

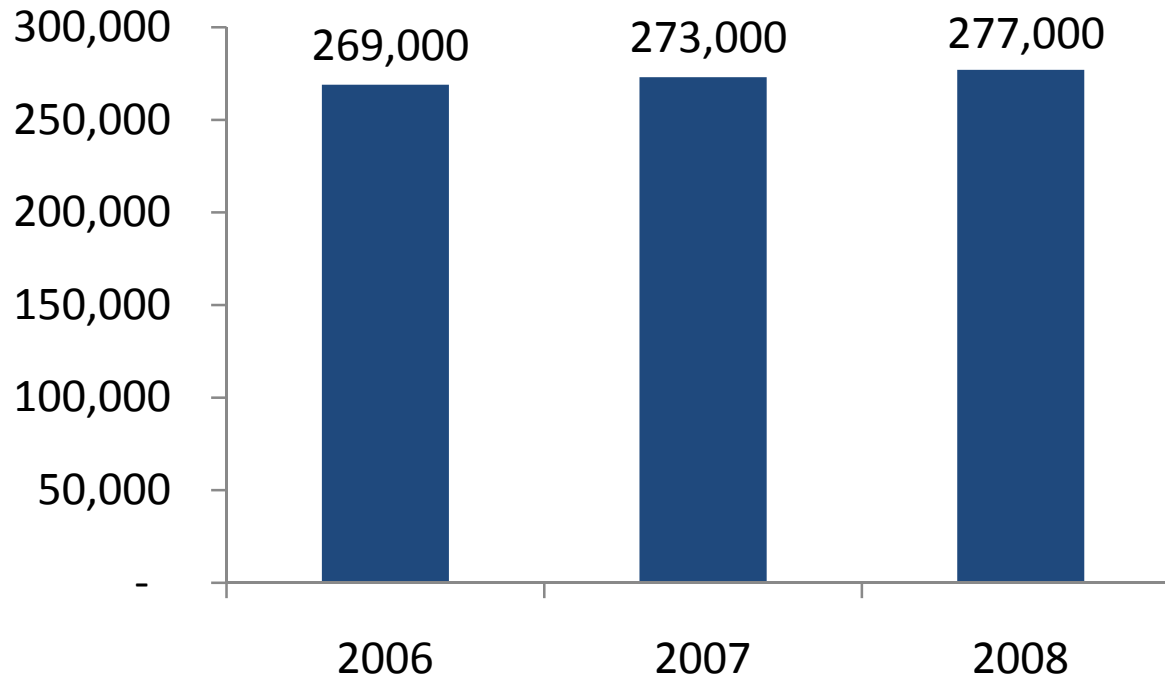
# HOUSING NEED IN THE CITY OF SEATTLE

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Seattle Planning Commission Staff

*Presentation to the  
Seattle City Council Committee of the Whole  
April 24, 2009*

# **BACKGROUND ON SEATTLE'S HOUSEHOLDS**

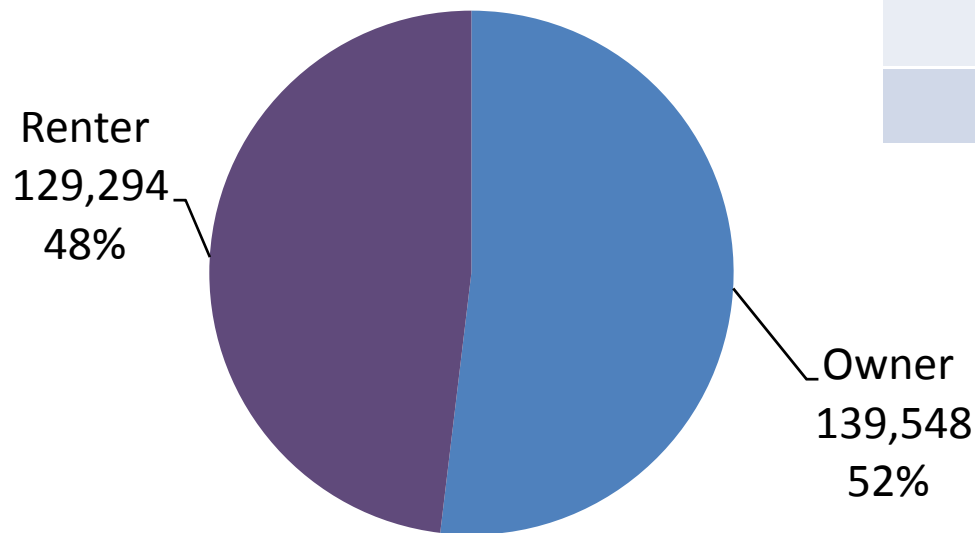
# Number of Households in Seattle



- As of April 2008, Seattle had about 277,000 households.
- The number of Seattle households grew by roughly 4,000 households both between 2006 and 2007 and between 2007 and 2008 estimates.

*Sources: Rounded estimates from WA State Office of Financial Management April 1 annual population estimates program.*

# Owner/Renter and Household Size



	Average Household Size
All households	2.09
Owner	2.29
Renter	1.84

Sources: Percentage estimates from 2006 American Community Survey; number of households in 2006 from WA State Office of Financial Management.

# Who is More Likely to Rent

- Non-family households (including single persons and persons living with non-relatives)
- Persons of color (other than Asians)
- Households with incomes below \$50,000.

*Source: 2006 American Community Survey estimates.*

# **HOUSING NEED AMONG SEATTLE'S RENTER HOUSEHOLDS**

# Severely Cost-Burdened Renter Households

- A household (owner or renter) spending more than half its income for monthly housing costs is severely cost-burdened.
- Seattle City Office of Housing analysis found that about 18% of the Seattle's renter households—more than 20,000 households—were severely cost-burdened in 2006.

*Sources: HUD definition of severe cost burden. City of Seattle Office of Housing analysis of 2006 American Community Survey (ACS) "PUMS" microdata.*

*Notes: One-person student households are excluded from the PUMS analysis. All ACS estimates are based on a survey and carry margins of error. Estimates from PUMS microdata tend to have higher margins of error.*

# Income Distribution

**Purple bars show the distribution of income for all renter households.**

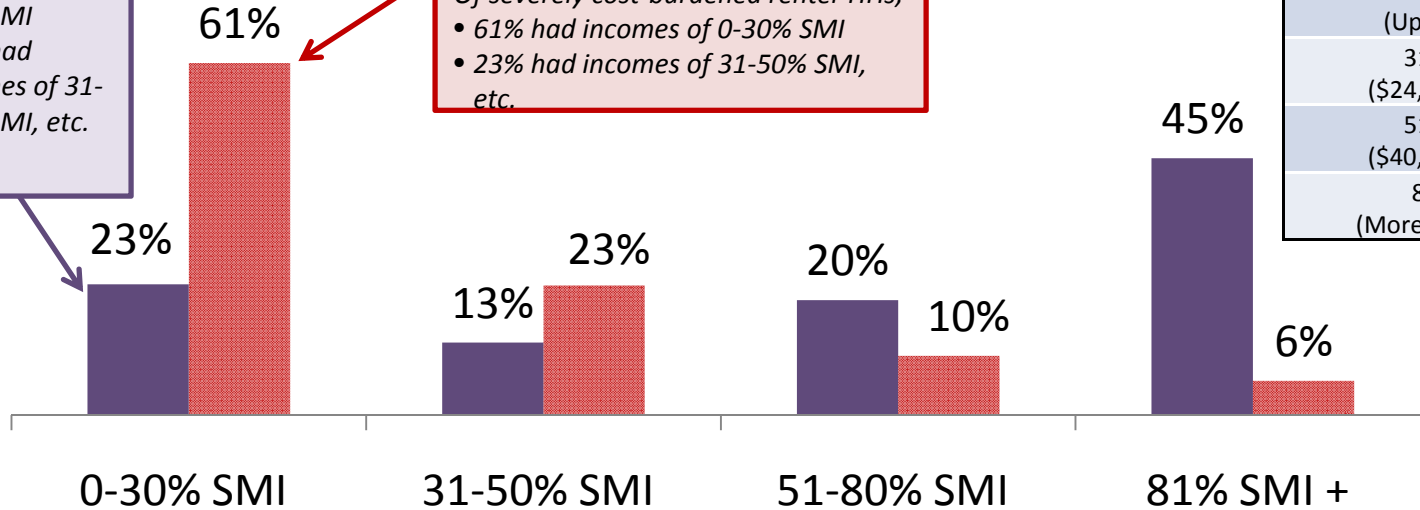
- Of all renter households,
- 23% had incomes of 0-30% SMI
  - 13% had incomes of 31-50% SMI, etc.

**Red bars show distribution of income for severely cost-burdened renter households.**

- Of severely cost-burdened renter HHs,
- 61% had incomes of 0-30% SMI
  - 23% had incomes of 31-50% SMI, etc.

**2006 Seattle Median Income (SMI)**  
**Example for 2-person HHs**  
*(Adjusted for inflation to 2008 dollars.)*

- 0-30% SMI (Up to \$24,272)
- 31-50% SMI (\$24,272-\$40,453)
- 51-80% SMI (\$40,453-\$64,725)
- 81% SMI + (More than \$64,725)

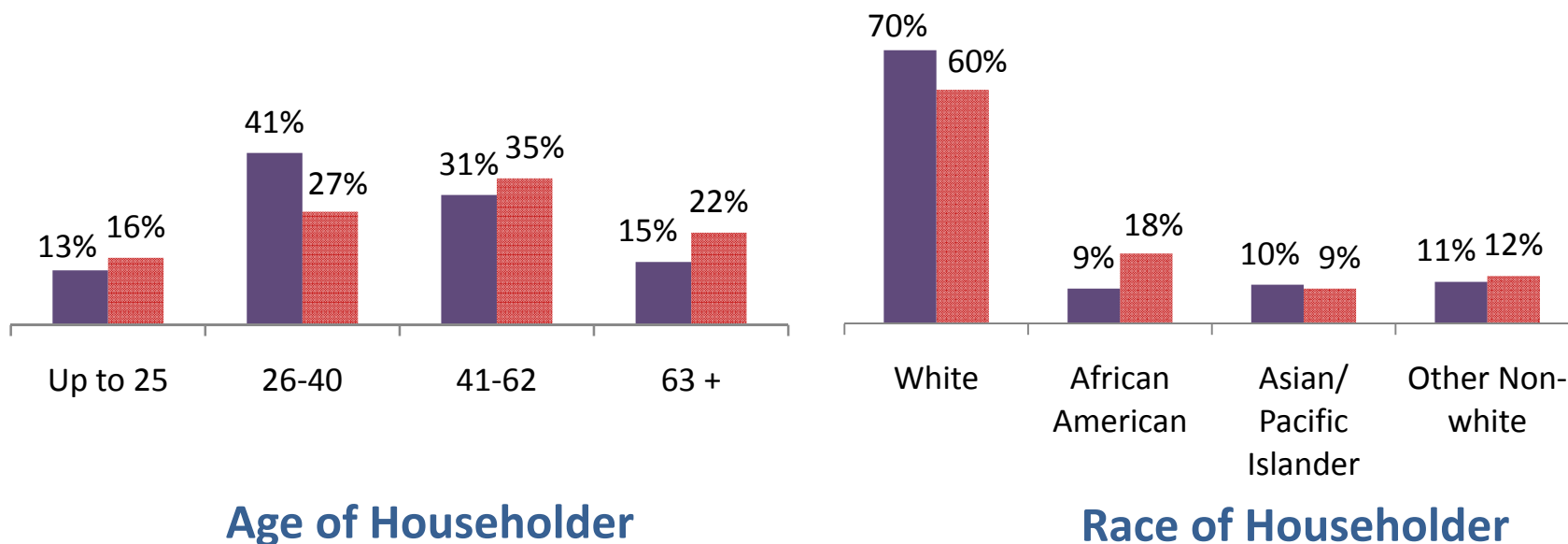


■ % of renter HHs

■ % of severely cost-burdened renter HHs

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

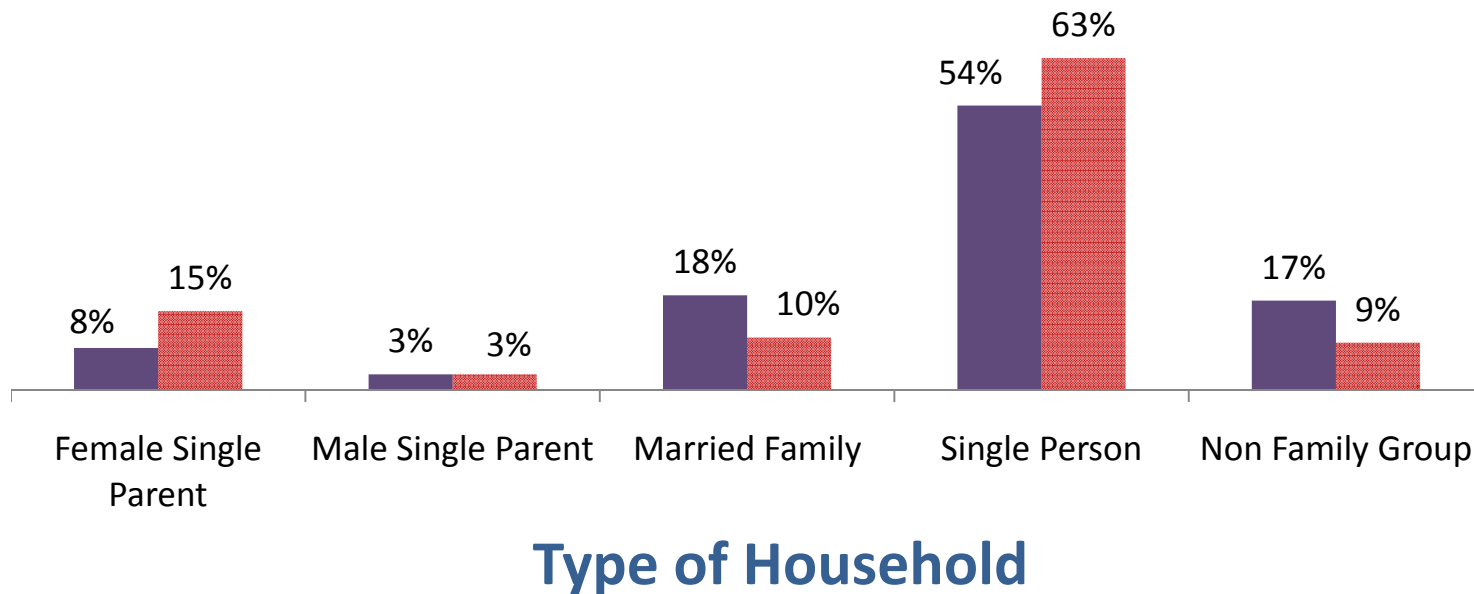
# Demographic Distribution



% of renter HHs
  % of *severely cost-burdened* renter HHs

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

# Demographic Distribution (cont.)



■ % of renter HHs

■ % of *severely cost-burdened* renter HHs

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

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

## HOUSEHOLD INCOME

- Incomes of 0% to 30% of Seattle Median Income (SMI)
- Incomes of 31% to 50% SMI

## AGE OF HOUSEHOLDER

- Age 25 and below
- Seniors

## RACE

- Black or African American
- Other non-white

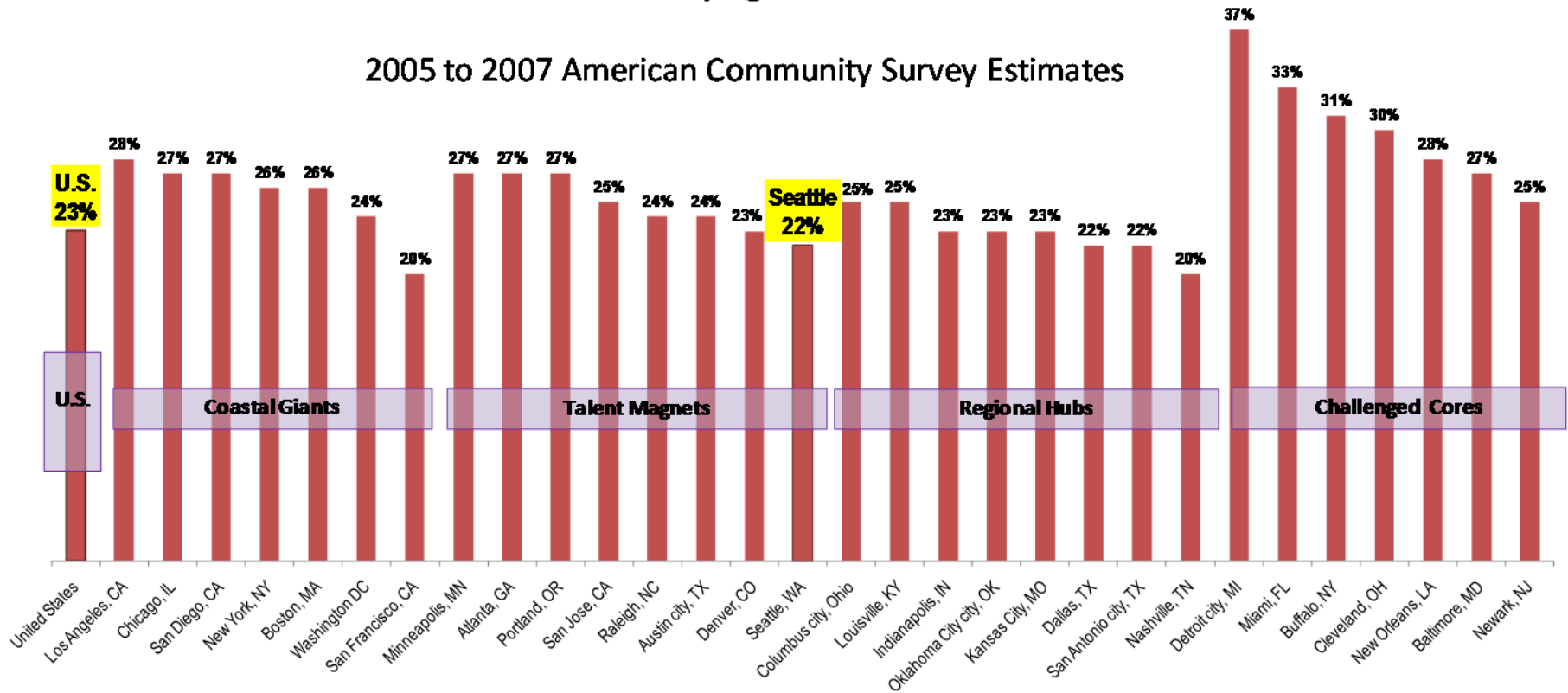
## TYPE OF HOUSEHOLD

- 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.*

## Share of Renter Households Paying 50% or More of Income on Rent

2005 to 2007 American Community Survey Estimates



- Three-year estimates from the American Community Survey indicate that the percentage of Seattle renter households who are severely cost-burdened (22% +/-1.2%) is similar to the share in the U.S. as a whole (23% +/- 0.2%).
- “Challenged core” cities, which tend to have high poverty rates, also have high rates of severe cost burden among their renter households.

Sources: Three-year estimates from the American Community Survey (2005 to 2007).

Groupings of cities from Brookings Institute, in “Census 2000: Key Trends & Implications for Cities,” 2003.

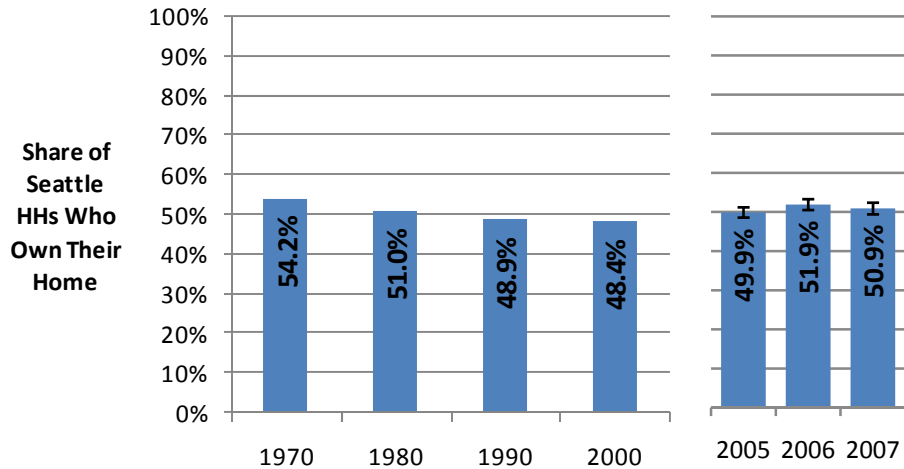
# **HOMELESSNESS & HOUSING NEED**

# Homelessness

- January 2009 Annual One Night Count found 1,977 unsheltered homeless people in Seattle. *(Seattle/King County Coalition on Homelessness)*
- Analysis forthcoming from April 13, 2009 needs assessment survey conducted with persons on Seattle's streets. *(Joint effort of City of Seattle, United Way, and the Committee to End Homelessness)*

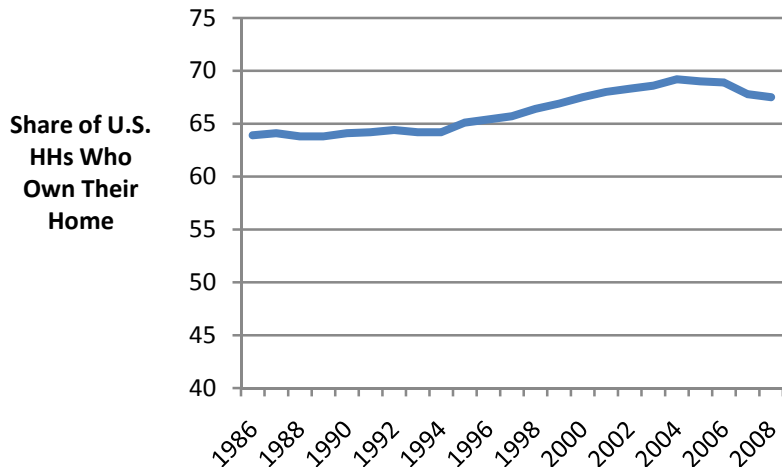
# **HOME OWNERSHIP & HOUSING NEED**

# Homeownership Trends



Between 2000 and 2006, Seattle reversed its trend of falling homeownership rates.

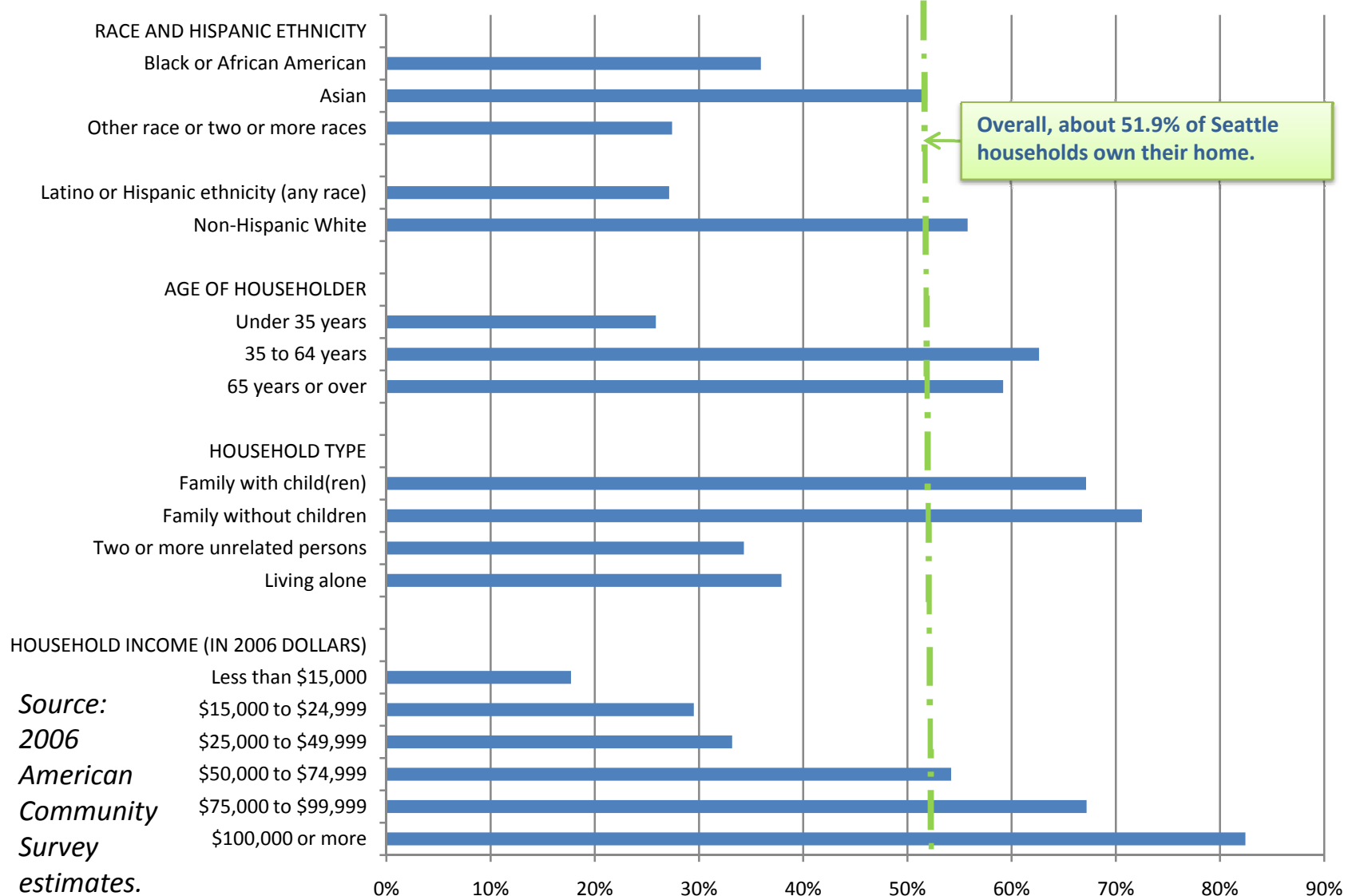
Sources: Decennial Census and estimates from American Community Survey (Census Bureau).



National homeownership rates, as estimated by the Census Bureau's Housing Vacancy Survey, peaked in 2004.

Source: Housing Vacancy Survey (Census Bureau).

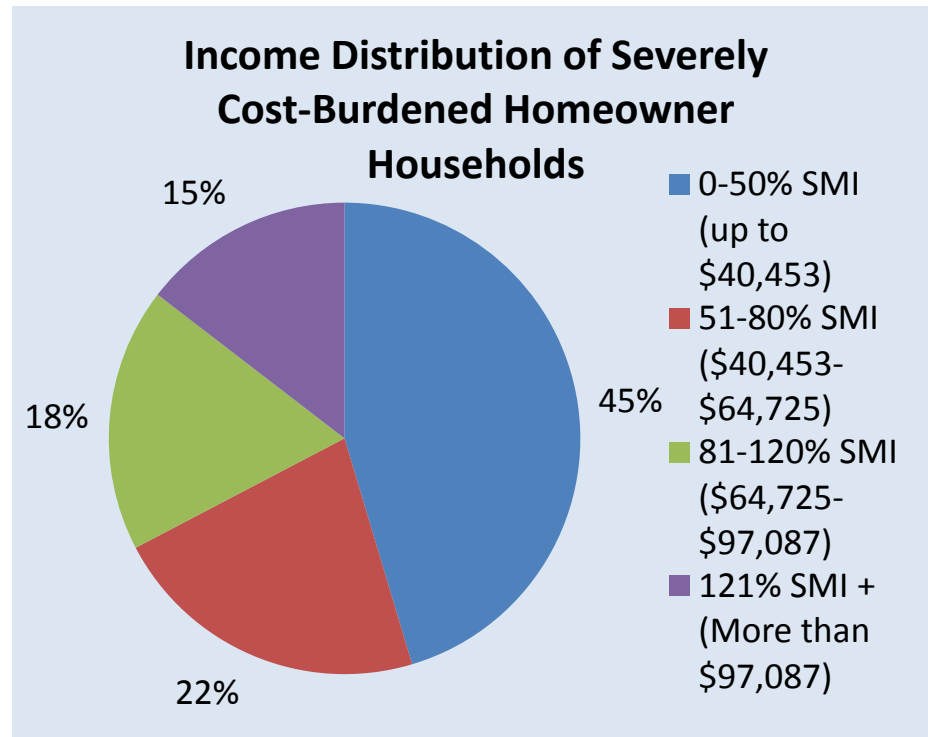
# Seattle Homeownership Rates Among Demographic Groups



*Source:*  
**2006**  
*American*  
*Community*  
*Survey*  
*estimates.*

# Severely Cost-Burdened Homeowners

- Overall about 14% of Seattle's homeowner households in 2006 were severely cost-burdened.
- About 2/3 of severely cost-burdened homeowners HHs have incomes of 0-80% of median.



Sources: City of Seattle Office of Housing analysis of 2006 American Community Survey (ACS) "PUMS" microdata. (SMI figures for 2006 adj. for inflation to 2008 dollars.)

# Wages Compared With Income Needed to Buy in Seattle



Sources: Spring 2008 wages for Seattle-Bellevue-Everett Metro area from WA State Employment Security Department, sale prices for Jan-March 2009 from Northwest Multiple Listing Service; affordability calculations by Seattle Office of Housing.