

Presenter Template

Snohomish County Affordable Housing Task Force Meeting 3 June 20, 2019, 4-6 PM

PRESENTATION: Potential Solutions: How can County, Local and Tribal Governments Help Advance Housing Affordability?

Each Presenter will have 5 minutes to speak. Each presenter is asked to:

(1) address the following four questions, and

(2) complete this template and submit it electronically to Alessandra Durham

(Alessandra.Durham@co.snohomish.wa.us) (Phone: 425-388-3290) by **Noon, MONDAY JUNE 3** so

it can be included in the meeting materials. The responses should be in summary format (no longer than 2 pages). You may append articles or weblinks as additional information. Thank you!

Presenter Name: Duane Leonard

Title: Executive Director

Agency/Business Name: Housing Authority of Snohomish County

Question 1: What is your Agency/Business's role in addressing housing supply in Snohomish County? (your mission, priority goals, market role, etc.)

Our mission is to meet the diverse needs of Snohomish County residents by expanding housing opportunities that promote stability, strengthen community, and provide affordability. We are the largest governmental/non-profit housing provider in the County. We view ourselves as a housing solutions partner who can leverage our knowledge and experience in search of solutions.

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

Leadership and Courage, at all political levels, will be required to overcome this.

Community Opposition which is generated by fear and NIMBYism.

Money, access to capital. With the cost of land and construction, housing has become very expensive.

Question 3: What are the 3-5 most important things that County, cities or Tribes could do to help increase housing affordability in Snohomish County?

- 1. Affordable Housing must be a coordinated priority at every level of government: federal, state, local.*
- 2. Local Governments and Housing Providers must do more to engage and educate the Community about the depth of the problem regarding affordable housing and partner to find solutions.*
- 3. Elected Local Leaders must consider the needs of all constituencies in the community. Particularly those with out a voice. Not just the ones with the loudest voices.*
- 4. Consider partnering with housing providers by offering surplus land or other types of financial assistance.*

Question 4: Offer 1 example of a successful partnership with the County, a City or Tribal government in support of affordable housing (attach additional materials if desired)

One example of a successful partnership we have had was in the City of Lynnwood, regarding the preservation of 2 mobile home parks for seniors. The previous owner had sold the parks to a developer who was going to evict/displace the 93 elderly homeowners and redevelop the site as single-family homes.

The residents organized to save the parks. In early 2007, the Housing Authority stepped in as a purchaser of the parks with the help of significant contracts/grant agreements from the State of Washington and Snohomish County that totaled over \$6.0 million. The Housing Authority also issued \$4.1 million in revenue bonds that the County backed with a contingent loan agreement securing the agency a lower interest rate.

The Housing Authority instituted a home buyback/replacement program to replace 53 homes that were pre-HUD code and were deemed unsafe. To date we have replaced and upgraded 38 of the 53 homes. Currently new homes in the parks sell between \$120,000 and \$140,000.