Human Services Committee
Regular Meeting
November 25, 2024 - 4:00 PM
1 East Main Street
Annex
2nd Floor, Conference Room 1
Auburn, WA 98001

AMENDED

AGENDA

CALL TO ORDER

PUBLIC PARTICIPATION

A. The Human Services Committee Meeting is scheduled for November 25, 2024, at 4:00 p.m. and
will be held in person and virtually.

Zoom:
Virtual Participation Link:
To listen to the meeting by phone or Zoom, please call the number below or click the link:
Telephone: 253.215.8782
Zoom:
https://us06web.zoom.us/j/89251206483?pwd=z9bb4Ef7KeNtF1i4kcIGCmkr3TP42J.1
Meeting ID: 892 5120 6483
Passcode: 711174

Microsoft Teams
Join the meeting now
Meeting ID: 248 953 040 008
Passcode: AA2Tw5

Dial in by phone
+1 509-530-1507,,207853047# United States, Spokane
(509) 530-1507,,207853047# United States (Toll-free)
Find a local number
Phone conference ID: 207 853 047#

ROLL CALL

AUDIENCE PARTICIPATION

A. The public can participate in-person or submit written comments in advance.
Participants can submit written comments via mail, fax, or email. All written comments must be received
prior to 5:00 p.m. on the day before the scheduled meeting and must be 350 words or less.

Please mail written comments to:
City of Auburn
Attn: Jody Davison, CDBG Coordinator
25 W Main St
Auburn, WA 98001

Please fax written comments to:
Attn: Jody Davison, CDBG Coordinator
Fax number: 253-288-3132

Email written comments to: jdavison@auburnwa.gov

If an individual requires accommodation to allow for remote oral comment because of a difficulty
attending a meeting of the governing body, the City requests notice of the need for accommodation by
5:00 p.m. on the day before the scheduled meeting. Participants can request accommodation to be able
to provide a remote oral comment by contacting Human Services Department in person, by phone 253-
876-1965, or by email (jdavison@auburnwa.gov).

AGENDA MODIFICATIONS

OLD BUSINESS

NEW BUSINESS

A. Approval of the October 28th, 2024 Committee Meeting Minutes

B. Human Services Funding

C. Modification of Committee Members

DISCUSSION ITEMS

A. Review the 2025 Needs Assessment

SCHEDULE FOR UPCOMING MEETINGS

ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office and on the City website (http://www.auburnwa.gov).

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
Approval of the October 28th, 2024 Committee Meeting Minutes

Meeting Date:
November 25, 2024

Department:
Human Services

Attachments:
2024.10.28 Regular HS Meeting Minutes

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:

Councilmember:

Staff:

HUMAN SERVICES COMMITTEE
MEETING MINUTES
Monday, October 28th, 2024, pm
City Hall Annex, 2nd Floor, Conference Room One
1 East Main Street, Auburn, WA 98002
and virtually at
Join Zoom Meeting
https://us06web.zoom.us/j/89251206483?pwd=z9bb4Ef7KeNtF1i4kcIGCmkr3TP42J.1

Meeting ID: 892 5120 6483
Passcode: 711174

1. CALL TO ORDER

The Human Services Committee meeting was called to order by Vice Chair, Carmen Goers at 4:07 pm on Monday, Monday October 28th, 2024.

Committee Members present:	Carmen Goers, Vice Chair; Sue Miller, Suzanne Pak, David Wright
Committee Members absent:	Chair, Erica Thomas
Staff present:	Kent Hay, Human Services Director Jody Davison, CDBG/Human Services Program Coordinator

A quorum was established.

2. PUBLIC INPUT, PUBLIC HEARINGS, AND CORRESPONDENCE

There was no public input received regarding the Human Services committee prior to the meeting. No public was in attendance.

3. OLD BUSINESS

a. Approval of September 24th, 2024, Meeting Minutes

Motion 2024.10.23.01 – Motion made by Sue Miller to approve the minutes of the September 23, 2024; meeting minutes as presented.
Seconded by David Wright
Motion Carried

4. NEW BUSINESS

b. Committee Meeting Candidate Interviews:

Applicants Heather Wise and Amber Lott attended as guests and participated in the interview process by the committee members.

Motion 2024.10.23.02 – Motion made by Sue Miller to recommend appointment of both Heather Wise and Amber Lott to the City Council.
Seconded by Carmen Goers
Motion Carried

5. ANNOUNCEMENTS

The next scheduled special meeting of the Human Services Committee is November 18th, 2024n has been cancelled.
The next *regularly* scheduled meeting of the Human Services Committee is November 25th, 2024.

6. ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

Approved the ____ day of November 2024

Carmen Goers, Vice Chair: ________________________

Kent Hay, Human Services Director: ________________

AGENDA BILL APPROVAL FORM

Agenda Subject:
Review the 2025 Needs Assessment

Meeting Date:
November 25, 2024

Department:
Human Services

Attachments:
CB Needs Assessment

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:

Councilmember:

Staff:

Auburn, WA 2025–2029 Consolidated Plan

Draft 11/1/2024

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Acroynm List

ACS	American Community Survey
AMI	Area median income
CDBG	Community Development Block Grant
CEDS	Comprehensive Economic Development Strategy
CHAS	Comprehensive Housing Affordability Strategy
FMR	Fair market rent
HAMFI	Household area median family income
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Program
HUD	U.S. Department of Housing and Urban Development
KCHA	King County Housing Authority
KCRHA	King County Regional Homelessness Authority
LEHD	Longitudinal Employer-Household Dynamics
PIT	Point-in-Time
WDC	Workforce Development Council
WIOA	Workforce Innovation and Opportunity Act

Needs Assessment

NA-05 Overview

The City of Auburn is an entitlement community within the King County Consortium. As part of the King County Consortium, Auburn participates in an inter-jurisdictional partnership with nearly all the cities and unincorporated areas of King County, excluding Seattle and Milton. The Consortium coordinates investment for HOME Investment Partnerships Program (HOME), Emergency Solutions Grants, and CDBG) funds. However, Auburn, as an entitlement community, receives a separate allocation of CDBG funds from the King County Consortium. Auburn utilizes the Consolidated Plan to explore trends specific to the city and its CDBG allocation.

The Needs Assessment of the Consolidated Plan summarizes key housing and community development trends impacting the City of Auburn. Through analysis of federal, state, and local datasets, as well as a review of existing planning documents and reports, Auburn identified several major housing and human service needs of low- and moderate-income people in the city. The needs identified in this section help to inform the Strategic Plan, which outlines how the City of Auburn will use its CDBG funds over the next five years. As a member of the King County Consortium, King County's 2025–2029 Consolidated Plan outlines how the Consortium will use its HOME and Emergency Solutions Grants funds over this period.

The Consolidated Plan utilizes two primary data sources: the U.S. Census Bureau's American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS), which contains custom tabulations of ACS data. Auburn analyzed the 2016–2020 five-year CHAS estimates, 2018–2022 ACS five-year estimates, and information from other available sources such as local reports, plans, studies, dashboards, and datasets to better understand recent trends impacting the city.

Key Themes from the Needs Assessment

Forty-seven percent of Auburn households are considered low- to moderate-income. As seen in Auburn and throughout many cities in the United States, low- to moderate-income households have distinct housing and non-housing community development needs. Listed below are some key findings related to housing needs.

- Housing cost burden, defined as a household paying more than 33 percent of their income on housing, and severe housing cost burden, defined as a household paying more than 50 percent of their income on housing, constitute the greatest share of housing problems, with extremely low-income households experiencing the greatest share of severe housing cost burden as opposed to low- and moderate-income households.
- Fifty-two percent of renter households experienced at least one housing problem.
- Small families experience the greatest share of severe housing cost burden among renter households.
- Elderly households experience the greatest share of severe housing cost burden among owner households.
- Although the sample size is small, Pacific Islander households were disproportionately impacted by housing cost burden and other housing problems.
- Most public housing residents and voucher recipients are considered extremely low-income.
- Adults with children comprise the greatest share of households experiencing homelessness.

- The average time spent experiencing homelessness varies greatly depending on the family type, but the length of homelessness in Auburn tends to be longer than that in the King County Consortium, extending over two years for some categories.

Public Survey Process

In addition to analyzing ACS and CHAS data, the City of Auburn conducted a public survey regarding community needs and CDBG funding priorities from July 24 to August 23, 2024. One question asked respondents to identify Auburn's spending priorities for the CDBG Grant Funds, which included the following suggestions for the city:

- Prioritize families with fixed incomes in funding activities.
- Support affordable housing, particularly for low-income seniors.
- Increase funding for the Clean and Sober Housing Program for those completing substance abuse treatment.
- Help disabled senior homeowners facing increased costs to age in place.
- Assist with move-in costs and application fees for those experiencing housing instability.
- Support programs to assist with home improvement costs and permitting fees.

Needs Assessment Attachment 1 provides a greater analysis of the trends described above.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

The City of Auburn identified the jurisdiction's non-housing community development needs by analyzing information gathered through several methods, including:

- Public engagement efforts conducted for the Consolidated Plan from July 25 to August 23, 2024. These efforts included stakeholder engagement and a public survey, which received 120 responses.
- Needs identified through the City of Auburn's Comprehensive Plan update process, which includes a community poll, an open house, and data analysis.
- An analysis of 211 calls originating from the Auburn School District.

The needs of Auburn residents identified through the above sources are summarized below.

Describe the jurisdiction's need for Public Facilities. How were these needs determined?

Consolidated Plan Survey

The survey asked participants to rank the CDBG spending categories (housing, other real property activities, public facilities and improvement activities, economic development activities, and other activities) from 1–5, with 1 being the most important. Participants ranked public facilities and improvements as a 3.04, indicating a medium priority level. Participants to provide open-ended comments regarding what they believe would be beneficial to the City in determining its spending priorities for CDBG grant funds. Participants commonly reported a desire for more community centers and recreational facilities for teenagers and young adults.

Comprehensive Plan Update

The capital element of the Comprehensive Plan Update includes a list of facilities in which the level of service is expected to decrease because of changes made under the capital facilities plan. A decreasing level of service might lead to gaps in coverage or a need for greater services. These facilitates are:

- General municipal buildings.
- Open space.
- A senior center.
- Special use areas.

Additionally, the city held a kickoff open house for the Comprehensive Plan to collect public comments. The comments revealed a desire to have greater recreational facilities such as sports fields, outdoor recreation areas, and entertainment venues.

Describe the jurisdiction's need for Public Improvements. How were these needs determined?

Consolidated Plan Survey

As stated above, survey participants ranked public facilities and improvement activities at an importance level of 3.04 (with 1 being the greatest priority). Participants spoke about the following community needs in the open-ended comment section of the survey:

- Greater investment in public safety measures and assistance.
- Development of safe paths for both walking and cycling.
- Street beautification, including litter control and neighborhood cleanup.
- Park improvements and acquisition of more park areas. Pickleball lines on tennis courts and outdoor basketball areas were specifically noted as desired park improvements.

Comprehensive Plan Update

The transportation element of the Comprehensive Plan update describes needs identified in the community relating to transportation improvements. These include:

- Creating new transit routes to connect Auburn's West Hill region, which is not directly served by any transit services, to the Federal Way Transit Center or Auburn Station.
- Providing frequent and efficient transportation transit systems between Federal Way Transit Center and Auburn Station.
- Increasing access to transit, such as a commuter-oriented shuttle, to connect the Lee Hill region to greater transportation options.
- Providing greater service and routes in the Lakeland Hills region.
- Creating and maintaining infrastructure for biking and pedestrians, including bike lanes.

In addition, a poll conducted by the City of Auburn regarding the 2024 Comprehensive Plan asked participants to identify their top five priorities for Auburn in the next 20 years. The following results indicate that public improvement is a priority based on the percentage of respondents who selected it as a priority:

- Preserving open space and environmental stewardship (54.4 percent).
- Maintaining a safe community (45.5 percent).
- Increasing bicycle and pedestrian amenities (36.4 percent).
- Increasing access to parks and amenities (18.2 percent).

211 Data

From September 11, 2023 to September 9, 2024, 4.5 percent of calls received from the Auburn School District 211 call center requested transportation assistance. Of those, 55.8 percent of callers (234 calls) requested assistance with ride services and local transportation such as metro buses, senior rides, and paratransit. Of note, 41.5 percent of callers were over the age of 60. This underscores the need for increased transportation options, particularly for seniors.

Describe the jurisdiction's need for Public Services. How were these needs determined?

Consolidated Plan Survey

Several needs regarding public service needs arose from the open-ended survey comments, including:

- Support for early childhood education programs.
- Affordable childcare for young families.
- Business and technical assistance to improve childcare services.

Comprehensive Plan Update

In the poll conducted by the city of Auburn, 18.2 percent of residents indicated that maintaining a high level of public services and utilities should be a priority for Auburn over the next 20 years.

211 Data

The City of Auburn analyzed publicly available 211 data from callers in the Auburn School District. The 211 data provides insight into the nature of services needed in the community. From September 11, 2023 to September 9, 2024, 9,407 calls were made to 211 from the Auburn School District. The data does not indicate the number of unique calls made. The data from the calls indicated:

- 34.5 percent were regarding housing and shelter service needs.
- The second most requested service category was utilities (13.9 percent).
- 61.7 percent of calls requesting utility assistance were about electric bills.
- 12.2 percent of callers requested government and legal support; 44.9 percent of those calls were requesting housing law assistance.
- 10.4 percent of calls were regarding food assistance; 65.4 percent of those calls requested help buying food.

Housing Needs Assessment Attachment 1

Housing Needs Assessment

Introduction

The Housing Needs Assessment provides an overview of demographic information regarding Auburn's low- to moderate-income population, which serves as a base for further analysis into the needs and characteristics of these households. Another way to evaluate housing needs is to consider the different types of housing generally affordable to different household incomes. In 2023, a family of four is considered low-income if they earn less than $110,950 per year. Assuming they spend 30 percent on rent, the maximum rent they could spend is approximately $2,770.

Table 1 provides the FY 2024 income limits for the Seattle-Bellevue, WA HUD Metro fair market rent (FMR) area. These figures are calculated annually by the U.S. Department of Housing and Urban Development (HUD) and provide context as to what constitutes extremely low, low, and moderate incomes in the region. The household area median family income (HAMFI) is comparable to the area median income (AMI) for the below analysis.

While CHAS estimates utilize the Seattle-Bellevue, WA Metropolitan Area in determining income categories in Auburn, the income limits for Auburn align more closely with Pierce County due to it lying on the outskirts of the Seattle-Bellevue area. Table 2 provides the FY 2024 income limits for the Tacoma, WA HUD Metro FMR area, which is located in Pierce County.

Table 1: FY 2024 Income Limits (Seattle Bellevue, WA HUD Metro FMR Area)

Income Category	1	2	3	4	5	6	7	8
Extremely low-income (30% HAMFI)	$31,650	$36,200	$40,700	$45,200	$48,850	$52,450	$56,050	$59,700
Very low-income (50% HAMFI)	$52,700	$60,250	$67,800	$75,350	$81,400	$87,450	$93,400	$99,450
Low-income (80% HAMFI)	$77,700	$88,800	$99,900	$110,950	$119,850	$128,750	$137,600	$146,500

Data Source: 2024 Income Limits Documentation System.

Table 2: FY 2024 Income Limits (Tacoma, WA HUD Metro FMR Area)

Income Category	1	2	3	4	5	6	7	8
Very low-income (50% HAMFI)	$40,550	$46,350	$52,150	$57,900	$62,550	$67,200	$71,800	$76,450
Extremely low-income (30% HAMFI)	$24,350	$27,800	$31,300	$34,750	$37,550	$41,960	$47,340	$52,720
Low-income (80% HAMFI)	$64,900	$74,150	$83,400	$92,650	$100,100	$107,500	$114,900	$122,300

Data Source: 2024 Income Limits Documentation System.

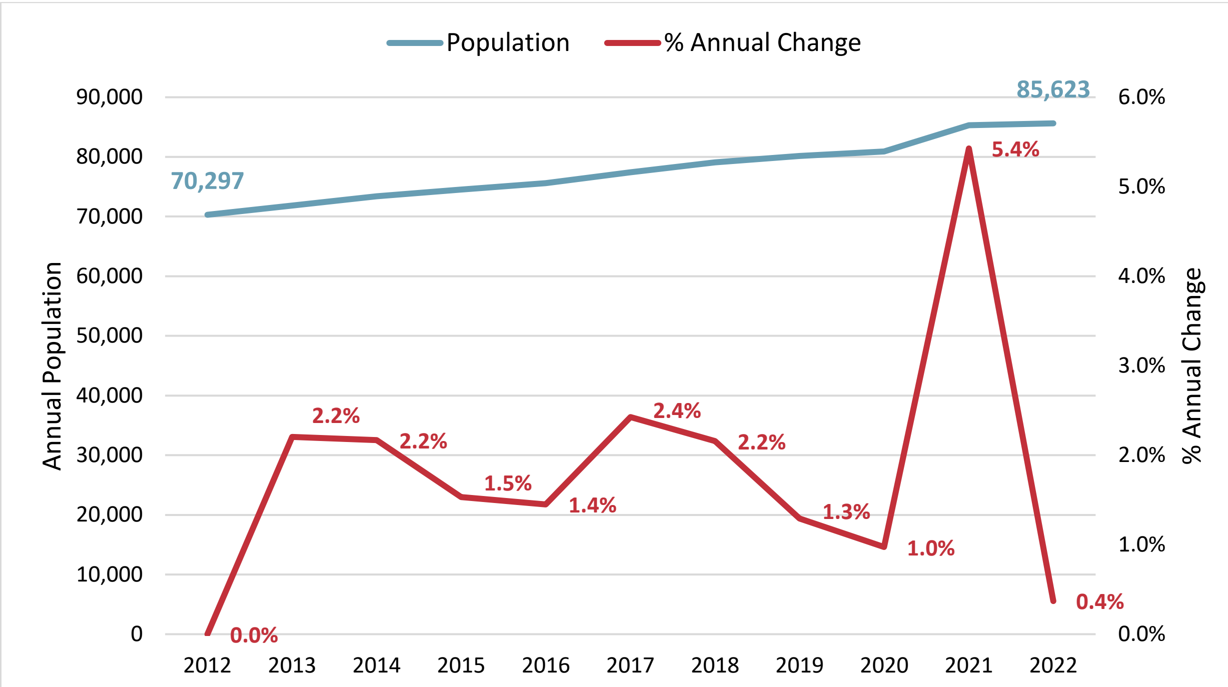
An analysis of the most recent CHAS data found that 13,730 households earned less than 80 percent HAMFI in 2020, meaning that 47 percent of the total households qualified as low- to moderate-income. The Housing Needs Assessment uses ACS and CHAS data as a base to understand the characteristics and needs of those low- to moderate-income households in Auburn.

Population Growth

As of April 2024, 88,950 people resided in the City of Auburn, making it the 14th largest city in Washington State (Washington State Office of Financial Management). In the past five years, Auburn has experienced significant growth. One factor influencing growth was the opening of two large apartment complexes in the city, which attracted new residents.

Figure 1 depicts the annual population and growth rate in Auburn from 2012 to 2022. In that span, the city's population grew 21.8 percent. In 2021, the city experienced the highest growth rate of 5.4 percent, which is more than double the next highest growth rate (2.4 percent in 2017). In 2022, the rate slowed significantly to a near-stagnant growth.

Figure 1 Annual Population in Auburn (2012–2022)



Data Source: ACS 5-year estimates for years 2012–2022.

Increases in population create a greater need for housing and increase housing costs. As depicted in Table 3, the number of households in Auburn increased 15 percent in the last 10 years. As housing becomes less available and more expensive due to the spiking interest rates and stalling development, as described throughout the Needs Assessment and Market Analysis, low- to moderate-income households feel the effects of decreased affordable housing stock and increased instances of housing cost burden.

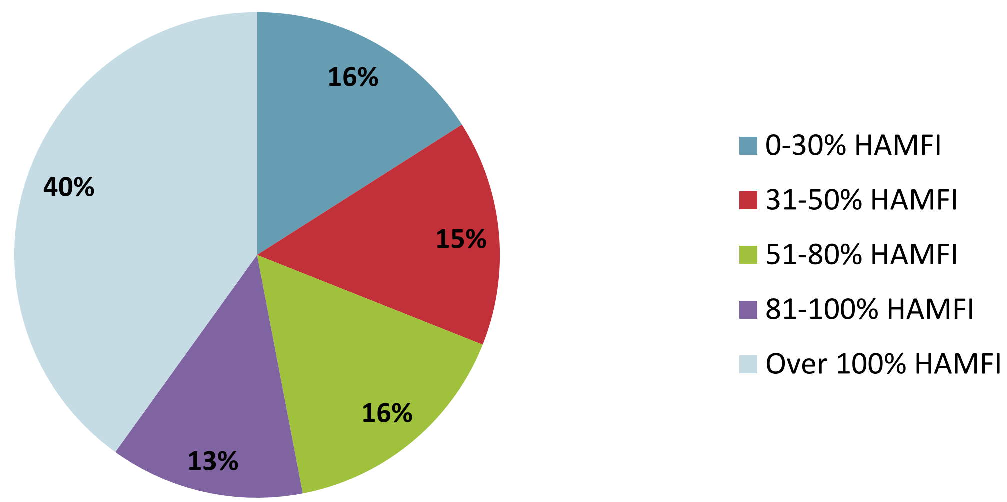
Table 3: Housing Needs Assessment Demographics

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	70,297	85,623	22%
Households	26,968	30,987	15%
Median income	$54,329	$87,406	61%

Data Source: ACS 2008–2012 (Base Year), ACS 2018–2022 (Most Recent Year).

While median incomes per person have increased 61 percent in the last decade, many Auburn residents earn less than the AMI. Figure 2 depicts the number of Auburn households by income category in 2020. Forty-seven percent of Auburn households fell into the low- to moderate-income category, earning less than 80 percent HAMFI. Among the low- to moderate-income categories, the extremely low-income (0–30 percent HAMFI), low-income (31–50 percent HAMFI), and moderate-income (51–80 percent AMI) were approximately equal, at 15 percent, 16 percent, and 15 percent respectively. 4,670 households were considered extremely low-income, and 4,395 households were considered low-income. Fifty-three percent of Auburn households were not considered low- to moderate-income, with 60 percent of households earning more than 100 percent HAMFI annually.

Figure 2: Number of Households by AMI Category



Data Source: 2016–2020 CHAS.

Types of Households by Income Level

Table 4 analyses the type of households in the City of Auburn by income category in 2020. As depicted in the table, small households represented the greatest share of total households in Auburn. Forty-four percent of all households in Auburn were considered small-family households. Small-family households were the most represented in each income category as well. The data also indicates that in 2020, there were 4,239 low- to moderate-income households in Auburn with at least one household member over the age of 65.

Table 4: Households by Income Category

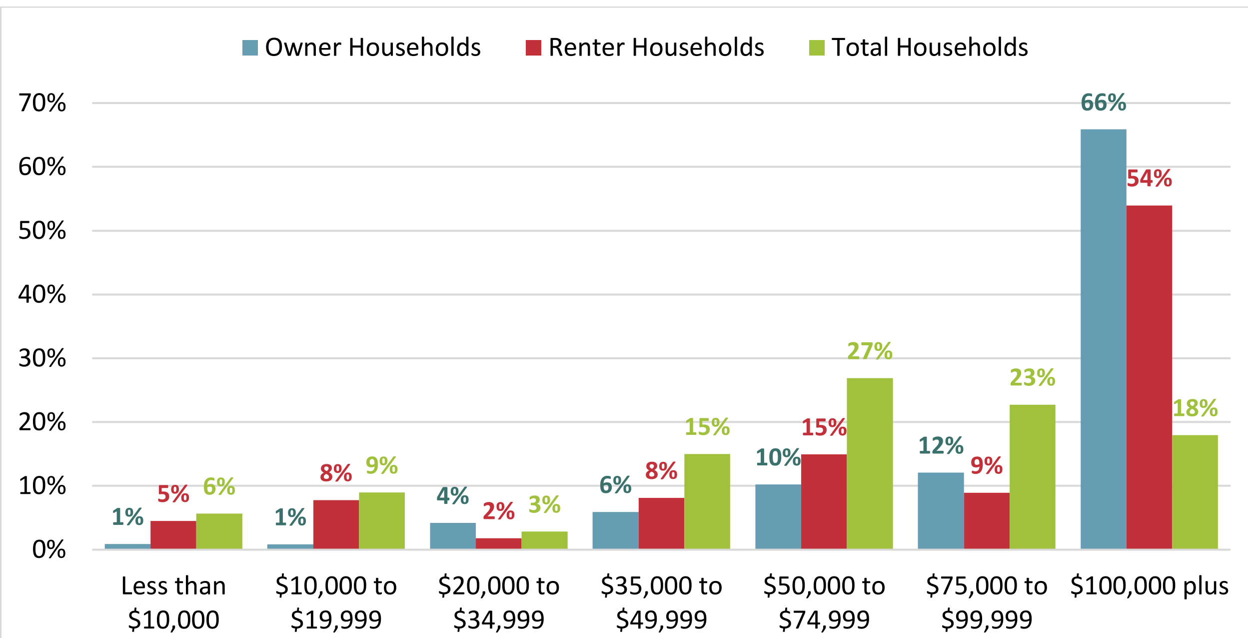
Household Type	0–30% HAMFI	31–50% HAMFI	51–80% HAMFI	81–100% HAMFI	Over 100% HAMFI
Total Households	4,670	4,395	4,665	3,780	11,710
Small-family households—four or fewer people in the household	1,435	1,525	2,145	1,745	6,255
Large-family households—four or more people in the household	505	420	730	405	1,385

Household Type	0–30% HAMFI	31–50% HAMFI	51–80% HAMFI	81–100% HAMFI	Over 100% HAMFI
Household contains at least one person aged 62 to 74 years of age	835	875	760	730	2,530
Household contains at least one person aged 75 or older	735	579	455	205	500
Household contains one or more children aged 6 years or younger	895	855	1,155	760	2,020

Data Source: 2016–2020 CHAS.

Figure 3 provides further insight into the income levels of renter and owner households in Auburn. Notably, 66 percent of owners and 54 percent of renters earned over $100,000 annually. The $50,000–$74,999 income bracket was most represented in Auburn, accounting for 27 percent of total households. However, renters were more represented in the lower-income categories, particularly in the $35,000–$74,999 income brackets.

Figure 3: Percentage of Owners and Renters by Income



Data Source: ACS Data 2018–2022.

Housing Needs Summary Tables

The following tables explore the number of households in Auburn experiencing specific types of housing problems that are captured in CHAS data, which include the following.

Housing Problems

- **Substandard housing:** Units lacking complete plumbing or kitchen facilities.
- **Overcrowded:** Households in which there is more than one person per room (and none of the above problems).
- **Housing cost burden:** Households that spend more than 30 percent of their income on housing costs.

Severe Housing Problems

- **Substandard housing:** Units lacking any plumbing or kitchen facility.
- **Severe overcrowding:** Households in which there are more than 1.51 people per room (and none of the above problems).
- **Severe housing cost burden:** Households that spend more than 50 percent of their income on housing costs.

Table 5 outlines the number of households that experienced a housing problem by tenure in Auburn in 2020. Of the housing problems identified in the table, the most common issues for renter and owner households were housing cost burden and severe housing cost burden. For renter households, 2,165 were housing cost burdened and 2,475 were severely housing cost burdened. Those figures for owner households were 2,950 and 1,060, respectively. The most significant issue facing these groups is housing affordability across each income level. Aside from housing cost burdens, owner households do not have high instances of substandard housing issues or overcrowding, meaning owners could have better living conditions.

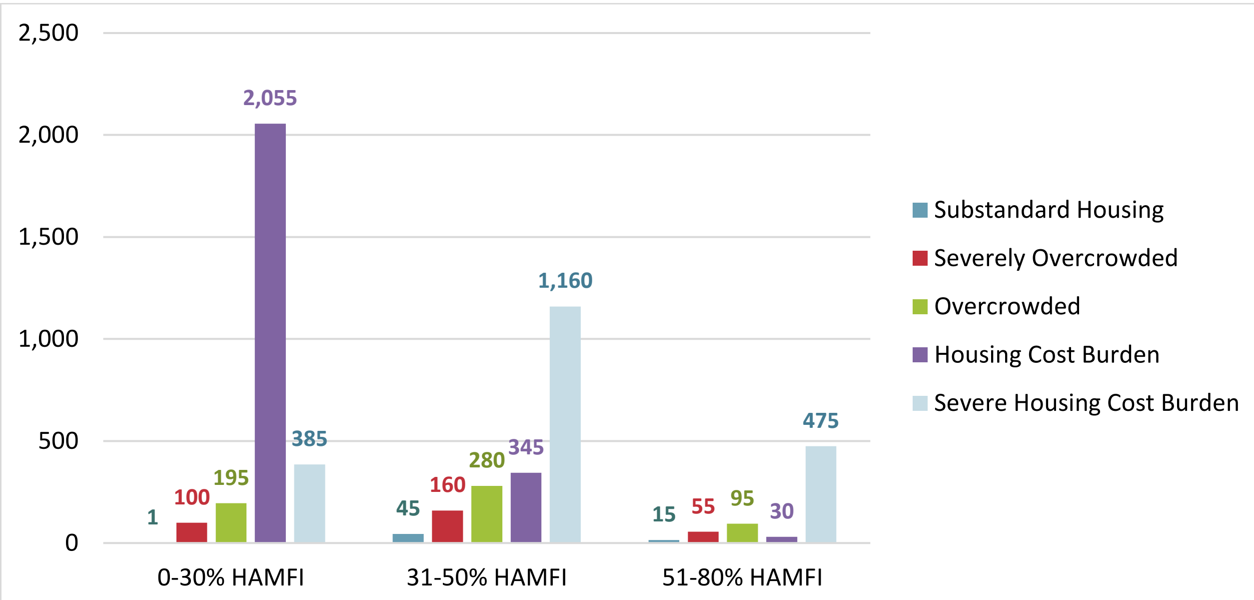
Table 5: Housing Problems by Income Level and Tenure

	Renters					Owners				
Income Level	0–30% HAMFI	31–50% HAMFI	51–80% HAMFI	81–100% HAMFI	Over 100% HAMFI	0–30% HAMFI	31–50% HAMFI	51–80% HAMFI	81–100% HAMFI	Over 100% HAMFI
Substandard housing	180	45	15	0	85	4	35	10	0	160
Severely overcrowded	100	160	55	10	75	0	0	4	0	45
Overcrowded	195	280	95	50	125	20	45	135	10	70
Housing cost burden greater than 50% of income (and none of the above problems)	2,055	345	30	0	40	555	315	120	40	30
Housing cost burden greater than 30% of income (and none of the above problems)	385	1,160	475	100	40	390	645	1,010	575	330
Housing cost burden not computed (and none of the above problems)	110	0	0	0	0	15	0	0	0	0
Has none of the above housing problems	425	345	1,375	1,410	235	1,020	1,330	1,585	8,675	12,845

Data Source: 2016–2020 CHAS.

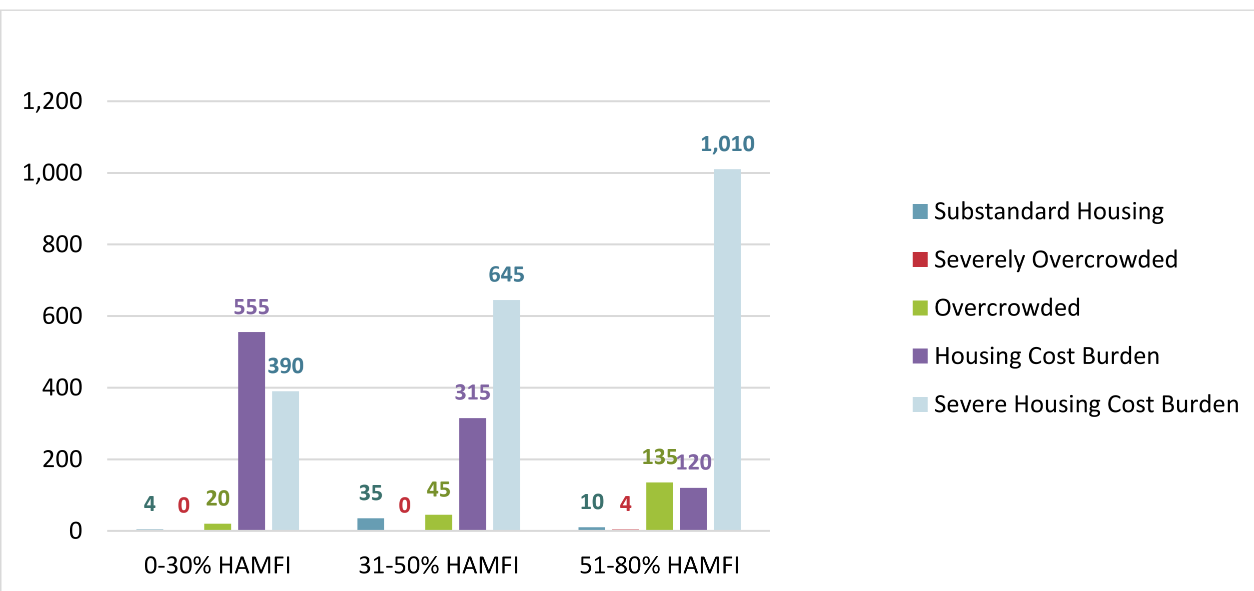
As represented in Figure 4 and Figure 5, for both renter and owner households, extremely low-income households experienced the greatest share of severe housing cost burden, while low- and moderate-income households experienced the greatest share of housing cost burden. In particular, moderate-income owners experienced a significant amount of housing cost burden. Between renters and owners, renters were more likely to experience housing problems: 52 percent of renter households experienced at least one housing problem as opposed to 26 percent of owner households.

Figure 4: Housing Problems by Income Category for Renter Households



Data Source: 2016–2020 CHAS.

Figure 5: Housing Problems by Income Category for Owner Households

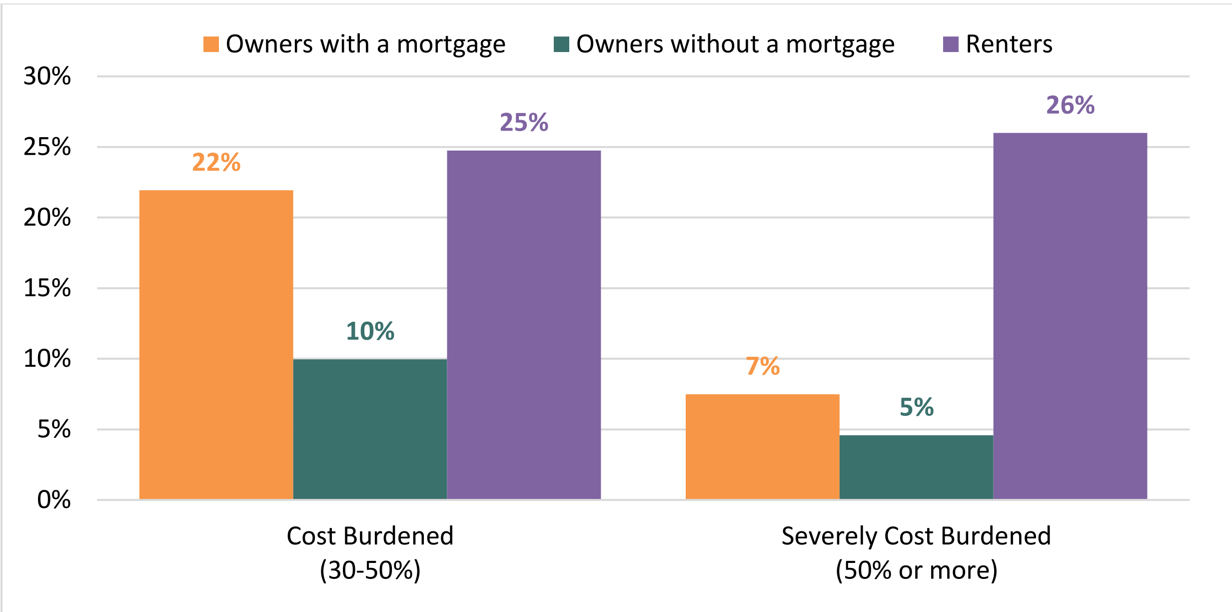


Data Source: 2016–2020 CHAS.

Housing Cost Burden

Figure 6 depicts the percentage of households who experienced either form of cost burden by tenure. Notably, owners with a mortgage and renters experienced cost burden at similar rates—22 percent and 25 percent, respectively. However, renters experienced a severe cost burden more than three times as much as owners with a mortgage (26 percent and 7 percent respectively).

Figure 6: Cost Burden by Tenure

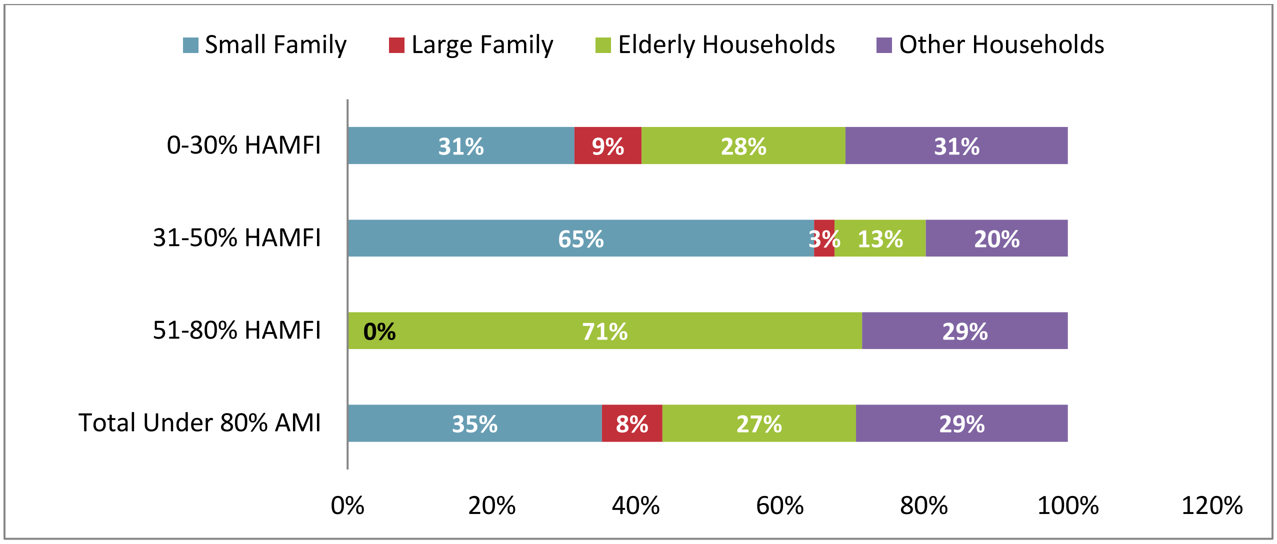


Data Source: 2018–2022 ACS.

To further explore the demographics of severe cost burden in Auburn, Figure 7 and Figure 8 depict which types of families experienced the greatest share of severe cost burden in 2020. For renters, small families made up the largest share of severely cost burdened households at 43 percent overall and in most individual income categories. One notable exception is the moderate-income category, in which elderly households represented the overwhelming majority (71 percent). This represents a large variation from the overall representation of elderly households at 21 percent.

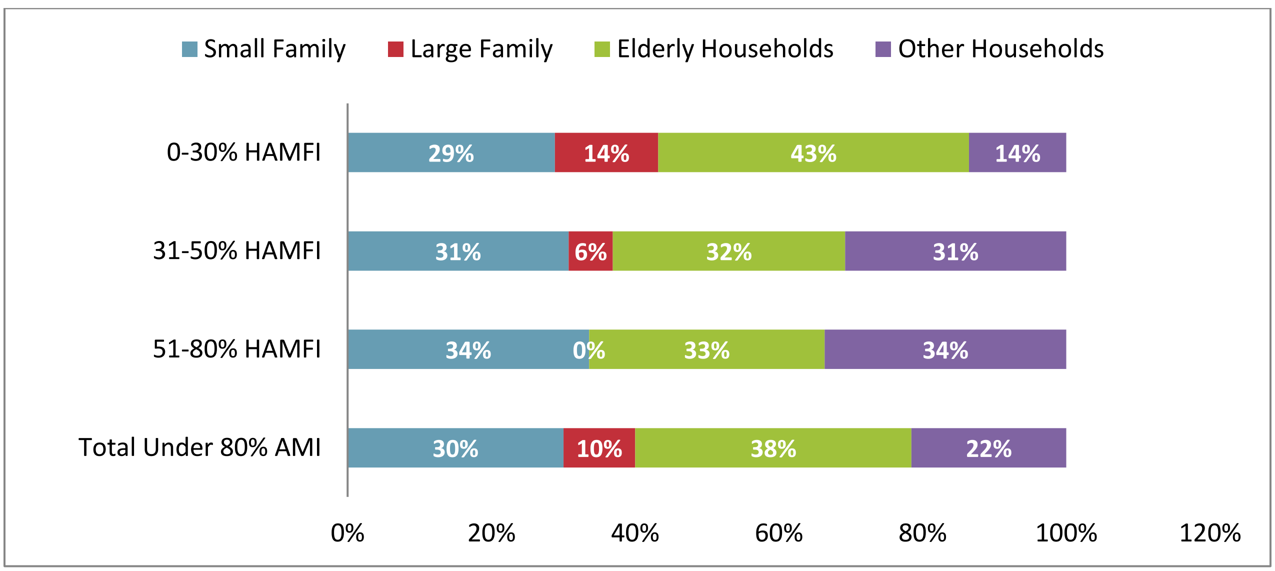
For owner households (Figure 8), elderly households represented the greatest share of severe housing cost burden across income categories, aside from the moderate-income category. Small families followed closely behind at 31 percent. Elderly households represented the greatest share of severe housing cost burden across all income levels except for the low-income category. Finally, small-family owner households comprised the majority of the moderate-income category.

Figure 7: Severe Housing Cost Burden for Renters by Income Category and Family Type



Data Source: 2016–2020 CHAS.

Figure 8: Severe Housing Cost Burden for Owners by Income Category and Family Type



Data Source: 2016–2020 CHAS.

Crowding

Although not as pervasive as housing cost burden, the data indicates that crowding was the most common housing problem not related to housing cost burden in 2020. Table 6 categorizes all instances of crowding in Auburn by income category and household type. 1,157 households in Auburn below 100 percent HAMFI experienced crowding. Across all income categories, single families comprised the greatest share of crowding instances, with 919 single-family households experiencing crowding out of 1,157 (79 percent of total crowding instances). In terms of need by income category, both extremely low- and low-income categories comprised the greatest share of crowding instances at 314 and 480, respectively.

Table 6: Instances of Crowding by Income Category and Family Type

	0–30% HAMFI	31–50% HAMFI	51–80% HAMFI	81–100% HAMFI	Total Under 100% HAMFI
Single-family household	280	410	174	55	919
Multiple, unrelated families	34	45	120	0	199
Non-family household	0	25	0	14	39
Total need by income	314	480	294	69	1157

Data Source: 2018–2020 CHAS.

Lead-Based Paint Risk

Table 7 provides information on housing conditions in Auburn. In particular, the table presents data on the age of housing structures with children younger than age six present. In 1978, the federal government banned the use of lead-based paint in homes. Structures built prior to 1978 are at an increased risk of having lead-based paint, which poses a health risk to occupants. Due to data limitations, Table 7 provides information on structures built earlier than 1980. Most households (64 percent) lived in a structure built in 1980 or later, while 30 percent of households lived in a structure built between 1940 and 1979. Of the 1,060 households with children aged six and under living in a structure built prior to 1980, 67 percent were renters and 33 percent were owners. For renters, the extremely low- and low-income households were more likely to live in a structure built prior to 1980 at 48 percent and 43 percent, respectively. For owners, low- and moderate-income households experienced the greatest share of older housing stock at 44 percent and 42 percent, respectively.

Table 7: Age of Housing Structure by Income Level for Households with Small Children

Household Type	0–30% HAMFI	31–50% HAMFI	51–80% HAMFI	Total Under 80% HAMFI
Structure built 1980 or later	565	480	800	1,845
Structure built 1940 to 1979	330	305	250	885
Structure built 1939 or earlier	0	70	105	175
Total households with children age 6 or younger present	895	855	1,155	2,905

Data Source: 2018–2020 CHAS.

Disproportionally Greater Needs

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points higher than that of the corresponding income level as a whole. The tables below summarize the percentage of each racial or ethnic group experiencing housing problems by HAMFI levels. For this analysis, HAMFI is comparable to AMI.

Housing Problems

- **Substandard housing:** Units lacking complete plumbing or kitchen facilities.
- **Overcrowded:** Households in which there is more than one person per room (and none of the above problems).
- **Housing cost burden:** Households that spend more than 30 percent of their income on housing costs.

Severe Housing Problems

- **Substandard housing:** Units lack any plumbing or kitchen facility
- **Severe overcrowding:** Households in which there are more than 1.5 people per room (and none of the above problems).
- **Severe housing cost burden:** Households that spend more than 50 percent of their income on housing costs.

Table 8 lists the racial and ethnic groups that experience a disproportionately greater share of housing problems and their corresponding income category. The data analysis discovered six unique instances of disproportionately greater need regarding housing problems. Across income categories, Pacific Islander households experienced the most instances of disproportionate impact. Pacific Islander households were disproportionately impacted in two out of three income categories, while Pacific Islanders in the 0–30 percent and 31–50 percent income categories experienced disproportionate impact at the highest rate compared to the income category (17 percent and 28 percent higher than average, respectively). Note that the sample size in both categories was small (fewer than 100 households).

Table 8: Disproportionally Greater Need: Housing Problems

Race/Ethnicity	Income Category	Percent Difference from Total
Pacific Islander alone, non-Hispanic	0–30% AMI	17
Hispanic, any race	0–30% AMI	11
Asian alone, Non-Hispanic	31–50%	11
American Indian or Alaska Native alone, non-Hispanic	31–50%	20
Pacific Islander alone, non-Hispanic	31–50%	28

Race/Ethnicity	Income Category	Percent Difference from Total
Black or African American alone, non-Hispanic	51–80%	24

Data Source: 2016–2020 CHAS.

Table 9 depicts the racial and ethnic groups that experienced severe housing problems disproportionally to their respective income categories. The data analysis identified eight instances of disproportionate impact. Pacific Islander households experienced two instances of disproportionate impact (in the 0–30 percent AMI and 31–50 percent AMI income categories). Notably, Pacific Islander households in the 31–50 percent AMI income category experienced severe housing problems 66 percent more than average, respectively. Again, it is important to note that in both categories the sample sizes were less than 100 people.

Table 9: Disproportionally Greater Needs: Severe Housing Problems

Race/Ethnicity	Income Category	Percent Difference from Total
Black or African American alone, non-Hispanic	0–30% AMI	11
Pacific Islander alone, non-Hispanic	0–30% AMI	33
Hispanic, any race	0–30% AMI	12
Asian alone, non-Hispanic	31–50% AMI	10
American Indian or Alaska Native alone, non-Hispanic	31–50% AMI	26
Pacific Islander alone, non-Hispanic	31–50% AMI	66
Black or African American alone, non-Hispanic	51–80% AMI	11
American Indian or Alaska Native alone, non-Hispanic	51–80% AMI	18

Data Source: 2016–2020 CHAS.

Table 10 displays the percentage of each racial and ethnic group who experienced no housing cost burden (share less than 30 percent), housing cost burden (share 30–50 percent), and severe housing cost burden (share greater than 50 percent). The first row shows the percentages for total households, which represents the baseline for determining disproportionate need. The data analysis finds no instance of disproportionally greater need regarding no housing cost burden. However, Black or African American and American Indian or Alaska Native households have a housing cost burden at 11 percent and 15 percent, respectively. Pacific Islander, Hispanic, and Asian households were the most overrepresented for severe housing cost burdens. There is no specific ethnic group that is disproportionately affected by a severe housing burden.

Table 10: Disproportionate Share of Housing Cost Burden

Race/Ethnicity	Share of Housing Cost Burden		
	Share Less Than 30%	Share 30–50%	Share Greater Than 50%
Total Households	68%	19%	13%
White alone, non-Hispanic	69%	18%	12%
Black or African American alone, non-Hispanic	63%	20%	16%
Asian alone, non-Hispanic	74%	15%	10%
American Indian or Alaska Native alone, non-Hispanic	58%	34%	10%
Pacific Islander alone, non-Hispanic	75%	13%	12%
Hispanic, any race	65%	17%	18%
Other	47%	29%	23%

Data Source: 2016–2020 CHAS.

Public Housing

The King County Housing Authority (KCHA) serves low-income residents living in Auburn with housing assistance. KCHA aims to provide decent, safe, and sanitary housing to low-income people in the community. The following section outlines the number of public housing units and vouchers in use for Auburn and data on the characteristics of current public housing residents and 2023 voucher recipients.

As illustrated in Table 11, KCHA manages 315 units of public housing in Auburn and awards 1,471 project- and tenant-based rental vouchers. 1,316 vouchers (89 percent) are tenant-based Section 8 vouchers. KCHA also administers 336 special purpose vouchers in addition to project- and tenant-based vouchers. Approximately 60 percent of special purpose vouchers are dedicated to people living with a disability. These include non-elderly disabled, mainstream one-year, mainstream five-year, and nursing home transition vouchers. In addition, 73 Auburn residents received a Veterans Affairs Supportive Housing voucher, and 62 Auburn residents received a Family Unification Program voucher.

Table 12 depicts selected characteristics of Auburn residents residing in public housing or utilizing vouchers. Across programs, the average annual income of residents ranges from approximately $17,000 to $23,000. Residents utilizing project-based vouchers report the lowest average annual income ($17,304.79), while residents utilizing tenant-based vouchers report an average annual income that is almost $5,000 higher ($22,216.32). With the average household size being approximately 2.5 across programs, this indicates that, on average, Auburn residents living in public housing or utilizing vouchers are considered extremely low-income.

In addition, Table 12 includes the average length of stay in public housing or utilizing vouchers. Across all programs, the average length of stay in Auburn is higher than the King County Consortium. Of note, the average length of stay in public housing in the King County Consortium is 8.5 years. The average length of stay in Auburn is 9.8 years. Those figures are 8.8 and 10.2 years, respectively, for residents utilizing tenant-based vouchers.

Finally, Table 12 indicates that 400 housing vouchers are awarded to elderly residents and 756 are awarded to disabled families. The table also notes that in Auburn, there are no residents receiving vouchers identifying them as victims of domestic violence, HIV/AIDs program participants, or homeless at admission.

Tables 13 and 14 present race and ethnicity data for the head of household living in public housing or utilizing vouchers. Overall, 44 percent of voucher recipients identify as White and 43 percent of voucher recipients identify as Black or African American. These figures align with trends observed in the King County Consortium, in which 45 percent of voucher recipients identify as White and 41 percent identify as Black or African American. Additionally, 68 percent of Auburn public housing residents identify as White, which is 14 percentage points higher than the King County Consortium. Nineteen percent of King County Consortium public housing residents identify as Asian, while just 6 percent of Auburn public housing residents identify as Asian. Finally, 5 percent of voucher recipients and 6 percent of public housing residents identify as Hispanic, which aligns with trends observed across the King County Consortium.

Table 11: Public Housing by Program Type

	Public Housing	Vouchers					
		Total	Project-Based	Tenant-Based	Special Purpose Vouchers		
					Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers in use	315	1471	155	1316	73	62	201

Data Source: 2023 PHA data.

*Includes non-elderly disabled, mainstream one-year, mainstream five-year, and nursing home transition vouchers.

Table 12: Characteristics of Public Housing Residents by Program Type

	Public Housing	Vouchers				
		Total	Project-Based	Tenant-Based	Special Purpose Vouchers	
					Veterans Affairs Supportive Housing	Family Unification Program
Average annual income	$21,698.79	$19760.55	$17,304.79	$22,216.32	$21,869.40	$22,802.58
Average length of stay in years	9.8	8.35	6.5	10.2	4.2	9
Average household size	2.6	2.5	2.4	2.6	1.4	3.2
# Homeless at admission	0	0	0	0	0	0
0# of elderly program participants (age 62+)	400	400	35	365	36	6
# of disabled families	756	756	70	686	53	23
# of families requesting accessibility features	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0

Data Source: 2023 PHA data.

Table 13: Race of PHA Residents by Program Type

Race Category of the Head of Household	Public Housing	Vouchers					
		Total	Project-Based	Tenant-Based	Special Purpose Vouchers		
					Veterans Affairs Supportive Housing	Family Unification Program	Disabled
White	215	654	69	585	46	25	126
Black/African American	58	621	54	567	22	22	50
Asian	19	42	9	33	0	3	4
American Indian, Alaska Native	5	39	5	34	0	4	5
Pacific Islander	5	44	3	41	2	3	6
Other	13	71	15	56	3	5	10

Data Source: 2023 PHA data.

Table 14: Ethnicity of PHA Residents by Program Type

Ethnicity of the Head of Household	Public Housing	Vouchers					
		Total	Project-Based	Tenant-Based	Special Purpose Vouchers		
					Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Hispanic	19	74	6	68	4	5	9
Non-Hispanic	296	1397	149	1248	69	57	192

Data Source: 2023 PHA data.

Homeless Needs Assessment

The Homeless Needs Assessment reviews data from various sources to describe the nature of homelessness in Auburn, including demographic information, challenges, and needs of those experiencing homelessness in Auburn. This section utilizes data acquired from the Seattle/King County CoC, the City of Auburn, the Consolidated Plan "Mini Poll," and 211.

Point-in-Time Count and Homeless Management Information System Data from the Seattle/King County CoC

The Seattle/King County CoC (WA-500) is the regional planning body that coordinates housing, shelter, and supportive services for people experiencing homelessness in Auburn. The CoC is led by the King County Regional Homelessness Authority (KCRHA), whose mission is to significantly decrease homelessness throughout the county while centering the principles of equity and social justice and incorporating the voices of people with lived experience into the homelessness response system. KCRHA publishes various dashboards, reports, and plans on its website that provide the public with detailed information on the people and households served and the performance of the homelessness response system.

The Homeless Needs Assessment includes data provided by KCRHA. This data includes the official 2024 Point-in-Time (PIT) count and an unofficial Homeless Management Information System (HMIS) report for the 2023 calendar year. Due to the nature of homelessness and system limitations, challenges exist in collecting Auburn-specific data. As noted by the CoC, people experiencing homelessness in King County frequently move between small cities, such as Auburn, for shelter services. This pattern of movement is not captured in the static PIT and HMIS data reports, indicating that the data provided by the CoC likely undercounts the true number of persons experiencing homelessness in Auburn.

Definition of Homelessness

CoCs use a specific definition of "homeless," which determines whether someone is eligible to receive CoC-funded housing, shelter, and services. An individual or family is considered homeless if they fall into at least one of the following categories:

1. **Homeless:** The individual or family lacks a fixed, regular, and adequate nighttime residence. For example, they live in a place not meant for human habitation such as a car, park, or public place.
2. **At imminent risk of homelessness:** The individual or family will imminently lose their primary nighttime residence, does not have another residence identified, and does not have the resources or support networks to find permanent housing.
3. **Is fleeing or attempting to flee domestic violence:** The individual or family is fleeing or attempting to flee or experiencing trauma or a lack of safety related to domestic violence, dating violence, sexual assault, stalking, or other dangerous, traumatic, or life-threatening conditions related to the violence against the individual or a family member in the individual's or family's current housing situation, including where the health and safety of children are jeopardized.

The CoC definition of homelessness does not include people living in other unstable housing situations, such as people doubling up with another household, that could generally be considered as homeless living arrangements, likely underrepresenting the true nature and extent of homelessness in Auburn.

PIT and HMIS Data

2024 PIT and 2023 HMIS data, summarized below, provide insight into the characteristics and demographics of people experiencing homelessness in Auburn. 694 households were entered into HMIS, meaning they experienced homelessness at some point throughout the year. Most households who experienced homelessness (85 percent) were comprised of adults and children. Just 105 households (15 percent) were comprised of adult-only households. This differs from trends observed in the King County Consortium, wherein 54 percent of all people experiencing homelessness belonged to adult-only households. Overall, the City of Auburn experiences a greater percentage of homelessness among households consisting of both adults and children.

Additionally, the 2023 HMIS report indicates that 66 percent of people who experienced homelessness in Auburn experienced chronic homelessness. Again, this figure is higher in Auburn than in the King County Consortium, where 20 percent of all people experiencing homelessness were experiencing chronic homelessness. Forty-one families also experienced unsheltered homelessness in 2023. Table 15 also indicates that 85 veterans and 281 unaccompanied youth experienced homelessness in 2023.

Finally, Table 15 estimates the number of days people experience homelessness according to HMIS data. For populations for which data is available, days spent homeless vary greatly depending on the population. However, the length of homelessness for all categories spans greater than one year. Individuals experiencing chronic homelessness experienced, on average, 527 days homeless, which equates to approximately one year and five months. Persons in households with an adult and children present—which comprise the greatest share of Auburn's population experiencing homelessness—experience homelessness for approximately two years and five months. Finally, chronically homeless families experience homelessness for the greatest length of time on average, equating to four years and nine months. In all categories except chronically homeless individuals, residents of Auburn experience homelessness for longer periods of time than those in the King County Consortium as a whole.

Table 15: Homeless Needs Assessment

Population	Estimate the # of Persons Experiencing Sheltered Homelessness (PIT)	Estimate the # Experiencing Homelessness Each Year (HMIS)	Estimate the # Becoming Homeless Each Year (HMIS)	Estimate the # Exiting Homelessness Each Year (HMIS)	Estimate the # of Days Persons Experience Homelessness (HMIS)
Persons in households with adult(s) and child(ren)	29	589	552	188	884.6
Persons in households with only children	0	NA	6	3	0
Persons in households with only adults	6	105	213	253	622.38

Population	Estimate the # of Persons Experiencing Sheltered Homelessness (PIT)	Estimate the # Experiencing Homelessness Each Year (HMIS)	Estimate the # Becoming Homeless Each Year (HMIS)	Estimate the # Exiting Homelessness Each Year (HMIS)	Estimate the # of Days Persons Experience Homelessness (HMIS)
Chronically homeless individuals	3	461	219	256	527
Chronically homeless families	3	41	161	90	1745
Veterans	0	85	15	32	0
Unaccompanied youth	6	281	69	81	821.13

Data Source: 2023 HMIS Data and 2024 PIT Count Data.

Table 16 outlines the racial and ethnic makeup of the 35 people experiencing sheltered homelessness recorded in the 2024 PIT count. Forty percent of people experiencing homelessness on a given night in Auburn identified as White, 34 percent of people identified as Black or African American, and 17 percent of people identified as multiracial. No persons in the PIT count identified as Hispanic.

Table 16: People Experiencing Homelessness on a Given Night by Race and Ethnicity

Race	# People Sheltered
White	14
Black or African American	12
Asian	0
American Indian or Alaska Native	0
Native Hawaiian/Other Pacific Islander	1
Multiracial	6
Client prefers not to answer	2
Hispanic	0
Total	35

Data Source: 2024 PIT Data.

HMIS data for 2023 also provides information on specific subpopulations experiencing homelessness in Auburn. Table 17 indicates that eight people who identify as severely mentally ill, eight people who identify with chronic substance abuse, and two people who identify with domestic violence experienced sheltered homelessness in 2023.

Table 17: Subpopulations Experiencing Homelessness in Auburn

Subpopulation	# of People Sheltered
Chronic homelessness	0
Domestic violence	2
Severely mentally ill	8
Chronic substance abuse	8
Survivors of domestic abuse	0
Unaccompanied youth	0
Parenting youth	0
Chronic homelessness	0

Data Source: 2023 HMIS Data.

City of Auburn Homeless Outreach Data

The City of Auburn employs three dedicated outreach staff who provide housing navigation services to people experiencing homelessness throughout the city and who work in encampments each day to provide assistance. Outreach staff maintain a client intake log, which collects demographic and outcome information on clients experiencing homelessness. The data tables below summarize key information from the 2024 Auburn Homeless Outreach Data log (from January to September 2024).

From January to September 2024, the City of Auburn logged 983.4 total outreach contacts and 364 unduplicated clients. Table 18 depicts the number of total contacts by month. For five out of the first nine months of the year, Auburn staff interacted with over one hundred contacts (in February, March, April, May, and July). Auburn staff recorded the highest number of contacts in April (172) and February (145).

Figure 18: Total Number of Contacts by Month (2024)

Month (2024)	Number of Contacts
January	87
February	145
March	128
April	172
May	114.5

Month (2024)	Number of Contacts
June	96
July	127
August	70
September	44
Total	983.5

Data Source: 2024 Homeless Outreach Data (provided by the City of Auburn).

Tables 19–21 provide insight into the demographic information of the 364 unduplicated clients for which information was recorded and available. Table 19 describes the gender identity of those experiencing homelessness in Auburn. Of unduplicated contacts for which gender information was available, 61 percent identified as male and 39 percent identified as female.

Table 19: Gender of Unduplicated Contacts Experiencing Homelessness

Gender	# of Unduplicated Contacts
Male	220
Female	142
Transgender	0
Unknown	0

Data Source: 2024 Homeless Outreach Data (provided by the City of Auburn).

Table 20 depicts the age of outreach clients. Out of the clients for which age was available (315), most contacts (48 percent) belonged to the 35–54 age category. Of note, 30 percent belonged to the 55–74 age category, which encompasses those considered to be elderly. Finally, 10 contacts (3 percent), belonged to the youngest age bracket (18–24).

Table 20: Age of Unduplicated Contacts Experiencing Homelessness

Age Category	# of Unduplicated Contacts
18–24	10
25–34	56
35–54	151
55–74	94
85+	0
Unknown	4

Data Source: 2024 Homeless Outreach Data (provided by the City of Auburn).

Table 21 depicts the race and ethnicity of unduplicated contacts. The majority of unduplicated contacts identified as White (57 percent), while approximately 21 percent of contacted identified as Black. Finally, approximately 7 percent of unduplicated contacts identified as Latino.

Table 21: Race/Ethnicity of Unduplicated Contacts Experiencing Homelessness

Race/Ethnicity Category	# of Unduplicated Contacts
American Indian or Alaskan Native	6
Black	76
Native Hawaiian	16
Latino	24
White	207
Mult-Racial	19
Unknown	3
Other	6

Data Source: 2024 Homeless Outreach Data (Provided by the City of Auburn).

Table 22 provides information on the length of homelessness reported by unduplicated contacts. In 355 instances, the length of homelessness was collected by outreach workers. Of those instances, 70 percent of contacts reported experiencing homelessness for one year or longer. This represents the majority of unduplicated clients. The second highest length of homelessness reported was "90 days or more, but less than a year," which accounted for 14 percent of responses.

Table 22: Length of Homelessness of Unduplicated Clients

Time Frame	# of Unduplicated Contacts
One year or longer	249
One week or more, but less than one month	11
One night or less	1
One month or more, but less than 90 days	19
Not homeless	14
Data not collected	9
Client does not know	1
90 days or more, but less than a year	51

Data Source: 2024 Homeless Outreach Data (Provided by the City of Auburn).

Finally, Table 23 provides information on the outcomes of unduplicated clients. The City of Auburn defines outcomes using a scale of three levels, which are defined below. In 2024, most clients (approximately 50 percent) reached a level 2 outcome, which means they are actively engaged with outreach workers to resolve their situation. Thirty-two percent of contacts reached level 3, meaning their situation was resolved or they otherwise achieved the goals of the outreach. Just one contact declined assistance in 2024.

Table 23: Outcomes for Unduplicated Contacts

Level Reached	# of Unduplicated Contacts
Level 1: Initial interactions, identify needs and offering support. Client may not yet be actively engaged.	54
Level 2: Client is actively engaged and working with outreach to set individual goals (needs/barriers/resources) that may resolve their individual situation. Client willing to accept referral services such as help with documentation, transportation, shelter, etc.	178
Level 3: Client situation is resolved or individual goal(s) achieved	115
Client declined assistance	1
Unknown	16

Data Source: 2024 Homeless Outreach Data (Provided by the City of Auburn).

Consolidated Plan Survey

The City of Auburn conducted a public survey that accepted responses between July 25 and August 23, 2024. The survey, which garnered 120 responses, asked respondents to provide any information that they believed would be beneficial to the City in determining its spending priorities for the CDBG Grant Funds. Listed below are themes that emerged regarding homelessness:

- Provide more transitional housing solutions.
- Provide additional shelters to help people experiencing homelessness.
- Offer more affordable housing and solutions, particularly for seniors, fixed-income families, and people living with a disability, to prevent loss of housing and homelessness.
- Help people experiencing homelessness obtain and maintain ID cards, which are crucial to accessing services.

211 Data

211 data indicate that from September 12, 2023 to September 10, 2024, housing and shelter comprised the greatest number of inquiries to the directory (34.4 percent of calls). Of them, 10.4 percent, or 337 calls, directly requested shelter assistance. In 2023, 417 calls requested shelter assistance. Of those calls, 61.6 percent of callers identified as female and 44.1 percent identified as being aged 30–39.

Market Analysis

MA-05 Overview

The Market Analysis of the Consolidated Plan includes quantitative data analysis, supplemented with information gathered from a review of existing planning documents and reports, to identify the housing market, economic, and community development factors impacting low- and moderate-income people throughout the City of Auburn. It serves as the strategic process for allocating the City's HUD entitlement allocation over the next five years.

Like the Needs Assessment, the Market Analysis uses two primary data sources: data from the 2018–2022 ACS and the 2016–2020 CHAS. This section also summarizes information from other existing reports, studies, plans, and dashboards, such as the 2024 Auburn Comprehensive Plan Update and Housing Action Plan, to better understand the recent trends impacting the city.

Key Themes from the Market Analysis

Auburn's housing and community development landscape provides unique opportunities and challenges in supporting the needs of workers, businesses, and residents. Listed below are some key findings uncovered within the Market Analysis.

- The greatest share of Auburn workers is employed in the education and healthcare services sector.
- Located within the orbit of Seattle's professional, scientific, and management services hub and Kent Valley's manufacturing hub, Auburn is uniquely positioned to enjoy a diversified economy.
- Auburn experiences a significant inflow and outflow of jobs, meaning most residents do not work in the city, and most workers do not reside in the city.
- While there are no known racially or ethnically concentrated areas of poverty in Auburn, there are census tracts that have increased concentrations of racial or ethnic minorities and poverty.
- Approximately 7 percent of Auburn households lack broadband access.
- Increased instances and severity of drought, storms, and wildfires due to climate change threaten the most vulnerable populations in the city, including low- and moderate-income residents.
- The current supply of affordable housing units does not meet current demand.
- The cost of housing has increased significantly in the last decade
- Many households within the city are severely cost burdened because of increased housing costs, leading many households to reside in units unaffordable to them.
- Fifty-six percent of renter households live in a unit with at least one housing problem.
- From 2019 to 2023, the number of permanent supportive housing beds, emergency shelter beds, and transitional housing beds to support people experiencing homelessness has increased.

City of Auburn Programs and Initiatives

The City of Auburn focuses on various program areas through targeted investments to support low- and moderate-income households in the city. Listed below are a few programs and initiatives in which Auburn currently invests.

- Auburn’s human services funding investments (which total around $600,000 per year) are directed toward priority areas established by the City’s Human Services Committee and City Council.
- The City funds and operates a resource center that serves as a central hub for human services providers.
- The City operates a Community Court, which is a diversion court that is designed to interrupt the traditional judicial system.
- The City provides direct assistance to vulnerable veterans and seniors through funds raised by levy.
- The City’s Housing Repair Program serves approximately 80 elderly low-income households a year.

Market Analysis Attachment 1 provides a greater analysis of the trends described above.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The MA-45 Non-Housing Community Development Assets section of the Consolidated Plan summarizes data trends related to employment and the workforce, including labor force participation, educational attainment, and workforce skills training and development efforts in Auburn. Understanding the local economy and areas for expansion helps the City of Auburn determine priorities for the allocation of CDBG funds.

Overall, the City of Auburn's geographic location is home to a diverse workforce sector, which helps fuel a stable economy for the city. Located within King County, the city is absorbed in Seattle's sprawling information and technology and professional services cluster. Additionally, Auburn participates in the local manufacturing hub (Kent Valley), particularly aerospace engineering. Auburn has seen an increase in the Education and Health Care Services sector over the past decade, which has now become the sector with the greatest share of workers in the city. Due to the confluence of opportunities, Auburn experiences a significant inflow and outflow of workers. Just a small fraction of Auburn residents work in the city, and many have a commute of over thirty minutes. To promote continued economic development, Auburn participates in planning processes and partnerships and undertakes development projects intended to support the needs of the business community and city residents.

Economic Development Market Analysis

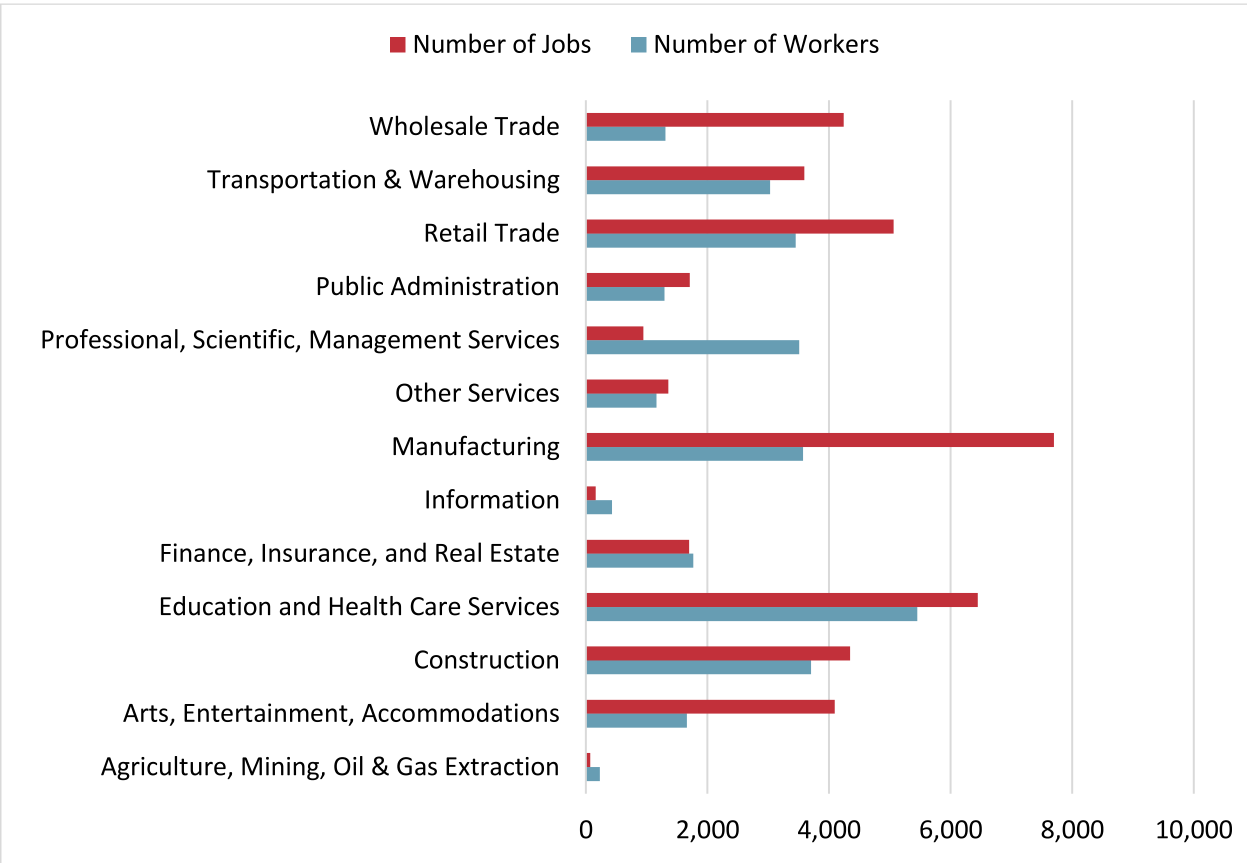
Table 24: Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, mining, oil & gas extraction	231	75	1%	0%	-1%
Arts, entertainment, accommodations	1,663	4,093	5%	10%	4%
Construction	3,704	4,348	12%	10%	-2%
Education and health care services	5,453	6,445	18%	16%	-2%
Finance, insurance, and real estate	1,770	1,698	6%	4%	-2%
Information	433	164	1%	0%	-1%
Manufacturing	3,572	7,699	12%	19%	7%
Other services	1,163	1,359	4%	3%	-1%
Professional, scientific, management services	3,509	944	11%	2%	-9%
Public administration	1,293	1,708	4%	4%	0%
Retail trade	3,452	5,065	11%	12%	1%
Transportation and warehousing	3,033	3,592	10%	9%	-1%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale trade	1,311	4,244	4%	10%	6%
Total	30,587	41,434	100%	100%	0%

Data Source: 2017–2021 ACS (workers), 2021 Longitudinal Employer-Household Dynamics (LEHD) (Jobs).

Figure 9: Employment Totals by Industry



Data Source: 2017–2021 ACS (workers), 2021 LEHD (Jobs).

Table 25: Labor Force

Total population in the civilian labor force	46,087
Civilian employed population 16 years and over	43,889
Unemployment rate	4.7%
Unemployment rate for ages 16–24	7.8%
Unemployment rate for ages 25–65	4.3%

Data Source: 2018–2022 ACS.

Table 26: Occupations by Sector

Occupations by Sector	Number of People
Management, business, and financial	6,769
Farming, fisheries, and forestry occupations	254
Service	8,206
Sales and office	8,659
Construction, extraction, maintenance, and repair	3,650
Production, transportation, and material moving	6,851

Data Source: 2018–2022 ACS.

Table 27: Travel Time

Travel Time	Number	Percentage
< 30 minutes	19,367	50%
30–59 minutes	13,729	36%
60 or more minutes	5,571	14%
Total	38,667	100%

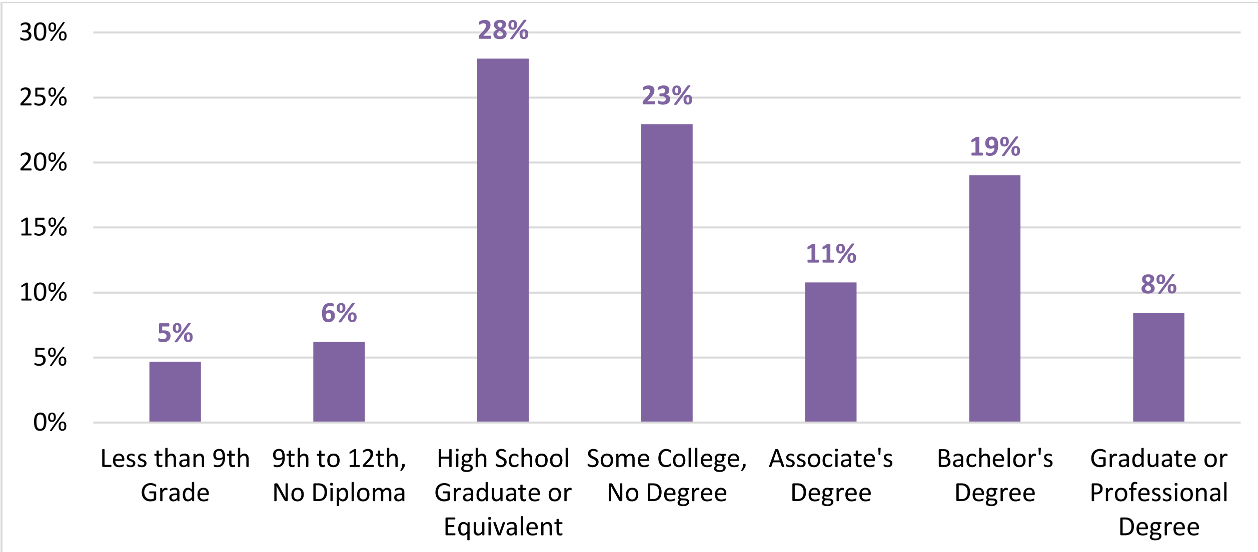
Data Source: 2018–2022 ACS.

Table 28: Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3,520	157	1,743
High school graduate (includes equivalency)	9,673	562	2,793
Some college or Associate's degree	11,663	501	2,935
Bachelor's degree or higher	10,969	290	1,425

Data Source: 2018–2022 ACS.

Figure 10: Educational Attainment by Employment Status (Population Aged 25–64)



Data Source: 2018–2022 ACS.

Table 29: Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	340	1,025	1,118	393
9th to 12th grade, no diploma	1,158	278	1,397	961	724
High school graduate, GED, or alternative	2,563	4,227	3,916	5,447	2,779
Some college, no degree	1,881	2,270	1,705	5,177	3,341
Associate's degree	993	877	1,393	1,669	1,309
Bachelor's degree	169	2,534	3,412	2,094	1,439
Graduate or professional degree	969	1,103	1,050	877	748

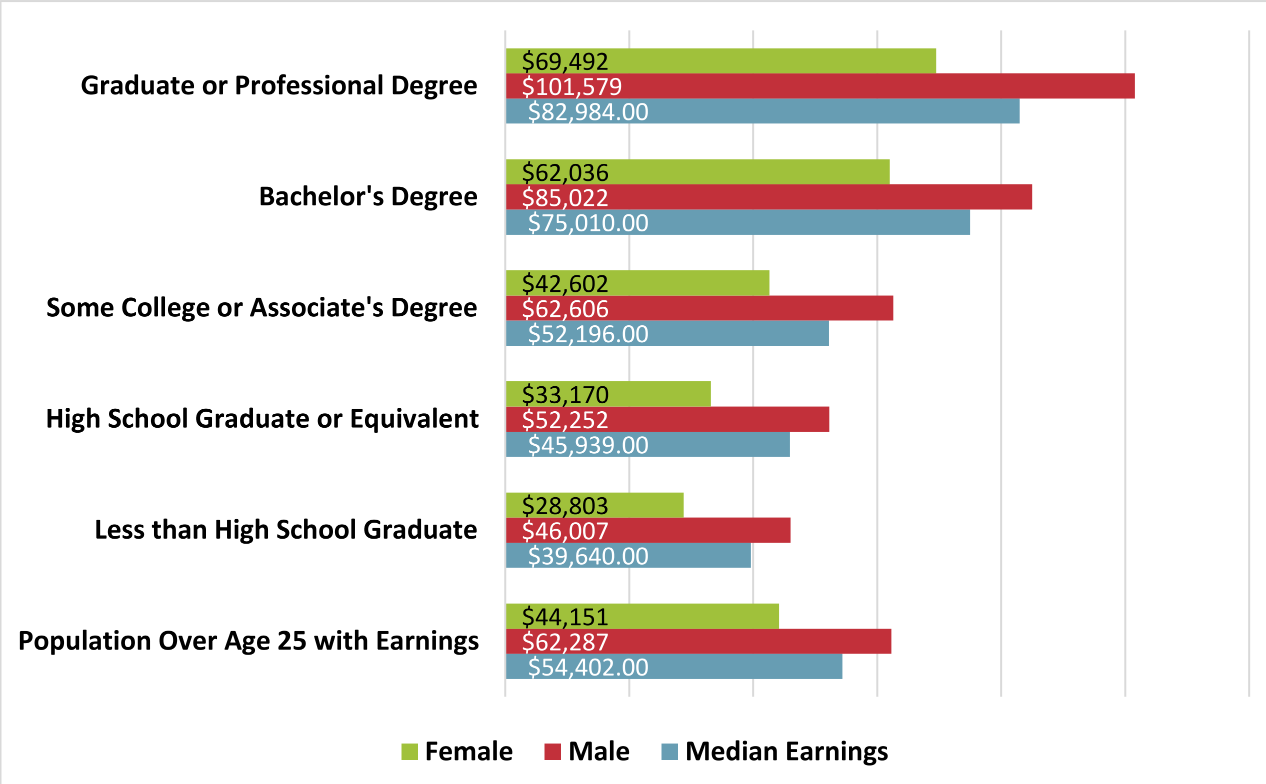
Data Source: 2018–2022 ACS.

Table 30: Educational Attainment—Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$39,640.00
High school graduate (includes equivalency)	$45,939.00
Some college or Associate's degree	$52,196.00
Bachelor's degree	$75,010.00
Graduate or professional degree	$82,984.00

Data Source: 2018–2022 ACS.

Figure 11: Median Earnings by Educational Attainment and Sex



Data Source: 2018–2022 ACS.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

In 2021, 18 percent of Auburn residents were employed in the education and healthcare services sector. This accounted for the largest sector (by workers) in the city. The sector represented 16 percent of total jobs. On the other hand, the manufacturing sector comprised the greatest share of jobs in Auburn at 19 percent. The sector comprised 12 percent of workers in Auburn. Other major employment sectors in Auburn include construction (comprising 12 percent of workers and 10 percent of jobs) and retail trade (comprising 11 percent of workers and 12 percent of jobs). Another key takeaway is that women across each educational level make approximately $20,000 less than their male counterparts.

The trends identified in the U.S. Census Bureau's 2021 ACS and the LEHD data align with the known economic characteristics of the region. Auburn is situated within Kent Valley, which enjoys a sustained manufacturing and distribution hub due to its proximity to major highway networks and large cities. The Kent Valley Economic Development Corporation estimates that over 12,000 businesses and 50,000 manufacturing jobs are located within Kent Valley, with approximately 31,200 of those jobs relating to the aerospace or outer space industry.

The 2024 Auburn Comprehensive Plan Update provides insight into these trends. The plan describes that, despite decreases in the manufacturing sector in the 1990s and 2000s, the share of Auburn residents employed in manufacturing has rapidly increased since 2014. In fact, in 2022, Boeing Commercial Airplanes was by far the largest employer in Auburn, with nearly 3,500 employees. The plan notes that since the 2008 recession, Auburn's economy has diversified greatly, which speaks to the growth in education, healthcare, and construction jobs.

Additionally, Auburn is situated in the King County Metropolitan area, which is a hub of information and technology and professional services. According to the King County Office of Economic and Financial Analysis, eight Fortune 500 companies are headquartered in the County, including Amazon, Starbucks, Costco, Microsoft, and Paccar. Boeing Commercial Airplanes is also headquartered in neighboring Renton. Eleven percent of Auburn residents were employed in the information, technology, and professional sector. However, the sector accounted for 2 percent of jobs. This can likely be explained by looking at where these companies are located. Many technology and information companies tend to be located in Seattle or surrounding towns. This means that many Auburn residents commute to these areas for work.

LEHD data provides further detail into the labor and commuting patterns in Auburn and surrounding areas. Table 31 provides insight into where people who were employed in Auburn lived in 2021. As a note, "all other locations" includes any other place in the county not captured in the figure.

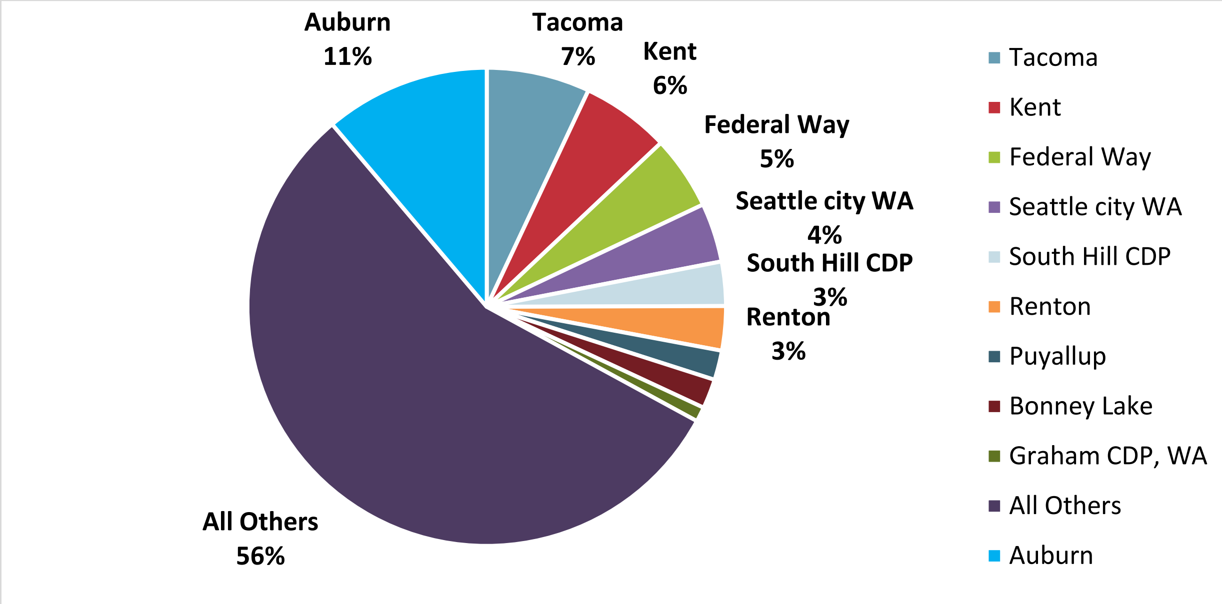
Table 31: Inflow and Outflow in Auburn

Job Inflow to Auburn			Job Outflow from Auburn		
Employed in Auburn but don't live in Auburn:	39410	88.6%	Live in Auburn but Employed somewhere else	31609	82.6%
Tacoma	3230	7%	Seattle	6031	16%
Kent	2736	6%	Kent	3729	10%
Federal Way	2026	5%	Renton	2136	6%
Seattle City WA	1572	4%	Tacoma	2052	6%
South Hill CDP	1370	3%	Bellevue	1459	4%
Renton	1133	3%	Federal Way	1446	4%
Puyallup	920	2%	Tukwila	1398	4%
Bonney Lake	798	2%	SeaTac	902	2%
Graham CDP, WA	659	1%	Sumner	750	2%
All other locations	24966	56%	All other locations	11706	32%

Data Source: LEHD On the Map, 2021.

In 2021, 5,062 Auburn residents worked in Auburn, accounting for 11.4 percent of the Auburn workforce. This means that most Auburn workers (88.6 percent) lived outside of the city. Figure 12 illustrates the most common residences for Auburn workers. According to 2021 LEHD data, Tacoma, Kent, and Federal Way represented the three most popular places for Auburn workers to live outside of the city.

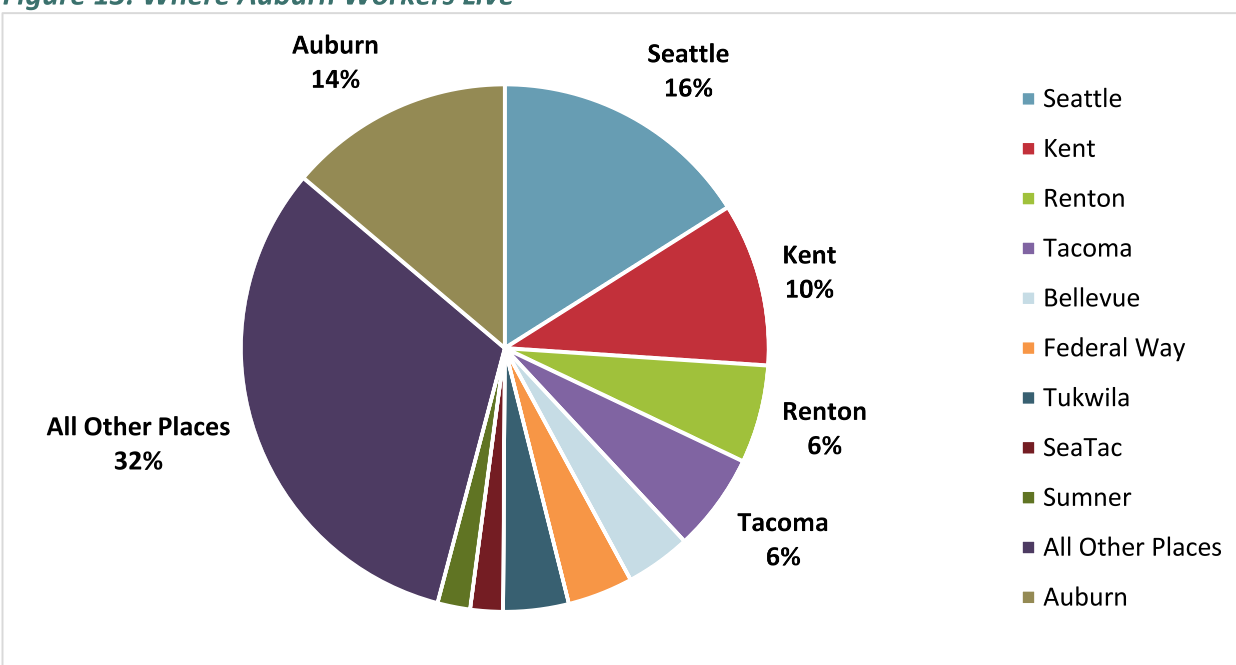
Figure 12: Where Auburn Workers Reside



Data Source: LEHD On the Map, 2021.

Figure 13 depicts the places where Auburn residents work outside of the city. 86.2 percent of Auburn residents worked outside of the city. As illustrated below, Seattle (16 percent) and Kent (10 percent) were the most popular locations for Auburn residents to work. This aligns with known characteristics of Auburn's economy with proximity to the Kent Valley manufacturing hub and Seattle technology and information sector.

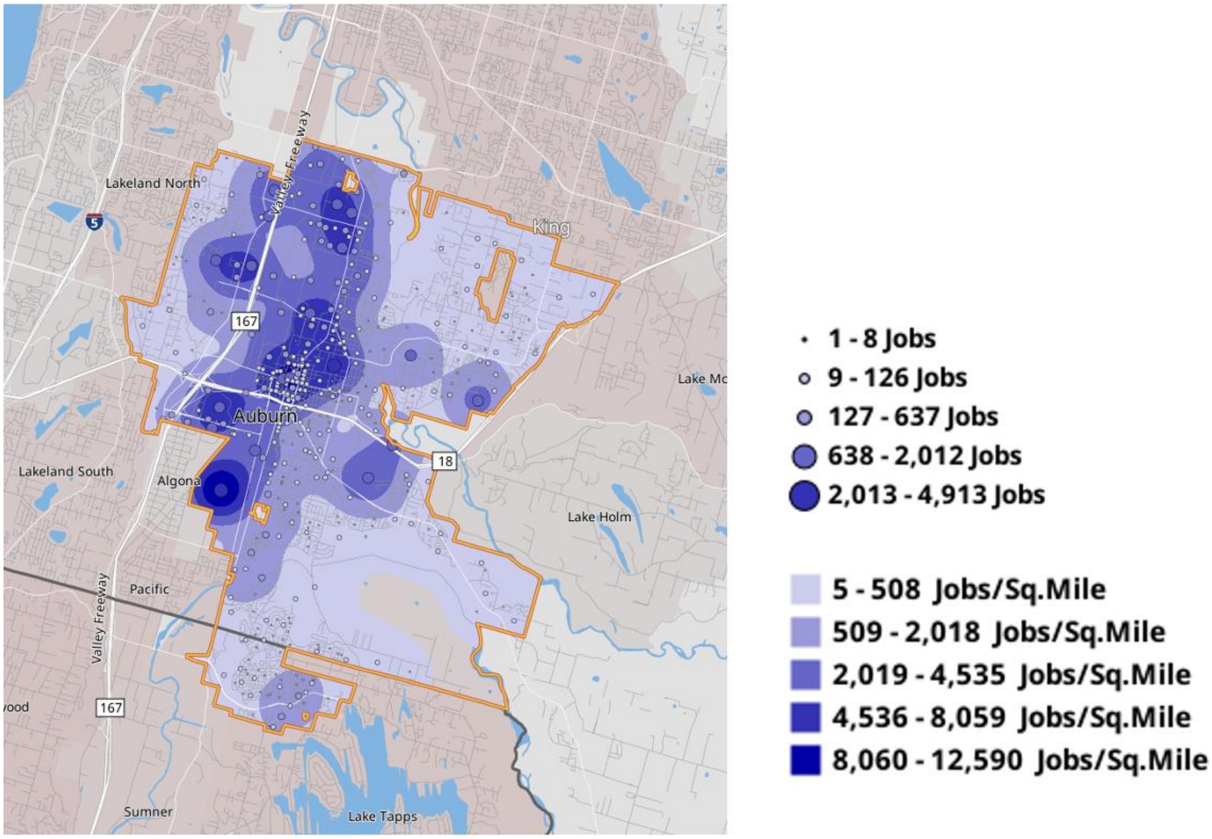
Figure 13: Where Auburn Workers Live



Data Source: LEHD On the Map, 2021.

Figure 14 provides more details on the geography of jobs in Auburn in 2021. While there appear to be clusters of jobs throughout Auburn, the South Auburn and North Auburn regions appear to host concentrated clusters of jobs.

Figure 14: Concentration of Jobs in Auburn



Data Source: LEHD On the Map, 2021.

Describe the workforce and infrastructure needs of the business community.

The City of Auburn reviewed various plans and data to assess the needs of the business community.

First, the King County Urban Growth Capacity Report, adopted in 2021, assesses communities' development capacity for future housing and employment. The report determined 2035 growth targets for housing and job creation and assessed how well the cities in King County are growing to accommodate those targets. The 2035 targets set for Auburn were 11,159 units of new housing and 22,446 new jobs. The report indicates that, as of 2021, Auburn was underproducing housing and jobs, which could impact the business community if targets are not met.

Additionally, in the Consolidated Plan "Mini Poll" conducted for the Consolidated Plan by the City of Auburn, a common theme that emerged from participant comments was that support for small businesses, particularly restaurants, shops, artists, and entertainment businesses, is a high priority for residents.

Also, ACS data indicates that in 2022, 50 percent of Auburn workers had a commute over 30 minutes, with 14 percent of residents having a commute over 60 minutes. Given the outflow of workers in Auburn, there exists a need to ensure transportation networks accommodate the needs of commuters.

Finally, the 2024–2028 Workforce Innovation and Opportunity Act Local Plan published by the Seattle-King County Workforce Development Council (WDC) emphasizes the role of manufacturing in South King County. According to the report, aerospace manufacturing alone generated $13.6 billion dollars toward the gross domestic product in the area. However, the report notes that the sector is projected to lose jobs over the next few years due to shifting emphasis on software development and computer technology and a lack of interested and trained workforce. To meet the needs of the manufacturing sector in South King County, the report highlights a demand for manufacturing talent and clear career pathways to meet the need.

As noted in the 2021 Washington State Workforce Innovation and Opportunity Act Annual Performance Narrative Report, low income is a top barrier to employment. Supporting workforce growth must accompany poverty-reducing measures. The report specifically notes South King County as an area that should be prioritized because of the overrepresentation of Black, Indigenous, and people of color, as well as refugee, immigrant, and justice-involved populations.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure these changes may create.

In an effort to align itself with the 2035 growth pace, the City of Auburn has various development projects completed and ongoing. These projects aim to increase housing and commercial space in Downtown Auburn, with the intention of providing housing for seniors and members of the workforce and creating new jobs and business opportunities.

- Divine Court Apartments: A six-story mixed-use building that includes 46 apartments and 42 micro-housing units with a ground floor of commercial space.
- Legacy Plaza Senior Apartments: An eight-story mixed-use commercial property that includes 166 senior apartment units and 8,000 square feet of commercial space.
- Auburn Station parking and access improvements: Expanding access to Auburn Station, including a new parking garage of 535 spaces for commuters.
- MultiCare Auburn Medical Center Pavilion: A two-story pavilion housing 24 medical beds that will be connected to the existing hospital, including street and landscape improvements.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In 2022, 89 percent of Auburn residents over the age of 25 had a high school diploma or higher and 27 percent of residents had a bachelor’s degree or higher. The educational attainment for a high school diploma was slightly lower in Auburn than the King County Consortium (93 percent compared to 89 percent). However, the educational attainment for a bachelor’s degree in Auburn was significantly lower than the King County Consortium (49 percent compared to 27 percent). Those with a bachelor’s degree or higher are well equipped to participate in King County’s information, technology, and professional services cluster. Those with a bachelor’s degree or higher earn, on average, significantly more than the median income for Auburn.

However, as detailed in the previous Consolidated Plan, Auburn has access to skilled labor across Kent Valley. Auburn has access to people with hard-to-find skill sets such as customer service representatives, truck drivers, registered nurses, maintenance and repair workers, and various types of technicians who support manufacturing operations. In this way, residents without an advanced degree have options and skills to find meaningful work in Auburn.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges, and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Auburn Workforce Development, Business Assistance, and Business Development programs assist clients with specific training needs upon request. From 2023 to 2024, the City of Auburn has funded several non-profit organizations that provide employment and financial apprentice training. In addition, Auburn works with partners to develop appropriate training programs. These partners include:

- Auburn School District.
- Green River College.
- WorkSource, provides human resource assistance, help during layoffs, and access to resources for business development free of charge.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Auburn does not participate in a CEDS. The City of Auburn participates in various planning initiatives that impact economic growth, which are described in the next section.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Auburn participates in various planning initiatives that impact economic growth, which are described below in the 2024 Comprehensive Plan, the Downtown Urban Center initiative, and the WDC of Seattle King County.

The 2024 Comprehensive Plan Update: Economic Development Element

In 2024, the City of Auburn undertook a periodic update to its Comprehensive Plan, which provides updated goals and policy priorities for the city. Listed below are the goals and policies determined in the economic development element of the Comprehensive Plan Update:

- Retention of Business
- Attracting New Business
- Identifying Missing and Under-Represented Industries
- Supporting Industry Clusters (including the existing aerospace industry)
- Supporting Economic Development of Downtown Auburn
- Street Beautification and Streetscape Improvements
- Workforce Development
- Partnership with Businesses
- Supporting Tourism

- Cultivating Diversity
- Limiting Displacement

Downtown Urban Center

The City of Auburn continues to invest in Downtown, with recent projects including new businesses, commuter rail access, shopping and dining opportunities, and recreational and cultural amenities. Since 2010, the City of Auburn has been investing $10 million of federal and state funds in the South Division Street Promenade Project and other downtown projects to make it easier and more attractive for private sector investment.

WDC of Seattle King County

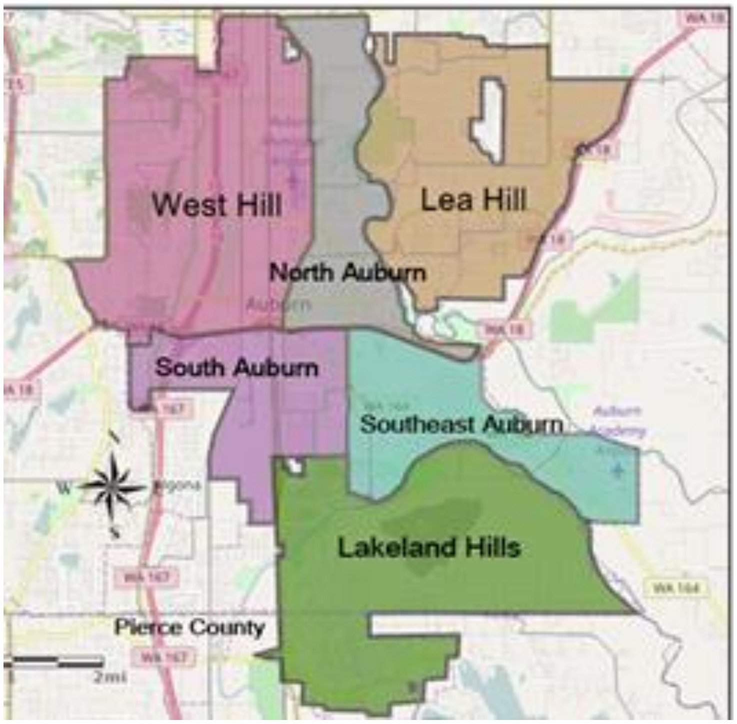
King County collaborates with neighboring counties and the Puget Sound Regional Council to participate in the 2022–2026 Regional Economic Strategy, which serves as the CEDS for the Puget Sound region. The Consortium Consolidated Plan provides more information on the CEDS. Although Auburn does not directly participate in the CEDS, other regional planning efforts, such as those led by the WDC of Seattle King County, aim to promote economic development in the area. WDC is a nonprofit grant-making organization with the goal of furthering workforce development efforts that empower individuals, foster economic growth, and ensure resilient and thriving communities. The WDC undertook a seven-month planning process to create the 2020–2024 Regional Strategic Plan. As stated in the plan, the goal was to establish a set of shared priorities for WDC and its regional partners over the next three to five years. The process included robust outreach to regional stakeholders. The 2020–2024 Regional Strategic Plan serves to promote an equity-centered and industry-driven approach to development. The stated goals of the plan are as follows:

- Leverage and align federal and other workforce resources to increase scale and maximize investment impact.
- Improve system structure, efficiency, and delivery through collaboration and coordination.
- Remove barriers and racial disparities and provide equitable opportunities for residents to obtain and grow into living wage opportunities.
- Coordinate and centralize industry engagement to inform workforce development system partners and strengthen partnerships.
- Engage and partner with community and workforce training and system stakeholders to create innovative programs and practices to serve job seekers and businesses.

MA-50 Needs and Market Analysis Discussion

The City of Auburn is informally divided into seven regions (West Hill, North Auburn, Lea Hill, South Auburn, Southeast Auburn, Lakeland Hills, and Muckleshoot). Figure 15 depicts the geography of these neighborhoods, which are used in the below analysis.

Figure 15: Map of Auburn Neighborhoods



Source: City of Auburn Community Profiles and Resident Engagement in Neighborhoods (2016).

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems occur in areas in the city with older home construction or older apartment complexes that may be outdated or struggle with energy efficiency, accessibility, etc. Additionally, there are 17 mobile home parks throughout the City of Auburn, which tend to have an increased risk of housing problems. The majority of individuals who reside in these parks are elderly, low-income, or disabled. Listed below are the mobile home parks within the city.

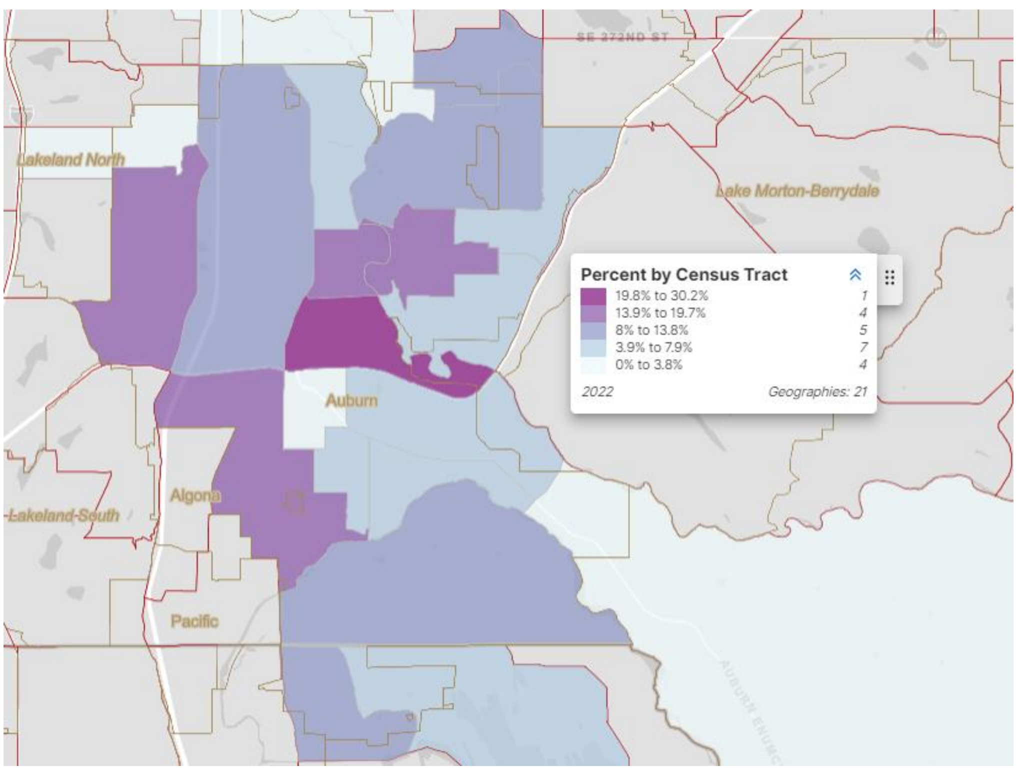
- Auburn Green
- Auburn Hills Mobile Home Community
- Auburn Park
- Auburn Manor Mobile Home Community
- College Place Manufactured Home Community
- Laurelwood Mobile Home Park
- Leisure Manor Mobile Home Park
- Palisades Mobile Home Estates

- Rio Verde Mobile Estates
- River Mobile Estates
- Shady Hills Mobile Estates
- Skylark Village Estates I
- Skylark Village Estates II
- Spaid Unique Manor & Estates
- Tall Cedars MHC
- White River Estates
- Wildwood Mobile Estates

The below maps depict the occurrence of select housing problems at the census tract level. Due to the misalignment of census tract and city boundaries, some areas may be included in the maps that do not fall within the jurisdiction of Auburn. Auburn's definition of concentration regarding households in the region is the density of individuals in a specific area.

Figure 16 illustrates the percentage of renter households that spent between 30 and 34.9 percent of their income on housing expenses. The map identifies one census tract in Southeast Auburn with the greatest percentage of cost-burdened renters (between 19.8 percent and 30.2 percent of households). Additionally, census tracts in South Auburn, North Auburn, Lea Hill, and West Hill had elevated instances of housing cost burden (between 13.9 percent and 19.7 percent of households).

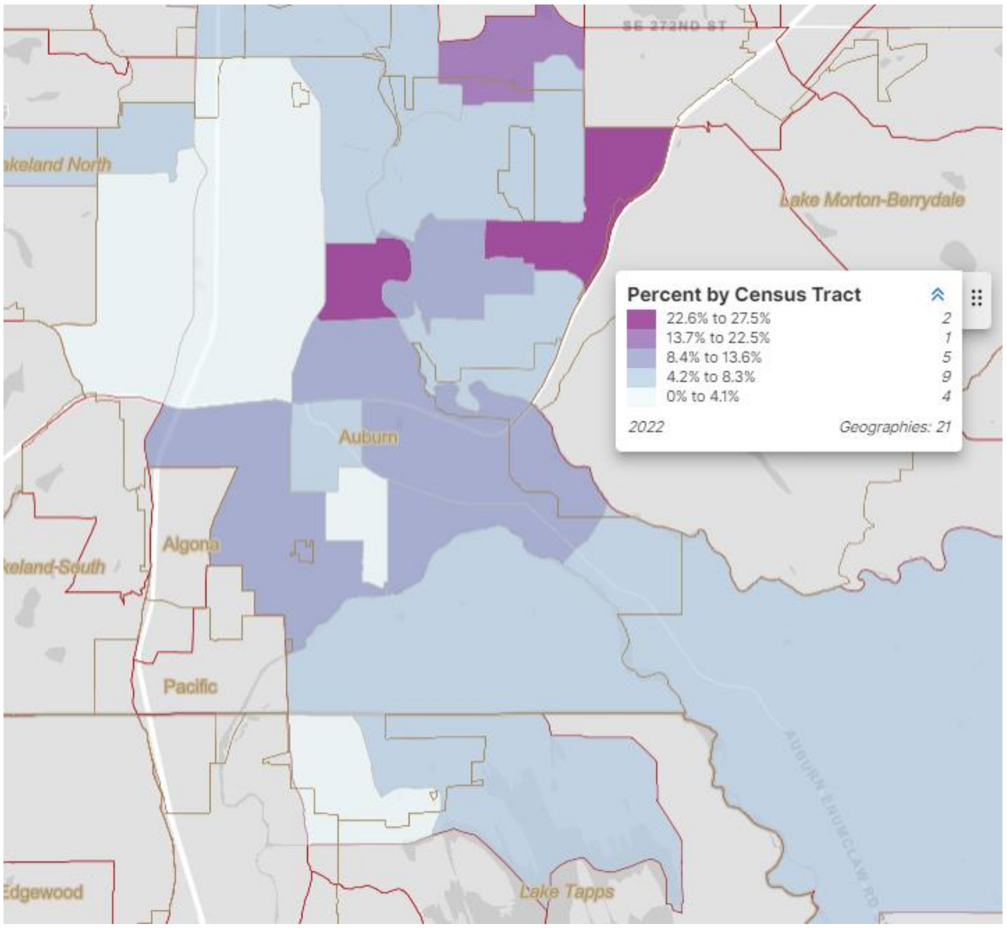
Figure 16: Housing Cost Burden for Renter Households



Source: 2018–2022 ACS.

Figure 17 illustrates the percentage of owner households that spent between 30 and 34.9 percent of their income on housing expenses. Two census tracts, one in North Auburn and one in Lea Hill, had the greatest concentration of housing cost burden for owner households (between 22.6 percent and 27.5 percent of households).

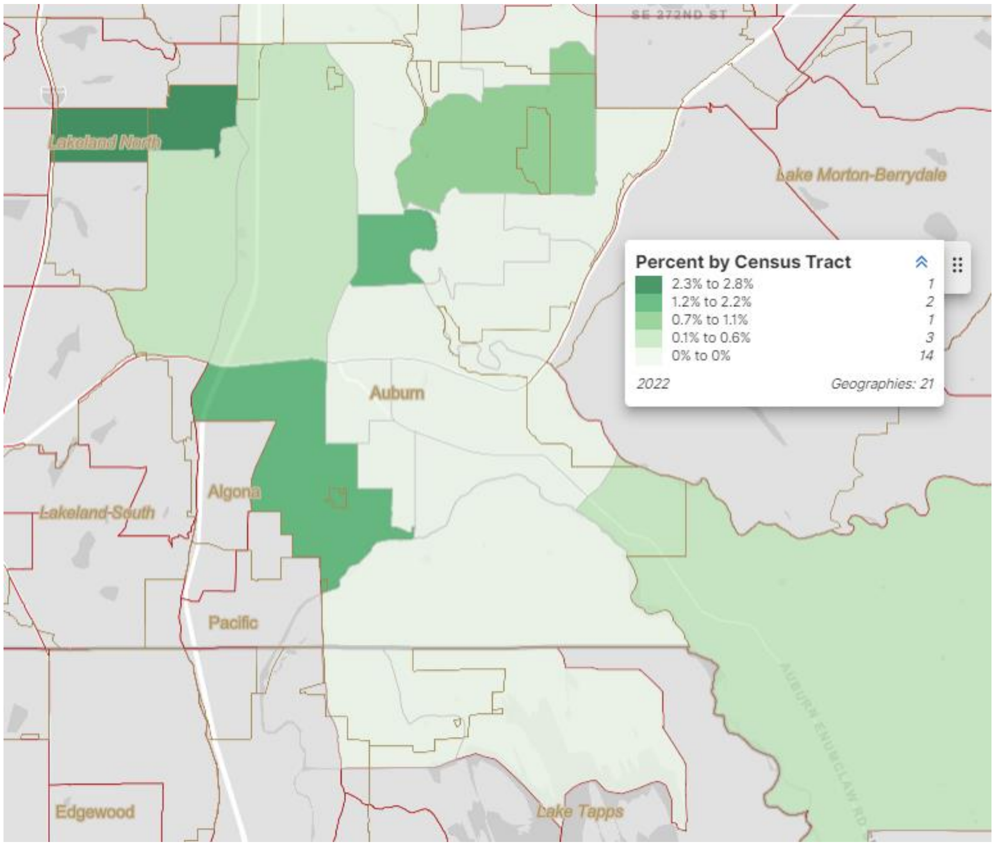
Figure 17: Housing Cost Burden for Owner Households



Source: 2018–2022 ACS.

Figure 18 depicts the percentage of Auburn households that lacked complete plumbing facilities. A small section of a census tract in the West Hill neighborhood had the highest percentage of households without complete plumbing facilities (between 2.3 percent and 2.8 percent of total households). The map also indicates that two census tracts, one in North Auburn and one in South Auburn, had elevated instances of lack of complete plumbing facilities (between 1.2 percent and 2.2 percent of total households).

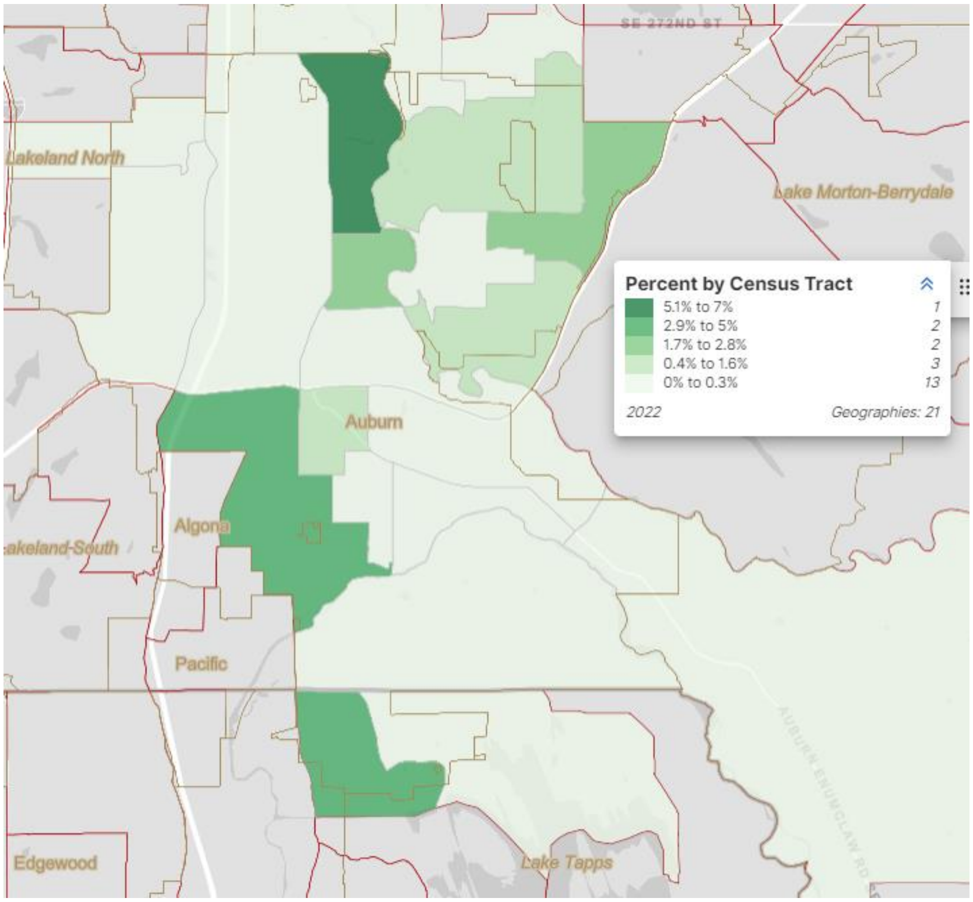
Figure 18: Percentage of Households Without Complete Plumbing Facilities



Source: 2018–2022 ACS.

Figure 19 depicts the percentage of households that lacked complete kitchen facilities in Auburn. The map identifies one census tract in North Auburn that had the greatest concentration of households without complete kitchen facilities (5.1 percent to 7 percent of total households). The map also identifies two census tracts, one in South Auburn and one in Lakeland Hills, that had an elevated concentration of households without complete kitchen facilities (between 1.7 percent and 2.8 percent of total households).

Figure 19: Percentage of Households Without Complete Kitchen Facilities



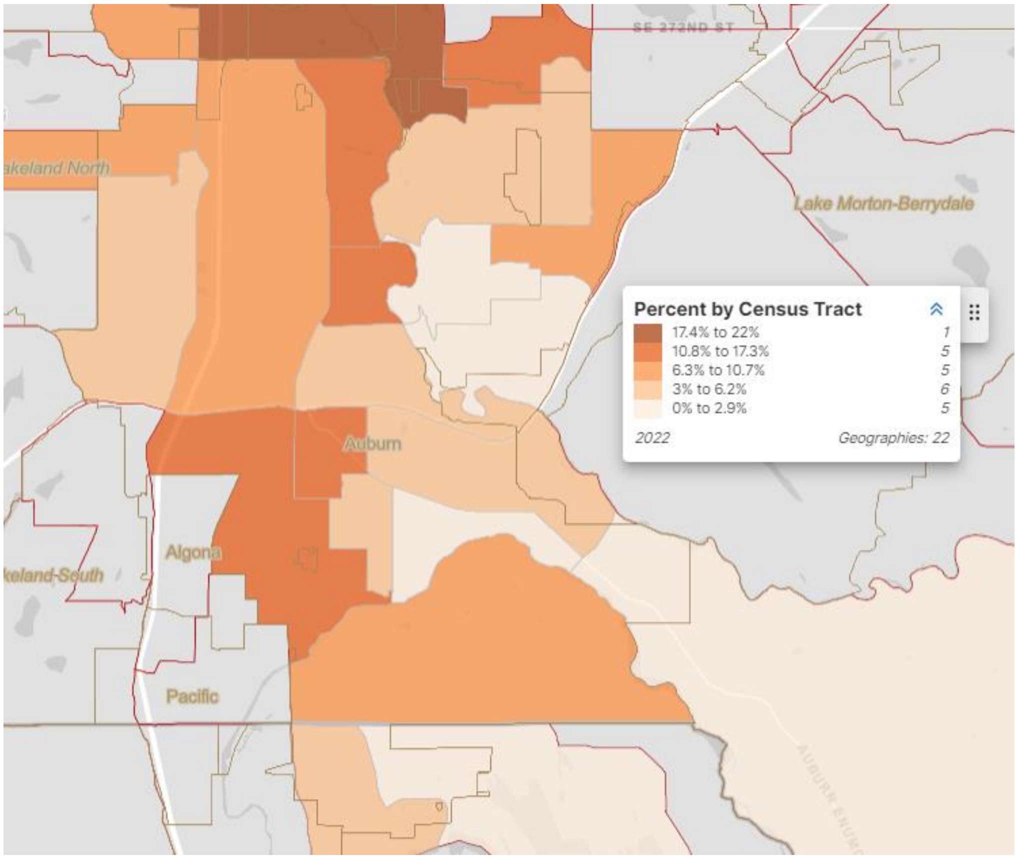
Source: 2018–2022 ACS.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The below maps depict the percentage of select racial or ethnic groups, as well as occurrences of poverty, at the census tract level. Due to the misalignment of census tract and city boundaries, some areas may be included in the maps that do not fall within the jurisdiction of Auburn. Auburn's definition of concentration regarding households in the region is the density of individuals in a specific area.

Figure 20 depicts the percentage of households who identified as Black or African American. The map notes that census tracts spanning North Auburn and North Lea Hill reported the greatest concentration of households identifying as Black or African American (17.4 percent to 22 percent). The map also identifies a census tract in South Auburn in which 10.8 percent to 17.3 percent of the population identified as Black or African American.

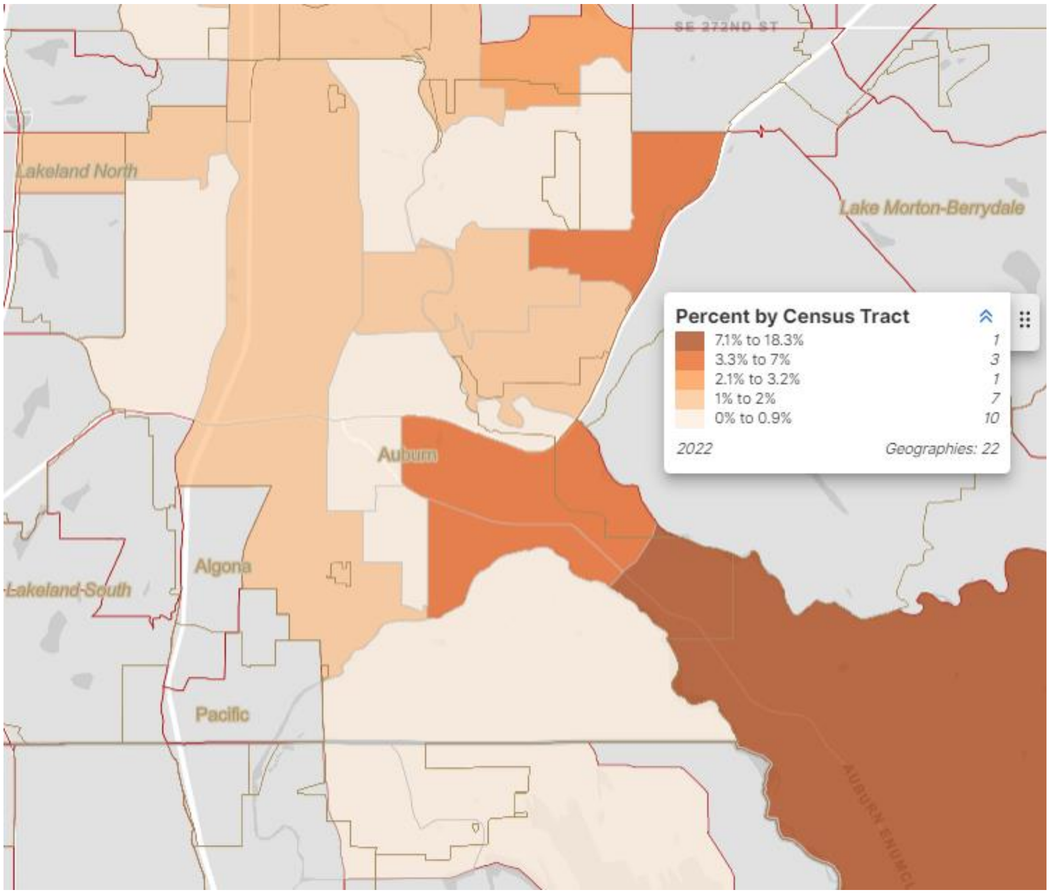
Figure 20: Percentage of Households Identifying as Black or African American



Source: 2018–2022 ACS.

Figure 21 depicts the percentage of Auburn households who identified as Native American. The map identifies two census tracts, one in Muckleshoot (Lakeland Hills) and one in Lea Hill, with the greatest concentration of households identifying as Native American (7.1 percent to 18.3 percent of the population). Muckleshoot Indian Tribe is a federally recognized tribe located within the city that governs the Muckleshoot Reservation.

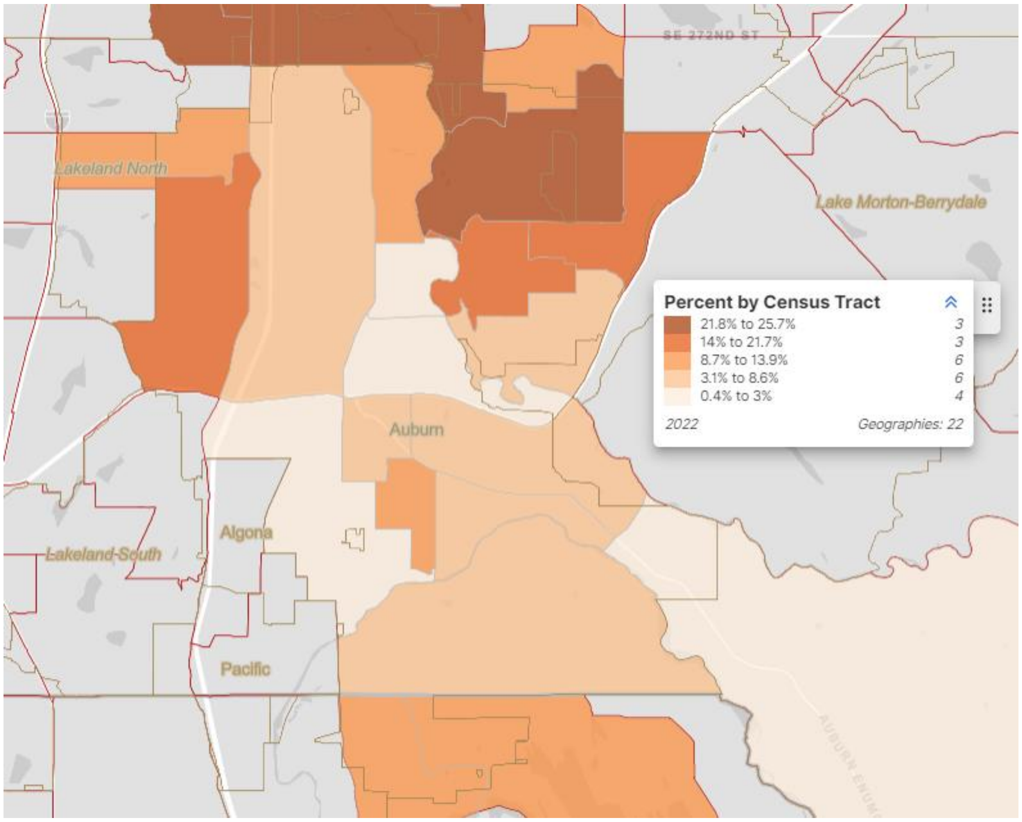
Figure 21: Percentage of Households Identifying as Native American



Source: 2018–2022 ACS.

Figure 22 depicts the percentage of Auburn households that identified as Asian. The map indicates three census tracts in Lea Hill with a concentration of households who identified as Asian. In two tracts, between 21.8 percent and 25.7 percent of total households identified as Asian. The map also indicates a greater concentration of households identifying as Asian in West Hill (between 14 percent and 21.7 percent of total households).

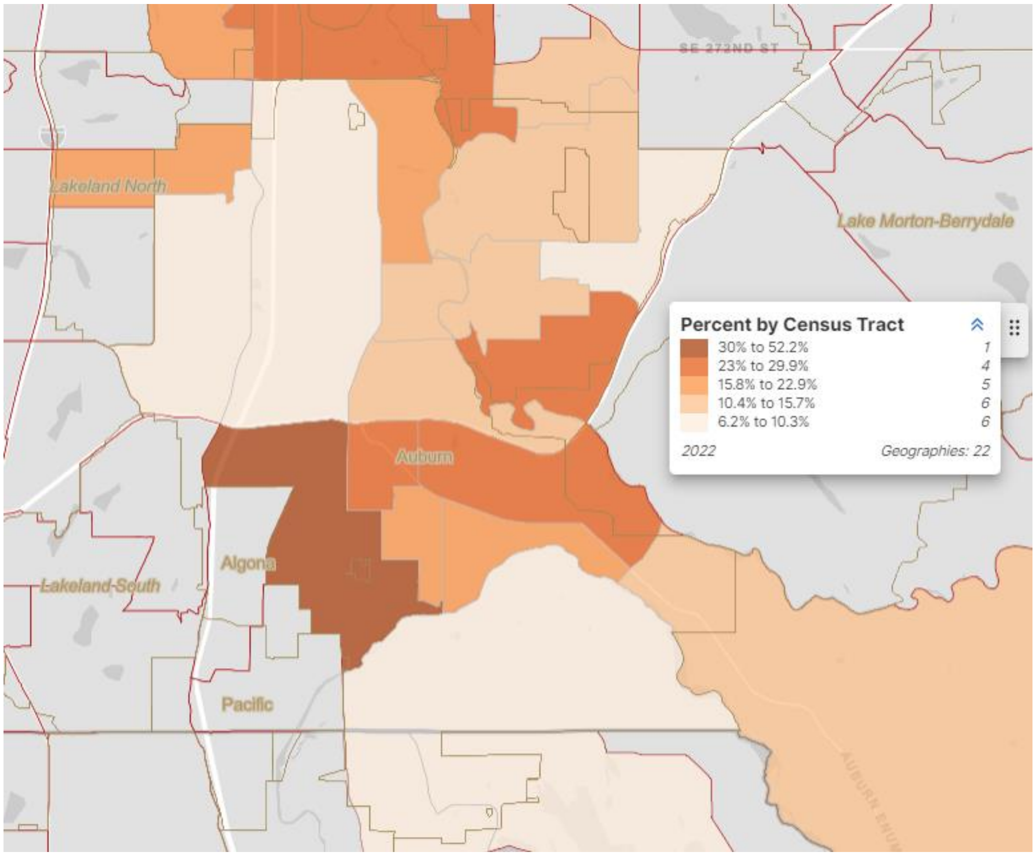
Figure 22: Percentage of Households Identifying as Asian



Source: 2018–2022 ACS.

Figure 23 depicts the percentage of Auburn households that identified as Hispanic. The map indicates a concentration of households who identified as Hispanic in South Auburn. In one such census tract, directly bordering Algona and Pacific, 30 percent to 52.2 percent of residents identified as Hispanic. The map also indicates areas of North Auburn and Lea Hill had concentrations of people who identified as Hispanic (between 23 percent and 29.9 percent of total households).

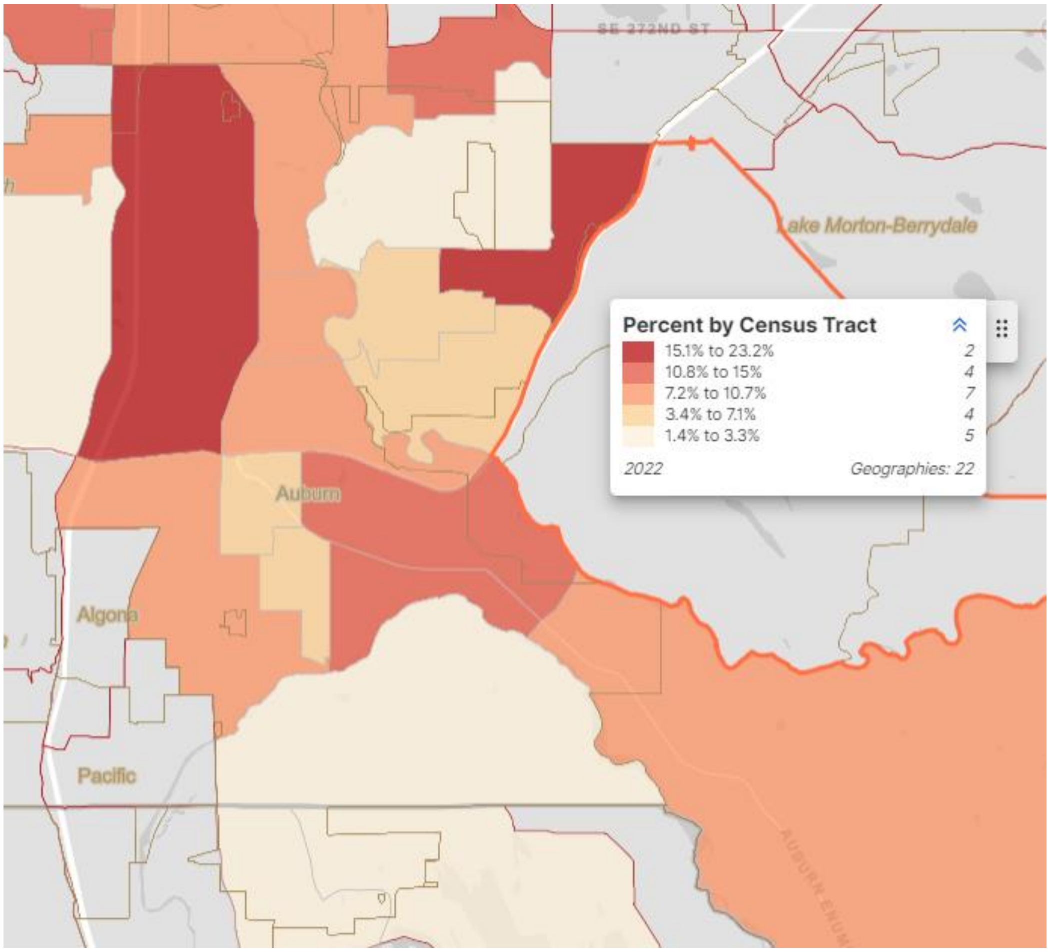
Figure 23: Percentage of Households Identifying as Hispanic



Source: 2018–2022 ACS.

Finally, Figure 24 depicts the percentage of Auburn residents who lived below the federal poverty line. The map indicates that West Hill and the northeastern section of Lea Hill had the highest percentages of households living in poverty (between 15.1 percent and 23.2 percent of households). The map also indicates that a census tract in the South Auburn/Forrest Villa neighborhood had an elevated percentage of households in poverty (between 10.8 percent and 15 percent of households).

Figure 24: Percentage of Households Living Below the Federal Poverty Line



Source: 2018–2022 ACS.

What are the characteristics of the market in these areas/neighborhoods?

Across Auburn, areas with concentrations of low-income households and people of color tend to see increased housing costs. While housing costs, particularly rent, have increased significantly in the last ten years, housing costs in Auburn tend to be more affordable than in surrounding areas. In fact, in 2022, the median rent in King County was $1,950, while the median rent in Auburn was $1,594. As described above, Auburn witnesses a lot of outflows in terms of employment, meaning households are living in Auburn (likely to enjoy lower housing costs) and commuting to work in higher-cost areas. This has the effect of limiting the affordable housing supply and potentially increasing displacement among Auburn residents.

Regarding the specific characteristics of Auburn's seven regions, the City of Auburn Plan Annex to the 2020–2025 King County Regional Hazard Mitigation plan provides greater detail into the characteristics of these neighborhoods:

- North Auburn—a regional serving area that is a concentration of companies for
- South Auburn—a community-serving area that contains a majority of the older, more established residential areas and locally oriented businesses.

- Southeast Auburn—home to a low-density residential area and an environmental park.
- The Plateau—a residential area featuring land within the Muckleshoot Indian Tribe's reservation boundary and jurisdiction and the Seven Day Adventists "Academy."
- Lakeland Hills—a community featuring a mix of residential and commercial uses.
- West Hill—a residential area featuring a mix of older, established, low-density, rural developments without a commercial area.
- Lea Hill—a residential area comprising rural development, traditional suburban development, and small locally serving commercial areas.

Are there any community assets in these areas/neighborhoods?

The City of Auburn has identified several community assets in these regions, including but not limited to small businesses, produce markets, faith-based institutions, schools, restaurants, the Muckleshoot Casino, and the White River Amphitheater.

Are there other strategic opportunities in any of these areas?

The City of Auburn continues to promote development in these areas, including mixed-use buildings with commercial and housing components. The city also notes the Auburn Senior Center and White River Valley Museum as community assets. Additionally, as outlined in the economic development element of Auburn's Comprehensive Plan Update, the city intends to identify and promote underrepresented sectors, promote diversity, and limit the effects of displacement, all of which provide opportunities for investment and strategic opportunities in these areas. Finally, Auburn offers support to local businesses through webinars, resources, and workforce development assistance.

MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

As displayed in Table 32, 92 percent of Auburn residents have access to broadband internet and 7 percent of the population (2,016 households) have no internet access. Lack of internet accessibility exacerbates inequalities and limits opportunities for those households.

KCIT-Seattle Regional Broadband Infrastructure and Digital Equity Local Action Report, published in 2024, analyzes the unique barriers to connectivity faced by King County by project area. The report classifies Auburn as a suburban project area, which includes Kent, Renton, Sammamish, and Redmond. The report finds that suburban areas need upgrades or extensions to existing infrastructure to increase connectivity. In particular, the report notes "small pockets of homes" in the city that lack connectivity. The report suggests implementing service extensions from nearby new developments to increase connectivity.

To help improve connectivity in the city, Access Auburn provides guest WiFi service free of charge in seven public facilities and two outdoor areas throughout the city. The city is continuing to expand guest WiFi access in other public areas throughout the city to increase access to connection for low- and moderate-income households.

Table 32: Broadband Access in Auburn

Total Households	30,987	100%
With an internet subscription	28,373	92%
Dial-up with no other type of internet subscription	64	0%
Broadband of any type	28,309	91%
Cellular data plan	26,482	85%
Cellular data plan with no other type of internet subscription	3,194	10%
Broadband such as cable, fiber optic, or Digital Subscriber Line	24,463	79%
Broadband such as cable, fiber optic, or Digital Subscriber Line with no other type of Internet subscription	1,713	6%
Satellite internet service	1,739	6%
Satellite Internet service with no other type of internet subscription	38	0%
Internet access without a subscription	598	2%
No internet access	2,016	7%

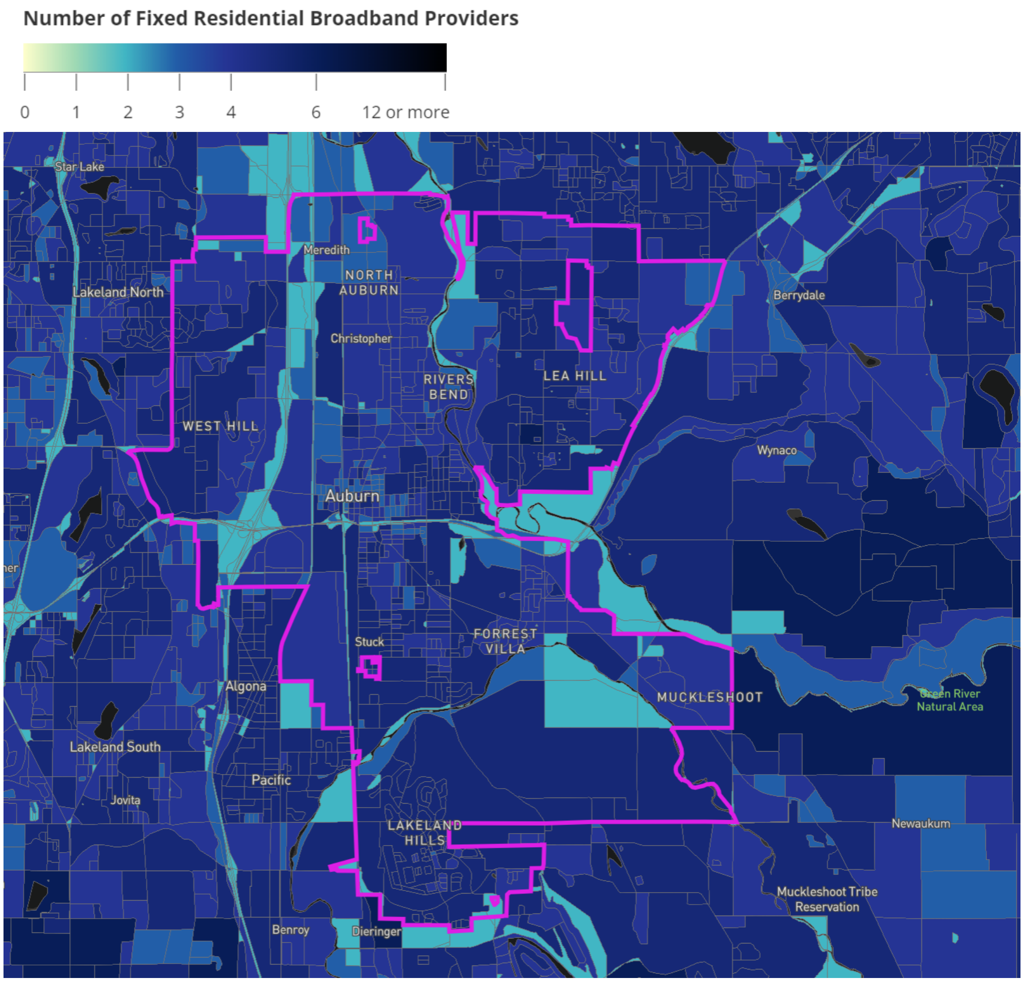
Data Source: 2018–2022 ACS.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Auburn has multiple broadband internet service providers, with no area having fewer than two broadband providers, as depicted in Figure 25. The Eastern and Southeastern portions of the city, near Muckleshoot, have the fewest service providers at only two providers.

Available technologies in the City of Auburn include asymmetric digital subscriber line, cable, fiber, fixed wireless, and satellite. Providers include Comcast, ViaSat, Hughes Network Systems, VSAT, and Lumen Technologies. In addition, Lumen Technologies expressed interest during outreach for the KCIT-Seattle Regional Broadband Infrastructure and Digital Equity Local Action Report.

Figure 25: Broadband Providers in Auburn



Data Source: Federal Communications Commission, Fixed Broadband Deployment.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Auburn has undergone multiple planning efforts to assess the city's natural hazard risks associated with climate change. Two recent efforts are summarized below.

City of Auburn Plan Annex: 2020–2025 King County Hazard Mitigation Plan

This plan provides a risk, vulnerability, and impact summary for all potential hazards a community might face. Listed below are the natural hazards that Auburn has an increased risk of confronting due to climate change, as described in the plan.

- **Earthquake:** A significant percentage of structures in Auburn reside within a liquefaction zone.
- **Flood:** 6.43 percent of the total land area of the city is located within the special flood hazard area.
- **Landslide:** Auburn's hilly topography makes the city more susceptible to landslides.
- **Severe weather:** Auburn is susceptible to thunderstorms, hail, tornados, excessive heat, drought, ice storms, blizzards, and extreme cold.
- **Volcano:** Past eruptions of Mt. Rainier have caused lahar to flow through the Auburn valley.
- **Dam failure:** Seven active dams protect the city of Auburn and have the potential to flood in the event of dam failure.

The Climate Element of the 2024 Comprehensive Plan Update

The climate lement of the 2024 Comprehensive Plan Update indicates three priority climate hazards that are anticipated to impact Auburn the most, some of which are described above. The plan assessed the regional context, the characteristics of the city's infrastructure, and the economic and public vulnerabilities of Auburn in determining these factors, which are described below.

- Rising temperatures and extreme heat: Average annual temperatures rose 1.5 degrees Fahrenheit over the last century, resulting in reduced snowpack in the Cascade Mountains and more extreme heat events.
- Severe storms and flooding: Heavier-than-normal rains are expected to increase flooding events.
- Drought and wildfires: Increased temperatures and drought create a greater risk of spreading wildfires.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

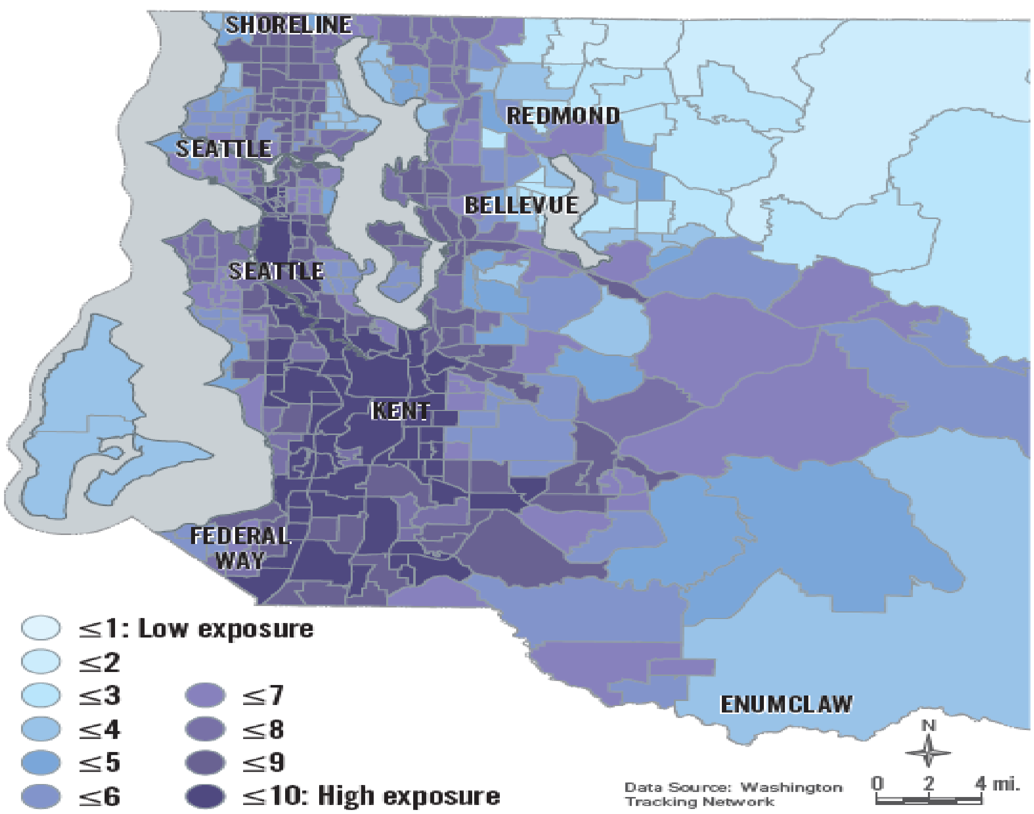
As the risk of climate change-related hazards increases, so does the vulnerability of low- and moderate-income households. Earthquakes, landslides, volcano eruptions, and dam failures bring short- and long-term damage to communities. Low- and moderate-income households may not have the means to evacuate hazardous situations or have the ability to recover quickly. For instance, low- and moderate-income households may be less likely to carry flood insurance. The 2024 Auburn Comprehensive Plan Update provides greater details into the vulnerabilities increased climate change-related hazards may bring.

- Rising temperatures and extreme heat: Warmer temperatures and extreme heat can increase heat stress and worsen air quality, heighten allergy symptoms, and exacerbate respiratory illness. The plan indicates that those who work outdoors and vulnerable populations, such as the elderly, are at the greatest risk.

- Severe storms and flooding: In addition to the immediate threats storms and flooding bring, particularly for those with limited means to seek shelter, flooding also has the potential to create water quality concerns if runoff totals exceed what the stormwater management facilities can handle. This carries risks to public health and economic activity, and it may produce direct financial costs to Auburn residents.
- Drought and wildfires: Increased intensity and frequency of wildfires can create unhealthy air quality levels due to smoke. This will increase instances of respiratory illness, limit outdoor activities, and harm the natural environment. Vulnerable populations, such as those with asthma and elderly residents, will be at a greater risk.

Finally, the 2020–2025 King County Regional Hazard Mitigation Plan notes that Kent Valley, due to its industrial economy, has a high concentration of hazardous waste. Vulnerable populations tend to live closer to hazardous waste due to lower housing costs. Figure 26 illustrates the effects of industrial and hazardous waste on the population. Multiple census tracts in Auburn record the highest level of environmental exposure (<10), which is associated with less opportunity, higher pollution exposure, existing inequities, and lower health and economic well-being outcomes.

Figure 26: Environmental Exposure Index in King County



Data Source: 2020 King County Strategic Climate Plan.

Market Analysis Attachment 1

Number of Housing Units

Introduction

As detailed in the Needs Assessment, the lack of affordable housing is a concern for the community. The stock and quality of affordable housing is dictated by a variety of local and regional factors. The Housing Market Analysis of the Consolidated Plan explores recent data on both supply and demand characteristics of Auburn's housing market. This includes the number, types, size, cost, and quality of housing units, as well as projected demand for additional housing units.

Characteristics of Current Housing Units

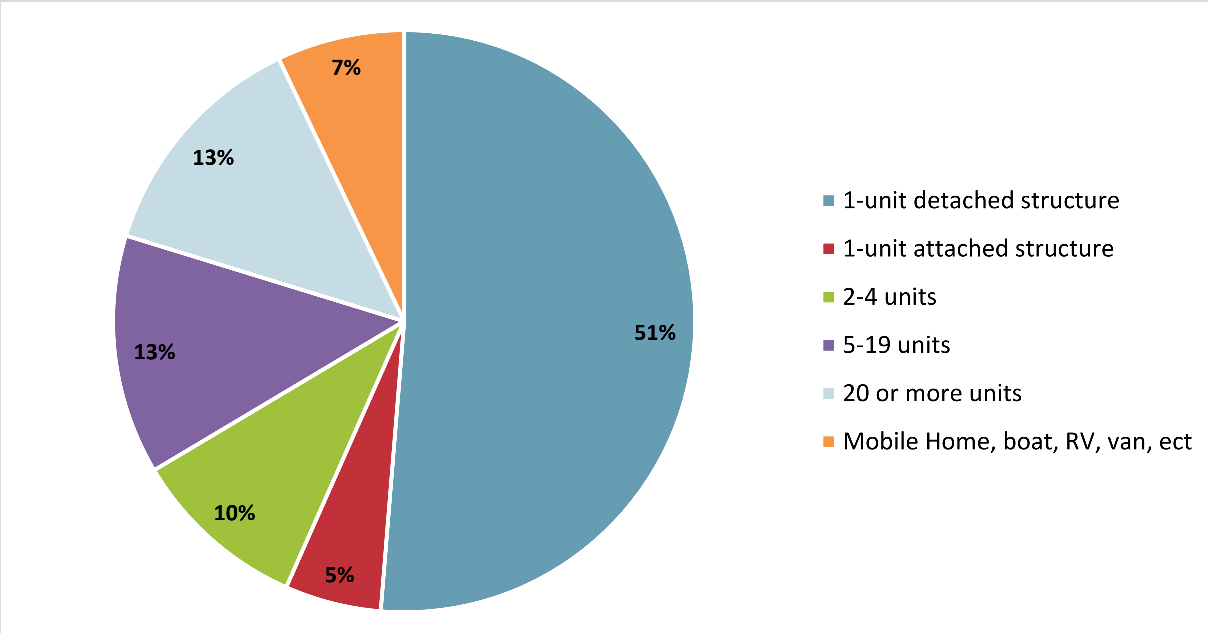
As of April 2024, there were 32,687 total housing units in Auburn (Washington State Office of Financial Management). 2022 ACS data on the number, types, and size of existing residential housing units provides additional insight into the City of Auburn's current housing stock. Table 33 and Figure 27 provide the number of residential units by property type, which includes both occupied and unoccupied units. The data indicates that there were 32,420 units in the city in 2022. Most units were single-family homes (51 percent). The second most common property type were properties with 5–19 units (13 percent) and properties with 20 or more units (13 percent).

Table 33: Residential Properties by Number of Units

Property Type	#	%
1-unit detached structure	16,627	51%
1-unit attached structure	1,737	5%
2–4 units	3,178	10%
5–19 units	4,314	13%
20 or more units	4,266	13%
Mobile home, boat, RV, van, etc.	2,298	7%
Total	32,420	100%

Data Source: 2018–2022 ACS.

Figure 27: Residential Properties by Number of Units



Data Source: 2018–2022 ACS.

Data on the number of housing units by bedroom size and tenure (Table 34) indicates that, in 2022, the majority of renter and owner households had two or three bedrooms. Most owner households (82 percent) had three bedrooms or more. Conversely, most renter households (42 percent) had two bedrooms.

Table 34: Unit Size by Tenure

	Owners		Renters	
	#	%	#	%
No bedroom	137	1%	813	7%
1 bedroom	234	1%	3,726	30%
2 bedrooms	3,068	16%	5,190	42%
3 or more bedrooms	15,321	82%	2,498	20%
Total	18,760	100%	12,227	100%

Data Source: 2018–2022 ACS.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Data from the Washington State Housing Finance Commission's Affordable Housing Data Portal provides information on the number and nature of assisted housing units subsidized by various public funding sources in the state. The database includes information on assisted units subsidized by the federal Low-Income Housing Tax Credit and tax-exempt bonds as well as data from the Web-Based Annual Reporting System, which includes Low-Income Housing Tax Credit properties and multifamily properties supported by other forms of public funding, including the state Housing Trust Fund, federal HOME funds, and regional government or levy dollars.

As of September 2024, 19 properties located in Auburn utilize a public subsidy, which includes 3,001 total units; 2,812 of those units are affordable to Auburn residents earning 60 percent AMI or less. Table 35 depicts the number of assisted units in Auburn by income affordability. Most assisted units are affordable to those earning 60 percent AMI (80 percent) or those earning 50 percent AMI (17 percent).

Table 35: Number of Assisted Units by Income Affordability

Income Affordability Level	Number of Units	Percent of Total Assisted Units
At 30% AMI	30	1%
At 35% AMI	0	0%
At 40% AMI	43	2%
At 45% AMI	0	0%
At 50% AMI	483	17%
At 60% AMI	2256	80%
Total	2812	100%

Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal.

Table 36 illustrates the number of assisted units that are specifically targeted for a vulnerable population. Most units (54.6 percent) are not targeted for a specific population. Among targeted units, elderly households, large households, and households with a person living with a disability comprise the greatest share of units.

Table 36: Number of Assisted Units by Targeted Population

Targeted Population	Number of Units	Percent of Total Assisted Units
Elderly	613	20%
People experiencing homelessness	12	0.4%
Large households	303	11%
People with a disability	414	14%
Transitional	0	0%
No targeting/no data	1,659	54.6%
Total	3,001	100%

Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal.

Overall, the availability of affordable housing units does not meet the needs of the current population. The 2016–2020 CHAS data indicates that 3,535 households experienced housing cost burden, and 5,115 households experienced severe housing cost burden. This means that more than 8,000 households in Auburn did not live in units that were affordable to them.

Units Needed in the Future

An analysis completed in the 2021 Auburn Housing Action Plan projects the future need for housing units in the city. The report notes that Auburn is projected to grow at a faster rate than it has in the past, which creates greater demand for housing. Table 37 describes the number of units needed to meet projected housing demand in 2040. As indicated, Auburn is projected to need 10,429 new dwelling units between 2020 and 2040. Half of all projected units would need to be affordable to low- to moderate-income households. In particular, 24 percent of total units will be needed for moderate-income households.

Table 37: Housing Units Needed by 2040

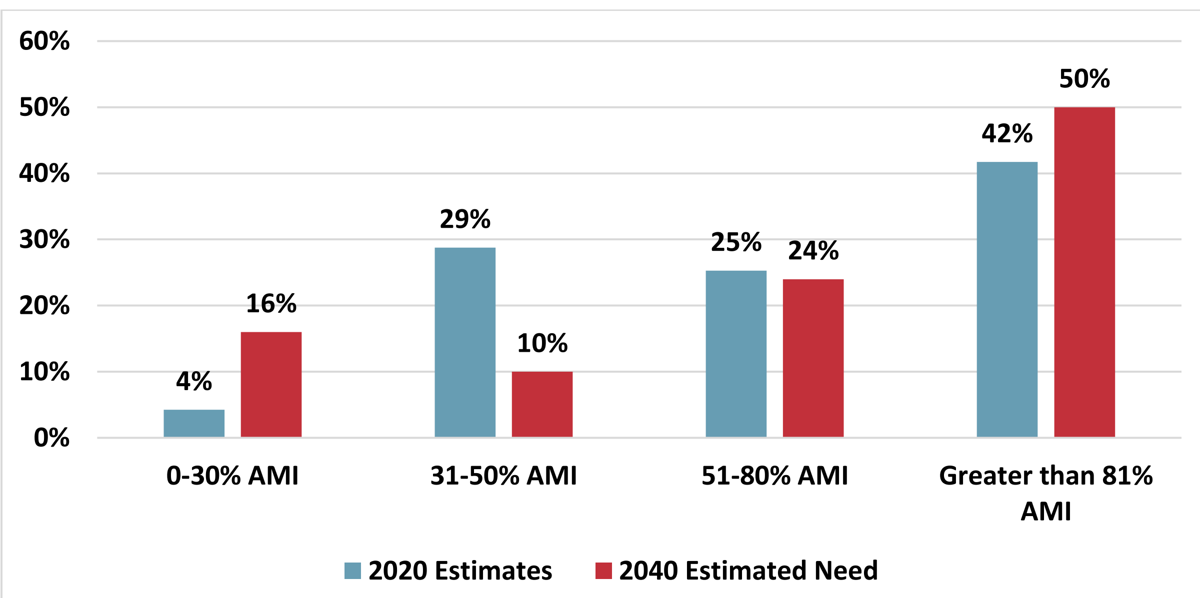
Income Affordability Level	Number of Units	Percent of Total Assisted Units
0–30% AMI	1,669	16%
30–50% AMI	1,043	10%
50–80% AMI	2,503	24%
80–100% AMI	1,251	12%
100%+ AMI	3,963	38%
Total	10,429	100%

Source: Auburn Housing Action Plan (2021).

The analysis indicates that to meet the production goal, 521 units will need to be produced a year. However, between 2011 and 2019, only 390 units were built per year on average. This means that Auburn was underproducing housing units.

Figure 28 compares the percentage of housing units available and affordable to each income level in 2020 to the new units that would need to be brought online according to the 2021 Housing Action Plan. The chart shows that units affordable to the lowest income level (0–30 percent AMI) accounted for just 4 percent of the 2020 housing stock but would need to account for 16 percent of new units produced between 2020 and 2040.

Figure 28: Housing Availability (2020) and Future Estimated Need (2040)



Data Source: 2016–2020 CHAS (2020 Estimates); Auburn Housing Action Plan (2040 Estimated Need).

Data from the Washington Office of Financial Management indicates that Auburn continues to permit and complete various housing projects to increase housing stock. From 2020 to 2024, 266 single-family housing units and 541 projects with more than five units have been completed.

Cost of Housing

Introduction

Compounded with a lack of affordable housing units, housing costs in Auburn have increased significantly in the past decade. As seen across King County, rising housing costs contribute to housing cost burden and severe housing cost burden, which put substantial financial strains on low- and moderate-income households.

Housing Affordability in Auburn

Table 38 provides insight into the changes in housing costs in Auburn over the last ten years of available ACS data (2012–2022). As of 2022, the median rent in Auburn was $1,425, and the median home value was $460,100. In the past decade, the median contract rent increased 69 percent, and the median home value increased 79 percent.

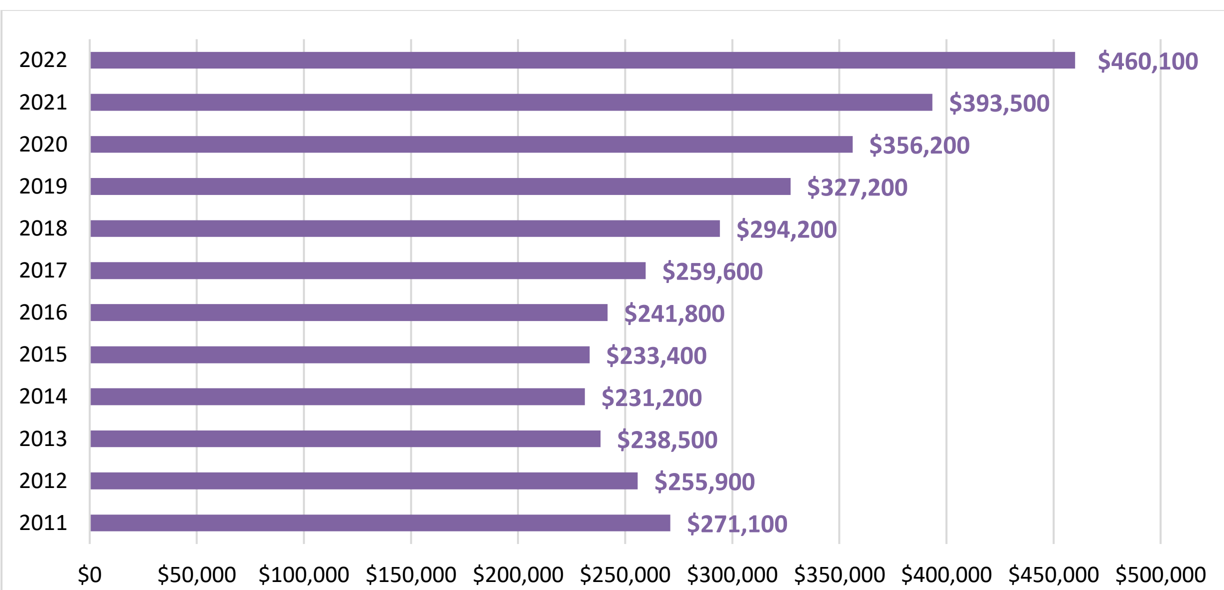
Table 38: Cost of Housing in Auburn

	Base Year: 2012	Most Recent Year: 2022	% Change
Median home value	$ 255,900	$ 460,100	79%
Median contract rent	$840	$1,425	69%

Data Source: 2008–2012 ACS (Base Year), 2018–2022 ACS (Most Recent Year).

Figure 29 depicts the annual change in median home value from 2012 to 2022. Notably, home values decreased from 2011 to 2014. However, home values began to increase in 2015 and have increased each year. The highest growth occurred between 2021 and 2022, where the growth rate was 17 percent. This trend can be seen broadly in King County and the nation as home values increased in the years following the COVID-19 pandemic.

Figure 29: Annual Median Home Values in Auburn



Data Source: 2011–2022 ACS.

Table 39 provides information on how much Auburn residents pay for rent monthly. In 2022, 35 percent of Auburn renters paid more than $2,000 for rent each month, and 28 percent of renter households spent between $1,500 and $1,999 on rent. The means that nearly 63 percent of Auburn households paid more than the median rent each month. Finally, 17 percent of Auburn residents paid less than $1,000 on rent.

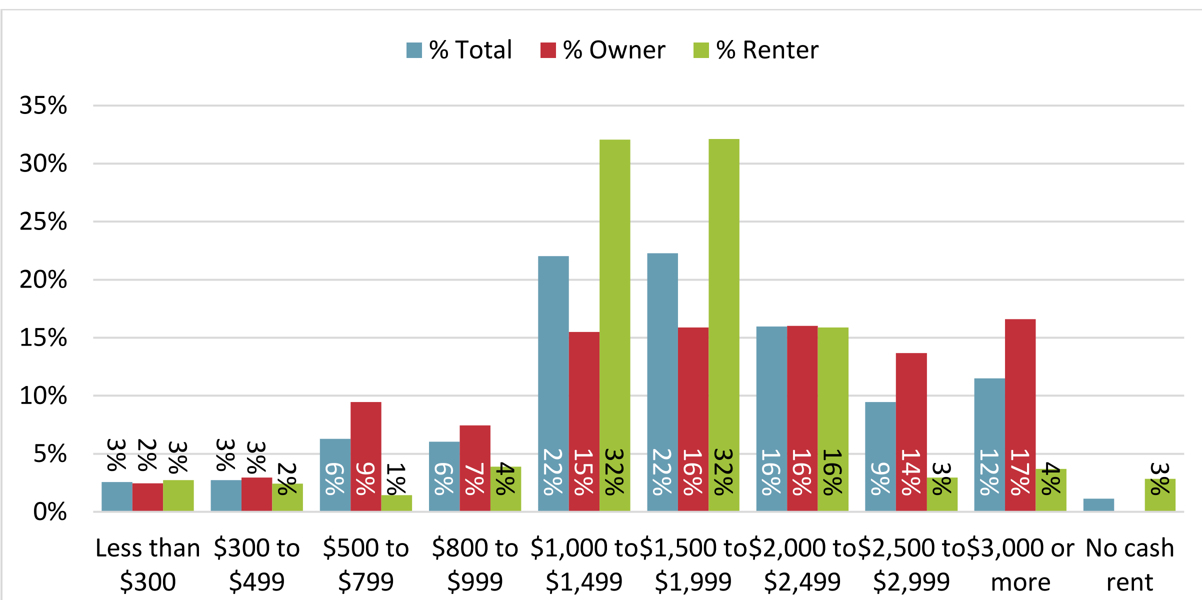
Table 39: Rent Paid in Auburn

	# of Households	% of Households
No cash rent	439	1%
Less than $500	1,621	6%
$500–$999	3,318	11%
$1,000–$1,499	5,549	19%
$1,500–$1,999	8,118	28%
$2,000 or more	10,311	35%
Total	29,356	100%

Data Source: 2018–2022 ACS.

To go further, Figure 30 compares monthly housing costs among owner and renter households in Auburn in 2022. The greatest share of renters spent between $1,000 and $1,999 on housing costs (62 percent). The greatest share of owners (17 percent) spent more than $3,000 on housing costs. Overall, owner households are more represented on the ends of the cost spectrum, meaning they are more likely to spend either less than $1,000 or more than $3,000 on housing costs per month. On the other hand, renters are most represented in the middle cost ranges, with most renters spending between $1,000 and $3,000 on housing costs.

Figure 30: Monthly Housing Costs by Tenure



Data Source: 2018–2022 ACS.

Table 40 provides data on the number of housing units that are affordable to households at different income brackets in 2020. Forty-two percent were affordable to households earning more than 81 percent AMI. That means that the remaining 58 percent of units were affordable to extermely low-, low- and moderate-income households: 25 percent of units were affordable to moderate-income households, 29 percent of units were affordable to low-income households, and just 4 percent of units were affordable to extremely low-income households.

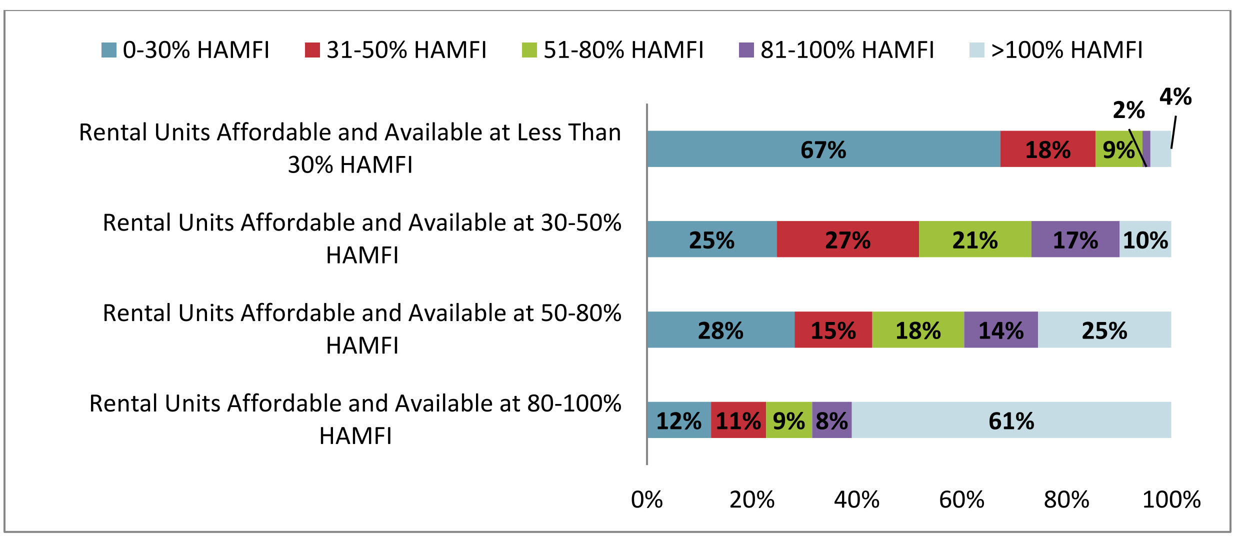
Table 40: Share of Units Affordable to Households by Income Level and Tenure

AMI Category	Renter Units	Owner Units	Total Units
Less than 30% AMI	1,240	0	1,240
31–50% AMI	4,920	3,485	8,405
51–80% AMI	4,469	2,920	7,389
Greater than 81% AMI	1,185	11,007	12,192
Total	11,814	17,412	29,226

Data Source: 2016–2020 CHAS.

However, the presence of affordable units does not ensure their availability for households who need them. Figure 31 illustrates the percentage of rental units affordable at different income levels by the income level of the households comprising them. Households occupying units that they cannot afford indicates that they are experiencing housing cost burden or severe housing cost burden. For instance, Figure 31 illustrates that 25 percent of occupants of units affordable to low-income households are occupied by extremely low-income households. Similarly, 43 percent of units affordable to moderate-income households are occupied by low- and extremely low-income households. Overall, this figure underscores the lack of available, affordable housing and rising housing costs.

Figure 31: Percentage of Rental Units Occupied at Different Affordability Categories



Data Source: 2016–2020 CHAS.

Lastly, Table 41 provides the HUD FMRs for various unit sizes in Auburn. FMRs are used to determine payment standard amounts for various HUD housing programs and generally represent the estimated cost to rent a moderately priced unit in a local housing market.

Table 41: HUD FMR and HOME Rents

Monthly Rent ($)	Efficiency (No Bedrooms)	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
FMR	$2,042	$2,100	$2,455	$3,297	$3,847
High HOME rent	$1,539	$1,650	$1,982	$2,282	$2,525
Low HOME rent	$1,198	$1,284	$1,541	$1,781	$1,987

Data Source: 2023 HUD FMR and HOME Rents.

Condition of Housing

Introduction

In addition to housing cost and availability, the condition of currently available housing provides important information on the stability and safety of Auburn residents.

To assess housing condition, Auburn analyzed 2022 ACS data, which captures information on housing units with at least one of the following "selected conditions:"

1. Lacks complete plumbing facilities.
2. Lacks complete kitchen facilities.
3. Has more than one person per room.
4. Monthly housing costs exceed 30 percent of household income.

This section uses the following definitions:

- **Standard condition:** A standard housing unit that meets HUD Housing Quality Standards and state and local codes. This includes plumbing and adequate kitchen facilities.
- **Substandard condition:** A substandard housing unit that does not meet state and local building, fire, health, or safety codes; presents health and safety issues to occupants; and is not structurally and financially qualified for rehabilitation.
- **Substandard condition but suitable for rehabilitation:** A substandard unit that is in poor condition but is both structurally and financially able to be rehabilitated.

Assessment of Housing Conditions

Table 42 depicts the number of occupied residential units with varying numbers of housing conditions in 2022. Notably, the majority of owner-occupied housing units (73 percent) had no selected housing conditions, while the majority of renter-occupied housing units (49 percent) had at least one selected housing condition, meaning that renter households are more likely to experience either housing cost burden, crowding, or substandard living conditions. No Auburn residents reported having more than three selected conditions.

Table 42: Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected condition	4,936	26%	6,033	49%
With two selected conditions	88	0%	831	7%
With three selected conditions	0	0%	29	0%
With four selected conditions	0	0%	0	0%
No selected conditions	13,736	73%	5,334	44%
Total	18,760	100%	12,227	100%

Data Source: 2018–2022 ACS.

Table 43 presents the age of residential units of renter- and owner-occupied housing. The age of the structure can indicate the risk of lead-based paint exposure and the safety and suitability of the unit overall.

In 2020, the percentage of units at different ages appeared similar for renter- and owner-occupied housing units. 59 percent of renter-occupied units were built after 1980, while 66 percent of owner-occupied units were built after 1980. Owner households were, however, more likely to live in units built in 2000 or later than renter households. Those figures are 35 percent and 25 percent, respectively.

Table 43: Year the Unit Was Built

Age of Unit	# Owner-Occupied	% Owner-Occupied	# Renter-Occupied	% Renter-Occupied
2000 or later	6,598	35%	3,072	25%
1980–1999	5,783	31%	4,217	34%
1950–1979	5,420	29%	4,223	35%
Before 1950	959	5%	715	6%
Total	18,760	100%	12,227	100%

Data Source: 2018–2022 ACS.

Table 44 provides additional information on units built prior to 1980 occupied by households with at least one child aged six years or younger in 2020. Federal legislation banning the use of lead-based paint was enacted in 1978, meaning households built prior to 1980 could contain lead-based paint, which poses a health risk to inhabitants. In 2020, 8 percent of owner households and 6 percent of renter households with children six years and under present lived in a unit built prior to 1980.

Table 44: Year the Unit Was Built

Age of Unit	# Owner-Occupied	% Owner-Occupied	# Renter-Occupied	% Renter-Occupied
Units built before 1980	4,959	42%	6,180	36%
Units built before 1980 with children 6 years and under present	980	8%	990	6%
Total units	11,815	100%	17,405	100%

Data Source: 2018–2022 ACS.

Homeless Facilities and Services

Introduction

Shelter and housing options for people experiencing homelessness are a vital part of Auburn's housing and community development efforts.

The City of Auburn operates both a day and a night shelter for individuals facing homelessness, funded by city resources. Between January 8, 2024 and September 23, 2024, the shelter checked in 396 clients, with the highest number of check-ins occurring in April (172). The shelter provides 35 beds, with the capacity to expand to 55 beds as needed. The shelter also includes 16 safe parking spaces.

In addition, KCHRA, the Seattle/King County CoC, provides housing, shelter, and supportive services to people experiencing homelessness in Auburn. The next sections include data on the number of beds and units available in Auburn for those experiencing homelessness through KCRHA.

CoC Housing and Shelter Terms

The following section uses specific terms to refer to housing and shelter for people experiencing homelessness, including:

- **Emergency shelter:** Temporary shelter for people experiencing homelessness. Emergency shelter is typically provided for a limited period of time such as 90 days.
- **Permanent supportive housing:** Permanent housing paired with supportive services to assist chronically homeless individuals and families. HUD defines "chronically homeless" as an individual with a disability who lives in a place not meant for human habitation, a shelter, or an institutional care facility. Chronically homeless individuals must have been living in any of these situations for at least 12 months or on four separate occasions over the past three years.
- **Rapid rehousing:** A form of permanent housing that provides short-term or medium-term rental subsidy and supportive services to quickly move people experiencing homelessness into permanent housing.
- **Transitional housing:** Temporary housing with supportive services to help people transition from homelessness to permanent housing. Transitional housing is usually provided for anywhere between two weeks and 24 months.
- **Other permanent housing:** Includes other forms of permanent housing that are not considered permanent supportive housing or rapid rehousing. It includes housing only as well as housing with supportive services.

Facilities Targeted to People Experiencing Homelessness

Table 45 provides data on the number of beds and units available to various subpopulations by program type through KCRHA. In 2023, there were 307 beds available through KCRHA in Auburn. 111 beds were emergency shelter beds, 36 were transitional housing beds, and 79 were permanent supportive housing beds. Of note, most emergency shelter beds (77 percent) were targeted to households with only adults. However, most transitional beds (80 percent) were targeted to households with adults and children. Also noted in the table, 52 permanent supportive housing beds were targeted to chronically homeless households, and 29 were targeted to veterans.

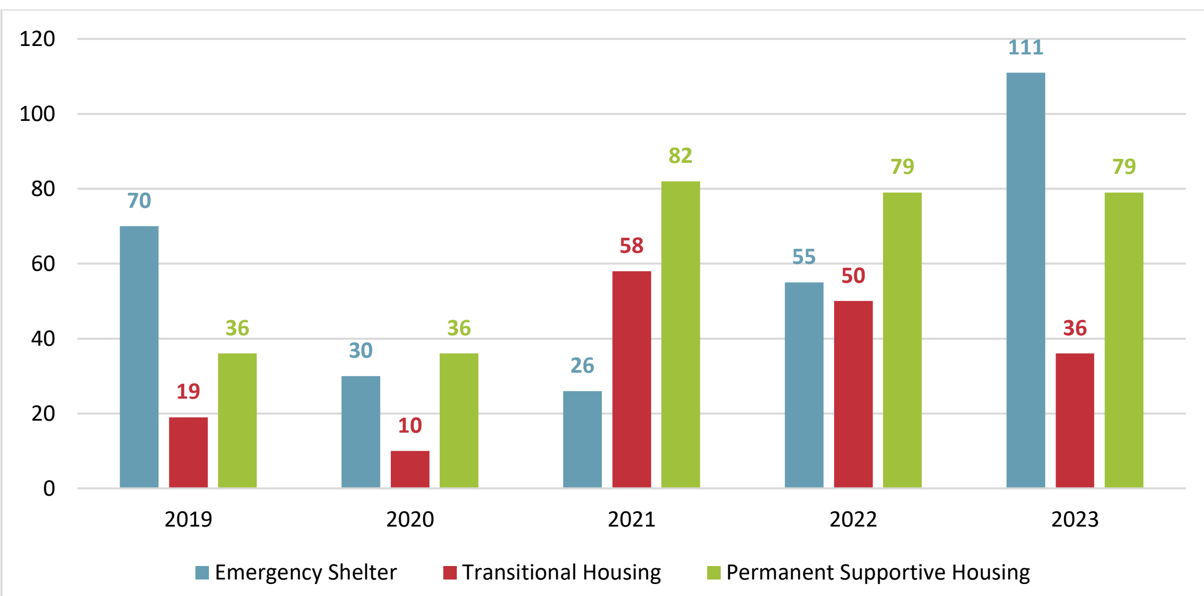
Table 45: Current Unit and Bed Inventory

Targeted Subpopulations	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher/Seasonal /Overflow Beds	Current & New	Current & New	Under Development
Households with adult(s) and child(ren)	25	0	30	40	N/A
Households with only adults	86	0	6	39	N/A
Chronically homeless households	0	0	0	52	N/A
Veterans	0	0	0	29	N/A
Unaccompanied youth	0	0	0	0	N/A

Data Source: 2023 Housing Inventory Count.

KCRHA also provided historical data on the number of emergency shelters, transitional housing, and permanent supportive housing beds available in Auburn as counted in the Housing Inventory Count. Figure 32 indicates that in the past four years, emergency shelter beds have increased in availability by 59 percent. Permanent supportive housing beds have increased by 119 percent. Transitional housing beds have increased in availability since 2019 but decreased by 28 percent from 2022 to 2023.

Figure 32: Total Year-Round Beds by Program Type



Data Source: 2023 Housing Inventory Count.