

## Panel #1

# Local Opportunities

An orange silhouette of a city skyline with various building shapes and a few trees, positioned above the text.

What opportunities and ideas are currently being pursued locally for affordable workforce housing?



**SINCE 1990**



**CREATE & MAINTAIN HOMES**



**SUPPORT TENANTS**



**BUILD A SAFE COMMUNITY**

## HOMES FIRST BUSINESS MODEL

### ***PROPERTY DEVELOPMENT FUNDING:***



**OPERATIONAL COSTS:** Covered by rental income which makes for a sustainable business model.

### **Contact:**

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**Habitat**  
**for Humanity**<sup>®</sup>  
of Mason County

Marty Crow Executive Director/COO



Mission Statement:

Habitat for Humanity of Mason County is a faith-based housing ministry partnering with the community to improve, maintain and build affordable quality housing for those in need.

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Who We Are

What We Do

Why We Do It

How You Can Help

Let's build a stronger community - **together!**



Established in Mason County in 1996

### Mission Statement

Habitat for Humanity of Mason County is a faith-based housing ministry partnering with the community to improve, maintain and build affordable quality housing for those in need.

Let's build a stronger community - **together!**



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## Habitat for Humanity believes that all people deserve a simple, decent, affordable place to live.

Since the Habitat for Humanity Mason County Affiliate first began in 1996, Habitat Mason has built more than 29 homes in Mason County by partnering with families, individuals, congregations, businesses, civic groups and other organizations to lend a hand up, not a hand out, to those in need of better housing.

The Home Preservation Program has improved 100's of homes throughout Mason County, improving the quality of life for many members of our community.

Let's build a stronger community - **together!**



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## **We Build and Renovate Homes!**

We partner with our community to build and renovate homes to help provide the opportunity of home ownership for those in need. We help families in need realize their goal of home ownership. We believe a strong family starts with a quality, safe and affordable home.

## **We Enhance Lives!**

Our Home Preservation Program helps community members in need, improve and maintain their homes with maintenance and safety improvements. We partner with homeowners, our volunteers and the community to help homeowners maintain a safe, decent and affordable home.

## **We Help the Environment!**

Both of our Habitat Store locations sell donated building materials and household goods in new or gently used condition. This rescues thousands of tons from our landfills every year.



Let's build a stronger community - **together!**





## Get Involved!

## How Can You Help?

We have many opportunities for you to contribute to our mission of providing safe, decent and affordable homes for all.

### **Donate!**

Encourage everyone to donate furniture, materials, and building supplies to our Habitat stores.

### **SHOP!**

80% of our financial support is generated by our two Habitat Stores.

### **Volunteer!**

We have many fun events throughout the year, you could help out in the Habitat Store, or even learn about the building process at one of our construction sites.

Let's build a stronger community - **together!**

# Questions?



Let's build a stronger community - *together!*

# Thank You!



Let's build a stronger community - *together!*

# Housing as Community Investment

The Impact of Home Construction and Cost  
Reduction as a Community Development Tool



# Three Tiers of Community Benefits



Personal - Financial, Health & Social



Direct Economic Impacts from Construction



Long-term Household Spending Potential





# What are the financial benefits of home-ownership?

## Wealth Accumulation:

equity, investment diversification, shield from rental inflation

## Labor Market Outcomes:

less likely to be unemployed, less time unemployed if job is lost

## Neighborhood Benefits:

increased property values in high owner neighborhoods, increased public amenities, and reduced crime



# What are the social benefits of home-ownership?

## **Mental & Physical Health:**

longer life expectancy, higher levels of life satisfaction & self-esteem, increased community involvement

## **Benefits to Seniors:**

increased financial health, less likely to require long term care in a nursing home, and if needed, are more likely to exit such facilities

## **Benefits to Children:**

improved school performance, increased graduation rates, lower rates of teen pregnancy, learned financial and job market skills





# What does the direct impact of new home construction look like?

**First Year Impacts:** The estimated one-year local impacts of building 1,000 single-family homes in our region include:

- ▶ **\$256.4** million in local income
- ▶ **\$74.4** million in local business owners' income
- ▶ **\$182** million in local wages and salaries
- ▶ **\$44.2** million in taxes and other revenue for local governments and
- ▶ **3,885** local jobs





# What does the direct impact of new home construction look like?

**Annual Impacts:** The additional, annually recurring impacts of building 1,000 single-family homes include:

- ▶ **\$39.7** million in local income
- ▶ **\$9.1** million in taxes and other revenue for local governments
- ▶ **733** local jobs

*Ongoing, annual local impacts that result from the new homes becoming occupied, and the occupants paying taxes and otherwise participating in the local economy year after year.*



# Measuring the Impact of Cost Reduction

- ▶ Investment multiplier (IM) at a given Marginal Propensity to Consume (MPC). Where  $IM = 1 \div (1 - MPC)$ .
- ▶ The marginal propensity to consume (MPC) is equal to  $\Delta C / \Delta Y$ , where  $\Delta C$  is change in consumption, and  $\Delta Y$  is change in income. So, if consumption increases by 80 cents for each additional dollar of income, then MPC is equal to  $0.8 / 1 = 0.8$ . Then:
  - ▶  $IM = 1 \div (1 - .8)$
  - ▶  $IM = 1 \div (.2)$
  - ▶  $IM = 5$
- ▶ In this scenario, if we save a family \$600/mo., the impact to the economy would be valued at \$3,000/mo. or \$36,000/yr. per each unit.





# What does this reinvestment potential mean for a community?

Reduction (per month)	Monthly Reinvestment Potential	Yearly Reinvestment Potential	Multi-Family w/ 20 Affordable Units (yearly)	City Revenue from Multi- Family (2.4%)
\$200	\$1,428	\$17,136	\$342,720	\$8,225.28
\$400	\$2,856	\$34,272	\$685,440	\$16,450.56
\$600	\$4,282	\$51,408	\$1,028,160	\$24,675.84

*\*The average national American MPC is usually between .9-.98.  
A MPC of .86 was used for this table for an IM=7.14*



***BUILDING STRONG COMMUNITIES, ONE HOME AT  
A TIME.***





**Thurston**  
***Thrives!***







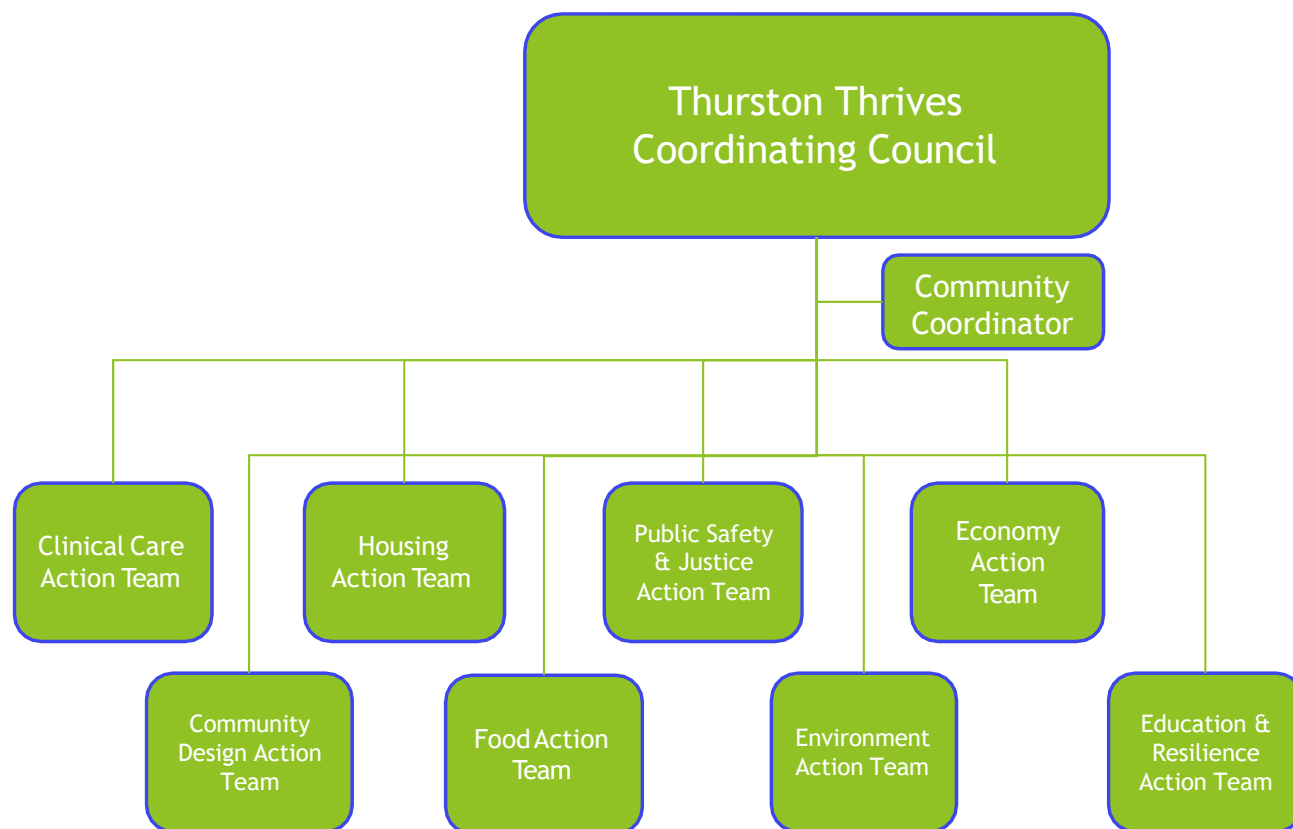
# Housing Action Team

Olympia City Council Study Session

May 17, 2016



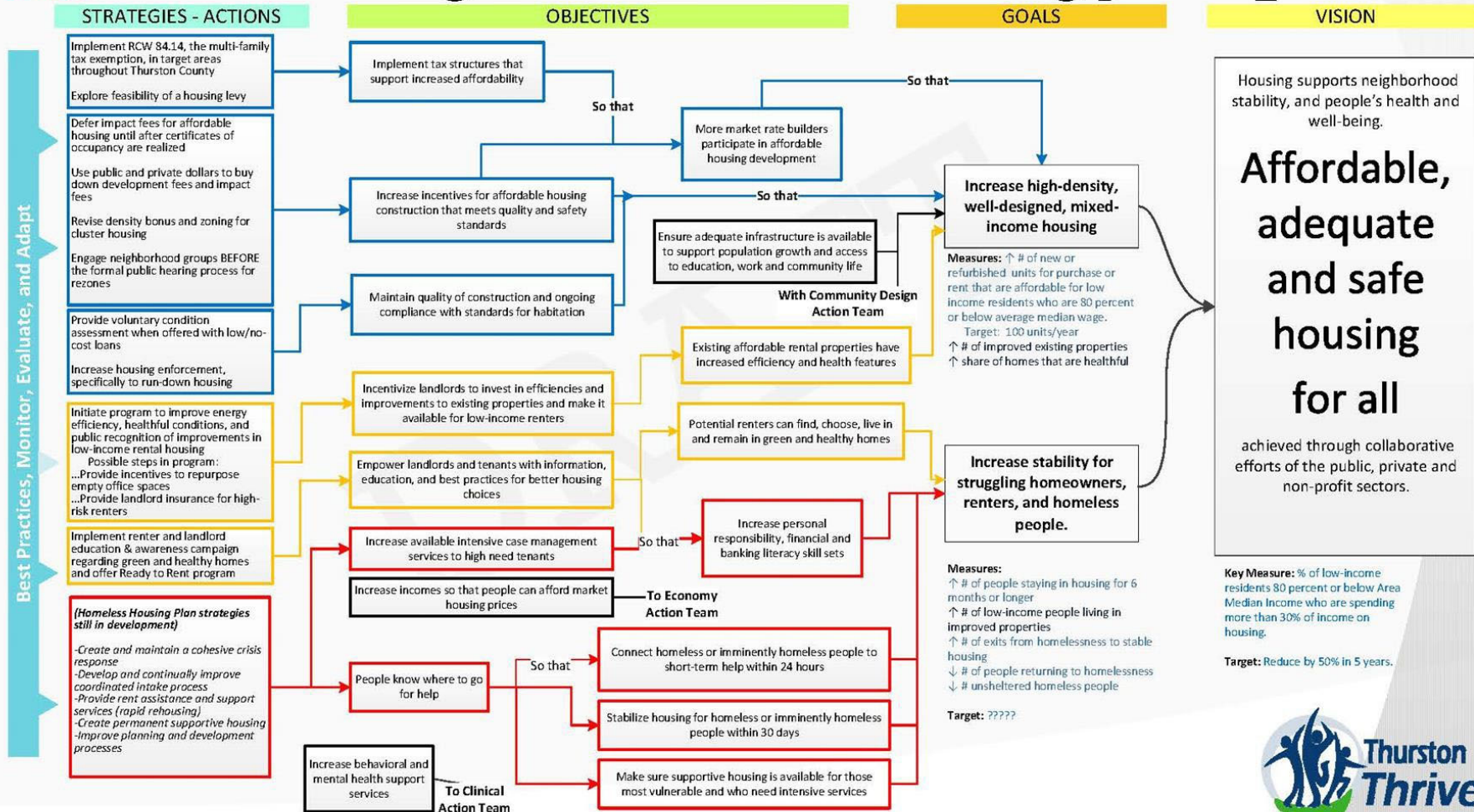
# Thurston Thrives





TEAM LEADS  
Doug DeForest  
Chris van Daelen/Trudy Soucoup  
Schelli Slaughter

# Housing for Health Strategy Map





# Housing Action Team

Affordable, adequate and safe housing for all achieved through collaborative efforts of the public, private and non-profit sectors.

## Homeless Housing Hub

- Develop a functioning coordinated entry program
- Provide rapid rehousing funding for individuals and families

## Green & Healthy Affordable Rentals

- Improve the energy efficiency and health of existing and future housing
- Make safe and health housing affordable and available

## Affordable New Construction

- Maintain, enhance and expand the supply of affordable housing for low income homeowners, renters, and special needs populations



# Housing Action Team- Progress Note

## Actions and Accomplishments

- Merger- HAT, ABC Homeless Housing Hub, HOME Citizens Advisory Team, Housing Task Force
- Consolidation of Housing Action Team and HOME Consortium
- Proposals for New, Affordable Housing Development
  - New Affordable Housing Pipeline
- Engagement of Homeless & Affordable Housing Coordinator
  - Community Inventory
- Data Analysis- County and State

## Next Steps

- 5 Year Planning
- Enhanced Coordinated Entry Program
- Onboarding for Green & Healthy Homes Initiative
- Nexus with Clinical Care and Public Safety & Justice Action Teams
- Continued Strategy Map and Measurement Updates



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