



Housing Seattle

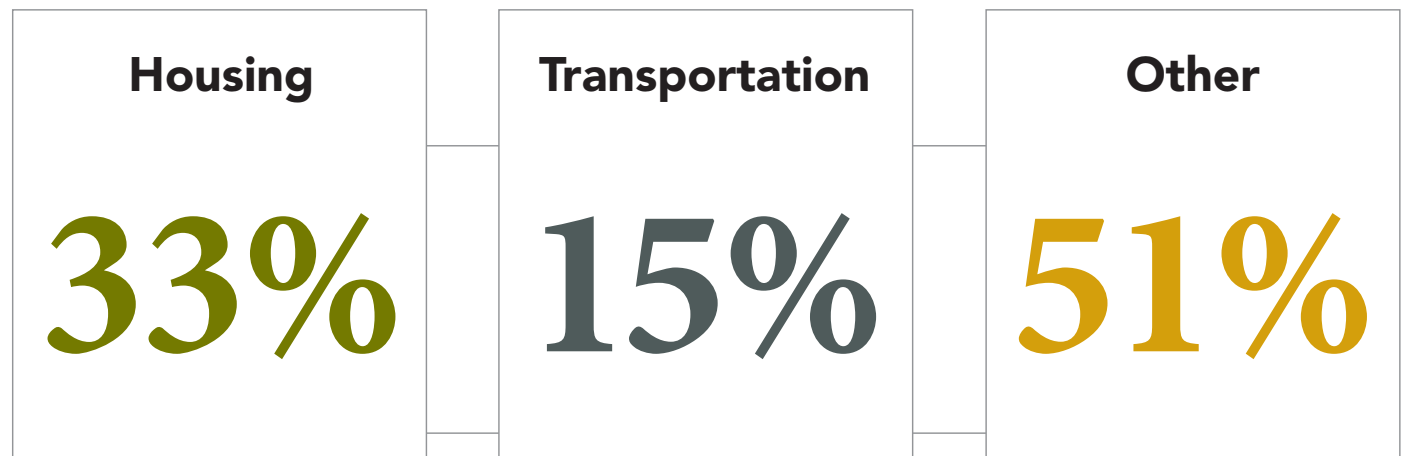
A Report by

*The Seattle
Planning
Commission*

Winter 2011

+ Introduction

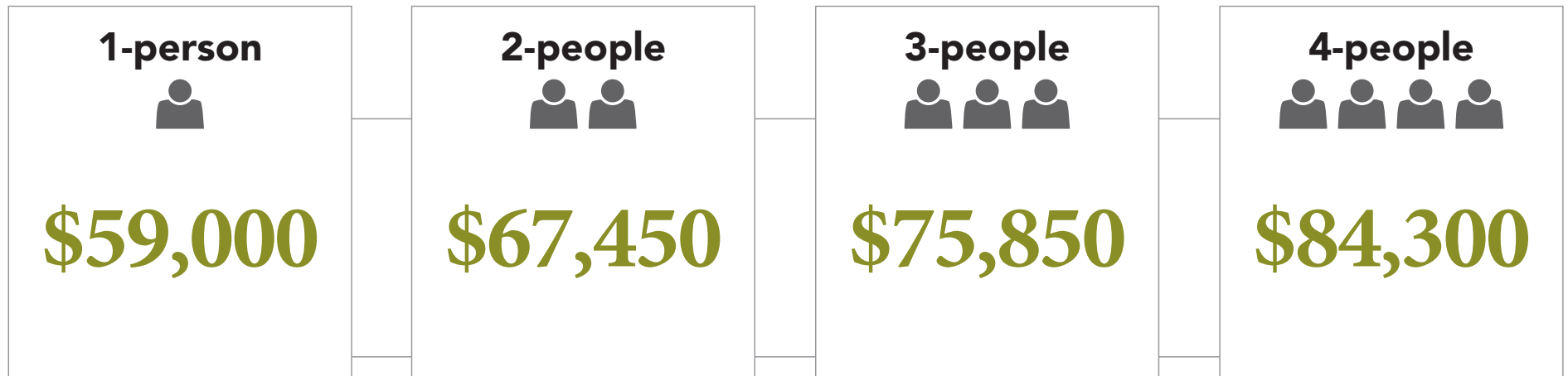
Housing is considered affordable if a household spends no more than 30% of their income on housing costs.



Average annual expenditures in the Seattle-Tacoma-Bremerton metropolitan area for 2009-2010

+ Affordability for Households

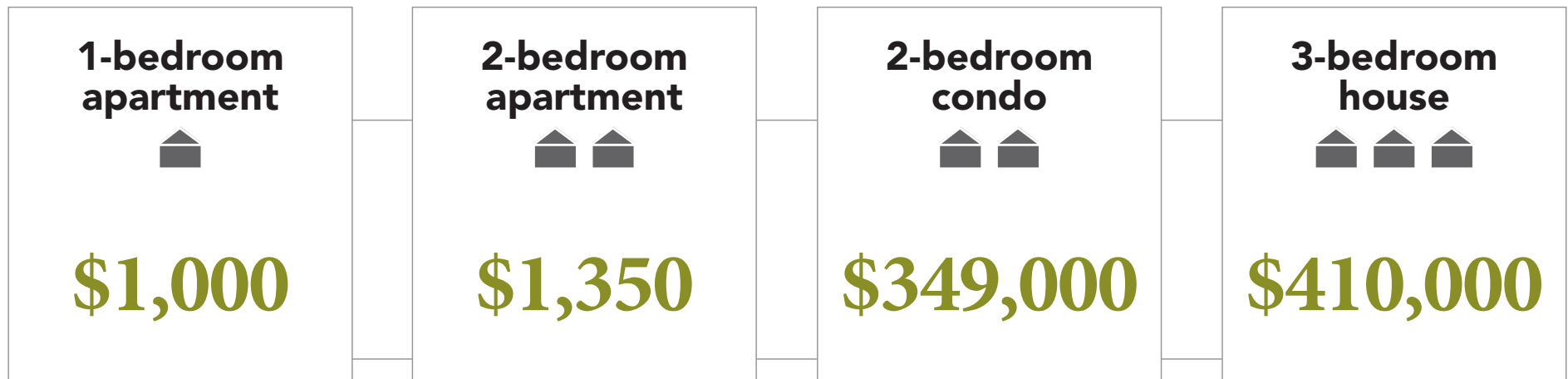
Relatively straight-forward analysis of Census or American Communities Survey data.



Seattle-Bellevue area median income for 2009,
as estimated by HUD

+ Affordability of Housing Units

Much more complicated to measure.

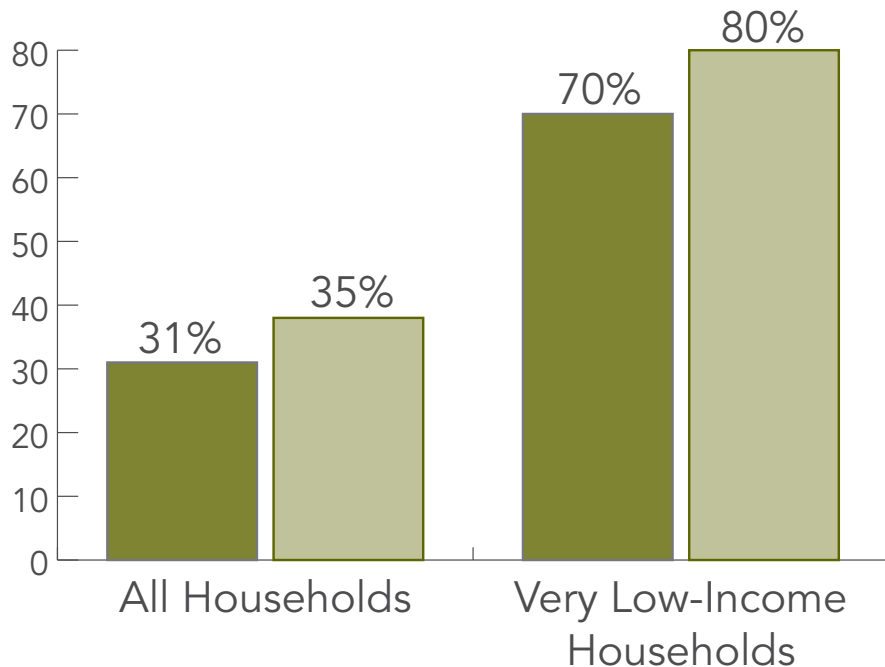


Estimates of median monthly rent and sale prices in 2009

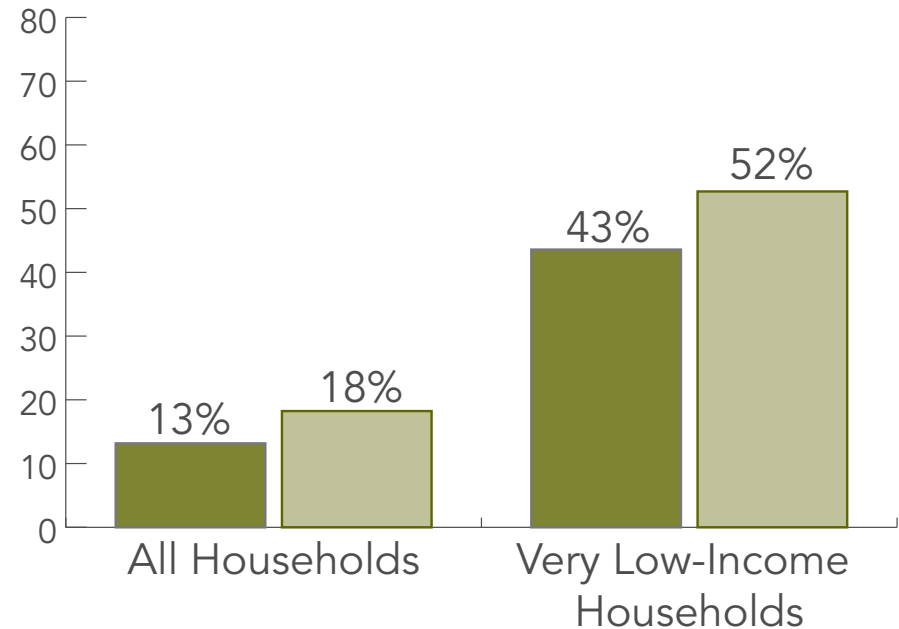
Compelling Findings

1 Seattle households are increasingly burdened by their housing costs.

Shares of Seattle households who are cost-burdened



Shares of Seattle households who are severely cost-burdened



■ 2000 Census (1999) ■ 2006-2008 American Community Survey

2 There is an inadequate supply of housing affordable to very low-income households.

Data reveal a discrepancy between the number of very low-income renter households and subsidized housing set aside for these households

**Very Low-Income
Households**

50,000



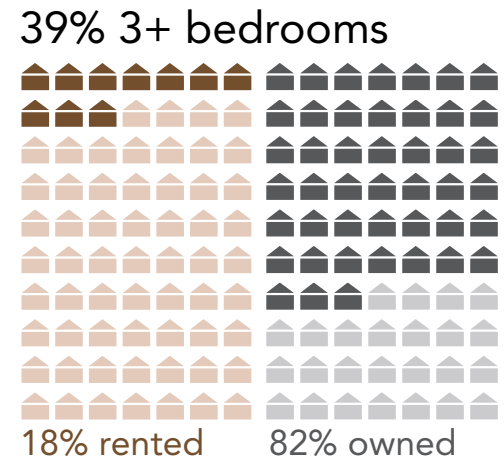
**Subsidized
Housing Units**

16,000



3 Seattle lacks affordable family-sized housing with three or more bedrooms.

Approximately 39% of occupied housing units are family-sized but very few of these units are affordable.

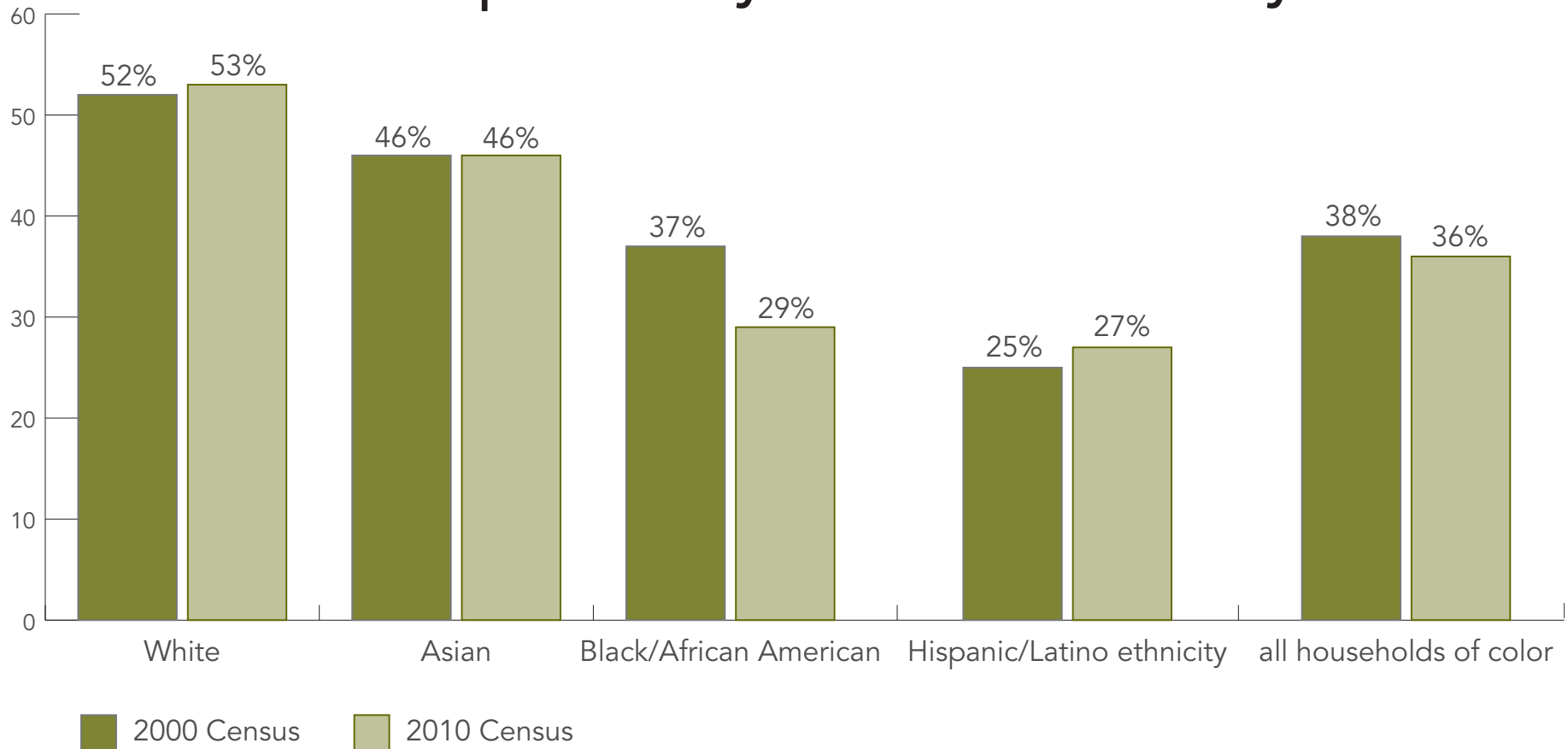


Sale Price \$281,000	Gross Monthly Rent \$1,754	According to HUD's standard, this assumes a 4.5 person household with an annual income of \$70,150.
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Maximum sales price and maximum rent for 3-bedroom housing units affordable at 80% AMI

4 There are disparities in homeownership rates among households of different races and ethnicities.

Homeownership rates by race and ethnicity



5 Housing is more affordable along arterials and within urban centers and villages.

Seattle's Urban Village Strategy is successfully directing growth into Urban Centers and Villages.

2000

36%

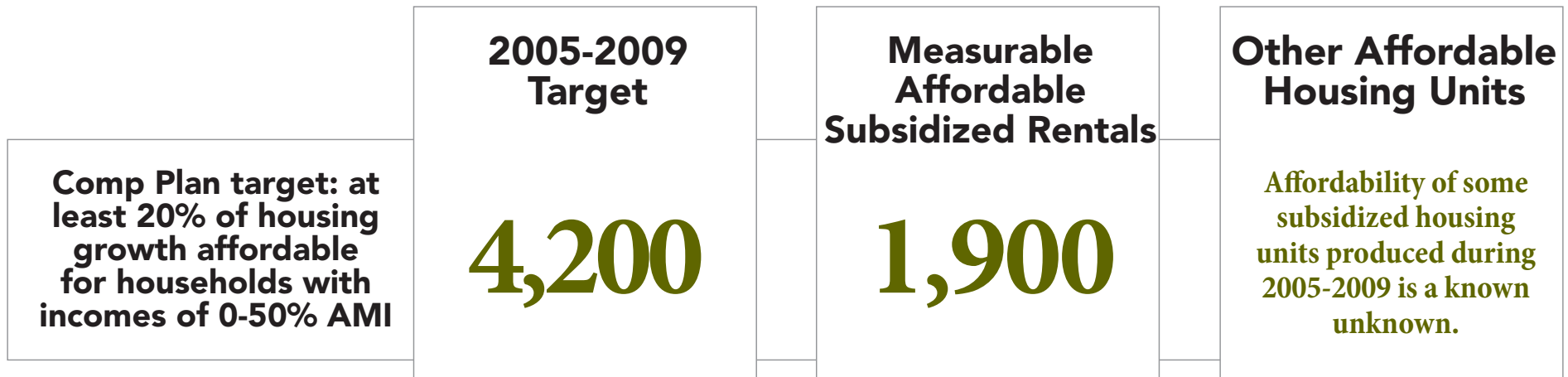
2010

41%

Share of housing units in Urban Centers and Villages as measured by the decennial Census

6 Housing goals and policies in Seattle's Comprehensive Plan cannot always be measured, monitored or met.

Data is not available to fully measure progress toward production targets for households with incomes of 0-50% AMI



Recommendations

1 Subsidize housing for the lowest-income households.



Housing is the fundamental bedrock for many low-income families like the Ahrens.

2 Link housing affordability to transportation costs.



Affordable housing in a walkable community with great transit allows the Allgood family to afford other basic necessities.

3 Give more attention to Seattle's housing along and near arterials.



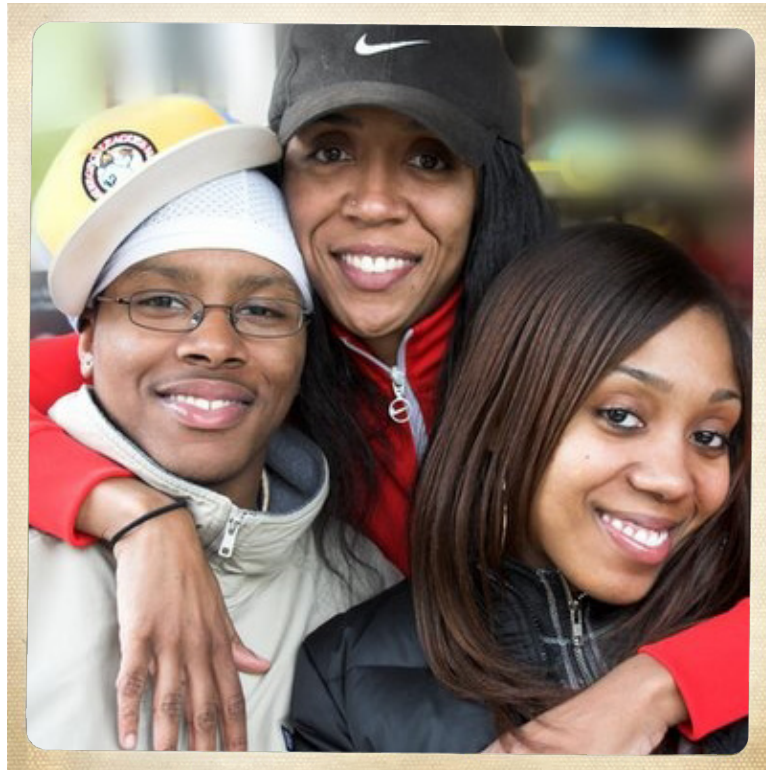
Although there is a pedestrian crossing signal, Joshua and Michelle feel other actions could be taken to slow down cars in their neighborhood.

4 Stabilize housing costs over time through home-ownership assistance.



Homeownership provides stability and builds wealth and equity for the future.

5 Promote and encourage housing production that addresses gaps in the market for families with children.



Earlene remembers feeling frustrated and angry that she was priced out of the neighborhood where she grew up.

6 Revise land use code, design review process, and development standards with an eye toward affordability.



*“Lynn and I love our little cottage. It’s like a treehouse.”
Yolinda Ward*

7 Treat affordable housing as one of many important aspects of “affordable living”.



Living in a transit community means lower costs for transportation and better access to all Seattle has to offer for Anna and Kipp.

8 Look for new opportunities to promote housing affordability.



*“We don’t have to worry about having to move constantly, or how to make ends meet.”
Shelia Sieb*

9 Update Seattle's Comprehensive Plan goals and policies.



Seattle's housing market will need to respond to changing demographics such as creating housing for our aging baby boomer population.



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