



**Human Services Committee
Regular Meeting
September 22, 2025 - 4:00 PM
1 East Main Street
Annex Conference Rm 1
2nd Floor**

AGENDA

CALL TO ORDER

PUBLIC PARTICIPATION

- A. The Human Services Committee Meeting scheduled for Monday, September 22nd, 2025 at 4:00 p.m. will be held in person and virtually.

Virtual Participation Link:

Microsoft Teams [Need help?](#)

[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)

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Phone conference ID: 207 853 047#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

ROLL CALL

AGENDA MODIFICATIONS

AUDIENCE PARTICIPATION

This is the place on the agenda where the public is invited to speak to the Board on any issue.

- 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).

ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

- A. Presentation by Health Point

APPROVAL OF MINUTES

- A. Discussion and Approval of the August 25th Meeting Minutes

DISCUSSION ITEMS

- A. Potential Program(s) in the next funding cycle to address the needs of the most vulnerable in the community
- B. 2024 Needs Assessment Review

NEW BUSINESS

SCHEDULE FOR UPCOMING MEETINGS

- A. The next regularly scheduled meeting of the Human Services Committee is September 22nd 2025 at 4:00 pm.

ADJOURNMENT

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



AGENDA BILL APPROVAL FORM

Agenda Subject:

Discussion and Approval of the August 25th Meeting Minutes

Meeting Date:

September 22, 2025

Department:

Human Services

Attachments:

2025.08 - Draft August 2025
minutes

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:

Councilmember:

Staff:



**Human Services Committee
Regular Meeting
August 25, 2025 - 4:00 PM
1 East Main Street
Annex Conference Rm 1
2nd Floor**

MINUTES

CALL TO ORDER

PUBLIC PARTICIPATION

- A. The Human Services Committee Meeting scheduled for Monday, August 25, 2025, at 4:00 p.m. was held in person and virtually.

ROLL CALL

Committee Members present: Erica Tomas, Susan Miller, David Wright, Carmen Goers, Amber Lott, Heather Wise & Ashley Samuel

Committee Members absent:

Staff present: Kent Hay, Human Services Director; Jody Davison, Human Services Coordinator

AUDIENCE PARTICIPATION

- A. No requests for accommodation or written comments were received prior to the meeting.

AGENDA MODIFICATIONS

- A. Sue Miller asked for an update from staff on the HUD financing and how it relates to the Executive Order 14151.

ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

Staff provided an update on the injunction filed, the last court ruling in favor of the jurisdictions and submission of the consolidated plan on the 22nd of August, 2025.

APPROVAL OF MINUTES

- A. Discussion and Approval of the July 28th Meeting Minutes

Motion by Heather Wise to amend the draft July minutes to correctly reflect the

June 23rd 2025 date and update the spelling of Erica Thomas's last name to Tomas.

Motion Seconded by Erica Tomas

Motion Carried

Motion by Sue Miller to approve the June 23rd, 2025 minutes as amended

Motion Seconded by Erica Tomas

Motion Carried

DISCUSSION ITEMS

- A. Discuss future funding strategies

Action Item:

The committee members will create funding-focused ideas for the 2027–2028 years and send them to staff within the next 2.5 weeks.

SCHEDULE FOR UPCOMING MEETINGS

- A. The next Human Services Committee Meeting will take place on September 22, 2025 @ 4:00 PM.
City of Auburn, Annex Building, Second Floor Conference Room 1
1 East Main Street, Auburn WA 98001

ADJOURNMENT

Motion to adjourn by Erica Tomas.

Seconded by Amber Lott

Motion Carried

There being no further business to come before the Human Services Committee, the meeting was adjourned at 5:07 p.m.

APPROVED this _____ day of _____, 2025

Carmen Goers, Human Services Chair

Kent Hay, Director of Human Services



2024
CITY OF AUBURN
Needs Assessment

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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 facilities 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.

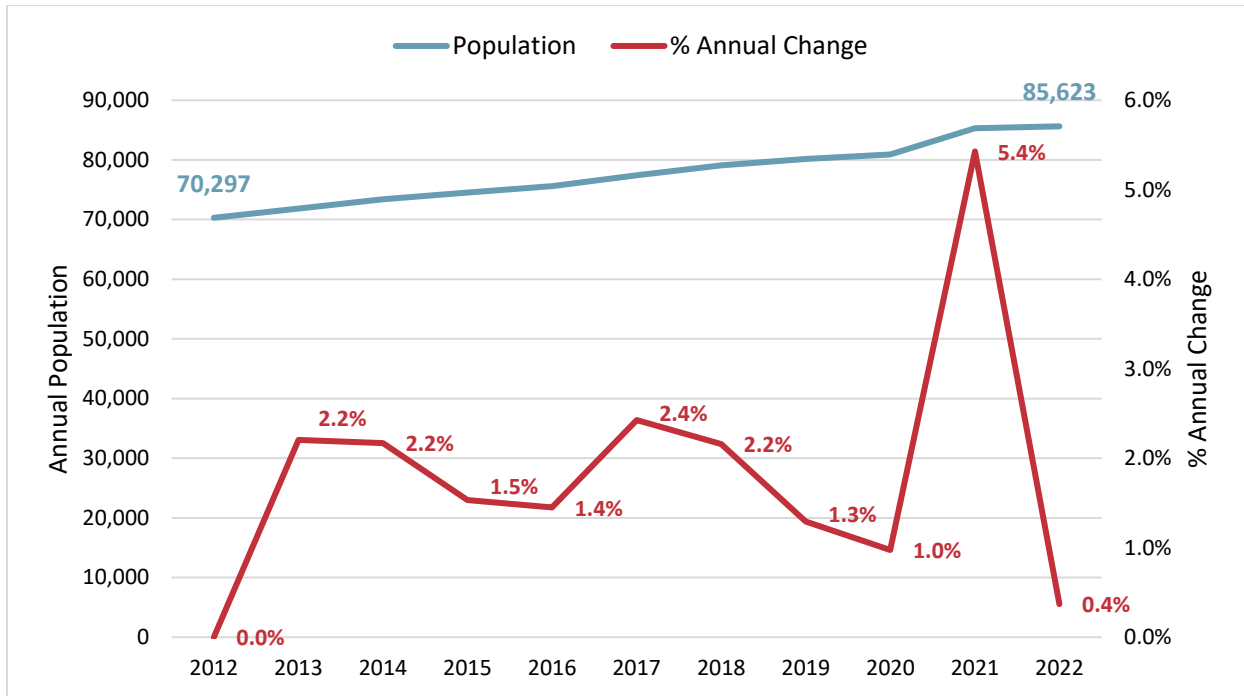
An analysis of the most recent CHAS data found that 13,730 households earned less than 80 percent HAMFI in 2020, meaning that 47 percent of the total households qualified as low- to moderate-income. The Housing Needs Assessment uses ACS and CHAS data as a base to understand the characteristics and needs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

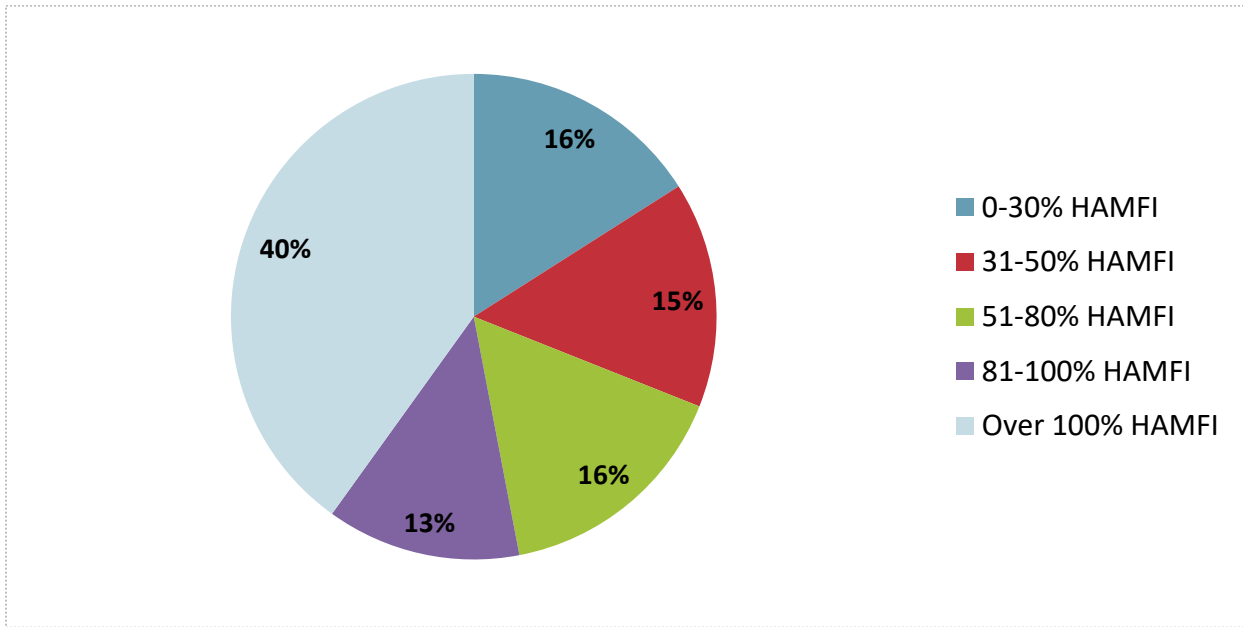
Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	70,297	85,623	22%
Households	26,968	30,987	15%
Median income	\$54,329	\$87,406	61%

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

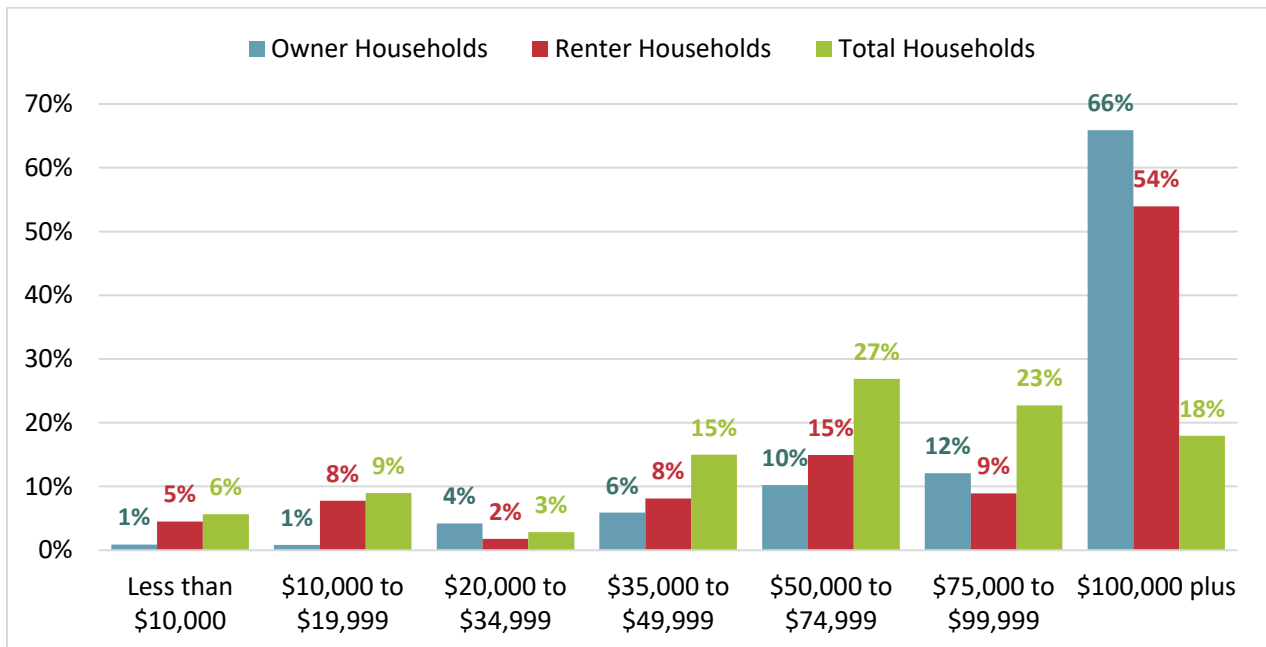
Household Type	0–30% HAMFI	31–50% HAMFI	51–80% HAMFI	81–100% HAMFI	Over 100% HAMFI
Total Households	4,670	4,395	4,665	3,780	11,710
Small-family households—four or fewer people in the household	1,435	1,525	2,145	1,745	6,255
Large-family households—four or more people in the household	505	420	730	405	1,385

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.

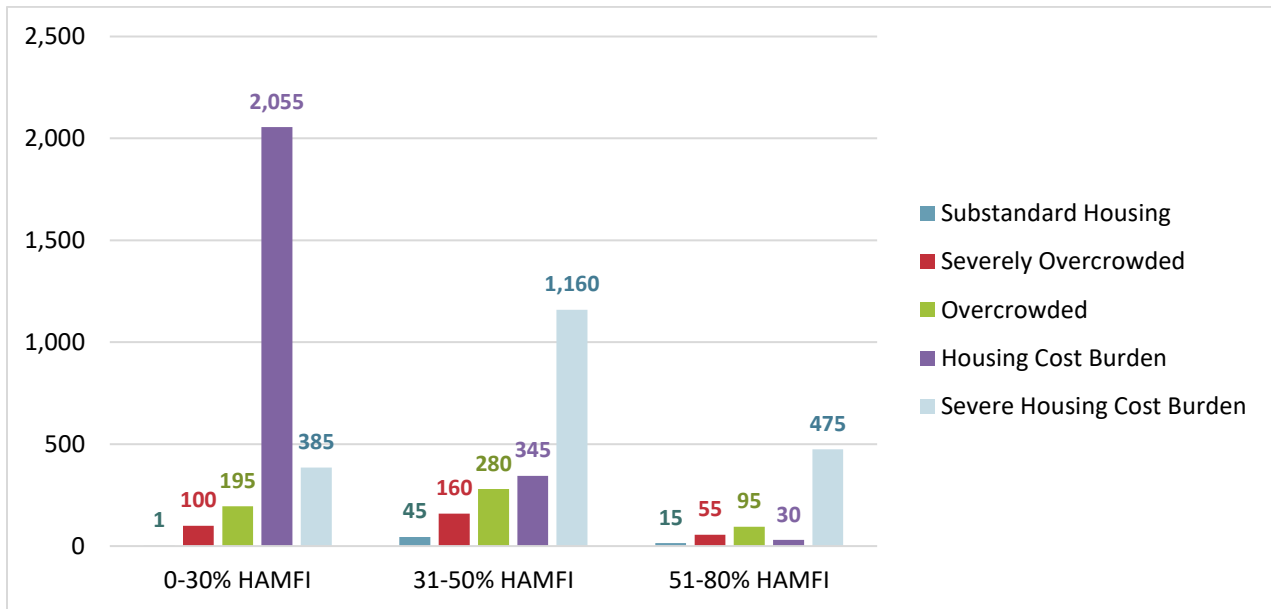
Table 5: Housing Problems by Income Level and Tenure

Income Level	Renters					Owners				
	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.

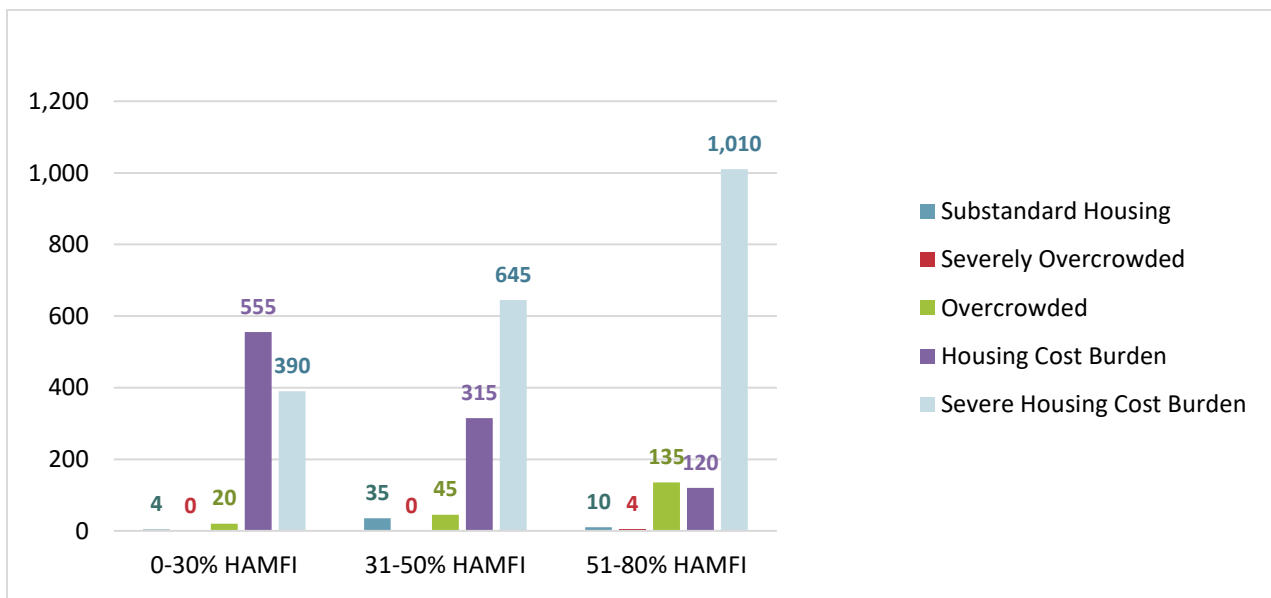
As represented in Figure 4 and Figure 5, for both renter and owner households, extremely low-income households experienced the greatest share of severe housing cost burden, while low- and moderate-income households experienced the greatest share of housing cost burden. In particular, moderate-income 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

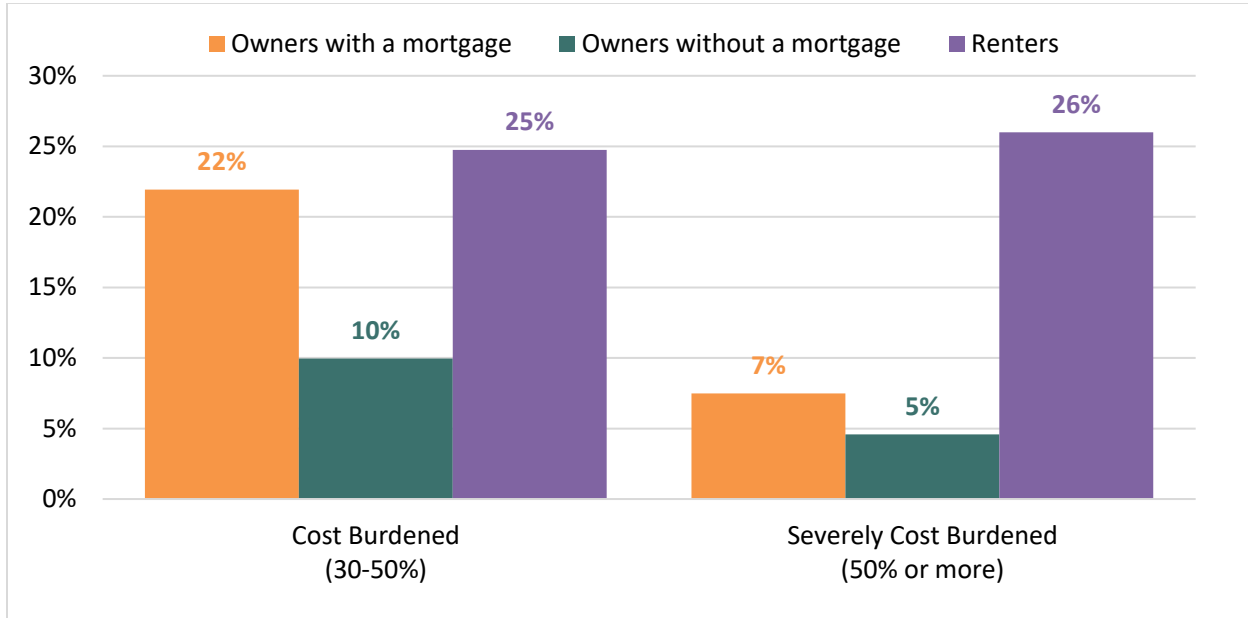


Data Source: 2016–2020 CHAS.

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

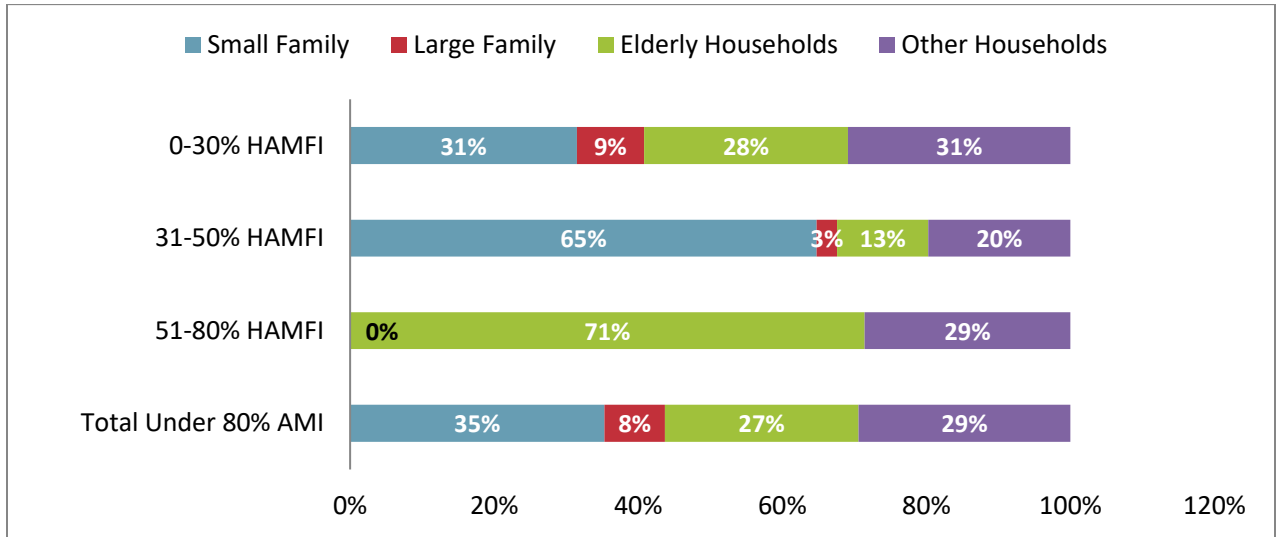


Data Source: 2018–2022 ACS.

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.

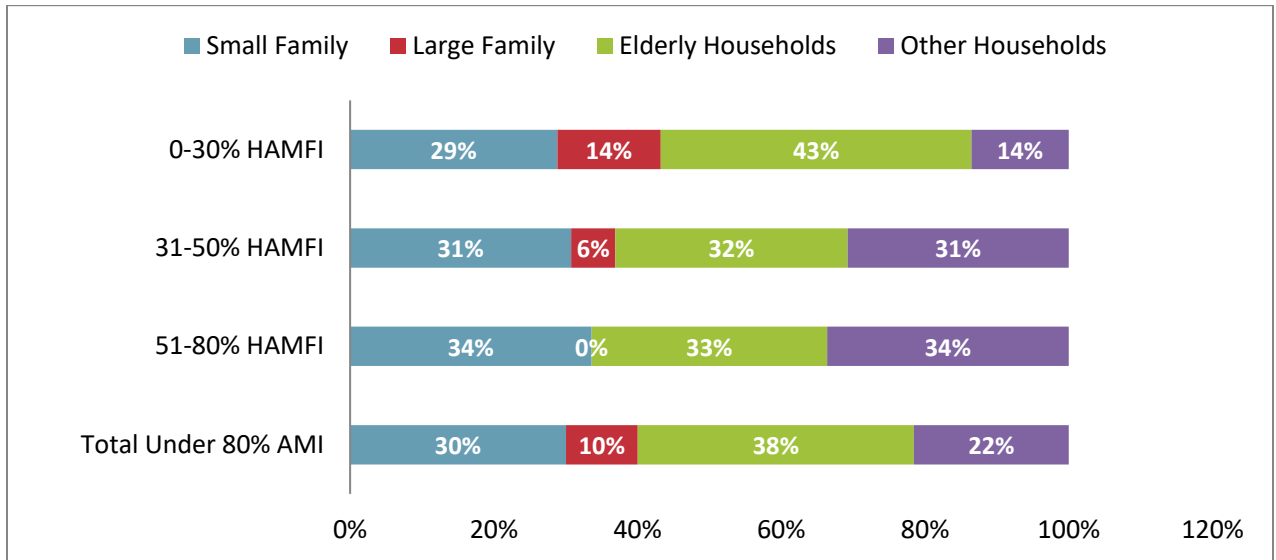
For owner households (Figure 8), elderly households represented the greatest share of severe housing cost burden across income categories, aside from the moderate-income category. Small families followed closely behind at 31 percent. Elderly households represented the greatest share of severe housing 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 disproportionately 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 disproportionately 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	\$19,760.55	\$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.