

Welcome to the



SKAGIT COUNTY

HOUSING SUMMIT

October 15, 2019 · 3:00-7:00pm

McIntyre Hall · Skagit Valley College

Be part of the **solution.**

Notes test

EVENT WELCOME

Skagit County Commissioner Ron Wesen



OPENING REMARKS

*Dr. Connie Davis, Chief Medical Officer
Skagit Regional Health*



OPENING KEYNOTE

Drivers of Homelessness

*Tedd Kelleher, Washington State
Department of Commerce*





Department of Commerce

Drivers of homelessness, and what works to bring people inside

Tedd Kelleher
Senior Managing Director

October 2019

We strengthen communities

The Department of Commerce touches every aspect of community and economic development. We work with local governments, businesses and civic leaders to strengthen communities so all residents may thrive and prosper.



Energy



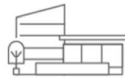
Planning



Infrastructure



Business Assistance



Community Facilities



Housing



Safety /
Crime Victims



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Commerce provides a publicly available accounting of where the homeless money goes

Project-level reporting for all projects receiving any public homeless funds (federal, state, county, city)

Information available includes:

Spending from all funding sources (including all public and private spending), bed/slots, numbers served, average length of time in project, exit destinations, % of people returning to homelessness, etc.

Spending data reported by counties, client data from HMIS. First completed in 2014, updated annually, legislatively required starting in 2018 <https://deptofcommerce.hox.com/s/bjocx2stmw5f0wigkhi5dw972bhh5>

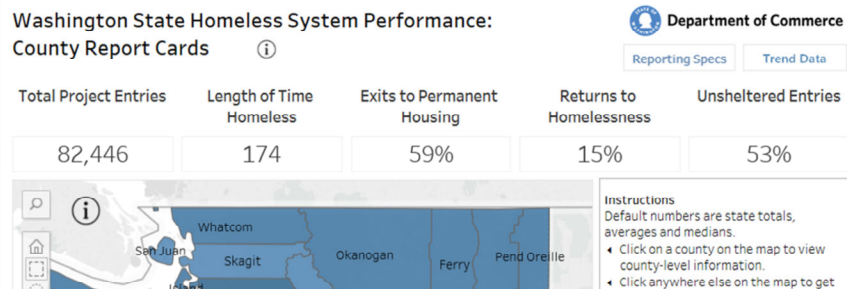
Project Name	Veteran Households with adults and children	Veteran Households without children 18-24	Veteran Households without children 25+	Veteran Households without children age category unknown	Veteran Households Unknown Household Type	Total Operating Cost in Calendar Year	Cost per Day per Household	Cost of all Successful Exits	Cost Per Successfully exited Household	Exited HH Total days	Cost of all Exits	Cost per Exited HH	Cost per Exit to Permanent Housing
BCAESG RHH - Benton	1	0	0	0	0	\$ 66,199	\$ 10	\$ 54,204	\$ 1,643	9201	\$ 87,451	\$ 1,186	\$ 2,008
BCAESG HP - Benton	2	0	0	0	0	\$ 82,616	\$ 21	\$ 58,895	\$ 1,960	4919	\$ 85,885	\$ 1,909	\$ 2,665
BCAESG Emergency Housing Assistance C	4	0	0	0	0	\$ 182,831	\$ 118	\$ 120,814	\$ 1,460	1124	\$ 145,221	\$ 3,300	\$ 6,084
DVIDerlier 2163	0	0	0	0	0	\$ 128,072	\$ 59	\$ 88,829	\$ 1,539	2148	\$ 128,949	\$ 1,567	\$ 4,416
BCABenton 2163 - Prevention/Rent H	0	0	0	0	0	\$ 64,389	\$ 19	\$ 45,781	\$ 1,990	3315	\$ 61,929	\$ 1,998	\$ 2,791
BCAC286 HP - Benton	0	0	0	0	0	\$ 24,613	\$ 15	\$ 19,830	\$ 882	1458	\$ 21,820	\$ 908	\$ 1,062



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Commerce provides publicly available report card on county performance

State/county report card – Performance of homeless crisis response system – All projects, all funding sources. Used in state contracts; provide transparency to public/policy makers (completed 2016, updated annually)



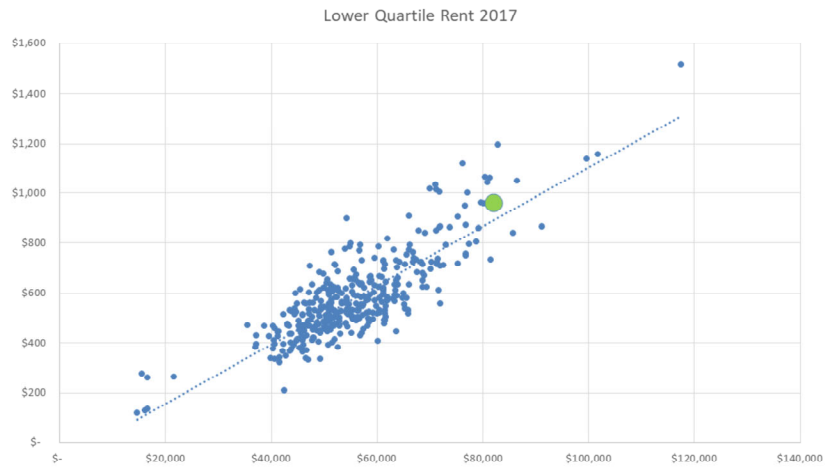
<https://public.tableau.com/profile/comhau#/?vizhome/WashingtonStateHomelessSystemPerformanceCountyReportCardsSPY2018/ReportCard>



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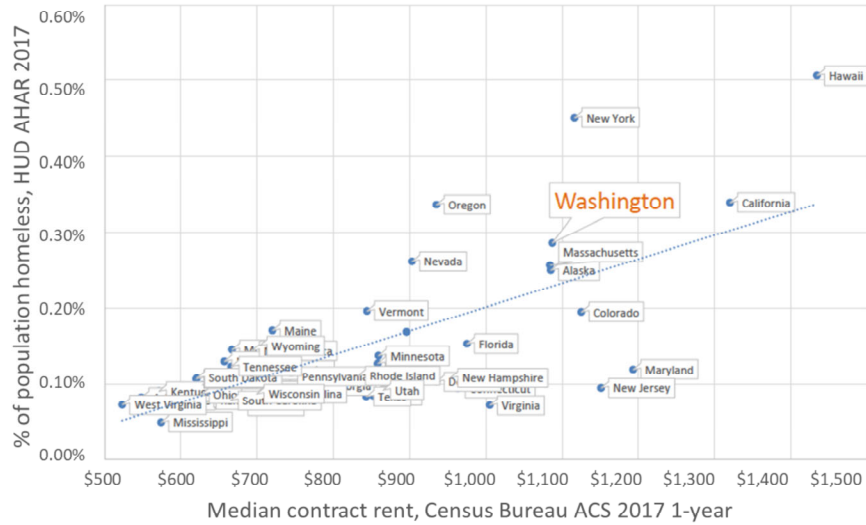
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Lower quartile rents strongly associated with median incomes – 0.83 correlation all MSAs



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Rents vs. homelessness – 0.7 correlation



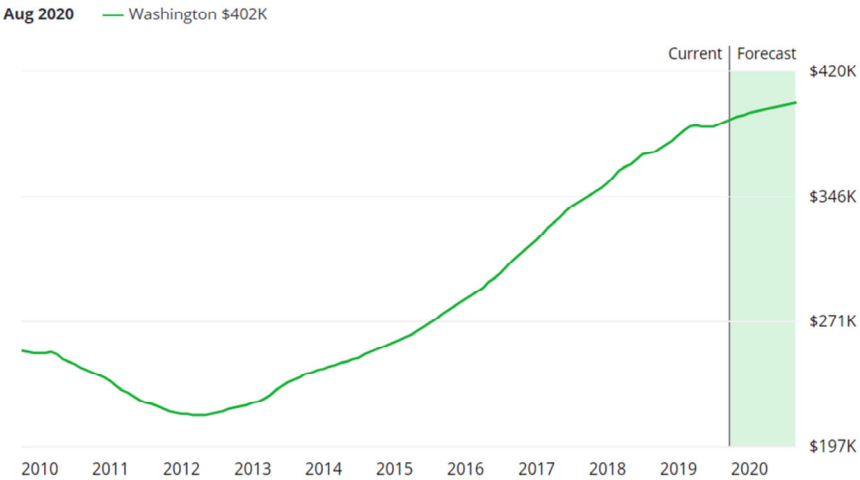
Correl: 0.7 (Strong positive)

Correlation between the height of parents and the height of their children: 0.47

It's the rent – people/families in WA are above average and getting better

- Homelessness has increased primarily because rents increased
- Rents increased to match rising median incomes, and housing supply did not keep pace with demand
- **Other drivers or “causes” of homelessness do not appear to be meaningful drivers of the increase**
- Washington is already a high performer in the areas of job pay, work participation, family composition/stability, lower alcohol and drug dependence, housing outcomes

Housing Prices in Washington



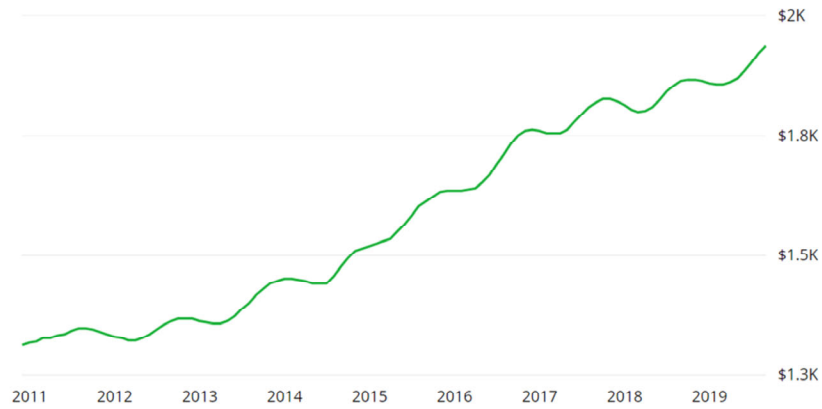
Source: <http://www.zillow.com/home-values/>



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Rents in Washington

Aug 2019 — Washington \$1,983/mo



Source: <http://www.zillow.com/home-values/>

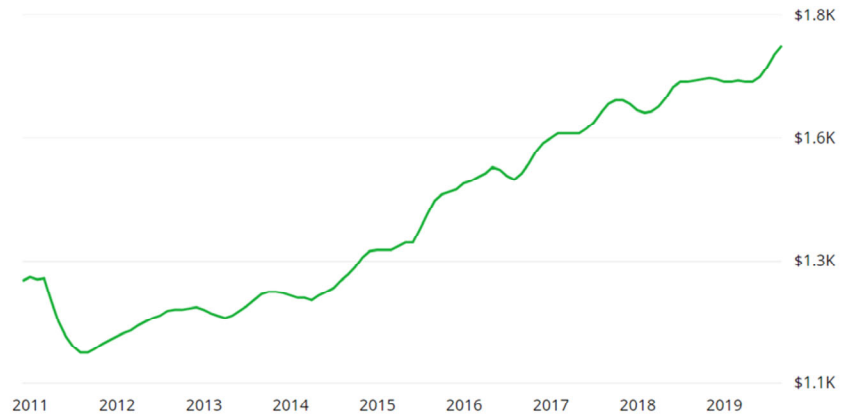


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Rents in Skagit County

Aug 2019 — Skagit County \$1,824/mo



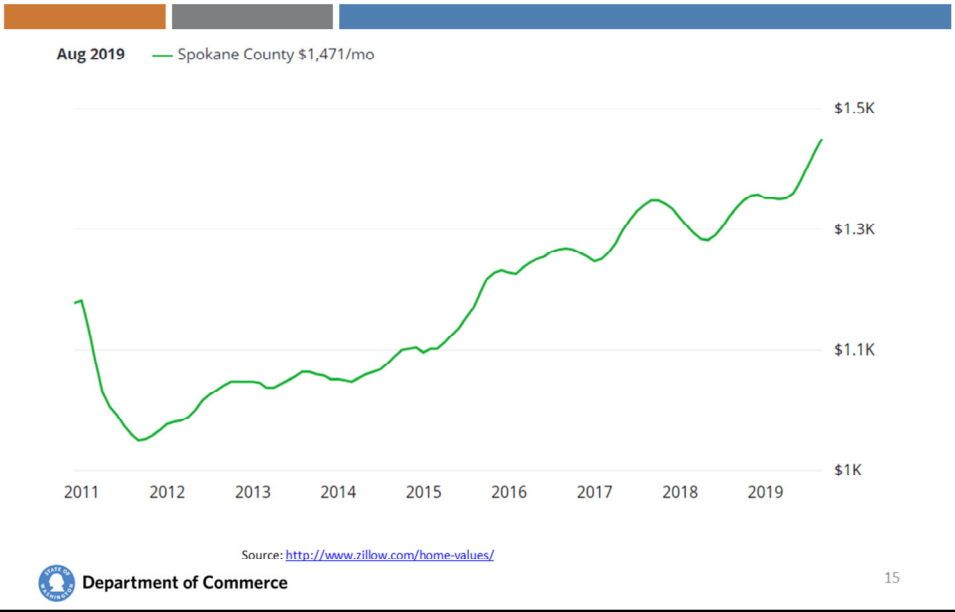
Source: <http://www.zillow.com/home-values/>



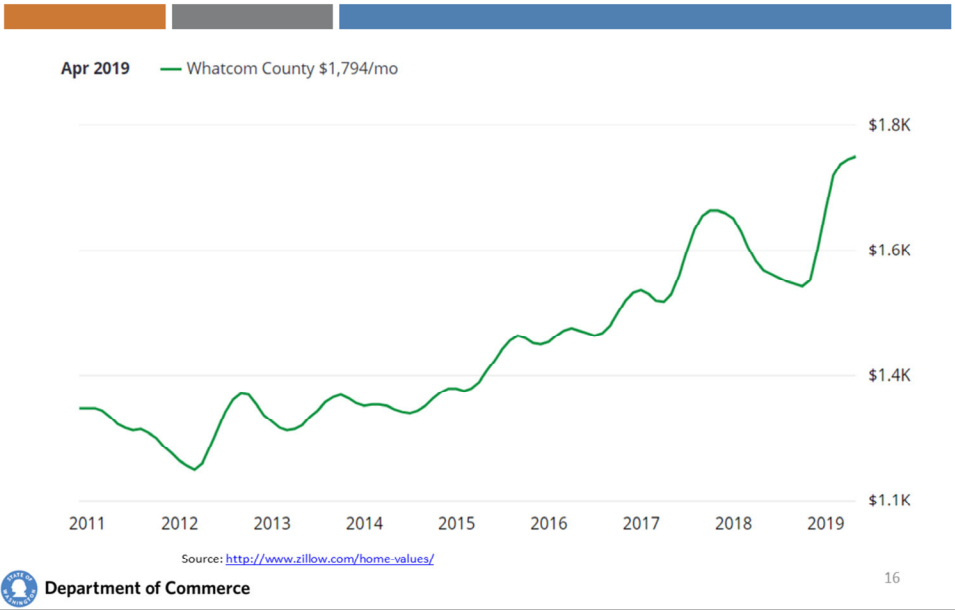
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Rents in Spokane County

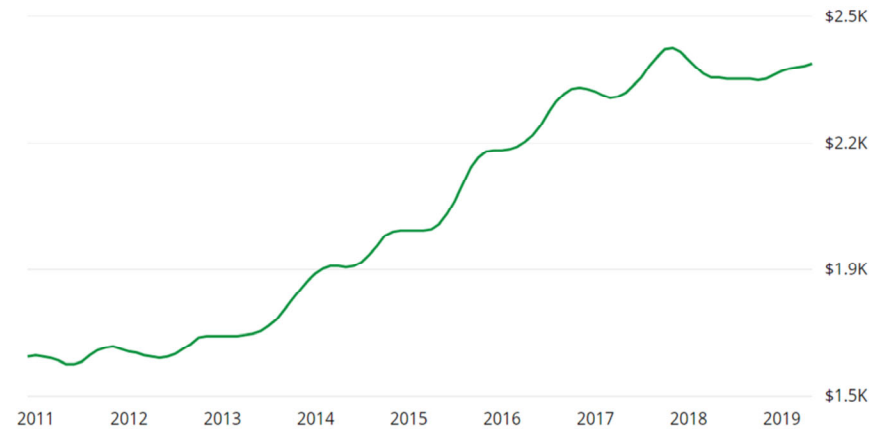


Rents in Whatcom County



Rents in King County

Apr 2019 King County \$2,473/mo



Source: <http://www.zillow.com/home-values/>



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Rents in Yakima County

Apr 2019 — Yakima County \$1,213/mo



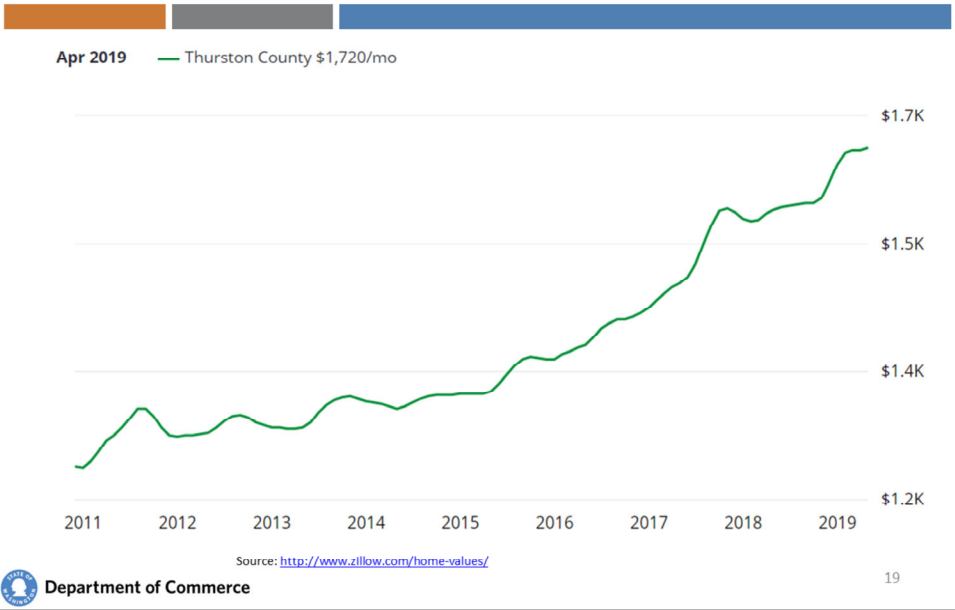
Source: <http://www.zillow.com/home-values/>



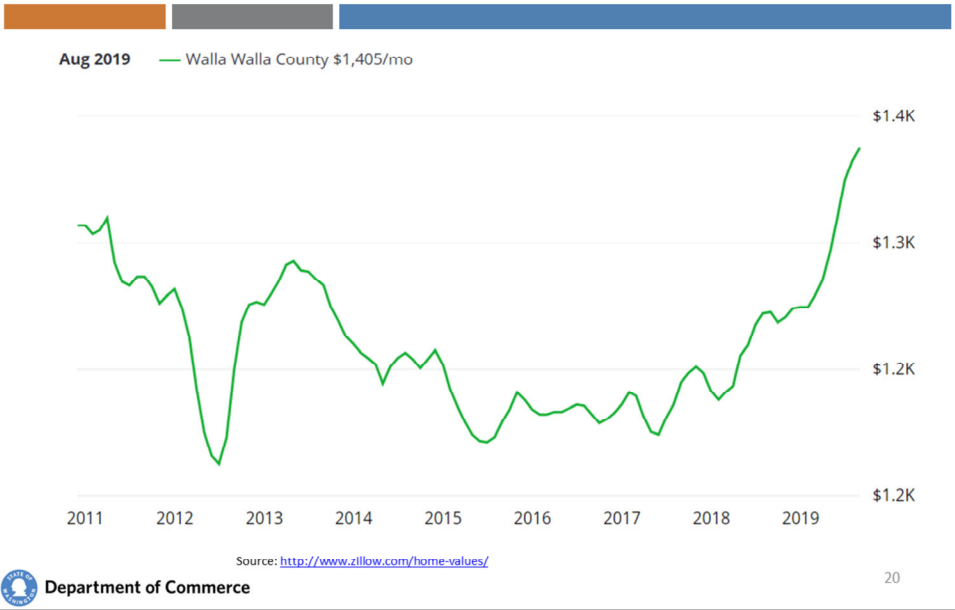
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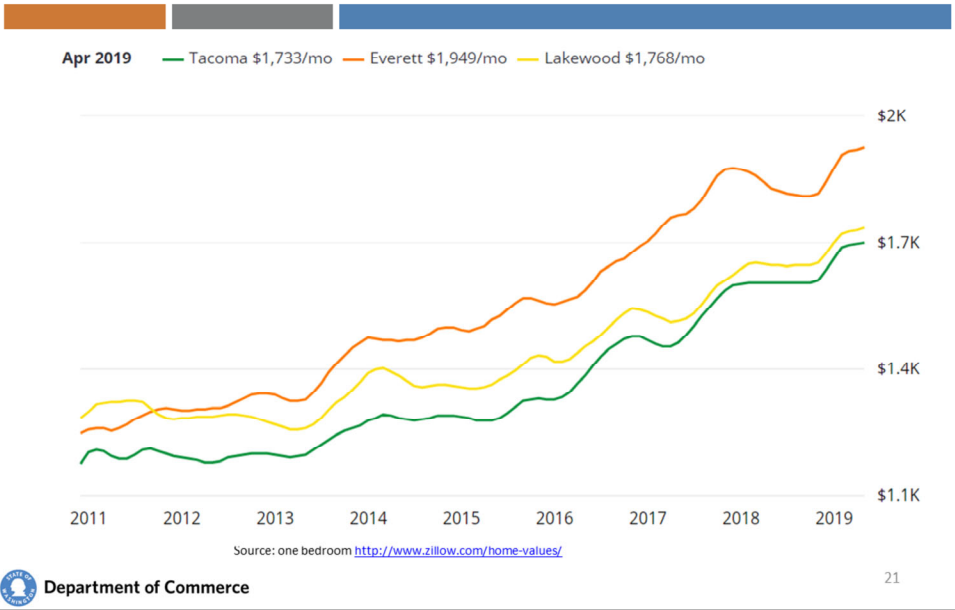
Rents in Thurston County



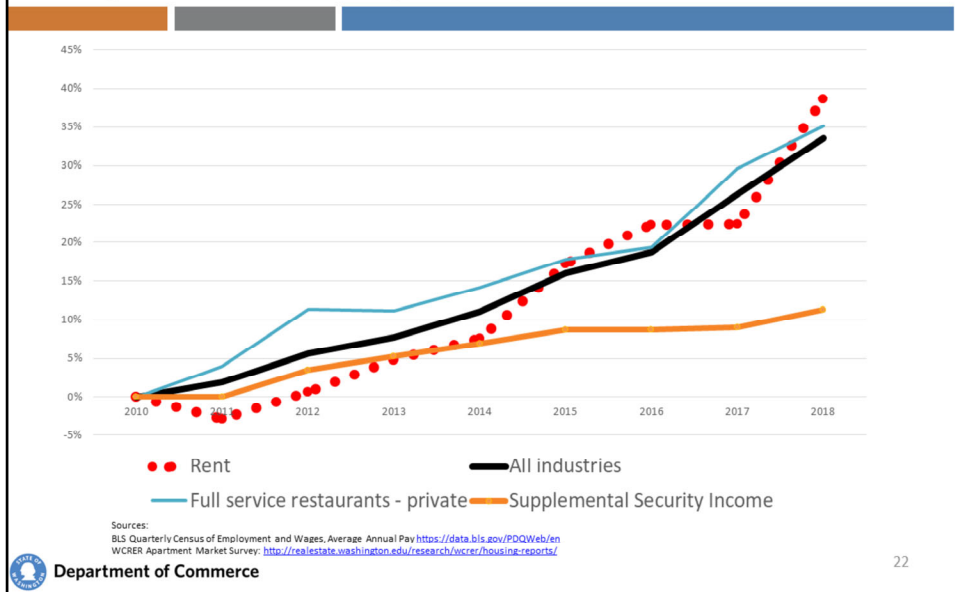
Rents in Walla Walla County



Rents in lower cost areas served by Sound Transit



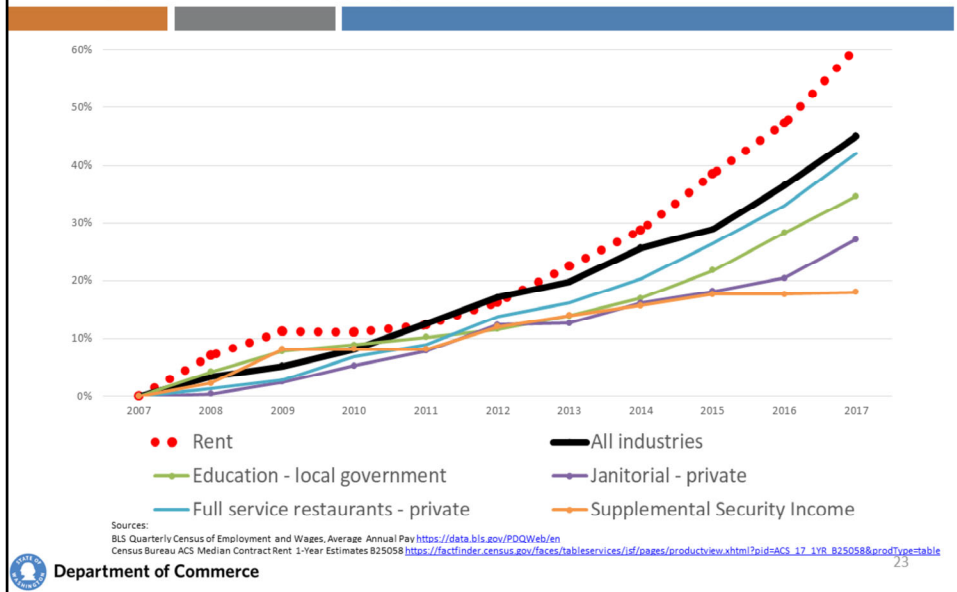
Housing affordability in Skagit County – Rent vs. wages and disability income



Although incomes in Washington are growing faster than average, they are not keeping pace with growing rents. Incomes have recovered from the recession, and earned incomes are growing even at the low end.

But fixed incomes such as retirement or disability income at best grow at the rate of general inflation at 1 or 2 percent, well below the 5% rent inflation seen recently in Washington State.

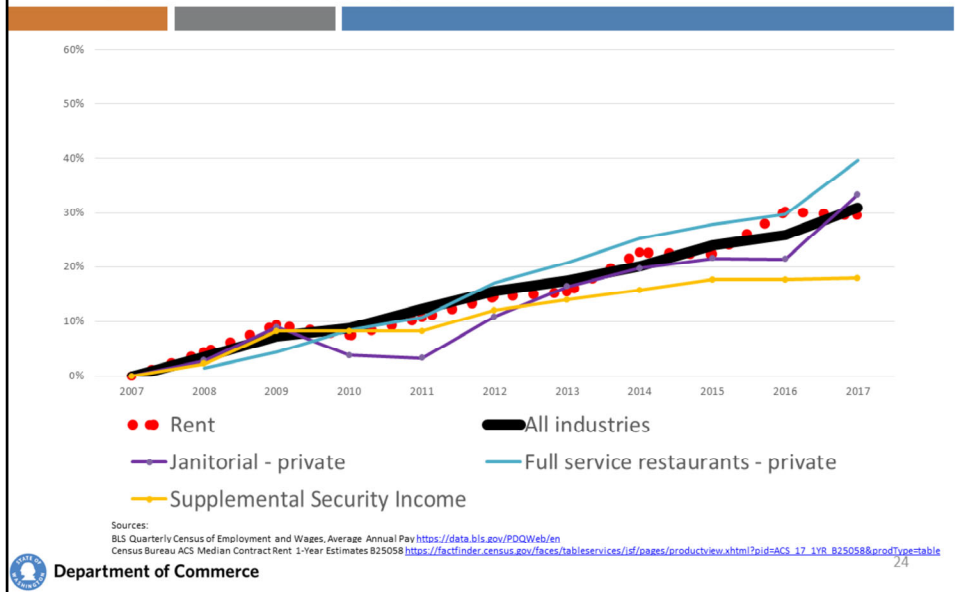
Housing affordability in King County – Rent vs. wages and disability income



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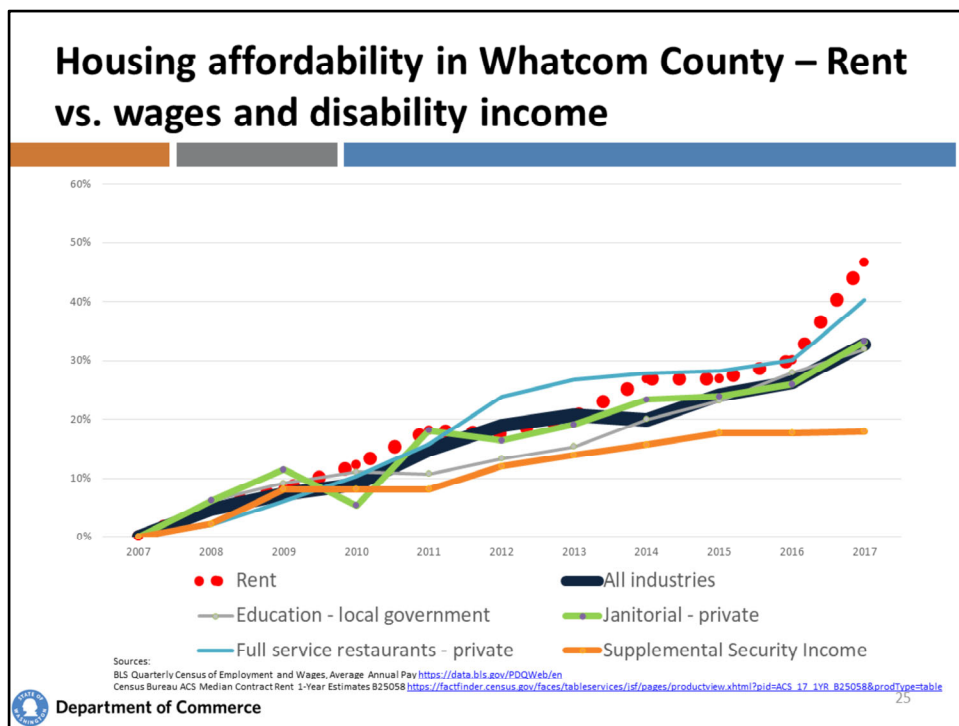
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Housing affordability in Spokane County – Rent vs. wages and disability income



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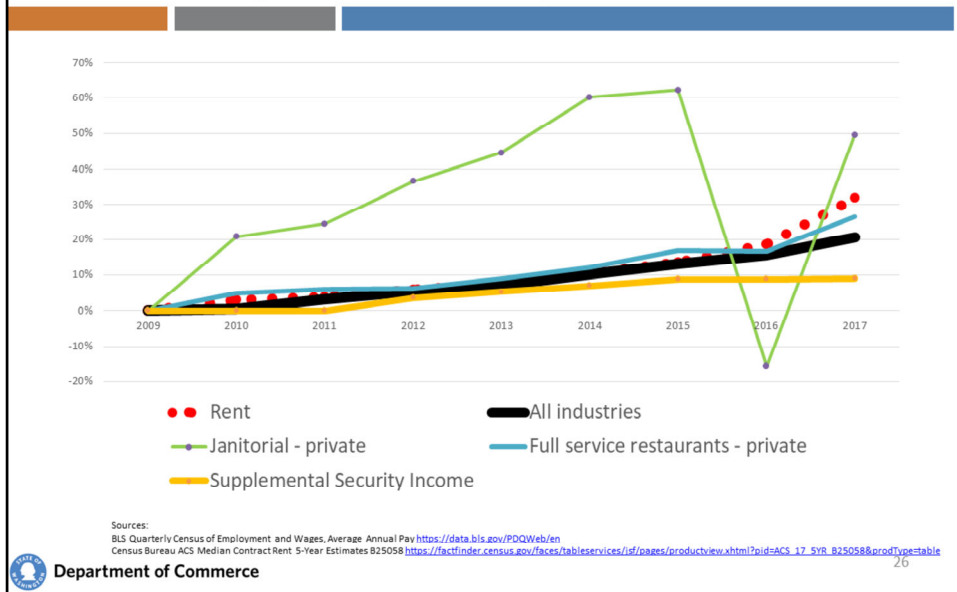
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Housing affordability in Walla Walla County – Rent vs. wages and disability income



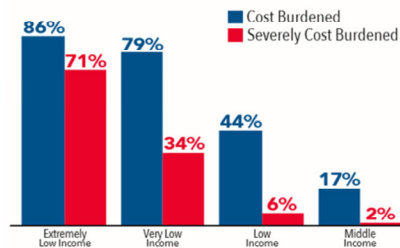
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71% of WA extremely low-income renter households are severely cost burdened

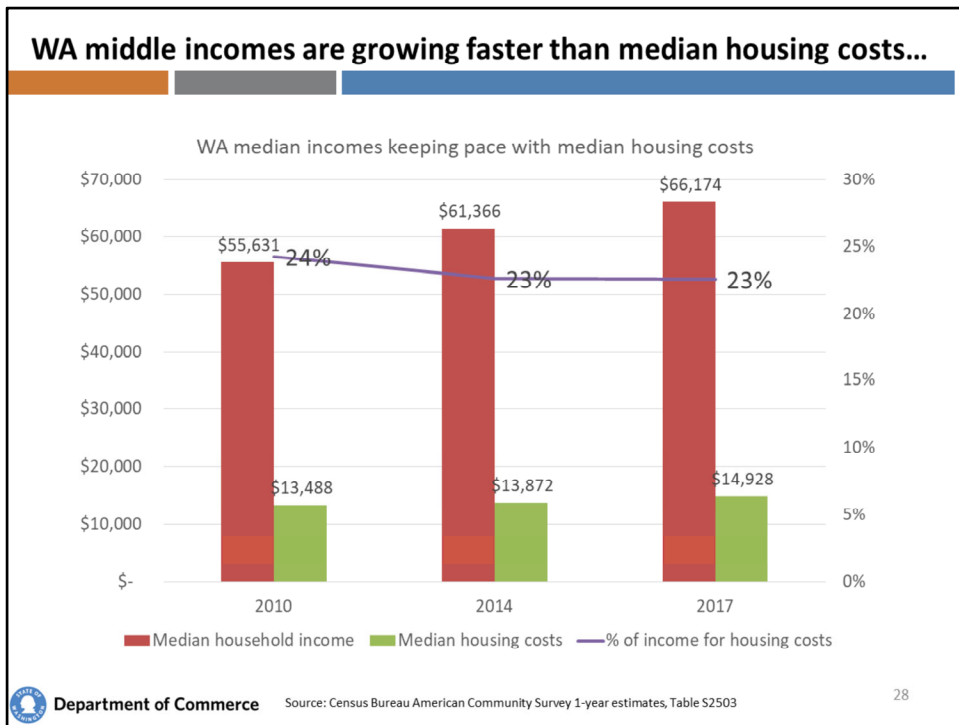


HOUSING COST BURDEN BY INCOME GROUP



Source: National Low Income Housing Coalition

Groups can get lost in the averages. For example, this shows SSI income lagging considerably, but minimum wage keeping pace



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Middle incomes are growing faster than median housing costs...

Median housing costs vs. median household incomes			
	2010	2014	2017
United States	23%	22%	22%
Washington	24%	23%	23%
Texas	22%	21%	21%
Benton County, Washington	18%	19%	19%
Chelan County, Washington	23%	19%	19%
Clallam County, Washington	24%	21%	21%
Clark County, Washington	25%	22%	22%
Cowlitz County, Washington	24%	22%	22%
Dallas County, Texas	25%	24%	24%
Franklin County, Washington	21%	21%	19%
Grant County, Washington	21%	16%	18%
Grays Harbor County, Washington	22%	23%	21%
Harris County, Texas (Houston)	24%	22%	22%
Island County, Washington	24%	23%	23%
King County, Washington	25%	23%	23%
Kitsap County, Washington	25%	23%	22%
Lewis County, Washington	23%	23%	22%
Pierce County, Washington	27%	24%	24%
Skagit County, Washington	24%	25%	22%
Snohomish County, Washington	27%	23%	23%
Spokane County, Washington	22%	21%	22%
Thurston County, Washington	24%	23%	22%
Whatcom County, Washington	24%	23%	23%
Yakima County, Washington	23%	22%	22%



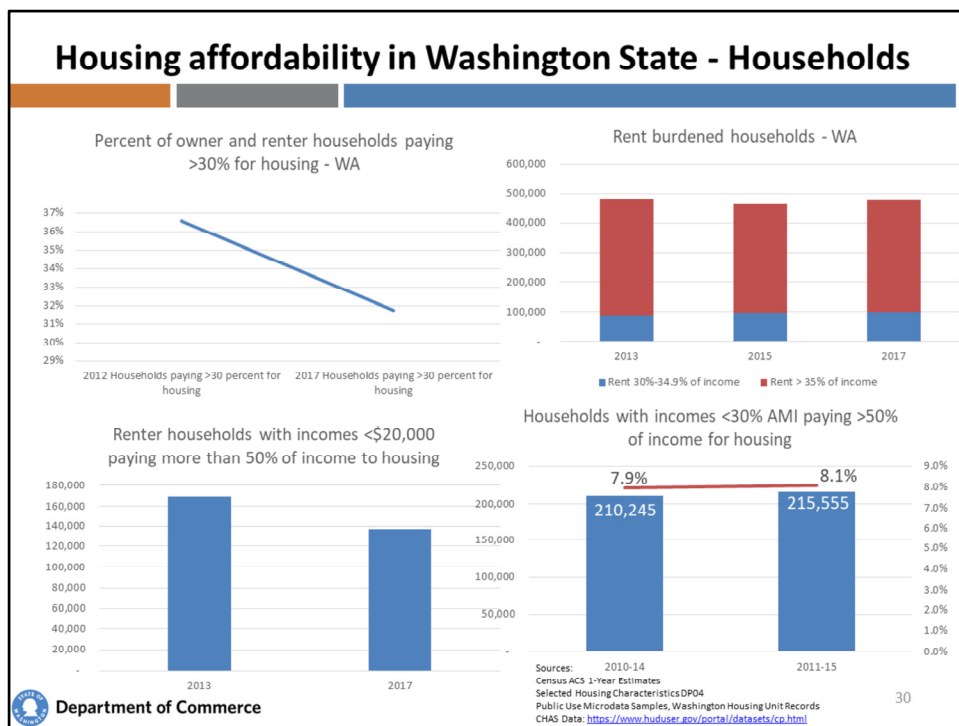
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Source: Census Bureau American Community Survey 1-year estimates, Table S2503

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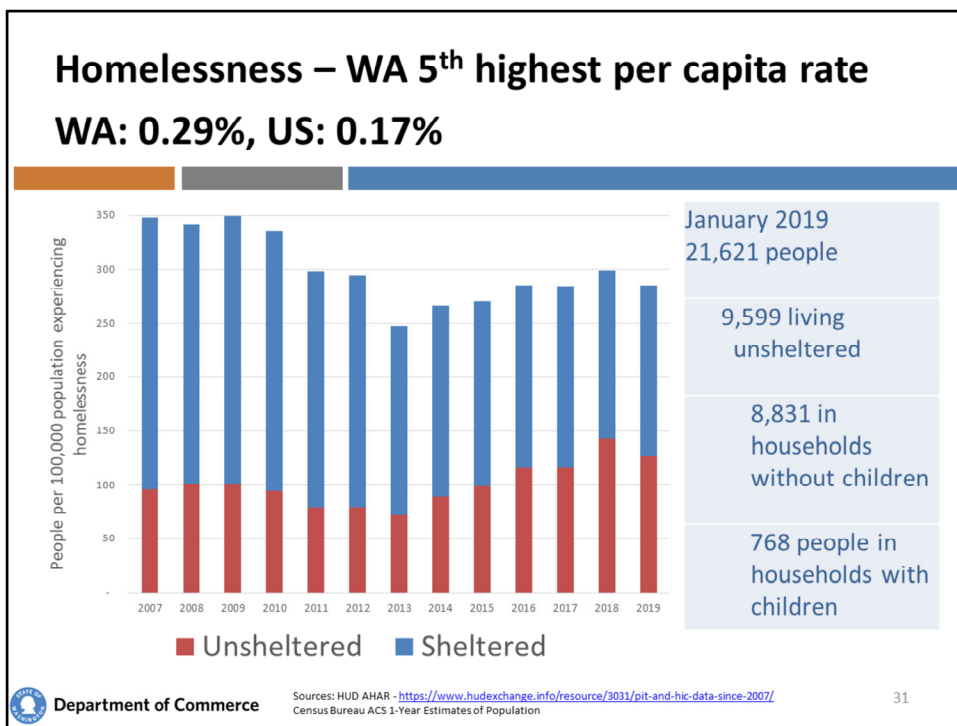
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The bars on this chart shows the prevalence of homelessness in Washington. The green line shows the national prevalence.

Washington is now ranked 5th in the prevalence of homelessness. The states with a higher prevalence are Hawaii, New York, California, and Oregon.

After passage of the Homeless Housing and Assistance Act in 2006, homelessness declined as data driven investments in housing increased. We were making progress, leaving fewer and fewer people left living outside.

But in 2013 homelessness started increasing in Washington, prompting an in-depth review of what change was driving the upward trend.

Additional information:

Different definitions and systems to count, but if you had to pick one, per capita sheltered and unsheltered.

Does not include doubled-up, but trends are consistent after taking into account definitions and data quality changes

-18% since 2006 on per capita basis

-27% in 2013 on per capita basis

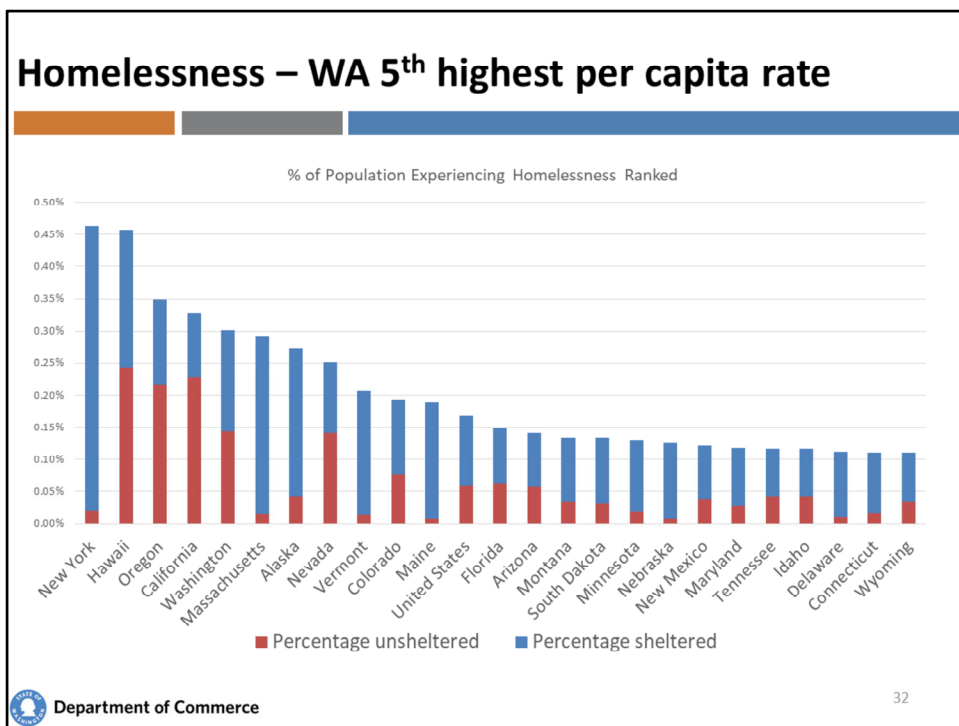
-4% nominally since 2006 (-850)

Washington has the 5th highest rate of total homelessness, 5th highest rate unsheltered homelessness, and the 5th highest count of total homelessness. (2017 numbers).

Washington has the 3rd highest count of unsheltered people.

New York has the 7th highest count of unsheltered people (and the 27th highest rate of unsheltered).

Because of shifting housing strategies in Washington and other states (more total housing slots, but fewer housing slots where people are counted as “homeless”), if I had to choose one number it would be the “rate of unsheltered.”



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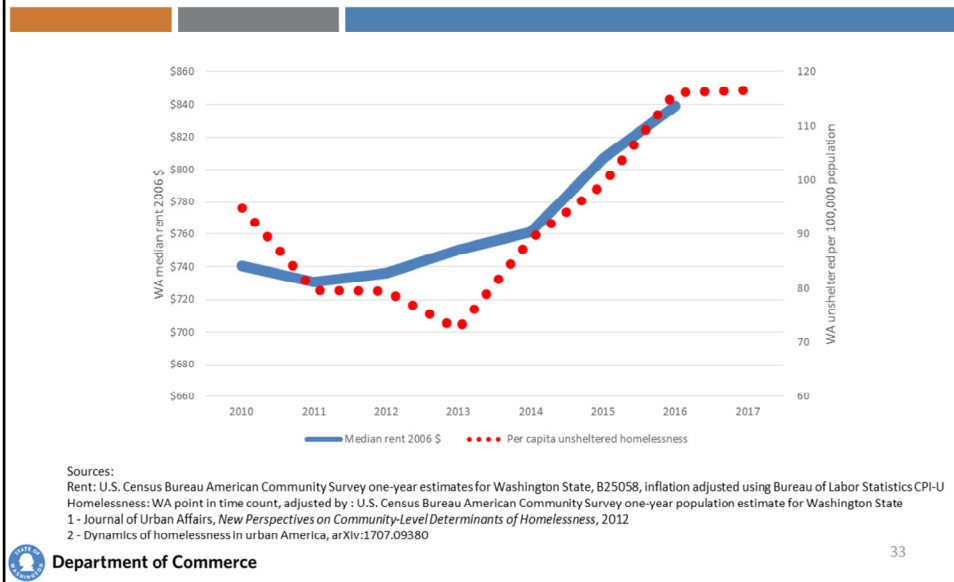
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All things being equal, as rents grow, homelessness increases



And national research shows that as rents grow, homelessness increases between 6 and 32 percent.

This chart shows that relationship in Washington.

The findings of the original research showing the relationship between rents and homelessness has been replicated by research supported by Zillow that was published in 2017, cited on the bottom of this slide.

Additional information:

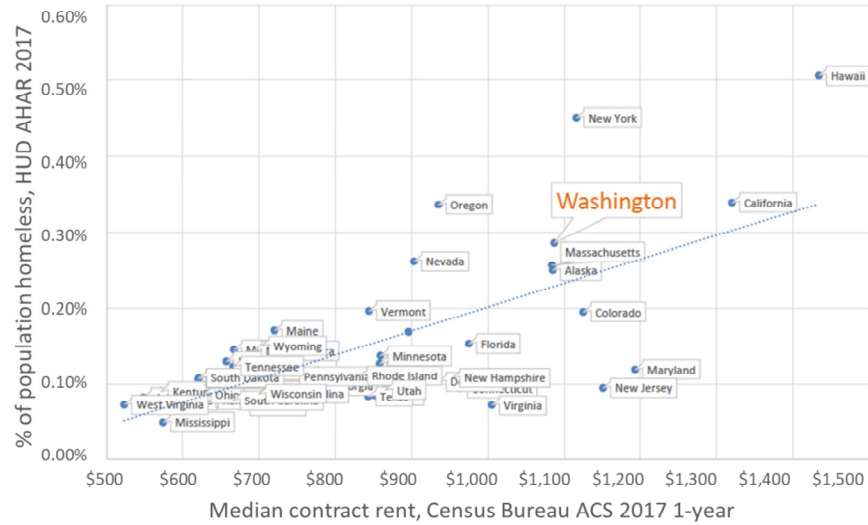
The Zillow research showed the relationship in every city, but the relationship was smaller in some communities.

Original research: \$100 increase in rent is associated with 6% to 32% increase in homelessness

Zillow research: 10% rent increase associated with:

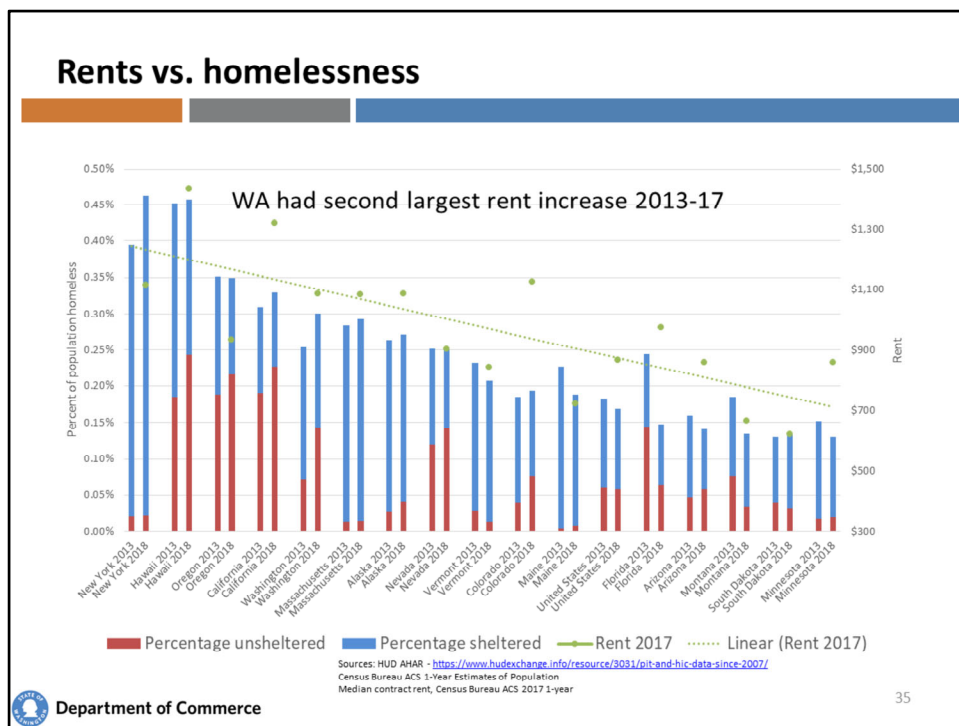
- +523 people experiencing homelessness in Seattle
- +360 in San Diego
- +172 in Dallas
- +6,048 in New York

Rents vs. homelessness – 0.7 correlation



Correl: 0.7 (Strong positive)

Correlation between the height of parents and the height of their children: 0.47



Correl: 0.68 (Moderate positive)

Correlation between the height of parents and the height of their children: 0.47
 +WA Rent +\$220 2013-17

Other drivers



Beyond rent:
What about other potential drivers
of the increase in homelessness?

WA economy: Above average and improving

2012 to 2018:

Ranked #1 in GDP growth – two years in a row

- Per capita GDP ranked #9

More people working

- Percent of population employed increasing - ranked #25

Incomes increasing

- Median household income ranked #10
- Median household income growth ranked #1
- Lowest quintile household income rank #9
- Lowest quintile household income growth ranked #5



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First we looked for new trends in traditional drivers of homelessness – incomes, family structure and stability, and alcohol and drug dependence.

Washington's economy is above average and improving.

Washington's GDP growth has been the fastest in the nation.

More people are working.

Incomes at all levels are growing

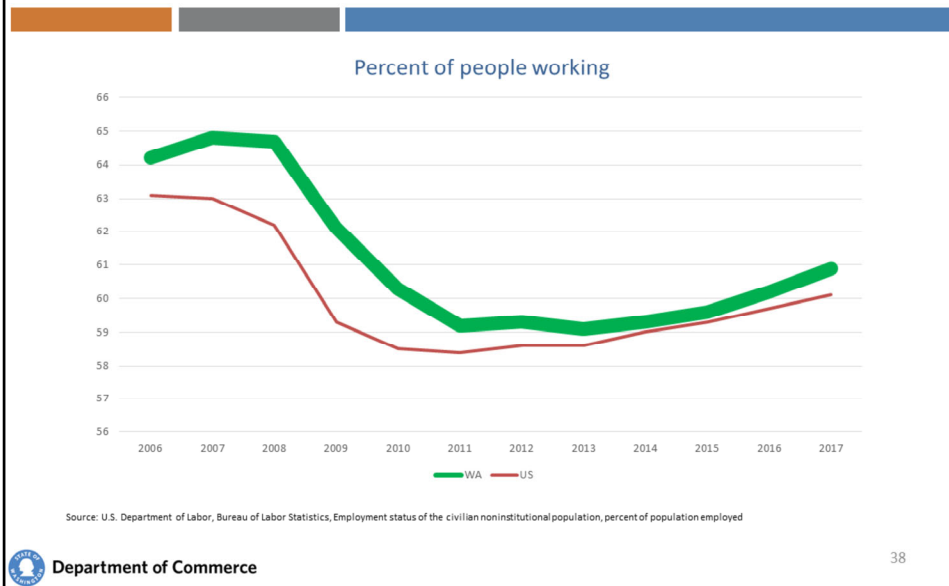
Additional details:

Incomes are growing in all quintiles. Fixed incomes such as SSI not keeping pace with housing inflation, but minimum wage increase closed the rent/earned income gap at the lower end.

WA income inequality lower than nation, ranked 32, but income inequity growing (ACS WA Gini index 0.47 in 2012 to 0.48 in 2016).

King County ranked 8th in % of children in married couple households

WA economy: Employment rate is above average and increasing

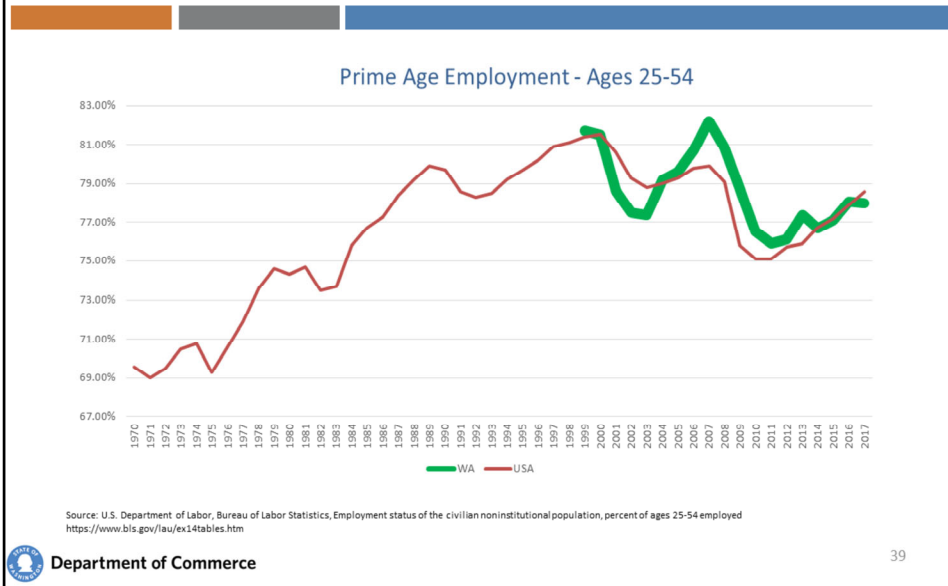


When homelessness started increasing in 2013, started looking at what had changed. What was driving an increase?

Punchline – The people and families of Washington state are better than average and getting better every year in terms of education, family cohesion, sobriety.

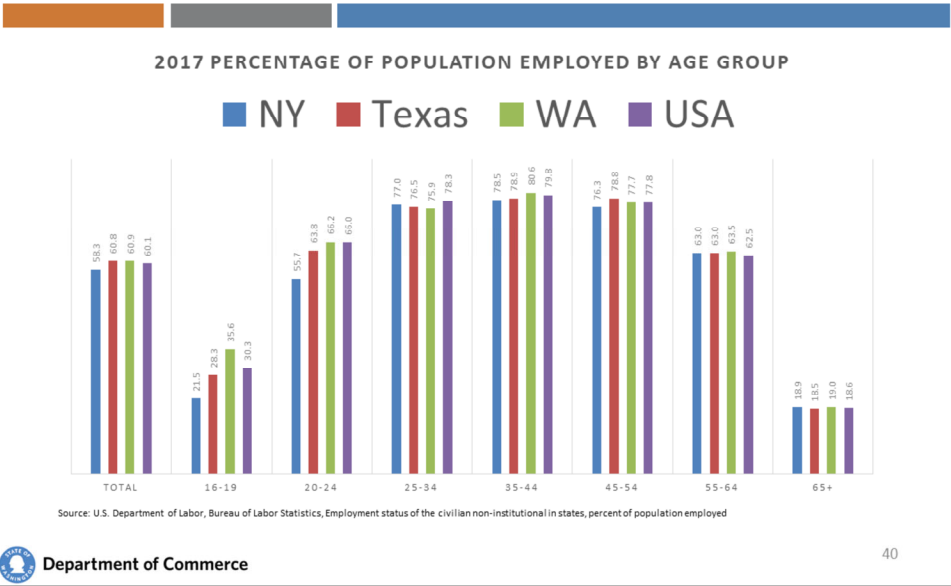
First, looked at employment. In WA the trend is more people are working, outperforming the nation as a whole.

WA economy: More prime-age people work



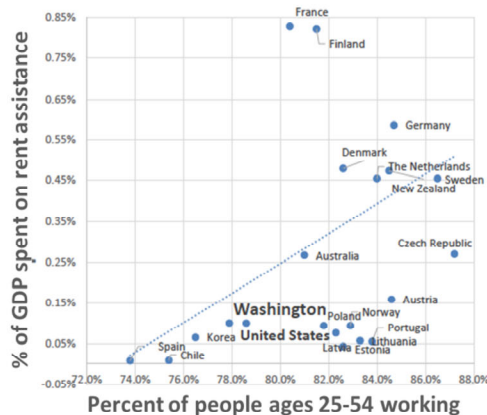
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Services: WA similar rate of employment to high and low service states



Services: More people working compatible with higher levels of housing assistance

Moderate positive relationship between spending on rent assistance and % of people working



Sources:

<https://www.oecd.org/els/family/FH9-1-Public-spending-on-housing-allowances.pdf>

<https://data.oecd.org/family/employment-rate-by-age-group.htm#indicator-table>

<https://www.dhs.gov/sites/default/files/asset/document/FH9-1-1-House-WA.pdf>

1 - The Effects of Housing Assistance on Labor Supply, Jacob et al, 2008, <http://www.nber.org/papers/w15570.pdf>

2 - The Impact of Housing Assistance on Child Outcomes: Evidence From a Randomized Housing Lottery, Jacob et al, 2015, page 501 https://hanzi.uchicago.edu/files/inline-files/015_2015housingvoucherstudyimpacts.pdf

3 - HUD Family Options Study 3-Year Impacts, pages 76 and 81, <https://www.huduser.gov/portal/sites/default/files/pdf/Family-Options-Study-Full-Report.pdf>

*Housing vouchers for low income households:*¹

- Reduce earned income by \$109 a month (\$12,452 to \$11,140 annually)
- Reduce employment by 3.6 percentage points (61% to 57%) first eight years, no significant impact at 14 years²

*Permanent vouchers vs. temporary rent assistance for homeless families:*³

- Reduce families living homeless or doubled up by 16 percentage points (16% vs. 32%)
- No long term significant impact on earned income or having a job



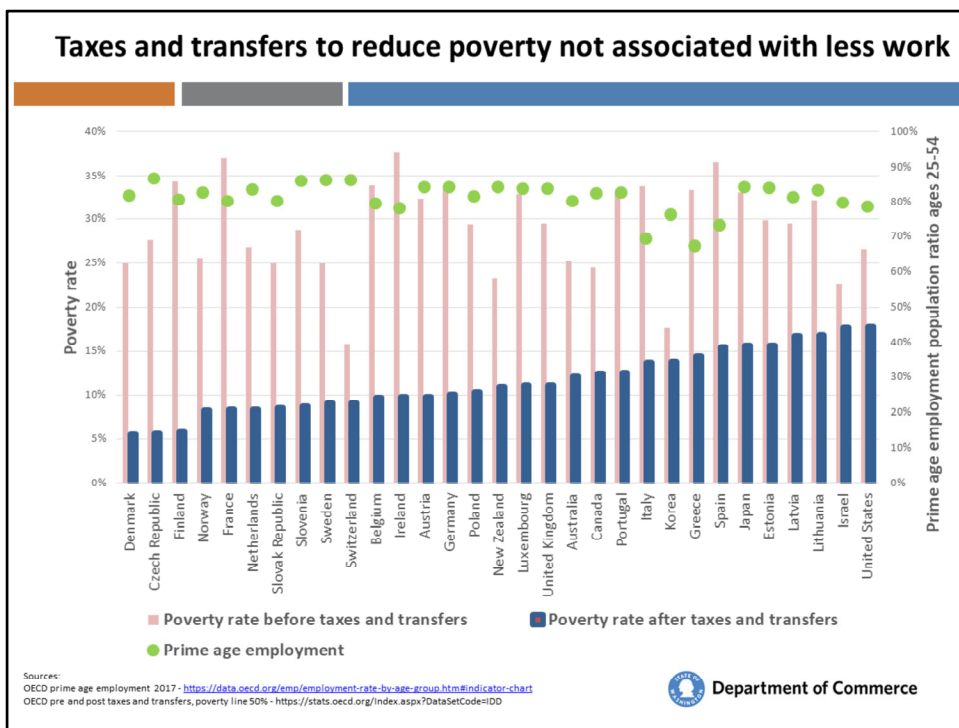
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Punchline – The people and families of Washington state are better than average and getting better every year in terms of education, family cohesion, sobriety.

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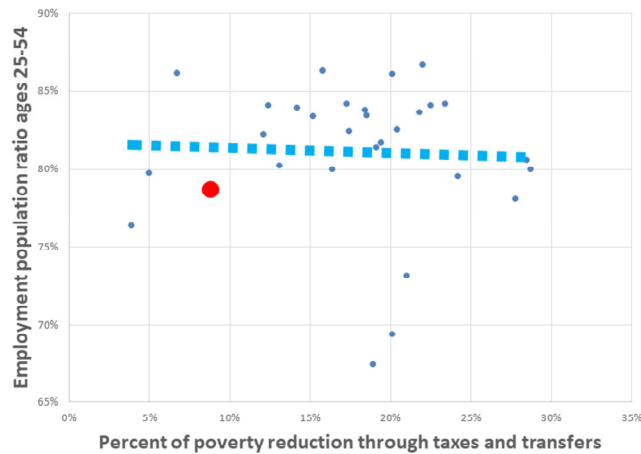


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Taxes and transfers to reduce poverty not associated with less work, correlation -0.04



Sources:
 OECD prime age employment 2017 - <https://data.oecd.org/emp/employment-rate-by-age-group.htm#indicator-chart>
 OECD pre and post taxes and transfers, poverty line 90% - <https://stats.oecd.org/index.aspx?DataSetCode=IDD>



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Taxes and transfers to reduce poverty not associated with less productivity



Sources:
 OECD pre and post taxes and transfers, poverty line 50% - <https://stats.oecd.org/?index.aspx?DataSetCode=DD>
 OECD GDP per hour worked 2017 - https://stats.oecd.org/?index.aspx?DataSetCode=PD8_LV8



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Families: WA families above average and improving

2012 to 2017:

Family stability increasing

- Divorce, domestic violence, and teenage pregnancy declined
- Percentage of children in married couple households increased - WA ranked #13
- Percentage of married couple households increased – WA ranked #14



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Deterioration of families can be a factor in homelessness, but when we look at families in Washington, they are above average and getting better.

We see declines in divorce, domestic violence, and teenage pregnancy.

And an increase in the percentage of people married.

Of particular note is the percentage of children living in married couple households, which has

been increasing, resulting in WA now ranked 5th in this measure.

Families: Children in married couple families

	2011	2018	Change 2011 to 2018	2018 Rank
Island	79%	79%	0%	1
King	73%	75%	2%	2
Snohomish	72%	74%	2%	3
Clark	69%	74%	5%	4
Benton	69%	73%	4%	5
Whatcom	71%	72%	1%	6
Grant	69%	72%	3%	7
Washington	70%	72%	2%	
Pierce	68%	71%	3%	8
Skagit	64%	71%	7%	9
Lewis	66%	71%	4%	10
Spokane	68%	71%	3%	11
Thurston	68%	70%	2%	12
Mason		70%		13
Chelan	64%	68%	4%	14
Grays Harbor	62%	68%	5%	15
Kitsap	70%	67%	-3%	16
United States	66%	66%	1%	
Franklin	67%	60%	-7%	17
Cowlitz	63%	59%	-4%	18
Yakima	65%	58%	-6%	19
Clallam	72%	56%	-16%	20



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Source: Census Bureau ACS 1-Year Estimate, table B09005

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And an increase in the percentage of people married.

Of particular note is the percentage of children living in married couple households, which has

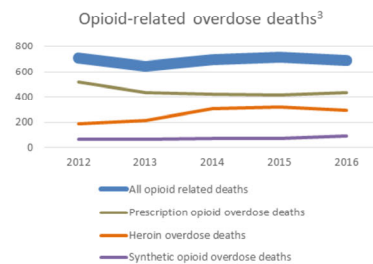
been increasing, resulting in WA now ranked 5th in this measure.

Alcohol and drug dependence: A mixed picture

Since 2012:

WA ranks 18th in substance use disorder ²

1. Alcohol use disorder declined, ranked 29th ²
2. Overall illicit drug dependence may be stable, ranked 11th ^{1, 2}
3. Ranked 13th in pain reliever use disorder, and 12th in heroin use ²
4. Opioids continue to be a crisis, WA ranks 32nd in prevalence of drug overdose deaths ⁴



Sources:
¹ - SAMHSA, Center for Behavioral Health Statistics and Quality, National Survey on Drug Use and Health, Table 106, Washington State, 2010-11 report compared to 2014 report
² - Rank derived from 2015-2016 National Survey on Drug Use and Health: Model-Based Prevalence Estimates 50 states; trend derived from National Survey on Drug Use and Health: Comparison of 2008-2009 and 2014-2015 Population Percentages 50 States
³ - DOH: <https://www.doh.wa.gov/Portals/0/Documents/7344-081-SummaryOpioidOverdoseDeaths.pdf>
⁴ - CDC: <https://www.cdc.gov/drugoverdose/death-prevention/summary.html>



Department of Commerce

Alcohol and drug dependence can contribute to homelessness.

In Washington it appears that on net overall dependence is down, but it is difficult with available data to make definitive statements.

The largest source of dependence with a longstanding connection to homelessness is alcohol, and alcohol dependence dropped about 20%.

Good data is not available for illicit drug dependence trends, but the data that is available do not show an increase in overall illicit drug dependence.

Opioids continue to be a crisis, and although the overall number of opioids deaths are similar over time, heroin use has increased since 2012, similar to trends seen throughout the country.

Additional details:

Heroin use disorder increased 0.4% from 2013 to 2015. Alcohol use disorder down 0.9% during same time period, and down 2.0% from 2011 to 2015

Alcohol use disorder down from 7.08% in 2008-09 to 5.76% in 2014-15:

<https://www.samhsa.gov/data/sites/default/files/NSDUHsaeLongTermCHG2015/NSDUHsaeLongTermCHG2015.htm>

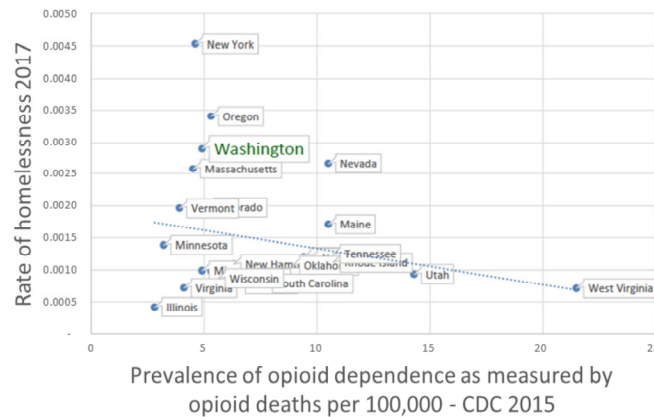
Overall deaths from opiates stable since 2006, but while prescription opiate death

rates have dropped, heroin deaths have increased.

WA alcohol use disorder 2016: 5.73%

WA illicit drug use disorder 2016: 3.19%

Relationship between prevalence of opioid use and homelessness



Sources:
Increases in Drug and Opioid-involved Overdose Deaths – United States, 2010-2015: <https://www.cdc.gov/mmwr/volumes/65/wr/mm6505051e1.htm>
HUD Annual Homeless Assessment Report AHAR: <https://www.hudexchange.info/homelessness-assistance/ahar/#2017-reports>

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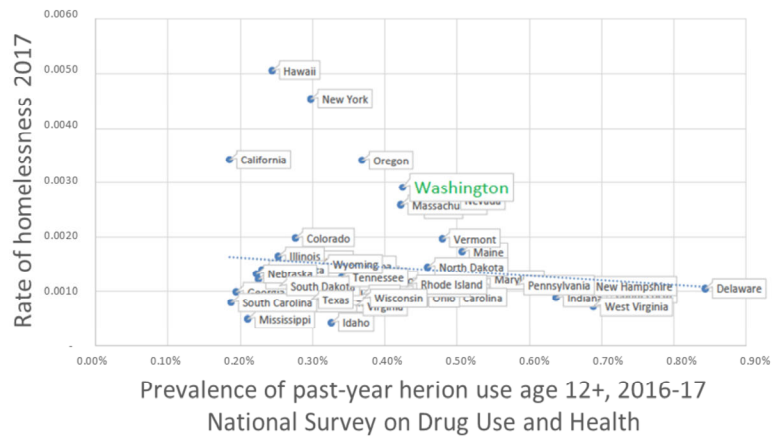
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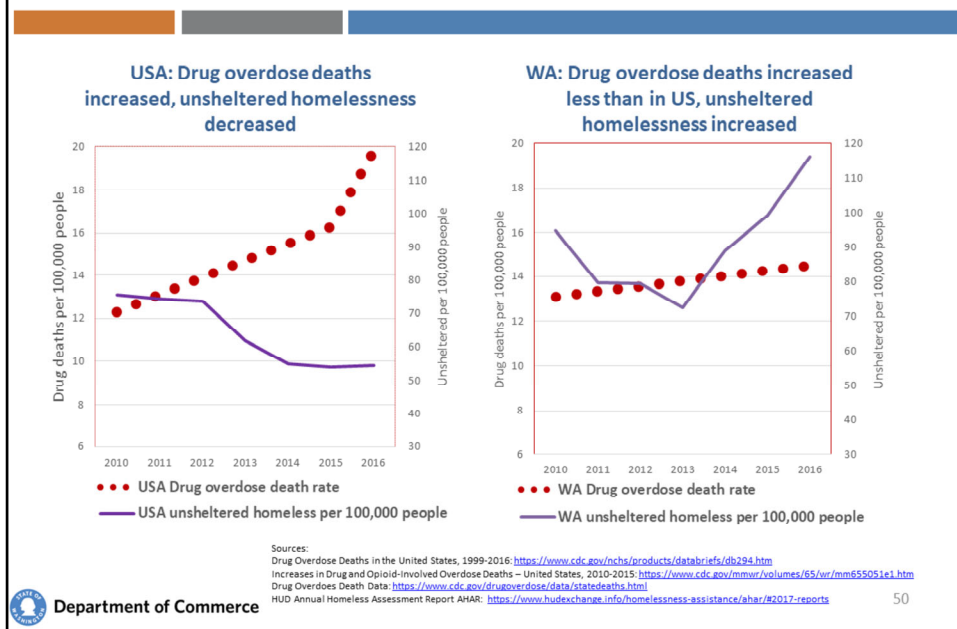
Relationship between prevalence of opioid use and homelessness



Sources:
 2016-17 NSDUH: <https://www.samhsa.gov/data/report/2016-2017-nsduh-state-prevalence-estimates>
 HUD Annual Homeless Assessment Report AHAR: <https://www.hudexchange.info/homelessness-assistance/ahar/#2017-reports>

-0.13 Correlation

Drug and homelessness trends – USA vs. WA



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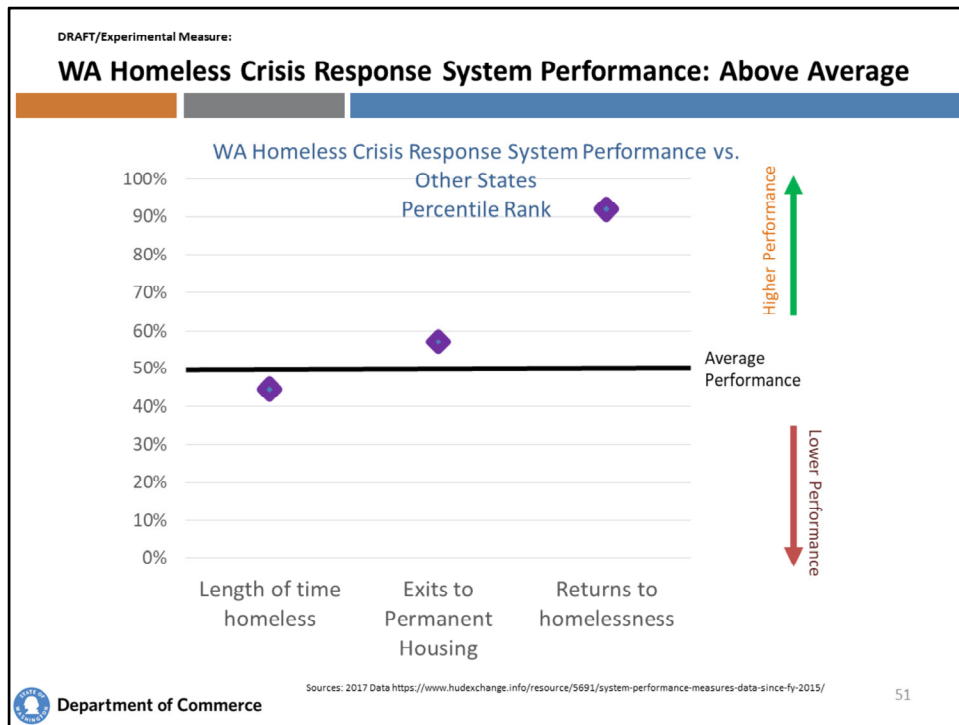
<https://www.samhsa.gov/data/sites/default/files/NSDUHsaeLongTermCHG2015/NSDUHsaeLongTermCHG2015.htm>

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DRAFT/Experimental Measure:

WA Homeless Crisis Response System Performance: Ranked 9th

	Length of time homeless, percentile rank (higher is better)	Exits to permanent housing, percentile rank (higher is better)	Returns to homelessness, percentile rank vs. other states (higher is better)	Combined percentile rank (higher is better)	Rank
TN	70%	88%	90%	83%	1
LA	67%	90%	84%	80%	2
MT	22%	100%	100%	74%	3
ID	56%	78%	88%	74%	4
PA	37%	82%	86%	68%	5
VT	26%	98%	80%	68%	6
VA	74%	69%	59%	68%	7
OH	82%	92%	25%	66%	8
WA	45%	57%	92%	65%	9
NM	87%	29%	65%	60%	10
IN	59%	61%	55%	59%	11
WI	80%	84%	12%	59%	12
AR	83%	24%	67%	58%	13
WV	89%	80%	6%	58%	14
MI	91%	76%	8%	58%	15
MD	32%	65%	78%	58%	16
SC	54%	47%	69%	57%	17
NH	30%	63%	74%	55%	18
NC	41%	67%	57%	55%	19
GA	33%	53%	76%	54%	20
NY	58%	71%	31%	53%	21

Department of Commerce Sources: 2017 Data <https://www.hudexchange.info/resource/5691/system-performance-measures-data-since-fy-2015/> 52

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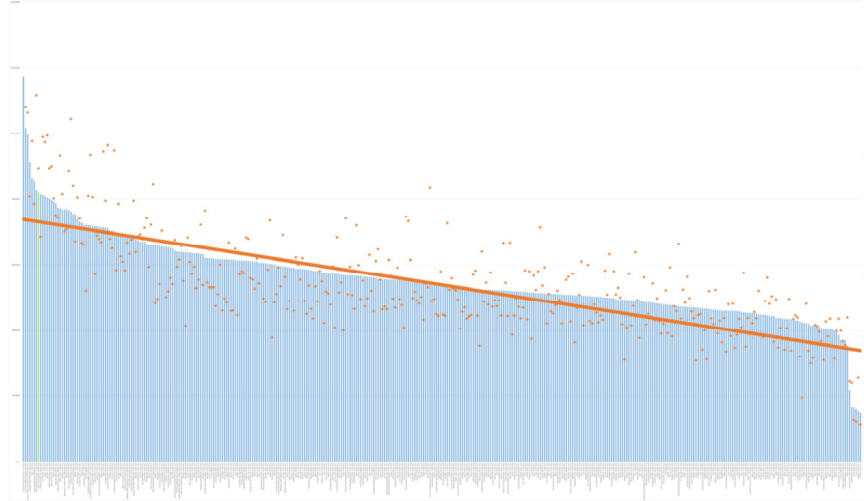
WA illicit drug use disorder 2016: 3.19%

Why are rents increasing?



Incomes strong
driver of rent, but
housing supply is
a factor

Higher incomes associated with higher rents: 0.83 correlation all MSAs income vs. lower quartile rents

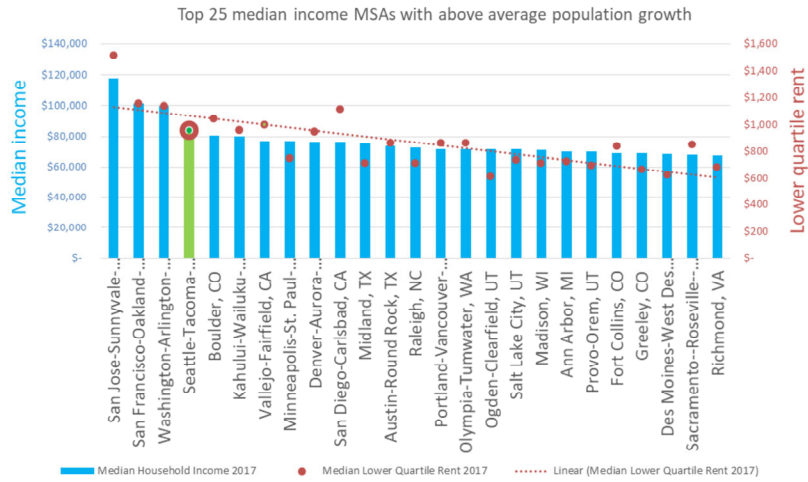


Source: American Community Survey 1-Year Estimates



Department of Commerce

Higher incomes associated with higher rents – 0.87 correlation growing high income MSAs



Source: American Community Survey 1-Year Estimates



Department of Commerce

Higher incomes associated with higher rents:

Mount Vernon-Anacortes MSA Income vs. Rent

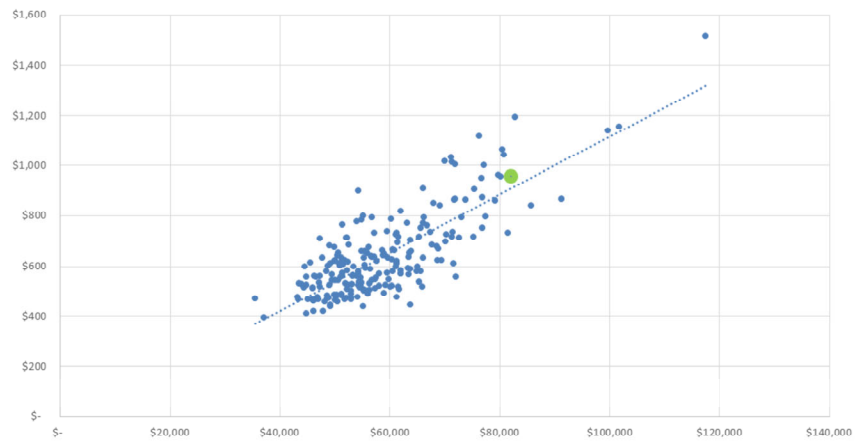
	Median Household Income	Median Contract Rent	Rent matching national average rent to income ratio	Difference
Mount Vernon- Anacortes, WA Metro Area	\$66,066	\$949	\$902	-5%

Source: American Community Survey 2017 1-Year Estimates



Department of Commerce

Lower quartile rents strongly associated with median incomes – 0.80 correlation above average growth MSAs



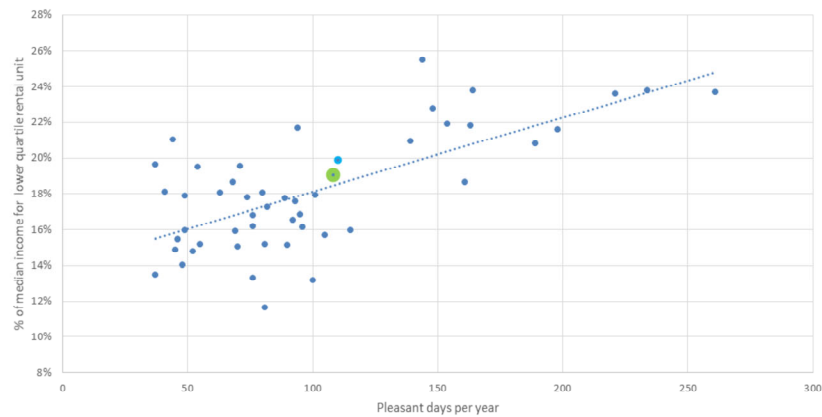
Source: American Community Survey 1-Year Estimates, 2017



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Variation in % of income for rent partially explained by quality of weather: 0.60 correlation

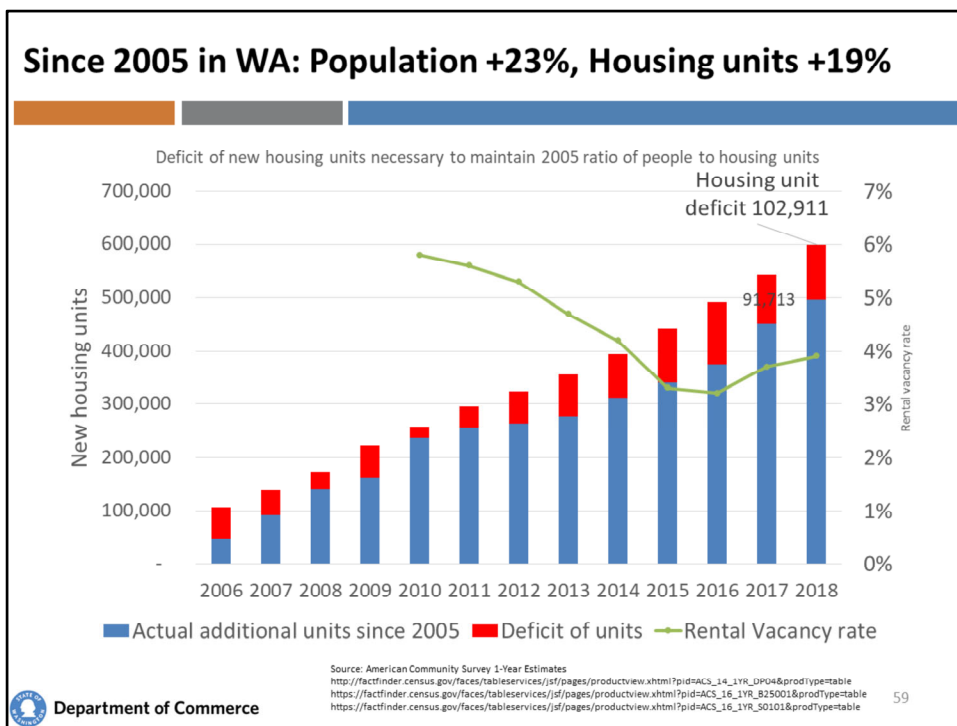
Seattle-Tacoma-Bellevue MSA lower quartile rent +2% higher than would be predicted by quality of weather



Sources:
American Community Survey 1-Year Estimates
Zillow Pleasant Days, <https://www.zillow.com/research/pleasant-days-methodology-8513/>

 Department of Commerce

One way a judging communities to be “nice” or “less nice” is by the weather.



Looking at housing, we see that Washington's population grew 19%, but the supply of housing units only grew 14%.

The stacked bars on this chart represent the cumulative number of housing units that should have been added to keep pace with population growth. The actual number added is represented by the blue bars. The red represents the growing deficit of units.

This mismatch of growth translates to a shortfall of at least 118,000 housing units. There are 3 million

housing units in Washington, so 118,000 represents about a 4% shortfall in total inventory of housing units of all types, private, and subsidized.

In Washington about 30,000 units are added in an average year, so it would take an extra three years of unit growth to close the gap.

Since 2010 in Skagit: Population +9% Housing units +6%

	2010	2018	% Change
Housing Units	51,504	54,451	6%
People	117,102	128,206	9%

"Missing" Units
3,090

	2014	2015	2016	2017	2018
TOTAL Housing Units	51,885	52,216	52,526	53,807	54,451
Housing units added each year	343	331	310	1,281	644

Source: American Community Survey 1-Year Estimates
http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_1YR_DP046&prodType=table
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_16_1YR_B25001&prodType=table
https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_16_1YR_S0101&prodType=table



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WA rental vacancy lowest in the US in 2017 ¹

	2010	2012	2014	2015	2016	2017	2018
United States	8.2%	6.8%	6.3%	5.9%	5.9%	6.2%	6.1%
California	5.9%	4.5%	3.9%	3.3%	3.3%	3.5%	4.0%
Massachusetts	5.8%	4.5%	4.0%	3.5%	4.0%	3.9%	3.6%
Oregon	5.6%	4.7%	3.6%	3.6%	3.2%	3.8%	4.4%
Texas	10.6%	8.5%	7.3%	7.0%	7.7%	8.5%	8.2%
Washington	5.8%	5.3%	4.2%	3.3%	3.2%	3.7%	3.9%
Clark County	8.2%	3.4%	2.4%	2.2%	3.0%	3.7%	3.2%
Clallam County	11.4%	11.3%	6.1%	3.5%	1.8%	3.2%	1.6%
King County	5.2%	4.1%	2.5%	2.6%	2.7%	3.5%	3.9%
Pierce County	6.6%	5.4%	5.7%	3.3%	2.0%	4.7%	3.7%
Skagit County	5.5%	9.3%	1.3%	1.9%	5.6%	1.7%	0.9%
Spokane County	4.0%	7.2%	5.5%	3.7%	3.7%	2.4%	3.7%
Yakima County	3.1%	4.5%	5.1%	3.6%	2.2%	2.3%	4.4%
Whatcom County	3.9%	5.5%	4.1%	1.8%	1.8%	2.6%	2.1%
Thurston County	4.0%	5.5%	5.9%	3.5%	4.7%	4.3%	4.2%
Seattle	4.0%	3.5%	1.2%	2.7%	2.5%	3.9%	
San Francisco	4.4%	2.8%	2.5%	2.5%	3.0%	3.5%	
Atlanta	16.4%	8.6%	9.3%	6.6%	6.4%	7.6%	
Houston	15.9%	11.2%	7.2%	7.7%	7.7%	10.4%	

A vacancy rate between 5% and 7% is considered the balanced, or "natural" rate ²



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Sources: American Community Survey 1-Year Estimates, Table DP04
¹ - U.S. Census Bureau Vacancy and Homeownership rates by State
² - <https://www.icha.harvard.edu/sites/icha.harvard.edu/files/va07-7.pdf>
http://pages.iu.edu/~ioweb/papers/pdf/quest/vol32no4/03_413_434.pdf

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The mismatch in housing supply and demand shows up in the rental vacancy rate. The balanced or "natural" vacancy rate is about 7%. Similar to the natural rate of unemployment, when the vacancy rate is below 7% you see housing inflation as people compete for the limited supply of available units.

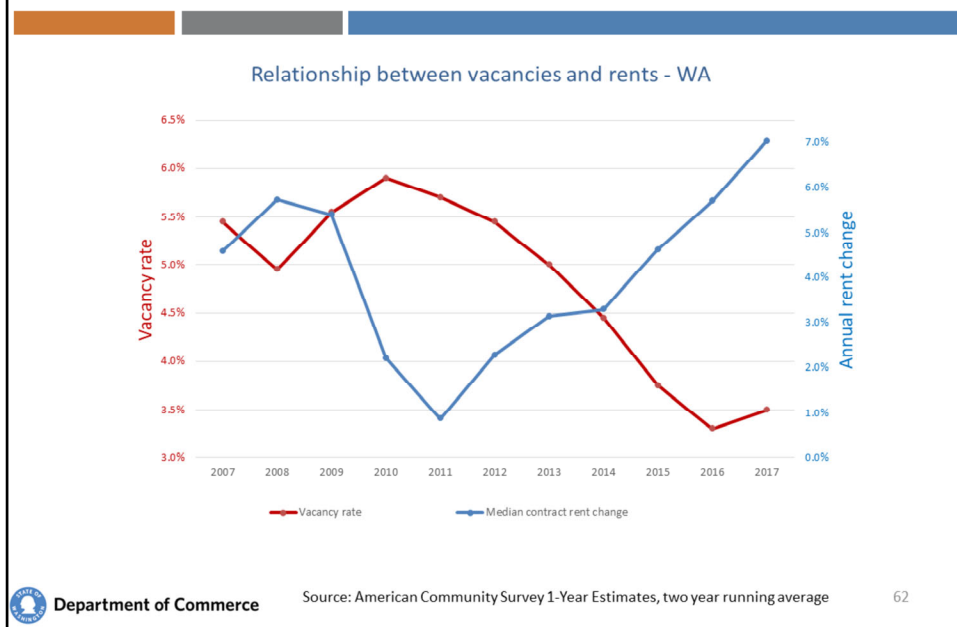
In this table green represents higher vacancy rates, and red lower; and over time you see more yellow and red as vacancy rates tighten.

Washington started a bit too tight at 5.8%, in 2010,

and is now down to 3.0% as of Q4 2017 – the tightest rental market in the nation, ranked #50.

The sampling of counties in this table shows that the tight supply is found in most regions of the state – it's not just an issue in the Central Puget Sound. The lowest vacancy rates are in Whatcom and Clallam counties.

Vacancy rates and rent increases are inversely related



Low vacancy rates point to a lack of housing supply vs. jobs and population, and a lack of supply drives rents higher as people bid up rents as they compete for the small number of available units.

This chart shows the inverse relationship between vacancy rates and rent growth.

For example, in 2010 when vacancy rates were almost 6%, rent inflation dropped to 1% in the subsequent year.

But in 2016 when the vacancy rate was just above

3%, rent inflation was 6%.

What works to reduce homelessness?



Prediction vs. reality of rents and related homelessness in Washington



If WA rents matched national income/rent correlation

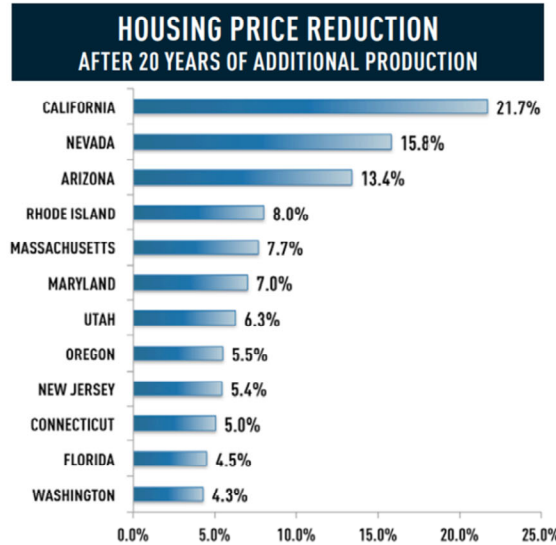
AND

WA homelessness matched rent/homelessness correlation

WA homelessness would be:

- -27%
- 0.21% of population

Model of increased unit production: Housing Prices -4.3%



Source: Smart Growth scenario, page 19, https://www.upforgrowth.org/sites/default/files/2018-09/housing_underproduction.pdf



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Model of “incremental pro-housing policies”: Citywide rent -6%

Assuming the following deregulation in the City of Seattle:

FIGURE 5: SCENARIO – INCREMENTAL PRO-HOUSING POLICIES

Rent Shift	-8%	(\$190)	
CURRENT CONDITIONS RENT	\$2,460		POLICY SHIFTS
Parking Costs	-\$10		Parking ratio reduced from 0.7 to 0.5 spaces per apartment
Open Space Requirements	-\$36		15% Open Space Requirement (from 20%)
State Real Estate Excise Tax	-\$9		No Real Estate Excise Tax at sale (from 1.3%)
Annual Property Tax Increase	-\$42		2% Annual Tax Increase (from 4%)
MHA Fees	-\$5		MHA fees reduced to \$6 psf (from \$10)
Timeline Cost	-\$88		6 month total permitting process (from 18 months)
RESULTING RENT	\$2,270		

Citywide rent one-bedroom unit: \$2,351 -> \$2,209 (-6%)
 New project rent one-bedroom: \$2,460 -> \$2,270 (-8%)



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Source: Up For Growth, [HOUSING POLICY AND AFFORDABILITY CALCULATOR](#), page 8

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President Trump's model of deregulation : Rent -23%

Table 2. Reduction in Rental Home Prices and Homelessness from Deregulating Housing Markets, by Metropolitan Area

Metropolitan area	Percent change in rent	Current homeless population	Change in homeless population	Percent change in homeless population
San Francisco	-55%	16,920	-9,133	-54%
Honolulu	-51%	4,495	-2,262	-50%
Oxnard	-41%	1,308	-519	-40%
Los Angeles	-41%	57,720	-22,861	-40%
San Diego	-39%	8,576	-3,280	-38%
Washington	-37%	11,172	-4,006	-36%
Boston	-27%	13,587	-3,566	-26%
Denver	-25%	5,317	-1,296	-24%
New York	-23%	92,024	-20,768	-23%
Seattle	-23%	14,598	-3,237	-22%



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Source: President's Council of Economic Advisors, State of Homelessness in America, page 15
<https://www.whitehouse.gov/wp-content/uploads/2019/09/The-State-of-Homelessness-in-America.pdf>

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“What community should we emulate to get low rents?”

Houston and Dallas are often offered as examples, but their lower quintile rent/median income ratios are 13.1% and 13.2% respectively.

King-Snohomish-Pierce lower quintile rents are 14.0%, or \$957/month.

13.1% in King-Snohomish-Pierce would be \$890/month (-6%, -\$60; about one year of rent inflation).

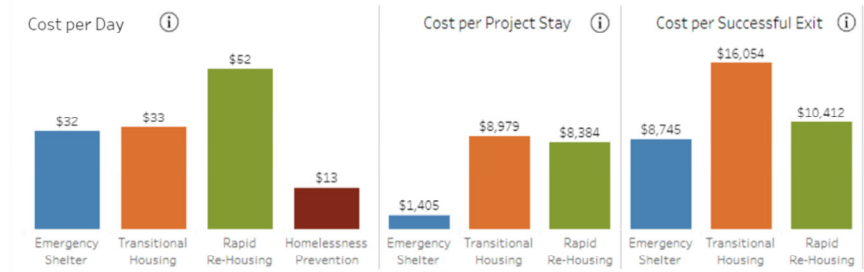


Housing works

- Housing reduces homelessness
- Base level of other services critical...some people need services to obtain and maintain subsidized housing
- ...but extra services alone don't seem to reduce homelessness



What works: Temporary housing or rent assistance for people who are unsheltered



Source: WA Homeless Report Card 2019

<https://public.tableau.com/profile/comhau#/?vizhome/WashingtonStateHomelessSystemPerformanceCountyReportCardsSFY2018/ReportCard>



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Correl: 0.7 (Strong positive)

Correlation between the height of parents and the height of their children: 0.47

What works: Permanent supportive housing

Some (not most) people living unsheltered need behavioral health and other supports to remain stably housed (a subsidy alone is not sufficient)

- 77% to 96% remain housed

Source: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3969126/>
<https://www.rand.org/blog/rand-review/2018/06/supportive-housing-reduces-homelessness-and-lowers.html>




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Department of Commerce



Presented by:

Tedd Kelleher
Managing Director
tedd.kelleher@commerce.wa.gov
360.725.2930

<https://www.commerce.wa.gov/serving-communities/homelessness/>



www.commerce.wa.gov



SKAGIT COUNTY HOUSING HERO

*Award presented by the Skagit County
Board of Commissioners*



T H A N K Y O U !

Mount Vernon Seventh-Day
Adventist Church

*Presented to Pastor John McGee, Denise
McGee, Arlene Salt, Rick Baskett & Steve Ebsen*



DISCUSSION/BREAK



DISCUSSION/BREAK

What is something you've learned this
afternoon that **surprised you?**



DISCUSSION/BREAK

What is something you've learned this afternoon that **surprised you?**

Please write down one thought per sticky note and leave them at your table. We will collect them for you.



EVENING KEYNOTE

Housing Solutions

Margaret Morales, Sightline Institute



SKAGIT'S HOUSING SHORTAGE

MARGARET MORALES

RESEARCHER AT SIGHTLINE INSTITUTE

OCTOBER 15TH, 2019





THE TWO HOUSING CRISES

Wage crisis



Housing
supply
shortage
+ mismatch



THE TWO HOUSING CRISES

Wage crisis

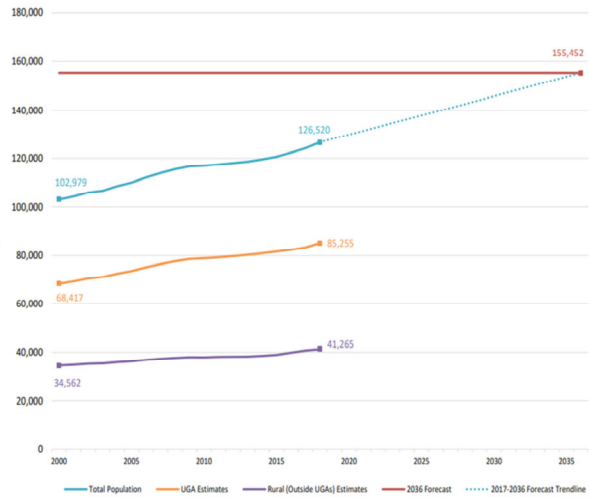


Housing
supply
shortage
+ mismatch



Skagit's Housing Shortage

While Skagit Co
population has
grown steadily...



2018 UGA Population	2018 Rural Population	2018 Total Population	2036 Forecast Population
85,255	41,265	126,520	155,452

Skagit 2018 Growth
Monitoring Report

Since 2010, Skagit has grown by



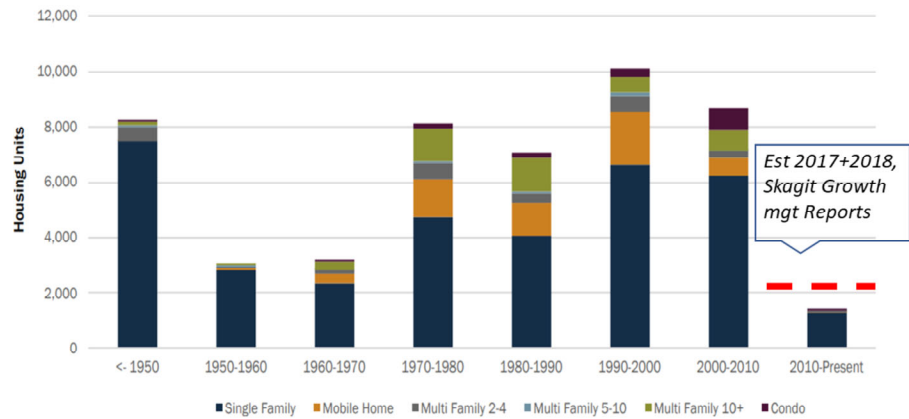
Nearly 4 people
every day



1.5 households every
day

But housing construction hasn't kept up.

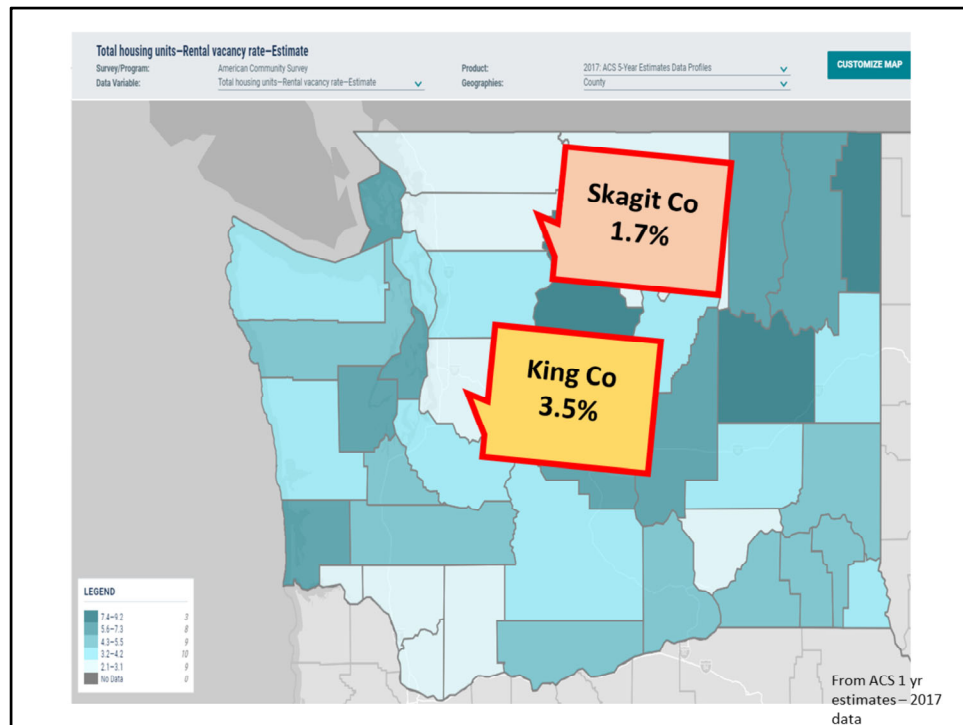
Housing Units by Year Built, 2016

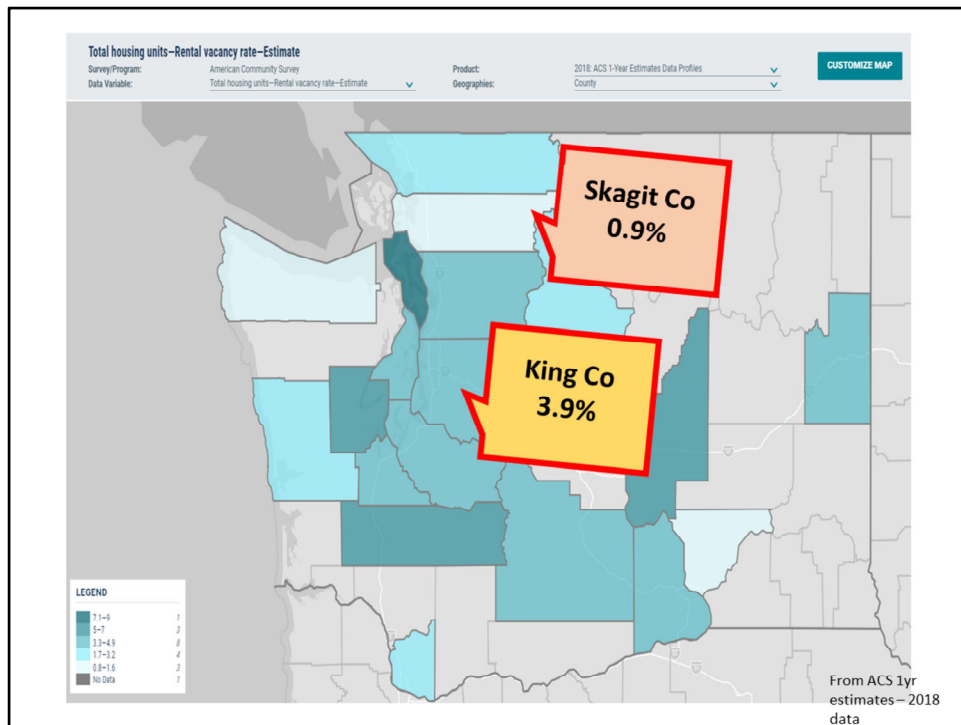


Source: Skagit County Assessor

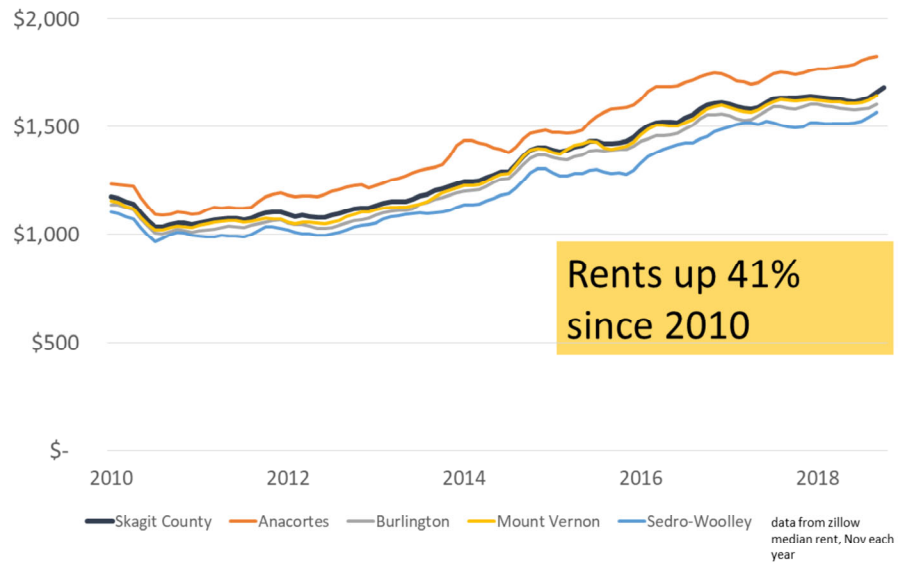
Source: 2017 Skagit County
Housing Inventory Report,
EcoNW

Skagit has one of the
tightest
rental housing markets
in the state.





Tight market drives up cost of existing housing.



Housing supply identified as major problem in Burlington homelessness

By BRANDON STONE @Brandon_SVH Sep 18, 2019

\$1,500



Skagit County rental market ties for worst in state

By BRANDON STONE @Brandon_SVH Jul 7, 2019

\$-

2010

2012

— Skagit County — Anacortes

Housing prices up significantly in 2017

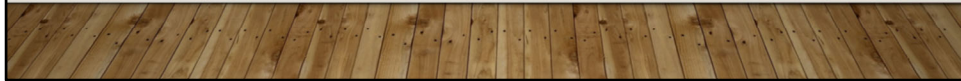
By JULIA-GRACE SANDERS @JuliaGrace_SVH Feb 17, 2018



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Nov each

Skagit's Housing Mismatch

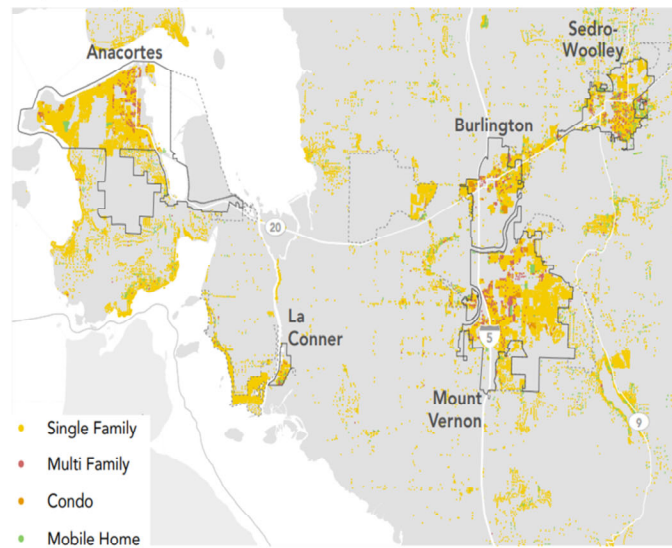
EXISTING HOUSING STOCK
≠
RESIDENT'S NEEDS & INCOMES



80% of Skagit land capacity
is zoned
for single-family or mobile homes
(excludes Burlington data)

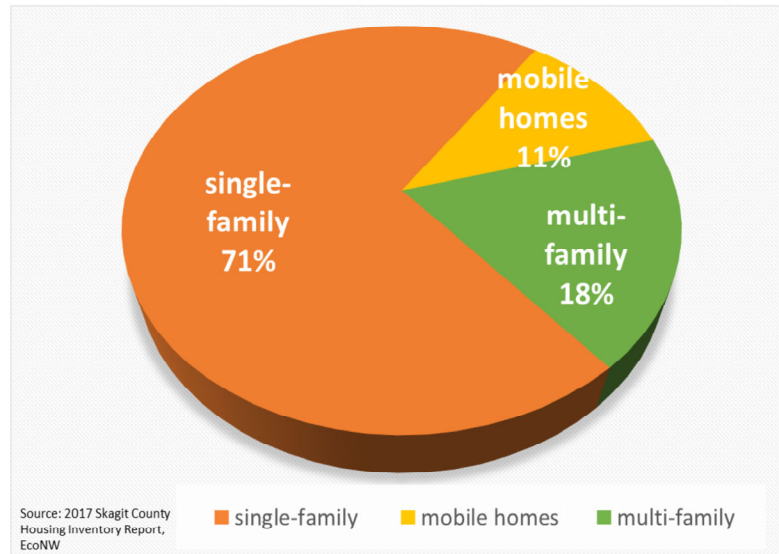
Source: 2017 Skagit County Housing Inventory
Report, EcoNW
https://www.scog.net/Housing/Skagit%20Housing%20Final%20Report%202017_12.pdf#page=18

Skagit County Housing Units, 2016



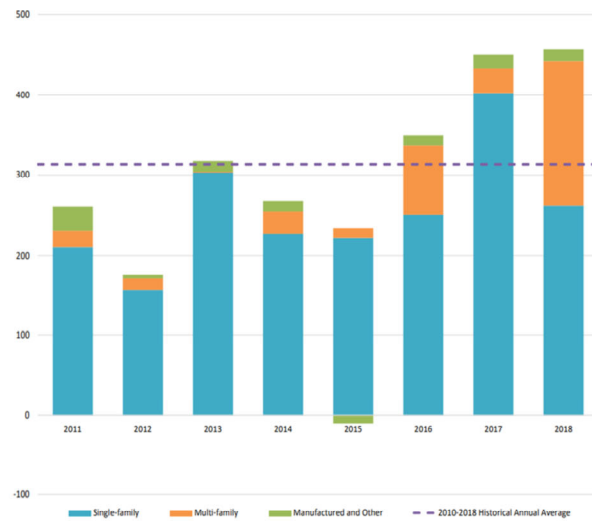
Source: ECONorthwest, Skagit County Assessor
Source: 2017 Skagit County
Housing Inventory Report,
EcoNW

Limited housing choices in Skagit



New homes
are the
expensive
kind:

single,
detached.



Skagit 2018 Growth Monitoring
Report

New h
are the
expens
kind:

single,
detach

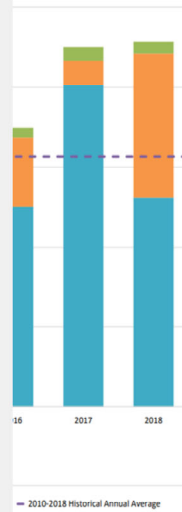
Single-family home building surges in town

Sarah Doyle sdoyle@goanacortes.com Sep 19, 2018



The Summit at Rock Ridge by Strandberg Construction is one of the new single-family home neighborhoods in Anacortes. This home is one of the 88 new constructions that have been permitted as of August this year.

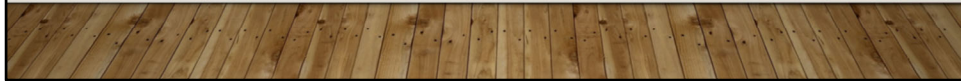
Buy Now



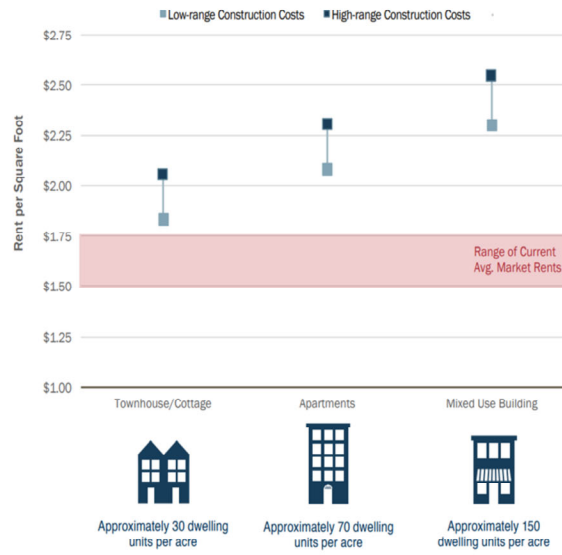
2018 Growth Monitoring

TAMING THE SHORTAGE & THE MISMATCH

more homes of all shapes and sizes
for all our neighbors



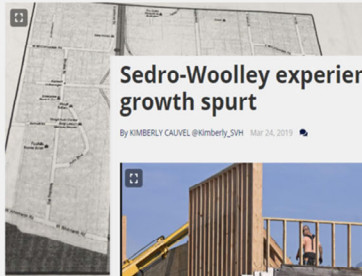
Rent Levels Needed for Development Feasibility



Are the economics changing?

72-unit, mixed-use project planned for Burlington

By JACQUELINE ALLISON @jacqueline_svh Jul 9, 2019



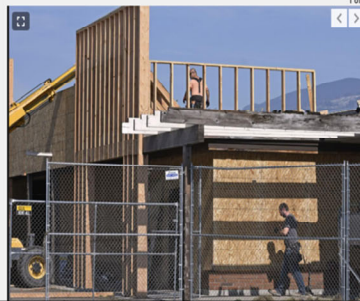
Five-story apartment building planned for Anacortes

By JACQUELINE ALLISON @jacqueline_svh Sep 22, 2019



Sedro-Woolley experiencing a growth spurt

By KIMBERLY CAUVEL @kimberly_svh Mar 24, 2019



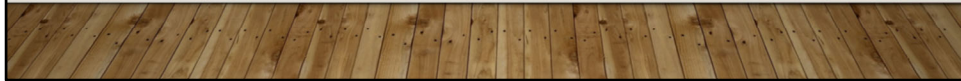
Hamilton moves forward with relocation project

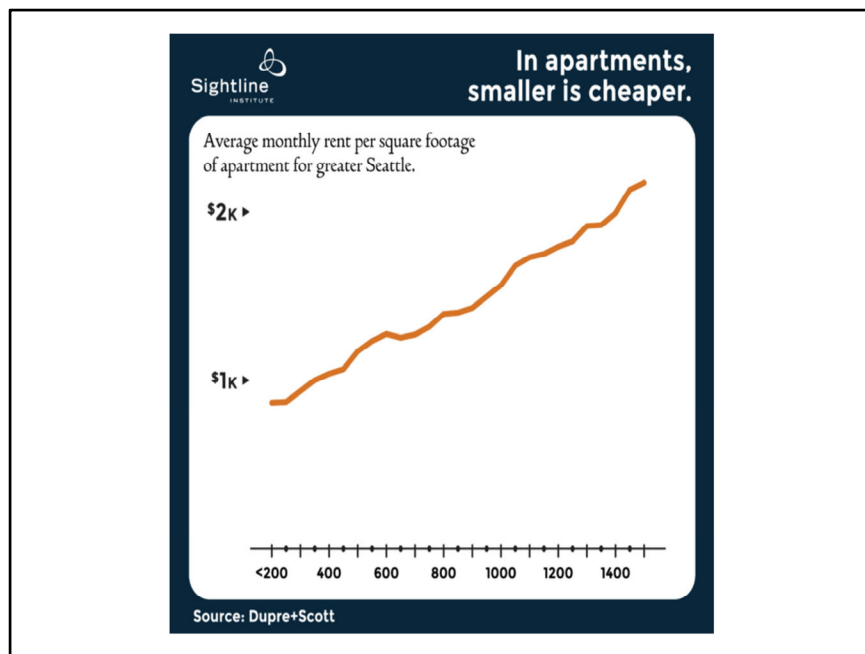
By KIMBERLY CAUVEL @kimberly_svh 7 hrs ago



THE ORIGINAL
AFFORDABLE HOUSING:

small



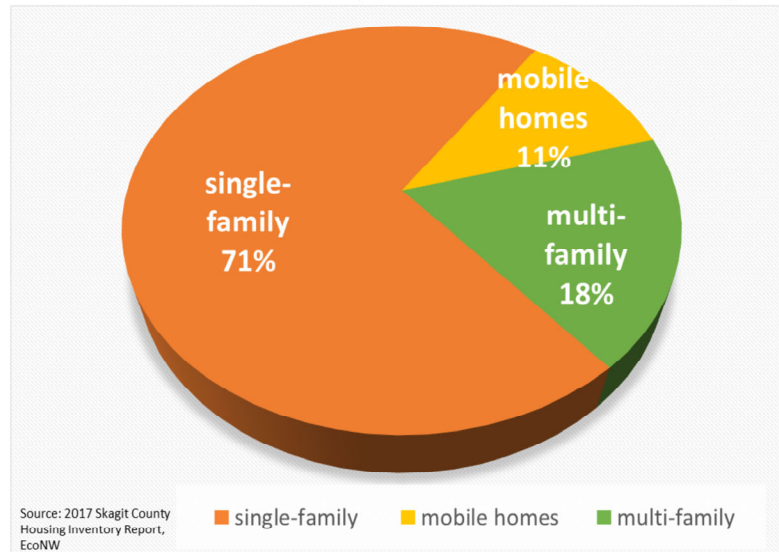


Third, small is affordable.

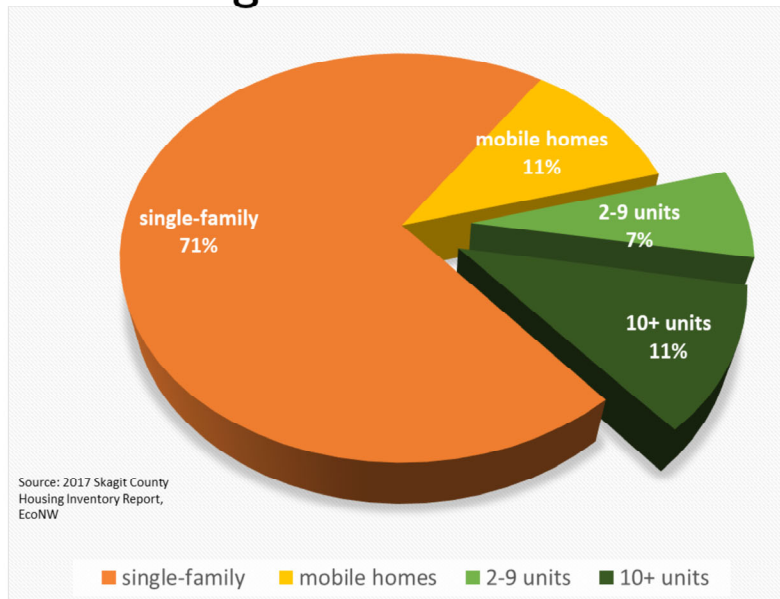
Home prices and rents have escalated to astronomical levels in many parts of the United States, especially on the West Coast and in the Northeast. In San Francisco, you might pay \$3,600 a month for a one-bedroom apartment, and you won't find anything to buy for less than a million dollars.

Building small is one good strategy for responding to this crisis. Small dwellings cost less, sometimes much less.

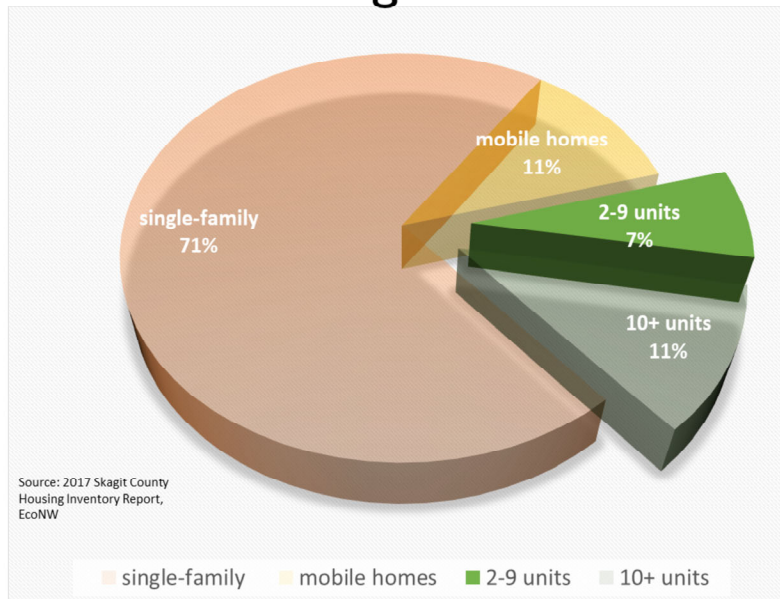
Limited housing choices in Skagit



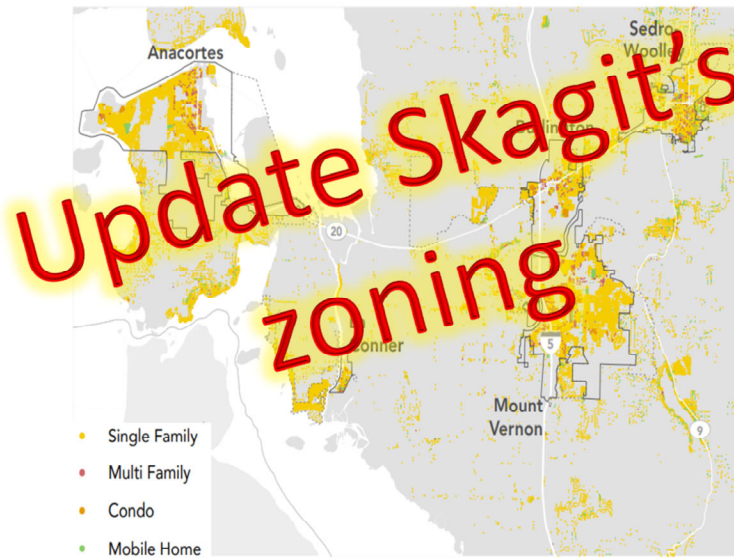
Few 'missing middle' homes



Start with 'missing middle'



Skagit County Housing Units, 2016



Source: ECONorthwest, Skagit County Assessor
Source: 2017 Skagit County
Housing Inventory Report,
EcoNW







Or clusters of new single-family houses on the same lot.

Single-family houses in a prosperous city, prices soar toward a million dollars or more, segregating the population by wealth.

England, class system. India, caste system. In America, zoning.



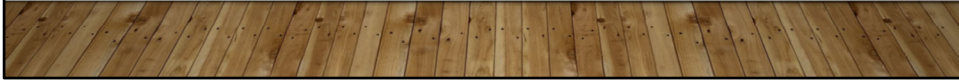


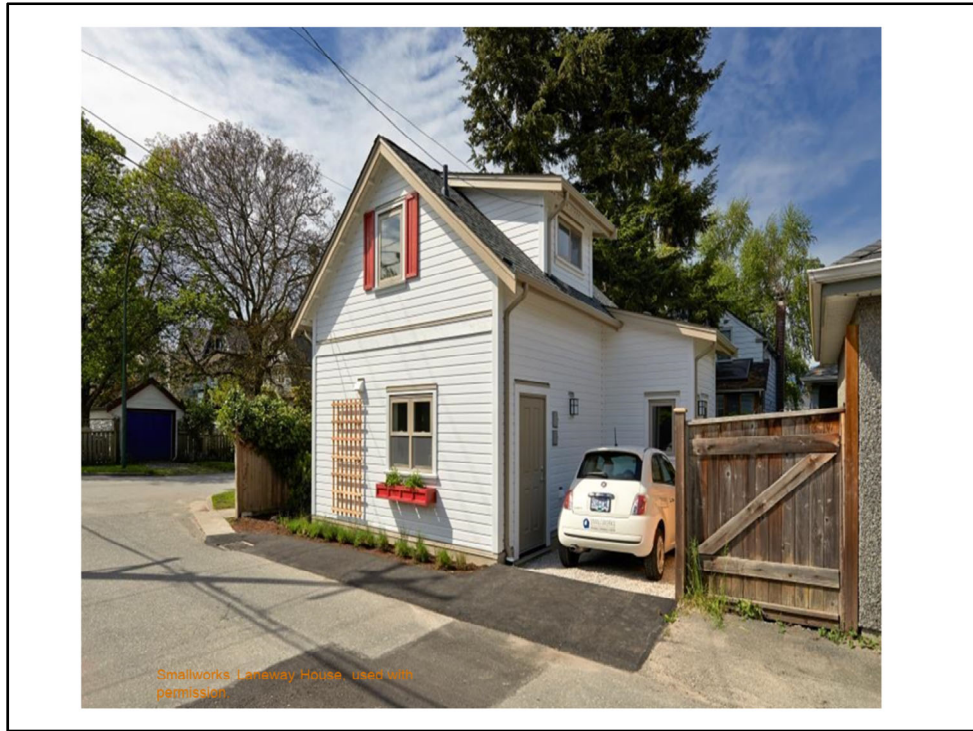
Townhouses in Seattle's Central Area, by Dan Bertolet, used with permission.

Or like this set of townhouses.



ACCESSORY DWELLING UNITS





Owner occupancy requirement

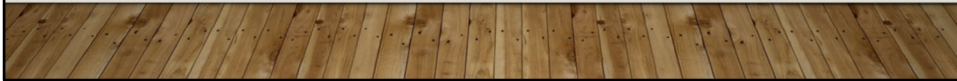


Portland ADU, by Rainbow Valley Construction,
used with permission.



ADU BEST PRACTICES

- **Permit 2 ADUs/lot**
 - Washington: Seattle
 - Oregon: Tigard, Troutdale
- **No off-street parking requirements**
 - Washington: Seattle, Ellensburg (Bellingham reduced)
 - Oregon: Tigard, Florence, Salem
- **Slash permitting and impact fees**
 - Washington: Bellingham, Renton, Clark Co
 - Oregon: Portland, Salem, Springfield...



City considering easing rules for accessory dwelling units

Jacqueline Allison jallison@goanacortes.com Aug 8, 2018



The city is considering retaining a requirement that ADU properties be owner-occupied. The August 2018 photo shows an ADU attached to a home built by Landed Gentry. [Buy Now](#)

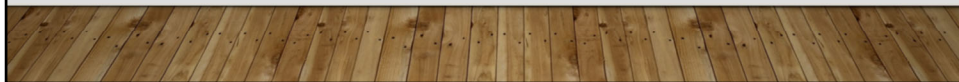
File photo / Jacqueline Allison

EMERGING INNOVATIONS FROM AROUND WA

PORT ANGELES:

RVS AS TEMPORARY RESIDENCES

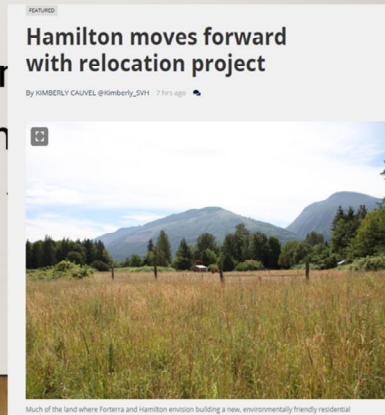
RVs parked on residential lots, and
connected to water/sewer/electricity,
eligible for 1 year residential permits
(proposal; not yet passed)



VANCOUVER:

AFFORDABLE HOUSING IN COMMERCIAL ZONES

Permit affordable housing
zoning without any com
requirement so long as
transit.



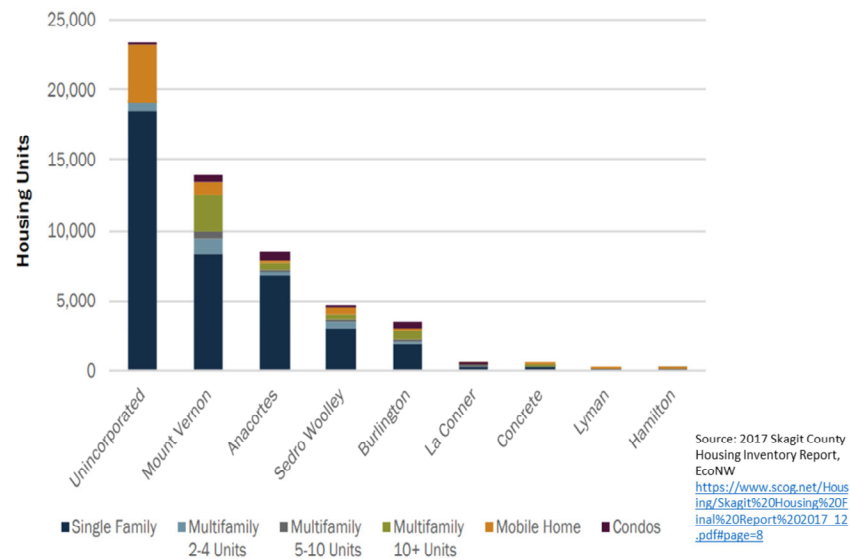
Thank you!

(sign up for our newsletter
for research updates!)

Margaret@sightline.org



Skagit County Housing Units, 2016

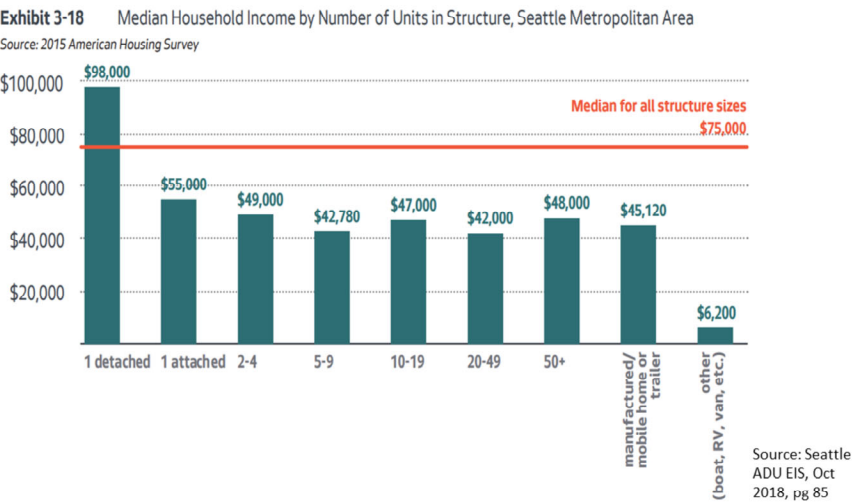


Source: 2017 Skagit County Housing Inventory Report, EconW
https://www.scog.net/Housing/Skagit%20Housing%20Final%20Report%202017_12.pdf#page=8

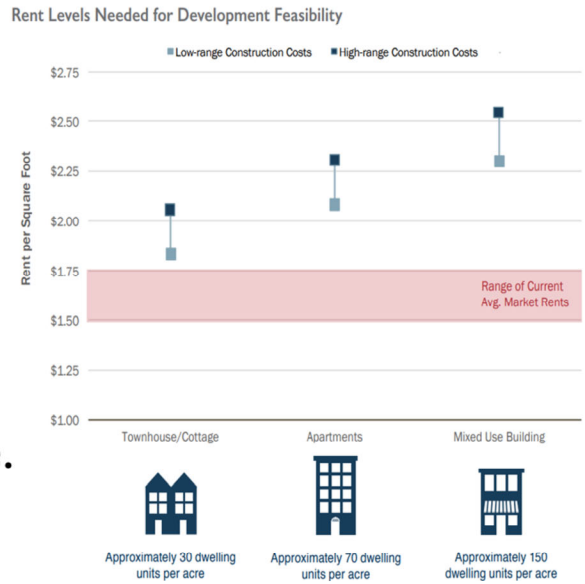
Source: Skagit County Assessor

	Anacortes	Burlington	Mt. Vernon	Sedro-Woolley
ADUs/lot	1		1	n/a
Backyard cottages?	yes	yes	yes	n/a
Off-street parking	3 (ADU + Home)	1	3 (ADU + Home)	n/a
Min. lot size	n/a			n/a

Multifamily buildings serve lower-income households



Zoning not
be the only
problem
—
wages are
also an issue.



Source: 2017 Skagit County
Housing Inventory Report, EcoNW

DISCUSSION



D I S C U S S I O N

When thinking about vibrant communities, what do Skagit County communities have **going for them?**

What key factors do we **need to build?**

What is something you can do to help create a **healthier housing system** in Skagit?



DISCUSSION

When thinking about vibrant communities, what do Skagit County communities have **going for them?**

What key factors do we **need to build?**

What is something you can do to help create a **healthier housing system** in Skagit?

Please write down one thought per sticky note and leave them at your table. We will collect them for you.



LOCAL SOLUTIONS

Panel of Local Elected Officials

*Facilitated by Heather Hernandez &
Colette Weeks, Skagit Publishing*

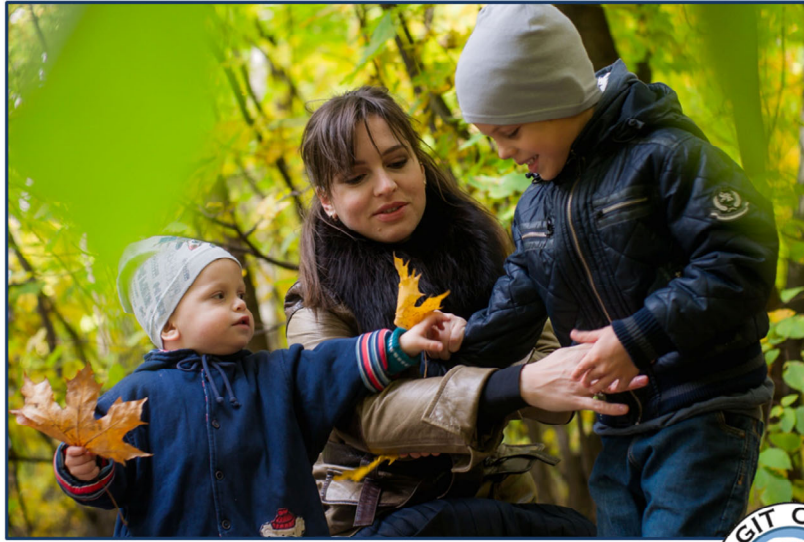


LOCAL SOLUTIONS

Skagit County

Commissioner Lisa Janicki

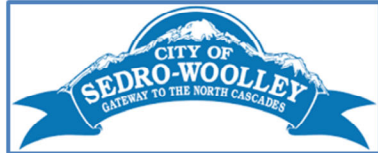








LOCAL SOLUTIONS



Mayor Julia Johnson



Sedro-Woolley

Providing Affordable Housing in the Skagit Valley

Mayor Julia Johnson

October 15, 2019

Skagit County Housing
Summit





Downtown 48
Completed March 2018

Abbott's Alley

Completed April 2019

- six live/work units in CBD -



Nicholas Court
Completed July 2019
28 apartment units





Township Villas – 28 apartment units
Completion October 2019





Eden's Acres – 7 lot subdivision
Homes Completed March 2018

**63 Lot
Subdivision
completed June
2019**

**First homes
started October
2019**





63 Lots
Home construction
just started
@ The Park

Seven Lot Subdivision
Construction began
September 2019





Arbor Glen – 18 lot subdivision
Homes started August 2019

Skagit Habitat for Humanity
Two units almost
complete in 2019



Skagit Habitat for Humanity

Two more homes
began October
2019





Three duplex lots created in 2005 –
Lots bought in 2019 and
construction began in July

Skagit County Housing Summit

Mayor Julia Johnson

jjohnson@ci.sedro-woolley.wa.us



LOCAL SOLUTIONS



Mayor Jill Boudreau

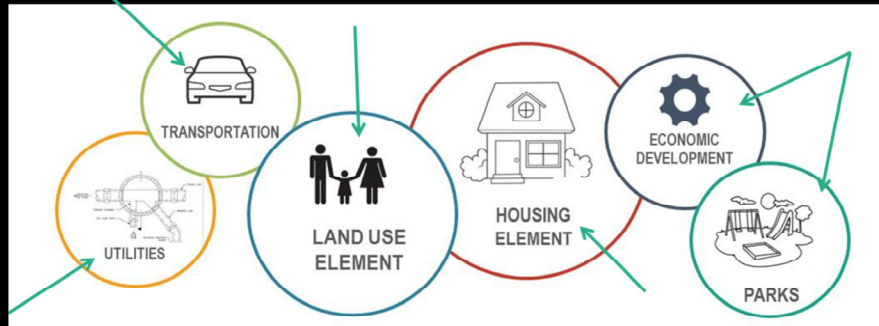


COMPREHENSIVE PLANNING – GROWTH MANAGEMENT ACT

Will our roads support this many
new vehicles?

Do we have enough land for homes
and jobs?

Can we balance jobs and homes?
Do we have enough land for parks?



Do we have capacity in our utilities? Can
we provide police and fire services?

Do we have a range of
housing options?



**40 TO 50 DU/ACRE
CURRENTLY**





AFFORDABLE HOUSING WORK PLAN

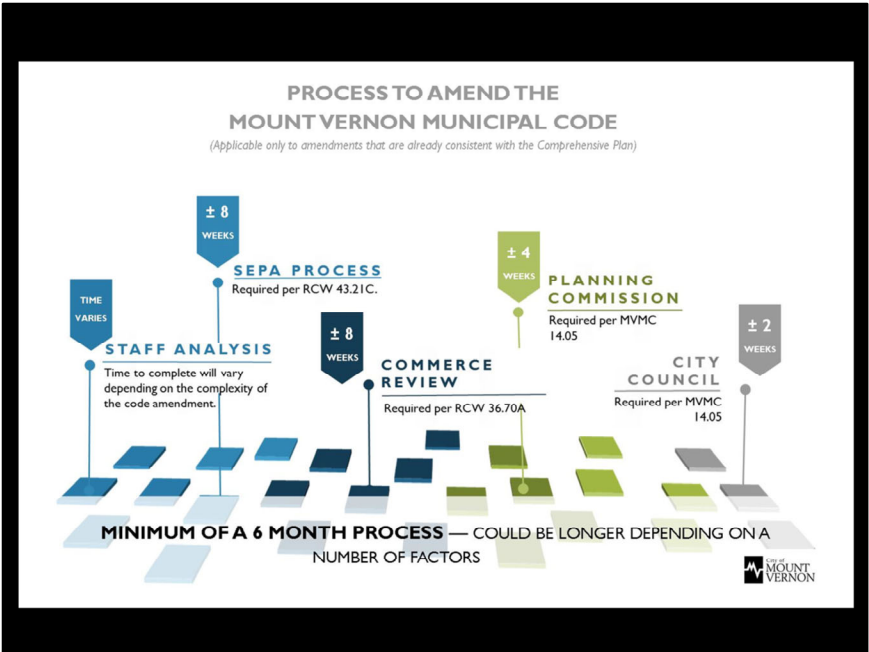
2019 AREA MEDIAN INCOME = \$79,100**



THE CITY PRIORITIZED ADOPTION OF REGULATIONS TO ASSIST CITIZENS IN THESE INCOME BRACKETS FIRST

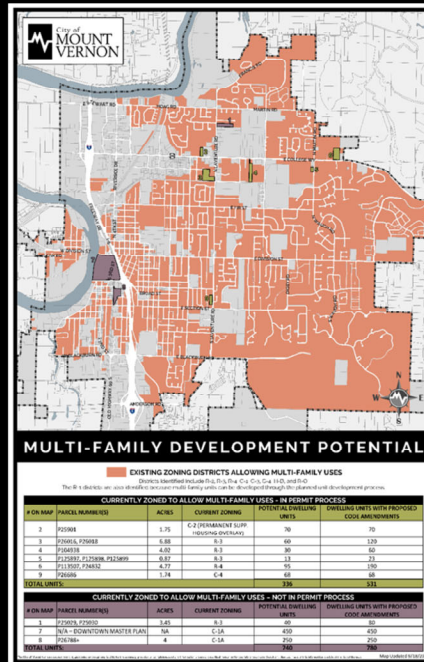
2016	2017	2018	2019	2020+
<ul style="list-style-type: none">Adopted an updated and revised Comprehensive Plan (consistent with RCW 36.70A - Growth Management) that included a Housing Element. The updated Housing Element includes Goals, Objectives and Policies addressing all of the following housing issues:<ul style="list-style-type: none">Housing AvailabilityEnhancing Existing NeighborhoodsJobs - to - Housing Balance & Mixed Use DevelopmentAffordable & Subsidized HousingHousing for Vulnerable Populations	<ul style="list-style-type: none">Identify and catalog city owned real property to ascertain suitability for housing and other usesOrdinance 3712 Adopted: Allowing Permanent Supported Housing FacilitySouth Kincaid Sub-area Plan StartedOrdinance 3743 Adopted: Regulating Temporary Homeless EncampmentsOrdinance 3709 Adopted: Updating floodplain regulations for CAV	<ul style="list-style-type: none">Ordinance 3754 Adopted: Reducing Traffic Impact FeesOrdinance 3773 Adopted: new Design Standards and Zoning Code AmendmentsOrdinance 3776 Adopted: Revisions to Chapter 14.05 to allow Electronic Plan Review and SubmittalsOrdinance 3749 Adopted: Overhaul of Downtown Districts and Created the C-1c zoneOrdinance 3750 Adopted: Rezoning 79 parcels (18-acres) to Higher Intensity Uses (MF and Mixed Use)Ordinance 3748 Adopted: The South Kincaid Subarea Plan	<ul style="list-style-type: none">Ordinance 3775 Adopted: Changes to C-3/C-4 Zones - Unlimited Density, etc.Ordinance 3780 Adopted: Cold Weather SheltersOrdinance 3780 Adopted: Safe Parking <p>IN PROCESS:</p> <ul style="list-style-type: none">Code Amendments that allow:<ul style="list-style-type: none">Significant density increases in SFR, MF and PUDs in exchange for creation of Affordable HousingParking Reduction/Increased Height in C-3/C-4 Zones in exchange for creation of Affordable HousingRegulations making ADUs easier to createDuplex/Townhouse Subdivision Code	<p>FUTURE WORK:</p> <p>Adopt new regulations and/or programs to address all of the following:</p> <ul style="list-style-type: none">The creation of mixed use development, characterized by living wage jobs, mixed income housing, and ample public open spaces within walkable urban contextFair housing regulations are complied withWeatherization, home repair/ rehabilitation, and infrastructure maintenance for existing housingA Building Inspection program for existing residential units to ensure health and safety codes are being complied with

** Extremely Low Income = 80% of the Section 8 very low income limits or the poverty guideline (generally averages to about 30% of the average), remaining averages are upper limits, high income defined in Housing Element of the Comprehensive Plan
* Family of Four (4), FY2022 Fair Market Rent (FMR) areas for the Mount Vernon Association, WA MSA calculated by HUD



Multi family pipeline

- Existing zones
- 336 units in planning pipeline
- Potential boost to 531 with density bonus
- Unlimited density in downtown
- Subarea plan adopted with mixed use code and proformas



LOCAL SOLUTIONS



Mayor Steve Sexton



LOCAL SOLUTIONS



Mayor Laurie Gere





LAURIE GERE

MAYOR OF THE CITY OF ANACORTES

HOMELESSNESS IN OUR COMMUNITY



Photo credit:
100% Homeless Solutions
Cantoso
100% Homeless Solutions
100% Homeless Solutions

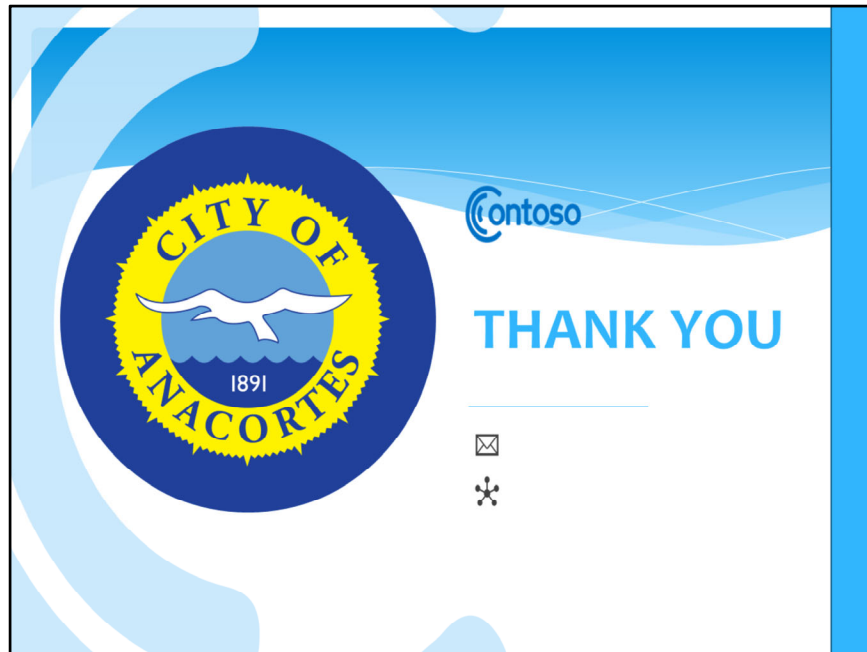
159

AFFORDABLE HOUSING

Lifting up the Community – Together







ON HOMELESSNESS

Could the cities and county collaborate for a shelter that would not leave it to churches, nonprofits and volunteers?

If not, what do you believe is the best use of government resources to help with basic human needs?



ON HOMELESSNESS

What more can be done from a government standpoint—both as individual jurisdictions and with shared resources that streamline help—for people who may have issues that interfere with their ability to be self-sufficient?



ON HOUSING

*What are your goals related to housing and
how will you measure your jurisdiction's
progress toward achieving them?*



O N H O U S I N G

If we assume that flexible building codes, elected officials' enthusiasm, support from neighbors, availability of land and labor, and reasonable developer fees are the recipe for success in building affordable and multifamily housing, what is your jurisdiction doing to ensure these factors exist?



CALL TO ACTION

What are the **possible** solutions?

What can we all do to **contribute** to the solutions?



CLOSING REMARKS

Skagit County Commissioner Ken Dahlstedt



T H A N K Y O U !

Please don't forget to share your feedback:

<http://bit.ly/SkagitSummit>

