Skagit County Housing Summit

Introduction of local data and effective models

1/22/16
What are the issues?

Who does the housing mismatch affect?

Are there local solutions?
What are the issues?
The specific issues are:

• Not enough homes/apartments
• Housing mismatch
• Cost burden
• People seeking/needings rentals
• Low vacancy rental rates
• Barriers for most vulnerable
Addressing these issues creates Opportunities

• New jobs
• Supports employers
• Attracts new businesses
• People that work here live here
✓ Construction jobs
✓ Boosts local tax base
✓ Leveraging, ripple effects

Aim for multiple socioeconomic benefits.
By addressing **Housing Mismatch** we can reduce costs in:

- law and justice
- health care
- behavioral health

We can also revitalize downtown areas.
At the 2015 Planning Commission HOUSING Workshop...
And the present...
What is a Housing Mismatch?

• Shortage of homes matching various income households

• Many low-wage working families struggling to pay for housing
Area Median Income
AMI

AMI is found when you take all the household incomes in one area, smallest to largest, and identify the one in the middle
Households 120% or over AMI, we need over 2 times more rental units

- Need: 2028
- Current: 937
Households under 50% AMI, we would need over 1.5 times more rental units.
Households under 30% AMI, **we** would almost 3 times more rental units
Recession impacted building

Single family permits issued 2004-2014
No multi-family housing built for many years

159 Multifamily permits issued for 5 or more unit complexes

0
HUD Defines Affordable as Housing Costs 30% or less of income

Cost Burdened

Above 30%

Below 30%

Affordable Living
Our affordability problem

- Over 1 out of 3 homes are unaffordable

- Plus 4,550 more in next 15 years
Housing Mismatch: wages vs. costs

- **2015 Housing wage**: $19.00 per hour or $38,000 per year
- **2015 Renter wage**: $7.09 per hour average

Wage gap to make housing affordable

What Skagit renters earn
When cost burdened, families can’t afford...
When housing is affordable, families can spend an additional $4,000 or more per year at local businesses.
Homelessness is increasing

Households on Housing Resource Center List (Homeless or imminently homeles)
Who does the housing mismatch affect?
Lack of housing affects a wide range of people including:

- Homeowners
- Young adults
- Farm workers
- Renters
- Business
- Workforce
- Doubled/tripled up
- People leaving institutions
- Unsheltered households
Increased barriers to housing impacts our most vulnerable citizens:

• Families with children
• Veterans
• Seniors
• Students
Increased barriers to housing impacts our most vulnerable citizens:

• Young adults
• People with behavioral health conditions
• People with medical conditions
DOH/CDC study
Washington residents worried or stressed about paying their rent or mortgage were twice as likely to report poor or fair health status.
Heroes and Heroines
Are there local solutions?
Acquisition, renovation and preservation of existing housing:

• Can have a quick impact

• Existing housing already fits into the fabric of the city or town
People ARE working on solutions

• Skagit County Affordable Housing Committee formed and created a plan
• MV Mayor Boudreau has convened a homelessness impact group
• Skagit Council of Governments - Housing Work Program
• Housing Affordability & Availability Task Force working on comp. plan needs
Skagit County’s initial steps

• HOME Program
• Homeownership Assistance Project
• Impact Fee/Utility Hook Up Funding
• Low Income Housing/Homeless Services Funding
• Housing Resource Coordinator
• Establish task force for permanent supportive housing
Local Successes
Homeless Service System outcomes
Success in providing stable housing

• Rapid Rehousing programs **79% success rate** in stable housing placement 2014 vs. 64% for state

• Shelters **34% success rate** in 2014 vs. 16% for state
Success in Increased Income

• 30% of Skagit Rapid Rehousing clients *increase their income* during their time in the program vs. 18% for the state

• 42% of Skagit Transitional Living clients *increase their income* during their time in the program vs. 32% for the state
Local housing projects:

Mercy Housing NW
Housing Authority of Skagit County
Whatcom Skagit Housing
Swinomish Housing Authority
Samish Indian Nation Housing
Compass Health
Pioneer Housing
Catholic Housing Services
Anacortes Housing Authority
Sedro-Woolley Housing Authority
Serves homeless women and families with children who are experiencing extreme crisis

- 70% of clients are domestic violence victims
- 65% are children
- 50% are suffering from behavioral health disorders

Working to end the generational cycle of poverty, domestic violence and drug use in our community
Housing Resource Center

- Coordinates community services for people who are homeless/at risk of becoming homeless
- Leading the development of Coordinated Entry system for housing and homelessness
- Coordinated Entry is research-based model
Sources for Local Data

1. Skagit County Affordable Housing Needs – Local Community Housing Profiles – Berk Consulting


4. Housing Resource Center – Skagit County


6. Homeless Management Information System
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