

Regional Housing Strategy Monitoring: 2022 Housing Report



Growth Management Policy Board • October 6, 2022

Overview

- Background on Regional Housing Strategy monitoring
- Key findings of monitoring
 - Housing affordability
 - Supply
 - Stability
 - Subsidy
- Forthcoming data on local implementation
- Questions for the board
- Next steps

Regional Housing Strategy Monitoring

- Provide a **snapshot of key housing measures** in the region, as well as longer term trends
- Help to **shape and focus regional housing assistance and local work**, with a focus on eliminating racial disparities in access to housing
- Following 2024 plan updates, develop a **periodic review and update to the Regional Housing Strategy**



Data Measures

- Data sources that can be **reliably maintained and updated over time**
- Include **case studies** to highlight programs and best practices
- A **racial equity lens** applied to continue to assess racial disparities in housing
- Publish regular **updates** on housing data monitoring efforts, dependent on data availability



Regional Housing Strategy Actions and Tools

Supply



Build more housing of different types

Stability



Provide opportunities for residents to live in housing that meets their needs

Subsidy



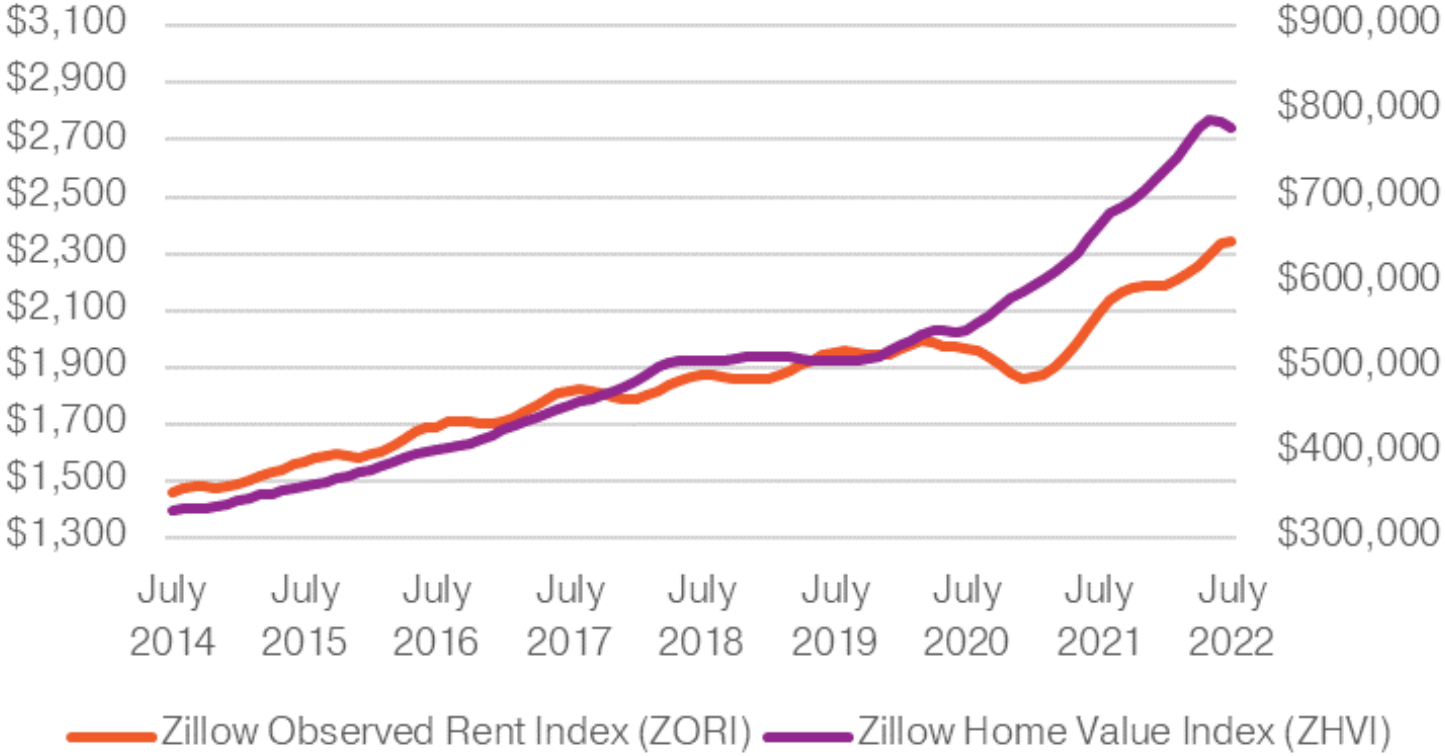
Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents



**General
Affordability
Measures**

Rent and home values continue to increase, with some stabilization

Median Home Value & Rent



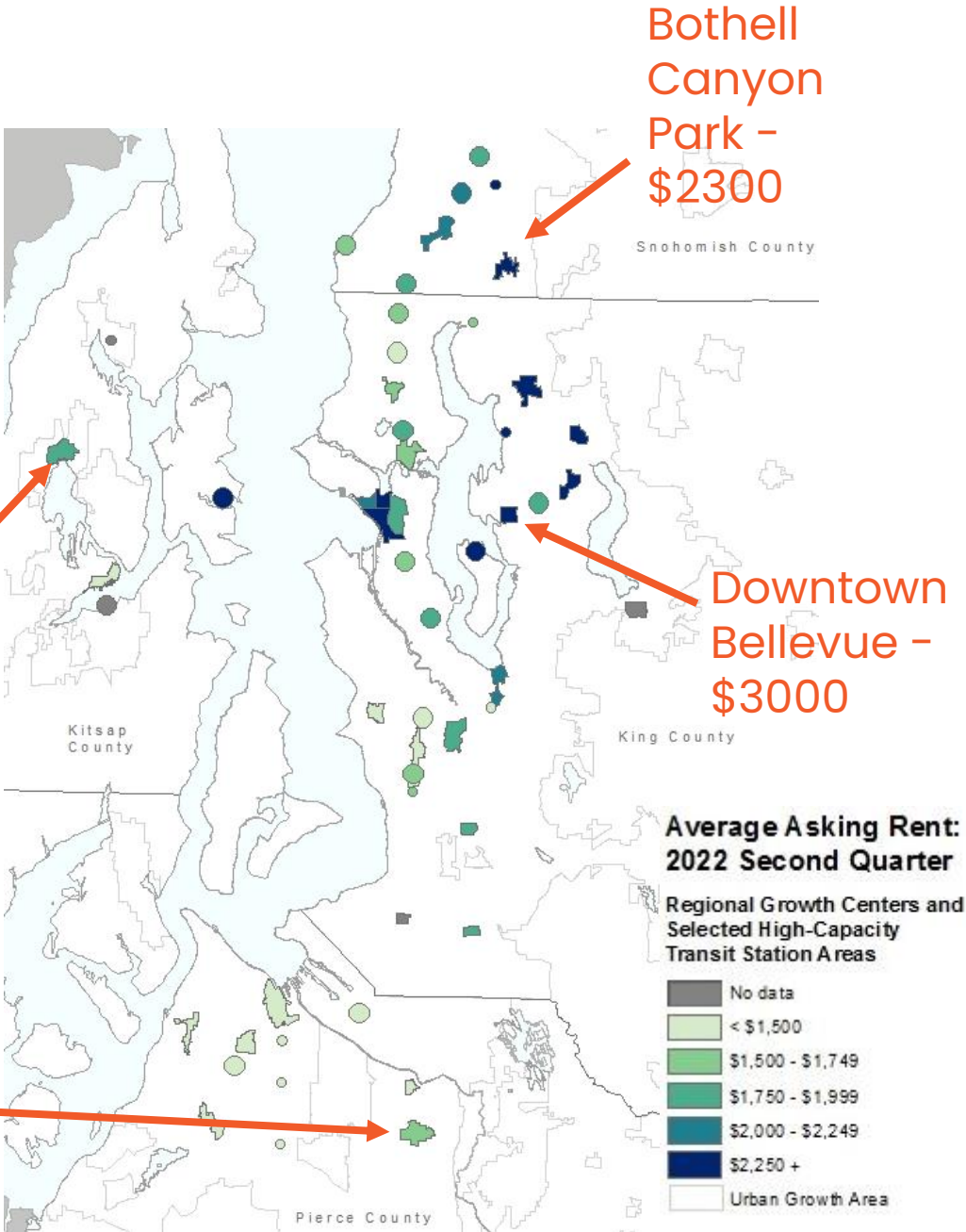
From 2014 to 2022
Rent increased 60%
Home value increased 135%

Source: Zillow



Rent continues to cost more near transit, jobs, and services

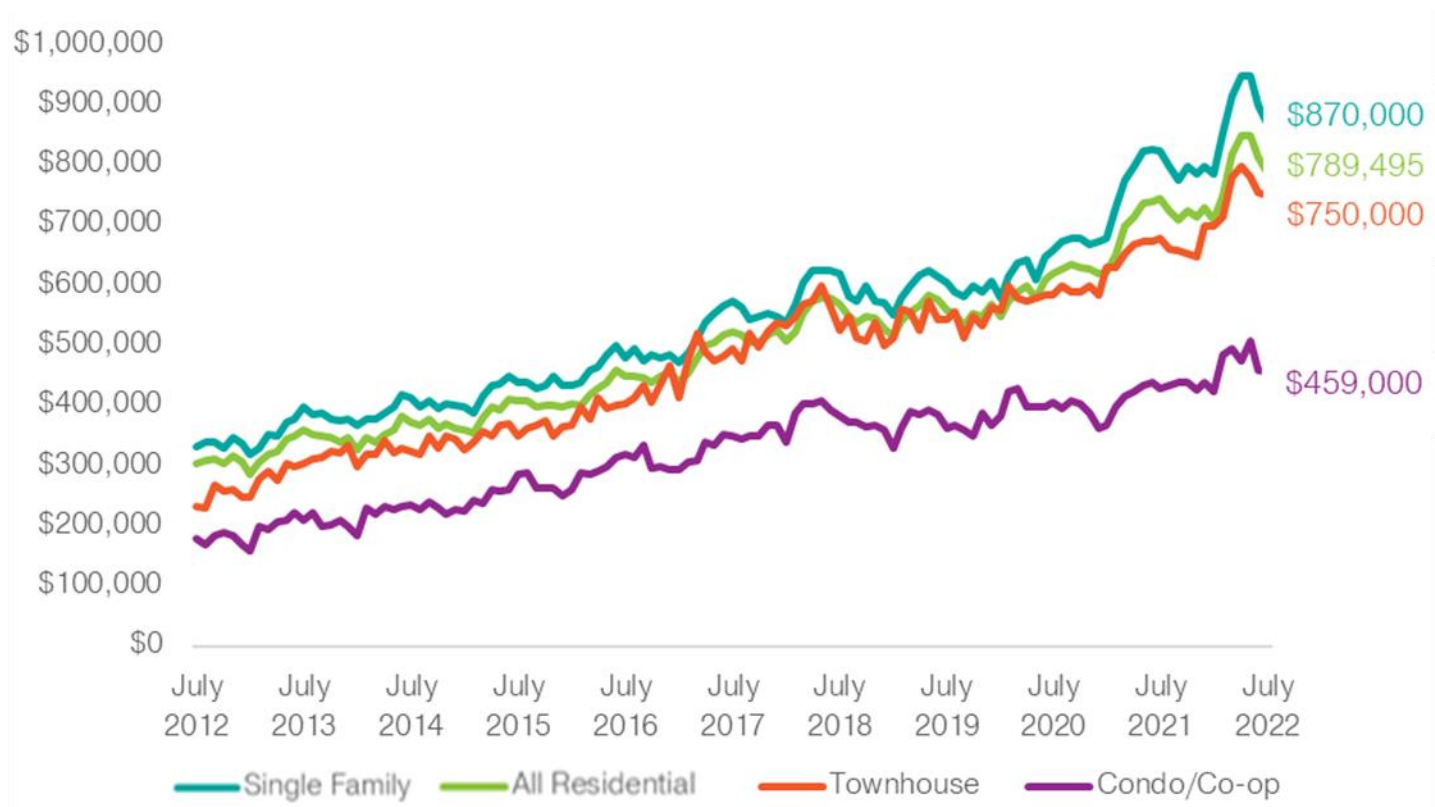
Average Asking Rent In Regional Growth Centers and HCT Areas



Source: CoStar

Middle density housing continues to provide less costly ownership opportunities

Median Sales Price by Housing Type

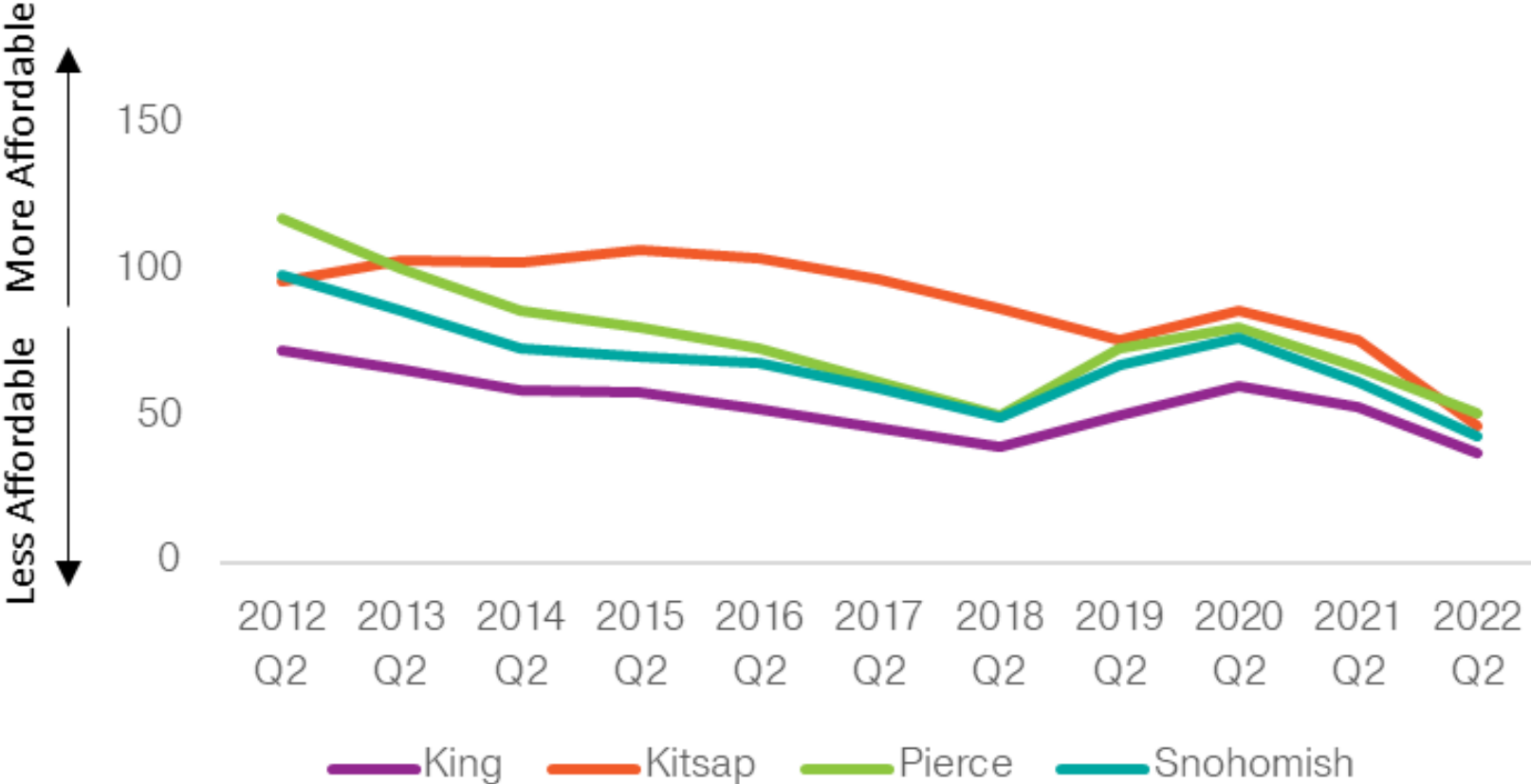


Source: Redfin



Increased difficulty for prospective first-time buyers to own a home

Housing Affordability Index, First Time Buyers

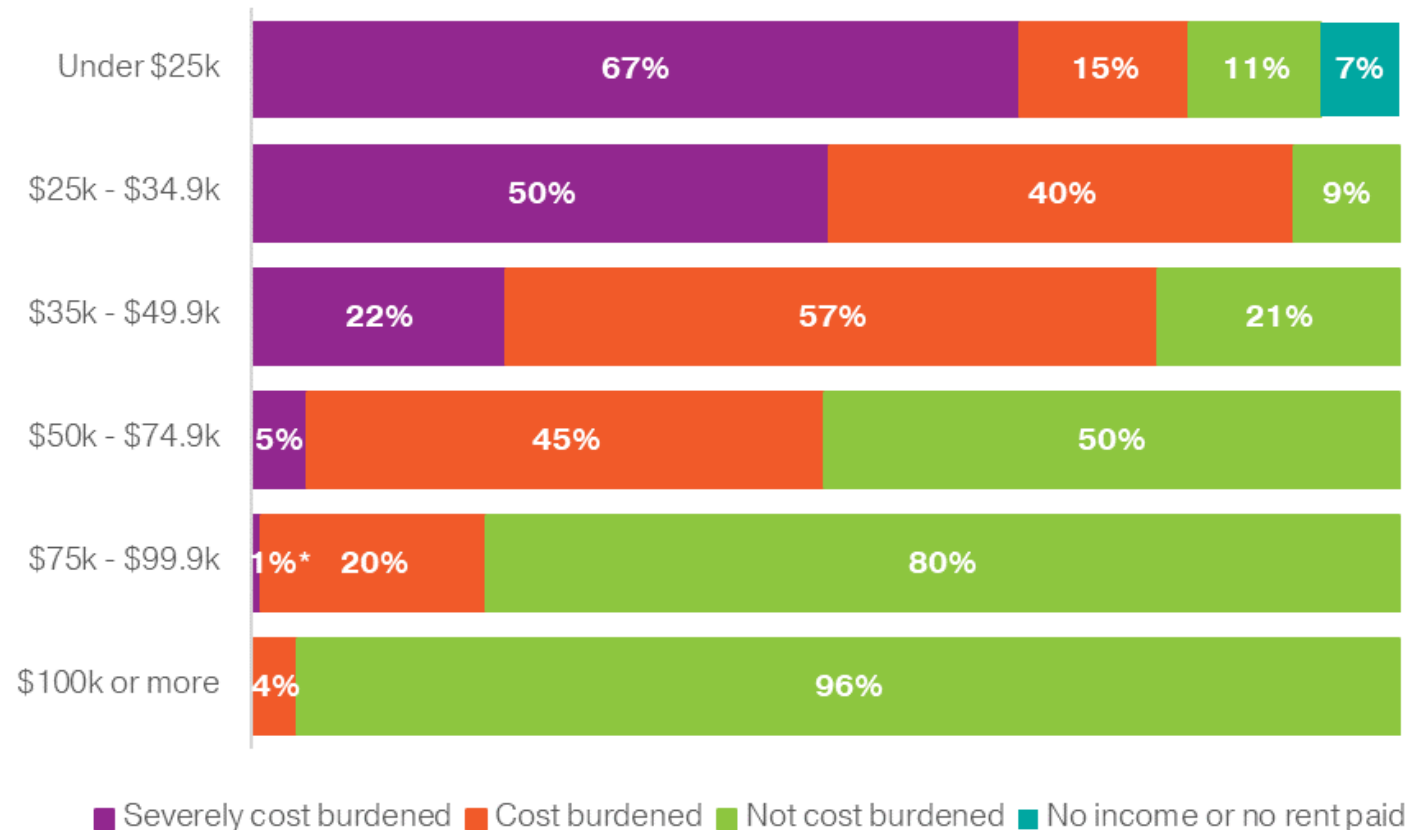


Source: Washington Center for Real Estate Research



The majority of low- and moderate-income renters continue to spend more than 30% of their income on housing

Renter Cost Burden by Income

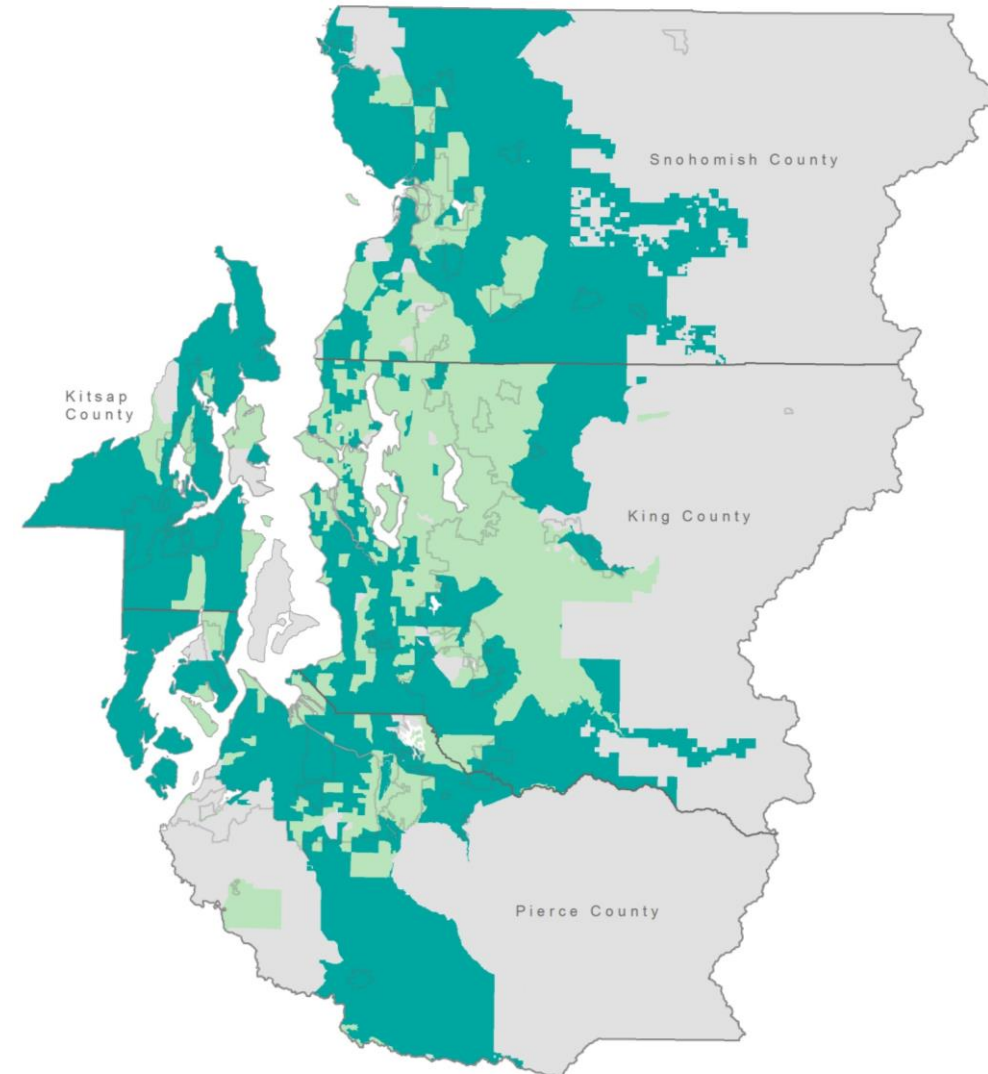


Source: U.S. Census Bureau



BIPOC renters have less access to affordable rental housing than white renters, underscoring disparities in income, wealth, and access to housing

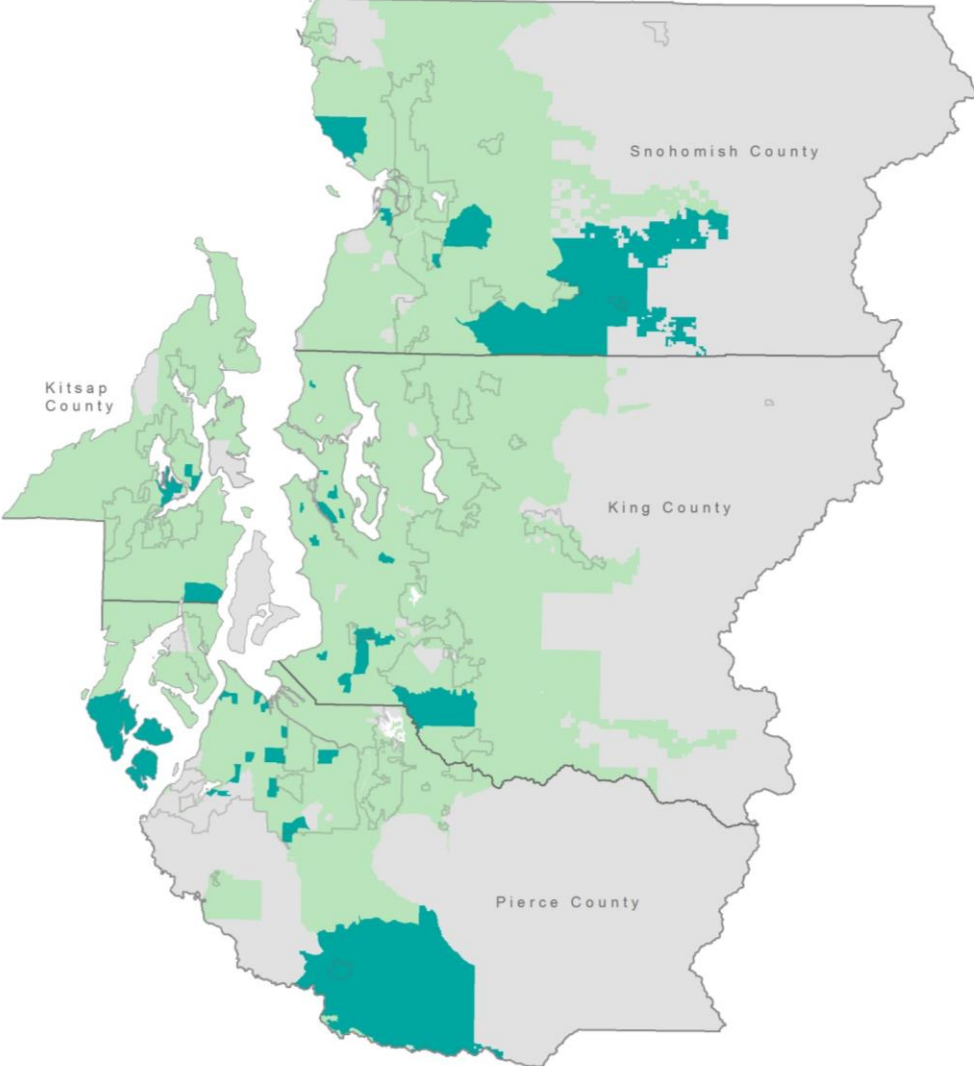
Access to Affordable Rentals by Race/Ethnicity – **White** Renter Households



Source: U.S. Census Bureau

BIPOC renters have less access to affordable rental housing than white renters, underscoring disparities in income, wealth, and access to housing

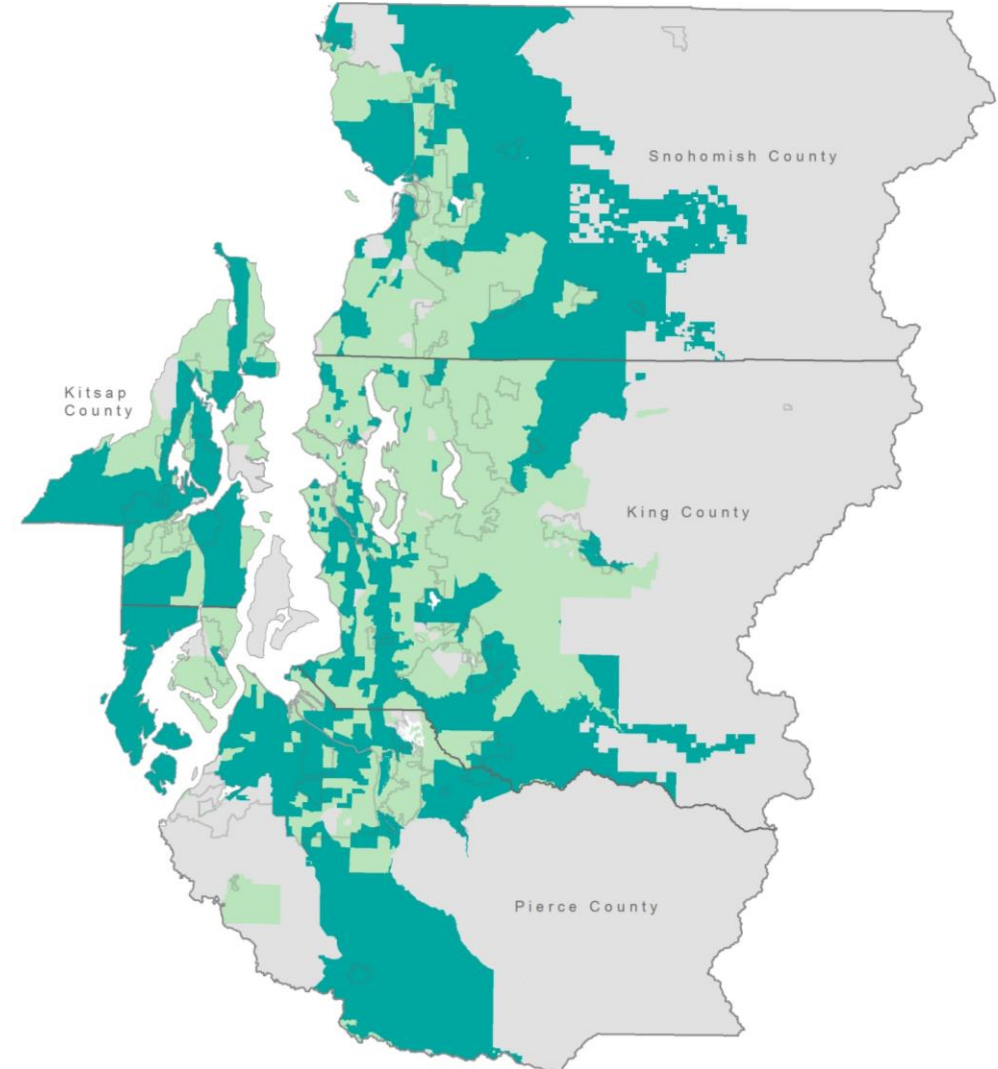
Access to Affordable Rentals by Race/Ethnicity – Black Renter Households



Source: U.S. Census Bureau

BIPOC renters have less access to affordable rental housing than white renters, underscoring disparities in income, wealth, and access to housing

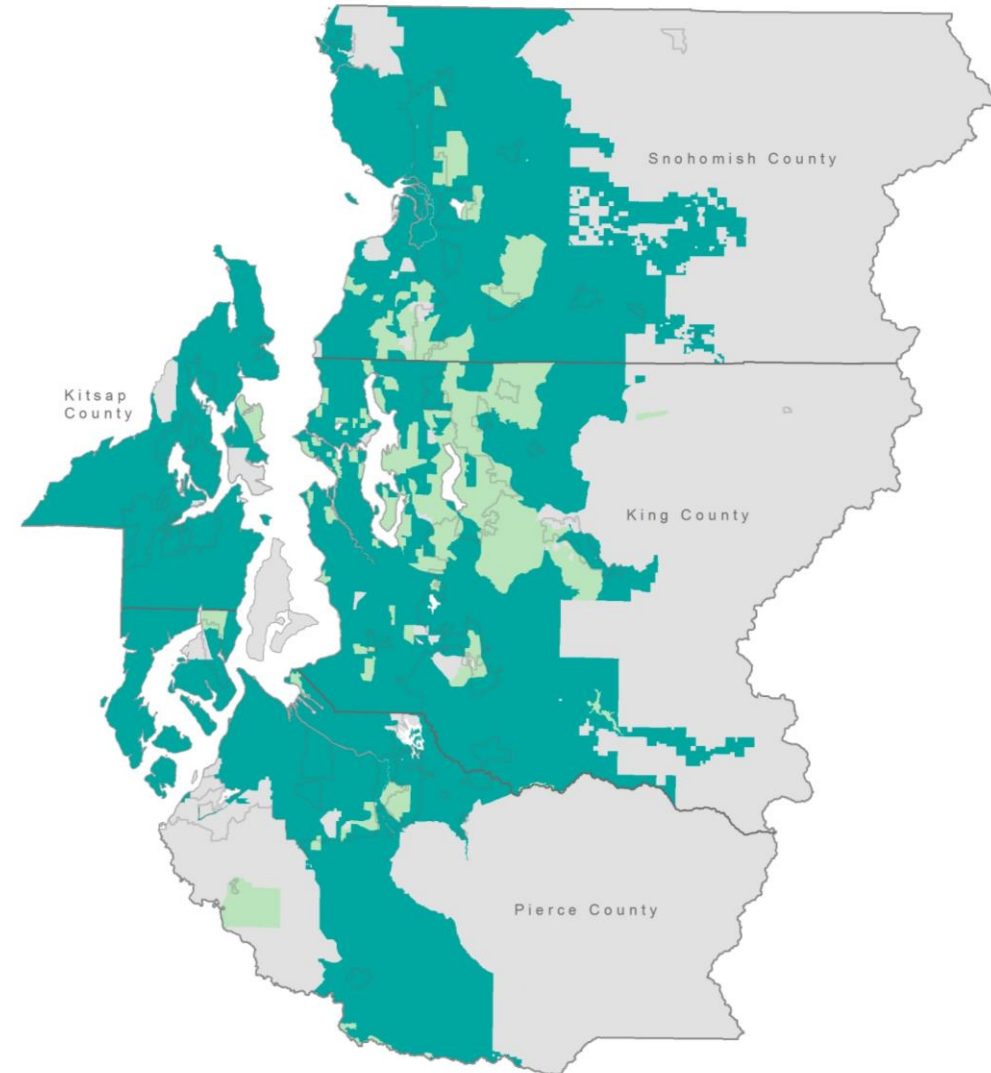
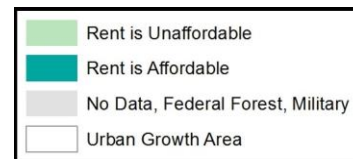
Access to Affordable Rentals by Race/Ethnicity – **Latinx** Renter Households



Source: U.S. Census Bureau

BIPOC renters have less access to affordable rental housing than white renters, underscoring disparities in income, wealth, and access to housing

Access to Affordable Rentals by Race/Ethnicity – Asian Renter Households



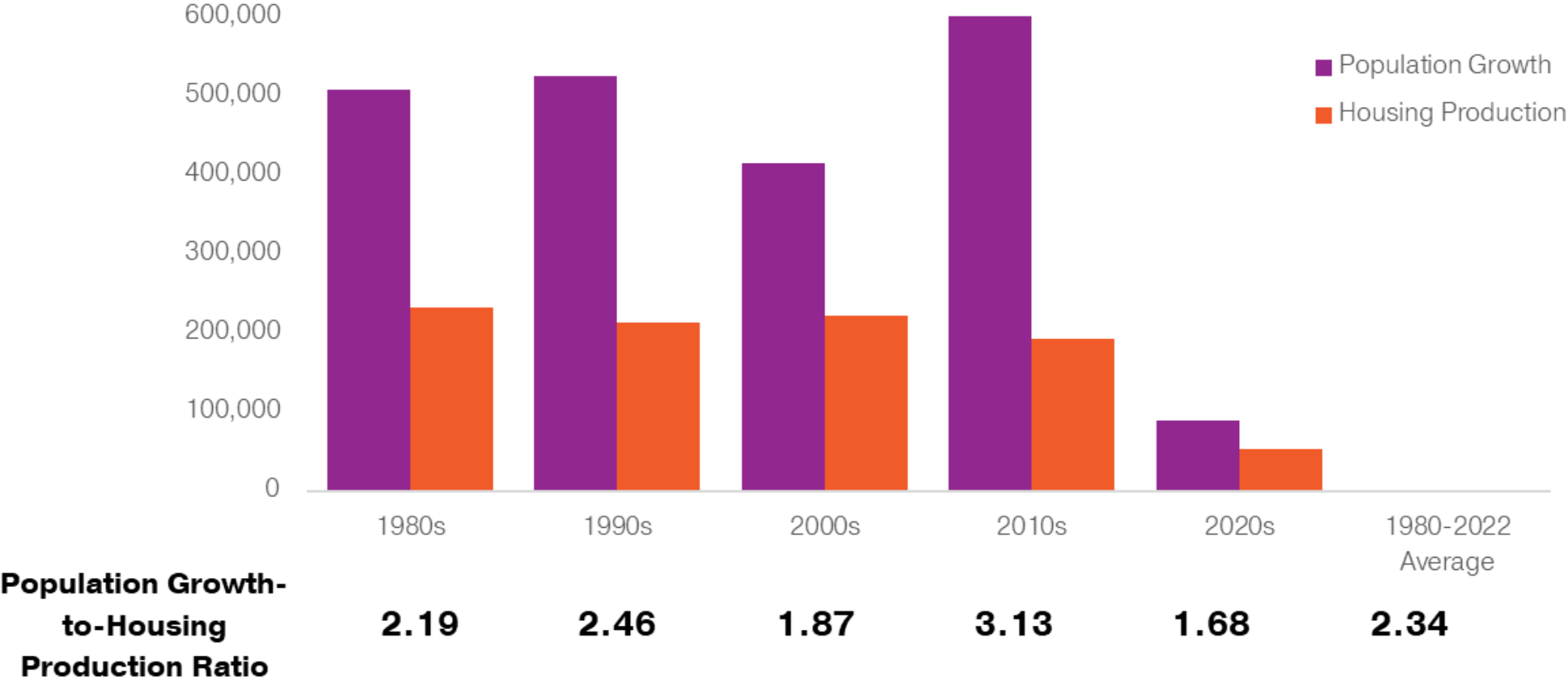
Source: U.S. Census Bureau

Supply



Recent uptick in housing production is helping to correct backlog, but more units are needed

Population Growth vs. Housing Production by Decade

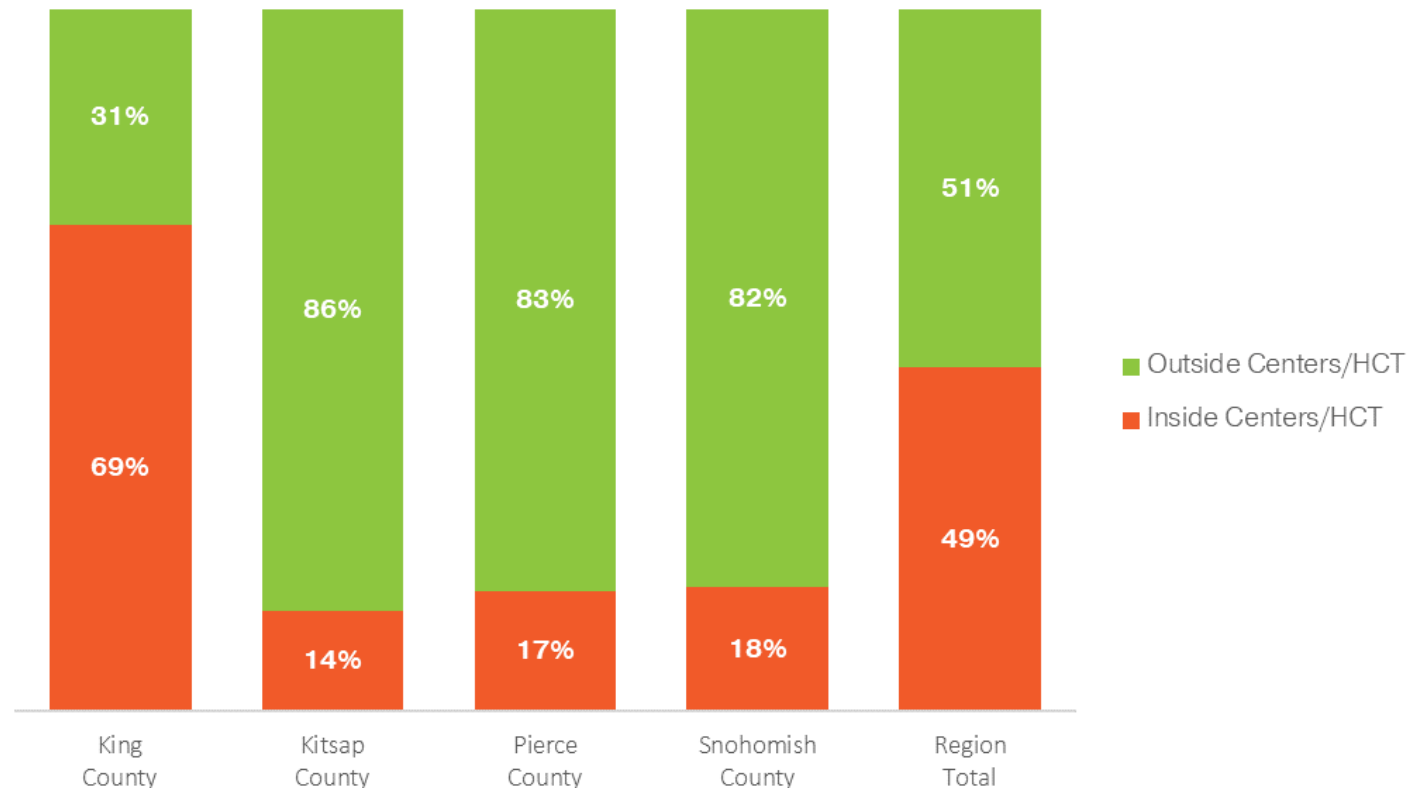


Source: U.S. Census Bureau, Washington State Office of Financial Management



There is opportunity for future housing production near transit

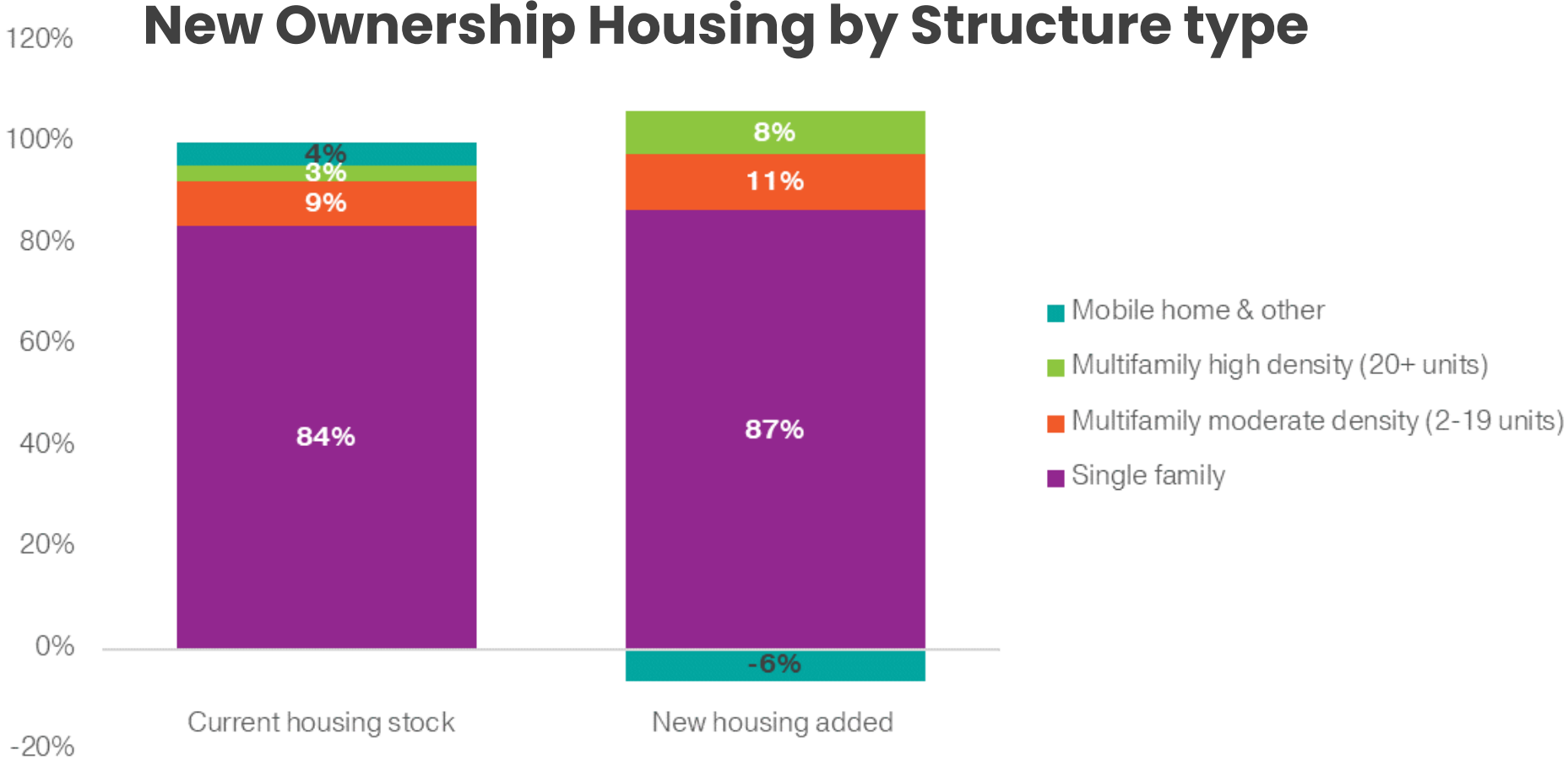
Housing Development Inside Regional Growth Centers and Near Transit, 2010 - 2020



Source: PSRC, U.S. Census Bureau



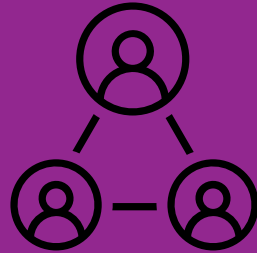
Single-family homes continue to be the only source of ownership housing in many communities



Source: U.S. Census Bureau



Stability



Greater public intervention is needed to create and preserve affordable housing

Income Restricted Housing Units by Income Level

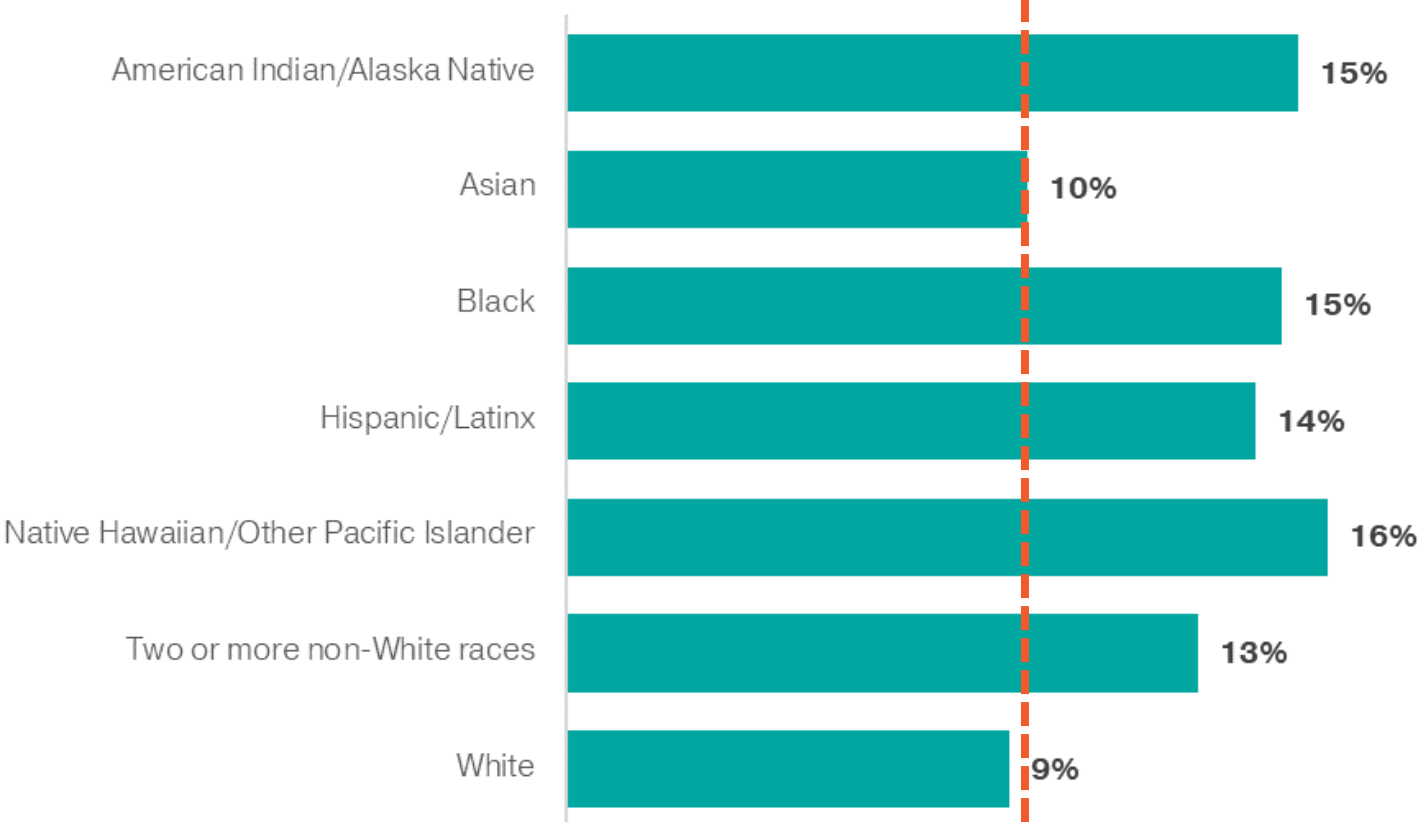
	King County	Kitsap County	Pierce County	Snohomish County	Region Total
0-30% AMI	16,270	865	1,795	999	19,929
31-50% AMI	12,352	988	3,314	3,774	20,428
51-80% AMI	32,417	1,818	5,514	10,109	49,858
81-100% AMI	777	-	1	-	778
Total Income-Restricted Units	61,816	3,671	10,624	14,882	90,993
Congregate Facility Beds	12,771	89	102	63	13,025

The region needs **430,000 new units** affordable at 100% AMI or below by 2050



People of color are less likely to get a home loan, even when controlling for income

Loan Denial Rates by Race and Ethnicity



Source: Federal Financial Institutions Examination Council

Overall denial rate of 10%



There continue to be disparities in home ownership between white and BIPOC households

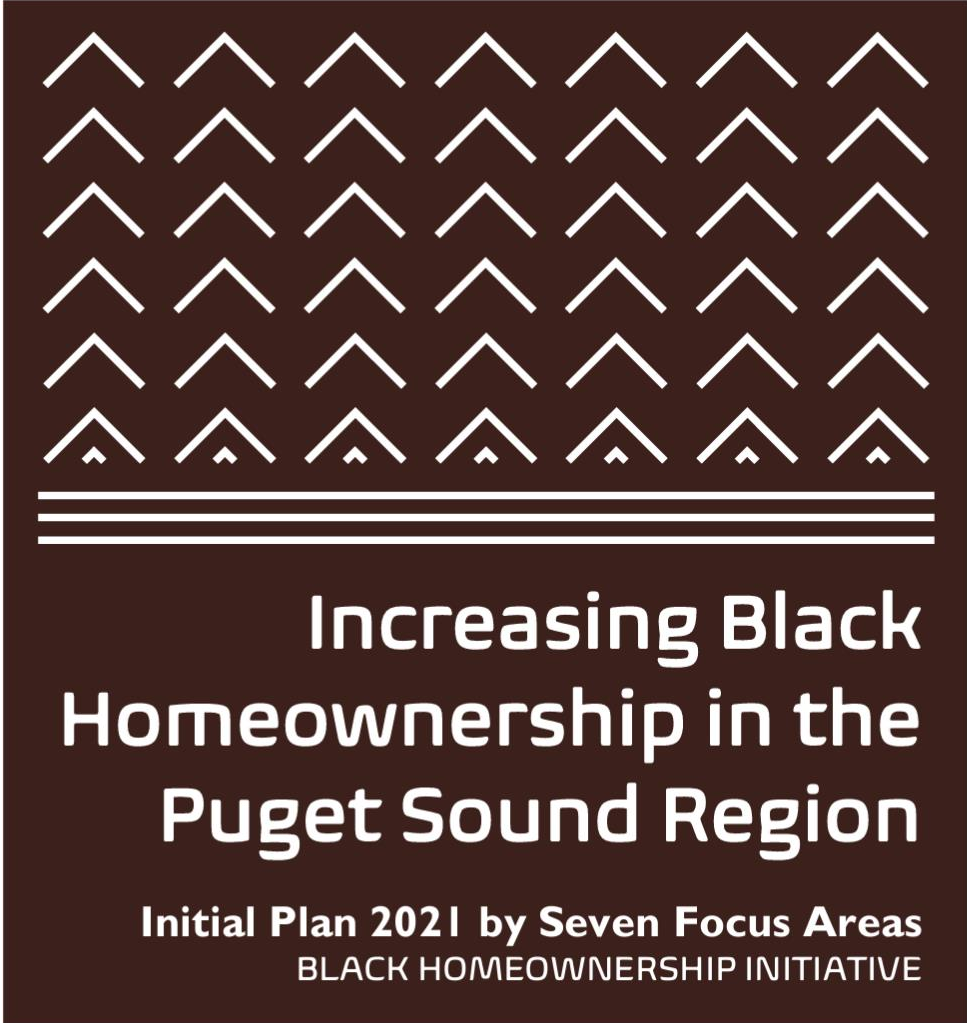
Homeownership Rates by Income and Race/Ethnicity



Source: U.S. Census Bureau



Housing Development Consortium – Black Homeownership Initiative

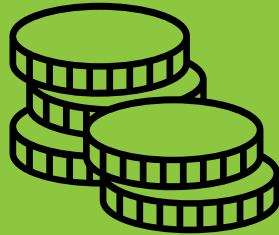


Increasing Black Homeownership in the Puget Sound Region

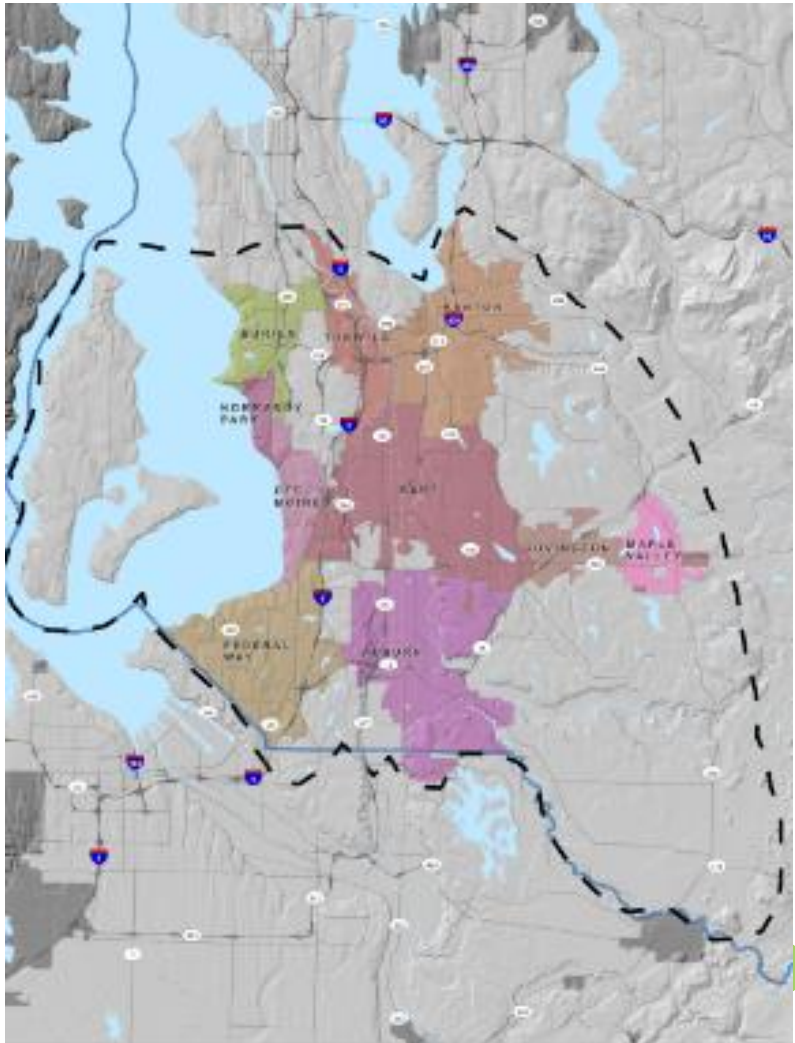
Initial Plan 2021 by Seven Focus Areas
BLACK HOMEOWNERSHIP INITIATIVE



Subsidy



South King Housing and Homelessness Partners – Housing Capital Fund



SOUTH KING HOUSING AND HOMELESSNESS PARTNERS

Sound Transit – Partnering to Align Resources for Transit Oriented Affordable Housing



Transit-oriented development

Boosting ridership and creating vibrant neighborhoods within walking distance to transit



Housing Incentives & Tools Survey

- Survey local jurisdictions to better understand what **housing tools are being used** and their **impact on housing development and affordability**
- Build on 2010 and 2019 surveys
- Early findings at November meeting, more in depth analysis in early 2023
 - Local tools and incentives to build more housing/affordable housing
 - Tenant protection
 - Displacement mitigation
 - Local revenue sources



Questions for the Board

- Are these data helpful for local jurisdictions to understand housing need?
- Given what was discussed today, do jurisdictions have the tools and support to address Supply, Stability, and Subsidy? What is needed?

Next Steps

- 2022 housing report published later this year
- Findings from the housing public opinion survey and Housing Incentives and Tools Survey (HITS) will be shared at the November board meeting



Laura Benjamin, AICP
Principal Planner
lbenjamin@psrc.org • 206-464-7134



Thank you.