



Low Income Housing Workgroup

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Low Income Housing Workgroup

- History
 - It all started in Oregon

Low Income Housing Workgroup



Low Income Housing Workgroup

- History
 - It moved into Washington....

“Affordable Housing” Defined

- “Housing that is affordable to households earning 100% of the area median income (AMI) or less.”
 - Often developed as part of an affordable housing program
 - May include federal, state, or local funding

What is Driving the Affordable Housing Issues?

- Increasing home values
 - Maintaining affordability going forward
 - Jobs-housing mismatch resulting in longer commutes & sprawl
- Declining supply of rental housing
 - Higher operating expenses
 - Fewer subsidies to preserve affordability
 - Increased condo conversion



"Office of Homeland Security...does that cover the homeless, landless and insecure?"

Affordable Housing Programs

AMI Threshold	Definition	Affordable Housing Program
30% of AMI	Extremely Low Income	<ul style="list-style-type: none"> ■ Public housing ■ Section 8 ■ Housing Choice Voucher
50% of AMI	Very Low Income	<ul style="list-style-type: none"> ■ LIHTC/Section 42 Rentals ■ Senior Housing, Sec. 202
80% of AMI	Low Income	<ul style="list-style-type: none"> ■ HOME or ADDI first time buyer ■ Workforce or employer-assisted housing ■ Community Land Trusts
100%-120% of AMI	Moderate & Middle Income	<ul style="list-style-type: none"> ■ First time buyer, with or without down payment assistance

Low Income Housing Workgroup – Other States

- We have looked into how low-income properties are assessed in other states.
- 18 states looked at:
 - 11 depend primarily on the Income Approach.
 - 6 use actual, restricted rents as a basis for their income approach
 - Only 2 include the tax credits as a part of value.

Low Income Housing Workgroup Members

- Counties: Skagit, Clark, Pierce, Kitsap, Klickitat, Yakima, Snohomish as well as Bob Carlton from WACO.
- Low Income
 - Paul Purcell – a private developer
 - Mark Kantor – an attorney nationally known and respected in the area of tax credits.
 - Chris Robinson – an attorney from Oregon and partner with Phinney.
 - Norm Bruns

Low Income Housing Workgroup

- Workgroup Sessions
 - Low Income Housing Tax Credits
 - Washington State Housing Finance Commission
 - Broker
 - USDA Rural Development
 - Section 515 overview
 - Washington State Housing Trust Fund

Low Income Housing Workgroup

- Appraisal Issues
 - Appropriate methodology
 - Consider: benefits, restrictions, reversion
 - Data: source, quality, quantity, applicability
 - Equity
 - Market value
 - Consistent results - statewide