



# 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/needing 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.**

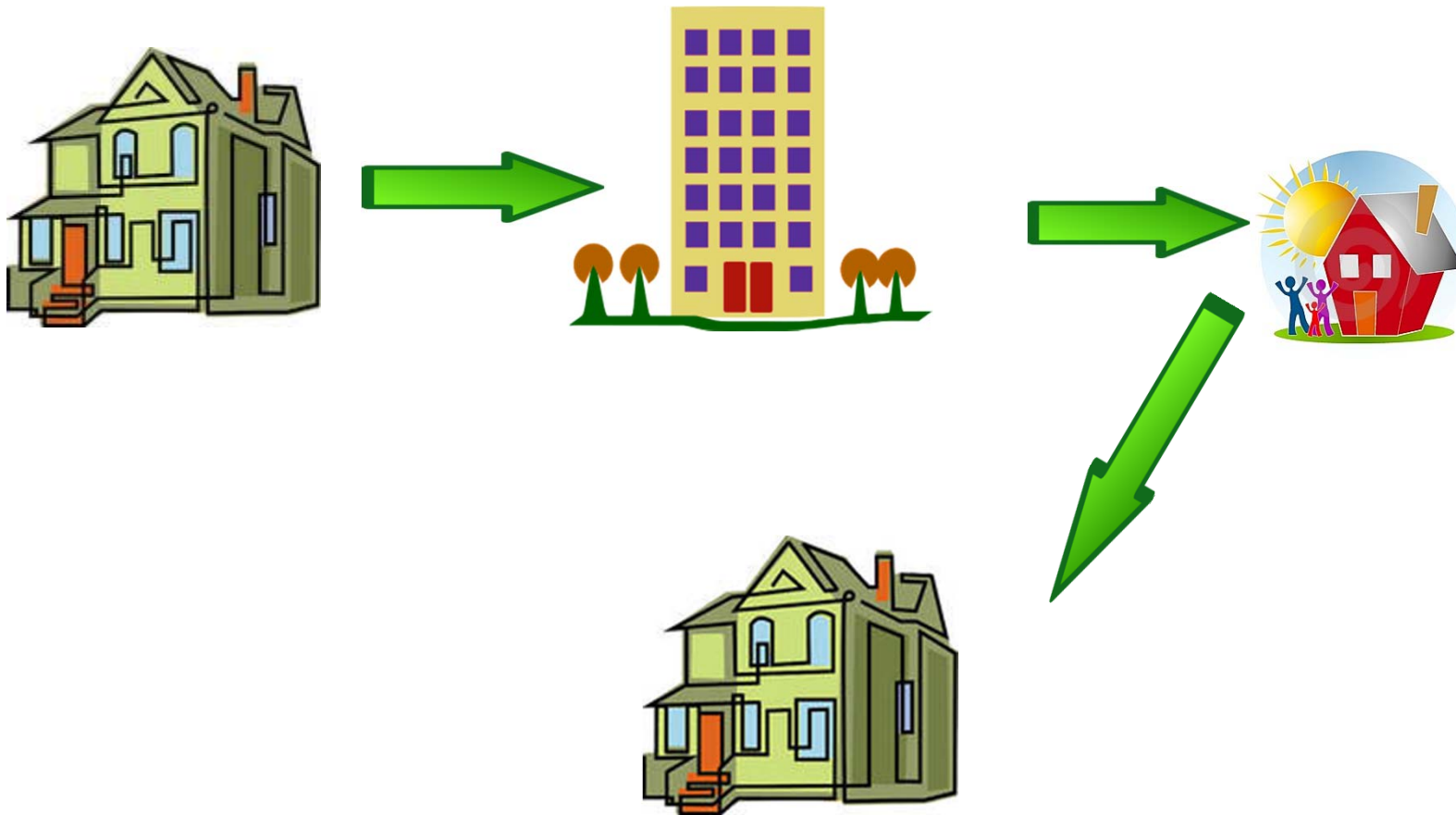


By addressing Housing Mismatch  
we can reduce costs in:

- law and justice
- health care
- behavioral health

We can also revitalize downtown  
areas.

# At the 2015 Planning Commission HOUSING Workshop...





And the present...



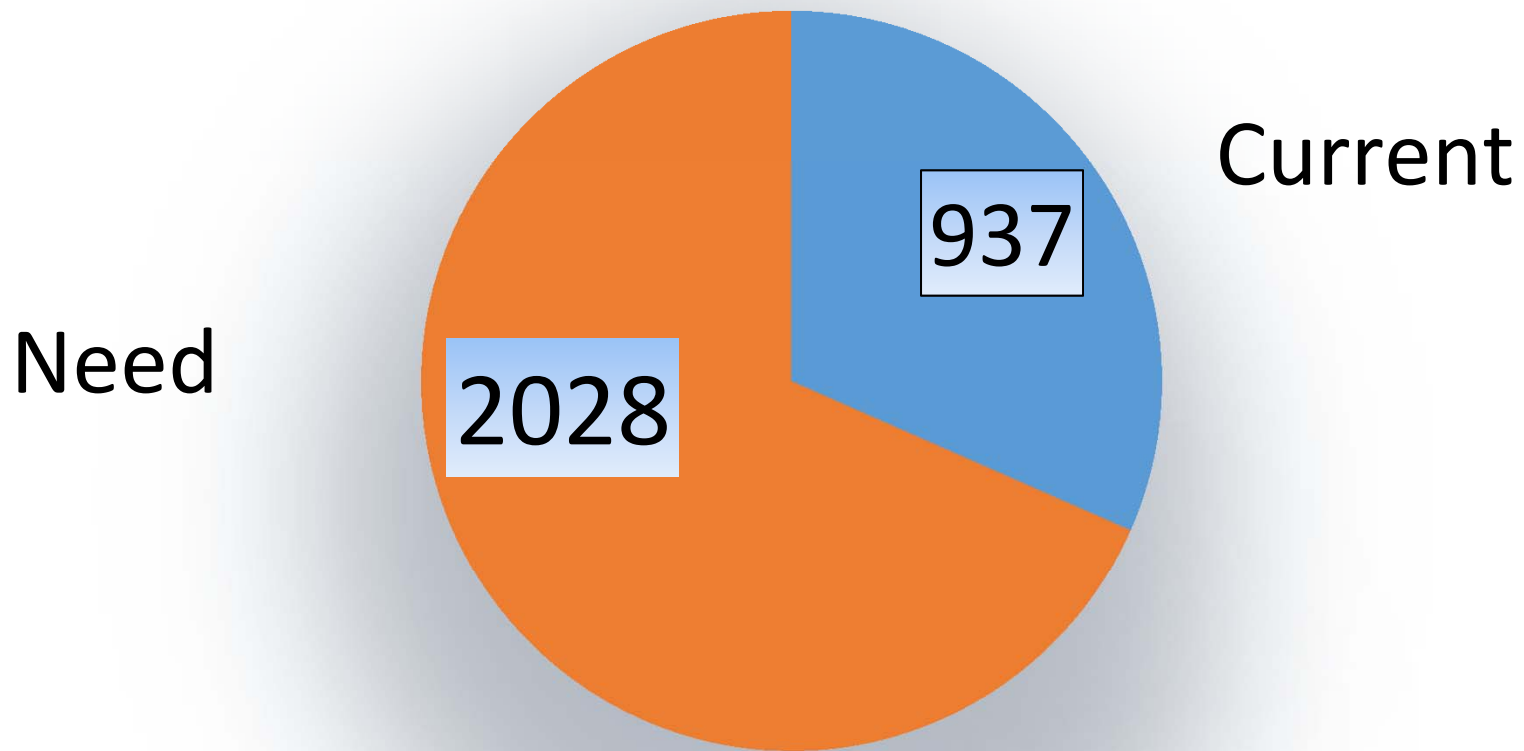
# What is a Housing Mismatch?

- Shortage of homes matching various income households
- Many low-wage working families struggling to pay for housing

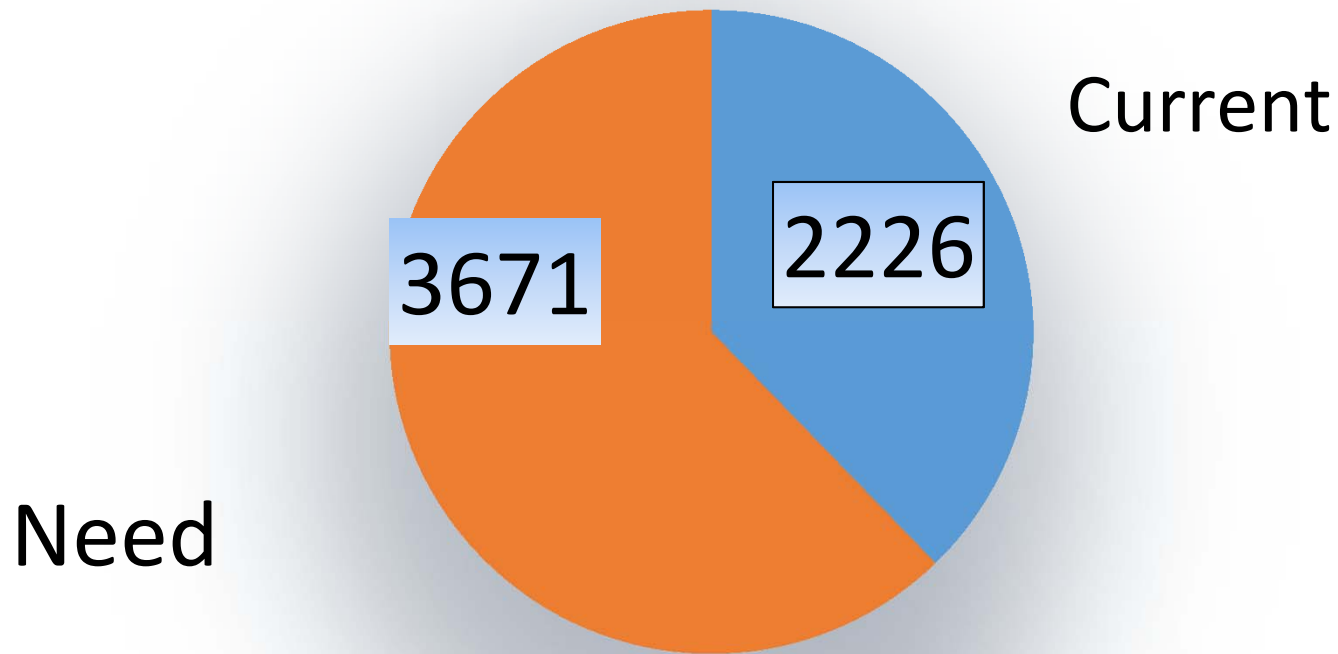
# Area Median Income AMI

AMI is found when you take all the household incomes in one area, smallest to largest, and identify the one in the middle

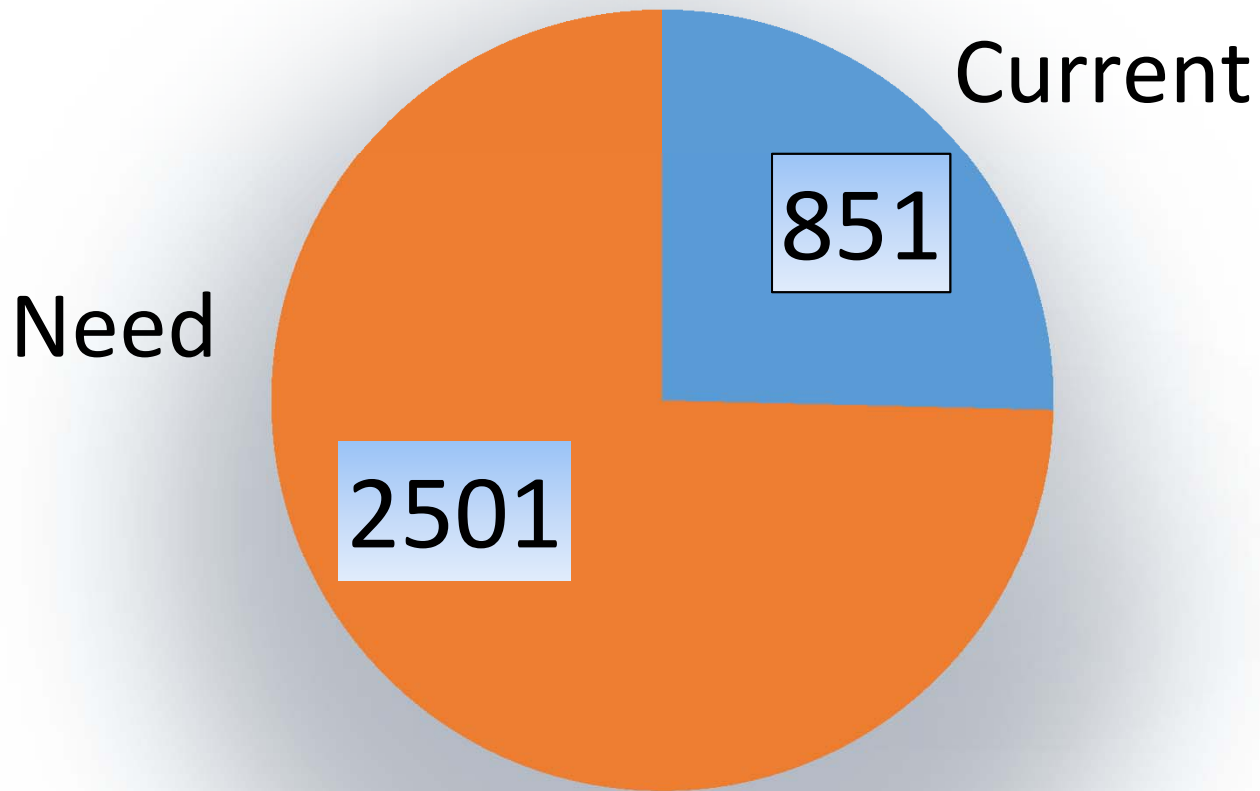
Households 120% or over AMI, we  
need over 2 times more rental units



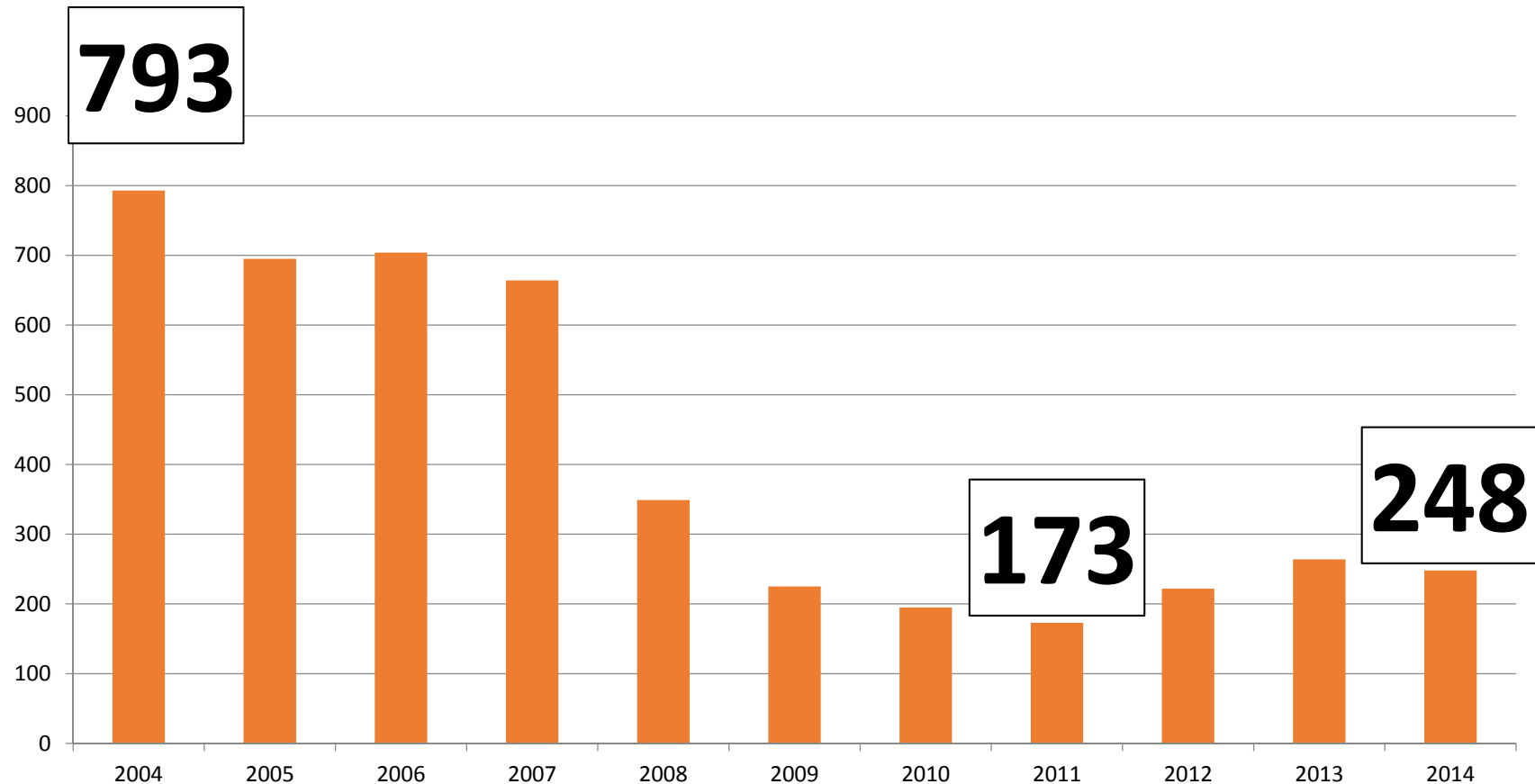
Households under 50% AMI, we would need over 1.5 times more rental units



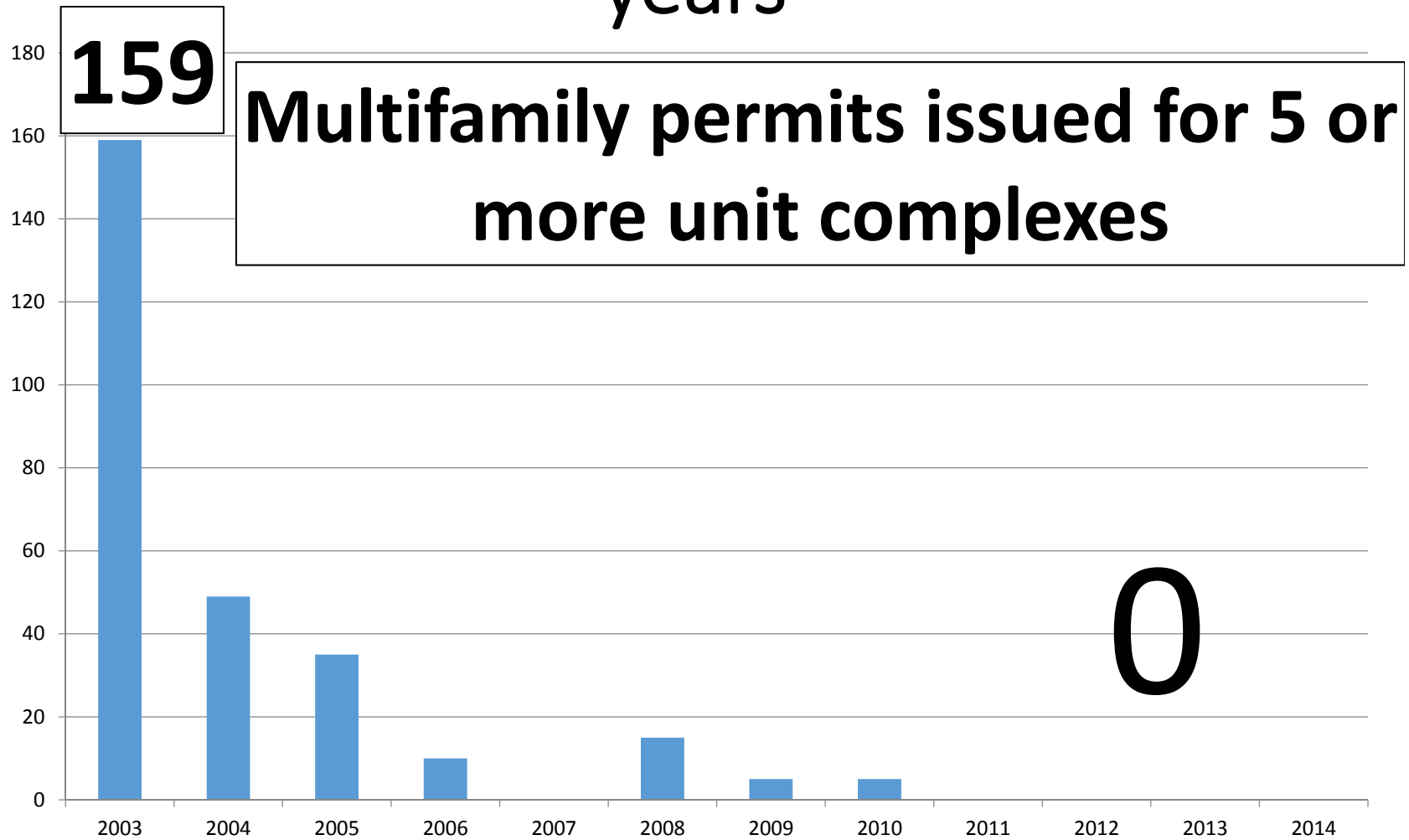
Households under 30% AMI, we  
would almost 3 times more rental  
units



# Recession impacted building Single family permits issued 2004-2014



# No multi-family housing built for many years





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



Cost Burdened

**Above 30%**

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**Below  
30%**

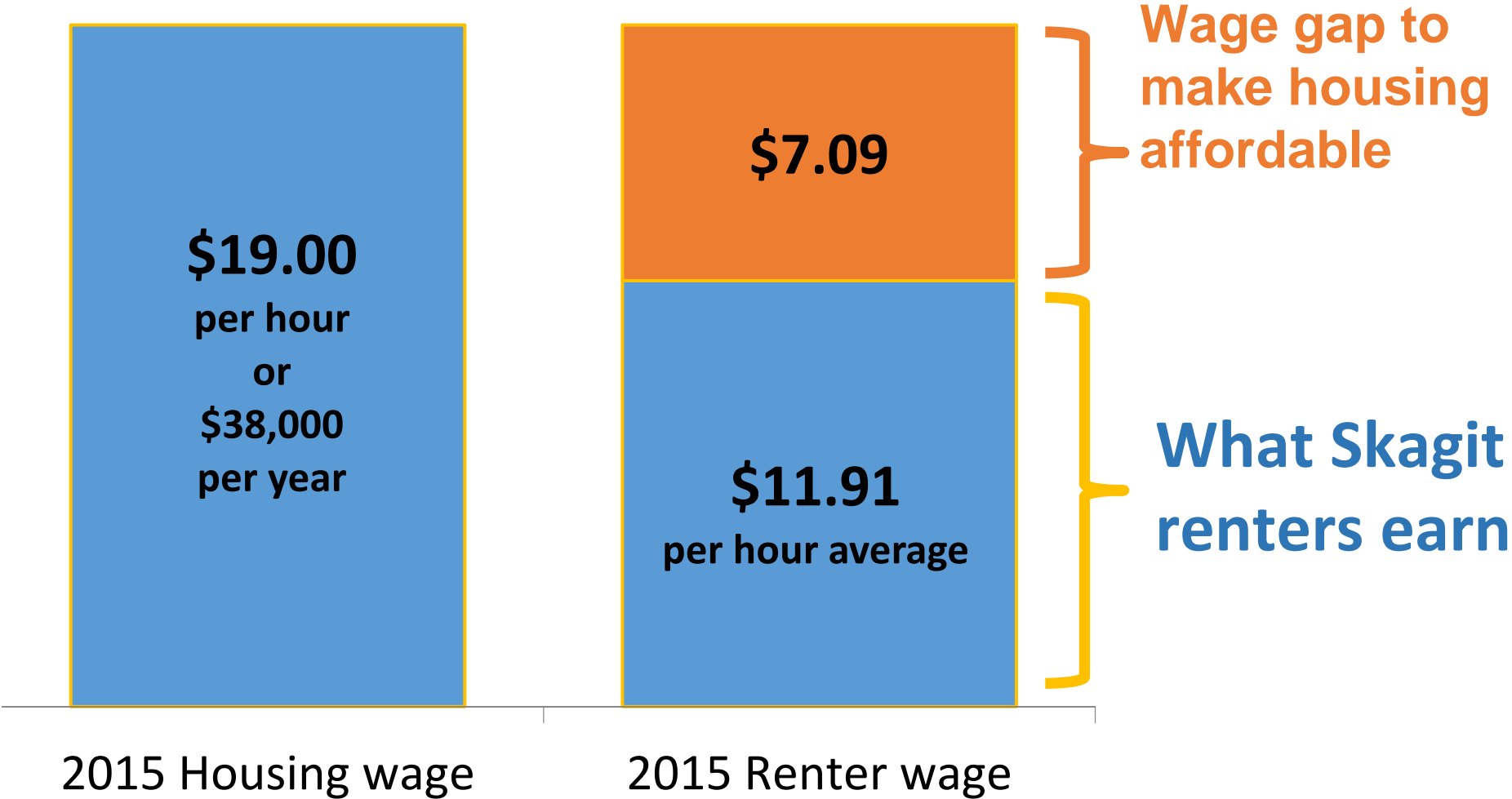


Affordable  
Living

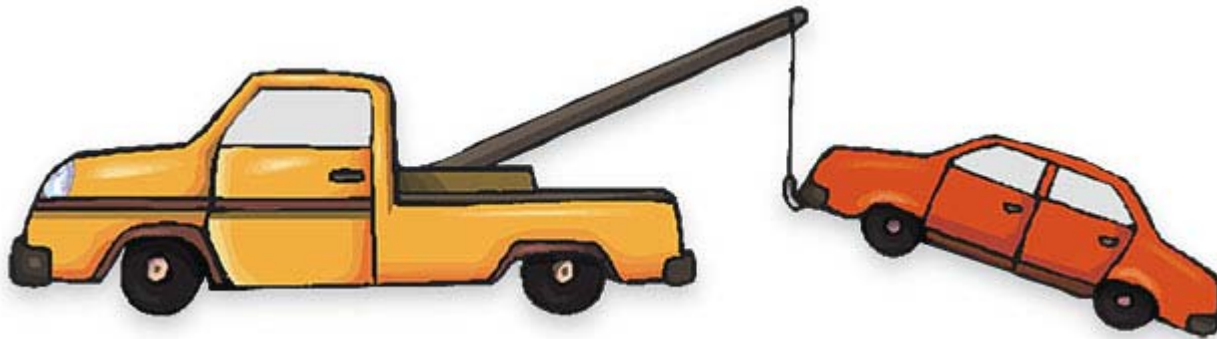
## Our affordability problem

- Over 1 out of 3 homes are unaffordable
- Plus 4,550 more in next 15 years

# Housing Mismatch: wages vs. costs

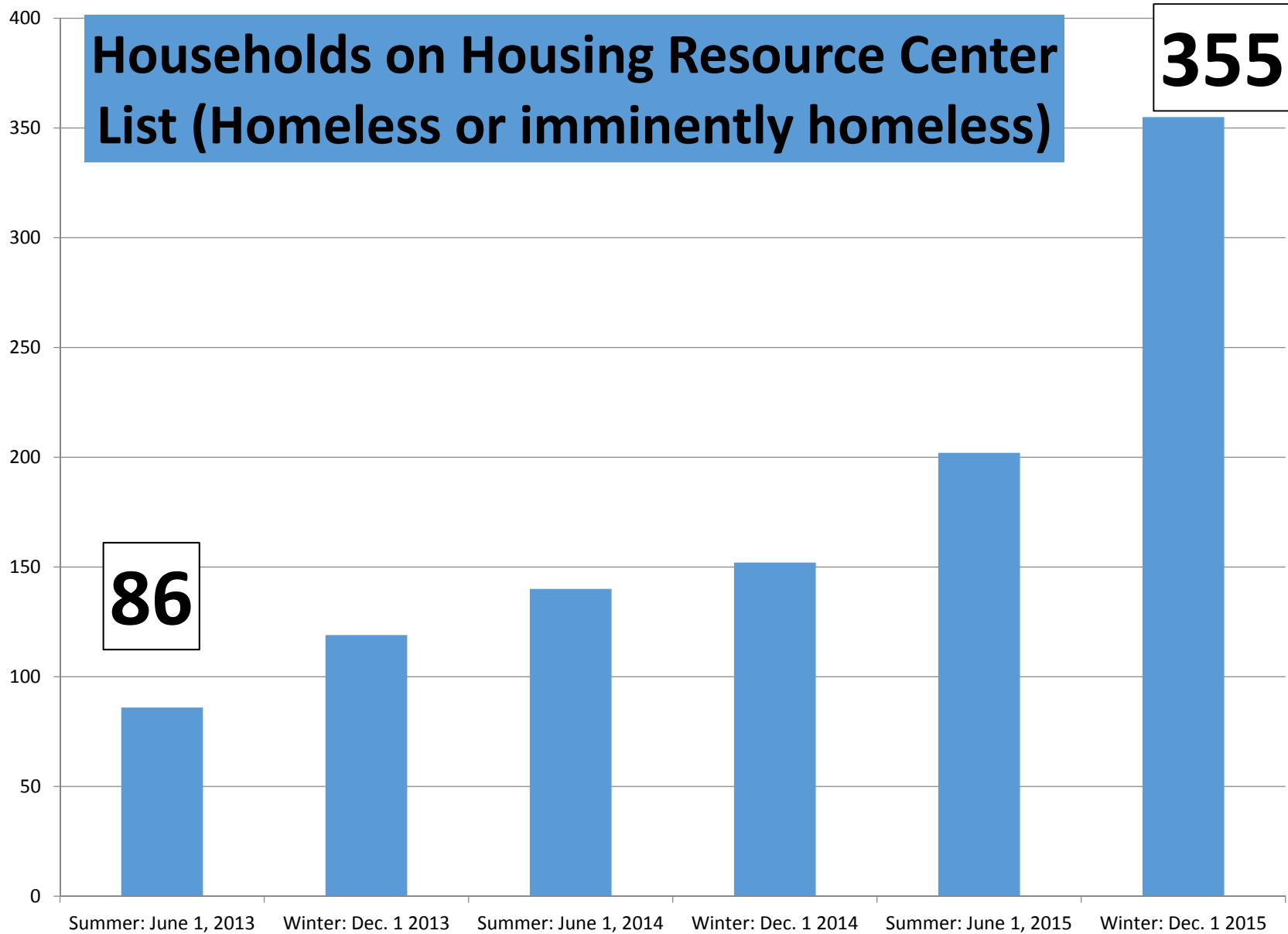


When cost burdened,  
families can't afford



When housing is  
affordable, families can  
spend an additional  
**\$4,000 or more** per year  
at local businesses.

# Homelessness is increasing



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
2. SOCDS Building Permits Database -  
<http://socds.huduser.gov/permits/index.html>
3. National Low Income Housing Coalition – Out of Reach 2015 – <http://nlihc.org/oor/washington>
4. Housing Resource Center – Skagit County
5. Center for Disease Control and Prevention and Washington State Department of Health –  
[http://www.cdc.gov/pcd/issues/2015/14\\_0511.htm](http://www.cdc.gov/pcd/issues/2015/14_0511.htm)
6. Homeless Management Information System

For more information contact:

Bob Hicks

Skagit County Public Health

Email:

[bobhicks@co.skagit.wa.us](mailto:bobhicks@co.skagit.wa.us)

