

Discussion with Tacoma City Council – Community Vitality and Safety Committee

SOUTH SOUND HOUSING AFFORDABILITY PARTNERS

SEPTEMBER 24, 2020

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Background

- Mayor's Roundtable on Affordability - 2019
- Original conveners: County Executive Dammeier, County Councilmember Ladenburg, Tacoma Mayor Woodards. Joined by numerous other Mayors and Councilmembers
- Came together to learn more about the local housing market and its impacts, and discuss areas of common concern
- Initial fact finding/data collection
- Studied other governmental collaborations in Puget Sound
- Created name for Group – SSHAP
- In 2020 explore creating formal collaborative structure

Purpose

- Our firm hired to help facilitate discussions among governments
- Interviewing governments across Pierce Co to explore interest and value in creating formal collaboration
- Provide very brief background presentation
- Use most of our time to discuss several interview questions with Committee
- Will report back to elected official steering committee on what we learn
- Make recommendations by end of the year

Pierce County housing market snapshot



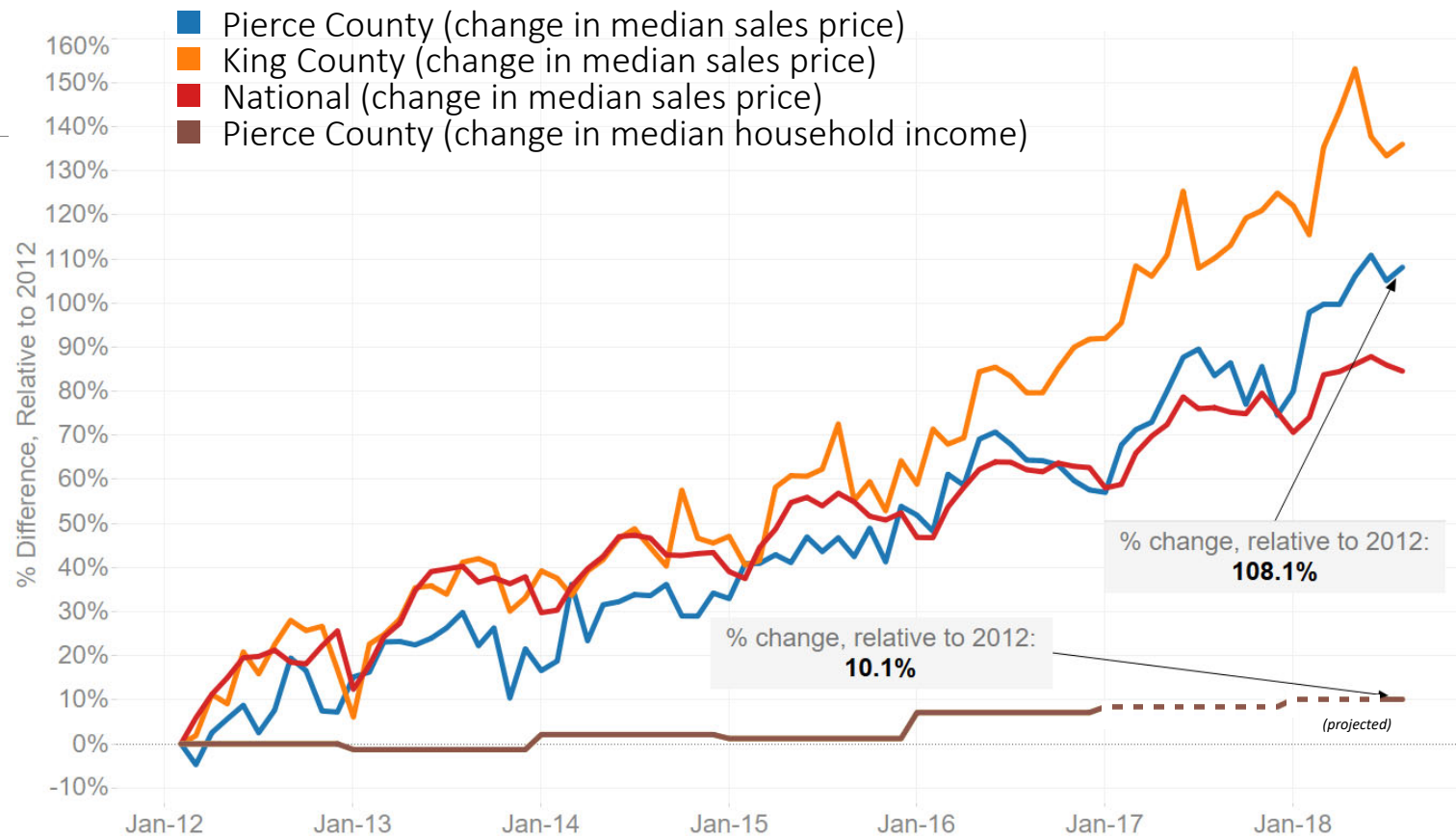
June 15, 2017

We're growing faster than King County — and our rents prove it

Oct 1, 2018

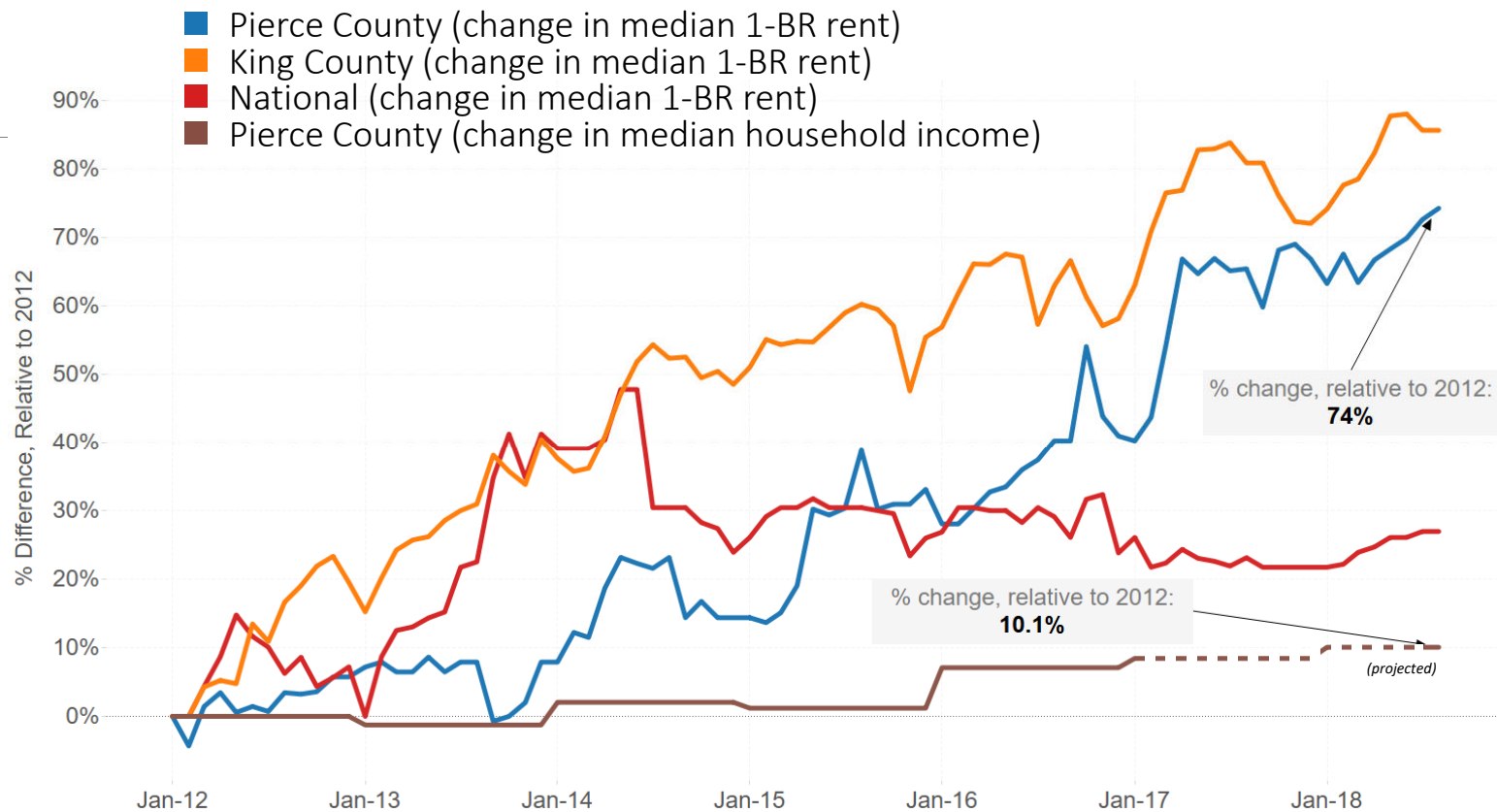
Tacoma's median rent for a two-bedroom apartment matches D.C.'s

Housing prices outpace income changes...



SOURCE: REDFIN, U.S. CENSUS

...and so do rental prices



SOURCE: ZILLOW, U.S. CENSUS

Housing unaffordability impacts



Homelessness

- The most frequently cited reasons for homelessness in the County are affordability-related
- For every \$100-increase in rent in a region, researchers estimate a corresponding 15-percent increase in the rate of homelessness.



Transportation

- Lower-wage workers must commute further to jobs, resulting in lost productivity time.
- While access to public transit is one of the strongest predictors of economic mobility, proximity to transit is predictive of unaffordability.

SOURCES: BYRNE ET AL. 2013, CHETTY AND HENDREN 2016, XU 2015, HIGGINS AND KANAROGLOU 2016

Housing unaffordability impacts



Vibrant Communities

- Small businesses thrive when customers have disposable income.
- New housing development and home rehabilitation create new opportunities for careers in construction.



Health and Education

- Health and educational attainment are also rooted in affordability. High school and college graduation rates are approximately 10 percentage points higher for higher income people in Pierce County versus lower earners.
- Across the County, life expectancy varies by almost 40 years—and the variance correlates strongly with income and affordability indicators.



SOURCES: TACOMA/PIERCE COUNTY HEALTH DEPARTMENT, OPPORTUNITY ATLAS

Interview Questions

1. What do you see as the biggest affordable/attainable housing needs in your community, and throughout the county?
2. What are the biggest impediments to meeting those affordable/attainable housing needs?
3. Do you see value in jurisdictions working together in a formal collaboration to address affordable/attainable housing needs? Why or why not?
4. If so, if your jurisdiction were to participate in an inter-jurisdictional collaboration, what work or outcomes would you expect from that participation?
5. Would your jurisdiction be willing to provide support for such a collaboration? Financial support or other types of support?

Thank you!