



Proposed Study Questions

# **Analyzing Development Costs for Low-Income Housing**

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In 2017, the  
Legislature directed  
JLARC to  
compare the  
development costs  
of:

**Low-income housing  
vs.  
Market-rate housing**

## **Cost comparison may include:**

- land acquisition
- design
- construction
- financing
- maintenance and operation

# State-managed subsidies include grants, loans, and federal tax credits

## Department of Commerce, Housing Trust Fund

- Provides grants and loans primarily with state funds

## Washington State Housing Finance Commission

- Provides federally funded tax credits

**Since 2010, these programs have funded over 21,000 units of low-income housing units.**



# Proposed Study Questions

**1** What types of data and analysis could be used to compare development costs?

**2** How do development costs compare between different developers of subsidized low-income housing projects?

**3** What are the cost drivers for subsidized low-income housing development? How does the state control costs?



# Next Step

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Preliminary Report

**December 2018**

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<http://leg.wa.gov/jlarc/AuditAndStudyReports/Documents/LowIncomeHousingPSQ.pdf>

# Contact Us

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