

Essential Program Outcomes and Program Limitations

Based on the consultants’ research on national and regional best practices, and the feedback from the stakeholder interviews and the PAC Housing Subcommittee, a proposed set of principles was developed to guide future collaborations on affordable housing. The Essential Program Outcomes describe the core long-term goals of a potential inter-jurisdictional collaboration, and the Program Design Features reflect both desired elements of a potential new program and elements that would not be acceptable for a new inter-jurisdictional program focused on affordable housing.

Essential Program Outcomes:

- I. There will be a measurable increase in the number of affordable housing units²³ throughout Snohomish County available for lower income households.
 - IA. More affordable rental housing opportunities for low-income households (those making up to 50% of county median income), especially for seniors, those with disabilities, veterans, families with children, and those working in the service industry and as laborers.
 - IB. More affordable home sales opportunities for moderate-income home buyers (those making less than county median income), especially first-time homebuyers and people who work in our communities, such as teachers and public safety workers.
- II. More affordable housing (both rental and ownership opportunities) in all participating communities, especially where there is the greatest need for and/or lack of affordable housing, and where there is good transportation and access to employment opportunities, amenities, and services.
- III. Over the long run, in order to have the greatest impact on the creation of new affordable units, local governments should contribute additional resources toward meeting affordable housing needs in Snohomish County. Resources may include direct financial contributions, fee waivers, donations of land, in-kind contributions, or other forms of support. During the current economic conditions, however, local government resources used for affordable housing purposes will remain about the same.

²³ Affordable housing is not necessarily subsidized housing, but includes all types of **housing that can be rented or owned by families at a range of income levels without paying more than 30 percent of their incomes** on housing.

Program Design Features:

1. In difficult economic times, the program does not place undo financial burden on participating jurisdictions.
2. The initial collaboration will involve at least three jurisdictions.
3. It should not be difficult for other jurisdictions to join later (i.e. the program could begin with several jurisdictions, with others joining over time).
4. The program does not preclude sub-regional activities and can grow to a countywide or regional program, if desired over time.
5. Activities do not contribute to a disproportionate concentration of affordable housing in a given area.
6. The activities of the program do not duplicate or compete with private or non-profit agencies in managing or developing housing
7. Decision-making is shared by member jurisdictions and is not controlled by the County or any single city.
8. The program must be able to withstand changes in administrative, political, or economic conditions over time.
9. The program should not create a new bureaucracy for administrative and back-office support, but instead should use an existing agency.
10. The program operates with an annual work plan with measurable objectives based on a sound needs analysis. The work plan must meet the needs of member jurisdictions.
11. The program does not allow housing providers to profit disproportionately to the housing benefits gained in the community.
12. The activities must show progress toward achieving goals within two years.