

# CITY OF RENTON

## COMMUNITY NEEDS ASSESSMENT FOR HUMAN SERVICES AND HOUSING

### BASELINE COMMUNITY CONDITIONS

Development Draft | November 1, 2013

#### 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.

The draft document relies primarily on quantitative 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 final Community Needs Assessment will be 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 estimates (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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BASELINE COMMUNITY CONDITIONS – DEVELOPMENT DRAFT 11-1-2013**

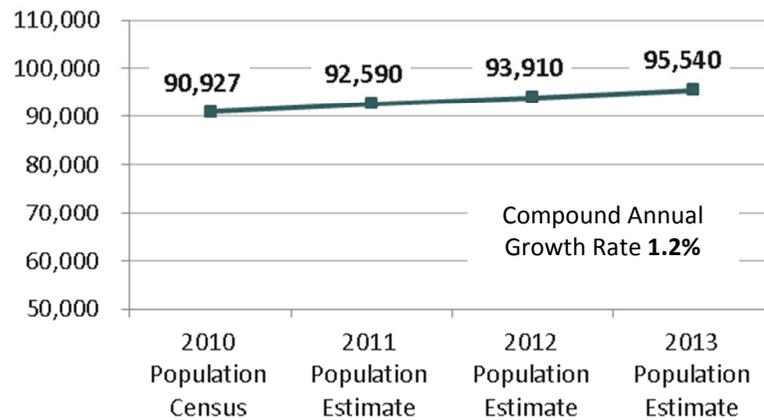
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## POPULATION & COMMUNITY CHARACTERISTICS

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**

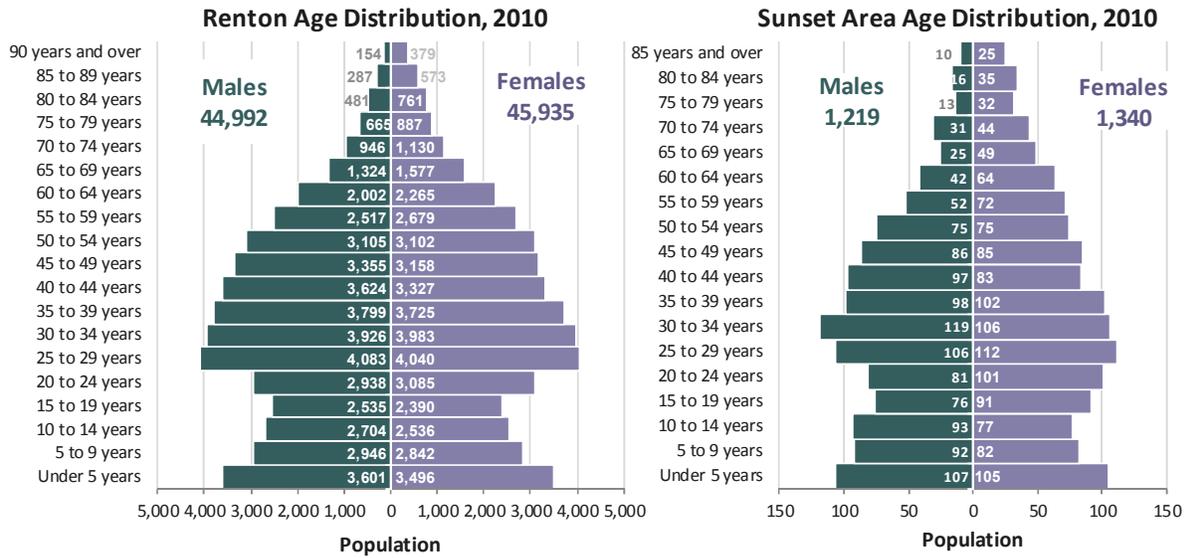


Source: OFM Forecasting Division, 2013.

- As of 2013, about 95,540 residents live in the City of Renton.
- Renton’s population is growing at a faster rate 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** presents the population age structure for Renton based on the 2010 Census, the last universal assessment of population structure, while **Exhibit 3** compares Renton to the County average using broader age categories.

**Exhibit 2  
 Age Distribution, 2010**



Source: US Census, 2010.

- In 2010, the 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).

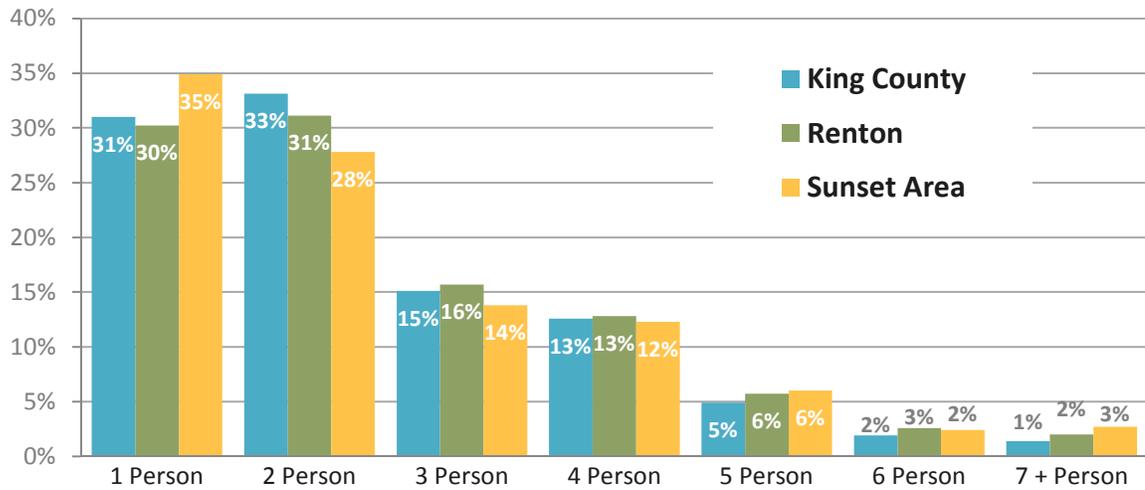
**Exhibit 3  
 Renton and King County Broad Age Category Distributions, 2010**

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

Source: US Census, 2010.

- Renton’s population skews a bit 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 4**  
**Household Size in King County, Renton, and the Sunset Area**



Source: US Census, 2010; ESRI, 2012.

- 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 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 5  
 Racial Composition, 2012**

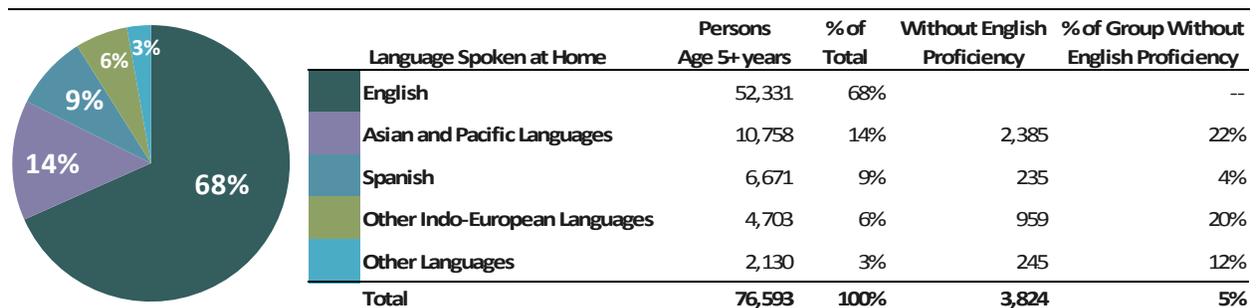


Source: US Census, 2010; ESRI, 2012.

\*King County figure based on 2010 US 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).
- The Sunset Area’s Hispanic Population is 24.8%, compared to 10.1% for Renton.
- 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.
- Renton’s foreign born population is 26.4%, compared to 20.0% for the County overall.

**Exhibit 6  
 Languages Spoken at Home in Renton, 2005-2009 5-year Average**



Source: US 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 Learner services.
- Renton School District tracks the home language of all students. For the current school year (2013 – 2014), the top 10 languages spoken in descending order were:
 

1. Spanish	6. Tagalog
2. Vietnamese	7. Ukrainian
3. Somali	8. Cambodian
4. Chinese – Cantonese	9. Punjabi
5. Russian	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 bellwether indicator is the country of origin for refugee arrivals to Washington State, presented in **Exhibit 7**. 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 who future linguistically isolated families may be.

**Exhibit 7  
Top Ten Countries of Origin for Refugee Arrivals to Washington State, Fiscal Year 2012**

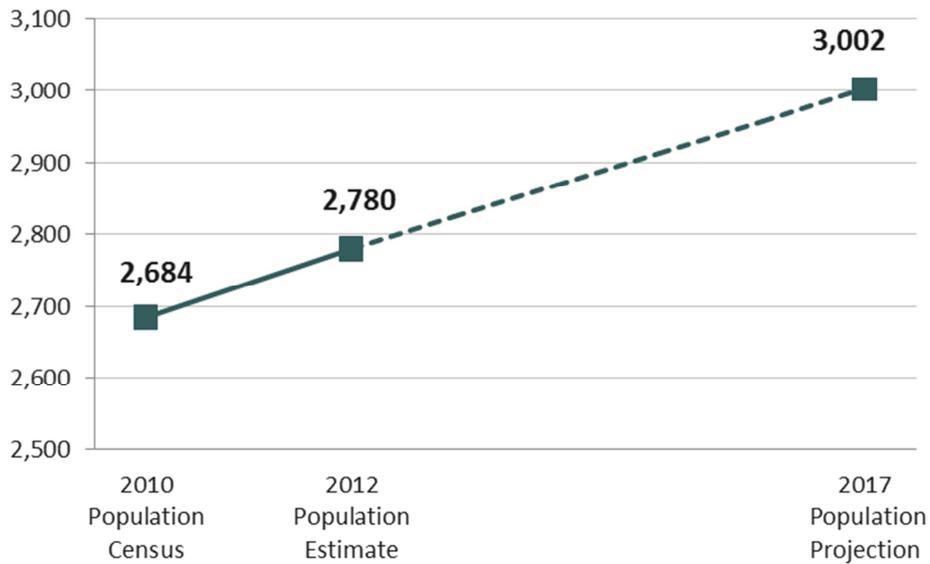
Country of Origin	Number of Arrivals
Burma/Myanmar	481
Bhutan	424
Iraq	297
Somalia	215
Ukraine	116
Iran	107
Moldova	105
Eritrea	73
Russia	64
Democrative Republic of Congo	55
<b>Total Refugee Arrivals in Washington</b>	<b>2,165</b>

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

- Almost 90% of refugees came to Washington from one of these top ten countries of origin of refugee arrivals to Washington State.

## Sunset Area Population & Community Characteristics

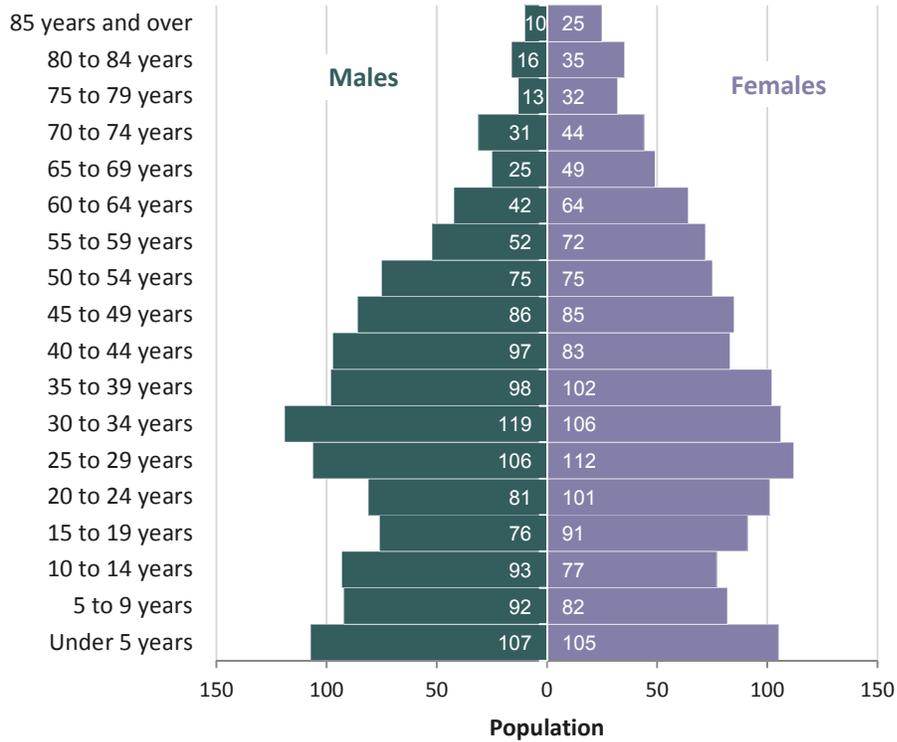
**Exhibit 8**  
**Sunset Area Population, 2010-2012**



Source: ESRI, 2012.

- In 2012, it was estimated that there were about 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 9**  
**Sunset Area Age Distribution, 2010**



Source: US Census, 2010; BERK Tabulation Area.

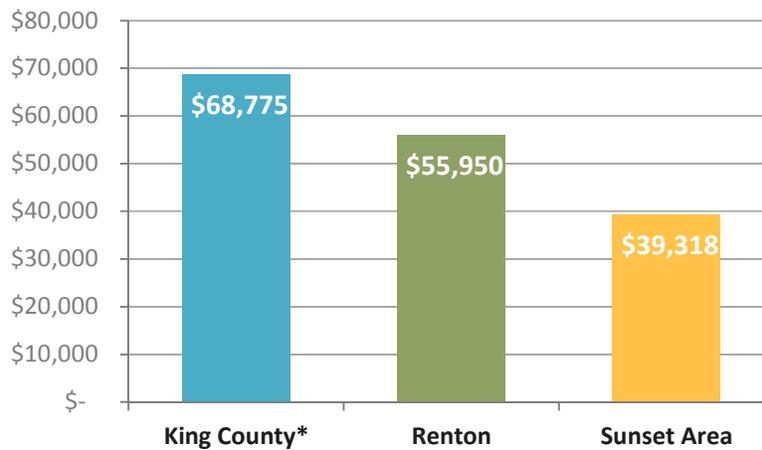
- In 2010, the population under 18 years old (not shown in chart) was 674 (or 26.2% of the total population) and the senior population (ages 65 years and over) was 280 (or 10.9% of the total population).
- 67% of adults in the Sunset Area over 54 years old are female, while only 33% are male.

## 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.

Income Exhibit 10 compares median household income for King County, Renton, and the Sunset Area, while **Exhibit 11** shows the segmentation of household income for each of the three areas. **Exhibit 12** shows the percentage of families receiving SNAP (i.e. food stamp) benefits.

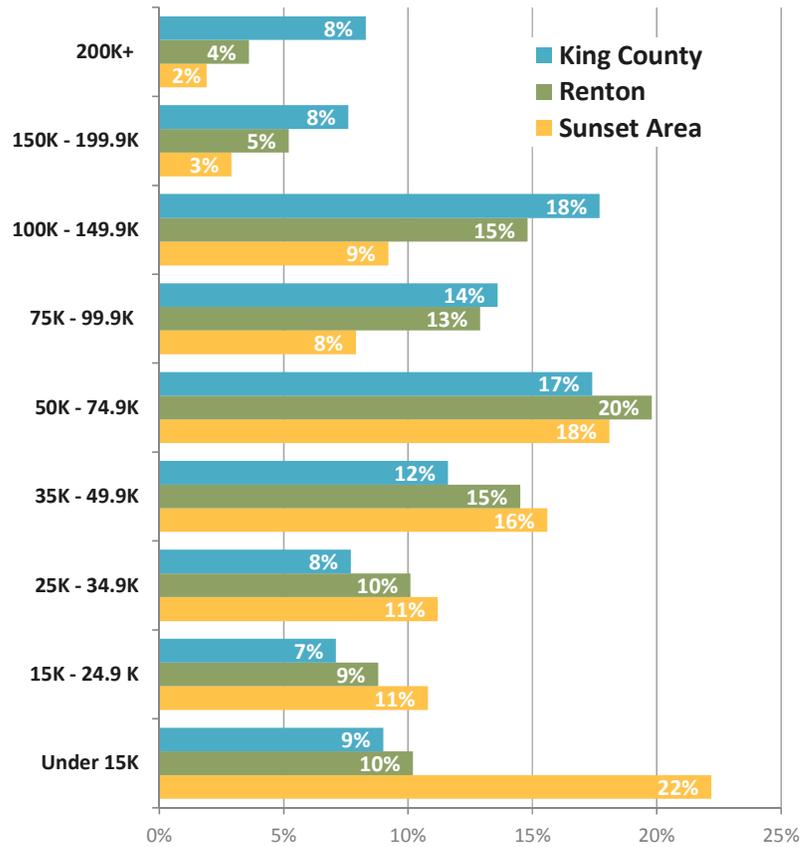
**Exhibit 10**  
**Median Household Income, 2012 Estimate\***



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

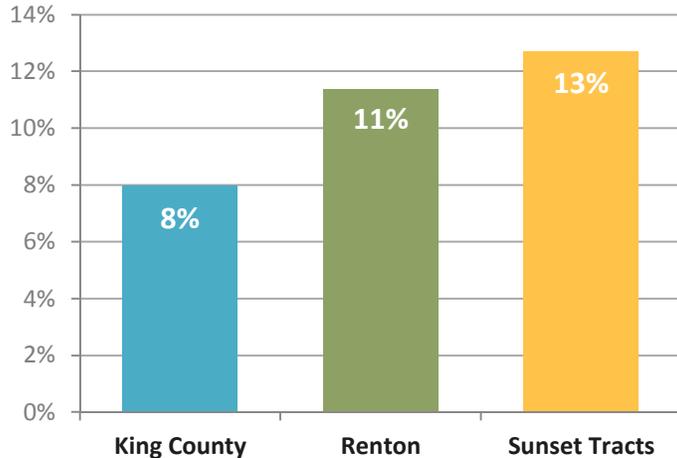
**Exhibit 11**  
**Household Income Segmentation, 2011 & 2012\***



Source: King County estimates from American Community Survey, 2007-2011 5-year average; Renton and Sunset Area estimates from Esri 2012.

- 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/SNAP Benefits, 2011**



Source: ACS, 2007-2011 5-year average; 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%).

## Homeless Population

**Exhibit 13** shows unsheltered homeless counts in Renton based on the Seattle/King County Coalition on Homelessness's counts.

**Exhibit 13**  
**Unsheltered Homeless Counts, 2010 – 2013**

Unsheltered Homeless Count	<u>RENTON</u>				<u>TOTAL Selected Areas</u>			
	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
<b>Total</b>	<b>84</b>	<b>71</b>	<b>73</b>	<b>83</b>	<b>2,759</b>	<b>2,442</b>	<b>2,594</b>	<b>2,736</b>
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
<b>Total</b>	<b>84</b>	<b>71</b>	<b>73</b>	<b>83</b>	<b>2,759</b>	<b>2,442</b>	<b>2,594</b>	<b>2,736</b>

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 14** presents the number of McKinney-Vento qualified students in Renton School District and Washington State for the 2011 – 2012 school year.

**Exhibit 14**  
**Homeless Students in Renton and Washington State, 2011 – 2012 School Year**

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

Source: OSPI, 2013.

- In the 2011 – 12 school year, the Renton School District identified 341 students who met the legislative definition of homeless.

- 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.
- Trends in the McKinney-Vento eligible students do not reflect increases in housing instability or economic displacement. Many families who become homeless are unable to secure a spot at a homeless shelter in Renton, and must move out of the area to find shelter.

**Employment & Labor Force Participation**

Employment and labor force participation are important economic indicators of self-sufficiency and household resources. **Exhibit 15** 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 15**  
**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
<b>Renton</b>	70,232	73.8%	8.4%
<b>King County</b>	1,546,184	70.5%	6.9%

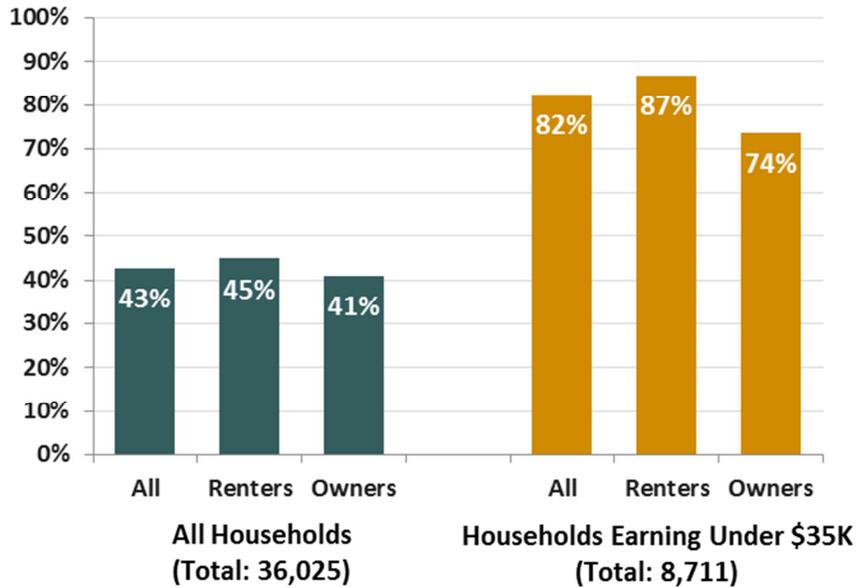
Source: American Community Survey, 2007 – 2011 5-year Average.

- 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 all households that spend 30% or more of their income on housing costs. Given how much they spend on housing, these households may have difficulty affording necessities such as food, clothing, transportation and medical care. **Exhibit 16** shows the percentage of cost-burdened households in Renton by 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 latter group serves as an approximation for households that earn 50% or less of the Area Median Income (AMI).

**Exhibit 16**  
**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 (82.5%) 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 (42.7%) 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 82.9% of households earning under \$35,000 are spending more than 30% of their income on housing and 40.2% 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 opportunity associated with Renton and the Sunset Area. Assessing opportunity 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 opportunity 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.

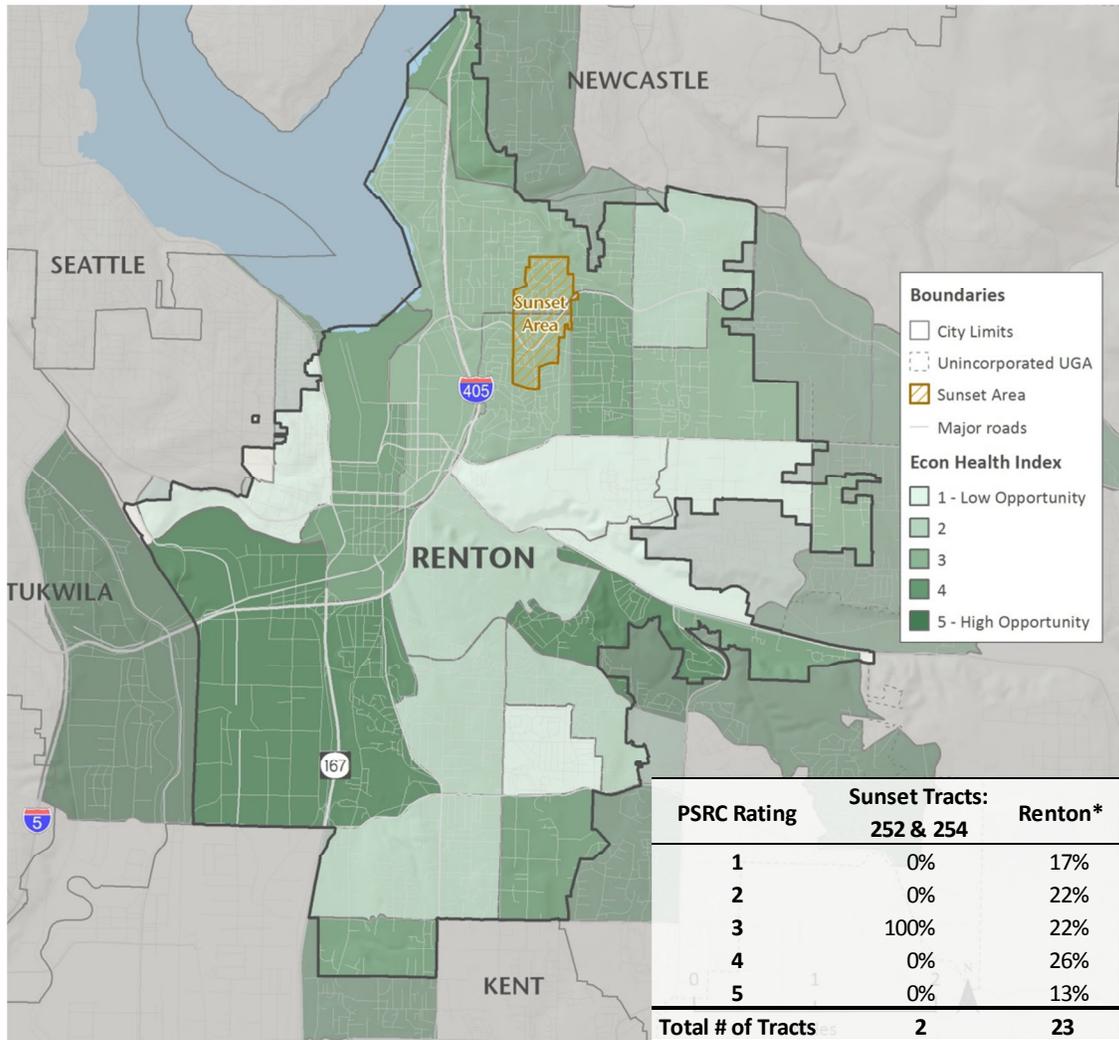
### Economic Health

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 17** 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 17**  
**Map of Economic Health Index by 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 it is about average in this category. However, it is noteworthy that it has a lower percentage than the County in terms of tracts rating “1” and a significantly lower percentage than the County in terms of tracts rating “5” (although it does rate substantially higher in tracts rating “4”).
- Both tracts associated with the Sunset Area have a rating of “3”, placing it at exactly medium opportunity range for Economic Health.
- As indicated by the map, tracts in (or partially in) the western and northern portions of the City appear to receive 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 116<sup>th</sup> Ave. SE.

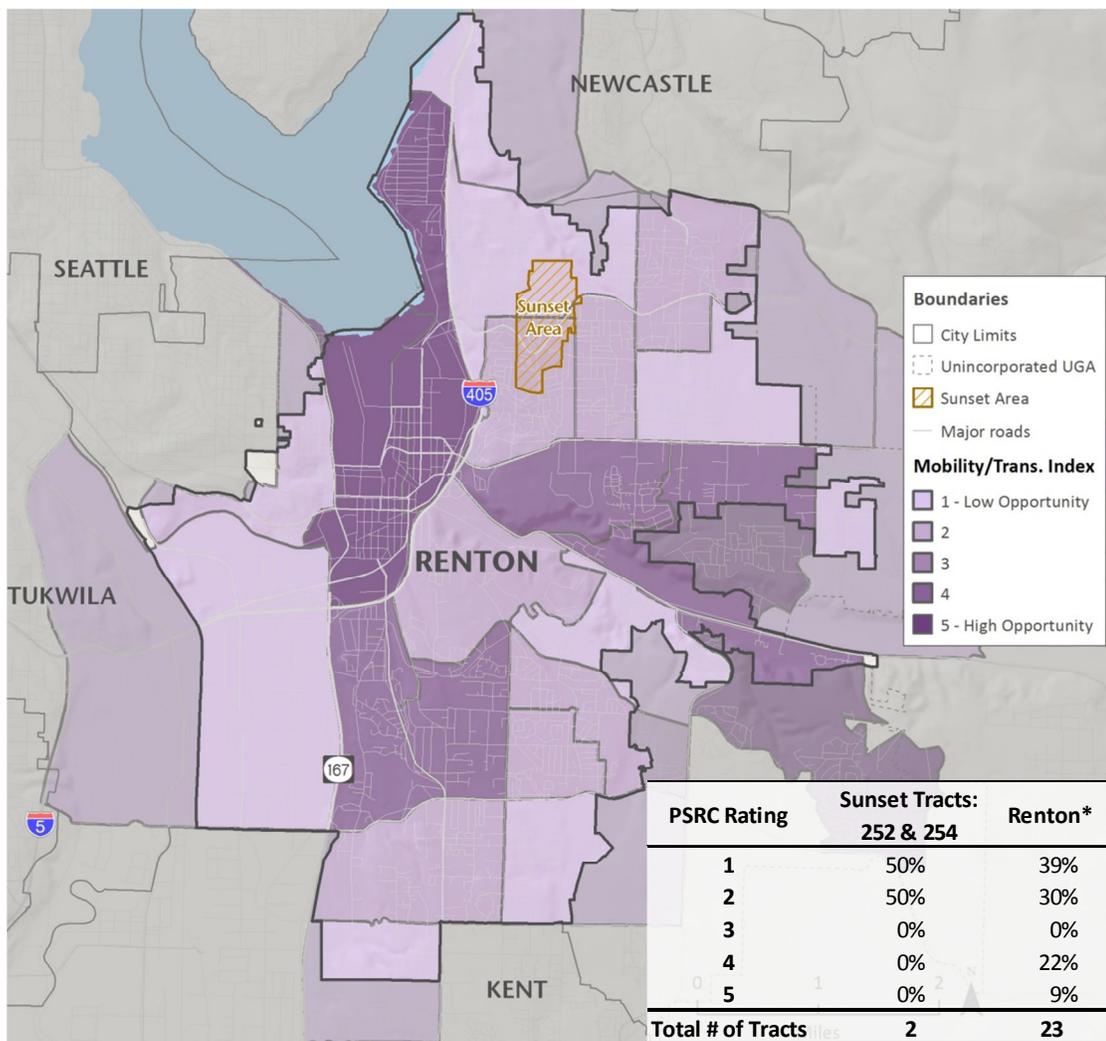
## Transportation/Mobility

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 18** 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 18**  
**Map of Mobility/Transportation Index by 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 skews substantially 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 19** shows the means of transportation for workers over 16 years old in Renton and King County, while **Exhibit 20** provides information on travel time to work for workers over 16 years who do not work at home. These indicators provide us with 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), as well as in terms of commute burden.

**Exhibit 19**  
**Means of Transportation to Work, 2011-2013 3-year Average**

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

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

**Exhibit 20**  
**Travel Time to Work, 2011 – 2013 3-year Average**

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

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

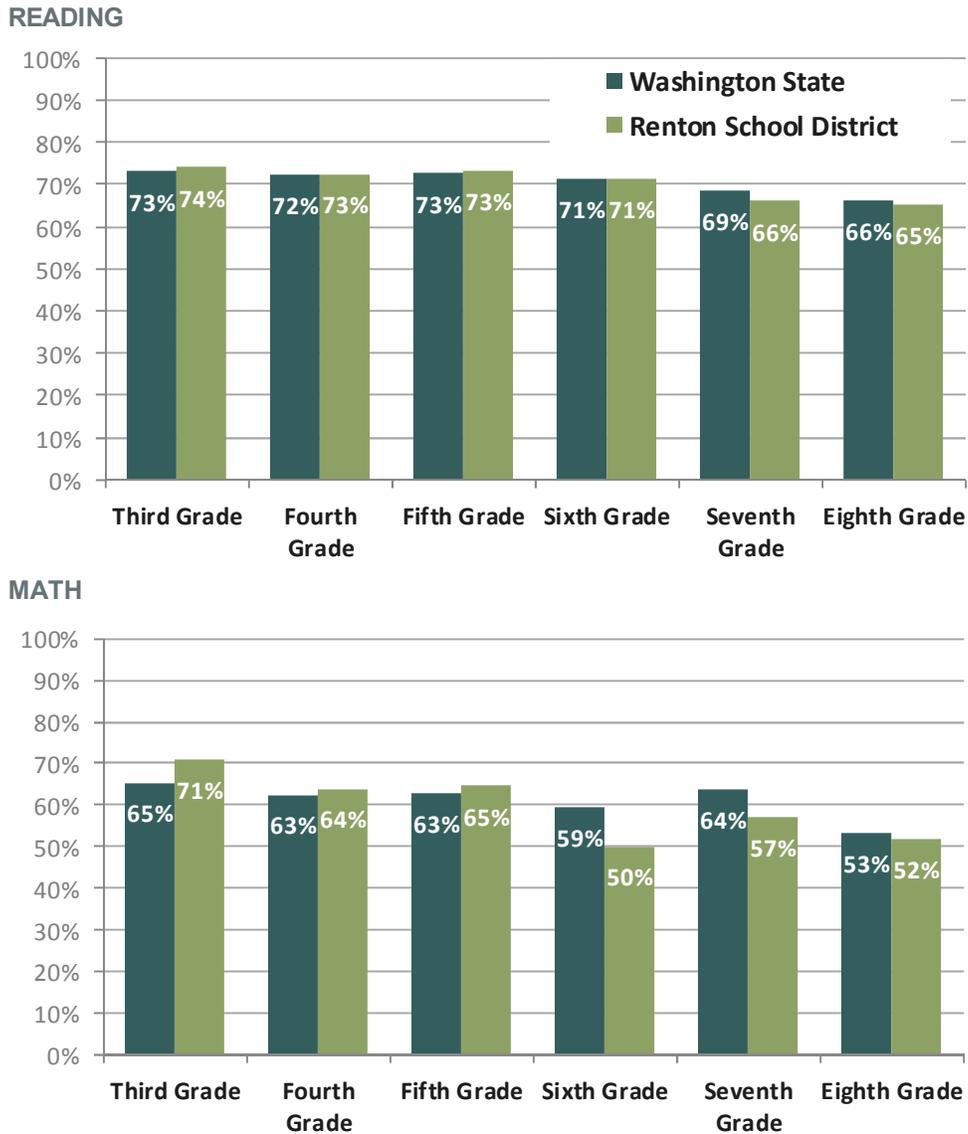
- Renton has a substantially higher percentage (86.0%) of workers over 16 years old who travel to work via car, truck, or van compared to the County overall (76.4%). It has a lower percentage of workers who use public transportation (7.6% vs. 10.9% for the County overall) and a far lower percentage of workers who walk or bicycle to work. This indicates that the convenience of and preference for using alternative modes of transportation is likely 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, we use 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 reading standard by the end of 3<sup>rd</sup> grade as a performance indicator due to its high predictive value for high school graduation and attainment of post-secondary credentials.

**Exhibit 21**  
**Percent of Renton School District Students Meeting Grade Level Reading and Math Standards, School Year 2012-13**

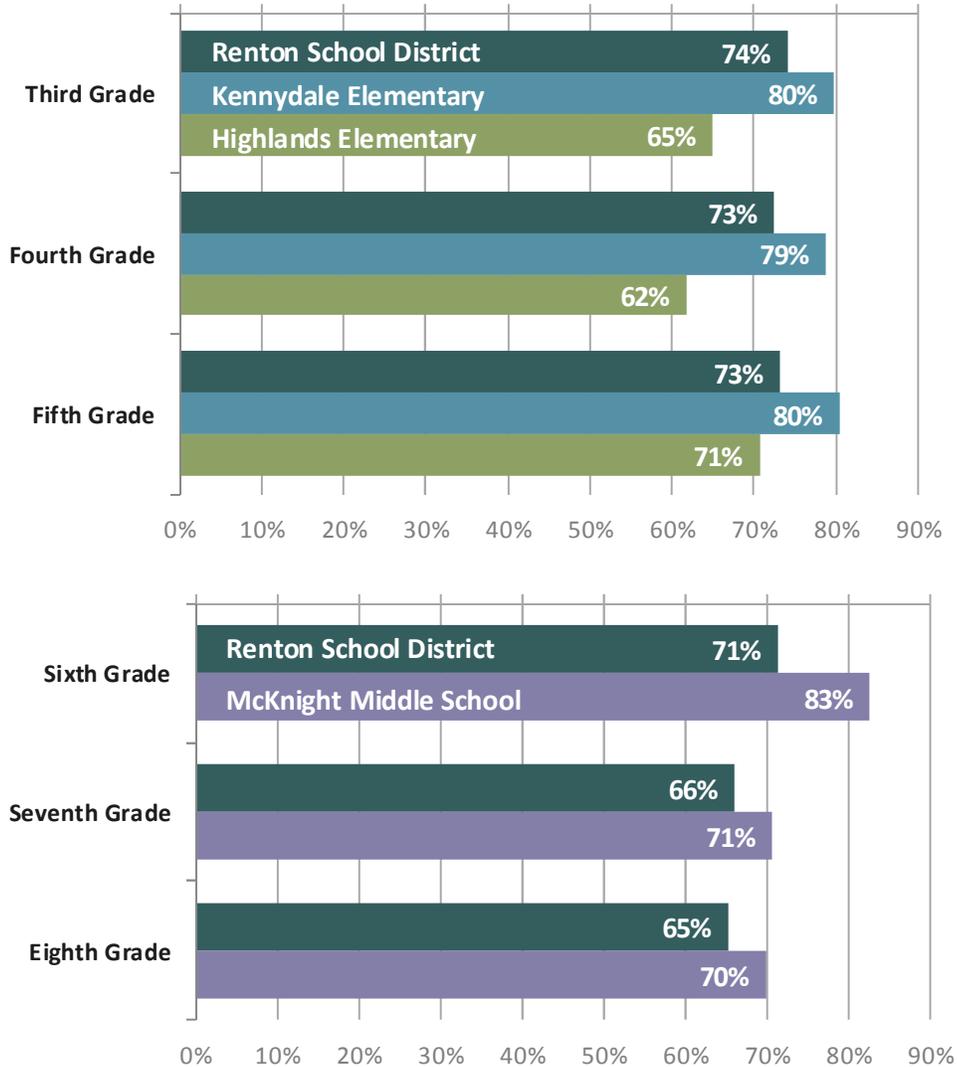


Source: Office of the Superintendent of Public Instruction, Washington State Report Card, 2013.

- The percentage of Renton students meeting the statewide reading standard is about the same for the state overall. However, in 2012-13 Renton seventh graders were on average 3 percentage points lower than the state average.

- In math, Renton students trend slightly better than the state overall in 3<sup>rd</sup> through 5<sup>th</sup> grade . The trend ends in grades 6-8, where Renton trails the state’s overall rates for meeting the math standard.

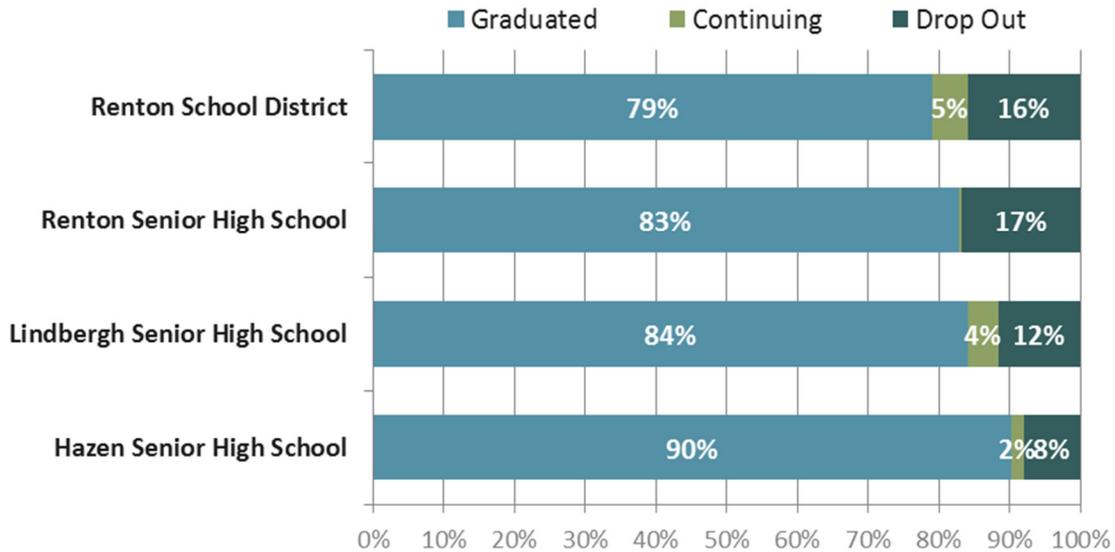
**Exhibit 22**  
**Percent of Sunset Area School Students Meeting Grade Level Reading Standard, School Year 2012-13**



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

- There are two elementary schools serving the Sunset Area: Kennydale and Highlands. At the 3<sup>rd</sup> – 5<sup>th</sup> grade levels, Kennydale consistently performs better than the Renton School District average at meeting the grade level reading standard. However, Highlands performs consistently worse than the School District average, especially at the Fourth and Fifth grade levels.
- McKnight Middle School, also serving the Sunset Area, performs consistently better than the School District average at meeting the reading standard at the 6<sup>th</sup> – 8<sup>th</sup> grade levels.

**Exhibit 23**  
**Renton High Schools' Graduation Rates, School Year 2010-11**

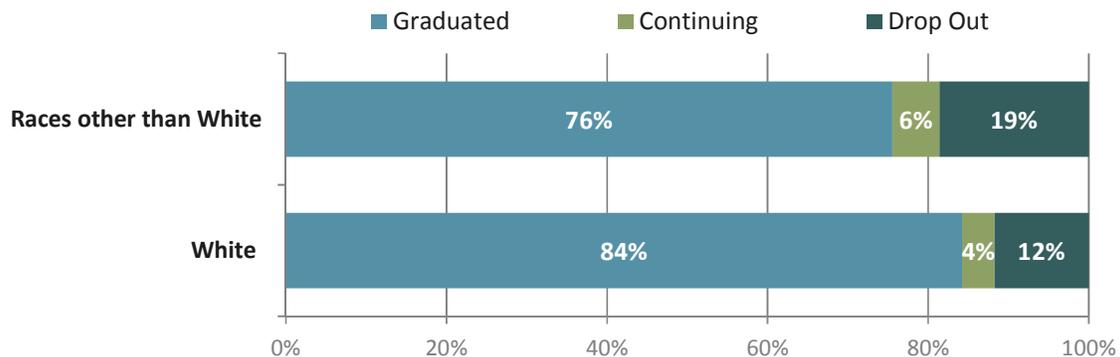


Source: Office of the Superintendent of Public Instruction, 2013.

- The overall Renton School District graduation rate is 79%, with 5% of students continuing after their peer cohort graduates, and only 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 24** 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 School 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 24**  
**Racial Comparison of Renton High School Students' Graduation Rates, School Year 2011-12**

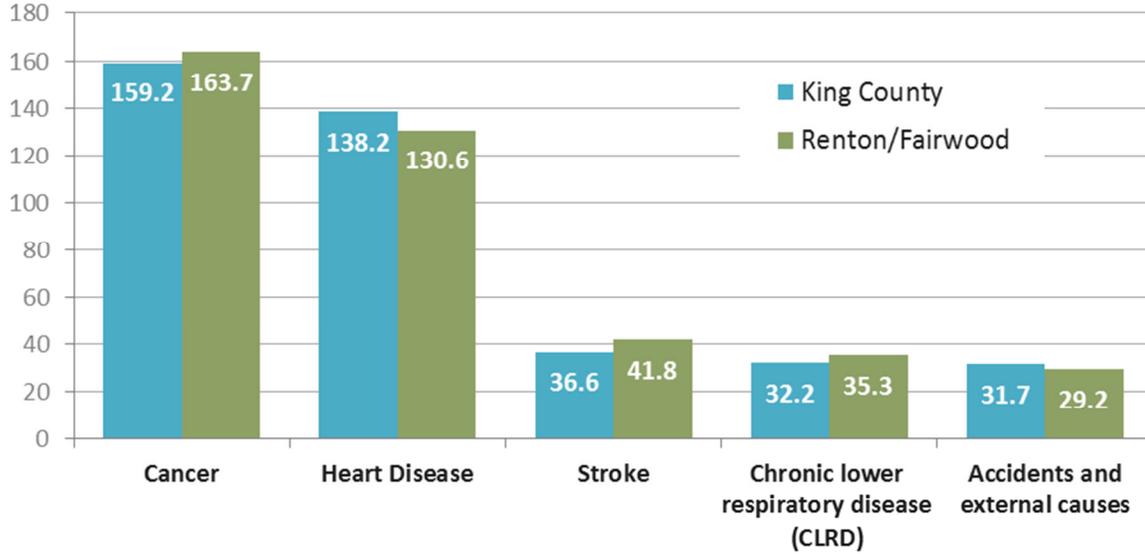


Source: Office of the Superintendent of Public Instruction, 2013.

- 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 25**  
**Five-Year Total Deaths per 100,000 of Top Five Causes of Death, 2007-2011**

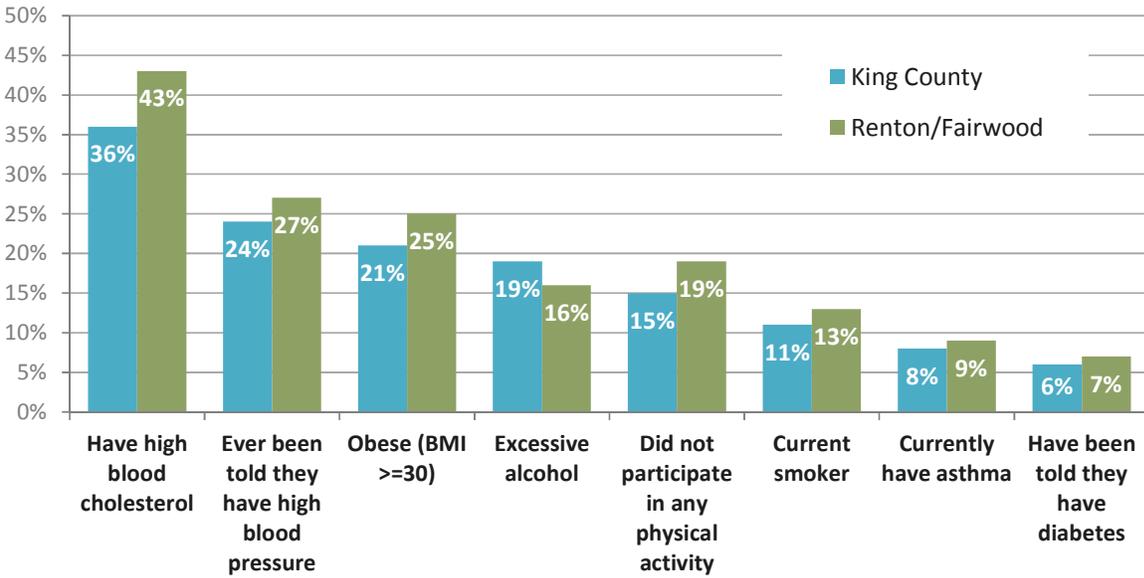


Source: Public Health of Seattle & King County, King County City Health Profile for Renton/Fairwood, December 2012.

- 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 26**

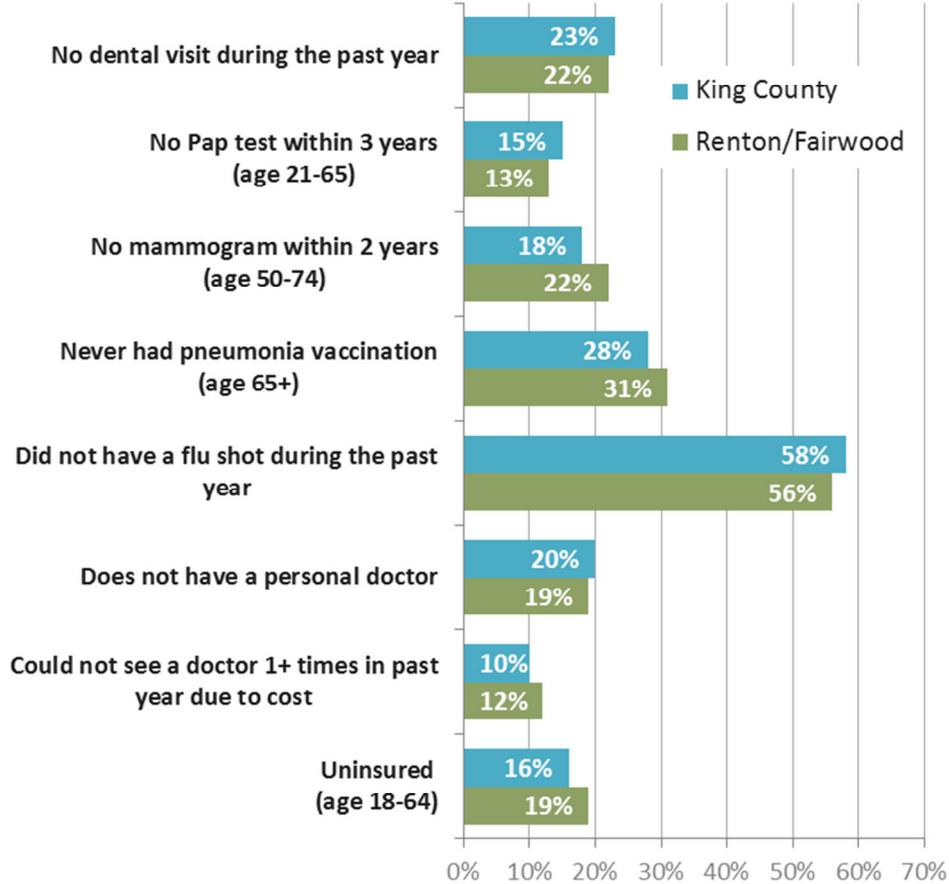
**Five-Year Percent of Adults 18+ with Negative Health Risk Factors and Chronic Disease, 2006-2010**



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, and because they are, 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 27**  
**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.
- Residents of Renton/Fairwood are more likely to be uninsured and to face a cost barrier to seeing a doctor than residents of King County overall.

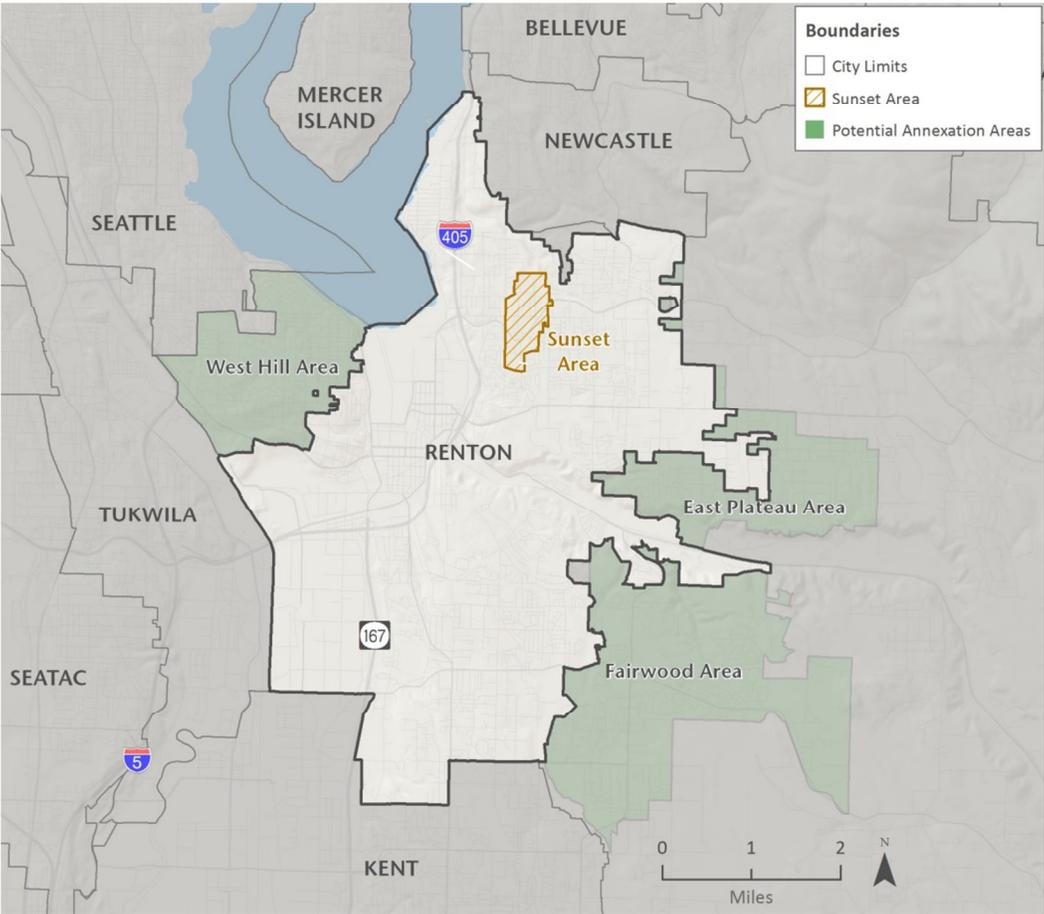
## HOUSING INVENTORY & AFFORDABILITY

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 28** 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. Because of its limited geographic scope and smaller number of people, some information is not available for the Sunset Area.
- **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 28**  
**Overview Map of Renton, the Sunset Area, and the Potential Annexation Areas**



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

**Housing Units**

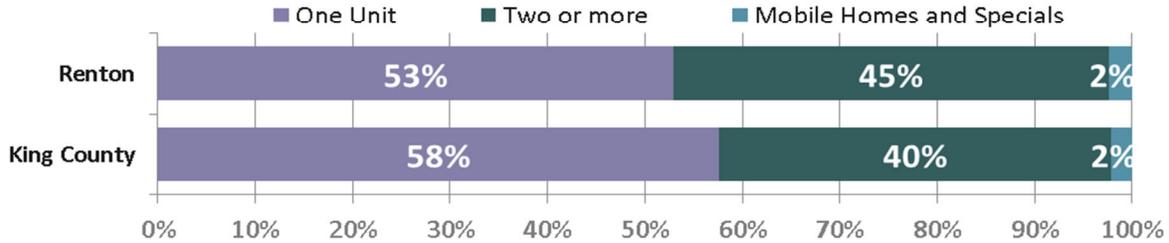
Housing inventory changes daily as new units are built and older units are torn down. The Washington State Office of Financial Management estimates current housing units for all Washington jurisdictions over time.

**Exhibit 29** presents the proportion of housing units by unit type. The types include:

- One unit,
- Two or more, and
- Mobile homes and specials.

**Exhibit 29**  
**Estimate of Housing Units, 2013**

**2013 HOUSING UNIT ESTIMATES**



**HOUSING UNIT ESTIMATES 2010 – 2013**

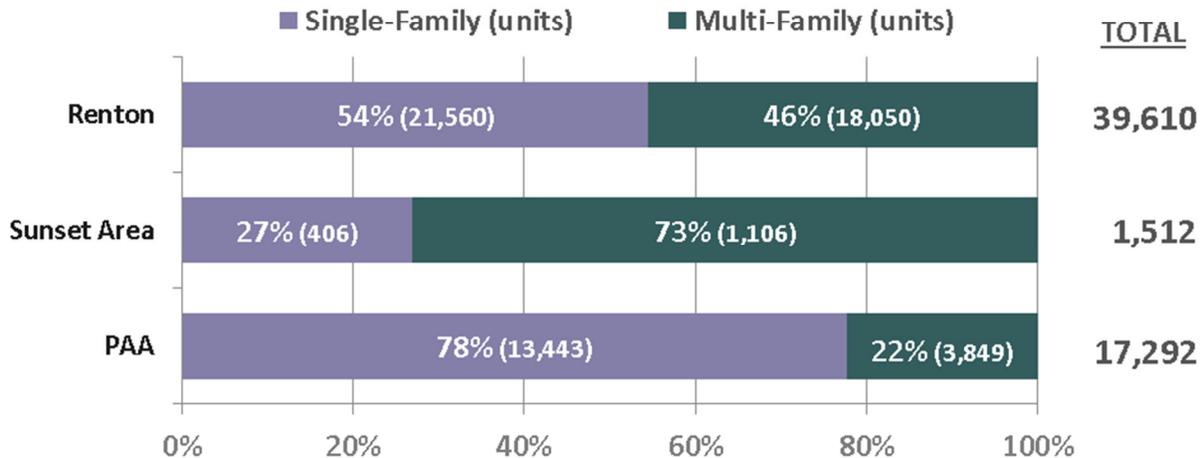
	2010	2011	2012	2013	Change 2010 - 2013	Compound Annual Growth Rate
<b>Renton Total</b>	<b>38,930</b>	<b>40,005</b>	<b>40,404</b>	<b>40,806</b>	<b>1,876</b>	<b>1.2%</b>
One Unit	20,883	21,029	21,252	21,580	697	0.8%
Two or more	17,094	18,009	18,184	18,257	1,163	1.7%
Mobile Homes and Specials	953	967	968	969	16	0.4%
<b>King County Total</b>	<b>851,261</b>	<b>857,349</b>	<b>861,946</b>	<b>869,470</b>	<b>18,209</b>	<b>0.5%</b>
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: OFM 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 King County Assessor’s office tracks all land use and housing stock in King County and enables summaries at small geographic areas. **Exhibit 30** presents the housing counts for Renton, the Sunset Area and the PAA.

**Exhibit 30**  
**Number of Housing Units, 2013**

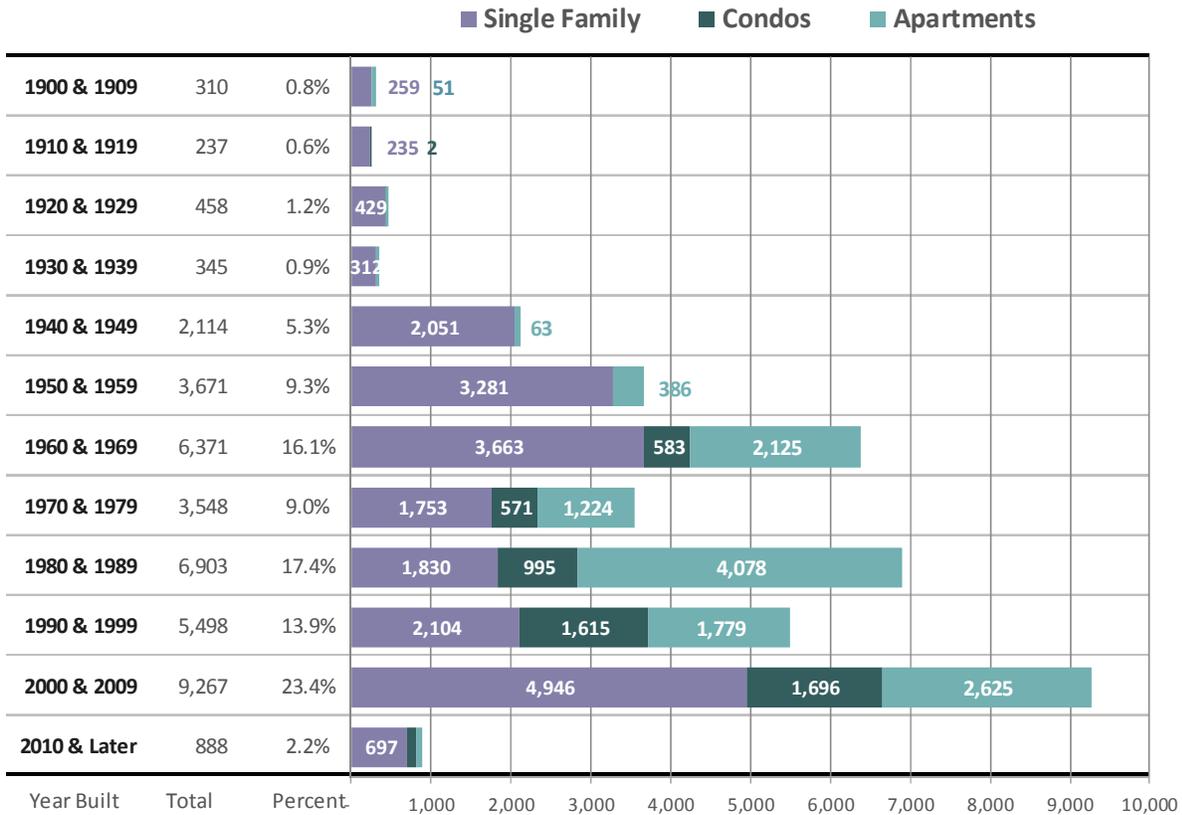


Source: King County Assessor's Office, 2013; BERK, 2013

- 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 PAA is the reverse, and is 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, insulations, windows, and appliances which lead to higher operating costs compared to newer housing construction. **Exhibit 31** presents the number of units by year built for the City of Renton.

**Exhibit 31**  
**Renton Housing Units by Year Built, 2013**



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

- There is a broad range in ages of housing 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.
- A new residential unit can be expected to have an effective useful life of 40 -50 years before it becomes functionally obsolete. 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. The useful lifespan of residential units can be expanded indefinitely with continued maintenance and re-investment. Further analysis is needed to estimate the useful lifespan of the current housing stock.

### Housing Attainability

A primary determinant 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 Policies 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 32** presents the Area Median Income estimates for King County, using three different data sources. The 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 U.S. Census’s American Community Survey 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 Polices require jurisdictions to analyze housing affordability using 30%, 50%, and 80% ratios to the HUD published Area Median Income. **Exhibit 32** also presents the upper income bounds of each Housing Need category.

**Exhibit 32**  
**Housing Need Income Thresholds Based on Area Median Income**

<i>Source:</i>	<i>HUD AMI</i>	<i>ACS</i>
<b>Upper Bounds of Income Category</b>	<b>King County (2013 Dollars)</b>	<b>King County (2011 Dollars)</b>
Area Median Income	<b>\$86,700</b>	<b>\$70,567</b>
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, we must estimate the number of households that belong to each of the Housing Need categories. The US Census’ American Community Survey (ACS) provides information on the number households by income in \$5,000 to \$10,000 income ranges, but not the number of households according to ratios of AMI. Using the available household income data, this analysis groups households according to affordability income categories (**Exhibit 32**). 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 methodology 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 33** 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 33**  
**Household Estimates by Percentage Median Income, 2011 dollars**

Rounded (1,000s) Income Ranges			King County			City of Renton			Sunset Area		
			Estimated		HHs	Percent	Estimated		HHs	Percent	Estimated
Low	High	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%			
<b>Total</b>			<b>790,070</b>	<b>100%</b>	<b>37,225</b>	<b>100%</b>	<b>1,144</b>	<b>100%</b>			

Source: King County figures based on ACS, 2007 – 2011 5-year average; Renton and Sunset Area estimates from ESRI, based on ACS; BERK, 2013.

- **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.
- **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 tenure 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 34** 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 does not account for subsidies or other housing benefits used by the current renting population. As a result, the rents described in **Exhibit 34** do not reflect current market prices.

**Exhibit 34**  
**Renter Households by Housing Need Category, 2011**

	Rounded (1,000s) Income Ranges		King County		City of Renton	
			Estimated		Estimated	
	Low	High	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%
<b>Total</b>			<b>319,385</b>	<b>100%</b>	<b>15,721</b>	<b>100%</b>

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

- In 2011, there were an estimated 319,385 households renting in King County and 15,721 households renting in Renton distributed across all the Housing Need categories.
- 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 34** presents the number of households according to Housing Need category, **Exhibit 35** compares the number of renter households by housing need category to the number of units being rented at rents affordable to each category. **Exhibit 35** compares renters with housing stock 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, typically estimated at 30% of monthly income. Also, median and upper income households may be paying a small proportion of the monthly income on rent.

**Exhibit 35**  
**Renton Rental Unit Gap Analysis**

Ratio to KC 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)
<b>Total</b>					<b>15,721</b>		<b>15,426</b>	

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

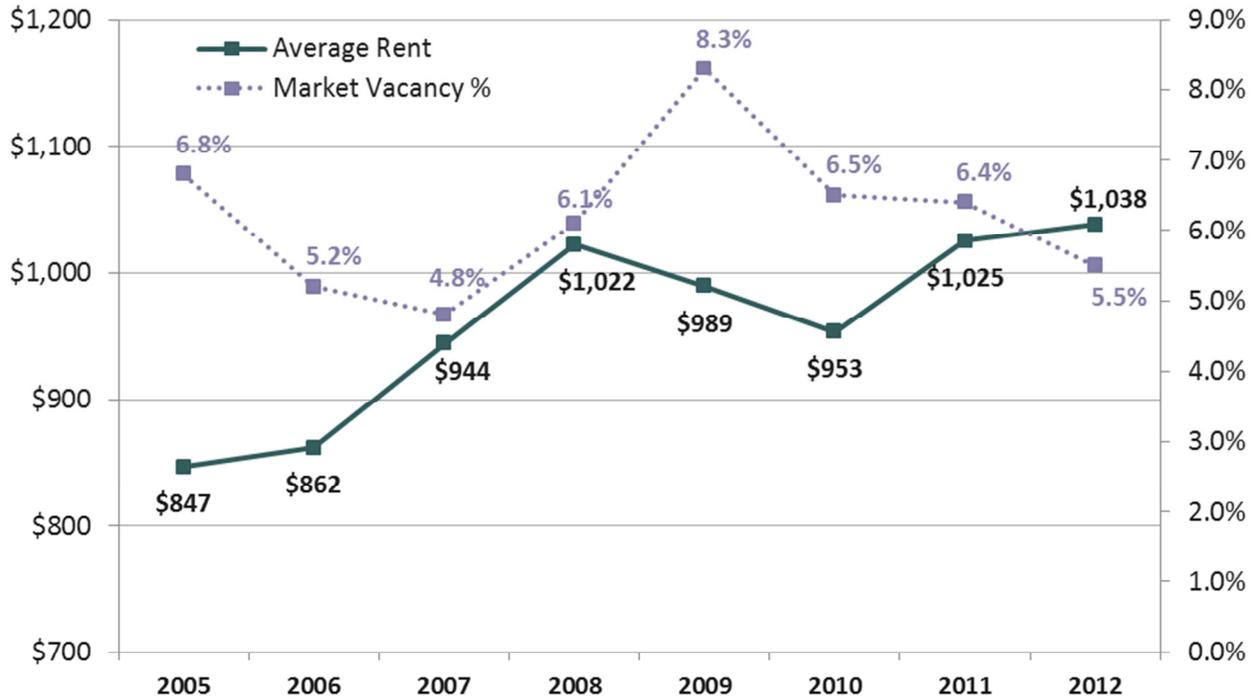
Source: Source: American Community Survey, 5 year estimates 2007 – 2011; BERK, 2013

- 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 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 - \$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 and as a result are spending more than 30% of their income on rent.
- 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.

**Apartment Rents and Vacancy Rates**

The best available data on current market rents is the apartment rents survey conducted by Dupree and Scott. Dupre and Scott conduct on-going surveys of apartments in the Puget Sound Region. **Exhibit 36** 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 36**  
**Average Apartment Rents and Vacancy Rates in Renton, 2005-2012**

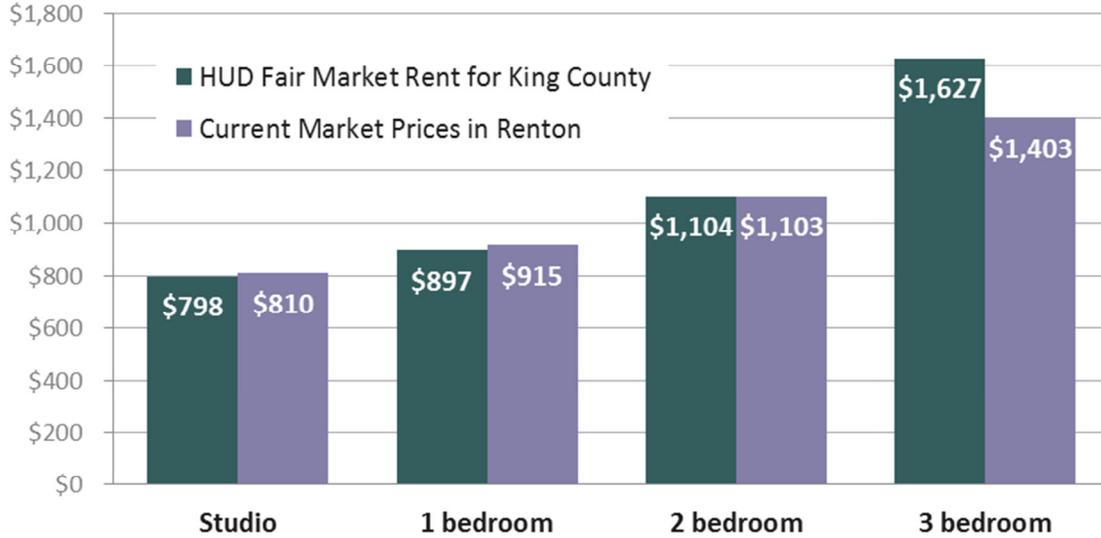


Source: Dupre and Scott, 2012; BERK, 2013. All observations were for September of each respective year.

- 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 \$1,083. 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 37** 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 37**  
**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 marginally higher for studios and 1 bedroom rentals, almost on par for 2 bedroom rentals, and substantially lower for 3 bedroom rentals.

**Exhibit 38**  
**Renton Gross Rent by Bedroom**

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

Source: ACS 2007-2011 5-year Estimates Table B25068.

- Of the housing units occupied by renter households, the ACS estimates that 6,537 (42%) are 2 bedroom units. The 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 Tracts, Renton, and King County.

**Exhibit 39**  
**Percentage of Rental Units that are Overcrowded, 2007-2011 5-year Average**

	King County	Renton	Sunset Tracts*
<b>Occupants per room</b>			
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
<b>Number of Overcrowded Units (&gt; 1)</b>	<b>19,720</b>	<b>1,300</b>	<b>382</b>
<b>Percent of Units that are Overcrowded (&gt;1)</b>	<b>4.7%</b>	<b>5.7%</b>	<b>10.1%</b>

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 tracts have more than twice as many rental units that are overcrowded 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 40** shows the distribution of households living in owner occupied housing in Renton and King County by housing need category.

**Exhibit 40**  
**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%
<b>Total</b>			<b>470,685</b>	<b>100%</b>	<b>20,304</b>	<b>100%</b>

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

- 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 come 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.

**Exhibit 41** provides median sales prices in Renton over the last nine years by housing type, and **Exhibit 42** estimates the income needed to purchase a home, as well as the percentage of households that meet the income thresholds.

**Exhibit 41**  
**Renton Median Sales Prices, Jan 2005 – 2013**



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

- 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 fluctuated significantly in recent years due to the economic downturn, 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. Prices have been rising since February 2013.

**Exhibit 42** presents an assessment of the attainability of housing at current median sales prices using standard assumptions.

**Exhibit 42**

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

<b>Single Family</b>		<b>Condominiums</b>	
<b>Monthly Mortgage</b>		<b>Monthly Mortgage</b>	
Median Selling Price	\$330,900	Median Selling Price	\$149,800
Down Payment (20%)	\$66,180	Down Payment (20%)	\$29,960
<b>Mortgage Amount</b>	<b>\$264,720</b>	<b>Mortgage Amount</b>	<b>\$119,840</b>
Interest Rate	5.50%	Interest Rate	5.50%
Payments over 30 years	360	Payments over 30 years	360
<b>Monthly Mortgage Payment</b>	<b>\$1,496</b>	<b>Monthly Mortgage Payment</b>	<b>\$680</b>
<b>Annual Housing Expenses</b>		<b>Annual Housing Expenses</b>	
Mortgage Payments	\$17,954	Mortgage Payments	\$8,165
Taxes (10.9%)	\$3,620	Taxes (10.9%)	\$1,639
Insurance (.35%)	\$11,118	Insurance (.35%)	\$5,033
Annual	\$32,693	Annual	\$14,837
Monthly	\$2,724	Monthly	\$1,236
<b>Monthly Income Needed</b>	<b>\$9,081</b>	<b>Monthly Income Needed</b>	<b>\$4,121</b>
<b>Annual Income Needed</b>	<b>\$108,975</b>	<b>Annual Income Needed</b>	<b>\$49,458</b>
<b>Households</b>		<b>Households</b>	
Number of households with		Number of households with	
with income > \$100,000	8,785	with income > \$50,000	20,958
Total households	37,225	Total households	37,225
<b>Estimate of households that</b>	<b>24%</b>	<b>Estimate of households that</b>	<b>56%</b>
<b>can afford median home price</b>		<b>can afford median condo price</b>	

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

- Our estimates suggest that an annual income of at least \$109,000 is required to purchase a single family home at the current median selling price. There are an estimated 8,785 households in Renton with incomes greater than \$100,000. 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 24% of Renton households.
- Current condominium prices present a more affordable housing ownership opportunity. Our analysis estimated that households with incomes of \$49,000 would be able to afford a condominium at current median prices, making condominium ownership affordable for a much higher percentage of the population (56%) than single family home ownership.