated community engagement process in evaluating racial disparity impacts in the local plans, development regulations and historic residential covenants. This analysis will be enveloped into the Housing Element chapter of the updated Comp Plan periodic update.

7. CURRENT BUSINESS

A. Continued Review/Discussion of Draft Historic Preservation Element Chapter

Planning Commission Suggestions:

- Add in information about our change of government
- Update dots on map (take off house that was demolished)

Community Development Director Jensen asked of the possibility of changing the meeting start time to 6:30 pm.

Commissioner Anderson moved to change the meeting start time to 6:30 pm instead of 7:00 pm. Commissioner Morrison seconded. Motion carried.

8. REPORTS:

A. Staff Reports

Community Development Director Jensen gave the planning commission a brief overview of his CD Staff report memo.

There were no questions of the staff reports.

9. CORRESPONDENCE:

Commissioner Cruger indicated he will be meeting with the city and American Legion tomorrow regarding the legion building.

Commissioner Marsh mentioned hiking groups are working to have Mt. Pilchuck open again in the winter. This includes the possibility of opening a ski resort, etc.

10. ADJOURNMENT:

Commissioner Cruger adjourned the meeting.

2024 Comprehensive Plan Periodic Update

Housing Needs Assessment

Introduction

One of society's most basic needs is shelter. How we, as a society, preserve the **existing** housing stock ~~we have~~ and how we **plan for** ~~plan to accommodate~~ our future housing needs **will** reflect upon the quality of life we enjoy ~~or want to enjoy~~. It is important to consider where we locate new residential areas, for this decision will **determine** ~~drive the determination as to~~ where public infrastructure, **such as** (roads, utilities, parks, and schools,) will be located.

Granite Falls' historic downtown is typical of a small town developed in the late 19th and early 20th centuries, with a grid street network, relatively small lots, and single-family homes mixed with small commercial spaces. Today there is a mix of building ages downtown, but it still features a traditional small-town ~~character~~ **feel** with a strong concentration of homes from the early 20th century. **This small-town feel is something that citizens value about the city, making preserving this feel an important goal.** The City's outer edges predominantly feature homes constructed in the last ~~50~~ 40 years, including many built in the past decade, reflecting the City's considerable growth during this period. Eighty-three percent (83%) of all housing units were built after 1970. Among older homes, the largest portion was built before 1939, with 11% of all units.

This Element provides an inventory and analysis of the existing housing stock, assesses the needs of the community, and puts forth a strategy to implement Granite Falls' housing goals. It is also intended to provide City officials and the general public with the information necessary to guide housing growth in the direction that best addresses the desires of not only Granite Falls existing and anticipated residents, but those with special housing needs as well.

This Element is intended to be consistent with Countywide Planning Policies.

Population Projections

~~A complete analysis and discussion of projected population growth for Granite Falls to the year 2035 is presented elsewhere in this Comprehensive Plan. It is expected that the Granite Falls area will achieve a population level allocation target of approximately 7,842 as presented in Table H-1 by the year 2035.~~

Table H-1
City of Granite Falls and Environs

Alternative Population Scenarios: 2011 to 2035

Annual % Change	2011	2025	2035
3.3	3,370	4,259	7,843

Source: Snohomish County Tomorrow 2035 Population Targets

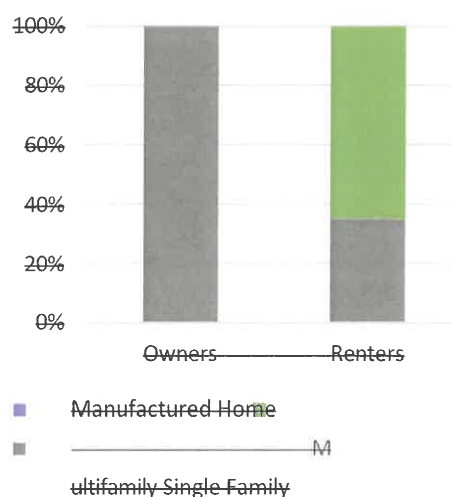
Therefore, the incremental increase in population for which housing will have to be provided over the next 20 years is expected to be approximately 4,500.

Housing Characteristics

Inventory by Housing Type

Overall, 76% of the City's housing units are detached single family homes. Multifamily housing is split relatively evenly between units in buildings with less than ten units and more than ten units. Figure H-1 shows the distribution of renter and owner households among different types of households according to the U.S. Census Bureau 2008-2012 American Community Survey (ACS). It should be noted that ACS data is based on a sample survey, so there is a margin of error to consider. For example, while there weren't any mobile home renters in that sample, someone could have put their mobile home up for rent after the sample was taken. The City's multi-family units are almost exclusively occupied by renters, whereas mobile homes appear to provide a viable alternative for affordable home ownership.

Figure H-11
Dwelling Type by Housing Tenure, City of Granite Falls



Source: US Census Bureau; American Community Survey 2008-2012

Based on the City of Granite Falls 2014 Land Use Survey, Granite Falls has approximately 40 ~~96~~ mobile homes or almost 3 ~~5~~ percent of Granite Falls' housing stock. It may reasonably be expected that mobile homes will constitute at least 3 to 5 ~~4 to 8~~ percent of the City's housing stock for the next 20 years.

Between 2001 and the 2014, housing in Granite Falls grew as follows:

**Table H-2 Granite Falls Washington-
Additional Housing Units
2001-2014**

Unit Type	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Single-Family	65	32	56	38	19	7	49	34	3	1	7	1		1	313
Duplex			6	4				6	6				6		28
Multi	6	53						13							72
Mobile Homes								1	8						9
Totals	71	85	62	42	19	7	49	54	17	1	7	1	6	1	422

Average Household Size Recent Housing Trends

Nationwide, there is a long-established trend of declining household sizes. In the 1950s and early 1960s, the typical American family was comprised of three to four persons. Over the last 25 ~~35~~ years, this number has been steadily shrinking to the point where, nationally, it now stands at about 2.5 ~~2.6~~ persons per dwelling unit. Closer to home, the same declining pattern can be seen in Snohomish County and, to a lesser extent, the City of Granite Falls. In 1990, the County's average household size was calculated by the U.S. Census to be 2.57 persons. By 2000, this figure had dropped to 2.46 persons. The average household size in Granite Falls was 2.9 persons. It has declined to approximately 2.62 ~~2.6~~ persons, according to the 2012 ACS estimate ~~2020 ACS estimate~~. There are a number of reasons to explain the general decline in household size. Factors such as smaller family sizes and an economic landscape that makes it harder to support children have helped contribute to this decline. It is important for Granite Falls to be aware of this downward trend in looking at future population growth, for it will as it could mean that more housing will be needed to accommodate a given number of people. Increasing housing density could also be needed to accommodate the growing population

As is to be expected, the number of persons living in single-family homes is, on average, greater than that residing in apartments. According to the 2011 ~~2021~~ U.S. Census Bureau American Community Survey, there were, on average, 2.70 ~~2.65~~ persons per single-family home and 2.14 ~~2.3~~ persons per apartment unit. For mobile homes, it is expected that the 2.18 ~~2.02~~ persons per household rate will remain relatively constant over the next 20-year period. Tables H-3 presents the total number of dwelling units that will have to be built over the next 20 years and estimated future household size.

One of the most important housing related events occurred in 2008, when the housing market, along
City of Granite Falls Comprehensive Plan HO-3

with the rest of the US economy, crashed. A combination of ballooning housing prices and mass amounts of people defaulting on their mortgages caused the housing bubble to burst and for the market to crash. This has had a huge impact on the housing market, with some of the effects of the effects of the crash still being felt today. Many people are still recovering financially from the housing and stock market crash.

An emerging trend in the housing market is a new rise in housing prices. According to the Census Bureau, the national average house price is around \$500,000, which is nearly double the prices of houses during the 2008 crash. This is in large part due to lack of supply, as well as inflation in the economy since 2008. Homelessness is also at an all-time high nationally, with many people being unable to afford homes and continuing to not have any available within their price range. Increasing supply of housing that is affordable to a wide range of income levels is crucial.

Table H-3 Granite Falls, Washington
Projected Dwelling Units & Future Household Size: 2020-2044

Year	Population	Average Persons per Household	Number of Households	Increase Over Previous Period
2020	4,450	2.87	1,594	----
2028	5,900	2.76	2,138	1,450
2044	6,885	2.68	2,412	985

Source: Snohomish County Tomorrow Planning Advisory Committee Housing Characteristics and Needs in Snohomish County Report, August, 2023

The preceding table shows that there will be a need to build about ~~1,870~~ 987 additional housing units within the City by the year ~~2035~~ 2044. Appendix B - Table 5 of the Countywide Planning Policies for Snohomish County establishes a housing target of ~~1,831~~ 2,412 additional housing units for the City by the year ~~2035~~ 2044. The ~~2035~~ 2044 housing target for the entire Granite Falls UGA (City and unincorporated area within the UGA) is ~~2,104~~ 1,074 additional housing units.

Household and Housing Unit Sizes

~~Table H-4, below, shows the percentage of households by size and the percentage of housing units by number of bedrooms in the City. While over half of Granite Falls' households consist of one or two individuals, less than 40% of its housing units have two bedrooms or less. This is typical of housing that is predominantly composed of single family homes, which are traditionally larger than multifamily units.~~

Table H-4

Distribution of Household and Housing Unit Sizes

Household Size		Housing Unit Size	
1	26.3%	0 Bed	4%
2	33.2%	1 Bed	8%
3	15.8%	2 Bed	19%
4+	24.7%	3 Bed	39%
		4 Bed	21%
		5+ Bed	9%

Source: American Community Survey, 2008—2012~~2016-2020~~.

Age of Housing

Table H-5 indicates the age of Granite Falls' housing stock in ~~2000~~ 2023, according to the U.S. Census. Slightly more than 30 percent of the City's dwelling units were built between ~~1980 1990~~ and ~~1990 2000~~.

As construction activity has obviously continued since ~~1990 2000~~, this means that more than two-thirds of the housing in Granite Falls is less than ~~25 35~~ years old. ~~Since the 2008 housing market crash, the production of housing has decreased significantly. Despite this, there has been a steady production of houses within the City. The implications of this fact are that the~~ The quality of housing is ~~bound to be~~ relatively high, as these units have been built in accordance with up-to-date building codes, and that the value of these homes is relatively high, considering their age and quality. ~~This situation also means that, while rehabilitation activities will be important, they will not be as critical as in communities with higher percentages of older housing. The high number of new houses indicates that rehabilitation efforts can be more focused on older houses and neighborhoods, without as much concern needed for the newly built houses.~~

A major impact on the housing market in Granite Falls is the current building moratorium. There is a halt to new residential development while the City builds a new Wastewater Treatment Plant. Since 2020, only existing single-family and duplex lots are allowed to be developed to minimize impacts on the existing sewer system. This will see an impact to the production of higher capacity housing during the duration of the moratorium.

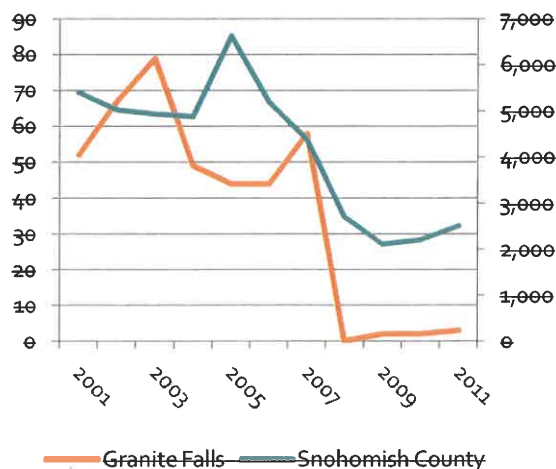
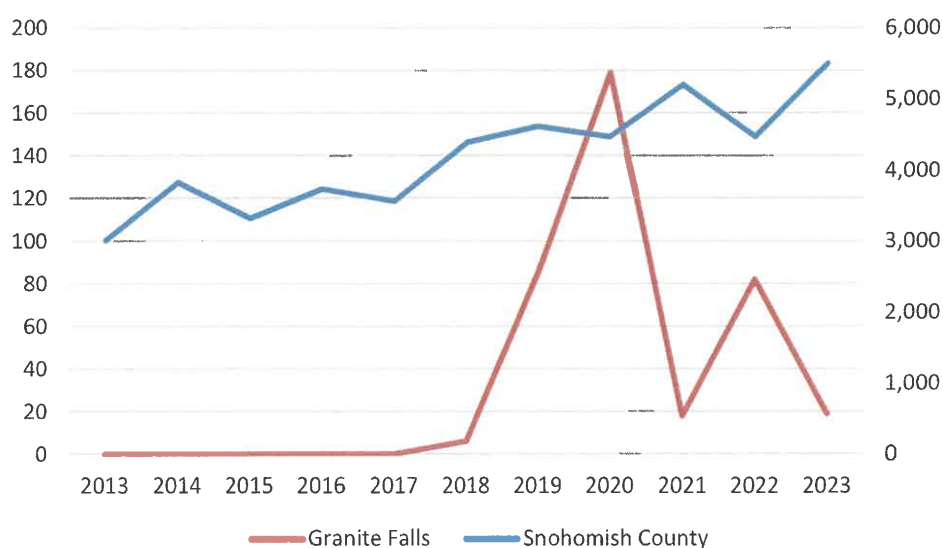
Table H-5
Granite Falls, Washington
Age of Housing: 2023

Year Housing Built	Number of Units	% of Total
2014 or later	77	4.6
2010 to 2013	63	3.7
2000 to 2009	433	25.6
1990 to 1999	579	34.2
1980 to 1989	90	5.3
1970 to 1979	171	10.1
1960 to 1969	89	5.3
1950 to 1959	0	0
1940 to 1949	0	0
1939 or earlier	190	11.2
TOTALS	1,692	100.0

Source: U.S. Census of Population and Housing Bureau American Community Survey ~~2011~~ 2016-2020.

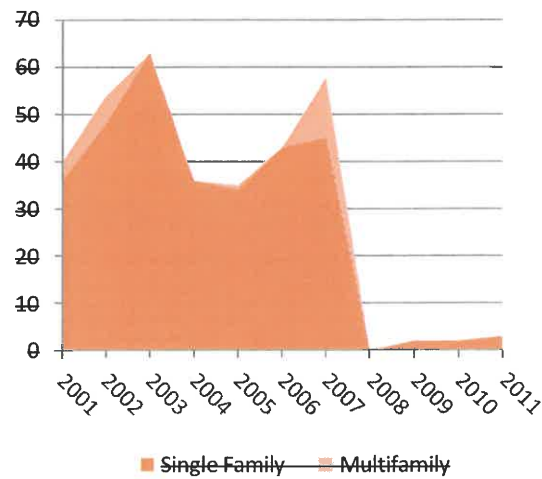
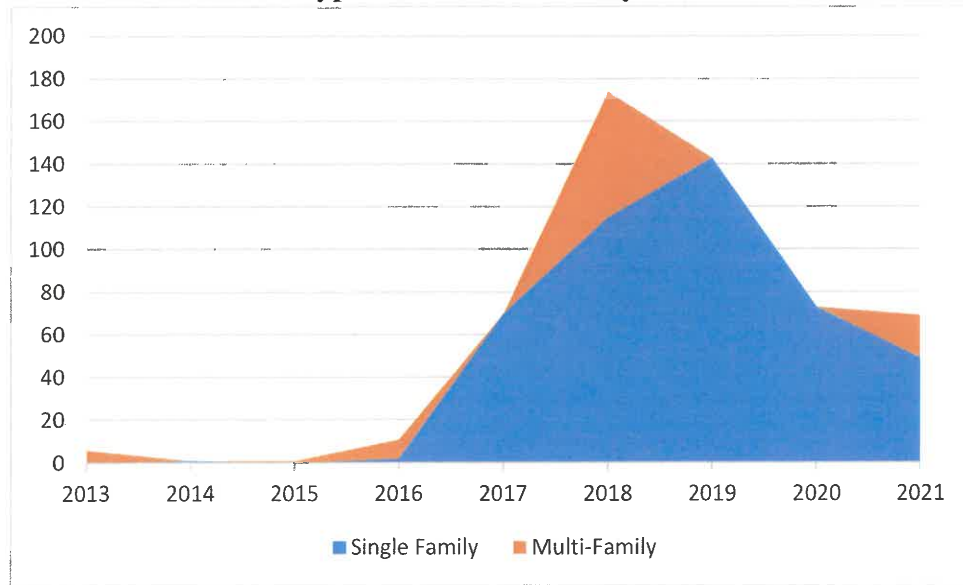
Figures H-2 and H-3 provide information on new construction in the City in recent years. Figure H-2 shows the total number of net new residential units per year from 2001 to 2011 for both the City and County, with the City on the left axis and the County on the right. Figure H-3 shows the share of the City's new units composed of single- and multi-family units. As shown, new residential development in the City was hit much harder by the recession than the overall trend in the County. This is also reflected in home sale data, discussed later.

Figure H-2 1
Net New Residential Units for City and County



Source: Puget Sound Regional Government Council.

Figure H-3 2
New Permit Types over Time for City of Granite Falls



Source: Puget Sound Regional Government Council.

Quality of Existing Housing

~~One of the statistical measures of quality of Granite Falls' housing stock is developed by the U.S. Census. The U.S. Census has developed multiple different measures to determine the quality of Granite Fall' housing stock.~~ Measures such as the lack of complete bathroom facilities, kitchens, ~~access to internet,~~ or heating equipment, ~~or the lack of a potable water system or means of disposing of sewage~~ are all indicators of substandard housing conditions.

Measured according to the above criteria, the quality of housing in the City is high. Most all of the homes have complete plumbing facilities, and less than one percent did not have full kitchens. All of the dwelling units have some form of home heating, ~~as well as an adequate potable water source and means of sewage disposal.~~ ~~Almost all houses get their heat from utility gas or electricity. The rest are from tank gas. Less than 1 percent of houses don't have telephone or internet access.~~

~~Overcrowding is also an indicator of substandard housing. According to the U.S. Bureau of Census, a substandard condition exists if there are more than 1.01 persons per room living in a dwelling unit. In making these computations, it must be understood that a "room" is a living room, dining room, kitchen, bedroom, finished recreation room, or enclosed porch suitable for year-round use. Excluded are bathrooms, open porches, balconies, halls, and utility rooms. The U.S. Census 2006-2010 American Community Survey shows that only 3 dwelling units, or 2.6 percent of the occupied homes, in Granite Falls were considered to be overcrowded. This figure is lower than the county average of 4.6 percent.~~

Housing Affordability

Introduction

Across the state of Washington, housing affordability continues to be a serious problem. Under the Growth Management Act, local governments are asked to analyze the impacts of policies and regulations of the Comprehensive Plan on the development of various types of housing, at various densities, and across a range of costs. This analysis takes into account the current and projected housing needs of Granite Falls' residents. The outcome of this process is policies that will provide opportunities for the development of the types and amounts of housing expected to be needed over the next 20 years.

For the purposes of the following analysis, Granite Falls' housing stock is divided into owner occupied dwelling units (home ownership), market rate rental units (both single- and multi-family), and subsidized rental units defined as follows:

- Owner occupied dwelling units include freestanding single-family homes, ~~common wall single-family homes (townhomes),~~ **duplexes, triplexes,** manufactured homes, and condominiums.

- Market rate rental units are simply the stock of all housing units available for rent in the open market. These are units that are privately owned and whose rents are determined by market supply and demand pressures. A market rate rental unit can also be a subsidized rental unit, as is the case with the Federal Section 8 Housing Choice Voucher (HCV) Program. Section 8 vouchers can be used to rent any unit, as detailed below.
- Subsidized rental units are targeted toward households with the lowest incomes, typically less than 30% Area Median Income (AMI). Populations targeted for subsidized rental units often include the disabled, elderly, and other populations living on fixed incomes with special needs. A subsidized property is one that receives funding, perhaps rental assistance or an operating subsidy, to ensure that its residents pay rents that are affordable for their income level. Some properties only apply their subsidy to select units. It is also common for subsidized units to be restricted to certain groups like families, the elderly, or homeless.

Owner Occupied Dwelling Units

Between ~~2008 and 2012~~ **2016 and 2020**, ~~58%~~ **69%** of single-family homes sold in Granite Falls were ~~3~~ **three** bedrooms in size. This includes freestanding single-family homes, common wall single family homes (townhouses), manufactured homes, and condominiums. ~~Fifteen percent (15%)~~ **Twenty-one percent (21%)** of homes sold were four bedrooms in size, meaning that three and four bedroom homes together represented ~~73%~~ **90%** of sales. ~~Twenty-one percent (21%)~~ **Thirty percent (30%)** were two bedrooms ~~and~~ **or** less. Homes listed as having zero bedrooms, ~~10%~~ **3.7%** of total sales, were frequently manufactured homes.

In ~~2012~~ **2023**, the median sale price for a single-family home in Granite Falls was ~~\$140,000~~ **\$540,000**. Assuming a 20% down payment and using average rates of interest (~~8.3% for 30 year fixed rate~~), property taxes, and insurance as determined by the Federal Housing Funding Board, the monthly payment for this home would be ~~\$674~~ **\$4,076**. For a family to afford this payment without being cost burdened, they would require an annual income of at least ~~\$27,354~~ **\$163,040** in ~~2013~~ **2023** dollars, well ~~below City median income, Snohomish County median income, and the Seattle-Bellevue HMFA (HUD Metro Fair Market Rent) median income~~ **above City median income of \$97,682**. ~~This is considered very low income for a three or four person household, and extremely low income for a five person household. This fact emphasized the need for more affordable housing to meet the needs of people in all income brackets in Granite Falls. As it currently stands, a single-family house is out of the price range of affordability of people with extremely low, very low-, low-, and moderate-income levels.~~

Appendix H-1 (~~need to update~~) provides high level statistics on sales of single-family homes from 2008 - 2012 as well as the minimum income necessary to afford the median sale home by year. As shown, the minimum income to afford a median home in the City dropped from \$60,938 in 2008 to \$27,354 in 2012, with an even bigger percentage drop in the total number of sales. Combined with data on new housing units referenced at the beginning of the section, it suggests

that the recession had a particularly dramatic effect on the City’s home sale market, and may have a longer recovery than other areas.

Table H-6, below, displays the percentage of 2012 sales of homes of different sizes that are affordable to each income level. “Not affordable” means that the minimum income required is higher than the middle income upper cutoff. All of the percentages specify the portion of homes of that size that someone in the particular income group could afford, adjusting for household size.

Table H-6
Affordable Home Sales by Size, 2012

Bedrooms	Extremely Low	Very Low	Low	Moderate	Middle	Not Affordable	Total Sales
0	67%	100%	100%	100%	100%	0%	3
1	100%	100%	100%	100%	100%	0%	2
2	67%	100%	100%	100%	100%	0%	6
3	42%	87%	100%	100%	100%	0%	38
4	17%	50%	100%	100%	100%	0%	6

Source: Snohomish County Assessor.

The “affordability gap” describes situations where there are more households at a given income level than there are housing options affordable to those households. Figure H-4 displays the percentage of households in Granite Falls at each income level as well as the percentage of all home sales in 2012 that each income level could afford.

Figure H-4
2012 Home Sale Affordability Gap

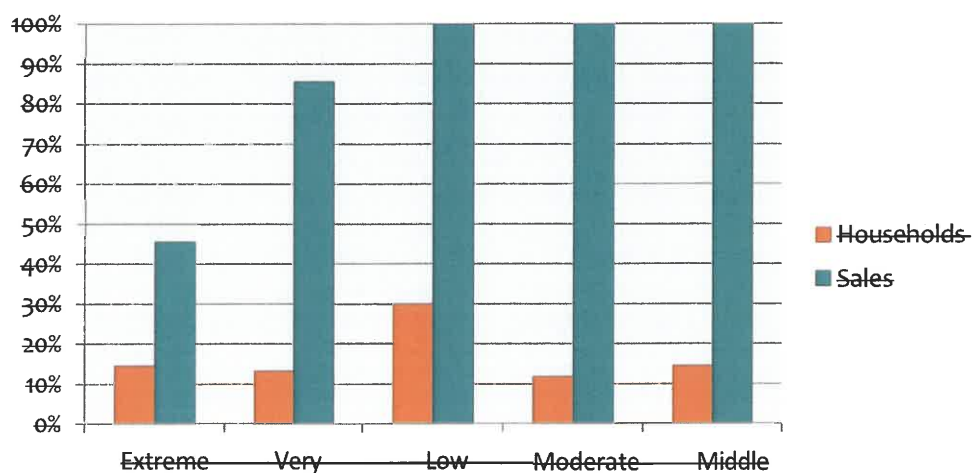
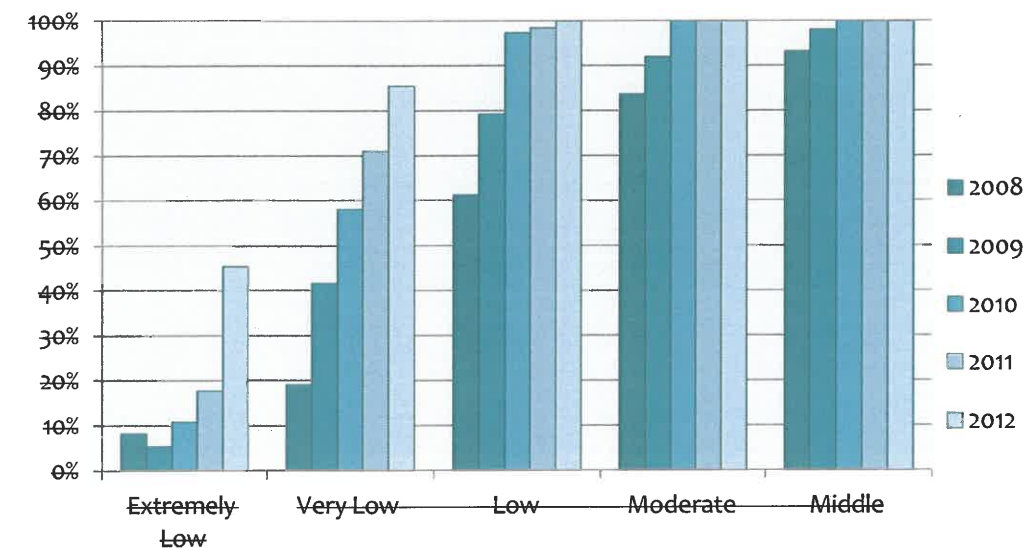


Figure H-5 shows how the estimated percentage of home sales affordable to each income level changed from 2008 to 2012, tracing the trajectory of the recession. As shown, affordability by this estimate was theoretically not a challenge for households earning at least 80% AMI during this time—those moderate income and higher. At the same time, this estimate only holds for households seeking a home that suits their household size when homes in Granite Falls tend to be larger than households.

Figure H-5
Home Sale Affordability, 2008-2012



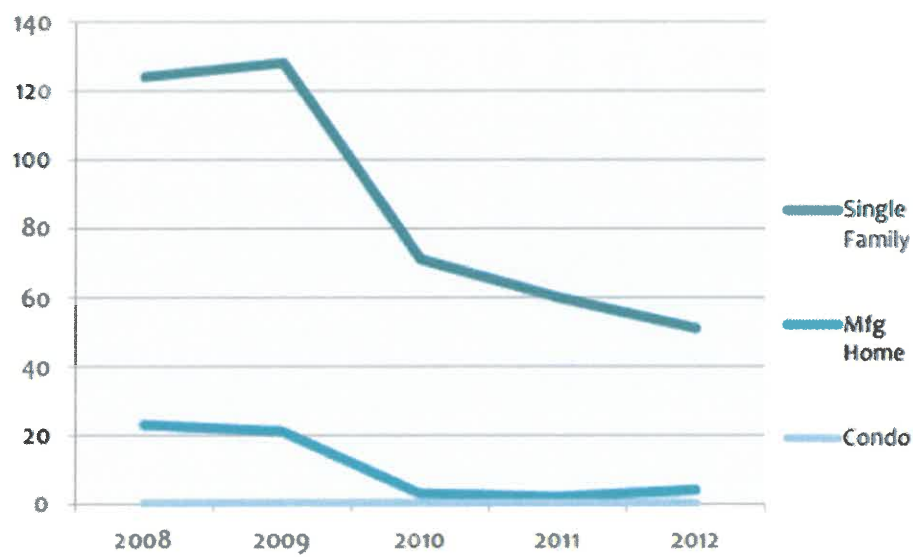
Source: Snohomish County Assessor.

~~While these measures consider the ongoing affordability of home ownership, there are other~~
~~There are many~~ important factors ~~related to affordability of homeownership that are~~ not easily measured. While a 20% down payment is assumed in calculating the monthly debt service, the question of whether or not a household can obtain the funds necessary for a down payment is another important question. This also assumes that a very low income household could be approved for a mortgage. Due to ongoing repair and maintenance costs, home ownership may not be the best choice for many lower income households. For all these reasons, home ownership is generally targeted for households earning at least 80% AMI.

~~Further, many of the most affordable sales were likely only so affordable because they were foreclosed homes sold by banks. For example, there is a 4 bedroom home in Granite Falls that Fannie Mae sold for \$119,900 in 2012. At that price, a household with a minimum income of \$23,427 could afford the monthly debt service of around \$577. This same home sold for \$211,340 in 2005, well out of reach to the household with the minimum income necessary to afford it in 2012. While low priced foreclosed homes can put home ownership within reach for more households, this is accomplished at the expense of previously displaced homeowners. Additionally, these sales contribute to ongoing uncertainty about market home values. Low-income home buyers could also become cost burdened by higher property taxes on these “bargain” homes.~~

~~Figure H-6, below, shows how sales have been divided between single family homes, condominiums, and manufactured homes over time. Table H-7 shows how many sales of each type were affordable to each income level in 2012. As shown, there were no condominiums sold during this period in the City.~~

Figure H-6
Home Sales by Type, 2008-2012



Source: Snohomish County Assessor.

Table H-7
Affordable Home Sales by Type, 2012

	Single Family	Mobile Home	Condo
Extremely Low	1	1	0
Very Low	3	1	0
Low	5	3	0
Moderate	1	0	0
Middle	12	0	0
Not Affordable- Over 120% AMI	356	8	0
Median Sale Price	\$140,000- \$620,000	\$108,450- \$410,000	n/a

Source: Snohomish County Assessor.

Missing Middle Housing. With the housing market reaching all-time highs and with limited stock of single-family housing, missing middle housing provides an alternative that can allow Granite Falls to retain its small-town character while providing more housing options for people of different income levels and household sizes. Unlike large apartment complexes, missing middle housing provides an alternative, affordable housing option that fits seamlessly into detached single-family neighborhoods. Duplexes, triplexes, cottage courts, and live-work properties maintain a small profile that isn't intrusive or visually damaging to a neighborhood. Housing supply and affordability could increase without jeopardizing existing communities.

Shared Rental Housing. A popular market rate affordable housing option is to split housing costs with roommates. These arrangements include renting a room, suite, or accessory dwelling unit (ADU) from a homeowner living on site. While few of the listings posted provided an address to verify their location in the planning area, shared rooms advertised as being located in Granite Falls generally ranged in monthly rent from \$450 to \$650, including utilities.

Rents in this range are easily within reach for very low income single individuals, and possibly even extremely low income couples. Individuals seeking roommates are able to discriminate in who they choose to share their housing, however, and often stipulate a preferred gender or bar couples from sharing a room. It may be difficult for families with children and households with disabilities or other special needs to find a suitable shared housing situation. In these cases, a household's ability to find shared housing will likely depend on whether or not they have local connections to help them find understanding roommates without depending on strangers.

Market Rate Rental Units

There are an estimated 44 multifamily complexes in Granite Falls, ranging in size from 2 ~~two~~ to 20 ~~twenty~~ units providing an estimated total of 194 ~~486~~ dwelling units. According to the U.S. Census

Bureau American Community Survey (ACS), there are an estimated total of 443 ~~611~~ renter-occupied housing units, indicating that there are around 249 ~~125~~ rental units outside of multifamily complexes. This is primarily composed of single family homes, but there is also one 20-space ~~manufactured home park located in the City where units are rented.~~

Table H-8 - Average Rent and Affordability by Size

	Median Rent (With Utilities)	Minimum Hourly Wage	Minimum Annual Wage	Hours/Week at Minimum Wage	Range
Studio	\$793	\$15.25	\$31,720	45	\$665–\$762
2 Bedroom	\$1,305	\$25.10	\$52,200	73	\$625–\$1,403
3 Bedroom	\$2,031	\$39.06	\$81,240	114	\$1,048– \$1,549
4+ Bedroom	\$2,507	\$48.21	\$100,280	141	\$1,584– \$1,784

Source: Dupre & Scott, 2014; HASCO, 2023 2013; National Low Income Housing Coalition, 2014.

To provide an idea of what a household looking for a home today could expect to pay in rent and utilities for a new home in Granite Falls, rent data was obtained from Dupre and Scott, an apartment market research company, and the Housing Authority of Snohomish County (HASCO) tenant information. This data, which includes both multifamily and single family rental units, is summarized in Table H-8. In addition to the average rent by bedroom size in the sample, the minimum full time hourly wage to afford each average rent, along with that wage translated into annual terms, and the number of hours someone would have to work per week earning minimum wage to afford the unit. As shown, the average one bedroom apartment is affordable to very low-income one or two-person households. Adjusting for household size, the minimum income required rises to low, or between 50 and 80% AMI, for 3 ~~three~~ bedroom and larger units. However, while households with one or two individuals comprise 60% of all households in the City, only 34% of housing units have one or two bedrooms according to the US Census Bureau; American Community Survey, 2008-2012.

The difference in minimum required income by size between single- and multi-family units is shown in Table H-9, below. Again, larger and single family homes are generally more expensive to rent, despite the fact that the demand for smaller units should be higher than the current supply. This mismatch could be explained by a general preference for larger homes, or that the stock of smaller units does not suit the needs of smaller local households.

Table H-9 - Average Rent by Size, Single and Multi-family

Bedrooms	Multi-family Median Rent	Minimum Income	Single Family Average Rent	Minimum Income
Studio	\$576	Extremely Low	No Data	n/a
2	\$1,045	Very Low	\$1,045	Very Low

3	\$1,739	Low	\$1,739	Low
4+	\$2,184	Moderate	\$2,184	Moderate

Source: *Dupre & Scott, 2014; HASCO, 2023* 2013.

In addition to households living in homes larger than necessary, there will also be households who could afford to live in more expensive homes. Due to this range of personal preferences, even if there is a unit for every low income household that is affordable to them in the open market, a portion of these low income households may not find available affordable units.

Subsidized Housing Units

The subsidized housing in Granite Falls is supported by two federal funded programs: Section 8 Housing Choice Vouchers (HCVs) and United States Department of Agriculture (USDA) rental assistance. There are 43 Section 8 HCVs in use in Granite Falls, and the USDA rental assistance program supports 30 units of housing for low income seniors and disabled individuals located in two separate apartment complexes. The 43 HCVs are administered by the Housing Authority of Snohomish County (HASCO). The City's stock of subsidized units is summarized by unit size and income level served in Table H-10.

Table H-10 – Assisted Unit Summary

Assisted Units by Number of Bedrooms		Assisted Units by Income Level Served	
1 Bedroom	25	Extremely Low	6
2 Bedrooms	4	Very Low	13
3 Bedrooms	0	Low	10
4 Bedrooms	0	Moderate	0

Source: *HASCO.*

~~Of the 36 vouchers, 27 support extremely low income households. Seven vouchers go to very low income households, and two to low income households. The size of the voucher holders' units is varied, with 11 one bedrooms, 12 two bedrooms, 10 three bedrooms, and three with four or more bedrooms. Several of the vouchers are from pools reserved for individuals with disabilities and veterans.~~

~~A local apartment complex owned and operated by a national nonprofit affordable housing provider provides ten units of housing to low income seniors and disabled individuals. Ongoing funding for rental assistance is provided by the United States Department of Agriculture's rural rental assistance program, which means that all residents pay 30% of their monthly income in rent.~~

~~The units in another local apartment complex owned and operated by a private owner are for seniors and disabled individuals. The property has 18 one-bedroom and two two-bedroom units, with three of these units featuring project-based rental assistance through the USDA rental assistance program. Households must make less than 50% AMI to be eligible for the project-based subsidy units, with a preference for households making even less.~~

Affordable Housing: Definition and Its Application to Granite Falls

Affordability, when it is applied to spending money on shelter, is the amount of money that can be spent on housing. The U.S. Census defines "affordable" as spending no more than 30 percent of gross income on housing. For example, if a family has a total gross annual income of \$24,000 ~~\$66,000~~, it is ~~bringing~~ ~~brings~~ in ~~\$2,000~~ ~~\$5,500~~ per month. That family should be spending no more than ~~\$600~~ ~~\$1,650~~ a month for shelter, including utility costs (~~\$2,000~~ ~~\$5,500~~ x 30% = ~~\$600~~ ~~\$1,650~~). In Granite Falls, as is the case elsewhere, those families that must be targeted for affordable housing are those that fall in the extremely low, very low, low and moderate income categories based on the community's average medium income (AMI), ~~as well as at risk communities based on race and ethnicity~~. The ~~2012~~ ~~2020~~ U.S. Census Bureau American Community Survey established that the median income level for Granite Falls was ~~\$65,389~~ ~~\$74,402~~.

- **Extremely Low** – According to the U.S. Census Bureau, Extremely Low Income families are those with a household income between 0 and 30% of the City's average medium income. Therefore, all families whose gross incomes were lower than ~~\$19,615~~ ~~\$22,320~~ in ~~2012~~ ~~2020~~ were included in the extremely low income category.
- **Very Low Income** - The U.S. Census defines Very Low Income families as those with household income levels between 31 and 50 percent of the City's median income. Therefore, all of those families whose gross incomes were between ~~\$19,615~~ ~~\$22,320~~ and ~~\$32,695~~ ~~\$37,201~~ in ~~2012~~ ~~2020~~ were in the Very Low Income category.
- **Low Income** - Low Income families are defined by the U.S. Census whose household income

levels fall between 51 and 80 percent of the City's median income. For Granite Falls, this means that those families whose gross incomes were between \$32,695 \$37,201 and \$52,311 \$59,522 were ranked in the Low Income category.

- Moderate Income - The Census definition for Moderate Income families is those whose household income levels are between 81 and 95 percent of the City's median income. This means that those families whose gross annual incomes were between \$52,311 \$59,522 and \$62,120 \$70,682 are classified as Moderate Income.

Extremely Low, Very Low, Low, and Moderate Income Families in Granite Falls

As the above parameters are applied to Granite Falls, an estimated 881 839 families fell into the extremely low, very low, low, and moderate income levels as of the 2012 U.S. Census Bureau American Community Survey 2021 U.S. Census Bureau American Community Survey. The number of households in each of these categories¹ is as follows:

- 184 426 households, or 14% 25% of Granite Falls' total, are considered to be extremely low income earning less than 30% of area median income (AMI);
- 167 18 households, or 13% 1.3%, are considered very low income, earning between 30% and 50% of AMI;
- 381 247 households, or 30% 14.5%, are considered low income, earning between 50 and 80% of AMI; and
- 149 148 households, or 12% 8.7%, are considered moderate income, earning between 80 and 90% 95% of AMI.

1. The percentages are based on HUD's regional AMI of \$88,000 so the upper limits of each category do not match those mentioned in the previous section.

It is worth noting that these percentages are not adjusted for household size due to data constants. A household consisting of two adults with an income level equal to another household consisting of two adults and three children would both be placed at the same percentage of AMI, even though the larger family would likely be more constrained financially.

Special Housing Programs and Requirements

Elderly Oriented Group Homes

There are a number of different types of housing for the elderly population who are looking to live in a group setting, which have emerged over the past 15 to 20 years to serve the elderly population in a group setting. The two major types are generally divided into life-care communities continuing care retirement communities (CCRC) and Adult Congregate Living Facilities (ACLFs) independent living apartments. Life-care communities CCRCs are generally larger scale developments with a minimum of 150 units and a typical density range of 10 to 15 units per acre and offer independent

living, assisted living, nursing home facilities in one place. CCRCS offer the elderly an opportunity to age in place. They offer guaranteed health care, ~~as well as other services~~ and many other different kinds of services. They are costly to develop and, due to their expensive entry fees (averaging \$20,000 to \$200,000) plus monthly payments, these communities are geared toward affluent elderly people.

The other form of service-oriented housing for the elderly is the ~~ACLF, also known as elderly group care housing~~ independent living apartments. This version of senior adult congregate living is ~~normally a smaller scale development than life care~~ can range from large in scale to relatively small and generally does not have medical facilities on the premises. ~~It often includes units without kitchens for individuals requiring help in dressing, bathing, and eating.~~ These types of group homes are targeted towards more independent people and is less intrusive than other types of group homes. Such facilities typically are comprised of one-bedroom units and are targeted toward middle-income elderly people. Recent trends in this type of housing include double-sized, one-bedroom units for couples, as well as some double-sized, two-bedroom units. Areas within the facility are designated for different congregate or common functions such as meeting rooms, dining areas, library, etc.

The following locational criteria are recommended when developing these elderly congregate housing types in existing or designated residential areas:

- They should be located in areas that are or are proposed to be residential in character and within close proximity (15-minute driving or response time) to hospitals, emergency medical units, neighborhood shopping, banks, restaurants, and other essential commercial services. Additionally, they should be within reasonable proximity to local cultural, recreational, educational, and entertainment facilities. ~~Also, such housing should be located where residents can easily be served by specialized demand-oriented transportation services such as "Dial-A-Ride" programs.~~
- The intensity of the development should be compatible with that of the general area in which it is located.
- Congregate living facilities may be located in predominantly commercial areas if the adjacent uses are compatible, sufficient buffers are provided, and pedestrian networks are in place.
- Additional yard requirements and special buffering provisions should be included in the zoning code whenever these facilities are located adjacent to single-family housing areas.

Specialized Congregate Living Facilities/Group Homes

Group living facilities are being used increasingly frequently in the US. These facilities can be used in several ways by many different kinds of people. They can be used for the physically or developmentally disabled, as well as by those who have previous experiences with housing insecurity and homelessness. The need for group living facilities can often be more difficult to predict than elderly housing, making demand uncertain. However, the State of Washington requires cities to accommodate four different kinds of living facilities: permanent supportive housing, transitional housing, emergency shelters, and

emergency housing. These four housing types cannot be prohibited in any residential zone in the city. The other types of congregate and group housing facilities will have different zoning conditions dictating where they are allowed in the city. Special zoning considerations should be made to help accommodate them.

~~Two other categories of group housing are those for the physically and developmentally disabled and halfway houses. The need for these types of facilities is more difficult to forecast than that for elderly housing. However, provisions for these types of housing arrangements should be discussed in this Housing Element and provisions made in the zoning code to accommodate them.~~

A. Group Homes for the Developmentally and Physically Disabled

This is a broad category that includes housing for the physically handicapped as well as for those with mental disabilities. The principal difference between this classification and elderly housing is one of scale. Group homes for the disabled generally house fewer residents than facilities for the elderly. They also tend to occupy existing vacant homes rather than new, purpose-built structures. The locational criteria and siting provisions for these types of group homes are similar to those for elderly congregate facilities. Group homes for the developmentally and physically disabled should be allowed in areas that permit higher density single-family homes and/or multi-family housing.

B. Halfway Houses

This is generally the most controversial type of facility and requires the most carefully considered siting criteria. The group housing facilities in this category include approved homes for juvenile offenders, halfway houses to be used in the rehabilitation process for adult offenders in lieu of institutional sentencing, facilities providing residential care for persons leaving mental institutions, and rehabilitation centers for alcohol and drug users. These facilities would not be appropriate in single-family residential areas. The most compatible surroundings would be multi-family and commercial areas. Careful attention must be given in the zoning code to provisions for yards, buffering, and security needs for these facilities.

C. ~~Emergency Group Home Facilities~~

~~There are several group home types that have come into being in response to changing societal demands. These include facilities for abused and battered wives and children and homes for individuals with eating disorders. These groups come close to sharing the same characteristics of those occupying halfway houses. Therefore, the same siting criteria for halfway houses should be used for these types of housing.~~

D. Permanent Supportive Housing

This type of housing is a permanent living option for people who have previously struggled with housing insecurity and homelessness. These facilities offer multiple housing units and have a screening process and background check for residents. The units provide on- or off-site access to healthcare, treatment, and employment services. There is no limit to the duration of stay for residents. Under new State law, these facilities are legal in any zones that allow for residential dwelling units. The City has made changes to the municipal code to allow for permanent supportive housing and created guidelines for the facilities. These guidelines include land use requirements for the facility, minimum performance requirements, and the guidelines for the application for a permit for permanent supportive housing or transitional housing facility.

E. Transitional Housing

This housing type is more of a temporary option for persons who have previously experienced homelessness. Similar to permanent supportive housing, the facility provides access to a variety of services, including resources for finding permanent housing. A screening process is required for residents and there are no walk-up units. There is a time limit on the duration of stay for residents, usually 18 to 24 months. These facilities are designed to prepare residents for permanent housing and are often targeted towards homeless youth, veterans, and individuals with disabilities. State law requires that these facilities be legal in any zone that allows for residential dwelling units. Similar to permanent supportive housing, the City has made municipal code changes to accommodate transitional housing facilities and created guidelines for any future facilities.

F. Emergency Shelters

This facility provides homeless individuals with temporary shelter. Shelters vary in function, ranging from daytime warming centers and overnight sleeping areas. Occupants are not usually required to sign a lease or occupancy agreement and are able to have walk-up access. There is usually a low barrier for admittance to these shelters. According to the new State legislature, emergency shelters cannot be prohibited in any zones that allow hotels.

G. Emergency Housing

This kind of housing provides individuals or families experiencing or at risk of experiencing homelessness with temporary housing. The length of the stay is often limited to 60 days. Emergency housing facilities often provide basic health, food, clothing, and hygiene needs. There is not a screening process for people staying at the facilities and there is not usually a lease or agreement signed prior to entry. The State of Washington requires that emergency housing is not prohibited in zones that allow hotels.

Conclusions: Although general provisions **must be** made for the inclusion of group homes in Granite Falls in the future, specific parcels will not be designated. Specific requirements for the various types of group homes will be included in the zoning code that will have to be revised and updated to be in conformance with this Comprehensive Plan. These requirements will cover minimum site areas, off-street parking, yard setbacks, and buffering requirements. One general guideline that is to be noted is that group homes should be dispersed throughout the City to the maximum extent possible. No one area or neighborhood should contain all or most of the group housing in Granite Falls.

Accessory Dwelling Unit —~~Apartments~~

Accessory Dwelling Units (ADU) ~~apartments~~ are ~~independent~~ **self-contained** living units installed in the surplus space of a single-family residence. **Examples of surplus spaces are existing basements, attics, or garages.** This results in two independent households living under one roof. ~~This program is supported by the American Association of Retired Persons.~~ **ADUs are a useful tool to help add affordable housing and more diverse housing options to neighborhoods while blending well into the existing neighborhood.**

~~The general picture of a successful accessory dwelling unit apartment program results in the maintenance of an independent living environment for the elderly while providing companionship for them and offers~~

~~security and assistance to both households.~~

House Bill 1337 was recently passed by the Washington State legislature that changes requirements for cities concerning ADUs. The bill eased requirements on ADUs in urban growth areas, making it easier for property owners to build on their lots. Granite Falls will be required to adopt these rules by the 2029 midway implementation progress report. However, it is important that the City begin to integrate these new rules before this deadline arrives.

ADUs can also help to undo historic economic and racial exclusion within certain neighborhoods and areas of cities. Through increasing affordability in single-family neighborhoods, historically inaccessible areas of cities will open up to a wider range of the population. This can be a stepping-stone to undo racially disparate impacts within housing, while also increasing affordability for all.

There are multiple other benefits to incorporating ADUs into neighborhoods. The smaller, less energy intensive nature of these units can help mitigate the impacts of climate change. By building with architectural consistency to the primary dwelling unit, they don't intrude on the existing aesthetic of neighborhoods and provide people with a housing size that better fits their needs. A major benefit of ADUs is allowing family members, particularly those who are elderly and disabled, an independent living environment, while also providing companionship and easy access to assistance.

The main impacts on the city from these new ADU laws will be within urban growth areas. For new development in urban growth areas, there will be less restrictions on the construction of ADUs for detached single-family houses. Removal of the requirement of owner occupancy, changes in off-street parking requirements, and reduced setback and lot size requirements are just some of the new changes that will need to be made in the future. Despite the easing of requirements for ADUs at a state level, the city will maintain an amount of control over ADUs through regulations in development and construction codes.

In order to expedite the permit application process, the City will provide homeowners wishing to add an ADU to their property with pre-approved ADU designs to choose from. This can make the application, review, and approval process more streamlined and less expensive. A catalogue of pre-approved accessory dwelling unit designs will be available for the public to view, and if they choose, to add to their property.

~~Detached Accessory Dwelling Units~~ (combine with ADU section)

Detached accessory dwelling units, sometimes known as "Granny Flats" or "~~Elder Cottages~~", are ~~another form of ADUs. They are~~ small, permanent housing units placed in the yards of single-family homes. They are designed for long-term living facilities, in most cases, for elderly individuals. ~~and range in size from 400 to 600 square feet.~~ However, they can be an affordable housing option for people of all ages and needs. They can provide a smaller, more manageable living space for individuals, couples, and smaller families. Similar to ADUs, they can be built to architecturally match their primary dwelling unit, making them fit seamlessly into the existing neighborhood. Detached accessory dwelling units are treated similarly as ADUs in the new State laws and follow the same guidelines and standards.

~~Shared Housing Program for the Elderly Senior~~ Housing Stability Program

Another concept that assists the elderly to maintain an independent living environment and housing stability is the ~~one of shared housing~~ Senior Housing Stability Program. This is an innovative living arrangement where two or more unrelated individuals live in the same residence, each having separate bedrooms. This County operated program has the goal of promoting stable and independent housing for senior citizens with behavioral concerns. ~~The major difference between shared housing and other elderly programs is that under this concept, the individuals share common areas.~~ The programs provide intervention and support services to senior citizen residents who are experiencing housing insecurity.

~~Shared housing programs can involve either a government agency or a private non-profit housing corporation. Any senior citizens over the age of 60 with housing instability and behavioral health concerns can be referred. The agency or corporation provides assistance in structuring this communal living environment, and assumes the ultimate responsibility for the arrangement. The County will assist them finding a housing solution.~~

Tenant-Homeowner Match Program

A concept similar to the shared housing program is the tenant-homeowner match program. The principal difference is that in the tenant-homeowner match program, the services to be rendered by the tenant to the elderly homeowner is more formalized than in shared housing. These services are spelled out in an official contract between the parties. Another difference is that in shared housing, the two parties are generally elderly individuals, while the tenant-homeowner match program usually involves either a young single person or a young couple and an elderly homeowner. The tenant, in return for paying a minimum rent to the homeowner, provides such stipulated services as yard work, home maintenance, errand running, house cleaning, etc., free of charge.

Racially Disparate Impacts

Introduction

Throughout the State of Washington, there is a push to undo racially disparate impacts that are caused by and within the housing sector. Recent legislative activity has drawn emphasis onto three topics in the housing sector: racially disparate impacts, displacement, and exclusion. An understanding of these concepts and ways to combat them is important. It is Granite Falls' duty to take action to identify and undo any racially disparate impacts within the city's housing.

Racially disparate impacts occur when policies, rules, and practices result in one or more racial or ethnic groups receiving negative disparate impacts. These are often hard to identify and require a deep analysis of existing policies and patterns to uncover. Patterns of displacement and exclusion are good indicators of racially disparate impacts and can be identified and corrected if proper measures are taken. Displacement occurs when a household is forced to move for reasons that are often beyond their control. Displacement occurs when there are foreclosures, natural disasters, rising cost of rent, or cultural institutions of a community moving somewhere else. Exclusion is another important pattern to consider. Exclusion occurs when certain groups are not allowed access to housing within specific areas in a city. This can be done intentionally or unintentionally but has major impacts on the excluded groups. There are a variety of

methods to identify when these impacts occur and how to undo them.

An assessment of a city's policies and patterns to identify racially disparate impacts is now required in the state of Washington. This assessment should look at factors like displacement, exclusion, and others as sources of racially disparate impacts. Guidance has been provided on how to conduct this assessment, with many steps and procedures needed to properly conduct the analysis.

Conducting a Racially Disparate Impacts Assessment

Properly conducting a racially disparate impacts assessment is a complicated and multi-step process. It is essential to conduct a proper assessment to ensure that all racially disparate impacts within a city are identified. A deep analysis of factors like housing policies, zoning, homeownership, cost burden, and access to amenities should be done to help identify any impacts.

Washington State law requires that the City of Granite Falls completes this analysis. Understanding the community is a crucial first step to this assessment. This is done through engaging the community and identifying segments of the population most at risk of racially disparate impacts. Creating a plan of engagement for communities throughout the assessment will provide different perspectives to the study. Later steps in this process include gathering data, evaluating policies, revising policies, and reviewing and updating regulations.

Creating a task force will assist with the process of this assessment. This task force will comprise of community members and trained experts. Community members will help provide different perspectives and personal experiences that will give important insight into the issues. Experts will provide professional skills and will help to organize the process.

Data Analysis

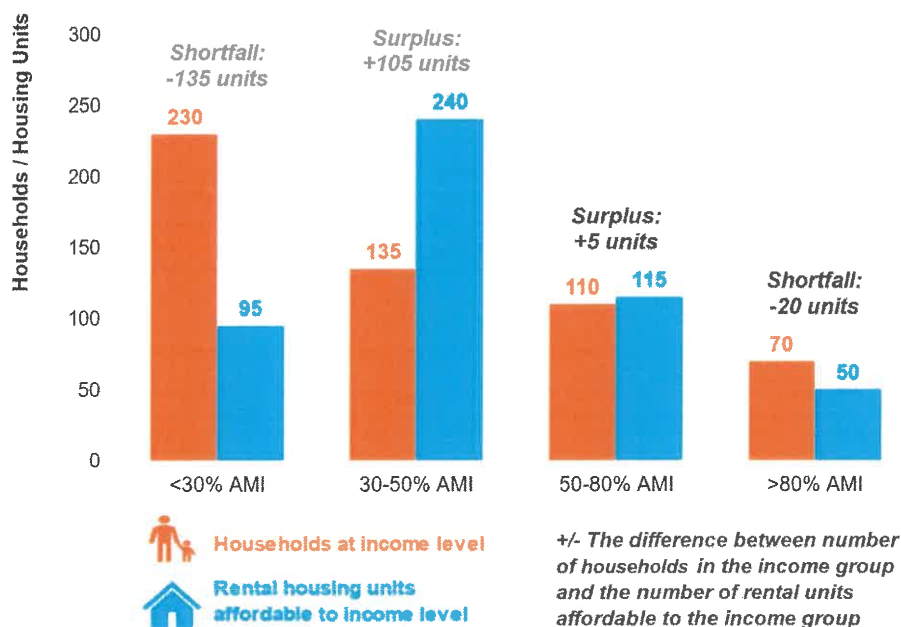
The Washington State Department of Commerce assembled data related to racial disparate impacts, including racial composition of cities, cost burden, rental affordability, income by race, and tenure in housing. While the degree of sample error is relatively high for a city as small as Granite Falls, there is still worthwhile information and observation to be gleaned from the data assembled by the Department of Commerce.

The racial composition of Granite Falls is predominantly white. People of more than one race are the next highest population in the city but are significantly less. Between 2015 and 2020, the City has seen a decrease in Black/African American and Hispanic/Latino populations. In that same time period, there has been a slight increase in the Asian and American Indian/Alaska Native populations. These numbers are likely to fluctuate over time but should be monitored to uncover any persistent trends. Decreases in certain minority populations should be looked at closely and the reason for these decreases should be investigated.

Rental affordability is also an important metric to use when investigating racially disparate impacts. It can help to measure if a certain racial group, ethnic group, or income level is being disproportionately

overburdened. As Table H-13 shows, Granite Falls has a high number of extremely low (<30% AMI) income people. There is also a deficit of rental units available compared to the number of households at the income level. However, there is a surplus of rental units available at the next income level up. Actions can be taken to increase the affordability of some of these units to help meet the deficit.

Table H-13 Granite Falls renter households by income compared to rental units by affordability, 2019



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS)

A third data point that is important when assessing for racially disparate impacts is cost burden. According to data from the US HUD 2015-2019 Comprehensive Housing Affordability Strategy, there doesn't seem to be any particular group that is disproportionately cost-burdened within the city. This could be due to a lack of available data, meaning further investigation may be needed.

Racially Restrictive Covenants

Racially restrictive covenants are a tool that has historically been used to exclude certain groups of people from living in a neighborhood or area. These are contractual agreements, either from a realtor, building contractor, or neighborhood association, that prohibit the sale of property to certain groups of people. The groups of people tend to be certain racial or ethnic groups. While racially restrictive covenants are illegal in the modern day and are no longer enforceable, their legacy can still be felt by many members of our community.

A study conducted by the University of Washington and Eastern Washington University revealed many different racially restrictive covenants across the state, including some nearby Granite

Falls. The covenants were discovered for properties surrounding Lake Bosworth, which is about 10 minutes south of the City. The language of the covenants restricted the sale or leasing of the property to anyone who wasn't White or Caucasian, completely barring the community surrounding the lake to anybody of color. This covenant is no longer enforceable, but it still has generational impacts of people of color in the community.

Challenges Regarding Rural Towns

Rural towns have historically had lower racial diversity than urban areas. There are several factors that explain this phenomenon. One of them is the fact that many people of color tend to be lower income and have lower paying jobs. This means that they must live closer to work and job opportunities, of which there are more of in the city. There also tends to be a lack of community amenities in rural towns.

Increasing racial and socioeconomic diversity in Granite Falls would be beneficial to the City and will be an important goal going forward. Increasing diversity in a community can result in a stronger sense of community and better overall well-being. It can also help to grow the economy of the City. New goals, policies, and strategies can help to make Granite Falls more inclusive and attractive to a wider range of the population.

Future Action

There is much work to be done in identifying and undoing any racially disparate impacts found in the existing and past policies and patterns. The City will begin work on an assessment and the proper steps will be taken to conduct an effective survey. Despite Granite Falls' small size, it remains important to conduct an analysis for any racially disparate impacts in the city's policies and patterns. A task force will be created to begin work on the assessment. Certain policies may be revised or removed to help combat any racially disparate impacts. New policies will also be added regarding racially disparate impacts.

Current Challenges and Opportunities

Granite Falls features a good supply of market rate rental housing for households above 50% AMI, and a limited supply of affordable to small households between 30 and 50% AMI. However, while the City has a similar share of renters compared to the County overall, its renter households are smaller on average than renter households countywide, and much smaller than local owner households. As the City's housing stock is predominantly composed of larger homes, smaller renter households may struggle to find smaller affordable units. While a three-bedroom home may be affordable to a low income household between 3 ~~three~~ and 6 ~~six~~ individuals in size, it may not be affordable to a low income household between 1 ~~one~~ and 2 ~~two~~ individuals in size.-

~~Home ownership is also currently attainable in the City for households with a wide range of~~

~~incomes. Local home values and sales took a significant hit during the recession, and are still recovering.~~ Home prices have been steadily increasing in Granite Falls, following a similar trend to the region as a whole. While housing prices are still lower in Granite Falls than in nearby cities, the steady increase in prices is a concern. A major challenge for the City will be ensuring that housing is accessible to people of all income levels. This can be done by increasing production of affordable housing and maintaining existing housing stock. ~~Accordingly, home prices will likely rise to a more moderate level in the future, but the timing and degree of that correction is not predictable with any degree of accuracy. Lower home values could also mean that current homeowners may be underwater on homes purchased at the market's peak.~~

The character of the City's housing supply is driven by residents' preference for a rural, small-town lifestyle. In order to maintain this atmosphere while supporting an increased diversity of housing types, the City has pursued a number of policies, including:

- ~~Allowing~~ Utilize Accessory Dwelling Units (ADUs), ~~adaptive reuse, conversions of existing structures, and manufactured housing~~ throughout the city to increase density while maintaining aesthetics of existing neighborhoods
- Maintaining a small lot zoning district (2,500 sf) in designated areas of the city
- ~~Offering developers density bonuses~~
- Preventing subdivisions of historic buildings to help preserve the City's history ~~downtown to preserve existing older housing~~
- Allowing ~~manufactured housing~~ alternative and affordable housing production in standard residential zones throughout the city as well as parks

These strategies are all very well suited to achieving the City's housing affordability and diversity goals. In addition to promoting and providing incentives for these policies where appropriate, the City should continue to monitor their use and evaluate policies to make sure there are not unnecessary regulatory barriers to use. There are a number of additional strategies the City could consider, including allowing cottage housing, and townhomes, and other missing middle housing options. Additionally, when opportunities arise, the City could partner with nonprofit organizations developing housing for households earning below 30% AMI, the income group generally not served by the traditional housing market. Funding sources for affordable housing options will be explored by the City. Maintaining and increasing housing stock to meet demand will help to keep housing more attainable for people of all income levels. There are various state and federal programs that can help to fund housing projects.

The City is also working to support increased commercial activity in its downtown. If successful, these efforts will increase the demand and viability of higher density mixed use multifamily development downtown and assist in the housing market's general recovery. While beneficial for the City as a whole, economic development will likely result in upward pressure on housing prices. To manage affordability challenges, the housing supply must increase to accommodate growth, balanced with the need to preserve older, more affordable housing. Increased commercial activity and employment in the city can also help with affordability by reducing

transportation costs for resident commuters and stabilizing the market for home owners.

Ensuring that areas of employment are kept near to new development will make alternative forms of transportation easier for residents. Biking and walking are good alternatives to automobile travel whenever possible. It can also decrease the emissions of greenhouse gases and reduce expenses from commute travel.

Housing Goals and Policies

Goal H-1 To provide a range of housing types to ensure an adequate and affordable choice of living accommodation for all Granite Falls residents.

H-1.1 Designate multi-family housing areas within the existing sewer service area and phase it into the projected sewer service areas as shown in the City Sewer Collection and Treatment Capacity Section of the Capital Facilities Element. **Accomplished, consider updating or removing**

H-1.2 **Ensure that future multi-family housing development in the City and Urban Growth Area is close to** ~~Designate multi-family housing close to the downtown, transportation facilities, public services, and employment centers~~ **and has easy access to public transportation in the Urban Growth Area.**

~~H-1.3 Allow HUD-certified manufactured homes on single-family lots, the same as site-built homes, as well as in manufactured/mobile home parks.~~

H-1.43 Adopt and periodically update residential land use regulations to allow for development that will accommodate a range **all income levels** of incomes by providing for a variety of housing types and costs. Regulations shall include provisions such as:

- ~~1. Allowing for accessory dwelling units in single-family houses and on single-family lots subject to specific development, design and occupancy standards.~~
2. Encouraging mixed-use (commercial/residential) developments **and missing middle housing** in the downtown **zones**.
3. Providing for flexible subdivision standards subject to adopted criteria.
4. Allowing cottage housing development in areas with adequate services

H-1.54 Promote regulatory efficiency to minimize the cost of housing development.

H-1.65 Promote home ownership through flexible ~~lot size requirements~~ **unit lot subdivisions** and by encouraging alternatives to conventional detached single-family housing, including **duplexes, triplexes, townhouses, and condominiums.**

H-1.76 Promote the development of housing for seniors of all incomes.

H-1.87 Encourage the maintenance and preservation of existing manufactured housing units as an affordable home ownership resource.

H-1.98 Encourage development and preservation of small to mid-size single-family housing

units.

H-1.10⁹ Encourage infill housing **serving all income levels** on vacant or underutilized parcels with adequate services.

H-1.11¹⁰ Consider providing incentives, **such as expedited review and lower permit fees**, that encourages public agencies, private property owners, and developers to build housing that helps fulfill housing policy objectives.

H-1.12¹¹ ~~Work in concert with Snohomish County and other AHA~~ **regional cities in the development and implementation to develop and implement** of housing strategies, **and timelines to advance the housing goals, and policies that improve housing in Granite Falls and Snohomish County as a whole. for the Granite Falls community and the region.**

H-1.12 Incentivize affordable housing production by working with WA Department of Commerce HOME program.

H-1.13 Support third-party purchases of existing affordable housing to help preserve them.

H-1.14 Encourage the building of moderate density housing types in urban growth areas.

H-1.15 Encourage production of accessory dwelling units by creating pre-approved designs for applicants.

Goal H-2 To provide fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, family status, ~~source of income~~ income level, or disability.

H-2.1 Encourage housing opportunities for those with housing assistance needs through the use of available regional and federal funding programs.

H-2.2 Identify and work with service providers at county, state, and federal levels who assist those in need of housing assistance and funding.

H-2.3 Encourage tenant protection through rental inspection and registry programs, relocation assistance, and right to return policies.

H-2.4 Support tenant education and property owner incentive programs.

~~H-2.2 Disperse housing for low income and special needs individuals throughout the residential neighborhoods. Special needs housing provides living arrangements for those with physical, mental, or emotional disabilities.~~

~~H-2.3 Require ADA compliance and handicapped access pursuant to state law in residential structures.~~

H-2.4⁵ Participate and cooperate with the Alliance for Affordable Housing, the Housing Authority for Snohomish County and other service providers of various housing programs.

Goal H-3 To ensure strong, stable residential neighborhoods through public investment in

infrastructure and in preserving existing housing stock.

H-3.1 ~~Encourage~~ ~~Preserve~~ ~~preservation~~ and ~~rehabilitate~~ ~~rehabilitation~~ of homes through the use of low interest loan programs and other available housing subsidy programs

~~H-3.2 Publicize funding sources and programs to help lower income homeowners who are at risk of losing their homes to foreclosure.~~

H-3.3 ~~2~~ Encourage the protection of the existing single-family residential neighborhoods by not allowing high-density apartments, but allowing accessory dwelling units and ~~like design duplexes~~ other missing middle housing options where appropriate.

H-3.3 Limit the quantity of short-term rentals in the city by putting a cap on the number of units that are available for short term rental.

H-3.4 Encourage the preservation of affordable housing by supporting community land trusts.

Goal H-4 To undo racially disparate impacts experienced through housing by racial and ethnic minorities in Granite Falls.

H-4.1 Evaluate existing housing trends, such as homeownership rate and displacement methods, to identify any racially disparate impacts in housing.

H-4.2 Engage and partner with communities most disproportionately impacted by housing challenges to inform strategies, actions, regulations and resource allocation decisions.

H-4.3 Increase class, race, and age integration by dispersing affordable housing throughout the entire city.

H-4.4 Track implementation and performance to ensure policies are working as intended to undo racially disparate outcomes, exclusion, displacement and displacement risk.

Housing Element Appendix H-1 - Single Family Home Sales

	2019	2020	2021	2022	2023
Number of Sales	52	165	102	93	26
Average Sale Price	\$345,849	\$405,863	\$479,397	\$602,141	\$527,061
Median Sale Price	\$355,000	\$399,995	\$466,250	\$555,000	\$542,890

Median Home Affordability

	2019	2020	2021	2022	2023
Mortgage Amount	\$187,960	\$150,800	\$145,649	\$129,000	\$12,000
Interest Rate	4.13%	3.38%	3.15%	5.53%	7.0%

Monthly PITI

Principal + Interest	\$1,138	\$ 815	\$ 767	\$ 660	\$ 513
Property Taxes	\$ 196	\$ 157	\$ 152	\$ 134	\$ 117
Insurance	\$ 74	\$ 60	\$ 58	\$ 51	\$ 44
TOTAL	\$2,137	\$2,404	\$ 2,683	\$ 3,674	\$ 3,448

Minimum Annual Income

	\$79,323	\$83,135	\$84,311	\$120,163	\$128,865
in 2023 Dollars	\$96,666	\$98,953	\$98,867	\$131,103	\$128,865

First Quartile Home Sale Affordability

	2008	2009	2010	2011	2012
Mortgage Amount	\$142,734	\$123,600	\$125,051	\$105,582	\$ 94,860
Interest Rate	6.1%	5.1%	4.8%	4.6%	3.7%

Monthly PITI

Principal + Interest	\$ 864	\$ 668	\$ 658	\$ 540	\$ 434
Property Taxes	\$ 149	\$ 129	\$ 130	\$ 110	\$ 99
Insurance	\$ 56	\$ 49	\$ 49	\$ 42	\$ 38
TOTAL	\$1,069	\$ 846	\$ 838	\$ 692	\$ 571

Minimum Annual

Income	\$ 42,769	\$ 33,829	\$ 33,525	\$ 27,671	\$ 22,834
in 2013 Dollars	\$ 46,276	\$ 36,734	\$ 35,816	\$ 28,657	\$ 23,168

2024 Comprehensive Plan Periodic Update

Housing Needs Assessment

Population Characteristics

Population Count and Forecast

The total population in Granite Falls in the year 2020 was 4,597 people. This is up from the last comprehensive plan update period, which had a population of 3,370 in 2011. A complete analysis and discussion of projected population growth for Granite Falls to the year 2044 is presented elsewhere in this Comprehensive Plan. It is expected that the Granite Falls area will achieve a population level allocation target of approximately 6,551 as presented in Table HNA-1 by the year 2044.

Table HNA-1
City of Granite Falls
Alternate Population Scenarios: 2020 to 2044

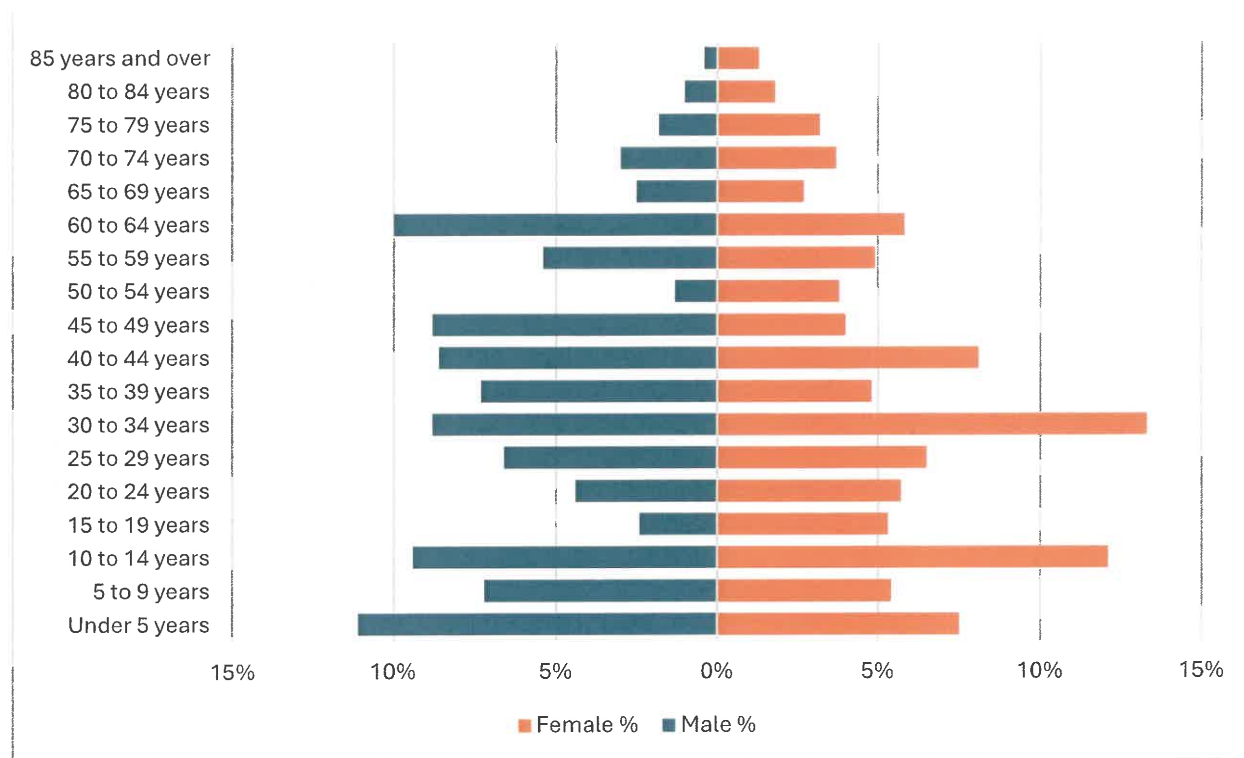
Annual % Change	2020	2028	2044
2.1	4,597	5,900	6,885

Source: Snohomish County Tomorrow 2044 Population Targets

Population by Age Group

The median age in Granite Falls is 33 years old. This is slightly younger than Snohomish County, which has a median age of 38. Figure HNA-1 below shows a population pyramid of the different age groups in Granite Falls, broken down by sex and different age groups. As seen in the population pyramid, there is a large percentage of the population in their early 30s, as well as large groups in their early teens and early 60s. There is a fairly even split between male and female residents, with about 200 more female residents.

Figure HNA-1
Granite Falls Population Pyramid



Source: US Census Bureau; American Community Survey 2022

Population Diversity

Granite Falls is a predominantly white community. As of the 2020 Decennial Census, 78.4% of the population is reported as white. The next highest racial population in the city is Hispanic or Latino, which makes up 9.14% of the population. The Asian population makes up 2.42% of the total population and 7.41% report being two or more races. The remaining 2.63% is made up of Black/African Americans, American Indians or Native Alaskans, and Native Hawaiians.

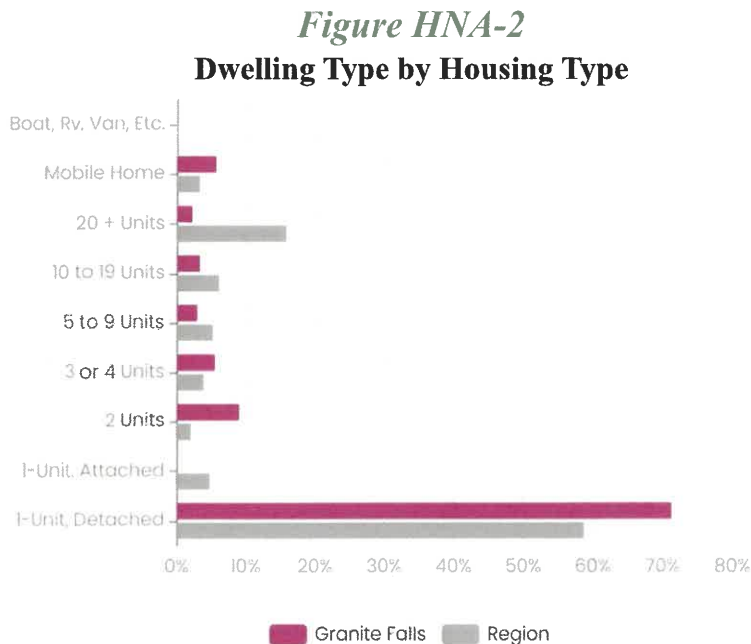
Household Characteristics

Household Count

According to the 2022 American Community Survey, there are a total of 1,694 households in Granite Falls. A majority of these households were built between 1990 and 2009, with almost 60% of housing units being built in this time period. A building moratorium in 2020 has restricted the recent production of housing units, but housing production should continue as normal after the moratorium is done. According to the Snohomish County Housing Characteristics and Needs Report, the number of households in Granite Falls is set to increase to 2,412 by 2044.

Household Types and Unit Count

Overall, 71% of the City's housing units are detached single-family homes. Multifamily housing is split relatively evenly between units in buildings with less than ten units and more than ten units. Figure H-1 shows the distribution of renter and owner households among different types of households according to the U.S. Census Bureau 2016-2020 American Community Survey (ACS). It should be noted that ACS data is based on a sample survey, so there is a margin of error to consider. The City's multi-family units are almost exclusively occupied by renters, whereas mobile homes appear to provide a viable alternative for affordable home ownership.



Source: Puget Sound Regional Council Community Profiles

Compared to the rest of the county, Granite Falls has notably higher single-family housing units, mobile homes, and 2-unit housing units. The city has fewer large-scale housing units compared to the rest of the county. This is due to the city's smaller size and lack of capacity and demand for large apartment buildings.

Most dwelling units have only one housing unit, with 1,206 of the total housing units having one housing unit. 323 dwelling units have two or more housing units and there are a total of 83 mobile homes.

Household Tenure

Granite Falls is mostly made up of owner-occupied dwelling units. According to the 2022 American Community Survey, 73.6% of housing units in the city are owner occupied, leaving 26.4% as being renter occupied.

Household Income and Cost Burden

Table HNA-2 shows the percentage of Granite Falls residents at each income level. This will be helpful to highlight cost burden and the needs for housing at different income levels.

Table HNA-2
Percentage of Households at Each Income Level

Income Range	Percent of Residents	Income Bracket
Less than \$22,320	12.5%	Extremely Low
\$22,320 to \$37,201	3.4%	Very Low
\$37,302 to \$59,522	14.5%	Low
\$59,523 to \$70,682	15%	Moderate
\$70,683 or more	54.6%	High

Source: US Census Bureau, American Community Survey 2022

Extremely low income residents in Granite Falls make less than \$22,320 in annual income. According to the data above, around 12.5% of residents fall into the extremely low income category. Very low income residents make between \$22,320 and \$37,201. This makes up around 3.4% of residents fall into this category. Low income residents make between \$37,202 and \$59,522. 14.5% of residents fall into this category. Moderate income level is between \$59,523 and \$70,682. Around 15% of residents fall into the moderate income category. The remaining 54.6% of residents are above moderate income.

Compared to the rest of Snohomish County, there are slightly more extremely low and very low income residents, and similar amounts of low and moderate income residents. The cost burden tends to fall onto residents that are lower income brackets. Because of this, it is important that the city ensures there is sufficient supply of housing for residents at lower income levels. This means ensuring there is a variety of housing options and services.

Displacement Risk

Washington Department of Commerce came out with displacement risk mapping for the state of Washington. According to this mapping, Granite Falls has low displacement risk. Higher displacement risk tended to be more centered in more urban and densely populated areas. Due to the smaller town nature of the city and the adequate housing supply in recent years, there is unlikely to be much displacement risk in the future. Ensuring that housing prices remain affordable to all income levels, ensuring there is enough housing supply, and maintaining access to cultural amenities are methods to ensure low displacement risk. The mapping also showed the city and its surrounding area to have low social vulnerability.

General Housing Inventory

Household Size

The average household size in Granite Falls is 2.6 persons per household. This has declined over the past few decades, with the previous total being 2.9 people per household. While there isn't

one specific reason for this decline, factors like changing economic landscapes and smaller family sizes can play a role.

Table HNA-3 below shows the percentage of households by size and the percentage of housing units by number of bedrooms in the City. While over half of Granite Falls' households consist of one or two individuals, less than 40% of its housing units have two bedrooms or less. This is typical of housing that is predominantly composed of single-family homes, which are traditionally larger than multifamily units.

Table HNA-3
Distribution of Household and Housing Unit Sizes

Household Size		Housing Unit Size	
1	26.3%	0 Bed	4%
2	33.2%	1 Bed	8%
3	15.8%	2 Bed	19%
4+	24.7%	3 Bed	39%
		4 Bed	21%
		5+ Bed	9%

Source: American Community Survey, 2008 – 20122016-2020.

Special Housing Inventory

Subsidized and Public Housing Units

The subsidized housing in Granite Falls is supported by two federal funded programs: Section 8 Housing Choice Vouchers (HCVs) and United States Department of Agriculture (USDA) rental assistance. There are 23 Section 8 HCVs in use in Granite Falls, and the USDA rental assistance program supports 29 units of housing for low income seniors and disabled individuals located in two separate apartment complexes. The 23 HCVs are administered by the Housing Authority of Snohomish County (HASCO). The City's stock of subsidized units is summarized by unit size and income level served in Table HNA-4.

Table HNA-4
Assisted Unit Summary

Assisted Units by Number of Bedrooms		Assisted Units by Income Level Served	
1 Bedroom	25	Extremely Low	6
2 Bedrooms	4	Very Low	13
3 Bedrooms	0	Low	10
4 Bedrooms	0	Moderate	0

Source: HASCO.

Of the 29 vouchers, six support extremely low income households. Thirteen vouchers go to very low income households, and ten to low income households. The size of the voucher holders' units is mostly one bedroom, with 26 one bedrooms, four two bedrooms, and no three or four bedrooms.

A local apartment complex owned and operated by a national nonprofit affordable housing provider provides ten units of housing to low income seniors and disabled individuals. There are mostly one-bedroom apartments with full in-unit amenities. Ongoing funding for rental assistance is provided by the United States Department of Agriculture's rural rental assistance program, which means that all residents pay 30% of their monthly income in rent.

The units in another local apartment complex owned and operated by a private owner are for seniors and disabled individuals. The property has 12 units. There are full in-unit amenities and there are handicap accessible units. Households must make less than 50% AMI to be eligible for the project-based subsidy units, with a preference for households making even less.

There is no public housing in Granite Falls. The nearest public housing options are in Lake Stevens and Monroe.

Group Home or Care Facilities

Group homes and care facilities are a broad category that encompasses many different housing types. These include group homes for developmentally and physically disabled, halfway houses, permanent supportive housing, transitional housing, emergency shelters, and emergency housing. There are currently no group homes or care facilities in Granite Falls. Due to the city's small-town nature and distance from many healthcare and public services, there is unlikely to be many of these types of facilities built in Granite Falls in the future.

Gap Analysis

Quantity of Housing Units Available to Various Income Brackets

Granite Falls income brackets fall into five categories based on Annual Median Income (AMI): extremely low (less than 30% AMI), very low (30-50% AMI), low (50-80% AMI), moderate (80-95% AMI), and high (95% or greater AMI). 12.5% of residents are extremely low income, 3.4% of residents are very low income, 14.5% of residents are low income, 15% are moderate, and 54.6% are high income.

Table HNA-5 shows the different home values for owner-occupied dwelling units in Granite Falls. As seen in the table, there is a high supply of houses from \$300,000 to \$749,999 values. This shows that there is sufficient quantity of houses for moderate and high income brackets. This makes up a majority of residents in Granite Falls. However, there does seem to be a lower supply of extremely low and very low income houses available to residents. Going forward, the City should ensure that there is a sufficient supply of houses at these income brackets.

**Table HNA-5
Owner-Occupied Housing Unit Values**

Home Value Range	Number of Units
Less than \$100,000	0
\$100,000 to \$299,999	52
\$300,000 to \$499,999	547
\$500,000 to \$749,999	345
\$750,000 to \$999,999	54
\$1,000,000 or more	0

Source: US Census Bureau, American Community Survey 2022

It is also worth looking at home sales for each income bracket in recent years. Table HNA-6 below shows the home sales by housing type at each income level. As seen on the table, there is plenty of housing available to the high income bracket. However, there does seem to be insufficient housing sales to extremely low and very low income levels. This matches with the findings from Table HNA-5 and further indicates that the city must ensure there is a greater supply of lower income housing available in the future.

**Table HNA-6
Affordable Home Sales by Type, 2020**

Income Level	Single Family	Mobile Home	Condo
Extremely Low	1	1	0
Very Low	3	1	0
Low	5	3	0
Moderate	1	0	0
High	368	8	0
Median Sale Price	\$620,000	\$410,000	n/a

Source: Snohomish County Assessor.

Projection of Future Housing Demand

According to the 2023 Snohomish Housing Characteristics and Needs Report, the projection for households in Granite Falls by 2044 is 2,412. The household count in 2020 was 1,594. This is an increase of 818 housing units over the course of 24 years, or an increase of about 51%. This is a significant increase in housing units in the city and appropriate accommodation and land use considerations need to be made. Despite the large increase in projected need for housing units, the city has historically had housing production to accommodate for such an increase, as shown in Table HNA-8 on the next page.

Land Capacity Analysis

Land Available to Meet Housing Unit Demand

The City conducted a land capacity analysis to ensure there is sufficient land for future housing needs at all income levels. In this analysis, the city took inventory of all undeveloped and redevelopable land in each residential zone and calculated the potential land capacity for different housing types. Different housing types were assigned to income levels based on market data and the housing capacity at each income level was calculated. The total capacity of each zone was calculated by multiplying the developable land in each zone by the maximum housing density. The total existing housing was subtracted from this number, giving us our total capacity for each zoning type. The results of the analysis, including the total developable land acreage and unit capacity, are presented in Table HNA-7.

Table HNA-7
Projected Housing Needs and Capacity

Income Level (%AMI)	Allocated Housing Need per Unit	Zone Category Serving Needs	Aggregated Housing Needs	Total Capacity	Capacity Surplus
0-30% PSH	75	Multifamily Density	188 units	600 units	412 units
0-30% Non-PSH	113				
>30-50%	0				
>50-80%	0				
>80-100%	69	Medium Density	69 units	97 units	28 units
>100-120%	225	Low Density	729 units	751 units	22 units
>120%	504				
Total	986		986 units	1,448 units	462 units

This analysis is important because it shows if the city has sufficient land capacity in the current zoning arrangement to meet the housing needs at each income level. While it is unlikely that all the identified developable and redevelopable land from the inventory will be built on and developed into housing units, the analysis shows that the city has the needed land capacity in the event of a major rise in housing demand. Housing that is more affordable is most often found in zones that allow for missing middle house types, such as duplexes, triplexes, and townhouses, and small-scale apartments. As Table HNA-7 shows, the land capacity in zones that allow for these affordable housing types is more than sufficient to meet the city's projected housing needs for 2024.

Adequate Provisions to Accommodate Affordable Housing

An important step in analyzing affordable housing production is ensuring there are adequate provisions in the city's regulations and development code. This is done by looking at the city's projected needs for different housing types and comparing these needs to the historical housing production figures. As Table HNA-8 shows, there is sufficient production of housing at the different income levels to support the projected housing need. With the historical annual average

housing production being similar to or higher than the annual average housing production projection, all of the different housing types have adequate provisions to develop to the needed levels.

It should be noted that there is currently a building moratorium on new residential development in the City due to a replacement Wastewater Treatment Plant being installed. The moratorium should be lifted by 2026, allowing for the construction of new residential development.

Table HNA-8
Adequate Provisions of Housing

Zone Category	Aggregated Housing Need	Annual Production Needed (units/year)	Historical Average Production (units/year)
Multifamily Density	188 units	7.5	13
Medium Density	69 units	2.75	2
Low Density	729 units	29	77



Memo

To: City Council
From: Eric Jensen, Community Development Director
CC: City Manager Brent Kirk
Date: March 7, 2024
Re: **Community Development Report to Planning Commission**

Here is a summary of some recent activity in Community Development:

- Work continues on preparing draft chapter updates for all Comp Plan elements. I am wrapping up the draft Transportation Element and anticipate that I will submit this chapter to the Planning Commission this week.
- At your meeting on Tuesday, Asher and I will be presenting the draft Housing Element chapter as well as further discussing the preferred community engagement approach for the mandated Racial Disparity Impact Assessment in support of the Housing Element.
- A sizable number of permits and other planning-related applications were reviewed this week including landscape plans, signs, site plan review, accessory structures and a wetland and stream buffer enhancement plan.
- City staff review met with the proponents of the Miller Properties Comprehensive Plan Amendment and Zoning Map Amendment proposal this week at the request of the applicant. As staff is still awaiting the resubmittal of necessary documentation revisions, a Public Hearing before the Planning Commission will be rescheduled for the April Planning Commission meeting.
- Newly appointed Planning Commissioner Loren Tonsgard will be joining us at Tuesday's meeting. We look forward to his joining the Commission. Welcome Loren!

City Clerk Staff Report February 21, 2024

Business Licenses (inside City):

Easy Hauling (Pederson, Aaron Nicholas MR)

307 S. Kentucky Ave.

Granite Falls, WA 98252

Grading-construction and demolition

Timberline Appraisal Inc.

409 Stilley Way

Granite Falls, WA 98252

Real estate appraiser

Pawsitively Good LLC

508 N. Indiana Ave.

Granite Falls, WA 98252

Gourmet dog treats

Stinaology, LLC

10114 Skyline Ave.

Granite Falls, WA 98252

Esthetician

Brittany Ewry Counseling, PLLC

17510 Maple St.

Granite Falls, WA 98252

Therapy, counseling

Brittany Ewry Counseling, PLLC

17510 Maple St.

Granite Falls, WA 98252

Therapy, counseling, marriage & family therapy

JV Nailz LLC

309 W. Galena St.

Granite Falls, WA 98252

Nails, manicurist

Questmark Corporation

1001 Hughes Lane

Granite Falls, WA 98252

Business consulting

-CONTINUED-

The Den (Little, Michael G)
111 E Stanley St.
Granite Falls, WA 98252
All other general merchandise retailers

Business Licenses (outside City):

PRO Demo LLC
1015 E Maple St.
Arlington, WA 98223
Construction, construction estimates, demolition and equipment

Urban City Construction and Design LLC
1025-52nd St. SE
Everett, WA 98203
Home remodeling services

Wyatt Works LLC
51930 Crawford Loop Rd.
Darrington, WA 98241
Computer consulting, computer repair

Mainstream Plumbing L.L.C.
1518-172nd St. NE
Marysville, WA 98271
Installing plumbing and HVAC services

Allied Sweeping LLC
21415-36th Ave. NW, Bldg. O
Stanwood, WA 98292
Street sweeping, debris removal

Hunnicutt's, Inc.
3910 Bakerview Spur
Bellingham, WA 98226
Industrial painting

Hawk Mechanical Contractors, Inc.
17220 W Main St.
Monroe, WA 98272
Mechanical contractors both wholesale and retail

Aunties Candies LLC
1228 N Carpenter Rd.
Snohomish, WA 98290
Candy and confectionery – retailer

-CONTINUED-

City Wide Fence Company
16923-48th Ave. W.
Lynnwood, WA 98037
Wholesale, retail fence materials and fencing installation

Cut All Concrete Sawing & Drilling, Inc.
15101-300th St. NE
Arlington, WA 98223
Concrete sawing drilling & grinding

Building Permits Issued:

ABC McDaniel, LLC
9504 Jordan Rd.
New Addressable Fire System

Building Permit #2023-079

City Clerk Staff Report March 6, 2024

Business Licenses (outside City):

Farwest Steel Reinforcing Company
3703 NW Gateway Ave.
Vancouver, WA 98660
Rebar fabrication and supply

Freedom Forever Washington, LLC
15943 NE Cameron Blvd.
Portland, OR 97230
Electrical contractor, contractor, construction, specialty contractor

Tree B Gone (Campos, Isaiah Alexander)
11310 S Lake Stevens Rd.
Lake Stevens, WA 98258
Tree removal service

Skyline Contracting Services (Skyline CSV LLC)
620-144th St. SW
Lynnwood, WA 98087
Construction, real estate investment

Orkin, LLC
6704 Tacoma Mall Blvd. Ste. 204
Tacoma, WA 98409
Pest control services

Building Permits Issued:

<i>Marta Aquino Cruz</i>	<i>Building Permit #2023-085</i>
503 W. Stanley St.	
Installation of (3) sink compartment, (1) vegetable sink, (1) meat sink, (1) handwashing sink	

<i>Vickie Lotta</i>	<i>Building Permit #2024-008</i>
100 W. Wallace St.	
Side Sewer Repair	

<i>Jenny Miller</i>	<i>Building Permit #2024-009</i>
107 E. Stanley St.	
Update current plumbing to code	

<i>Second Choice Holdings, LLC</i>	<i>Building Permit #2024-011</i>
119 E. Stanley St.	
Installation of a 12' X 32' portable storage shed	