



City of Renton
**Community Needs Assessment for
Human Services and Housing**

June 2014

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City of
Renton

Community & Economic Development





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Create Their Best Futures"

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City of Renton Community Needs Assessment for Human Services and Housing

June 2014

EXECUTIVE SUMMARY

The City of Renton, along with its partners, conducted the Community Needs Assessment to identify priority human service and housing needs in the City of Renton. The assessment provides an overall picture of community need for housing and human services within the City and examines the gaps in existing services.

Findings

The Community Needs Assessment identifies two broad values to guide the delivery of housing and human services: equity and dignity.

Equity is when social, economic and political opportunities are not predicated on a person's age, appearance, citizenship or national origin, employment classification, ethnicity, gender, gender identity or gender expressions, language, marital status, race, religion, faith, or spirituality, sexual orientation, socioeconomic status, veteran status,

and visible or invisible disabilities.

Dignity refers to the experience of receiving housing and human services. To treat someone with dignity is to treat them as being of worth, in a way that is respectful of them as valued individuals.

In addition to these two broad values, the assessment identifies thirteen priority human service and housing needs across five major categories, including Economic Opportunity; Basic Needs for Families; Health & Wellness; Available, Quality Housing; and Neighborhood Opportunity:

Economic Opportunity

- Support for adults who face barriers to employment.
- Access to living-wage jobs and career advancement.

Basic Needs for Families

- Improved access to food.
- Day and night shelters for homeless families that

offer a range of services.

- Increased services to help prevent homelessness to help families stay in their homes.

Health & Wellness

- Better access to health and dental care for low-income residents.
- Early childhood screenings and parenting support.
- More mental health and substance abuse services.

Available, Quality Housing

- More rental units for very low income households
- More safe, energy efficient, and healthy housing for low and moderate income households.

Neighborhood Opportunity

- Improved mobility and transportation options.
- More high quality, out-of-school time opportunities for youth.
- Increased access to affordable, quality, early childhood education.

Approach

The assessment was conducted between July and November of 2013. Various methods for data collection and analysis were used to create an understanding of the City's human service and housing needs. The assessment covered the entire City of Renton, and in some cases used King County level data to provide the context for interpreting conditions in Renton. The assessment did not examine differences within Renton outside of stakeholder reports of how needs differed across the community. The two primary methods used in the assessment were: gathering and analyzing publicly available data from an array of sources and conducting stakeholder outreach and engagement.

Next Steps

Broad human service and housing needs were identified, that will require the City and its partners to address. Throughout the assessment process, community stakeholders spoke of the huge challenge that the City and its partners face in meeting the growing needs. By bringing focus to these needs, Renton is better positioned to collaborate on improving quality of life and living conditions for all City residents. Given the scope of needs, addressing them will likely require:

- Collaboration between City departments and partnerships with community organizations to address

existing needs and develop common strategies to improve the delivery of services, increase resources in the community, and possibly help expand the capacity of agencies to meet the growing needs.

- As a community, focusing resources (funding, volunteers, in-kind donations) on needs.
- Further analysis and exploration of specific needs to identify and evaluate policy options.
- Advancing a common vision for the future human services system and services in Renton.
- Developing strategies to address needs in an equitable and sustainable manner in Renton and across the region, by using current partners and developing new partnerships.

The Community Needs Assessment will be used in several ways. It is the foundation for the Renton Human Services Strategic Plan, which will be done in the fall of 2014 and 2015. That plan will develop the steps that will need to be taken, to get from the current state of human services to what is desired in the future. The stakeholders that were part of the needs assessment want to be engaged in identifying solutions.

It will help the City of Renton Human Services Advisory Committee in responding to changing needs and allocation of funds.

The data in the Community Needs Assessment will be used to help create the goals and policies for the Housing and Human Services Element of the City's Comprehensive Plan, which will be completed in 2015. Many of the needs cross over with other Elements of the Comprehensive Plan, such as Economic Development, Land Use, and Transportation. It is critical that the City has a clear and consistent vision for housing and human services that is in all the relevant elements, and that the City departments jointly develop strategies to accomplish the goals.



City of Renton Community Needs Assessment for Human Services and Housing

INTRODUCTION

The City of Renton, along with its partners, developed this Community Needs Assessment to identify priority human service and housing needs in the City of Renton. The Needs Assessment represents an initial step in updating the Housing and Human Services Element of the Comprehensive Plan, and provides a basis for developing updated strategies to address human service and housing needs for the community of Renton.

To create a useful focus for policy making and strategy building, the needs presented within are limited to human services and housing options or services. Needs are defined as the difference between what currently exists in the City of Renton (the current community condition) and what should exist (the desired future).

This Needs Assessment benefits greatly from the perspectives and insights of many of Renton's stakeholders. By bringing focus to these pressing human service and housing needs, Renton and its partners are better positioned to collaborate towards improved outcomes for individuals and families.

APPROACH

The assessment was conducted between July and

INDICATORS & MEASURES

For each of the needs presented in this document, one or more measures are identified as potential indicators of the need. Where possible we have identified direct measures. In cases where data availability or operational constraints prohibit direct measures, indirect measures or proxies are identified. Identifying potential indicators clarifies the needs described in the needs assessment and will support the City and its partners as they build strategies and refine policies to best meet the community's needs. As the City develops new policies and strategies, further analysis will be needed to evaluate whether indicators are operationally feasible and appropriate for the intended strategies.

November of 2013. The approach used mixed methods for data collection and analysis to create an understanding of the City's human service and housing needs. The assessment considered the entire City of Renton, and in some cases examined County-level data to provide context for interpreting relative conditions in Renton. The assessment did not examine differences within Renton outside of stakeholder reports of how needs differed across the community. The two primary sources of information were:

Publicly available data. To enable the needs assessment to be updated over time, the analysis prioritizes publicly available and accessible data. The assessment team reviewed basic demographic and community data available from the U.S. Census Bureau as well as an array of regional data sources. The full list of data variables is presented in Appendix A. Future strategic planning and policy setting processes should consider supplementing this needs assessment with additional information from human service and housing stakeholders.

Stakeholder outreach and engagement. The assessment process included a targeted program of stakeholder engagement to:

- Support the development of a common understanding of community need.
- Provide local expertise in identifying the most pressing human service needs.
- Identify obstacles to accessing the human services and housing opportunities that already exist in Renton.
- Cultivate stakeholder buy-in and commitment to future action for addressing human services and housing needs.
- Ensure resulting indicators and measures are meaningful to local stakeholders.

The stakeholder outreach activities included interviews, provider and resident focus groups, a visioning session with Renton’s Human Services Advisory Committee, a workshop with a group of Renton’s human services and housing providers, and a workshop of City management staff. The outreach and engagement plan prioritized conversations with individuals who provided direct service to the residents of Renton (such as the Community in Schools Family Liaisons), as well as clients of Renton’s social service organizations (such as Renton Housing Authority residents).

By prioritizing these groups, other voices from the community are likely less well represented. For example, this assessment may not reflect the specific perspectives of middle-income working adults, homeowners, and employers.

COMMUNITY NEEDS

This needs assessment describes community human services and housing needs organized by major categories. These categories include Economic Opportunity; Basic Needs for Families; Health & Wellness; Available, Quality Housing; and Neighborhood Opportunity.

In addition to the priority needs identified in the Needs Assessment process, community members, service providers and other stakeholders provided a wealth of information on the experiences of families and individuals in Renton and the barriers to opportunity that many encounter. Throughout these conversations, there were two crosscutting themes that emerged as important values to foster as the community and its leaders work together to meet human services and housing needs. These two values are Equity and Dignity.

- **Equity** is when social, economic and political opportunities are not predicated on a person’s age, appearance, citizenship or national origin, employment classification, ethnicity, gender, gender identity or gender expression, language, marital status, race, religion, faith, or spirituality, sexual orientation, socioeconomic status, veteran status, and visible or invisible disabilities.
- **Dignity** refers to the experience of receiving housing and human services. To treat someone with dignity is to treat them as being of worth, in a way that is respectful of them as valued individuals.

ECONOMIC OPPORTUNITY

Most human services and housing programs aim to increase the social and economic well-being of individuals and families. Families with sufficient resources are largely able to attain services and housing to meet their needs. In general, improving economic opportunity in a community for those who face barriers to employment, career advancement, and other forms of economic opportunity can improve, prevent, or reduce needs for social service and housing supports. In some cases, families with otherwise adequate purchasing power will have extraordinary needs that outstrip their resources.

ADDRESSING STRUCTURAL CAUSES TO ECONOMIC INEQUALITY

While the primary human service need is employment support services, stakeholders identified a related need to reduce the structural barriers and implicit biases that limit opportunity for employment for some classes of workers. This includes material barriers to employment such as language, application procedures, applicant screening processes such as credit checks, and employer willingness to participate in programs to bridge people back into employment. Labor market obstacles, such as low-quality jobs in terms of pay and benefits, can lead to job instability and be a barrier to meaningful, stable employment. A more difficult obstacle to address may be immaterial obstacles to jobs including unspoken exclusion from the information networks in which job information is exchanged and implicit racial, gender, or age bias on the part of employers.

Similar to issues of disproportionality in unemployment, structural and implicit bias creates disproportionality in economic opportunity for those who are working. Women, men of minority races, and other groups earn less than their counterparts earn for similar jobs and have fewer options for career advancement.

Strategies that address both personal, workplace, and structural barriers to employment will have the greatest success in reducing economic inequality.

include assistance in identifying employment opportunities as well as other supports to overcome barriers to applying for employment, such as:

- Filling out online applications.
- Compiling work history or references.
- Documenting education.
- Childcare during the job search process.
- Strategies to overcome historical liabilities such as criminal history or credit problems.

Employment support service needs vary by class of worker, with each individual needing a different subset of supports. Further analysis will be needed to identify specific barriers and effective strategies to improve access to employment.

Potential Indicators:

Exhibit 1 shows the unemployment rate for the City of Renton and King County over the last 10 years. In addition to the general unemployment rate available from the Bureau of Labor Statistics, two other variables useful for tracking the proportion of the population that face barriers to employment are:

- The number of persons who are persistently unemployed (unemployed for more than 27 weeks).
- Disproportionality in employment rates among race, gender, age, language ability, or neighborhood.

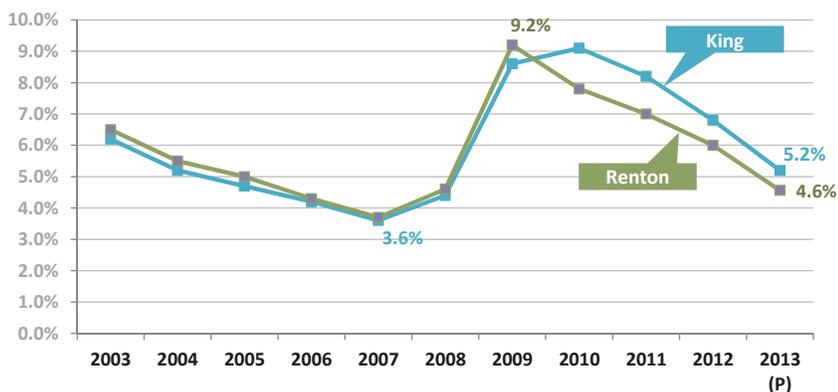
These variables can highlight details about the specific barriers to employment residents of Renton face. These data are not published for the City of Renton, though current service providers can provide anecdotal

Support for adults who face barriers to employment.

Renton has a relatively high proportion of its population participating in the labor force and, since the peak of the recession in 2009, has had a lower unemployment rate than King County overall. However, despite the locally available employment opportunities, more than 2,500 residents (based on a September 2013 estimate) are seeking employment.

Many unemployed adults need support to transition into employment. Direct supports to those seeking employment

Exhibit 1
Unemployment Rate, 2003 - 2013



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics. 2013 is a preliminary estimate based on data through August.

information about the barriers faced by specific classes of workers.

Access to living-wage jobs and career advancement.

Many households with working adults do not earn enough income to cover living expenses. This can be due to too little employment, such as too few hours or part-time employment, as well as full employment at wages too low to support basic needs.

Many low-income working adults have extremely limited opportunity to access the existing skills training programs that are available in Renton such as professional-technical programs at Renton Technical College. These existing opportunities are simply out of reach due to cost, time constraints, childcare responsibilities, or other barriers.

Potential Indicators:

- Full-time workers earning less than a livable wage
- Participation in skills training programs of targeted populations

BASIC NEEDS FOR FAMILIES

There are families in Renton experiencing significant economic hardship who are unable to meet their most basic needs, including adequate shelter and having enough to eat. While this is a small percentage of all families, the needs are very urgent.

While immediate services are needed for those who are in crisis, preventative support such as increased economic opportunity and education on managing household expenses are also needed.

Improved access to quality food.

Service providers report a significant and growing need for improved access to quality food in Renton. Many families do not have enough to eat and must make tradeoffs between food and other living expenses. Children and the elderly are particularly vulnerable.

There are a number of programs that provide food in Renton that also provide critical services to the community. In discussing needed nutrition assistance, service providers and potential users of nutrition services identified areas of the existing system that can be improved to serve a wider range of individuals

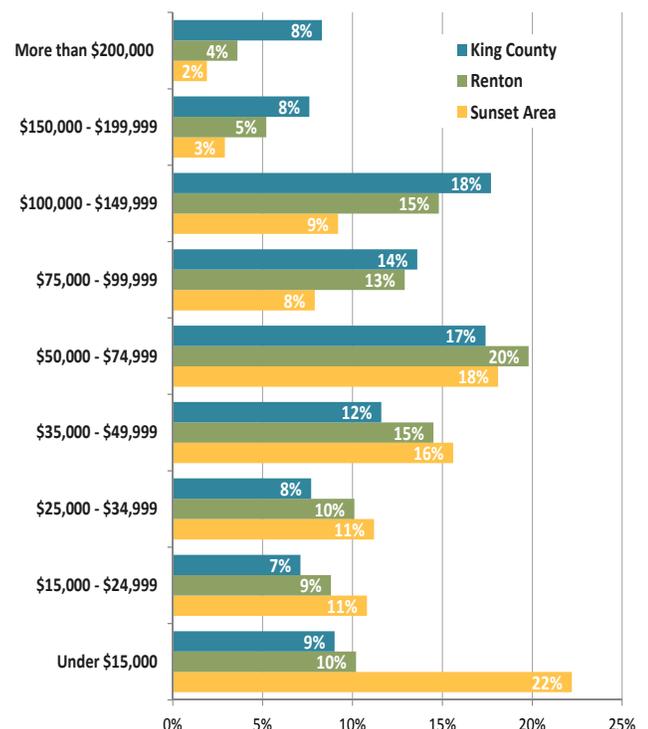
and households as well as improve access to and the efficacy of existing services. Challenges and barriers in the current system of food services include:

- The federal nutrition support programs provide meals to children on school days, but the children have inadequate food on the days schools are closed.
- There are transportation and mobility barriers to accessing existing food services.
- Some programs are not able to accommodate culturally or religiously appropriate foods.
- For homeless individuals and families, there are limited day resources to store, cook, and eat healthy foods.
- Many families need support to improve household food budgeting and healthy cooking skills.
- Service providers emphasize that the delivery of food must be respectful and not undermine the dignity of those receiving assistance. This is all the more critical because this assistance is often the first touch point of social services that many families encounter.

Exhibit 2 shows the percent of households across income categories for Renton (including King County and the Sunset Area). As the chart indicates, nearly one fifth (19%) of Renton households have household incomes of less than \$25,000 per year. It is likely that a significant

Exhibit 2

Household Income Segmentation, 2012



Source: King County estimate based on most recent ACS 1 year estimate; Renton and Sunset estimate based on Esri estimates for 2012

portion of these households (particularly those with children) struggle to obtain enough to eat without nutrition support.

Potential Indicators:

A direct measure of need for improved access to quality food would be families or individuals reporting that they do not have enough to eat, or that they have had to make tradeoffs between food and other basic needs. An indirect measure is the number of families living in poverty or not earning enough to be self-sufficient.

Day and night shelters for homeless families that offer a range of services.

Family homelessness is a significant problem in King County. Families of all types are represented in the homeless population, and many experiencing homelessness are largely invisible from the public view. Service providers report that homelessness is poorly understood by the community and its leaders.

The basic need is adequate shelter. The service responses to this need varies from emergency shelters for families and individuals to more comprehensive case management approaches designed to support transitions into permanent, stable, healthy housing. The desired future is that all families have safe, healthy housing that they can maintain.

In Renton, services for those who are unsheltered – in other words, individuals and families who have no place to go during the day or night – is a priority human service need. This includes access to amenities and services necessary to function in modern life such as showers, laundry, the ability to store food and personal belongings, a mailing address, a place to receive phone and email messages, and other necessary supportive services to address the severe economic hardship many homeless families face. More efficient and streamlined access to shelters is also a need, including a central location for intake.

Potential Indicators:

- Unsheltered and sheltered homeless counts.
- Renton School District McKinney-Vento-qualified students.
- Eviction court filings as a leading indicator of housing instability.
- School enrollment turnover rate.
- 211 calls for shelter or emergency housing assistance from Renton residents.

Increased services to help prevent homelessness, to help families stay in their homes.

Loss of housing is a highly disruptive and damaging event for a household, often preceded by other difficult events such as reduction in income, change in health status, or change in family composition. In addition to the scarcity of available, quality housing for many families, housing insecurity leading to homelessness is a significant problem in Renton. Service providers report a great deal of factors that can contribute to loss of housing, including mental health issues, domestic violence, loss of income, reduction of income, loss of health, and eviction. Once a family loses its home, it is far more costly and difficult to re-stabilize the household.

Potential Indicators:

- Number of eviction warrant filings.
- 211 calls related to housing

HEALTH & WELLNESS

Health and wellness is fundamental to quality of life, and supersedes many of the social and economic needs addressed in this assessment. The assessment takes a services approach to health and wellness to identify the health service priorities in the larger system of human service needs. A dominant theme throughout the stakeholder feedback was the presence of financial, geographic, and personal obstacles to adequate health care that many individuals and families face.

Better access to health and dental care for low-income residents.

Access to health and dental care are critical components of overall health and well-being. In Renton, many low-income families – particularly those without Medicaid – do not have access to medical care due to insufficient resources to pay for that care. Low-income families often do not have the opportunity to purchase health insurance, which is largely provided through employers and, even with employer support, can be cost prohibitive. Those who have income but do not qualify for Medicaid are particularly vulnerable and forced to rely solely on emergency care facilities. In some cases, even those with Medicaid face difficulties in receiving health care, as doctors can choose not to accept Medicaid patients due to lower compensation rates. Populations that are especially vulnerable include new immigrants to the United States, children, and seniors.

In addition to an inability to pay for existing health care services, other barriers to health care include:

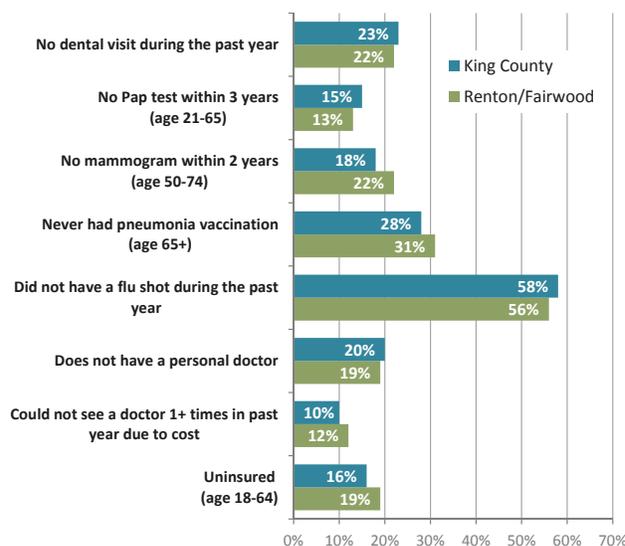
- Access, due to lack of transportation options and limited hours. Renton’s most needy families often do not own a vehicle and do not live near public transit routes. Renton is lacking points of health care delivery that are accessible to a large majority of families in need.
- For large families, getting emergency medical care for one person in the family is difficult due to childcare needs for other children.
- Lack of knowledge about services in the community.
- Limited eligibility for existing health care programs.
- For those who are eligible, navigating the system of health services, including applying for subsidized health coverage, can be challenging and time-consuming. This obstacle is made more difficult by cultural and language barriers.

Health Care Reform will improve access to health care to those for whom cost is the main obstacle.

Potential Indicators:

Indicators of access to health care include points of health care service and the hours of availability. An indicator of financial access to health care includes those reporting that they could not see a doctor due to cost and the proportion of the adult population that is uninsured. **Exhibit 3** presents the most recent (2012)

Exhibit 3
Population with Access to Health Care, 2012



Source: Public Health of Seattle & King County, King County City Health Profile for Renton/Fairwood, December 2012

data on these and other indicators of financial access to health care.

Early childhood screenings and parenting support.

In Washington, pregnant women have access to Medicaid to cover the costs of medical care through pregnancy and delivery. However, there currently exists a services gap for early childhood assessment and screening between Medicaid eligibility and when children enter the public school system. As a result, many children who need and are entitled to early interventions for developmental, language, or learning delays are receiving none of these benefits nor the general benefits that can be gained through parenting education and support. Early interventions for vulnerable infants and toddlers are more effective and less costly than interventions that occur later, and can ultimately reduce the incidence of future problems in a child’s behavior, learning, and health status. Without early intervention and support, more cost and intensive services are needed to remediate issues at later ages.

In addition to obstacles related to cost and opportunities to be identified by a health care professional, providers report non-material obstacles such as a lack of culturally-competent providers, language barriers, and familiarity with available services.

Potential Indicators:

A direct measure of the children who are receiving early childhood screenings would be the number of 1 – 4 year olds receiving annual medical assessments. For many, the dominant obstacle to receiving preventative medical exams is cost; therefore, the number of 1 – 4 year olds not covered by health insurance can act as a proxy.

More mental health and substance abuse services.

Quantifying need associated with mental health or substance abuse services is a common challenge experienced in communities throughout the United States. Service providers report there is a great unmet need for mental health services in Renton, though it is unclear how many persons need, but do not have, access to mental health services.

Meeting the needs of those suffering from mental illness is all the more challenging because mental illness is poorly understood within the community and amongst its leaders. There is much work to be done in increasing

understanding about mental illness and service needs before there will be the political will to address the need.

Mental health is highly correlated with substance abuse, and both are correlated with other social problems, including child neglect, homelessness, and underemployment. Those with mental health issues often have a more difficult time navigating the social services network. Providers and educators report that mental illness is the cause of many other hardships that befall children and their families including insufficient income, housing, and nutrition.

There is need for more supportive and permanent housing in Renton for those with mental health and substance abuse issues, as well as a greater overall capacity to provide services and treatment. In addition, there is need for improved coordination between City departments and better systems to identify those who may be in need of mental health services or substance abuse treatment, but are not currently receiving it.

Potential Indicators:

A better, comprehensive system of screening and access to health care will be necessary to have a direct measure of mental service needs. Other measures that can act as indirect proxies of the rate of mental health or substance abuse issues include:

- Disturbance arrests
- Substance abuse arrests
- Suicide rates
- Contacts with first responders

AVAILABLE, QUALITY HOUSING

Available, quality housing is a significant need in the City of Renton. Many families are living in sub-standard housing that is outdated or not designed to meet the particular needs of their family in terms of size, configuration, or location. Many families also struggle financially to maintain their existing housing, either due to insufficient income or heavy rent or ownership costs. Families will shoulder significant debt and rent burdens in order to keep their home, knowing the loss of a home is profoundly disruptive and limits opportunities including educational, economic, and social.

More rental units for those earning 30% of King County median income.

The private housing market does not currently serve all housing needs. There is a sizable proportion of households in all communities, including Renton, that do not have the income necessary to afford adequate housing at current market rents. For planning purposes, countywide planning policies define very-low income housing needs as those earning less than 30 percent of County median income. Using 30 percent of gross monthly income as a benchmark for an affordable rental unit, a household earning 30 percent of the County's Median Area Income would be able to afford \$525/month, an amount well below current market rents.

Households of all types are represented in this housing need category including: seniors, single adults, families without children, families with children, and families with multiple generations. Increasing the opportunity to get quality housing for households in this income range will require a variety of housing types in locations throughout the City.

Potential Indicators:

- Number of subsidized housing units
- Number of eviction warrant filings

More safe, energy efficient, and healthy housing for low and moderate income households.

Using countywide planning policies as a guide, low and moderate income households represent households with annual income ranges from \$21,000 - \$56,000. Renton has many housing units that are affordable to these housing need categories. However, even with Renton's "affordable" supply, many households struggle to attain quality housing that meets their needs.

Much of the housing stock affordable to this portion of the housing market is older. These homes often have mold, lead paint, asbestos, and/or bad electrical wiring, which make them unsafe and potentially uninhabitable. Many of these homes also lack the physical attributes (e.g. energy efficient windows, insulation) that help control utility and other monthly costs. Reinvestment into older housing is necessary to maintain quality and energy efficiency; however, where reinvestment drives up rents it can displace low to moderate-income households. Most new housing in Renton, including both attached and detached housing, is out of reach to this market segment, and efforts to improve housing stock must endeavor to maintain attainability for low to moderate income households.

HOUSING NEED CATEGORIES

To support the City’s goals in ensuring a range of quality housing options, the Needs Assessment draws on the income categories specified in King County’s Countywide Planning policies. The housing need categories are defined as ratios of the County’s Area Median Income (AMI). The data reflects income for all households regardless of size.

- **Very-low Income Housing Need.** Households with incomes 30% of AMI or less have an estimated annual income up to \$21,000. This is the housing need category most unmet by market forces and for which jurisdictions must employ policy and planning tools to ensure housing is attainable for these households. Countywide planning policies suggest that 12% of a jurisdiction’s total housing supply should be affordable to these households.
- **Low Income Housing Need.** Households with incomes between 30 and 50% of AMI have incomes that range from \$21,000 to \$35,000. Countywide Planning Policies suggest that 12% of jurisdictions’ total housing supply be attainable to households in this income range.
- **Moderate Income Housing Need.** Households with incomes between 50 and 80% of AMI have annual incomes between \$35,000 and \$56,000. County Wide Planning Polices suggest 16% of jurisdiction’s total housing supply be attainable to households in this income range.

To assess the degree to which Renton’s current housing stock is meeting the local demand for affordable housing and satisfying its obligation for affordable housing in the region, the analysis compares the number of renter households in each housing need category to the number of units being rented at prices affordable to that category.

Renton Rental Unit Gap Analysis

Ratio to King County AMI \$70,567	Income Ranges		Monthly Housing Budget*		Estimated Renter HHS		Estimated Units	Gap over/(under)
	Low	High	Low	High	Count	Percent		
Under 30%	\$0	\$21,000	\$0	\$525	3,318	21%	1,181	(2,137)
30 - 50%	\$21,000	\$35,000	\$525	\$875	2,625	17%	3,796	1,170
50 - 80%	\$35,000	\$56,000	\$875	\$1,400	3,380	22%	7,691	4,311
80 - 100%	\$56,000	\$71,000	\$1,400	\$1,775	2,146	14%	1,776	(370)
100 - 120%	\$71,000	\$85,000	\$1,775	\$2,125	1,348	9%	314	(1,034)
120% or Over	\$85,000		\$2,125	\$0	2,904	18%	668	(2,236)
Total					15,721		15,426	

Source: American Community Survey, 2007 - 2011 5-year estimates; BERK, 2013. Figures may exceed total due to rounding.

Self-reported rents reflect what households pay, including any discounts or subsidies. For example, Renton Housing Authority, along with rent vouchers ported in from other public housing authorities, subsidize approximately 1,700 units of housing in Renton. These subsidized units likely account for a large portion of the households that report paying less than \$525 per month in rent. There are also other housing subsidies, at much smaller scales, offered by other organizations. Accounting for all the non-market factors that may reduce the rent a household pays, the gap analysis demonstrates that the market is not meeting the need for housing in the Very-low Income Housing Category (30% of King County AMI). Policy and planning tools will be necessary to improve the attainability of housing for households earning less than 30% of the County median income. The gap analysis also suggests that Renton has a an oversupply of rental units affordable to those earning between 30% and 80% of County median income, which may represent demand for entry-level homeownership opportunities.

Other dimensions of housing need in this category include:

- Larger units to accommodate large families.
- Housing in areas that also offer economic and social opportunities.
- Housing that has transportation options. Currently, much of the affordable housing stock is in areas with poor public transportation and transit options,

forcing low and moderate income households to trade higher housing costs for lower transportation costs and vice versa.

Potential Indicators:

- Persons per room as an indicator of overcrowding.
- Housing stock rated “good” by the County Assessor in various value categories.

NEIGHBORHOOD OPPORTUNITY

Neighborhood opportunity reflects a person or family's ability to access the services and amenities they need to lead socially and economically successful lives. In almost all cities, access to services and amenities are driven by the attainability of housing options in different neighborhoods, and as a result are geographically unequally distributed. This results in uneven access and functional barriers to services and opportunity.

Improved mobility and transportation options.

Transportation and mobility are important components of all forms of opportunity. Mobility barriers, such as lack of safe pedestrian pathways or accommodation for those living with disabilities, create obstacles for individuals and families to access the services they need to function in modern life. Renton, like many suburban cities, needs improved mobility amenities and transportation options. For a family with very little income, lack of mobility opportunity and transportation services can limit a household's ability to obtain basic goods and services, receive medical or dental care, commute to a job, and maintain employment.

Current barriers in Renton include:

- Renton has uneven access to public transit, with limited options for those who do not live downtown, do not commute during peak travel times, or who need to travel within Renton (instead of between Renton and points outside of Renton). This negatively impacts mobility for all residents, but is especially problematic for individuals and families who do not have access to a vehicle. The most vulnerable groups include **low-income households** who are unable to afford vehicle ownership, as well as residents who are unable to drive.
- Elderly residents and those with personal mobility impairments are unable to walk to and from a bus stop, further limiting their opportunities to use public transit.
- Many pedestrian and bike routes connecting Renton's residential areas with basic services are unsafe, which further limits transportation alternatives for households without a vehicle.

Potential Indicators:

Opportunity for mobility is a wide-ranging topic with multiple dimensions of "access" – physical access, financial access, and eligibility access. To better

understand the geographic determinants of Mobility Opportunity in King County, the Puget Sound Regional Council (PSRC) developed an index of Mobility Opportunity based on:

- **Transportation cost.** The cost of the average commute to work at \$0.50 per mile.
- **Transit cost.** The cost of the average transit fare.
- **Access to transit.** The percentage of the total area that is within 1/4-mile of an Express Bus Stop.
- **Walkability.** The percentage of workers who walk to work.

The PSRC Transportation/Mobility Score is a useful indicator of the relative proportion of Renton that has high mobility opportunity. **Exhibit 4** on the next page presents the current distribution of Renton's census tracts into low opportunity and high opportunity areas.

PSRC's Opportunity Index does not account for the safety of sidewalks and bike routes. A direct indicator for the safety of bike and pedestrian routes would be miles of improved sidewalk and bike routes.

More high quality out-of-school time opportunities for youth.

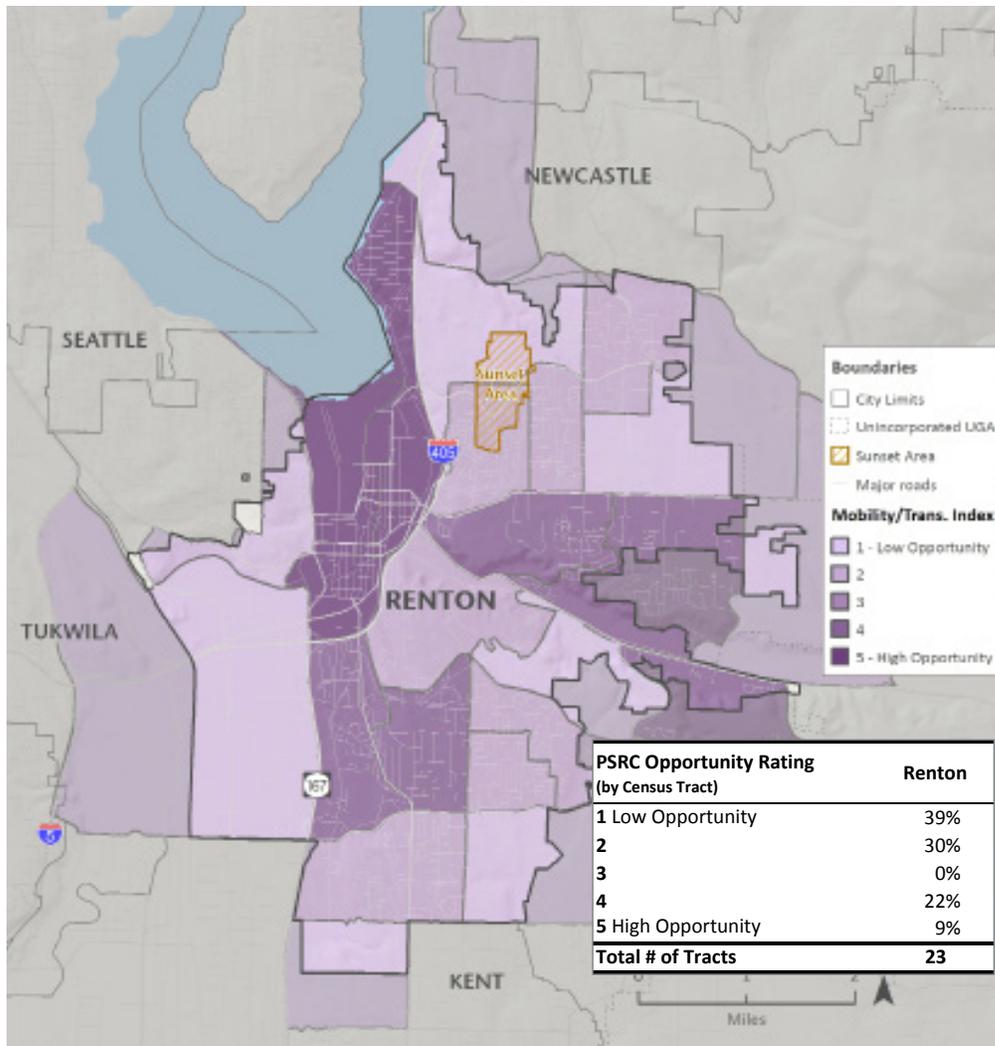
Service providers note that there is a lack of free, high quality out-of-school time opportunities for youth in Renton, including programs and activities that engage youth to learn and practice social skills that lead to life and academic success. Youth development programs can deter delinquent behavior such as gang involvement and drug use. While there is an unmet need for out-of-school opportunities for all youth, youth from low-income households face additional barriers to the existing set of options such as afterschool sports teams. For these youth, cost of participation, transportation, and opportunity costs to the household (such as youth employment and the childcare the youth provide to other children in the family) are barriers to participation.

In addition to increasing opportunities for youth, service providers report perception issues associated with youth among some members of the community.

Potential Indicators:

- Number of 13 – 19 year olds living in low-income households.
- Youth participation rates in K-12 sports and arts programs.

Exhibit 4
PSRC Transportation/Mobility Opportunity Rating, 2011



Source: PSRC, 2012; BERK, 2013

Increased access to affordable, quality early childhood education.

Early childhood education is an effective strategy to ensure that all children arrive to Kindergarten ready to learn. There are 19 licensed child care centers and 80 licensed family child care programs in Renton (February 2014), though none have received Quality Level of Excellence rating according to Child Care Resource’s Early Achievers program. The children who have the most to gain from quality early learning education often face barriers to participation including:

- Some families lack knowledge of where quality childcare programs are.
- The higher-quality early learning programs often have waitlists.
- Cost is a barrier for many low-income families.

- Some families have cultural or religious preferences that most early education and childcare centers do not meet.
- Parents can work atypical hours that are not accommodated by standard childcare centers.
- Many early education and childcare centers are not able to accommodate disabled or special needs children.

Service providers report a shortage of quality early education and childcare opportunities in Renton.

Potential Indicators:

As of 2010, there were an estimated 3,700 preschool - aged children in Renton (Census, 2010). However, licensed child care capacity in Renton only amounts to 1,369 slots, as shown in **Exhibit 5**, indicating a shortage of slots to meet local demand.

Exhibit 5
 Estimate of Renton Licensed Day Care Capacity, 2014

Licensed Child Care Capacity (3 -5 year olds not yet in kindergarten)	1,369
Child Care Center	695
Family Child Care Center	674
Difference	2,331

Source: Child Care Resources, 2014; BERK, 2014

Estimating the need for additional early childhood education opportunities is difficult, as many friends, family and neighbors provide quality early learning environments for young children and many day care providers are not registered. Some indirect measures of whether need is being met include:

- Wait lists for Head Start and Early Childhood and Assistance Program (ECEAP) can reveal unmet need of lower income households for early educational opportunities.
- Total number of childcare slots in centers participating in Early Achievers can reveal the quality of childcare service supply.

APPENDICES

1. Baseline Community Conditions
2. Variables and Data Sources
3. Renton and Sunset Area Demographic Tables



Community Needs Assessment for Human Services and Housing

Sunset Area Addendum

June 2014



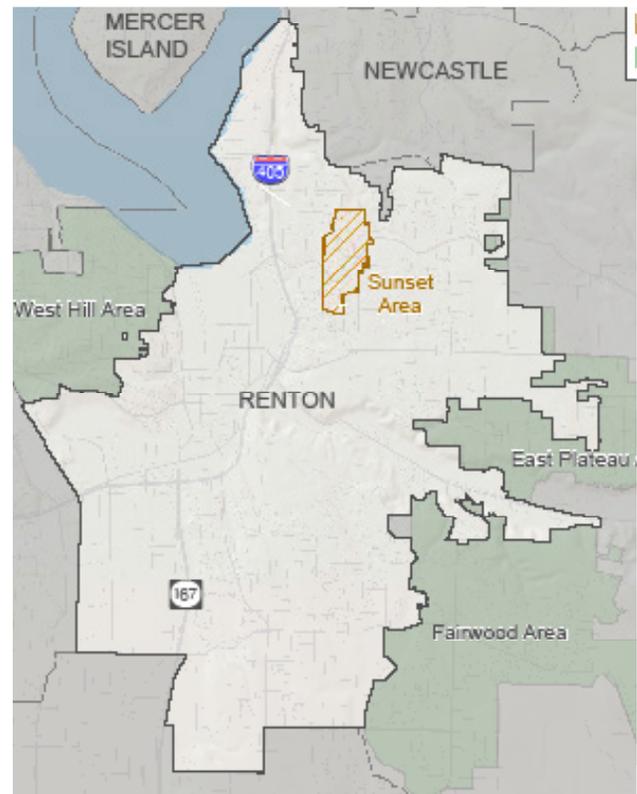
INTRODUCTION

The Sunset Area (shown to the right) is an ethnically diverse, low-income neighborhood in the City of Renton. It includes the City's largest public housing community, Sunset Terrace, and is a community revitalization priority. Since the late 1990s, the City has focused on this area for targeted improvement and investment and along with its partners, continues to seek opportunities for coordinated redevelopment driven by a community vision.

The City of Renton's Community Needs Assessment for Human Services and Housing identified thirteen priority human services and housing needs. This document presents a closer look at these priority needs in the Sunset Area.

Neighborhood Background

The Sunset Area is a small neighborhood located east of I-405 in the northern part of Renton, with an estimated 2012 population of 2,780 residents. It first saw significant development in the 1940s, with the building of more than 3,000 modest homes (many of which are still in



use today) to house workers at manufacturing plants in support of the war effort. Today, the Sunset Area is a diverse, low-income community with lower housing costs, poorer housing quality, and fewer housing options than much of Renton.

Community Revitalization Program

Renton is currently developing the Sunset Area Community Revitalization Program, which aims to catalyze private property development, create opportunities for market-rate and affordable housing, and stimulate retail investment. The program includes a number of planned amenities and infrastructure improvements. The City believes the Sunset Area has significant market potential because it has relatively strong transportation access, a convenient location, and existing amenities.

APPROACH

Publicly Available Data. To enable the needs assessment to be updated over time, the analysis prioritizes publicly available and accessible data. The assessment team reviewed basic demographic and community data available from the U.S. Census Bureau as well as an array of regional data sources. Much of the pertinent data is not published for the specific geographic boundaries of the Sunset Area. On key demographic characteristics, the analysis uses estimates produced by Esri, a spatial data vendor. In other cases, the analysis compares population statistics from the two Census Tracts most associated with the Sunset Area boundaries. The associated census tracts comprise a much larger area than the Sunset Area and themselves are not homogenous. For these reasons, Sunset Area Tract estimates likely underrepresent difference and disproportionality from statistics for Renton. See the City of Renton *Community Needs Assessment for Human Services and Housing* for the full list of data variables.

The Renton Housing Authority (RHA) and its partners plan to conduct a community survey neighborhood residents in the coming year as part of the City and RHA's application for a HUD Choice Neighborhoods Initiative Implementation grant. The grant would help support the Sunset Area Community Revitalization effort. Future strategic planning and policy setting processes should consider supplementing this needs assessment with additional information from human service and housing stakeholders.

Stakeholder outreach and engagement. The assessment process included targeted program interviews, provider and resident focus groups, a visioning session with Renton's Human Services Advisory Committee, a workshop with a group of Renton's human service and housing providers, and a workshop of City management staff. The outreach and engagement plan prioritized conversations with individuals who provide direct service to the residents of Renton (such as the Community In Schools Family Liaisons) as well as clients of Renton's social service organizations (such as Renton Housing Authority residents). Many of these outreach activities were conducted with representatives of the Sunset Area community and organizations that provide services in the Sunset Area.

SUNSET AREA NEEDS ASSESSMENT

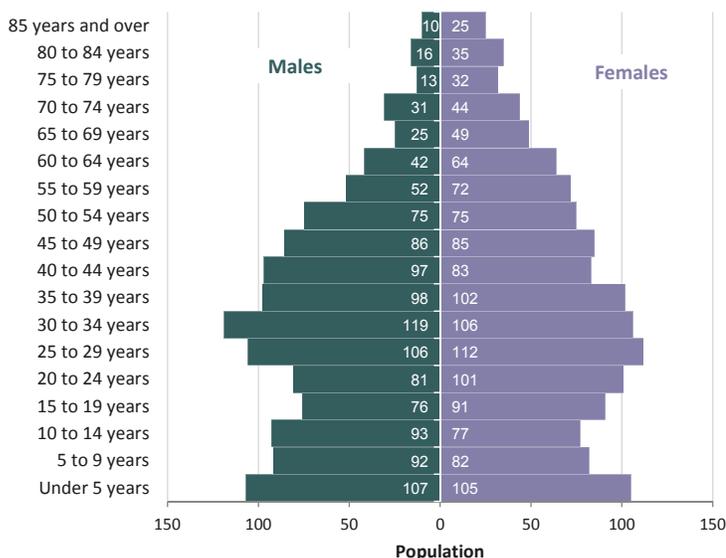
This needs assessment will help the City and the Renton Housing Authority mobilize resources to respond to the Sunset Area's community needs, including applying for a HUD Choice Neighborhoods Initiative grant to accelerate the implementation of the Sunset Area Community Revitalization Program.

Presented below are the citywide priority needs identified in the citywide Community Needs Assessment, with discussion of the context and relevance of each need within the Sunset Area. For more detail on the definition of each need, please see the complete Community Needs Assessment and associated appendices.

ECONOMIC OPPORTUNITY

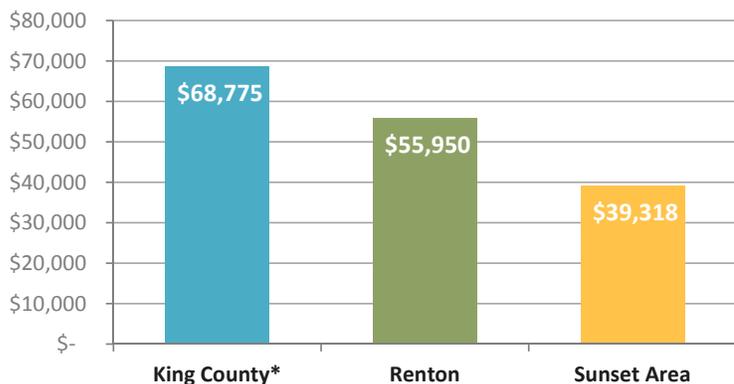
The population structure of the Sunset Area is similar to Renton, suggesting a significant portion of the population in the primary earning years of life (roughly 25 years old through 60 years old). However, the average household income of **Sunset Area households lags significantly behind Renton and King County**, indicating need for greater economic opportunity for the Sunset Area's households and individuals. **Exhibits 1, 2 and 3**, respectively, on the following pages, show age distribution, median household income, and income segmentation for the Sunset Area. It is worth noting that Renton's median household income is 19% below the King County median household income. The Sunset Area has a lower median household income, 43% lower than King County.

Exhibit 1
Sunset Area Age Distribution, 2010



Source: U.S. Census, 2010; Sunset Area figures estimated by Census Tract, BERK, 2013.

Exhibit 2
Median Household Income, 2012



Source: King County estimate based on most recent ACS 1-year estimate; Renton and Sunset estimate based on Esri estimates for 2012

Support for adults who face barriers to employment.

Support for adults who face barriers to employment is a critical need for the Sunset Area. Unemployment rates are not tracked at the neighborhood level, though estimates derived from Census Tracts suggest higher unemployment rates in the Sunset Area than both Renton and King County. Additionally, Sunset Area residents have many of the demographic characteristics identified with obstacles to employment including a significant population of immigrants, non-English speakers, and persons with low educational attainment. Job search and application support, including help filling out online applications, compiling work history or references, and documenting education can help mitigate the barriers

these individuals face.

Access to living-wage jobs and career advancement.

The Sunset Area has a labor force participation rate similar to Renton and King County, yet household income lags significantly. Improved opportunity and access to living wage jobs and career advancement are necessary to ensure families have enough resources to meet basic needs. As the neighborhood pursues redevelopment opportunities, policy makers and service providers must endeavor to ensure opportunities for current residents to be viable economic participants in the future of the neighborhood.

BASIC NEEDS FOR FAMILIES

The Community Needs Assessment for Human Services and Housing identified a sub-section of the Renton population that struggle to meet their basic needs. Household resources, most significantly household income, reveal the degree to which households have resources to meet their basic needs. The Sunset Area has a larger proportion of households with incomes under \$49,900 than both Renton and King County (as shown in Exhibit 3 on the following page), with 22% of all Sunset Area households having annual incomes of less than \$15,000. Even for 1-person households, meeting all basic needs on an annual household income of less than \$15,000 will be difficult.

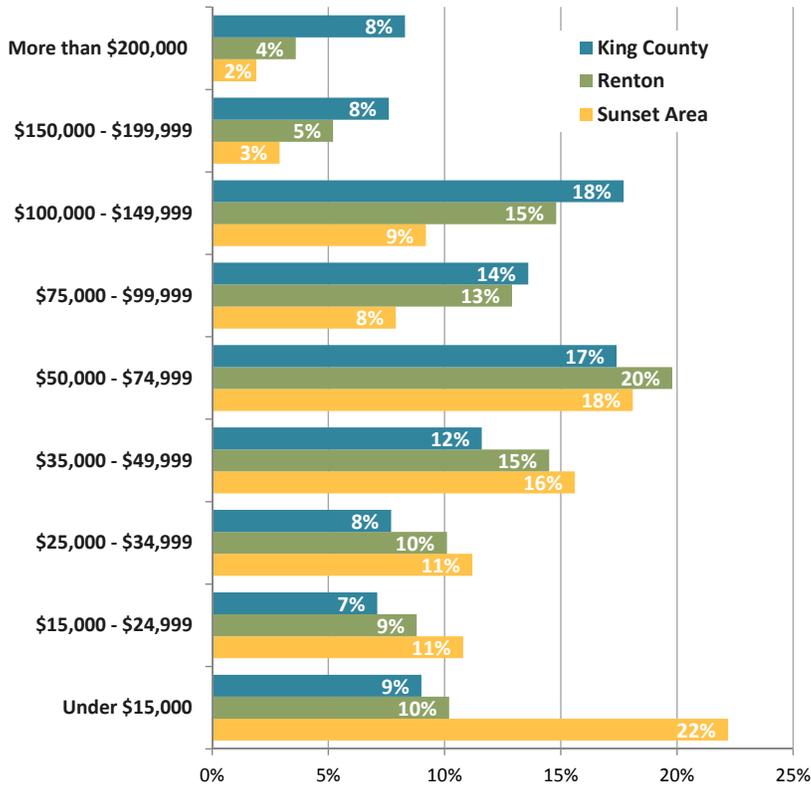
Improved access to quality food.

Service providers report a significant and growing need for improved access to quality food in the Sunset Area, particularly among families with children. The barriers identified in the current system of nutrition assistance are also applicable to the Sunset Area, particularly transportation obstacles. While The Salvation Army Renton Rotary Food Bank is under increasing demand, the location of the food bank and the distance from the Sunset Area means many Sunset Area families in need of emergency nutrition support face obstacles to accessing food.

Day and night shelters for families that offer a range of services.

Being a relatively small community, it is difficult to demonstrate the degree to which homelessness is a significant problem in the Sunset Area. However, anecdotal reports from educators and service providers suggest a problem of many families “bouncing around” and “cramming in” to the smaller housing units in the

Exhibit 3
Household Income Segmentation, 2012



Source: King County estimate based on most recent ACS 1-year estimate; Renton and Sunset estimate based on Esri estimates for 2012.

area. **Exhibit 4** shows the number and percentage of overcrowded dwellings in King County, Renton, and the Sunset Area Tracts. Future community assessments and data collection should identify the number of families in the community who are without a usual nighttime residence and the services they need.

Exhibit 4
Overcrowded Dwellings, 2011

OVERCROWDING
2007-2011 American Community Survey 5-Year Estimates

	King County	Renton	Sunset Tracts*
Occupants per room			
0.50 or less	567,433	25,211	4,179
0.51 to 1.00	202,917	9,514	1,287
1.01 to 1.50	13,651	1,041	331
1.51 to 2.00	5,118	189	30
2.01 or more	951	70	21
Number of Overcrowded Units (> 1)	19,720	1,300	382
Percent of Units that are Overcrowded (>1)	4.7%	5.7%	10.1%

Source: American Community Survey, 2007-2011 5-year average.

* The Sunset Tracts include Tracts 252 and 254, a much larger area than the Sunset Area itself.

Increased services to help prevent homelessness to help families stay in their homes.

Throughout the Community Needs Assessment, service providers, community representatives and educators spoke of the challenges associated with the risk of losing housing, and the long term consequences and costs endured by families who lose their homes. It is difficult to identify the number of families that are at risk of losing housing specific to the Sunset Area; however, the higher rates of overcrowding, lower incomes, and renters compared to Renton are all suggestive of greater rates of families at risk of losing housing. This need calls for support to households to prevent loss of housing.

HEALTH & WELLNESS

The Community Needs Assessment takes a services-oriented approach to health and wellness to identify the specific health service priorities in the larger system of human service needs. A dominant theme throughout the stakeholder feedback was structural and personal obstacles that many individuals and families face to adequate health care. There are many Sunset Area residents that lack access to health clinics, either due to an inability to pay for health services or mobility challenges. The free and low-cost clinics that are available are located downtown, or in other jurisdictions, and may be difficult to access due to transportation or mobility constraints.

Better access to health and dental care for low-income residents.

The high proportion of households with low income in the Sunset Area, along with the higher unemployment rate, suggests there are likely many residents without health insurance who face obstacles to accessing health and dental care. Representatives from Renton's public schools and other service providers report that there are many children lacking access to dental care and opportunities for vision screenings, creating further hardship.

Early childhood screenings and parenting education.

Service providers noted a gap in the availability of these services to low-income families with young children in Renton, as well as a lack of culturally sensitive, bilingual

parenting education options. Given the Sunset Area’s high percentage of low-income residents, immigrants, and non-English speakers, there is likely to be a substantial need here.

More mental health and substance abuse services.

Community mental health needs are difficult to estimate due to a range of data limitations and poor infrastructure for mental health services. Community representatives and stakeholders in the Sunset Area identified increases in many social problems often linked to mental health needs such as domestic violence, drug use, and child neglect.

AVAILABLE, QUALITY HOUSING

At a first glance, the Sunset Area has an adequate supply of “affordable housing,” or housing with rents that would be affordable to those earning less than the County’s median household income. However, even with the local supply of relatively affordable housing stock, the low incomes of many Sunset Area households means all market-rate housing is out of reach. In addition, the affordable housing stock is largely older with significant portions built as temporary housing for the war defense industry in the 1940s. Much of this housing is still in use today and approaching functional obsolescence.

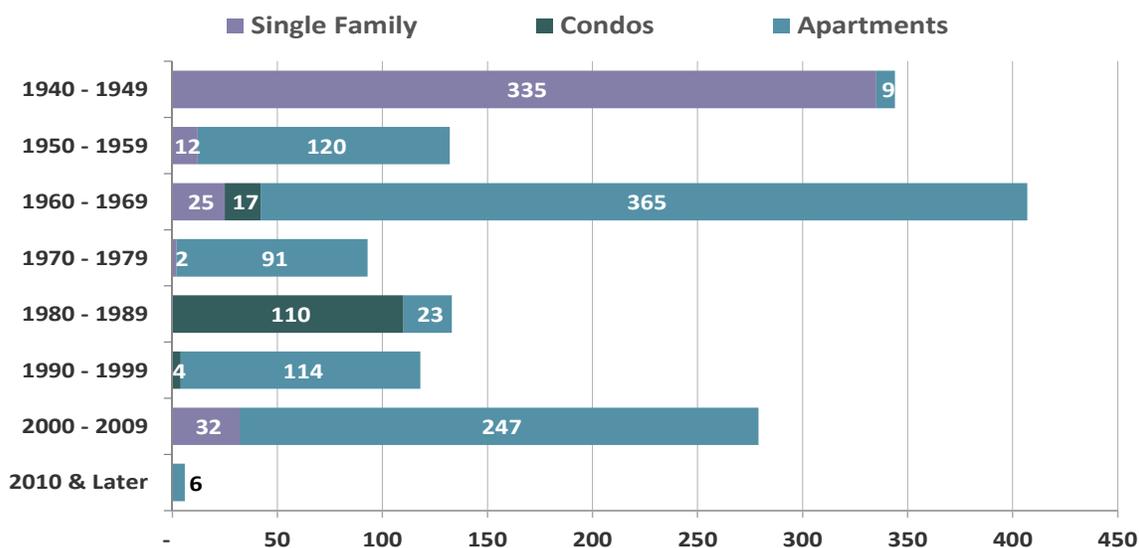
More rental units for those earning 30% of King County median income or less.

Given the supply of affordable rental housing, as well as presence of subsidized units provided through the Renton Housing Authority and other service providers, the Sunset Area provides housing options for some of Renton’s lowest income families. In addition to policies and programs that would make other areas in Renton more attainable to those earning less than 30% of Area Median Income (AMI), the Sunset Area needs new housing options for those with very low incomes including accessible units, larger units, and updated units that can better control utility expenses.

More safe, efficient, and healthy housing for low and medium income households.

Safe, efficient and healthy housing is a need in the Sunset Area. Service providers note that the Sunset Area has older housing stock with a lot of dilapidated properties. These homes often have mold, lead paint, asbestos, and/or bad electrical wiring, which make them unsafe and potentially uninhabitable. **Exhibit 5** shows the age of existing housing units in 2013. Sunset Terrace, a 100 unit family public housing complex in the center of the Sunset Area, is in need of significant reinvestment to meet current building codes and a redesign to improve community livability.

Exhibit 5
Age of Existing Housing Units in Renton, 2013



Source: King County Assessor’s Office; BERK 2013

NEIGHBORHOOD OPPORTUNITY

Neighborhood opportunity reflects a person or family's ability to access the services and amenities they need to lead socially and economically successful lives. In almost all cities, access to services and amenities are driven by the attainability of housing options in different neighborhoods, and as a result are geographically unequally distributed.

The Sunset Area has been identified by the City of Renton, and its partners, as an area of significant potential. This is in part due to the anchor public organizations and facilities and commercial businesses in the area as well as the market potential associated with its central location, access to transportation options, and surrounding amenities. The needs assessment identified priority human service and housing needs that, together with additional neighborhood investment, will provide opportunity for Sunset Area community members to participate in and benefit from future community redevelopment.

Improved mobility and transportation options.

The Sunset Area has relatively easy bus access to Downtown Renton, but limited transit options to access other parts of the City. Service providers report many transportation-related obstacles including both access and cost. The recent decline in the use of bus tickets or bus vouchers towards a card-based system of payment has limited the ability for service providers to support transportation needs for specific purposes. In addition, the Sunset Area has poor pedestrian and bicycle infrastructure. The City has made some investments in improving sidewalk routes, but there are still significant gaps in bike and pedestrian links between residential areas and service nodes.

More high quality out-of-school time opportunities for youth.

Similar to the rest of Renton, the Sunset Area lacks sufficient out-of-school time opportunities for youth. Since the area has an especially high percentage of low-income families, it is likely that demand is high for low- or no- cost activities that are responsive to the needs of community youth.

Increased access to affordable, quality early childhood education.

There is a citywide shortage of quality early education and childcare opportunities in Renton, which affects the Sunset Area as well. While the new Meadow Crest Early Learning Center provides quality early education services to the Sunset Area, the need far outstrips the available slots. The high percentage of low-income and immigrant families in the neighborhood suggests a need for low-cost, culturally adaptive early education opportunities that can accommodate a wide variety of family needs.

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APPENDIX A

BASELINE COMMUNITY CONDITIONS

ABOUT THIS DOCUMENT

The City of Renton is conducting a Community Needs Assessment for **housing** and **human services** to inform its Comprehensive Plan that must be updated by 2015. As an interim step of the Community Needs Assessment, the project team conducted a review and analysis of available quantitative data on the current social, economic, neighborhood, health, and housing conditions in Renton. The Baseline Community Conditions document describes a range of current conditions within the City of Renton and the Sunset Area, a small neighborhood located East of I-405 in the northern part of Renton.

This document relies primarily on quantitative, secondary information and serves as a discussion resource to help build a common understanding of conditions within the City, as well as to identify gaps in services and potential indicators to track progress toward the desired future. The Community Needs Assessment is based on the quantitative data presented here, additional information on current social and housing services, and a qualitative assessment based on community feedback and input. This input – received through interviews, focus groups, stakeholder reviews, and other facilitated conversations about community needs and desires – will provide context and other information to support policy discussions. There are several key topics that are not included in this document, including crime, mental health, drug addiction, youth-related services, and others. However, most of these topics are addressed to some extent through the qualitative community outreach effort.

The conditions report draws on publically available data from the following sources:

U.S. Census Bureau

- Decennial Census
- American Community Survey (5-year estimates)
- Esri projections based on Decennial Census data

Federal Agencies

- U.S. Department of Housing and Urban Development
- U.S. Office of Refugees

Washington State Agencies

- Washington State Office of Financial Management

- The Office of Superintendent of Public Instruction

County and Regional Agencies

- King County Assessor's Office
- Puget Sound Regional Council
- Public Health of Seattle/King County
- Seattle/King County Coalition on Homelessness

Other

- Dupre and Scott
- Zillow.com

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CITY OF RENTON | COMMUNITY NEEDS ASSESSMENT FOR HUMAN SERVICES AND HOUSING
APPENDIX A – BASELINE COMMUNITY CONDITIONS

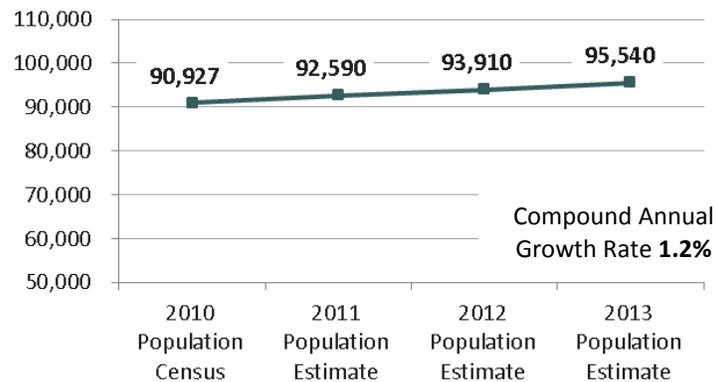
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POPULATION & COMMUNITY CHARACTERISTICS

A broad overview of Renton and the Sunset Area’s population provides a basic understanding of who the City serves and what the scale of need may be. This section looks at several important community characteristics including population, age distribution, household size, racial and ethnic composition, and languages spoken at home.

Renton Population & Community Characteristics

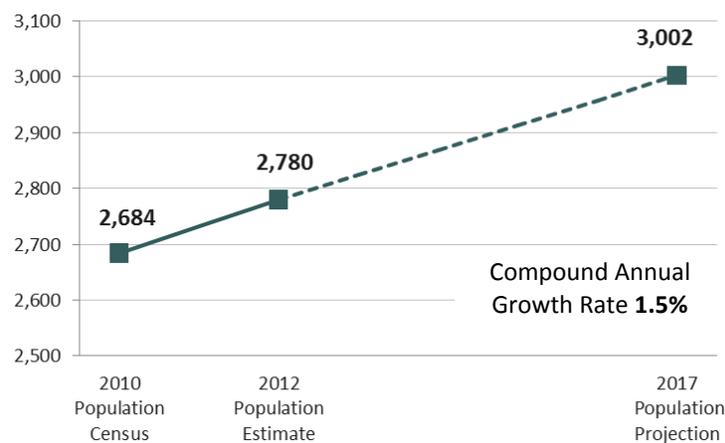
Exhibit 1
City of Renton Population, 2010-2013



Source: OFM Forecasting Division, 2013.

- As of 2013, about 95,540 residents live in the City of Renton.
- Renton’s population is growing faster than King County. Renton’s compound annual growth rate of 1.2% is twice as high as the County’s overall compound growth rate of 0.6%.

Exhibit 2
Sunset Area Population, 2010-2012

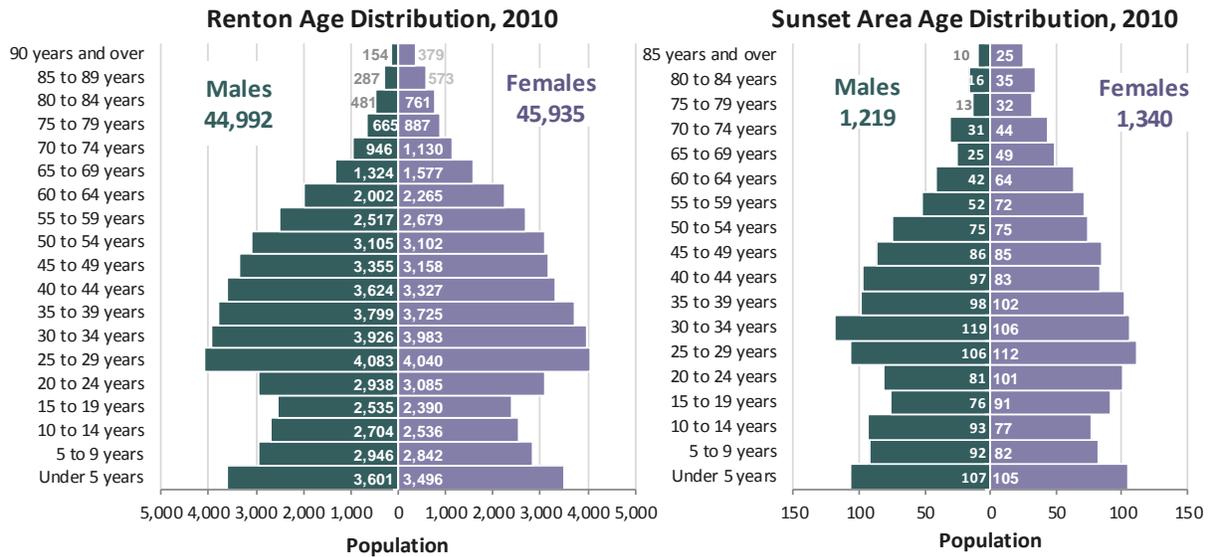


Source: Esri, 2012.

- In 2012, there were an estimated 2,780 residents in the Sunset Area.
- Based on past trends, the population of the Sunset Area could increase to 3,002 by 2017, an increase of about 220 people. This is a compound annual growth rate of about 1.5% over the next five years. Additional investment in the Sunset Area could increase this rate of growth.

Exhibit 3 presents the population age structure for Renton and the Sunset Area based on the 2010 Census, the last universal assessment of population structure. In 2010, the Sunset Area’s population under 18 years old (not shown in chart) was 674 (or 26.2% of the total population) and the senior population (ages 65 years and over) was 280 (or 10.9% of the total population). In the Sunset Area, 67% of adults over 54 years old are female, compared to the 33% that are male.

**Exhibit 3
 Age Distribution, 2010**



Source: U.S. Census, 2010; Sunset Area figures estimated by Census Blocks, BERK 2013.

- In 2010, Renton’s population under 18 years old (not shown in chart) was 21,117 (or 23.2% of the total population) and the senior population (ages 65 years and over) was 9,164 (or 10.1% of the population).
- In 2010, the Sunset Area’s population under 18 years old (not shown in chart) was 674 (or 26.2% of the total population) and the senior population (ages 65 years and over) was 280 (or 10.9% of the total population).

Exhibit 4 compares Renton to the County average using broader age categories.

- In the Sunset Area, 67% of adults over 54 years old are female, compared to the 33% that are male.

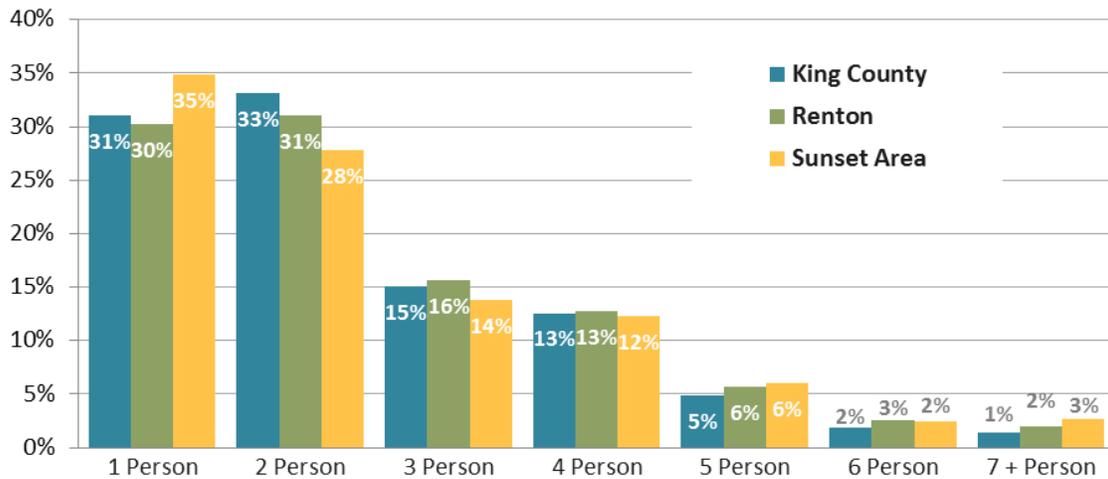
**Exhibit 4
 Renton and King County Broad Age Category Distributions, 2010**

	Under 20 Years	20-64 Years	65 Years and Over
King County	23.9%	65.2%	10.9%
Renton	25.4%	64.6%	10.1%

Source: U.S. Census, 2010.

- Renton’s population is slightly younger than the County average, with a higher percentage of residents under 20 years old and a lower percentage of residents between 20 – 64 years old and over 65 years old. However, the difference is not substantial.

Exhibit 5
Household Size in King County, Renton, and the Sunset Area



Source: U.S. Census, 2010; Esri, 2012. Figures may exceed total due to rounding.

- The Sunset Area has a notably higher percentage of 1-person households than Renton overall, but a lower percentage of 2-4 person households. The Sunset Area also has a slightly higher percentage of 7+ person households than Renton in general.
- Renton has a slightly greater proportion of households with 3 to 7 people. About 40% of Renton residents live in households with more than 2 people, compared to 36% for the County overall.
- Renton has a slightly higher percentage of households with 3-4 persons per household (29%) than the County overall (28%), as well as a higher percentage of households with 5-7 people (10%) than the County overall (8%).

**Exhibit 6
 Racial Composition, 2012**

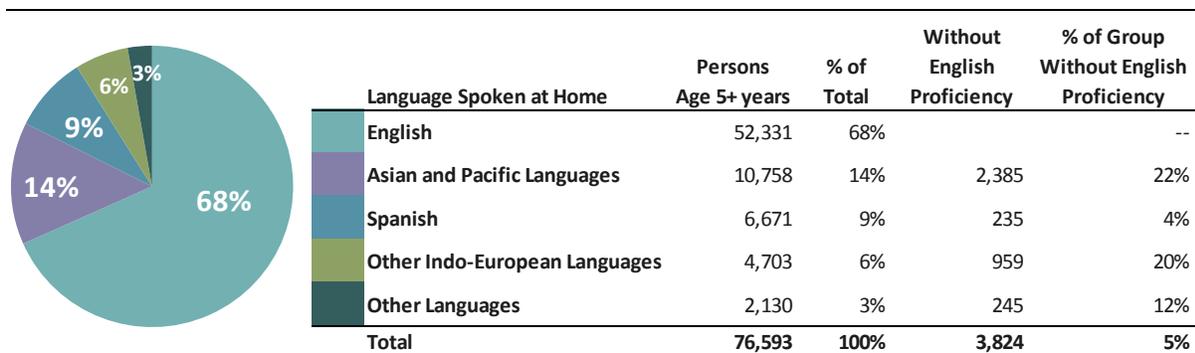


Source: U.S. Census, 2010; Esri, 2012.

*King County figure based on 2010 U.S. Census, Renton and Sunset Area based on 2012 estimates from the American Community Survey

- Renton is somewhat more diverse than the County overall, with 37% of its population being races other than white compared to 31% for the County.
- Renton’s Hispanic population is 10%, compared to 9% for the County overall (not shown).
- Renton’s foreign born population is 26.4%, compared to 20.0% for the County overall (not shown).
- The Sunset Area’s Hispanic Population is 24.8%, compared to 10.1% for Renton (not shown).
- The Sunset Area is substantially more diverse than Renton overall, with a much higher Hispanic population, a slightly higher Black population, and a much higher “Some Other Race” population. Renton has a slightly higher Asian population than the Sunset Area.

**Exhibit 7
 Languages Spoken at Home in Renton, 2005-2009 5-year Average**



Source: U.S. Census, 2010; Esri, 2012.

- Approximately 32% of Renton residents do not speak English at home, with Asian & Pacific Languages and Spanish being the most commonly spoken languages besides English.

- Although 32% of Renton residents do not speak English at home, only 7.4% of the total population does not have proficiency in English (not shown). Residents were considered not proficient in English if they selected the “Speaks English ‘Not Well’” or “Speaks English ‘Not at All’” when asked to describe their own proficiency in English in the American Community Survey.
- In 2012, the Renton School District had 6,985 students (49% of all students) who were considered Transitional Bilingual, or who qualified for English Language Development services.
- Renton School District tracks the home language of all students. For the current school year (2013 – 2014), the top 10 languages other than English spoken in descending order were:
 1. Spanish
 2. Vietnamese
 3. Somali
 4. Chinese – Cantonese
 5. Russian
 6. Tagalog
 7. Ukrainian
 8. Cambodian
 9. Punjabi
 10. Rumanian

There are more than 80 languages represented in the Renton School District on any given day, but most students who do not speak English at home speak one of the top five languages.

It is difficult to predict what languages future immigrants to Renton will speak. One indicator is the country of origin for refugee arrivals to Washington State, presented in **Exhibit 8**. On average, refugees have less English proficiency and greater social service needs than other types of immigrants. While not all refugee populations will move into Renton, they provide insight into what families may be linguistically isolated in the future.

Exhibit 8
Top Ten Countries of Origin for Refugee Arrivals to Washington State, Fiscal Year 2012

Country of Origin	Number of Arrivals
Burma/Myanmar	481
Bhutan	424
Iraq	297
Somalia	215
Ukraine	116
Iran	107
Moldova	105
Eritrea	73
Russia	64
Democratic Republic of Congo	55
Other countries	228
Total Refugee Arrivals in Washington	2,165

Source: U.S. Office of Refugee Resettlement, 2013.

- Almost 90% of refugees that came to Washington State in 2012 came from one of these top ten countries of origin.

The rate of individuals living with a disability is an indicator of human service needs. **Exhibit 9** presents the rate of self-reported disabilities among the adult population.

Exhibit 9
Renton’s Estimated Adult Population Living with a Disability, 2012

	Renton	
	Estimate	Percentage
Population 18 to 64 years	4,953	8.0%
With a hearing difficulty	1,044	2%
With a vision difficulty	626	1%
With a cognitive difficulty	2,156	4%
With an ambulatory difficulty	2,748	4%
With a self-care difficulty	1,008	2%
With an independent living difficulty	1,700	3%
Population over 64 years	3,445	41%
With a hearing difficulty	1,368	16%
With a vision difficulty	526	6%
With a cognitive difficulty	908	11%
With an ambulatory difficulty	2,300	27%
With a self-care difficulty	837	10%
With an independent living difficulty	1,737	21%

Source: American Community Survey, 2008 – 2012 5-year estimates.

- For the population 18 to 64 years, the proportion of the population with a specific type of disability is relatively similar across all disability types. For older adults, ambulatory difficulties are much more prevalent, as well as all other disability types except for vision difficulties.

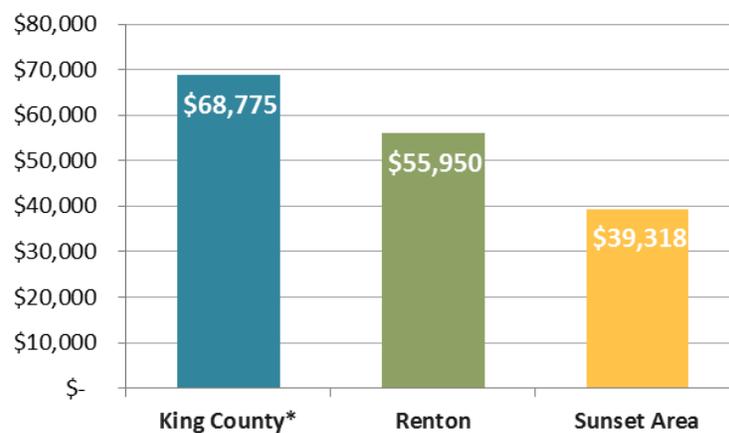
HOUSEHOLD ECONOMICS

Examining a community's household economic conditions provides insight into the resources available to individuals and families to meet their basic needs. More importantly, it helps us estimate what portion of the population does not have the resources necessary to meet basic needs, as well as where assistance may be most beneficial.

Household Income

Exhibit 10 compares median household income for King County, Renton, and the Sunset Area and **Exhibit 11** shows the segmentation of household income for each of the three areas. The data reflect income for all households regardless of size. **Exhibit 12** shows the percentage of families receiving Supplemental Nutrition Assistance Program (SNAP) (i.e. food stamp) benefits.

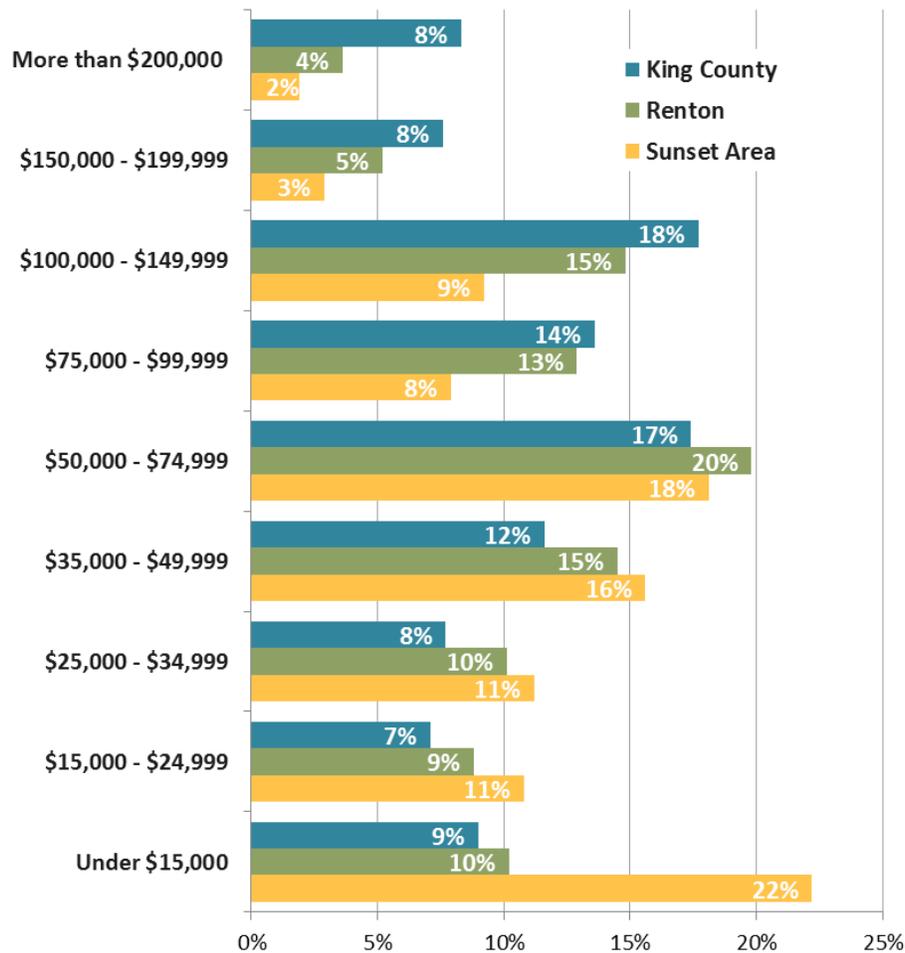
Exhibit 10
Median Household Income, 2012 Estimate*



Source: King County estimate based on most recent ACS 1 year estimate; Renton and Sunset estimate based on ESRI estimates for 2012.

- Renton's median household income is lower than the County's, and the Sunset Area's median household income of \$39,318 is lower than both Renton's and the County's median household income.

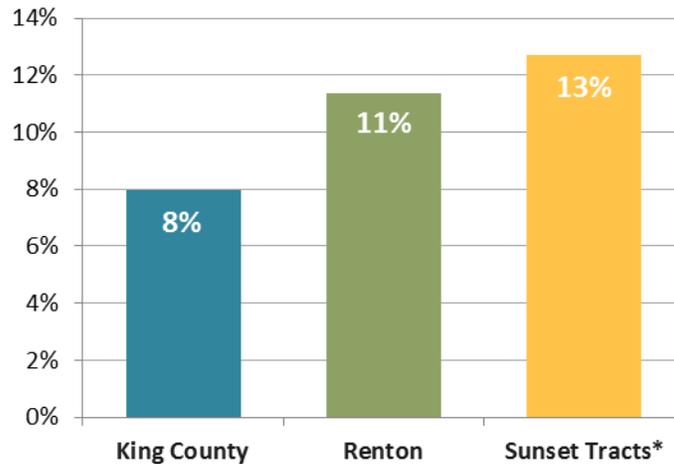
Exhibit 11
Household Income Segmentation, 2011 & 2012



Source: King County estimates from American Community Survey, 2007-2011 5-year average; Renton and Sunset Area estimates from ESRI 2012. Figures may exceed total due to rounding.

- Renton has a smaller proportion of households in the higher income categories than the County overall, with 44% of households earning less than \$50,000 per year (compared to 35% for the County) and 24% earning more than \$100,000 (compared to 34% for the County overall).
- The Sunset Area has a greater proportion of households with incomes below \$25,000 than Renton and the County overall. Fourteen percent (14%) of Sunset Area households earn more than \$100,000.

Exhibit 12
**Percent of Families with Food Stamp/
Supplemental Nutrition Assistance Program Benefits, 2011**



Source: American Community Survey, 2007-2011 5-year estimates; BERK, 2013.

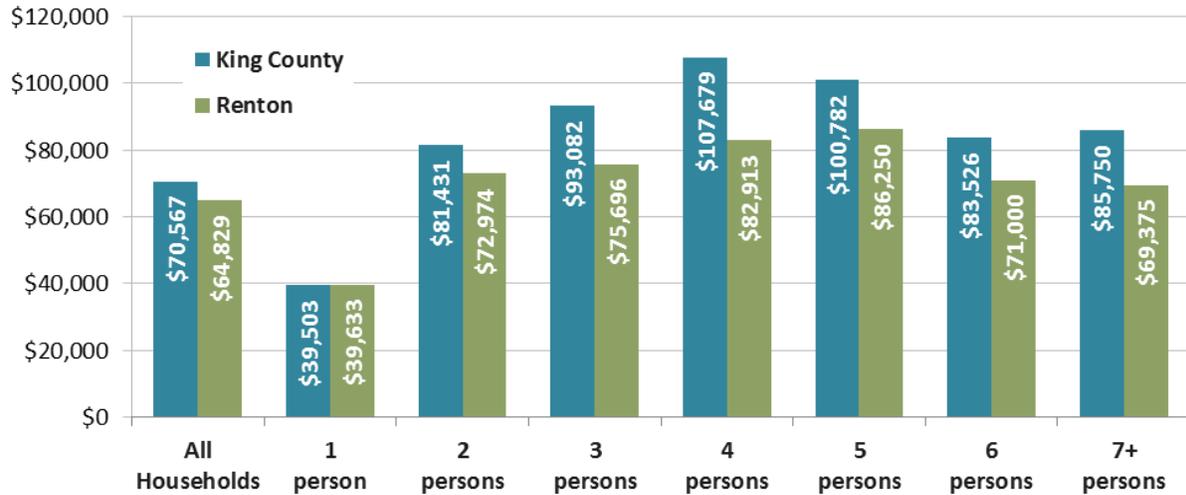
* The Sunset Tracts include all of Tracts 252 and 254, which the Sunset Area is within. However, the Sunset Tracts represent a much larger area than the Sunset Area itself.

- While Renton has a moderately higher percentage of residents receiving Food Stamp/SNAP benefits (11%) compared to the County overall (8%), the weighted average of the Sunset Tracts (13%) are higher than both King County and Renton.
- More than half (54.6%) of Renton School District Students are eligible for Free or Reduced Meals. This is almost 10 percentage points higher than the Washington State average (46.1%).

Income by Household Size

Household incomes can reveal the amount of resources available to cover household needs, but offers little insight into household needs. **Exhibit 13** presents the median household income by household size for both King County and Renton. This data is slightly older than the 2012 estimates provided above, and is not available for the Sunset Area.

Exhibit 13
Median Household Income by Size, 2011



Source: American Community Survey, 2007-2011 5-year average.

- The median household income for single person households is similar for King County and Renton. Half the single person households have an annual income of less than \$39,500.
- Renton’s median household income for households with two or more people is below the King County median.
- Households with 4 to 5 persons tend to have the highest household income, with households with more than 5 persons having lower median household incomes. This suggests that large households (more than 5 persons) have less income per person and may be more likely to experience strain on household finances.

Homeless Population

Estimating the total homeless population is difficult. In King County, a 2012 one-night analysis of homelessness in King County found that 2,682 people were staying in shelters, 3,554 were in transitional housing, and 2,594 were outside between the hours of 2 and 5 am on a January night. The total one night homeless population was 8,830.

Unsheltered homeless counts illuminate the local gap in services for the homeless. **Exhibit 14** shows unsheltered homeless counts in Renton based on the Seattle/King County Coalition on Homelessness’s counts. The one-night unsheltered homeless counts in Renton show unsheltered homelessness in the City ranging from 71-84 persons over the last four years. These figures are known to undercount the unsheltered homeless, since not all areas are searched and many homeless persons do not want to be seen. There are likely individuals and families that are improvising with camping, sleeping in their cars, rotating through motels, and spending nights in someone’s spare room or couch with no fixed living situation.

Exhibit 14
Unsheltered Homeless Counts, 2010 – 2013

Unsheltered Homeless Count	RENTON				TOTAL Selected Areas			
	2010	2011	2012	2013	2010	2011	2012	2013
Men	9	13	15	22	919	860	882	897
Women	3	3	2	2	159	191	174	205
Gender Unknown	70	54	56	59	1,664	1,357	1,531	1,615
Minor (under 18)	2	1	-	-	17	34	7	19
Total	84	71	73	83	2,759	2,442	2,594	2,736
Benches	1	0	0	2	42	21	23	16
Parking Garages	8	0	0	3	19	23	5	28
Cars/Trucks	27	39	55	37	891	767	791	878
Structures	10	8	3	11	316	249	348	353
Under Roadways	10	10	4	8	191	196	163	225
Doorways	5	4	3	2	136	131	154	163
City Parks	7	0	2	0	114	25	30	23
Brushes/undergrowth	3	1	2	2	129	89	77	88
Bus Stops	4	0	0	3	28	42	24	40
Alleys	0		0	0	16	21	14	48
Walking around	5	4	3	8	331	261	300	305
Other	4	5	1	7	546	617	665	569
Total	84	71	73	83	2,759	2,442	2,594	2,736

Source: Seattle/King County Coalition on Homelessness, 2013.

- The homelessness data in the chart above was collected during one-night-counts in January of each year.
- For all the areas listed, the one- night homeless counts have remained relatively stable. However, the unsheltered homeless are only a small portion of the homeless population and significantly underrepresent the entire homeless population. According to the Seattle/King County Coalition on Homelessness, the one-night count numbers are always “assumed to be an undercount, because we do not count everywhere, and because many people take great care not to be visible.”

In addition to the one-night-count numbers, Washington State school districts collect information on homeless students, defined by lacking a fixed, regular, and adequate nighttime residence. The McKinney-Vento Homeless Act of 1987 requires school districts to provide transportation to and from school for homeless students so that their access to school is not disrupted by becoming homeless. **Exhibit 15** presents the number of McKinney-Vento qualified students in Renton School District and Washington State for the 2011 – 2012 school year.

Exhibit 15
Homeless Students in Renton and Washington State, 2011 – 2012 School Year

	Doubled		Unsheltered	Hotels or	
	Shelters	Up		Motels	Total
Washington State	6,524	18,332	1,205	1,329	27,390
Renton School District	96	216	9	20	341

Source: Office Superintendent of Public Instruction, 2013.

- In the 2011 – 12 school year, the Renton School District identified 341 students who met the legislative definition of homeless. This includes students who lack a fixed, regular, and adequate nighttime residence such as children who are staying with others due to loss of housing, economic hardship, or are living in temporary quarters such as a hotel, shelter, camp ground or vehicle.

- The students identified as homeless often represent entire homeless families, including parents and children who are not school age. Therefore, the count is only a small proportion of total homeless persons.
- Most homeless students were living “doubled up,” that is living with a friend, relative, or other person due to economic hardship or loss of housing.

Employment & Labor Force Participation

Employment and labor force participation are important economic indicators of self-sufficiency and household resources. **Exhibit 16** shows the percentage of civilians over 16 years old who are in the labor force, as well as the percentage of the labor force that are unemployed for Renton and King County.

Exhibit 16
Labor Force Participation and Unemployment Rate for Civilians 16+ Years Old, 2007 – 2011 5-Year Average

	Population 16+ Years Old	% in Civilian Labor Force	Unemployment Rate
Renton	70,232	73.8%	8.4%
King County	1,546,184	70.5%	6.9%

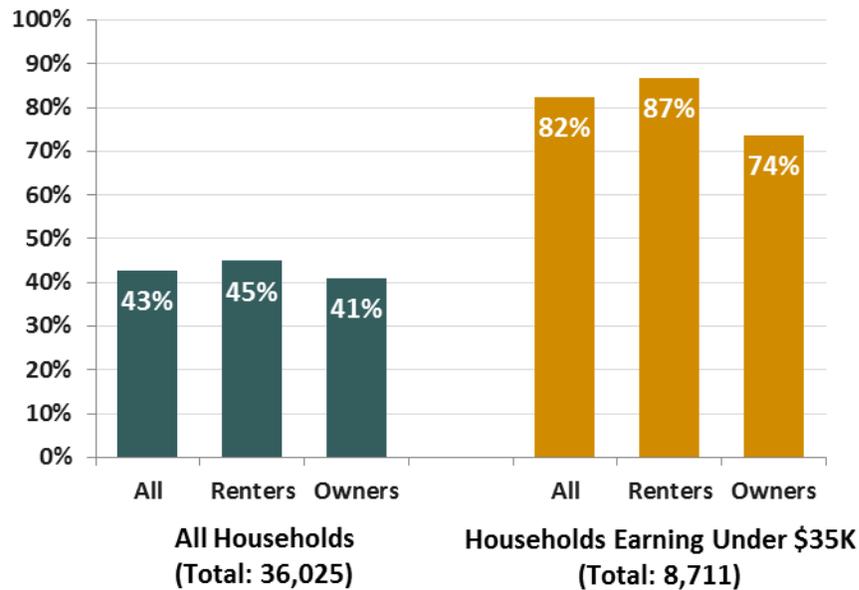
Source: American Community Survey, 2007 – 2011 5-year average.

- While Renton has a higher percentage of residents over 16 years old in the civilian labor force than the County average, it also has a notably higher unemployment rate (8.4%) compared to the County (6.9%).

Housing Cost Burden

The U.S. Department of Housing and Urban Development (HUD) defines housing cost-burdened households as households that spend 30% or more of their income on housing costs. Given how much cost-burdened households spend on housing, these households may have difficulty affording necessities such as food, clothing, transportation, and medical care. **Exhibit 17** shows the percentage of cost-burdened households in Renton by occupancy tenure for all income categories, as well as for households earning under \$35,000 per year. Since the median household income for King County was nearly \$69,000 in 2011 (based on ACS estimates), the second group serves as an approximation for households that earn 50% or less of the Area Median Income (AMI).

Exhibit 17
Percent of Renton Households Spending More than 30% of Income on Housing, 2007-2011 5-year Average*



Source: American Community Survey, 2007-2011 5-year average.

* Counts for cost-burdened households include 209 households earning zero or negative income. It is uncertain what percentage of these households are actually cost-burdened and what percentage are using savings or have no housing costs.

- A vast majority of households (82%) earning under \$35,000 are spending more than 30% of their income on housing, including nearly 87% of renter households and 74% of owner-occupied households.
- A smaller, but still substantial, percentage (43%) of all households are spending more than 30% of their income on housing, including nearly 45% of renters and 41% of owners.
- The percentage of cost-burdened households in Renton is similar to King County overall, where 83% of households earning under \$35,000 are spending more than 30% of their income on housing and 40% of all households are spending 30% of their income on housing.

NEIGHBORHOOD OPPORTUNITY

This section presents data and measures on the economic, transportation, and educational opportunities associated with Renton and the Sunset Area. Assessing opportunities in communities is an important dimension of understanding overall needs. Areas with more economic, educational, mobility, and health opportunities provide better support for individual and family success.

This first part of this section assesses economic and transportation/mobility opportunities using the Puget Sound Regional Council's (PSRC) opportunity indicator categories. PSRC, in partnership with the Kirwan Institute, developed a series of indicators that represent several major categories of opportunity, including economic health and transportation/mobility (discussed below). Every U.S. Census Tract in King County has been assigned a rating. Ratings go from 1 (lowest opportunity rating) to 5 (highest opportunity rating) for each of the major categories, and are based on the tract's relative position in the County. This approach allows helps identify disparities or gaps in opportunity across the County.

The remainder of the section provides a review of education as a key component of neighborhood opportunity.

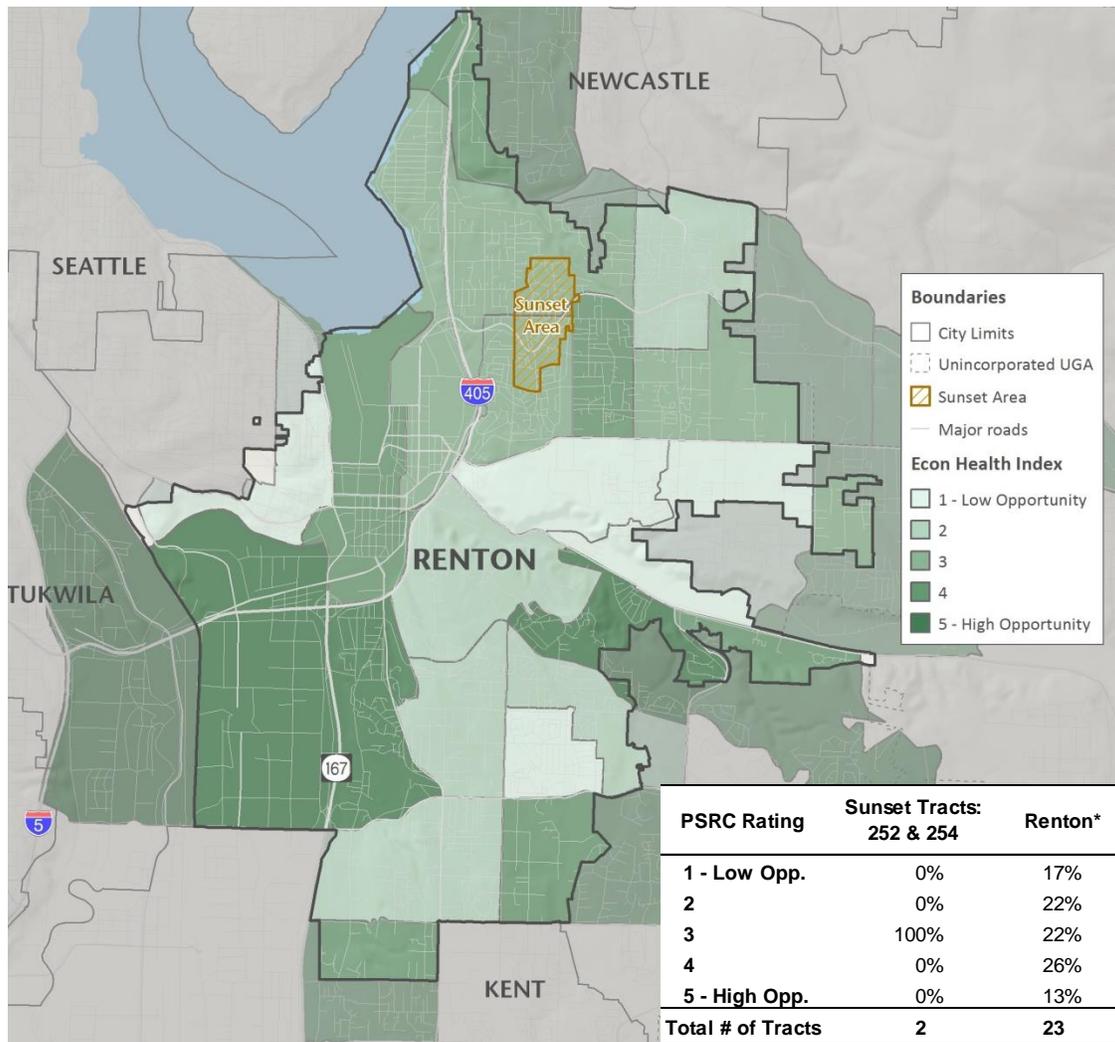
Economic Health

Economic Health measures a community's economic opportunity and resiliency through an index based on:

- **Access to living wage jobs.** The percentage of regional jobs within 15 minutes of travel time by automobile and 30 minutes travel time by public transit and that pay a living wage.
- **Job growth trends.** The difference in number of jobs between 2000 and 2010.
- **Unemployment rate.** The percentage of the civilian labor force that is unemployed.

Exhibit 18 shows the Economic Health rating distribution for Renton (23 tracts either fully or partially within City boundaries), and the two tracts most associated with the Sunset Area (tracts 252 and 254). As the distribution of indicators across the County serves as the benchmark for the rating system, there is an even distribution of 20% for each of the ratings at the County level.

Exhibit 18
Map of Economic Health Index by Census Tract in Renton, 2012



Source: PSRC, 2012; BERK, 2013.

*Renton tabulation geography includes 23 tracts either fully or partially within Renton city limits.

- Renton’s economic health ratings distribution is relatively similar to the County overall (which has 20% for each rating), indicating that there is a wide variation of Economic Health Opportunity within Renton’s city limits. However, Renton does have a slightly lower percentage of Census tracts that received a rating of “5,” the highest opportunity rating.
- Both Census tracts (252 and 254) associated with the Sunset Area have a rating of “3”, placing it at exactly the medium opportunity range for Economic Health (these tracts represent a much larger area than the Sunset Area itself).
- As indicated by the map, tracts in (or partially in) the western and northern portions of the City appear to have relatively high economic health ratings, while tracts in (or partially in) the eastern and southeastern portions of the City rate relatively low.
- Areas with less employment opportunity and economic vitality include areas along the Cedar River and the heavily residential area along 116th Avenue SE.

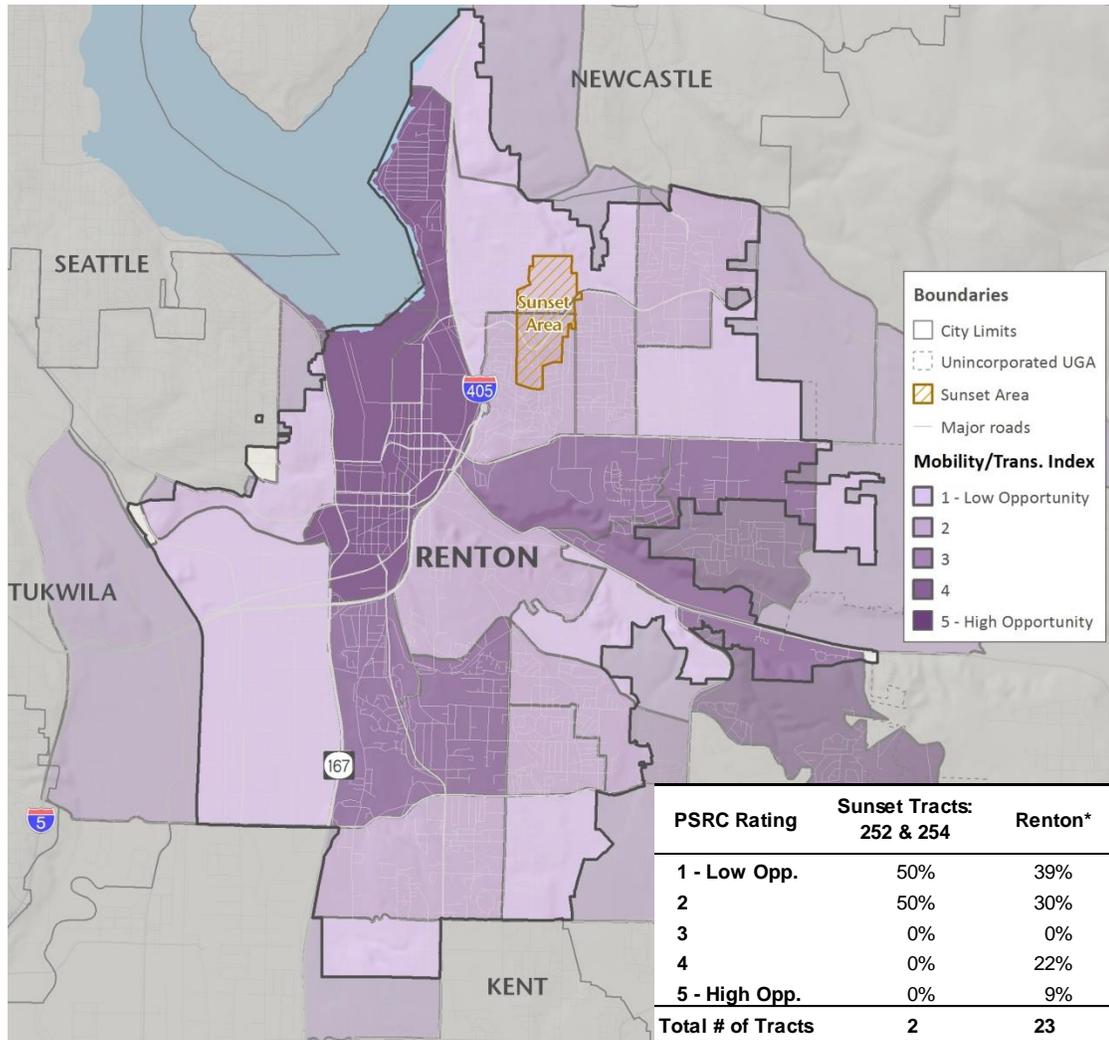
Transportation/Mobility

Mobility and affordable transportation options are critical for households to sustain employment and access groceries, health care, and other basic services. Better transportation and mobility options for suburban areas can ease the housing affordability gap for some populations. PSRC measures neighborhood “Transportation/Mobility” opportunity based on four indicators:

- **Transportation cost.** The cost of the average commute to work, based on the distance traveled by a cost \$0.50 per mile.
- **Access to transit.** The percentage of total area within ¼ mile of an express bus stop.
- **Transit cost.** The cost of an average transit fare.
- **Walkability.** The percentage of commuters who walk to work.

Exhibit 19 provides a comparison of the Transportation/Mobility rating distribution for Renton (23 tracts either fully or partially within City boundaries), and the tracts associated with the Sunset Area (tracts 252 and 254).

Exhibit 19
Map of Mobility/Transportation Index by Census Tract in Renton, 2012



Source: PSRC, 2012; BERK, 2013.

*Renton tabulation geography includes 23 tracts either fully or partially within Renton city limits.

- Renton’s transportation/mobility ratings distribution is lower than the County overall, indicating that transportation options are limited and mobility is poor across much of the City. Nearly 70% of tracts rate at either “1” or “2”.
- The primary exception is the area West of I-405, in the City Center area, which rates highly, as well as a few tracts in the southern and eastern portions of the City which rate relatively high. The Cedar River Valley, Highlands, and East Plateau areas all have much more limited transportation and mobility opportunity.
- The tracts associated with the Sunset Area rate as “1” and “2,” also indicating poor performance in this category.

Means of Transportation and Travel Time to Work

Exhibit 20 shows the means of transportation for workers over 16 years old in Renton and King County, while **Exhibit 21** provides information on travel time to work for workers over 16 years who do not work at home. These indicators provide a sense of how Renton compares to the County overall in terms of convenience of and preference for using alternative modes of transportation (excluding car, truck, or van) and commute burden.

Exhibit 20
Means of Transportation to Work, 2011-2013 3-year Average

	Renton	King County
Total Workers 16 and Older	46,353	989,159
Car, Truck, or Van	86.0%	76.4%
Public transportation	7.6%	10.9%
Walked	1.3%	4.4%
Bicycle	0.2%	1.5%
Taxicab, motorcycle, or other	0.8%	1.1%
Worked at home	4.0%	5.8%

Source: American Community Survey, 2011 – 2013 3-year average.

Exhibit 21
Travel Time to Work, 2011 – 2013 3-year Average

	Renton	King County
Total Workers 16 and Older Not Working at Home	44,493	931,885
Less than 10 minutes	7.4%	9.1%
10 - 19 minutes	22.9%	26.5%
20 - 29 minutes	24.2%	23.4%
30 - 44 minutes	29.6%	25.6%
45 - 59 minutes	8.6%	8.6%
60 minutes or more	7.4%	6.8%
Mean Travel Time to Work (in minutes)	27.8	26.4

Source: American Community Survey, 2011 – 2013 3-year average.

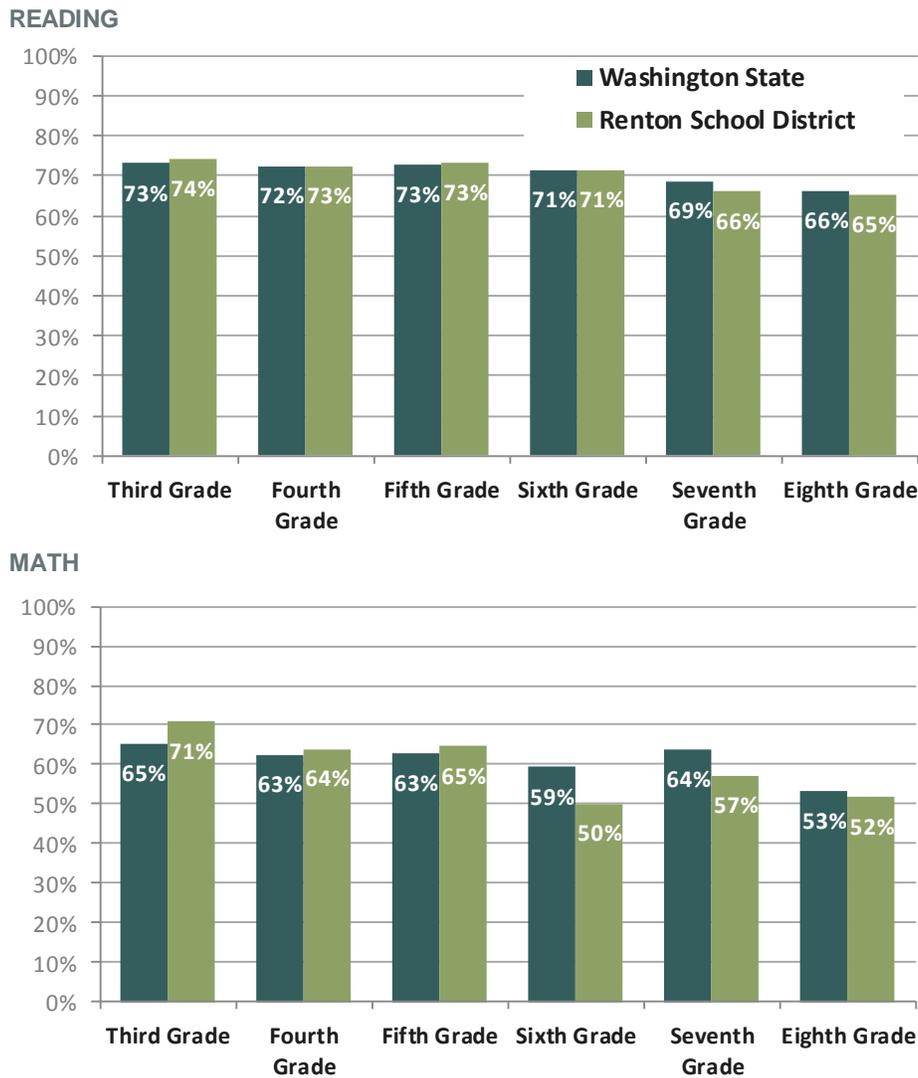
- Renton has a substantially higher percentage (86.0%) of workers over 16 years old who travel to work via car, truck, or van compared to the County overall (76.4%). It has a lower percentage of workers who use public transportation (7.6% vs. 10.9% for the County overall) and a far lower percentage of workers who walk or bicycle to work. This indicates that the convenience of and preference for using alternative modes of transportation is lower in Renton than the County overall.
- Travel time to work for workers 16 and older not working at home in Renton is relatively similar to the County overall, although the mean travel time is slightly higher for Renton (27.8 vs. 26.4 minutes). There are a higher percentage of workers in Renton who have a commute of at least 30 minutes (45.6% vs. 41.0%) and of at least 60 minutes (7.4% vs. 6.8%). This indicates that Renton workers have a slightly larger overall commute burden compared to the County average.

Education Opportunity

Access to quality educational opportunities is a significant part of a community’s overall opportunity. To assess educational opportunities for children and youth, the analysis uses indicators developed by the Road Map Project, a regional effort aimed at improving student achievement including grade-level reading and graduation rates.

Grade level reading is an important indicator of student progress. The Road Map project uses the percent of students meeting the reading standard by the end of 3rd grade as a performance indicator, due to its high predictive value for high school graduation and attainment of post-secondary credentials.

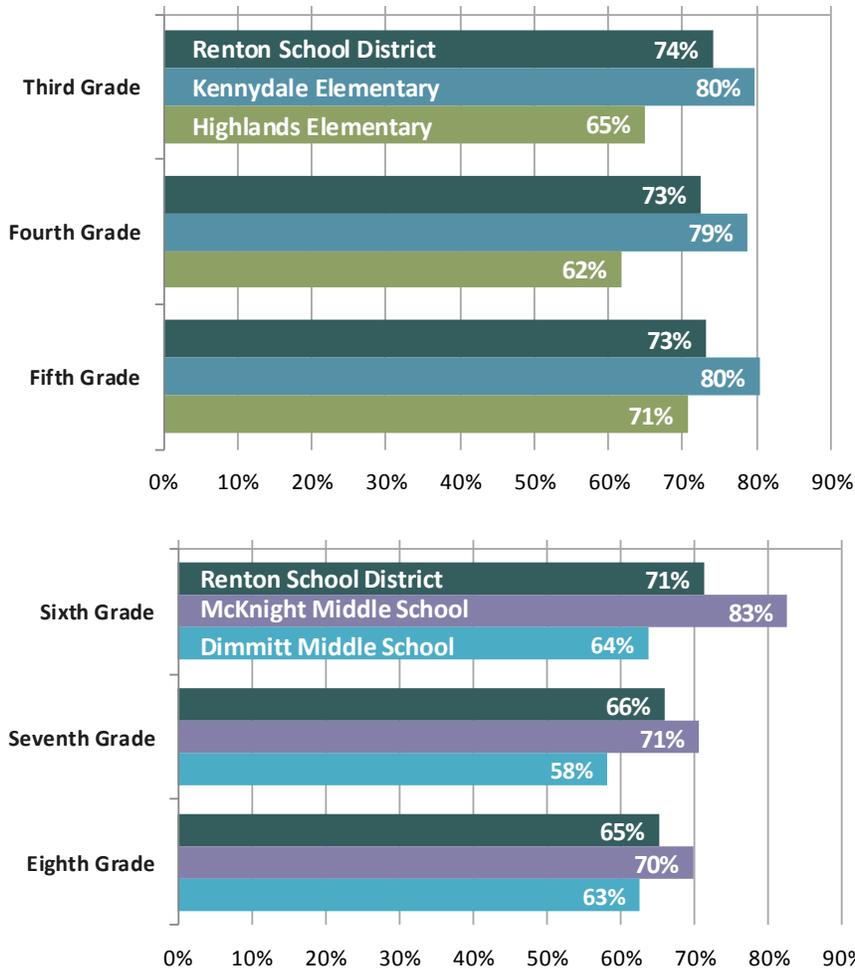
Exhibit 22
Percent of Renton School District Students Meeting Grade Level Reading and Math Standards, School Year 2012-13



Source: Office of the Superintendent of Public Instruction, Washington State Report Card, 2013.

- The percentage of Renton students meeting the statewide reading standard is about the same for the state overall.
- In math, Renton students trend slightly better than the state overall in 3rd through 5th grade . The trend ends in grades 6-8, where Renton trails the state’s overall rates for meeting the math standard.

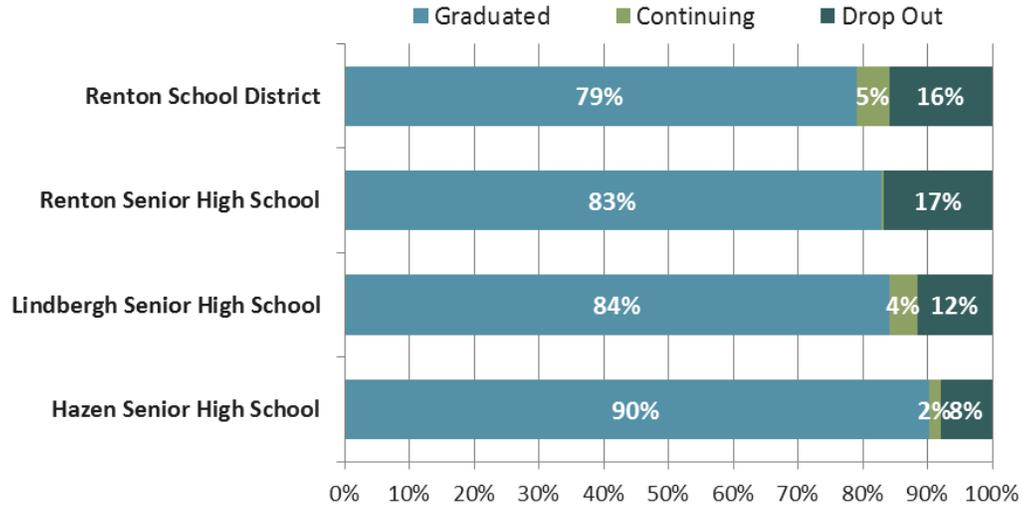
Exhibit 23
**Percent of Sunset Area School Students Meeting Grade Level Reading Standard,
 School Year 2012-13**



Source: Office of the Superintendent of Public Instruction, Washington State Report Card, 2013.

- School catchment areas cross through neighborhoods, making it difficult to assess the educational opportunity for neighborhood-level geographies such as the Sunset Area. There are two elementary schools serving the Sunset Area: Kennydale and Highlands. Kennydale Elementary School feeds into McKnight Middle School and Highlands Elementary School feeds into Dimmitt Middle School.
- At the 3rd – 5th grade levels, Kennydale consistently performs better than the Renton School District in the percentage of students meeting grade-level reading standard. However, Highlands performs consistently worse than the School District average, especially at the Fourth and Fifth grade levels.
- Both McKnight and Dimmitt Middle Schools serve Sunset Area students. On grade-level reading, McKnight Middle School performs consistently better than the School District while Dimmitt Middle School performs worse in Sixth and Seventh Grade, but more similarly in Eighth Grade.

Exhibit 24
Renton High Schools’ Graduation Rates, School Year 2010-11



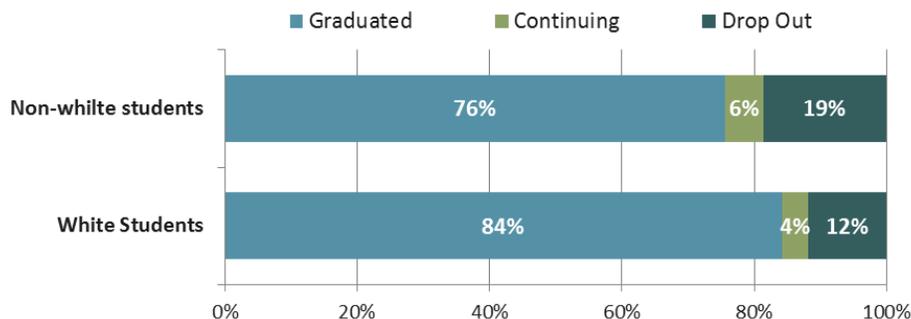
Source: Office of the Superintendent of Public Instruction, 2013.

Exhibit 24 presents the graduation rates for four of Renton’s high schools (Renton’s alternative high school programs are not shown). Sunset Area students attend either Hazen High School (coming from McKnight Middle School) or Renton High School (coming from Dimmitt Middle School).

- The overall Renton School District graduation rate is 79%, with 5% of students continuing after their peer cohort graduates, and 16% of students dropping out some time during high school.
- The graduation rates for the traditional high schools in Renton are between 83% and 90%, however alternative high schools in the District have lower graduation rates.

Exhibit 25 presents a comparison of the graduation rates of students who are white and students who are races other than white (students of another racial category). While the overall graduation rate for Renton is 79%, the rate for white students is higher at 84% and the rate for students who are races other than white is lower at 76%.

Exhibit 25
Racial Comparison of Renton High School Students’ Graduation Rates, School Year 2011-12

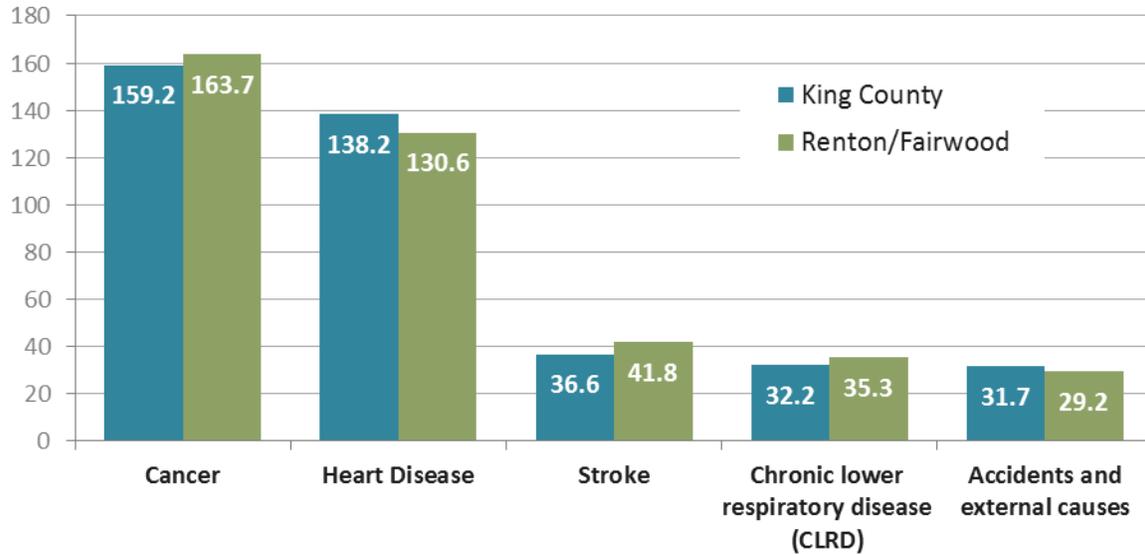


Source: Office of the Superintendent of Public Instruction, 2013.

- In the Renton School District, almost one fifth (19%) of students who are races other than white drop out of high school. It is unknown if students who leave Renton high schools go on to receive their diploma or secondary school credential at all.
- There is a gap in graduation rates of 8 percentage points between white and students who are races other than white, suggesting a disparity in educational opportunity.

HEALTH & CHILDHOOD DEVELOPMENT

Exhibit 26
Five-Year Total Deaths per 100,000 of Top Five Causes of Death, 2007-2011

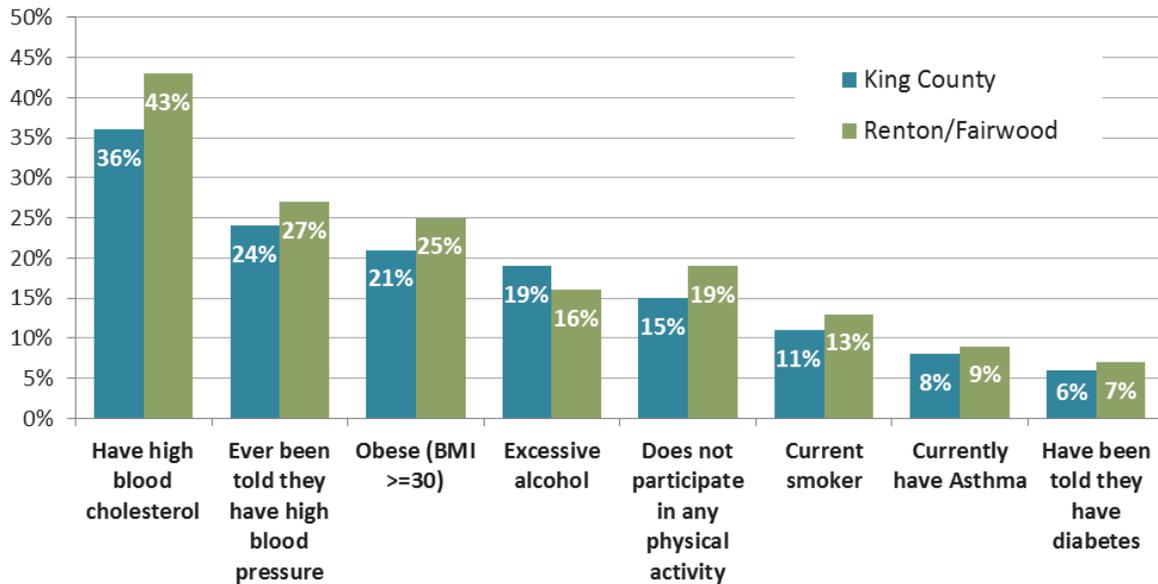


Source: Public Health of Seattle & King County, King County City Health Profile for Renton/Fairwood, December 2012.

- The top five causes of death in King County and Renton/Fairwood are, in descending order, cancer, heart disease, stroke, chronic lower respiratory disease (CLRD), and accidents and external causes.
- Renton/Fairwood has a proportionally higher incidence of cancer, stroke, and CLRD, while King County has a higher incidence of heart disease and accidents and external causes.

Exhibit 27

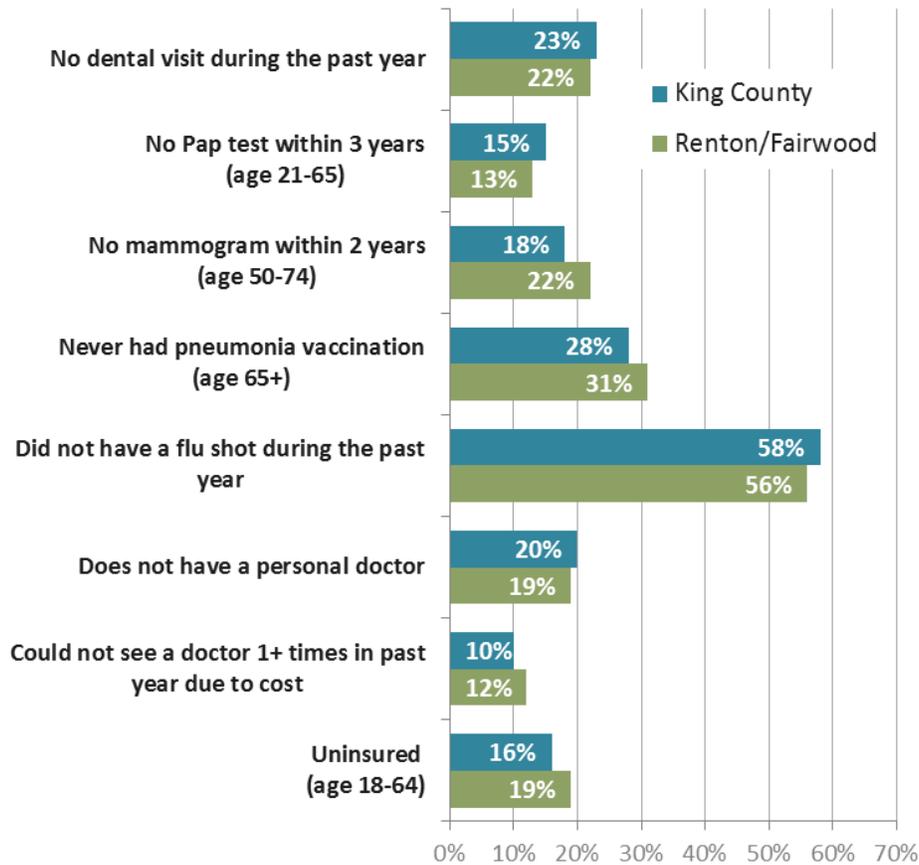
Five-Year Percent of Adults 18+ with Negative Health Risk Factors and Chronic Disease, 2006-2010



Source: Public Health of Seattle & King County, King County City Health Profile for Renton/Fairwood, December 2012.

- “Health risk factors” are behaviors or characteristics that increase an individual’s likelihood of developing a disease. These risk factors are important, as awareness of them can encourage people to make healthy choices about their activities, habits, and diets. They are also, generally, chronic conditions that should be monitored by a healthcare professional.
- Renton/Fairwood has a higher incidence rate than King County for seven of the eight health risk factors listed above. The only indicator that Renton/Fairwood has a lower incidence of than King County is excessive alcohol.

Exhibit 28
Five-Year Percent of Adults with Inadequate Access to Care Indicators, 2006-2010



Source: Public Health of Seattle & King County, King County City Health Profile for Renton/Fairwood, December 2012.

- The “access to care indicators” charted above show the rates at which adults in King County and Renton/Fairwood are **not** receiving specific preventative care or face a barrier to accessing care.
- Proportionally, people in Renton/Fairwood are more likely than people in King County overall to receive a pap test or flu shot, however they are less likely to have a dental visit, mammogram, pneumonia vaccination, and personal doctor.
- About half of residents in King County and Renton/Fairwood did not receive a flu shot during the last year.

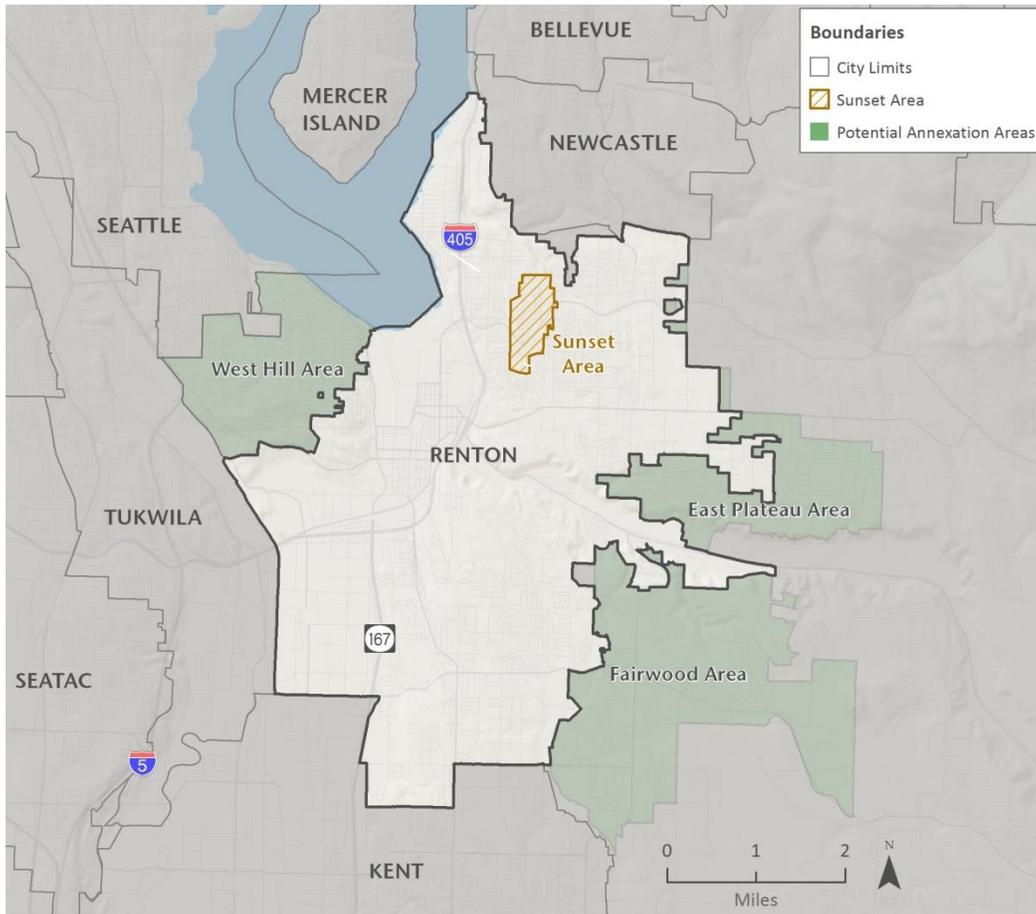
HOUSING INVENTORY & AFFORDABILITY

The Growth Management Act requires each jurisdiction to conduct a current housing inventory to assess its housing stock in terms of current and future housing needs. This section describes the City's housing inventory including the proportion of housing that is affordable to segments of the City's population. King County's Countywide Planning Policies provide a framework for all jurisdictions to plan for and promote a range of affordable, accessible, and healthy housing choices for current and future residents. In King County, there is currently an unmet need for housing that is affordable for households earning less than 80 percent of the Area Median Income.

This analysis assesses the housing supply of three areas. **Exhibit 29** provides an overview map of Renton, the Sunset Area, and the Potential Annexation Areas:

- **City of Renton.** All housing within the City of Renton. All Renton figures include the Sunset Area.
- **Sunset Area.** The Sunset Area includes 0.54 square miles. Some information is not available for the Sunset Area due to its limited geographic scope and smaller number of people.
- **Potential Annexation Areas (PAA).** The potential annexation areas include areas of unincorporated King County that may or may not be annexed into the City of Renton at a later time.

Exhibit 29
Overview Map of Renton, the Sunset Area, and the Potential Annexation Areas



Source: City of Renton, 2013; BERK, 2013.

Housing Units

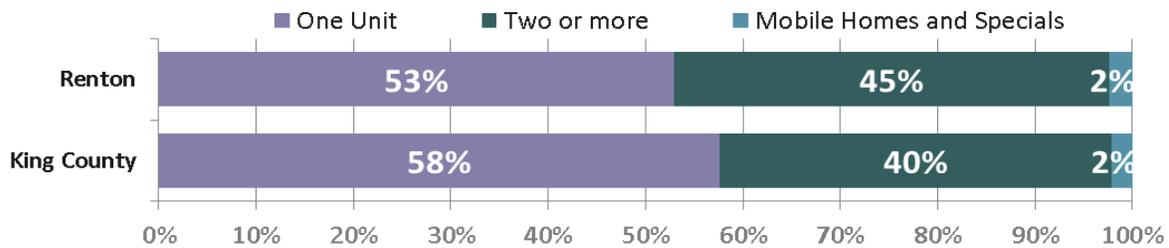
The housing inventory changes daily as new units are built and older units are torn down. The Washington State Office of Financial Management estimates current housing units for all Washington jurisdictions over time.

Exhibit 30 presents the proportion of housing units by unit type. The types include:

- One unit,
- Two or more units, and
- Mobile homes and special units. Special units include permanent residents living in travel trailers, RVs, boats, sheds, tents, and others.

Exhibit 30
Estimate of Housing Units, 2013

HOUSING UNIT ESTIMATES 2013



HOUSING UNIT ESTIMATES 2010 – 2013

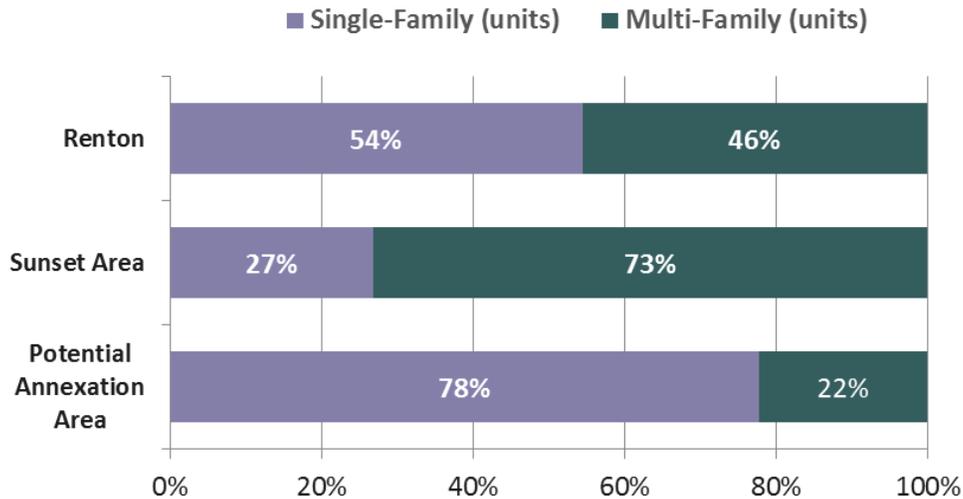
	2010	2011	2012	2013	Change 2010 - 2013	Compound Annual Growth Rate
Renton Total	38,930	40,005	40,404	40,806	1,876	1.2%
One Unit	20,883	21,029	21,252	21,580	697	0.8%
Two or more	17,094	18,009	18,184	18,257	1,163	1.7%
Mobile Homes and Specials	953	967	968	969	16	0.4%
King County Total	851,261	857,349	861,946	869,470	18,209	0.5%
One Unit	494,230	496,204	498,121	500,591	6,361	0.3%
Two or more	338,645	342,852	345,550	350,612	11,967	0.9%
Mobile Homes and Specials	18,386	18,293	18,275	18,267	(119)	-0.2%

Source: Office of Financial Management Forecasting Division, April 1, 2013.

- The majority of housing units in both Renton and King County are single family units (one unit). The proportion is slightly higher for King County with 58% of all housing units being single family compared to 53% in Renton.
- Renton has added about 1,876 housing units between 2010 and 2013, resulting in a total of 40,806 units. This represents a compound annual growth rate of 1.2% a year, more than twice the growth rate of King County as a whole.
- Most additional housing units in Renton were Two or More units, similar to King County. Single Family Unit growth has been limited in both Renton and King County between 2010 and 2013, with an average annual growth of .8% and .3% respectively. The low rate of new housing growth can be somewhat explained by the recession.

The King County Assessor’s office tracks all land use and housing stock in King County and enables summaries at smaller geographic areas. Data sources and methods differ from the Office of Financial Management Forecasting Division and are not directly comparable. **Exhibit 31** presents the housing counts for Renton, the Sunset Area, and the PAA.

Exhibit 31
Number of Housing Units, 2013

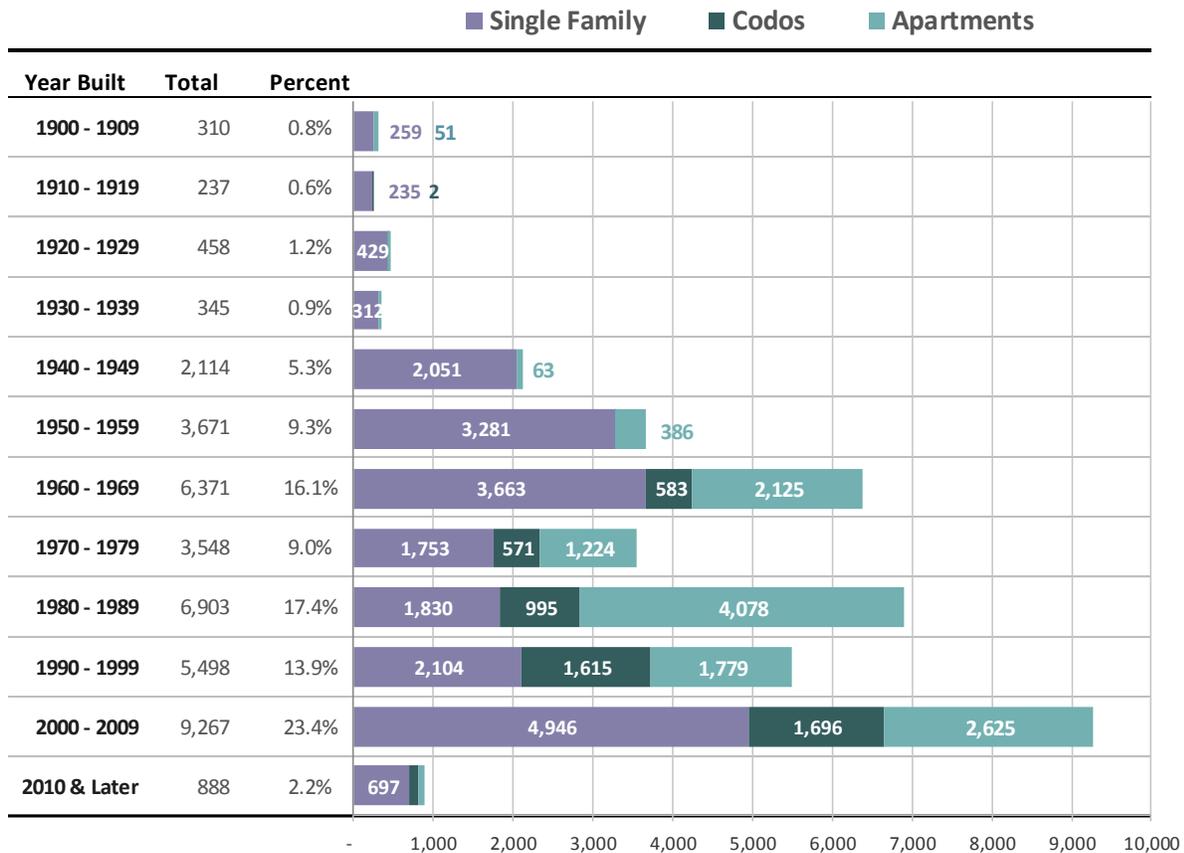


Source: King County Assessor's Office, 2013; BERK, 2013.

- The Sunset Area has a relatively greater proportion of its housing in multi-family stock, reflecting the number of apartment units in the area.
- The Potential Annexation Areas are the reverse, and are mostly dominated by single-family housing.

Age of housing is a factor in the quality of housing and how much housing costs to maintain. Older homes typically have less efficient furnaces, insulation, windows, and appliances which lead to higher operating costs compared to newer housing construction. **Exhibit 32** presents the number of units by year built for the City of Renton.

Exhibit 32
Existing Renton Housing Units by Year Built, 2013



Source: King County Assessor's Office, 2013; BERK, 2013. Housing Unit types are defined based on the ownership/taxing status of the underlying land.

- There is a broad range in housing age in Renton, starting with 1900.
- Apartment construction began in 1940, with large booms in the 1960's, 1980's, and again in the 2000's.
- Prior to the beginning of the current economic downturn, Renton saw a significant expansion of its housing market with 27.7% of its housing stock built after 2000.
- In addition to the units listed above, the Office of Financial Management estimates 969 mobile home and special dwellings in the City of Renton (April 1, 2013 estimate). The average age of mobile home units is unknown, though many are substandard with inadequate and failing systems.

Under normal circumstances, a new residential unit can be expected to have an effective, useful life of 40-50 years before it becomes functionally obsolete. The useful lifespan can be expanded indefinitely with continued maintenance and re-investment. About 19% of housing in Renton was built before 1959, making it over 50 years old. The vast majority of this older housing is single-units or duplexes. In addition, a significant portion of housing built in the 1940s, some of which is still owned by the Renton Housing Authority, was built quickly under extraordinary circumstances for the war defense industry. This housing was intended as temporary housing for war defense workers, who were expected to return to their original communities after the war. Much of this housing is still in use today, and likely is approaching functional obsolescence. Further analysis is needed to estimate the useful lifespan of the current housing stock.

Housing Attainability

A contributing factor of whether housing is attainable for a household is whether the household’s income can support the cost of the housing. King County’s Countywide Planning Polices require each jurisdiction to assess the affordability of its housing inventory and to plan for meeting local needs for affordable housing as well as accommodating a share of the countywide need for affordable housing.

Affordability

The Countywide Planning Policies provide guidelines for determining housing affordability using Area Median Income (AMI) to establish housing market segments ranging from Very-Low Income Housing Needs to Moderate Housing Income Needs. Area Median Income is the midpoint of all household income, so that half the households earn more than the median income and half the households earn less than the median

Exhibit 33 presents the Area Median Income estimates for King County, using three different data sources. The U.S. Housing and Urban Development Department (HUD) AMI of \$86,700 relates to a family of four, which is different than the true median which would be based on all households of every household size in a community. The median household income estimate for King County reported by the American Community Survey (ACS) is \$70,767, quite a bit less than HUD’s estimate. For purposes of determining housing affordability, this analysis uses the American Community Survey (5 year estimate) for King County.

The Countywide Planning Policies require jurisdictions to analyze housing affordability using 30%, 50%, and 80% ratios to the HUD published Area Median Income. **Exhibit 33** also presents the upper income bounds of each Housing Need category.

Exhibit 33
Housing Need Income Thresholds Based on Area Median Income

<i>Source:</i>	<i>HUD AMI</i>	<i>ACS</i>
Upper Bounds of Income Category	King County (2013 Dollars)	King County (2011 Dollars)
Area Median Income	\$86,700	\$70,567
Moderate Income Housing Need (80% of AMI)	\$69,360	\$56,454
Low Income Housing Need (50% of AMI)	\$43,350	\$35,284
Very-Low Income Housing Need (30% of AMI)	\$26,010	\$21,170

Source: Department of Housing and Urban Development, 2013; American Community Survey, 2011 1-year estimate.

Estimating Households by Percent of Median Income

To estimate the demand for affordable housing, the analysis estimates the number of households that belong to each of the Housing Need categories. The American Community Survey (ACS) provides information on the number of households by income in \$5,000 to \$10,000 income ranges, but not the number of households according to ratios of Area Median Income (AMI). Using the available household income data, this analysis groups households according to affordability income categories (**Exhibit 33**). In cases where the income category falls between the income ranges reported by the ACS, we assume that households are evenly distributed within the ACS’s household income range. For example, if there are 5,000 households in the \$20,000 to \$24,999 income range, we assume there are 1,000 households with income between \$20,000 to \$21,000, or 20% of that income range’s households. If 30% of the County’s median income was \$21,000, to estimate the number of households at or below 30% of median income, the methods includes all households below \$20,000 plus the 1,000 households assumed to earn between \$20,000 and \$21,000.

Using King County’s 2011 area median income of \$70,567, **Exhibit 34** presents the estimated number of households in each income category for King County, City of Renton, and the Sunset Area. In the most recent County Wide Planning Polices, King County estimates that 12% of households in King County have incomes at

30% or below AMI. This analysis, using ACS 2011 5-year estimates (the best available estimates with least margin of error) estimates approximately 13% of all households having income at 30% or below AMI.

Exhibit 34
Household Estimates by Percentage Median Income, 2011 dollars

Ratio to King County AMI \$70,567	Rounded (1,000s) Income Ranges		King County		City of Renton		Sunset Area	
	Low	High	Estimated		Estimated		Estimated	
			HHs	Percent	HHs	Percent	HHs	Percent
Under 30%	\$0	\$21,000	104,908	13%	5,763	15%	328	29%
30 - 50%	\$21,000	\$35,000	83,664	11%	5,070	14%	178	16%
50 - 80%	\$35,000	\$56,000	124,325	16%	7,167	19%	228	20%
80 - 100%	\$56,000	\$71,000	82,397	10%	4,423	12%	124	11%
100 - 120%	\$71,000	\$85,000	64,872	8%	3,100	8%	69	6%
120% or Over	\$85,000		329,904	42%	11,666	31%	214	19%
Total			790,070	100%	37,225	100%	1,144	100%

Source: King County figures based on American Community Survey 2007 – 2011 5-year average; Renton and Sunset Area estimates from Esri; BERK, 2013. Figures may not add to total due to rounding.

- **Very-low Income Housing Need.** Households with incomes 30% of AMI or less have an estimated annual income up to \$21,000. This represents approximately 104,908 households in King County with very limited resources to spend on housing. As a result, this is the housing need category most unmet by market forces and for which jurisdictions must employ policy and planning tools to ensure housing is attainable for these households. Countywide Planning Policies suggest that 12% of a jurisdiction’s total housing supply should be affordable to these households.
- **Low Income Housing Need.** Households with incomes between 30 and 50 percent of AMI have incomes that range from \$21,000 to \$35,000. Countywide Planning policies suggest that 12% of jurisdictions’ total housing supply be attainable to households in this income range.
- **Moderate Income Housing Need.** Households with incomes between 50 and 80 percent of AMI have annual incomes between \$35,000 and \$56,000, representing 124,325 households in King County. County Wide Planning Polices suggest 16% of jurisdiction’s total housing supply be attainable to households in this income range.
- Renton has slightly greater proportions than King County of its households in the lower income housing need categories. The difference is even greater for the Sunset Area.
- Relative to King County, both Renton and the Sunset Area have smaller proportions of households earning more than 120% of King County’s Median Income.

Affordability of Renter Occupied Housing

The most fundamental categories of housing supply and demand are rental housing versus owner-occupied housing. The type of occupancy may be reflective of the housing type, but not always. There are increasingly more attached units available for purchase such as condominiums and townhomes, as well as single-family detached housing that is renter-occupied. In general, attached housing, such as apartments, is less expensive partly owing to the lower cost of land per unit and thus serves a greater proportion of lower-income households. To improve understanding of housing attainability for households with lower incomes, we examine the income distribution of households who rent compared to the supply of available rental housing.

Exhibit 35 presents the estimated percent (and count) of renter households in King County and Renton according to the Housing Need category. The exhibit draws on self-reported rents that households pay and accounts for subsidies or other housing benefits used by the current renting population. As a result, the rents

described in **Exhibit 35** are not reflective of current market prices. For example, if the household occupies a subsidized housing unit, the respondent would report the rent they pay not the full market value of the unit.

Exhibit 35
Renter Households by Housing Need Category, 2011

	Rounded (1,000s) Income Ranges		King County		City of Renton	
	Low	High	Estimated		Estimated	
			HHs	Percent	HHs	Percent
Under 30%	\$0	\$21,000	77,996	24%	3,318	21%
30 - 50%	\$21,000	\$35,000	53,460	17%	2,625	17%
50 - 80%	\$35,000	\$56,000	65,160	20%	3,380	22%
80 - 100%	\$56,000	\$71,000	36,100	11%	2,146	14%
100 - 120%	\$71,000	\$85,000	23,446	7%	1,348	9%
120% or Over	\$85,000		63,223	20%	2,904	18%
Total			319,385	100%	15,721	100%

Source: American Community Survey, 2007 – 2011 5-year estimates.

- In 2011, there were an estimated 319,385 households renting in King County and 15,721 households renting in Renton. The distribution of renting households across income categories is similar between Renton and King County, with renter households represented in all housing need categories.
- In Renton, about 27% of renting households have incomes at or above area median income, which is similar to King County.
- In Renton, about 21% of renting households earn 30% of AMI or less. This represents approximately 3,318 households with very limited income for housing costs.

Whereas **Exhibit 35** presents the number of households according to Housing Need category, **Exhibit 36** compares the number of renter households by housing need category to the number of units being rented at rents affordable to each category. **Exhibit 36** compares renters (people) with housing rents (unit costs) and does not speak to the housing burden of any particular household or group. Very low income households may be renting at prices much more than they can afford, and median and upper income households may be paying a small proportion of their monthly income on rent.

Exhibit 36
Renton Rental Unit Gap Analysis

Ratio to KC AMI \$70,567	Income Ranges		Monthly Housing Budget*		Estimated Renter HHs 		Estimated Gap 	
	Low	High	Low	High	Count	Percent	Units	over/(under)
Under 30%	\$0	\$21,000	\$0	\$525	3,318	21%	1,181	(2,137)
30 - 50%	\$21,000	\$35,000	\$525	\$875	2,625	17%	3,796	1,170
50 - 80%	\$35,000	\$56,000	\$875	\$1,400	3,380	22%	7,691	4,311
80 - 100%	\$56,000	\$71,000	\$1,400	\$1,775	2,146	14%	1,776	(370)
100 - 120%	\$71,000	\$85,000	\$1,775	\$2,125	1,348	9%	314	(1,034)
120% or Over	\$85,000		\$2,125	\$0	2,904	18%	668	(2,236)
Total					15,721		15,426	

*Estimated monthly housing budget based on 30% of monthly gross income.

Source: American Community Survey, 2007 – 2011 5-year estimates; BERK, 2013.

In March 2011, the average market rent for an apartment was \$983 (Dupre & Scott, 2012). This is well above the self-reported rents presented in **Exhibit 36**. The self-reported rents reflect what households pay, including any discounts or subsidies. For example, Renton Housing Authority, along with rent vouchers ported in from other public housing authorities, subsidizes approximately 1,700 units of housing in Renton (see **Exhibit 37**). These subsidized units likely account for a large portion of the households that report paying less than \$525 per month in rent and some portion of the households that pay less than \$875 per month in rent. There are also other housing subsidies, at much smaller scales, offered by other organizations. Accounting for all the non-market factors that may reduce the rent a household pays, the gap analysis demonstrates:

- There are approximately 3,318 renting households in Renton with incomes under 30% of AMI. There are also about 1,181 households paying rents that would be affordable to the upper bounds of this income range (\$21,000 annual income). As a result, there is a gap in housing units affordable to this Housing Need category of 2,137 units (though, based on income alone, the gap is likely higher, as most households in the Under 30% AMI housing need category do not have annual incomes close to \$21,000).
- Renton has more units with rents affordable to households with annual incomes of \$21,000 to \$35,000 than there are households earning those annual incomes. It is likely that many households in the very low-income category (less than \$21,000 annual income) are renting in the \$525- \$875 monthly rent range. These households would be considered “rent burdened” because they are spending more than 30% of their income on rent.
- The upper bound of this market segment is renting below the average market rent of \$983 per month. Housing quality issues may partly explain the lower rents in this group of units.
- About 18% of Renton’s renting households have annual incomes of \$85,000 and above (above AMI). There are only 668 units currently being rented at the “affordability” threshold for these households, suggesting that many of these households are paying less than 30% of their income on rents. This population represents a market segment that might be suitable for entry-level homeownership housing.

Exhibit 37
Renton Housing Authority Subsidized Rental Units, 2013

Affordable Housing Properties	Number of Units	Subsidy Type
Elderly Public Housing		
Hillcrest Terrace	60	Public Housing
Evergreen Terrace	50	Public Housing
Senior Project Based		
Houser Terrace	104	Local program
Cedar River Terrace	72	Project-based Section 8
Golden Pines Apartments	53	Project-based Section 8
Family		
Cedar Park Apartments	244	Local program
Sunset Terrace	100	Public Housing
Cole Manor	28	Public Housing
Chantelle	17	Local Program
Rolling Hills Townhomes	15	Local Program
Highland House	15	Local Program
YWCA Vision House	15	Project-based Section 8
Brickshire	12	Local Program
Glennwood Townhomes	8	Local Program
Liberty Square	92	Tax credit
Vouchers		
Section 8 allocated to RHA	331	Tenant-based Section 8
Section 8 from other PHAs	475	Tenant-based Section 8
VASH	22	Veterans
TOTAL	1,713	

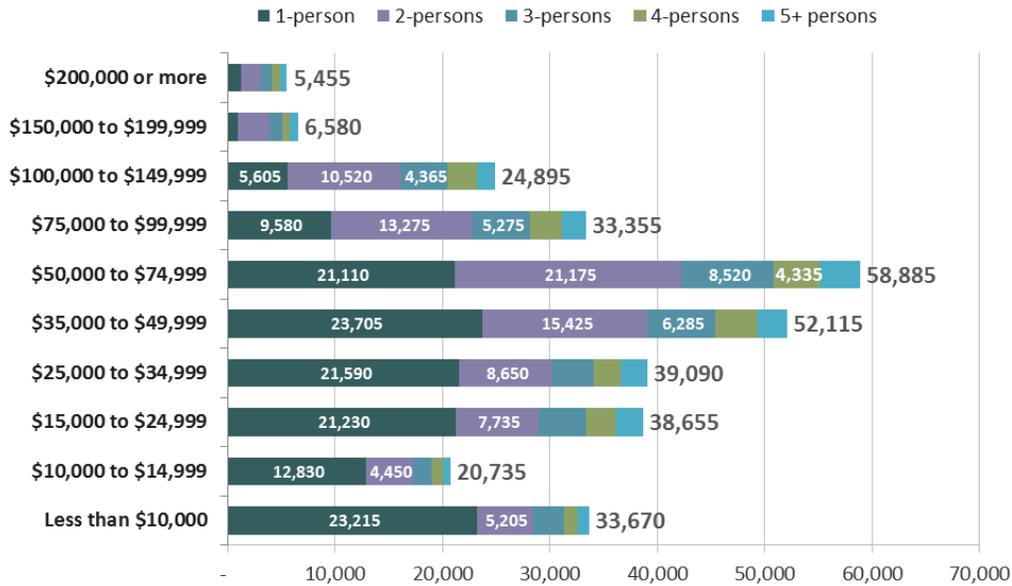
Source: Renton Housing Authority, 2013.

Rents vary according to unit size, and household size relative to income is an indicator of the housing needs of a community. Data on the number of households in specific income brackets by household size are not available for the City of Renton or the Sunset Area. However, in 2010 HUD developed a special tabulation of households by income category, household size, and housing tenure. These data are available at the county level. HUD's methodology for determining income varies from the American Community Survey, therefore income numbers are not comparable.

Exhibit 38 presents the number of households by household size in specific income categories for King County (2010 data).

- The data demonstrate the dominance of 1 person households in King County, which represent more than half of all income categories under \$34,999 a year.
- Large households (5 or more persons) are represented across all income categories.

Exhibit 38
King County Renting Households by Household Size and Income, 2010



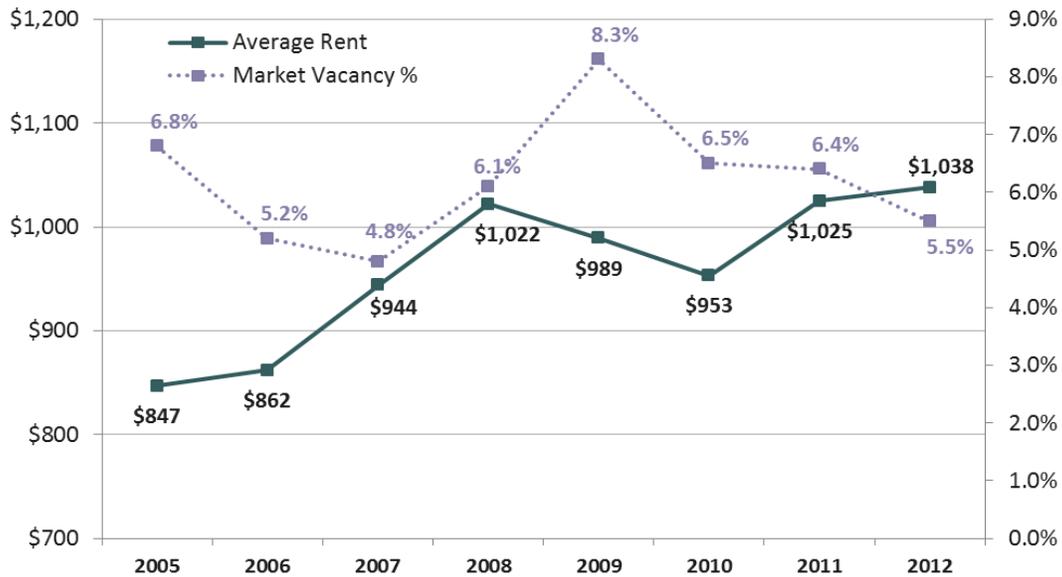
	Total	1-person	2-persons	3-persons	4-persons	5+ persons
Less than \$10,000	33,670	23,215	5,205	2,870	1,305	1,075
\$10,000 to \$14,999	20,735	12,830	4,450	1,655	1,155	645
\$15,000 to \$24,999	38,655	21,230	7,735	4,395	2,795	2,500
\$25,000 to \$34,999	39,090	21,590	8,650	3,815	2,565	2,465
\$35,000 to \$49,999	52,115	23,705	15,425	6,285	3,930	2,765
\$50,000 to \$74,999	58,885	21,110	21,175	8,520	4,335	3,755
\$75,000 to \$99,999	33,355	9,580	13,275	5,275	2,960	2,265
\$100,000 to \$149,999	24,895	5,605	10,520	4,365	2,765	1,640
\$150,000 to \$199,999	6,580	925	2,985	1,145	710	815
\$200,000 or more	5,455	1,235	1,930	915	840	535
Total by Size	313,435	141,025	91,350	39,240	23,360	18,460

Source: HUD Economic and Market Analysis Division, Special Tabulations of 2010 American Community Survey 5-Year Survey Data.

Apartment Rents and Vacancy Rates

The best available data on current market rents is the apartment rents survey conducted by Dupree and Scott. Dupree and Scott conduct on-going surveys of apartments in the Puget Sound Region. **Exhibit 39** presents the average rent and market vacancies for Renton from 2005 to 2012, the most current available estimate. Market vacancy figures do not include units undergoing renovation or lease up.

Exhibit 39
Average Apartment Rents and Vacancy Rates in Renton, 2005-2012

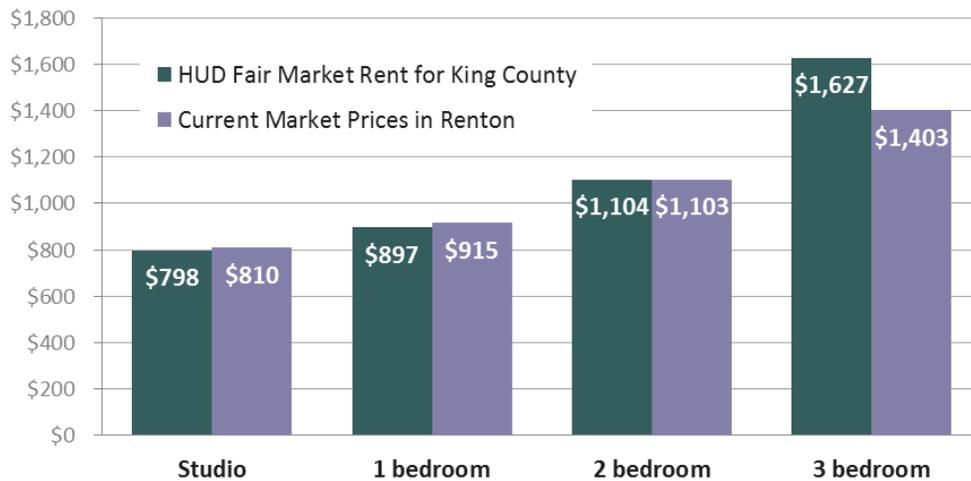


Source: Dupre and Scott, 2012; BERK, 2013. All observations were for September of each respective year.

- Average rents dropped following Renton’s peak vacancy rate in 2009 at 8.3% to a low of \$953 in 2010.
- Since 2009, apartment vacancy rates have continued to drop ending at 5.5% in 2012, with a corollary increase in average rents to \$1,038. A 5% market vacancy is considered healthy, with slightly higher vacancy rates expected in more suburban markets. If vacancies continue to remain at around 5%, or drop below 5%, average rents will likely increase.

Exhibit 40 presents a comparison of the current market prices for rental housing in Renton with HUD’s published fair market rents for King County. It demonstrates that in reference to the County, the rental housing market in Renton’s is similar to “fair” housing prices determined by HUD.

Exhibit 40
Comparison of Fair Market Rents and Current Market Prices



Source: HUD, 2013; Dupre & Scott, 2013.

- Based on this comparison of HUD Fair Market rents and current market prices in Renton (according to Dupre & Scott), Renton’s costs are slightly higher for studios and 1 bedroom rentals, almost the same for 2 bedroom rentals, and substantially lower for 3 bedroom rentals.

Exhibit 41
Renton Gross Rent by Bedroom

	No Bedroom	1 bedroom	2 bedrooms	3+ bedrooms	Total	Category %
Less than \$200	22	84	25	33	164	1%
\$200 to \$299	62	257	72	30	421	3%
\$300 to \$499	14	248	112	87	461	3%
\$500 to \$749	236	995	190	231	1,652	11%
\$750 to \$999	164	1,978	1,817	352	4,311	27%
\$1,000 or more	61	1,346	4,271	2,739	8,417	54%
No cash rent	8	50	50	187	295	2%
Total	567	4,958	6,537	3,659	15,721	
Percent of Total	4%	32%	42%	23%		

Source: American Community Survey, 2007-2011 5-year estimates.

- Of the housing units occupied by renter households, it is estimated that 6,537 (42%) are 2 bedroom units. The American Community Survey (ACS) estimates that 4,271 of these 2-bedroom rental units (65%) cost more than \$1,000 per month.
- The ACS estimates that 32% of housing units occupied by renter households are 1 bedroom, with 1,978 (40%) of these units costing between \$750 - \$999 per month, and 1,346 (27%) costing more than \$1,000 per month.

Overcrowding

HUD defines an overcrowded housing unit as one where there is an average of more than 1 person living per room. The table below shows the percentage of rental units that are overcrowded for the Sunset Census Tracts, Renton, and King County.

Exhibit 42
Percentage of Rental Units that are Overcrowded, 2007-2011 5-year Average

	King County	Renton	Sunset Tracts*
Occupants per room			
0.50 or less	567,433	25,211	4,179
0.51 to 1.00	202,917	9,514	1,287
1.01 to 1.50	13,651	1,041	331
1.51 to 2.00	5,118	189	30
2.01 or more	951	70	21
Number of Overcrowded Units (> 1)	19,720	1,300	382
Percent of Units that are Overcrowded (>1)	4.7%	5.7%	10.1%

Source: American Community Survey, 2007-2011 5-year average.

* The Sunset Tracts include all of Tracts 252 and 254, which the Sunset Area is within. However, the Sunset Tracts represent a much larger area than the Sunset Area itself.

- Renton has a slightly higher percentage of rental units that are overcrowded (5.7%) than the County overall (4.7%). The Sunset Census Tracts have almost twice the rate of overcrowding than the County overall, indicating that overcrowding may be a significant issue in this portion of the City.

Owner Occupied Housing

Home ownership brings greater neighborhood stability and has historically been a significant driver of personal and household wealth for individuals and families. A key aspect to addressing a community's housing needs is to ensure there are opportunities for home ownership for moderate-income levels and first time homebuyers. The exhibits below assess the opportunity in Renton's owner-occupied housing market based on housing need category. **Exhibit 43** shows the distribution of households living in owner occupied housing in Renton and King County by housing need category.

Exhibit 43
Owner Tenure Household by Housing Need Category, 2012

	Rounded (1,000s) Income Ranges		King County		City of Renton	
			Estimated		Estimated	
	Low	High	HHS	Percent	HHS	Percent
Under 30%	\$0	\$21,000	26,912	6%	1,212	6%
30 - 50%	\$21,000	\$35,000	30,204	6%	1,616	8%
50 - 80%	\$35,000	\$56,000	59,165	13%	3,123	15%
80 - 100%	\$56,000	\$71,000	46,297	10%	2,573	13%
100 - 120%	\$71,000	\$85,000	41,426	9%	2,320	11%
120% or Over	\$85,000		266,682	57%	9,460	47%
Total			470,685	100%	20,304	100%

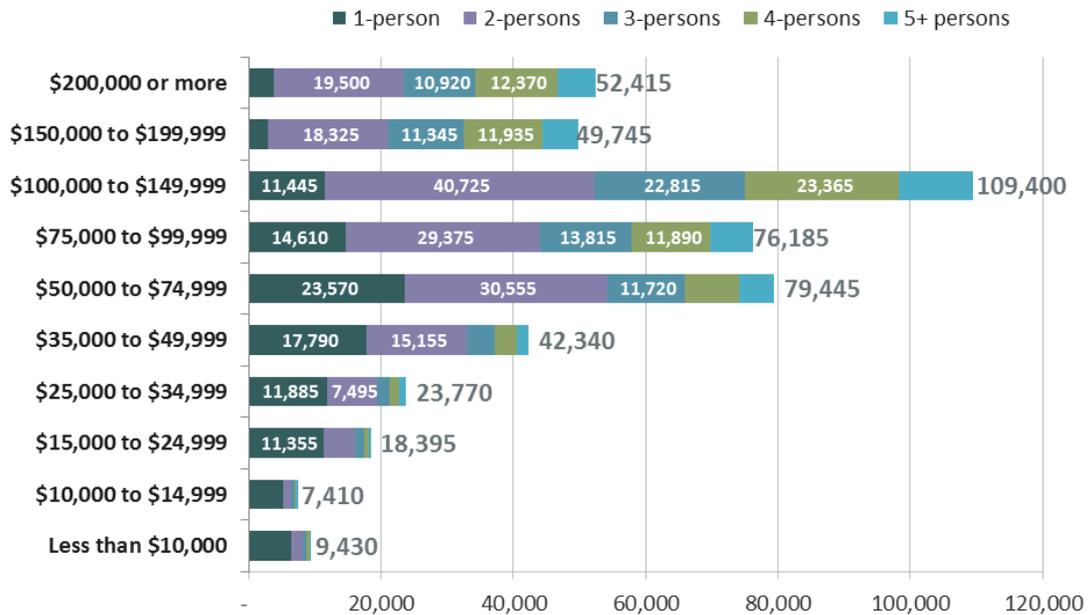
Source: American Community Survey, 2007 – 2011 5 year estimates.

- Both King County and Renton have households who own their housing across all housing need categories.

- Renton has a slightly higher proportion of owner-occupied housing in the middle-income categories (50% of AMI to 120% of AMI).
- Renton has a slightly lower proportion of households with incomes over 120% of AMI living in owner-occupied housing.

To illustrate the types of housing that are needed at various income levels, **Exhibit 44** presents the number of households living in owner-occupied housing by housing size and income category in 2010.

Exhibit 44
King County Owning Households by Household Size and Income, 2010



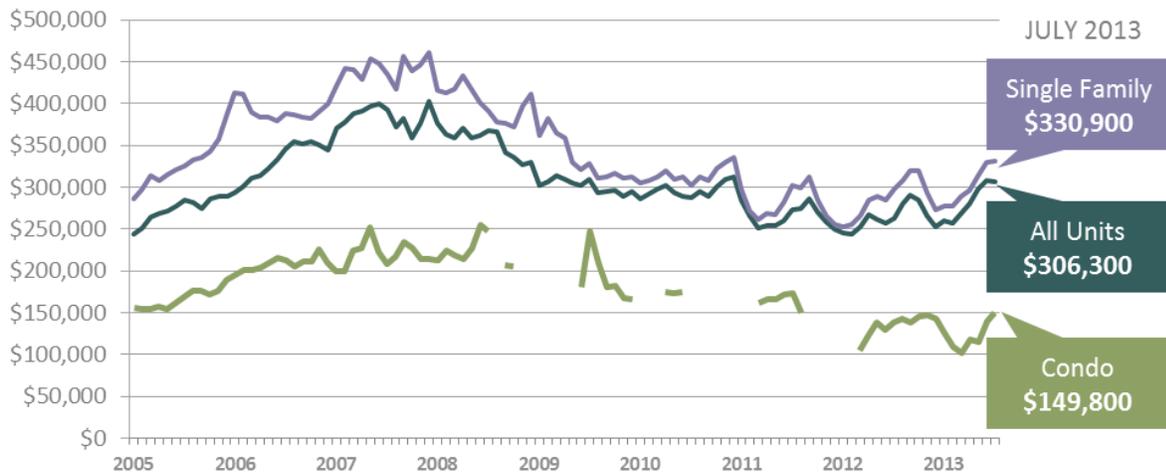
	TOTAL	1-person	2-persons	3-persons	4-persons	5+ persons
Less than \$10,000	9,430	6,360	1,860	535	435	245
\$10,000 to \$14,999	7,410	5,265	1,200	385	340	220
\$15,000 to \$24,999	18,395	11,355	4,605	1,425	740	270
\$25,000 to \$34,999	23,770	11,885	7,495	1,845	1,510	1,025
\$35,000 to \$49,999	42,340	17,790	15,155	4,285	3,230	1,880
\$50,000 to \$74,999	79,445	23,570	30,555	11,720	8,310	5,290
\$75,000 to \$99,999	76,185	14,610	29,375	13,815	11,890	6,490
\$100,000 to \$149,999	109,400	11,445	40,725	22,815	23,365	11,045
\$150,000 to \$199,999	49,745	2,825	18,325	11,345	11,935	5,310
\$200,000 or more	52,415	3,805	19,500	10,920	12,370	5,820
Total by Size	468,535	108,910	168,795	79,090	74,125	37,595

Source: Source: HUD Economic and Market Analysis Division, Special Tabulations of 2010 ACS 5-Year Survey Data

- More than half of households who live in owner-occupied housing with incomes less than \$34,999 are 1-person households.
- Most households living in owner occupied housing with more than 2 persons have annual incomes of more than \$50,000.

Exhibit 45 provides median sales prices in Renton over the last nine years by housing type, and **Exhibit 46** estimates the income needed to purchase a home, as well as the percentage of households that meet the income thresholds.

Exhibit 45
Renton Median Sales Prices, Jan 2005 – 2013



Source: Zillow.com Real Estate Market Reports (<http://www.zillow.com/local-info/>)

* Some condo data is suppressed due to a low number of sales.

- In July 2013, Renton’s median sales price across all units was \$306,300, almost \$100,000 less than King County’s median selling price of \$403,400 (not shown).
- Home prices in Renton have trended downward in recent years due to the economic recession, and despite a recent uptick are still notably lower than their peak in 2007 and 2008.
- In Renton, single family units have a median sales price of \$330,900, much higher than the median sales price of condominiums at \$149,800. The vast majority of housing sales in Renton are single family units.
- Housing prices peaked in 2007 – 2008, with a high median sales price of \$402,300 in December of 2007, followed by a drop in prices through the beginning of 2013. Apartment rents have been rising since 2010, housing prices are expected to begin to rise as well as the economy recovers from the recession and mortgage interest rates remain low.

Exhibit 46 presents an assessment of the attainability of housing at current median sales prices using standard assumptions, including:

- A down payment of 20% of the sale price
- Interest rate of 5.5%
- 30 year fixed rate mortgage
- Taxes at 10.9%
- Insurance at \$3.50 per \$1,000 value
- Housing cost burden not to exceed 30% of gross income

Exhibit 46

Annual Income Needed to Purchase a Home at Current Median Selling Price, 2013

Single Family		Condominiums	
Monthly Mortgage		Monthly Mortgage	
Median Selling Price	\$330,900	Median Selling Price	\$149,800
Down Payment (20%)	\$66,180	Down Payment (20%)	\$29,960
Mortgage Amount	\$264,720	Mortgage Amount	\$119,840
Interest Rate	5.50%	Interest Rate	5.50%
Payments over 30 years	360	Payments over 30 years	360
Monthly Mortgage Payment	\$1,496	Monthly Mortgage Payment	\$680
Annual Housing Expenses		Annual Housing Expenses	
Mortgage Payments	\$17,954	Mortgage Payments	\$8,165
Taxes (10.9%)	\$3,620	Taxes (10.9%)	\$1,639
Insurance (\$3.50 per \$1000)	\$1,112	Insurance (\$3.50 per \$1000)	\$503
Annual	\$22,686	Annual	\$10,307
Monthly	\$1,891	Monthly	\$859
Monthly Income Needed	\$6,302	Monthly Income Needed	\$2,863
Annual Income Needed	\$75,620	Annual Income Needed	\$34,358
Households		Households	
Number of households with		Number of households with	
with income > \$75,000	13,587	with income > \$35,000	26,355
Total households	37,225	Total households	37,225
Estimate of households that	37%	Estimate of households that	71%
can afford median home price		can afford median condo price	

Source: Zillow.com, 2013; ACS, 2011; BERK, 2013

- The analysis suggests that an annual income of at least \$75,620 is required to purchase a single family home at the current median selling price. There are an estimated 13,587 households in Renton with incomes greater than \$75,000. Based on this analysis, about 50% of Renton’s recent house sales (all sales at the median price or less) would be affordable to about 37% of Renton households.
- Current condominium prices present a more affordable housing ownership opportunity. Our analysis estimates that households with incomes of \$35,000 would be able to afford a condominium at current median prices, making condominium ownership affordable for a much higher percentage of the population (71%) than single family home ownership.

APPENDIX B

VARIABLES AND DATA SOURCES

June 2014

* Items indicated with an asterisks require advanced processing to develop the exhibits from the linked data source(s)

EXHIBIT #	Topic	Source with Link and Table #
POPULATION AND COMMUNITY CHARACTERISTICS		
1	Renton Population	Washington State Office of Financial Management Forecasting Division Link: http://www.ofm.wa.gov/pop/april1/default.asp
2	Sunset Area Population	ESRI Data Sunset Area Profile (produced for City of Renton)
3	Renton and Sunset Area Age Distribution	U.S .Decennial Census Link: www.factfinder2.census.gov Table #: DP-1-Demographic Characteristics
4	Renton and King County Broad Age Categories	U.S .Decennial Census Link: www.factfinder2.census.gov Table #: DP-1 - Demographic Characteristics
5	Household Size	U.S .Decennial Census Link: www.factfinder2.census.gov Table #: H13 - Household Size ESRI Data Sunset Area and Renton Profiles (produced for the City of Renton)
6	Racial Composition	U.S. Decennial Census Link: www.factfinder2.census.gov Table #: DP-1 - Demographic Characteristics (Census) U.S. Census American Community Survey Table #: DP02 - Social Characteristics (ACS) ESRI Data Sunset Area Profile (produced for the City of Renton)
7	Language Spoken at Home	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: B16001 - Language Spoken at home

8	Refugee Countries of Origin (WA State)	U.S. Office of Refugee Resettlement Link: http://www.acf.hhs.gov/programs/orr/resource/refugee-arrival-data
HOUSEHOLD ECONOMICS		
9	Adult Population Living with a Disability	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: DP02 - Social Characteristics
10	Median Household Income	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: DP03 - Economic Characteristics ESRI Data Sunset Area and Renton Profiles (produced for the City of Renton)
11	Household Income Segmentation	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: DP03 - Economic Characteristics ESRI Data Sunset Area and Renton Profiles (produced for the City of Renton)
12	Families with SNAP Benefits	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: DP03 - Economic Characteristics
13	Median Household Income by Size	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: B19019 - Median Household Income by Household Size
14	Unsheltered Homeless counts	Seattle/King County Coalition on Homelessness Link: http://www.homelessinfo.org/resources/publications.php
15	Homeless Students	Office of Superintendent of Public Instruction (OSPI) Link: http://www.k12.wa.us/Homelessed/data.aspx
16	Labor Force Participation	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: DP03 - Economic Characteristics
17	Housing Cost Burden	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: B25106 - Tenure by Housing Cost
NEIGHBORHOOD OPPORTUNITY		
18	Economic Health Index*	Puget Sound Regional Council (Map produced by BERK using PSRC data) Link: http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/
19	Mobility/Transportation Index*	Puget Sound Regional Council (Map produced by BERK using PSRC data) Link: http://www.psrc.org/growth/growing-transit-communities/regional-equity/opportunity-mapping/

20	Means of Transportation to Work	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: S0801 - Commuting Characteristics
21	Travel Time to work	U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: S0801 - Commuting Characteristics
22	Renton SD Students Meeting Standards	Office of Superintendent of Public Instruction (OSPI) Link: http://reportcard.ospi.k12.wa.us/summary.aspx?year=2012-13
23	Sunset Area Students Meeting Standards	Office of Superintendent of Public Instruction (OSPI) Link: http://reportcard.ospi.k12.wa.us/summary.aspx?year=2012-13
24	Renton High School Graduation Rates	Office of Superintendent of Public Instruction (OSPI) Link: http://www.k12.wa.us/DataAdmin/default.aspx#dropoutgrad
25	Renton High School Graduation Rates (by Race)	Office of Superintendent of Public Instruction (OSPI) Link: http://www.k12.wa.us/DataAdmin/default.aspx#dropoutgrad
HEALTH AND CHILDHOOD DEVELOPMENT		
26	Causes of Death	Public Health of Seattle & King County Link: http://www.kingcounty.gov/healthservices/health/data/indicators.aspx
27	Negative Health Risk Factors and Chronic Disease	Public Health of Seattle & King County Link: http://www.kingcounty.gov/healthservices/health/data/indicators.aspx
28	Inadequate Access to Care Indicators	Public Health of Seattle & King County Link: http://www.kingcounty.gov/healthservices/health/data/indicators.aspx
HOUSING INVENTORY & AFFORDABILITY		
29	Map of Renton, Sunset Area, and PAAs*	City of Renton (Map produced by BERK using PSRC data)
30	Estimate of Housing Units	Washington State Office of Financial Management Forecasting Division Link: http://www.ofm.wa.gov/pop/april1/default.asp#housing
31	Type and Number of Housing Units*	King County Assessor's Office (Raw data processed & analyzed by BERK) Link: http://www5.kingcounty.gov/gisdataportal/Default.aspx
32	Renton Housing Units by Year Built*	King County Assessor's Office (Raw data processed & analyzed by BERK) Link: http://www5.kingcounty.gov/gisdataportal/Default.aspx
33	King County Housing Need Income Thresholds	Department of Housing and Urban Development Link: http://www.huduser.org/portal/datasets/il.html U.S. Census American Community Survey Link: www.factfinder2.census.gov Table #: DP03 - Economic Characteristics

34	Household Estimates by Percentage Median Inc.*	U.S. Census American Community Survey www.factfinder2.census.gov ESRI Data Sunset Area and Renton Profiles (produced for the City of Renton)
35	Renter Household Estimates by Percentage Median Inc.*	U.S. Census American Community Survey Link: www.factfinder2.census.gov <i>Table #: DP03 - Economic Characteristics</i> <i>Table #: B25118 - Income by Tenure</i> ESRI Data Sunset Area and Renton Profiles (produced for the City of Renton)
36	Renton Rental Unit Gap Analysis*	U.S. Census American Community Survey Link: www.factfinder2.census.gov <i>Table #: DP03 - Economic Characteristics</i> <i>Table #: B25118 - Income by Tenure</i> <i>Table #: B25063 - Gross Rents</i> ESRI Data Sunset Area and Renton Profiles (produced for the City of Renton)
37	RHA Subsidized Housing Units	Renton Housing Authority (provided to BERK by RHA)
38	King County Renting Households by Size and Income	HUD Economic and Market Analysis Division (Special Tabulations of ACS Data) Link:http://portal.hud.gov/hudportal/HUD?src=/states/shared/working/r4/emap/index
39	Apt. Rents and Vacancy Rates	Dupre and Scott Link: https://www.duprescott.com/productservices/publications/default.cfm
40	Comparison of Rents and Prices	Dupre and Scott Link: https://www.duprescott.com/productservices/publications/default.cfm Department of Housing and Urban Development Link: http://www.huduser.org/portal/datasets/il.html
41	Gross Rent by Bedroom	U.S. Census American Community Survey Link: www.factfinder2.census.gov <i>Table #: B25068 - Bedrooms by Gross Rent</i>
42	Rental Units that are Overcrowded	U.S. Census American Community Survey Link: www.factfinder2.census.gov <i>Table #: B25014 - Tenure by Occupants per Room</i>
43	Owner Households by Housing Need Category	U.S. Census American Community Survey Link: www.factfinder2.census.gov <i>Table #: B25118 - Income by Tenure</i>
44	King County Owning Households by Size and Income	HUD Economic and Market Analysis Division (Special Tabulations of ACS Data) Link:http://portal.hud.gov/hudportal/HUD?src=/states/shared/working/r4/emap/index
45	Renton Median Home Sales Price	Zillow.com Real Estate Market Reports Link: http://www.zillow.com/local-info/

46	Assessment of Housing Attainability	U.S. Census American Community Survey Link: www.factfinder2.census.gov Zillow.com Real Estate Market Reports Link: http://www.zillow.com/local-info/
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APPENDIX C

RENTON AND SUNSET AREA DEMOGRAPHIC TABLES

Population Summary

2000 Total Population	72,742
2010 Total Population	91,896
2012 Total Population	94,557
2012 Group Quarters	697
2017 Total Population	101,569
2012-2017 Annual Rate	1.44%

Household Summary

2000 Households	30,380
2000 Average Household Size	2.38
2010 Households	36,341
2010 Average Household Size	2.51
2012 Households	37,225
2012 Average Household Size	2.52
2017 Households	39,674
2017 Average Household Size	2.54
2012-2017 Annual Rate	1.28%
2010 Families	22,174
2010 Average Family Size	3.16
2012 Families	22,474
2012 Average Family Size	3.17
2017 Families	24,087
2017 Average Family Size	3.20
2012-2017 Annual Rate	1.40%

Housing Unit Summary

2000 Housing Units	31,614
Owner Occupied Housing Units	54.6%
Renter Occupied Housing Units	41.5%
Vacant Housing Units	3.9%
2010 Housing Units	39,271
Owner Occupied Housing Units	50.8%
Renter Occupied Housing Units	41.8%
Vacant Housing Units	7.5%
2012 Housing Units	40,211
Owner Occupied Housing Units	49.7%
Renter Occupied Housing Units	42.9%
Vacant Housing Units	7.4%
2017 Housing Units	42,486
Owner Occupied Housing Units	50.7%
Renter Occupied Housing Units	42.6%
Vacant Housing Units	6.6%

Median Household Income

2012	\$55,950
2017	\$66,096

Median Home Value

2012	\$283,102
2017	\$310,850

Per Capita Income

2012	\$28,938
2017	\$32,319

Median Age

2010	35.5
2012	35.6
2017	36.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

2012 Households by Income

Household Income Base	37,225
<\$15,000	10.2%
\$15,000 - \$24,999	8.8%
\$25,000 - \$34,999	10.1%
\$35,000 - \$49,999	14.5%
\$50,000 - \$74,999	19.8%
\$75,000 - \$99,999	12.9%
\$100,000 - \$149,999	14.8%
\$150,000 - \$199,999	5.2%
\$200,000+	3.6%
Average Household Income	\$72,725

2017 Households by Income

Household Income Base	39,674
<\$15,000	10.1%
\$15,000 - \$24,999	6.8%
\$25,000 - \$34,999	7.6%
\$35,000 - \$49,999	12.1%
\$50,000 - \$74,999	18.3%
\$75,000 - \$99,999	17.4%
\$100,000 - \$149,999	17.0%
\$150,000 - \$199,999	6.7%
\$200,000+	3.8%
Average Household Income	\$81,940

2012 Owner Occupied Housing Units by Value

Total	19,972
<\$50,000	0.2%
\$50,000 - \$99,999	2.1%
\$100,000 - \$149,999	6.0%
\$150,000 - \$199,999	9.9%
\$200,000 - \$249,999	17.9%
\$250,000 - \$299,999	20.9%
\$300,000 - \$399,999	24.7%
\$400,000 - \$499,999	11.2%
\$500,000 - \$749,999	6.1%
\$750,000 - \$999,999	0.7%
\$1,000,000 +	0.3%
Average Home Value	\$308,681

2017 Owner Occupied Housing Units by Value

Total	21,558
<\$50,000	0.2%
\$50,000 - \$99,999	1.9%
\$100,000 - \$149,999	4.9%
\$150,000 - \$199,999	6.0%
\$200,000 - \$249,999	14.2%
\$250,000 - \$299,999	20.0%
\$300,000 - \$399,999	27.0%
\$400,000 - \$499,999	16.8%
\$500,000 - \$749,999	7.9%
\$750,000 - \$999,999	0.9%
\$1,000,000 +	0.4%
Average Home Value	\$336,639

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

2010 Population by Age

Total	91,896
0 - 4	7.7%
5 - 9	6.3%
10 - 14	5.8%
15 - 24	12.1%
25 - 34	17.3%
35 - 44	15.6%
45 - 54	14.1%
55 - 64	10.6%
65 - 74	5.6%
75 - 84	3.2%
85 +	1.6%
18 +	76.8%

2012 Population by Age

Total	94,556
0 - 4	7.7%
5 - 9	6.3%
10 - 14	5.7%
15 - 24	11.9%
25 - 34	17.5%
35 - 44	15.2%
45 - 54	13.7%
55 - 64	11.1%
65 - 74	6.0%
75 - 84	3.2%
85 +	1.7%
18 +	77.1%

2017 Population by Age

Total	101,571
0 - 4	7.7%
5 - 9	6.3%
10 - 14	5.8%
15 - 24	11.1%
25 - 34	17.5%
35 - 44	14.9%
45 - 54	12.7%
55 - 64	11.6%
65 - 74	7.2%
75 - 84	3.3%
85 +	1.8%
18 +	77.1%

2010 Population by Sex

Males	45,450
Females	46,446

2012 Population by Sex

Males	46,922
Females	47,635

2017 Population by Sex

Males	50,476
Females	51,094

2010 Population by Race/Ethnicity

Total	91,897
White Alone	55.5%
Black Alone	10.7%
American Indian Alone	0.7%
Asian Alone	20.4%
Pacific Islander Alone	0.7%
Some Other Race Alone	6.1%
Two or More Races	5.9%
Hispanic Origin	12.9%
Diversity Index	72.0

2012 Population by Race/Ethnicity

Total	94,558
White Alone	54.5%
Black Alone	10.7%
American Indian Alone	0.7%
Asian Alone	20.9%
Pacific Islander Alone	0.8%
Some Other Race Alone	6.4%
Two or More Races	6.1%
Hispanic Origin	13.5%
Diversity Index	73.0

2017 Population by Race/Ethnicity

Total	101,569
White Alone	51.7%
Black Alone	10.8%
American Indian Alone	0.7%
Asian Alone	22.2%
Pacific Islander Alone	0.8%
Some Other Race Alone	7.3%
Two or More Races	6.5%
Hispanic Origin	15.3%
Diversity Index	75.7

2010 Population by Relationship and Household Type

Total	91,896
In Households	99.2%
In Family Households	79.3%
Householder	24.2%
Spouse	17.3%
Child	29.0%
Other relative	5.9%
Nonrelative	3.0%
In Nonfamily Households	19.9%
In Group Quarters	0.8%
Institutionalized Population	0.3%
Noninstitutionalized Population	0.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

2010 Households by Type

Total	36,340
Households with 1 Person	30.2%
Households with 2+ People	69.8%
Family Households	61.0%
Husband-wife Families	43.5%
With Related Children	20.9%
Other Family (No Spouse Present)	17.6%
Other Family with Male Householder	5.5%
With Related Children	3.1%
Other Family with Female Householder	12.0%
With Related Children	7.7%
Nonfamily Households	8.8%

All Households with Children 32.2%

Multigenerational Households	4.1%
Unmarried Partner Households	8.2%
Male-female	7.3%
Same-sex	0.9%

2010 Households by Size

Total	36,340
1 Person Household	30.2%
2 Person Household	31.1%
3 Person Household	15.7%
4 Person Household	12.8%
5 Person Household	5.7%
6 Person Household	2.6%
7 + Person Household	2.0%

2010 Households by Tenure and Mortgage Status

Total	36,341
Owner Occupied	54.9%
Owned with a Mortgage/Loan	43.9%
Owned Free and Clear	10.9%
Renter Occupied	45.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

Population Summary

2000 Total Population	2,310
2010 Total Population	2,683
2012 Total Population	2,780
2012 Group Quarters	18
2017 Total Population	3,004
2012-2017 Annual Rate	1.56%

Household Summary

2000 Households	1,046
2000 Average Household Size	2.16
2010 Households	1,109
2010 Average Household Size	2.40
2012 Households	1,144
2012 Average Household Size	2.41
2017 Households	1,231
2017 Average Household Size	2.43
2012-2017 Annual Rate	1.48%
2010 Families	624
2010 Average Family Size	3.10
2012 Families	635
2012 Average Family Size	3.11
2017 Families	686
2017 Average Family Size	3.14
2012-2017 Annual Rate	1.56%

Housing Unit Summary

2000 Housing Units	1,094
Owner Occupied Housing Units	37.8%
Renter Occupied Housing Units	57.8%
Vacant Housing Units	4.4%
2010 Housing Units	1,173
Owner Occupied Housing Units	36.8%
Renter Occupied Housing Units	57.7%
Vacant Housing Units	5.5%
2012 Housing Units	1,207
Owner Occupied Housing Units	35.3%
Renter Occupied Housing Units	59.5%
Vacant Housing Units	5.2%
2017 Housing Units	1,287
Owner Occupied Housing Units	36.2%
Renter Occupied Housing Units	59.4%
Vacant Housing Units	4.4%

Median Household Income

2012	\$39,318
2017	\$45,276

Median Home Value

2012	\$241,509
2017	\$262,125

Per Capita Income

2012	\$21,645
2017	\$24,453

Median Age

2010	34.1
2012	34.1
2017	34.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

2012 Households by Income

Household Income Base	1,144
<\$15,000	22.2%
\$15,000 - \$24,999	10.8%
\$25,000 - \$34,999	11.2%
\$35,000 - \$49,999	15.6%
\$50,000 - \$74,999	18.1%
\$75,000 - \$99,999	7.9%
\$100,000 - \$149,999	9.2%
\$150,000 - \$199,999	2.9%
\$200,000+	1.9%
Average Household Income	\$53,854

2017 Households by Income

Household Income Base	1,231
<\$15,000	22.5%
\$15,000 - \$24,999	8.7%
\$25,000 - \$34,999	8.6%
\$35,000 - \$49,999	13.6%
\$50,000 - \$74,999	17.9%
\$75,000 - \$99,999	11.2%
\$100,000 - \$149,999	11.1%
\$150,000 - \$199,999	4.1%
\$200,000+	2.2%
Average Household Income	\$61,089

2012 Owner Occupied Housing Units by Value

Total	426
<\$50,000	0.2%
\$50,000 - \$99,999	3.8%
\$100,000 - \$149,999	12.0%
\$150,000 - \$199,999	13.1%
\$200,000 - \$249,999	25.1%
\$250,000 - \$299,999	22.8%
\$300,000 - \$399,999	17.1%
\$400,000 - \$499,999	3.8%
\$500,000 - \$749,999	1.6%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	0.2%
Average Home Value	\$252,081

2017 Owner Occupied Housing Units by Value

Total	466
<\$50,000	0.2%
\$50,000 - \$99,999	3.9%
\$100,000 - \$149,999	11.2%
\$150,000 - \$199,999	8.2%
\$200,000 - \$249,999	21.0%
\$250,000 - \$299,999	23.6%
\$300,000 - \$399,999	21.7%
\$400,000 - \$499,999	6.9%
\$500,000 - \$749,999	2.4%
\$750,000 - \$999,999	0.9%
\$1,000,000 +	0.2%
Average Home Value	\$275,737

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

2010 Population by Age

Total	2,684
0 - 4	8.3%
5 - 9	7.2%
10 - 14	6.2%
15 - 24	12.1%
25 - 34	17.8%
35 - 44	16.4%
45 - 54	13.2%
55 - 64	9.4%
65 - 74	5.2%
75 - 84	2.8%
85 +	1.3%
18 +	74.9%

2012 Population by Age

Total	2,780
0 - 4	8.3%
5 - 9	7.2%
10 - 14	6.2%
15 - 24	12.0%
25 - 34	18.1%
35 - 44	16.0%
45 - 54	12.9%
55 - 64	9.8%
65 - 74	5.5%
75 - 84	2.7%
85 +	1.4%
18 +	75.3%

2017 Population by Age

Total	3,002
0 - 4	8.3%
5 - 9	7.2%
10 - 14	6.3%
15 - 24	11.2%
25 - 34	18.2%
35 - 44	15.7%
45 - 54	12.0%
55 - 64	10.3%
65 - 74	6.6%
75 - 84	2.8%
85 +	1.4%
18 +	75.3%

2010 Population by Sex

Males	1,305
Females	1,378

2012 Population by Sex

Males	1,356
Females	1,425

2017 Population by Sex

Males	1,464
Females	1,539

2010 Population by Race/Ethnicity

Total	2,683
White Alone	52.3%
Black Alone	10.4%
American Indian Alone	1.1%
Asian Alone	15.4%
Pacific Islander Alone	0.4%
Some Other Race Alone	14.0%
Two or More Races	6.5%
Hispanic Origin	24.8%
Diversity Index	80.7

2012 Population by Race/Ethnicity

Total	2,781
White Alone	51.3%
Black Alone	10.4%
American Indian Alone	1.1%
Asian Alone	15.6%
Pacific Islander Alone	0.4%
Some Other Race Alone	14.5%
Two or More Races	6.7%
Hispanic Origin	25.8%
Diversity Index	81.6

2017 Population by Race/Ethnicity

Total	3,004
White Alone	48.5%
Black Alone	10.4%
American Indian Alone	1.1%
Asian Alone	16.3%
Pacific Islander Alone	0.4%
Some Other Race Alone	16.0%
Two or More Races	7.2%
Hispanic Origin	28.7%
Diversity Index	83.9

2010 Population by Relationship and Household Type

Total	2,683
In Households	99.3%
In Family Households	76.9%
Householder	22.6%
Spouse	13.4%
Child	29.2%
Other relative	7.0%
Nonrelative	4.7%
In Nonfamily Households	22.4%
In Group Quarters	0.7%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

2010 Households by Type

Total	1,109
Households with 1 Person	34.9%
Households with 2+ People	65.1%
Family Households	56.3%
Husband-wife Families	33.5%
With Related Children	17.6%
Other Family (No Spouse Present)	22.7%
Other Family with Male Householder	8.0%
With Related Children	4.6%
Other Family with Female Householder	14.8%
With Related Children	9.9%
Nonfamily Households	8.8%

All Households with Children 32.7%

Multigenerational Households	3.8%
Unmarried Partner Households	10.5%
Male-female	9.2%
Same-sex	1.3%

2010 Households by Size

Total	1,110
1 Person Household	34.9%
2 Person Household	27.8%
3 Person Household	13.8%
4 Person Household	12.3%
5 Person Household	6.0%
6 Person Household	2.4%
7 + Person Household	2.7%

2010 Households by Tenure and Mortgage Status

Total	1,109
Owner Occupied	39.0%
Owned with a Mortgage/Loan	32.3%
Owned Free and Clear	6.7%
Renter Occupied	61.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.