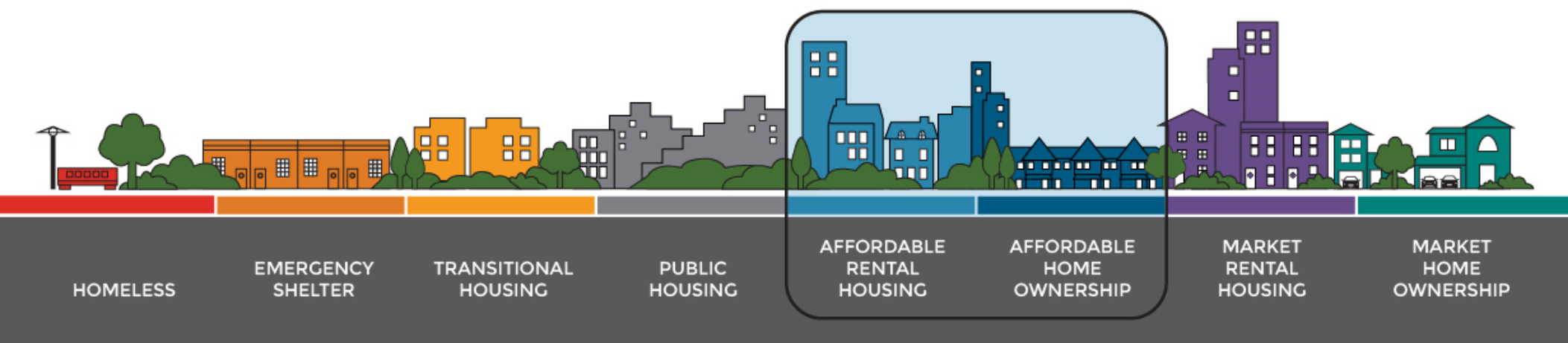


Workforce Housing Summit

January 3, 2019

Alderbrook Resort & Spa

Union, Mason County, Washington



Goals for Today



Morning Take Aways



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

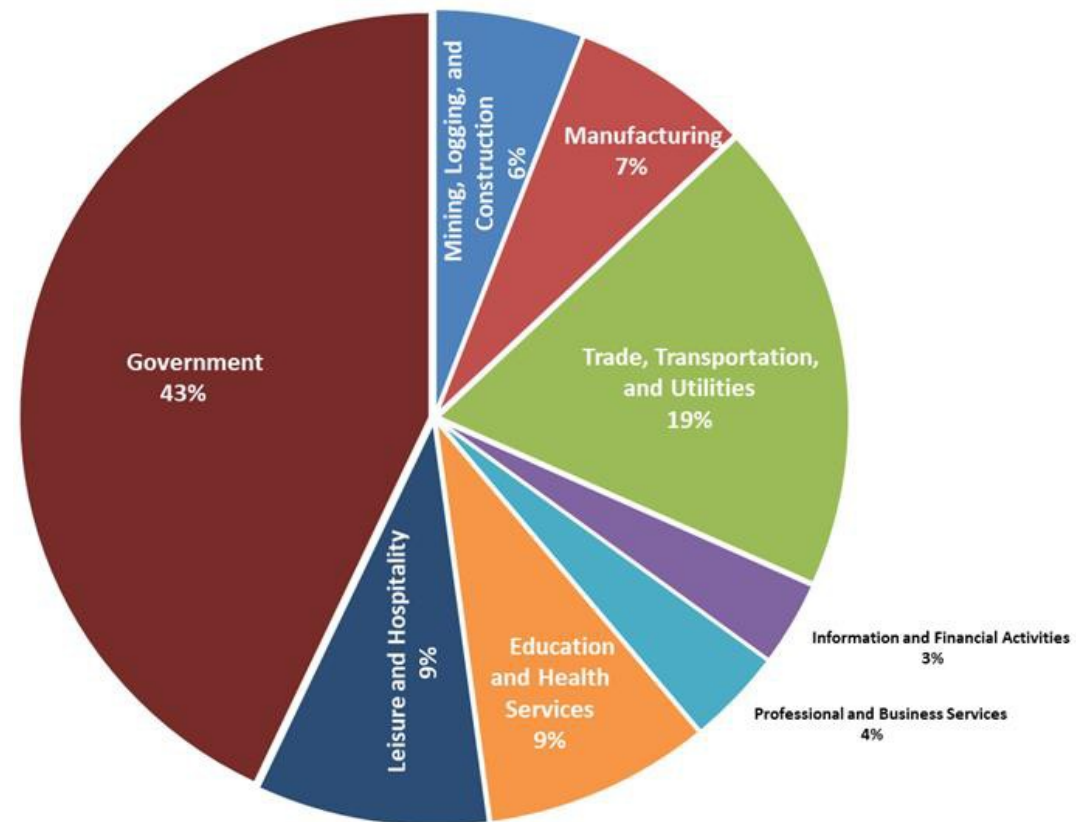
Ongoing, annual local impacts that result from the new homes becoming occupied, and the occupants paying taxes and otherwise participating in the local economy year after year.



Mason County Workforce Snapshot



Nonfarm employment by industry, 2017



Location	Population Density Per Sq. Mile - 2017	Labor Force Participation Rate - 2017
Grays Harbor	38.36	58%
Lewis	32.23	69%
Mason	65.86	61%
Pacific	22.78	66%
Thurston	383.5	79%
WA	N/A	63%
U.S.	N/A	63%

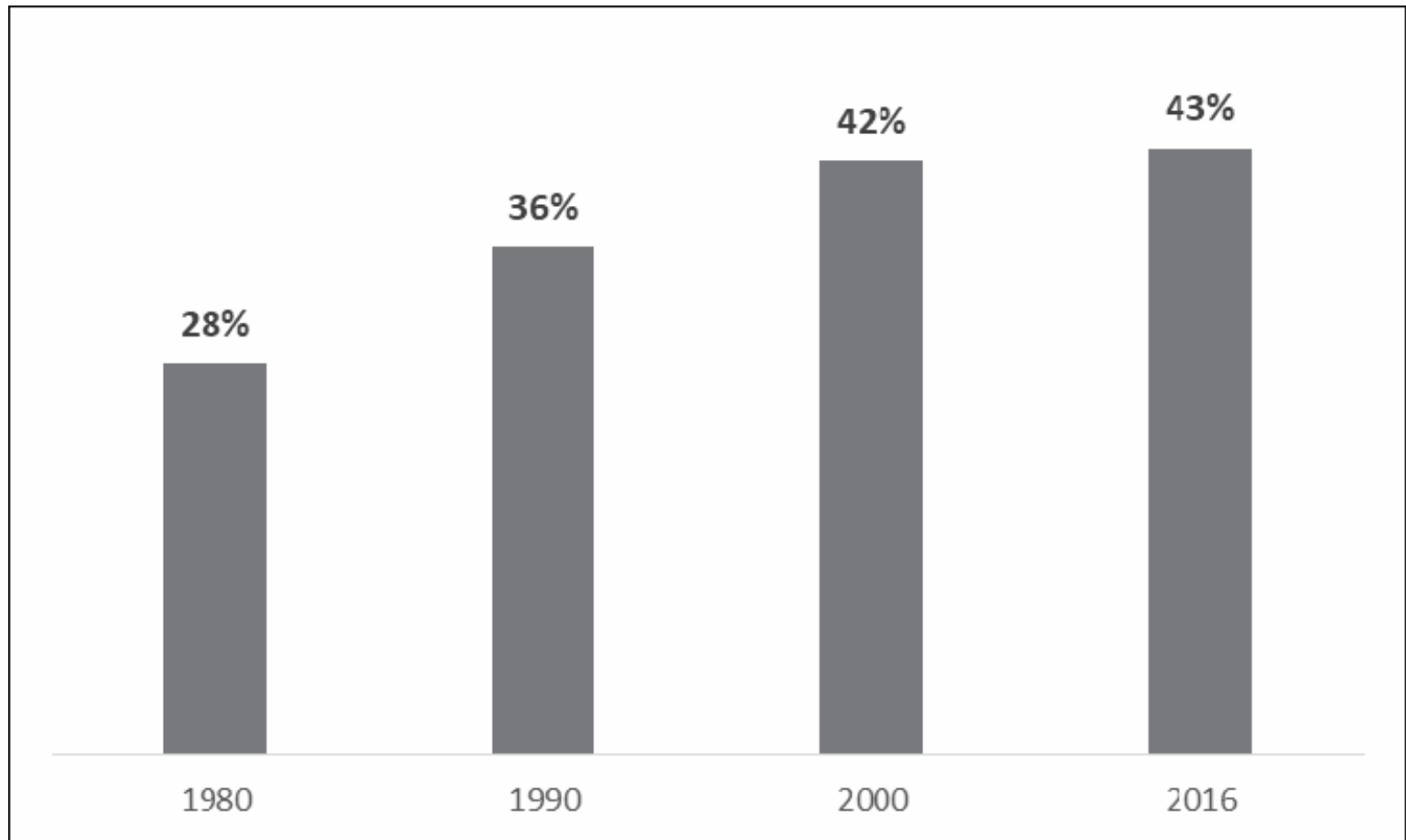
October 2018

Civilian Labor Force: 25,221

Employment: 23,843

Unemployment Rate: 5.5%

Residents Working Outside Mason County



Source: PacMtn analysis of U.S. Census data

Median Income Mason County

\$51,764

Monthly Income

\$4313

Mortgage Interest

5%

30% Housing Expense

\$1294 - Principle, Interest, Taxes, Insurance

Loan Amount

=

\$241,048

Purchase Price with 20% Downpayment

\$301,310

WORKFORCE HOUSING SUMMIT

HOUSING AFFORDABILITY

Regional Housing: Potential Solutions



Incentivize (and make it possible for) the private market to build affordable units

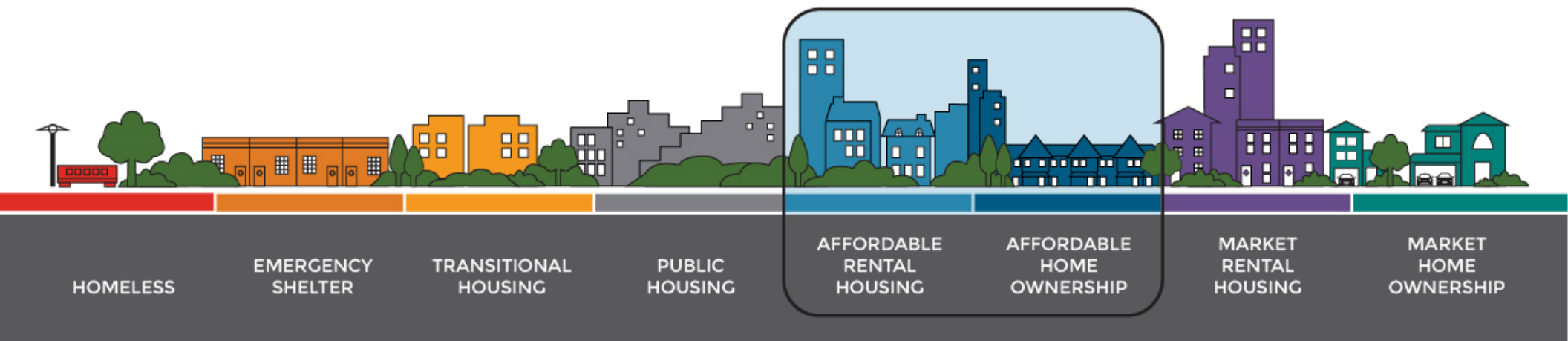
1. Expedite permitting & up-zone properties
2. Mitigate fees (permit, impact, hookup, etc.)
3. Tax flexibility (property, sales, B&O)



Goals for Today



Workforce Housing: Elected Officials Perspectives



Elected Officials Perspectives



- **What Can Your Level of Government Do?**
- **What Do You Need from the Community?**

Elected Officials Perspectives



United States: Congressman Derek Kilmer (video)

Washington State: Representative Drew MacEwen

Mason County: Commissioner Kevin Shutt

City of Shelton: Mayor Bob Rogers

Elected Officials Perspectives



- **What Can Your Level of Government Do?**
- **What Do You Need from the Community?**

Elected Officials Perspectives



Questions & Answers

Agenda



1:20 – 1:30

BREAK

1:30 – 3:00

Afternoon Breakout Sessions:

Business Opportunities

– Mt. Washington Room A

Opportunities Around Us

– Mt. Washington Room B,C

Agenda



3:00 – 3:15

BREAK

3:15 – 4:00

Closing General Session:

“The 12’s: Power of a Community”

Dr. Randy Rowland, PA Announcer, Seahawks

– Olympic Ballroom

Spark Card – Door Prize Drawings!

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