

# **Appendix A**

## **Needs Assessment**

# Needs Assessment Section

## Table of Contents

<b>Needs Assessment Definitions.....</b>	<b>66</b>
<b>I. Demographic and Income Data.....</b>	<b>67</b>
<b>II. Persons with Disabilities .....</b>	<b>74</b>
<b>III. Housing Market Study .....</b>	<b>81</b>
<b>IV. Housing Needs: Very Low- to Moderate-Income Renters and Rental Housing Stock .....</b>	<b>88</b>
<b>V. Housing Needs: Very Low- to Moderate-Income Owners and Owner Housing Stock.....</b>	<b>97</b>
<b>VI. Housing Condition: Renter and Owner Housing Stock .....</b>	<b>103</b>
<b>VII. Homelessness .....</b>	<b>105</b>

## **Needs Assessment Definitions**

### **Geography:**

East Urban Area – Beaux Arts Village, Bellevue, Bothell, Clyde Hill, Hunts Point, Issaquah, Kirkland, Mercer Island, Newcastle, Redmond, Woodinville, Yarrow Point & bordering areas of unincorporated King County.

North Urban Area – Shoreline, Lake Forest Park, Kenmore & bordering areas of unincorporated King County.

South Urban Area – Algona, Auburn, Burien, Des Moines, Federal Way, Kent, Pacific, Renton, Sea Tac, Tukwila & bordering areas of unincorporated King County.

East Small Cities – Carnation, Duvall, North Bend, Skykomish, Snoqualmie & bordering areas of unincorporated King County.

South Small Cities – Black Diamond, Covington, Enumclaw, Maple Valley & bordering areas of unincorporated King County.

### **Households:**

Very low-income households - households with income at or below 30% of the Area Median Income (“AMI”). Thirty percent (30%) of AMI in 2000 was \$15,800 for a household of two, \$17,750 for a household of three, and \$19,750 for a household of four.

Low-income households - households with income at or below 50% of the AMI. Fifty percent (50%) of AMI in 2000 was \$26,300 for a household of two, \$29,600 for a household of three, and \$32,900 for a household of four.

Moderate-income households - households with income at or below 80% of the AMI. Eighty percent (80%) of AMI in 2000 was \$40,150 for a household of two, \$45,200 for a household of three, and \$50,200 for a household of four.

## I. Demographic and Income Data

Data used in this section is 2000 Census Data unless otherwise noted.

**1. The growth rate for all of King County, including the City of Seattle, slowed from 19% in the 1980's to 15% in the 1990's. However, the population of the Consortium (King County outside Seattle) has continued to grow at a rate of 18%; the Highest Rate of Growth in the Consortium has been in South King County**

- The **Consortium population in 2000 was 1,173,660**, an increase of 18% from 1990.
- Overall growth in the City of Seattle was 8% between 1990 and 2000.
- Almost 46% of all population growth in the Consortium during the 1990's occurred in South King County.

	1990	2000	# of New Persons	% of New Persons	% 1990 Pop. of King County	% 2000 Pop. of King County
Seattle	516,300	563,400	47,100	20.5%	34.3%	32.4%
Shoreline/LFP	65,700	66,200	500	0.2%	4.4%	3.8%
East King County	337,000	387,200	50,200	21.9%	22.4%	22.3%
South King County	454,000	559,000	105,000	45.7%	30.1%	32.2%
Small Cities and Rural Unincorporated Areas	134,300	161,200	26,900	11.7%	8.9%	9.3%
	1,507,300	1,737,000	229,700			

### 2. Diversity has Increased in the Consortium

**[For the web version of this document there is a map entitled *Persons of Color Concentration and Diversity* that accompanies this section. The map must be downloaded and printed as a separate word document. Please note that the writing on the map is easier to read when printed.]**

- The percentage of persons of color residing in the Consortium doubled from 10.2% of the population in 1990 to 21.6% of the population in 2000.
- A profile of the Consortium by race:
  - 78.5% of the residents are White
  - 3.9% of the residents are Black/African American
  - 0.9% of the residents are American Indian/Alaska Native

- 9.7% of the residents are Asian
  - 0.50% of the residents are Native Hawaiian/Other Pacific Islander
  - 2.5% of the residents are some other race
  - 4% of the residents are two or more races
- A profile of the Consortium's Asian Residents:
- 11.4 % are Asian Indian
  - 22.5% are Chinese
  - 15.7% are Filipino
  - 11% are Japanese
  - 13.3% are Korean
  - 13.6% are Vietnamese
  - 12.5% are of other Asian origins
- A profile of the Consortium's Native Hawaiian and Other Pacific Islander Residents:
- 17.7% are Native Hawaiian
  - 10.7% are Gaumanian/Chamorro
  - 45% are Samoan
  - 26.6% are of other Pacific Islander origins
- Consortium residents of **Hispanic/Latino ethnicity (of any race) are 5.6%** of the Consortium population.
- A profile of residents of the Consortium who are Hispanic or Latino of any race:
- 68% are Mexican
  - 4.2% are Puerto Rican
  - 1.5% are Cuban
  - 26.3% are of other Hispanic/Latino ethnic origins

- An average of **50 different languages are spoken in many jurisdictions** in the Consortium, with as many as 77 languages spoken in some jurisdictions<sup>1</sup>.
- 17.46% (about 191,187 people) of the Consortium population over the age of 5 speaks a language other than English. Half of these speak English less than “very well”. Of those that speak another language:
  - 24% speak Spanish
  - 43% speak Asian and Pacific Island languages
  - 28% speak other Indo-European languages

### **3. Incomes grew in King County During the 1990’s, but growth slowed in the early 2000’s**

- Median household income grew by 47% from 1990 to 2000 (about 5% per year), and slowed to about 2% per year from 2000 to 2004.

### **4. Low-Income Households and Households in Poverty Increased in the Consortium**

**[For the web version of this document there are two maps that accompany this section: 1) *Persons in Poverty*, and 2) *Concentrations of Poverty and Persons of Color*. The maps must be downloaded and printed as separate word documents. Please note that the writing on the maps is easier to read when printed.]**

- The percentage of households earning 50% of area median income<sup>2</sup> (“AMI”) or less increased from 16% to 18% of total households in the Consortium from 1990 to 2000.
- The poverty rate<sup>3</sup> increased from 8% to 8.4% of the population in King County from 1990 to 2000 (78,478 persons live in poverty in the Consortium).
- 16 census tracts in the Consortium have poverty rates of 15% and above.

---

<sup>1</sup> United Way of King County, “Languages Spoken in King County School Districts.”

<sup>2</sup> 50% of area median income was \$26,300 for a household of two in 2000

<sup>3</sup> The poverty level is a threshold measure prescribed by the federal government. The measure has two components, income level and family size by number of related children. Unrelated individuals and two-person households are further differentiated by age (under 65 & 65 and over). The poverty level in 2000 was \$16,895 for a family of four (4) with two (2) related children; the poverty level was \$11,214 for a two-person household under 65; and was \$10,075 for a two-person household 65 & over.

- Census tract #265 in White Center has the highest concentration of both poverty and persons of color in the Consortium – 38.7% poverty rate and 54% persons of color.
- Children under 18 make up 31% of all individuals in poverty in the Consortium.
- Poverty in the Consortium is most concentrated in the South Urban Area (see Map that follows).
- The percentage of persons living in poverty in the East Urban Area doubled between 1990 and 2000 from 2.16% to 4.68%.

### **5. The Jobless Rate has Steadily Increased Since 2001**

- The jobless rate in King County (Seattle-Bellevue-Everett PMSA) hovered around an average rate of 3.5% during much of the 1990's and has steadily increased in the early 2000's to an average of 6.5% in 2003.

### **6. Single Parent Households Have Stabilized**

- Female-headed single parent families made up 43% of all families in poverty in 2000.
- From 1980 to 1990, single parent households increased by .9% in King County, but increased by only .1% in the Consortium from 1990 to 2000.

### **7. Non-family Households Increased**

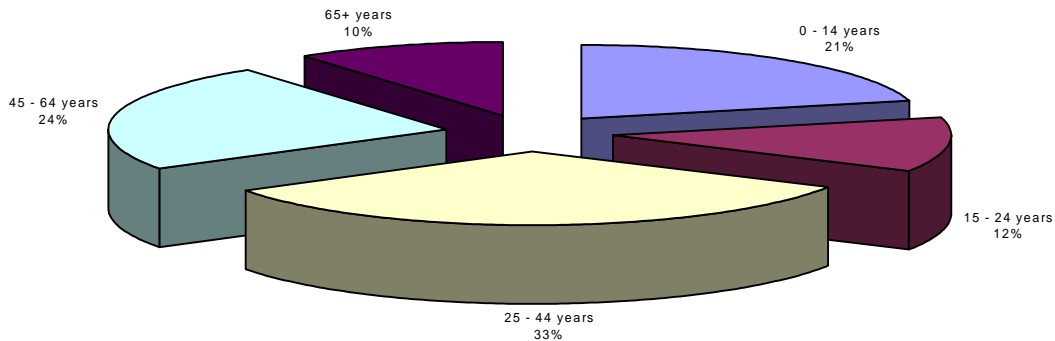
- 56% of the new households in King County in 2000 were single households or unrelated individuals living together as a household.

### **8. Elderly Households Have Increased and the Elderly Growth Rate is Projected to Accelerate in Future Years, Especially the Frail Elderly**

- Residents between the age of 45 and 54 increased by 59% between 1990 and 2000, and these residents will be reaching retirement age in the coming decade.
- Persons over the age of 65 increased from 8.4% of the population in 1990 to 10% in 2000.
- Persons over the age of 85 increased by 44% from 1990 to 2000.

- Between 2000 and 2010 King County's 60 and older population is expected to grow from 13.8% of the total population to 16.8% of the total population.

Age in the Consortium



## 9. The Percentage of Households with a Disability Increased

- In 1990 10.2% of King County residents between the age of 21 & 64 had some level of disability; in 2000 14.2% of residents between the age of 21 & 64 had some level of disability.
- 40% of residents over the age of 65 had some level of disability, 9% of residents over the age of 65 had a “self-care” disability. A “self-care” disability is a physical, mental or emotional condition, lasting 6 months or more, that causes a person to have difficulty engaging in the following activities: dressing, bathing or getting around the home.

## 10. Small and Large Households Grew the Fastest

- One-person households increased at a higher rate (21%) than the increase of all households (15.5%) in King County.
- Although there are fewer large households than other household sizes in King County overall, households with 6 or more members increased by an average rate of 37% in King County during the 1990's.



INCREASE IN HOUSEHOLDS BY SIZE

Persons per Household	#HH 1990	#HH 2000	# New HH	% Increase 1990-2000
One Person	179,110	217,163	38,053	21.2%
Two Persons	211,841	240,334	28,493	13.5%
Three Persons	97,614	106,579	8,965	9.2%
Four Persons	79,982	89,918	9,936	12.4%
Five Persons	32,274	35,842	3,568	11.1%
Six Persons	10,322	12,685	2,363	22.9%
Seven or more Persons	5,548	8,395	2,847	51.3%
All Households	616,691	710,916	94,225	15.4 %

**11. The State’s Inmate Population Grew By More than 50% Between 1990 and 2000 and Many Ex-Inmates are Homeless**

- The combined population of persons incarcerated and on active supervision in the community doubled from 30,000 to over 70,000 persons State-wide; about 17,500 on active community supervision reside in King County<sup>4</sup>.
- About 30% of released offenders are returned to prison for a new conviction within 5 years; the rate of return is higher for property crimes (>40%) and lower for sex crimes (>20%)<sup>5</sup>.
- Numerous studies indicate that persons released from prison have multiple needs: a high percentage have substance abuse problems, many did not complete high school, most have spotty employment records of primarily low-wage jobs, many report some level of physical or mental disability and many do not have secure housing to enter.
- Programs for substance abuse, mental health, educational opportunities and pre-release preparation have been cut from the prisons as the state budget conditions have grown tighter. The result is that offenders re-entering the community have often not received treatment, have few job skills and in general are ill prepared for life on the outside.
- Securing housing following release from prison is particularly difficult in that most federal housing programs (Section 8 and low-rent public housing) prohibit leasing to former offenders, especially those convicted of a violent offence.

<sup>4</sup> Department of Corrections, “Washington State Strategic Plan, 2001-2007.”

<sup>5</sup> See footnote 4 above.

- Many private and non-profit housing providers conduct criminal background checks as part of their regular tenant screening process and refuse to lease to those with criminal convictions.
- There are a limited number of programs in King County that offer housing opportunities for persons being released from prison:
  - Pioneer Human Services provides clean and sober transitional housing opportunities for about 400 persons coming out of treatment or prison who are willing to participate in a case-managed program.
  - Pioneer Human Services also provides about 150 market-rate permanent beds for lower income individuals. Neither program is exclusively for released offenders but will accept former offenders, and there is a waiting list for these beds during most times of the year.
  - Interaction Transition operates a transitional living facility for released offenders that can serve approximately 18 persons. There is a six-month waiting list for these beds.
- The emergency shelter system may house newly released offenders but actual figures are hard to come by as offenders are hesitant to disclose their history for fear of being turned away.
- With limited housing opportunities upon release many offenders find themselves homeless. The literature suggests that lack of access to stable housing upon release reduces the likelihood of successful re-entry into society, thus increasing threats to public safety through higher rates of recidivism<sup>6</sup>.

---

<sup>6</sup> Bradley, K., Oliver, M., Richardson, N., Slayter, E., "No Place Like Home: Housing and the Ex-prisoner," Community Resource for Justice, November 2001.

## II. Persons with Disabilities

### A. Persons with Developmental Disabilities

#### Overview

- A person with a developmental disability is someone whose disability is present before the age of 18, and is expected to last a lifetime. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, autism or other neurological conditions that may impair intellectual functioning.
- There is a 1.6% prevalency rate of persons with a developmental disability (“DD”) in the United States. Approximately 80% of persons with DD are classified as having a “mild” level of disability; 18% have disabilities classified as “moderate”; and 2% have disabilities classified as “severe”.
- Persons with developmental disabilities often need some form of support through all stages of their lives. The types of support people need vary with the severity of their disability and can include: case management, personal care assistance, live-in residential support, supported employment, guardianship, and payee services.
- Persons with DD often have income from both employment and/or Supplemental Security Income (“SSI”), however, most people with DD have extremely low incomes<sup>7</sup>. Some families with children with DD also have extremely low incomes, often due to the additional care needs of their disabled child.
- Persons with DD can live successfully in community-based housing with support systems that are appropriate to their needs, which can include a combination of case management, family, friends, or paid support providers.

#### Adults with DD

- Of the 4,075 adults in King County on the Washington State DDD caseload, 1,387 live in Seattle and 2,688 live in King County outside Seattle.
- According the 2004-2005 King County Developmental Disabilities Division Housing Plan, 1,468 adults in King County on the Washington State DDD caseload receive “residential services” for housing. “Residential services” are comprehensive housing support services provided in community based housing by agencies that contract with the Washington State DDD. Four

---

<sup>7</sup> At or below 30% of the Area Median Income, which is \$16,350 per year for a household of one in 2004.

hundred (400) of these persons live in private market housing and pay more than 50% of their income for rent and utilities.

- An additional 2,340 adults on the DDD caseload in King County do not receive “residential services” and many of these adults have a need for affordable housing, either because their current housing causes them to be extremely rent burdened or because they live with an aging parent who cannot continue to care for them.
- There are currently 217 people with DD living at the Fircrest Institution in Shoreline. The Washington State legislature has mandated the downsizing of Fircrest during the 2003-05 state biennium, and will likely mandate its closure during the 2005-07 biennium. DDD estimates that approximately 115 people who are currently living at Fircrest will need affordable housing in the community in Seattle and King County between now and 2007.

### **Families with Children with DD**

- Of the 3,915 children on the DDD caseload, 1,251 live in Seattle and 2,664 live in King County outside Seattle. Many of the children will need affordable housing as they reach adulthood.
- The housing need of families with children with DD has yet to be effectively documented. WA State DDD is currently developing a wait list of families who are homeless or in need of affordable housing in order to document the needs of families, as well as conducting a needs assessment of families on the DDD caseload.

### **Homelessness Among Persons with DD**

- In 2002, the Downtown Emergency Service Center (DESC) provided shelter to 95 persons with DD (out of a total of 3,146 unduplicated persons sheltered). In 2003, DESC provided shelter to 95 persons with DD (out of a total of 3,301 unduplicated persons sheltered).
- In 2003, The Arc of King County served 25 homeless persons with DD through its Survival Services Program, which includes case management and housing stabilization assistance. Four (4) people were turned away from the program due to lack of funds.
- The Seattle-King County Coalition for the Homeless, Families Committee, reports serving increased numbers of families with children with DD in King County shelter and transitional housing programs. According to the 2003 One Night Count of the Homeless conducted by the Coalition, out of 1,372 individuals in shelter and transitional housing programs who reported at least one disability, 62 individuals reported having a developmental disability. Because many of these programs do not have staff positions to provide

services to meet the unique needs of these families, they face additional challenges to overcoming homelessness.

### **Dual Diagnosis: Persons with Mental Illness and DD**

- In 2003, the King County Mental Health System's Regional Support Network provided services to 2,393 persons who had a dual diagnosis of mental illness and a developmental disability; 203 or 8% of these persons were homeless in 2003<sup>8</sup>.

## **B. Persons with Mental Illness**

### **Overview**

- The King County Regional Support Network (RSN), managed by the Mental Health, Chemical Abuse and Dependency Services Division (MHCADS) is responsible for managing the publicly funded mental health treatment system. Direct services provided by County staff include 24-hour mental health crisis outreach and investigation for involuntary commitment. Treatment services are provided through contracts with licensed mental health centers. Mental Health services includes group and individual counseling; case management; outreach and engagement services; medication management vocational services; and assistance with housing and other supports.
- In 2003 mental health services were provided to 34,893 people, a 5% increase over 2002, including 10,378 children, 20,309 adults, and 4,206 older adults.
- The Crisis Clinic, which provides telephone crisis services in King County, responded to 78,003 calls<sup>9</sup> requesting mental health assistance in 2003.
- Western State Hospital (WSH) continues to plan to close wards at the hospital. The Expanded Community Services program in King County has been successful in transitioning individuals discharged from WSH into community-based housing with supportive case management services. Additional transitional and permanent subsidized housing units with support services are needed for this population.
- The RSN has over 550 adults residing in licensed residential facilities, such as boarding homes. Many of these individuals no longer meet the medical necessity criteria for that level of care. In addition, the RSN's focus on the recovery model emphasizes individual choice, including community-based housing options for persons with severe and persistent mental illness.

---

<sup>8</sup> This number likely includes some duplicated counts of persons with DD served in the DESC shelter.

<sup>9</sup> This number represents "calls", not "callers" and can include repeat calls from the same person.

- Additional transitional and permanent subsidized housing units throughout the geographic regions of King County are needed for persons with mental illness. Specialized transitional housing is needed for persons with co-occurring disorders (mental illness and substance abuse). Supportive housing needs exist for youths leaving the foster care system when they turn 18 years of age.

## Homelessness

- **2,325** adults in the Outpatient programs (14.5% of the adults in those programs) had at least one episode of homelessness in 2003.
- In addition, **675** persons from two homeless outreach programs had at least one episode of homelessness in 2003.

## C. Persons with Chemical Dependency

### Overview

- The Mental Health, Chemical Abuse and Dependency Services Division (MHCADS) is responsible for managing King County's publicly funded substance abuse treatment services.
- Direct services provided by County staff include assessment for substance abuse services, public inebriate outreach and triage, and investigation for involuntary detention under state substance abuse statutes. Treatment services are provided through contracts with licensed substance abuse treatment agencies. Substance abuse services include financial eligibility and need assessments by the King County Assessment Center; detoxification; youth and adult outpatient treatment; outpatient opiate substitution treatment; residential treatment services; and employment and housing assistance.
- A total of 10,204 people were served with detoxification services, opiate substitution, youth and adult outpatient programs.
- The Dutch Shisler Sobering Support Center, which provides 24-hour assistance to the public inebriate population, assisted 2,228 unduplicated individuals in 2003.
- The Alcohol and Drug 24-Hour Help Line provided telephone crisis response and referrals for treatment to 6,280 callers in 2003.
- For individuals with a long history of substance abuse, stable affordable housing is often a prerequisite to treatment compliance and continued recovery. An increase in permanent affordable housing units is needed for persons with chemical dependency.

## Homelessness

- **626** of the adults in outpatient treatment (11.6%) reported homeless.
- The Sobering Support Center reported **2000** unduplicated persons who stated that they had experienced at least one episode of homelessness in 2003.
- The Washington State Alcohol and Drug Addiction Treatment and Support Act (“ADATSA”) Assessment Centers report that 25% of all persons assessed for treatment services state that they are homeless. **In 2003, 1,700 persons in King County assessed for treatment services were homeless.**

## Criminal Justice Population with Chemical Dependency or Mental Illness, or Both

- In 2003, King County started the Criminal Justice Continuum of Care Initiatives Project to assure that persons who are significantly impaired by substance abuse, mental illness, or both, and involved repeatedly or for a significant duration in the criminal justice system “receive a continuum of treatment services that is coordinated, efficient, and effective, and that reduces their rate of re-offense and jail time.” Such offenders should have access to coordinated housing, pre-vocational, employment, crisis, and treatment services that are continually evaluated for effectiveness in reducing the rate of re-arrest.
- Housing is an essential component of many of the initiatives of the Criminal Justice Continuum of Care Initiatives Project, such as the Co-occurring Disorders Program, the Housing Voucher and Case Management Program and the Community Center for Alternative Programs (CCAP), and is a prerequisite to recovery and re-integration into the community.
- A need exists for an increase in transitional and permanent affordable and subsidized housing units for persons in the Criminal Justice Continuum of Care Initiatives Project.

## D. Persons with HIV/AIDS

### Overview

- The City of Seattle Human Services Department is the regional grantee and coordinator of the Housing Opportunities for Persons with Aids (“HOPWA”) program, a federally funded program providing resources to King, Snohomish, and Island Counties.
- The City of Seattle plans and implements HOPWA-funded programs and projects to provide housing assistance to low-income people disabled by AIDS, and their families, in collaboration with the AIDS Housing Committee, a

Committee made up of governmental entities and community-based health and housing providers. King County HCD staff participate on the AIDS Committee, however, the majority of the housing need, as identified by this population, is for housing within the City of Seattle that is closer to the services.

- As of December 21, 2003, there were **5,444** persons in King County with HIV and AIDS.
- 91%, or **4,935** persons were male; 9% or **509** persons were female.
- 43%, or **2,334** persons were living with HIV, and 57%, or **3,110** persons were living with AIDS.
- 85%, or **4,606** persons “reside”<sup>10</sup> in the City of Seattle; 15%, or **838** persons “reside” in King County outside the City of Seattle.

### **2003 HIV/AIDS Consumer Focus Groups Findings<sup>11</sup>**

- Across all focus groups, a significant number of participants indicated they had a history of homelessness or were at risk of homelessness.
- For many participants, housing instability and homelessness were factors in their lives prior to their diagnosis with HIV or AIDS.
- Nearly all participants were relying on, or in need of, some form of housing assistance.
- Previous rental, credit and criminal histories continue to serve as barriers to accessing housing for many participants.
- Current or former substance abuse continues to be a factor in many focus group participants’ lives. A significant number of participants identified strong concerns about living in neighborhoods or buildings with open drug activity.
- Participants said that waiting lists for permanent housing from public housing authorities and other providers can take many months or years. In the interim they rely on family, friends, shelters and transitional housing programs for housing.
- Participants had varying levels of understanding about the AIDS housing system and other community housing resources. Many relied solely on case managers to find housing and others were able to self-advocate.

---

<sup>10</sup> “Reside” means that some of the persons included in the area count may be homeless, without an official residence.

<sup>11</sup> Draft Seattle-King County HIV/AIDS Housing Plan 2004.



- Many participants believe that eligibility for AIDS-dedicated housing should have broader eligibility to include persons with both HIV and AIDS.
- Participants' primary concern was getting into and maintaining stable, affordable housing. The majority of participants said they would like to live independently in a convenient and safe neighborhood.
- While the majority of persons with HIV/AIDS prefer housing in the City of Seattle, where services are provided, some participants expressed a preference for more affordable housing in King County outside Seattle. It appears that housing outside Seattle may work for some persons with HIV/AIDS who can live independently and manage transportation issues to get to their services in Seattle.

## III. Housing Market Study\*

\*Note: This is a study of private market housing only and does not include public housing, or housing subsidized by public funders or by housing authority vouchers. This study is based upon research conducted by Dupre + Scott Apartment Advisors, Inc. in 2003.

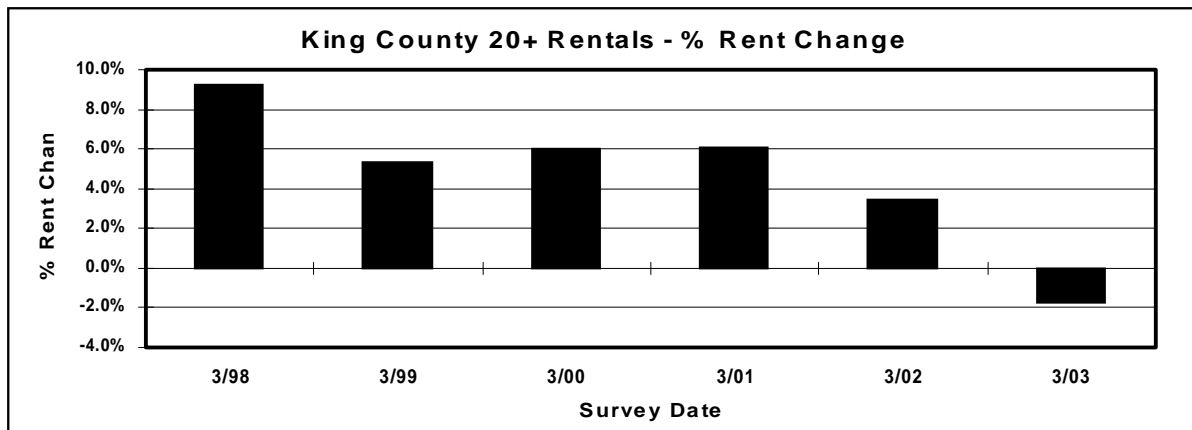
### A. Rental Housing Affordability Trends

#### 1. Affordable Rental Housing for Low- and Very Low-Income Households is in Short Supply

- Affordable rental housing for those below 50% of area median income is scarce in most parts of the County. (See data tables below)

#### 2. Affordability in the Rental Stock has Improved Somewhat due to a Reduction in Rent Increases During the Economic Downturn

- Although rents have increased in King County since 2000, the rate of increase has slowed significantly in recent years. The following table based on research by Dupre + Scott Apartment Advisors indicates that, at least for larger apartment buildings/complexes, rent increases have dropped from approximately 9% per year in 1998 to almost a -2% decrease in 2003. However, increases in rental prices are anticipated to resume in the coming years.



#### 3. Rents are Most Affordable in South King County

- Median rents are lowest in South King County while rents in the rural unincorporated areas are the highest according to a recent analysis completed by Dupre + Scott Apartment Advisors. The following table based on 2003 incomes indicates that approximately 70-80% of units in South King County are affordable to households earning 30-50% of median income while only 7.4% are similarly affordable in rural unincorporated areas of the County. Rents in East King County and rural cities are significantly less affordable than those in other parts of the County.

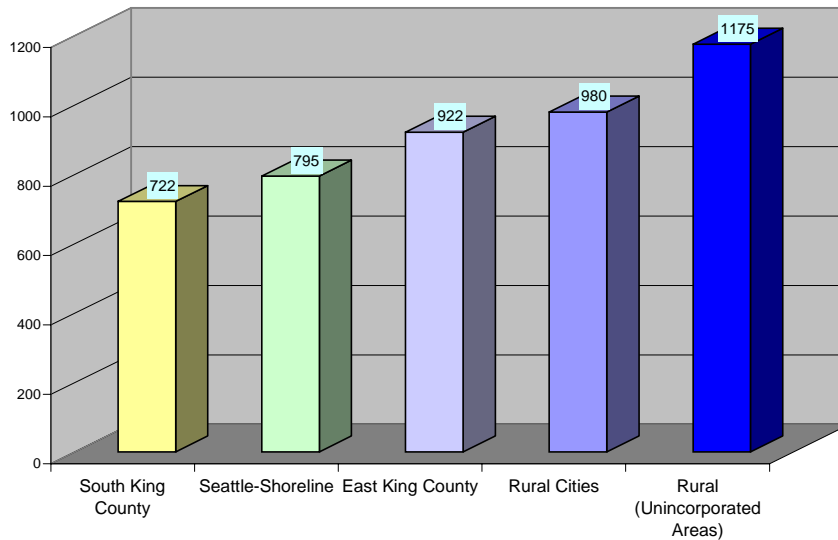
## RENTAL AFFORDABILITY BASED ON 2003 INCOME LEVELS

Complex Size: All Buildings

% of Surveyed Rentals Falling into Household Income Segments: By Region

	<30%	30-49%	50-79%	80-99%	100-119%	120%+	Units Svyed	Median Rent
<b>Total Units</b>	0.1%	43.9%	50.0%	4.2%	1.2%	0.6%	119,345	<b>\$795</b>
<b>Cumulative</b>		<b>44.0%</b>	<b>94.0%</b>	<b>98.2%</b>	<b>99.4%</b>	<b>100.0%</b>		
East King Co		19.6%	71.5%	6.5%	1.5%	0.9%	31,047	<b>\$922</b>
Rural Unincorporated King Co		7.4%	67.8%	22.9%	0.9%	0.9%	538	<b>\$1,175</b>
Rural Cities		46.1%	53.5%	0.1%	0.3%		677	<b>\$980</b>
Seattle-Shoreline	0.1%	36.4%	54.4%	5.9%	2.2%	1.0%	41,371	<b>\$795</b>
South King Co	0.2%	67.5%	31.2%	1.0%	0.0%	0.1%	45,712	<b>\$722</b>

**Average Rent of all Surveyed Units**



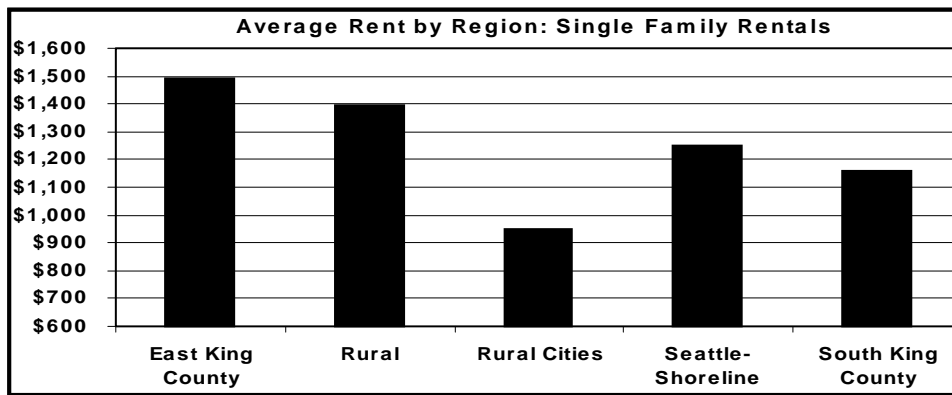
#### 4. Rents for Single Family Home Rentals are More Expensive than Rents for Multi-Family Units

- Rents for single family homes were significantly more expensive than rents for multi-family units. Only 6-10% of single family rental were affordable to households earning 30-50% of median income in 2003 based on research by Dupre + Scott.

King County: % of All Single Family Rentals Surveyed by Income Group by Year

Year (Spring)		<30%	30-49%	50-79%	80-99%	100-119%	120%+	Units Svyed	Median Rent
2003	Total Units	0.0%	6.1%	62.2%	23.2%	5.4%	3.1%	2,027	\$1,275
	Cumulative		6.2%	68.4%	91.6%	96.9%	100.0%		
2000	Total Units	0.0%	9.3%	50.4%*	27.7%	7.5%	5.1%	2,309	\$1,195*
	Cumulative		9.3%	59.7%	87.4%	94.9%	100.0%		

- Like multi-family rents, single family rents are most affordable in South King County and least affordable in rural unincorporated areas and East King County
- Single family rents in rural cities were the most affordable, while multi-family rents in the rural cities were amongst the least affordable.
- The following table prepared by Dupre + Scott shows average single family rental prices by area:



## 5. Rental Affordability Gap Persists

- The gap between the County-wide median rental price and what a 3-person household earning 30% of median income can afford has decreased somewhat, although the gap remains significant. In 2000 the gap was \$301. In 2003 the gap was \$269.00. The gap is even larger in areas where average rents are higher than the County-wide median.

### **Affordability Gap Chart for Very Low-Income Household:**

	<b><u>2000</u></b>	<b><u>2003</u></b>
<b>Median Rent</b>	\$745	\$795
<b>Affordable Rent for Household Profile</b>	\$444	\$526
<b>Affordability Gap</b>	<b>\$301</b>	<b>\$269</b>

The gap chart above is based on the following household profile:  
Very Low-Income 3-Person Renter Household earning 30% of Area Median Income (\$17,750 in 2000; \$21,050 in 2003); 30% of monthly income available for rent

## **B. Home Ownership Affordability Trends**

### **1. Affordable Ownership Housing**

- Approximately 27-34% of single family home sales in King County were affordable to households earning 80% of median income in 2003, based upon research by Dupre + Scott Apartment Advisors. By comparison, over 90% of multi-family rentals were affordable to households earning 80% of median income.
- In 2003, only 4-5% of all home sales were affordable to households earning 50% of median income.
- Households from 50% to 80% of area median income make up about 17-25% of the households in King County. While it appears that there is an adequate supply of ownership homes for households at 80% of median income, HUD data shows that on average only 38% of ownership units that are affordable to households at 80% of median income are purchased and occupied by households at 80% of median income; about 60% are purchased and occupied by households at higher income levels.

### **2. Sales Prices of Single Family Homes Continue to Increase**

- The 2003 Benchmarks Report showed that median sales prices for single family homes continue to increase, however, the rate of increase is not as high as that experienced at the end of the 1990s. Over the past several years annual increase has averaged just under 5%.

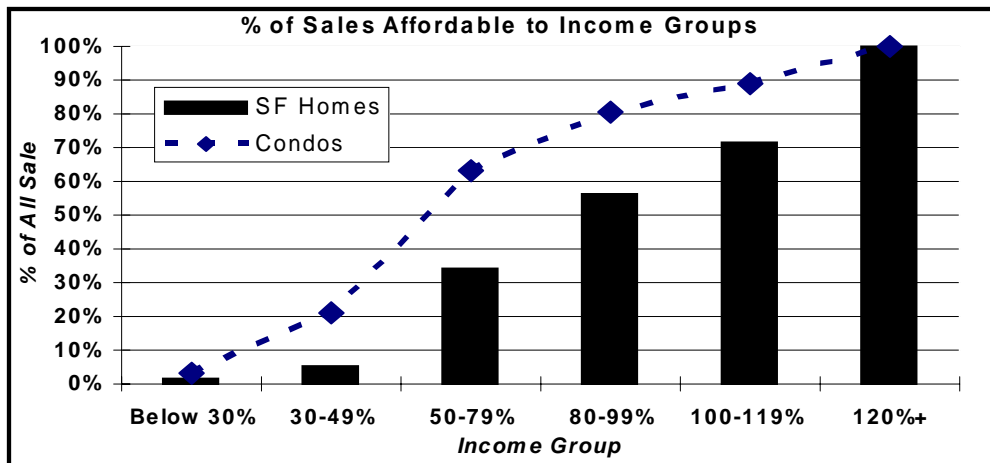
- The average rate of increase in median sales prices for single family homes (5%) have outpaced the average rate of increase in median income, which has been about 2% per year in the early 2000's.

#### MEDIAN HOME SALES PRICE

Year	Median Sales Price	% Increase from Previous Year
1997	\$ 182,000	
1998	\$ 203,000	10.35%
1999	\$ 220,000	7.72%
2000	\$ 233,000	5.56%
2001	\$ 244,000	4.51%
2002	\$ 256,000	4.69%
2003	\$ 269,950	5.17%

### 3. Condominiums Provide More Affordable Ownership Opportunities than Single Family Homes

- Condominium sales are significantly more affordable than sales of single family homes according to research by Dupre + Scott Apartment Advisors, Inc. based on 2003 incomes. Figures indicate that while 55% of condominium sales are affordable to households earning 50-80% of median income, only 27% of single family sales are similarly affordable to this income level.



### 4. Homes are Most Affordable in South King County

- The median sales price of homes in South King County was \$212,500 in 2002. This was significantly lower than the median sales prices of \$350,000 in East King County. Sales prices in rural unincorporated areas were similar to those seen in East King County with a median price of \$319,000. Prices in rural cities were similar to those seen in the Seattle-Shoreline area.

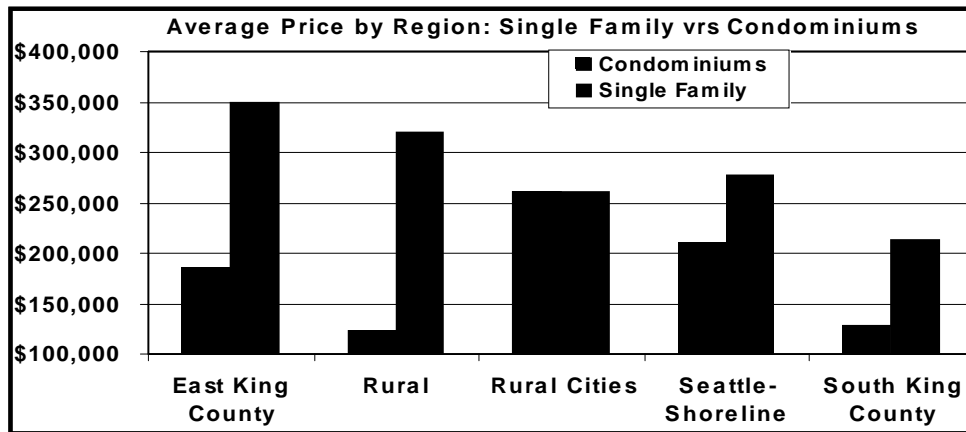
## AFFORDABILITY OF HOME SALES BASED ON 2003 INCOME LEVELS

### Single Family Home Sales: Jan-Dec 2002

#### % of Sales Falling into Household Income Segments: By Region

	<30%	30-49%	50-79%	80-99%	100-119%	120%+	Total Sales	Median Price
<b>Total Units</b>	1.4%	2.6%	22.7%	22.1%	16.5%	34.6%	26,164	\$269,950
<b>Cumulative</b>		4.1%	26.8%	48.9%	65.4%	100.0%		
East King Co	0.8%	1.0%	3.8%	17.8%	19.0%	57.7%	6,539	\$350,000
Rural Unincorporated King Co	1.5%	3.0%	14.2%	15.5%	16.3%	49.5%	2,068	\$319,000
Rural Cities	1.4%	1.9%	29.3%	18.5%	18.7%	30.2%	839	\$260,000
Seattle-Shoreline	1.9%	3.3%	15.4%	21.6%	19.7%	38.0%	8,700	\$277,500
South King Co	1.4%	3.3%	47.5%	28.2%	10.9%	8.6%	8,018	\$212,500

- Condominiums sales are most affordable in South King County and in rural unincorporated areas.
- Condominium sales are least affordable in rural cities where the sales price of condominiums is the same as that for a single family home.



### 5. Ownership Affordability Gap Persists

- The gap between the median sales price of single family homes and what households at 80% and 100% of area median income (“AMI”) can afford has remained significant over the last three years. The gap increased slightly for households at 100% of AMI and decreased slightly for households at 80% of AMI.
- The gap in 2000 was \$30,400 for households at 100% of AMI and \$89,200 for households at 80% of AMI. The gap in 2003 was \$30,650 for households at 100% of AMI and \$78,550 for households at 80% of AMI.

- As a percentage of median sales price, the gap has decreased (from 38% to 29% for a household at 80% of median income and from 13% to 11% for a household at 100% of median income). This appears to be related to lower interest rates, and if interest rates increase in the coming years, affordability would be reduced.

**Affordability Gap Chart for Median-Income Buyer Household (100% of Area Median Income):**

	<u>2000</u>	<u>2003</u>
<b>Median Sales Price</b>	\$233,000	\$269,950
<b>Affordable Price for Household Profile</b>	\$202,600	\$239,300
<b>Affordability Gap</b>	<b>\$30,400</b>	<b>\$30,650</b>

Sale terms assumed in the above chart: 5% down; 25% of income for principal & interest; prevailing interest rate at 7.25% in 2000 and 6.00% in 2003.

**Affordability Gap Chart for Moderate-Income Buyer Household (80% of Area Median Income):**

	<u>2000</u>	<u>2003</u>
<b>Median Sales Price</b>	\$233,000	\$269,950
<b>Affordable Price for Household Profile</b>	\$143,800	\$191,400
<b>Affordability Gap</b>	<b>\$89,200</b>	<b>\$78,550</b>

Sale terms assumed in the above chart: Conventional 30 year loan, 20% down; 25% of income for principal & interest; prevailing interest rate at 7.25% in 2000 and 6.00% in 2003.



## IV. Housing Needs: Very Low- to Moderate-Income Renters and Rental Housing Stock

Data used in this section is from the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS: CHAS). This section includes data on both the private, unsubsidized housing market, as well as public and subsidized housing.

### A. Low- to Moderate-Income Renters

#### 1. Very Low-Income<sup>12</sup> Renter Households are the Most Severely Cost Burdened Households in the Consortium

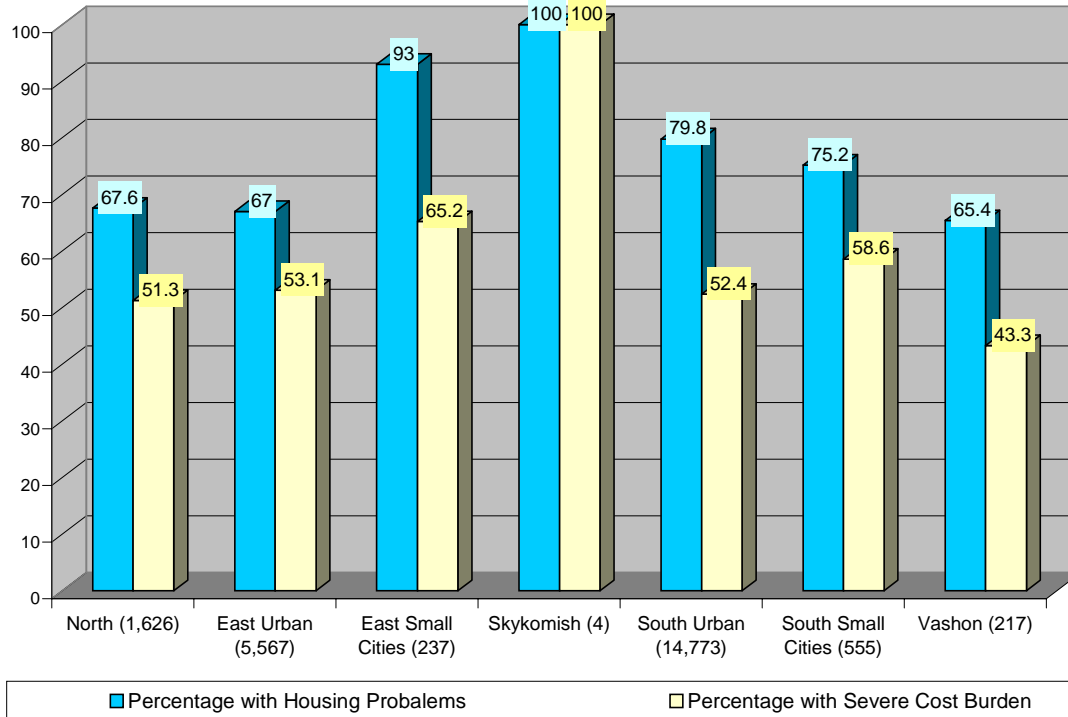
- 63.1% of the very low-income households in the Consortium are living in rental housing that is not affordable<sup>13</sup>, with a cost burden that is at least 31% of household income (16,453 households in 2000).
- 51.9% of the very low-income households in the Consortium are living in rental housing that is not affordable, with a severe cost burden that is more than 50% of household income (13,533 households in 2000).
- Single-person and unrelated households are the most severely cost burdened type of very low-income household (64%). Many of these households are likely to be persons with disabilities. Fifty-one percent (51%) of very low-income small related households are severely cost-burdened, followed by 47% of elderly 1 & 2 member households.
- In the three urban areas of the Consortium the percentage of very low-income households that are severely cost-burdened is fairly even across the three areas: North, South and East. In absolute numbers the South Urban Area has the highest number of such households (7,741) as compared to the East Urban (2,956) and the North Urban (834) Areas (see Bar Chart that follows on the next page).
- In the small city areas of the Consortium the percentage of very low-income households who are severely cost-burdened is extremely high (although the absolute numbers are much smaller than in the urban areas).

---

<sup>12</sup> Households with income at or below 30% of the Area Median Income ("AMI"). Thirty percent (30%) of AMI in 2000 was \$15,800 for a household of two (2), \$17,750 for a household of three (3), and \$19,750 for a household of four (4).

<sup>13</sup> Housing is considered affordable if it is 30% or less of household monthly income, including heat and utilities.

### Very Low-Income Renter Households



Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).

( ) = Total number of very low-income renter households for the respective geographic area of the Consortium.

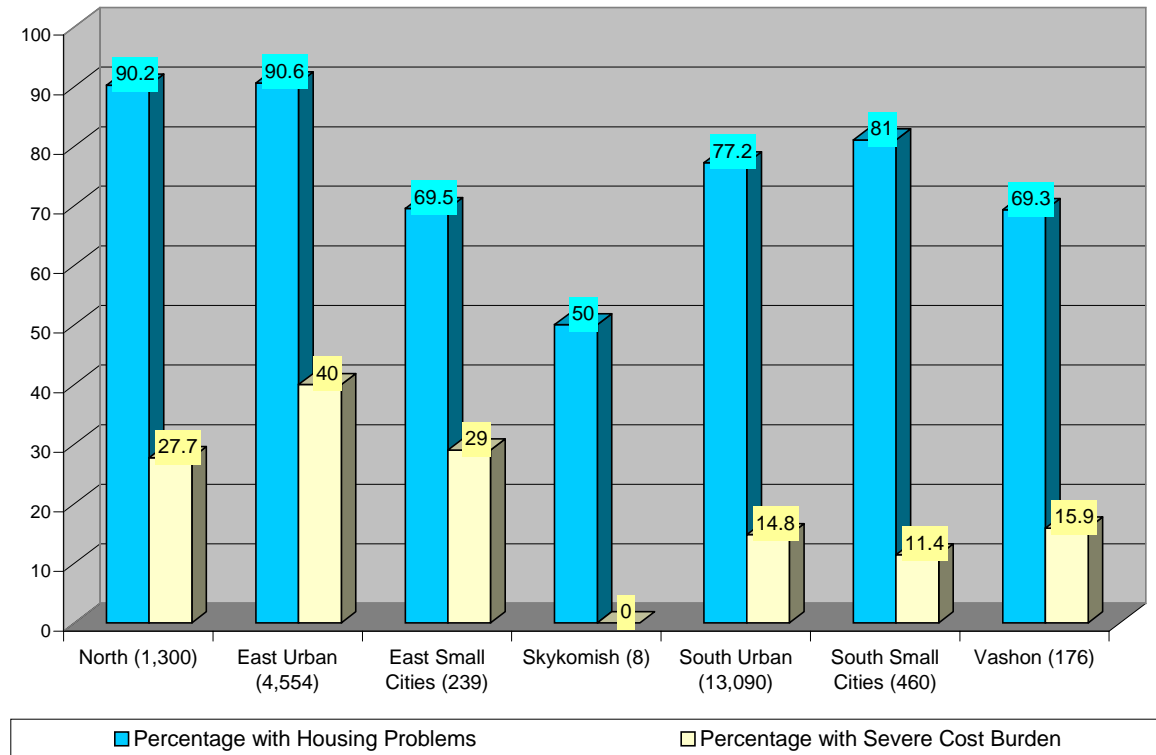
“Housing Problems” include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. “Severe Cost Burden” is a housing payment of more than 50% of household income. Very low-income in 2000 was: \$15,800 for a household of two (2), \$17,750 for a household of three (3), and \$19,750 for a household of four (4). Detail map of this information by jurisdiction is available in the Map Appendix of this Plan.

## 2. Low-Income<sup>14</sup> Renter Households in the Consortium are Cost Burdened.

- 65.5% of the low-income households in the Consortium are living in rental housing that is not affordable, with a cost burden that is at least 31% of household income (15,065 households in 2000).
- 21.6% of the low-income households in the Consortium are living in rental housing that is not affordable, with a severe cost burden that is more than 50% of household income (4,968 households in 2000).
- Elderly 1 & 2 member households are the most severely cost burdened type of low-income household (27.7%), followed by single-person and unrelated households (26.3%), and to a lesser degree, small related households (18%).
- The percentage of low-income renters that have a severe cost burden of more than 50% of income is the highest in the East Urban Area (40%), followed by the East Small Cities (29%), and the North Urban (27.7%) Area (see Bar Chart that follows on the next page).

<sup>14</sup> Households with income at or below 50% of the Area Median Income (“AMI”). Fifty percent (50%) of AMI in 2000 was \$26,300 for a household of two (2), \$29,600 for a household of three (3), and \$32,900 for a household of four (4).

### Low-Income Renter Households



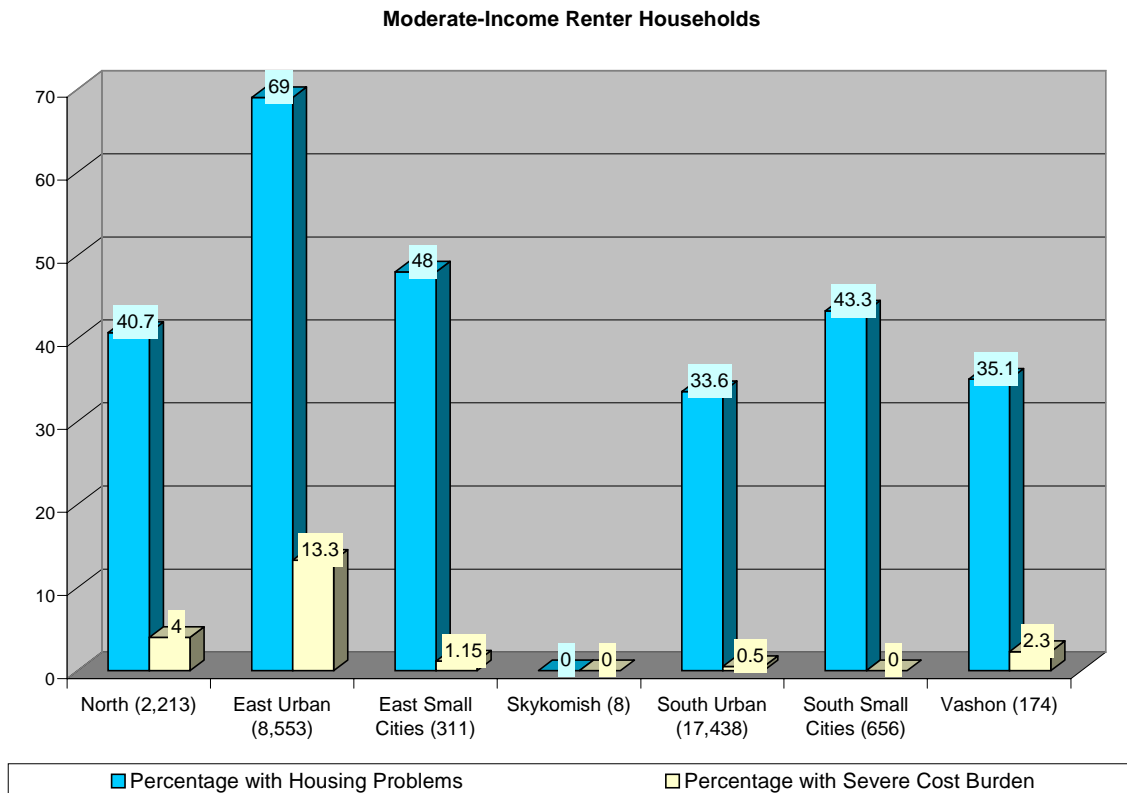
**Source:** HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS). ( ) = Total number of low-income renter households for the respective geographic area of the Consortium. **“Housing Problems”** include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. **“Severe Cost Burden”** is a housing payment of more than 50% of household income. Low-income in 2000 was: \$26,300 for a household of two (2), \$29,600 for a household of three (3), and \$32,900 for a household of four (4). Detail map of this information by jurisdiction is available in the Map Appendix of this Plan.

### 3. Moderate-Income<sup>15</sup> Renter Households Experience Some Degree of Housing Cost Burden

- 32.8% of the moderate-income households in the Consortium are living in rental housing that is not affordable, with a cost burden that is at least 31% of household income (11,159 households in 2000).
- 3.5% of the moderate-income households in the Consortium are living in rental housing that is not affordable, with a severe cost burden that is more than 50% of household income (1,191 households in 2000).
- Elderly 1 & 2 member households are the most cost-burdened type of moderate-income household (11.9%), followed, to a lesser degree, by single-person and unrelated households (3.3%), and small related households (2.3%).

<sup>15</sup> Households with income at or below 80% of the Area Median Income (“AMI”). Eighty percent (80%) of AMI in 2000 was \$40,150 for a household of two (2), \$45,200 for a household of three (3), and \$50,200 for a household of four (4).

- The percentage of moderate-income renters that have a severe cost burden of more than 50% of income is highest in the East Urban (13.3%) Area, followed by the North Urban (4%) Area (see Bar Chart that follows).



**Source:** HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).  
 ( ) = Total number of moderate-income renter households for the respective geographic area of the Consortium.  
 “**Housing Problems**” include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. “**Severe Cost Burden**” is a housing payment of more than 50% of household income. Moderate-income in 2000 was: \$40,150 for a household of two (2), \$45,200 for a household of three (3), and \$50,200 for a household of four (4). Detail map of this information by jurisdiction is available in the Map Appendix of this Plan.

#### 4. A Profile of Low- to Moderate-Income Renter Households in the Consortium by Race/Ethnicity:

- There are approximately 83,096 low- to moderate-income renter households in the Consortium.
- 67% of the low-to moderate-income renter households are White.
- 9% of the low-to moderate-income renter households are Black/African American.
- 0.7% of the low-to moderate-income renter households are Hawaiian Native/Pacific Islander.

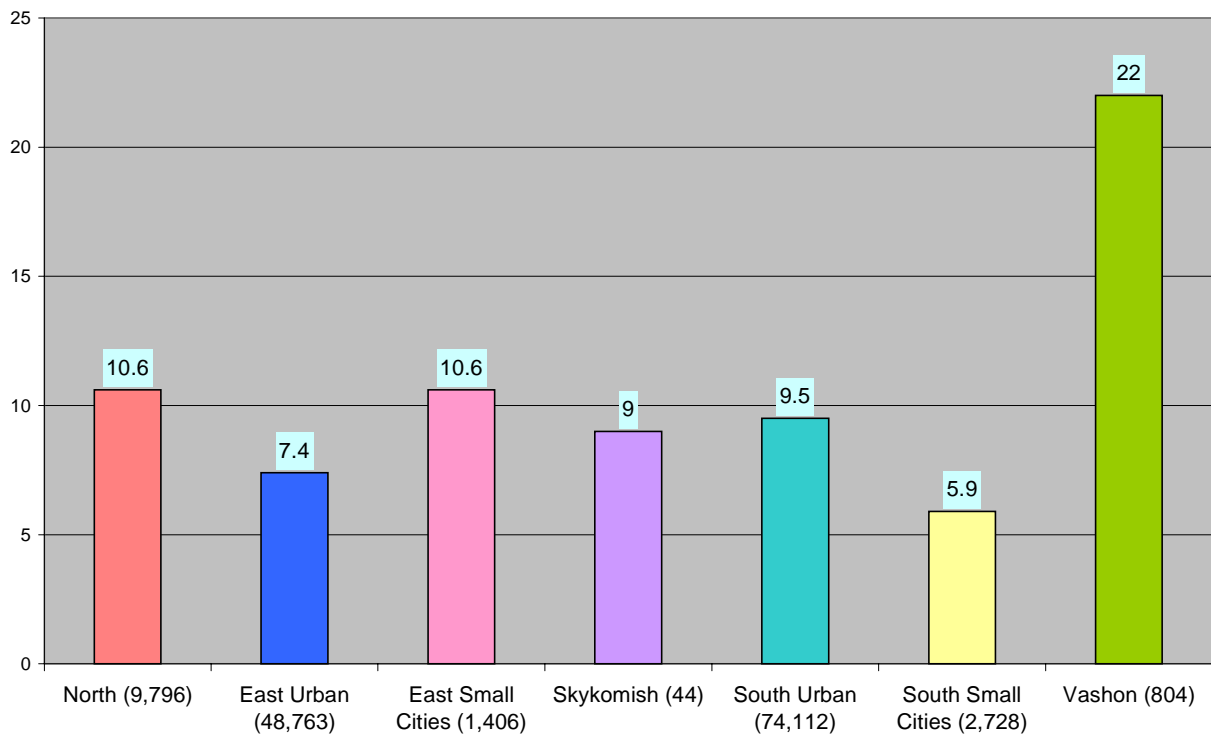
- 1.4% of the low-to moderate-income renter households are Native American/Alaska Native.
  - 9% of the low-to moderate-income renter households are Asian.
  - 8.7% of the low-to moderate-income renter households are of Hispanic/Latino ethnicity
- 5. The most over-represented racial/ethnic groups among low- to moderate-income renters in the Consortium, as compared to their percentage in the population are Black/African American (9% low/mod renters as opposed to 4% of the population), followed by Hispanic/Latino (8.7% low/mod renters as opposed to 5.6% of the population).**
  - 6. Approximately 4% of Low- to Moderate-Income Renter Households of all Races/Ethnicities are Elderly Households with one Member who is at least 75 Years Old.**
  - 7. Low- to Moderate-Income Large Related Renter Households are the Least Burdened Household Type as to Housing Costs but are the Most Burdened by Overcrowded Living Conditions.**

## B. Rental Housing Stock

Note: This section uses HUD data on all types of rental housing: public, subsidized and private market.

1. Although the percentage of rental units affordable to very low-income households is fairly even across the three urban areas, the South Urban Area has the largest absolute number of rental units affordable to very low-income households. The South Urban Area has about twice as many units affordable to very low-income households as the East Urban Area (see Bar Chart below).

Percent of Rental Housing Affordable to Very Low-Income Households



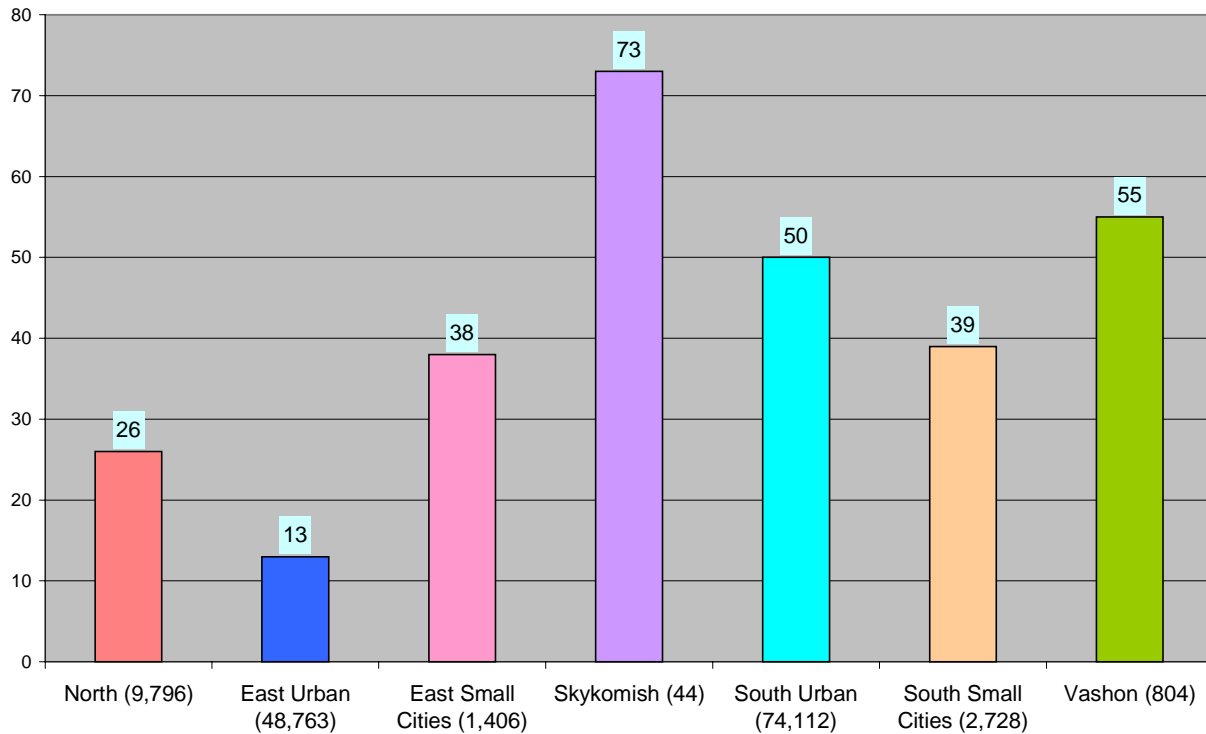
**Source:** HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).

( ) = Total number of rental housing units for the respective geographic area of the Consortium. Detail map of this information by jurisdiction is available in the Technical Appendix of this plan.

**Affordable** means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a very low-income household. Detail map of this information by jurisdiction is available in the Map Appendix of this Plan.

2. The South Urban Area has the highest percentage of rental units affordable to low-income households of the urban areas, and the highest number of rental units affordable to low-income households of all areas. The South Urban Area has approximately 37,056 units affordable to low-income households, or about 6 times as many low-income units as the East Urban Area, which has approximately 6,339 units (see Bar Chart that follows on the next page).

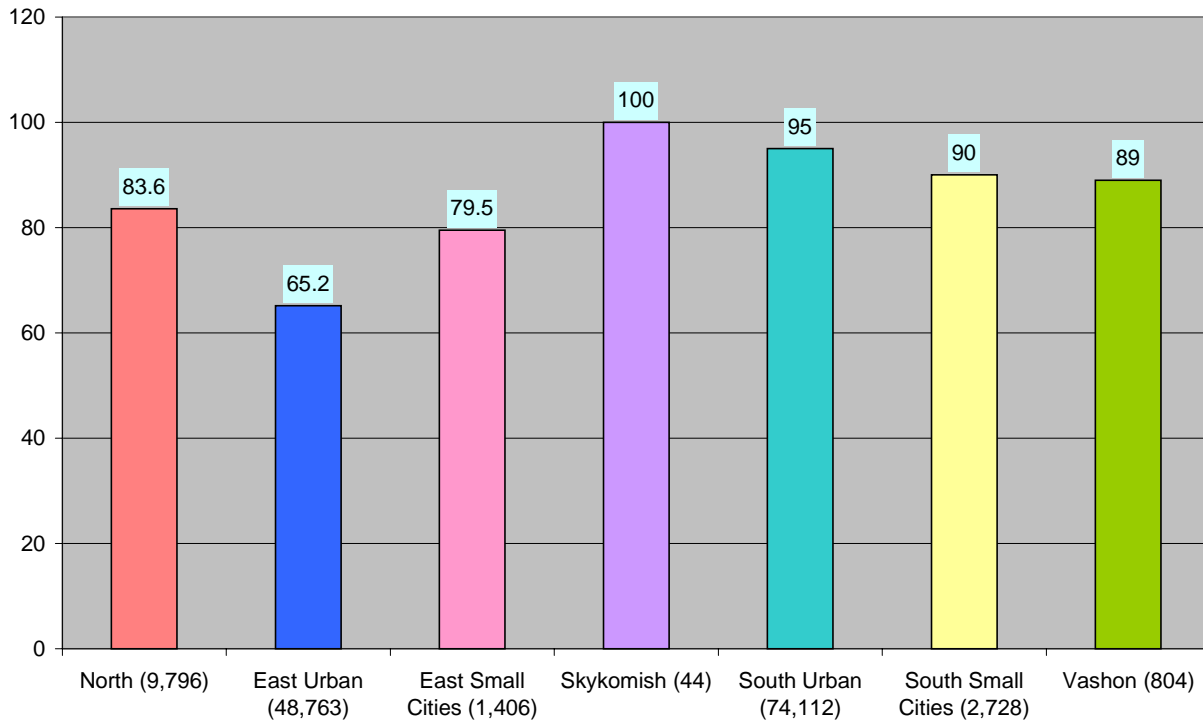
Percent of Rental Housing Affordable to Low-Income Households



**Source:** HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).  
 ( ) = Total number of rental housing units for the respective geographic area of the Consortium. Detail map of this information by jurisdiction is available in the Technical Appendix of this plan.  
**Affordable** means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a low-income household. Detail map of this information by jurisdiction is available in the Map Appendix of this Plan.

**3. The South Urban Area has the highest percentage of rental units affordable to moderate-income households of the urban areas, and the highest number of rental units affordable to moderate-income households of all areas. The South Urban Area has approximately 70,406 units affordable to moderate-income households, or about 2.2 times as many moderate-income units as the East Urban Area, which has approximately 31,793 units (see Bar Chart that follows on the next page).**

## Percent of Rental Housing Affordable to Moderate-Income Households



**Source:** HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).  
 ( ) = Total number of rental housing units for the respective geographic area of the Consortium. Detail map of this information by jurisdiction is available in the Technical Appendix of this plan.  
**Affordable** means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a moderate-income household. Detail map of this information by jurisdiction is available in the Map Appendix of this Plan.

### 4. The Consortium has a large deficit of rental housing units affordable to very low-income households and a smaller deficit of rental housing units affordable to low-income households.

- The Consortium does not have an adequate stock of units affordable to very low-income households.
- A significant number of the units that are affordable to very low-income households are occupied by households at higher income levels, resulting in a deficit of **19,052** units affordable to very low-income households (see Chart that follows on the next page).
- The Consortium would have an adequate number of units affordable to low-income households; except that 21,559 of the units that are affordable to low-income households are occupied by households at other income levels, resulting in an overall deficit of **5,851** units affordable to low-income households.



- The Consortium has a “surplus” of units affordable to moderate-income households in the amount of **7,398** units.

Consortium-Wide Adequacy of Rental Housing Stock for Low to Moderate Income Residents					
Income Level	Number of Renter Households	Number of Rental Units Affordable to Income Level	% of Rental Units Occupied by a Different Income Level	Number of Rental Units Not Available to Income Level	Total Deficit or Surplus of Rental Units by Income Level
Very Low-Income (at or below 30% AMI)	26,075	13,505	48%	6,482	-19,052
Low-Income (31% to 50% AMI)	22,999	38,707	56%	21,559	-5,851
Moderate-Income (51% to 80% AMI)	34,022	81,696	49%	40,276	7,398
Median Income & above (80% AMI+)	66,548	24,190	N/A	N/A	

Source: HUD 2000 SOCDs:CHAS Data; Affordability Mismatch

## V. Housing Needs Data: Very Low- to Moderate-Income Home Owners and Owner Housing Stock

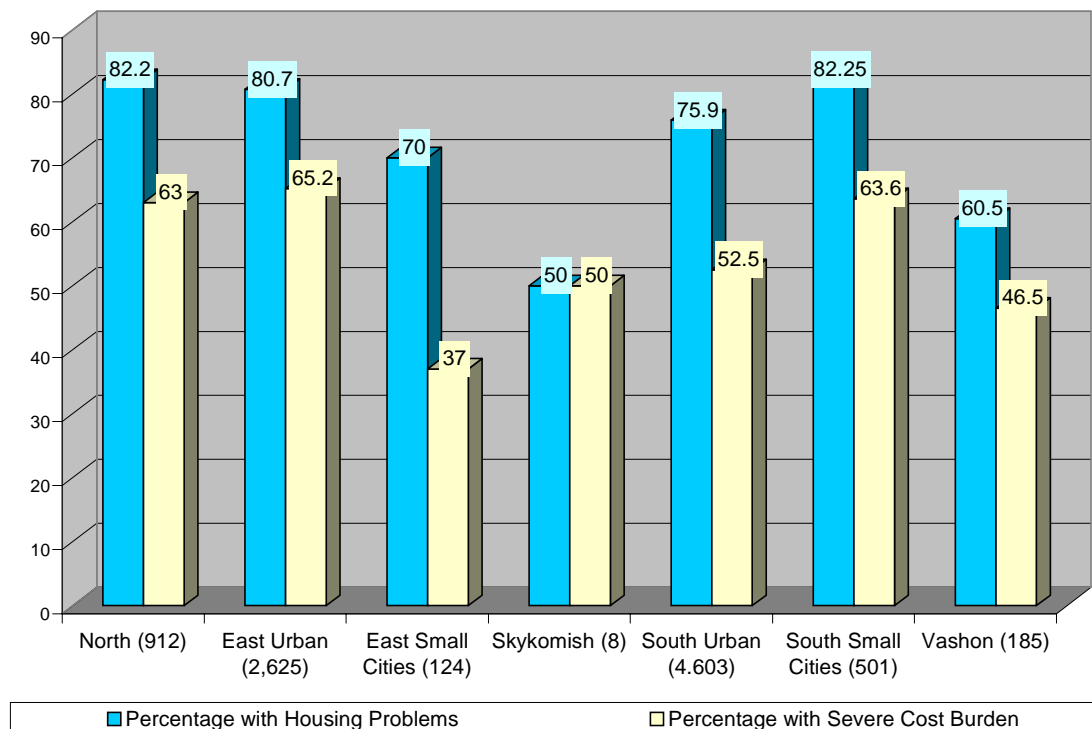
### A. Low- to Moderate-Income Home Owners

1. There are far fewer very low- and low-income home owners than renters in the Consortium (about 40% fewer owners than renters at the lower income levels).
2. The Consortium has about two (2) times as many very low- and low-income home owners as in the City of Seattle.
3. Very low-income<sup>16</sup> home owners in the Consortium are severely cost-burdened.
  - 73 % of very low-income owner households are paying housing costs that are not affordable, with a cost burden that is at least 31% of household income (9,259 households in 2000).
  - 56.5% of very low-income owner households have a severe cost burden for housing that is more than 50% of household income (7,157 households in 2000).
  - The percentage of very low-income owner households that have a severe cost burden of more than 50% of household income is highest in the East Urban Area (see Bar Chart that follows on the next page).

---

<sup>16</sup> See footnote 12 above.

### Very Low-Income Owner Households



**Source:** HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).

( ) = Total number of very low-income owner households for the respective geographic area of the Consortium.

“**Housing Problems**” include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. “**Severe Cost Burden**” is a housing payment of more than 50% of household income.

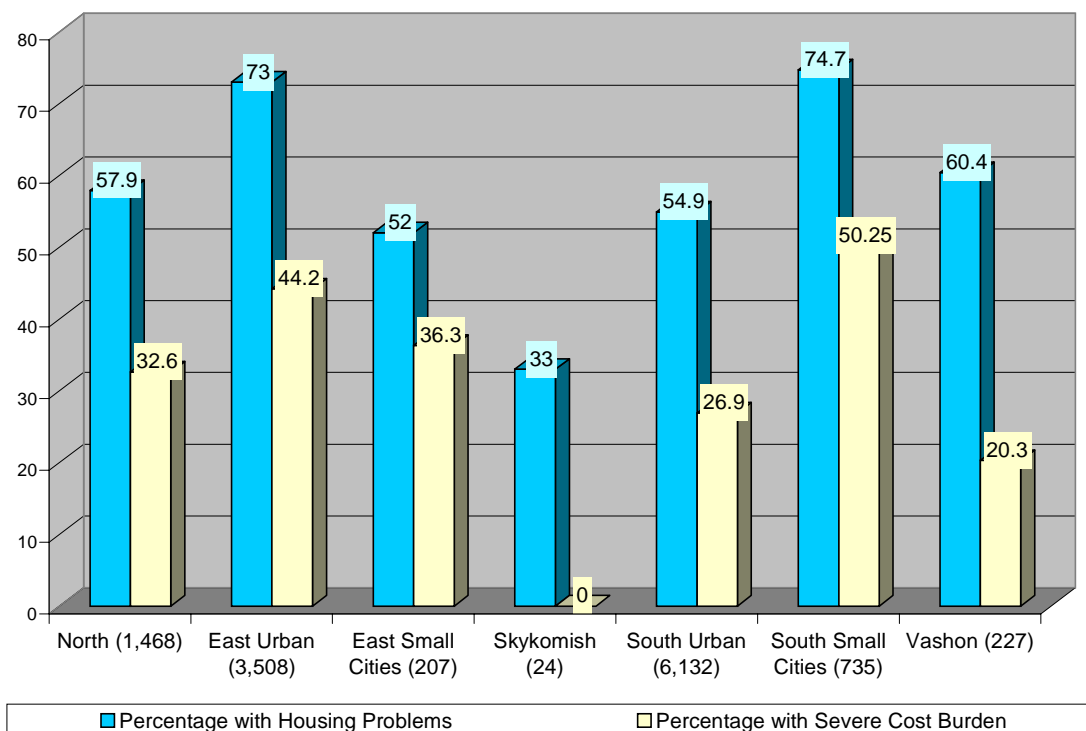
**Very low-income** in 2000 was: \$15,800 for a household of two (2), \$17,750 for a household of three (3), and \$19,750 for a household of four (4). Detail map of this information by jurisdiction is available in the Map Appendix of this Plan.

#### 4. Low-income<sup>17</sup> owner households are cost-burdened

- 58 % of low-income owner households are paying housing costs that are not affordable, with a cost burden that is at least 31% of household income (9,776 households in 2000).
- 33.4% of low-income owner households have a severe cost burden for housing that is more than 50% of household income (5,639 households in 2000).
- The percentage of low-income owner households that have a severe cost burden of more than 50% of household income is highest in the South Small Cities and the East Urban Area (see Bar Chart that follows on the next page).

<sup>17</sup> See footnote 14 above.

### Low-Income Owner Households



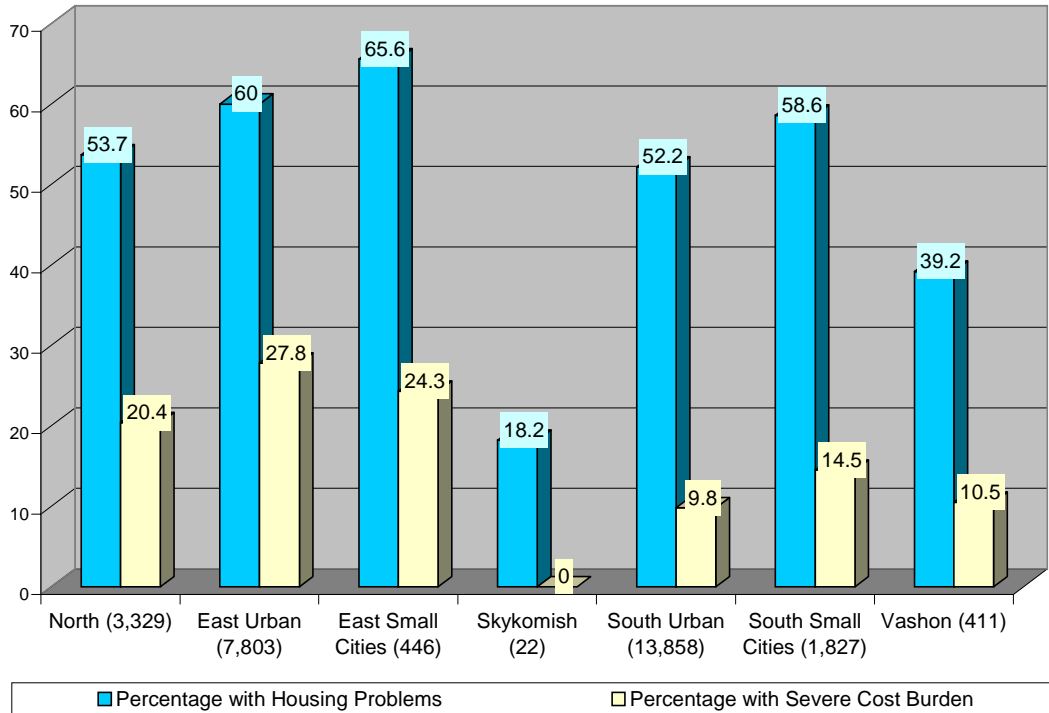
**Source:** HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).  
 ( ) = Total number of low-income owner households for the respective geographic area of the Consortium.  
 “**Housing Problems**” include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. “**Severe Cost Burden**” is a housing payment of more than 50% of household income. Low-income in 2000 was: \$26,300 for a household of two (2), \$29,600 for a household of three (3), and \$32,900 for a household of four (4). Detail map of this information by jurisdiction is available in the Map Appendix of this Plan.

## 5. Moderate-income<sup>18</sup> home owners are somewhat cost-burdened

- 48% of moderate-income home owner households are paying housing costs that are not affordable, with a cost burden that is at least 31% of household income (18,742 households in 2000).
- 15.5% of moderate-income owner households have a severe cost burden that is more than 50% of household income (6,002 households in 2000).
- The percentage of moderate-income owner households that have a severe cost burden of more than 50% of household income is highest in the East Urban Area (see Bar Chart that follows on the next page).

<sup>18</sup> See footnote 15 above.

**Moderate-Income Owner Households**



**Source:** HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).  
 ( ) = Total number of moderate-income owner households for the respective geographic area of the Consortium.  
**“Housing Problems”** include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. **“Severe Cost Burden”** is a housing payment of more than 50% of household income. Moderate-income in 2000 was: \$40,150 for a household of two (2), \$45,200 for a household of three (3), and \$50,200 for a household of four (4). Detail map of this information by jurisdiction is available in the Map Appendix of this Plan.

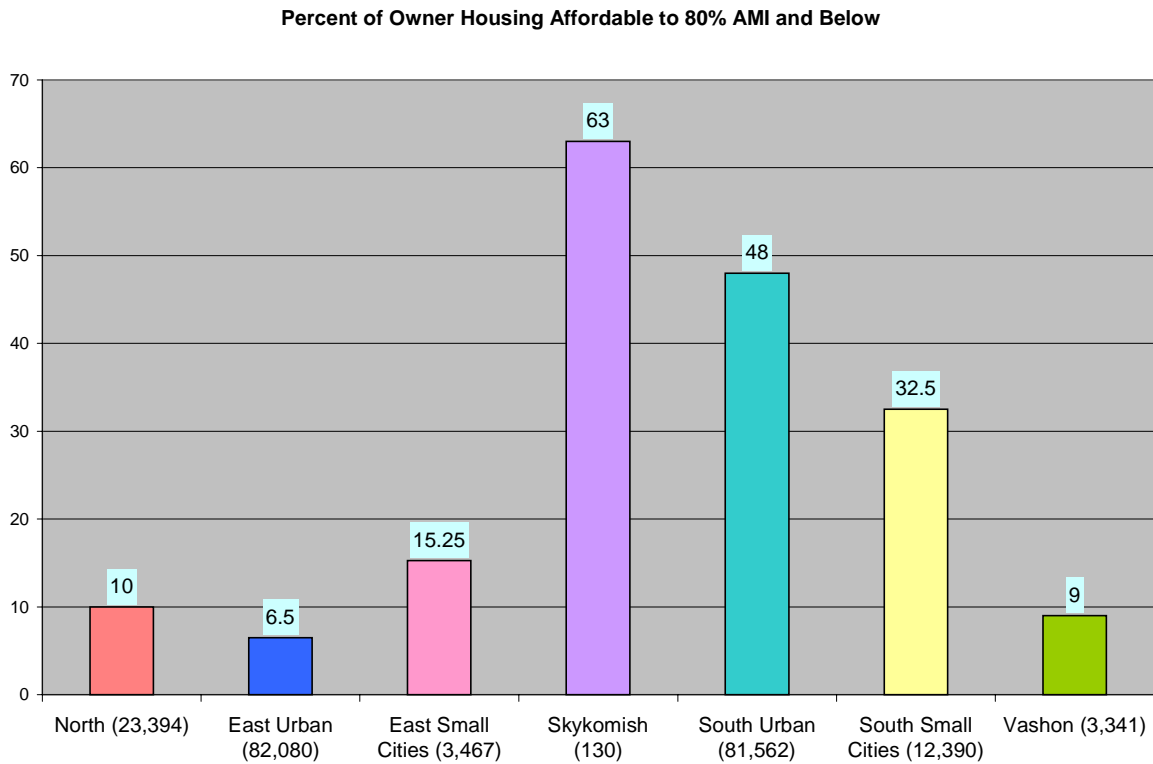
**6. A Profile of Low- to Moderate-Income Home Owner Households (at or below 80% of AMI) in the Consortium by Race/ Ethnicity:**

- There are approximately 68,277 low- to moderate-income owner households in the Consortium
- 85% of the low- to moderate-income home owner households are White.
- 2.5 % of the low-to moderate-income households are Black/African American.
- 0.5% of the low-to moderate-income households are Native Hawaiian/Pacific Islander.
- 1% of the low-to moderate-income households are Native American/Alaska Native.
- 8% of the low-to moderate-income households are Asian.
- 3% of the low-to moderate-income households are Hispanic/Latino.

- 7. White households are over-represented among low- to moderate-income homeowners as compared to their percentage of the population (they are 85% of the low/mod home owners and 78% of the population), whereas Black/African American, Hispanic/Latino and Asian households are all under-represented as home owners by several percentage points.**
  
- 8. Approximately 40% of the low- to moderate-income owner households in the Consortium are small elderly households.**
  
- 9. Approximately 7% of the low- to moderate-income households of all races/ethnicities are elderly households with one member who is at least 75 years old.**
  
- 10. In the Urban Areas, the East Urban Area has the highest percentage of severely cost burdened low- to moderate-income home owners, followed by the North Area.**

## B. Owner Housing Stock

### 1. In the Urban Areas, the South Urban Area has the Highest Percentage of Affordable Owner Housing Stock



**Source:** HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).  
( ) = Total number of ownership housing units for the respective geographic area of the Consortium. Detail map of this information by jurisdiction is available in the Technical Appendix of this plan.

**Affordable** means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a moderate-income household. Detail map of this information by jurisdiction is in the Map Appendix of this plan.

### 2. Skykomish and the South Small Cities have the Highest Percentage of Affordable Owner Housing of the Small City Areas

## **VI. Housing Condition: Renter and Owner Housing Stock**

Data used in this section is 2000 Census Data unless otherwise noted.

### **1. A Small Percentage of the Housing Stock in the Consortium is Extremely Old**

- 4% of the housing stock in the Consortium was built prior to 1940, whereas 32% of the housing stock was built prior to 1940 in the City of Seattle.
- 14% of the housing stock in the Consortium was built between 1940 and 1960 whereas 27% of the housing stock was built between 1940 and 1960 in the City of Seattle.
- 61% of the housing stock in the Consortium was built between 1960 and 1990.
- 21% of the housing stock in the Consortium was built between 1990 and 2000.
- The South Urban Sub-Area has the largest stock of older housing in the Consortium, with 2.3 times as much housing built in the 1940's and earlier, and about 20,000 more units built prior to the 1970's than the East Urban Sub Area.

### **2. The Housing Stock in the Consortium is in Fairly Good Condition, but there is a need for Housing Repair Services for Low- to Moderate-Income Home Owners**

- According to the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy ("SOCDS:CHAS"), approximately 4% of very low- to moderate-income home owners live in owner housing that has substandard kitchen or plumbing facilities, or is overcrowded.
- According to the HUD 2000 SOCDS:CHAS Data, approximately 33% of ownership homes that have a value that is affordable to low-income households have some problems with the home that may require repair, and approximately 28% of ownership homes that have a value that is affordable to moderate-income households have some problems with the home that may require repair.
- 56.5% of very low-income and 33.4% of low-income owner households are severely cost-burdened by the ongoing cost of retaining their home and have little to no means available to pay for needed repairs to the home.
- Approximately 9% of the owner housing stock in the Consortium may contain lead and be occupied by a low- to moderate-income household (see the Lead



Paint Section in Appendix F for more information about our efforts to reduce lead paint hazards).

- Participants in the public and stakeholder forums noted the need for general home and mobile home repair programs, noting water penetration issues, electrical and plumbing issues, mold, energy conservation, weatherization and accessibility modifications as the highest repair needs.
- Participants in the public and stakeholder forums also noted the need for assistance to low- to moderate-income condominium owners when they are assessed large bills for “common area” repairs, often due to large scale water infiltration problems. A slight majority of on-line survey respondents agreed that this type of assistance should be provided, and that the Consortium should pursue a regulatory waiver or amendment in order to be able to serve this need (“common area” repairs are currently not eligible repairs under the applicable regulations).
- Sixty-four percent (64%) of the participants in the public ballot process indicated that they would be interested in participating in self-help home repair workshops, if such workshops were created.
- The King County Housing Repair staff report that there are many mobile homes in the Consortium in need of repair and/or replacement.

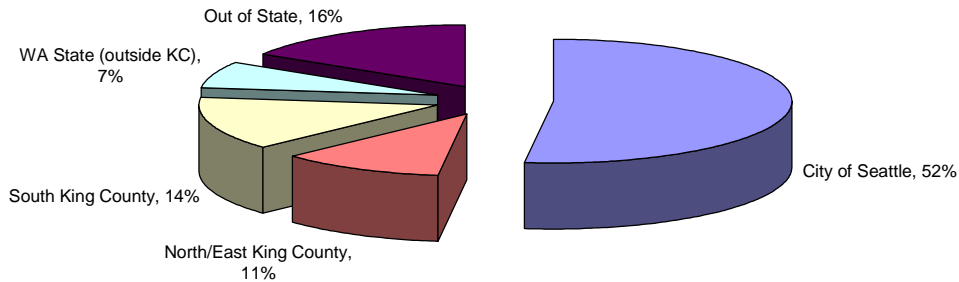
## VII. Homelessness<sup>19</sup>

**1. It is estimated that 7,980 people are homeless on the streets, in shelters and transitional housing programs on any given night<sup>20</sup> in King County**

- 1,500 persons are estimated to be living, unsheltered, in the Consortium.
- While shelter capacity is concentrated in the City of Seattle, homelessness is not just a Seattle issue; shelter users report last permanent addresses from all over the County, as well as from outside the County and the State.

Facility Based Emergency Shelter Beds by Location	Single Adult Beds	Family Beds	Youth Beds	Total Beds
City of Seattle	95.2%	67%	61%	87%
North/East King County	2.1%	14%	31%	5%
South King County	2.7%	19%	8%	8%
<b>Total Beds</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**Location of Last Permanent Address of Shelter Users in King County**



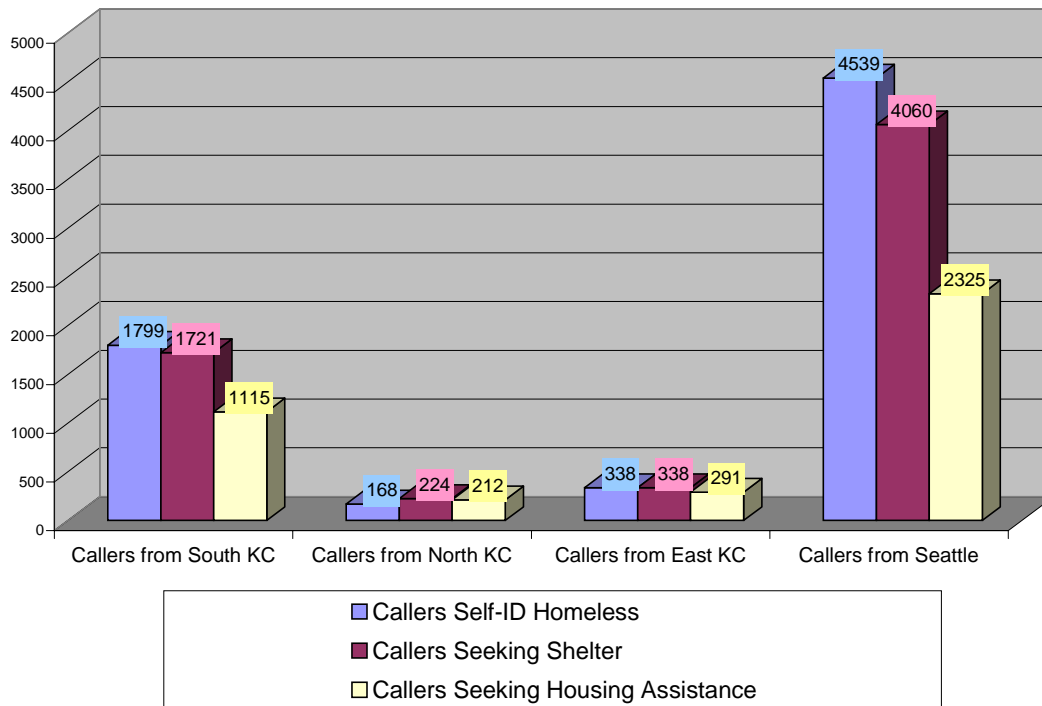
<sup>19</sup> A thorough homelessness needs assessment for our region is being conducted by the Committee to End Homelessness, and will be published later this year in the Committee's "Ten Year Plan to End Homelessness". The Committee to End Homelessness is the official Continuum of Care planning entity for the Consortium. When that plan is published it is incorporated by reference into the "King County Consortium's Consolidated Housing and Community Development Plan". A short data overview is included herein for strategic planning purposes.

<sup>20</sup> The 2003 Annual One Night County of People who are Homeless in King County, WA. The "One Night Count" includes both a street count and a survey of emergency shelter and transitional housing programs. Demographics about persons who are homeless in our County come from the survey portion of the count.

- People of color are significantly over-represented in the homeless population, comprising about 20% of the general population (including the City of Seattle), but 61% of the homeless population that was receiving shelter or transitional housing services on the night of the “One Night Count”<sup>21</sup>.
- Thirty-six percent (36%) of the homeless population surveyed in programs located in the Consortium self-reported having at least one disability; of the disabilities identified, 38% were alcohol/substance abuse, 22% were mental illness and 16% were dual diagnosis (alcohol/substance abuse and mental health).
- Thirty-four percent (34%) of individuals in emergency shelter and transitional housing in the balance of county outside of Seattle were employed.
- The 2003 “One Night Count” found 508 immigrants, refugees or new arrivals to this country who were using homeless services. Large families, many of whom are immigrants or refugees, have a particularly hard time finding affordable housing.

**2. Crisis Clinic’s Community Information Line reported 6,844 calls in 2003 from individuals identifying themselves as homeless**

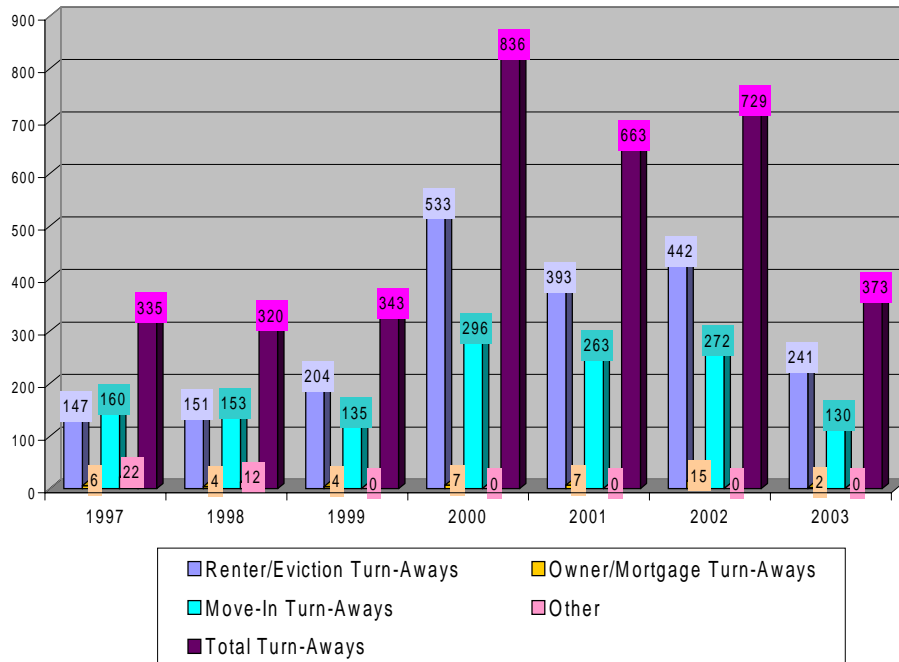
Community Info Line 2003



<sup>21</sup> See footnote 20 above.

3. The Veterans' Administration Regional Office in Seattle estimates that there are approximately 2,000 homeless veterans in King County.
4. The Consortium's primary homelessness prevention program, the Housing Stability Program<sup>22</sup> ("HSP"), has had to turn away an average of 650 eligible households every year for the last four years due to inadequate funds to serve everyone in need.

King County HSP Households Turned Away By Year



5. Public Health of Seattle and King County estimates that there are approximately 4,900 persons in King County who meet the HUD definition of chronically homeless: single adults with disabling conditions who have been continually homeless for a year or more, or have had 4 or more episodes of homelessness in the past 3 years.
6. In 2203, Health Care for the Homeless program staff, along with Community Health Centers of King County, provided 2,551 health care visits to homeless adults, families, youth and children in the balance of King County, outside the City of Seattle.

<sup>22</sup> The Housing Stability Program provides emergency monetary assistance to renters and homeowners at risk to lose their home.

**7. A recent survey of participants in the Community Corrections Alternatives Program (“CCAP”, formerly the Day Reporting Center) and the Work Release Program provides a snapshot of homelessness among those in our local correctional programs:**

- Of fourteen (14) CCAP clients surveyed, two (2) were homeless and nine (9) stated that they would need housing within one to two weeks; six (6) had been homeless within the past two years.
- Of 52 Work Release clients surveyed, fifteen (15) were homeless and thirteen (13) stated that they would need housing within one to two weeks; almost half (23) had been homeless within the past two years.

**8. In King County a person must earn well above the minimum wage to be able to afford an apartment: \$17.75 an hour to afford a modest two-bedroom apartment at \$745 per month, and \$11.90 an hour to afford a modest studio apartment at \$500 per month.**

**9. Committee to End Homelessness Preliminary Planning Priorities:**

**a. Objectives for the Prevention of Homelessness**

- 1) Sufficient, appropriate and stable housing
- 2) Coordinated, accessible prevention services
- 3) Accountable mainstream systems

**b. Objectives to Move People from Homelessness to Housing**

- 1) An intervention system is in place that prioritizes housing people first, with relevant services
- 2) Services are flexible and accessible, and move through the system with the individual
- 3) Effective access points are places where a person can get information and assessment, and be connected to housing and services

**c. Objectives to Build the Public and Political Will to End Homelessness**

- 1) The public and political will exists to end homelessness
- 2) Track our successes in ending homelessness