

*Senior Housing Independent Market Study
Auburn, Washington
Update of April 15, 2013*

William A. Thomas
Office of Economic Development
City of Auburn
25 W. Main Street
Auburn, WA. 98001

Dear Mr. Thomas,

We are pleased to submit this update of the independent market study that we completed on September 29, 2011 regarding the demand for senior housing facilities in downtown Auburn, Washington. The site is in the redevelopment area that is centered on South Division Street between 1st and 2nd Streets South in downtown Auburn (the “Project Site”). We encourage reviewers to read our original report along with this update for a complete understanding of our findings and recommendations.

Summary of Findings

There is unmet demand (need) for up to 357 independent living units, 95 assisted living beds, and for 85 secured memory care beds at the Project Site in 2017. These projections compare with our earlier findings of need for 288 independent living units, 21 assisted living beds, and 69 secured memory care beds in 2015. Growth in the 75+ age group is driving most of these changes from 2011.

Projected senior household income levels have dropped sharply since our original report. Median household income for the 75+ age group is now projected to be \$31,171 in 2017. In our 2011 report, median household income for the 75+ group was projected to be \$67,059 in 2015.

In the 2011 report, 42.7% of the 75+ households were projected to have annual income of \$75,000 or more in 2015. With the new projections, just 18.7% of the 75+ households are projected to have annual income of \$75,000+.

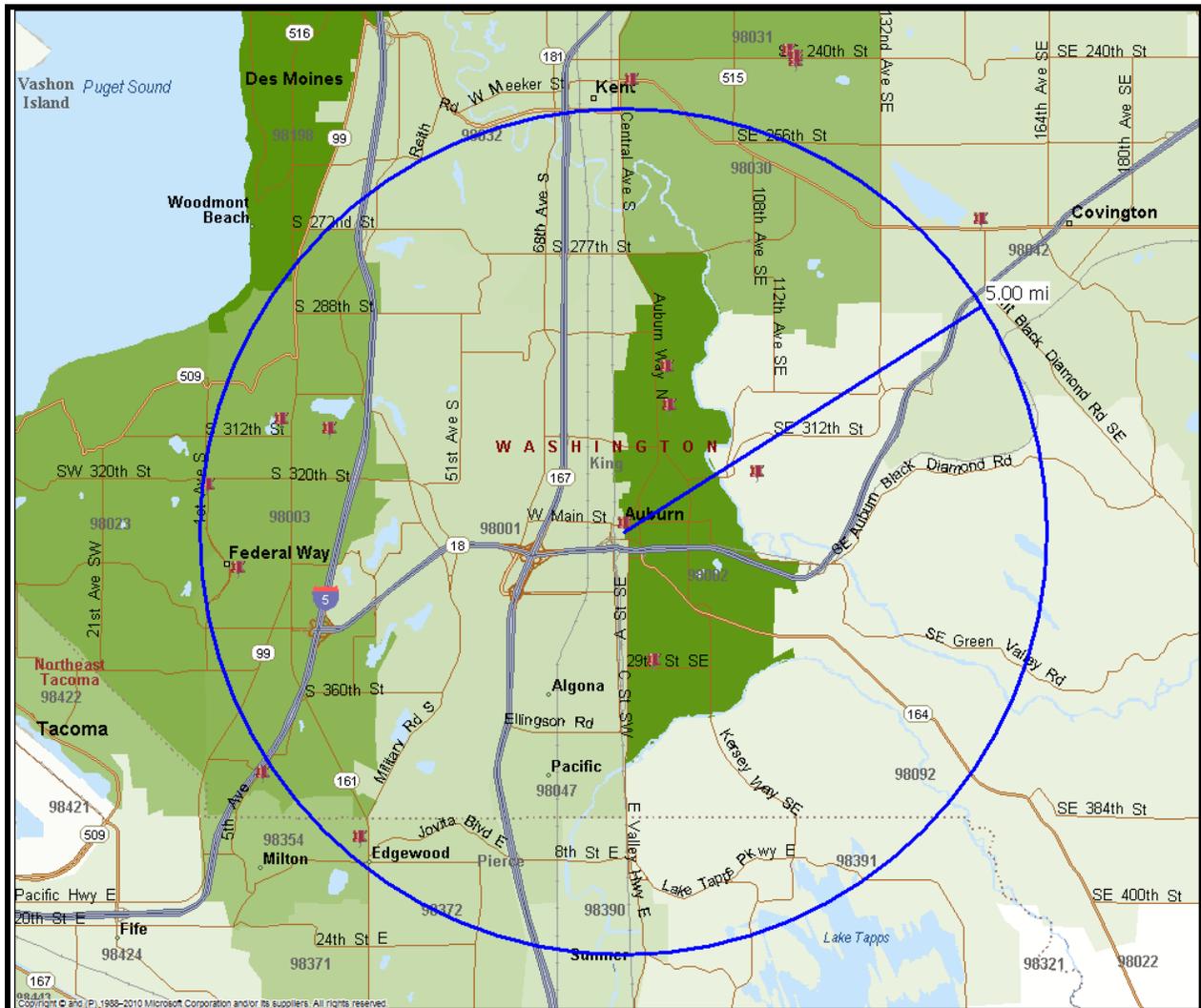
Senior population growth has made up for some of these changes in household income, and there have been no changes in the supply of existing facilities in the nineteen months since our first report. As a result of all of the factors that are explained in detail in this update, we project that there is unmet private pay demand (need) for up to 139 independent living units, 37 assisted living beds, and 33 secured memory care beds at the Project Site in 2017.

These findings are very similar to our 2011 conclusions. They support a new senior housing community at the Project Site that includes 135 – 145 independent living units, 35 – 40 assisted living beds, and 30 – 35 secured memory care beds. As before, the existing supply of nursing home beds is substantially greater than the demand - - there is no need for new nursing home beds in the community.

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The Market and Demographics

This map shows the five-mile radius area around the Project Site that is the defined market area for this study.



The color scheme shows zip codes. The darkest green shading indicates the zip codes with the highest density of persons aged 55 years and older per square mile. Zip code 98198 in Des Moines has the highest 55+ density at about 1,185 persons per square mile. The Auburn zip code 98002 is a close second at about 1,125 persons aged 55+ per square mile. The red pushpins on this map show the location of the existing market area assisted living communities - - this map with the labels showing each facility is included as an attachment to this report.

The senior population and demographics have changed substantially between the projections for 2015 and 2017. Here are the latest ESRI projections for 2012 and 2017 for the market area.

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Auburn, Washington Demographics & Demand									
Downtown Redevelopment Area - - 1st Street SW & South Division Street, Auburn, WA									
47.30609 North°, -122.22983° West									
	2010			2012			2017		
Radius Areas	One Mile	Three Miles	Five Miles	One Mile	Three Miles	Five Miles	One Mile	Three Miles	Five Miles
Total Population	8,295	68,426	179,904	8,239	69,718	183,920	8,389	73,867	195,467
Annual Growth '10 - '17							0.2%	1.1%	1.2%
Total Density PSM	2640.5	2420.1	2290.7	2622.6	2465.8	2341.8	2670.4	2612.6	2488.8
Median Age	36.4	35.1	34.6	36.6	35.2	34.8	37.1	35.8	35.2
Population 45 - 64	2,188	18,089	46,636	2,183	18,471	47,796	2,191	19,213	49,883
Annual Growth '10 - '17							0.0%	0.9%	1.0%
Density PSM	696.5	639.8	593.8	694.9	653.3	608.6	697.4	679.5	635.1
% of Total	26.4%	26.4%	25.9%	26.5%	26.5%	26.0%	26.1%	26.0%	25.5%
Pop. (45-64) / (75+)	4.11	5.51	5.78	4.13	5.42	5.69	3.99	5.05	5.33
Population 65+	1,041	7,141	17,866	1,065	7,616	19,119	1,199	9,165	23,085
Annual Growth '10 - '17							2.0%	3.6%	3.7%
Density PSM	331.4	252.6	227.5	339.0	269.4	243.4	381.7	324.2	293.9
65+ % of Total	12.5%	10.4%	9.9%	12.9%	10.9%	10.4%	14.3%	12.4%	11.8%
Population 75+	533	3,283	8,073	528	3,409	8,395	549	3,804	9,356
Annual Growth '10 - '17							0.4%	2.1%	2.1%
Density PSM	169.7	116.1	102.8	168.1	120.6	106.9	174.8	134.5	119.1
75+ % of Total	6.4%	4.8%	4.5%	6.4%	4.9%	4.6%	6.5%	5.1%	4.8%
Median Household Income, All Ages				\$ 32,212	\$ 51,400	\$ 54,812	\$37,778	\$ 59,241	\$ 63,828
Median Household Income 75+				\$ 15,688	\$ 26,442	\$ 28,338	\$15,171	\$ 28,578	\$ 31,171
<i>Source: ESRI.</i>									

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These new population and demographic projection show that:

- The population in the immediate one-mile radius area around the Project Site is increasing very slowly and it is aging slightly - - from a median of 36.4 years at the 2010 Census to 37.1 years in 2017. The small 75+ population in this one-mile radius area has very low household income - - the \$15,688 median for 2012 is the lowest we have encountered in over 100 market studies in the western US in the past 12 months.
- The population in the five-mile radius market area is increasing faster than the State average - - 1.2% per year in the 5-mile zone compared to 1.13% per year for the State of Washington - - and almost twice the 0.68% annual rate projected for the US as a whole. Population density is quite consistent over the five mile radius area, declining slightly from 2,622 persons per square mile in the one-mile zone to 2,342 per square mile in the five-mile zone in 2012.
- Overall median household income for all ages increases as the distance from the Project Site increases. The median for all ages is \$32,212 in the one-mile radius. At five-miles, it has increased to \$54,812. The pattern is the same in the 75+ population - - \$15,588 in one mile to \$28,338 in five miles.
- The 75+ population in the five-mile market is projected to increase at 2.1% per year through 2017. This rate is well above the US average and is very positive for the demand for senior housing facilities between 2013 and 2025 in this market. (The 75+ population is the community of interest in this independent market study because the typical entrant into a senior housing community is older than 75 years. Thus, the projected rate of increase in the 75+ population is of significant interest in projecting future demand for units and beds. We are interested in the current supply of 75+ year-olds because the Baby Boomers, who are those born between 1946 and 1964, will not start turning 75 years of age until 2021. A new senior housing community that opens in 2016, for example, cannot depend on the aging Baby Boomers for admissions until about 2025 at the earliest.)
- The ESRI projections of 75+ household incomes are unexpectedly and greatly different between our 2011 and current reports. The table on the next page shows the differences. In the projections for 2015 that ESRI prepared in 2011, they estimated that the 75+ households would have median income of \$67,059 in 2015. In the latest projections for 2017, they now estimate that 75+ median household income will be \$31,171. Of particular interest is the share of the 75+ households with \$75,000 or more in annual household income - - these are the private pay senior households. In 2011, ESRI estimated that 47.2% of the 75+ households had annual income of \$75K+. Now the estimate is that just 18.7% make \$75K+ per year. These changes mean that the percentage of 75+ households with the capacity to pay (high) private pay rates has declined significantly since our 2011 report. We have observed this change in many western US markets in the past two years.

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75+ Household Income Comparison				
Five Mile Radius Area around the Downtown Site				
Comparing ESRI Income Projections for . . .				
	2015 (1)	% of Total	2017 (2)	% of Total
75+ Population	8,526		9,356	
75+ Households	5,130		5,846	
Households with Income of:				
<\$25,000	1,340	26.1%	2,442	41.8%
\$25,000 - 34,999	428	8.3%	705	12.1%
\$35,000 - 49,999	374	7.3%	837	14.3%
\$50,000 - 74,999	568	11.1%	770	13.2%
\$75,000 - 99,999	762	14.9%	633	10.8%
\$100,000 - \$199,999	1,372	26.7%	426	7.3%
>\$199,999	286	5.6%	33	0.6%
	5,130	100.0%	5,846	100.0%
% \$75,000 +		47.2%		18.7%
Median Household Income	\$ 67,059		\$ 31,171	
1. Prepared by ESRI in July 2011.				
2. Prepared by ESRI on 4-15-2013.				

The Competitive Environment

The independent living, assisted living, and secured memory care facilities and units that we identified in our 2011 report still comprise all of the existing competition in the five-mile radius area. There are eight licensed boarding homes (assisted living communities) with 438 assisted living and 102 secured memory care beds in use. There are five independent living communities with 415 units. These facilities are listed in detail in an attachment to this update.

On April 12th and 15th we interviewed officials in the planning and building departments of the communities around the Project Site including Auburn, Des Moines, Federal Way, Milton, Algona, Pacific, and Edgewood, Washington. We asked each official if they were aware of any senior housing projects in planning or construction in their communities. Our interviews with officials in Federal Way, Milton, and Edgewood yielded interesting information about activities related to senior housing:

- Celebration Senior Housing is in the land use planning stage of a 378 unit age restricted senior apartment project near Celebration Park in Federal Way at 32723 Pacific Highway South. This new apartment complex is in the five-mile market area. It is not a senior independent living project and is not competition for a potential independent living

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project in Auburn - - but it is a very large project and a good indicator that the senior housing development market is continuing to recover.

- Stone Ridge Senior Living Community has been a completed, empty senior housing facility at South 375th Avenue and 5th Avenue in Milton, WA since about 2009. It was originally designed to be an entrance fee continuing care retirement community, but it never opened. The facility includes 126 independent and assisted living units, including 16 for secured dementia, and 29 freestanding retirement cottages near the quarry in Milton. The city planner believes that this property is about to be purchased from its bank owner and opened as a senior housing facility - - perhaps during 2013. This potential competitor is outside of the five-mile market area and its ultimate disposition is very uncertain.
- The city planner in Edgewood reports that a 20+ acre site north of the town hall at about 16th Street and Meridian Avenue has been evaluated as the site of a new senior housing campus by several large regional senior housing operators. While nothing has happened beyond inquiry, the planner reports that they continue to receive inquiries from new parties.
- None of the other planning and building officials reported any new projects in any stage of development, but nearly all of them told us that they have been receiving more and more frequent inquiries about land for senior housing development in their communities. As the capital markets continue to improve, we expect that the Seattle – Tacoma metropolitan area will receive more and more attention from developers seeking to either enter or expand in this nationally recognized and highly regarded market.

Updated Estimates of Demand

Our approach to estimating the demand for independent living units and assisted living and secured memory care beds in the Auburn market area is based on (i) statistics on penetration rates obtained from the quarterly NICMap™ reports, (ii) the actual penetration rates in the defined market areas, and (iii) on our experience observing actual penetration rates in Seattle, Portland and other market-center metropolitan areas in the western United States.

Here are the current 2012 penetration rates in the five-mile radius market area around the Project Site in downtown Auburn:

Actual Penetration Rates in 2012	
	5 Miles
2012 75+ Population	8,395
Independent Living Units	415
Actual Penetration Rate	4.9%
Assisted Living Beds	438
Actual Penetration Rate	5.2%
Memory Care Beds	102
Actual Penetration Rate	1.2%

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Based on these actual rates and our regional experience, we have selected the following penetration rates for use in projecting the gross demand for independent living units and assisted living and secured memory care beds in the 5-mile radius market area.

- Independent living units = 8.25% of the 75+ population. The current average for the 31 largest metropolitan areas in the US is nearly 7.5%. The rates in Seattle and Portland are both above 9%. We used this 8.25% rate in the 2011 study and it is still appropriate for this update.
- Assisted living beds = 5.7% of the 75+ population. The rate in the five-mile radius area is 5.2% and the existing facilities all report high occupancy rates. There is clearly room for more assisted living beds in this market.
- Secured memory care beds = 2.0% of the 75+ population. The NICMap™ reports do not collect information on memory care beds. It is our experience that the current average in the largest metropolitan areas in the US is in the range of 1.5% to 2.0% of the 75+ population, and it is much higher in the Pacific Northwest markets. A 2% rate seems conservative for the Auburn market, where memory care occupancy rates are reported to be very high.

To determine the share of the 75+ population with sufficient income to pay for private pay units and beds, we have applied an algorithm we have developed to estimate the share of the 75+ households with sufficient annual income to be able to afford the cost of private pay occupancy. We have applied this algorithm to more than 425 markets and have found that the result ranges from between about 20% in the lowest senior income markets to as high as about 70% in the most affluent senior markets. Here are the results of the algorithm for the five-mile Auburn market area:

Capacity to Pay Private Rates in 75+ Population - Auburn Downtown 5-Mile Radius				
Based on Market Area Household Income - 2017 75+				
5 Miles	H.H. 75+	% of Total	% Private Pay	% Other
<\$25,000	2,442	41.8%	5%	95%
\$25,000 - \$34,999	705	12.1%	10%	70%
\$35,000 - \$49,999	837	14.3%	50%	15%
\$50,000 - \$74,999	770	13.2%	75%	15%
>\$74,999	1,091	18.7%	100%	0%
	5,845	100.0%	39%	61%

We have adjusted this algorithm since our report of 2011. In that report, the private pay percentage was 57% of the 75+ households. Based on the revised formula, we estimate that about 39% of the persons aged 75 years and older in the defined market areas now have sufficient annual income to afford to pay (high) private pay rates in the market area. If we had not adjusted the algorithm, the new private pay percentage would have been 32% in this market.

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We are highly confident that the current algorithm is correct and provides a reasonable basis upon which to project the capacity to pay private pay rates.

The next table contains our estimates of the demand and unmet demand for independent living units and assisted living beds and secured memory care beds in the Auburn market area.

Estimates of Demand - Auburn Downtown 5-Mile Radius Area						
Units and Beds						
2012						
	2012	Penetration	Area		Gross	Net 12-Mo
	Pop. 75+	Rate	Demand	<i>Estimated</i>	UnMet	Private Pay
			2012	<i>Supply</i>	Demand	Demand
Independent Living Units	8,395	8.25%	693	415	278	108
Assisted Living Beds	8,395	5.70%	479	438	41	16
Memory Care Beds	8,395	2.00%	168	102	66	26
2017						
	2017	Penetration	Area		Gross	Net 12-Mo
	Pop. 75+	Rate	Demand	<i>Estimated</i>	UnMet	Private Pay
			2017	<i>Supply</i>	Demand	Demand
Independent Living Units	9,356	8.25%	772	415	357	139
Assisted Living Beds	9,356	5.70%	533	438	95	37
Memory Care Beds	9,356	2.00%	187	102	85	33

Findings and Recommendations

The Auburn market continues to be underserved. There is unmet demand (need) for up to 357 independent living units, 95 assisted living beds, and for 85 secured memory care beds at the Project Site in 2017. These projections compare with our earlier findings of need for 288 independent living units, 21 assisted living beds, and 69 secured memory care beds in 2011. Growth in the 75+ age group is driving most of these changes from 2011.

There is unmet private pay demand (need) for up to 139 independent living units, 37 assisted living beds, and 33 secured memory care beds at the Project Site in 2017. These findings are very similar to our 2011 conclusions. They support a new senior housing community at the Project Site that includes at least 135 – 145 independent living units, 35 – 40 assisted living beds, and 30 – 35 secured memory care beds. As before, the existing supply of nursing home beds is substantially greater than the demand - - there is no need for new nursing home beds in the community.

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Thank you very much for this opportunity to assist you and your colleagues.

Respectfully submitted,



Jerry M. Walker
HCMA-Portland

Attachments

Aside from the professional fees we will earn for preparing this report, we are independent of the developers and have no stake whatsoever in the project under consideration. Our fees are not contingent on the outcome of this study. We do not have an ownership or operating interest in any of the other existing and proposed senior housing facilities in the Seattle – Tacoma metropolitan area. In preparing the report, we have relied in part on two independent data sources:

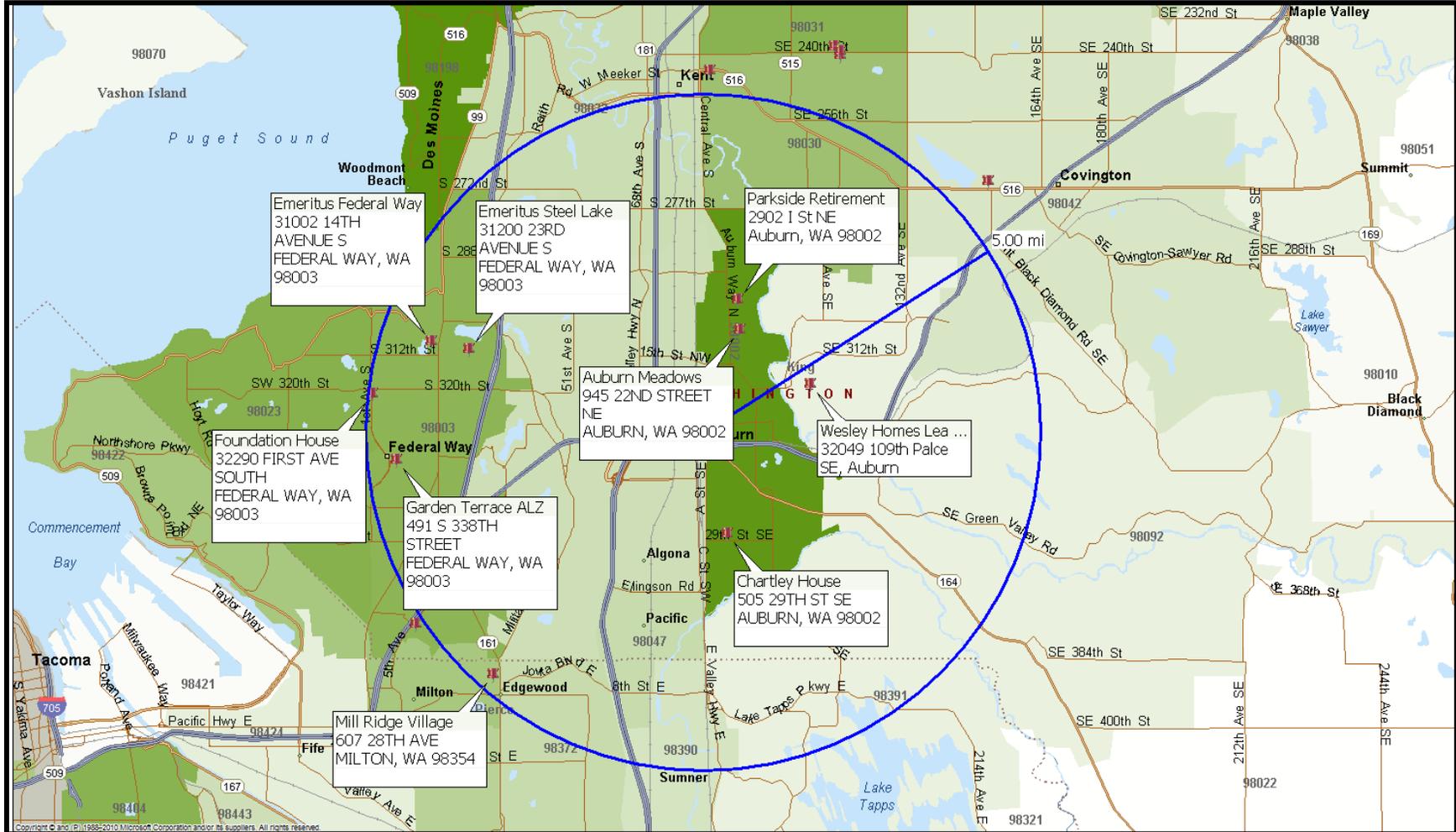
- **ESRI**, which is a subscription based, independent data source. **ESRI** provides the basic population and demographic information contained in this report. The **ESRI** reports are attached to this market study for your reference.
- **NICMap™**, which is a subscription based, independent senior housing data collection and reporting system operated by the National Investment Center for the Seniors' Housing and Care Industry ("NIC"). Each calendar quarter, NIC collects and publishes detailed senior housing utilization reports of the largest 31 metropolitan areas and for those ranked 32 – 100 largest in the US. The Seattle metropolitan area is one of the 31 largest. These reports include data on the current number of licensed beds or units and the current occupancy of these beds or units per 75+ households in each metropolitan area for independent living, assisted living, secured memory care, and skilled nursing facilities.

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Licensed Boarding Homes in the Five-Mile Market Area							
Facilities with more than 6 beds							
Facility	Street	City	Zip	ALF Beds	ALF Beds in Use	Memory Care Beds	
Auburn Meadows Senior Community	945 22nd Street NE	Auburn	98002	78	78	24	
Parkside Retirement Community	2902 I Street NE	Auburn	98002	94	94		
Emeritus at Federal Way	31002 14th Avenue S	Federal Way	98003	110	110		
Emeritus at Steel Lake	31200 23rd Avenue S	Federal Way	98003	91	46	24	
Foundation House at Federal Way	32290 First Avenue S	Federal Way	98003	120	60		
Garden Terrace Alzheimer's Center	491 S 338th Street	Federal Way	98003			34	
Wesley Homes Lea Hill	32049 109th Place SE	Auburn	98092			20	
Mill Ridge Village	607 28th Avenue	Milton	98354	50	50		
				543	438	102	
Chartley House in Auburn is a 64-bed licensed boarding house for residents with mental illnesses. It is operated by Sound Mental Health. These licensed beds are excluded from this study because they do not compete for private pay assisted living residents in the Auburn market.							
Independent Living Facilities in the Five-Mile Market Area							
Facility	Address	City	Zip Code	Total Units	IL Units	ALF Beds	MC Beds
Mill Ridge Village	607 28th Ave	Milton	98354	84	45	50	0
Foundation House	32290 1st Avenue South	Federal Way	98003	210	101	120	0
Parkside Retirement	2902 I Street NE	Auburn	98002	90	90	94	0
Wesley Homes Lea Hill	32049 109th Place SE	Auburn	98092	128	128	0	20
Emeritus at Steel Lake	31200 23rd Avenue	Federal Way	98003	101	51	91	24
				613	415	355	44

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Independent and Assisted Living Facilities





Age 50+ Profile

Auburn Downtown Redevelopment Center
 Ring: 1 mile radius

Latitude: 47.30609
 Longitude: -122.22983

Demographic Summary	Census 2010	2012	2017	2012-2017 Change	2012-2017 Annual Rate
Total Population	8,295	8,239	8,389	150	0.36%
Population 50+	2,589	2,645	2,815	170	1.25%
Median Age	36.4	36.6	37.1	0.5	0.27%
Households	3,450	3,422	3,464	42	0.25%
% Householders 55+	39.7%	40.9%	43.5%	2.6	1.24%
Owner/Renter Ratio	0.6	0.6	0.6	0.0	0.00%
Median Home Value	-	\$208,549	\$219,863	\$11,314	1.06%
Average Home Value	-	\$213,274	\$228,348	\$15,074	1.38%
Median Household Income	-	\$32,212	\$37,778	\$5,566	3.24%
Median Household Income for Householder 55+	-	\$23,030	\$26,187	\$3,157	2.60%

Population by Age and Sex						
Male Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	1,220	100.0%	1,251	100.0%	1,335	100.0%
50-54	329	27.0%	326	26.1%	309	23.2%
55-59	287	23.5%	298	23.8%	317	23.8%
60-64	185	15.2%	195	15.6%	213	16.0%
65-69	120	9.8%	129	10.3%	159	11.9%
70-74	98	8.0%	102	8.2%	124	9.3%
75-79	93	7.6%	93	7.4%	101	7.6%
80-84	64	5.2%	62	5.0%	64	4.8%
85+	44	3.6%	46	3.7%	48	3.6%

Female Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	1,369	100.0%	1,392	100.0%	1,479	100.0%
50-54	290	21.2%	287	20.6%	271	18.3%
55-59	266	19.4%	273	19.6%	287	19.4%
60-64	191	14.0%	200	14.4%	218	14.8%
65-69	147	10.7%	158	11.3%	192	13.0%
70-74	143	10.4%	147	10.6%	175	11.8%
75-79	122	8.9%	119	8.6%	129	8.8%
80-84	115	8.4%	110	7.9%	105	7.1%
85+	95	6.9%	98	7.0%	102	6.9%

Total Population	Census 2010		2012		2017	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	2,589	31.2%	2,645	32.1%	2,815	33.6%
50-54	619	7.5%	614	7.4%	580	6.9%
55-59	553	6.7%	571	6.9%	604	7.2%
60-64	376	4.5%	395	4.8%	432	5.1%
65-69	267	3.2%	287	3.5%	351	4.2%
70-74	241	2.9%	250	3.0%	299	3.6%
75-79	215	2.6%	212	2.6%	231	2.8%
80-84	179	2.2%	172	2.1%	168	2.0%
85+	139	1.7%	144	1.7%	150	1.8%
65+	1,041	12.5%	1,065	12.9%	1,199	14.3%
75+	533	6.4%	528	6.4%	549	6.5%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

Auburn Downtown Redevelopment Center
 Ring: 1 mile radius

Latitude: 47.30609
 Longitude: -122.22983

2012 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	625	100%	377	100%	398	100%	1,400	100%
<\$15,000	184	29.4%	145	38.5%	190	47.7%	519	37.1%
\$15,000-\$24,999	70	11.2%	54	14.3%	86	21.6%	210	15.0%
\$25,000-\$34,999	64	10.2%	55	14.6%	58	14.6%	177	12.6%
\$35,000-\$49,999	86	13.8%	52	13.8%	23	5.8%	161	11.5%
\$50,000-\$74,999	88	14.1%	46	12.2%	19	4.8%	153	10.9%
\$75,000-\$99,999	66	10.6%	11	2.9%	18	4.5%	95	6.8%
\$100,000-\$149,999	43	6.9%	9	2.4%	4	1.0%	56	4.0%
\$150,000-\$199,999	8	1.3%	2	0.5%	0	0.0%	10	0.7%
\$200,000+	14	2.2%	2	0.5%	1	0.3%	17	1.2%
Median HH Income	\$33,720		\$22,269		\$15,688		\$23,030	
Average HH Income	\$48,559		\$31,557		\$23,267		\$36,789	

2017 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	656	100%	448	100%	404	100%	1,508	100%
<\$15,000	184	28.0%	164	36.6%	200	49.5%	548	36.3%
\$15,000-\$24,999	50	7.6%	56	12.5%	73	18.1%	179	11.9%
\$25,000-\$34,999	53	8.1%	65	14.5%	52	12.9%	170	11.3%
\$35,000-\$49,999	83	12.7%	62	13.8%	22	5.4%	167	11.1%
\$50,000-\$74,999	92	14.0%	55	12.3%	20	5.0%	167	11.1%
\$75,000-\$99,999	106	16.2%	20	4.5%	30	7.4%	156	10.3%
\$100,000-\$149,999	57	8.7%	15	3.3%	6	1.5%	78	5.2%
\$150,000-\$199,999	12	1.8%	7	1.6%	0	0.0%	19	1.3%
\$200,000+	18	2.7%	3	0.7%	1	0.2%	22	1.5%
Median HH Income	\$41,184		\$25,390		\$15,171		\$26,187	
Average HH Income	\$57,422		\$36,326		\$25,772		\$42,673	

Data Note: Income is reported for July 1, 2012 and represents annual income for the preceding year, expressed in current (2011) dollars, including an adjustment for inflation. Income is reported for July 1, 2017 and represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

Auburn Downtown Redevelopment Center
Ring: 1 mile radius

Latitude: 47.30609
Longitude: -122.22983

2012 Population 50+ by Race	Number	Percent	% Pop
Total	2,647	100.0%	32.1%
White Alone	2,268	85.7%	38.7%
Black Alone	65	2.5%	13.9%
American Indian Alone	45	1.7%	24.7%
Asian Alone	121	4.6%	33.3%
Pacific Islander Alone	25	0.9%	11.2%
Some Other Race Alone	62	2.3%	9.3%
Two or More Races	61	2.3%	12.8%
Hispanic Origin (Any Race)	143	5.4%	11.4%

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	1,369	100.0%	39.7%
Family Households	554	40.5%	16.1%
Householder Age 55-64	276	20.2%	8.0%
Householder Age 65-74	141	10.3%	4.1%
Householder Age 75-84	105	7.7%	3.0%
Householder Age 85+	32	2.3%	0.9%
Nonfamily Households	815	59.5%	23.6%
Householder Age 55-64	330	24.1%	9.6%
Householder Age 65-74	218	15.9%	6.3%
Householder Age 75-84	191	14.0%	5.5%
Householder Age 85+	76	5.6%	2.2%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	1,370	100.0%	39.7%
Owner Occupied Housing Units	560	40.9%	16.2%
Householder Age 55-64	264	19.3%	7.7%
Householder Age 65-74	147	10.7%	4.3%
Householder Age 75-84	100	7.3%	2.9%
Householder Age 85+	49	3.6%	1.4%
Renter Occupied Housing Units	810	59.1%	23.5%
Householder Age 55-64	342	25.0%	9.9%
Householder Age 65-74	212	15.5%	6.1%
Householder Age 75-84	196	14.3%	5.7%
Householder Age 85+	60	4.4%	1.7%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

Auburn Downtown Redevelopment Center
 Ring: 3 mile radius

Latitude: 47.30609
 Longitude: -122.22983

Demographic Summary	Census 2010	2012	2017	2012-2017 Change	2012-2017 Annual Rate
Total Population	68,426	69,718	73,867	4,149	1.16%
Population 50+	19,774	20,841	23,191	2,350	2.16%
Median Age	35.1	35.2	35.8	0.6	0.34%
Households	25,195	25,647	27,067	1,420	1.08%
% Householders 55+	35.9%	37.4%	40.2%	2.8	1.45%
Owner/Renter Ratio	1.4	1.3	1.4	0.1	1.49%
Median Home Value	-	\$243,972	\$264,438	\$20,466	1.62%
Average Home Value	-	\$259,628	\$281,003	\$21,375	1.59%
Median Household Income	-	\$51,400	\$59,241	\$7,841	2.88%
Median Household Income for Householder 55+	-	\$43,797	\$51,702	\$7,906	3.37%

Population by Age and Sex						
Male Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	9,386	100.0%	9,934	100.0%	11,093	100.0%
50-54	2,622	27.9%	2,674	26.9%	2,629	23.7%
55-59	2,091	22.3%	2,220	22.3%	2,447	22.1%
60-64	1,607	17.1%	1,735	17.5%	1,968	17.7%
65-69	1,040	11.1%	1,151	11.6%	1,469	13.2%
70-74	743	7.9%	802	8.1%	1,032	9.3%
75-79	597	6.4%	621	6.3%	733	6.6%
80-84	398	4.2%	410	4.1%	438	3.9%
85+	288	3.1%	321	3.2%	377	3.4%

Female Population	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	10,386	100.0%	10,905	100.0%	12,098	100.0%
50-54	2,509	24.2%	2,547	23.4%	2,489	20.6%
55-59	2,126	20.5%	2,239	20.5%	2,448	20.2%
60-64	1,679	16.2%	1,809	16.6%	2,045	16.9%
65-69	1,145	11.0%	1,258	11.5%	1,608	13.3%
70-74	930	9.0%	996	9.1%	1,252	10.3%
75-79	760	7.3%	776	7.1%	896	7.4%
80-84	608	5.9%	600	5.5%	611	5.1%
85+	629	6.1%	680	6.2%	749	6.2%

Total Population	Census 2010		2012		2017	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	19,774	28.9%	20,841	29.9%	23,191	31.4%
50-54	5,130	7.5%	5,221	7.5%	5,118	6.9%
55-59	4,217	6.2%	4,459	6.4%	4,895	6.6%
60-64	3,286	4.8%	3,545	5.1%	4,013	5.4%
65-69	2,185	3.2%	2,409	3.5%	3,077	4.2%
70-74	1,673	2.4%	1,798	2.6%	2,284	3.1%
75-79	1,358	2.0%	1,397	2.0%	1,629	2.2%
80-84	1,007	1.5%	1,010	1.4%	1,049	1.4%
85+	918	1.3%	1,002	1.4%	1,126	1.5%
65+	7,141	10.4%	7,616	10.9%	9,165	12.4%
75+	3,283	4.8%	3,409	4.9%	3,804	5.1%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

Auburn Downtown Redevelopment Center
 Ring: 3 mile radius

Latitude: 47.30609
 Longitude: -122.22983

2012 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	4,727	100%	2,609	100%	2,243	100%	9,579	100%
<\$15,000	578	12.2%	386	14.8%	546	24.3%	1,510	15.8%
\$15,000-\$24,999	381	8.1%	314	12.0%	511	22.8%	1,206	12.6%
\$25,000-\$34,999	411	8.7%	356	13.6%	338	15.1%	1,105	11.5%
\$35,000-\$49,999	689	14.6%	475	18.2%	299	13.3%	1,463	15.3%
\$50,000-\$74,999	893	18.9%	518	19.9%	233	10.4%	1,644	17.2%
\$75,000-\$99,999	726	15.4%	259	9.9%	184	8.2%	1,169	12.2%
\$100,000-\$149,999	695	14.7%	197	7.6%	111	4.9%	1,003	10.5%
\$150,000-\$199,999	206	4.4%	56	2.1%	10	0.4%	272	2.8%
\$200,000+	148	3.1%	49	1.9%	11	0.5%	208	2.2%
Median HH Income	\$56,407		\$41,516		\$26,442		\$43,797	
Average HH Income	\$70,902		\$54,637		\$38,525		\$58,891	

2017 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	5,165	100%	3,266	100%	2,462	100%	10,893	100%
<\$15,000	605	11.7%	484	14.8%	624	25.3%	1,713	15.7%
\$15,000-\$24,999	280	5.4%	328	10.0%	476	19.3%	1,084	10.0%
\$25,000-\$34,999	325	6.3%	377	11.5%	307	12.5%	1,009	9.3%
\$35,000-\$49,999	629	12.2%	527	16.1%	310	12.6%	1,466	13.5%
\$50,000-\$74,999	905	17.5%	628	19.2%	260	10.6%	1,793	16.5%
\$75,000-\$99,999	1,085	21.0%	468	14.3%	304	12.3%	1,857	17.0%
\$100,000-\$149,999	872	16.9%	296	9.1%	150	6.1%	1,318	12.1%
\$150,000-\$199,999	289	5.6%	94	2.9%	16	0.6%	399	3.7%
\$200,000+	176	3.4%	64	2.0%	16	0.6%	256	2.4%
Median HH Income	\$69,082		\$46,920		\$28,578		\$51,702	
Average HH Income	\$80,494		\$60,861		\$43,107		\$66,158	

Data Note: Income is reported for July 1, 2012 and represents annual income for the preceding year, expressed in current (2011) dollars, including an adjustment for inflation. Income is reported for July 1, 2017 and represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

Auburn Downtown Redevelopment Center
 Ring: 3 mile radius

Latitude: 47.30609
 Longitude: -122.22983

2012 Population 50+ by Race	Number	Percent	% Pop
Total	20,836	100.0%	29.9%
White Alone	17,392	83.5%	35.9%
Black Alone	609	2.9%	18.2%
American Indian Alone	313	1.5%	21.4%
Asian Alone	1,536	7.4%	25.8%
Pacific Islander Alone	166	0.8%	12.6%
Some Other Race Alone	428	2.1%	8.2%
Two or More Races	392	1.9%	9.9%
Hispanic Origin (Any Race)	884	4.2%	8.6%

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	9,054	100.0%	35.9%
Family Households	5,111	56.5%	20.3%
Householder Age 55-64	2,758	30.5%	10.9%
Householder Age 65-74	1,389	15.3%	5.5%
Householder Age 75-84	767	8.5%	3.0%
Householder Age 85+	197	2.2%	0.8%
Nonfamily Households	3,943	43.5%	15.6%
Householder Age 55-64	1,709	18.9%	6.8%
Householder Age 65-74	1,020	11.3%	4.0%
Householder Age 75-84	794	8.8%	3.2%
Householder Age 85+	420	4.6%	1.7%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	9,052	100.0%	35.9%
Owner Occupied Housing Units	6,342	70.1%	25.2%
Householder Age 55-64	3,170	35.0%	12.6%
Householder Age 65-74	1,765	19.5%	7.0%
Householder Age 75-84	1,063	11.7%	4.2%
Householder Age 85+	344	3.8%	1.4%
Renter Occupied Housing Units	2,710	29.9%	10.8%
Householder Age 55-64	1,296	14.3%	5.1%
Householder Age 65-74	644	7.1%	2.6%
Householder Age 75-84	497	5.5%	2.0%
Householder Age 85+	273	3.0%	1.1%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

Auburn Downtown Redevelopment Center
 Ring: 5 mile radius

Latitude: 47.30609
 Longitude: -122.22983

Demographic Summary	Census 2010			2012-2017	
	2010	2012	2017	Change	Annual Rate
Total Population	179,904	183,920	195,467	11,546	1.23%
Population 50+	50,431	53,330	59,482	6,152	2.21%
Median Age	34.6	34.8	35.2	0.4	0.23%
Households	65,615	67,025	70,990	3,965	1.16%
% Householders 55+	34.1%	35.5%	38.3%	2.8	1.53%
Owner/Renter Ratio	1.4	1.4	1.4	0.0	0.00%
Median Home Value	-	\$254,928	\$275,515	\$20,587	1.57%
Average Home Value	-	\$271,972	\$294,708	\$22,736	1.62%
Median Household Income	-	\$54,812	\$63,828	\$9,016	3.09%
Median Household Income for Householder 55+	-	\$48,819	\$56,150	\$7,331	2.84%

Male Population	Population by Age and Sex					
	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	23,650	100.0%	25,121	100.0%	28,123	100.0%
50-54	6,743	28.5%	6,906	27.5%	6,825	24.3%
55-59	5,242	22.2%	5,586	22.2%	6,185	22.0%
60-64	4,040	17.1%	4,376	17.4%	4,977	17.7%
65-69	2,662	11.3%	2,957	11.8%	3,795	13.5%
70-74	1,795	7.6%	1,946	7.7%	2,510	8.9%
75-79	1,469	6.2%	1,536	6.1%	1,818	6.5%
80-84	941	4.0%	975	3.9%	1,033	3.7%
85+	758	3.2%	839	3.3%	980	3.5%

Female Population	Population by Age and Sex					
	Census 2010		2012		2017	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	26,784	100.0%	28,208	100.0%	31,358	100.0%
50-54	6,702	25.0%	6,832	24.2%	6,703	21.4%
55-59	5,499	20.5%	5,816	20.6%	6,390	20.4%
60-64	4,339	16.2%	4,695	16.6%	5,316	17.0%
65-69	3,032	11.3%	3,335	11.8%	4,271	13.6%
70-74	2,306	8.6%	2,486	8.8%	3,152	10.1%
75-79	1,855	6.9%	1,897	6.7%	2,203	7.0%
80-84	1,450	5.4%	1,438	5.1%	1,469	4.7%
85+	1,601	6.0%	1,710	6.1%	1,854	5.9%

Total Population	Population by Age and Sex					
	Census 2010		2012		2017	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total(50+)	50,431	28.0%	53,330	29.0%	59,482	30.4%
50-54	13,445	7.5%	13,738	7.5%	13,529	6.9%
55-59	10,741	6.0%	11,402	6.2%	12,575	6.4%
60-64	8,379	4.7%	9,071	4.9%	10,293	5.3%
65-69	5,693	3.2%	6,292	3.4%	8,066	4.1%
70-74	4,100	2.3%	4,432	2.4%	5,663	2.9%
75-79	3,323	1.8%	3,433	1.9%	4,020	2.1%
80-84	2,391	1.3%	2,413	1.3%	2,502	1.3%
85+	2,359	1.3%	2,549	1.4%	2,834	1.4%
65+	17,866	9.9%	19,119	10.4%	23,085	11.8%
75+	8,073	4.5%	8,395	4.6%	9,356	4.8%

Data Note - A "-" indicates that the variable was not collected in the 2010 Census.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

Auburn Downtown Redevelopment Center
 Ring: 5 mile radius

Latitude: 47.30609
 Longitude: -122.22983

2012 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	11,967	100%	6,504	100%	5,327	100%	23,798	100%
<\$15,000	1,184	9.9%	734	11.3%	1,136	21.3%	3,054	12.8%
\$15,000-\$24,999	870	7.3%	718	11.0%	1,212	22.8%	2,800	11.8%
\$25,000-\$34,999	987	8.2%	927	14.3%	771	14.5%	2,685	11.3%
\$35,000-\$49,999	1,618	13.5%	1,139	17.5%	811	15.2%	3,568	15.0%
\$50,000-\$74,999	2,400	20.1%	1,386	21.3%	685	12.9%	4,471	18.8%
\$75,000-\$99,999	1,773	14.8%	668	10.3%	382	7.2%	2,823	11.9%
\$100,000-\$149,999	1,921	16.1%	551	8.5%	264	5.0%	2,736	11.5%
\$150,000-\$199,999	752	6.3%	221	3.4%	40	0.8%	1,013	4.3%
\$200,000+	461	3.9%	158	2.4%	24	0.5%	643	2.7%
Median HH Income	\$61,289		\$45,490		\$28,338		\$48,819	
Average HH Income	\$77,270		\$60,129		\$40,027		\$64,249	

2017 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	13,159	100%	8,193	100%	5,846	100%	27,198	100%
<\$15,000	1,246	9.5%	943	11.5%	1,316	22.5%	3,505	12.9%
\$15,000-\$24,999	649	4.9%	756	9.2%	1,126	19.3%	2,531	9.3%
\$25,000-\$34,999	781	5.9%	956	11.7%	705	12.1%	2,442	9.0%
\$35,000-\$49,999	1,467	11.1%	1,239	15.1%	837	14.3%	3,543	13.0%
\$50,000-\$74,999	2,397	18.2%	1,667	20.3%	770	13.2%	4,834	17.8%
\$75,000-\$99,999	2,612	19.8%	1,204	14.7%	633	10.8%	4,449	16.4%
\$100,000-\$149,999	2,404	18.3%	838	10.2%	359	6.1%	3,601	13.2%
\$150,000-\$199,999	1,051	8.0%	373	4.6%	66	1.1%	1,490	5.5%
\$200,000+	552	4.2%	216	2.6%	33	0.6%	801	2.9%
Median HH Income	\$75,258		\$52,029		\$31,171		\$56,150	
Average HH Income	\$87,666		\$67,696		\$44,508		\$72,374	

Data Note: Income is reported for July 1, 2012 and represents annual income for the preceding year, expressed in current (2011) dollars, including an adjustment for inflation. Income is reported for July 1, 2017 and represents annual income for the preceding year, expressed in current (2016) dollars, including an adjustment for inflation.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.



Age 50+ Profile

Auburn Downtown Redevelopment Center
Ring: 5 mile radius

Latitude: 47.30609
Longitude: -122.22983

2012 Population 50+ by Race	Number	Percent	% Pop
Total	53,329	100.0%	29.0%
White Alone	41,958	78.7%	35.5%
Black Alone	2,518	4.7%	19.3%
American Indian Alone	622	1.2%	21.6%
Asian Alone	5,663	10.6%	27.1%
Pacific Islander Alone	432	0.8%	12.4%
Some Other Race Alone	1,078	2.0%	7.7%
Two or More Races	1,058	2.0%	9.3%
Hispanic Origin (Any Race)	2,298	4.3%	8.5%

Census 2010 Households and Age of Householder	Number	Percent	% Total HHs
Total	22,380	100.0%	34.1%
Family Households	12,845	57.4%	19.6%
Householder Age 55-64	7,107	31.8%	10.8%
Householder Age 65-74	3,475	15.5%	5.3%
Householder Age 75-84	1,786	8.0%	2.7%
Householder Age 85+	477	2.1%	0.7%
Nonfamily Households	9,535	42.6%	14.5%
Householder Age 55-64	4,144	18.5%	6.3%
Householder Age 65-74	2,497	11.2%	3.8%
Householder Age 75-84	1,848	8.3%	2.8%
Householder Age 85+	1,046	4.7%	1.6%

Census 2010 Occupied Housing Units by Age of Householder	Number	Percent	% Total HHs
Total	22,384	100.0%	34.1%
Owner Occupied Housing Units	15,880	70.9%	24.2%
Householder Age 55-64	8,260	36.9%	12.6%
Householder Age 65-74	4,424	19.8%	6.7%
Householder Age 75-84	2,447	10.9%	3.7%
Householder Age 85+	749	3.3%	1.1%
Renter Occupied Housing Units	6,504	29.1%	9.9%
Householder Age 55-64	2,992	13.4%	4.6%
Householder Age 65-74	1,549	6.9%	2.4%
Householder Age 75-84	1,188	5.3%	1.8%
Householder Age 85+	775	3.5%	1.2%

Data Note: A family is defined as a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Nonfamily households consist of people living alone and households that do not contain any members who are related to the householder. The base for "% Pop" is specific to the row. A Nonrelative is not related to the householder by birth, marriage, or adoption.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017.