HOUSING HOPE PROPERTIES – subsidiary of Housing Hope formed to be a Community Housing Development Organization

Housing Hope formed in 1992 by Ed Peterson and a consortium of local churches to address homelessness and affordable housing.

Grown to become a community leader in developing affordable housing units in Snohomish County.

Twin Lakes Landing - December 2017 = 74th completed project;

6 shelter apartments
188 homeless apartments
296 low-income rental apartments,
309 homeownership units,
Nearly 800 affordable units and homes in Snohomish County.

Complex financing arrangements including HOME, CDBG, County and City AHTF, State HTF and HOME, tax-exempt bonds, and both Historic Tax Credits and LIHTC’s through the Washington State Housing Finance Commission.

- Resource Development Division grant writing to organizations including the Gates Foundation, Washington Families Fund, FHLB of Des Moines, and numerous charitable foundations. EXAMPLE: HWS2 – $4.9M in charitable contributions and grants.

TEAMHOMEBUILDING = Homeownership program,

HHP is exclusive grantee in Snohomish County for the USDA Self-Help Technical Assistance Grant. Homeownership for families with incomes ranging from 30% to 80% of AMI.
HOPEWORKS STATION 2

- Current Project - Broadway 65-units, largest multifamily project in the agency’s history.
- Thanks in part to financing from HOME award from Snohomish County and the City of Everett;
- Completion: September 2019.

ADDITIONAL FUNCTION – SUPPORT SERVICES

- Nearly 100 employees in our Support Services
- Beyond the scope of this presentation.

**Question 2: What are the most significant challenges your agency/business faces in developing housing?**

- **Complexity of Funding Sources and Compliance** – regulatory and the multitude of funding sources required to make a project viable
- **Finding New Funding Sources** – UHEE = Ultra-High Energy Efficient HWS@ is participating in this demonstration program. Challenge added upfront costs to meet the funding requirements. EXAMPLES:
  - Each unit has a $2,000 Heat Recovery System,
  - Added Exterior Insulation = $200K increase
  - High-Tech Ultra Efficiency Water Heating System costs an additional $150,000.
- **Construction Costs** – elaborate in Question 3
**Question 3:** What trends do you observe that you believe may be making it more difficult to create a sufficient supply of housing affordable to Snohomish County residents at all income levels?

**Construction Costs** - Woods Creek Village - Monroe in 2013 - $119 psf

Twin Lakes Landing II Marysville preliminary estimates - $265 psf

Costs have more than doubled over past five years

Why?

- Costs of more energy efficient materials;
- Material costs in general;
- Capacity reduced by attrition and job loss during the 2008 recession;
- Market demand for construction has exceeded the local capacity;
- GCs importing trades and subcontractors from outside the region;

**Alternative Construction Practices**

TWIN LAKES LANDING

- 50 Units of Residential
- Largest Modular Multifamily Affordable Housing Project in Western Washington
- $241 psf

**Question 4:** What are the 3 most important things that County, Cities or Tribes could do to help increase housing affordability in Snohomish County?

1) Mitigation on Impact Fees (City of Everett, City of Marysville, and City of Monroe have been leaders in this regard).
2) Parking variances from municipalities for creating affordable/homeless household units. About 70% of normal parking capacity.
3) Design review processes allow discretionary flexibility for cost effective design that balances design intention with the underlying goal of safe, decent, and affordable housing in a timely manner.