

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.*