

Renton Housing Action Plan Advisory Committee Meeting #2

July 29, 2020 | 1:30 pm – 3:00 pm
Hosted Via Zoom



Meeting Overview

1. Introductions
2. Mover Interview Themes
3. Needs Assessment Findings
4. Next Steps

Today's Attendees

Angela San Filippo

South King County Housing and Homelessness Partners

Benita R. Horn

Renton Community

Benjamin Paulus

Blue Fern Homes

James Alberson

Renton Planning Commission

Kathleen Hosfeld

Homestead Community Land Trust

Linda Smith

SKY Urban Empowerment Center

Melissa Glenn

King County Library System

Millie Phung

Renton Housing Authority

Nancy G. Osborn

Elder of United Christian Church of Renton

Richard Wagner

Community Member

Roberto Perez

Centro Rendu Latino Services

Rocale Timmons

SECO Development

PROJECT STAFF

Hannah BahnMiller

Housing Programs Manager

Mark Santos-Johnson

Community Development & Housing Manager

Andrew Bjorn

BERK Consulting

Dawn Couch

BERK Consulting

Mover Interviews Our Sample

# of People	Single-family Detached Housing	Multifamily or Attached Housing	Other Types of Housing
1		● ●	
2	● ● ●	● ● ●	
3			
4+	● ● ● ● ● ●	●	●

Mover Interviews Unit Characteristics

Rank	Unit Characteristics
1 st	Parking/garage
1 st	Backyard, yard space
2 nd	Laundry in the home
3 rd	Large kitchen
3 rd	2 bathrooms
4 th	Home office

“Initially we wanted to find a farmhouse style property that had a yard similar to our previous one that sat on an acre of land, but ran out of luck within our search time frame.”

“Places for kids to play and roam....go outside and discover nature.”

“Green area in the backyard. Many of the houses we saw had a lot of concrete.”

Mover Interviews Unit Characteristics

Other themes:

- **People are looking for renovated or updated homes.**

“Renovated home. We were willing to put some work into the house but did not want a fixer-upper for our first home.”

- **Some wanted single story homes, particularly older adults.**
- **Looking for utilities included.**

Mover Interviews Neighborhood Factors

Rank	Factors
1 st	Groceries nearby
1 st	Parks and play areas
1 st	Safety
2 nd	Library/Community Center
3 rd	Schools
4 th	Dining/restaurants/shopping
5 th	Access to bus/transit

“...to be able to shop for groceries in her neighborhood”

“I am looking for nice recreational parks, areas for exercise, area for animals...”

“a safe place where there are no gangs and violence”

“strong neighborhood watch”

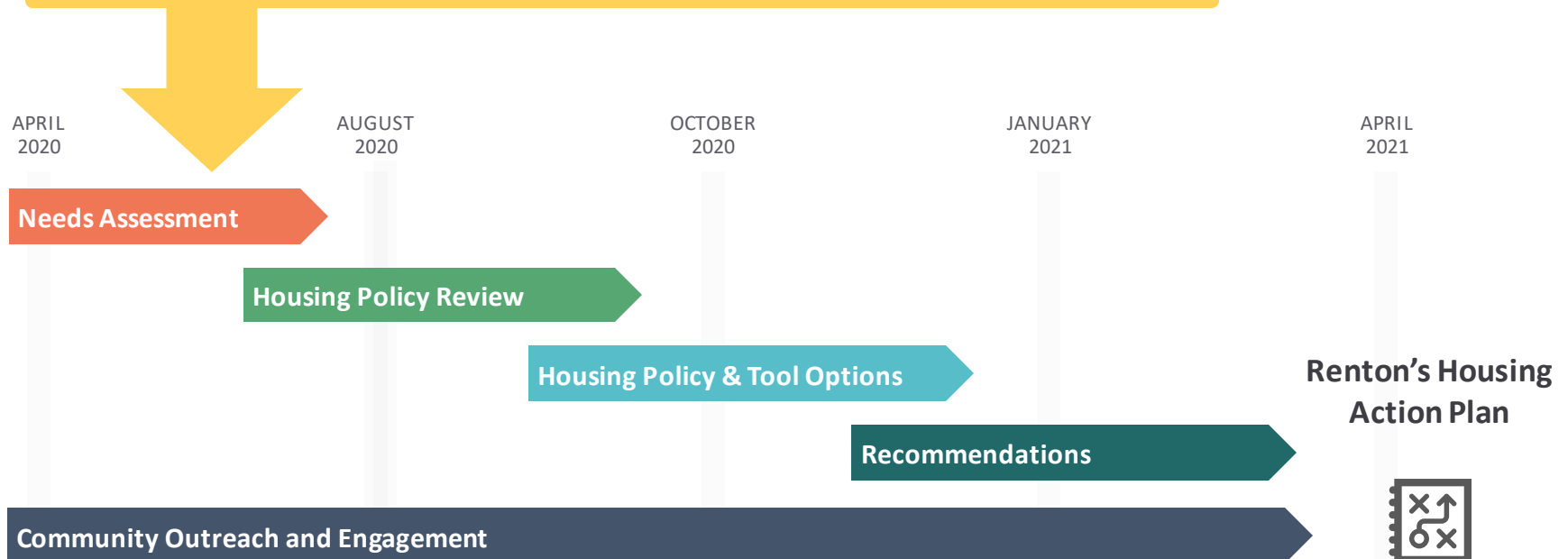
“I was looking for safe area for my family.”

Mover Interviews Couldn't Find

- **The size they wanted.** Many noted challenges of hitting the right combination of size, condition, and price.
 - People who couldn't make it work either moved further south or east, settled for less space, or got a roommate.
 - People moving into Renton noted its favorable pricing compared to cities to the north.
- **Affordability was a challenge across the board.** Finding a home within a household's budget was aggravated by:
 - ▶ Short time frames due to cross-state moves or displacement.
 - ▶ Limited or no options for support in finding affordable housing, affordable senior housing, budget counseling for moving into homeownership, and addressing previous credit issues.

Housing Needs Assessment

- How is the community and need for housing changing?
- What housing do we have now?
- How much and what types of new housing will we need?



Today's Job:

Review and Advance Key Findings

Discussion Questions for each finding:

- A. Does the finding reflect your experience or knowledge of Renton?**
 - How does it and how does it not?
 - How would you (*re*)state the finding?
- B. What is missing from the story it tells?**
- C. What new or remaining questions do you have?**

FINDING 1

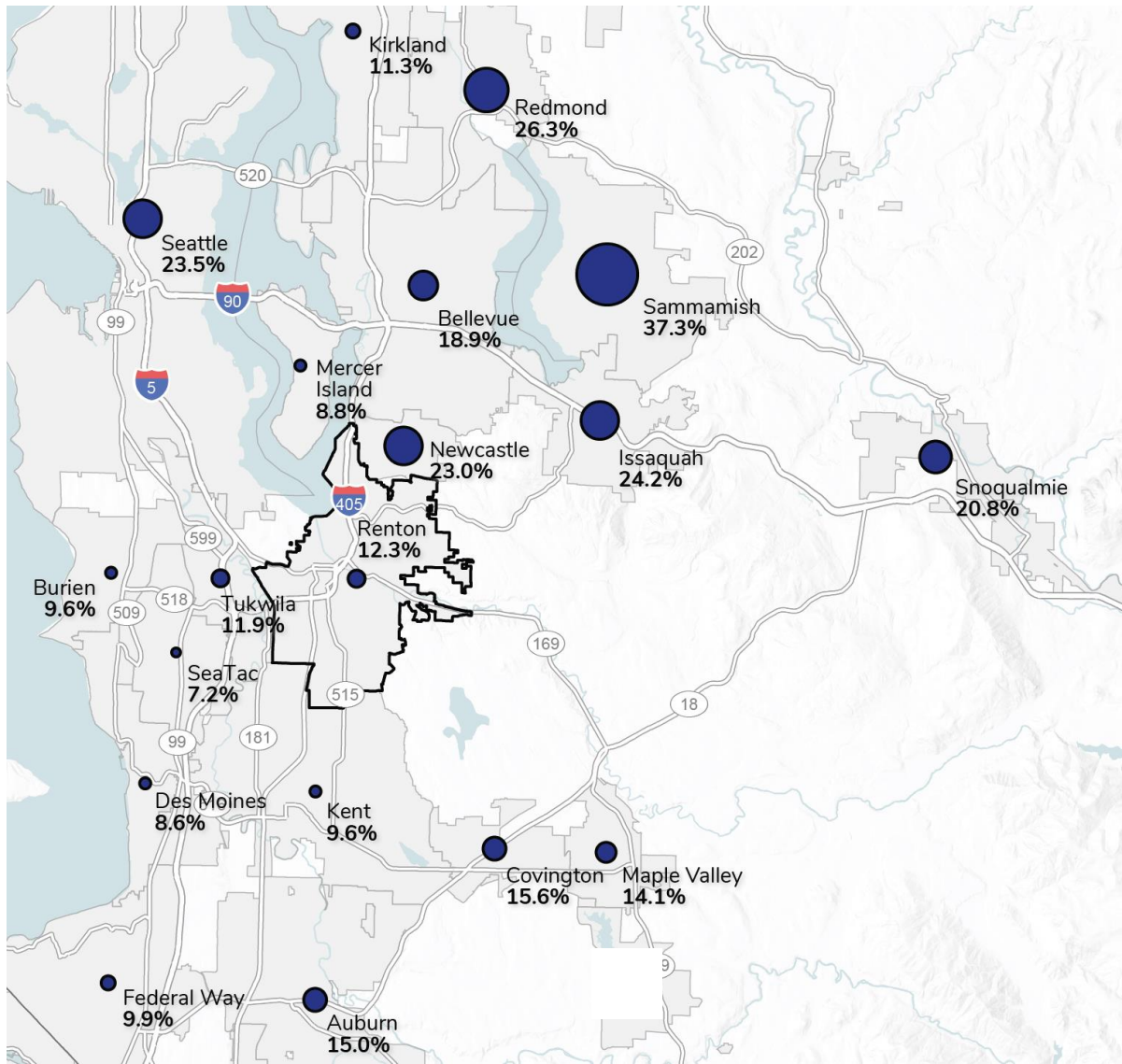
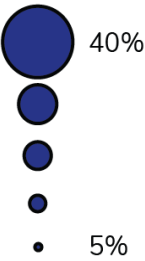
Renton is at the cross point of rapidly growing cities to the north and slower-growing cities to the south.

Population Growth: 2012–2020

LEGEND

- City of Renton
- Other Cities
- Counties
- Highways/State Routes
- Arterials

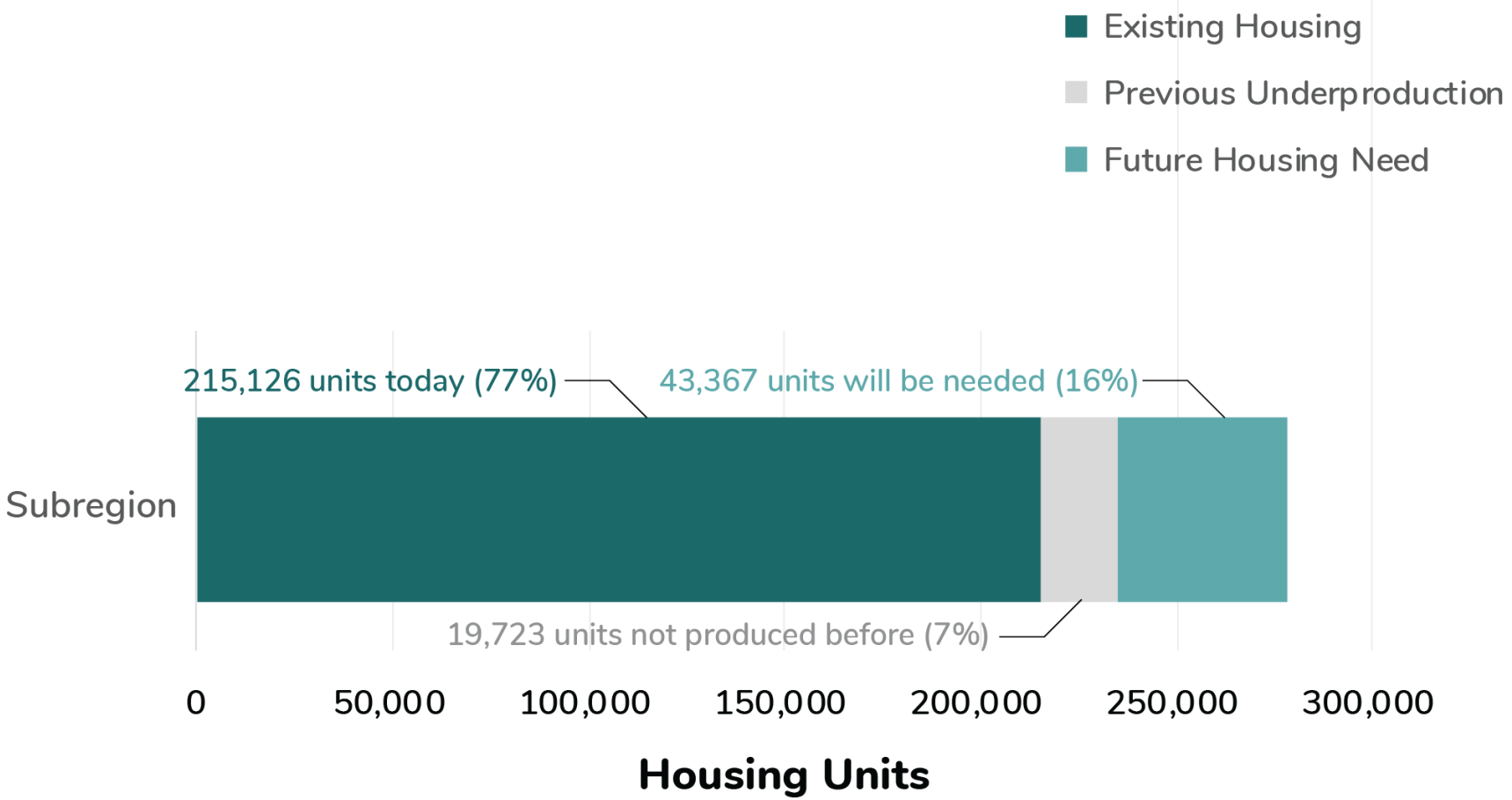
Population Growth



FINDING 2

Renton will need to maintain, and likely increase, its rate of housing development to meet housing need.

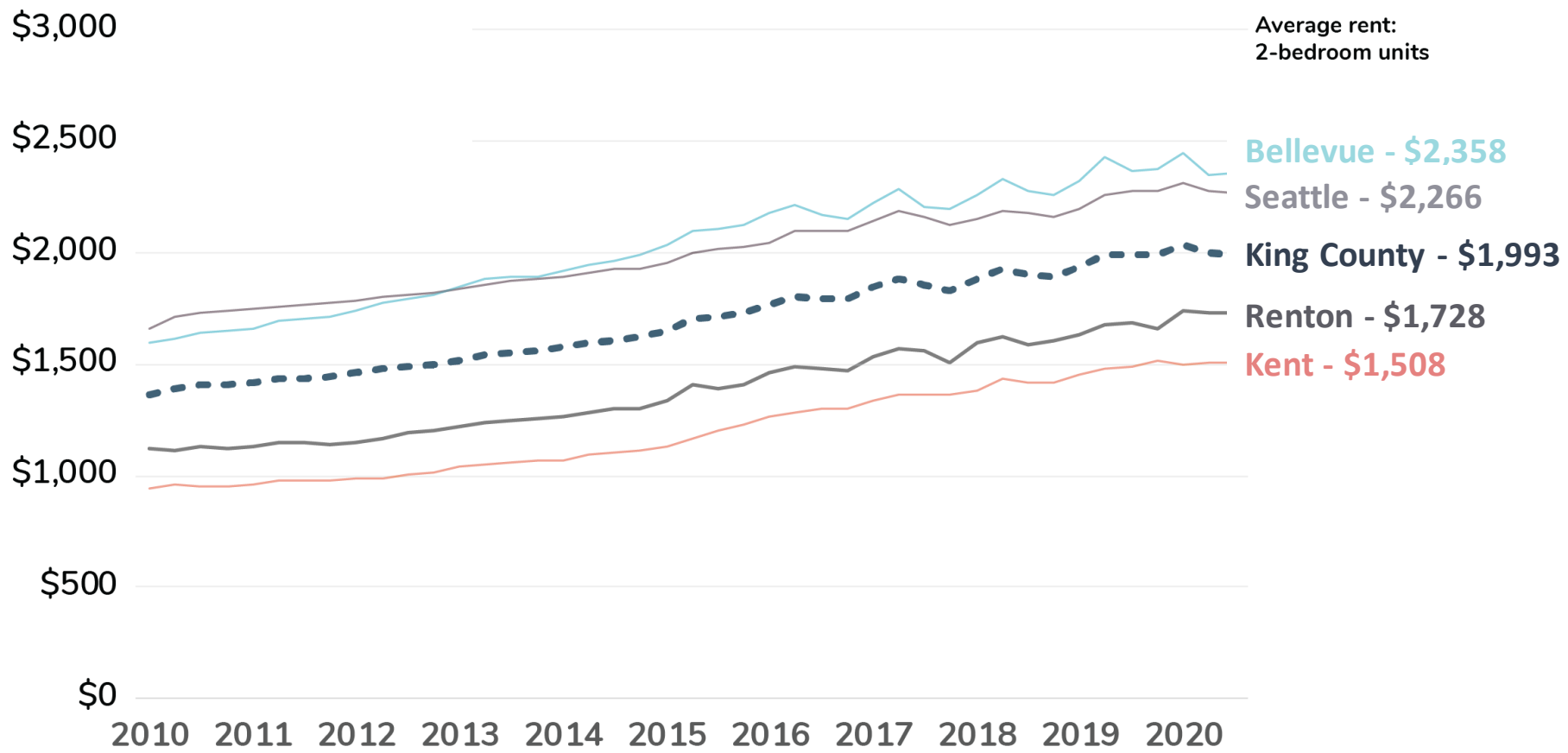
Projected Housing Needs, 2020-2040:



FINDING 3

Housing in Renton is more affordable than in other communities in the region.

Average Rent for 2-Bedroom Units, 2010–2020

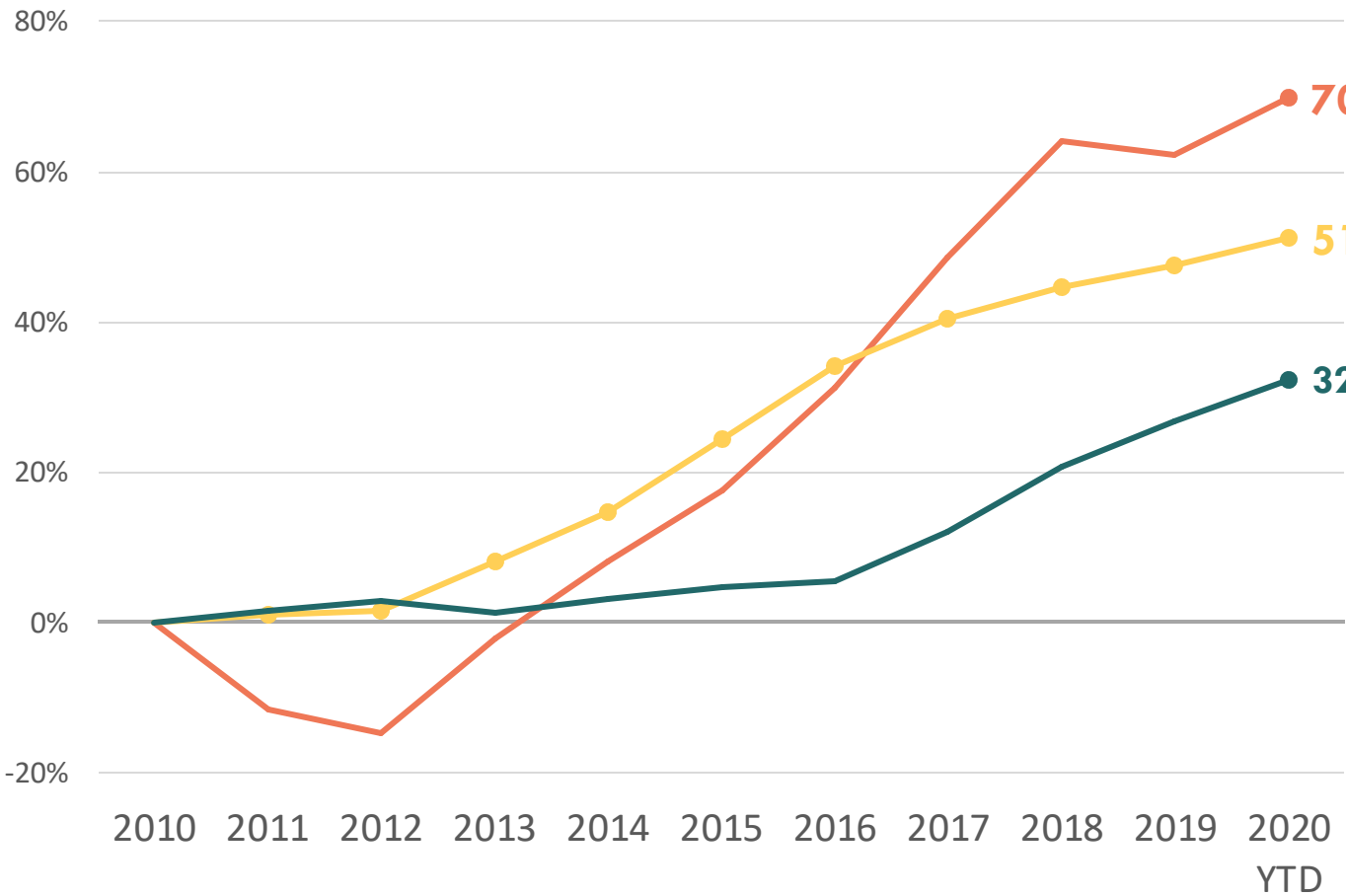


FINDING 4

Housing costs are increasing in Renton faster than income.

Changes in Home Values, Rent, and Income, 2010–2020

% change since 2010



HOME VALUES

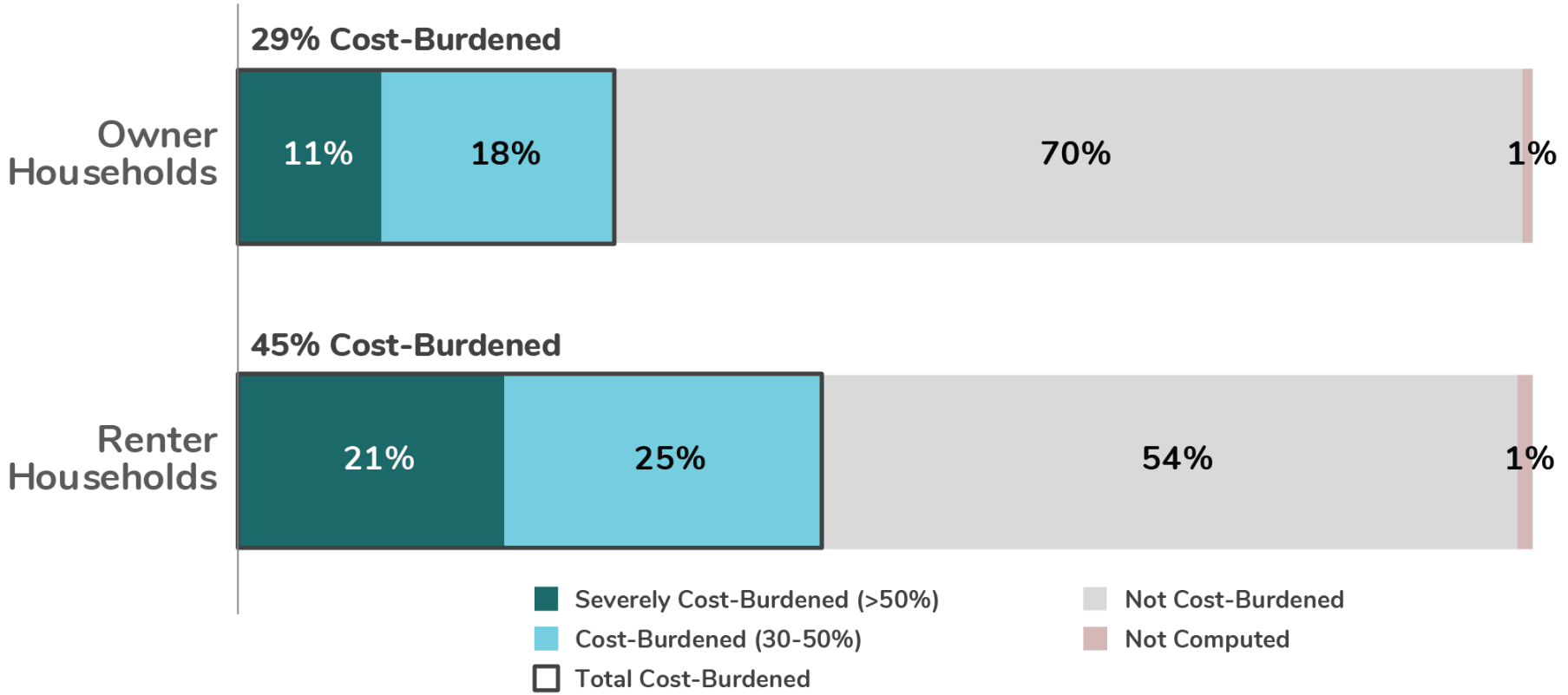
RENT

INCOME

FINDING 5

Over 1 in 3 households in Renton spend more than 30% of their income on housing.

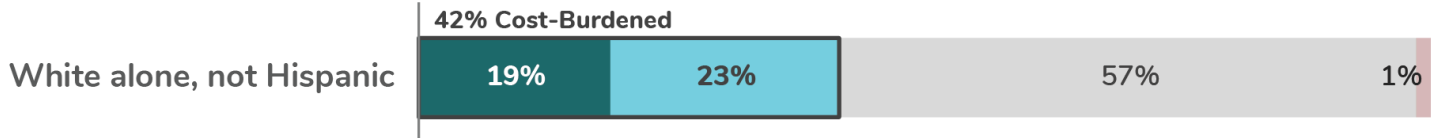
Renton Housing Cost Burden, Owners/Renters, 2012-2016 ACS data



FINDING 5

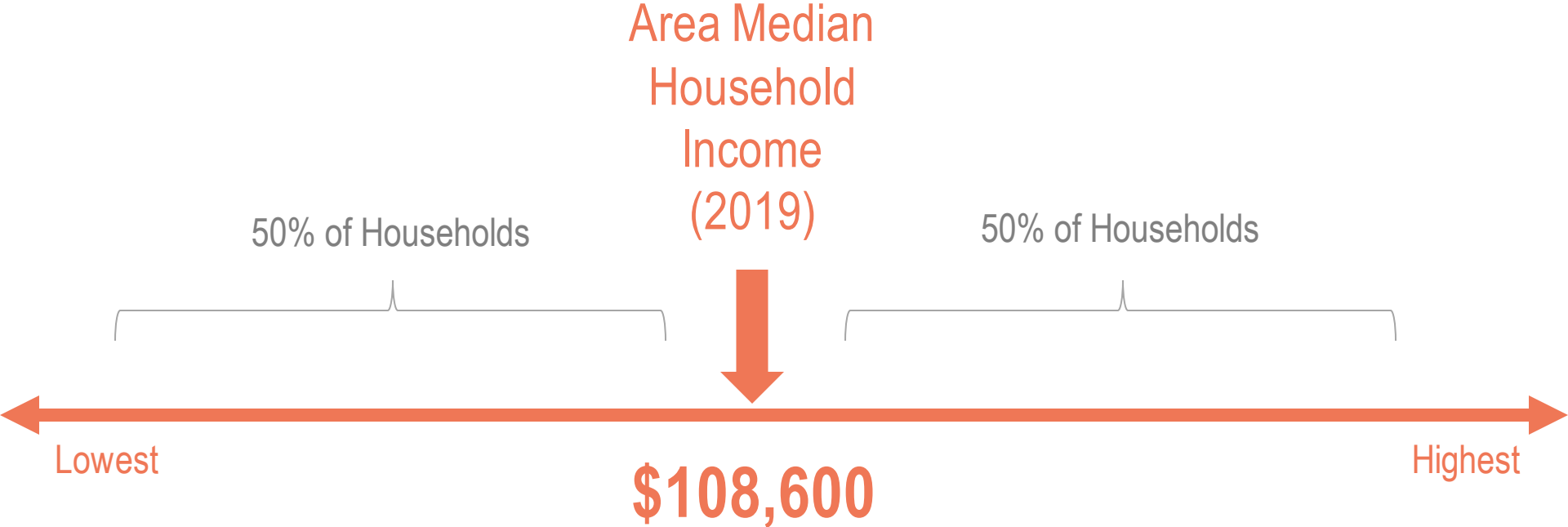
Over 1 in 3 households in Renton spend more than 30% of their income on housing.

Renton Rental Housing Cost Burden by Race, 2012-2016 ACS data



- Severely Cost-Burdened (>50%)
- Cost-Burdened (30-50%)
- Total Cost-Burdened
- Not Cost-Burdened
- Not Computed

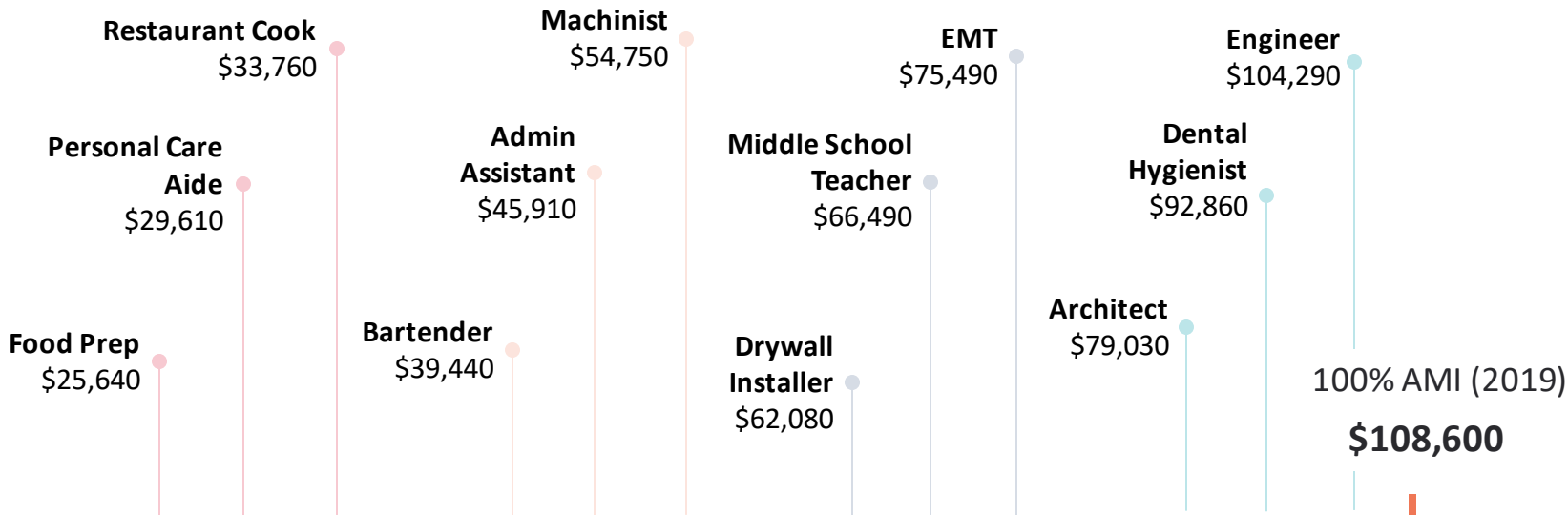
A Closer Look at Income and Housing



Area = King County

Median household income = Median Family Income

A Closer Look at Income and Housing



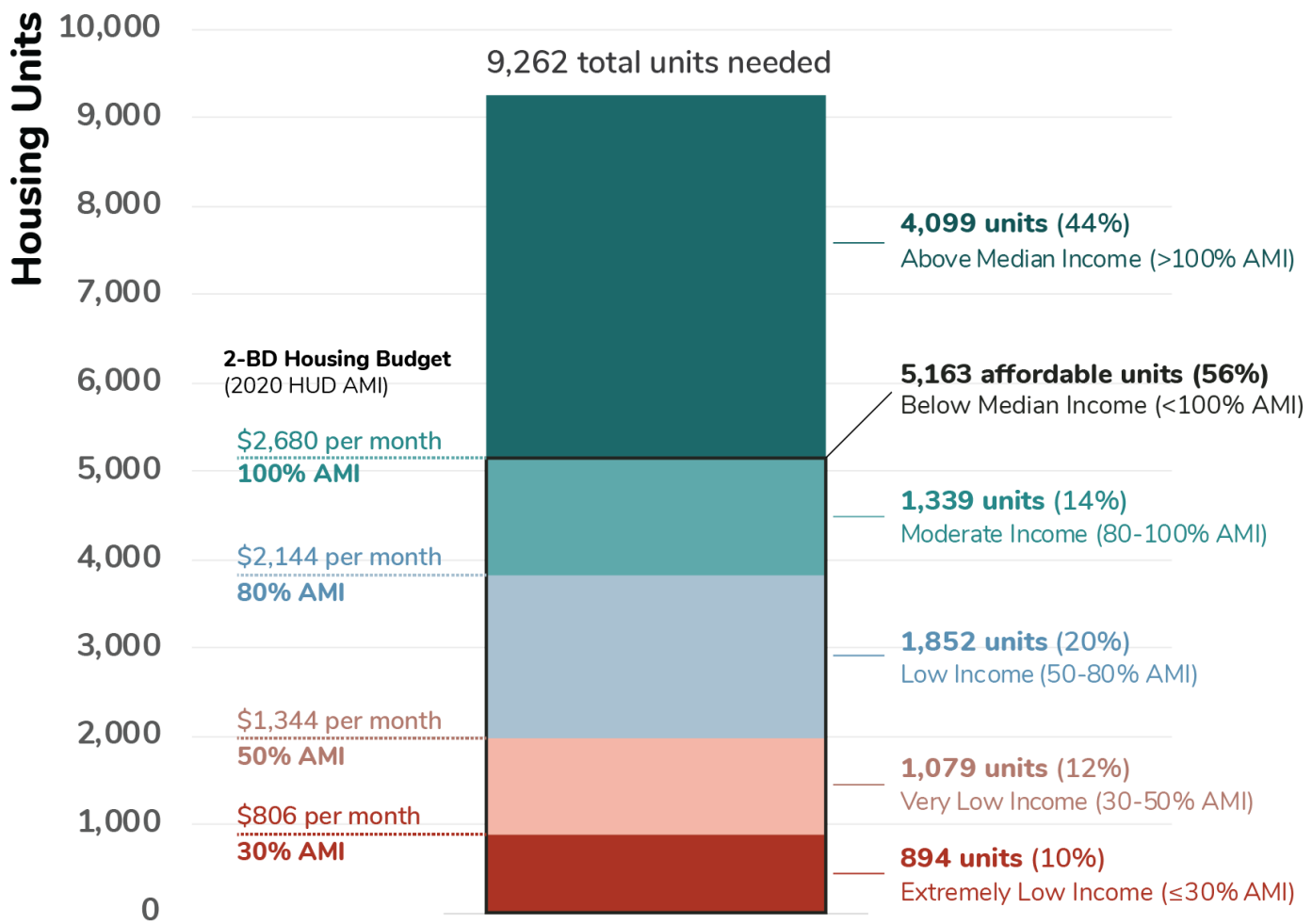
	30% or less of AMI Extremely Low Income	30% - 50% AMI Very Low Income	50% - 80% AMI Low Income	80% - 100% AMI Moderate Income	100%+ AMI
1 person	up to \$23,250	\$38,750	\$62,000	\$77,500	
2 person	\$26,580	\$44,300	\$70,880	\$88,600	
3 person	\$29,910	\$49,850	\$79,760	\$99,700	
4 person	\$33,210	\$55,350	\$88,560	\$110,700	



FINDING 6

Renton will need more new housing for renters and owners across all income groups.

Renton Share of 20-Year Regional Targets by Income

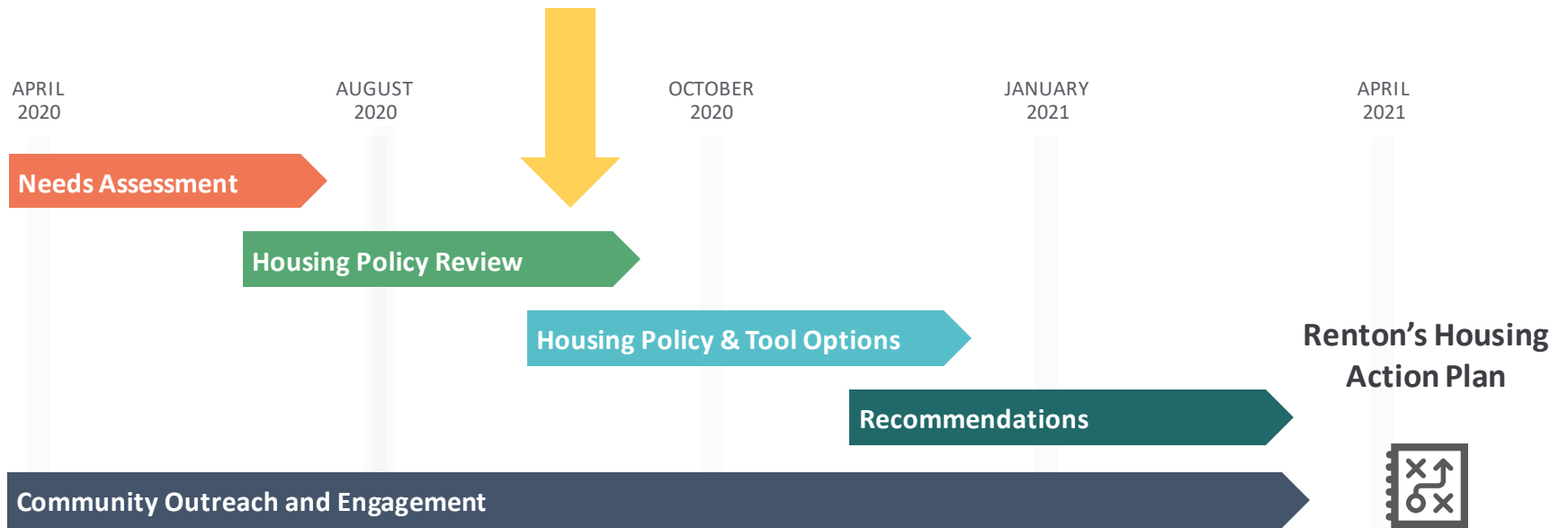


Overview of Top-line Findings

- 1 Renton is at the cross point of rapidly growing cities to the north and slower-growing cities to the south.**
- 2 Renton will need to maintain, and likely increase, its rate of housing development to meet housing need.**
- 3 Housing in Renton is more affordable than in other communities in the region.**
- 4 Housing costs are increasing in Renton faster than income.**
- 5 Over 1 in 3 households in Renton spend more on housing than they can afford.**
- 6 Renton will need more new housing for renters and owners across all income groups.**

Next Steps

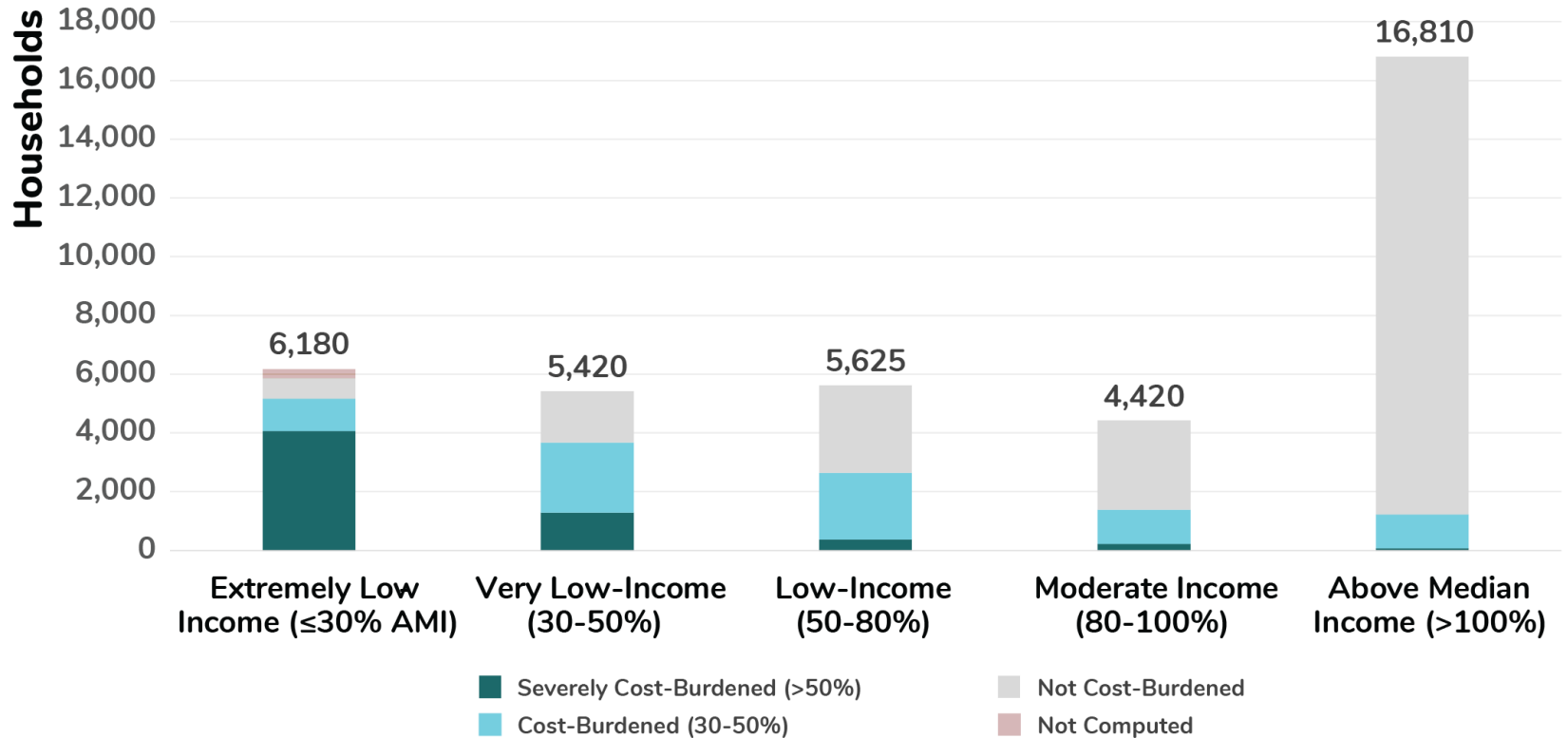
- ▶ Review draft Needs Assessment
- ▶ Next AC Meeting: Advance Housing Policy Review



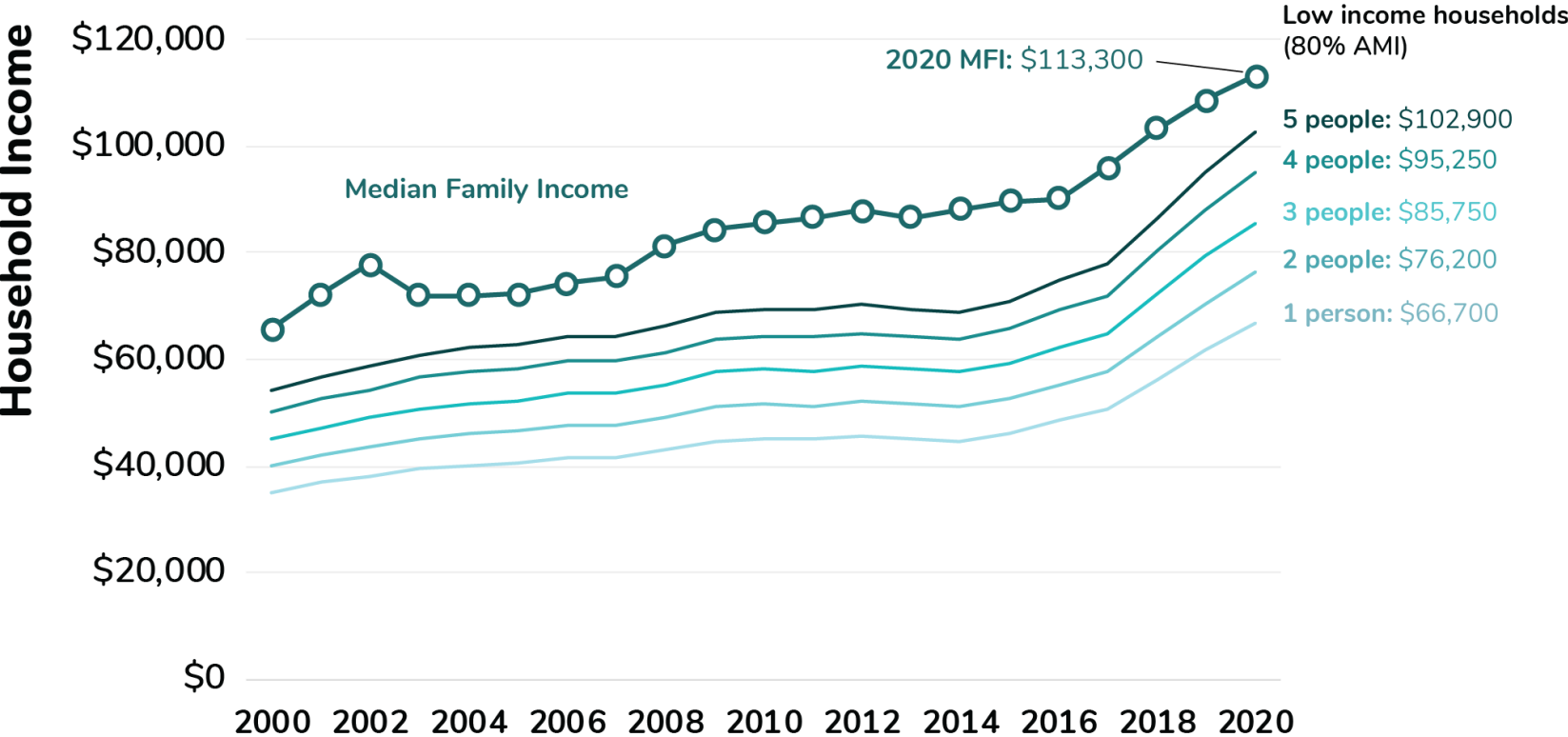
Additional Figures



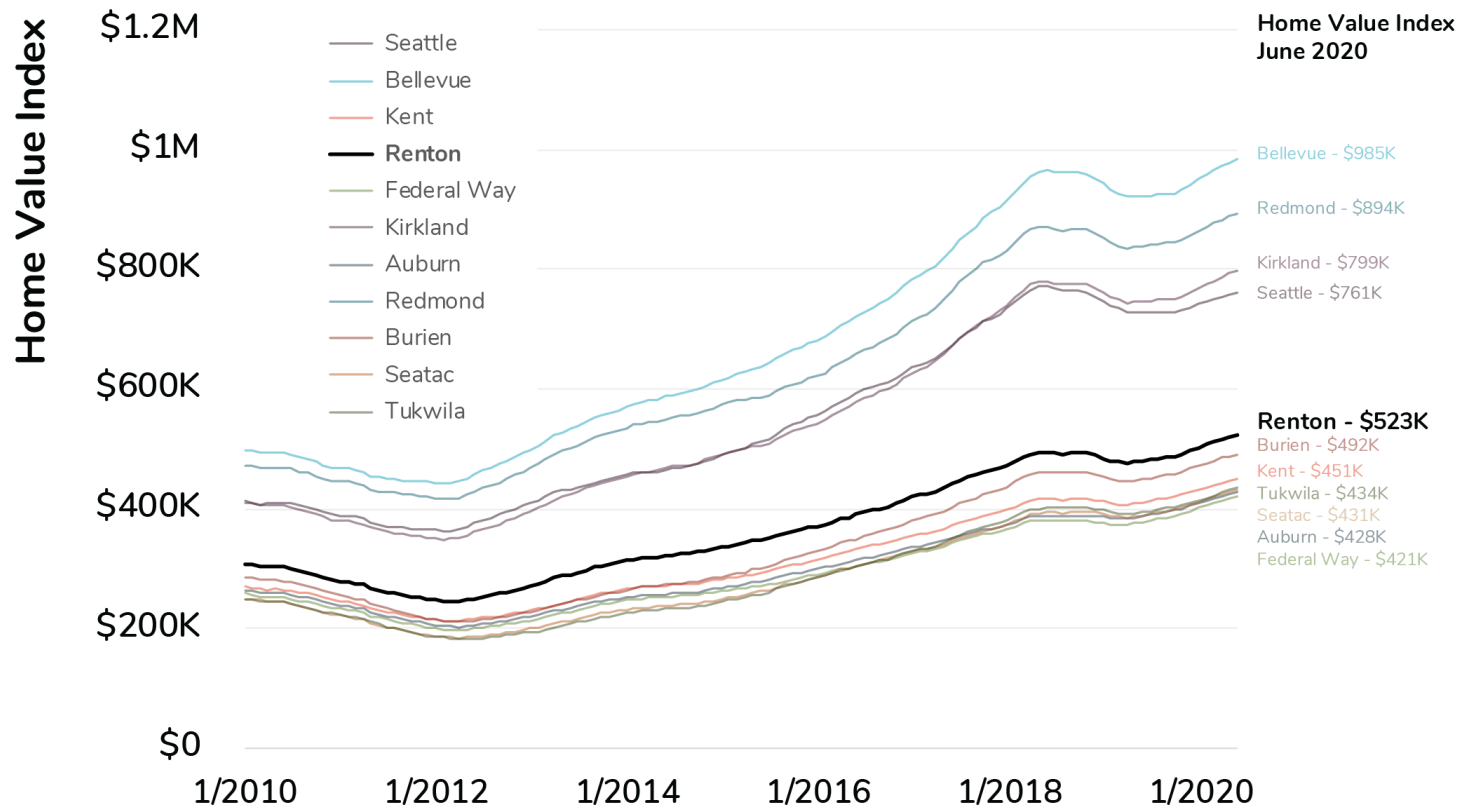
Households by Income and Cost Burden, 2012-2016 ACS



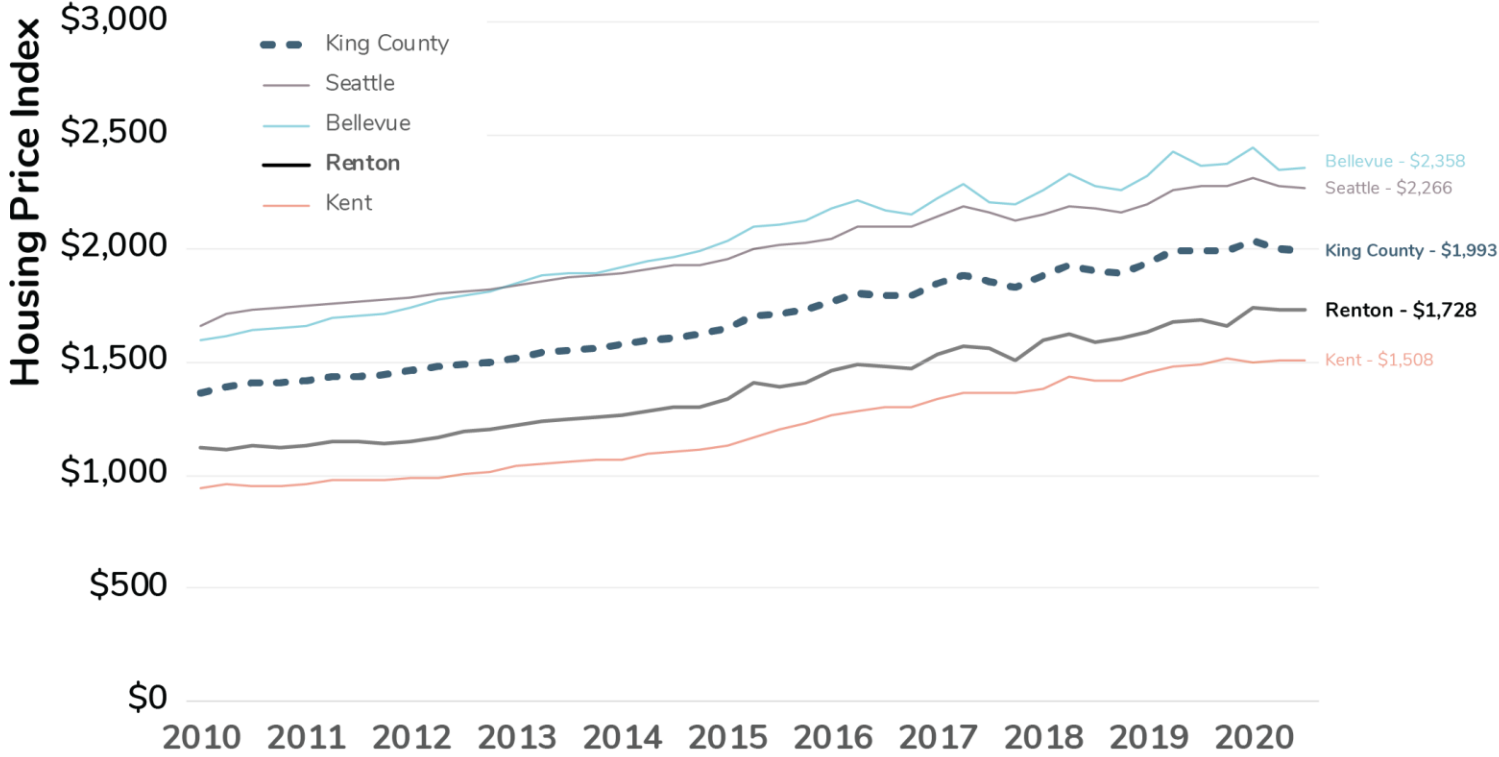
HUD Changes in Median Family Income and 80% AMI Limits:



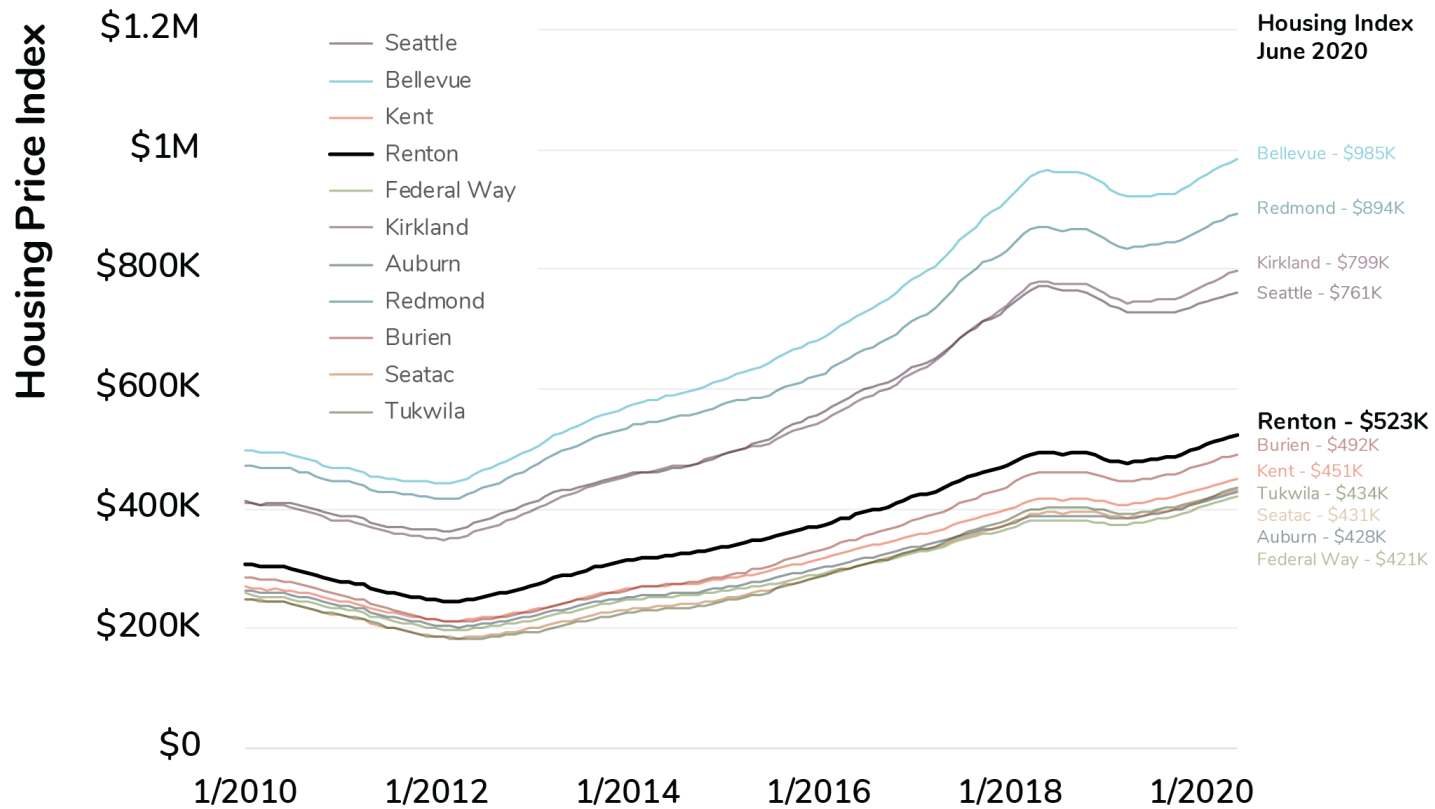
Zillow Home Value Index, 2010–2020



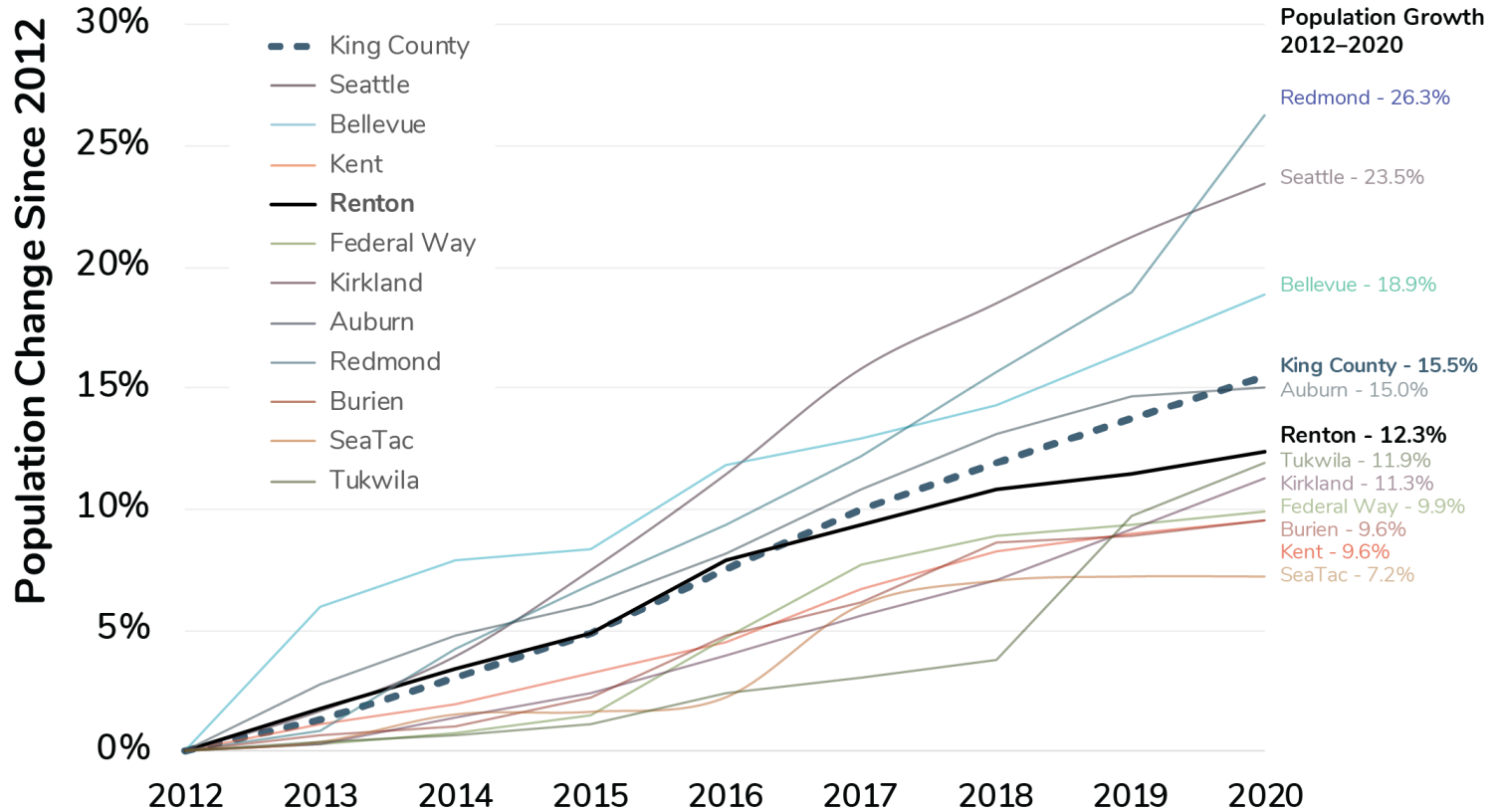
Rental Rates for 2-Bedroom Units, 2010–2012



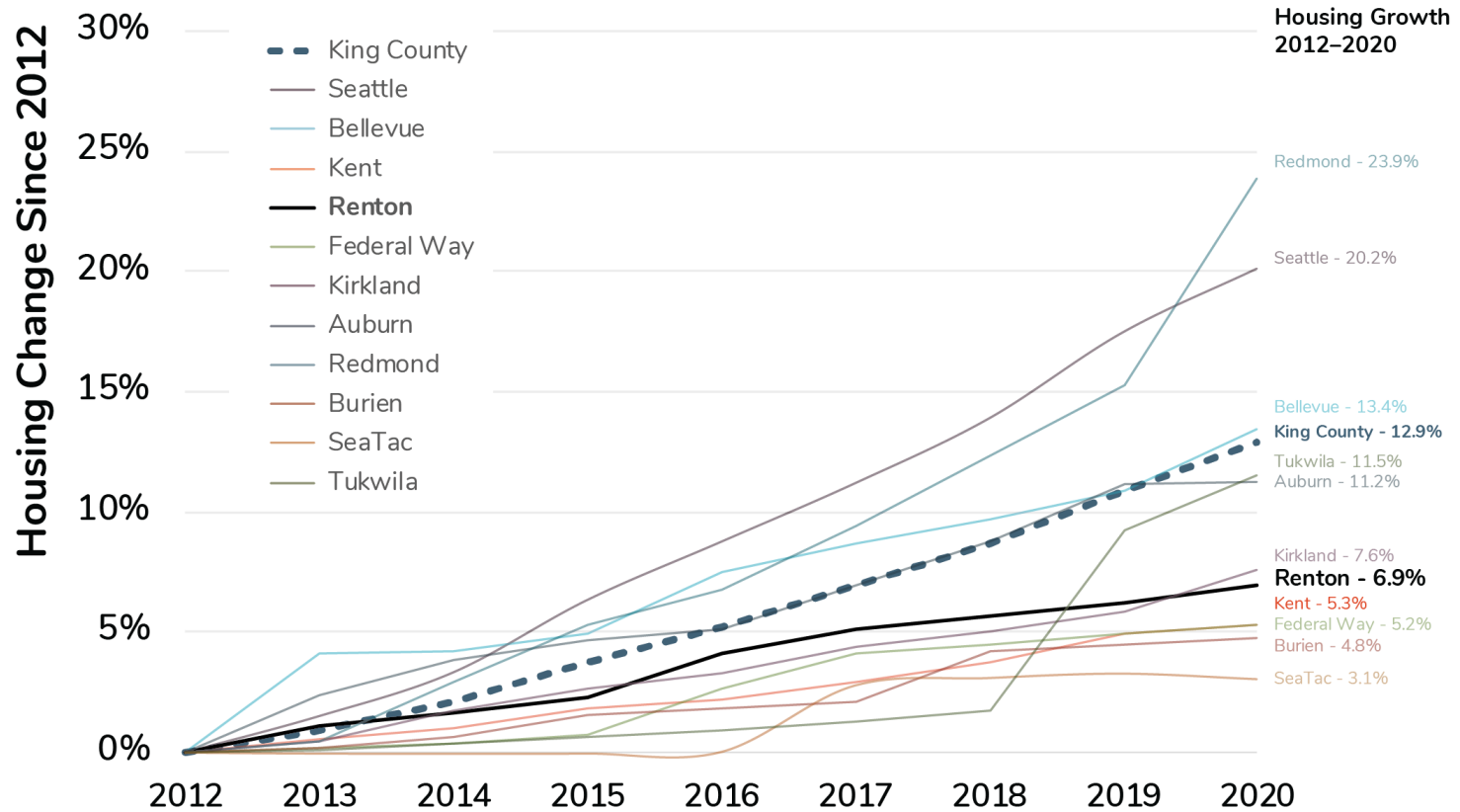
Zillow Home Value Index, 2010–2020



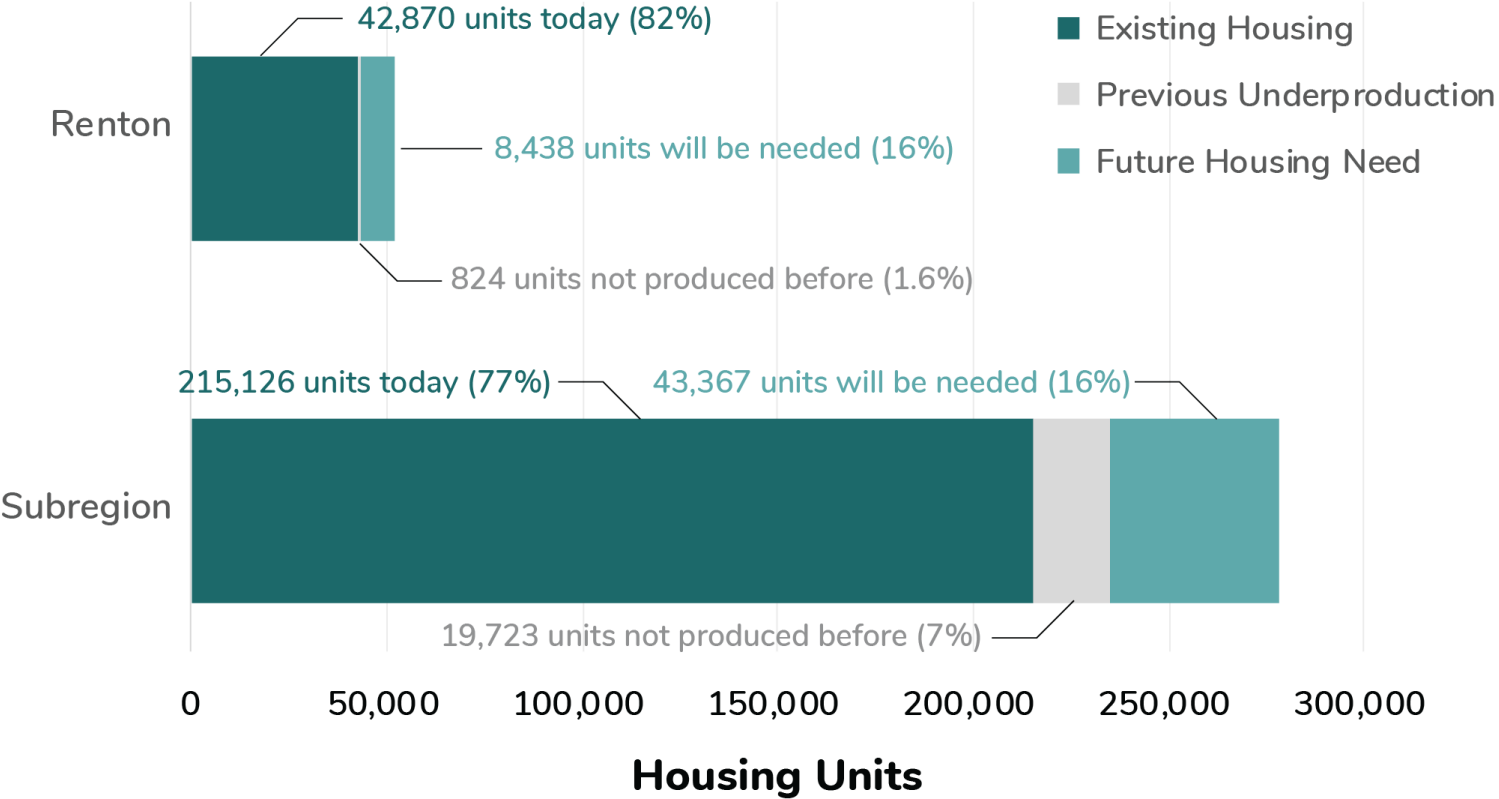
% Population change since 2012, 2012–2020



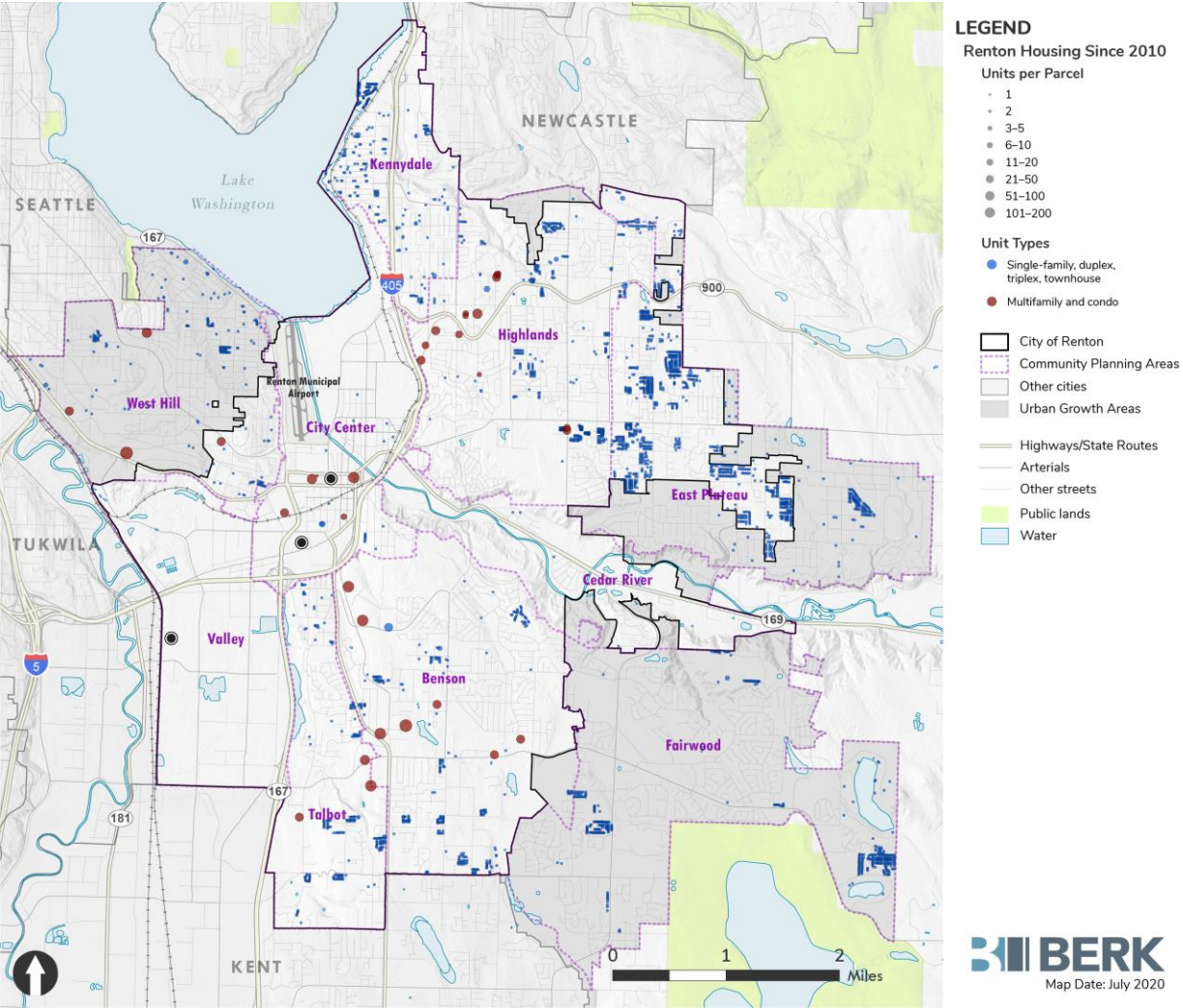
% Housing change from 2012, 2012–2020



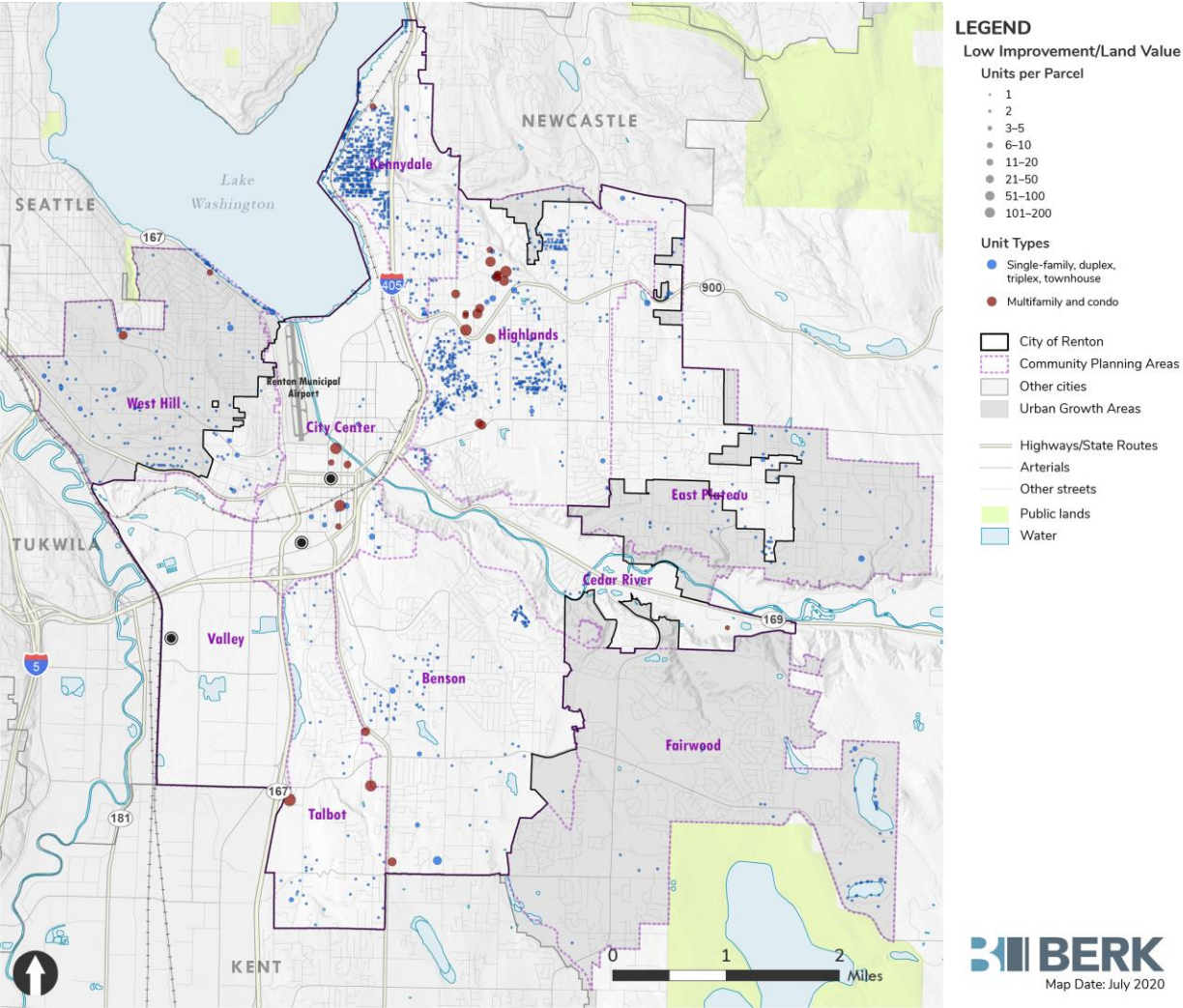
Regional and Renton Projected Housing Needs:



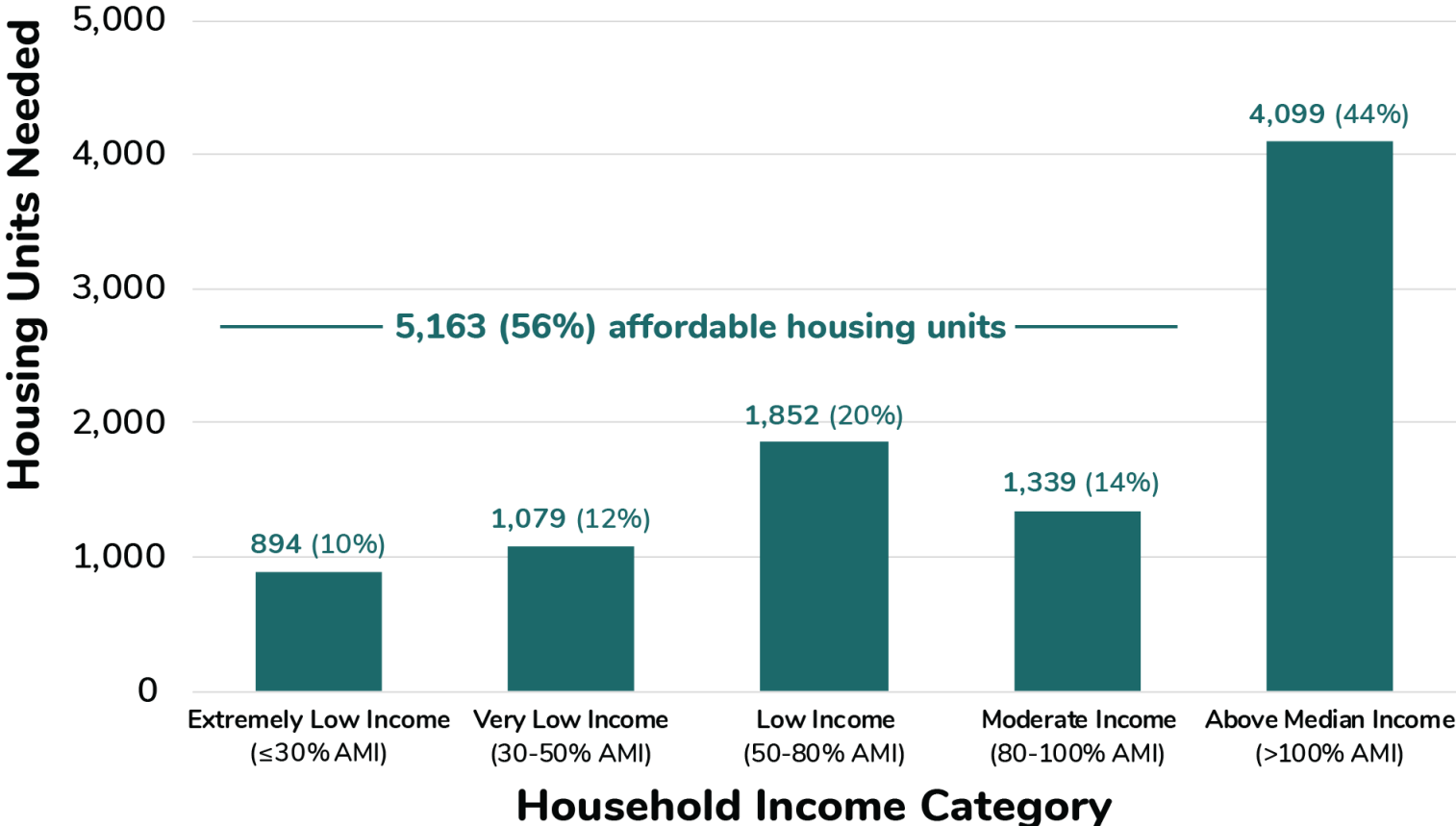
New Housing Units Since 2010:



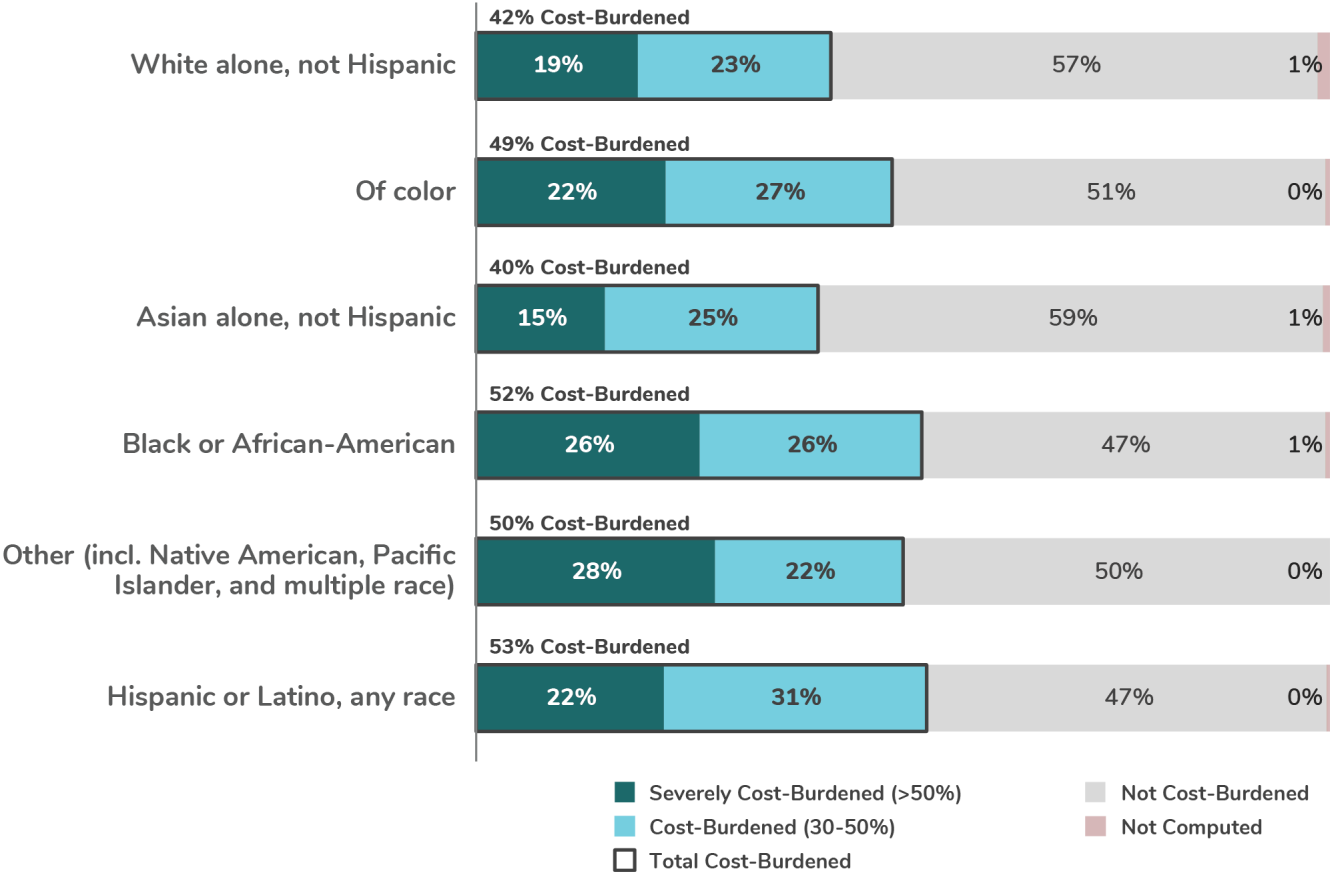
Low Improvement/Land Value Ratio:



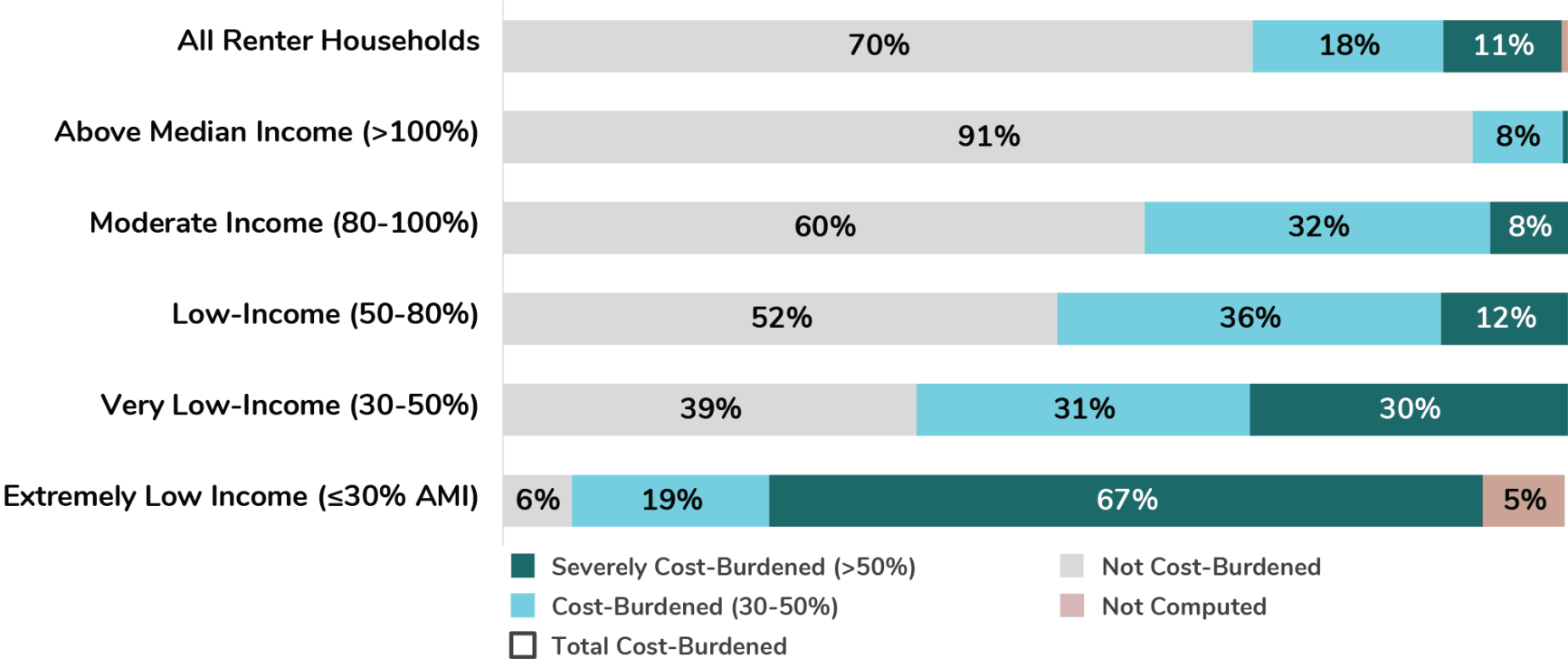
Renton Share of Regional Targets by Income:



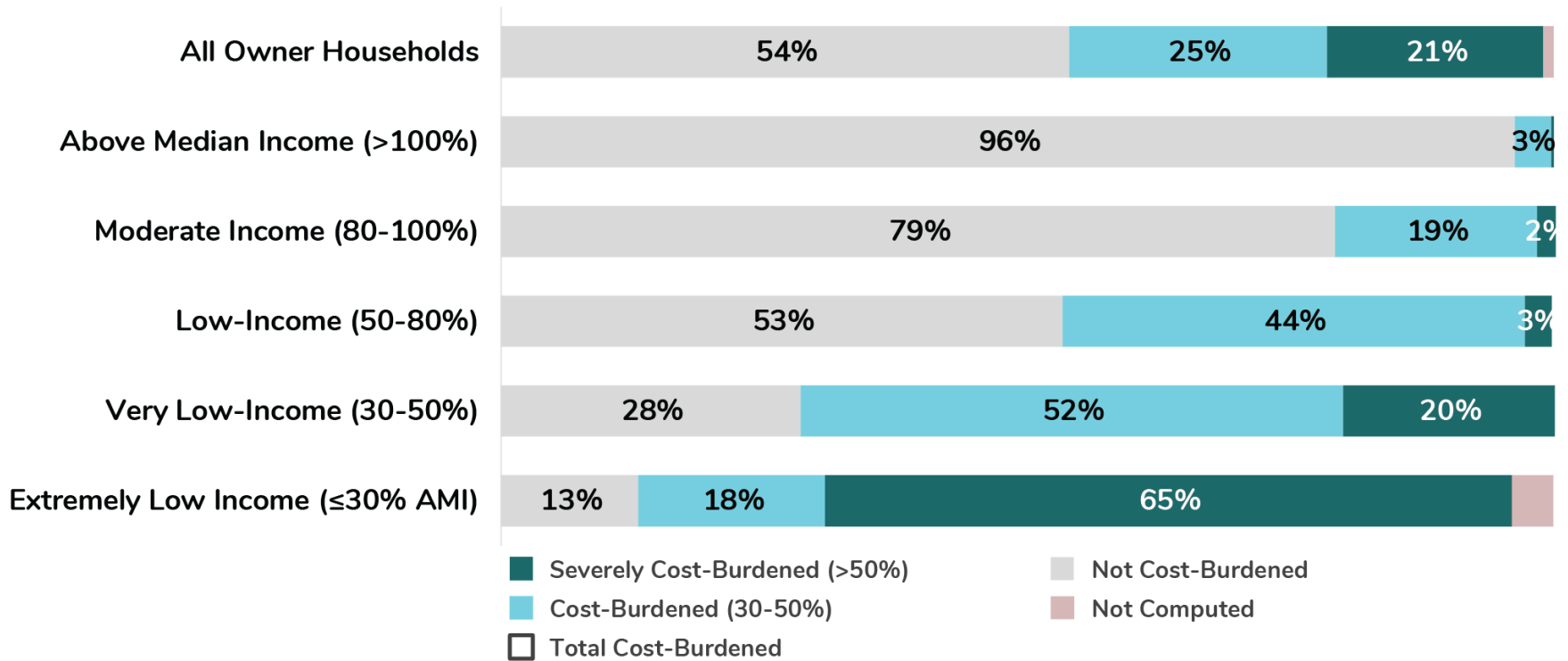
Renton Cost Burden by Race, 2012-2016 ACS data



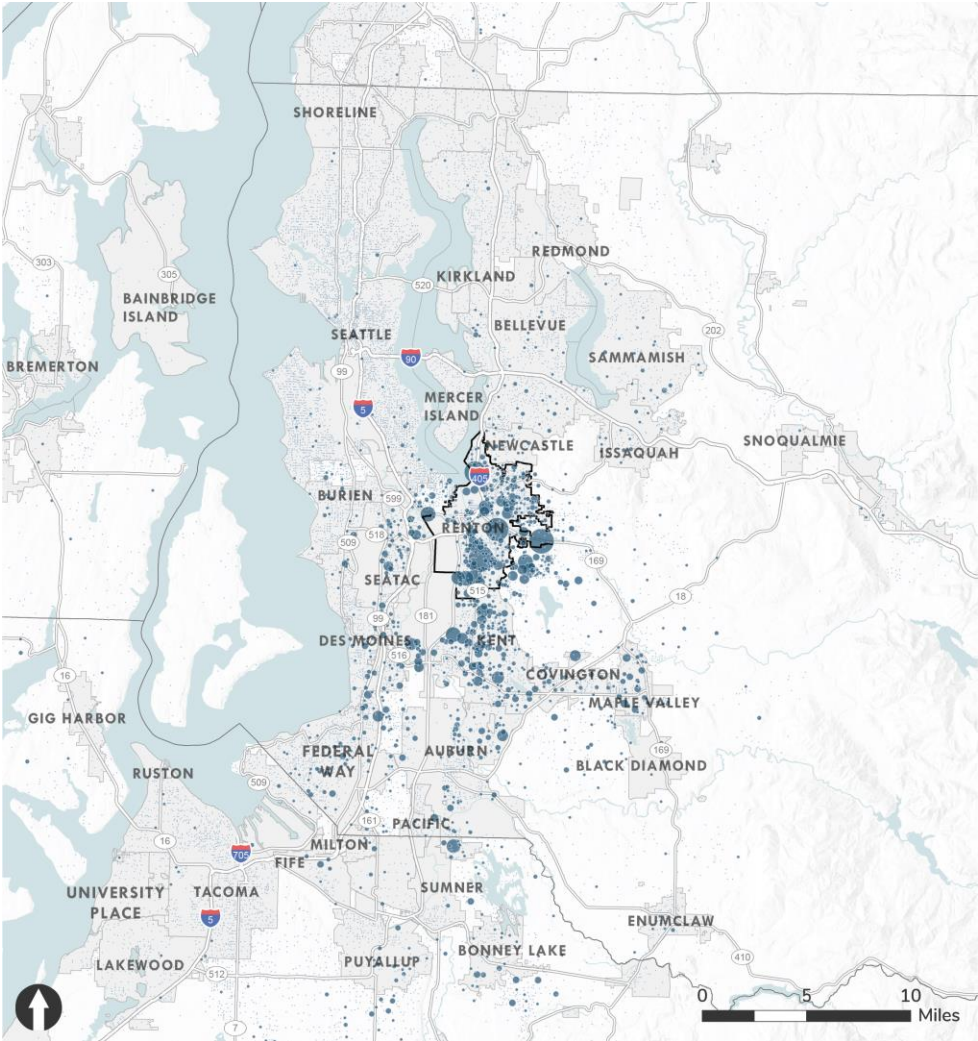
Renton Rental Cost Burden by Income, 2012-2016 ACS data



Renton Owner Cost Burden by Income, 2012-2016 ACS data



Where Renton Workers Live:



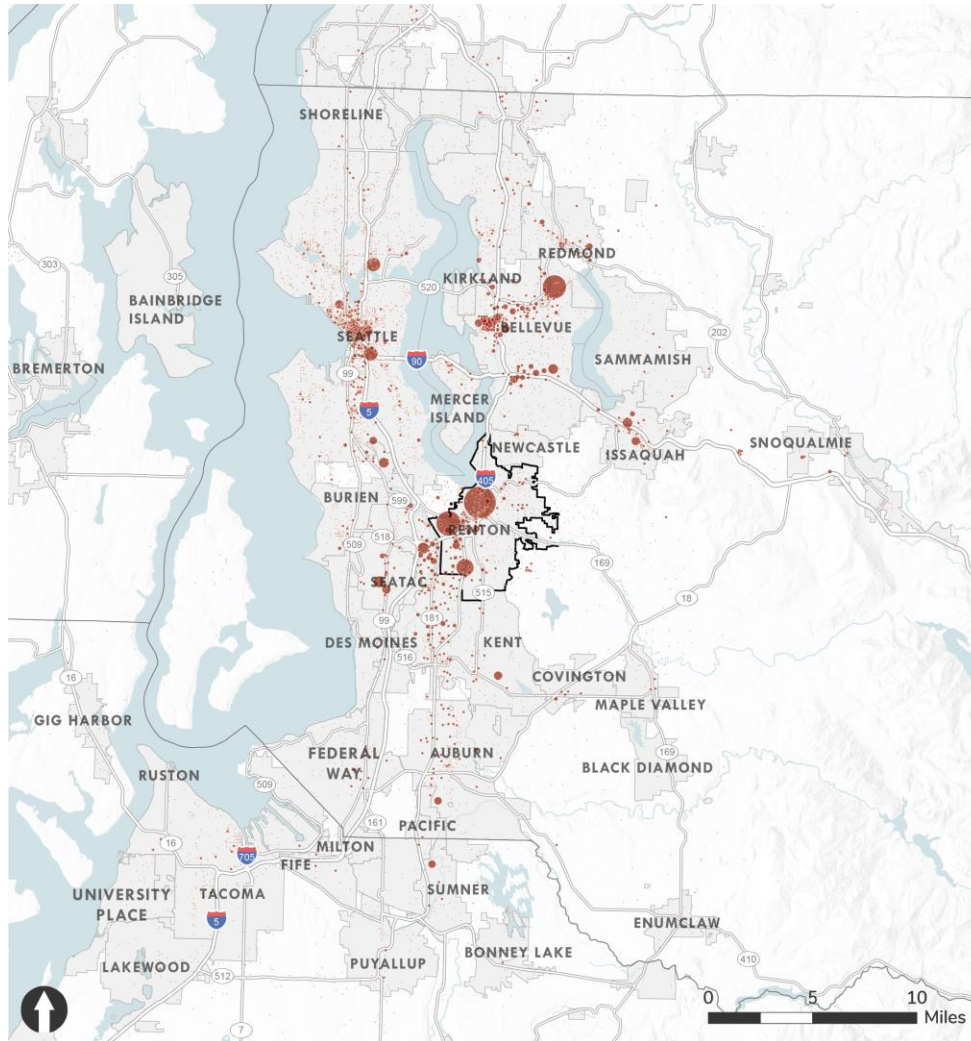
LEGEND

- City of Renton
 - Other Cities
 - Counties
 - Highways/State Routes
 - Arterials
- Residence Locations**
- 100
 -
 -
 - 1

Top Residence Locations for Workers

City	% of Workers
Seattle city, WA	10.9%
Renton city, WA	9.8%
Kent city, WA	7.8%
Auburn city, WA	3.3%
Federal Way city, WA	3.3%
Bellevue city, WA	3.1%

Where Renton Residents Work:



LEGEND

- City of Renton
- Other Cities
- Counties
- Highways/State Routes
- Arterials

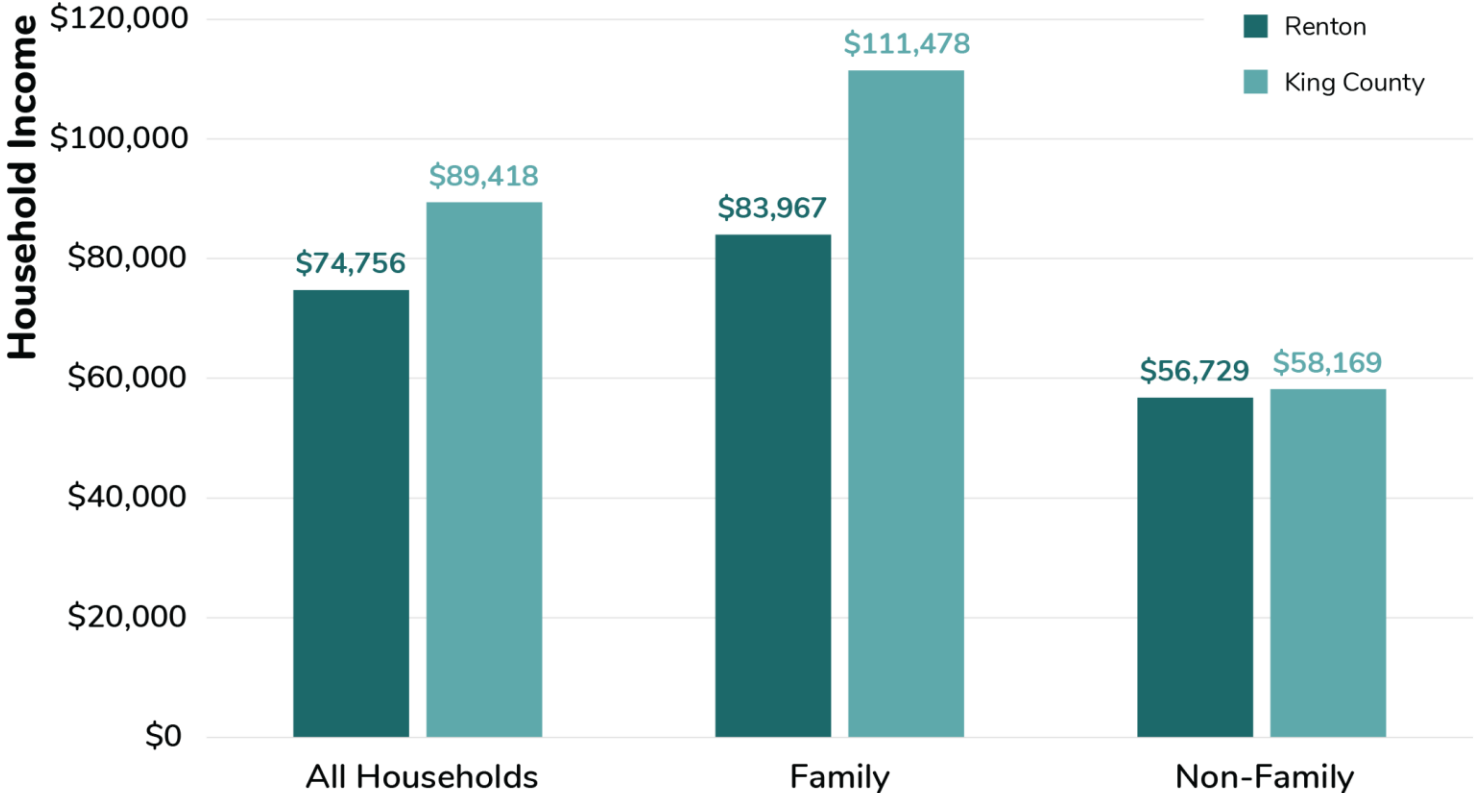
Work Locations

- 1,000
-
-
- 1

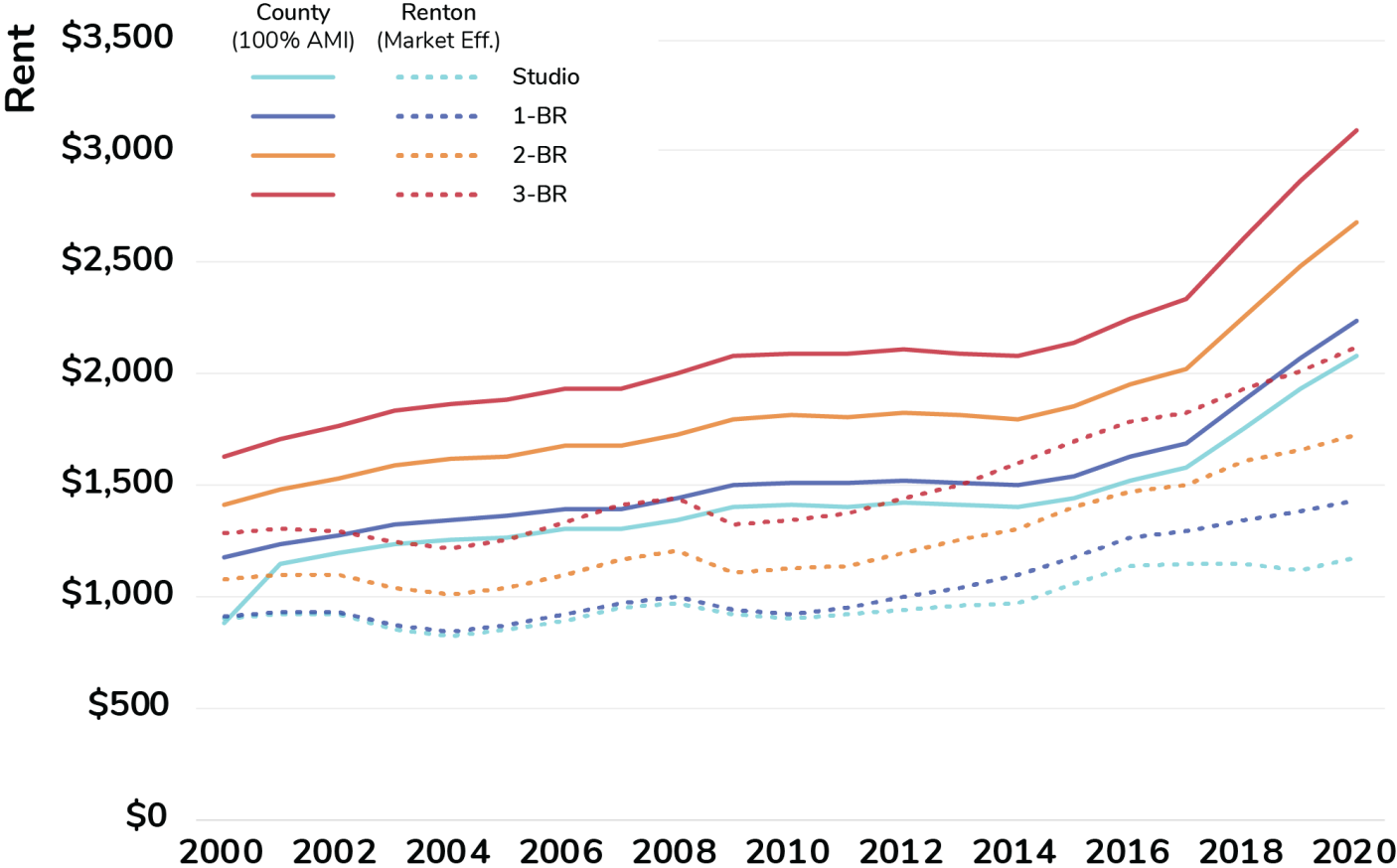
Top Work Locations for Residents

City	% of Residents
Seattle city, WA	26.6%
Bellevue city, WA	13.1%
Renton city, WA	12.3%
Kent city, WA	5.8%
Tukwila city, WA	5.4%
Redmond city, WA	4.3%

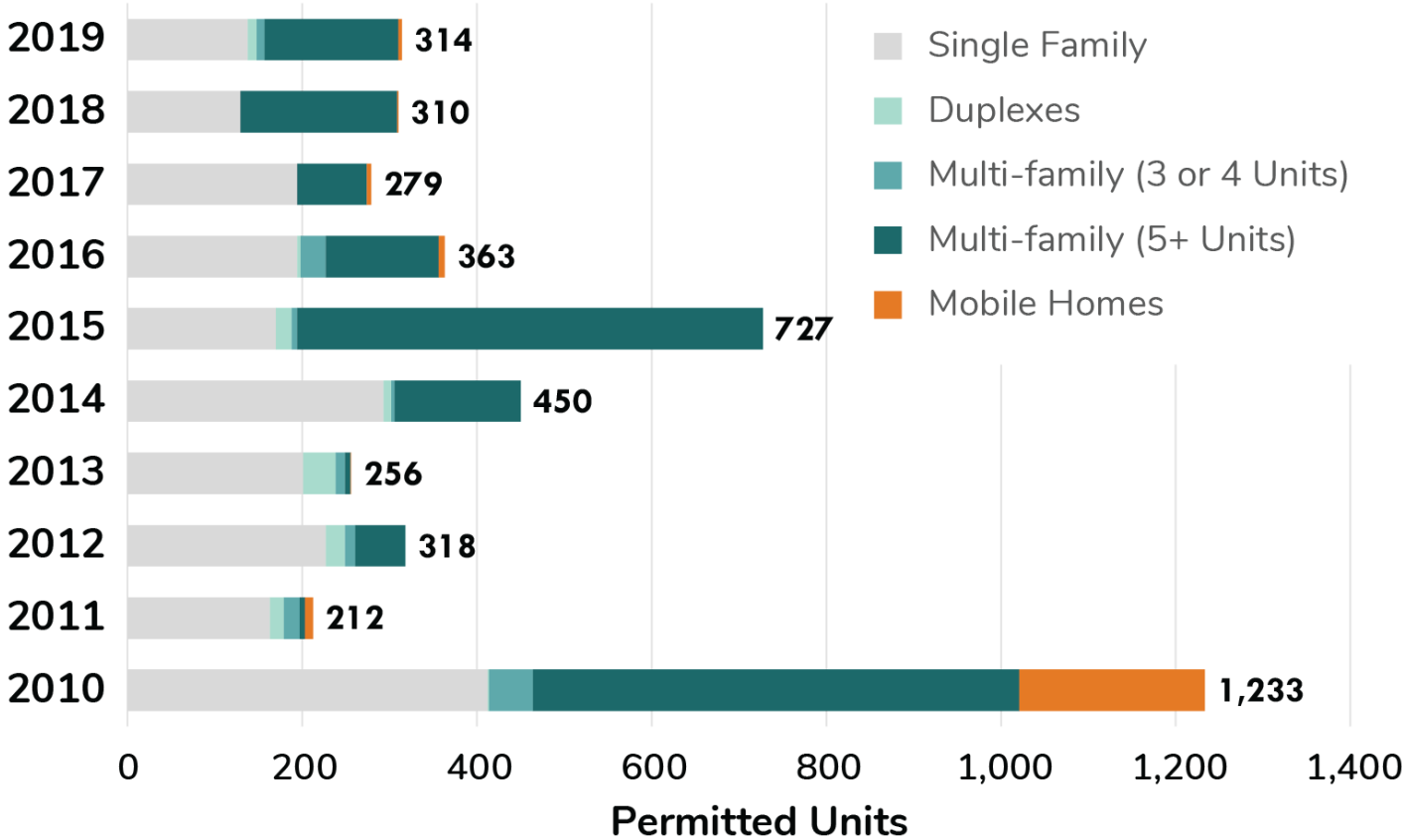
2018 ACS Household Median Income:



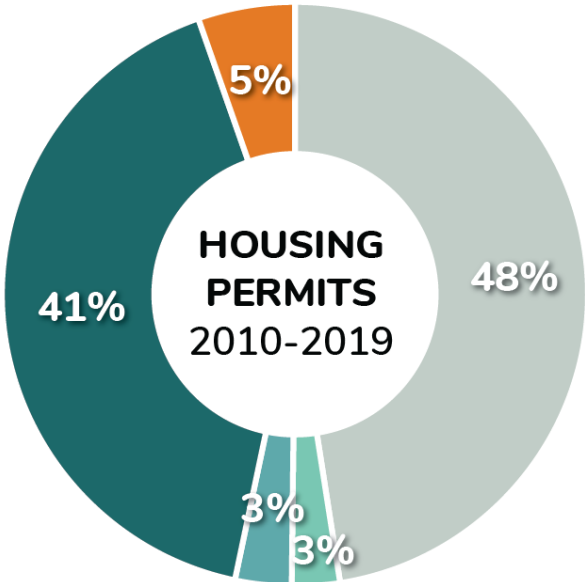
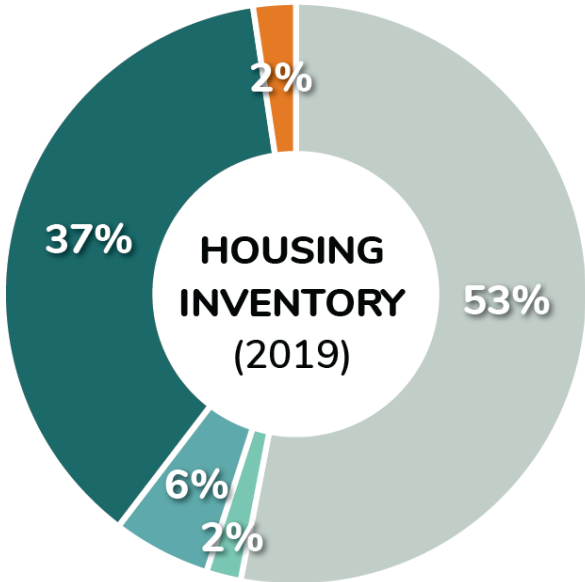
Comparing County AMI Rents and Renton Effective Market Rents:



Permitted Units in Renton, 2010-2019



Housing Inventory and Permitted Housing Units in Renton, 2010-2019



- Single Family
- Duplexes
- Multi-family (3 or 4 Units)
- Multi-family (5+ Units)
- Mobile Homes

Regional and Renton Housing Projections:

