



# HASCO

HOUSING AUTHORITY OF SNOHOMISH COUNTY

**STABLE HOUSING FOR ALL IS MORE CRITICAL IN AMERICA THAN EVER BEFORE**

## HASCO'S 2019 POLICY PRIORITIES



- **Funding Levels** — Please **restore full funding** for the HCV program and the program's administrative fees in the FY 2020 budget. To allow housing authorities to serve the total number of families under contract, we support the funding level recommendations presented by NAHRO and other groups<sup>1</sup> of **\$21.2 billion** for Section 8 HCV HAP Renewals and **\$2.5 billion** for Section 8 HCV Administrative Fees.
- **Expand Low-Income Housing Tax Credits (LIHTC)** – We thank our congressional delegation for their previous support of the 12.5% increase in LIHTC authority in the FY 2018 budget. However, **in light of the reduction** in the value of the credit as a result of the 2017 tax reform bill, we ask that you advocate for a **50% LIHTC program expansion** and **fixing the 4% LIHTC rate at 4%**.
- **Create Interagency Supportive Housing Programs** – We urge our congressional delegation to **initiate more programs** aimed at **breaking down the silos between housing and other systems**. Programs such as **VASH** and the **Housing Mobility Demonstration** program are an excellent first step, but should be expanded to additional vulnerable populations.
- **Require HUD to Fully Implement HOTMA** – We thank our congressional delegation for supporting passage of the Housing Opportunity Through Modernization Act. However, **three years after Congress's passage, HUD has still not allowed** PHA's to utilize owner-maintained, site-based waiting lists for PBV units, and has not removed the environmental review requirement for existing housing. **Please compel HUD to enact these remaining HOTMA provisions.**

THANK YOU FOR YOUR ONGOING SUPPORT FOR AFFORDABLE HOUSING PROGRAMS

## HASCO AT A GLANCE

- Over 6,200 families housed annually (5% increase from last year)
- 3,812 Housing Choice Vouchers administered
- 2,431 affordable housing units operated
- 2,300+ applicants currently on HASCO's Section 8 Waitlist, which has been closed for 5 years



**3,247 (87%)** of HASCO's voucher-holders are from the **most vulnerable populations** (extremely low-income, elderly, disabled, previously homeless)



**47%** of all new HASCO Section 8 voucher recipients in 2018 were **homeless at entry**



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## CHALLENGES TO AFFORDABLE HOUSING IN SNOHOMISH COUNTY

### OPERATING AREA: SNOHOMISH COUNTY

Snohomish County remains **one of the fastest-growing** population centers in the United States with an estimated **801,633 residents** in 2018—greater than the populations of Alaska, North Dakota, Vermont, Wyoming, or Washington D.C.

Growth trends in the county continue at a rate of **16,500 new residents per year**, resulting in a skyrocketing rental market.<sup>2</sup> Of the **70,000 very low-income households** in Snohomish County, 74% (52,000) are rent burdened.<sup>3</sup> **Unsheltered homelessness** in the county has increased by almost 10% since 2013.<sup>2</sup> The **need for affordable housing remains dire** in Snohomish County.

### SNOHOMISH COUNTY GROWTH (2010 – 2016)



Population rose **8%**, adding **22,800 new households**.<sup>4</sup>



17,800 new housing units built—**a deficit of 5,000 homes**.<sup>4</sup>



Rent has **increased by 32%** while median income has increased by only **3%** (inflation adjusted).<sup>5</sup>



**ONLY 16 AFFORDABLE HOMES ARE AVAILABLE FOR EVERY 100 EXTREMELY LOW-INCOME HOUSEHOLDS IN SNOHOMISH COUNTY—PART OF A NATIONWIDE SHORTAGE OF 7 MILLION AFFORDABLE HOMES.**<sup>6</sup>

### PARTICIPANT SPOTLIGHT: SHANTE AND JA'LYN



Single-mom Shante, her daughter Ja'Lyn, and Froggy pose for a family photo.

After 12 years of intense drug use and over six years of attempts to get clean in rehab, becoming pregnant with her daughter Ja'Lyn was the motivation Shante needed to finally beat her addiction.

Her triumph was followed by another challenge: **rebuilding a life** where she could **safely raise her daughter**. Homeless with a toddler and having no employment history and few support networks, it was gaining a **rent-subsidized home funded by HASCO**—with supportive services from Housing Hope—that allowed Shante the stability to start working again. Now pursuing a bachelor's degree in Social Work and raising a healthy and happy four-year-old successfully on her own, Shante credits having a real home as the key to her turnaround. *"For me, it was that stability of a home that started everything."*

<sup>1</sup> Fiscal Year 2020 Public Housing and Section 8 Program Funding Needs (March 2019) – [www.nahro.org](http://www.nahro.org)

<sup>2</sup> Point in Time Count Summary for the Night of January 22, 2018 - <https://snohomishcountywa.gov/DocumentCenter/View/54339>

<sup>3</sup> Housing Snohomish County Project Report – Housing Consortium of Everett and Snohomish County - Page IV

<sup>4</sup> Puget Sound Regional Council: "Census, Population, and Employment" 2016 Dataset; Snohomish County Tomorrow 2016 Report

<sup>5</sup> Dupre + Scott Apartment Advisors, Custom Report, March 2016

<sup>6</sup> 2015 Washington State Housing Needs Assessment - <https://www.commerce.wa.gov/housing-needs-assessment/>