



HOUSING CRISIS EMERGENCY RELIEF PLAN

Immediate Action For Seattle's Middle Class Families

WHY WE'RE HERE



npr

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THE TEAM



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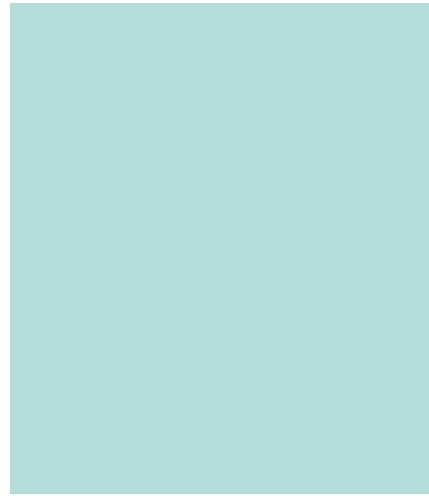
Gligor Vasilev

Presentation Lead

\$650M-\$950M

INITIAL INVESTMENT

- 1k Single-Family Homes
- Charge Monthly Rent of \$2400-\$3600



AGENDA

Business Problem

Crisis Management

Data Overview

Seattle Home Sales

Analysis

Regression Model

Insights

Conclusions &
Recommendations

Next Steps

Further Research
Opportunities



Business Problem



Housing Shortage

- Rental Unit Shortage
- “Down Renting”
- New Seattle Social Housing Authority



Seattle's Middle-Income Families



Two Person



Three Person



Four Person

80% AMI

\$96k

120% AMI

\$144k

Income Threshold

\$120k

100% AMI

Affordable Rent: \$2400 - \$3600

Median Rent: \$3030

Median Mortgage Payment: \$5133





Data Overview



Data Overview



King County

**King County
Home Sales**



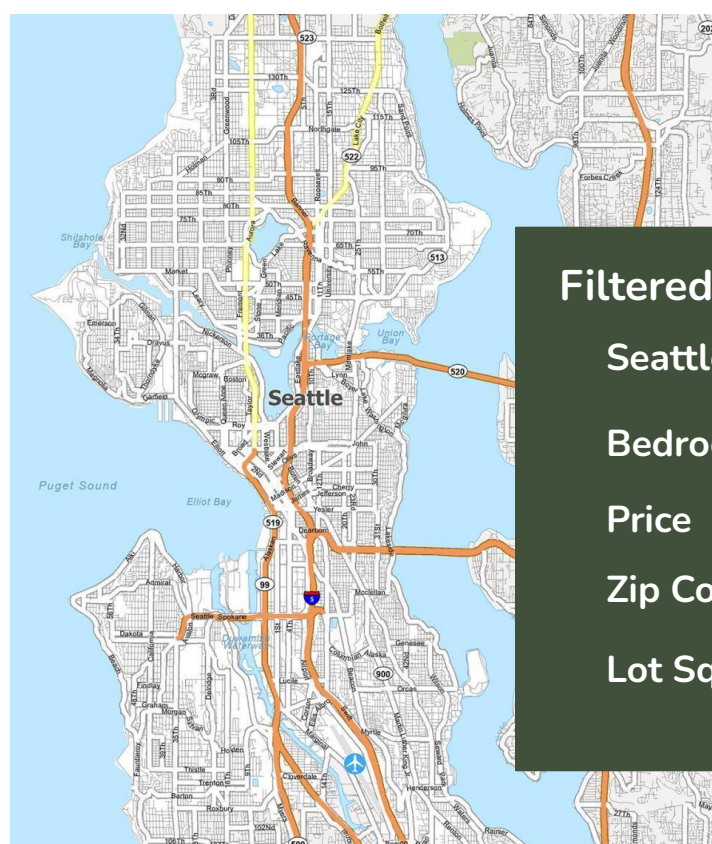
IRS

**IRS Tax
Returns**



Seattle
Office of Housing

**Housing Needs
& Supply
Analysis**



Filtered data for:

Seattle

Bedrooms

Price

Zip Code

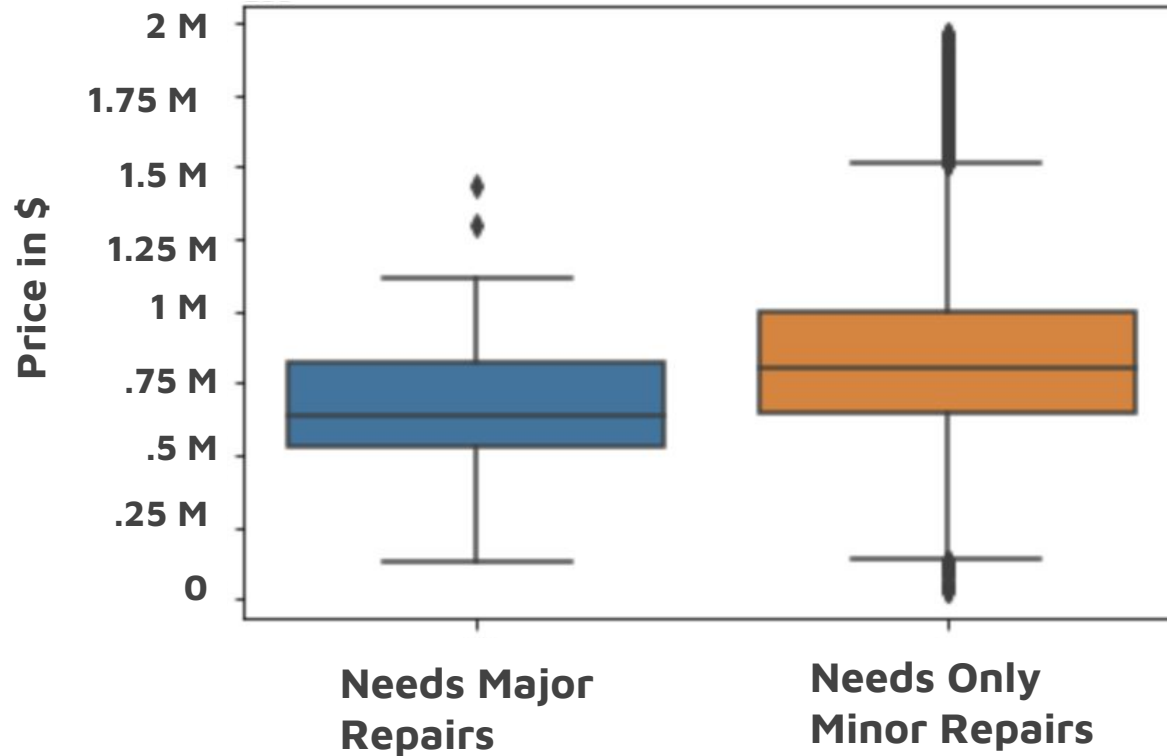
Lot Square Footage



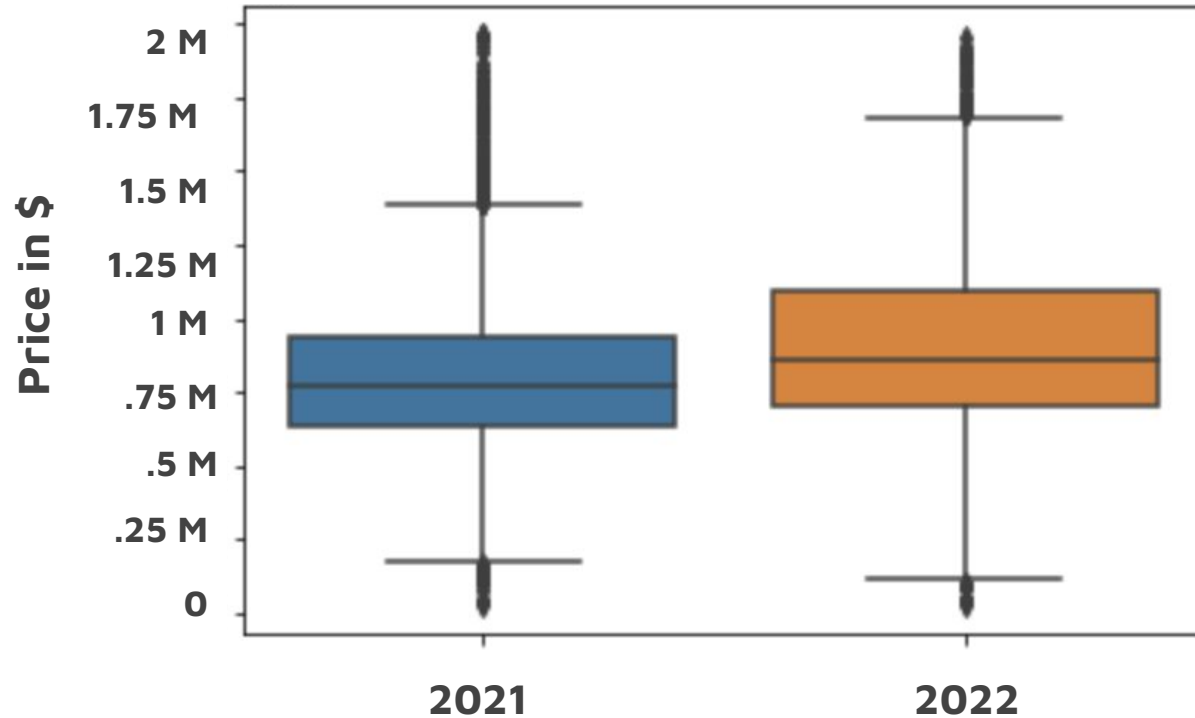
Analysis



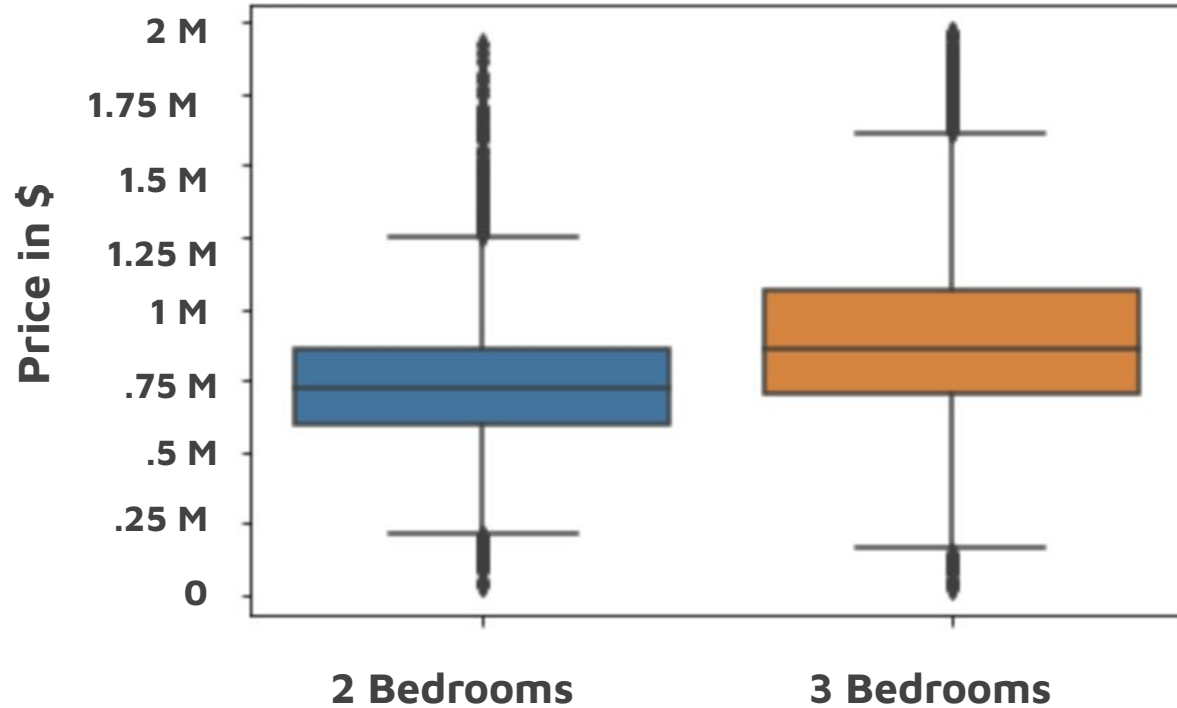
Homes in Sufficient Condition Sell for More



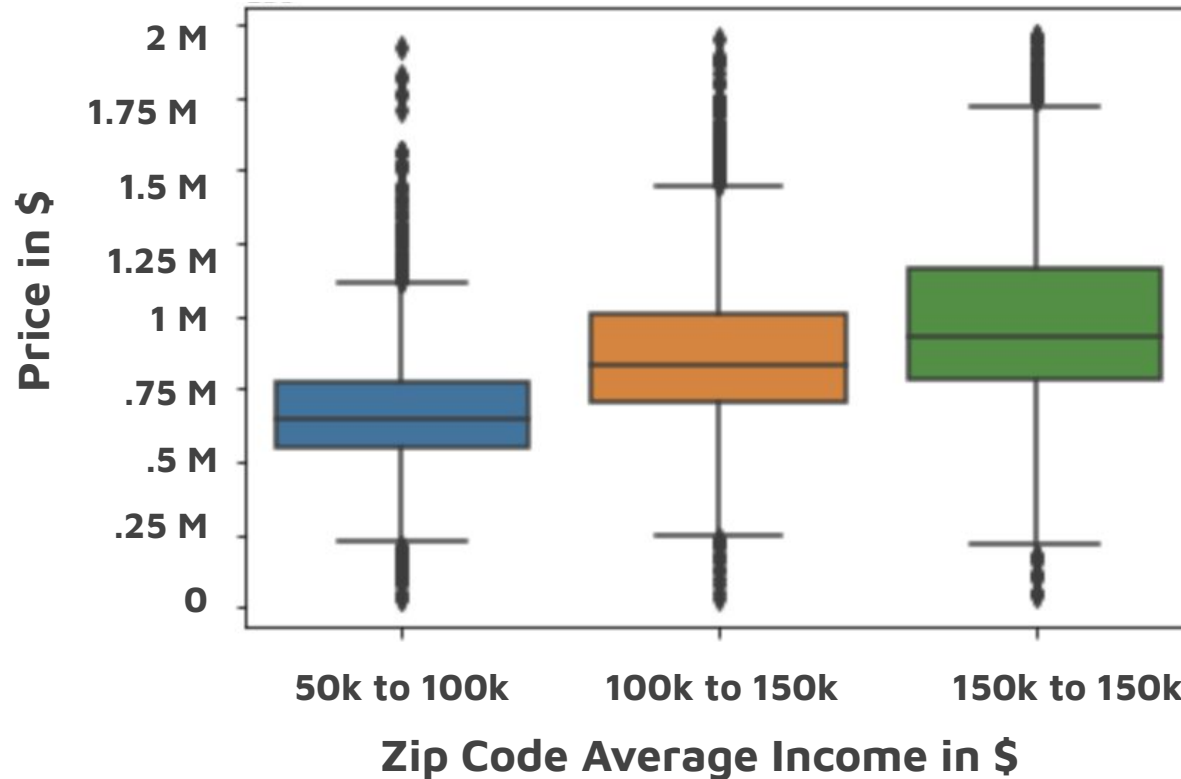
2021 and 2022 Were Two Different Housing Markets



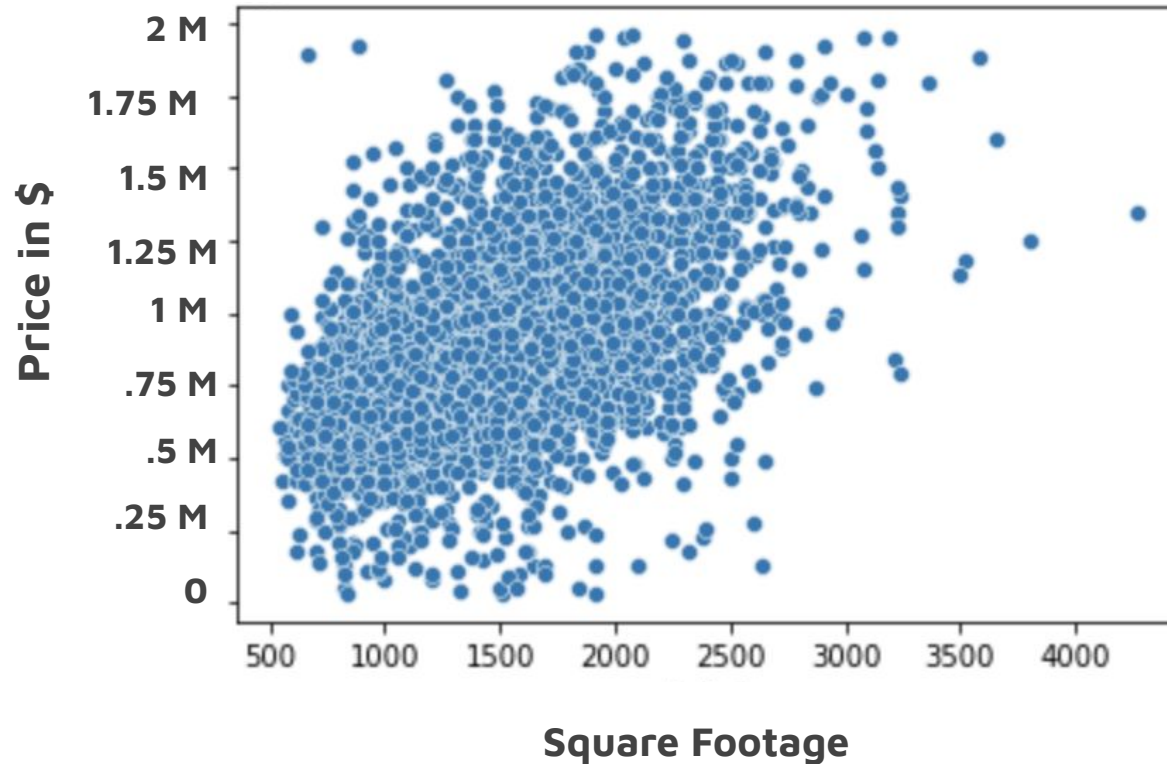
More Bedrooms, Higher Price



Wealthier Neighborhoods Command Higher Home Prices



Living Space Square Footage Most Positive Correlated with Price



Budget Options

Lower-income zip codes:
\$650-\$665 million

Market rent: \$2580-\$2640

Medium-income zip codes:
\$833-\$848 million

Market rent: \$3305-\$3365

High-income zip codes:
\$915-\$930 million

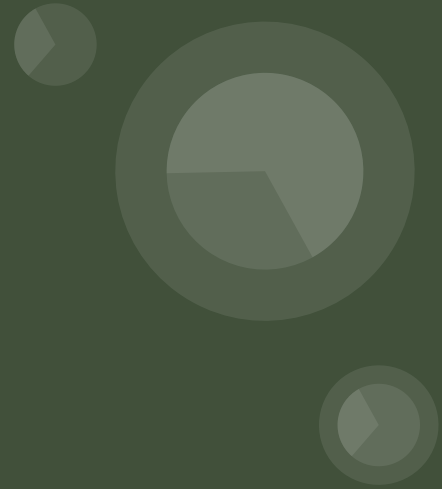
Market rent: \$3630-\$3690





**Quick relief to the Housing
Affordability Crisis starts with
just 1,000 homes.**

Next Steps



Next Steps

- Expand search to Greater Seattle area
- Other neighborhood characteristics





Questions?

