Housing Needs & Characteristics Assessment and Summary of Community Outreach Objectives & Activities

October 2014
ABOUT THIS DOCUMENT

A housing element is a plan that addresses a community’s current and projected needs for housing, including housing variety, attainability, and preservation. This document is intended to provide an assessment of housing needs and characteristics to support Auburn’s Housing Element Update as part of the City’s effort to update its Comprehensive Plan. This report also meets the requirements of the Countywide Planning Policies for King County (2012) to assess housing needs and conditions in order to help meet the countywide need for housing as well as the City’s specific needs.

The report is structured in three parts:

- Population and Community Characteristics
- Household Economics
- Housing Inventory and Affordability

The conditions report draws on publically available data from the following sources:

**U.S. Census Bureau**
- Decennial Census
- American Community Survey (5-year estimates)

**Federal Agencies**
- U.S. Department of Housing and Urban Development

**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

Qualitative information about housing and livability conditions based on community outreach is also considered in the housing element update, and can be found in Part II of this document.
TABLE OF CONTENTS

About this Document ........................................................................................................ 1
Table of Contents ............................................................................................................ 2
Table of Exhibits ............................................................................................................. 3
1.0 POPULATION AND COMMUNITY CHARACTERISTICS .................................... 5
   Auburn Population and Community Characteristics .................................................... 5
   Population by Age ...................................................................................................... 7
   Household Size .......................................................................................................... 8
   Racial Composition .................................................................................................. 9
   Languages Spoken at Home ...................................................................................... 10
   Population Living with a Disability ........................................................................... 11
2.0 HOUSEHOLD ECONOMICS ................................................................................. 13
   Household Income .................................................................................................... 13
   Food stamps/SNAP .................................................................................................... 14
   Median Household Income by Size Estimates ......................................................... 15
      Homeless Population ............................................................................................ 16
      Employment & Labor Force Participation ............................................................. 18
   Housing Cost Burden ............................................................................................... 18
      Housing and Transportation Costs ........................................................................ 19
3.0 HOUSING INVENTORY AND AFFORDABILITY .................................................. 22
   Housing Units .......................................................................................................... 23
   Housing Types and Sizes ......................................................................................... 24
   Tenure ....................................................................................................................... 24
   Vacancy Rates .......................................................................................................... 25
   Housing Units by Year Built ..................................................................................... 26
   Housing Condition and Quality ............................................................................... 27
      Code Enforcement .................................................................................................. 35
   Neighborhoods with Unique Housing Conditions or Amenities ............................. 35
      Downtown ............................................................................................................. 35
      North Auburn ........................................................................................................ 35
      South Auburn ........................................................................................................ 35
      West Hill ................................................................................................................ 36
      Lea Hill .................................................................................................................. 36
      Plateau .................................................................................................................. 36
      Lakeland ................................................................................................................ 36
Southeast Auburn ............................................................................................................................. 36
Capacity for Additional Housing ..................................................................................................... 36
Housing Attainability.......................................................................................................................... 37
Estimating Households by Percent of Median Income ..................................................................... 38
Affordability of Renter Occupied Housing ......................................................................................... 39
Overcrowding .................................................................................................................................. 45
Affordability of Owner Occupied Housing .......................................................................................... 45

**TABLE OF EXHIBITS**

Exhibit 1 Population Growth Rate Comparison .................................................................................. 5
Exhibit 2 Population Density ............................................................................................................... 6
Exhibit 3 Auburn, King, and Pierce County Broad Age Category Distributions, 2010 ......................... 7
Exhibit 4 Auburn Age Distribution, 2010 ............................................................................................ 7
Exhibit 5 Average Household Size: Auburn, King County, and Pierce County ................................. 8
Exhibit 6 Household Size: Auburn, King County, and Pierce County ............................................... 8
Exhibit 7 Household Composition: Auburn, King County, and Pierce County ................................. 9
Exhibit 8 Racial Composition, 2012 .................................................................................................. 9
Exhibit 9 Languages Spoken at Home in Auburn, 2008-2012 5-Year Average ................................. 10
Exhibit 10 Languages Spoken at Home in Auburn, King County, and Pierce County 2008-2012 5-Year Average ....................................................................................................................................... 11
Exhibit 11 Auburn, King County, Pierce County Population Living with a Disability ....................... 11
Exhibit 12 Auburn’s Estimated Population Living with a Disability .................................................. 12
Exhibit 13 Median Household Income, 2012 Estimate ..................................................................... 13
Exhibit 14 Household Income Segmentation, 2012 ........................................................................ 14
Exhibit 15 Median Household Income by Household Size ................................................................. 15
Exhibit 16. Median Household Income by Household Size ................................................................. 16
Exhibit 17 Auburn Unsheltered Homeless Counts, 2010 – 2014 ...................................................... 17
Exhibit 18 Homeless Students in Auburn and Washington State, 2012-2013 School Year ............... 17
Exhibit 19 Labor Force Participation and Unemployment Rate for Civilians 16+ Years Old, 2008-2012 5-Year Average ............................................................................................................................................... 18
Exhibit 20 Percent of Auburn Households Spending More than 30% of Income on Housing, 2008-2012 5-Year Average ............................................................................................................................................... 18
Exhibit 21 Number of HH Spending More than 30% of Income on Housing (2008-2012) 5-Year Average ............................................................................................................................................... 19
Exhibit 22 Means of Transportation to Work, 2008-2012 5-Year Estimates .................................... 19
Exhibit 23 Travel Time to Work, 2012 Estimates .............................................................................. 20
Exhibit 24 Housing Costs Compared to Housing + Transportation Costs ......................................... 21
Exhibit 25 South King County Transit Opportunity Map  [this is 2011 information; determine value of map in 2014] ................................................................................................................................. 22
Exhibit 26 2014 Housing Unit Estimates ............................................................................................ 23

Draft: October 31, 2014
Exhibit 27 Housing Unit Estimates 2010 - 2014 ................................................................. 23
Exhibit 28 Number of Bedrooms .................................................................................... 24
Exhibit 29 Housing Tenure ............................................................................................. 24
Exhibit 30 Vacancy Rates ............................................................................................... 25
Exhibit 31 Residential Housing by Date Built in Auburn ............................................. 26
Exhibit 32 Residential Building Condition and Mobile Homes in Auburn .................... 28
Exhibit 33 Residential Assessed Improvement Value per Square Foot ....................... 30
Exhibit 34 Assessed Improvement Value per Square Foot ........................................... 31
Exhibit 35 Land Value per Lot Square Foot .................................................................. 32
Exhibit 36 Assessed Value of Land per Lot Square Foot – Histogram ......................... 33
Exhibit 37 Residential Land with Low Building to Land Value Ratios ......................... 34
Exhibit 38 Land Capacity and Growth Target ............................................................... 37
Exhibit 39 Income Ranges and Area Median Income .................................................. 38
Exhibit 40 Household Estimates by Percentage Median Income, 2012 dollars .......... 38
Exhibit 41 Income Levels and Renter Households ....................................................... 39
Exhibit 42 Auburn Renter-Occupied Income and Current Rents ............................... 40
Exhibit 43 Housing Authority Subsidized Rental Units ................................................. 41
Exhibit 44 Auburn Gross Rent by Bedroom ................................................................. 42
Exhibit 45 Auburn Apartment Rents and Vacancy Rates ............................................ 43
Exhibit 46 Current and Fair Market Rents in Auburn and King County ....................... 44
Exhibit 47 Gross Rent by Bedroom ............................................................................. 44
Exhibit 48 Percentage of Rental Units that are Overcrowded, 2008-2012 5-Year Average ........................................................................................................................................ 45
Exhibit 49 Household Estimates of Owners by Percent of Median Income ............... 45
Exhibit 50 Auburn Median Sales Prices ....................................................................... 46
Exhibit 51 Annual Income Needed to Purchase a Home at Current Median Selling Price, 2013 .......... 47
1.0 POPULATION AND COMMUNITY CHARACTERISTICS

This section describes who lives in Auburn, including total population, age distribution, household size, racial and ethnic composition, and languages spoken at home. This information allows the City an understanding of who the City serves and whether some persons have special housing needs.

Auburn Population and Community Characteristics

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Auburn</td>
<td>70,180</td>
<td>70,705</td>
<td>71,240</td>
<td>73,235</td>
<td>74,630</td>
<td>2%</td>
</tr>
<tr>
<td>King County</td>
<td>1,931,249</td>
<td>1,942,600</td>
<td>1,957,000</td>
<td>1,981,900</td>
<td>2,017,250</td>
<td>1%</td>
</tr>
<tr>
<td>Pierce County</td>
<td>795,225</td>
<td>802,150</td>
<td>808,200</td>
<td>814,500</td>
<td>821,300</td>
<td>1%</td>
</tr>
</tbody>
</table>

Source: OFM Forecasting Division, 2014

- As of 2014, about 74,630 residents live in the City of Auburn.
- Auburn’s population is growing faster than King County and Pierce County. Auburn’s compound annual growth rate of 2% between 2010 and 2014 is twice as high as both King and Pierce County’s compound annual growth rate of 1% in the same years.
Population density is generally between 3-10 persons per acre across the City with greater nodes of density in North Auburn, South Auburn, Lea Hill and Lakeland Hills where there are smaller lot single family homes and attached housing.
Population by Age

Based on the 2010 Census, the last universal assessment of population structure, Auburn’s population under 20 years old was 20,485, or 29.2% of the total population, and the senior population (ages 65 years and over) was 7,138, or 10.2% of the total population.

Exhibit 3 compares Auburn to King County and Pierce County averages using broad age categories.

<table>
<thead>
<tr>
<th></th>
<th>Under 20 Years</th>
<th>20 - 64 Years</th>
<th>65 Years and Over</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auburn</td>
<td>29.2%</td>
<td>60.6%</td>
<td>10.2%</td>
</tr>
<tr>
<td>King County</td>
<td>23.9%</td>
<td>65.2%</td>
<td>10.9%</td>
</tr>
<tr>
<td>Pierce County</td>
<td>27.7%</td>
<td>61.2%</td>
<td>11.0%</td>
</tr>
</tbody>
</table>


- Auburn has a higher percentage of residents under 20 years old than both King and Pierce County averages, a lower percentage of residents between 20-64 years old compared to both counties, and a lower percentage of residents over 65 years old compared to both counties, but the differences are not substantial.

• There will be a large portion of the population that will be 65 and over by 2035. Currently, 45-59 year olds make up about 15% of Auburn’s total population. They will be part of the senior population by 2035.

### Household Size

#### Exhibit 5

<table>
<thead>
<tr>
<th>Average Household Size: Auburn, King County, and Pierce County</th>
<th>Average Household Size</th>
<th>Average Family Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auburn</td>
<td>2.67</td>
<td>3.22</td>
</tr>
<tr>
<td>King County</td>
<td>2.40</td>
<td>3.05</td>
</tr>
<tr>
<td>Pierce County</td>
<td>2.59</td>
<td>3.09</td>
</tr>
</tbody>
</table>


• According to US Census data from 2010, Auburn has an average household size of 2.67 persons.
• This is larger compared to King County which has an average household size of 2.40 persons, and larger than Pierce County which has an average household size of 2.59 persons.

#### Exhibit 6

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Auburn</th>
<th>King</th>
<th>Pierce</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-person household</td>
<td>27%</td>
<td>32%</td>
<td>27%</td>
</tr>
<tr>
<td>2-person household</td>
<td>33%</td>
<td>33%</td>
<td>34%</td>
</tr>
<tr>
<td>3-person household</td>
<td>17%</td>
<td>15%</td>
<td>16%</td>
</tr>
<tr>
<td>4-person household</td>
<td>14%</td>
<td>13%</td>
<td>14%</td>
</tr>
<tr>
<td>5-person household</td>
<td>5%</td>
<td>5%</td>
<td>6%</td>
</tr>
<tr>
<td>6-person household</td>
<td>3%</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>7-or-more person household</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
</tr>
</tbody>
</table>


• Auburn has a slightly smaller percentage of 1-person households than King County households (27% in Auburn, 32% in King County).
• Auburn has slightly larger percentages of family households with three persons and larger compared to King County, but is similar to the Pierce County averages for these household sizes.
Exhibit 7
Household Composition: Auburn, King County, and Pierce County

- Fifty-three percent of the households are one or two persons with no kids. The type of homes needed for smaller households may be different than for larger households.
- In general, Auburn’s household composition is similar to both King and Pierce Counties.
- Auburn has a slightly larger percentage of single parent households (12%) compared to King County (7%) and Pierce County (10%).

Racial Composition

Exhibit 8
Racial Composition, 2012

<table>
<thead>
<tr>
<th>Racial Group</th>
<th>Auburn</th>
<th>King County</th>
<th>Pierce County</th>
</tr>
</thead>
<tbody>
<tr>
<td>White alone</td>
<td>70%</td>
<td>68%</td>
<td>76%</td>
</tr>
<tr>
<td>Black or African American alone</td>
<td>6%</td>
<td>6%</td>
<td>7%</td>
</tr>
<tr>
<td>American Indian and Alaska Native</td>
<td>1%</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Asian alone</td>
<td>15%</td>
<td>10%</td>
<td>6%</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander alone</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>Some other race alone</td>
<td>3%</td>
<td>5%</td>
<td>2%</td>
</tr>
<tr>
<td>Two or more races</td>
<td>5%</td>
<td>7%</td>
<td>7%</td>
</tr>
</tbody>
</table>


- According to ACS data from 2012, Auburn is slightly less diverse than King County overall, and somewhat more diverse than Pierce County overall, with 30% of its population being races other than white compared to 32% in King County and 24% in Pierce County.
About 15% of Auburn’s population identifies as Asian. This is higher compared to King (10%) and Pierce (6%) Counties. Within this category, the population consists of Filipino (2.1%), Korean (1.5%), Vietnamese (1.3%), Asian Indian (1.3%), Other Asian (1.3%), Chinese (1%) and Japanese (.5%).

Auburn’s American Indian and Native Alaskan is 2%, compared to 1% in King County and 1% in Pierce County.

Auburn has a higher “Some Other Race” population (5%), compared to 3% in King County and 2% in Pierce County. Auburn also has a slightly higher mixed race population (7%), compared to 5% in King County, but similar to Pierce County.

**Languages Spoken at Home**

**Exhibit 9**

Languages Spoken at Home in Auburn, 2008-2012 5-Year Average

<table>
<thead>
<tr>
<th>Language Spoken at Home</th>
<th>Persons Age 5+ years</th>
<th>% of Total</th>
<th>% of Group Without English Proficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Speak only English</td>
<td>48,919</td>
<td>75%</td>
<td>--</td>
</tr>
<tr>
<td>Spanish or Spanish Creole</td>
<td>5,928</td>
<td>9%</td>
<td>48%</td>
</tr>
<tr>
<td>Other Indo-European languages</td>
<td>4,385</td>
<td>7%</td>
<td>44%</td>
</tr>
<tr>
<td>Asian and Pacific Island languages</td>
<td>5,245</td>
<td>8%</td>
<td>42%</td>
</tr>
<tr>
<td>Other languages</td>
<td>943</td>
<td>1%</td>
<td>32%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>65,400</strong></td>
<td><strong>100%</strong></td>
<td><strong>11%</strong></td>
</tr>
</tbody>
</table>

Source: 2008-2012 American Community Survey 5-Year Estimates

Approximately 25% of Auburn residents speak a language other than English. This is similar to King County (25%) and higher than Pierce County (14%). Spanish (9%), Asian and Pacific Island languages (8%), and other Indo-European languages (7%) are the most common languages spoken other than English.
Exhibit 10
Languages Spoken at Home in Auburn, King County, and Pierce County
2008-2012 5-Year Average

<table>
<thead>
<tr>
<th>Language Spoken at Home</th>
<th>% of Total</th>
<th>% of Group Without English Proficiency</th>
<th>% of Total</th>
<th>% of Group Without English Proficiency</th>
<th>% of Total</th>
<th>% of Group Without English Proficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Speak only English</td>
<td>75%</td>
<td>--</td>
<td>75%</td>
<td>--</td>
<td>86%</td>
<td>--</td>
</tr>
<tr>
<td>Speak a language other than English</td>
<td>25%</td>
<td>44%</td>
<td>25%</td>
<td>43%</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td>Spanish or Spanish Creole</td>
<td>9%</td>
<td>48%</td>
<td>7%</td>
<td>46%</td>
<td>6%</td>
<td>37%</td>
</tr>
<tr>
<td>Other Indo-European languages</td>
<td>7%</td>
<td>44%</td>
<td>6%</td>
<td>31%</td>
<td>3%</td>
<td>34%</td>
</tr>
<tr>
<td>Asian and Pacific Island languages</td>
<td>8%</td>
<td>42%</td>
<td>11%</td>
<td>47%</td>
<td>5%</td>
<td>45%</td>
</tr>
<tr>
<td>Other languages</td>
<td>1%</td>
<td>32%</td>
<td>2%</td>
<td>44%</td>
<td>1%</td>
<td>38%</td>
</tr>
</tbody>
</table>


- Of the population who speak a language other than English, approximately 44% speak English “less than well”. This is slightly higher than in King County (43%) and Pierce County (40%).

- Among Auburn’s Spanish speaking population, nearly half of the group is not proficient in English (48%). Among Auburn’s population that speaks other Indo-European languages, 44% are not proficient in English. Among Auburn’s population that speaks Asian and Pacific Island languages, 42% are not proficient in English.

Population Living with a Disability

Exhibit 11 compares Auburn, King County and Pierce County populations living with a disability. Exhibit 12 shows characteristics about Auburn’s population living with a disability.

Exhibit 11
Auburn, King County, Pierce County Population Living with a Disability

<table>
<thead>
<tr>
<th>Total civilian non-institutionalized population</th>
<th>With Disability</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auburn</td>
<td>69,958</td>
<td>9,221</td>
</tr>
<tr>
<td>King County</td>
<td>1,927,850</td>
<td>177,577</td>
</tr>
<tr>
<td>Pierce County</td>
<td>770,973</td>
<td>97,178</td>
</tr>
</tbody>
</table>

### Exhibit 12

**Auburn’s Estimated Population Living with a Disability**

<table>
<thead>
<tr>
<th>Population</th>
<th>Total</th>
<th>With a disability</th>
<th>Percent with a disability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>69,958</td>
<td>9,221</td>
<td>13.2%</td>
</tr>
<tr>
<td>Population 5 to 17 years</td>
<td>12,639</td>
<td>505</td>
<td>4.0%</td>
</tr>
<tr>
<td>With a hearing difficulty</td>
<td>(X)</td>
<td>70</td>
<td>0.6%</td>
</tr>
<tr>
<td>With a vision difficulty</td>
<td>(X)</td>
<td>140</td>
<td>1.1%</td>
</tr>
<tr>
<td>With a cognitive difficulty</td>
<td>(X)</td>
<td>304</td>
<td>2.4%</td>
</tr>
<tr>
<td>With an ambulatory difficulty</td>
<td>(X)</td>
<td>89</td>
<td>0.7%</td>
</tr>
<tr>
<td>With a self-care difficulty</td>
<td>(X)</td>
<td>108</td>
<td>0.9%</td>
</tr>
<tr>
<td>Population 18 to 64 years</td>
<td>44,740</td>
<td>5,527</td>
<td>12.4%</td>
</tr>
<tr>
<td>With a hearing difficulty</td>
<td>(X)</td>
<td>1,265</td>
<td>2.8%</td>
</tr>
<tr>
<td>With a vision difficulty</td>
<td>(X)</td>
<td>844</td>
<td>1.9%</td>
</tr>
<tr>
<td>With a cognitive difficulty</td>
<td>(X)</td>
<td>2,504</td>
<td>5.6%</td>
</tr>
<tr>
<td>With an ambulatory difficulty</td>
<td>(X)</td>
<td>2,494</td>
<td>5.6%</td>
</tr>
<tr>
<td>With a self-care difficulty</td>
<td>(X)</td>
<td>910</td>
<td>2.0%</td>
</tr>
<tr>
<td>With an independent living difficult</td>
<td>(X)</td>
<td>2,028</td>
<td>4.5%</td>
</tr>
<tr>
<td>Population 65 years and over</td>
<td>7,682</td>
<td>3,189</td>
<td>41.5%</td>
</tr>
<tr>
<td>With a hearing difficulty</td>
<td>(X)</td>
<td>1,306</td>
<td>17.0%</td>
</tr>
<tr>
<td>With a vision difficulty</td>
<td>(X)</td>
<td>494</td>
<td>6.4%</td>
</tr>
<tr>
<td>With a cognitive difficulty</td>
<td>(X)</td>
<td>716</td>
<td>9.3%</td>
</tr>
<tr>
<td>With an ambulatory difficulty</td>
<td>(X)</td>
<td>2,015</td>
<td>26.2%</td>
</tr>
<tr>
<td>With a self-care difficulty</td>
<td>(X)</td>
<td>793</td>
<td>10.3%</td>
</tr>
<tr>
<td>With an independent living difficulty</td>
<td>(X)</td>
<td>1,256</td>
<td>16.3%</td>
</tr>
</tbody>
</table>


- Approximately 13.2% of Auburn’s total population is living with a disability. This is higher compared to King County (9.2%) and slightly higher than Pierce County (12.6%).
- About 12% of the adult population ages 18 to 64 are living with a disability. The most prevalent disabilities include cognitive difficulty (5.6%) and ambulatory difficulty (difficulty walking around) at 5.6%.
2.0 HOUSEHOLD ECONOMICS

This section examines household incomes, and households’ ability to provide for food, shelter, and transportation. 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.

Household Income

Exhibit 13 compares median household income for King County, Pierce County, and Auburn, and Exhibit 14 shows the segmentation of household income for Auburn and the two counties. The data reflect income for all households regardless of size.

### Exhibit 13
Median Household Income, 2012 Estimate

<table>
<thead>
<tr>
<th></th>
<th>$0</th>
<th>$10,000</th>
<th>$20,000</th>
<th>$30,000</th>
<th>$40,000</th>
<th>$50,000</th>
<th>$60,000</th>
<th>$70,000</th>
<th>$80,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>King County</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pierce County</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auburn</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


- Auburn’s median household income is lower than both King County’s and Pierce County’s median household income.
Exhibit 14
Household Income Segmentation, 2012

- Auburn is more similar to Pierce County in household income segmentation than it is to King County.
- 45% of households in Auburn earn less than $50,000 per year, compared to 43% in Pierce County and 37% in King County.
- The American Community Survey indicates the percent of Auburn persons below the poverty level (2008-2012 ACS) was 14.9%. This is higher than Pierce County (11.9%) and higher than King County (10.9%).

Food stamps/SNAP
- Approximately 19% of households in Auburn receive food stamps. This is higher compared to the percentage of households receiving food stamps in King and Pierce Counties, where 9% of households in King County receive food stamps, and 13% of households in Pierce County receive food stamps.
• Approximately 55% of households in Auburn receiving food stamps have children under 18 years. This is higher compared with King County, where 44% of households receiving food stamps have children under 18, and slightly higher compared with Pierce County, where 52% of households receiving food stamps have children under 18 years.

• 17% of households receiving food stamps in Auburn identify as being Hispanic or of Latino origin. This is slightly higher compared to King County (12%) and Pierce County (11%). 6% of households receiving food stamps in Auburn identify as “some other race”. This is slightly higher compared to King County (4%) and Pierce County (3%).

• 35% of households receiving food stamps in Auburn have had 2 or more workers in the past 12 months. This is slightly higher compared to King County (34%) and Pierce County (31%).

• According to the Office of Superintendent of Public Instruction Washington State Report Card May 2014 data, 54.3% of the Auburn School District student population are eligible for Free or Reduced-Price meals. This is nearly 10 percentage points higher than the Washington State average (45.9%).

### Median Household Income by Size Estimates

**Exhibit 15**

<table>
<thead>
<tr>
<th>Median Household Income by Household Size</th>
<th>Auburn</th>
<th>King County</th>
<th>Pierce County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Median Income:</td>
<td>$54,329</td>
<td>$71,175</td>
<td>$59,105</td>
</tr>
<tr>
<td>1-person households</td>
<td>$32,986</td>
<td>$40,023</td>
<td>$33,376</td>
</tr>
<tr>
<td>2-person households</td>
<td>$61,189</td>
<td>$81,907</td>
<td>$65,531</td>
</tr>
<tr>
<td>3-person households</td>
<td>$68,250</td>
<td>$95,350</td>
<td>$72,180</td>
</tr>
<tr>
<td>4-person households</td>
<td>$83,782</td>
<td>$108,946</td>
<td>$81,277</td>
</tr>
<tr>
<td>5-person households</td>
<td>$62,900</td>
<td>$102,121</td>
<td>$74,237</td>
</tr>
<tr>
<td>6-person households</td>
<td>$71,453</td>
<td>$82,179</td>
<td>$72,851</td>
</tr>
<tr>
<td>7-or-more-person households</td>
<td>$79,224</td>
<td>$85,539</td>
<td>$70,487</td>
</tr>
</tbody>
</table>

Exhibit 16.
Median Household Income by Household Size

- The median household income for single person households is similar for Auburn ($32,986) and Pierce County ($33,376). It is lower compared to King County ($40,023).
- Auburn’s median income for households with two or more people is below the King County median, but is similar to the Pierce County median.

Homeless Population

Estimating the total homeless population is difficult. In King County, a 2014 one-night analysis of homelessness in King County found that 3,123 were outside between the hours of 2 and 5 am on a January night.

Unsheltered homeless counts illuminate the local gap in services for the homeless.

Exhibit 17 shows unsheltered homeless counts in Auburn based on the Seattle/King County Coalition on Homelessness counts. The one-night unsheltered homeless counts in Auburn show unsheltered homelessness in the City ranging from 45-97 persons over the last four years. These figures are known to undercount the unsheltered homeless, since not all areas are searched and many homeless persons do not want to be seen. There are likely individuals and families that are improvising with camping, sleeping in their cars, rotating through weekly motels, and spending nights in someone’s spare room or couch with no fixed living situation.
Exhibit 17
Auburn Unsheltered Homeless Counts, 2010 – 2014

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Men</td>
<td>9</td>
<td>4</td>
<td>4</td>
<td>6</td>
<td>5</td>
<td>919</td>
<td>860</td>
<td>882</td>
<td>897</td>
<td>944</td>
</tr>
<tr>
<td>Women</td>
<td>4</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>159</td>
<td>191</td>
<td>174</td>
<td>205</td>
<td>213</td>
</tr>
<tr>
<td>Gender Unknown</td>
<td>37</td>
<td>40</td>
<td>40</td>
<td>49</td>
<td>92</td>
<td>1,664</td>
<td>1,357</td>
<td>1,531</td>
<td>1,615</td>
<td>1,942</td>
</tr>
<tr>
<td>Minor (under 18)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>17</td>
<td>34</td>
<td>7</td>
<td>19</td>
<td>24</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>50</strong></td>
<td><strong>45</strong></td>
<td><strong>44</strong></td>
<td><strong>57</strong></td>
<td><strong>97</strong></td>
<td><strong>2,759</strong></td>
<td><strong>2,442</strong></td>
<td><strong>2,594</strong></td>
<td><strong>2,736</strong></td>
<td><strong>3,123</strong></td>
</tr>
</tbody>
</table>

*Selected Areas include: Seattle, Kent, North End, East Side, White Center, Federal Way, Renton, Night Owl Buses and Auburn.

Source: Seattle/King County Coalition on Homelessness

- The homelessness data in the chart above was collected during one-night counts in January of each year. The highest counts of unsheltered homeless individuals was in cars/trucks and city parks.
- Relative to the total unsheltered homeless count, Auburn had 3%; it is likely that throughout the areas of the survey there was an undercount of homeless unsheltered persons.

Exhibit 18
Homeless Students in Auburn and Washington State, 2012–2013 School Year

<table>
<thead>
<tr>
<th>Total Number of Students</th>
<th>Shelters</th>
<th>Doubled Up</th>
<th>Total Number of Homeless Students</th>
<th>Percentage of Students who are Homeless</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auburn School District</td>
<td>15,046</td>
<td>43</td>
<td>333</td>
<td>4</td>
</tr>
<tr>
<td>Washington State</td>
<td>1,056,809</td>
<td>6,527</td>
<td>21,153</td>
<td>1,254</td>
</tr>
</tbody>
</table>


- According to the Office of Superintendent of Public Instruction Communication and Community Outreach news in February 2014, the number of homeless students in Washington State has increased for the sixth year in a row. The 2012-2013 number is an 11.8% increase from 2011-2012 and a 47.3% increase from 2007-2008.
- Auburn School District’s student homeless population matches the state percentage.
Employment & Labor Force Participation

Exhibit 19
Labor Force Participation and Unemployment Rate for Civilians 16+ Years Old, 2008-2012 5-Year Average

<table>
<thead>
<tr>
<th></th>
<th>Population 16+ Years Old</th>
<th>% in Civilian Labor Force</th>
<th>Unemployment rate</th>
<th>% of Civilian Labor Force Below Poverty Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auburn</td>
<td>54,889</td>
<td>66.7%</td>
<td>10.6%</td>
<td>45.8%</td>
</tr>
<tr>
<td>King County</td>
<td>1,574,056</td>
<td>70.4%</td>
<td>7.3%</td>
<td>52.7%</td>
</tr>
<tr>
<td>Pierce County</td>
<td>623,960</td>
<td>66.2%</td>
<td>10.3%</td>
<td>49.0%</td>
</tr>
</tbody>
</table>


- About 45.8% of Auburn’s civilian labor force is below poverty level. This is slightly lower than Pierce County, where 49.0% of the civilian labor force is below poverty level, and slightly lower than King County, where 52.7% of the civilian labor force is below poverty level. This means a relatively high percentage of the population consists of the “working poor”.

Housing Cost Burden

Exhibit 20
Percent of Auburn Households Spending More than 30% of Income on Housing, 2008-2012 5-Year Average

Source: ACS, 2012 (5-year estimates)
**Exhibit 21**

**Number of HH Spending More than 30% of Income on Housing (2008-2012) 5-Year Average**

<table>
<thead>
<tr>
<th></th>
<th>Auburn</th>
<th>King County</th>
<th>Pierce County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>All Households</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>45%</td>
<td>41%</td>
<td>43%</td>
</tr>
<tr>
<td>Owners</td>
<td>37%</td>
<td>35%</td>
<td>37%</td>
</tr>
<tr>
<td>Renters</td>
<td>58%</td>
<td>50%</td>
<td>54%</td>
</tr>
<tr>
<td><strong>Households Earning &lt;$35K</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All</td>
<td>86%</td>
<td>88%</td>
<td>85%</td>
</tr>
<tr>
<td>Owners</td>
<td>76%</td>
<td>77%</td>
<td>70%</td>
</tr>
<tr>
<td>Renters</td>
<td>91%</td>
<td>93%</td>
<td>95%</td>
</tr>
</tbody>
</table>


- A vast majority of Auburn’s households (86%) earning under $35,000 a year are spending more than 30% of their income on housing, including nearly 91% of renter households and 76% of owner-occupied households.
- Nearly half (45%) of all households regardless of income are spending more than 30% of their income on housing, including 58% of renters and 37% of owners.
- Auburn’s housing cost burden characteristics are similar to King and Pierce Counties. It has a slightly higher percentage of all households that are cost burdened (45%) compared with King County (41%) and Pierce County (43%).

**Housing and Transportation Costs**

**Means of Transportation and Travel Time to Work**

Exhibit 22 shows the means of transportation for workers over 16 years old in Auburn, King County and Pierce County, while Exhibit 23 provides information on travel time to work for workers over 16 years who do not work at home. These indicators provide a sense of how Auburn compares to both Counties overall in terms of convenience of and preference for using alternative modes of transportation (excluding car, truck, or van) and commute burden.

**Exhibit 22**

**Means of Transportation to Work, 2008-2012 5-Year Estimates**

<table>
<thead>
<tr>
<th>Total Workers 16 and Older</th>
<th>Auburn</th>
<th>King</th>
<th>Pierce</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Workers 16 and Older</td>
<td>32,009</td>
<td>1,004,804</td>
<td>363,532</td>
</tr>
<tr>
<td>Car, truck, or van - drove alone</td>
<td>74%</td>
<td>65%</td>
<td>77%</td>
</tr>
<tr>
<td>Car, truck, or van - carpooled</td>
<td>13%</td>
<td>11%</td>
<td>11%</td>
</tr>
<tr>
<td>Public transportation</td>
<td>6%</td>
<td>11%</td>
<td>3%</td>
</tr>
<tr>
<td>Walked</td>
<td>2%</td>
<td>4%</td>
<td>3%</td>
</tr>
<tr>
<td>Taxicab, motorcycle, bicycle, or other means</td>
<td>2%</td>
<td>3%</td>
<td>2%</td>
</tr>
<tr>
<td>Worked at home</td>
<td>3%</td>
<td>6%</td>
<td>4%</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2012 5-year average
### Exhibit 23
**Travel Time to Work, 2012 Estimates**

<table>
<thead>
<tr>
<th></th>
<th>Auburn</th>
<th>King</th>
<th>Pierce</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Workers 16 and Older</td>
<td>30,897</td>
<td>946,540</td>
<td>348,223</td>
</tr>
<tr>
<td>Not Working at Home</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than 10 minutes</td>
<td>8%</td>
<td>9%</td>
<td>11%</td>
</tr>
<tr>
<td>10 - 19 minutes</td>
<td>27%</td>
<td>26%</td>
<td>25%</td>
</tr>
<tr>
<td>20 - 29 minutes</td>
<td>21%</td>
<td>24%</td>
<td>21%</td>
</tr>
<tr>
<td>30 - 44 minutes</td>
<td>23%</td>
<td>26%</td>
<td>18%</td>
</tr>
<tr>
<td>44 - 59 minutes</td>
<td>10%</td>
<td>9%</td>
<td>14%</td>
</tr>
<tr>
<td>60 minutes or more</td>
<td>11%</td>
<td>7%</td>
<td>11%</td>
</tr>
</tbody>
</table>

**Average Mean Travel Time**

Source: American Community Survey, 2012 5-year average.

- Auburn has a higher percentage (74%) of workers over 16 years old who travel to work via car, truck or van alone compared to King County overall (65%), but a slightly lower percentage compared to Pierce County overall (77%).

- Auburn has a lower percentage of workers who use public transportation (6%) compared to King County overall (11%), but a higher percentage compared to Pierce County overall (3%).

- Travel time to work for workers 16 and older not working at home is relatively similar to both King and Pierce Counties overall.

- Approximately 27% of workers not working at home have a commute between 10-19 minutes. This is slightly larger compared to King and Pierce Counties.

**Housing and Transportation Costs**

Housing costs combined with transportation costs can exacerbate households’ ability to meet their basic living needs within their means. Exhibit 24 shows there are several census tracts (in yellow, at left) where households are spending more than 30% of their income on housing. For the same location over the Auburn vicinity, the same census tracts show that the cost of housing and transportation combined consumes 45% of the households’ income.
Exhibit 24
Housing Costs Compared to Housing + Transportation Costs


Placing housing near multiple modes of travel can help reduce travel costs to some degree. Exhibit 25 shows an opportunity index regarding where there is relatively more access to transit or less. Downtown Auburn and other areas to the northeast and southeast have more transit service than other parts of Auburn.
3.0 HOUSING INVENTORY AND AFFORDABILITY

The Growth Management Act requires each city and county to prepare a housing element including an inventory and analysis of existing and projected housing needs, 1) identifying the number of housing units necessary to manage projected growth, 2) providing sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities, 3) and making adequate provisions for existing and projected needs of all economic segments of the community.

VISION 2040, a regional growth strategy adopted by the City and 80 other jurisdictions in the four-county region also identifies that the housing element should provide opportunities for a range of housing types and choices to meet the housing needs of all income levels and demographic groups.

Additionally, 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 section describes the City’s housing inventory including the proportion of housing that is affordable to segments of the City’s population. The information shows information citywide and compares information to King County and Pierce County statistics.
Housing Units

The 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 26 and Exhibit 27 present the proportion of housing units by unit type. The types include:

- One unit,
- Two or more units, and
- Mobile homes and special units. Special units include permanent residents living in travel trailers, RVs, boats, sheds, tents, and others.

![Exhibit 26: 2014 Housing Unit Estimates](source)

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>Change 2010 - 2013</th>
<th>Compound Annual Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Auburn Total</strong></td>
<td>27,834</td>
<td>28,002</td>
<td>28,206</td>
<td>28,864</td>
<td>29,276</td>
<td>1,442</td>
<td>1.3%</td>
</tr>
<tr>
<td>One Unit</td>
<td>14,641</td>
<td>14,775</td>
<td>14,957</td>
<td>15,393</td>
<td>15,804</td>
<td>1,163</td>
<td>1.9%</td>
</tr>
<tr>
<td>Two or more</td>
<td>10,560</td>
<td>10,592</td>
<td>10,631</td>
<td>10,841</td>
<td>10,841</td>
<td>281</td>
<td>0.7%</td>
</tr>
<tr>
<td>Mobile Homes and Specials</td>
<td>2,633</td>
<td>2,635</td>
<td>2,618</td>
<td>2,630</td>
<td>2,631</td>
<td>(2)</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>King County Total</strong></td>
<td>851,261</td>
<td>857,354</td>
<td>862,091</td>
<td>869,835</td>
<td>880,013</td>
<td>28,752</td>
<td>0.8%</td>
</tr>
<tr>
<td>One Unit</td>
<td>494,230</td>
<td>496,208</td>
<td>498,131</td>
<td>500,599</td>
<td>503,464</td>
<td>9,234</td>
<td>0.5%</td>
</tr>
<tr>
<td>Two or more</td>
<td>338,645</td>
<td>342,852</td>
<td>345,684</td>
<td>350,970</td>
<td>358,262</td>
<td>19,617</td>
<td>1.4%</td>
</tr>
<tr>
<td>Mobile Homes and Specials</td>
<td>18,386</td>
<td>18,294</td>
<td>18,276</td>
<td>18,266</td>
<td>18,287</td>
<td>(99)</td>
<td>-0.1%</td>
</tr>
<tr>
<td><strong>Pierce County Total</strong></td>
<td>325,375</td>
<td>327,308</td>
<td>329,158</td>
<td>331,861</td>
<td>335,252</td>
<td>9,877</td>
<td>0.8%</td>
</tr>
<tr>
<td>One Unit</td>
<td>218,828</td>
<td>220,245</td>
<td>221,566</td>
<td>223,235</td>
<td>225,693</td>
<td>6,865</td>
<td>0.8%</td>
</tr>
<tr>
<td>Two or more</td>
<td>80,645</td>
<td>81,069</td>
<td>81,552</td>
<td>82,486</td>
<td>83,301</td>
<td>2,656</td>
<td>0.8%</td>
</tr>
<tr>
<td>Mobile Homes and Specials</td>
<td>25,902</td>
<td>25,994</td>
<td>26,040</td>
<td>26,140</td>
<td>26,258</td>
<td>356</td>
<td>0.3%</td>
</tr>
</tbody>
</table>

Source: OFM Forecasting Division, April 1, 2013

- The majority of housing units in Auburn, King County, and Pierce County are single family units (one unit). Auburn has a slightly lower proportion of single family units (53%) compared to King County overall with 58% of all housing units as single family, and a much lower proportion compared to Pierce County overall with 67%.

- Auburn has a larger proportion of housing units in mobile homes and specials (9%) compared to King County (2%), but is similar to Pierce County (8%).

Draft: October 31, 2014
• New housing growth in Auburn has been concentrated in single-family units, with limited attached units added since 2010. Auburn added an estimated 1,442 housing units between 2010 and 2014, resulting in a most recent count of 29,276. This represents a compound annual growth rate of 1.3% a year, nearly twice the growth rate of King County and Pierce County as a whole which both had a compound growth rate of 0.8% a year from 2010 to 2014.

• Most added housing units in Auburn were single family units; this is different from King County which mostly added attached units. The single family unit compound annual growth rate for Auburn was 1.9%, almost four times the rate in King County, which saw .5% annual growth rate a year in single family units, and more than twice the rate in Pierce County (.8%).

### Housing Types and Sizes

#### Exhibit 28

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Auburn</th>
<th>King County</th>
<th>Pierce County</th>
</tr>
</thead>
<tbody>
<tr>
<td>No bedroom (studios)</td>
<td>236</td>
<td>3.9%</td>
<td>1.8%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>3,405</td>
<td>17.1%</td>
<td>10.4%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>9,063</td>
<td>26.3%</td>
<td>25.0%</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>9,230</td>
<td>29.4%</td>
<td>41.9%</td>
</tr>
<tr>
<td>4 bedrooms</td>
<td>4,956</td>
<td>17.8%</td>
<td>17.2%</td>
</tr>
<tr>
<td>5 or more bedrooms</td>
<td>1,515</td>
<td>5.6%</td>
<td>3.7%</td>
</tr>
<tr>
<td><strong>Total Housing Units</strong></td>
<td><strong>28,405</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>


• The majority of Auburn’s housing types have 2-3 bedrooms, accounting for 64.4% of housing units. This is much higher compared to King County (55.7%), and slightly lower than Pierce County (66.9%).

• Auburn has 6,471 large units (having 4 or more bedrooms), which aligns with the approximately 6,300 households with 5 or more persons (see Exhibit 6). This suggests Auburn does not have a severe shortage of larger units to accommodate its larger households.

• Auburn has a lower percentage of units with no bedrooms (studios) compared to King County and Pierce County.

### Tenure

#### Exhibit 29

<table>
<thead>
<tr>
<th>Housing Tenure</th>
<th>Auburn</th>
<th>King County</th>
<th>Pierce County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Occupied Units</strong></td>
<td><strong>16,208</strong></td>
<td><strong>60.1%</strong></td>
<td><strong>58.9%</strong></td>
</tr>
<tr>
<td><strong>Renter-occupied</strong></td>
<td><strong>10,760</strong></td>
<td><strong>39.9%</strong></td>
<td><strong>41.1%</strong></td>
</tr>
<tr>
<td><strong>Occupied Housing Units</strong></td>
<td><strong>26,968</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

• Auburn is similar to both King and Pierce Counties in housing tenure rates. Approximately 60% of housing units are owner-occupied and about 40% are renter-occupied.

Vacancy Rates
Vacancy rates are a leading indicator of a housing market, which can indicate future changes in housing prices and demand.

### Exhibit 30
Vacancy Rates

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Auburn Percent</th>
<th>King County Percent</th>
<th>Pierce County Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeowner</td>
<td>2.1%</td>
<td>1.9%</td>
<td>2.5%</td>
</tr>
<tr>
<td>Renter</td>
<td>4.8%</td>
<td>4.4%</td>
<td>5.8%</td>
</tr>
<tr>
<td>Vacant Housing Units</td>
<td>5.1%</td>
<td>6.4%</td>
<td>8.1%</td>
</tr>
</tbody>
</table>


• Auburn’s overall vacancy rate is 5.1%, which is lower than both King County and Pierce County.
• Auburn’s vacancy for owner-occupied units is 2.1%, falling between King County and Pierce County. The homeowner vacancy rate is low for Auburn and both King and Pierce Counties, suggesting limited supply for those seeking to purchase a home.
• Auburn’s renter vacancy rate is 4.8%, falling between King and Pierce counties. In general, a vacancy rate of 5% or less for rental units is considered a very tight market that will put upward pressure on prices and potentially stimulate investment for new housing stock.
Housing Units by Year Built

Exhibit 31
Residential Housing by Date Built in Auburn

Source: King County and Pierce County Assessors Offices, 2014; BERK Consulting 2014
Across all housing units, age of structure is the single most important physical attribute in predicting the degree of structure quality. National research has demonstrated a negative correlation between the age of a unit and its condition. Generally speaking, a residential unit will have a functional life of around 40 years, at which point additional investments will be needed to maintain structural adequacy. Exhibit 31 presents the age of housing units for all residential structures in Auburn.

- Most of the new housing (built in 2001 to present) has been concentrated mainly in the south and northeast regions of the city, particularly the Lakeland neighborhood and Lea Hill neighborhood.

- Most of the lots in the Downtown vicinity were developed before 1950. In South Auburn, housing was generally built in the 1950s. These structures are more than 50 years old, and it is likely that many have structural deficiencies. There is some evidence of site-level redevelopment within these neighborhoods, which bodes well for future investment by property owners.

Housing Condition and Quality

Housing quality has many dimensions including structural integrity, energy efficiency, wear and tear, housing design, and relationship to amenities and services. There is no comprehensive data set that reports the quality of housing across all these domains. This analysis examines multiple dimensions of housing quality to ascertain the specific housing quality challenges experienced in Auburn.

County Assessors rate the building condition of each residential unit in their jurisdiction. The Building Condition values are rated relative to age and grade (that is, taking into account the age of the structure and the original building quality in terms of materials, craftsmanship, and design). They include:

1 = Poor- Worn out. Repair and overhaul needed on painted surfaces, roofing, plumbing, heating, and numerous functional inadequacies. Excessive deferred maintenance and abuse, limited value-in-use, approaching abandonment or major reconstruction; reuse or change in occupancy is imminent. Effective age is near the end of the scale regardless of the actual chronological age.

2 = Fair- Badly worn. Much repair needed. Many items need refinishing or overhauling, deferred maintenance obvious, inadequate building utility and systems all shortening the life expectancy and increasing the effective age.

3 = Average- Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. All major components still functional and contributing toward an extended life expectancy. Effective age and utility is standard for like properties of its class and usage.

4 = Good- No obvious maintenance required but neither is everything new. Appearance and utility are above the standard and the overall effective age will be lower than the typical property.

5 = Very Good- All items well maintained, many having been overhauled and repaired as they have shown signs of wear, increasing the life expectancy and lowering the effective age with little deterioration or obsolescence evident with a high degree of utility.
King County and Pierce County Assessors’ ratings of residential structure quality show a large proportion of the residential structures is considered to have average conditions (depicted in yellow), suggesting Auburn has a significant amount of housing stock for which maintenance has been deferred. Much of the housing stock in Auburn is older than 40 years and many structures may
be approaching the need for more comprehensive refurbishment and updates to keep structures in a useful condition.

- Areas close to the downtown are dominated by housing rated as “good”, and show evidence of investment indicated by the intermixing of higher-rated quality buildings such as in the area around Auburn High School and Washington Elementary School. Areas that are both dominated by lower ratings (average and poor) and showing more homogeneity (lacking newer or higher rated-structures) are likely to have more significant housing quality deficiencies.

- Building conditions rated ‘poor’ represent housing that has the greatest quality deficiencies and may be posing a health or safety risk to inhabitants. Exhibit 32 overlays the number of mobile homes, demonstrating areas with higher concentrations of mobile homes tend to show average to fair to poor conditions. Mobile homes differ from stick-on-site built homes, and are more difficult to update in an incremental way due to both structural and financing constraints. As a result, full replacement is necessary for mobile units with deferred maintenance or outdated systems.

Another indicator of housing quality is the improvement value of the structure. To a large degree, the price of a home will be driven by location factors. However, assessor information on improvement value gives an indication of the overall quality of the structure apart from the land costs. Overall, higher values per square foot indicate higher levels of housing quality.
In Auburn, improvement value per square foot ranges from 0 dollars in cases where the structure has no utility as a housing unit and is ready to be torn down, to $312/sq. ft. indicating a superior craftsmanship and/or premium or custom finishes.
Overall, the assessed improvement value per square foot in Auburn is relatively low. This is likely owing to the age of much of Auburn’s housing as well as its position in the overall metropolitan market.

At today’s prices, construction costs independent of land and site work for in-fill development are between $100 - $150 dollars per square foot. The assessors’ data indicate that about 300 units have improvement values per square foot higher than $100.

Similar to the patterns presenting in building condition rating (Exhibit 32), housing with the lowest improvement values per square foot are concentrated in the periphery areas outside of the city center. Exceptions include northeast Auburn around 132nd SE and the Lakeland Hills area.

A closer look at the improvement value per square foot demonstrates the distribution of housing units in Auburn.

- There are approximately 1,600 units with no or very limited improvement value listed.
- There is a long tail stretching towards higher improvement values per square foot, demonstrating the presences of some higher value housing stock.
- The median improvement value (not including lots with no improvement value) is $16.73.
Much of the City’s land value per lot square foot shows most land is valued in the lower to moderate levels, whether the lots are large or small.
Most parcels have an assessed value of land per lot square feet that is low to moderate.
Exhibit 37
Residential Land with Low Building to Land Value Ratios

- Combining lot and structure value relationships, there are lots with relatively low improvement value to land value and may be areas of potential subdivision or redevelopment to higher densities.

Source: King County and Pierce County Assessor's Offices, 2014; BERK Consulting 2014
**Code Enforcement**

The City enforces a number of City ordinances including property maintenance and public nuisance regulations regarding junk vehicles, tall grass, and others to help maintain the character and quality of neighborhoods. About 1,000 complaints are addressed each year, with 8-10% associated with housing conditions (personal communication, Jeff Tate, October 29, 2014).

Code enforcement staff address abandoned properties. There are several properties (~15-20) that are unmaintained and a detriment to neighborhoods – the City calls out abandoned properties on its “wall of shame” on its website intending to spur mortgage holders, often out of state financial institutions, to take action.

More recently the City has addressed a trend of increased rental housing such as near the Green River Community College by instituting a Rental Housing Business License program involving an informal inspection. This is intended to help address the impacts of communal residences on a neighborhood. This inspection is intended to ensure the criteria for the rental business license is met, but does not address conditions per se.

In the future, the City may establish more specific requirements for housing condition as City staff have seen tenants living in substandard conditions with mold, moisture, rodent and insect problems. The City has investigated a number of methods to address substandard housing conditions, such as establishing a housing inspection program, a landlord / manager training program, and loan repair programs. (public works, 2012) Different tools are under consideration in the Housing Element Update.

**Neighborhoods with Unique Housing Conditions or Amenities**

As shown in Exhibit 2, the City is made up of a number of neighborhoods, with Downtown in particular highlighted in central Auburn. A summary of housing conditions and amenities is included below.

**Downtown**

Downtown is the City’s core, and was developed early in the late 1880s and early 1900s. The City has designated it as a Regional Growth Center. It has a population of about 1,366 and an employment base of 2,888 as of 2010 (PSRC 2013). The City has developed incentives for mixed use development in Downtown, and requires ground floor retail, unlimited density (based on floor area ratio), and height bonuses for features that promote pedestrian movement. Housing conditions are rated by the Assessor as generally “good” or “average”.

**North Auburn**

North Auburn has housing focused east of Auburn Way North. Many of the properties were developed prior to the 1950s, with others developed in the 1970s, and some more recently after the year 2000. The majority of residential properties in North Auburn are in “good” or “average” condition. There are a few concentrated areas of mobile home units in the northern part of the neighborhood near the river that are in “poor” condition. Parkland is located in several locations, along the river, the freeway, as well as in the southern portions of this neighborhood.

**South Auburn**

South Auburn was largely developed before or during the 1950s and 1960s. The majority of residential properties in the South Auburn neighborhood are in “good” or “average” condition. There are large concentrated areas of mobiles homes in the southern part of the neighborhood near the river that are in “poor”, “fair” or “average” condition. The City’s Les Gove Community Campus with the library and Senior Center, as well as other centers and play areas is located in South Auburn.
West Hill
West Hill to the north has single family homes built in the 1980’s predominantly, with some apartment complexes developed prior to the 1950s. Most of the residential properties in the West Hill neighborhood are in “average” condition. West Hill has few mobile home units dispersed throughout the neighborhood. There are a few properties near the northern city boundary that are in “fair” or “poor” condition, representing units built in the 1950s. There is little parkland in the West Hill Area, but there are some schools that provide some amount of open space and recreation opportunity.

Lea Hill
Lea Hill reflects development across many decades, with the central area developed pre-1950s to present day. The northern area developed in the 1960s, and the northeast in the 1990s. The majority of residential properties in the Lea Hill neighborhood are in “good” or “average” condition. There is a concentrated area of mobile homes near the southeast city boundary that are in “average” condition. Parks are located along the river as well as scattered to the south and east.

Plateau
The Plateau neighborhood was developed in the 1960s and 1970s predominantly. The majority of residential properties in the Plateau neighborhood are in “good” or “average” condition. There are a few concentrated areas of mobile homes that are in “average” condition.

Lakeland
Lakeland is a master planned community at the City’s southern border, and was developed between 1990 and 2010. The majority of residential properties in the Lakeland neighborhood are in “average” condition or are new. There are little to no mobile home units in the neighborhood. Parks are located in several places within the development.

Southeast Auburn
Southeast Auburn is more lightly populated than other areas of the City. Homes are focused to the south and were developed generally between 1950 and 1990. The majority of residential properties in Southeast Auburn neighborhood are in “average” condition. There are few mobile home units dispersed near the City’s southern border. Open space is located along the river.

Capacity for Additional Housing
The City is required to provide capacity for its fair share of population as determined through countywide planning with King and Pierce Counties. Pierce County targets address the year 2030 and King County targets address the year 2031. However, per GMA, the City will need to plan to the year 2035.

Every five years approximately, a buildable lands report is prepared by both counties to determine progress towards targets. Exhibit 38 shows the combined remaining growth target to the years 2030/2031 and the City estimated growth capacity. The additional straight-line growth from the 2030 Pierce County target and 2031 King County target is also shown.
Exhibit 38
Land Capacity and Growth Target

<table>
<thead>
<tr>
<th>Capacity and Target</th>
<th>Number of Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Capacity (units), King and Pierce Counties</td>
<td>15,519</td>
</tr>
<tr>
<td>Remaining Housing Target (2012-2031) King County</td>
<td>9,004</td>
</tr>
<tr>
<td>Pierce County Housing Target (2010-2030)</td>
<td>493</td>
</tr>
<tr>
<td>Total Target</td>
<td>9,497</td>
</tr>
<tr>
<td>Surplus/Deficit Capacity at 2030/2031</td>
<td>6,022</td>
</tr>
<tr>
<td>Additional growth 2030 / 2031 to 2035: King and Pierce Counties</td>
<td>1,829</td>
</tr>
<tr>
<td>Balance with additional 2031-2035 deduction</td>
<td>4,193</td>
</tr>
</tbody>
</table>

Source: King County 2014, Pierce County 2014

- The BLR indicates the City has capacity to meet its remaining housing targets to the year 2031.
- If growth is carried forward to the full 20-year planning period – 2015-2035 the City would still be able to meet its targets and has excess development capacity.
- Based on buildable lands report information for the portion of Auburn in King County, a little more than half of the City’s land capacity is for mixed use (6,396) and multifamily (1,616) units, and nearly half is in single family (6,585) capacity.
- Based on buildable lands report information for the portion of Auburn in Pierce County, Auburn’s capacity is for dwellings in single family (323), planned unit development (513), and Terrace View (86) zoning designations. The capacity provides single family units predominantly around Lakeland Hills though the area does have some elements of attached units.

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.

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 39 presents the Area Median Income estimates for King County, using three different data sources. The HUD AMI of $88,200 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 American Community Survey is $71,175, 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. While Auburn’s AMI is also reported, and is lower, it is not the basis for the income analysis that follows as the analysis keys on the countywide information.

The Countywide Planning Policies require jurisdictions to analyze housing affordability using 30%, 50%, and 80% ratios to the HUD published Area Median Income. Exhibit 39 also presents the upper income bounds of each Housing Need category.
Exhibit 39
Income Ranges and Area Median Income

<table>
<thead>
<tr>
<th>Upper Bounds of Income Category</th>
<th>King County (2014 Dollars)</th>
<th>King County (2012 Dollars)</th>
<th>Auburn (2012 Dollars)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Median Income</td>
<td>$88,200</td>
<td>$71,175</td>
<td>$54,329</td>
</tr>
<tr>
<td>Moderate Income Housing Need (80% of AMI)</td>
<td>$70,560</td>
<td>$56,940</td>
<td>$43,463</td>
</tr>
<tr>
<td>Low Income Housing Need (50% of AMI)</td>
<td>$44,100</td>
<td>$35,588</td>
<td>$27,165</td>
</tr>
<tr>
<td>Very-Low Income Housing Need (30% of AMI)</td>
<td>$26,460</td>
<td>$21,353</td>
<td>$16,299</td>
</tr>
</tbody>
</table>

Source: ACS 2012

Estimating Households by Percent of Median Income

To estimate the demand for affordable housing, the analysis estimates the number of households that belong to each of the Housing Need categories. The American Community Survey (ACS) provides information on the number of households by income in $5,000 to $10,000 income ranges, but not the number of households according to ratios of Area Median Income (AMI). Using the available household income data, this analysis groups households according to affordability income categories. 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 methods includes all households below $20,000 plus the 1,000 households assumed to earn between $20,000 and $21,000.

Using King County’s 2012 area median income of $71,175, Exhibit 40 presents the estimated number of households in each income category for King County and Auburn. In the most recent Countywide 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 40
Household Estimates by Percentage Median Income, 2012 dollars

<table>
<thead>
<tr>
<th>Income Ranges</th>
<th>Rounded (1,000s) Income Ranges</th>
<th>Estimated Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Under 30%</td>
<td>$0</td>
<td>$21,353</td>
</tr>
<tr>
<td>30 - 50%</td>
<td>$21,353</td>
<td>$35,588</td>
</tr>
<tr>
<td>50 - 80%</td>
<td>$35,588</td>
<td>$56,940</td>
</tr>
<tr>
<td>80 - 100%</td>
<td>$56,940</td>
<td>$71,175</td>
</tr>
<tr>
<td>100 - 120%</td>
<td>$71,175</td>
<td>$85,410</td>
</tr>
<tr>
<td>120% or Over</td>
<td>$85,410</td>
<td>$1,000,001</td>
</tr>
<tr>
<td>Total</td>
<td>26,968</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Figures based on American Community Survey 2008 – 2012 5-year average; BERK, 2014. Figures may not add to total due to rounding.
• **Under 30% AMI (HUD Extremely Low / County Very Low).** Auburn has a higher percentage of the population earning less than 30% of the AMI at 16.7% versus 13.1% for King County.

• **Between 30-50% AMI (HUD Very Low / County Low Income Housing Need).** Auburn also has a higher proportion of households earning 30-50% of the County AMI than King County at 15.4% versus 11.4%.

• **Between 50-80% AMI (HUD Low / County Moderate Income Housing Need).** Auburn’s proportion of moderate income households at 50-80% of the King County AMI is likewise higher than the County proportion at 19.4% versus 15.8%.

• **Above 80% AMI.** At 80-100% and 100-120% of AMI, generally middle incomes, Auburn is similar to King County. At over 120% AMI, Auburn has a much lower percent of households in high income levels compared to King County as a whole.

**Affordability of Renter Occupied Housing**

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.

Breaking out renter occupied housing units according to income levels, households that rent housing in Auburn and King County tend to have lower incomes. For example, estimated households earning 30% or below AMI represent 30% of Auburn renter households compared to 16.7% of all households. The distribution of household income skews lower in Auburn than King County. In general, Auburn has higher percentages of households in lower income categories and lower percentages of households in higher income categories compared to King County.

**Exhibit 41**

<table>
<thead>
<tr>
<th>Income Levels and Renter Households</th>
<th>Rounded (1,000s)</th>
<th>City of Auburn</th>
<th>King County</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Income Ranges</strong></td>
<td>Low</td>
<td>High</td>
<td>Estimated</td>
</tr>
<tr>
<td>Low</td>
<td>$0</td>
<td>$21,000</td>
<td>3,199</td>
</tr>
<tr>
<td>30 - 50%</td>
<td>$21,000</td>
<td>$36,000</td>
<td>2,729</td>
</tr>
<tr>
<td>50 - 80%</td>
<td>$36,000</td>
<td>$57,000</td>
<td>2,292</td>
</tr>
<tr>
<td>80 - 100%</td>
<td>$57,000</td>
<td>$71,000</td>
<td>925</td>
</tr>
<tr>
<td>100 - 120%</td>
<td>$71,000</td>
<td>$85,000</td>
<td>612</td>
</tr>
<tr>
<td>120% or Over</td>
<td>$85,000</td>
<td>$1,000,001</td>
<td>1,004</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>10,760</td>
<td>100%</td>
<td>327,525</td>
</tr>
</tbody>
</table>

Source: Figures based on American Community Survey 2008 – 2012 5-year average; BERK, 2014. Figures may not add to total due to rounding.

Exhibit 42 compares the number of renter households by housing need category to the number of units being rented at rents affordable to each category. Exhibit 42 compares renters (people) with housing rents (unit costs) 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, and median and upper income households may be paying a smaller proportion of their monthly income on rent.
### Exhibit 42

**Auburn Renter-Occupied Income and Current Rents**

<table>
<thead>
<tr>
<th>Ratio to King County AMI</th>
<th>Income Ranges</th>
<th>Monthly Housing Budget*</th>
<th>Estimated Renter HHs</th>
<th>Estimated Units</th>
<th>Gap over/(under)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$71,175</td>
<td>Low</td>
<td>High</td>
<td>Low</td>
<td>High</td>
<td>Count</td>
</tr>
<tr>
<td>Under 30%</td>
<td>$0</td>
<td>$21,000</td>
<td>$0</td>
<td>$525</td>
<td>3,199</td>
</tr>
<tr>
<td>30 - 50%</td>
<td>$21,000</td>
<td>$36,000</td>
<td>$525</td>
<td>$900</td>
<td>2,729</td>
</tr>
<tr>
<td>50 - 80%</td>
<td>$36,000</td>
<td>$57,000</td>
<td>$900</td>
<td>$1,425</td>
<td>2,292</td>
</tr>
<tr>
<td>80 - 100%</td>
<td>$57,000</td>
<td>$71,000</td>
<td>$1,425</td>
<td>$1,775</td>
<td>925</td>
</tr>
<tr>
<td>100 - 120%</td>
<td>$71,000</td>
<td>$85,000</td>
<td>$1,775</td>
<td>$2,125</td>
<td>612</td>
</tr>
<tr>
<td>120% or Over</td>
<td>$85,000</td>
<td>$2,125</td>
<td>$0</td>
<td>$0</td>
<td>1,004</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10,760</td>
</tr>
</tbody>
</table>

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

Source: Figures based on American Community Survey 2008 – 2012 5-year average; BERK, 2014. Figures may not add to total due to rounding.

In March 2014, the average market rent for an apartment in Auburn was $929 (Dupre & Scott, 2014). This is above the self-reported rents presented in Exhibit 42. The self-reported rents reflect what households pay, including any discounts or subsidies. For example, the King County Housing Authority, along with rent vouchers ported in from other public housing authorities, subsidizes approximately 2,339 units of housing in Auburn (see Exhibit 43). These subsidized units likely account for a large portion of the households that report paying less than $525 per month in rent and some portion of the households that pay less than $900 per month in rent. There are also other housing subsidies, at much smaller scales, offered by other organizations.

Accounting for all the non-market factors that may reduce the rent a household pays, the gap analysis shows:

- There are approximately 3,199 renting households in Auburn with incomes under 30% of AMI. There is a gap in housing units affordable to this Housing Need category of 2,430 units.

- Auburn has more units with rents affordable to households with annual incomes of $21,000 to $36,000 than there are households earning those annual incomes (+601). Due to the gap in units available at the extremely low income level, it is likely that many households in the very low-income category (less than $21,000 annual income) are renting in the $525- $900 monthly rent range. These households would be considered “rent burdened” because they are spending more than 30% of their income on rent.

- About 21% of Auburn’s renting households can afford rentals in the range of $900 - $1,425 per month. In this market bracket, there is a surplus of units (+3,114). These units are likely occupied by households with lower incomes and are rent burdened, as well as households in higher income brackets who are paying less than 30% of their income on rent. Households in the median income ranges (80 – 120% of AMI) are good candidates for entry-level homeownership housing.
### Exhibit 43
Housing Authority Subsidized Rental Units

<table>
<thead>
<tr>
<th>Affordable Housing Properties</th>
<th>Number of Units</th>
<th>Subsidy Type</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Family</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auburn Manor Apartments</td>
<td>1,369</td>
<td></td>
</tr>
<tr>
<td>Auburn Square</td>
<td>25</td>
<td>Tax Credit</td>
</tr>
<tr>
<td>Cedar Pointe</td>
<td>160</td>
<td>Other</td>
</tr>
<tr>
<td>Cedar Ridge Apartments</td>
<td>89</td>
<td>Tax Credit</td>
</tr>
<tr>
<td>Cedar Village</td>
<td>48</td>
<td>Tax Credit</td>
</tr>
<tr>
<td>City Park Townhomes</td>
<td>24</td>
<td>Other</td>
</tr>
<tr>
<td>Green River Homes</td>
<td>11</td>
<td>Other</td>
</tr>
<tr>
<td>Gustaves Manor</td>
<td>160</td>
<td>Other</td>
</tr>
<tr>
<td>Harkey House</td>
<td>35</td>
<td>Other</td>
</tr>
<tr>
<td>Jack J. Lobdell Apartments</td>
<td>25</td>
<td>Other</td>
</tr>
<tr>
<td>Mansard Estates</td>
<td>9</td>
<td>Other</td>
</tr>
<tr>
<td>Meadows on Lea Hill</td>
<td>90</td>
<td>Other</td>
</tr>
<tr>
<td>Parkview Homes VI</td>
<td>4</td>
<td>Other</td>
</tr>
<tr>
<td>Rita's House (formerly Elizabeth's House)</td>
<td>8</td>
<td>Other</td>
</tr>
<tr>
<td>Seasons</td>
<td>332</td>
<td>Tax Credit</td>
</tr>
<tr>
<td>Severson House</td>
<td>7</td>
<td>Other</td>
</tr>
<tr>
<td>Skopabash Village</td>
<td>40</td>
<td>Other</td>
</tr>
<tr>
<td>Tall Cedars Mobile Home Park</td>
<td>128</td>
<td>Other</td>
</tr>
<tr>
<td>Valley Cities Landing</td>
<td>25</td>
<td>Other</td>
</tr>
<tr>
<td>Wesley Homes Lea Hill</td>
<td>174</td>
<td>Other</td>
</tr>
<tr>
<td>White River Apartments</td>
<td>24</td>
<td>Other</td>
</tr>
<tr>
<td>White River Garden</td>
<td>24</td>
<td>Tax Credit</td>
</tr>
<tr>
<td><strong>Mental Health</strong></td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>D Street Homes</td>
<td>11</td>
<td>Other</td>
</tr>
<tr>
<td>Project Hope</td>
<td>5</td>
<td>Other</td>
</tr>
<tr>
<td><strong>Senior Housing</strong></td>
<td>611</td>
<td></td>
</tr>
<tr>
<td>Auburn Court Apartments</td>
<td>296</td>
<td>Tax Credit</td>
</tr>
<tr>
<td>Auburn Meadows Senior Community</td>
<td>78</td>
<td>Other</td>
</tr>
<tr>
<td>Burndale Homes</td>
<td>50</td>
<td>Public Housing</td>
</tr>
<tr>
<td>Firwood Circle</td>
<td>50</td>
<td>Public Housing</td>
</tr>
<tr>
<td>Plaza Seventeen</td>
<td>70</td>
<td>Public Housing</td>
</tr>
<tr>
<td>Wayland Arms</td>
<td>67</td>
<td>Public Housing</td>
</tr>
<tr>
<td><strong>Transitional</strong></td>
<td>61</td>
<td></td>
</tr>
<tr>
<td>Auburn Homeless House - Stabilization Project</td>
<td>1</td>
<td>Other</td>
</tr>
<tr>
<td>Valley Park East &amp; West</td>
<td>60</td>
<td>Tax Credit</td>
</tr>
<tr>
<td><strong>Vouchers</strong></td>
<td>274</td>
<td></td>
</tr>
<tr>
<td>Ames Apartments</td>
<td>12</td>
<td>Section 8</td>
</tr>
<tr>
<td>Auburn Community Living</td>
<td>8</td>
<td>Section 8</td>
</tr>
<tr>
<td>Buena Vista Apartments</td>
<td>17</td>
<td>Section 8</td>
</tr>
<tr>
<td>Homewood Terrace I</td>
<td>44</td>
<td>Section 8</td>
</tr>
<tr>
<td>Homewood Terrace II</td>
<td>50</td>
<td>Section 8</td>
</tr>
<tr>
<td>Homewood Terrace III</td>
<td>68</td>
<td>Section 8</td>
</tr>
<tr>
<td>Northwood Square</td>
<td>24</td>
<td>Section 8</td>
</tr>
<tr>
<td>River Terrace Apartments</td>
<td>40</td>
<td>Section 8</td>
</tr>
<tr>
<td>Valleywood Apartments</td>
<td>11</td>
<td>Section 8</td>
</tr>
<tr>
<td><strong>Youth</strong></td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>South King County Youth Shelter</td>
<td>8</td>
<td>Other</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>2,339</td>
<td></td>
</tr>
</tbody>
</table>

Source: PSRC, 2013
Larger units tend to command higher rents, and this is shown in Exhibit 44, where units that have 3+ bedrooms are renting for $1,000 or more.

### Exhibit 44
Auburn Gross Rent by Bedroom

<table>
<thead>
<tr>
<th>Rental Level</th>
<th>No Bedroom</th>
<th>1 bedroom</th>
<th>2 bedrooms</th>
<th>3+ bedrooms</th>
<th>Total</th>
<th>Category %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $200</td>
<td>23</td>
<td>68</td>
<td>19</td>
<td>50</td>
<td>160</td>
<td>1%</td>
</tr>
<tr>
<td>$200 to $299</td>
<td>6</td>
<td>85</td>
<td>114</td>
<td>3</td>
<td>208</td>
<td>2%</td>
</tr>
<tr>
<td>$300 to $499</td>
<td>21</td>
<td>133</td>
<td>174</td>
<td>24</td>
<td>352</td>
<td>3%</td>
</tr>
<tr>
<td>$500 to $749</td>
<td>50</td>
<td>857</td>
<td>432</td>
<td>187</td>
<td>1,526</td>
<td>14%</td>
</tr>
<tr>
<td>$750 to $999</td>
<td>18</td>
<td>1,402</td>
<td>1,840</td>
<td>231</td>
<td>3,491</td>
<td>32%</td>
</tr>
<tr>
<td>$1,000 or more</td>
<td>79</td>
<td>394</td>
<td>2,584</td>
<td>1,834</td>
<td>4,891</td>
<td>45%</td>
</tr>
<tr>
<td>No cash rent</td>
<td>-</td>
<td>-</td>
<td>57</td>
<td>75</td>
<td>132</td>
<td>1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>197</strong></td>
<td><strong>2,939</strong></td>
<td><strong>5,220</strong></td>
<td><strong>2,404</strong></td>
<td><strong>10,760</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Percent of Total</strong></td>
<td><strong>2%</strong></td>
<td><strong>27%</strong></td>
<td><strong>49%</strong></td>
<td><strong>22%</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


Dupre and Scott conduct on-going surveys of apartments in the Puget Sound Region. Exhibit 45 presents the average rent and market vacancies for Auburn from 2005 to 2012, the most current available estimate. Market vacancy figures do not include units undergoing renovation or lease up.
Since 2010, apartment vacancy rates in Auburn have continued to drop to 3.4% in 2014, and there has been a corollary increase in average rents to $954. A 5% market vacancy is considered healthy, with slightly higher vacancy rates expected in more suburban markets. If vacancies continue to remain below 5%, average rents will likely increase.

Exhibit 46 presents a comparison of the current market prices for rental housing in Auburn with HUD’s published fair market rents for King County.
Current and Fair Market Rents in Auburn and King County

- HUD Fair Market Rent for King County
- Current Market Prices in Auburn
- Current Market Prices in King County

Source: Dupre and Scott, 2014

- Considering the overall housing picture in King County, Auburn offers affordable market rents, particularly in 3 bedroom units. As expected given its suburban location in King County, Auburn’s market rents trend lower than the County as a whole for each unit size. Auburn’s rents also trend lower than HUD’s fair market rents for King County, suggesting that current market prices will accommodate HUD’s federal subsidy programs.

Exhibit 47
Gross Rent by Bedroom

<table>
<thead>
<tr>
<th>Low</th>
<th>High</th>
<th>No Bedroom</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3+ Bedroom</th>
<th>Total</th>
<th>Category %</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0</td>
<td>$200</td>
<td>Less than $200</td>
<td>23</td>
<td>68</td>
<td>19</td>
<td>50</td>
<td>1%</td>
</tr>
<tr>
<td>$200</td>
<td>$299</td>
<td>$200 to $299</td>
<td>6</td>
<td>85</td>
<td>114</td>
<td>3</td>
<td>2%</td>
</tr>
<tr>
<td>$300</td>
<td>$499</td>
<td>$300 to $499</td>
<td>21</td>
<td>133</td>
<td>174</td>
<td>24</td>
<td>3%</td>
</tr>
<tr>
<td>$500</td>
<td>$749</td>
<td>$500 to $749</td>
<td>50</td>
<td>857</td>
<td>432</td>
<td>187</td>
<td>14%</td>
</tr>
<tr>
<td>$750</td>
<td>$999</td>
<td>$750 to $999</td>
<td>18</td>
<td>1,402</td>
<td>1,840</td>
<td>231</td>
<td>32%</td>
</tr>
<tr>
<td>$1,000</td>
<td>$1,000 or more</td>
<td>$1,000 or more</td>
<td>79</td>
<td>394</td>
<td>2,584</td>
<td>1,834</td>
<td>45%</td>
</tr>
<tr>
<td>No cash rent</td>
<td></td>
<td></td>
<td>57</td>
<td>75</td>
<td>132</td>
<td></td>
<td>1%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>197</td>
<td>2,939</td>
<td>5,220</td>
<td>2,404</td>
<td>10,760</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2008-2012 American Community Survey 5-Year Estimates
Overcrowding

HUD defines an overcrowded housing unit as one where there is an average of more than 1 person living per room. Exhibit 48 shows the percentage of rental units that are overcrowded in Auburn, King County, and Pierce County.

Exhibit 48
Percentage of Rental Units that are Overcrowded, 2008-2012 5-Year Average

<table>
<thead>
<tr>
<th>Occupants per room</th>
<th>Auburn</th>
<th>King County</th>
<th>Pierce</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.50 or less</td>
<td>10,760</td>
<td>327,525</td>
<td>113,139</td>
</tr>
<tr>
<td>0.51 to 1.00</td>
<td>6,492</td>
<td>201,460</td>
<td>69,343</td>
</tr>
<tr>
<td>1.01 to 1.50</td>
<td>3,585</td>
<td>110,330</td>
<td>39,084</td>
</tr>
<tr>
<td>1.51 to 2.00</td>
<td>622</td>
<td>10,382</td>
<td>3,419</td>
</tr>
<tr>
<td>2.01 or more</td>
<td>41</td>
<td>4,672</td>
<td>876</td>
</tr>
</tbody>
</table>

Number of Overcrowded Units (>1)

<table>
<thead>
<tr>
<th></th>
<th>Auburn</th>
<th>King County</th>
<th>Pierce</th>
</tr>
</thead>
<tbody>
<tr>
<td>683</td>
<td>15,735</td>
<td>4,712</td>
<td></td>
</tr>
</tbody>
</table>

Percent of Units that are Overcrowded (>1)

<table>
<thead>
<tr>
<th></th>
<th>Auburn</th>
<th>King County</th>
<th>Pierce</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.3%</td>
<td>4.8%</td>
<td>4.2%</td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2008-2012 American Community Survey.

- Auburn has a higher percentage of rental units that are overcrowded (6.3%) than King County overall (4.8%) and Pierce County overall (4.2%). This is likely somewhat driven by the larger average household size in Auburn.

Affordability of Owner Occupied Housing

Home ownership helps create stability in neighborhoods, 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 Auburn’s owner-occupied housing market based on housing need category. Exhibit 49 shows the distribution of households living in owner occupied housing in Auburn and King County by housing need category.

Exhibit 49
Household Estimates of Owners by Percent of Median Income

<table>
<thead>
<tr>
<th>Rounded (1,000s) Income Ranges</th>
<th>King County</th>
<th>City of Auburn</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Low</td>
<td>High</td>
</tr>
<tr>
<td>Under 30%</td>
<td>$0</td>
<td>$21,000</td>
</tr>
<tr>
<td>30 - 50%</td>
<td>$21,000</td>
<td>$36,000</td>
</tr>
<tr>
<td>50 - 80%</td>
<td>$36,000</td>
<td>$57,000</td>
</tr>
<tr>
<td>80 - 100%</td>
<td>$57,000</td>
<td>$71,000</td>
</tr>
<tr>
<td>100 - 120%</td>
<td>$71,000</td>
<td>$85,000</td>
</tr>
<tr>
<td>120% or Over</td>
<td>$85,000</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>469,030</td>
<td>16,208</td>
</tr>
</tbody>
</table>

Source: ACS, 2012 5-year estimates (King County and Auburn).
For both Auburn and King County, there is owner-occupied housing across all income categories. Given the age and current condition of a significant portion of Auburn’s housing stock, some very low-income households may struggle to maintain their homes.

Generally, Auburn has more households in the moderate and middle income levels that are able to own a home compared to King County, suggesting that Auburn offers more affordable homeownership opportunities than available in other parts of King County.

Exhibit 50 provides median sales prices in Auburn over the last nine years by housing type, and Exhibit 51 estimates the income needed to purchase a home, as well as the percentage of households that meet the income thresholds.

Exhibit 50
Auburn Median Sales Prices


In July 2014, Auburn’s median sales price across all units was $306,300, about $100,000 less than King County’s median selling price of $406,200 (not shown).

After a peak in 2007 and 2008, home prices in Auburn trended downward due to the economic recession, and are trending upwards more recently.

Single family units have a median sales price of $270,000, much higher than the median sales price of condominiums at $162,000.

Exhibit 51 presents an assessment of the attainability of housing at current median sales prices using standard assumptions, including:

- A down payment of 20% of the sale price;
- Interest rate of 5.5%;
- 30 year fixed rate mortgage;
- Taxes at 10.73%;
- Insurance at $3.50 per $1,000 value; and
- Housing cost burden not to exceed 30% of gross income.
To purchase a single family home at the current median selling price a household would need to earn $61,514 annually or $5,126 monthly. There are an estimated 12,410 households in Auburn with incomes greater than $60,000, or 46% of the population that can afford the median home price in Auburn.

Current condominium prices present a more affordable housing ownership opportunity. Households with incomes of $37,043 would be able to afford a condominium at current median prices, making condominium ownership affordable for a much higher percentage of the population (69%) than single family home ownership.

Source: Zillow, ACS, 2012 (5-year estimates), BERK
AUBURN HOUSING ELEMENT UPDATE

Part II. Summary of Community Outreach Objectives and Activities

OBJECTIVES

In the first part of 2014, the City conducted a broad community visioning process to inform its overall Comprehensive Plan Update. To ensure that the Housing Element best reflects the needs and desires of Auburn’s minority populations and protected classes, the Auburn Housing Element Updated called for additional targeted outreach to complement the recently established Community Vision. City staff and BERK Consulting established the following outreach and engagement objectives for the Auburn Housing Element Update during a kick-off meeting on August 19, 2014:

- Meet the public participation goals of the Growth Management Act (GMA);
- Ask new questions of the community specific to housing needs of diverse and targeted populations;
- Provide multiple outreach strategies and diverse activities to encourage inclusive outreach;
- Collect information that useful not only for the Housing Element, but also for the Parks and Recreation Department that is seeking feedback on the Les Gove campus and new youth center.
- Broaden connections with Auburn’s Russian speakers, Hispanic and Latino populations, Asian & Pacific Islander community, the Marshallese community, older residents, and other identified subpopulations.
- Demonstrate how public input was considered in the development of the Housing Element update.

METHODS

Outreach and engagement activities were designed to reach targeted populations within the compressed project timeline. At the project start, BERK worked with City staff to identify ethnic groups and sub-populations that the City desired to hear from, including the Ukrainian/Russian-speaking community, the Hispanic community, and sub-populations including seniors and renters in Auburn.

BERK conducted initial interviews with City staff and other community leaders to identify possible outreach strategies that would meet the project’s objectives and be implementable within the project timeframe.

To establish the best outreach strategies BERK employed the following methods:

- Key informant interviews. The City of Auburn provided a list of several key City staff who had existing relationships with key ethnic population leaders. BERK employed a snow ball strategy for informant interviews, beginning with City staff and following up with secondary contacts including the Auburn School District, King County Housing Authority, and Auburn Library. In addition, BERK conducted intercept interviews with other individuals encountered in the field as well as individuals known to BERK staff.
• **Informal group interview.** A BERK staff person attended a Community Meeting at the Auburn Library in September 2014, which attracted representatives of many local community and social organizations in the Auburn area.

• **Research and Document Review.** BERK also performed online research to learn more about Auburn’s ethnic communities, including local newspaper articles written about Auburn’s diversity, and looking for local community gathering places such as churches, restaurants and ethnic grocery stores.

• **Field visits and reconnaissance.** BERK staff spent the better part of a day visiting unannounced neighborhoods and sites associated with Auburn’s minority populations to learn more about daily community activity and identify potential sites for outreach activities. Targeted sites include Marvel Deli, a local fixture in the Ukrainian and Russian-speaking community, large apartment communities, the library, and other locations. BERK collected additional information in the form of local newspapers, advertisements, and business cards from community boards. We combed the printed materials for potential leads, identifying the Continental Village apartment complex as a potential site due to its large Hispanic community.

**Community-specific Strategies and Events**

Three outreach activities were prioritized based on likelihood of success and in consultation with City staff. To ensure results were comparable across various outreach activities and staff, BERK developed a standard set of questions specific to housing needs and concerns. The questions were coupled with additional, activity specific questions for each engagement, and deployed in various ways including self-administered surveys, as an intercept questionnaire, or as a basis for an informal conversation or group interview with interpreter support.

After making initial contacts and scoping potential sites for outreach activities, BERK developed several outreach activities that reflect a strategy to “go to the community.” To date, the following outreach activities have been completed:

• **Senior population: Lunch time interviews at Auburn Senior Activity Center.** Working with Senior Center staff, we arranged a time to interview seniors who attend the lunch program at the Senior Activity Center. We conducted intercept interviews with seniors as they were waiting for lunch or eating lunch and were willing to participate. We were able to interview approximately eighteen seniors during the lunch hour.

• **Russian Speaking Community: Interviews at Marvel Deli.** We set up a small outreach table in the store café and conducted intercept surveys with interpreter support. We engaged nine customers during the 90 minute visit.
  - **Phone interview with Russian-speaking Real Estate Agent.** To supplement the information we gained through intercept surveys, we also conducted an informational interview with a few local real-estate agents who advertised in the local Russian paper on their perception of housing needs and concerns among their clients who have bought or are looking to buy a home in Auburn.

---

• **Hispanic community: Event at Continental Village apartment complex.** After an initial meeting with the property manager, we arranged a weekend event to set up canopies and tables, and the manager would arrange to provide a taco lunch to residents. We distributed Spanish flyers a week before the event and also brought an interpreter from Dynamic Language. We learned from this event to be prepared to ask questions in a way that is most comfortable for the community. In this case, residents were more comfortable answering questions in a small group discussion. We used a flip chart and relied on the interpreter to translate the questions to the residents. We had about thirty residents, a mix of children and adults, who attended the event. The apartment manager was very important in the success of this event. He helped to arrange lunch, helped spread the word to residents about the event, and provided assistance with equipment (tables, chairs).

**RESULTS**

While the survey questions were focused on housing and neighborhood needs and concerns, residents expressed thoughts and concerns about other needs or issues that they thought the City could address. Some cross-cutting themes that emerged from these targeted outreach events include:

• In general, residents are satisfied with city services and local amenities (health, commercial, recreational) and would recommend Auburn as a place to live for family and friends. In general, we heard positive feedback about Auburn as a community and as a place to live.

• Both ethnic communities and the senior community have strong community ties—these strong community bonds also attract other families and friends to Auburn.

• Participants in the outreach did not express significant concern about housing conditions. In general, affordability was a more pressing concern among participants.

• In areas that need improvement, public safety was an expressed concern, with some participants describing activity they have witnessed such as drug selling, vandalism, youth gangs, and violence. There is also concern for pedestrian safety, particularly in the Hispanic community where many children play outside in areas with cars. Some felt that there were not enough youth activities at affordable levels which may solve some of these issues.

• Many participants, particularly those in the Hispanic community, want to get more involved with the City but either don’t know how to or feel that the language barrier is a challenge.

• There is also some general concern over affordability issues. For example, a few residents in the Russian speaking community expressed a desire to be homeowners. Some senior participants feel that assisted living is expensive for them as they are on limited incomes in retirement.

**FUTURE EFFORTS**

Contacts were initiated with the Asian and Pacific Islander communities, but developing activities proved to be difficult in the timeframe. BERK intends to try to reach at least one of the target Asian or Pacific Islander community through phone interviews or an in person meeting prior to the conclusion of the Housing Element Update process.
Attachments

A. Outreach Summary: Senior Population
B. Outreach Summary: Russian Speaking Population
C. Outreach Summary: Hispanic Community
D. Frequently Asked Questions
E. General Housing Survey
F. Senior Housing Survey
G. Short Form Questions
H. Continental Village Flyer
OUTREACH SUMMARY

In general, respondents at the senior center were satisfied with their current housing needs and the services available to them in Auburn. Most participants were satisfied with the range of housing options available to them. Many expressed concern or dismay at the cost while others felt that Auburn was an affordable place to retire. The majority of interviewees consisted of longtime Auburn residents and would like to continue to live in their current housing (mostly single family homes) in Auburn for the near future (next 3-5 years). Respondents most often cited being close to family and friends, access to services, activities for seniors to do, and size of the community as reasons why they like living in Auburn and would continue to stay.

Additional observations show that Auburn’s Senior Center even attracts many individuals from outside the City, who think that Auburn’s Senior Center services are better than their cities’ services, or because they have friends here.

In areas where the City could improve, respondents felt that there needed to be more affordable housing options that are a good size, easy to maintain, and have features that support independent living for seniors (ramps, etc.). There were also several participants who voiced concern over public safety, noting that youth gangs, vandalism and theft were a problem.

SURVEY QUESTIONS

Length of time in Auburn.

Length of time in Auburn ranged from 8 to 58 years.

- Two people did not currently live in Auburn. One was originally from Auburn and looking to move back and the other had lived in Auburn but moved to be closer to her husband’s care facility. She came to the Senior Activity Center because that is where her friends were.

- Seven people had lived in Auburn for more than 20 years.

What do you like the most about where you live?

Comments about Auburn or the community

In general, participants were satisfied with the services and opportunities available to them in Auburn. Attributes or qualities that were specifically mentioned include:
• Access to social services and amenities. Seniors emphasized that everything is nearby so they didn’t have to drive too far. This includes medical services, banking options (with actual tellers), and a variety of grocery stores.

• Many services are close to one another so you can run multiple errands in a single stop.

• Auburn was said to be a nice community…it is not too big and not too small. They liked the size of the community and its slower pace than Seattle.

• Auburn had a true downtown, a sense of place and a city center. The downtown area is wheel-chair accessible.
  o At least one senior was looking to move into a new apartment in the downtown area.

• Many liked that their family and friends live close by.

• There are a lot of things for seniors to do, and there are good services for seniors.

Most participants were satisfied with the range of housing options available to them, but many expressed concern or dismay at the cost.

• There are some quality assisted-living options, but they are far too expensive for any ordinary person. Prices can range from $4,000 to $10,000 a month.

• Many of the women were struggling to balance meeting the current needs of their husbands while maintaining long-term security for themselves. They note that even if you had a middle class career and were able to save; at $10,000 a month those savings diminish very quickly. Participants described this conundrum as “scary.”

What type of home do you currently reside in?

• Most participants lived in single-family homes.

• Three participants lived in attached housing. At least one person had recently “downsized” to an apartment and one was looking to downsize to an apartment. Both these individuals sold (or are selling) their single family home in another jurisdiction and are moving to Auburn to be closer to their family or social networks.

• Four people lived in mobile homes. One person lived in a mobile home in a 55+ community. She liked the housing option because it provided privacy with a sense of community and close neighbors.

• One man commented that he bought his house on 4 acres because he wanted the privacy, but now it was becoming too much to maintain.

• One senior lived in a duplex.

Where would you like to live in the next 3-5 years?

• Most participants wished to stay in Auburn in their current home. Many answered that the wish to stay in their current home as long as possible.

• One was looking to move into one of the senior apartments in downtown Auburn.

• One felt she would have to downsize from her single family home due to rising medical costs for her husband.

• One was seeking to move to something that required less maintenance. This couple is considering moving to Oregon to be closer to family.
What supports for independent living are most needed in Auburn?

- Trash removal.
- Checking in on the elderly.
- The home repair programs were good, but their income limitations were too limiting. The combination of very limited or fixed incomes coupled with rising medical or care costs mean that some older adults may have assets but still cannot afford to make housing repairs.
- Participants volunteered positive comments and shared their personal experiences with the fire department and the police department. First responders were said to be helpful, responsive, and respectful.
- While many noted there were a lot of services available, they also noted it was confusing and difficult to know all what was available. Participants suggested producing a pamphlet or detailed directory of all the services available.

Auburn housing, neighborhood, and services that need improvement:

- **Affordable housing options.** While there are some options, for the most part rents are too high.
  - Disperse low income housing/residents among all Auburn’s neighborhoods so that there is not a designated low income area, and that there is more intermixing of the population.
- Need more housing options with ramps and other accessible features.
- More housing options with secured parking.
- More ‘nice’ restaurants like Olive Garden, a lot of fast food options but not many other options for eating out.
- More shopping centers like Target.
- **Transportation options.** Some note that bus services is limited in some areas, that taxis are not reliable, and that there are van services but you must call and schedule up to 3 weeks in advance. Some felt transportation options had been better in the past, but that services had been getting cut.
- **Safety.** One interviewee commented on the problem of young gangs and associated violence, vandalism and graffiti

Auburn housing, neighborhood, and services that are good:

- Community and social opportunities including the Senior Activity Center, though prices can be limiting for some. Some participants emphasize that Auburn has “a lot” of opportunities in this category.
- The lunch program was described as “awesome” because it gets people out of their home and is affordable. Some seniors come to the lunch program every day.
- One man brought his wife regularly because the social environment encouraged her to eat.
- Many participants used the library.
- The YMCA was a valued service, but at least one person had to give it up so they could care for their spouse.
- Access to hospitals and health services.
- Parks and recreation opportunities.
Auburn housing, neighborhood, and services that are average:

- Public safety received mixed reviews. Participants were happy with the quality of service of first responders in the City of Auburn, but many had concerns over public safety. Many participants had personal experiences with car theft and had witnessed drug transactions.
AUBURN HOUSING ELEMENT UPDATE

Outreach to Russian Speakers
(Slovak, Russian, and Ukrainian groups)

OUTREACH AT MARVEL DELI

615 C St SW, Auburn
Monday, October 20, 2014, 9:00 – 10:30 am
Number of interviews: 9 adults
- 7 answered the short general questions
- 2 answered the general housing questionnaire

Summary

On Monday October 20, 2014 from 9:00am to 10:30 am, BERK Consulting held an outreach event at Marvel Deli on C Street in Auburn, supported by a Russian-speaking interpreter from Dynamic Language Translation Services. The team set up a table in the café area at the front of the store, and conducted an intercept survey asking shoppers if they had time to talk about the City’s plans for housing and their thoughts on their neighborhoods. The survey questions were prompts for the discussion, and two forms were available, a short one page form and a more detailed form, both having similar questions about their homes, housing preferences, neighborhoods, and services. The majority of participants were more comfortable answering short discussion questions than filling out the survey questions.

In general, respondents were all residents of Auburn. They were mostly satisfied with their current housing needs, living in Auburn and the City services provided to their community. Few had pressing housing concerns. The most common housing concern was a desire to own a home. However, it is unknown what challenges or barriers they face in becoming homeowners.

The majority of respondents had a positive perception of Auburn as a good place for their family and would recommend Auburn to family and friends as a place to live. Some expressed that they moved to Auburn because family and friends live in the City, and it was the first American city they lived in since immigrating to the United States.

Their desired features in a neighborhood included being near family and friends, good schools, parks, religious centers, and safety. Important places in their community include Marvel Deli, schools for their children, religious centers, and shopping areas (Super Mall). Many respondents felt the City was doing a good job in the services it provides, but could improve roads in their neighborhood.

Intercept Survey Questions and Answers

What is your perception of Auburn?
- Good/nice (6)
- I like Auburn (1)
- No response (1)
What is your greatest housing need?
- I would like to own a home (3)
- Home repairs (1)
- None (4)

What are your desired features in a neighborhood?
- Good place to live
- Near family and friends (2)
- Parks (3)
- Religious centers (2)
- Near good schools for children
- Safety

Would you recommend a relative to move to Auburn?
- Yes (6) – also depends on neighborhood
- Not necessarily (1)
- No response (1)

Why do you live in Auburn?
- Strong Ukrainian community. One respondent said his sponsors were from the Ukraine and lived in Auburn so he moved to the city in 1991.

Do you envision your children living here and raising a family?
- Yes, my children live here (2)
- No response (1)

What is the right role for the City in property maintenance?
- Streetscape (2)
- Roads (2)
- Same as today (1)
- Parks (2)
- Safety (1)

What services can the City bring into your neighborhood? What can be improved?
- Roads (3)
- More parks (1)
- Parking (1)
- Safety (1)
- Everything is good as is (2)
PHONE INTERVIEW

Lyudmila Shornal, Real Estate Agent Better Properties, Lakewood
October X, 2014
Phone: 206-919-9678
Email: Lyudashor@gmail.com

Ukrainian population housing typology preferences

• Want little more privacy, big lots that can accommodate activities like gardening, and growing vegetables
• Don’t want just a cookie-cutter house
• Big yard is very important – single family detached house is preferred typology
• Affordability is a factor

Ukrainian population neighborhood preferences:

• Prefer to live up the hill, not in the valley- Lea Hill, West Hill in Auburn. They would prefer living on the hill because of possible flooding, natural hazards, and it’s more prestigious.
• Ukrainian community is spread out in Auburn; they are in Lakeland Hill and Lea Hill. They are not trying to live next to other Ukrainian families.
• Considerations also include that the home is close to a freeway or road to get to work, getting around
• Parks are nice but not a priority
• School is also nice but not a priority
AUBURN HOUSING ELEMENT UPDATE

Outreach to Hispanic Community

OUTREACH AT CONTINENTAL VILLAGE

560 21st Street SE, Auburn
Saturday, October 25, 2014, 11:00 am – 1:30 pm
Number of attendees: Approximately 30 (adults and children)
• Approximately 15 adults participated in a group discussion
• Four adults answered the general housing survey (1 couple and 2 singles filled out a form)

SUMMARY

On Saturday October 25, 2014 from 11:00am to 1:30pm, BERK Consulting held an outreach event at the basketball court in Continental Village Apartments at 560 21st Street SE in Auburn. Jesus Ostos, the property manager, arranged tables, tents, and chairs and provided tacos to residents. A Spanish-speaking interpreter from Dynamic Language helped to facilitate the event. Participants were more comfortable speaking Spanish with the interpreter and gave responses as a small group discussion while BERK staff took notes on their responses on a flip chart. A few adults filled out the general housing questionnaire.

In general, the participants moved to Auburn because it is quiet, affordable, near friends and near their needs. They envision their children staying in Auburn too as they grow up. They didn’t express specific personal housing needs, but primarily expressed concerns about their needs for safety and security – safety from crime, safety from street traffic, and a great desire to have education and recreation activities for their children, and to have opportunities to volunteer to improve their neighborhood. They would like to participate more with the City and to instill a love for the community in their children, but they would appreciate an invitation to participate and more information on events, services, and meetings, and translation capabilities in Spanish.
Small Group Discussion

**Why do you live in Auburn?**
- Quiet neighborhood
- Affordable small town
- Close to needs
- To be near friends

**Do you envision your children living here and raising a family?**
- Yes – would like children to be able to live in Auburn.

**What is your greatest housing need?**
- Residents at the meeting all live in the Continental Plaza. No particular housing need was mentioned. There was greater discussion about needs in the neighborhood, community services, recreation and activities for kids, and ways the community can help volunteer.
- Other comment:
  - Continental Plaza has a good manager, but he is one person.

**What are your desired features in a neighborhood?**
- Many apartment complexes concentration leads to crime and violence.
  - Separate the complexes so there are not too many together.

**How would you rate Auburn on service qualities (housing, health, community and social services, transportation, public safety, parks)?**
- Services – regular/average in general
- Security – needs improvement
- See specific concerns about traffic speed, security, recreation, education, and others below.

**What services can the City bring into your neighborhood? What can be improved?**
- Need speed bumps on 22nd Street.
  - Question: How can the community request the speed bumps?
  - Answer: City Public Works Department manages roads. Write to City Council or Mayor. You can write in Spanish.
- Need more signals
- More security from police – regular visits.
- Video security for complex and neighborhood.
- Enforce against drug dealing.
- More community programs.
- Need more health clinics and access to affordable services; need information on insurance and more access to public health
- More activities for kids and teens after school – summer schools, sports, busy activities.
- Avoid violence – activities for young would help.
- City should involve teens 12 – 16 years old in summertime.
  - Avoid exposure to bad influences.
  - Families/parents work – need programs.
- More help with affordable education after school.
- On 22nd Street, cars stay parked too long, can they be removed?
- More access to legal services to help obtain jobs – what happens when losing a husband/parent who had legal papers to work?
- Not enough support from DSHS – so many asking.
- All residents here pay taxes – need support.
- Need help to be self-sufficient; not just money, need access to education, jobs, technical help (skills, like car repair, etc.)
- Need inside activities in winter, such as indoor soccer; keep these affordable.
- Neighborhood night out – have for block, welcome in Spanish.
- Bilingual Senior Center.
- Office with information on community events.
- Need Hispanic mass/church; Spanish language services for whole family.
- Participate more at church – Spanish services.

**Does your family use the Les Gove Community Campus? What facilities do you or your family use at Les Gove Community Campus? What kinds of uses would you like to see that aren’t currently provided at Les Gove Community Campus?**
- Les Gove, yes use library and center – need college students to help community become more involved.

**What age-groups within your family would use a new Youth Center or Community Center?**
- Yes – youth center welcome.

**How do you want to hear from the City of Auburn?**
- Communication with residents.
- More public meetings like this event.
- Be welcoming; provide translation services; don’t judge whether someone has the appearance of citizens or not.
- Spanish translation desired – feel included.
- City should help residents feel part of the community.
- More information to new residents.
- Invite community to help.
• Encourage volunteers in the community.

• More leadership opportunities to instill love for the community.

**What does the City want to hear from us? What can we do for the community?**

• Give opinion at City Council meetings.

• Volunteer with the City on neighborhood improvements, parks, schools, etc.
  - Want to help quality of life of kids.
  - Most important = kids.
  - Help kids have love for the community.

• People have the will to help their community, but need to know how.

• We are eager to help improve the neighborhood.

• Have incentives for residents, and especially kids to participate. Such as have prizes for litter clean up; could have more motivation.

**Long Questionnaire**

Four participants (one couple and two single persons) filled out three questionnaires.

**Are you a resident of Auburn? If yes, how long have you lived in Auburn?**

• Yes: 3

• Lived in Auburn between 5 and 18 years.

**How many people are in your household?**

• Four (2)

• Six (1)

**What is your age (ex: 34 or 30s)?**

• 20, 29, 39, 44

**What is/are your ethnicity/ethnicities?**

• Hispanic; Latino; Mexican

**What type of home do you reside in currently? (Select only one that best describes your home.)**

• Apartment in a multi-unit building - 3

**Who owns your home?**

• I live with family / friends - 2

• I rent my home - 1

**Do you currently need physical or financial assistance with any of the following? (Select all that apply.)**

• Home repairs (to building) - 1

**Do you find your current housing satisfactory? Why or why not? (Select one and describe why.)**

• Yes, because (2) “Regular” and “We keep everything fixed and up to date”

• No, because (1) “Not enough security”
What are your desired features in a housing unit? (Select all that apply.)
• Has yard or private open space - 1
• Has a washer and dryer within the unit - 2
• Other (please describe) - 1 “Washer and dryers that work”

Where would you like to live in the next 3-5 years? (Select only one.)
• Stay in Auburn but relocate to a new home - 3

If you would prefer to relocate to a new home, which of the follow housing types would best meet your needs? (Pick your top 3 choices.)
• Stay in own home - 1
• Single family house - 1

If you prefer to relocate, what are the reasons for moving? (Select all that apply.)
• Lower crime/more safety - 2
• Other – 1, Closer to work

Why do you live in Auburn? (Select all that apply.)
• I grew up here - 1
• My family and friends live here - 1
• Access to commercial services and businesses (shopping, grocery) - 2

How would you rate Auburn on the following housing, neighborhood, and service qualities? (Check one for each quality.)

<table>
<thead>
<tr>
<th>Quality</th>
<th>Good</th>
<th>Average</th>
<th>Needs Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable housing options</td>
<td>1</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Accessible housing features (e.g. ramps, one-story layout, wide doorways)</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Access to hospitals and health services</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Community and social opportunities</td>
<td>1</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Transportation options</td>
<td>2</td>
<td></td>
<td>1: Speed bumps on 22nd.</td>
</tr>
<tr>
<td>Public safety</td>
<td>1</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Parks and recreation</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
What are your desired features in a neighborhood? Rank these types of places in order of importance to you. (1=most important.)

- Only One Respondent answered this question. This is their ranking.
  3 Has or near parks or recreational sites
  4 Has or near social services (library, senior center, community center)
  1 Has or near school
  2 Has or near religious site
  5 Has or near commercial services (grocery store, etc.)
  6 Has or near health services (hospital, medical center)

Would you recommend a relative or friend to move to Auburn?

- Yes - 2
- No - 0

Do you envision your children living here and raising a family?

- Yes - 2
- No - 0

Does your family use the Les Gove Community Campus?

- Yes - 1
- No (skip next question) - 1

What facilities do you or your family use at Les Gove Community Campus?

- Discovery Playground -1

What kinds of uses would you like to see that aren’t currently provided at Les Gove Community Campus? (See list above for current uses.)

- No responses

What age-groups within your family would use a new Youth Center or Community Center? (Select all that apply.)

- Children (6-11) - 1 - More advertising that the community center/youth centers are free?

How do you want to hear from the City of Auburn?

- Mailings - 1
- Other: 1 – talk and speak
What is a housing element?
A housing element is a plan that addresses a community’s current and projected needs for housing, including housing variety, attainability, and preservation.

Why is the City updating its housing element?
The Washington Growth Management Act (GMA) requires cities and counties to include a housing element in their comprehensive plans. A housing element is one of many required chapters of a comprehensive plan. Each community in King County, including Auburn, must update its Comprehensive Plan by June 30, 2015.

Why is housing an important topic for Auburn’s future?
The housing element can serve as a useful management tool to meet changing community needs for housing, as well as to address land use, economic development, transportation, environmental and other concerns.

• A variety of housing choices can meet the needs of Auburn’s residents at all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.

• Well planned housing can support Auburn’s economic goals by attracting residents to live near their jobs, and by serving as a source of customers to support commercial districts.

• Housing in proximity to transit or mixed-use projects can help reduce the need for costly infrastructure (e.g. roads and sewer). Housing in proximity to a variety of transportation modes can increase a household’s disposable income and savings by reducing the cost of transportation.

• Well designed and located housing can reduce energy and water consumption, and promote healthy lifestyles.

How can I participate in the update process?
The City of Auburn is reaching out to residents and stakeholders in fall 2014 at community events and meetings, and providing questionnaires. Additionally, the housing element will be the subject of Planning Commission, Human Services Commission, and City Council meetings in fall 2014 and winter and spring 2015.

How can I find out more information?
Please refer to the City of Auburn’s website for more information and a schedule of events: http://www.auburnwa.gov/doing_business/community_development/planning/comprehensive_plan.htm

To speak to City staff about the project, you may also contact: Elizabeth F. Chamberlain, AICP, Planning and Design Services Manager, Community Development Services, echamberlain@auburnwa.gov, 253-931-3092

September 2014
Instructions

Thank you for taking the time to complete the Auburn Housing Survey. The goal of this survey is to gather your ideas and concerns about housing needs and opportunities in Auburn as part of an update to the city’s comprehensive plan housing element and to inform future housing policy.

This is a unique opportunity to let your voice be heard; your input is a crucial part of the planning process! The information collected will be considered by the City of Auburn. All information collected will be kept confidential and anonymous.

This survey is being administered by City of Auburn Community Development Services. To speak to City staff about the project, you may also contact: Elizabeth F. Chamberlain, AICP, Planning and Design Services Manager, Community Development Services, echamberlain@auburnwa.gov, 253-931-3092.

PART 1: ABOUT YOU

Are you a resident of Auburn? (Circle one.)

Yes  No

If yes, how long have you lived in Auburn?

What is your age (ex: 34 or 30s)?

What is/are your ethnicity/ethnicities?

How many people are in your household?

PART 2: CURRENT HOUSING PREFERENCES

What type of home do you reside in currently? (Select only one that best describes your home.)

☐ Single family house (detached)
☐ Apartment in a multi-unit building
☐ Condominium in a multi-unit building
☐ Attached townhouse or row house
☐ Mobile home
☐ Retirement community, senior housing
☐ Assisted living (nursing home, housing with health or social services)
☐ Other

Who owns your home?

☐ I own my home
☐ I live with family / friends
☐ I rent my home
Do you currently need physical or financial assistance with any of the following? (Select all that apply.)

- Home repairs (to building)
- Home upkeep (landscaping or other maintenance)
- Snow or ice removal
- Trash removal
- Other: __________________

Do you find your current housing satisfactory? Why or why not? (Select one and describe why.)

- Yes, because __________________________________________
- No, because __________________________________________

What are your desired features in a housing unit? (Select all that apply.)

- Number of desired bedrooms: __________
- Number of desired bathrooms: __________
- Has covered parking
- Has yard or private open space
- Has a washer and dryer within the unit
- Other (please describe)

Where would you like to live in the next 3-5 years? (Select only one.)

- Stay in Auburn and stay in current home (skip next 2 questions)
- Stay in Auburn but relocate to a new home
- Move outside of Auburn

If you would prefer to relocate to a new home, which of the follow housing types would best meet your needs? (Pick your top 3 choices.)

- Stay in own home
- Single family house
- Multi-unit apartment building
- Multi-unit condominium building
- Attached cluster housing
- Retirement community/ assisted living with senior only units (housing with health or social services)
- Mobile home
- Move in with family or relatives
- Other __________________________
If you prefer to relocate, what are the reasons for moving? (Select all that apply.)

- No longer able to maintain home
- Reduced living costs
- Better weather/climate
- Closer to family
- Access to hospitals/health services
- Accessible features not currently in home
- Access to community and social activities
- Lower crime/more safety
- Access to transportation services
- Other _________________________

PART 3: COMMUNITY / NEIGHBORHOOD PREFERENCES

Why do you live in Auburn? (Select all that apply.)

- I grew up here
- My family and friends live here
- Community character and atmosphere
- Sense of community/supportive community
- Quality city services
- Good schools
- Access to commercial services and businesses (shopping, grocery)
- Beautiful natural surroundings
- Affordability
- Safe place to live
- Access to jobs
- Good location for my business
- Recreational amenities
- Convenient location
- Transportation choices- options to use bus, rail, bike, or walk
- Other: _________________________

How would you rate Auburn on the following housing, neighborhood, and service qualities? (Check one for each quality.)

<table>
<thead>
<tr>
<th>Quality</th>
<th>Good</th>
<th>Average</th>
<th>Needs Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable housing options</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Accessible housing features (e.g. ramps, one-story layout, wide doorways)</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Access to hospitals and health services</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Community and social opportunities</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Transportation options</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Public safety</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Parks and recreation</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Other</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
What are your desired features in a neighborhood? Rank these types of places in order of importance to you. (1=most important.)

___ Has or near parks or recreational sites
___ Has or near social services (library, senior center, community center)
___ Has or near school
___ Has or near religious site
___ Has or near commercial services (grocery store, etc.)
___ Has or near health services (hospital, medical center)
___ Other _______________________________________________________________________

Would you recommend a relative or friend to move to Auburn?

☐ Yes
☐ No

Do you envision your children living here and raising a family?

☐ Yes
☐ No

PART 4: PARKS AND RECREATION

Does your family use the Les Gove Community Campus?

☐ Yes
☐ No (skip next question)

What facilities do you or your family use at Les Gove Community Campus?

☐ Multipurpose building
☐ Gymnasium (open gym basketball and volleyball, indoor playground, etc.)
☐ Climbing wall
☐ Community facilities
☐ Discovery Playground
☐ Bocce Courts
☐ Rotary spray playground (summer only)
☐ Horseshoe pits
☐ Half-mile (800 meters) Loop Trail
☐ Outdoor Fitness Equipment
What kinds of uses would you like to see that aren’t currently provided at Les Gove Community Campus? (See list above for current uses.)

What age-groups within your family would use a new Youth Center or Community Center? (Select all that apply.)

- Preschool (3-5)
- Children (6-11)
- Young Teens and Teenagers (12-17)
- Young adults (18-24)
- Adults (25-64)
- Seniors (65 and over)

PART 5: ADDITIONAL COMMENTS

How do you want to hear from the City of Auburn?

- Mailings
- Online- through email or on website
- In-person visits
- Other: ________________________________

Please provide any additional comments or feedback below.

________________________________________________________________________

________________________________________________________________________

Thank you for taking the time to participate in our survey!

For more information on the comprehensive plan update, visit:
www.auburnwa.gov/doing_business/community_development/planning/comprehensive_plan.htm
INSTRUCTIONS

Thank you for responding to the Auburn Senior Housing Questionnaire

The City of Auburn wants to hear your ideas and concerns about housing and quality of life in Auburn to guide the updating of the City’s goals and policies described in the housing chapter of its Comprehensive Plan.

The information collected will be used by the City of Auburn. All information will be kept confidential and anonymous.

This questionnaire is being administered by City of Auburn Community Development Services. To speak to City staff about the project, you may also contact: Elizabeth F. Chamberlain, AICP, Planning and Design Services Manager, Community Development Services, echamberlain@auburnwa.gov, 253-931-3092.

PART 1: ABOUT YOU

What is your age?  How long have you lived in Auburn?

- 55-59 years  - Less than 1 year
- 60-64
- 65-74
- 75-84
- 85+
- 1-5 years
- 5-10 years
- 10-20 years
- More than 20 years

What do you think about Auburn?  Why do you choose to live here?

What do you like most about where you live?  (Check all that apply)

- My family and friends live nearby
- My neighborhood and community
- Access to social services and amenities
- Access to health services
- Access to commercial services (shopping centers, grocery stores)
- Parks and recreation opportunities
- Cost of living is affordable
- Transportation options
- Other (please describe)
What type of home do you reside in currently? (Choose the one that best describes your current home.)

- Single family house
- Apartment or Condominium
- Retirement community, senior housing
- Assisted living (nursing home, housing with health or social services)
- Mobile home
- Other

Where would you like to live in the next 3-5 years? (Rank by preference.)

- Stay in Auburn and stay in current home
- Stay in Auburn but relocate to a new home
- Move outside of Auburn

If you would prefer to relocate to a new home, which of the follow housing types would best meet your needs? (Pick your top 3 choices)

- Stay in own home
- Single family house
- Apartment building
- Condominium building
- Retirement community
- Assisted living (housing with health or social services)
- Mobile home
- Move in with family or relatives
- __________________________

In choosing where to live, what community amenities are most important to you? (Rank in order of preference, 1 = most preferred, 7 = least preferred/not important)

1. Near my immediate and extended family members
2. In or near my current neighborhood
3. Near commercial amenities (grocery stores, shopping, etc.)
4. Near a senior center
5. Near religious activities
6. Near recreational activities, parks and open space
7. Near health services, caregivers, medical facilities

PART 2: AUBURN’S HOUSING NEEDS

Is Auburn a good place to live after retirement? Why or why not?


What supports for independent living are most needed in Auburn?  
(Select all that apply.)

- [ ] Home repairs (to building)
- [ ] Home upkeep (landscaping or other maintenance)
- [ ] Snow or ice removal
- [ ] Trash removal

Which of the following services or amenities does Auburn need more of?  
(Rank in order of importance. 1=most important.)

- __ Parks or recreational sites
- __ Social services (library, senior center, community center)
- __ School
- __ Religious site
- __ Commercial services (grocery store, etc.)
- __ Health services (hospital, medical center)
- __ Other

How would you rate Auburn on the following housing, neighborhood, and service attributes?  (Check one for each attribute.)

<table>
<thead>
<tr>
<th>Attributes</th>
<th>Good</th>
<th>Average</th>
<th>Needs Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable housing options</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessible housing features (e.g. ramps, one-story layout, wide doorways)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access to hospitals and health services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community and social opportunities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation options</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public safety</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks and recreation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If you identified areas of improvement above, do you have comments to share?
Thank you for taking the time to participate in our survey!

For more information on the comprehensive plan update, visit:

http://www.auburnwa.gov/doing_business/community_development/planning/comprehensive_plan.htm
Ask about the individual.
Notes about interviewee (age, sex, ethnicity)
How many people in your household?
How long have you lived in Auburn?
Where did you live before Auburn?

Describe current housing conditions.
What kind of home do you live in? Do you own or rent?

Are you satisfied with your current housing conditions? Why or why not?

Describe ideal housing conditions.
If you had the opportunity, what would be your ideal housing type? (How many bedrooms? How many bathrooms? Do you need a yard? Garage?)

Describe your community.
Why do you choose to live in Auburn? What do you like most about it?

What are important places in your community? (ex: religious centers, schools, stores, restaurants). Ask for specifics if possible.

How would you rate Auburn on the following services? Good, Average, or Needs Improvement regarding:

a) affordable housing, b) accessible housing features (e.g. ramps, single story), c) access to hospitals/health services, d) community and social opportunities, e) transportation options, f) public safety, g) parks and recreation, h) other ____________?

What can be improved in your neighborhood? What services can the City of Auburn bring into your neighborhood?

Will you continue to live in Auburn in the next 3-5 years? Why or why not?

Would you recommend your family and friends to move here?

How do you want to hear from the City? (Personal visits? Phone calls? Mail? Attend public meetings?)

Parks and Recreation opportunities in Auburn.
Do you use the Les Gove Campus? For what activities?

Would anyone in your family use a new Youth Center? If yes, what kind of activities would they want to see at the Youth Center?
¿Cuáles son sus mayores necesidades y preocupaciones con respecto a la vivienda?
¿Tiene ideas que aportar sobre la calidad de vida en su vecindario?

¡Está invitado!

REUNIÓN COMUNITARIA

Sábado 25 de octubre, de 11:00 a.m. a 12:30 p.m.
Continental Village 560 21st St SE, Auburn WA
Reúnase en la cancha de básquetbol
¡Se ofrecerán tacos!

La Ciudad de Auburn desea escuchar sus ideas y preocupaciones sobre la vivienda y la calidad de vida en Auburn a fin de guiar la actualización de los objetivos y las políticas de la Ciudad que se describen en el capítulo de vivienda de su Plan Integral. ¡Asista a la reunión para obtener más información y aportar sus comentarios!

PARA MÁS INFORMACIÓN, PÓNGASE EN CONTACTO CON:

Elizabeth Chamberlain
Gerente de Servicios de Planificación y Desarrollo, Ciudad de Auburn
echamberlain@auburnwa.gov
253-931-3092

Jesus Ostos
Gerente de la Propiedad Continental Village
206-715-0929

Para obtener más información sobre la actualización del plan integral, visite:
www.auburnwa.gov/doing_business/community_development/planning/comprehensive_plan.htm
What are your greatest housing needs and concerns?
Do you have ideas about the quality of life in your neighborhood?

You’re Invited!

COMMUNITY MEETING

Saturday, October 25, 11:00 am -12:30 pm
Continental Village 560 21st St SE, Auburn WA
Gather in the basketball court.
Tacos provided!

The City of Auburn wants to hear your ideas and concerns about housing and quality of life in Auburn to guide the updating of the City’s goals and policies described in the housing chapter of its Comprehensive Plan. Attend the meeting to learn more and provide your feedback!

FOR MORE INFORMATION, CONTACT:

Elizabeth Chamberlain  
Planning & Development Services Manager  
City of Auburn  
echamberlain@auburnwa.gov  
253-931-3092

Jesus Ostos  
Property Manager  
Continental Village  
206-715-0929

For more information on the comprehensive plan update, visit:  
www.auburnwa.gov/doing_business/community_development/planning/comprehensive_plan.htm