Snohomish County experienced a 12.4% population increase from 2010-2017 and will experience a 26% population increase from 2020-2040.

Population Estimates

Source: Office of Financial Management
Local Rental Costs on the Rise

Stagnant Area Median Income (AMI) versus rapid increases in cost of housing

- Household Median Income: 18% increase
- Average 2-Bedroom Rent: 50% increase

- Change in Units with Rents under $800, 2011-2017 (%)
  - 50-67 Decline
  - 25-49 Decline
  - 5-24 Decline
  - Unchanged
  - 5-85 Increase

Locally there has been a 50-67% decline in low rent housing

LOW RENT STOCK in most metros has declined substantially since 2011
Affordability of Homeownership for potential buyers varies widely across the Country.

Locally, only 25-49% of recently sold homes are affordable to median-income households.

Housing Development has Struggled to Keep Pace with the Booming Population.

During the past two years, Snohomish County had a 61% gap between the growing population and addition of housing units.
RESIDENTIAL LAND PRICES have sharply increased in many areas of the Country. 

Locally Median Land Value has increased 50-99%

Change in Median Land Value, 2012-2017 (%)

Decline
0-24
25-49
50-99
100 and Over

Source: Joint Center for Housing Studies of Harvard University

Defining Affordability

Affordability
Housing is considered affordable if no more than 30% of income is spent on housing costs, including utilities

Area Median Income (AMI)
AMI is the household income for the median household in the region. The 2019 AMI for Snohomish County is $108,600

Cost-burdened
The Department of Housing & Urban Development (HUD) determines a household to be cost-burdened if more than 30% of income is spent on housing

Severely cost-burdened
Households that spend more than 50% are considered severely cost-burdened
Lower Housing Costs Require Greater Government Intervention

<table>
<thead>
<tr>
<th>0-30% AMI Rental: Government support needed in all markets</th>
<th>31-50% AMI Rental: Government support needed in many markets</th>
<th>51-80% AMI Rental: Government incentives needed in some markets</th>
<th>81-125% AMI Rental or Home Ownership: Permissive zoning or zoning flexibility needed in some markets</th>
<th>Above 125% AMI: Market Rent &amp; Home Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>$33,200 max</td>
<td>$55,350 max</td>
<td>$88,250 max</td>
<td>$135,750 max</td>
<td>More than $135,750</td>
</tr>
</tbody>
</table>

Estimated Snohomish County Households Today

<table>
<thead>
<tr>
<th>Government financial support needed</th>
<th>Mostly addressed via policy, limited financial support from government</th>
</tr>
</thead>
<tbody>
<tr>
<td>37,435</td>
<td>34,100</td>
</tr>
<tr>
<td>38,835</td>
<td>62,000</td>
</tr>
<tr>
<td>102,395</td>
<td></td>
</tr>
</tbody>
</table>

Source: HUD Income Limits and CHAS Data

Housing Spectrum

Supportive Housing  Income-Based Rental Housing  Rent Restricted Rental Housing  Market Rate Rental Housing  Homeownership

30% AMI  50% AMI  60% AMI  80% AMI  100% AMI  125% + AMI

Images: freepik.com
Snohomish County Housing Statistics – 2017 Census Bureau

<table>
<thead>
<tr>
<th>Total Housing Units</th>
<th>302,725</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>65%</td>
</tr>
<tr>
<td>Single Family Attached (Duplex, Multifamily)</td>
<td>30%</td>
</tr>
<tr>
<td>Mobile &amp; Manufactured Homes</td>
<td>5%</td>
</tr>
</tbody>
</table>

Affordable Housing Needs will Continue to Grow

- For no household to spend more than 30% of their income towards housing, Snohomish County would need **127,215** additional affordable housing units by 2040.

Source: CHAS data set and OFM Projections
In Snohomish County the Fair Market Rent (FMR) for a two-bedroom apartment is $1,899. In order to afford this level of rent and utilities —without paying more than 30% of income on housing—a household must earn $6,330 monthly or $75,960 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**FACTS ABOUT Snohomish County:**

<table>
<thead>
<tr>
<th>COUNTY FACTS:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Wage</td>
<td>$12.00</td>
</tr>
<tr>
<td>Average Renter Wage</td>
<td>$18.60</td>
</tr>
<tr>
<td>2-Bedroom Housing Wage</td>
<td>$36.52</td>
</tr>
<tr>
<td>Number of Renter Households</td>
<td>95,046</td>
</tr>
<tr>
<td>Percent of Renters</td>
<td>33%</td>
</tr>
</tbody>
</table>

*Snohomish and King Counties both tied for the highest housing wage in all 39 Washington Counties.

Many Types of Occupations Struggle with Housing Costs

The median annual earnings of the occupations below could not afford a 2-bedroom unit in Snohomish County without spending more than 30% of their income towards housing.
HART’s Mission

*Identify priorities for action in the next 5 years, by Cities and the County, to accelerate our collective ability to meet the affordable housing needs of all County residents, and set a foundation for continued success through 2050.*
HART’s Process

8 meetings from May to December

Engaged partners around 3 key issues:

1. Outreach & Community Education
2. Policy & Regulatory Actions
3. Funding

HART’s Deliverable

5-Year Action Plan, based around 5 proposed goals.
No final recommendations have been made yet.
Getting your ideas:
Sample of some housing strategies under consideration by HART

- 5 goals to frame the 5-Year Housing Action Plan
- Over 100 ideas initially screened by HART to implement those goals
- About 50 ideas forwarded to 3 Stakeholder Work Groups
- Some common themes, some different prioritization

- More housing, more housing types, greater affordability at all income levels
- Preservation of existing affordable housing
- Increase density on transit corridors and in job centers

Policy & Regulatory Workgroup

- Increase residential zoning density
- Promote construction of lower income housing
- Reduce housing construction costs
- Anti-displacement & preservation strategies
- Regional collaboration
Funding Strategies
--to support all goals--

- Implement HB 1406: 20 yr. state sales tax diversion for affordable housing
- Seek state funding for housing planning (HB 1923)
- Maximize resources for Transit Oriented Development

Sample strategies

Funding Workgroup

- Housing Levy
- Contribute land for affordable housing
- Housing growth fund funded by new construction

Community Outreach & Education

- Toolkit for local jurisdictions
- Regional messaging plan

Sample Strategies

Ensure ongoing regional collaboration and tracking of our progress
--discussion on strategies on deck for October--
Discussion

1. What are your thoughts about the proposed 5 major goal areas?
   - Do you support these goals?
   - Do you see any significant gaps?
   - Any major questions or concerns?
   - Do these goals align with the challenges and impacts you see in your community?

2. Which sample ideas do you think will have the greatest impact in improving housing affordability?
   - Are there some ideas listed that you would strongly support or oppose?
   - Do you have other ideas or concerns?

3. Other ideas or comments

For information, please visit: https://snohomishcountywa.gov/5422/HART
To submit comments or questions, please email: HART@snoco.org