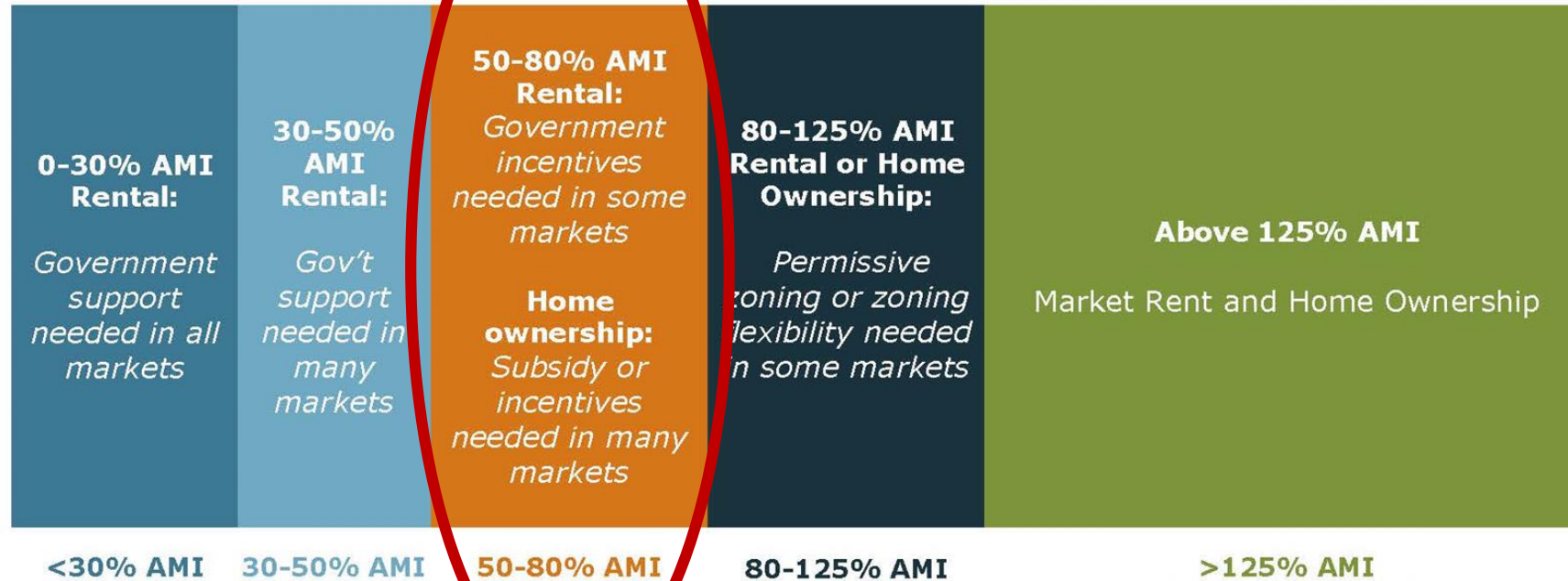


AFFORDABLE HOMEOWNERSHIP FINANCING AND SUPPLY

AFFORDABLE HOMEOWNERSHIP FINANCING AND SUPPLY

Types of Public Investment In Affordable Housing by Income Level



Affordable homeownership is one of the methods used to address the housing needs of those who make 50 to 80% AMI. Homeowners accrue equity while making a housing payment comparable to an affordable rent payment.

AFFORDABLE HOMEOWNERSHIP FINANCING AND SUPPLY

Market Rate Compared with Affordable Price

\$627,000

Median Price of a Home
Market-Rate, King County

\$400,000 +/-

Cost to Build a New Home
Non-Profit Developer

\$220,000

Affordable Price for a
60 to 80% AMI
Family of 3-4

Financing Sources

\$180,000 Public/Private Investment

Local OR County Funds	\$42K to \$90K
State Housing Trust Fund	\$36K
Federal Home Loan Bank	\$30K
HUD – Sweat Equity	\$15K
Other/Private	\$19K to \$57K

\$220,000 Homebuyer Mortgage

AFFORDABLE HOMEOWNERSHIP FINANCING AND SUPPLY

Present Need for New Affordable Units

Income Segments	Households	Type	Percentage
0 to 30% AMI	29,700	Rental	61%
31 to 50% AMI	23,900		
51 to 80% AMI	34,500	Homeownership	39%
	88,100		

Source: King County Affordable Housing Task Force Needs Assessment Oct. 31, 2017

Proportional Funding Allocations

Income Segments	Type	Seattle Levy (2009-2016) \$131 Million	King County (2016) \$12.1 Million	Housing Trust Fund (2018) \$58 Million
0 to 30% AMI	Rental	90%	95%	92%
31 to 50% AMI				
51 to 80% AMI	Homeownership	7%	5%	8%

Note: Remaining 3% of Seattle Levy spent on homelessness

AFFORDABLE HOMEOWNERSHIP FINANCING AND SUPPLY

Emphasize permanent affordability

Funding proportional to the need (39%)

County-wide production target of 100 per year

Increase contribution per housing unit to \$70K to \$90K

Promote municipal best-practices in zoning incentives

Municipal technical assistance in use of state resources/funds