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Affordable Housing and Homelessness in Washington State

September 2016



Housing Assistance

Primary Customers:
Community action agencies, faith-based organizations, local governments

Key Activities:
Provide resources to mitigate and prevent homelessness

Programs Include:

- Consolidated Homeless Grants
- Housing and Essential Needs
- Office of Youth Homelessness Prevention and Protection



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Housing Finance

Primary Customers:
Community-based organizations, tribes, local governments, and housing authorities

Key Activities:
Build, preserve, and enhance the safety and efficiency of affordable housing

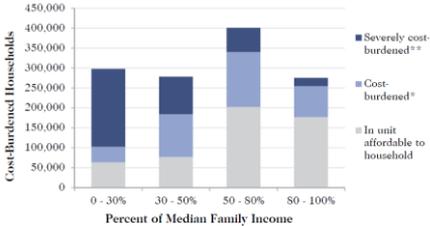
Programs Include:

- Housing Trust Fund
- HOME (HUD)
- Farmworker Housing Support



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Cost burden is a problem for middle- and lower-income families in Washington



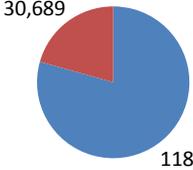
Source: State of Washington Housing Needs Assessment, January 2015
<http://classic.commerce.wa.gov/commission/AffordableHousingAdvisoryBoard/Affordable-Housing-Needs-Study/Pages/06/fact.aspx>



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Inventory of subsidized housing in Washington

Total subsidized housing units = 148,781

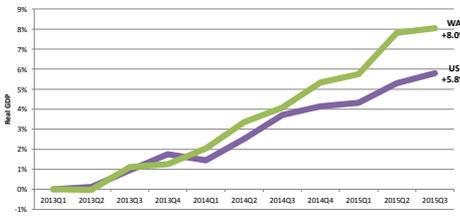


- Capital construction - all-time spending
- Private for-profit rentals subsidized by housing vouchers - subject to annual appropriation

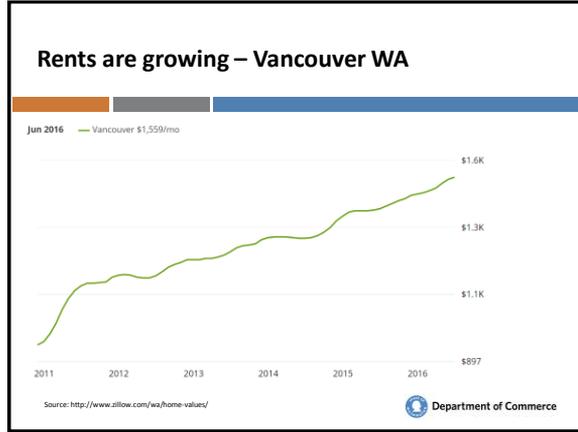
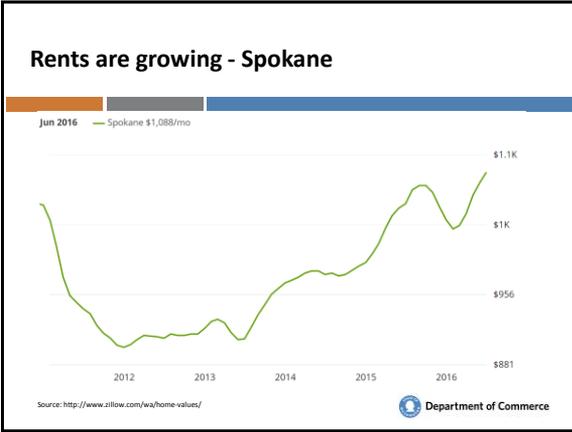
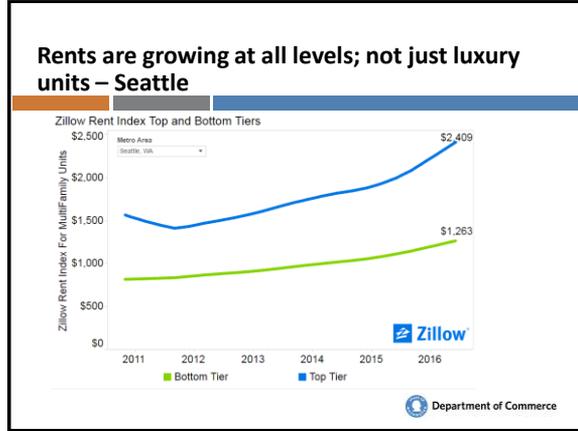
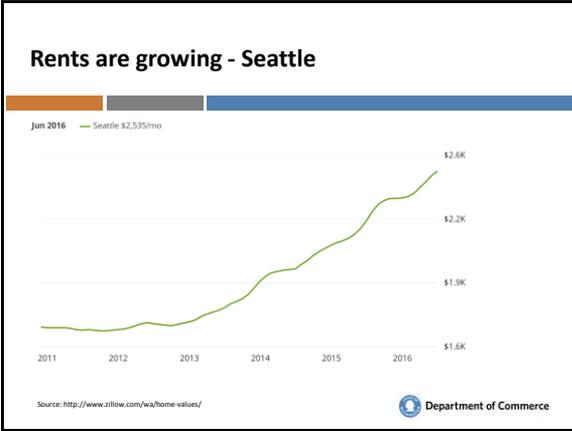
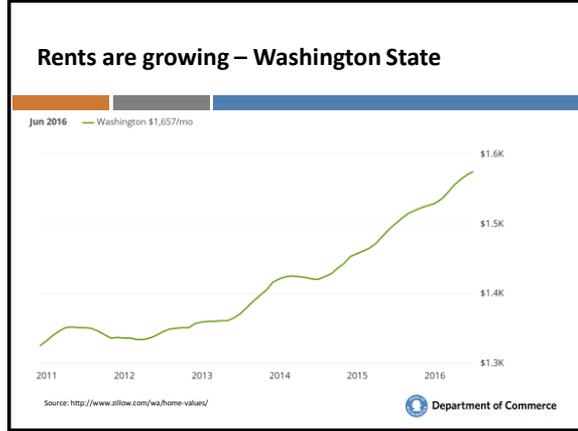
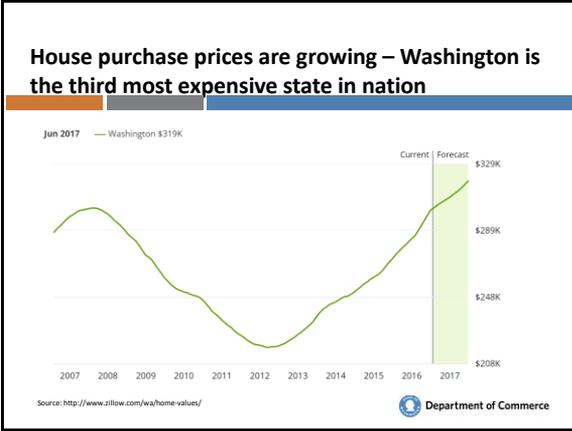


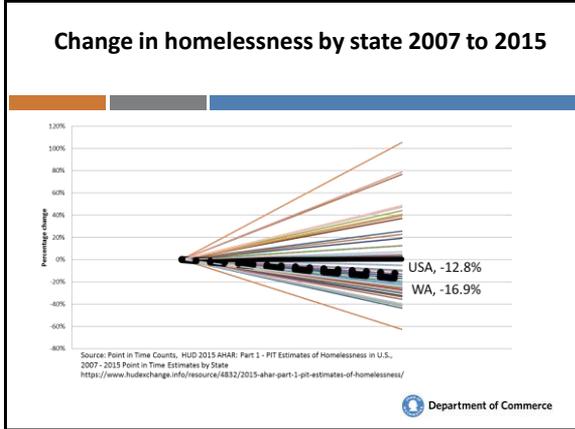
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Washington's economy is growing...




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Rough estimate of key drivers of housing price increases – San Francisco 1965-2015

- + 1% Number of jobs (population)
= 0.95% rent increase
- +1% Incomes
= 1.74% rent increase
- +1% Supply of housing (number of units)
= 1.70% rent decrease

<http://www.commerce.wa.gov/2016/05/employment-connections-and-units-of-san.html>

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Key housing supply factors

Infrastructure (sewer, water, roads, etc.)

Land use regulation impacts supply:

- Minimum lot size
- Mandatory on-site parking
- Maximum height
- Use limits
- Setbacks
- Number of units per parcel
- Etc.

Private finance and construction pipeline

Publicly subsidized housing (construction and vouchers)

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Keys to reducing homelessness:

- Continued improvements in homeless housing system efficiency
- Investments in affordable housing that keep pace with population growth
- Investments in homeless housing that keep pace with population growth and deteriorating affordability
- Investments in behavioral health supports necessary to keep people housed
- Housing supply growth keeping pace with job/population growth

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