

Housing our Workforce

J. Ronald Terwilliger Center for Workforce Housing
an initiative of ULI-the Urban Land Institute

ABA
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Terwilliger Center for Workforce Housing

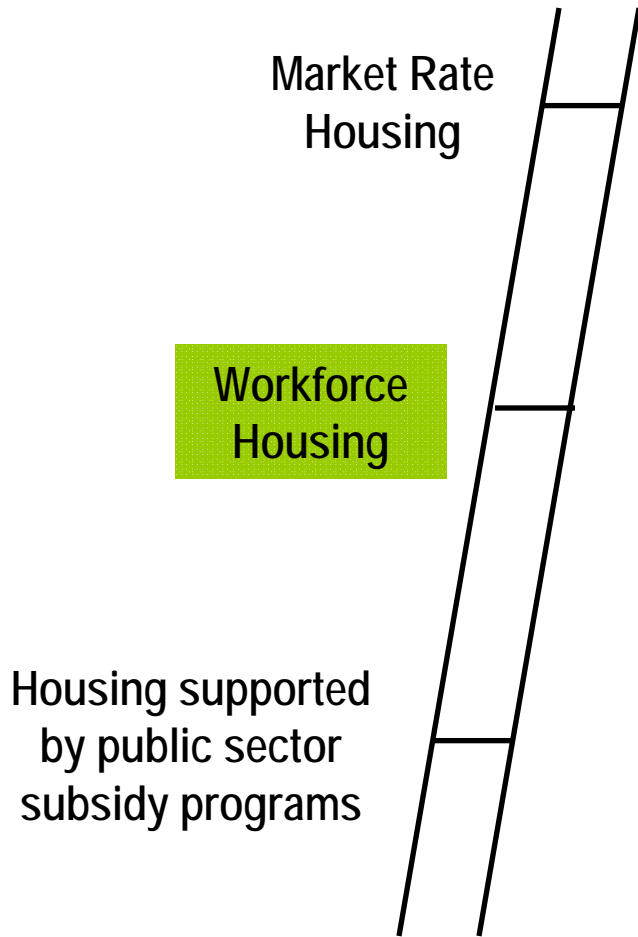


1. Nature of the Problem

2. Policies & Programs

3. Developments

What is Workforce Housing?

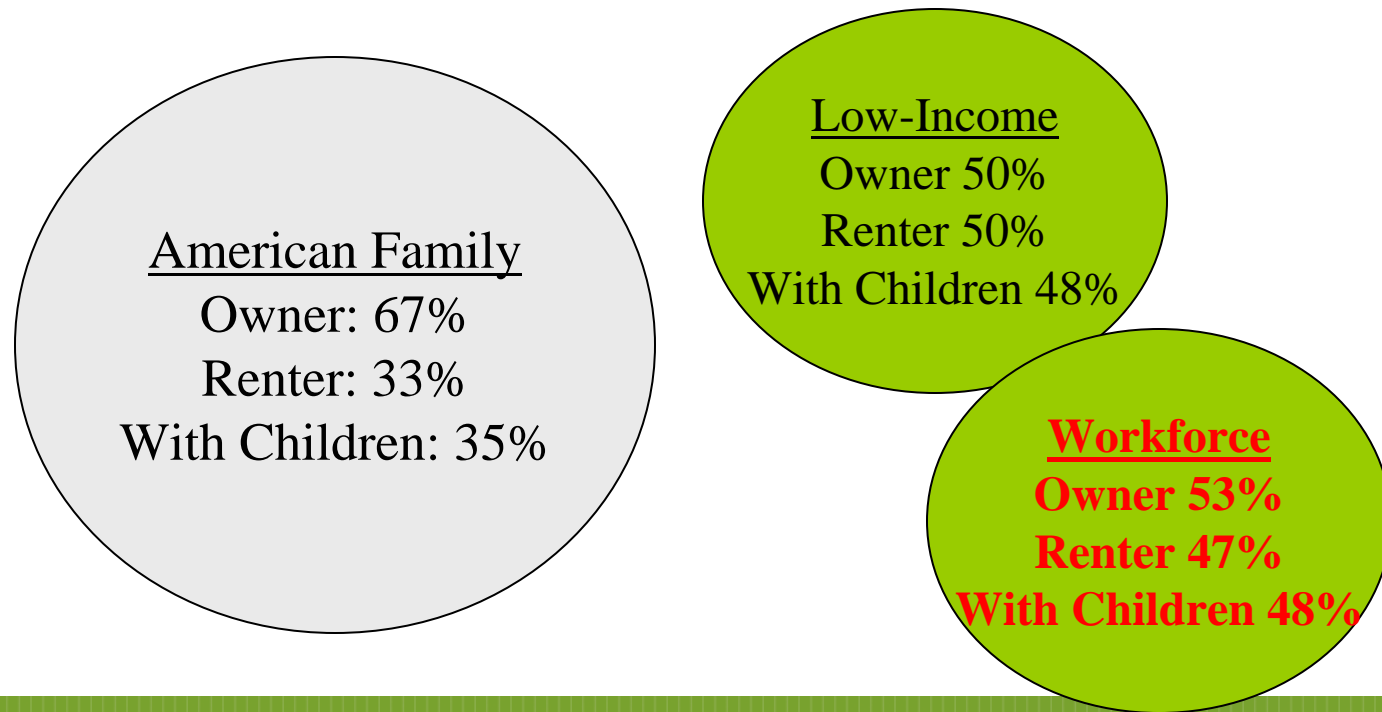


Workforce Housing

	Area Median Income (AMI)	60% of AMI	80% of AMI	120% of AMI
National	\$48,200	\$28,920	\$38,560	\$57,840
Washington, DC Region	\$102,700	\$61,620	\$82,160	\$123,240

Nature of the Problem: Demographics

“Workforce Housing” families are similar in tenure and family dynamics as “low-income” families.



Nature of the Problem

Since the 1990s, the nature of the housing affordability challenge has changed dramatically.

- This is no longer just a low-income problem.
- Although the problem is mainly in big cities/coastal communities, it is spreading to other geographic locations.
- The challenge affects both renters and owners.

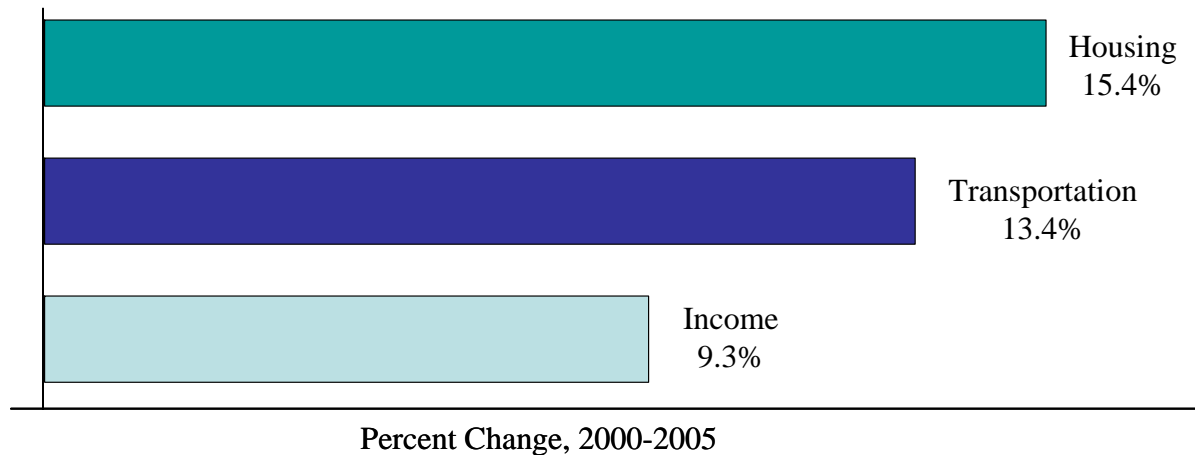
Nature of the Problem

The current crisis has not diminished the problem, but the dynamics have shifted.

- Homeownership possibilities diminished (financing tight).
- Greater pressures on the rental market have caused rent prices to remain high.
- Heavy foreclosure hit; little assistance to this income band.
- Growing pent up demand.
- Continuing growth of renter population.

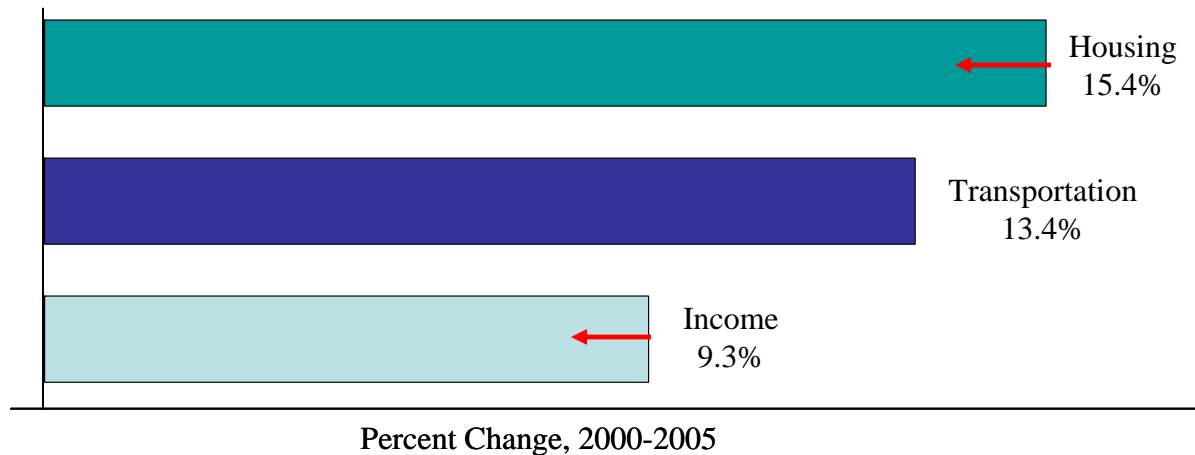
Fundamental Market Failures

Growth in income has **not kept pace** with growth in housing and transportation costs (CHP 2006)



Fundamental Market Failures

In the current market, affordability trends and income are decreasing...



...housing affordability remains an issue for the workforce.

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Neighborhood Stabilization Program (NSP)

1st Allocation - \$3.92B

D.C.: \$2,836,384

VA State Program: \$38,749,931

Prince William County: \$4,134,612

Fairfax County: \$2,807,300

Basics

- Obligate funds in 18 months
- Household income up to 120% of AMI
- Acquisition/Rehab of foreclosed or abandoned properties (not prevention of foreclosures)

2nd Allocation - \$2B (changes to 1st allocation and some only to apply to 2nd)

Workforce Housing Inclusionary Housing Study

Project Goals

1. **demonstrate an early application of inclusionary housing** as applied to moderate-income households in high cost communities,
2. **increase the efficiency and effectiveness** of the two local counties who enacted workforce housing policies and programs,
3. **establish a model workforce housing ordinance** for high cost communities in the Washington region and beyond.



Three-Phase Project

Research & Analysis

↳ Publish Findings

↳ Public Outreach