

HOUSING SNOHOMISH COUNTY PROJECT

June 2, 2017



HSCP Overview

Three Components:

- Create a 10-year Affordable Housing Production Plan
 - Phase I
 - Phase II
- Drive community ownership of the plan
- Enhance understanding and gain community support for county-wide funding sources



HSCP Overview

Everyone needs a place to call home

- Children do better in school
- Families thrive
- Communities prosper

"We could be really successful in all our programming. We could have a 100% success rate and they could graduate our programs and then they could sit and wait for years while they hope that some sort of affordable option comes up."

~John Hull, Director of Strategic Initiatives, Everett Gospel Mission



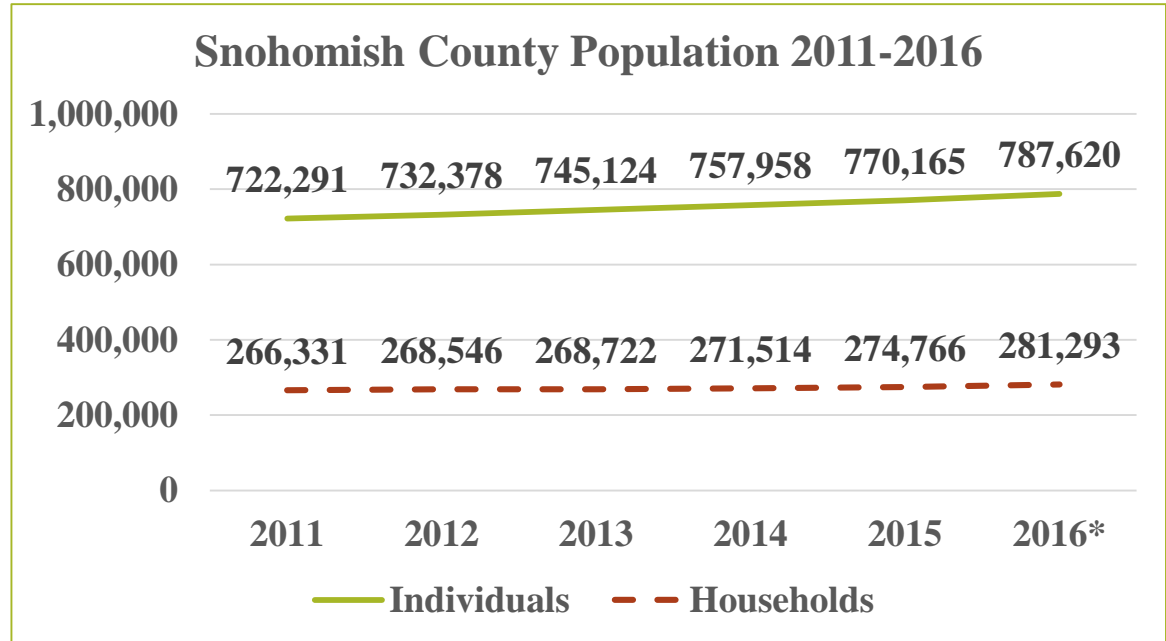
HSCP Affordable Housing Production Plan – Phase I

Three Affordable Housing Questions:

- How many units do we have?
- How many units do we need?
- How many units can we reasonably expect to produce in the next 10 years?



Snohomish County Population



Source: U.S. Census Bureau, Years 2007-2015 American Community Survey 5 Year Estimates



Snohomish County Household Income 2015

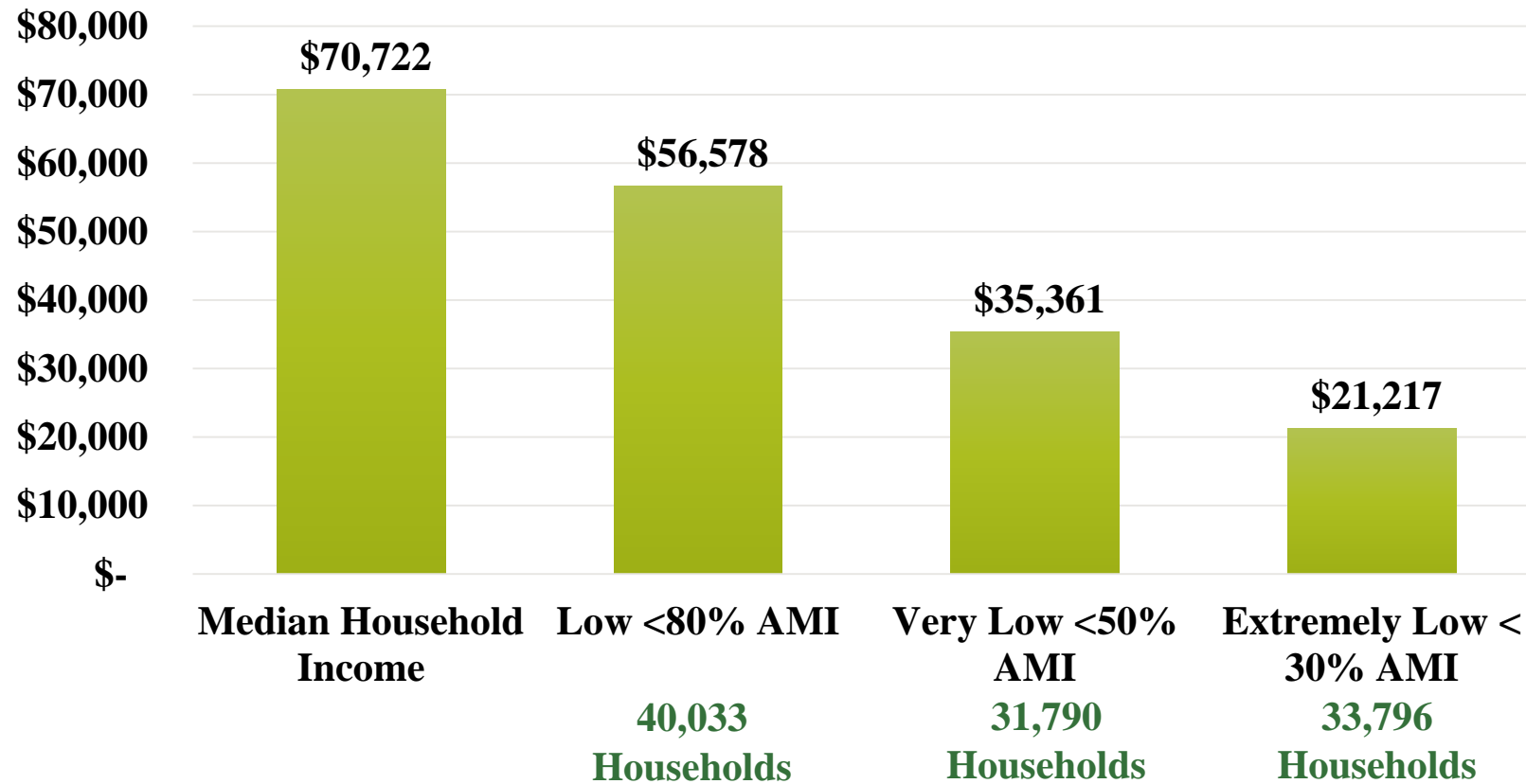


Figure 4 Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

The Affordable Housing Inventory

Total # of Income-Restricted Housing Units	Total # of Tenant Based Vouchers	Total # of Low-Income Housing Options
15,860	5,077	20,937

	0-30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	Totals
Rental	2,579	4,387	6,854	1,399	15,259
Manufactured Housing	0	30	30	35	95
Homeownership	0	5	93	448	546
Vouchers	4,519	457	51	50	5,077
Total	7,098	4,879	7,028	1,932	20,937

Populations Served

Low-Income Populations	# Income Restricted Units per Population
General Low-Income	10,621
Seniors/Elderly/Frail Elderly	7,987
People with Disabilities	4,995
Homeless Families with Children	281
Veterans	255
People with Chronic Mental Illness	243
Chemically Dependent	133
Unaccompanied Homeless Youth <17	93
Domestic Violence Survivors	34
Young Adult 18-24	24
HIV/AIDS	2
Other:	
Shelter Beds	388
Homeownership	530

Affordable Housing Need Defined

Unmet Need equals the number of households making less than 80% AMI who are paying more than 30% of their household income for housing.

Affordable Housing Need

	Income-Restricted Housing Units and Vouchers	Paying 30%<50% of income on housing costs	Paying >50% of income on housing costs	Total # of Households
Households with income less than or equal to 30% AMI	7,098	4,289	22,025	33,796
Households with income greater than 30% but less than or equal to 50%	4,879	13,067	10,675	31,790
Households with income greater than 50% but less than or equal to 80%	8,960	15,144	6,339	40,033

Sources: Income-Restricted Units: HSCP Affordable Housing Inventory; Unmet Need: (CHAS Data Table 8 2009-2013) <https://www.huduser.gov/portal/datasets/cp.html> extrapolated to create 2015 estimates.

Rental Affordable Housing Production 2011 - 2016

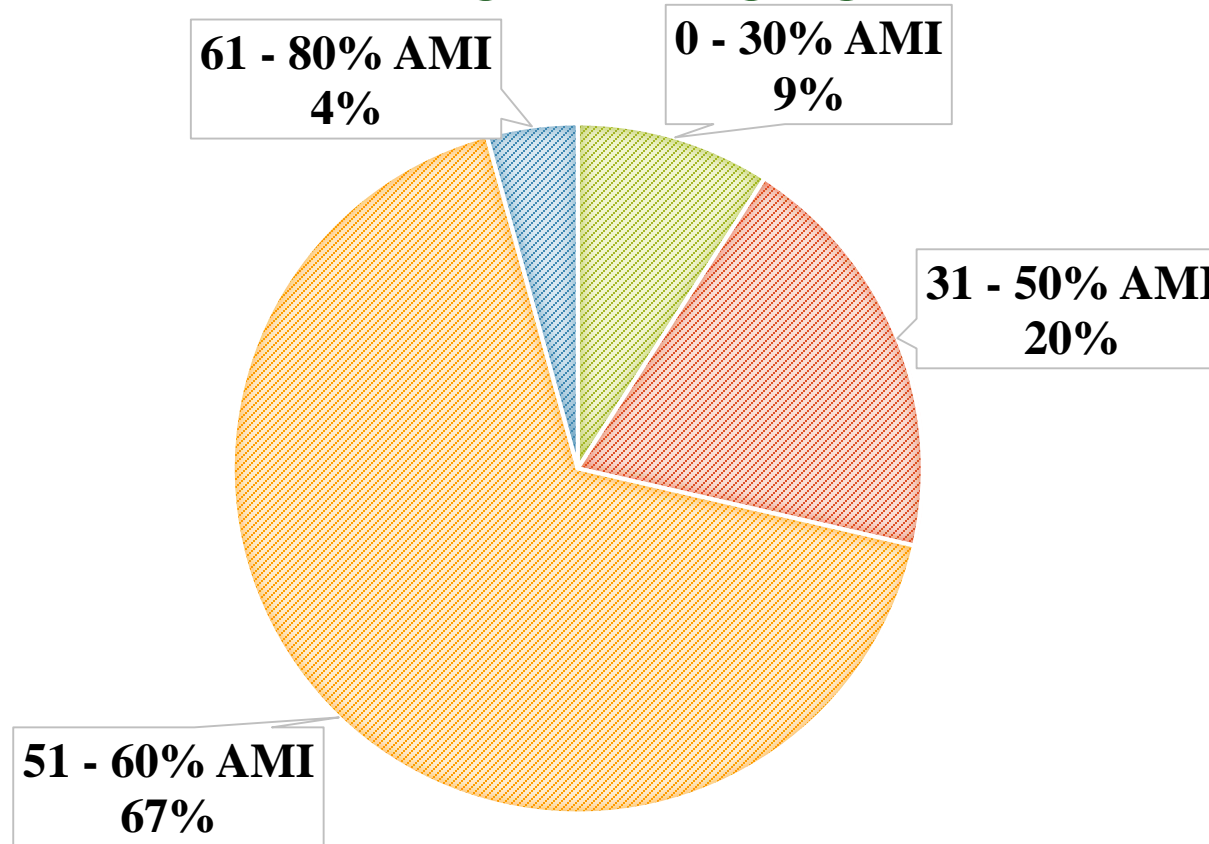
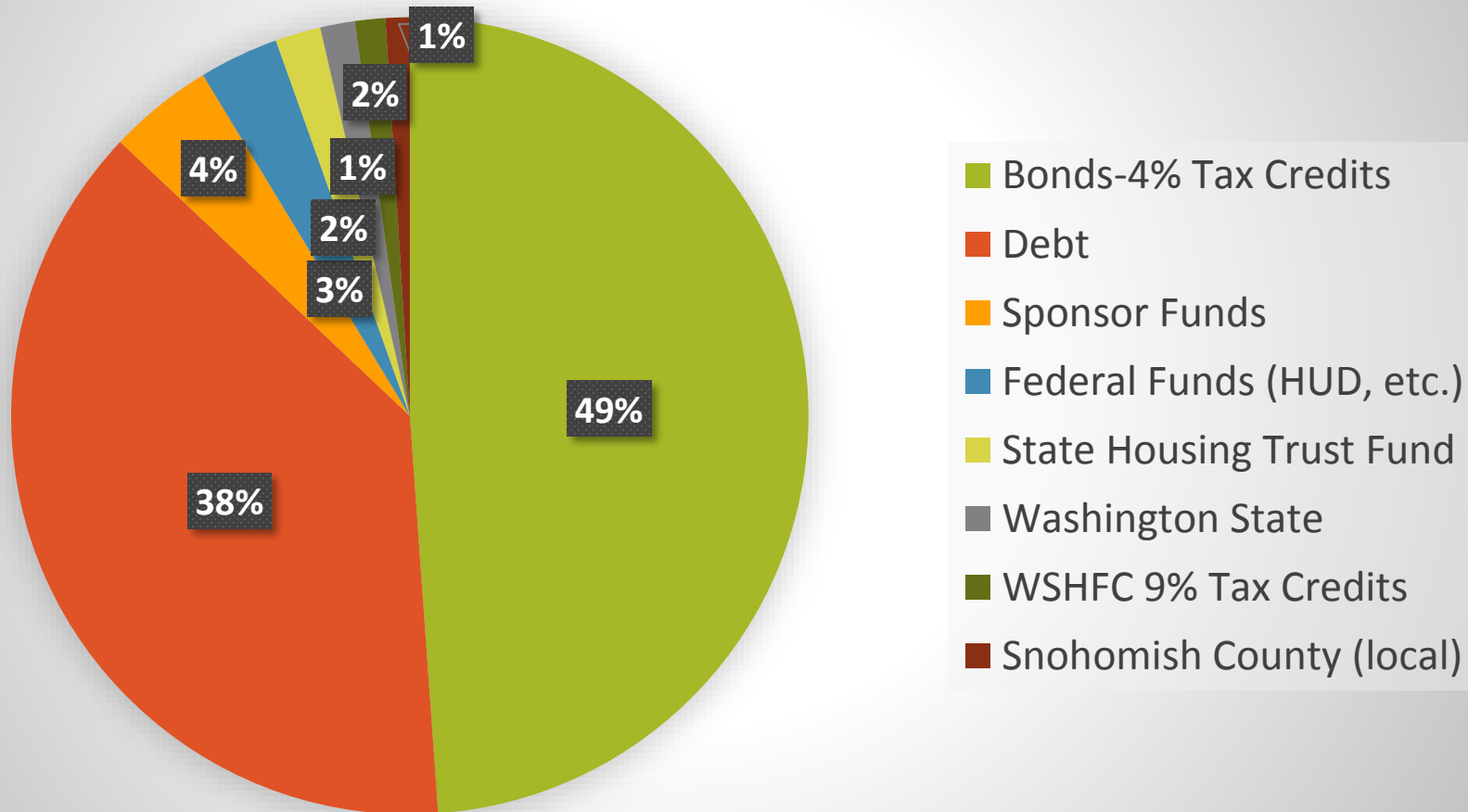


Figure 15 Sources: Housing Snohomish County Project Affordable Housing Inventory



Funding Sources

Source of Housing Funds, 2011 - 2016



Affordable Housing Production Projections

10-Year Rental Housing Production Estimate

2017-2027

(based on historic funding levels)

10-Year Funding Anticipated	\$1,376,205,900
Average Cost Per Unit	\$275,000
Estimated Number of Units	5,004



Federal Housing Assistance

- Public Housing
- HOME
- Housing for elderly/disabled
- Housing Choice Vouchers
- Native American



Next Steps

10-Year Housing Production Plan Phase II

- Overlay adoption of best practices that incentivize, make it easier and reduce the cost of building affordable housing
- Overlay additional revenue
- Refine the production projection with conservative, moderate & optimistic resource & policy predictions
- Convene Consortium member organizations, the County, interested cities & other stakeholders



Next Steps

Housing Policies and Practices

- Prioritize Public Buildable Land Options
- Align Zoning and Other Regulations
- Provide Incentives
- Create a County-wide Project Priority System



Next Steps

Pursuing Additional Resources

- Housing Levy
- 2nd, 1/10th of 1% CD/MH sales tax
- Other resources that become available through legislative action



Next Steps

Community Engagement

- Businesses
- Affordable Housing Developers
- Faith Communities
- Neighborhood Groups
- Elected Officials
- Other Stakeholders

Invite Us!

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Conclusion

“Most of these families are very capable they just need that foot in the door . . . if they could get into something that they could afford on their own, it’s gonna change generations.”

***~ Amy Perusse, McKinney-Vento (KIT Program)
Facilitator, Categorical Programs***

