

CITY OF  
**DES  
MOINES**  
HOUSING ACTION PLAN



Community Open House  
November 15 + December 3, 2022

# Community Open House Agenda



*What is a Housing Action Plan (HAP) and why do we need it?*



*What are Des Moines' housing needs and how were they assessed?*



*How can you stay involved?*



*Q&A and discussion - Please save questions to the end of the presentation*



# Project Team Introductions





## *What is a Housing Action Plan (HAP) and why do we need it?*

A **Housing Action Plan (HAP)** is a strategic roadmap for Des Moines to follow toward furthering its housing goals.

The **HAP** will provide clear **actions** that the City can implement with the purpose of promoting greater **diversity in types of housing** available and more **affordable housing** to residents of all incomes in Des Moines.



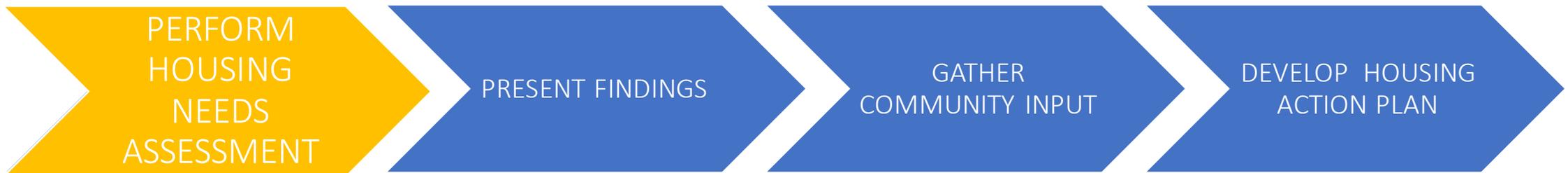


## *What is a Housing Action Plan (HAP) and why do we need it?*

The **HAP** will be informed by a **Housing Needs Assessment (HNA)** prepared by ECONorthwest, which provides housing data and analysis necessary to identify and understand the **current housing needs** in Des Moines.

Working together, with input from the community, the City of Des Moines, AHBL, and ECONorthwest will develop the HAP to inform any Comprehensive Plan housing updates during the City's periodic review.

### PROJECT MILESTONES



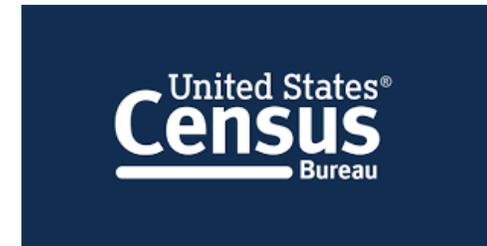


## *What are Des Moines' housing needs and how were they assessed?*

### Methods

The Des Moines Housing Need Assessment (HNA) uses a combination of Federal, State, Regional, and Local data and information to inform demographic and housing trends. We used the most recent and best available data to inform our understanding.

**We evaluated data between 2010 and 2020**, to understand how Des Moines has changed over time.





## *Growth Trends*

*Between 2010 and 2020*

- Des Moines' population **has grown at a much slower rate than King County.**
- **Several apartment units and single-family homes** have been built in Des Moines.
- Overall, the share of **renter households is increasing citywide.**
- Most **owner households live in single family detached and attached homes.**

Waterview Crossing Apartment | 2019



Source: CoStar

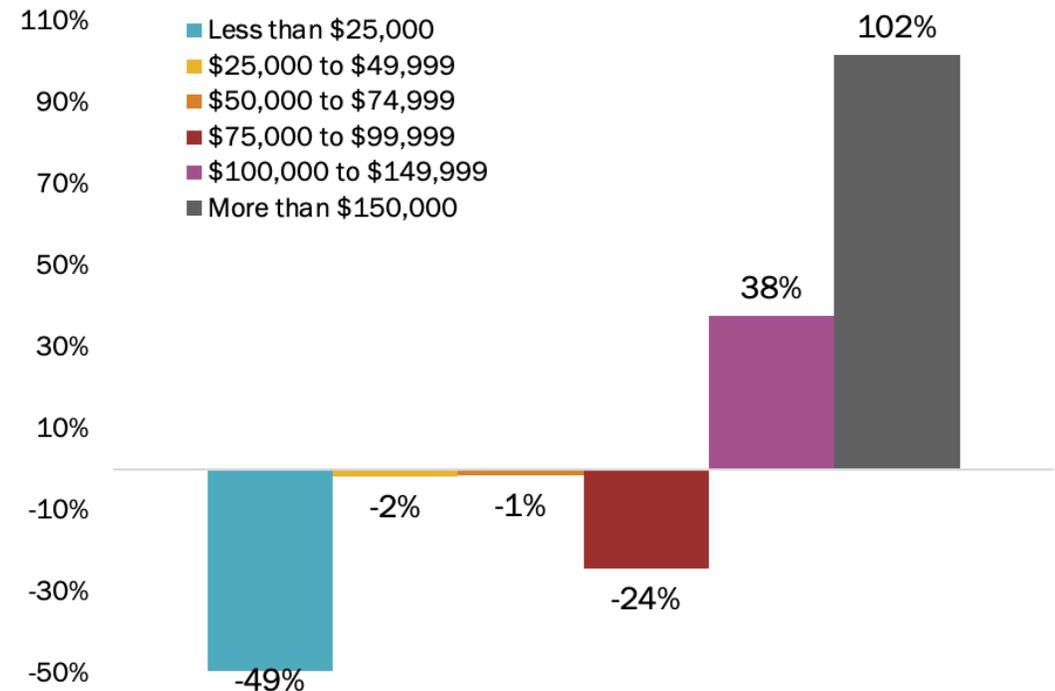


## Demographics Trends

Between 2010 and 2020

- Most of Des Moines' households **consists of 2 or more persons**.
- Des Moines has been an **attractive city for seniors (65+) and young adults (18-29 years)**.
- Des Moines has **grown to be more racially and ethnically diverse**.
- Des Moines' has experienced a **growth in households that earn \$100K or more**, while **seeing decreases in lower income households** who earn less than \$25K and those who earn \$75K-\$99K.

Household Income Distribution Percent Change





## Employment Trends

*Between 2010 and 2020*

- Des Moines serves primarily as a residential suburb community, with a housing-jobs ratio of 0.43.
- The majority of Des Moines' residents work in the services industry.
- Des Moines employment generally tracks with the jobs that residents typically work in the region.
- Des Moines has attracted quality jobs with the development of the Federal Aviation Administration (FAA) HQ building.

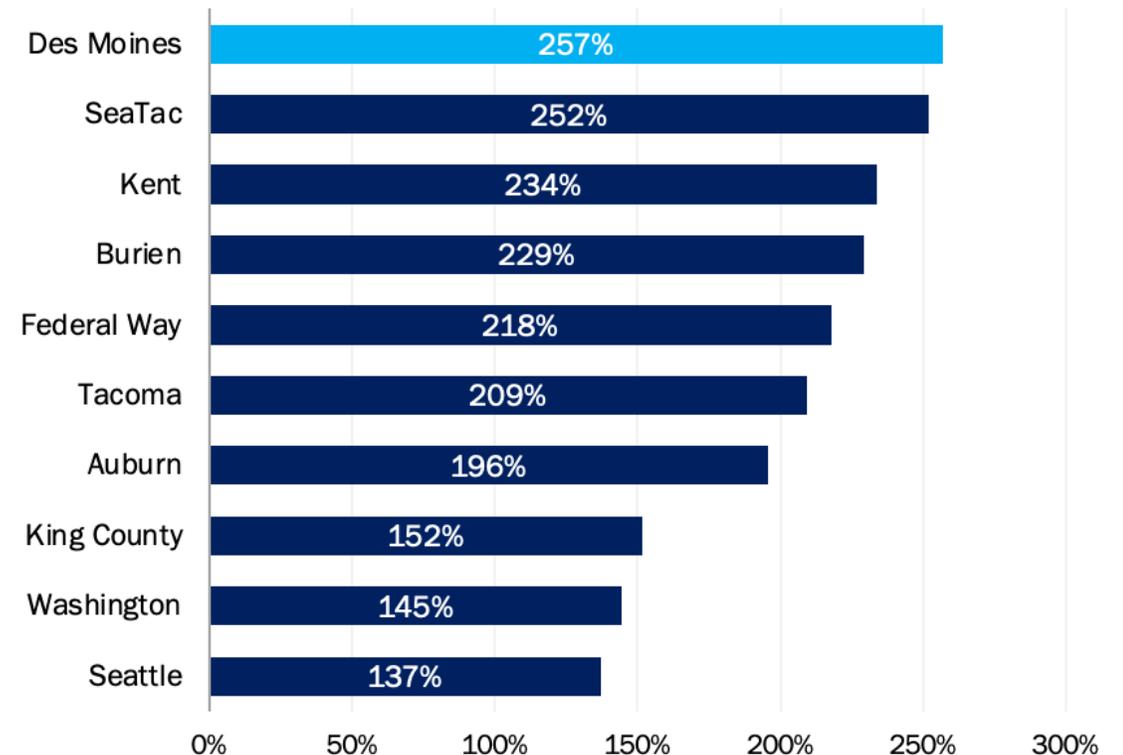




## Housing Market Trends

Between 2012 and 2022

- Des Moines has experienced **the largest housing cost increase compared to its neighboring cities.**
- The median price of a house in Des Moines **increased by \$455,000 or about 257%.**
- Households with an annual **income between \$157,500 and \$180,000 can afford a median priced home** of \$630,000.
- Des Moines **renters have experienced rising housing costs** where cost burden has risen, from 31% in 2010 to 38% in 2020.

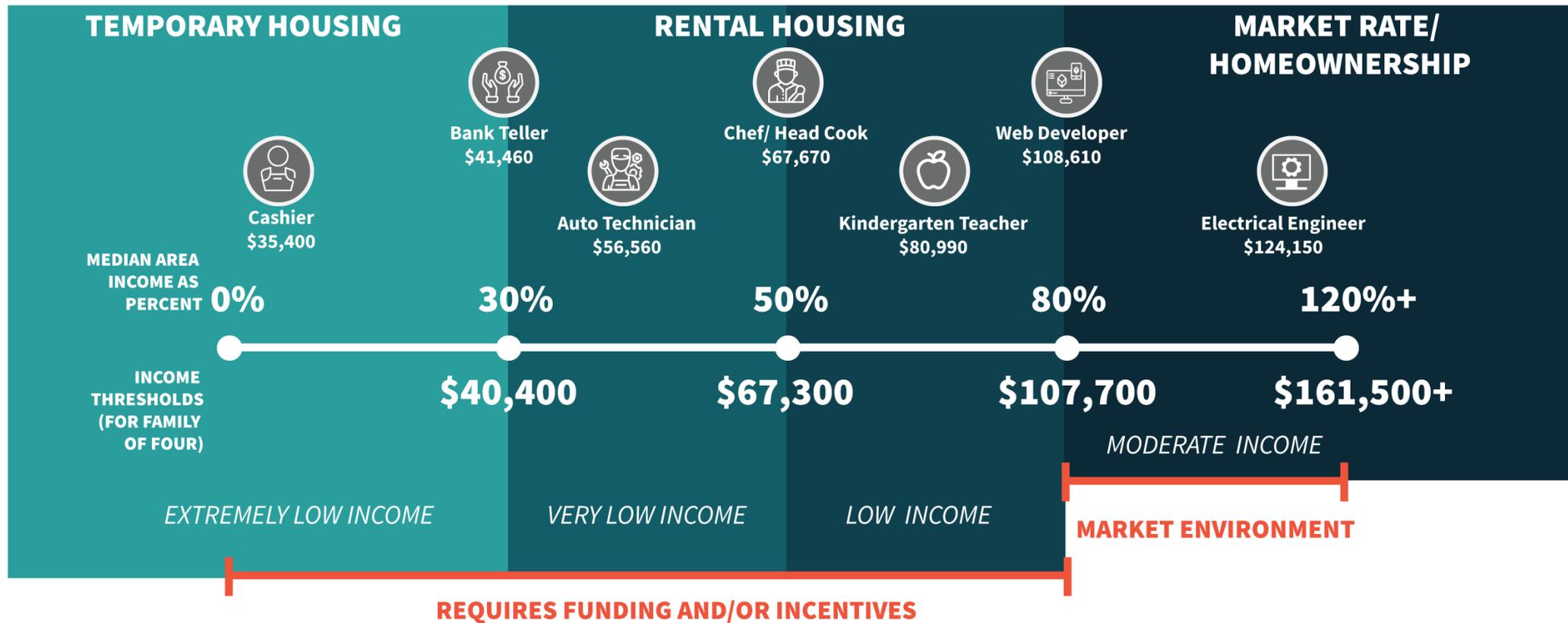




## Housing Demand in Des Moines

2022 KING COUNTY AREA MEDIAN INCOME (AMI) FOR FAMILY OF FOUR - \$134,600

Source: 2022 HUD MFI





## Housing Demand in Des Moines

- According to the King County Countywide Planning Policies (CPPs), Des Moines needs 3,800 housing units by 2044.
- Roughly 2,629 housing units or 70% of Des Moines housing growth target are needed for households who make roughly \$107K or less of the area median income.

Household Income Distribution	Need per Des Moines Household Income Share Percent	Housing Units Needed
0-30% AMI (Extremely Low-Income)	23%	878
30-50% AMI (Very Low-Income)	24%	896
50-80% AMI (Low-Income)	23%	866
80-120% AMI (Moderate Income)	18%	702
120%+ AMI (Above Moderate-Income)	12%	459
Total	100%	3,800



## *Project Milestones*

PERFORM HOUSING NEEDS ASSESSMENT



PRESENT FINDINGS



GATHER COMMUNITY INPUT



DEVELOP HOUSING ACTION PLAN



## *How can you stay involved?*

### **Upcoming Events**

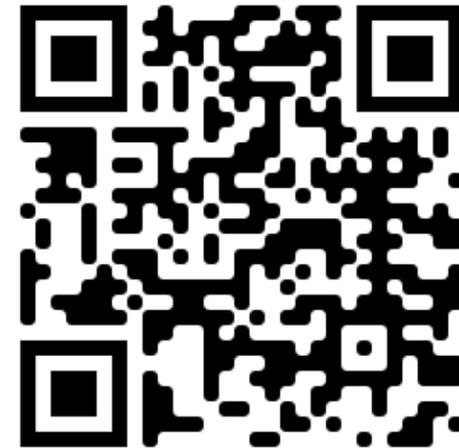
- Open Houses – November 15th + December 3rd  
6:00-7:30 pm at Highline College Building 21
- Additional Open Houses – Dates + Locations TBD
- Community Conversations – Dates + Locations TBD

### **Stay Informed**

- Project website: [www.DesMoinesHAP.com](http://www.DesMoinesHAP.com)
- Sign up for email notifications

### **Online Survey**

- [www.surveymonkey.com/r/desmoineshap](http://www.surveymonkey.com/r/desmoineshap)



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**MULTI-FAMILY**



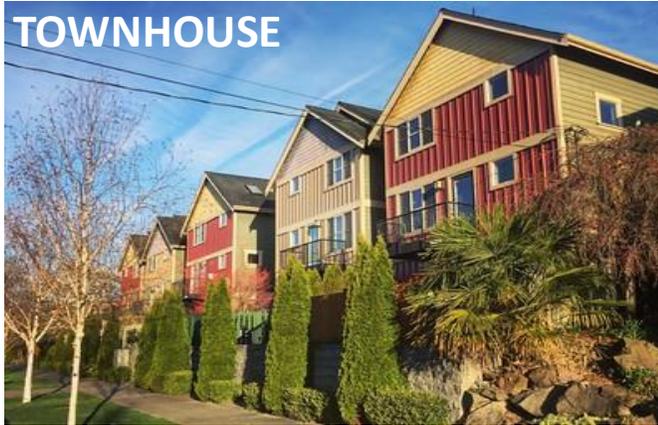
**DUPLEX**



**DETACHED SINGLE FAMILY**



**TOWNHOUSE**



**ATTACHED SINGLE FAMILY/  
ZERO LOT LINE**



**MANUFACTURED**



**COTTAGE**



**ADU**





## *How can you stay involved?*

### **Upcoming Events**

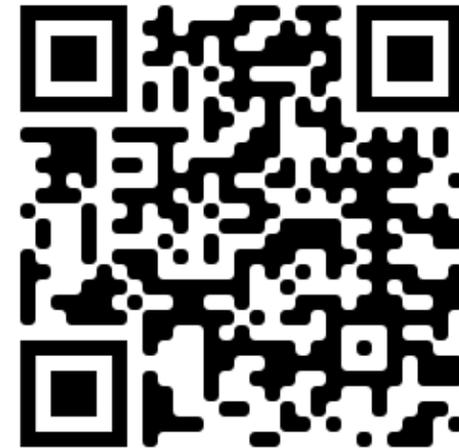
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