

# HOUSING SNOHOMISH COUNTY

## A PRESENTATION TO MCKINNEY-VENTO STAFF SNOHOMISH COUNTY SCHOOL DISTRICTS

February 9, 2018



# Housing Snohomish County Project

- Create Report on Affordable Housing in Snohomish County
  - I. How many units do we have?
  - II. How many units do we need?
  - III. What policies and revenue streams can we adopt to address this need?
- Drive Community Ownership
  - Present findings to organizations, neighborhood groups, advocates, businesses, governments and others
- Leverage Community Ownership into Advocacy Support for Recommendations
  - A county-wide housing levy is the primary focus



# Snohomish County Population

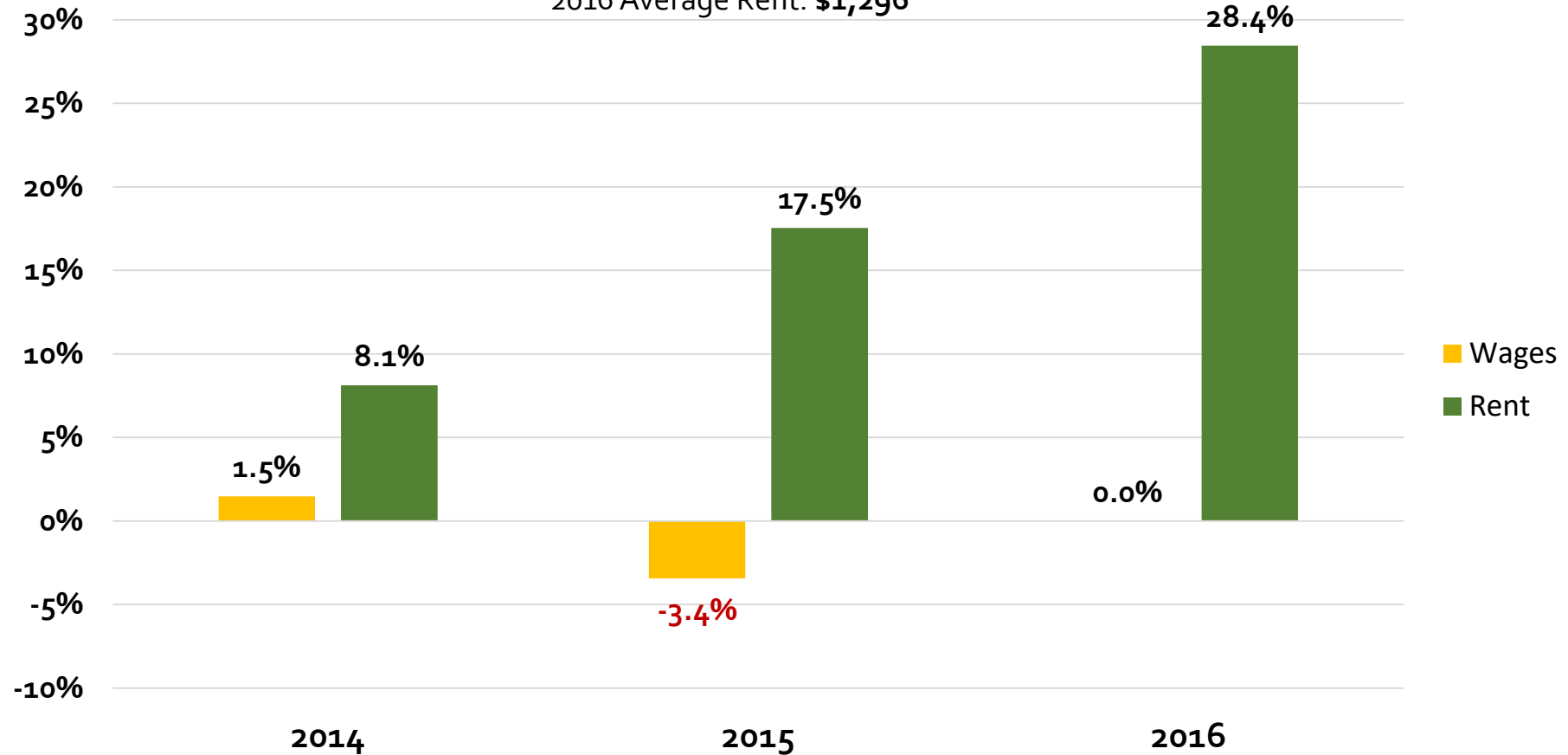
- Snohomish County was home to about **787,000** people in 2016. Annual population growth in Snohomish County has increased from 3,600 in 2010-11 to over 15,000 in 2015-16.
  - **Over that time, Snohomish has been the second-fastest growing county in the state.**
- In 2016, over 10,000 people moved into Snohomish County from another county. This put Snohomish in the top **0.001%** of all counties nationwide and behind only Pierce County in Washington State.
- Pressure on the already-tight housing market (**4.1% vacancy rate**) will increase as the region continues to add jobs at a faster pace than homes

## HUD 4-Person Family Median Income, King-Snohomish County

Median Area Family Income (AMI)	\$96,000
80% AMI	\$72,000
50% AMI	\$48,000
30% AMI	\$28,800

## Snohomish County Wages and Rent, Percent Change from 2013

2016 Median Wage: \$25.03  
2016 Average Rent: \$1,296





# The Affordable Housing Inventory

Total # of Income-Restricted Housing Units	Total # of Tenant Based Vouchers	Total # of Income-Restricted Housing Options
15,370	5,077	20,447

Category	0-30% AMI	31-50% AMI	51-80% AMI	ALL
TOTAL	6,803	4,864	8,780	20,447
Rental	2,258	4,358	7,881	14,497
Vouchers	4,519	457	101	5,077
Homeowner	0	5	541	546
Tulalip	26	14	192	232
Manufactured	0	30	65	95
Shelter Beds	447	0	0	447

Full table available at <http://housingsnohomish.org/resources/housing-snohomish-county-project/>

# Affordable Housing Need - Defined

- To determine low-income affordable housing need, we use the Department of Housing and Urban Development (HUD)'s definition of need: any household earning less than 80% of Area Median Income (AMI) and paying more 30% of their income to housing costs.

**Cost-burdened** households pay between 31% and 50% of their income towards housing

**Severely cost-burdened** households pay greater than 50% of their income towards housing

# Snohomish Affordable Housing Need, 2016

AMI bracket	Total households	Not cost-burdened	Cost-burdened	Severely cost-burdened	Cost-burdened households, % of bracket
0-30%	35,893	7,983	5,172	22,738	78%
31-50%	33,969	9,553	13,873	10,543	72%
51-80%	39,715	19,029	15,366	5,320	52%
<b>Total</b>	<b>109,577</b>	<b>36,565</b>	<b>34,410</b>	<b>38,602</b>	<b>67%</b>

Sources: Income-Restricted Units: HSCP Affordable Housing Inventory; Unmet Need: HUD CHAS Data Table 8 2010-2014, <https://www.huduser.gov/portal/datasets/cp.html> extrapolated to create 2016 estimates.

# Homelessness

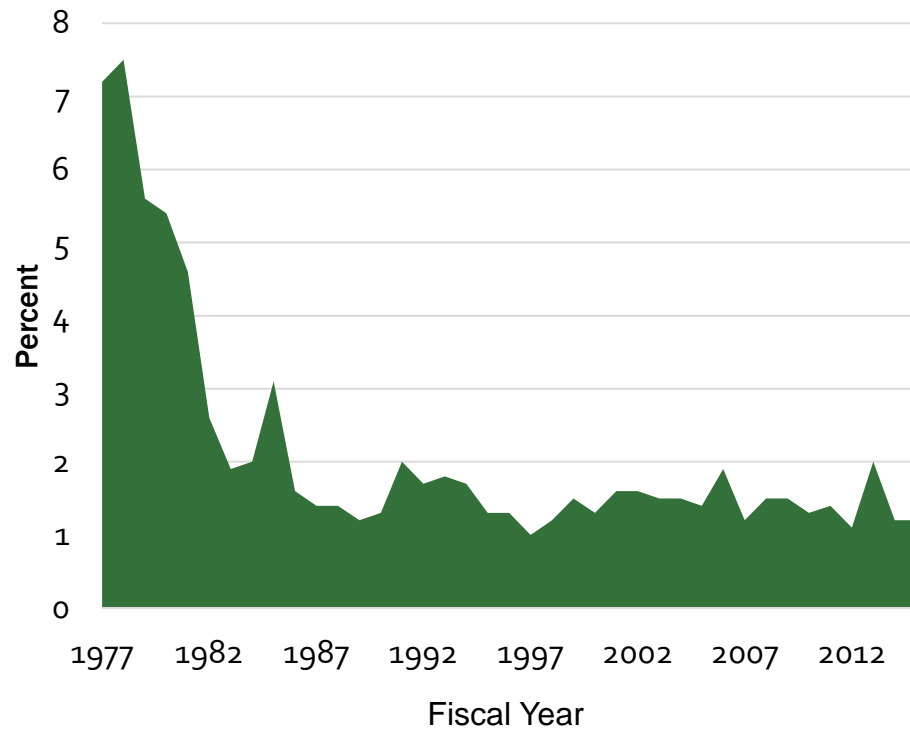
## Main Points

- Allowing people to go to bed without a roof over their head is morally unacceptable
- In addition to the moral and social costs, there are economic and fiscal costs of not addressing homelessness
  - High homeless populations deter pedestrian traffic, reducing business particularly in retail areas
  - It is much more expensive for society to leave the homeless on the street than it would be to house them; a 2014 study found that it costs taxpayers almost 3 times as much to leave the homeless unhoused as it would be to house them
- The homeless are our neighbors and friends: of the 515 respondents in the 2017 Point-in-Time count, more than 75% reported their last permanent address as in Snohomish County.
- Over 3,000 children in Snohomish County are without a permanent place to call home, including over 600 who are in shelters and over 100 who are completely unsheltered

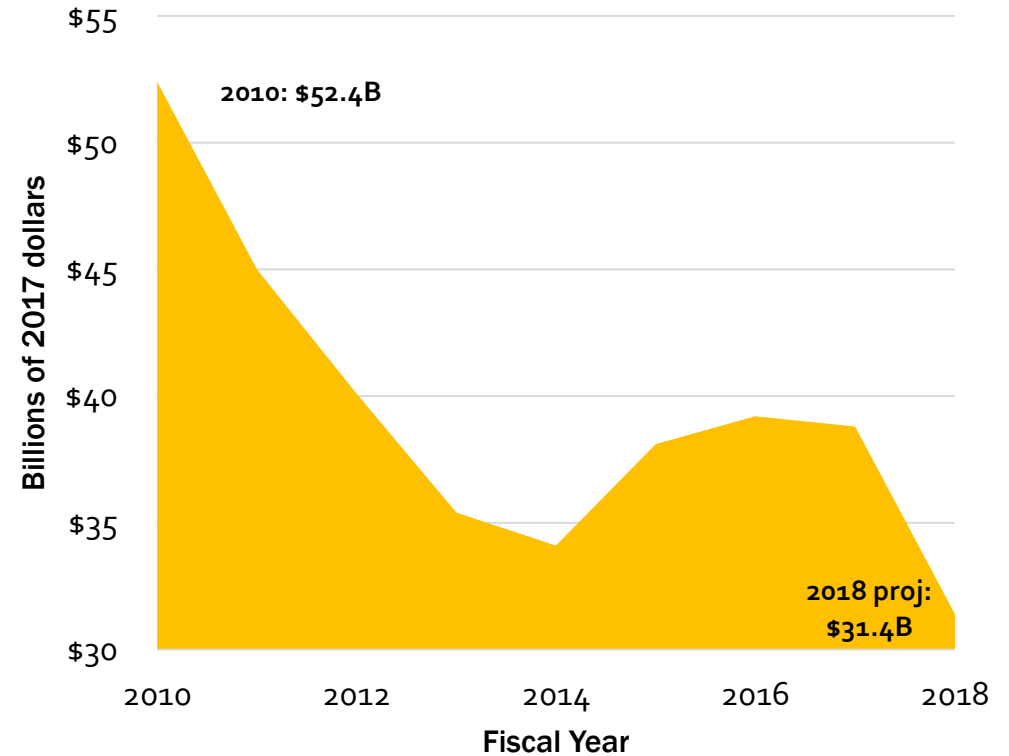


# Federal Funding

**HUD Percent of total budget authority,  
1977-2015**



**HUD Funding Trend, 2010-2018 (proj.)**



# Recommendations

Policies	Revenues
Parking Requirement Reduction	County Growth Fund
Impact Fee Reduction/Waiver	Mental Health and Chemical Dependency Sales Tax Increase
Utility Fee Reduction/Waiver	
Transit-Oriented Development Affordability Requirement	County Affordable Housing Bond Issue
Prioritization of Affordable Housing on Surplus Land	Property Tax Housing Levy
Stronger Housing Element	
Credit Enhancement	

# Projections

**Status Quo Assumptions:** No change from past 10 years

**Moderate Assumptions:**

- 10 cent housing levy
- Impact and utility fee reductions

**Optimistic Assumptions:**

- 30 cent housing levy
- Second 1/10<sup>th</sup> of 1% sales tax
- County growth fund
- County bond issue
- Impact and utility fee reductions
- Parking reductions
- Public surplus land sale

Homes Built					
Income Bracket	0-30% AMI	31-50% AMI	51-80% AMI	Additional	Total (Status Quo + Additional)
Status Quo	433	920	4,132	---	5,485
Moderate	1,353	1,340	4,242	1,450	6,935
Optimistic	2,433	2,220	4,382	3,550	9,035

# Next Steps

- Housing Snohomish County Report Distribution
- Community Engagement
  - a. Elected Officials
  - b. Faith Communities
  - c. Neighborhood Groups
  - d. Other Stakeholders
- Policy & Funding Recommendations Implementation

# Real Change for Real People

“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*



# Contact Us!

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