

APA Washington's Legislative Strategy to Address our State's Housing Crisis

Rep. Jessica Bateman (D-22)

Robin Proebsting, APAWA Legislative Committee Chair

Chris Collier, AHA Program Manager

Today's Outline

1. The housing crisis and why this matters.
2. APAWA's Legislative Committee strategy.
3. What the State Legislature is doing.

Affordable Housing Shortage Driving Poorer Seattleites Away

The Hunger Games of Housing

Social Workers Face a Supply and
Demand Crisis for Emergency Shelter
and Permanent Housing

**Seattle's hot housing market
means more competition for
renters**

Representative Jessica Bateman (D-22)



Snapshot: Housing Affordability in Snohomish County

Chris Collier, Committee Vice Chair
Housing Authority of Snohomish County

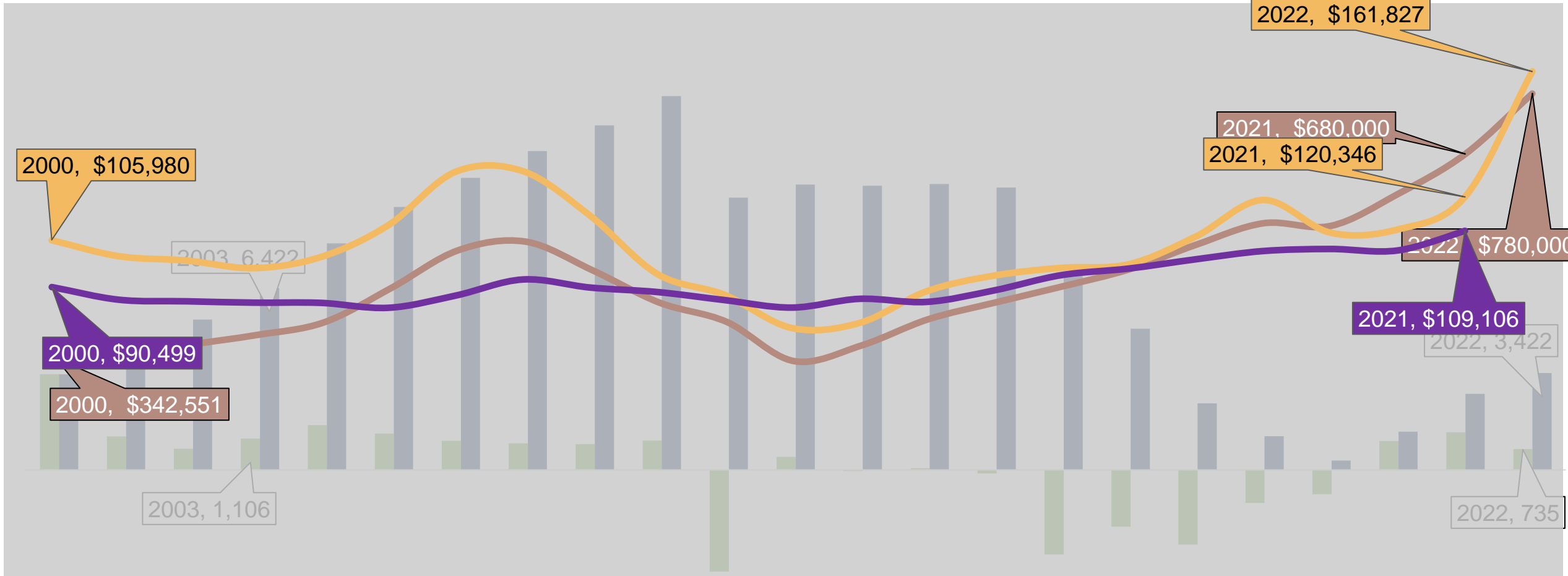
Snohomish County

- 833,540 people; 328,346 housing units; a little bit of everything WA
- Urban, Suburban, Rural, Agriculture, Fresh & Salt Water, Mountains...
- Politically purple, 3/2 D/R on County Council
- Influenced by Seattle & King County, and its own regional centers (Everett, Lynnwood/Alderwood Mall)
- Alliance for Housing Affordability: Understand these dynamics in housing affordability.

In One Slide: Regional Context



In One Slide: Regional Context



2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020 2022

Housing Stock



Annual Surplus



Total Surplus



Median Sale Price



Required Income



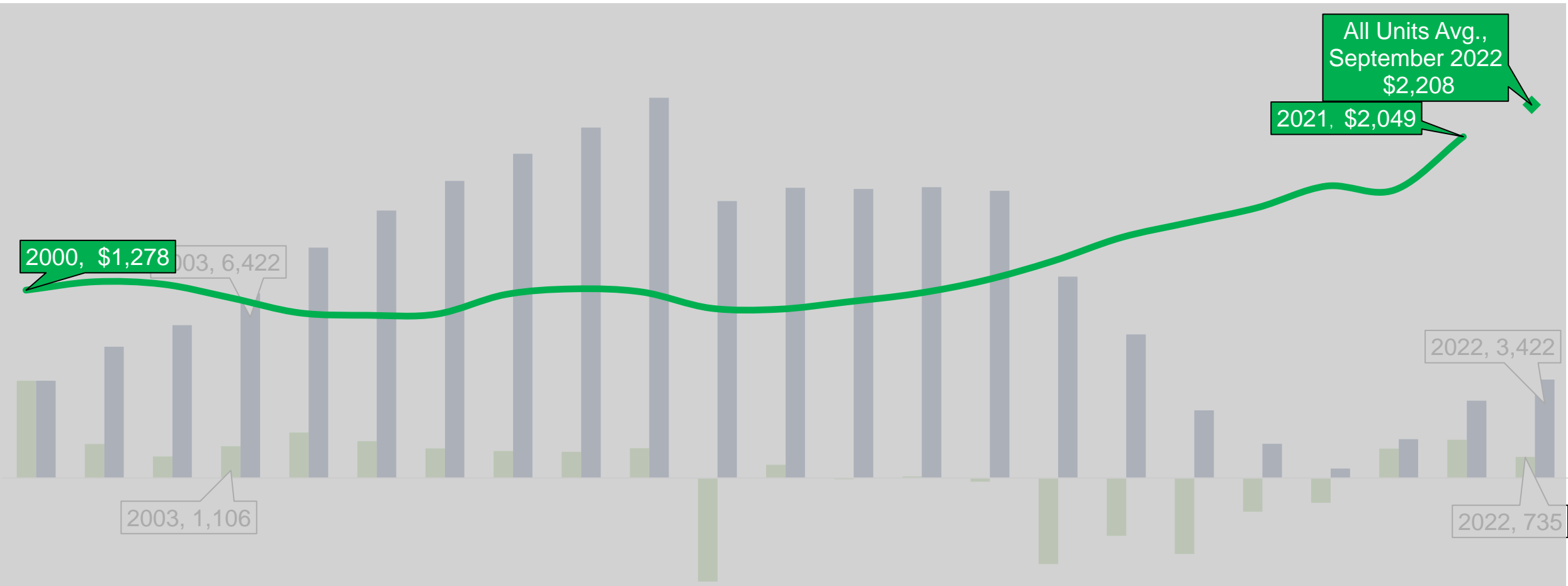
Median Income



Avg. Rent

Income requirement based on sale price, avg. annual interest, 30-year term, 7% down pmt., 33% DTI, real property tax figures, \$1 insurance : \$1000 A/V

In One Slide: Regional Context



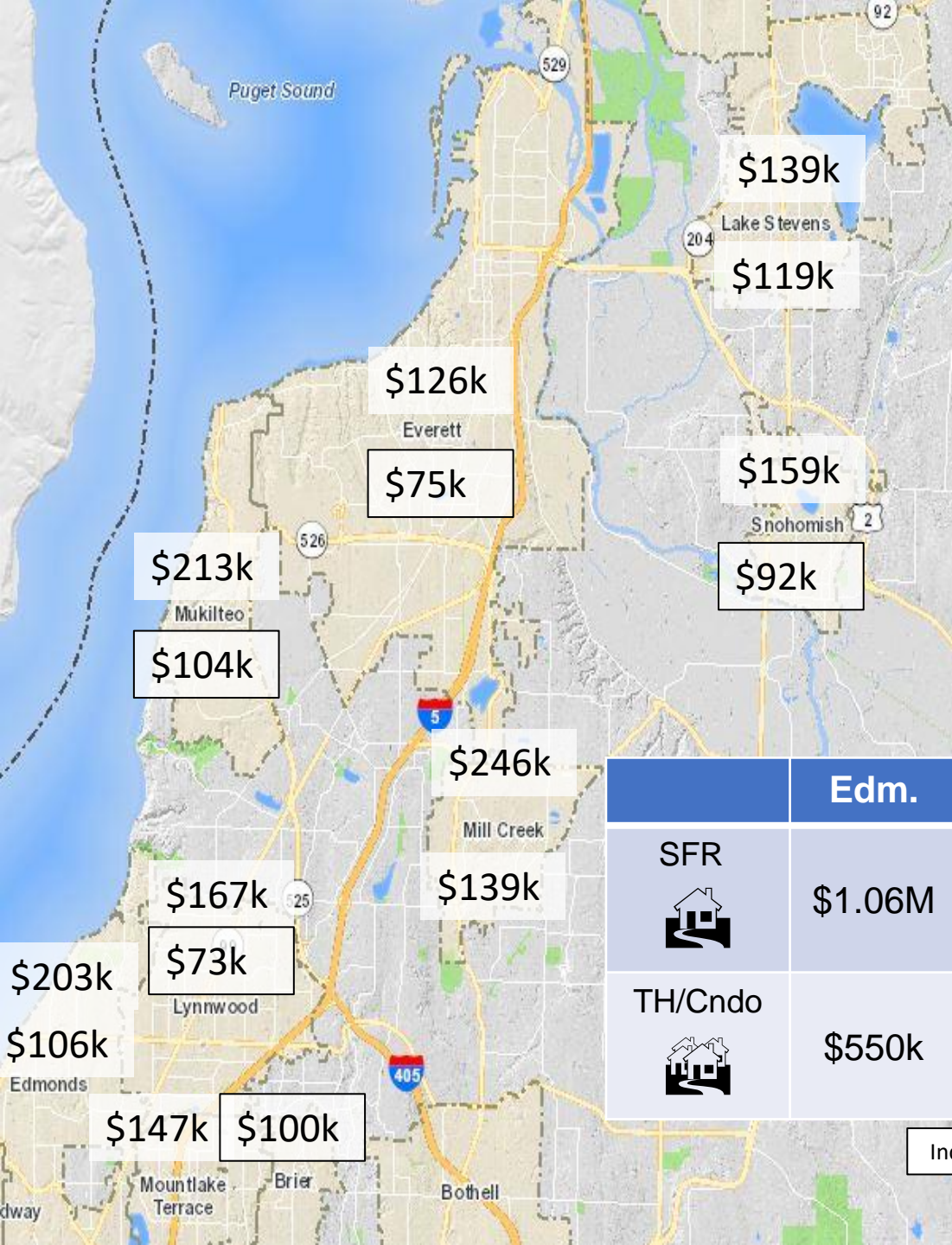
2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020 2022

Housing Stock

■ Annual Surplus ■ Total Surplus



— Median Sale Price — Required Income — Median Income — Avg. Rent

Income requirement based on sale price, avg. annual interest, 30-year term, 7% down pmt., 33% DTI, real property tax figures, \$1 insurance : \$1000 A/V



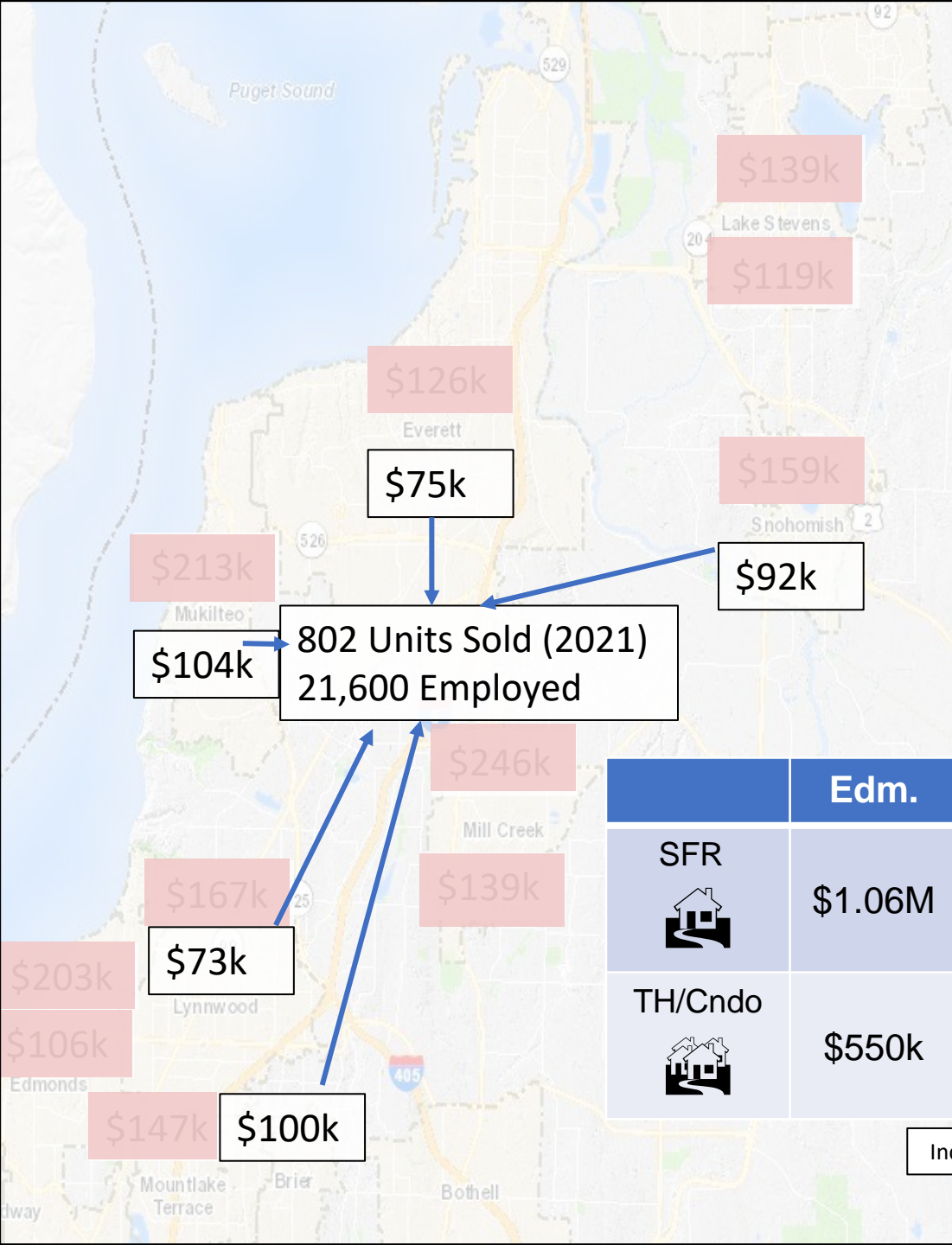
Occupation:	25 th Pct	–	50 th Pct	–	75 th Pct
Dentists, General:	\$101k	–	\$156k	–	\$193k
Database Administrators:	\$95k	–	\$120k	–	\$152k
Judges & Magistrates:	\$101k	–	\$131k	–	\$151k
Accountants & Auditors:	\$69k	–	\$81k	–	\$102k

Who Can Buy Where? (2022)

	Edm.	Lynn.	MLT	Mill C.	Muk.	Evert.	LS.	Sno.
SFR 	\$1.06M	\$850k	\$755k	\$1.2M	\$1.1M	\$630k	\$705k	\$800k
TH/Cndo 	\$550k	\$376k	\$512k	\$705k	\$538k	\$385k	\$600k	\$460k



Income requirement based on sale price, historical interest rates 30-year term, 7% down pmt., 33% DTI, real property tax figures

Sources: US Bureau of Labor Statistics OES Estimates; Snohomish County Assessors Office; AHA Staff
Map Credit: Snohomish County Assessors Office, Snohomish County Online Property Information (SCOPI)



Occupation:	25 th Pct – 50 th Pct – 75 th Pct
Dentists, General:	\$101k – \$156k – \$193k
Database Administrators:	\$95k – \$120k – \$152k
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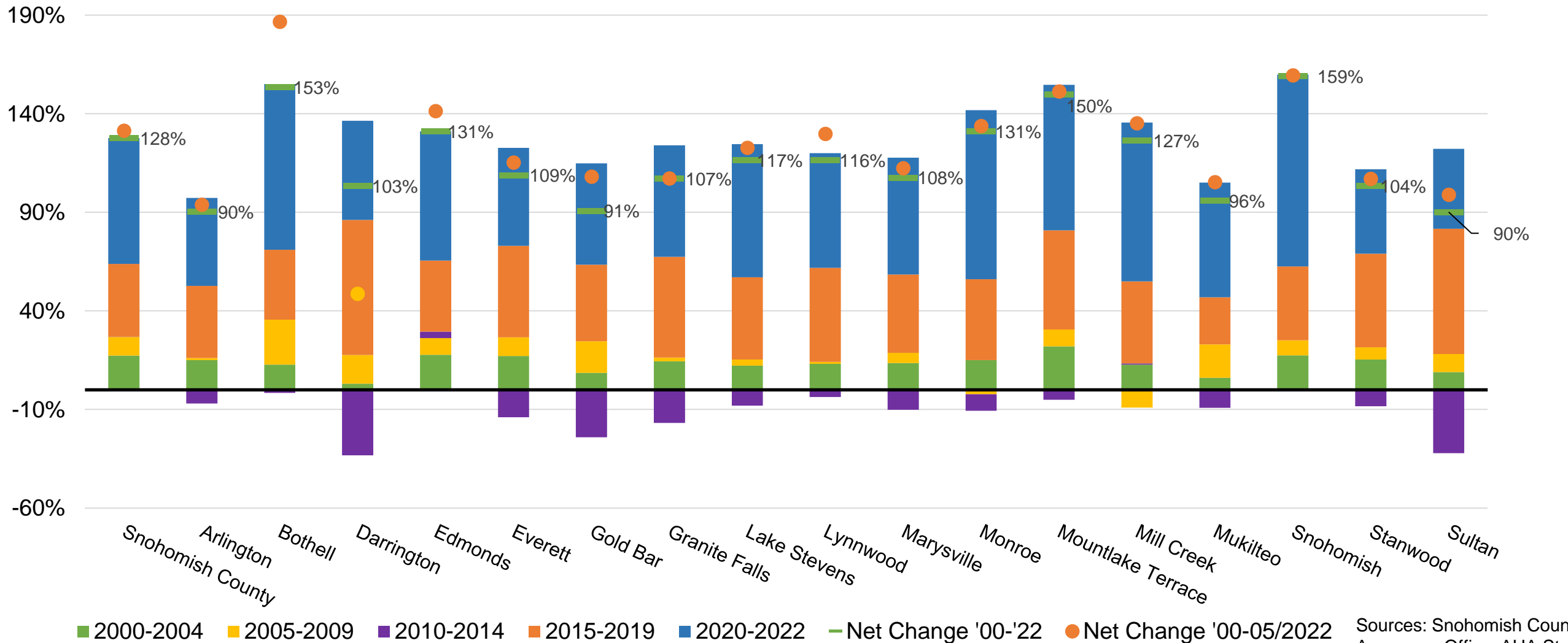
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Just How Much Have Things Changed? (Single Family, by City)

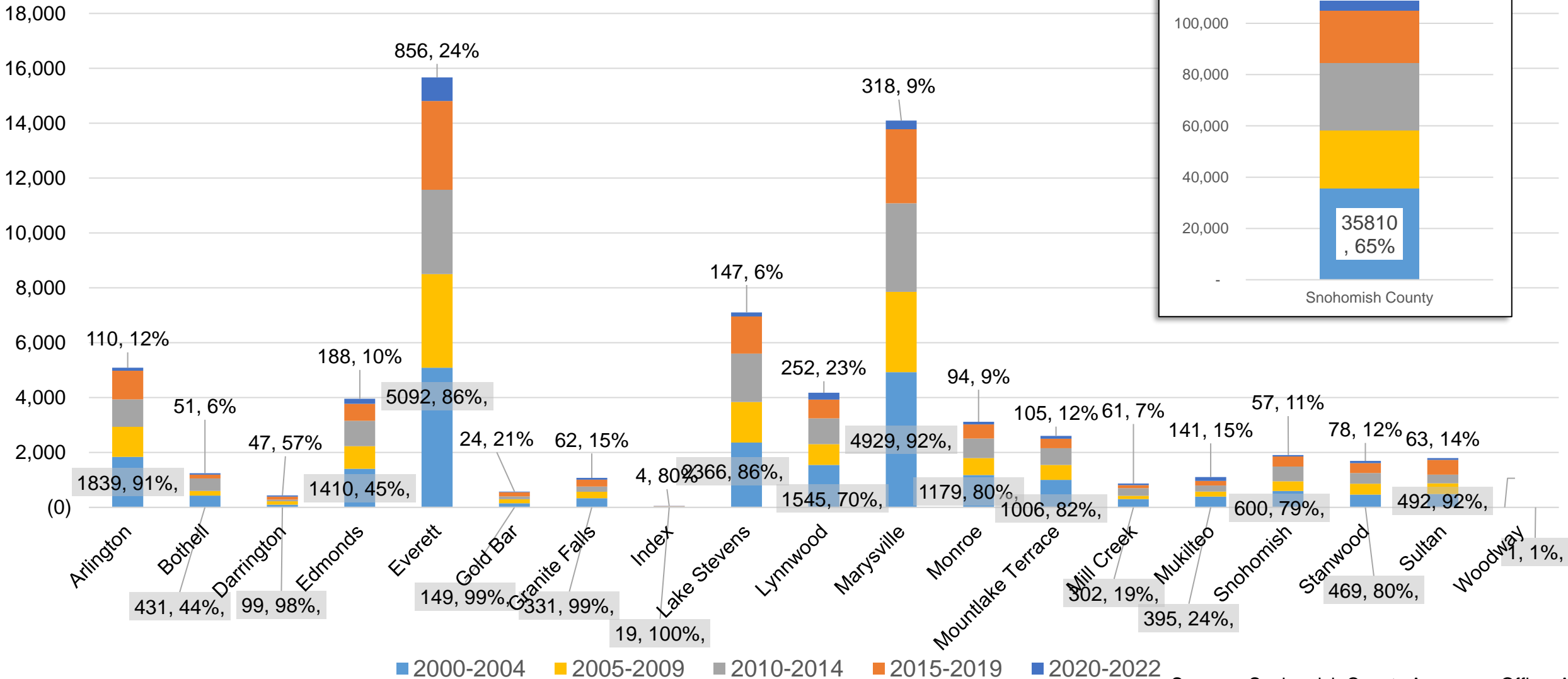
Percent Change in Sale Price Since 2000 in 5-Year Groups
Net Price Change 2000-2022



Sources: Snohomish County Assessors Office; AHA Statistics

What Sells for <\$400k? (SF/Townhome/Condo, Cities)

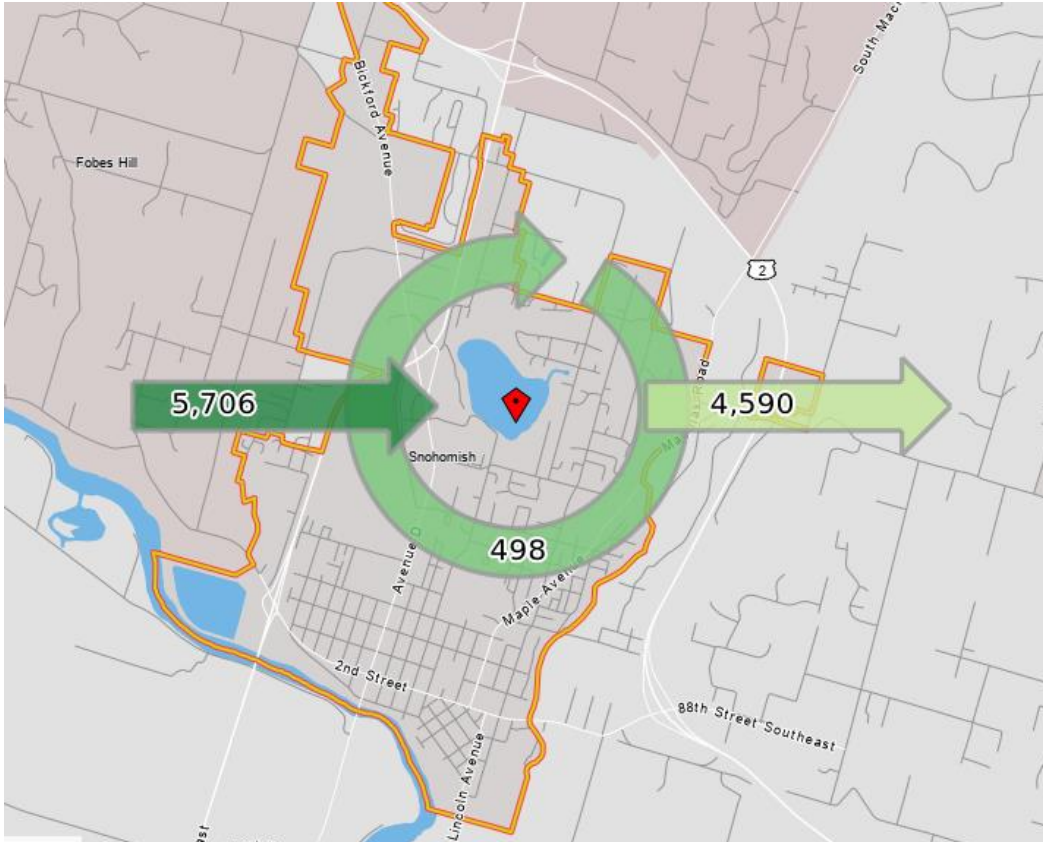
& % Homes Sold <\$400k By 5-year Group, + 2020-2022



Sources: Snohomish County Assessors Office; AHA

92% of Snohomish's Workers Commute In

2019 Snapshot (LEHD On The Map)



2015-2019 American Communities Survey

- 6,969 workers; 5,960 drive alone 86
- Median wage: \$39,806 (2022 dollars)

- 31% take >30M to get to work

Carbon footprint?

- Snohomish Resident's Median HH Income: \$83k/yr (2022 dollars)

Social equity?

Sources:

US Census Bureau LEHD On The Map

US Census ACS Tables S0804; S0802; B08601; DP03

Let's Try Renting

- Rent +74% ('00-'22), Income +21% ('00-'21).
- Don't take my word for it: [Everett Herald article](#)
- If you rent: advertised County avg. rent: \$2,208/mo; Avg. SF: 868
 - Average \$/SF: \$2.54/mo (1BR: \$2.82/sf; 2BR \$2.44/sf)
 - Households that bought in 2021: **\$1.62/mo**, 2022: **\$2.19/mo**
38% of the region can't afford \$1,150/mo.

or...

689,490 full-time workers

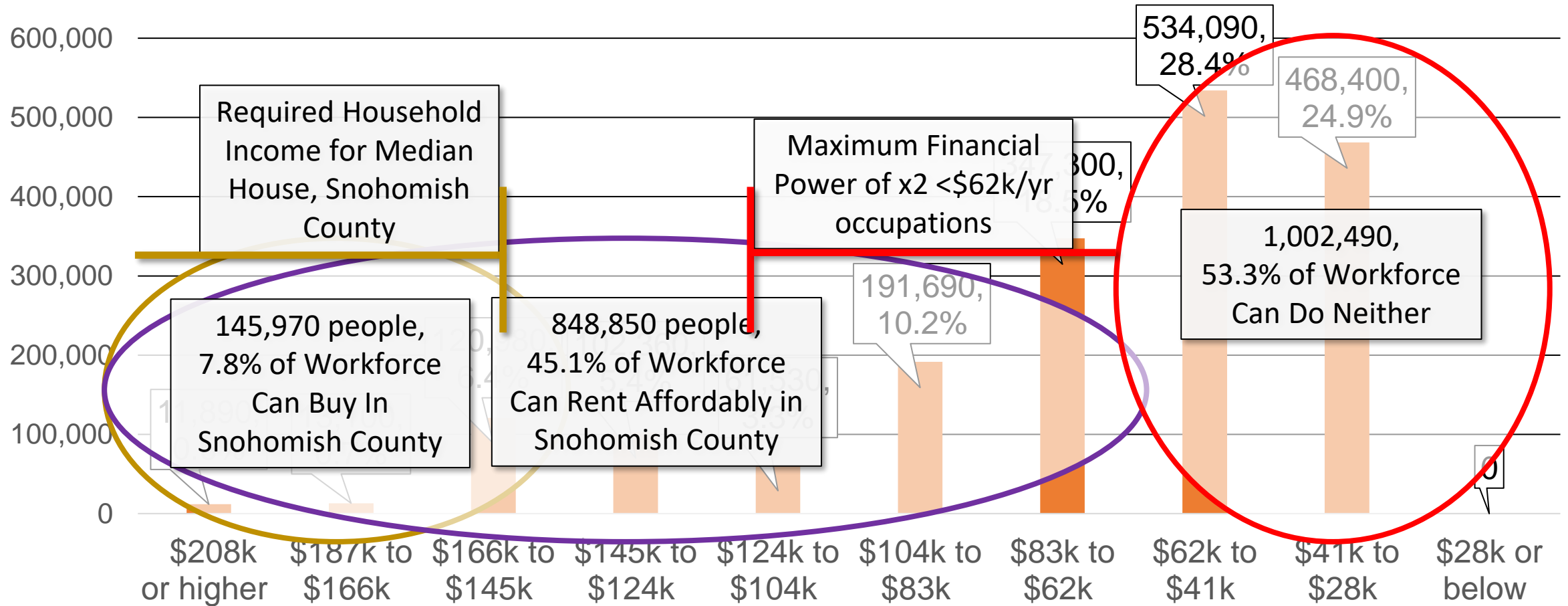
A few Craigslist deals aren't going to fix this.

* - The data in this report is based on information collected from Apartments.com. All analysis and conclusions are the work of AHA staff.

Sources: Commercial Analytics; *AHA Analysis of Apartments.com, AHA Staff

US Census Bureau via St. Louis Fed; US Bureau of Labor Statistics

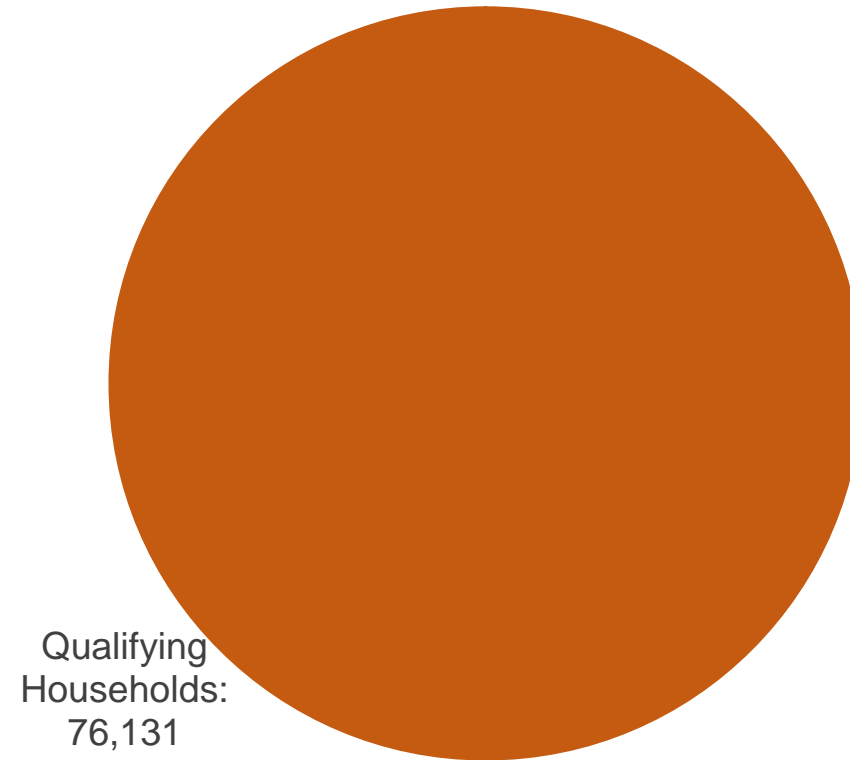
Employed By Occupational Median Income (King, Snohomish, Pierce County)



What This Means For Affordable Housing

- Vouchers:
 - Supposed to be temporary, now often permanent
 - Avg. monthly voucher turnover: 13.5/mo (2018-present), 162/yr
- Avg. Time to Lease w/ Voucher:
 - 55 days (1-Jan to 30-June, 2019)
 - 62 days (1-Jan to 30-June, 2021)
 - Success rate: 85% down to 81%

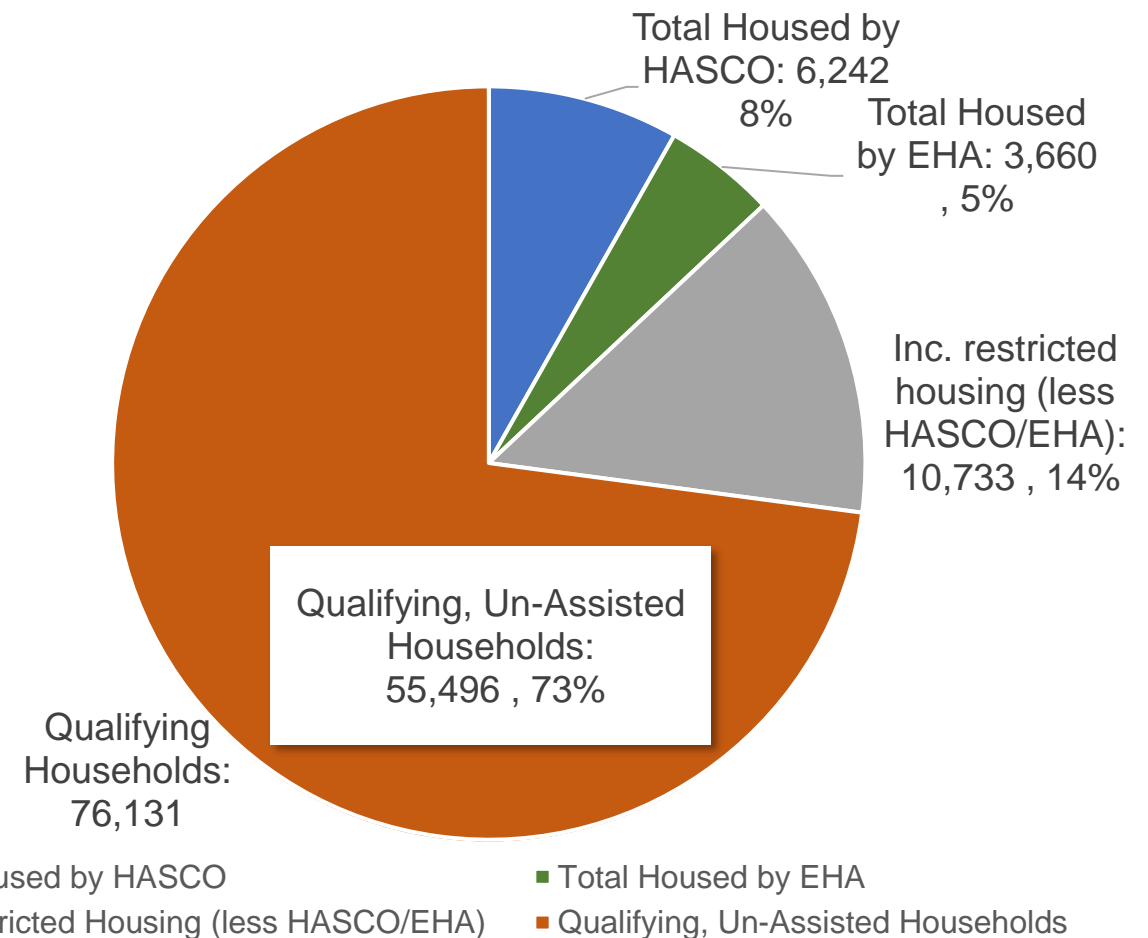
Estimated Qualifying Households, 2021
Very Low Income (<\$52,100/yr)
Household Size: 3



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Estimated Qualifying Households (2021) vs. Available Assistance, All Sources (2021)



So, What Is The Solution?

1. Increase unit count
2. Increase unit diversity
3. Increase amenity & transit access
4. Protect the environment (from sprawl)
5. Support equity in housing (ownership & social equity)
6. Increase affordability/attainability of housing
7. Reduce price pressure on rental housing

So Why Doesn't Someone DO SOMETHING!?

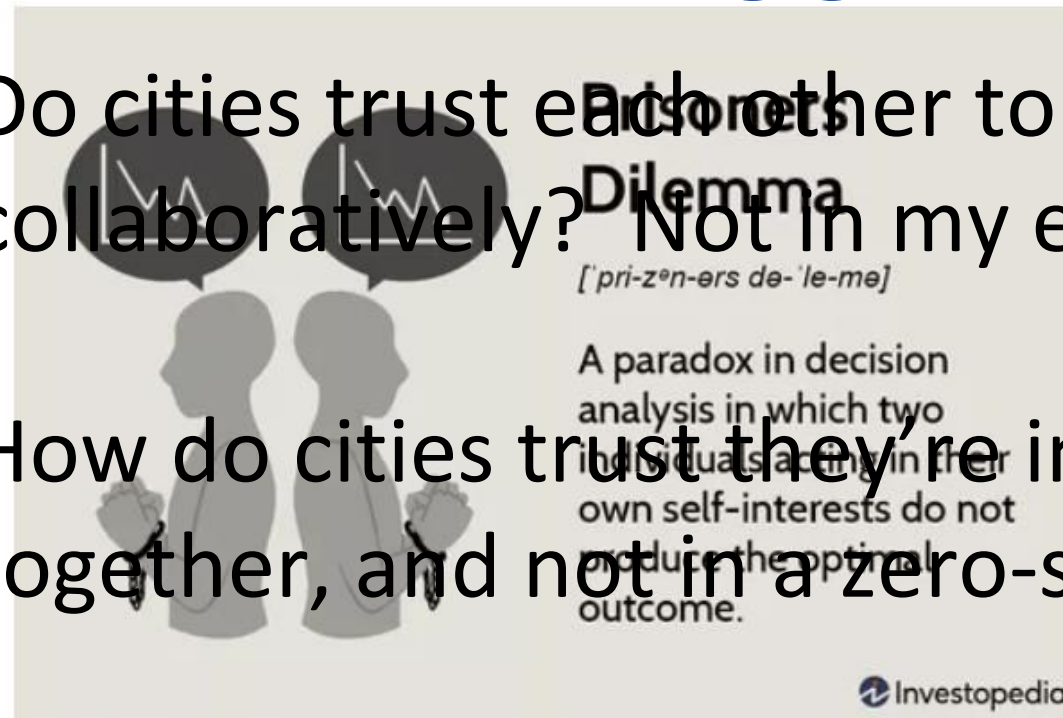
[Everett officials have questions about a 125-room hotel shelter](#)

*"Frankly, I'd be willing to bet money that five years down the line, despite your best efforts, **we won't have any of our partner jurisdictions in the county step up and do anything similar,**" Bader said.*

TRUST

Do cities trust each other to act collaboratively? Not in my experience.

How do cities trust they're in this together, and not in a zero-sum game?



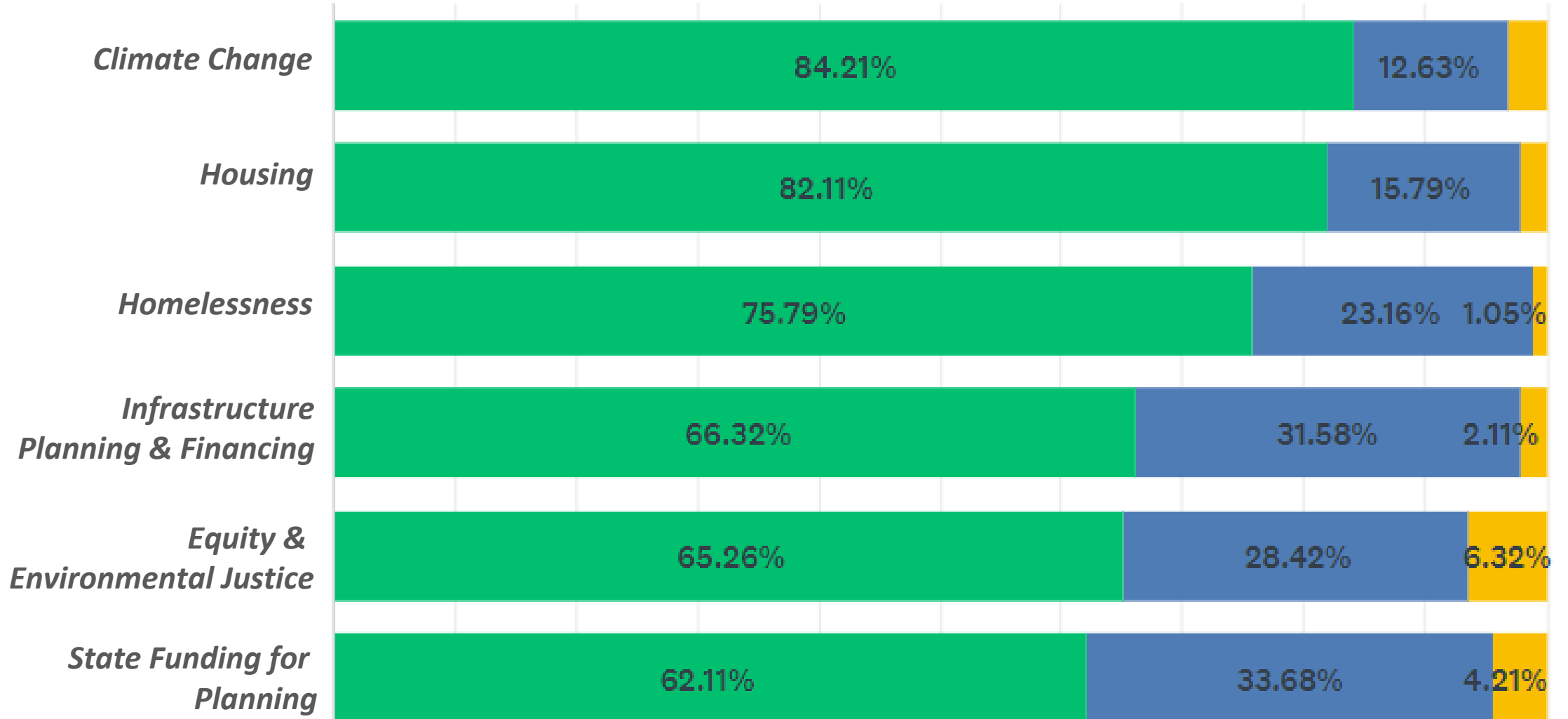


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Washington Chapter

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APA WA Member Survey – Policy Priorities

Which Isn't Connected to Housing?



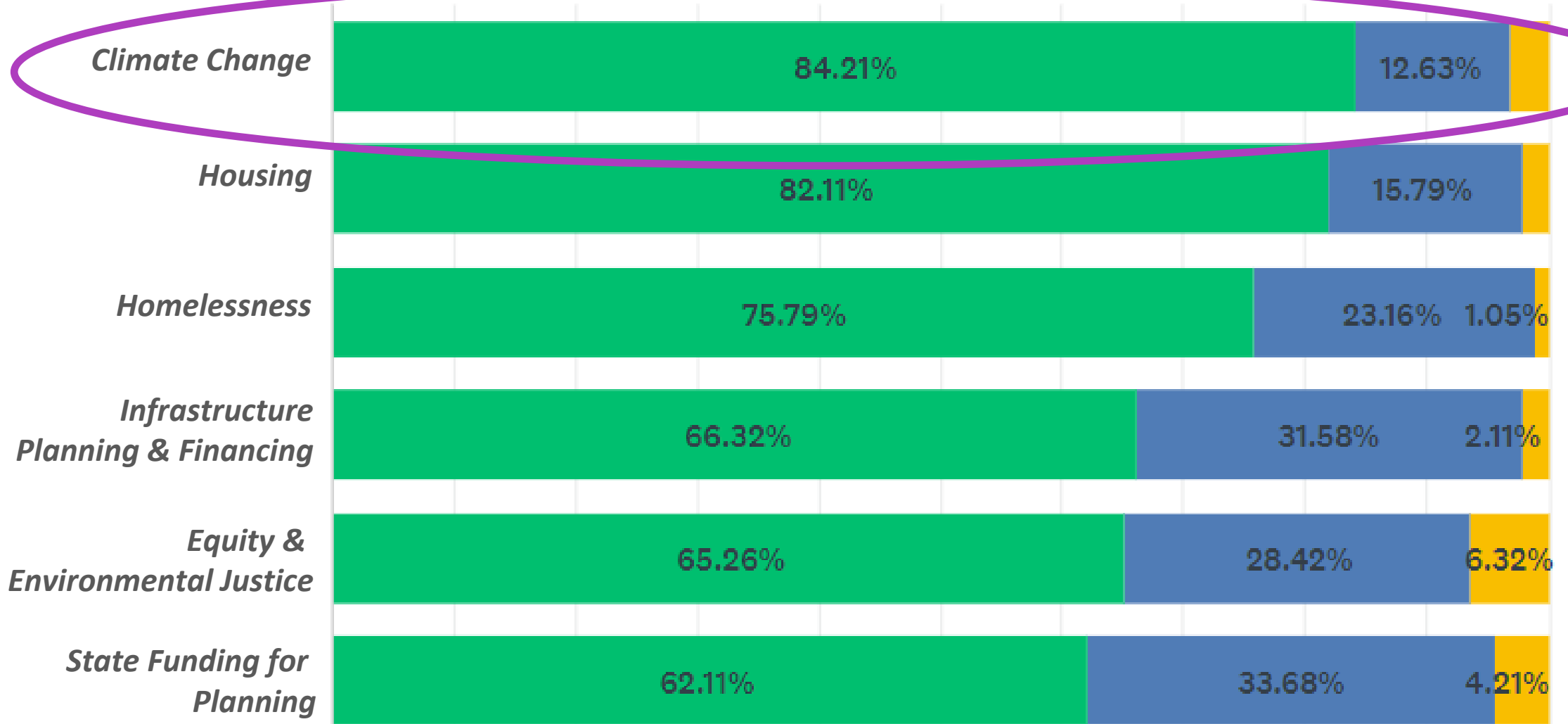
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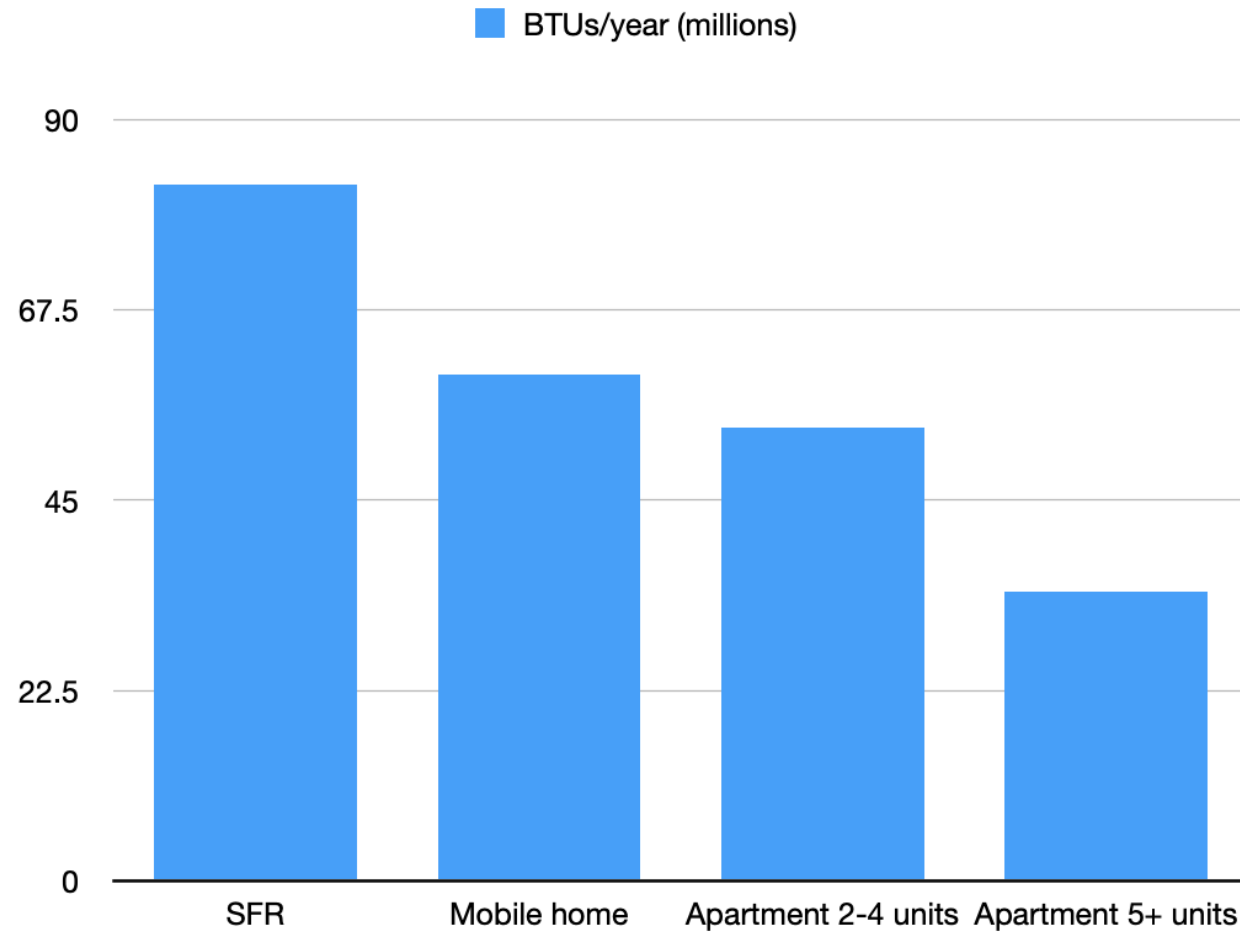


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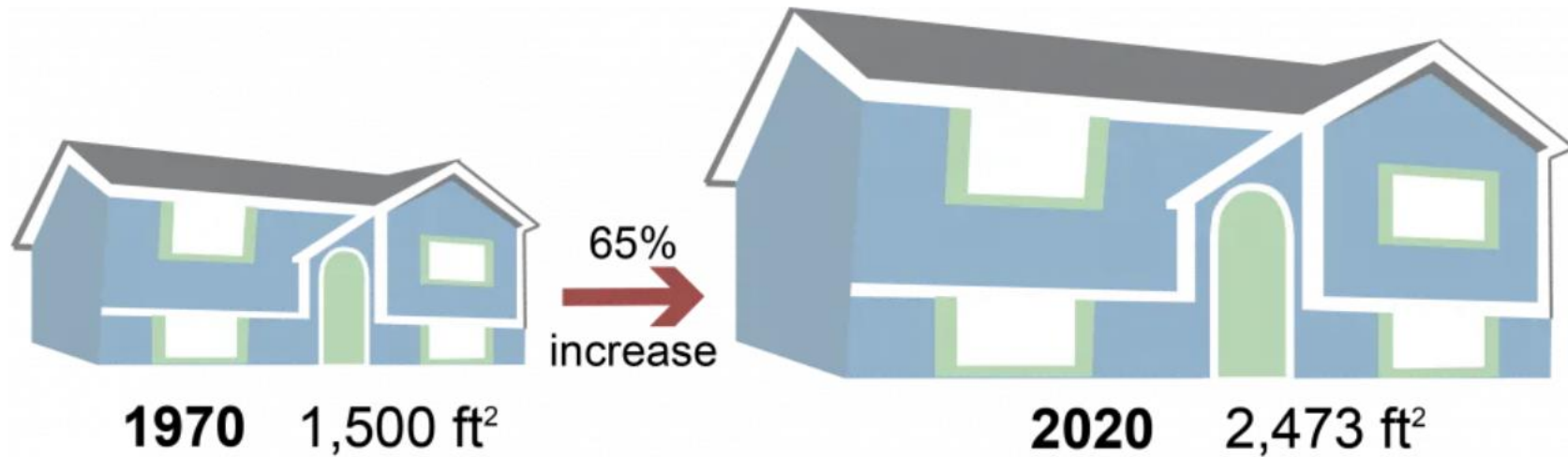


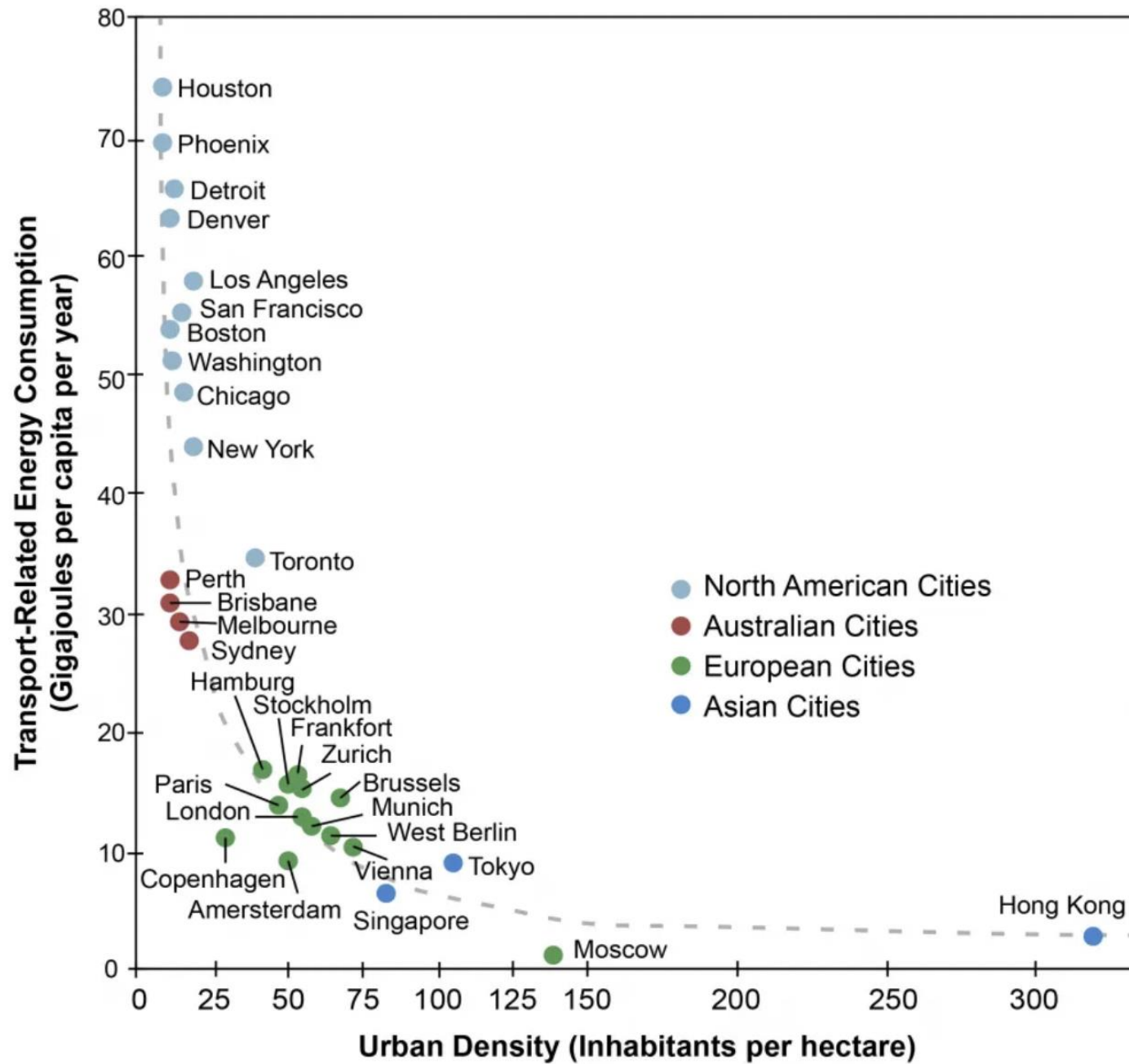
Climate Change



Climate Change

AVERAGE SIZE OF A NEW U.S. SINGLE-FAMILY HOUSE, 1970 AND 2020^{5,6}





Source: Center for Sustainable Systems, University of Michigan. 2021. "U.S. Cities Factsheet." Pub. No. CSS09-06.

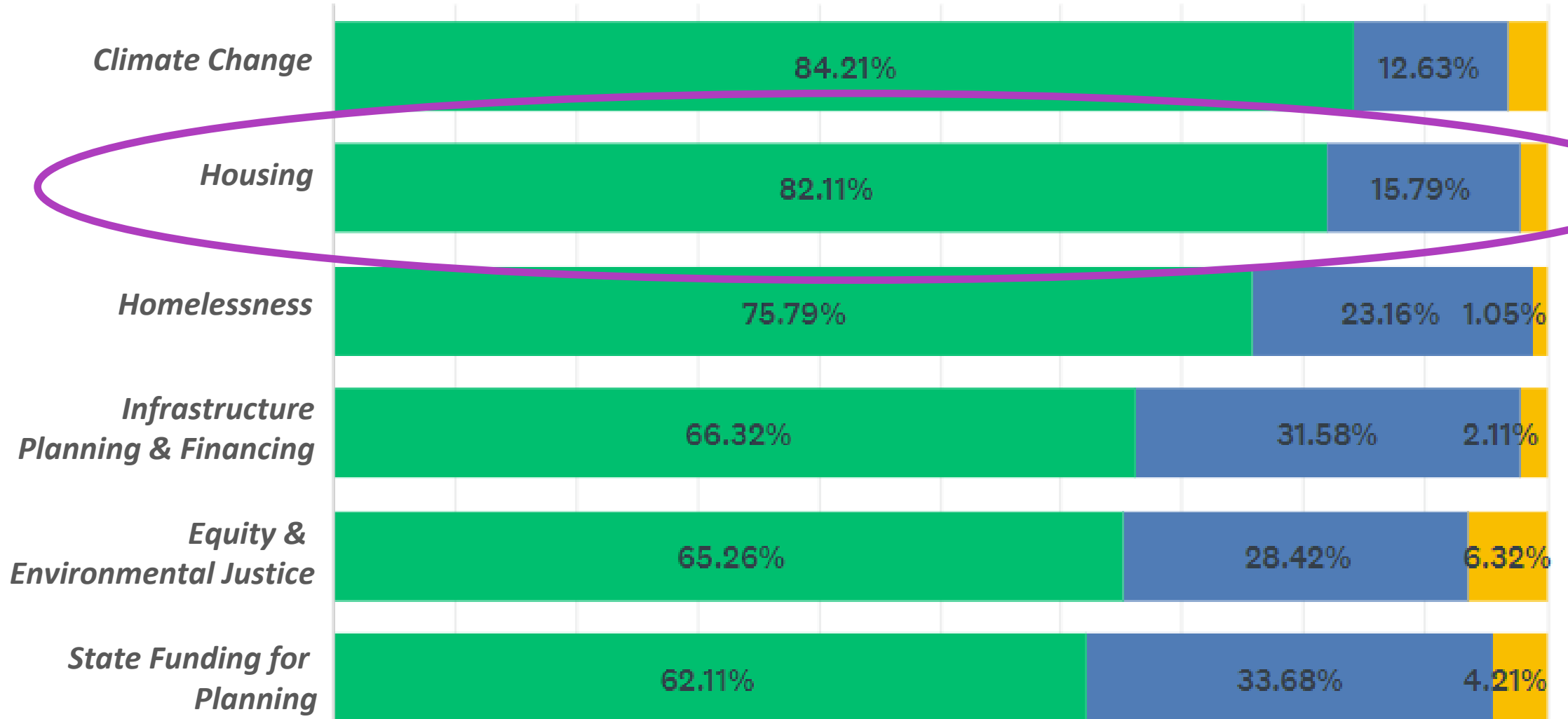
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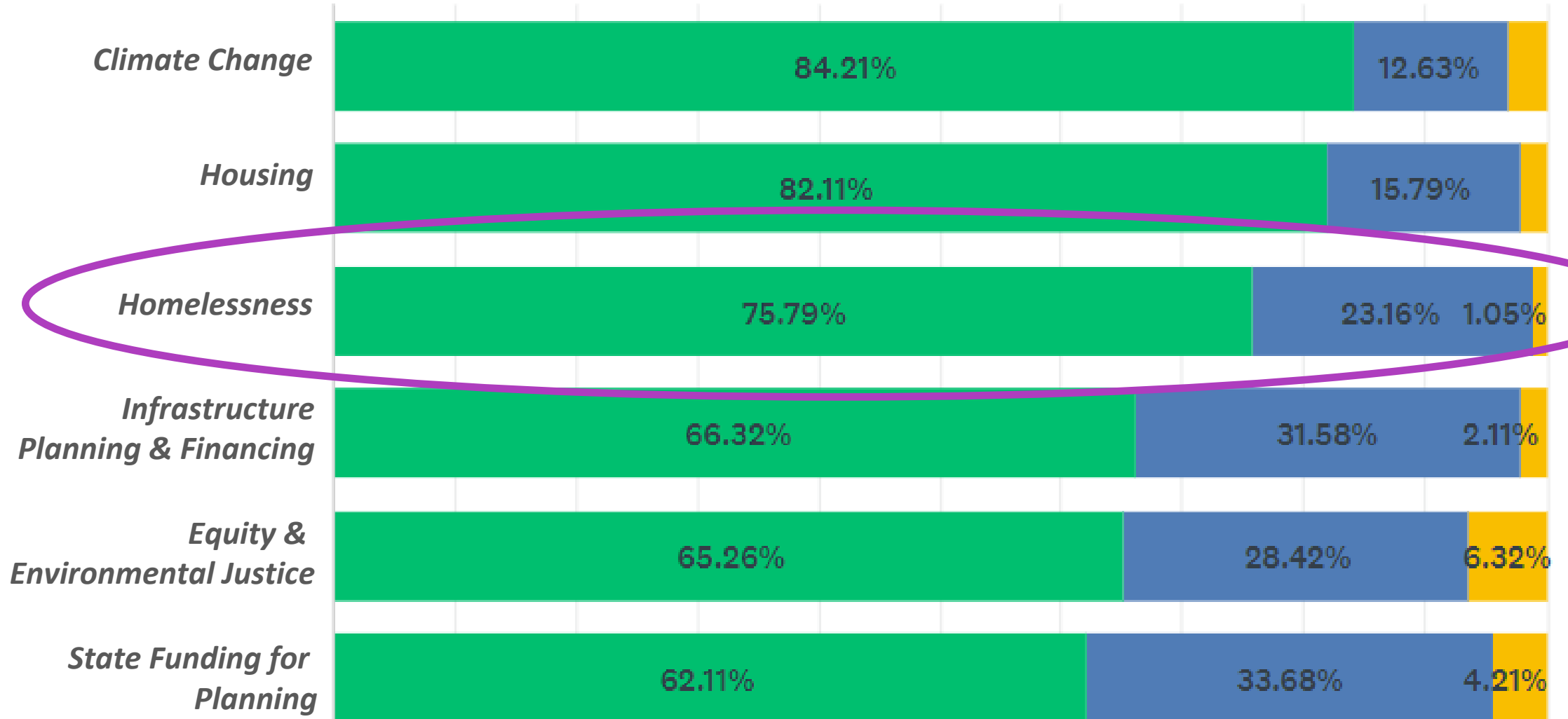


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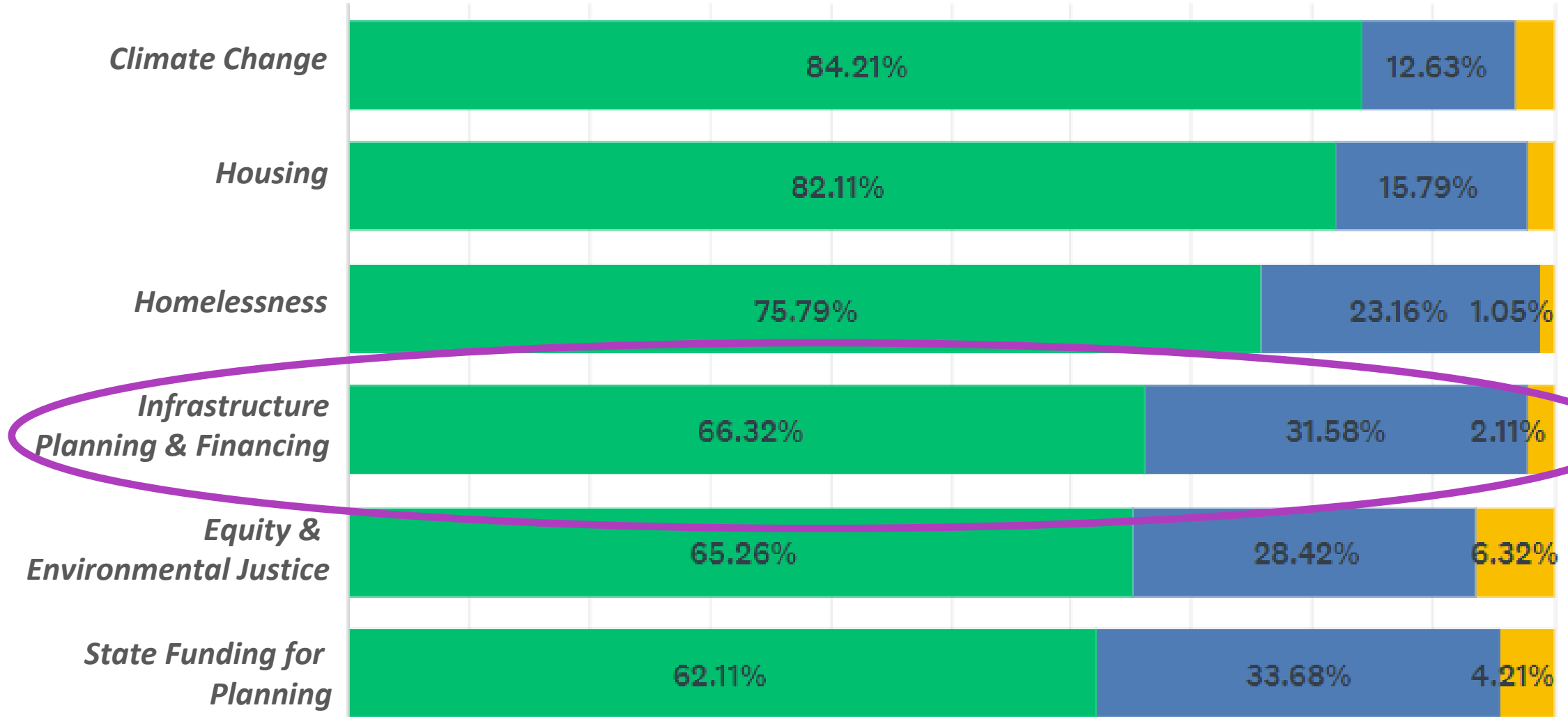


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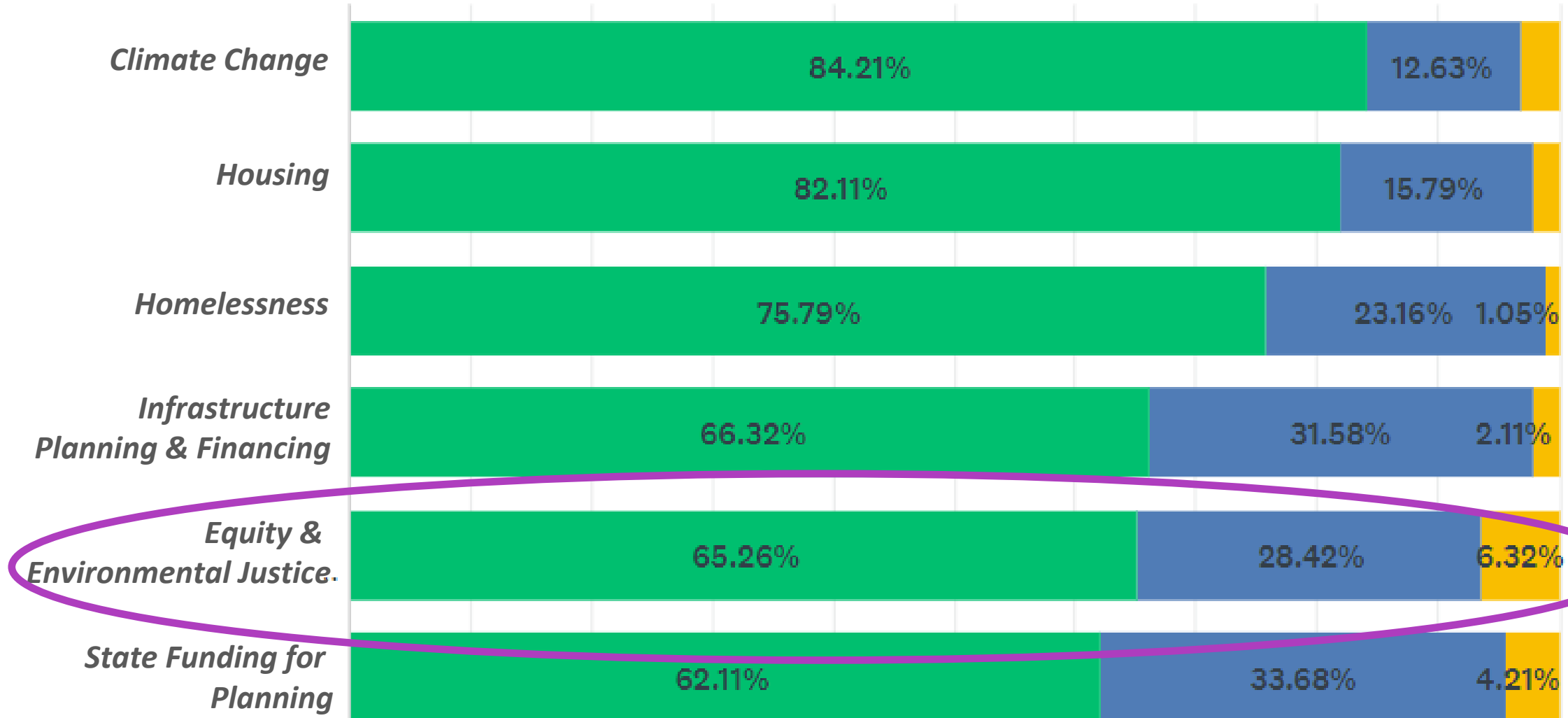
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Equity & Environmental Justice

nor shall said premises or any building thereon be used or occupied other than strictly for residence purposes, nor shall the same or any part thereof be in any manner used or occupied by Chinese, Japanese, or Negroes, except that persons of said races may be employed as servants by residents thereon. No temporary structures for residences or other purposes shall be erected upon

(b) No detached garage shall be built closer to the front set back line than forty feet nor closer to the side set back line than twenty feet. No garage shall be built under any dwelling with the door or opening facing directly toward the front or side line of the lot unless approved by the architectural committee.

(c) No race or nationality other than the white race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

(d) NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become

To Have and to Hold the same unto said second party, heirs and assigns forever; but subject, nevertheless to the following conditions to-wit:

During the period of 25 years from and after the first of January, 1909, no structure other than one single detached

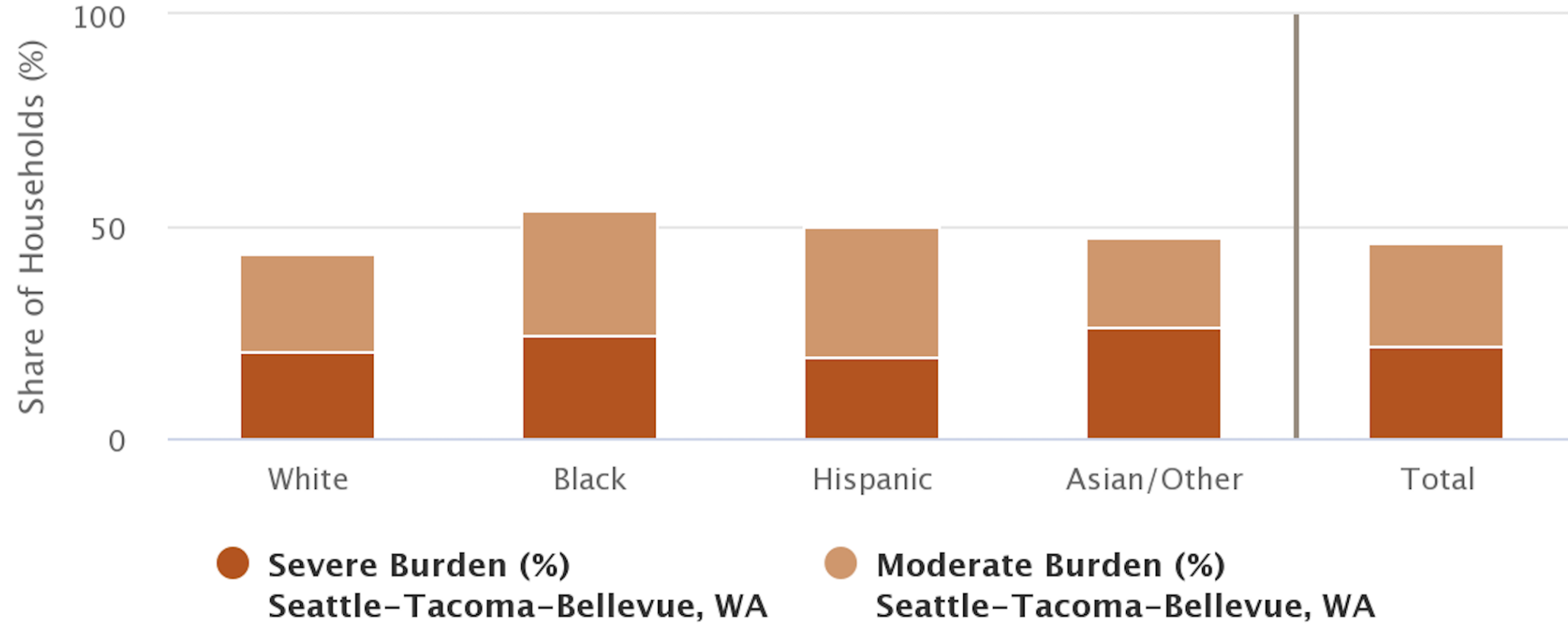
(signs); nor shall the same or any part thereof be in any manner used or occupied by Chinese, Japanese or negroes, except that persons of said races may be employed as servants by residents thereon; nor shall any old buildings be placed on said lot; nor shall any building or any part thereof, on said

Equity & Environmental Justice

- BIPOC homeownership rate in Washington = 49%
- Non-Hispanic white homeownership rate in Washington = 68%

If Washington were to close the homeownership gap between white and BIPOC households, more than **143,000** additional BIPOC households would need to become homeowners.

Renter Cost Burden by Race and Ethnicity



Source: Joint Center for Housing Studies of Harvard University tabulations of US Census Bureau, 2016 American Community Survey 1-year Estimates

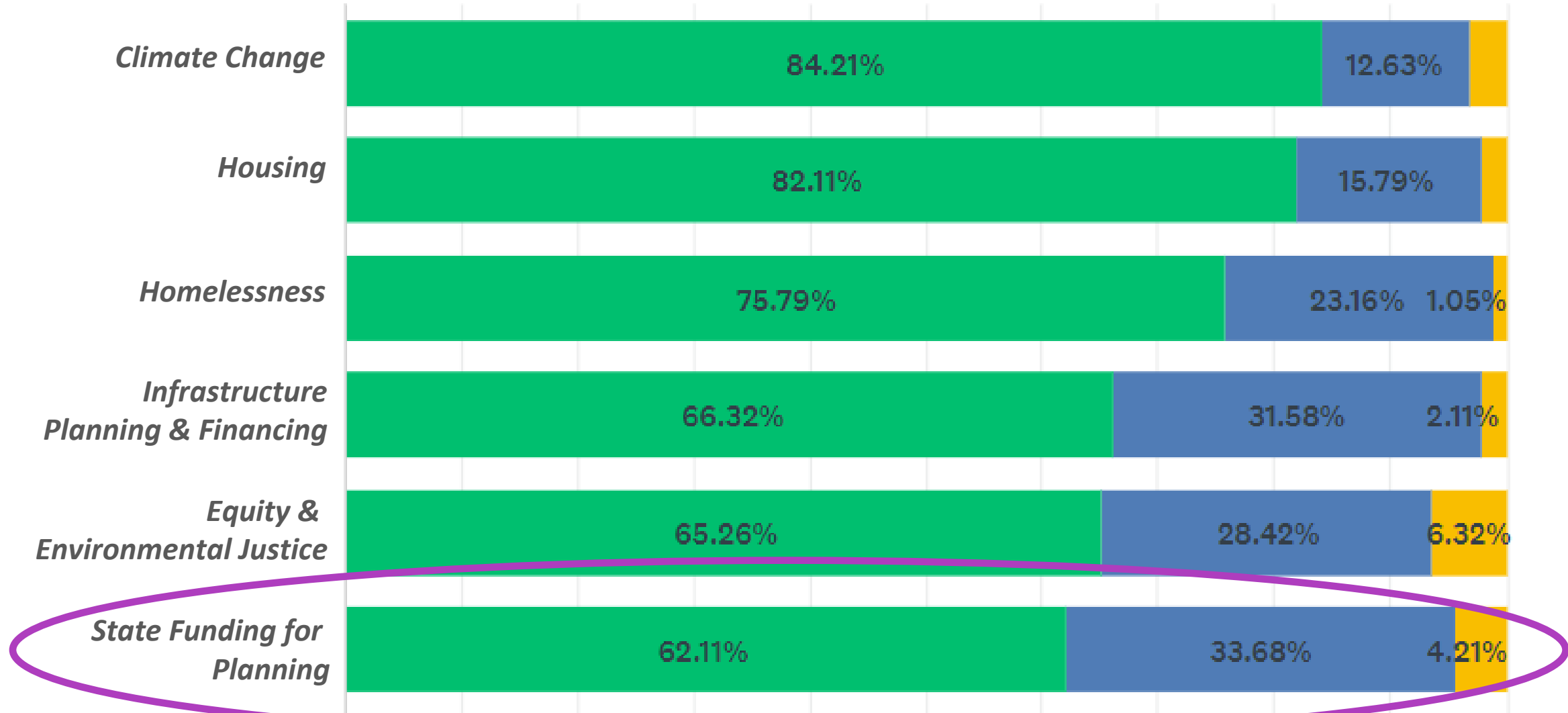
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Making Great Communities Happen



APAWA Legislative Committee

- Support legislation that will:
 - Provide housing consistent with our membership's priorities; and
 - Provide stable and dependable funding for affordable housing.

APAWA Legislative Committee

- Track bills in the state legislature
- Coordinate with other interested parties
- Provide written comment and testimony during committee workshops and hearings
- Forum for planners (local, county, state) to contribute & share
- Communicate with membership via LEAD alerts
- Draft bills

Conclusion

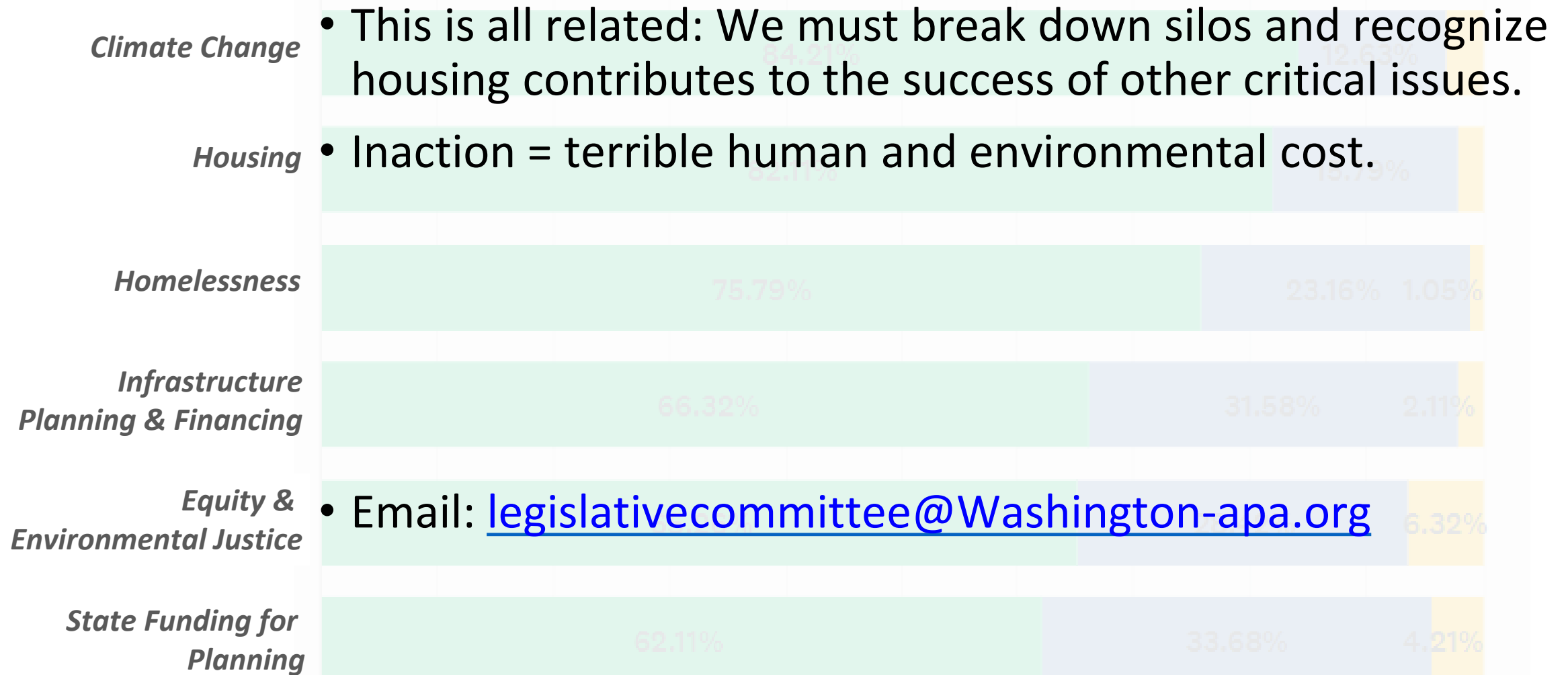




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