

**Presenter Template**  
**Snohomish County Affordable Housing Task Force Meeting 2 June 6, 2019, 4-6 PM**

**PRESENTATION: Housing Supply Challenges from City, County, Tribal and  
Housing developer (public and private) perspectives**

Each Presenter will have 5 minutes to speak. Each presenter is asked to:

(1) address the following four questions, and

(2) complete this template and submit it electronically to Alessandra Durham

([Alessandra.Durham@co.snohomish.wa.us](mailto:Alessandra.Durham@co.snohomish.wa.us)) (Phone: 425-388-3290) by **Noon, MONDAY JUNE 3** so

it can be included in the meeting materials. The responses should be in summary format (no longer than 2 pages). You may append articles or weblinks as additional information. Thank you!

**Presenter Name:**    Duane Leonard   

**Title:**    Executive Director   

**Agency/Business Name:**    Housing Authority of Snohomish County   

**Question 1: What is your Agency/Business's role in addressing housing supply in Snohomish County? (your mission, priority goals, market role, etc.)**

*Our mission is to meet the diverse needs of Snohomish County residents by expanding housing opportunities that promote stability, strengthen community, and provide affordability. We are the largest governmental/non-profit housing provider in the County. We view ourselves as a housing solutions partner who can leverage our knowledge and experience in search of solutions.*

**Question 2: What are the most significant challenges your agency/business faces in developing housing?**

*Community Opposition which is generated by fear and NIMBYism.*

*Leadership and Courage, at all political levels, will be required to overcome this.*

*Money, access to capital. With the cost of land and construction, housing has become very expensive.*

**Question 3: What trends do you observe that you believe may be making it more difficult to create a sufficient supply of housing affordable to Snohomish County residents at all income levels?**

*NIMBYism which shows itself as fear of change, fear of unknown, spreading misinformation, rumors, and lies. There is also a growing campaign that somehow single-family neighborhood's must be protected, but protected from what?*

*Cost of housing is also an issue, just as the cost of renting is for a person of low income so is the cost of construction. This is also partly driven by shortage of construction labor, since that section of the economy shrunk during the recession.*

*There is also a tendency for people who have housing stability, to not think too deeply about what it is like for those that do not have housing stability. This tends to make it easy for people to think there is no problem because they are doing ok. They are in a serious state of self-delusion. Housing instability affects between 70,000 and 90,000 families in Snohomish County. This is not a small number – it is a crisis.*

**Question 4: What are the 3 most important things that County, Cities or Tribes could do to help increase housing affordability in Snohomish County?**

*Leadership – All political leaders at every level must have courage and take the lead on this is the face of community opposition! Single-family homeowner’s who already have housing should not be able to limit choices for renter’s who cannot afford a home.*

*Money – Between the two Housing Authorities in this county approximately \$80 million dollars of federal money for housing assistance is received. Local jurisdictions receive another approx. \$1.5 million in federal funds. Locally the County receives a few State Housing Trust Fund dollars each year that are awarded to non-profits. In addition, there are some funds raised through the 1/10 of 1% mental health sales tax and recording document fees but this is a very small amount of money. We need additional resources such as a housing tax levy like the ones in Seattle, Bellingham, and Vancouver.*