

## Chapter 2 – Existing Conditions

Understanding how Auburn has grown and changed over time not only tells a story, but also helps clarify the direction of development. The data included in this chapter, taken from the 2010 United States Census, provide insight into trends and tendencies with respect to population, ethnicities, households, age, and jobs. These statistics provide a numerical description of the City of Auburn and help define the size and location of the people who live within. The trends inform the needs and demands for growth, but community values and principles should shape the ways in which those issues are addressed. Using these data holistically and combining them with previous plans, existing circumstances, and community values allows the comprehensive plan to properly assess and determine a course of action to meet Auburn's future goals.

### Population Characteristics - *(INFORMATION PENDING)*

As of 2014, Auburn ranks as the 14th most populated city within the State of Washington. It is located within the two most populous counties in the state (King and Pierce counties) and is nearly equidistant from its two largest cities, Seattle and Tacoma. Proximity to both these cities and being in a central location within Puget Sound Region has helped Auburn grow at a steady rate. Since the 1950's, Auburn's population has increased substantively. Between 195X to 197X, Auburn's population increased from about 6,500 to about 21,500. From 197X to 1990, Auburn's population rate of growth slowed, increasing to about 33,000. In 1998, the City of Auburn began annexing several large tracts of land that precipitated the start of several large housing developments. The annexation of southwest Lea Hill in Year 2000 and West Hill and the balance of Lea Hill in 2008 increased Auburn's population significantly. As of 2010, the population of Auburn has increased to 70,180. The 2013 U.S. Census Bureau population estimates place the overall Auburn population at almost 75,000 people (74,860 precisely). Population estimates for 2011 and 2012 were 71,567 and 73,428, respectively.

### Racial Characteristics

Auburn has seen significant demographic changes over the last decade. According to the 2010 U.S. Census, approximately 70.5% of Auburn's population is White/Non-Hispanic; data from the 2000 Census reported the white population in Auburn at 79%. In 1990, the white population was roughly 90%. What this means is that Auburn has grown significantly more diverse in a 25-year period. As of 2013 estimates, the overall white population, including Hispanics, is just under 50,000 at 49,238. This means that approximately 68.5% of Auburn's population is white. If this trend holds, Auburn will become increasingly racially diverse. As of 2013, 7,400 residents were Asian, which is

just over 10% of the total population. Blacks or African Americans account for about 5.5% of the population (3,932 residents) and American Indians account for another 2.0% (just under 1500 people). The most substantial group, Hispanics or Latinos, are 13% of the population, though they are an ethnic group and can be members of any racial group. There are approximately 9,300 Hispanic or Latino residents in Auburn. This diversity is further borne out in the languages Auburn residents speak at home: a full 25% of homes primarily speak either Spanish, a Slavic language, Russian, Tagalog, Korean, a Pacific Island language, Vietnamese, Chinese, an African language, and many others. These overall trends show the reality of a more diverse Auburn.

### **Household and Income Characteristics**

The year 2000 Census indicated that Auburn had 16,108 households; this number has catapulted. The current household number estimates (based on 2013 figures) have increased to 27,427. This significant increase is due to substantial development activity over the past 15 or so years, aside from the economic downturn from 2008-2011. Predominant numbers of households in Auburn are either one or two person households. One person households reflect 25.6% of total households and 2-person households are 31.5%. 3-person and 4-person households are 16.4 and 14.3 percent, respectively. Households of 5 or more account for another 12.2%. Approximately two-thirds of all households are comprised of related persons; the other third are non-family households, which are primarily people living alone.

Homeownership in Auburn is just under 60 percent, which is 3.5 points lower than the State of Washington average. The lower percentage of homeownership corresponds to below Washington averages in per capita income, median household income, graduation rate, as well as a higher than average percentage of persons under the poverty level. Auburn's median household income is \$55,483 compared to the Washington average of \$59,478, which is a nearly \$4,000 difference.

### **Housing Characteristics**

The number of housing units has steadily increased, reflecting Auburn's growth. Currently, there are 27,834 housing units, as of 2013. That number was 19,420 in 2004, which is a 43% increase in ten years. The health of the housing market is clear from the large increase in housing units. Another sign of a stable market is the vacancy rate; in 2013, Auburn had a housing unit vacancy rate of 6.4%, which is consistent for the Western region of the United States and well above the national average. Interestingly, 34% of the housing units are in multi-unit structures, which is a much higher percentage than the State of Washington average. In other words, one-third of Auburn's housing is multi-family compared to one-quarter for the state, on average. The average home cost is \$25,000

less than the state average (\$238,500 compared to \$262,100), which is consistent with the household and income findings.

### **Age Characteristics**

Auburn is statistically younger than the state of Washington. The median age in Washington is 37 years; the median age in Auburn is 35.5. This is up from 34.1 years of age in 2000. While the median age has increased, there is a lot of youth in Auburn. 7.4% of Auburn residents are under 5 years of age and 25.9% are under the age of 18. These are all significantly higher than the state average. The percentage of people over the age of 65 is 10.2%, which compares similarly to the state of Washington figure of 12.3%. Over the last 15 or so years, Auburn has grown significantly younger; the median age is higher, but the statistics suggest growth in the working-age adult demographic, many of whom have children. These changing data suggests a need for services and programming that address the needs of children and families, while continuing to focus on the needs of more mature adults and single people of all ages.

### **Resident Labor Force and Employment Characteristics**

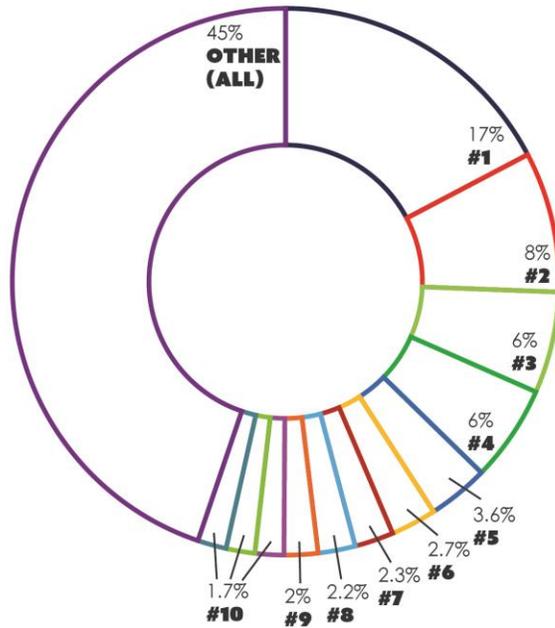
Since its population boom during the construction of the railroad freight terminals at the start of the 20th Century, Auburn has in many respects remained a “blue collar” community. This trend, however, is declining as local economies in Washington diversify. In 1990 one out of four of Auburn’s residents worked in the manufacturing industries. Between 1990 and 2000, Auburn’s resident labor force lost 1,000, or approximately one-fourth, of these manufacturing jobs. This trend of manufacturing job loss has been a nationwide trend, as companies relocate to other cities and states based on tax savings, and many other companies are increasingly outsourcing jobs overseas. In this ever-changing landscape, jobs continue to migrate into different sectors. This slow shift is evidenced by the lessened impact of major employers in Auburn.

Employer	Product/Service	2011			2002		
		Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
The Boeing Company	Aerospace	5,179	1	17.3%	10,000	1	50.5%
Muckleshoot Tribal Enterprises	Gaming	2,500	2	8.3%	1,200	3	4.7%
Auburn School District	Education	1,800	3	6.0%	1,682	2	7.6%
The Outlet Collection (formerly Super Mall)	Retail	1,700	4	5.7%			
Green River College	Education	1,067	5	3.6%	900	4	3.4%
MultiCare (formerly Auburn Regional Medical Center)	Hospital	805	6	2.7%	500	7	2.8%
Emerald Downs Racetrack	Horse Racing	678	7	2.3%	600	5	3.1%
Safeway	Grocery Retail/Distribution	650	8	2.2%			
Social Security Administration	Federal Government	600	9	2.0%	536	6	3.0%
Federal Aviation Administration	Federal Government	500	10	1.7%	500	7	2.8%
General Services Administration	Federal Government	500	10	1.7%	325	9	2.0%
Zones, Inc.	Technology Reseller	500	10	1.7%			
City of Auburn	Municipal Government				438	8	2.6%
Fred Meyer	Retail				289	10	1.7%
<b>TOTALS</b>		<b>16,479</b>		<b>55.0%</b>	<b>16,970</b>		<b>84.5%</b>

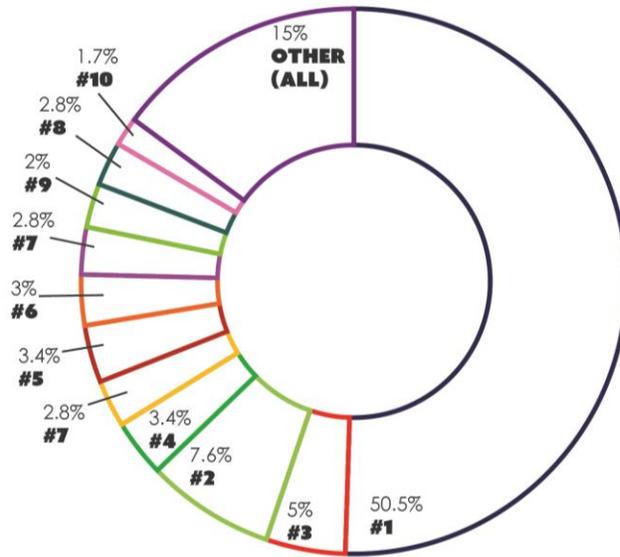
As recently as 2002, the top ten employers accounted for nearly 85% of the total city employment. In 2011, these same employers, which remained in the top ten, accounted for 55% of the total employment base. This drop in percentage is good news for Auburn; while the number of jobs provided by large employers has been about the same, a large increase of jobs provided by small and mid-size employers has increased the overall number of jobs in the city.

### 2011 Top Ten Employers

- The Boeing Company
- Auburn School District
- Green River College
- Emerald Downs Racetrack
- Social Security Administration
- General Services Administration
- City of Auburn
- Other
- Muckleshoot Tribal Enterprises
- The Outlet Collection (formerly Super Mall)
- MultiCare (formerly Auburn Regional Medical Center)
- Safeway
- Federal Aviation Administration
- Zones, Inc.
- Fred Meyer



## 2002 Top Ten Employers



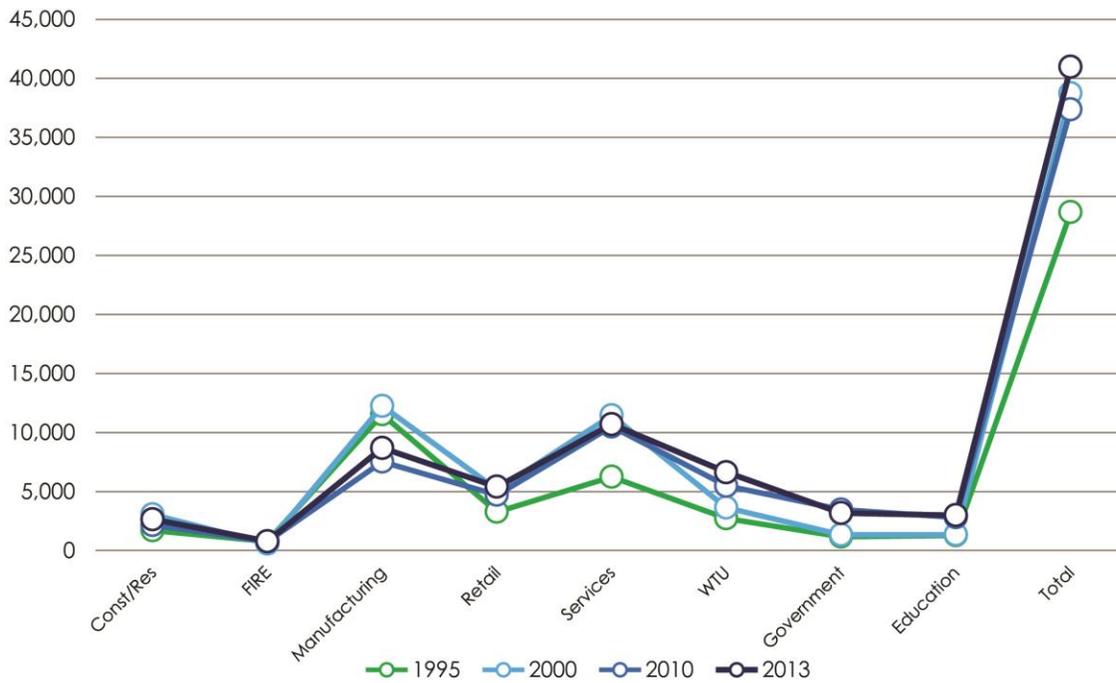
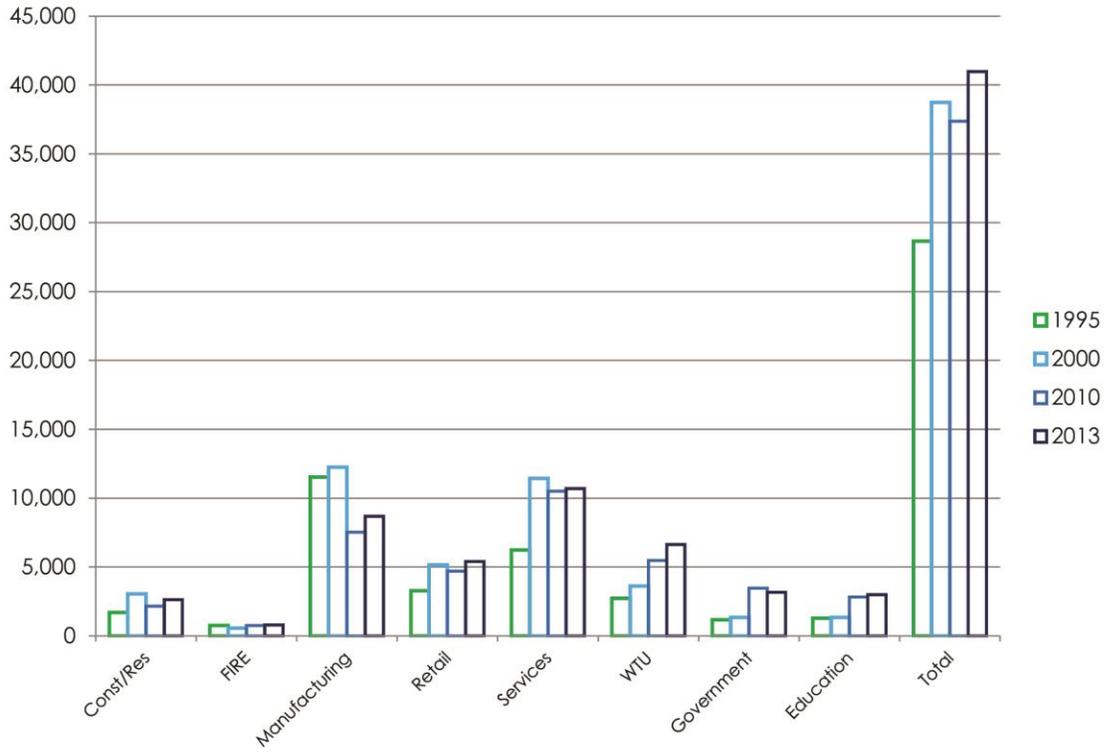
Workers typically look for jobs where compensation is most lucrative relative to their qualifications. Education and specialized skills typically play a large role in finding high-paying available jobs, as well as encouraging the relocation of companies to Auburn, which is partially based on the available local workforce. While Auburn's high school graduation rate of 87.5% is fairly close to the state average of 90%, the college graduation rate is more than 9 points lower than the state average. As mentioned previously, the median and per capita income is significantly lower than the state average. These data suggest that there may be a skills mismatch between regional employer expectations and available workers in Auburn.

According to the Puget Sound Regional Council (PSRC) and the US Department of Labor, approximately 41,000 jobs are located in Auburn. This number has grown steadily since 2010; it is important to note that the job number must be considered with an understanding of the massive loss of manufacturing jobs and the very slow economic recovery since the economic downturn in

2008. Comparing the market sector distribution and number of jobs between 1995, 2000, 2010, and 2013 illustrates some of changes that have taken place in Auburn’s job market over the last 20 years. It also reflects nationwide trends based on the overall health of the economy, decline of manufacturing, and an increasing reliance on service. Important categories to note are:

- a. government and education, which have grown based on the increasing population of Auburn and the need to provide increased and better service to residents, as well as the success of Green River College
- b. trade, transportation, and utilities jobs (WTU) have more than doubled since 1995, also due to the relative growth of Auburn
- c. construction has nearly doubled since 1995; this is due in large part of the significant developments that have been constructed in Auburn, such as Lakeland Hills; the dip in 2010 is due to the economic downturn that began in 2008
- d. retail and services are significantly more important to Auburn’s current job outlook than in 1995; service is largely increased due to the overall nationwide trend of less manufacturing and more service-based jobs
- e. finance, insurance, and real estate have held steady over the last 20 years

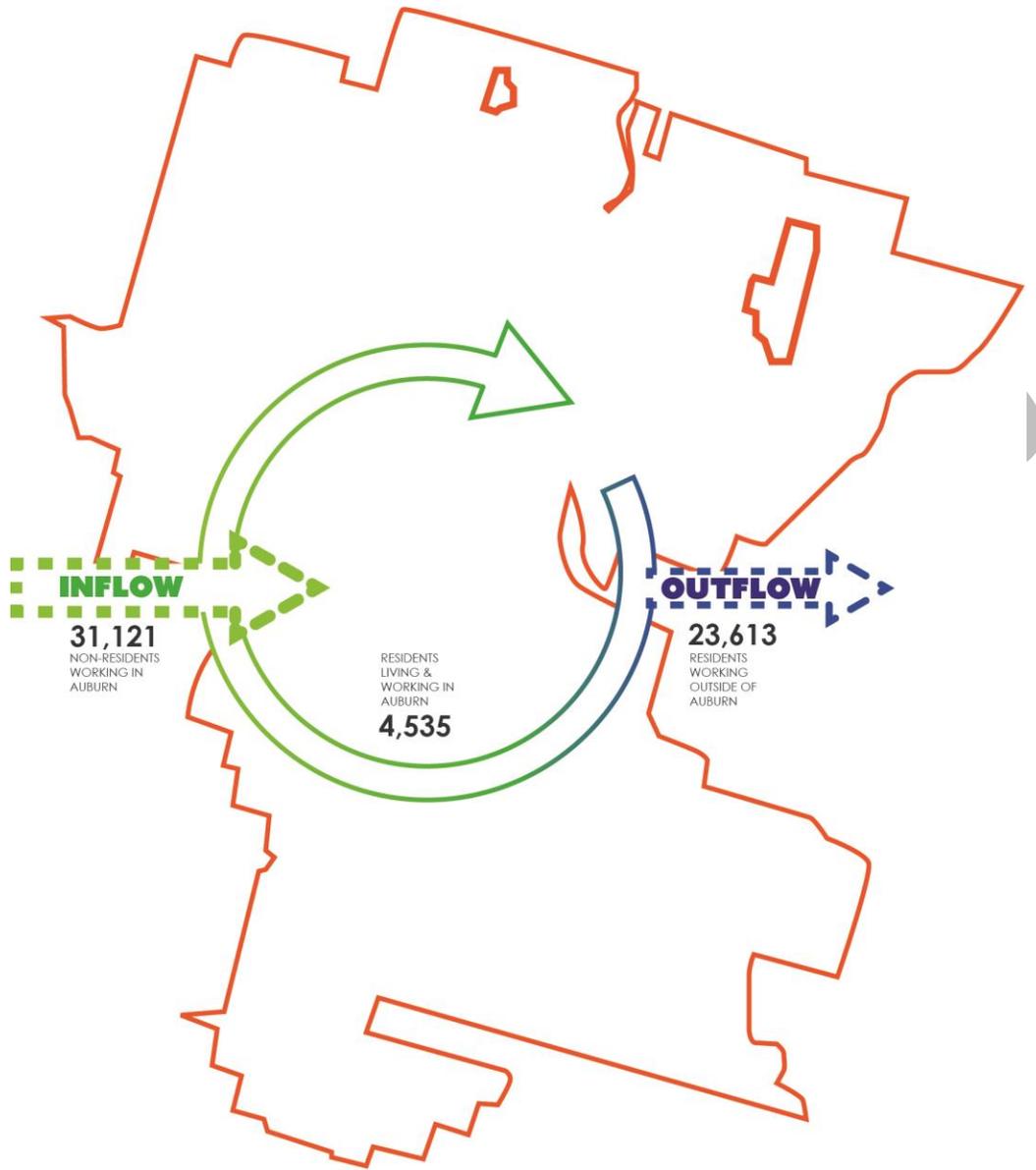
	<u>1995</u>	<u>2000</u>	<u>2010</u>	<u>2013</u>
<b>Construction/Residential</b>	1,693	3,051	2,148	2,636
<b>FIRE</b>	760	567	757	784
<b>Manufacturing</b>	11,530	12,241	7,521	8,680
<b>Retail</b>	3,275	5,152	4,705	5,392
<b>Services</b>	6,241	11,437	10,496	10,700
<b>WTU</b>	2,716	3,619	5,475	6,626
<b>Government</b>	1,166	1,332	3,457	3,166
<b>Education</b>	1,282	1,344	2,810	
<b>Total</b>	28,663	38,742	37,370	40,964



## Daily Inflow and Outflow: The Auburn Commute

The average daily commute from Auburn is 29 minutes as of 2013. The length of the commute has increased since 2000; what is far more interesting than the length of time that people commute is the number of people commuting out of Auburn, but also into Auburn. Both of these numbers far outstrip the number of people who live and work within Auburn. This number has been virtually unchanged over the last decade. The number of residents of Auburn, who also work in Auburn, has stayed at just over 4,000. The most promising data from the inflow and outflow is that there is a significant increase in the number of people commuting to Auburn for work. The influx of non-residents provides another pool of people that engage with the services, features, and resources in the City.

DRAFT - June 2015



DRAFT