

# THE ROAD HOME



# Brian

“If [housing] were cheaper,” said Brian, “we could have paid the power bill; my mom would have insurance and tabs on the car. We would actually still be in an apartment – not my mom in the car, my sister staying at Cocoon House, and me staying at a friend’s house.”

# Snohomish County has:

- **1,128** students living in motels, in shelters, or on the street
- **41,597** households paying more than half their income for housing
- **28.4%** rental increase from 2013-2016
- **2.9%** wage decrease from 2013-2016



# Marysville

Affordable Housing Inventory		
0-30% AMI	31-50% AMI	Total
168	458	626

Affordable Housing Need			
Category	0-30% AMI	31-50% AMI	Total
Total Low-Income Households	2,898	3,255	6,153
Cost-burdened	362	1,299	1,661
Severely cost-burdened	1,742	1,070	2,812
Total cost-burdened, % of bracket	73%	73%	73%

# What do we do?

# Housing is the Foundation

A stable, affordable home is the foundation for a better life. Having a home gives residents the opportunity to:

- Find consistent employment
- Encourage consistent school attendance for their children
- Access reliable health care
- Live a healthy lifestyle

Without a home, this becomes difficult or impossible.



Housing Hope's Monroe Family Village – 1 shelter, 9 homeless and 37 low-income homes, all for families.

# Laying the Foundation

- Apply site and population appropriate parking standards
- Use public land for affordable homes
- Reduce or waive fees



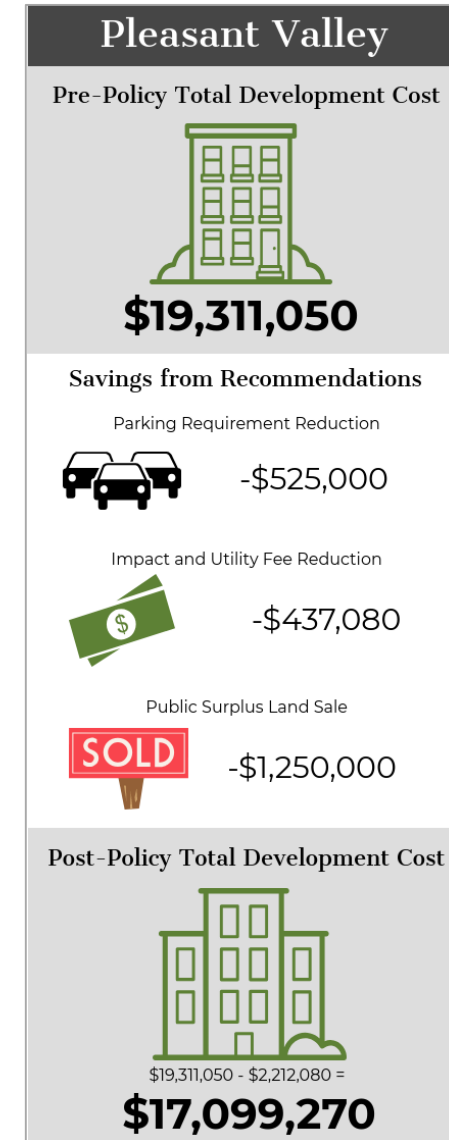
## The Story of Pleasant Valley

Located in beautiful Snohomish County, Pleasant Valley is a multi-family development consisting of 50 very low-income homes.

Thanks to the courage and foresight of the local council and planning agency, Pleasant Valley saved:

- **\$525,000** through site-appropriate parking standards
- **\$437,080** through impact and utility fee reductions
- **\$1,250,000** through acquisition of public land

In total, Pleasant Valley saved **\$2,212,080**. They put this money into their next project and were able to build more homes than they had initially budgeted for.





# Local Funding for Local Solutions

- 10¢ Housing Levy: \$11.8 million/year\*
  - 650-750 new affordable homes
  - Housing options for 400-500 homeless students
  - Cost to homeowner: \$34 per year
- 0.1% increase of mental health and chemical dependency sales tax
  - \$9 million annually for affordable homes with services
  - Serves highly vulnerable people and households



\*The median assessed home value in Snohomish County in 2017 was \$336,000.

Note: For more details on funding recommendations, see pages 20-25 of Housing Snohomish County Report

# Real Change for Real People

“Most of these families are very capable - they just need that foot in the door... If they could get into something that they could afford on their own, it’s gonna change generations.”

*~ Amy Perusse, McKinney-Vento (KIT Program) Facilitator, Categorical Programs*

# If not now, when?

We need your help. We are asking you to:

- Revise codes, plans & fees to facilitate construction of affordable homes.
- Advocate for your most vulnerable citizens.
- Embrace housing and homelessness as community issues which require community solutions.

Please invite us to participate with any of the above. We are here to help.

