DRAFT Outline of HART Report (v. 11.5.19)

- **Executive Summary** (1 p.)

- **Body of Report**:
  I. Introduction & Overview (1.5 p.)

  II. HART’s membership and process (1.5 p.)

  III. Overview of regional conditions driving our housing affordability challenge (3-5 pp)
     a. Demand
        i. Population growth and demographic change
     b. Supply
        i. New units not constructed at pace new households being created.
        ii. Short supply of units for sale
        iii. Loss of affordable units to redevelopment/sale.
     c. Affordability
        i. Explain that affordability is based on a household paying 30% or less of their income on housing and does not relate to the amount someone earns. Therefore, there can be a lack of affordable housing at all income levels.
        ii. Current housing burdened households in Snohomish County: 94,730 (34.5% of households)
        iii. Affordability has worsened in last several years. Impacts all levels of income, but most severely those at the lower income levels.
        iv. Housing costs growing faster than income.
        v. Current supply: missing middle.
        vi. Renter challenges
        vii. Vast majority of occupations don’t make enough income to purchase a home without becoming housing burdened, if they don’t already own.
        viii. Housing costs vary significantly from city to city
        ix. Costs of construction are increasing.
        x. Interventions needed at 80% AMI and below to meet demand.
        xi. Possible interventions for households with income above 80% AMI to meet demand.
     d. Equity
        i. Disproportionate impacts on lower income communities, which are disproportionately communities of color.
        ii. Review of actions the County is taking through its Fair Housing Initiative including timeline for the updated report.
IV. Where does local government response fit in? (1 p.)
   a. General strategies to improve affordability & local government’s potential role
   b. The need for community engagement & education

V. Action Plan & Next Steps (10 p.)
   a. Description/explanation of plan
   b. Presentation of Plan with short statements following each item (shorter form of plan to be appended to report)

VI. Conclusion (1 p.)

Attachments/Supplements:

1. Action Plan (so it can be shared as a stand-alone document)
2. Members of Task Force
3. Supplemental Report—all the workgroup papers will be available electronically, indexed.
4. A PowerPoint briefing for all HART members use will be available electronically.

- Data points will be sourced. We will include some visuals (suggestions welcome)
- Additional resources (such as the AWC Report, local stakeholders) will be referenced or there will be a site that points readers to the additional resources.
- The next thing you see will be a full draft report based on this outline.