

# HOUSING NEEDS ANALYSIS: Purpose and *Preliminary* Findings

Presentation to the  
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# Housing Element required

GMA specifies inclusion of:

- Housing inventory and needs analysis.
- Statement of goals, and policies.
- Identification of sufficient land for housing
- Adequate provisions for needs of all economic segments.

Countywide Planning Policies (CPPs) provide additional direction and guidance.

# Housing inventory and analysis

- Per *GMA*: include analysis of existing & projected housing needs, incl. # of units to accommodate growth;
- Countywide Planning Policies (CPPs) provided additional direction:
  - ▣ **Housing supply**, i.e., quantity, affordability and diversity of housing types;
  - ▣ **Housing needs** of very low-, low-, and moderate-income households, and special needs populations.

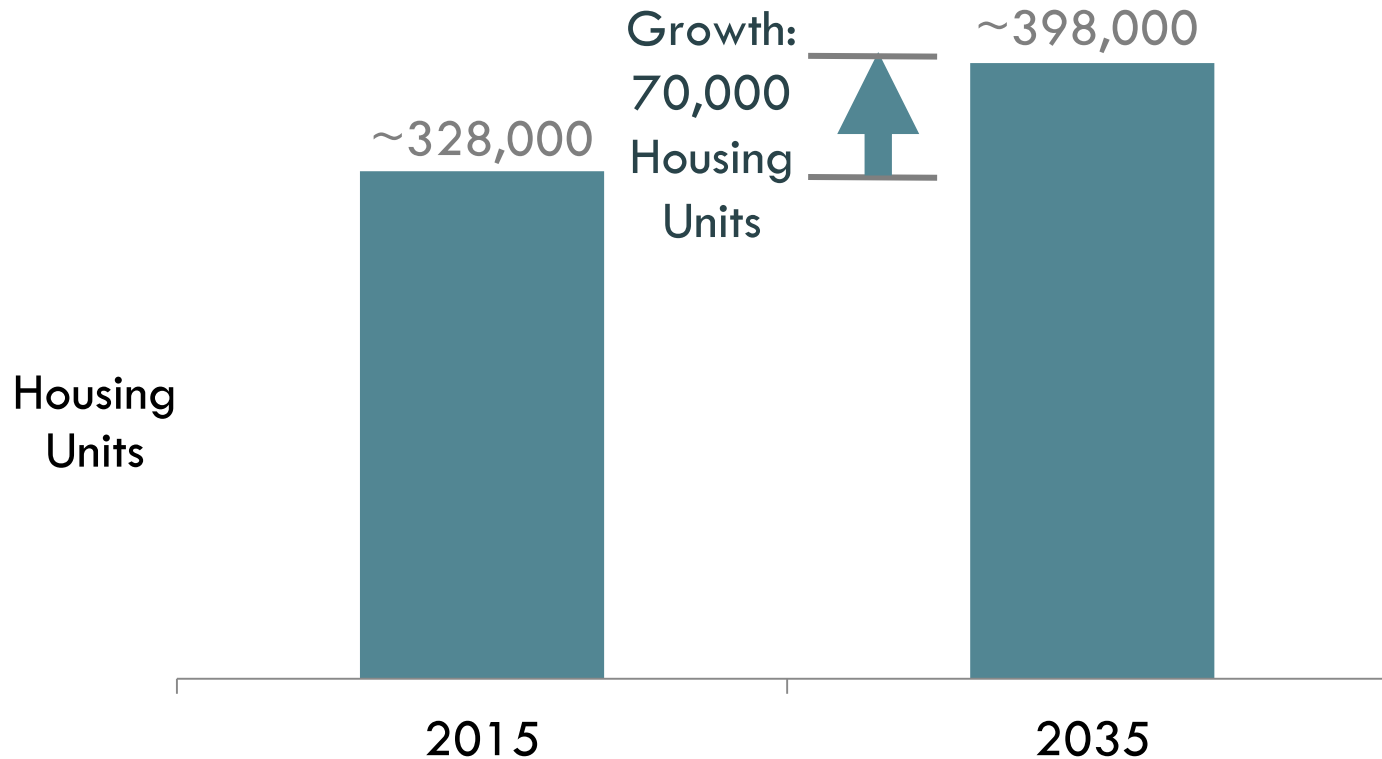
# Housing & Employment Growth Estimates for 2015-2035

## Per “Seattle 2035” Comp Plan Update Process:

- 70,000 Housing Units
- 115,000 Jobs

# Housing Projections and Growth Estimates for 20-Year Planning Period

*Seattle expects # of housing units to grow by about 70,000 between 2015 and 2035.*



Notes: Figure for 2015 reflect housing added since the 2010 Census plus rough guess at growth in housing units between 2014 and 2015. Net growth of 70,000 housing units between 2015 and 2035 reflects projection being using by DPD for the Comprehensive Plan update process.

# Countywide Planning Policies Housing Affordability Supply Goals

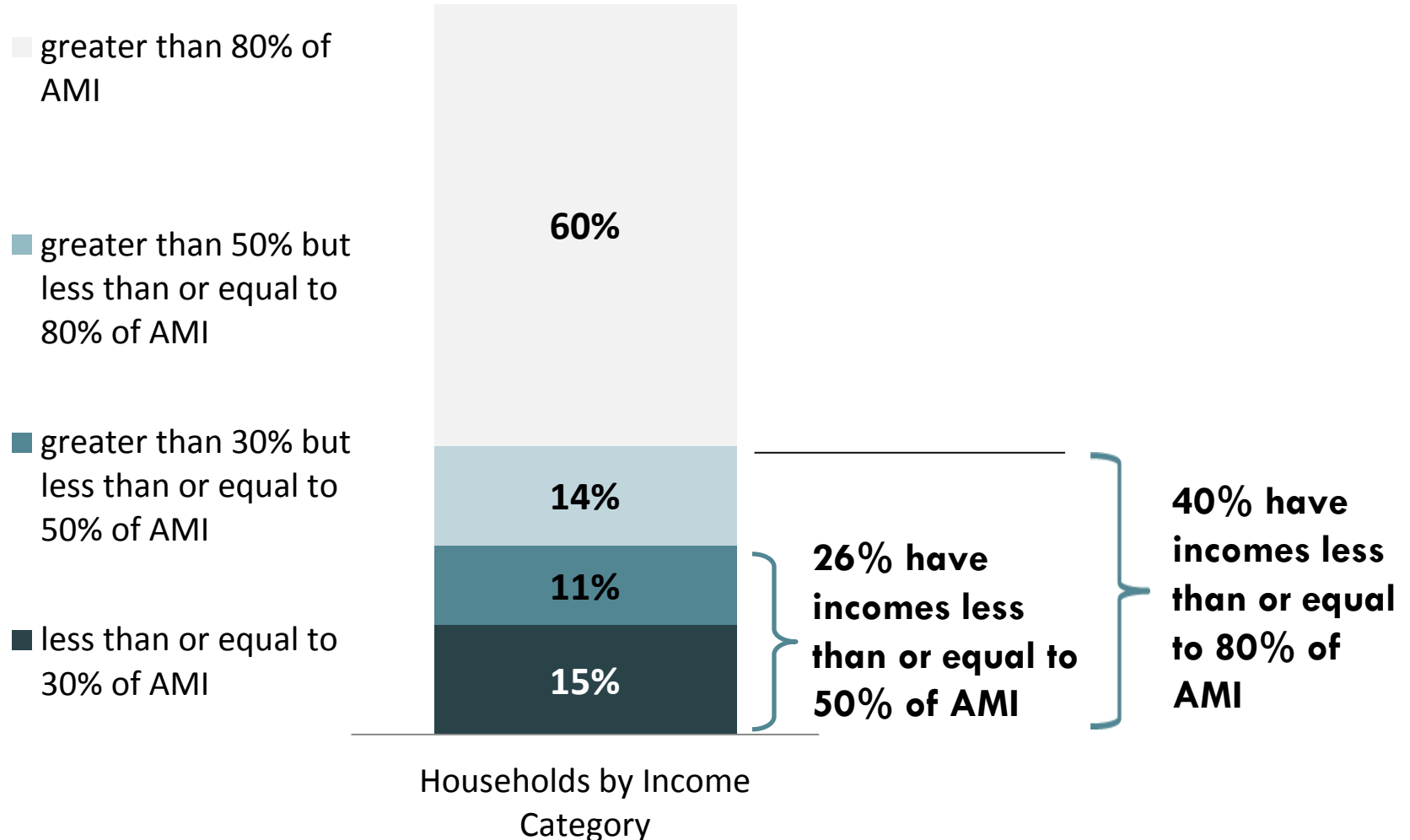
## Recently revised CPPs\*

Policy H-1: Address the **countywide need** for housing affordable to households with very low, low, and moderate incomes. Defined as follows:

- 12% of housing supply affordable at or below 30% of AMI (very low income)
- 12% of housing supply affordable at 30-50% of AMI (low income)
- 16% of housing supply affordable at 50-80% of AMI (moderate income)

\*Revisions to Housing Chapter of CPPs adopted in 2012.

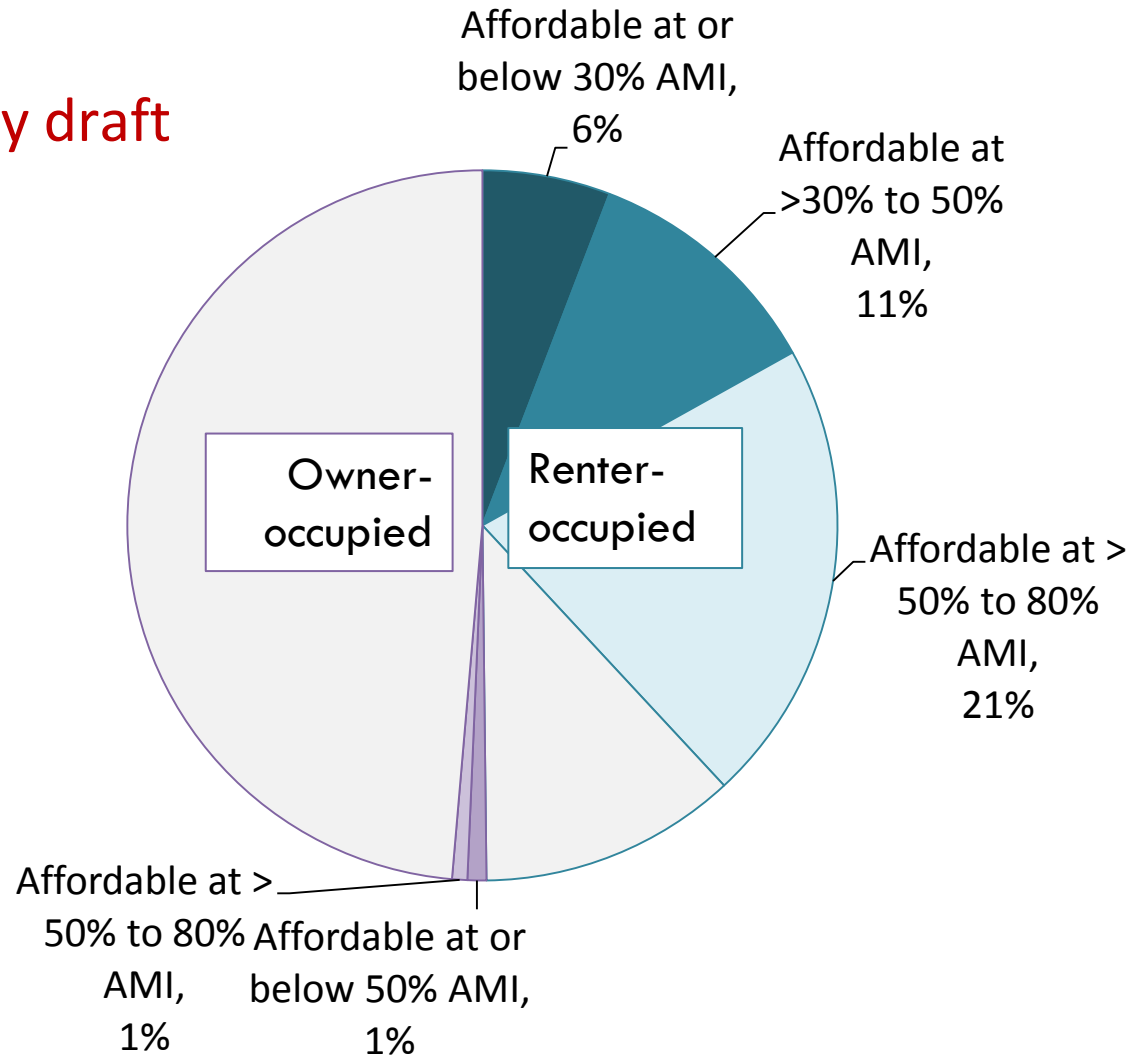
# Existing Households within Seattle by Income Category



Source: HUD Consolidated Housing Affordability Strategy (CHAS) Data – U.S. Census Bureau, American Community Survey 5-Year Estimates, 2006-2010

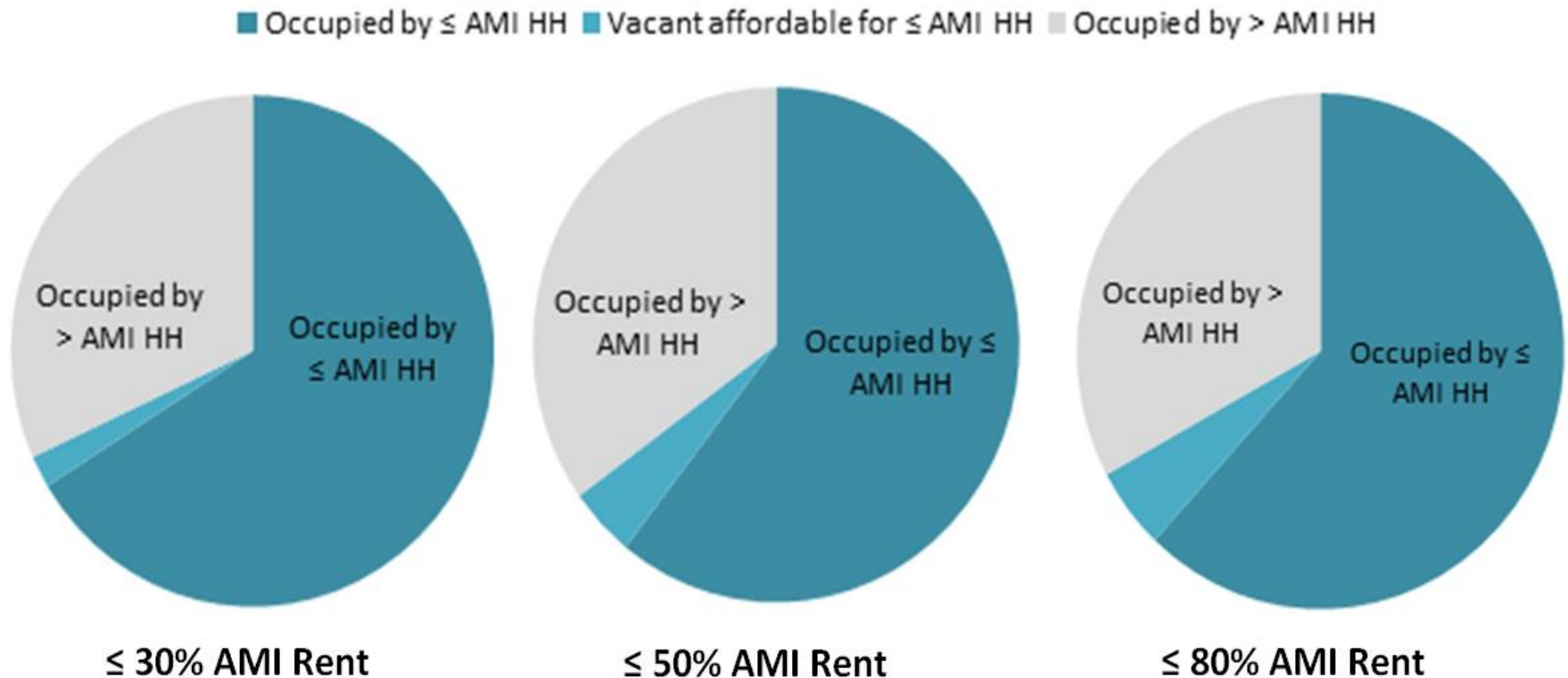
# How are we doing on affordability of current housing supply?

Preliminary draft analysis.





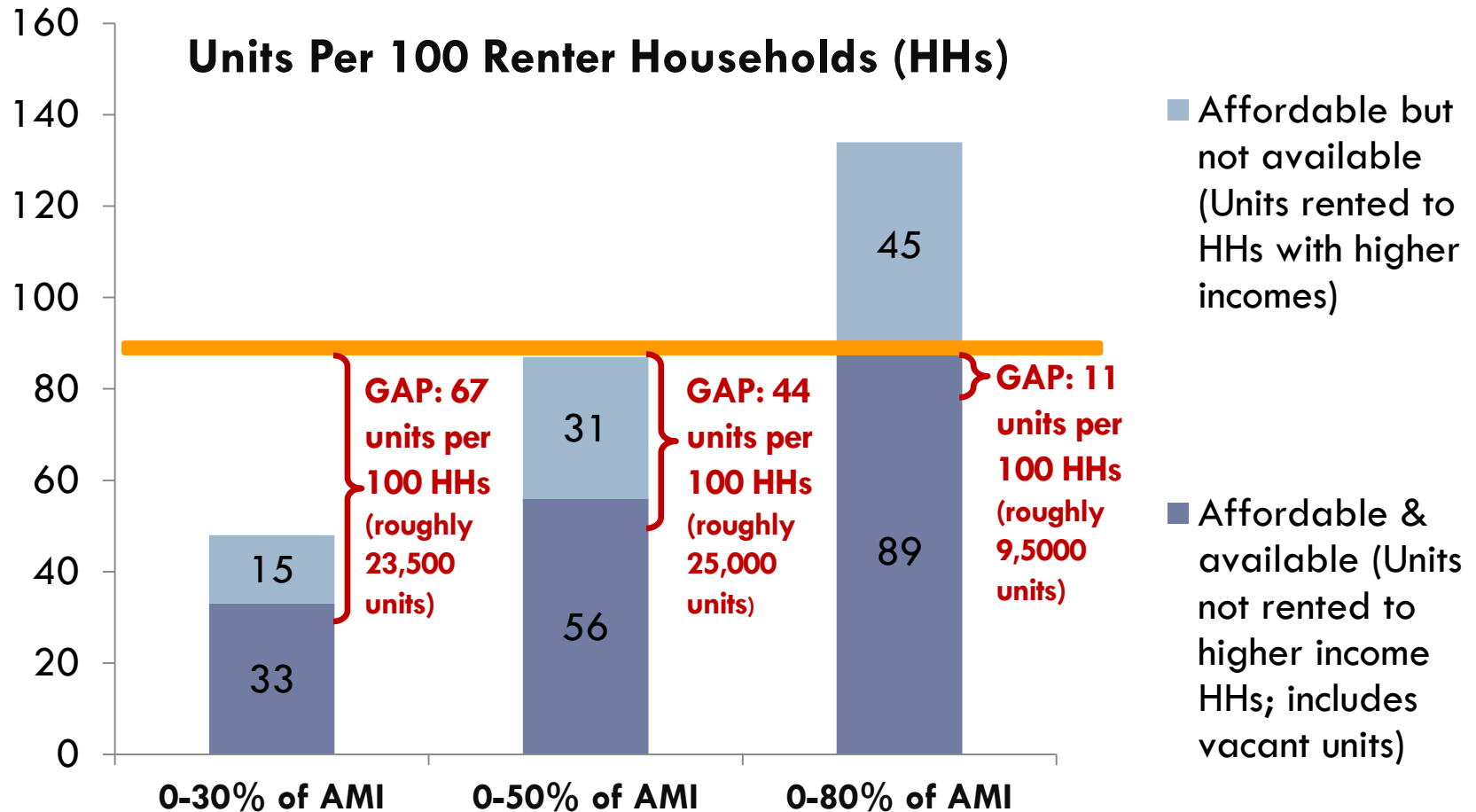
# Rental Units Affordable at Low-Income Levels by Vacancy & Occupancy Status



Source: HUD Consolidated Housing Affordability Strategy (CHAS) Data – U.S. Census Bureau, American Community Survey 5-Year Estimates, 2006-2010

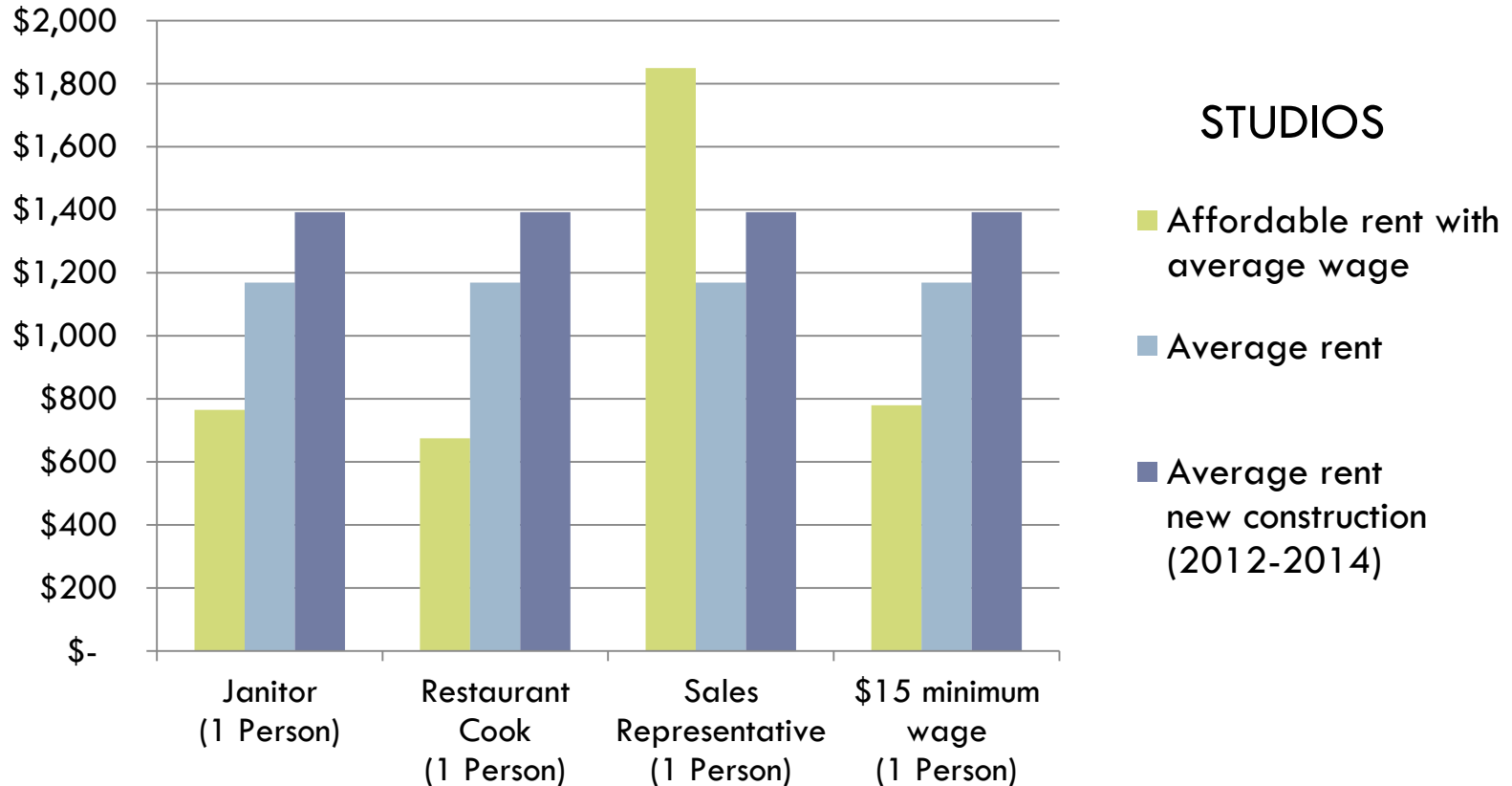
# Affordability & Availability: Rental Housing

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Source: HUD CHAS ACS 5-Year Estimates 2006-2010, Seattle. Note: these are rough estimates.

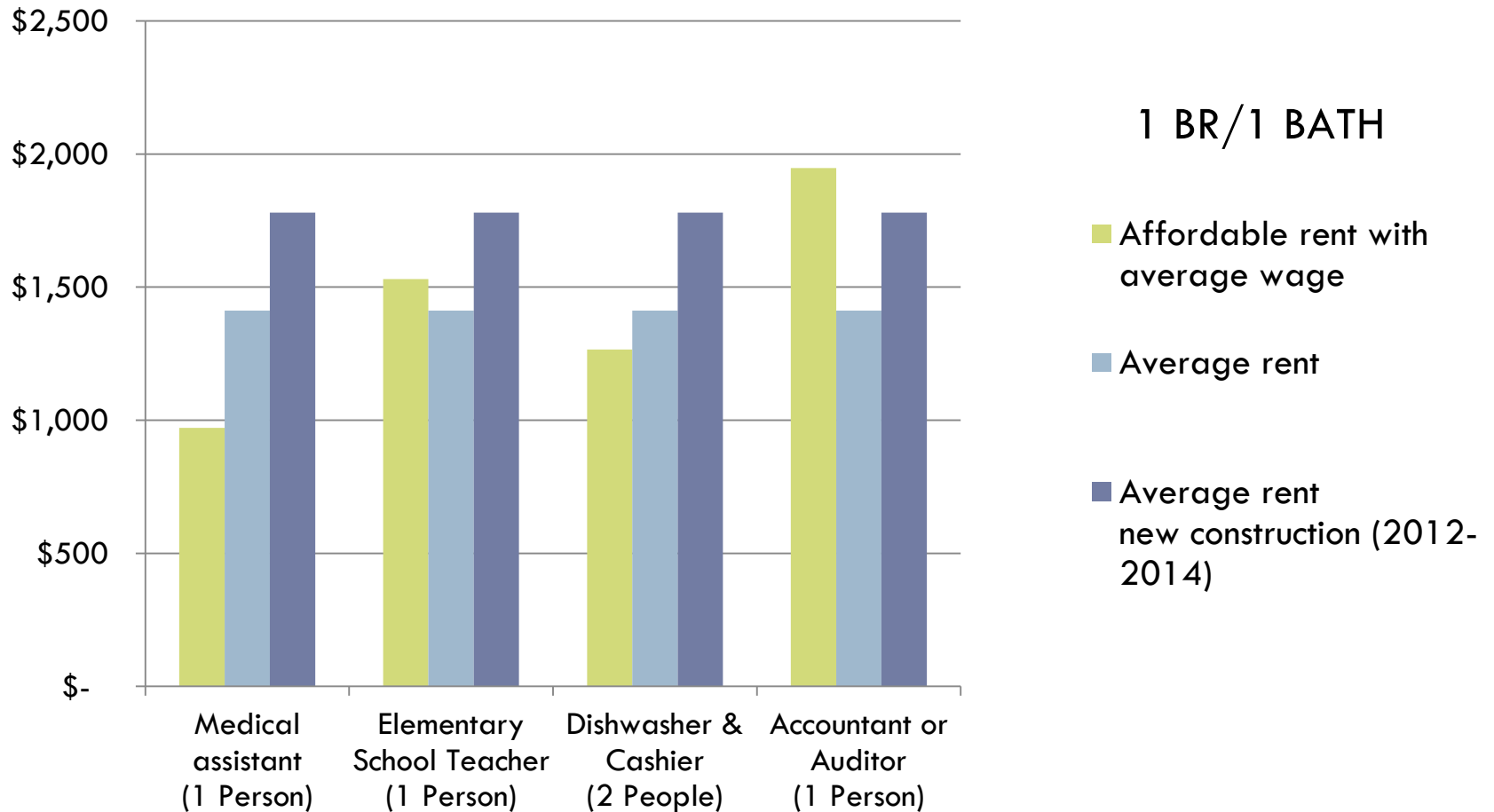
# Working Households & Housing Affordability



Sources: Dupre+Scott Apartment Advisory Vacancy Report, Fall 2014; WA Employment Security Department, Occupational Employment & Wage Estimates, Seattle-Bellevue-Everett, WA MD, 2014

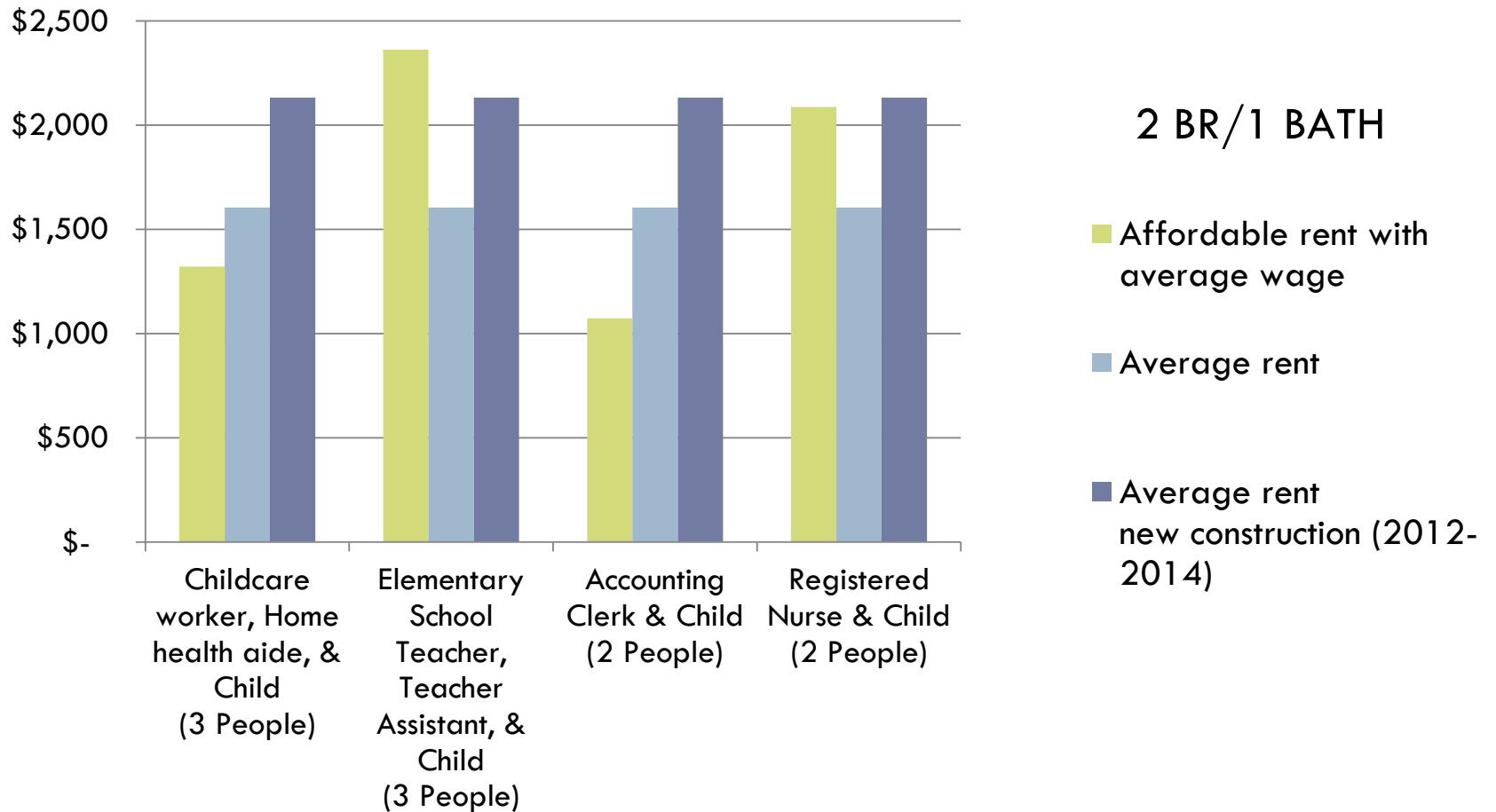
# Working Households & Housing Affordability

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Sources: Dupre+Scott Apartment Advisory Vacancy Report, Fall 2014; WA Employment Security Department, Occupational Employment & Wage Estimates, Seattle-Bellevue-Everett, WA MD, 2014

# Working Households & Housing Affordability



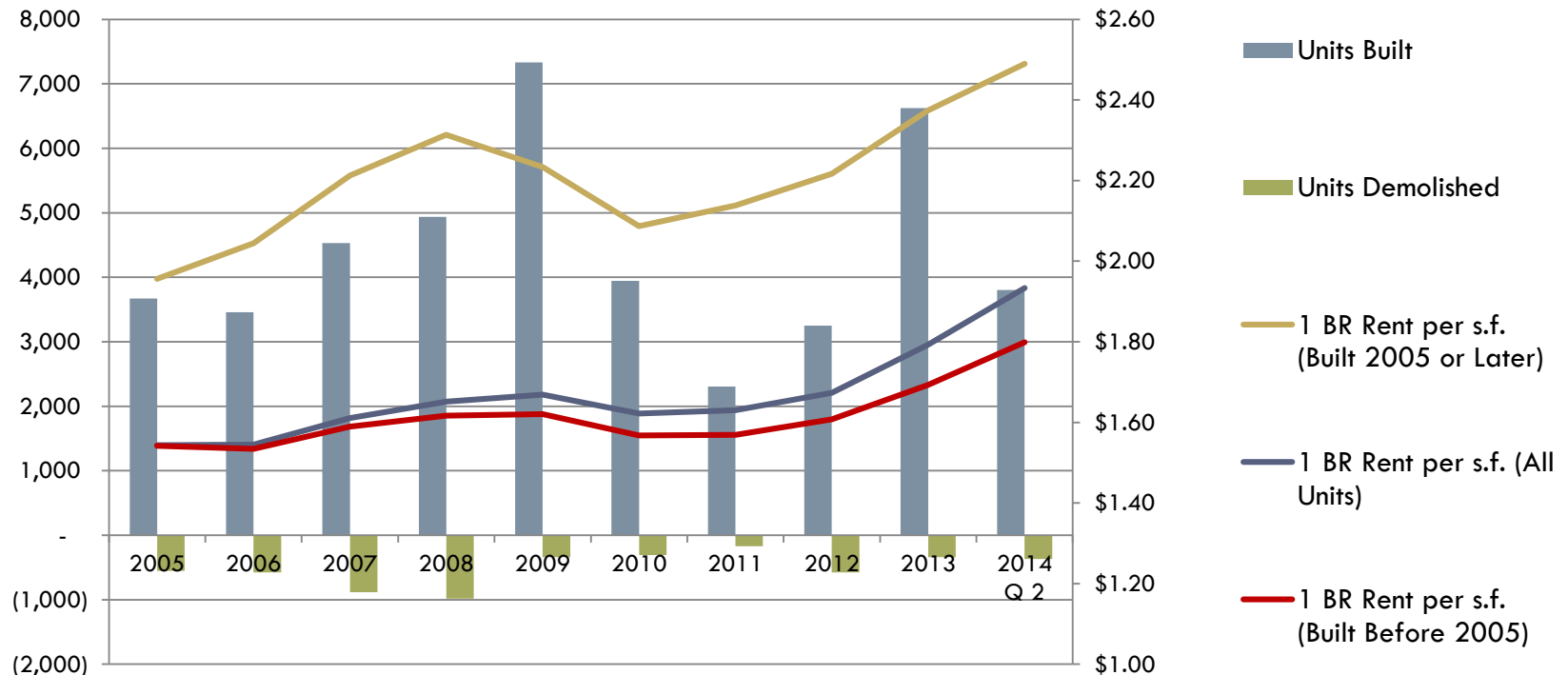
Sources: Dupre+Scott Apartment Advisory Vacancy Report, Fall 2014; WA Employment Security Department, Occupational Employment & Wage Estimates, Seattle-Bellevue-Everett, WA MD, 2014

# Housing Development and Rent Trends

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In recent years housing development has accelerated, but rents continue to climb. This is due in part to:

- (1) Higher rental rates for new units;
- (2) Loss of older, generally more affordable units; and
- (3) Faster growing total demand.



Sources: Seattle Residential Permit Report, DPD Permit Warehouse, 2<sup>nd</sup> Q 2014;  
Dupre+Scott Apartment Vacancy Report, Fall 2014 (rents inflation-adjusted to 2014 dollars)

# Groups of Renter Households More Likely To Be Severely Cost-Burdened

## HOUSEHOLD INCOME

- Lowest income

## AGE OF HOUSEHOLDER

- Age 25 and below
- Seniors

## RACE

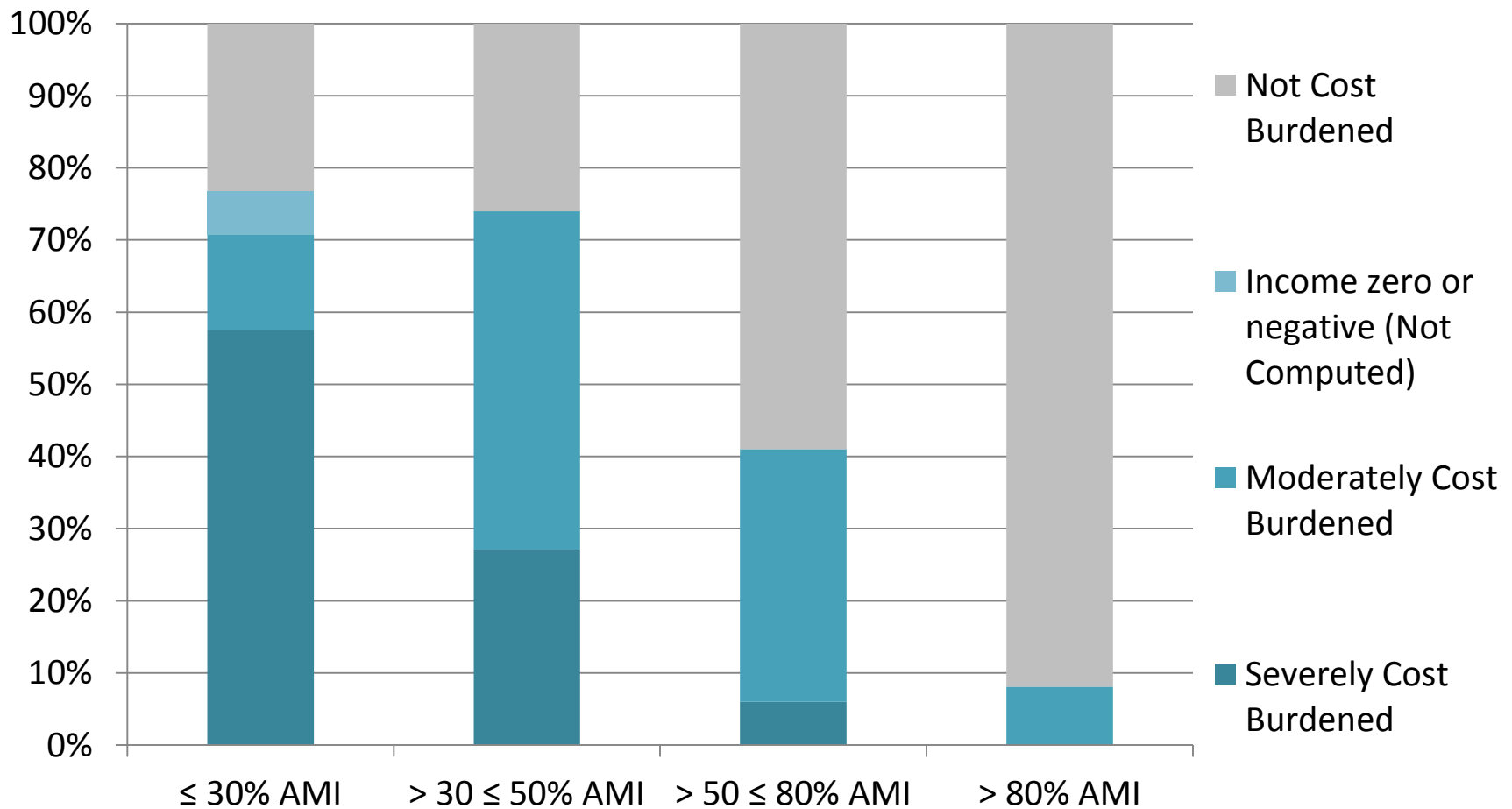
- Black or African American
- Other non-white

## TYPE OF HOUSEHOLD

- Female single parents
- Households with 2 or more children
- Persons living alone

*Source: City of Seattle Office of Housing analysis of 2006 American Community Survey "PUMS" microdata.*

# Incidence of Housing Cost Burdens for Renter HHs of Different Income Levels

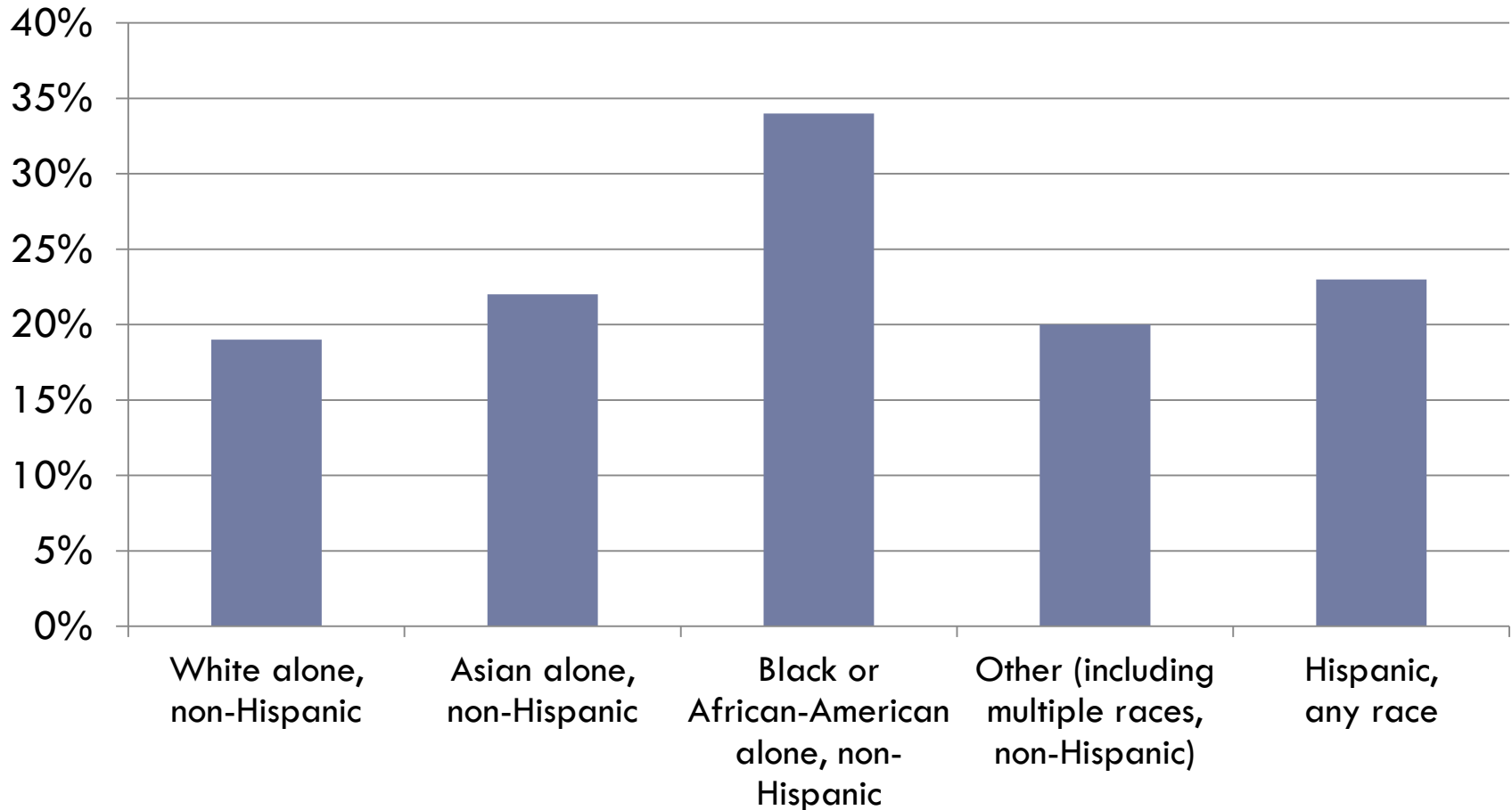


Source: HUD Consolidated Housing Affordability Strategy (CHAS) Data – U.S. Census Bureau, American Community Survey 5-Year Estimates, 2006-2010



# Race/Ethnicity by Severe Housing Cost Burden – Renter Households

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Source: HUD CHAS ACS 2006-2010 5-Year Estimates, Seattle city