Workforce Housing Summit

January 3, 2019
Alderbrook Resort & Spa
Union, Mason County, Washington
Goals for Today

SUCCESS

Listen

Act

Share

Network
Morning Take Aways

Homes First

Thurston Thrives!

Habitat for Humanity of Mason County
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

October 2018
Civilian Labor Force: 25,221
Employment: 23,843
Unemployment Rate: 5.5%

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Grays Harbor</td>
<td>38.36</td>
<td>58%</td>
</tr>
<tr>
<td>Lewis</td>
<td>32.23</td>
<td>69%</td>
</tr>
<tr>
<td><strong>Mason</strong></td>
<td><strong>65.86</strong></td>
<td><strong>61%</strong></td>
</tr>
<tr>
<td>Pacific</td>
<td>22.78</td>
<td>66%</td>
</tr>
<tr>
<td>Thurston</td>
<td>383.5</td>
<td>79%</td>
</tr>
<tr>
<td>WA</td>
<td>N/A</td>
<td>63%</td>
</tr>
<tr>
<td>U.S.</td>
<td>N/A</td>
<td>63%</td>
</tr>
</tbody>
</table>

Nonfarm employment by industry, 2017

- Government: 43%
- Trade, Transportation, and Utilities: 19%
- Professional and Business Services: 11%
- Leisure and Hospitality: 9%
- Education and Health Services: 9%
- Information and Financial Activities: 5%
- Manufacturing: 7%
- Mining, Logging, and Construction: 6%
Residents Working Outside Mason County

Source: PacMtn analysis of U.S. Census data
Median Income Mason County

$51,764

Monthly Income
$4313

30% Housing Expense
$1294 - Principle, Interest, Taxes, Insurance

Mortgage Interest
5%

Loan Amount = $241,048

Purchase Price with 20% Downpayment
$301,310
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)
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- Share

SUCCESS
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 Shutty
City of Shelton: Mayor Bob Rogers
Elected Officials Perspectives

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