2017 City of Seattle and Seattle Housing Authority Joint Assessment of Fair Housing
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II.   Executive Summary

AFH Prompt: Summarize the fair housing issues, significant contributing factors, and goals. Also, include an overview of the process and analysis used to reach the goals.

<u>Preface</u>

The 2017 City of Seattle (City) and Seattle Housing Authority (SHA) Assessment of Fair Housing (Assessment) responds to the requirements of HUD's December 2015 Final Rule requiring jurisdictions to make a baseline assessment of their compliance with Affirmatively Furthering Fair Housing. The Assessment requirements in 24 CFR 5.150 through 5.180 make clear that HUD's purpose in adopting the new rule is to ensure that public and private policies, programs, contracting and resource allocations: 1) take "meaningful action" to **affirmatively further** fair housing and economic opportunity; and 2) **remove barriers** to compliance with the Fair Housing Act of 1968 (FHA); and 3) not take action that is **inconsistent with the duty** to further fair housing.

To complete this assessment, the City and SHA used HUD's prescribed Assessment Tool to analyzes HUD-provided maps and data, identify contributing factors that "cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs" by Federal protected class members (24 CFR 5.154a and 5.154d(4)). This data analysis combined with the input gained through multiple community engagement efforts to develop the Fair Housing Goals and Priorities integrated into this Assessment.

The City and SHA have long been committed to the principles of equity and compliance with the Fair Housing Act of 1968 and related civil rights laws. People who live and work here in the public and private sectors of this city and region are known for a progressive approach to fair housing and equity issues.

In 2009, the City of Seattle committed to a <u>Race and Social Justice Initiative</u> with the goal of eliminating institutional racism and reducing disproportionate impacts on communities of color in the city. The recently adopted <u>Seattle 2035 Growth Management Plan</u> update embodies key aspects of that commitment.

The Race and Social Justice Initiative was a driving factor in the creation of the city's May 2016 urban planning document titled <u>Seattle 2035 Growth & Equity</u>: *Analyzing Impacts on Displacement & Opportunity Related to Seattle's Growth Strategy.* An excerpt from the Introduction appears in italics below.

> *The City of Seattle is in the process of updating its Comprehensive Plan, the document that guides how the City will manage the 70,000 housing units and 115,000 new jobs expected to be added in Seattle over the next 20 years, as well as establish what kind of city we want to be. The City has prepared an Environmental Impact Statement (EIS) to evaluate four alternative ways for distributing that amount of growth throughout the city. The EIS informs decisions about selecting a preferred growth pattern and identify methods for addressing undesired impacts. This document is a companion to that EIS, providing analysis of some of the ways that the growth strategies could affect the city's marginalized populations. Social equity has been one of the core values guiding the Comprehensive Plan since its adoption in 1994. The City's Race and Social Justice Initiative (RSJI) began in 2005. Its mission is to overcome institutional racism by changing City policies and practices. Its vision is a future where:*
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> - *Race does not predict how much a person earns or their chance of being homeless or going to prison;*

- *Every schoolchild, regardless of language and cultural differences, receives a quality education and feels safe and included; and*

- *African Americans, Latinos, and Native Americans can expect to live as long as white people.*

Also in 2009, the City Council adopted Resolution 31164 directing City departments to focus on achieving racial equity in the community in specific focus areas, including equitable development. In 2014, Mayor Murray issued Executive Order 2014-02 reaffirming the City's commitment to equitable development.

In 2015, the City Council unanimously adopted the Mayor's Resolution 31577 confirming that "the City of Seattle's core value of race and social equity is one of the foundations on which the Comprehensive Plan is built." This resolution advances the goal of reducing racial and social disparities through the City's capital and program investments. It includes a definition of marginalized people as "persons and communities of color, immigrants and refugees, those experiencing poverty and people living with disabilities."

Resolution 31577 supplements HUD's directive to use the Assessment to determine the impact of both public and private actions on the seven federally protected classes (e.g. race, color, religion, national origin, sex, familial status, and persons with disabilities). City of Seattle Municipal Ordinance expands protected actions and classes to include: creed, ancestry, age, marital status, parental status, sexual orientation, gender identity, political ideology, honorably discharged veteran or military status, alternative source of income, participation in a Section 8 or other subsidy program, or the use of a service animal by a disabled person (SMC 14.08).

While the city's Race and Social Justice Initiative and *Seattle 2035 Growth & Equity* document focus heavily on the protected classes of race/color and national origin there is an understanding of the intersectionality of marginalized populations and protected classes. The city's focus on undoing and reversing disproportionate impacts by race or national origin doesn't preclude the needs of other marginalized populations.

> *"This analysis (Seattle 2035) recognizes that people live multiple and layered identities. All historically marginalized groups — people of color, LGBTQ people, women, people with disabilities, low-income households, to name a few — experience systemic inequity. Many people and communities, such as lesbians of color, live at the intersection of these identities and experience multiple inequities at once. It is important to respond to the intersecting ways that barriers limit opportunities for people to reach their full potential. By focusing on race and racism, the City of Seattle recognizes that we have the ability to impact all communities. This focus is not based on the intent to create a ranking of oppressions (i.e. a belief that racism is "worse" than other forms of oppression). For an equitable society to come into being, government needs to challenge the way racism is used as a divisive issue that keeps communities from coming together to work for change. The institutional and structural approaches to addressing racial inequities can and will be applied for the benefit of other marginalized groups. (*http://2035.seattle.gov/wp-content/uploads/2016/05/Final-Growth-and-Equity-Analysis.pdf*)".*

Having acknowledged the complexity of assessing fair housing impacts given multiple personal identities, it is important to understand HUD's primary criteria for determining impacts. Segregation and integration, barriers for low income people of color concentrated in geographic areas, and HUD's use of a "Dissimilarity Index" all rely on the criteria at the heart of the 1968 Fair Housing Act. HUD's segregation analysis compares all people of color to white populations only to determine levels of segregation.

For rapidly growing cities with a high level of racial and ethnic diversity, this limited criterion is challenging. For example, Seattle has one of the most diverse zip codes in the nation according to the US Census – 98118 - the Rainier Valley neighborhood five miles south of downtown Seattle[1] by race and ethnicity. According to HUD's criteria, this zip code when compared to other neighborhoods city-wide would not be considered integrated due to a lower percentage of white residents compared to all persons of color. This definition of diversity may be insufficient for all grantees.

The fact that the US Census demographic statistics have not consistently included multi-racial populations, which represent 5% of Seattle's population, further complicates the Assessment. The City supplemented HUD provided data to address this issue in the analysis.

Finally, members of Seattle's Race and Social Justice Equity Change Teams challenged HUD's prioritizing of integrated neighborhoods in high opportunity white communities as potentially biased toward the dominate culture in and of itself. Many communities struggling with the Assessment of Fair Housing will have to deal with a lack of consensus regarding placing high value on integrated communities while respecting individual choice to reside in communities of affinity whether by race, religion, immigrant status, or community history.

The findings of an Assessment of Fair Housing must also face the challenges of historic public and private actions that were driven by fair housing intent but created unintended consequences that negatively impact protected classes. For example, the City of Seattle has recently passed legislation intended to protect tenant's rights by implementing a "first-in-time" acceptance of renter applications city-wide to limit discrimination based on race, source of income or perceived foreign born status. However, based on input from people with disabilities, the City will need to monitor the impact on renters to determine if it inadvertently favors digitally adept applicants or able bodied people who do not have to rely on public transit, disadvantaging those that cannot rapidly respond to rental vacancies.

Challenges

As the City and SHA proceed with implementation of the Assessment's Goals and Priorities it must take into consideration the following challenges which require balancing potentially competing strategies.

- HUD calls for a balanced approach to Affirmatively Furthering Fair Housing. HUD is not "prescriptive in the action that may affirmatively further fair housing, program participants are required to take meaningful actions to overcome historic patters of segregation, promote fair housing choice, and foster inclusive communities free from discrimination." However, HUD makes it clear that "for a balanced approach to be successful, it must *affirmatively* further fair housing…specific to local context, including the actions a program participant has taken in the past."

- Jurisdictions are to balance place-based strategies (to create equity, reduce poverty and mitigate displacement risk) and housing mobility strategies (to encourage integration and provide people in protected classes more options for housing city-wide). HUD describes place-based strategies as "making investments in segregated, high poverty neighborhoods that improve conditions and eliminate disparities in access to opportunity" and "maintaining and preserving existing affordable rental housing stock to reduce disproportionate housing needs." Housing mobility strategies include "developing affordable housing in areas of opportunity to combat segregation and promote integration."

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[1] Seattle Times: Seattle's Rainier Valley, one of America's 'Dynamic Neighborhoods', Originally published June 20, 2010

- The challenge of influencing and/or changing policies, initiatives, and actions that are outside of the direct authority of a jurisdiction. For example, states generally control taxation authority rather than cities, which may impact land use and zoning regulation.

- Because HUD CDBG/HOME/HOPWA/ESG federal funds are targeted to low and moderate income people with specific eligibility criteria it was difficult to ensure that the AFH was not limited only to impacts on vulnerable populations. It was necessary to remind agencies, stakeholders, and participants that the AFH is about inequity and potential discrimination regardless of income on a broader scope and scale than in prior planning efforts.

- It is also clear that the federal government's role is changing. Shifting priorities in direct federal allocations; decreasing priority for enforcement of fair housing violations; and cuts in funds for domestic programs which directly impact protected classes will leave cities in a vacuum of resources to address the issues identified in Assessments.

<u>Fair Housing Issues Summary</u>

The Fair Housing issues noted here are shorthand versions of findings made based on detailed data analysis in this report. It is very difficult to distill such a high volume of information and choose what to prioritize in this list. Those choices can be impacted by a particular point of view or advocacy focus. Consider these points as an invitation to delve deeper into the section of the report they represent (See Section V: Fair Housing Analysis).

Segregation/Integration: Seattle still reflects historic patterns of racial and ethnic segregation with predominately white households living in the north of Seattle and concentrations of people of color in the south of Seattle. Since the 1990 Census it is also true that Seattle is becoming more racially diverse as more people move to Seattle. If you compare at a neighborhood by neighborhood level, Seattle's racial integration is increasing, predominantly in areas where multi-family housing is available. Between 1990 and 2010, the population of color in Seattle grew from roughly one-fourth to one third of the city's population. Different race and ethnic groups have experienced changes in rates of representation over time.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS): Seattle currently has four R/ECAP: First Hill/Yesler Terrace, High Point, Rainier Beach, New Holly. Public Housing is in three of these areas. R/ECAPs are subject to change over time due to protected classes loss of income, concentrations due to growing immigrant and refugee resettlements, or governmental actions such as an annexation of a neighborhood. R/ECAP critical issues are: 1) R/ECAPs include disproportionate rates of people of color, foreign born people, families with children and people with disabilities all of whom tend to be lower income; and 2), these neighborhoods experience lack of opportunity across the board compared to other areas of the City for employment, school proficiency, access to transit, exposure to environmental hazards, and of course longer-term exposure to poverty. The main fair housing challenge for these areas is to create opportunities for housing mobility for those who may wish to leave a R/ECAP, protect those that wish to stay in Seattle from further risk of displacement, and finally to correct inequities in access to community infrastructure and assets.

Disparities in Access to Opportunity: There is a consistent pattern of lack of access to opportunity for people in protected classes (e.g. race, color, religion, national origin, sex, familial status, and persons with disabilities), regardless of where they live in the city. It is also true that where there is a concentration of people in protected classes, especially by race and ethnicity or presence of a disability, the disparate impact of lack of opportunity is greater (e.g. R/ECAPs). Some impacts, such as access to environmentally healthy neighborhoods, are clearly tied specific locations in Seattle, such as the Duwamish and SODO districts. Generally, neighborhoods in the north

end of the City have fewer barriers to education, employment, and transit opportunities and less exposure to poverty.

Disproportionate Housing Needs: Though all people seeking to live and work in Seattle experience the barrier of housing affordability, that in and of itself is not characterized as a fair housing issue. Affordability is critical to the desire for Seattle to be a vibrant, economically diverse, family friendly, and welcoming City to all people regardless of their background. When an issue such as affordability disparately impacts people in protected classes, it rises to the level of protection under the Fair Housing Act. For example, African-Americans in Seattle have the highest rate of severe housing cost burdens than any other race or ethnicity; 30% of Black households, spend at least half their income on housing. Coupled with the fact that Africans Americans also have the highest rates of unemployment, the multiplier effect on housing stability increases.

Homeownership among different race and ethnicities also differ; with Whites, slightly more likely to own than rent, while only 22% of Black and 27% of Hispanic households own their home. Families in Seattle experience special housing challenges in part due to the overall shortage of low-cost larger units relative to need. The Seattle Planning Commission's 2011 Housing Seattle report found just 2 percent of market-rate apartment units in Seattle have 3 or more bedrooms, and half of that tiny fraction are units for low-income families. In contrast, 70 percent of market-rate apartments in Seattle were found to be studios and 1-bedrooms.

Public Housing residents' profile also demonstrates higher rates of African-Americans, elderly and adults with disabilities than in Seattle overall particularly in the Public Housing, Project-Based Section 8, Housing Choice Vouchers, and the Rental Housing Programs

Publicly Supported Housing Analysis:

Investments in publicly supported housing are a critical anchor to equitable investments that revitalize and strengthen communities, as seen in SHA's Redevelopment communities. These investments expand low-income housing while also creating the capital infrastructure that preserves and provides key amenities and services such as culture and arts, employment opportunities, health services as well as educational and workforce development.

Nearly all SHA programs serve a greater share of households of color compared to the Seattle population as a whole, as well as compared to Seattle's low-income population. One exception is the MFTE/IZ programs, which serves fewer low-income households of Color than other affordable housing programs. Elderly households and Disabled individuals comprise a higher concentration of publicly supported housing residents than seen in the larger Seattle population. Families with Children exceed their citywide population share in Public Housing (22%) and HCV (32%), but make up only 8% of Project-Based Section 8 and 0% of Other Multifamily. SHA housing is integrated into both culturally similar neighborhoods as well as areas where public housing residents are a minority in majority White neighborhoods.

R/ECAP: Redevelopment of large SHA communities that anchor several of these R/ECAPS began in the late 1990s, continuing to this day in the form of the Yesler Terrace Public Housing Redevelopment. SHA HOPE VI-redeveloped communities have changed significantly over time. Funding has been used not only to revitalize the agency's stock of public housing, but also to work toward the development of mixed-income communities where residents can access a number of community amenities.

Over the long term, R/ECAPS anchored by SHA's large public housing communities could *shed* their R/ECAP status aided by community revitalization efforts and recent or ongoing residential redevelopment to encompass mixed-income housing.

Disability and Access analysis: Throughout the development of the AFH, it became clear that the issues of access and discrimination against people with disabilities (intended or unintended) receives much less attention in the public and private sector than many other protected classes. In part, this is due to a perception that there are relatively few people with disabilities that create demand on public and private systems. Often, we think only of those who may be wheelchair reliant or physically disabled as those who may need access to housing and services. In reality, according to the 2009-2013 ACS, 8.9 %(55,239) of Seattle's non-institutionalized population live with one or more disabilities. Four in 10 seniors (65+) have a disability and they represent 11% of Seattleites, which will increase as baby boomers age.

Households where one or more people have disabilities exist city-wide. Thirty-four of Seattle's 131 census tracts (approximately 26%) contain 33.34% or more individuals with disabilities; though there are concentrations of people with disabilities in neighborhoods like, Belltown, South Lake Union, First Hill, Pioneer Square/International District, and Judkins Park, Greenwood/Phinney Ridge, Broadview/Bitterlake, Northgate/Maple Leaf, and Cedar Park/Meadowbrook. R/ECAPs and areas with higher shares of people of color also have higher shares of people with disabilities.

Clearly, we need to think more broadly and systemically about the ways in which government and private sector policies, programs and actions impact people who are physically, cognitively, vision or hearing impaired or have less ability to live independently.

Significant Contributing Factors

HUD's instructs that after data analysis and based on input from the community engagement efforts, grantees must consider their list of "Contributing Factors" and then create Fair Housing Goals and Priorities to address the contributing factors in local communities identified as creating the most barriers to protected classes or lack of compliance with the Fair Housing Act. The following list illustrates the HUD required contributing factors to be considered. Those in **bold** are the criteria prioritized for the 2017 AFH, and thus connected to the Goals and Priorities work plan that appears in Section VI of this report. AFH participants did not have to address all factors and were allowed to identify factors other than those included in HUD's list.

- **Access to financial services**
- Access to proficient schools for persons with disabilities
- **Access to publicly supported housing for persons with disabilities**
- Access to transportation for persons with disabilities
- **Admissions and occupancy policies and procedures, including preferences in publicly supported housing**
- The availability of affordable units in a range of sizes
- **The availability, type, frequency and reliability of public transportation**
- **Community opposition**
- Deteriorated and abandoned properties
- **Displacement of residents due to economic pressures**
- **Impediments to mobility**

- **Inaccessible buildings, sidewalks, pedestrian crossings, or other infrastructure**

- **Inaccessible government facilities or services**

- **Lack of affordable, accessible housing in a range of unit sizes**

- **Lack of affordable in-home or community-based supportive services**

- **Lack of affordable, integrated housing for individuals who need supportive services**

- **Lack of assistance for housing accessibility modifications**

- Lack of assistance for transitioning from institutional settings to integrated housing

- Lack of community revitalization strategies

- Lack of local private fair housing outreach and enforcement

- Lack of local public fair housing enforcement

- **Lack of private investment in specific neighborhoods**

- **Lack of public investment in specific neighborhoods, including services or amenities**

- Lack of regional cooperation

- Lack of resources for fair housing agencies and organizations

- **Lack of state or local fair housing laws**

- **Land use and zoning laws**

- Lending Discrimination

- Location of accessible housing

- Location of employers

- **Location of environmental health hazards**

- **Location of proficient schools and school assignment policies**

- **Location and type of affordable housing**

- Occupancy codes and restrictions

- **Private discrimination**

- Quality of affordable housing information programs

- **Regulatory barriers to providing housing and supportive services for persons with disabilities**

- Siting selection, policies, practices and decisions for publicly supported housing

- **Source of income discrimination**

- State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings

- Unresolved violations of fair housing or civil rights law

City and SHA added these factors:

- Marketing and screening practices in private housing

- Lack of educational/employment supports for low-income residents

- Scarcity/high costs of land in Seattle

- Access to medical services

- Insufficient investment in affordable housing

- Historic siting decisions for publicly supported housing

- Historic disinvestment in public housing communities

Goals/Discussion

HUD requires the AFH to address prioritized Contributing Factors by developing fair housing Goals and Objectives which the City will adopt in order to eliminate and/or mitigate the fair housing issues and conditions identified in the community engagement and data analysis phases of the assessment. The City and SHA strategies are contained in the 2017 AFH Goals and Objectives Matrix attached to this Assessment.

Because Seattle is proactive and progressive in its approach to Race and Social Justice, fair housing, and economic equity issues, we have the benefit of building on many commitments already made in adoption of other plans as noted above. About 80% of what is captured in our Goals and Objectives Matrix is pulled directly from current legislation, the Comprehensive Growth Management update Seattle 2035, the Housing Affordability and Livability Agenda (HALA) Positive Aging initiatives, SHA annual strategic plan, etc. Though we are well positioned to address this assessment, we acknowledge there is much work to do to ensure that our initiatives are sustainable and produce the results intended in a timely fashion. See Section V. Fair Housing goals and Strategies.

<u>Data-Key Findings</u>

The AFH required an extensive level of data analysis and statistical review. There is also a fair amount of duplication of data analysis among the fourteen elements of Section V, the Fair Housing Analysis of this report. Consequently, the data and maps sections run an average of 50 pages or longer. The following Data Key Findings is an attempt to distill a very complex set of information into a more reader friendly synopsis.

Demographic Summary

Race/Ethnicity

Between 1990 and 2010, the population of color in Seattle grew from comprising roughly one-fourth of the city's population to being about one third of the city's population.

- Of the major race/ethnicity groups of color, Asians and Pacific Islanders remain the largest and comprise about 16 percent of the population. Their numbers grew substantially.

- The number of Black persons in Seattle grew between 1990 and 2010, but at a slower rate than the population as a whole. Blacks are now less than 10 percent of the city's population.

- Hispanics/Latinos were the fastest growing race/ethnicity group between 1990 and 2010. Their share of Seattle's population more than doubled: going from about 4 percent of the population in 1990 to almost 7 percent in 2010.

The population of color increased much more dramatically in the larger Metro Area than it did in the city of Seattle. By 2010 the Metro Area had nearly caught up to the city. Given this trajectory, people of color are likely to comprise a larger percentage of the Metro Area population than Seattle's population by 2020.

The American Community Survey indicates that about 18 percent of Seattle's population and about 17 percent of the broader Metro Area are foreign born, shares that have been growing over time.

Families and children

The share of the population who are under 18 is smaller in Seattle than in the broader Metro Area (15% compared with 23%).

Research done by the City in conjunction with its recent Comprehensive Plan update highlighted how slowly the population of color under 18 years of age has been growing within Seattle in relation to the rest of King County. Between 2000 and 2010, the number of children of color increased by only 2 percent in Seattle, compared with 64 percent in the balance of King County.

Families with children tend to be a larger share of households where single-family homes predominate, which is correlated with the size of housing units. Research by the Seattle Planning Commission found that only 2 percent of market-rate apartment units in Seattle have 3 or more bedrooms.

While families with children age 6 and above are a larger share of families in the broader Metro Area, families with children who are all below age 6 are a greater share of families in the city of Seattle.

Seniors and persons with disabilities

Seniors are roughly 11 percent of the population in both the city and the Metro Area. In both Seattle and in the larger Metro Area, seniors account for 4 in 10 of the residents who have a disability.

The most common category of disability for adults is ambulatory difficulty (i.e., serious difficulty walking or climbing stairs). About 1 in 20 adults overall, and 1 in 5 seniors, have ambulatory difficulty.

The geographic distribution of disabled persons is moderately correlated with the density of the underlying population. However, there are areas where disproportionately high shares of the population are disabled, particularly where low-income persons and persons of color make up a substantial share of the population.

Segregation and Integration

Background

Examining racial and ethnic segregation and integration is an essential part of assessing fair housing.

The data that HUD provided communities for this assessment measures segregation levels through the lens of dissimilarity between whites and people of color. This lens provides important insights, as summarized below. At the same time, it does not adequately capture the remarkable mixture of different populations of color who live in many of Seattle's neighborhoods.

Our analysis looks closely at the changes in communities of color that accompanied the generally declining levels of segregation in Seattle. We note, in particular, the growing issue of displacement in historic communities of color which is occurring along with these trends.

LEVELS OF SEGREGATION: dissimilarity BETWEEN WHITES AND PEOPLE OF COLOR

HUD provided communities with "dissimilarity index" scores for communities to use in analyzing levels of segregation. These scores were based on data from the decennial Census and were provided for four pairs of racial/ethnic groups. For each pair, segregation is measured for a group of color in relation to Whites.

- As of the 2010, there is a moderate level of segregation between whites and people of color within Seattle and low segregation in the larger Metro Area. Seattle's moderate level of segregation contrasts with the higher levels of segregation seen in many mature central cities.

  o Black/White segregation within Seattle falls into the high range.

  o Hispanic/White segregation is considered low in both Seattle and the broader region.

- From 1990 to 2010, as the population of color grew in Seattle and the larger Metro Area, the overall level of segregation between whites and persons of color declined. This decline in the overall level of segregation was larger in Seattle than in the Metro Area as a whole.

  o Blacks and Whites became less segregated from one another, especially in Seattle.

  o The same was true for Asians and Pacific Islanders in relation to Whites.

  o In contrast, the level of Hispanic/White segregation was somewhat higher in 2010 than 1990 in both Seattle and the Metro area.

RACIAL AND ETHNIC COMPOSITION OF NEIGHBORHOODS

The city's neighborhoods can be grouped into three categories, based on the percentage of their residents who are people of color relative to the percentage of the city's residents who are people of color. Patterns in the first and third group of neighborhoods are generally those contributing the most to segregation levels measured in the dissimilarity index scores.

- *Areas where people of color are a higher share of the population (42% to 89%).* These areas are not typically dominated by a single racial/ethnic group, but rather include sizable shares of multiple racial/ethnic groups, including foreign-born populations. Geographically, they are located south of the ship canal, and include South Park and High Point, Rainier Valley, Pioneer Square, the International District, First Hill and the Central Area.

- *Areas where people of color are a similar share of the population (28% to 39%).* These areas include Georgetown, North Delridge, the Downtown Core and Belltown, Cascade/Eastlake, University District, and a large group of neighborhoods in and around Seattle's north-end.

- *Areas where people of color make up a smaller share of the population (10% to 27%).* These include neighborhoods that are dominated by single-family zoning; areas nearer to shorelines and farther from interstates, highways, and arterials; and close-in neighborhoods to the northwest, north, and northeast of Lake Union, with a mix of housing densities and tenures. These are areas where housing costs tend to be the highest.

Changes in RACIAL/ETHNIC MAKEUP OF NEIGHBORHOODS: 1990 to 2010

To help discern the neighborhood-level trends impacting levels of segregation, the City looked at how the share of the population by race and ethnicity changed within each of the city's neighborhoods. These trends varied with a mix of effects:

- *Loss of Black population in and around the Central District and in much of Southeast Seattle*—Most striking is the decrease in the Black population in and around the Central District. Blacks went from being close to 60 percent of the Central Area/Squire Park population in 1990 to less than a quarter in 2010. The Black share of residents also declined in all neighborhoods bordering Central Area/Squire Park and in most neighborhoods in Southeast Seattle. Many of these areas also saw declines in the numbers—not just percentage shares--of Black residents.

  While contributing to declines in levels of segregation between Blacks and Whites, these trends occurred at a great cost to the cultural fabric of these communities and the likely sizeable number of households who left due to being priced out of these neighborhoods.

- *Increasing diversity where people of color have been a low share of the population*—Neighborhoods where people of color have been a relatively low share of the population became proportionally less White between 1990 and 2010, although many of these neighborhoods remain disproportionately White. These include many close-in neighborhoods in north Seattle, as well as several West Seattle neighborhoods flanking the shores of Puget Sound. This trend is a factor in the reduction of overall levels of segregation in the city between 1990 and 2010.

- *Increasing Black population shares in and around north-end Seattle neighborhoods, and in parts of West Seattle*—Increases in Black shares of several north-end neighborhoods contributed to diversification that

took several of these areas from having large white majorities in 1990, to being some of the most integrated neighborhoods in the city in 2010. Examples include Broadview/Bitter Lake, Cedar Park/Meadowbrook, Haller Lake, Olympic Hills/Victory Heights, all of which had been at least 79 percent white.

- ***Widespread increase in the Hispanic/Latino population, with increasing concentrations of Hispanics/Latinos in South Park and nearby southwest Seattle neighborhoods***—Persons of Hispanic/Latino ethnicity increased as a share of the population in almost every neighborhood in Seattle. The large increase in and around South Park of the Hispanic and Latino share of the population and accompanying drop in that area's Non-Hispanic White share were factors underlying the modest increase in segregation between Hispanics/Latinos and non-Hispanic Whites in Seattle.

- ***Widespread, although not universal, increase in the share of neighborhood populations who are Asian or Pacific Islander (API)***—API residents increased as a share of the population in neighborhoods north of Yesler Way, most West Seattle neighborhoods, and about half of Southeast Seattle neighborhoods. Most increases occurred where API residents had been a relatively small share of the population in 1990, while the decreases happened where this group had been a large share of the population. On net, this reduced segregation in Seattle between Whites and API residents. Exceptions to the trend of rising API proportions occurred in High Point and in some neighborhoods in and around Southeast Seattle.

Racially or Ethnically Concentrated Areas of Poverty

The AFFH rule defines "racially or ethnically concentrated areas of poverty" as "a geographic area with significant concentrations of poverty and minority concentrations." HUD notes, "A large body of research has consistently found that the problems associated with segregation are greatly exacerbated when combined with concentrated poverty."

HUD designates R/ECAPs based on census tracts meeting two criteria:

1) A population that is at least 50 percent non-white, and

2) A poverty rate of at least 40 percent, or at least three times the average poverty rate for census tracts in low-poverty metropolitan areas.

Current R/ECAP designations are based on estimates from the 2009-2013 American Community Survey (ACS), with the alternative poverty threshold (35.7 percent) used for R/ECAPs in our Metro Area.

Identification of R/ECAPs in Seattle

As outlined in purple in the accompanying map, all four R/ECAPs in Seattle are south of the ship canal.

- **First Hill/Yesler Terrace R/ECAP**—This R/ECAP (comprised of census tracts 85 and 91) is home to the large majority of Seattle Housing Authority's (SHA's) Yesler Terrace public housing community which is being redeveloped with assistance from HUD's Choice Neighborhoods Initiative. The redevelopment, which began in 2013, is to transform Yesler Terrace to a mixed-use district with housing for a mix of incomes. Additionally, SHA's Jefferson Terrace development is located here.

- **High Point R/ECAP**—This R/ECAP is comprised of Tract 107.02, the western of the two tracts in the High Point CRA. High Point is also the name of one of SHA's HOPE VI grant-funded housing communities. The large majority of SHA's High Point housing community is within this R/ECAP tract. The HOPE VI funded re-

development of this housing into mixed-income community began in 2004, with construction of the last rental housing completed in 2010.

- **Rainier Beach R/ECAP—** This area is comprised of Census Tract 118, which is part of the Rainier Beach CRA. This is the only R/ECAP in Seattle not anchored by a major SHA community.

- **New Holly R/ECAP**—This R/ECAP is made up of Census Tract 110.01, which is part of the South Beacon Hill/New Holly CRA. New Holly is also the name of SHA's first HOPE VI redevelopment project, with construction completed in 2005. This R/ECAP includes New Holly Phase II and New Holly Phase III containing Othello Station.

The percentages of residents in each of these R/ECAPs who are people of color range from 65 to 88 percent; while poverty rates in these R/ECAPS range from 37 to 40 percent.

Protected Classes Who Disproportionately Reside in Seattle R/ECAPs

Race/Ethnicity—Based on data from the 2010 Census:

- Three-quarters of the residents within Seattle R/ECAPs are persons of color compared with roughly one-third in the city of Seattle and the broader Metro Area.

- Blacks and African Americans are the racial group that most disproportionately reside in Seattle R/ECAPs. The percentage of the population in R/ECAPs who are Black is *nearly four times* that in Seattle, and six times that in the Metro Area.

- Together, Asians and Pacific Islanders comprise about 30 percent of the population in Seattle R/ECAPS compared to 14 percent in Seattle and 12 percent in the Metro Area.

- Hispanics and Latinos also disproportionately live in Seattle's R/ECAPS; but the disproportionality is not nearly as large.

National Origin—Foreign-born persons disproportionately reside in Seattle's R/ECAPs. About 38 percent of Seattle R/ECAP residents are immigrants, which is about twice as high as in the city and Metro Area. The five most common places of birth for foreign-born residents in Seattle's R/ECAPs are: Vietnam, China excl. Hong Kong & Taiwan, countries in the "Other Eastern Africa" category, Mexico, and the Philippines.

Families with Children—About 28 percent of all households in Seattle R/ECAPs are family households with related children compared with 19 percent in the city as a whole. In the High Point, New Holly, and Rainier Beach R/ECAPs, such families comprise between 34 and 43 percent of households. In contrast, only 11 percent of the households in the First Hill/Yesler R/ECAP are family households with children.

Population with a Disability—Disability rates are higher in Seattle's R/ECAPs than in the city and broader Metro Area. Overall, within Seattle R/ECAPs, about 16 percent of civilian non-institutionalized persons are disabled compared with roughly 10 percent in the city and the Metro Area.

The highest overall disability rate among Seattle R/ECAPs is found in First Hill/Yesler R/ECAP (23%). New Holly's disability rate (18%) is also very high.

How R/ECAPs have changed since 1990

Changes in R/ECAPs can occur due to geographical splits in census tracts and as artifacts of high margins of error in ACS estimates, making it difficult to differentiate underlying trends.

However, the movement of Census Tract 87 in the Central Area/Squire Park neighborhood *out* of R/ECAP status was associated with an unambiguous drop in the area's poverty rate. While people of color are still the majority in this tract, the tract's poverty rate is now statistically indistinguishable from the overall city's and Metro Area's poverty rates.

Areas That May Be Close to Becoming R/ECAPs OR THAT MAY TRANSITION OUT OF R/ECAPs STATUS

To identify census tracts that could be close to becoming R/ECAPS, we focused on tracts that are currently close to meeting the criteria for R/ECAP status.

- Most of these tracts have had R/ECAPs status previously.

- Other tracts that could become R/ECAPS in the future are in South Park and the University District.

- Additionally, some census tracts in the North Highline potential annexation area could transition into R/ECAPs.

Changes in R/ECAP status can happen solely as an artifact of the large margins or error inherent in the ACS estimates used to test for R/ECAP status. This suggests a need to consider neighborhood demographic and socioeconomic conditions in a more holistic way that goes beyond ACS estimates.

Community Revitalization Efforts

Significant community revitalization efforts have moved forward in all four R/ECAPs over the past several years, helping to expand housing and employment opportunities for residents and address longstanding patterns of segregation.

- Yesler Terrace Public Housing Redevelopment

- Initiation of First Hill Streetcar Service

- High Point Public Housing Redevelopment (HOPE VI)

- Rainier Beach Light Rail Station

- Rainier Beach Community Center

- Rainier Beach Urban Farm and Wetland

- Holly Park / New Holly Public Housing Redevelopment (HOPE VI)

- Opening of Othello Light Rail Station

- Planned Graham Light Rail Station

- Equitable Development Implementation Plan and Financial Investment Strategy

Disparities in Access to Opportunity

Education

- The geographic distribution pattern of access to higher rated schools in the north of Seattle and lower rated schools (as measured by 4th grade test performance which is a limited criterion for measuring proficiency) in the South is consistent with analysis of barriers to access to opportunity for many of the factors analyzed in

this section of the assessment. See HUD Map 7. Analysis of Seattle Public School provided data validates this trend.

- Map 7 also indicates that families with children in the R/ECAPs are living near schools with a low proficiency index, particularly those that are in the south end of the city.

- Families with a national origin outside the United States are disproportionately likely to be living near less proficient rated schools.

- Seattle has the fifth-largest gap in achievement between African American and white students among the 200 biggest school districts in the U.S.

- However, since 2011, when the City's Families and Education Levy began focusing key investments in middle schools that serve students in the R/ECAP areas, they have been among the state's fastest opportunity gap closing schools. **Figure 3: % African Americans Proficient in Mathematics (Smarter Balanced 2015) In** this section, shows that proficiency rates for African American students in SPS middle schools rank highest among middle schools in Washington State with the largest population of African American students.

Employment

- In 2014, in Seattle only 4.9% of the white population was unemployed. Correspondingly **10.2% of the black population was unemployed**, 7.4% Latinos, 9.4% of Vietnamese, followed by 8.2% Southeast Asians and 7.7% Filipinos and 7% of mixed and ethnicities and people of color are unemployed.

- In 2014 in Seattle there are 14 census tracts where blacks comprise more than 20% of the population. Nine of those census tracts are concentrated in in Rainier Valley. Four of the 9 census tracts have extremely *high levels of unemployment*. The 4 census tracts also include more than 20% Asian population.

- Overlaying maps 8 and 9 illustrates a concentration of areas with *lower access to employment* in Rainier Valley, Rainier Beach and Central District which are also areas of larger concentrations of minority populations.

- Older individuals flooded the ranks of the unemployed during the recession with 4 out of 5 unemployed being over the age of 25 in 2010. By 2014, their presence among the unemployed fell by 22%, and those under 25 now comprise 86% more of that population.

- People with cognitive difficulties (one form of potential disability status) saw their share of the unemployed increase by 164% since 2009.

- Our criminal justice system has a disproportionate impact on communities of color. African Americans are **3.8%** of Washington's population but account for nearly **19%** of the state's prison population. Native Americans are **1.8%** of the state population but account for **4.3%** of the state's prison population. Racial disparities in incarceration rates also mean that blanket exclusions from employment based on criminal history have a profound disparate impact on communities of color.

- By 2020, 45 percent of jobs will require at least a AA degree or higher. In Seattle, 74% of the white population have that degree, while only 31% of the black population does. Correspondingly only 37% of Latino immigrants and 51% of Asian/Pacific Islander immigrants have that level of education.

Transportation

- *Seattle 2035 Growth and Equity* report indexed neighborhoods based upon proximity to schools, jobs and parks, as well as access to both local and high capacity transit routes (light rail and bus rapid transit). Using this index, the Roosevelt and Market/45th (Route 43), both in North Seattle, have the highest score while the Delridge corridor and the Rainier Avenue have the lowest.

- Based on direct input from communities of color and other protected classes indicates that the Rainier Avenue corridor and the Delridge corridor cover the two highest concentrations of communities of color and lowest incomes in Seattle.

- Seniors, people with disabilities and other protected classes tend to be more dispersed throughout the City which present different challenges for access to transit; particularly when combined with lack of sidewalks, curb cuts and appropriate signage en route to transit.

- Currently, 47% of Seattle residents are within a 10-minute walk of transit service.

- The largest gaps in frequent transit service and transportation infrastructure include **South Park, an area with a large Spanish-speaking population**, yet due to relatively low density, industrial land uses, a river that sets it off from the rest of Seattle and hilly topography, not easily served by frequent transit service. Similarly, t**he Haller Lake community in North Seattle is increasingly drawing East African, Spanish Speaking and other immigrant residents.** This area is served by relatively frequent transit service, but sidewalks and other pedestrian safety infrastructure is sparse.

- Seattle's Department of Transportation launched an Accessibility program, adding 4000 curb ramps in Seattle and aggressively pursuing other accommodations for people with disabilities.

Exposure to poverty

- Both Seattle and greater region are affluent, indicating lower exposure to poverty, far outnumber the more poverty exposed areas. Within Seattle there is a clear shift in poverty exposure from north to south with the northern section having a lower rate of poverty exposure.

  - Sixty nine percent of census tracts that that have a history of racially restrictive covenants which prohibited one or more groups of people based on race, ethnicity, or national origin from settling in that area currently have the lowest rate of exposure to poverty.

  - Racial minorities are exposed to poverty at a higher rate than the rest of the population. With Black households experiencing the greatest exposure to poverty when compared with Whites, Hispanics, Asian/Pacific Islanders, and Native Americans.

- Immigrants have greater exposure to poverty than non-immigrants. Immigrants from the top 5 nations: Vietnam, China, Philippines, Mexico, and Canada have a greater concentration south of Lake Union/Mercer Street; a dividing line between the less poverty exposed census tracts in the north and the greater poverty exposed census tracts in the south.

  - Individuals from the Philippines, Vietnam, China and Mexico are overrepresented in the southern part of Seattle with a large presence in each R/ECAP. In contrast, individuals from Canada are primarily located in the northern area and have low representation in the R/ECAPs.

- Older adults are slightly less vulnerable to exposure to poverty than younger adults.

- While Forty-seven percent of the lowest exposure census tracts contained a higher percentage of individuals age 65 and over, it is notable that the highest percentage of older adults is in the Yesler neighborhood, which is a R/ECAP.

- Individuals with disabilities are overwhelmingly over-represented in the highest poverty exposure areas within the Seattle jurisdiction.

  o Zero census tracts with the greatest numbers of residents with disabilities are identified as having the lowest levels of poverty exposure.

- Households with children are over-represented in higher poverty exposure areas. 100% of the highest poverty exposure census tracts include 30%-40% households with children.

  o Larger families have the greatest likelihood of living in areas with higher poverty exposure. Larger households are also over-represented in two R/ECAP areas located in the center of the city.

- Non-Christian individuals have greater exposure to poverty than Christian individuals within the Seattle jurisdiction. The Seattle metro area is 52% Christian, 2% Buddhist, 1% Jewish, <1% Muslim, and 44% other or non-religious.

Environmentally Healthy Neighborhoods

- Research shows that people of color, immigrants, refugees, and low income individuals (Environmental and Equity Imitative communities) experience greater health impacts from environmental hazards than white, upper income individuals (even within same geographies) due to the cumulative impacts of stress, racism, pollutant exposure, disparate health care access, and lack of affordable healthy food.

  o *All four of the identified R/ ECAP areas rose as Environmental and Equity Initiative Focus areas in our study of environmental equity as well as all the neighborhoods identified as areas where people of color share a higher percentage of the* population.

- In Seattle, food hardship has doubled from 6% in 2010 to 12% in 2013. Latino communities in the Seattle-King County region experienced an increase from 27% to 41%, from 2010 to 2013 while white resident's food hardship increase 6% to 10% respectively.

- Open Permit Source facilities. Four of these facilities are located within the neighborhoods with the highest population share of people of color. 13 of the 14 these air pollution sources are located within a mile of these neighborhoods. (Without map it might not work)

- In Seattle, the Duwamish Manufacturing and Industrial Center has the greatest concentration of hazardous sites that pose a health risk to people.

- Within a 200-meter radius of T-1 and T-2 roadways, roadways that carry an average annual gross tonnage of more than 4 million, the noise and air pollution impacts are most acute. Despite representing only 21% of Seattle land area and 19% of the total population, 40% of the miles of T-1 and T-2 roadways are in the areas with the highest population of our most affected classes. This means that people in protected classes are more likely to be living with exposure to acute noise and air pollution coming from high truck traffic roadways, for example along I-5, HWY 99, Rainier Ave S and W. Marginal Way.

- The risk of hazardous air pollutants, such as Benzene (found in gasoline), Tetrachloroethylene (emitted from some dry-cleaning facilities), Methylene chloride is 21% higher in the neighborhoods with the largest share of our people of color population.

   o Duwamish and Southeast Seattle coincides with many of the highest concentrations of people of color in Seattle. These neighborhoods experience a 48% higher asthma risk than the rest of the city.

Disproportionate Housing Needs

Housing needs by Race/ethnicity

To help us assess disproportionate housing needs, HUD has provided estimates on the rate at which households experience one or more of the following four housing problems: housing cost burden (defined as paying more than 30 percent of income for monthly housing costs including basic utilities), overcrowding, lacking a complete kitchen, and lacking plumbing.

HUD has also provided estimates on the share of households who are shouldering severe housing cost burdens, that is, paying 50% or more of their income on housing. The data on housing problems and severe housing costs are from the 2009-2013 American Community Survey.

Compared to other race/ethnicity groups, the city's Black households are more likely to experience housing problems: About 57 percent of Black households have one or more of the four housing problems. Native American and Hispanic/Latino households are the next most likely to have at least one of these housing problems.

In the broader Seattle Metro area, Hispanics/Latinos are most likely to have at least one of the four housing problems.

Within the city and the Metro area as a whole, Black households experience the highest rate of severe housing cost burdens: in Seattle, about 30 percent spend at least half their income on housing.

Housing problems and severe housing burdens are least prevalent among White households

HOUSING NEEDS and family status

Among the household types for which HUD provided data, families with 5 or more people experience the highest rate of having one or more housing problems. However, non-family households, most of which are one-person households, are most likely to have severe housing cost burdens; this is likely in part related to these households' lack of dual incomes.

Research by the City's Office of Housing has indicated that single-parent households headed by females and households with more than one child are the most likely among renter households to shoulder severe housing cost burdens.

Families in Seattle experience special housing challenges in part due to the overall shortage of low-cost larger units relative to need. The Seattle Planning Commission's 2011 Housing Seattle report found just 2 percent of market-rate apartment units in Seattle have 3 or more bedrooms, and half of that tiny fraction are units for low-income families. In contrast, 70 percent of market-rate apartments in Seattle were found to be studios and 1-bedrooms. While based on 2009 data, these conditions have likely not ameliorated given recent trends of rapidly rising rents and construction increasingly weighted toward smaller units

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The shares of housing units in Public Housing Program and Housing Choice Voucher programs that contain 3 or more bedrooms are higher than in the apartment market in the city. These publicly supported units play a vital role in serving large families with children. However, the disproportionately high rate of housing problems experienced by large families indicates significant unmet housing needs among these households.

Areas where households are most likely to experience housing problems

The prevalence of housing problems among households varies greatly by neighborhood. Census tracts in Seattle where at least 40 percent of households have housing problems are found in the following neighborhoods

- South Seattle – Rainier Valley, Rainier Beach, Beacon Hill, Georgetown, south Delridge, and South Park.

- Central Seattle – Pioneer Square, International District, First Hill, and Central Area/Squire Park.

- North of the ship canal – University District and Ravenna.

- North Seattle – Northgate, Pinehurst, parts of Lake City, and Bitter Lake.

Census tracts with similarly high rates of housing problems are also found in other areas of our Metro area, especially in communities to the south of Seattle including Burien, Renton, Tukwila, Kent, Auburn, and Federal Way, and in some locations further from Seattle such as downtown Tacoma.

Differences in rates of owner and renter occupied housing by race/ethnicity

Renter-occupied housing units outnumber owner-occupied units within Seattle. Per American Community Survey estimates from 2011-2013, 54 percent of occupied housing units are renter occupied while 46 percent are owner occupied

Within Seattle, White householders are slightly more likely to own their home than rent. However, householders of color, particularly Black householders and Hispanic householders, are less likely to own their home. The homeownership rates among Blacks is only 22 percent, and among Hispanics/Latinos it is only 27 percent.

Homeownership rates in the broader Metro area are higher than homeownership rates in Seattle, especially among White, Asian, and foreign-born householders. However, as in Seattle, the lowest homeownership rates in the Metro area are among Black and Hispanic/Latino householders.

Publicly Supported Housing

How Does Publicly Supported Housing Impact Seattle's Communities?

- Publicly supported housing creates a stable foundation to grow and preserve cultural communities, with projects designed to serve the unique needs of seniors, families with children, people with disabilities, homeless families and individuals, and immigrants and refugees.

- Publicly supported housing plays a critical role in creating access across Seattle's neighborhoods for those who would otherwise be excluded due to housing costs or other housing barriers.

- Investments in publicly supported housing are a critical anchor to equitable investments that revitalize and strengthen communities, as seen in SHA's Redevelopment communities. These investments expand low-income housing while also creating the capital infrastructure that preserves and provides key amenities and services such as culture and arts, employment opportunities, health services as well as educational and workforce development.

Who Lives in Publicly Supported Housing?

- Nearly all programs serve a greater share of households of Color compared to the Seattle population as a whole, as well as compared to Seattle's low-income population. One exception is the MFTE/IZ programs, which serves fewer low-income households of Color than other affordable housing programs.

- Different racial groups are present to varying degrees among programs:

  - *Black/African American households* make up a greater share of residents in Public Housing, Project-Based Section 8, HCV, and the Rental Housing Program (ranging from 21% to 44%) compared to their share of the low-income population (12% to 15%).

  - Asian/Pacific Islanders make up a greater share of residents in Public Housing, Project-Based Section 8, and Other Multifamily (ranging from 20% to 48%) compared to their share of the low-income population (15% to 18%), but are underrepresented in the HCV Program (12%), Rental Housing Program (12%), and MFTE/IZ Programs (10%).

  - In nearly all programs, *Hispanic/Latino households* are proportionally represented at 6% to 7% of residents, with the exception of Project-Based Section 8 and HCV. In these programs, this group accounts for 4% of residents.

- Elderly households and Disabled individuals comprise a higher concentration of publicly supported housing residents than seen in the larger Seattle population. Majorities of households served in the Other Multifamily (90%) and Project-Based Section 8 (61%) programs included seniors. Disabled individuals are prevalent in HCV (40% of residents), Public Housing (36%), and Project-Based Section 8 (35%).

- Families with Children exceed their citywide population share in Public Housing (22%) and HCV (32%), but make up only 8% of Project-Based Section 8 and 0% of Other Multifamily.

- There is a large spectrum across programs when comparing the makeup of publicly supported housing residents to that of the surrounding neighborhood, with residents of some developments living in culturally similar neighborhoods, and others representing a minority in a majority White neighborhood.

Where in Seattle is Publicly Supported Housing Located?

- Publicly supported housing is not concentrated solely in areas of low opportunity or high poverty, but rather is distributed in diverse types of neighborhoods across the city.

- With the exception of the MFTE/IZ programs, publicly supported housing is more often located in areas where people of color make up a similar or greater share relative to Seattle as a whole.

- Three public housing communities are located within R/ECAPs, all of which have been redeveloped or in the process of being redeveloped into mixed-income communities. These included High Point, New Holly, and Yesler Terrace. Seattle's fourth R/ECAP in Rainier Beach was also home to a significant number of affordable housing developments and HCV residents.

- Other Multifamily includes the largest concentration of units in R/ECAPs (20%), while only 2% of MFTE/IZ units are in such tracts

- According to HUD's individual opportunity measures:

- o Publicly supported housing on average is in areas with excellent proximity to employment and transportation.

- o Similar to Seattle as a whole, publicly supported housing scores poorly on HUD's environmental health index, and slightly above average on school proficiency (ranging from 53rd to 69th percentile, compared to 66th percentile across all Seattle).

- Publicly supported housing scores worse than Seattle as a whole on exposure to poverty (ranging from 28th to 55th percentile, compared to 62nd percentile across all Seattle). This is likely seen in part due to the low-income populations receiving assistance through such programs.

Disability and Access Analysis

- 8.9 percent (55,239) of Seattle's non-institutionalized population are people with disabilities compared to 10.5 percent (363,139) in the metro area. The lack of attention to equity and access issues for people with disabilities overall in public and private actions is due, in part, because of the perception this population is a nominal segment of the population. In reality the number and percentage of people reporting a disability is greater than those Hispanics and African American/Non-Hispanic population and for those who speak English less than well at home.

- Disability Advocates want to emphasize that ACS data significantly underestimates the number because of hesitance to self-identify as having a disability, either permanently or temporarily.

- About 1 in 10 adults (about 10 percent in Seattle and 13 percent in the metro area) have an ambulatory difficulty ("serious difficulty walking or climbing stairs ("serious difficulty walking or climbing stairs. Thirty-four of 131 census tracts (approximately 26%) contain 33.34% or more individuals with disabilities.

- Seattle's Building Code adopted by the City in 1976[2] required 5% of all new developments with more than ten units to be Type A units (accessible units). The accessible units do not have to be rented or sold to someone with disabilities. Since 1984; when tracking began, an *estimated that 6,070 accessible units have been built city-wide*. This does not include renovated housing rental units or private single family housing accessibility modifications (e.g. installing an elevator or bathroom accessible for wheelchair use). 2009-2013 ACS data documents 27, 027 people (non-institutionalized) with an ambulatory disability in Seattle that are competing for the accessible units.

- The most common category of disability that the ACS finds, both for seniors and adults overall, is an ambulatory difficulty ("serious difficulty walking or climbing stairs"). The ACS finds that *about 1 in 20 adults (5% in Seattle and 7% in the broader metro area) and 1 in 5 seniors (22% in both the city and metro area) are disabled by an ambulatory difficulty*. Whether a person relies on a wheelchair, or just has difficulty with balance; pedestrian plans, street infrastructure, signage, and navigability on more than just two feet is critical. Universal design issues that make our built environments accessible and efficient will be important for an increasing percentage of our population.

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2 Section 1107.6.2.2 is the parent section in the Seattle Building Code provides directive for how many Type A units should be constructed in an R-2 occupancy. A copy of the 2015 Seattle Building Code, Chapter 11:

http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2631241.pdf

- In both the city of Seattle and the broader Metro area, roughly 3 percent of the total civilian noninstitutionalized population is disabled by a hearing difficulty and roughly 2 percent are disabled with a vision difficulty.

- Seniors have substantially higher rates of disability than do adults generally: more than a third of seniors (35 percent in Seattle and 36 percent in the metro area) are estimated to have a disability. Overall, seniors make up about 44%of the disabled adults in Seattle and 41%of those in the region.

- Elderly households and Disabled individuals comprise a higher concentration of ***publicly supported housing*** residents than seen in the larger Seattle population.

EDUCATION AND EMPLOYMENT BARRIERS FOR PEOPLE WITH DISABILITIES

Despite improvements in accessibility and accommodation since passage of the ADA, educational attainment among people with disabilities is still limited. Compared to adults without activity limitations, those with 1 or more limitations were more likely to:

- terminate their formal education before graduating from high school

- complete no more than a high school degree or equivalency certification.

- attend some college but leave before attaining a bachelor's degree.

Disability was strongly linked to employment status (BRFSS data 2009-2011). Disability rates among:

- adults who were unable to work: 88%.

- retired adults: 41%

- unemployed adults: 26%

- employed adults: 17%

- adults who were homemakers or students: 17%

Adults with activity limitations were employed, but at significantly lower levels than those without limitations.

- Overall, only half of working age adults with activity limitations were employed, compared to 85% of those without limitations.

- Employment varied with type of activity limitation, but even those with hearing limitation, who had the highest employment rates, did not reach the employment rate of adults without limitations.

- Among adults age 16 and older with earnings, median earnings of men with activity limitation were 62% of the median earnings of men without limitations. For women, the ratio was 65% (data not shown).

- People with cognitive difficulties saw their share of the unemployed increase by 164% since 2009. (See section on Access to Opportunities – Employment)

WHERE DO PEOPLE WITH DISABILITIES LIVE IN SEATTLE/METRO AREA?

- In Seattle, areas where disproportionately high shares of the population are disabled. include several neighborhoods in and around downtown Seattle including the Downtown Commercial Core, Belltown, South Lake Union, First Hill, Pioneer Square/International District, and Judkins Park. High rates of disability are also found in some neighborhoods in north Seattle, including Greenwood/Phinney Ridge, Broadview/Bitterlake, Northgate/Maple Leaf, Cedar Park/Meadowbrook. Areas with high rates of disability extend from portions of north Seattle into portions of the city of Shoreline near State Highway 99 and Interstate 5.

- Seattle neighborhoods south of downtown with high rates of disability include Duwamish/SODO, Georgetown, parts of South Beacon Hill and Columbia City in Southeast Seattle, and High Point and Roxhill/Westwood in the southwestern quadrant of the city. Relatively high rates of disability are also found immediately across Seattle's southern boundary and in several other south King County neighborhoods.

- recent growth and characteristics of Seattle's existing housing market, and information on the affordability of the existing rental and owner housing supply;

- gaps between existing housing need and the amount of rental housing affordable and available to lower-income households with projections on the amount of housing needed to accommodate growth by income level; and

- information on City's strategies for addressing affordable housing, inventory rent/income-restricted housing within Seattle.

C. Publicly Supported Housing Analysis

Per the AFFH Rule, local participants are required to use HUD-provided data, local data, and local knowledge to answer a series of questions designed to assess whether there are fair housing issues associated with the location or occupancy of publicly supported housing.[64] The questions address the protected class characteristics of the persons and households receiving housing assistance, at both the program- and development-level, including comparisons with the overall population in the program participant's geographic area. The section also asks for an assessment of the areas in which the housing is located, including whether the housing is located in segregated or integrated areas, R/ECAPs, or areas with disparities in access to opportunity.

Publicly supported housing included in this analysis is divided into the following major program categories:

- **Public Housing**

  This publicly supported housing category includes a number of public housing programs managed by the Seattle Housing Authority. They include

  o *The Low Income Public Housing* (LIPH) program is available to households earning 80% of the Area Median Income (AMI) or less, who typically pay 30% of their monthly income toward rent and utilities. LIPH manages more than 6,153 public housing units in large and small apartment buildings; multiplex and single family housing; and in communities at NewHolly, Rainier Vista, High Point, and Yesler Terrace. Funding to cover costs exceeding rental income comes from federal subsidies and grants.

  o *The Seattle Senior Housing Program* (SSHP) was established by a 1981 Seattle bond issue. It includes 23 apartment buildings – with at least one in every major neighborhood of the city – totaling approximately 1,000 units. These units offer affordable rent for elderly or disabled residents; 894 of them receive a public housing subsidy. SSHP units are available to individuals earning 80% AMI or less.

- **Project-Based Section 8**

  Created in 1974, the Section 8 Project-Based Rental Assistance Program (PBRA) provides rental subsidies for eligible tenant families residing in newly constructed, substantially rehabilitated, and existing rental and cooperative apartment projects. Developers build low-income housing, and tenants pay 30% of their income for rent and utilities. The remaining rent owned to the property owner is paid by a monthly Section 8 PBRA payment from HUD. Individuals are eligible if they earn an income at or below 80% AMI. Additionally, 40% of units must be set aside for individuals earning below 30% AMI.

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[64] U.S. Department of Housing and Urban Development, *Affirmatively Furthering Fair Housing Rule Guidebook*, December 31, 2015, https://www.hudexchange.info/resources/documents/AFFH-Rule-Guidebook.pdf.

- **Other HUD Multifamily**

  This program includes affordable properties funded through a variety of programs, many of which are no longer active. They include

  o *Section 202 – Supportive Housing for the Elderly*

    This program aims to expand the supply of affordable housing with supportive services for the elderly. HUD does so by providing capital advances to nonprofit organizations to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing. HUD also provides operating assistance for the projects to support their ongoing operating costs. Tenants must be at least 62 years old with income at or below 50% AMI.

  o *Section 811 – Supportive Housing for Persons with Disabilities*

    HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities. Section 811 does so through two approaches. First, HUD provides interest-free capital advances and operating subsidies to nonprofit developers of affordable housing for persons with disabilities. Additionally, HUD provides project rental assistance to state housing agencies which can be applied to new or existing multifamily housing complexes funded through different sources (including Federal Low-Income Housing Tax Credits, Federal HOME Funds, and more). Eligibility is extended to non-elderly individuals with disabilities (ages 18 to 61) with incomes at or below 50% AMI.

  o *Section 236 – Rental Housing Assistance*

    This program was created in 1968 to increase the development of affordable rental properties. HUD did so by combing Federal Housing Administration (FHA) mortgage insurance on private loans with an interest rate subsidy to effectively lower the mortgage interest rate to 1%. Owners of Section 236 properties agreed to make units available to individuals with incomes at or below 80% AMI for the term of their 40-year mortgages.

  o *Section 101 - Rent Supplement*

    Authorized in 1965, the program allowed HUD to provide rent supplements on behalf of tenants in privately-owned housing. Eligible individuals paid 30% of the rent or 30% of their income toward rent, whichever was greater. HUD then provided Rent Supplement payments to the project owner to cover the remaining rent payment.

  o *Rental Assistance Payment (RAP)*

    Authorized in 1974, RAP reduces tenant payment for rent to 10% of gross income, 30% of adjusted income, or the designated portion of welfare assistance, whichever is greater. RAP was only available to Section 236 properties and was meant to provide additional rental assistance subsidy to property owners on behalf of very low-income residents.

  o *Section 221(d)(3) – Below Market Interest Rates*

    Created in 1961, this program allowed developers to obtain FHA-insured, below-market rate mortgages (usually with a 3% interest rate) from private lenders who then sold the mortgage to Fannie Mae. This

enabled property owners to reduce rents, and the program to target middle-income households (at or below 80% AMI) who otherwise could not qualify for public housing.

- **Low Income Housing Tax Credit (LIHTC)**

This program allows state and local LIHTC-allocating agencies to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. Private individuals and corporations receive this tax credit over a 10 year period. Developers are given the option to either income restrict 20% of units to households with incomes at or below 50% AMI, or to rent restrict 40% of units to households with incomes at or below 60% AMI. LIHTC is the largest federal program for the production and preservation of affordable rental housing.

- **Housing Choice Vouchers (HCV)**

The Housing Choice Voucher program is a public/private partnership that provides vouchers to low-income families for use in the private rental housing market. The Seattle Housing Authority administers more than 10,100 vouchers. Households in this program earn 30% AMI or less and pay the portion of rent and utilities not covered by the voucher, which is typically 30 to 40% of their monthly income. HCV also includes a Project-Based program that subsidizes units in Seattle Housing Authority-owned and privately owned properties throughout Seattle.

In addition to these programs, the Seattle Office of Housing oversees additional affordable housing programs that will be considered in the analysis below. These include

- **City of Seattle Rental Housing Program**

The Rental Housing Program invests capital funding into the development of affordable rental housing. The program utilizes local levy and other funds, and has produced a total of nearly 12,000 units, with another 1,200 in the development pipeline. Funding restrictions regulate units at varying income levels with the majority of units restricted to 30% AMI. The program has funded a wide range of projects including public housing redevelopments, permanent supportive housing projects for homeless individuals, senior housing buildings, family housing projects, group homes for disabled individuals, and more. The projects are often jointly financed with partners such as the Seattle Housing Authority and Washington State Housing Finance Commission, which allocates Low Income Housing Tax Credits. For this reason, a large number of properties in the Rental Housing Program are also included in HUD's dataset of Public Housing, Project-Based Section 8, Other Multifamily, LIHTC, and even HCV (to the extent tenant-based voucher holders choose to rent units in buildings funded by the Rental Housing Program).

- **Multifamily Tax Exemption (MFTE) Program**

The MFTE program provides a 12-year tax exemption on new multifamily buildings in exchange for setting aside 20 to 25% of the homes as income- and rent-restricted. As of the end of 2015, the City had approved MFTE applications for projects comprising 6,457 affordable for-rent units and 119 affordable for-sale units, for a total of 6,576 affordable units. The program was recently renewed and expanded to all areas of the city where multifamily development is allowed. A small proportion of projects in the MFTE program also received funding from the Rental Housing Program.

- **Incentive Zoning (IZ) Program**

The IZ program allows commercial and residential developments to obtain bonus development capacity in exchange for income and rent-restricting a portion of units at no more than 80% AMI, or for making an in-lieu payment. The program has produced 184 on-site units (the majority of which are still under development), and collected approximately $100 million in payments, which have been invested primarily in the Rental Housing Program. Currently, the City is working to replace the IZ program with a Mandatory Housing Affordability program.

The AFFH Tool provides data on households within the five major program categories (Public Housing, Project-Based Section 8, Other HUD Multifamily, HCV, and LIHTC). For HCV and Public Housing households, data is provided from the 2013 PIH Information Center (PIC). Household data for the Project-Based Section 8 and Other HUD Multifamily programs are taken from the 2013 Tenant Rental Assistance Certification System (TRACs). Household data for the LIHTC program is provided via the 2013 National Low-Income Housing Tax Credit Database.

In addition to the HUD-provided data, local data is also analyzed throughout the AFFH. Certain sections incorporate analysis from two Seattle Housing Authority datasets (2015 Quarter 4 and 2016 Quarter 2). Datasets provided by the City of Seattle Office of Housing is also analyzed for the MFTE/IZ and Rental Housing Programs.

AFH Prompt: Publicly Supported Housing - Demographics 1a.i) Are certain racial/ethnic groups more likely to be residing in one category of publicly supported housing than other categories (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and Housing Choice Voucher (HCV))?

Table 1: Publicly Supported Housing Residents by Race/Ethnicity

	White	Black	Hispanic	Asian or Pacific Islander
Public Housing	38%	35%	6%	20%
Project-Based Section 8	40%	21%	4%	32%
Other Multifamily	32%	12%	6%	48%
HCV Program	38%	44%	4%	12%
MFTE/IZ	73%	5%	7%	10%
Rental Housing Program	40%	29%	7%	12%
0-30% of AMI	55%	15%	6%	18%
0-50% of AMI	53%	14%	7%	16%
0-80% of AMI	58%	12%	7%	15%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	66%	8%	7%	14%
(Seattle-Tacoma-Bellevue, WA CBSA) Region	68%	5%	9%	12%

Source: HUD, Table 6 - Publicly Supported Housing Residents by Race/Ethnicity, Affirmatively Furthering Fair Housing

Table 1 presents the demographics of publicly supported households across the four housing categories provided by HUD, as well as the two programs administered by the Office of Housing. Additionally, HUD has provided population demographics for the City of Seattle and the Seattle-Tacoma-Bellevue Metropolitan Statistical Area (MSA). Examining each category of publicly supported housing reveals differences in the representation of racial/ethnic groups. This is particularly true of publicly supported households led by Blacks in Seattle. Such households accounted for a greater portion of the population in the Public Housing and HCV Program compared to all other categories. This racial group comprised 44% and 35% of HCV and Public Housing

households, respectively. In comparison, Blacks accounted for only 21% of Project-Based Section 8 and 12% of Other Multifamily heads of households.

Whites were similarly represented in the household population across Project-Based Section 8 (40%), Public Housing (38%), and the HCV Program (38%). Although less present in Other Multifamily units, White households still occupied nearly a third of units (32%). Hispanic households accounted for four to six percent of residents in each housing category. Asian or Pacific Islanders experienced high variance in representation. Such households were represented to a large degree in Project-Based Section 8 (32%) and Other Multifamily where this group reached close to a majority (48%). However, their share fell to 20% in Public Housing and just under 12% in the HCV Program.

AFH Prompt: Publicly Supported Housing - Demographics 1a.ii) Compare the demographics, in terms of protected class, of residents of each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant category of publicly supported housing. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.

Race

As seen in Table 1, the overall finding regarding race and publicly supported housing in Seattle was that minority households occupied a majority of units across all programs barring MFTE/IZ. This reflected the inverse of the demographic profile of Seattle and the Seattle MSA's populations, which at the time were 66% and 68% White, respectively. For the most part, publicly supported housing did not serve White households to this degree. According to survey data, MFTE/IZ exceeded this amount with 73% of units occupied by White households. However, this data is based on a small sample size.

Regarding minority groups, the presence of Hispanics in publicly supported housing resembled that seen in the general population. No publicly supported housing type matched their 7% share of the total population, but six percent of both Public Housing and Other Multifamily units were occupied by Hispanics. Project-Based Section 8 and HCV served less Hispanic households (four percent in each). Hispanics were slightly more prevalent in the larger Seattle MSA at 9% of the population.

As Hispanics hewed closely to their overall population, the larger presence of minorities in public housing was fueled by Blacks and Asian/Pacific Islanders. This was especially true of the former, as all publicly supported housing types saw larger proportions of Blacks than in Seattle (8%) and the Seattle MSA (5%). The housing type with a population approaching the Seattle rate was Other Multifamily where Blacks accounted for 12% of households. Far higher proportions were evident in HCV (44%), Public Housing (35%), and Project-Based Section 8 (21%). Asian/Pacific Islanders were also generally found at higher proportions than either Seattle (14%) or the Seattle MSA (12%). Asian/Pacific Islander households were found at the same rate in HCV (12%), but exceeded their citywide representation in Other Multifamily (48%), Project-Based Section 8 (32%), and Public Housing (20%).

HUD also provides data on the income eligible housing population in Seattle from Comprehensive Housing Affordability Strategy (CHAS) to facilitate a comparison to those served through each publicly supported housing category. Public Housing units are eligible to households earning 80% of the area median income (AMI) or less. Despite this, the vast majority of individuals served by the Seattle Housing Authority earn 30% AMI or less. According to Seattle Housing Authority data from 2016 Quarter 2, 80% of households earned 30% AMI or less.

For this reason, Public Housing will be compared to those in Seattle with this level of income. Hispanic and Asian/Pacific Islanders accounted for similar population levels. Whites were underrepresented, however, as they accounted for 55% of the 0-30% population, but only 38% of Public Housing units. On the other hand, Blacks far exceeded their share of the 0-30% population. This group accounted for 15% of households in this income range but 35% of the Public Housing population.

The HCV and Project-Based Section 8 programs are eligible to individuals earning 30% AMI or less. White households were again underrepresented compared to the income eligible population. Across Seattle, Whites made up 55% of this population, but only 40% of households in HCV and Project-Based Section 8. Black households were only slightly overrepresented in Project-Based Section 8 at 21% compared to their 15% share of the income eligible population. However, Blacks were more prevalent in HCV as they occupied 44% of units. Asian/Pacific Islanders are less represented in the HCV program (12%), but commanded a 14 percentage point greater share in Project-Based compared to their overall population.

Other Multifamily developers are eligible to households earning 80% AMI or less. Whites were underrepresented as their share of the household population was 26 percentage points lower than seen across Seattle. Blacks equaled their standing to the citywide, income eligible population (12% in each), as did Hispanics. Asian/Pacific Islanders greatly exceeded their share seen among 0-80% AMI earners. While this group accounted for only 15% of that population, they occupied a near majority (48%) of Other Multifamily households.

Regarding the Seattle Office of Housing programs, residents in the MFTE/IZ program somewhat resembled the Seattle population as a whole with White households making up a slightly larger share at 73%. This incongruence is more significant when comparing the program to the low-income population, where White households comprised only 58% of the population. However, overall demographic data on the MFTE/IZ program was not available at this time for analysis. The data presented instead reflects the results of a 2015 survey distributed to MFTE renters that garnered 160 responses. Due to the small sample size of the survey, it is difficult to confidently make conclusions about who the program serves. The results do indicate that the program has room to reach more low-income households of color.

By comparison, the Rental Housing Program served a greater share of households of color compared to the Seattle population as a whole, as well as Seattle's low-income population. According to 2014 resident data, 40% of households were White. This was followed by Black households at 29%, Asian/Pacific Islanders at 12%, and Hispanics at 7%. When compared to Seattle's low-income population, Blacks were represented here to a larger degree while Hispanics closely resembled their share. Asian/Pacific Islanders were slightly underrepresented.

Age

Table 2: Publicly Supported Housing Residents by Age

Housing Type	% Elderly
Public Housing	44%
Project-Based Section 8	61%
Other Multifamily	90%
HCV Program	27%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction Population	11% (65+)
(Seattle-Tacoma-Bellevue, WA CBSA) Region Population	11% (65+)

Table 1 - Demographics, Affirmatively Furthering Fair Housing

Elderly households comprised a significant portion of the publicly supported housing population in Seattle. The proportion of elderly served through such programs was found to be much higher than seen among the general population. This was especially true for Other Multifamily, where nearly all units were occupied by the elderly (90%). While not reaching these levels, seniors still accounted for large portions of Project-Based Section 8 (61%), Public Housing (44%) and HCV residents (27%). In Table 2, we see that individuals aged 65 and older made up 11% of the population for both Seattle and the Seattle MSA.

Regarding the Seattle Office of Housing programs, data on elderly households is not available for the Rental Housing Program. However, included in the MFTE/IZ survey was a question regarding age. Eight percent of renters responded that they were aged 61 or older. This is lower than the proportion of individuals aged 65 and older in Seattle and the Seattle MSA (11% in each).

Disability

Table 3: Publicly Supported Housing Residents by Disability

Housing Type	% Disabled
Public Housing	36%
Project-Based Section 8	35%
Other Multifamily	20%
HCV Program	40%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction Population 5 and older	9%
(Seattle-Tacoma-Bellevue, WA CBSA) Region Population	11%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category; Table 14 - Disability by Age Group

Similar to the elderly, individuals with a disability were found in greater proportions within publicly supported housing compared to the overall population. Nine percent of the City of Seattle population 5 and older has a disability, while the same was true for 11% of the Seattle MSA. All program types housed disabled individuals at a rate two times the Seattle rate or higher. Disabled individuals were most concentrated in the HCV program (40% of residents). However, this group was found in relatively equal measure in Public Housing (36%) and Project-Based Section 8 (35%). The same was true of just one-fifth of Other Multifamily development residents.

According to Seattle Housing Authority 2016 Quarter 2 household data, this population may be even higher for Public Housing and HCV. In the former, disabled households were found to occupy 45% of all units. In regards to HCV, disabled households occupied nearly six in ten units (57%). A direct comparison with the HUD-provided AFFH data is difficult given that provides data on the number of disabled individuals in each program. However, these rates indicate that disabled households may be even more prevalent at least in these two instances. Regarding the Seattle Office of Housing programs, data on disabled households is not available.

Familial Status

Table 4: Publicly Supported Housing Residents by Familial Status[65]

Housing Type	# of Families with Children	Total Households (occupied)	% Families with Children
Public Housing	1,271	5,869	22%
Project-Based Section 8	209	2,745	8%
Other Multifamily	0	844	0%
HCV Program	3,125	9,742	32%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	51,271	285,425	18%
(Seattle-Tacoma-Bellevue, WA CBSA) Region	395,660	1,364,424	29%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category; Table 1 -
Demographics, Affirmatively Furthering Fair Housing; AFFH_Tract V.3.1 Dataset

Whereas elderly and disabled households far exceeded their rate in the general population, greater variability was seen for families with children. Such households were most prevalent in the HCV Program (32%) and Public Housing (22%). The former's rate exceeded the share of families with children seen in both Seattle (18%) and the MSA (29%). Public Housing had a similar proportion of units occupied by families with children as Seattle. Outside of these publicly supported housing types, families with children were less present. Only eight percent of Project-Based Section 8 units were occupied by such households, nearly 60% less than seen in Seattle and 72% less than in the MSA. However, no families were reported in Other Multifamily properties.

Regarding the Office of Housing programs, data on households with children was not available for either the MFTE/IZ or Rental Housing programs. Data on unit size is however available for the latter. Just over a quarter of units (27%) included two or more bedrooms. This likely indicates that the program primarily serves singles and not families with children. Despite that, the percentage is greater than the share of families with children in Seattle (18%) and approaches that of the MSA (29%).

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[65] "Table 1 – Demographics" provided by HUD provides the total number of families with children in the City of Seattle and the Seattle MSA. It also provides the percentage of families with children of all family households in each jurisdiction. This does not appear to be adequate to compare with the rate of units occupied by families with children in publicly supported housing in the HUD-provided "Table 7" as the rate of Family With Children-occupied units is expressed as a percentage of all units, not just those occupied by a "family". In order to provide a better comparison, total household data for Seattle and the Seattle MSA (King, Pierce, and Snohomish counties) was taken from the AFFH_Tract raw dataset. Then to arrive at the percentage of all households being a family with children, the number of families with children from table 1 was divided by the total number of households in each region found in the HUD-provided raw data.

Sex

Table 5: Publicly Supported Housing Residents by Gender, Disability, Age, and Families[66]

	Male	Female
Housing Type		
Public Housing	41%	59%
Project-Based Section 8	49%	51%
Other Multifamily	45%	55%
HCV Program (*SHA 2016 Q2 Data)	44%	56%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	50%	50%
(Seattle-Tacoma-Bellevue, WA CBSA) Region	50%	50%

Source: HUD, Housing Project V.3.0 Dataset; Table 1 – Demographics, Affirmatively Furthering Fair Housing, and SHA Household Data 2016 Quarter 2

The gender makeup of Project-Based Section 8 households closely resembled that of Seattle and the MSA overall. For each, males and females made up roughly equivalent portions of the population. Female-headed households were more present in Public Housing and Other Multifamily. In the latter, females headed 55% of households, while the same was true of nearly six in ten Public Housing units. No HUD, AFFH-data was provided on the gender composition of the HCV program. However, Seattle Housing Authority household data taken from 2016 Quarter 2 allows for reporting on the gender split in HCV households. As in all other cases, females led a majority of households. According to the SHA dataset females accounted for 56% of heads of households, while men comprised only 44% of the population.

National Origin

Table 6: Most Prevalent Languages Spoken Other than English, Public Housing and HCV

Public Housing		HCV	
Language	**% of Households**	**Language**	**% of Households**
Somali	7%	Somali	7%
Vietnamese	6%	Vietnamese	4%
Cantonese	3%	Amharic	2%
Tigrinya	2%	Spanish	1%
Amharic	2%	Tigrinya	1%

Source: SHA Household Data 2016 Quarter 2

No HUD, AFFH-data was provided on the national origin of publicly supported housing residents. However, using Seattle Housing Authority household data from 2016 Quarter 2, this analysis can be reported for Public Housing and HCV. Unfortunately, this data lacks a national origin indicator. Instead the number of individuals who speak a primary language other than English is used as a proxy variable.

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[66] Data for Female Head of Households was calculated using data provided in the Housing_Project Dataset, and based off the percent of female headed households in each housing type and the total number of units reported for each. HUD did not provide data on the gender composition of the HCV Program. Data provided in Table 5 for the HCV program is taken from Seattle Housing Authority 2016 Quarter 2 household data.

Nearly a quarter of the HCV population served speaks a language other than English (23%), while the same was true for 31% of Public Housing heads of households.[67] In 2010, 9% and 18% of Seattle's population had a Limited English Proficiency or were Foreign-Born, respectively.[68] Although SHA data does not track Limited English Proficiency the numbers above indicate that SHA likely serves a higher proportion of such individuals than seen among the entire Seattle population. Table 6 below presents the most common languages other than English. A number of commonalities exist between the two programs. Somali in particular was spoken by seven percent of households in Public Housing and HCV.

Within Region

Table 7 below displays the racial and ethnic composition for publicly supported housing in the Seattle MSA. Generally, all housing categories were found to hold a higher percentage of White households than seen in their respective programs in the City of Seattle. This is despite Seattle having a somewhat smaller share of White residents in the general population (66%) compared to the MSA (68%). This indicates that a greater level of diversity is present in publicly supported housing in Seattle.

Table 7: Publicly Supported Housing Residents by Race/Ethnicity, Seattle MSA

	White	Black	Hispanic	Asian or Pacific Islander
Public Housing	56%	17%	5%	22%
Project-Based Section 8	71%	7%	4%	18%
Other Multifamily	45%	3%	3%	18%
HCV Program	57%	31%	5%	7%
(Seattle-Tacoma-Bellevue, WA CBSA) Region	68%	5%	9%	12%

Source: HUD, Table 6 - Publicly Supported Housing Residents by Race/Ethnicity, Affirmatively Furthering Fair Housing

Bolstering this point is that in nearly every instance, Seattle's publicly supported housing contained a higher percentage of people of color than the same categories in the larger metro area. There are only two instances where this was not true, and those were for Asian/Pacific Islander and Hispanic households in the Public Housing and HCV programs, respectively. In some cases, the share of People of Color in Seattle's assisted housing far outpaced the MSA. This was especially true in Public Housing, where Black households were twice as likely in Seattle compared to the MSA. Additionally, the share of Asian/Pacific Islanders in Other Multifamily was 30 percentage points higher in Seattle than the metro area.

White households were especially prevalent in Project-Based Section 8 where they accounted for 71% of all households served. White households also occupied a majority of units in HCV (57%) and Public Housing (56%). Black households were most prevalent in the HCV (31% of households) and Public Housing (17%) categories. In Public Housing, Project-Based Section 8, and Other Multifamily, Asian/Pacific Islander households occupied about one-fifth of units. Finally, Hispanic households accounted for three to five percent of households across all publicly supported housing categories in the Seattle MSA.

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[67] Unfortunately, in the case of both HCV and Public Housing there are a number of households were designated as "blank" for language. This is true of 20% of HCV households and 44% of Public Housing households. This is largely interpreted as indicating the household speaks English, however, we cannot definitively state this. Therefore, in each instance the percentage of households speaking a language other than English is likely slightly higher than reported.
[68] HUD, Table 2 – Demographic Trends.

Despite largely serving White households, only Project-Based Section 8 served a greater concentration of this racial group than in the Seattle MSA overall (68%). Other Multifamily, with only 45% of households led by a Whites, lagged behind the MSA by over 20 percentage points. Black households were found in greater proportion in the MSA's publicly supported housing programs than the region itself. The only program for which this was not true was Other Multifamily. Black households served through this program comprised just three percent of households. HCV was found to house the largest share of Black households at a rate six times higher than in the Seattle MSA (31%). Public Housing also experienced a greater proportion of Black residents (17%), while Project-Based Section 8 resembled the general population (7%).

Similarly to Black households, Asian/Pacific Islanders were also found to occupy a larger share of the publicly supporting housing population than in the region overall. However, it was not as extreme a gap. In the MSA, such individuals accounted for 12% of the population. Higher proportions were seen in Public Housing (22%), Project-Based Section 8 (18%), and Other Multifamily (18%). As for Hispanic households, they comprised around five percent of households in each program despite making up nearly 10% of the overall MSA population.

AFH Prompt: Publicly Supported Housing – Location and Occupancy 1b.i) Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs.

Table 8: Demographic Profile of Units by Publicly Supported Housing Type[69]

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
Public Housing	52%	29%	19%	20%
Project-Based Section 8	46%	31%	23%	8%
Other Multifamily	64%	26%	11%	32%
HCV Program	56%	35%	9%	14%
LIHTC	44%	15%	41%	15%
MFTE/IZ	25%	26%	49%	2%
Rental Housing Program	44%	39%	17%	16%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	31%	16%	53%	4%

Source: HUD, AFFH Tract V.3.1 Dataset; Housing_Project V.3.0 Dataset; Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program

Public Housing

Map 1 below details the location of Public Housing properties in relation to racial/ethnic groups in Seattle. Public Housing assets were spread throughout the entirety of the city. By and large, units were concentrated in the north, downtown, southeast, and West Seattle neighborhoods of the city. A majority of Public Housing properties (80% of occupied units) were located outside Racially or Ethically-Concentrated Areas of Poverty, or

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[69] To determine the proportion of units located within each demographic category in Table 6, publicly supported housing types were analyzed by the census tract in which they reside. Tracts were classified according to their proportion of minority populations within each. The rate was then determined by dividing the number of units within such tracts by the total number of units for each publicly supported housing type.

R/ECAPs.[70] However, areas with Public Housing properties appeared to hold higher proportions of People of Color compared to areas lacking such developments.

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[70] HUD, AFFH Table 7: R/ECAP and Non-E/ECAP Demographics by Publicly Supported Housing Program Category. HUD defines R/ECAPs as Census Tracts with 50% or higher of its population being non-white, and for which 40% or more of the individuals living in it are at or below the poverty line. See HUD's "Affirmatively Furthering Fair Hosing (AFFH) Data Documentation", July 2016, 8, https://www.hudexchange.info/resource/4848/affh-data-documentation/.

Map 1: Public Housing and Racial/Ethnic Groups, Seattle

Source: HUD, Map 5: Publicly Supported Housing and Race/Ethnicity
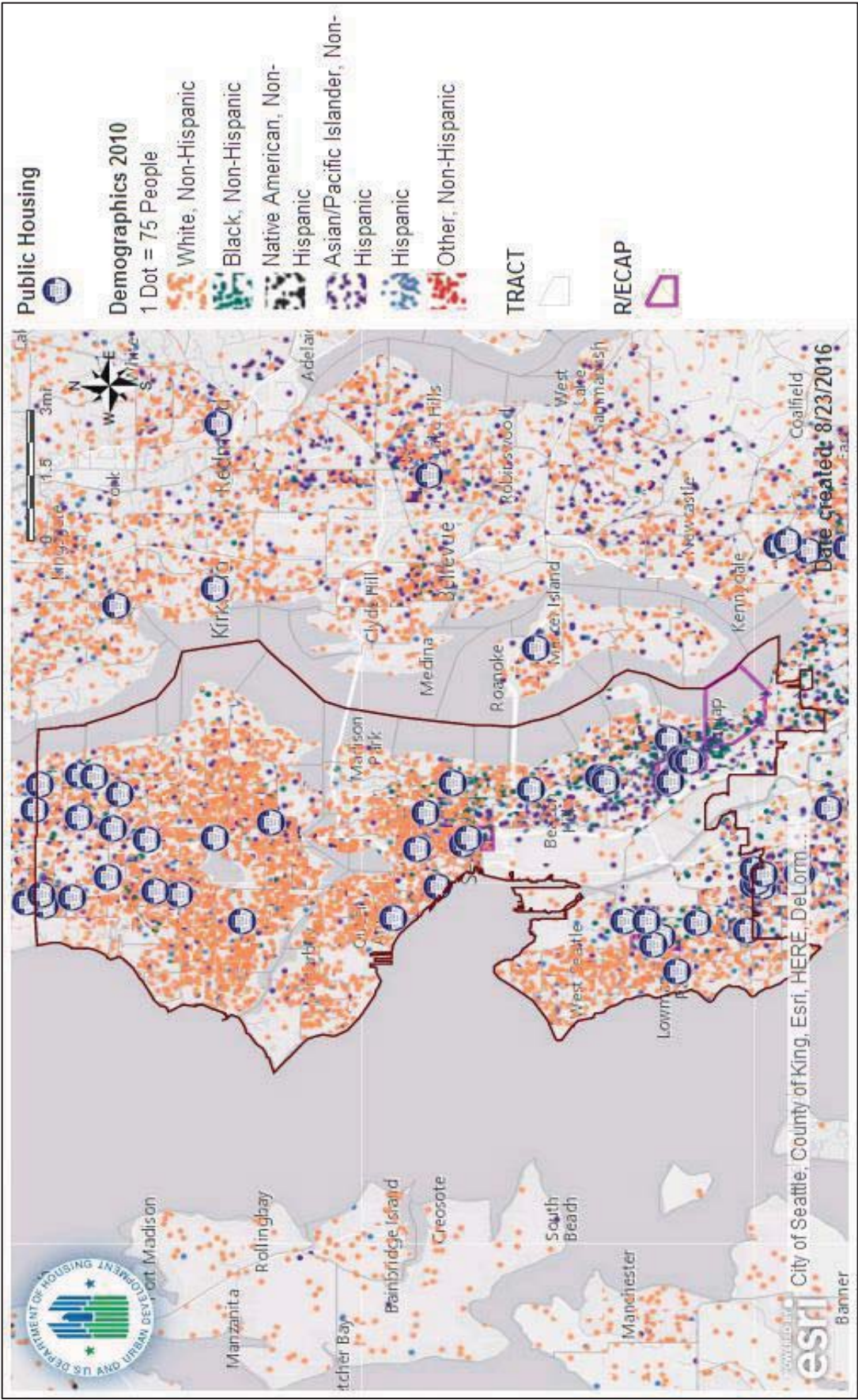
Map 1 shows that Public Housing assets were largely found in areas with larger shares of People of Color compared to those with larger White populations. These include First Hill (820 units), South Beacon Hill/New Holly (710 units), High Point (313 units), and Columbia City (264 units). Here we see three public housing communities located within R/ECAPs. All of these communities have been, or are in the process of being, redeveloped into mixed-income communities. These include High Point, NewHolly, and Yesler Terrace.

The Seattle Housing Authority accomplished this in partnership with HUD, the City of Seattle, non-profit organizations, and service providers. The overarching goal was to not only increase the supply of high quality, low-income housing, but also to revitalize these neighborhoods into mixed-income communities of opportunity. Affordable housing units were developed at a range of income levels, while continuing to serve extremely low-income households (at or below 30% AMI). For more information on the redevelopment process in each community and in what ways these neighborhoods have changed, please refer to the section of the Assessment specifically pertaining to Seattle's Racially or Ethnically Concentrated Areas of Poverty.

The R/ECAP tract most populated by Public Housing units was Tract 85 (First Hill), which houses Jefferson Terrace (393 units) and Yesler Terrace (262 units). High Point Phases I and II (200 and 50 units, respectively) were found in R/ECAP Tract 107.02 (High Point). Finally, the three Public Housing properties found in Tract 110.01 (South Beacon Hill/New Holly) were Holly Court (92 units), New Holly Phase II (60 units), and New Holly Phase III (163 units).

A number of Public Housing properties were also located in the north. In general, such neighborhoods contain smaller populations of People of Color. However, HUD-provided data shows that such Public Housing units were found in relatively integrated neighborhoods in which People of Color comprised 40% of the population (Map 2). These included the following neighborhoods: Northgate/Maple Leaf, Licton Springs, Cedar Park/Meadowbrook, Olympic Hills/Victory Heights, and Haller Lake. Some of the properties located here include High Rise Phase II (686 units), Cedarvale Village (24 units), Stone View Village (12 units), and a number of Scattered Sites. Public Housing lacks a presence in the Ballard, Magnolia, and northeast neighborhoods, which include large majorities of White individuals.

Map 2: Public Housing Properties in North Seattle

Public Housing

Demographics 2010

1 Dot = 75 People

White, Non-Hispanic

Black, Non-Hispanic

Native American, Non-Hispanic

Asian/Pacific Islander, Non-Hispanic

Hispanic

Other, Non-Hispanic

TRACT

R/ECAP

Date created: 1/14/2016

Name: Map 5 - Publicly Supported Housing and Race/Ethnicity

City of Seattle, County of King, Esri, HERE, DeLorme...

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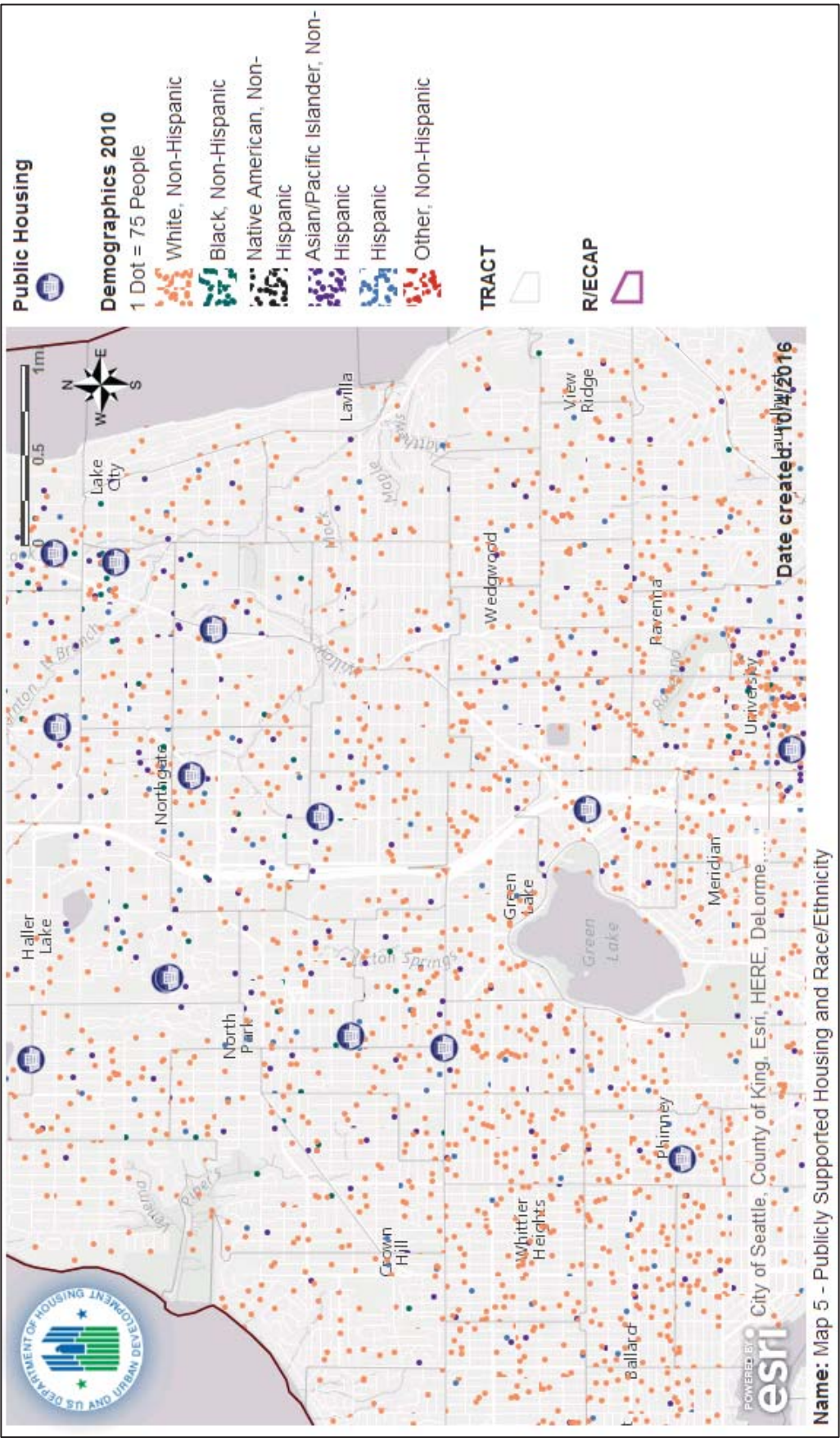
HUD-provided data bares this out (Table 8). Overall, a majority (52%) of Public Housing units were located in census tracts with larger shares of People of Color than seen in all of Seattle (the People of Color population is six percentage points above the citywide share or more). The same is true for 31% of Seattle's population. Public Housing residents were also less likely to live in areas with larger shares of White people (defined as tracts in which the share of People of Color is six percentage points lower than the citywide share or more). Only 19% of units were in such tracts compared to 53% of Seattle's population. Such Public Housing units were found throughout the Green Lake, Queen Anne, and Interbay neighborhoods among others. However, 29% of Public Housing units were found in relatively integrated tracts, which is similar to the proportion seen in Seattle (tracts in which the share of People of Color is within 5% of the citywide share). These include neighborhoods such as Ravenna/Bryant, Broadview/Bitter Lake, Olympic Hills/Victory Heights, and Capitol Hill.

Project-Based Section 8

Map 3 below details the location of Project-Based Section 8 properties in relation to racial/ethnic groups in Seattle. Units in this housing category were predominantly featured in the downtown, east, central, and northwest sections of Seattle. In many of these areas, Whites comprised a significant majority of residents. This was particularly true of the neighborhoods to the North that hold such units. Nearly one in five Project-Based Section 8 units was found in northern tracts where Whites accounted for 75% of the population. This included the neighborhoods of Ravenna/Bryant (239 units), Sunset Park/Loyal Heights (146 units), Capitol Hill (77 units), Ballard (30 units), and North Beach/Blue Ridge (15 units).

Map 3: Project-Based Section 8 and Racial/Ethnic Groups, Seattle

Project-Based Section 8

Demographics 2010
1 Dot = 75 People
- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic

TRACT

R/ECAP

Date created: 10/4/2016

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Name: Map 5 - Publicly Supported Housing and Race/Ethnicity

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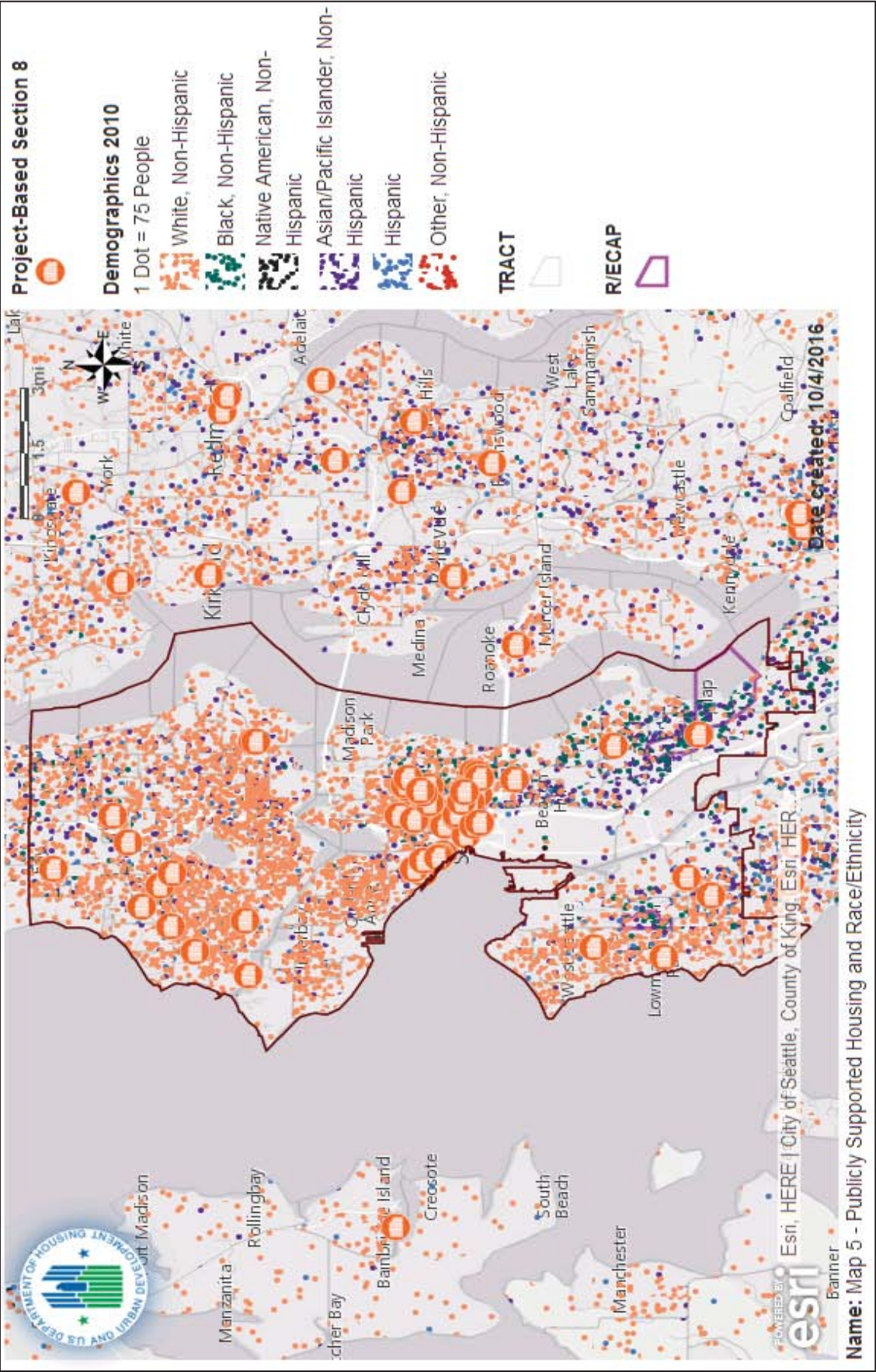
Somewhat greater diversity was seen in downtown Seattle tracts where Whites more closely resembled their share of the citywide population (Map 4). Project-Based Section properties found in such neighborhoods include the LaSalle Apartments (40 units) and Market House (51 units) in the Downtown Commercial Core, and Stewart House (85 units) and First and Vine Apartments (82 units) in Belltown. However, a number of properties in the Downtown area resided in tracts with larger shares of People of Color than seen citywide. These include 127 units in First Hill, and 69 units in Central Area/Squire Park.

Notably, all of the Project-Based Section 8 properties located in R/ECAPs were found in the Seattle Pioneer Square/International District neighborhood (Tract 91). Those properties were the Bush Hotel (96 units), International House (99 units), and New Central House (28 units). Outside of these properties, concentrations of units were also found in tracts immediately surrounding this R/ECAP. These included the communities of First Hill, Central Area/Squire Park, Judkins Park, and the remainder of Pioneer Square/International District. Overall 805 Project-Based Section 8 units were found in these tracts, in which People of Color comprised 56% of the population (primarily Asian/Pacific Island residents).

Map 4: Project-Based Section 8 Properties in Downtown Seattle

Project-Based Section 8

Demographics 2010

1 Dot = 75 People

White, Non-Hispanic

Black, Non-Hispanic

Native American, Non-Hispanic

Asian/Pacific Islander, Non-Hispanic

Hispanic

Other, Non-Hispanic

TRACT

R/ECAP

Yesler Terrace

Seattle

Puget Sound

Date created: 10/4/2016

City of Seattle, County of King, Esri, HERE, DeLorme,...

Name: Map 5 - Publicly Supported Housing and Race/Ethnicity
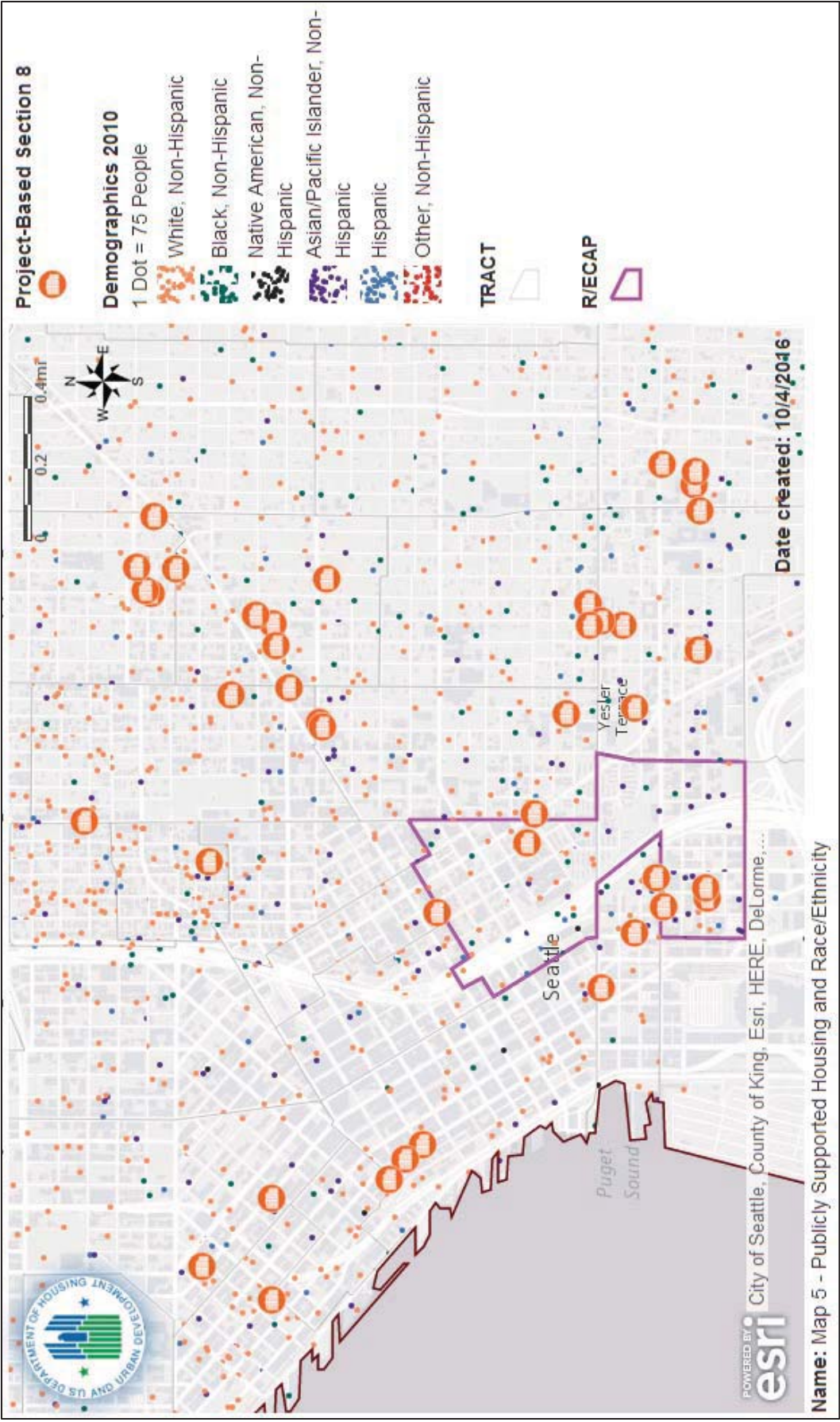
While the south of Seattle held fewer Project-Based Section 8 properties, greater diversity was evident compared to those in the north. Roughly 10% of Project-Based Section 8 units (279 units) were located south of downtown Seattle. Tracts featuring such publicly supported housing held a population that was 46% White, 25% Asian/Pacific Islander, and 18% Black.

In comparing Project-Based Section 8 to the City of Seattle (Table 8), we find similar results to Public Housing. Close to a majority of Project-Based Section 8 units were in tracts with larger shares of People of Color (46%). This is 15 percentage points above that experienced in Seattle indicating such residents of publicly supported housing reside in more diverse neighborhoods than the population at large. A quarter of units (23%) were in tracts with larger shares of White people than seen citywide, while the same was true of 53% of all Seattle citizens. Moreover, Project-Based Section 8 was the publicly supported housing type with the fewest units found in R/ECAPs. Only eight percent of units were located in these tracts, which compares favorably to the citywide total (4%).

Other Multifamily

Map 5 below details the location of Other Multifamily properties in relation to racial/ethnic groups in Seattle.[71] Of the properties located in Seattle, all but two were sited in downtown, the southeast, or West Seattle. Regarding the latter, such tracts tend to be less racially integrated. We also find three developments located in R/ECAP tracts.

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[71] This map was custom created due to the AFFH tool presenting more properties than which there was actual data. A number of icons on the screen when selected presented property data that was listed as "Null" save for the address. In using the Query Tool and analyzing the raw datasets provided by HUD it was evident that there were not nearly as many properties as shown in Map 5. Therefore, this custom map was created to present the location of those Other HUD Multifamily developments for which there was information.

Map 5: Other Multifamily and Racial/Ethnic Groups, Seattle
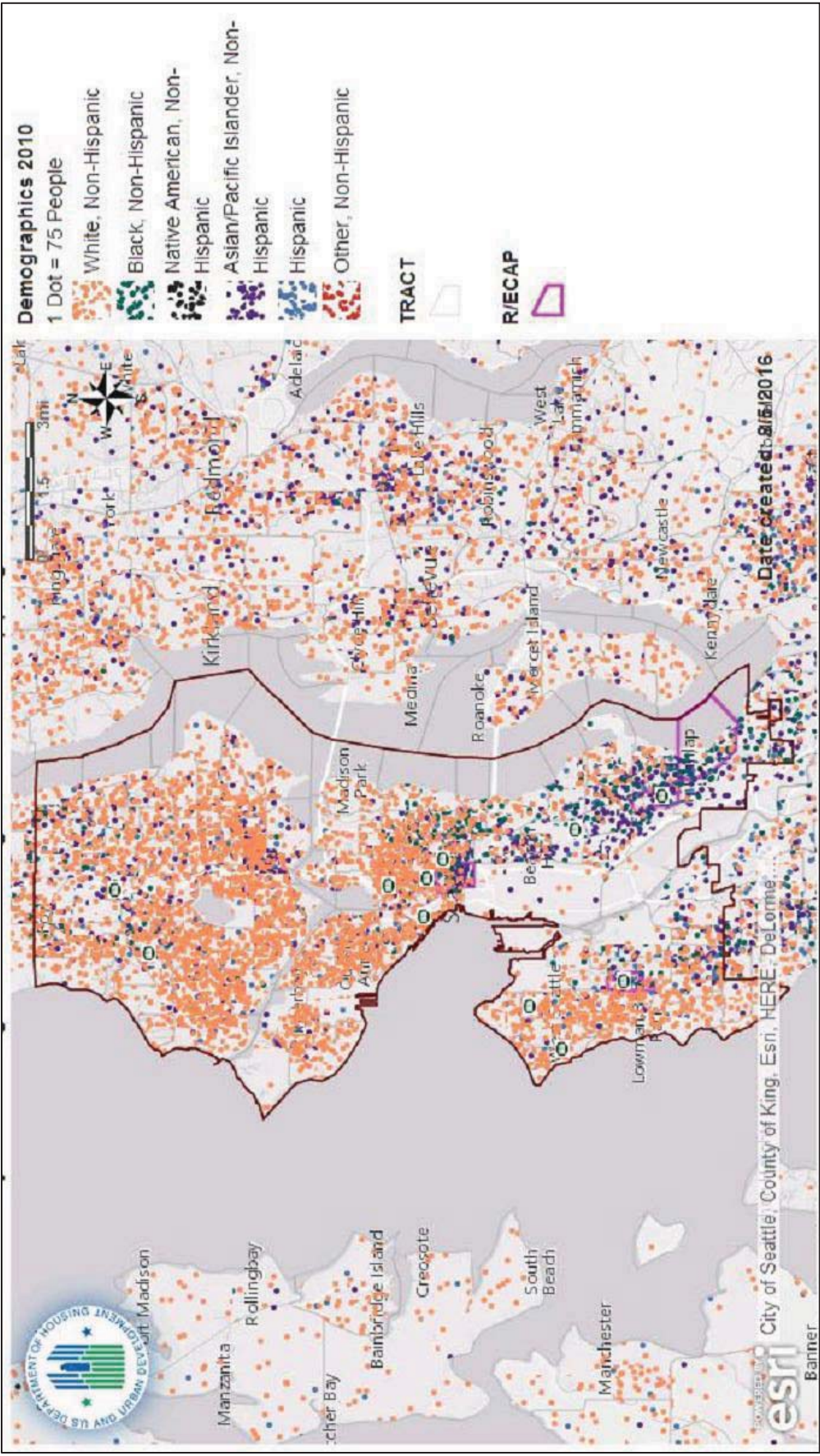
Source: HUD, Map 5: Publicly Supported Housing and Race/Ethnicity

In the southern half of Seattle, all Other Multifamily developments besides Admiral Housing were in neighborhoods where Whites made up less than one-third of the population (North Beacon Hill/Jefferson Park, High Point, and South Beacon Hill/New Holly). The largest racial/ethnic groups in these tracts were Asian/Pacific Islanders (34%) and Blacks (33%). Two Other Multifamily Developments, Providence Elizabeth House and Providence Peter Claver House, were found in the West Seattle and Southeastern R/ECAPs, respectively. Along with these properties, the Hilltop House Apartments (124 units) were located in the First Hill R/ECAP. Outside of the First Hill R/ECAP, the remaining Other Multifamily developments in Downtown and North Seattle resided in predominantly White locations including Greenwood/Phinney Ridge, Downtown Commercial Core and Cascade Eastlake. There was one exception in regards to the Oak Manor Apartments in the Northgate/Maple Leaf neighborhood, which displayed a larger number of People of Color than seen citywide (43%).

Compared to Seattle overall and the other publicly supported housing types, Other Mutlifamily had the largest concentration of units in tracts with larger shares of People of Color. Sixty-four percent of such units met this designation. This is eight percentage points greater than seen in the next highest publicly supported housing type (HCV), and over twice that seen across Seattle's population (31%). Moreover, the highest concentration of units in R/ECAPS was also seen in Other Multifamily (32% of units). This rate was eight times the citywide share of individuals living in such tracts. Other Multifamily displayed the second least share of units in tracts with larger shares of White people (9%), with the remaining quarter of units (26%) in relatively integrated neighborhoods.

HCV

Map 6 below details the location of HCV properties in relation to racial/ethnic groups in Seattle. Tract shading represents the density of voucher utilization with darker shading indicating heavier concentrations of vouchers. It is apparent that voucher utilization was greatest in neighborhoods populated by People of Color in Seattle's south.

Map 6: HCV and Racial/Ethnic Groups, Seattle

Demographics 2010

1 Dot = 75 People

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic

TRACT

R/ECAP

Percent Voucher Units

- < 4.64 %
- 4.65 % - 8.24 %
- 8.25 % - 13.51 %
- 13.52 % - 26.22 %
- > 26.22 %

Date created: 8/4/2016

City of Seattle, County of King, Esri, HERE, DeLorme

Name: Map 6 - Housing Choice Vouchers and Race/Ethnicity

268
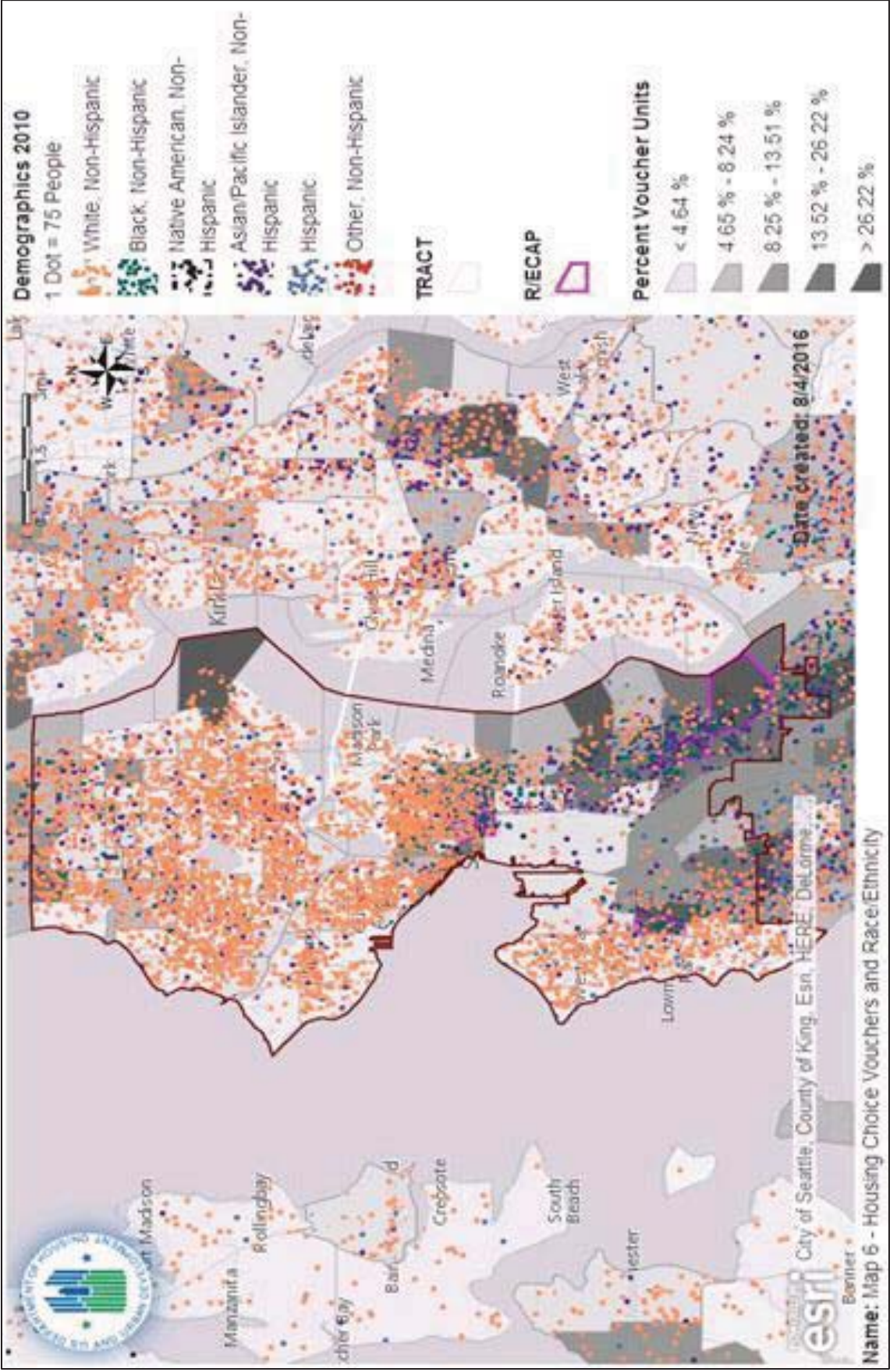
These neighborhoods included Columbia City (809 units), South Beacon Hill/New Holly (633 units), High Point (594 units), and Rainier Beach (577 units) among others (Map 7). Downtown Seattle tracts also display utilization rates exceeding 8.25%. Whereas tracts to the south largely exhibited higher concentrations of People of Color than in greater Seattle, the results were varied in downtown tracts. HCV displayed a heavy presence in the Pioneer Square/International District and First Hill tracts, which included all majority-minority tracts. However, there were a number of downtown tracts with HCV units that display a similar demographic composition to Seattle. These included Belltown (703 units) and the Downtown Commercial Core (400 units).

However, it is also in these downtown and southern tracts HCV is found to have a large presence in each R/ECAP. Voucher utilization was especially prevalent in Rainier Beach (Tract 118), which held 443 such units. A similar presence of HCV existed the South Beacon Hill/New Holly (394 units) and High Point (339 units) R/ECAPs (Tracts 110.01 and 107.02, respectively). In these three sourthern R/ECAPSs, voucher utilization rates exceeded 26%. Finally, HCV units were also found in the First Hill (113 units) and Pioneer Square/International District (108 units) R/ECAPs located in downtown Seattle.

Map 7: HCV in South Seattle

Demographics 2010

1 Dot = 100 People

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic

TRACT

R/ECAP

Percent Voucher Units

- < 4.64 %
- 4.65 % - 8.24 %
- 8.25 % - 13.51 %
- 13.52 % - 26.22 %
- > 26.22 %

Date created: 8/4/2016

esri City of Seattle, County of King, Esri, HERE, DeLorme...

Name: Map 6 - Housing Choice Vouchers and Race/Ethnicity

270

Outside of isolated pockets in the North, generally low utilization rates were seen as few tracts rise above 8% of voucher units. In these tracts, greater numbers of voucher units were located in relatively integrated neighborhods. For instance, HCV had a large presence in the Broadview/Bitter Lake (456 units), Olympic Hills (153 units), Ravenna/Bryant (82 units), and Greenwood/Phinney Ridge (74 units) neighboorhoods which all roughly mirrored Seattle's population. As seen in Map 8, however, voucher usage in the north was generally lower, especially considering the heavy concentration in the south.

In comparing the geographic distribution of HCV units to Seattle's population (Table 8), HCV units were predominantly found in tracts with larger shares of People of Color. This was true for 56% of HCV units, but just 31% of Seattle's population. Additionaly, Seattle residents lived in predominantly White tracts at a rate nearly six times greater than HCV households. Despite this, HCV was the publicly supported housing type with the most units in relatively integrated tracts (35% of HCV units). This was driven by the spread of HCV throughout the northeast, northwest, and east. Despite the presence of vouchers in each R/ECAP, only 14% of HCV units were found in such tracts. This is second lowest to Project-Based Section 8, and only 10 percentage points above that seen in Seattle overall.

Map 8: HCV in South Seattle

Demographics 2010

1 Dot = 75 People

White, Non-Hispanic
Black, Non-Hispanic
Native American, Non-Hispanic
Asian/Pacific Islander, Non-Hispanic
Hispanic
Other, Non-Hispanic

TRACT

R/ECAP

Percent Voucher Units

< 4.64 %
4.65 % - 8.24 %
8.25 % - 13.51 %
13.52 % - 26.22 %
> 26.22 %

Date created: 8/4/2016

Name: Map 6 - Housing Choice Vouchers and Race/Ethnicity

esri City of Seattle, County of King, Esri, HERE, DeLorme

272

LIHTC

Map 6 below details the location of LIHTC properties in relation to racial/ethnic groups in Seattle. Similar to Public Housing, units were found in a number of neighborhoods throughout Seattle. Despite this, large concentrations of units are in downtown tracts reaching down to the southeast corner of the city. Among the low-income units in LIHTC properties, similar shares are found in areas with larger shares of People of Color (44%) and larger shares of White people (41%). Regarding the former, LIHTC saw the smallest share of units residing in such neighborhoods among all publicly supported housing categories. At the same time, LIHTC was found to have the greatest share in neighborhoods with larger White populations. In fact, the share of LIHTC units in such locations was nearly double that of the next closest housing program (Project-Based Section 8 at 23%). Regarding their relation to R/ECAPs, 15% of low-income units were located in such tracts.
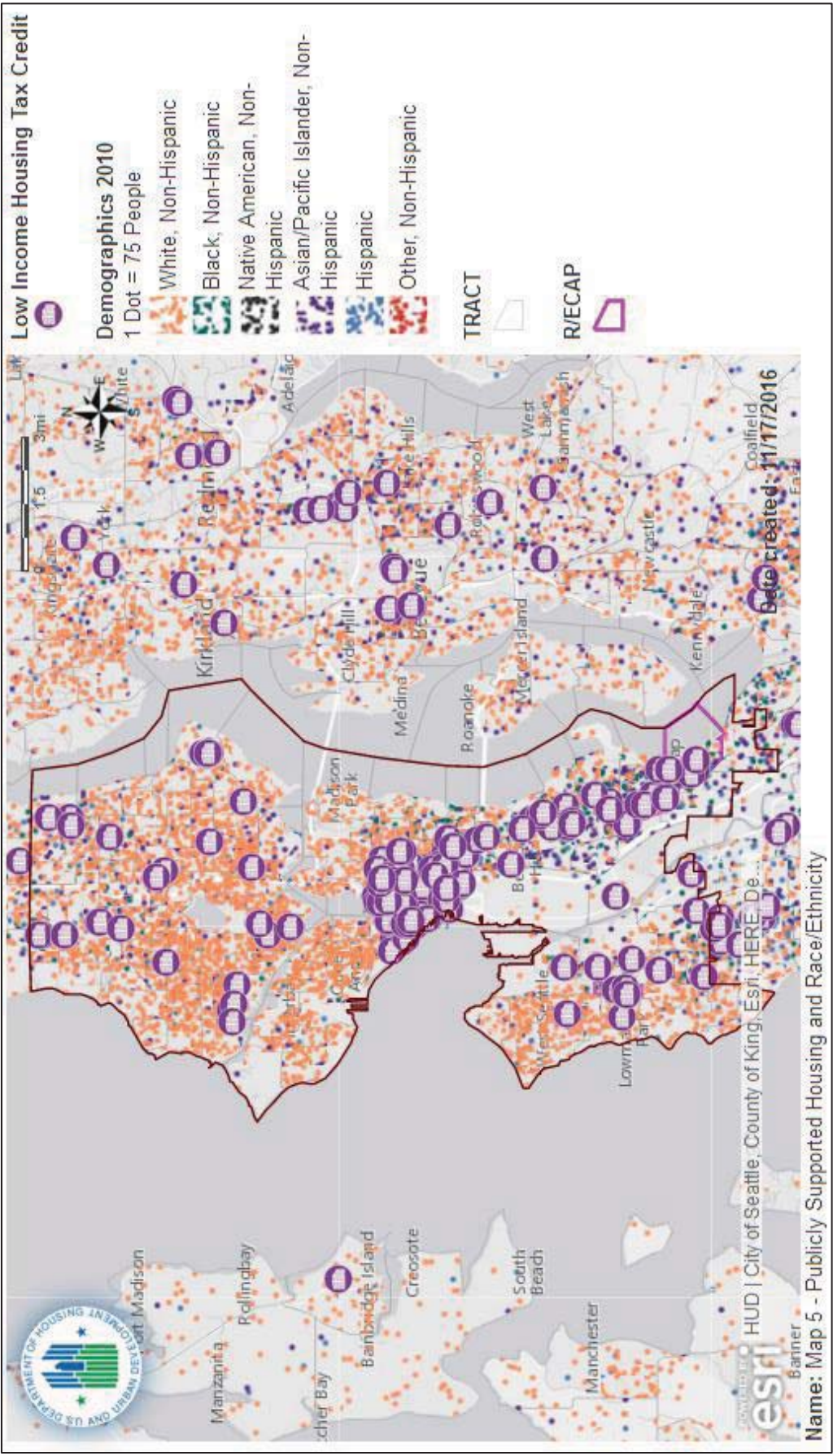
As seen in Map 8, LIHTC units were clustered throughout the southeast and in pockets of West Seattle. As stated previously, many of these tracts held larger shares of People of Color than seen in Seattle overall. Furthermore, tracts with the greatest numbers of low-income units in these communities also tended to be located in R/ECAPs. This was true of the Seattle High Rise Rehabilitation Phase III (552 units) and Lake Washington Apartments (364) in Rainier Beach; and the 596 LIHTC units of High Point Phase I and III in High Point.

LIHTC units were also found to be dense in Seattle's downtown area. Tracts located here were generally of similar demographic makeup to Seattle, or contained larger shares of People of Color. The Cascade/Eastlake neighborhood is indicative of the former. This neighborhood contained many LIHTC developments including Balfour Place (180 units), YWCA Opportunity Place (130 units), and the David Colwell Building (124 units). Regarding neighborhoods with larger share of People of Color in the downtown region, a number of LIHTC properties were found in the Pioneer Square/International District neighborhood. Overall, there are six properties found here with 363 low-income units.

Generally, LIHTC properties located north of Lake Union were found to be in tracts that were either relatively integrated or held larger share of White people compared to the greater Seattle population. The LIHTC property with the greatest number of low-income units (Homeworks Phase I with 669 units) was found in the Sunset Hill/Loyal Heights neighborhood, which was nearly 90% White. A number of demographically similar neighborhoods included large LIHTC developments such as the Tressa Apartments, New Haven Apartments, and Cambridge Apartments in Broadview/Bitter Lake. However, there were also units in the north located in neighborhoods with larger shares of People of Color. These included the neighborhoods of Cedar Park/Meadowbrook (394 units), Licton Springs (87 units), and Haller Lake (25 units).

Map 8: LIHTC and Racial/Ethnic Groups, Seattle

Low Income Housing Tax Credit

Demographics 2010
1 Dot = 75 People

- White, Non-Hispanic
- Black, Non-Hispanic
- Native American, Non-Hispanic
- Asian/Pacific Islander, Non-Hispanic
- Hispanic
- Other, Non-Hispanic

TRACT

R/ECAP

Date created 11/17/2016

esri | HUD | City of Seattle, County of King, Esri, HERE, De...

**Name:** Map 5 - Publicly Supported Housing and Race/Ethnicity

274

MFTE/IZ

The location of affordable, MFTE/IZ units largely mirrored that of all Seattle residents. Nearly a majority of developments were found in neighborhoods with larger shares of White people than seen across the city. This resembled the trend in Seattle, as 53% of the population lives in such tracts. As seen in Map 9, a significant number of units were located in northern tracts, which tended to largely be populated by White individuals. This included the neighborhoods of University District, Wallingford, Ballard, and Greenwood. Moreover, many affordable units were found in largely White tracts in West Seattle.

Over 20% of MFTE/IZ units were in tracts with larger shares of People of Color; a rate that is actually lower than seen in Seattle overall. Noticeably in the map of MFTE/IZ properties, there was a smaller number of units located to the city's southeast. This area is largely comprised of neighborhoods with larger shares of People of Color. Units were found in Columbia City and North Beacon Hill, but their numbers are far less than seen across other publicly supported housing. A similar proportion of units (26%) were located in relatively integrated tracts. Additionally, few MFTE/IZ units were found in R/ECAPs. In fact, the program's rate was lower than the share of all individuals residing in R/ECAPs overall.

Map 9: Location of MFTE/IZ Properties
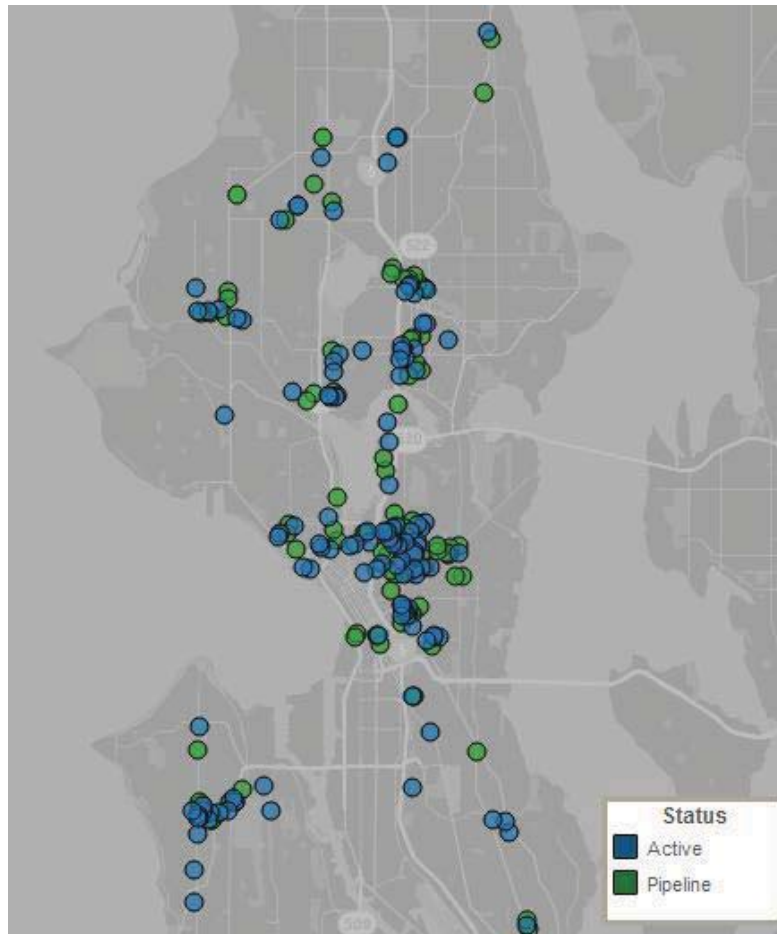
Rental Housing Program

Compared to MFTE/IZ, the location of Rental Housing Program developments was similar to the housing categories analyzed previously. Most units were located in tracts with larger shares of People of Color (44%). This was closely followed by the share of units in relatively integrated neighborhoods (39%), while units were less prevalent in tracts with larger shares of White people were less prevalent (17%). Compared to the MFTE/IZ program, Rental Housing Program units were more likely in southeastern and West Seattle neighborhoods with greater numbers of People of Color. As seen in Map 10, units were scattered throughout the High Point and Roxhill/Westwood neighborhoods, while also concentrated in Rainier Beach, Columbia City, and South Beacon Hill/New Holly.

Map 10: Location of Rental Housing Program Properties
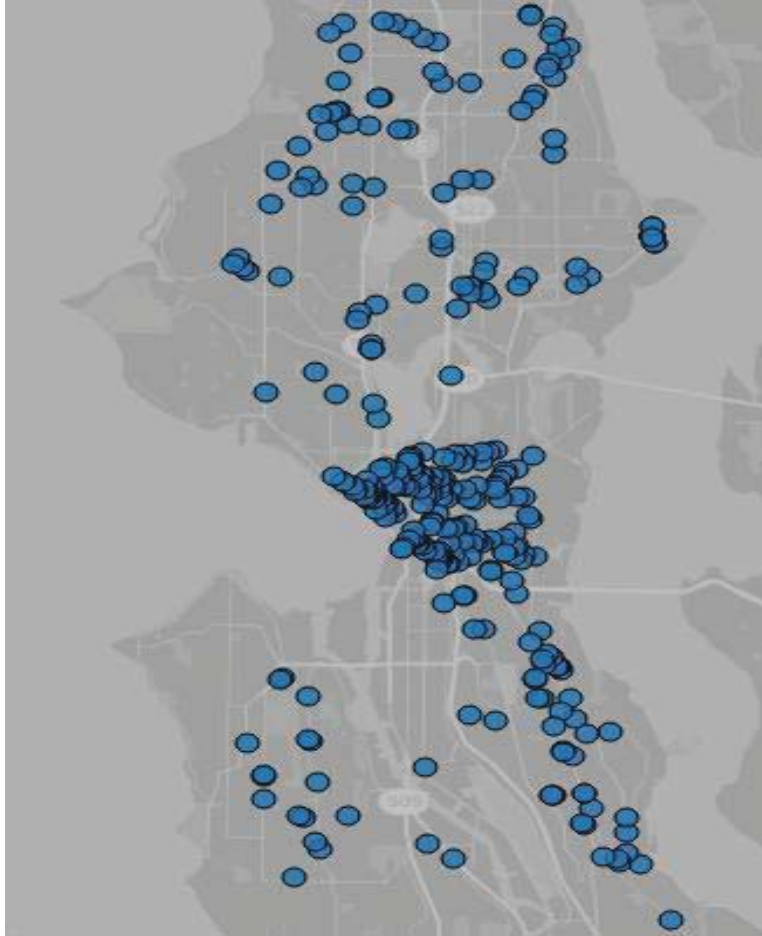
Rental Housing Program residents were also more commonly found in R/ECAP neighborhoods compared to the population at large. Sixteen percent of affordable units were located in such neighborhoods while the same is true for four percent of Seattle. The Rental Housing Program has units in all of Seattle's R/ECAP tracts. Most of these (39%) were located in the Pioneer Square/International District neighborhood (Tract 91). A similar number of affordable units were also found in Rainier Beach (33%). First Hill (Tract 85) and South Beacon Hill/New Holly (Tract 110.01) both included just over 10% of units. High Point was home to the lowest amount of Rental Housing Program units with only four percent.

Within Region

As noted in the Segregation and Integration Analysis, the MSA's White population tends to be concentrated in areas dominated by those areas nearest waterways such as the Puget Sound and Lake Washington. Some towns and communities further east also hold a higher share of the White population in comparison to People of Color. These areas are generally found in rural communities that are less populated. However, the share of the White population within these communities is still higher than the share of People of Color. Areas with larger share of the White population include Mercer Island; Kirkland; Edmonds; Everett; and parts of Tacoma and Renton.

Areas that are relatively integrated are found north of Seattle and include the central portions of Shoreline; Mountlake Terrace; and parts of Lynnwood. Areas to the northeast in Bothell, Martha Lake, and Mill Creed are also relatively integrated. East of Lake Washington there was also a number of relatively integrated communities including central Bellevue, Clyde Hill, Redmond, New Castle, Sammamish, and Preston. Areas to the South that meet this designation include Renton, Kent, and areas of Federal Way.

Strong concentrations of Black, Asian, and Hispanic populations were found to the MSA's south. These were the predominant groups representing residents of color in White Center, Burien, and North SeaTac Park. A continuing pattern of the concentration of People of Color in southeast Seattle extends further south into Tukwila, Renton, and the area surrounding the Seattle-Tacoma International Airport. Persons of Color are over-represented by the Asian population in downtown and eastern Bellevue. This pattern continues into the area of north Lake Sammamish and the city of Sammamish. Portions of eastern Bellevue also see a dense Hispanic population. The City of Kent was highly concentrated with Black and Asian populations, especially in the R/ECAP found east of Mill Creek. Tacoma and Lakewood also exhibited strong concentrations of Black, Asian, and Hispanic populations. The northern portion of the MSA was less populated with People of Color, however, these groups do populate areas north along Interstate I-5. While, the Asian population appears evenly spread out, the Hispanic and especially Black populations were concentrated on the west side of I-5 south of Everett.

Table 9: Demographic Profile of Units by Publicly Supported Housing Type

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
Public Housing	57%	35%	9%	9%
Project-Based Section 8	49%	21%	30%	3%
Other Multifamily	57%	11%	32%	15%
HCV Program	57%	24%	19%	4%
LIHTC	56%	25%	19%	4%
Seattle MSA, Excluding City of Seattle	32%	25%	43%	1%

Source: HUD, AFFH_Tract V.3.1 Dataset; Housing Project V.3.0 Dataset; Table 7 - R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program

Patterns in the geographic location of publicly supported housing in the larger MSA were analyzed using the same methodology seen early in the City of Seattle analysis. To compare the two geographies, the City of Seattle was excluded from the analysis of the MSA. Therefore, the percentages above reflect only MSA publicly supported housing, and the MSA population, outside of Seattle.

Table 9 presents the results. Across all publicly supported housing categories, except Project-Based Section 8, a majority of units were found to be located in areas with larger shares of People of Color. While similar to the general trend found in Seattle, the MSA actually saw a larger share of publicly supported units in such tracts. The only case in which this was not true was in regards to Other Multifamily. In Seattle, 64% of such units were located in tracts with larger shares of People of Color compared to only 57% of units in the MSA.

Similar to Seattle, publicly supported housing in the MSA was found to be located in areas with larger People of Color concentrations than seen in the area overall. Only 32% of the MSA population resided in such tracts, while this was true for a majority of units in nearly all the publicly supported housing programs. A similar proportion of publicly supported housing units were found in relatively integrated tracts compared to the MSA population. A quarter of all MSA residents resided in such tracts, which was higher than seen in the City of Seattle. However, Project-Based Section 8, Other Multifamily, and HCV were all found to have a higher proportion of units in relatively integrated tracts in Seattle than the MSA. The opposite was true for Public Housing and LIHTC. Focusing on the MSA alone, publicly supported housing was generally found in such tracts at a similar rate to the region at large. Greater shares of Public Housing units were found in such tracts (35%) though, while Other Multifamily was less likely to reside in such locations (11%).

Just 43% of the MSA population outside of Seattle resides in tracts with larger shares of White people. This is ten percentage points lower than experienced in Seattle (53%). Similar to the city, however, no publicly supported category had a similar rate of units in such communities. Despite that, the MSA's publicly supported housing was located in larger white population areas than seen in Seattle. This was particularly true for Project-Based Section 8 (30%) and Other Multifamily (30%).

Outside of Seattle, the MSA contained few R/ECAP tracts. As seen in the table above, only one percent of the MSA population lived in such tracts. Publicly Supported Housing in the MSA exceeded this total in each category. This was most acute for Other Multifamily (15% of units) and Public Housing (9%), while the other categories were only marginally more likely to be found in R/ECAPs. While this pattern was similar to that seen in Seattle, the incidence of living in R/ECAPs was much lower in the MSA.

AFH Prompt: Publicly Supported Housing – Location and Occupancy 1b.ii) Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs?

Familial Status

Table 10: Demographic Profile of Publicly Supported Housing Type Primarily Serving Families with Children

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
Public Housing (N=1,693 units)	76%	3%	21%	28%
Project-Based Section 8 (N=145 units)	59%	17%	24%	0%
Other Multifamily (N=0 units)	N/A	N/A	N/A	N/A
HCV Program (N=2,871)	88%	6%	6%	27%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	31%	16%	53%	4%

Source: HUD, AFFH_Tract V.3.1 Dataset; Housing_Project V.3.0 Dataset; Housing_Tract V.3.0 Dataset

Table 10 presents data on the location of publicly supported housing properties primarily serving families. In the case of Public Housing, Project-Based Section 8 and Other Multifamily, properties with over 50% of units occupied by a family with children are classified as primarily serving this group; while for HCV those tracts with over 50% of units occupied by families with children are included in the analysis.[72]

A total of 19 Public Housing properties with 1,693 units were found to be primarily serving families. The vast majority of the 1,693 units found in these properties were located in tracts with higher minority populations

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[72] Data on publicly supported housing properties primarily serving families with children was generated using the HUD-provided, AFFH Raw Data. For a number of properties, however, data was suppressed. For Public Housing this included the 86 units in the Denice Hunt Townhomes, Stoneview Phase II, Meadowbrook View, Wisteria Court, and Longfellow Creek. For Project-Based Section 8 this included the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateria House, 18th Avenue Apartments, and Argonaut Housing. For HCV this included the 230 units in tracts 5, 8, 11, 15, 20, 22, 25, 26, 27, 28, 29, 30, 31, 34, 36, 38, 39, 41, 43.01, 44, 45, 48, 51, 52, 56, 57, 58.02, 60, 61, 64, 65, 66, 67, 69, 71, 76, 78, 96, 97.01, 97.02, 98, 120, and 121.

than seen citywide (76%). Not only was did this exceed the rate of Seattle's population in such tracts, but also Public Housing units regardless of family presence (52%). These tracts were largely found in the South Beacon Hill/New Holly, North Beacon Hill/Jefferson Park, High Point, and Columbia City neighborhoods. Tracts in these neighborhoods featuring Public Housing units all saw White populations at 32% or lower.

These tracts also featured some of Seattle's R/ECAPs. Twenty-eight percent of units in Public Housing properties primarily serving families were located in such neighborhoods. These included New Holly Phases II and III (each with 54% of units occupied by families with children), and High Point Phases I and II (57% and 82% of units occupied by families with children, respectively). Only three percent of such Public Housing units were found in demographically similar tracts, while one-fifth were in predominantly White neighborhoods. These included Scattered Sites in the Northgate/Maple Leaf, Greenwood/Phinney Ridge, Interbay, and Fauntleroy/Seaview neighborhoods.

Examining Seattle Housing Authority resident data from 2015 Quarter 4 allows for a granular analysis of the location of households primarily serving families. Two Public Housing programs in particular supported families; they are the HOPE VI and Scattered Sites portfolios. Outside of these programs, Public Housing properties were comprised primarily of studios and one-bedroom units (89%), and thus not sufficiently sized for families with children. Over 90% of HOPE VI and Scattered Sites units, however, were two or more bedrooms large. Moreover, both HOPE VI (58%) and Scattered Sites (67%) served a majority of households with children.

Examining these programs and their relation to areas of segregation and R/ECAPs, it was found that all HOPE VI units were in areas with higher shares of People of Color compared to Seattle overall. These included the High Point, New Holly, Rainier Vista, and Lake City Court properties. Outside of the latter, all were located in the south. Additionally, five of the nine developments were found in R/ECAPs. These were High Point North and South in High Point (Tract 107.02), and New Holly Phases I through III in South Beacon Hill/New Holly.

HUD-provided data includes cumulative totals for the Scattered Sites portfolio, while SHA data allows for individual examination of each development. This reveals a more equitable divide in tracts and their relation to segregated areas. A nearly equal number of units were found in areas with higher shares of People of Color (275 units, 39%) and higher shares of White people (279, 39%). The remaining 22% were found in relatively integrated tracts. No Scattered Sites properties were located in R/ECAP tracts.

A similar occurrence was found in tracts with HCV units primarily occupied by families with children. In total there were 24 such tracts with 2,871 units. Among such publicly supported housing types, HCV saw the largest amount in tracts with higher minority concentrations at 88%. This was 12 percentage points above Public Housing, and nearly three times than the citywide total. Primarily family units were also more likely to reside in such tracts than HCV overall (56%). This was largely due to the heavy presence of primarily family units to the south especially in the R/ECAP tracts of High Point (tract 107.02) and Rainier Beach (tract 118) that housed 339 and 443 units, respectively. Overall, 27% were found in R/ECAPs.

Few Project-Based Section 8 units were found to be primarily serving families (6 properties with 145 units). Elevated levels of such units were located in higher minority population tracts (59%) compared to Project-Based Section 8 units overall (46%). These include the 412 Apartments (12 units) and Bryant Manor (58 units) in East Seattle, and the Holden Vista Apartments (108 units) in West Seattle. No Project-Based Section 8 units primarily serving families were found in R/ECAP tracts. In regards to Other Multifamily, no properties were found to primarily serve families with children.

Age

Table 11: Demographic Profile of Publicly Supported Housing Type Primarily Serving Elderly Persons

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
Public Housing (N=1,728)	16%	30%	55%	0%
Project-Based Section 8 (N=1,627)	48%	36%	15%	14%
Other Multifamily (N=444)	52%	36%	11%	35%
HCV Program (N=1,431)	51%	45%	3%	43%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	31%	16%	53%	4%

Source: HUD, AFFH_Tract V.3.1 Dataset; **Housing_Project V.3.0 Dataset; Housing_Tract V.3.0 Dataset**

Table 11 presents data on the location of publicly supported housing properties primarily serving elderly persons. In the case of Public Housing, Project-Based Section 8 and Other Multifamily, those properties with over 50% of units occupied by elderly persons were classified as primarily serving this group. For HCV, those tracts with over 50% of units occupied by elderly persons were included in the analysis.[73]

Within the HUD-provided data, six Public Housing properties with 1,728 units were found primarily serving elderly persons. These properties were generally found in tracts with higher shares of White people. Of the units studied, 55% were located in such neighborhoods. This was much higher than seen over all Public Housing properties (19%), and more closely reflected the geographical distribution of the Seattle population (53%).

This is due to the large presence of property serving the elderly located in the north. For instance, the High Rise Phase 1 property in Green Lake served 55% elderly heads of households. There were a total of 704 units in this tract, which is 79% White. There were also a large number of units in SSHP Central in Queen Anne (246 units) with a population that is 82% White. A further 30% of Public Housing primarily serving the elderly was in relatively integrated neighborhoods. The 16% of such units that are located in areas with higher shares of People of Color was lower than that even seen throughout all Seattle. These units were located in the SSHP South and Westwood Heights properties located to the south. No such properties were found in R/ECAP tracts.

HUD-provided data groups together Seattle Senior Housing Program properties. Seattle Housing Authority household data from 2015 Quarter 4 allows analysis on the location of each SSHP property. As seen in Map 9, most SSHP properties were located north of downtown, and thus generally found in neighborhoods with smaller minority populations. This is borne out when SSHP properties are analyzed by Census Tract. Five hundred and fifty-nine of the 877 SSHP units (64%) were located in tracts with higher shares of White people (64%); similar to

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[73] Data on publicly supported housing properties primarily serving elderly persons was generated using the HUD-provided, AFFH Raw Data. For a number of properties, however, data was suppressed. For Public Housing this included the 86 units in the Denice Hunt Townhomes, Stoneview Phase II, Meadowbrook View, Wisteria Court, and Longfellow Creek. For Project-Based Section 8 this included the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateria House, 18th Avenue Apartments, and Argonaut Housing. For Other Multifamily this includes the 130 units in the Valor Apartments, Cheryl Chow Court, Argonaut House II, Hilltop House Apartments, and the Shirley Bridge Bungalows. For HCV this included the 230 units in tracts 5, 8, 11, 15, 20, 22, 25, 26, 27, 28, 29, 30, 31, 34, 36, 38, 39, 41, 43.01, 44, 45, 48, 51, 52, 56, 57, 58.02, 60, 61, 64, 65, 66, 67, 69, 71, 76, 78, 96, 97.01, 97.02, 98, 120, and 121.

the findings from the HUD-provided data. This is followed by a quarter of units (24%) in relatively integrated tracts, and 108 units (12%) in tracts with higher shares of People of Color. No SSHP units were found in R/ECAPs.

Map 11: Seattle Senior Housing Program (SSHP) Properties

Source: Seattle Housing Authority, Seattle Senior Housing Program,

http://www.seattlehousing.org/housing/senior/locations/.

Regarding Project-Based Section 8, properties primarily serving the elderly were found in similar locations to all units in this housing category. Overall, 22 properties with 1,627 units were found to primarily serve the elderly. Just less than a majority of units were in tracts with higher shares of People of Color (48%). Such units were uniformly located to the south. Pioneer Square/International District, Judkins Park, and First Hill in particular held concentrations of such units. Cumulatively, units in these neighborhoods accounted for nearly eight in ten of all those found in communities with higher shares of People of Color. These included the three Project-Based Section 8 properties found in R/ECAPs (New Central House, International House, and Bush Hotel). Among all publicly supported housing types primarily serving the elderly, however, Project-Based Section 8 saw the second lowest total in R/ECAP tracts (14%).

Seven Other Multifamily properties with 444 units were found to primarily serve elderly persons. Compared to all Other Multifamily properties, those serving the elderly were less likely to reside in tracts with higher shares of People of Color by 12 percentage points (52% compared to 64%). These properties included Providence Gamelin House in North Beacon Hill/Jefferson Park, and Providence Peter Claver House and Providence Elizabeth House in the R/ECAP tracts 110.01 and 107.02, respectively. Overall, 35% of units primarily serving elderly were located in R/ECAPs. Compared to all Other Multifamily properties, those serving the elderly resided in relatively integrated neighborhoods at increased rates (36%). These properties were located in the First Hill, Downtown Commercial Core, and Cascade/East Lake neighborhoods.

Eight tracts were found to serve primarily elderly households with 1,431 HCV units. Compared to the program overall, those HCV units in tracts with primarily elderly were more likely to be in relatively integrated neighborhoods compared to Seattle overall. A total of 45% of such units were located in these tracts. This was true of only 35% of all HCV units regardless of occupants. Additionally, few HCV tracts primarily serving elderly were likely to be in areas with higher shares of White People (3%). The same was true for nearly 10% of all HCV units. Similar levels of HCV serving the elderly were in areas with higher shares of People of Color (51%), but their proximity to R/ECAPs was more likley. Among publicly supported housing types primarily serving the elderly, HCV held the most units in R/ECAP tracts at 43%. This was three times that seen across all HCV units, and over ten times the number of Seattle citizens residing in such tracts.

Disability

Table 12 presents data on the location of publicly supported housing properties primarily serving disabled persons. In the case of Public Housing, Project-Based Section 8 and Other Multifamily, those properties with over 50% of units occupied by disabled persons are classified as primarily serving this group. For HCV, those tracts with over 50% of units occupied by disabled persons are included in the analysis.[74]

Table 12: Demographic Profile of Publicly Supported Housing Type Primarily Serving Disabled Persons

	Areas with the Largest Shares of People of Color	Areas that are Relatively Integrated	Areas with the Largest Shares of White People	Units in R/ECAPs
Public Housing (N=1,619)	89%	6%	5%	19%
Project-Based Section 8 (N=855)	36%	37%	27%	0%
Other Multifamily (N=54)	72%	0%	28%	0%
HCV Program (N=2,800)	24%	68%	8%	4%
(Seattle, WA CDBG, HOME, ESG) Jurisdiction	31%	16%	53%	4%

Source: HUD, **AFFH_Tract V.3.1 Dataset; Housing_Project V.3.0 Dataset; Housing_Tract V.3.0 Dataset**

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[74] Data on publicly supported housing properties primarily serving disabled persons was generated using the HUD-provided, AFFH Raw Data. For a number of properties, however, data was suppressed. For Public Housing this included the 86 units in the Denice Hunt Townhomes, Stoneview Phase II, Meadowbrook View, Wisteria Court, and Longfellow Creek. For Project-Based Section 8 this included the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateria House, 18th Avenue Apartments, and Argonaut Housing. For Other Multifamily this includes the 130 units in the Valor Apartments, Cheryl Chow Court, Argonaut House II, Hilltop House Apartments, and the Shirley Bridge Bungalows. For HCV this included the 230 units in tracts 5, 8, 11, 15, 20, 22, 25, 26, 27, 28, 29, 30, 31, 34, 36, 38, 39, 41, 43.01, 44, 45, 48, 51, 52, 56, 57, 58.02, 60, 61, 64, 65, 66, 67, 69, 71, 76, 78, 96, 97.01, 97.02, 98, 120, and 121.

Nine Public Housing properties with 1,619 units were found to have over 50% of its occupants disabled. Nearly all of these properties were located in tracts, with higher shares of People of Color (89%). This is much higher than seen over all Public Housing units (52%) and in Seattle (31%). This was due to a high level of properties serving the disabled being located in the High Point, South Beacon Hill/New Holly, Columbia City, and Roxhill/Westwoods neighborhoods. Such properties include High Point Phase II, Holly Court, New Holly, SSHP South, and Westwood Heights. Additionally, High Rise Phase II was located in the northern neighborhood of Northgate/Maple Leaf, which saw a large concentration of minorities (43% of the population). Despite being found in R/ECAP tracts 107.02 and 110.01, only 19% of units in properties primarily serving the disabled were found in such areas. This is similar to that experienced across all Public Housing properties, but higher than seen across the city.

Other Multifamily properties primarily serving the disabled were also found to a larger extent in areas with higher minority populations (72%) compared to all such households. However, only three properties with 54 units were found to primarily serve this population. Among them, none were located in R/ECAPs. Oak Manor Apartments (15 units) and the Cal Anderson House (24 units) were in tracts with just over 40% of the population belonging to a minority group (Northgate/Maple Leaf and First Hill).

Fifteen properties with 855 units in the Project-Based Section 8 program were found to primarily serve disabled persons. Compared to the program overall, such properties were less likely to be in higher minority tracts by 10 percentage points (36%). These included the Norman Mitchel Manor and Helen V Apartments in the First Hill neighborhood; Alma Gamble in Madrona/Leschi, and the Frye Apartments in Pioneer Square/International District. No units were found in R/ECAP tracts. A slightly higher incidence of Project-Based Section 8 properties primarily serving the elderly were found in demographically similar tracts compared to the program overall (37% to 31%, respectively).

Whereas 56% of all HCV units were found in tracts with higher minority populations, the same was true for only a quarter of units in tracts with predominantly disabled persons (24%).These units were found in the northern neighborhoods of Northgate/Maple Leaf and Licton Springs. Such units were also found to the south, including the R/ECAP tract 85 in First Hill with a total of 113 HCV units. Instead of being concentrated in predominantly in tracts with higher shares of People of Color, however, HCV units with a majority of disabled persons were found in relatively integrated areas. Such neighborhoods featuring a large concentration of HCV units included Belltown (703 units), Cascade/East Lake (594 units), and the Downtown Commercial Core (400 units). A similar amount of HCV units in tracts with primarily a majority of disabled persons were found in areas with higher shares of White People Finally, among such HCV units only four percent were located in R/ECAPs.

AFH Prompt: Publicly Supported Housing – Location and Occupancy 1b.iii) How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPs?

Table 13: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program[75]

	Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/ Pacific Islander	% Families With Children	% Female Head of Household
Public Housing									
R/ECAPs	**1,172**	**36%**	**28%**	**14%**	**46%**	**4%**	**35%**	**36%**	**55%**
Non-/ECAPs	**4,697**	**46%**	**38%**	**45%**	**32%**	**6%**	**16%**	**18%**	**60%**
Project-Based Section 8									
R/ECAPs	**222**	**96%**	**14%**	**0%**	**0%**	**0%**	**100%**	**0%**	**70%**
Non-/ECAPs	**2,523**	**57%**	**36%**	**42%**	**23%**	**4%**	**27%**	**8%**	**51%**
Other Multifamily									
R/ECAPs	**153**	**100%**	**19%**	**17%**	**11%**			**0%**	**62%**
Non-/ECAPs	**331**	**85%**	**20%**	**38%**	**12%**	**7%**	**39%**		**53%**
HCV Program									
R/ECAPs	**1,404**	**34%**	**25%**	**21%**	**55%**	**3%**	**20%**	**46%**	**N/A**
Non-/ECAPs	**8,338**	**26%**	**43%**	**41%**	**42%**	**4%**	**10%**	**30%**	**N/A**
Rental Housing Program									
R/ECAPs		**N/A**	**N/A**	**9%**	**38%**	**4%**	**43%**	**39%**	**N/A**
Non-/ECAPs		**N/A**	**N/A**	**44%**	**28%**	**7%**	**9%**	**24%**	**N/A**

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

Public Housing

Differences existed in the racial and ethnic makeup of public housing between R/ECAP and Non-R/ECAP tracts. Blacks and Asian/Pacific Islanders were present in greater proportions of R/ECAPs units than seen in Non-R/ECAPs. Blacks led 46% of R/ECAP households and Asian/Pacific Islanders 35%. However, in Non-R/ECAPs the

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[75] R/ECAP and Non-R/ECAP demographic data was taken from the HUD-provided Table 7. To determine the % of female headed households in each publicly supported housing category data was taken from the HUD-provided raw data Housing_Project dataset. The variable "pct_female_head" was multiplied by "number_reported" (occupied units) to arrive at the total number of female headed households. Publicly supported housing types were then divided into R/ECAP and Non-R/ECAP properties. The number of female headed households in each group was then divided by total occupied households in each group to arrive at the rate in Table 11. For a number of properties data was suppressed, and no gender data was provided for HCV. Public Housing properties without data include the 86 units in Rainier Vista Phase II, Tri-Court, SSHP North, and Scattered Sites in tracts 4.01 and 19. Project-Based Section 8 properties without data include the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateri House, 18th Avenue Apartments, and Argonaut Housing. Other Multifamily properties without data include the 130 units in the Valor Apartments, Cheryl Crow Court, Argonaut House II, Hilltop House Apartments, and Shirley Bridge Bungalows.

former's share decreased by 15 percentage points, and the latter experienced a steeper decline of 20 percentage points. The opposite was true for Whites in Public Housing, as these households were three times more likely to reside in Non-R/ECAP tracts than R/ECAPs (45% and 14%, respectively). The difference in representation of Hispanics in either tract category was negligible.

Among other protected classes, elderly households and disabled residents were likelier to reside in Non-R/ECAP Public Housing units. Regarding the former, close to a majority of Non-R/ECAP units included elderly individuals. In R/ECAPs only 36% of units were occupied by the elderly. Disabled individuals were found to reside in Non-R/ECAPs (38%) at a rate 10 percentage points greater than their peers in R/ECAPs (28%). Females headed households were seen in generally equal proportions across both tracts, but were slightly more present in Non-R/ECAPs. Families with children, however, lived in R/ECAP tracts at a higher rate. Thirty-six percent of R/ECAP, Public Housing units were occupied by families with children compared to just 18% in Non-R/ECAP units.

Project-Based Section 8

The vast majority of Project-Based Section 8 units were outside of R/ECAP tracts (92% of total units). However, clear variations in racial composition of R/ECAP units to Non-R/ECAPs were apparent. While only 222 households lived in R/ECAPs, their population universally consisted of Asian or Pacific Islanders. This is compared to Project-Based Section 8 in Non-R/ECAPs where racial and ethnic groups were more equitably distributed. Whites remain underrepresented compared to their overall share of the city population in these Non-R/ECAPs, but were the dominant group racial group. Asian/Pacific Islanders accounted for over a quarter of the population in Non-R/ECAPs (27%). Twenty-three percent of households in such tracts were led by African Americans, while Hispanics held a 4% share.

Similar to Asian/Pacific Islander, nearly all units in R/ECAPs were occupied by elderly heads of household (96%). A majority of Non-R/ECAP units housed seniors as well, but to a lesser extent (57%). Females headed a majority of households in each location, but also commanded a larger share of units in R/ECAPs (70% R/ECAP units compared to 51% of Non-R/ECAP units). No families lived in R/ECAP residents in this program, although they occupied 8% of units in Non-R/ECAPs. Disabled individuals were likelier to reside in Non-R/ECAP tracts at a rate over 20 percentage points greater than their proportion in R/ECAPs.

Other Multifamily

The elderly occupied nearly all Other Multifamily units in both R/ECAPs and Non-R/ECAPs. In the former, such households accounted for 100% of units while still commanding 85% of units in Non-R/ECAPs. One-fifth of residents in each type of tract were also disabled. Racial and ethnic composition data was suppressed for a number of Multi-family units making a comparison between the two tract groups difficult. However, White individuals were again more likely to reside outside of R/ECAP tracts. In those locations, Whites accounted for 17% of heads of households whereas they comprised 38% of Non-R/ECAP units. Twelve percent of households were occupied by African Americans in each group, and 39% of Non-R/ECAP units were headed by an Asian/Pacific Islander. Female-headed household also comprised a greater share of units in R/ECAPs (62%) than Non-R/ECAPs (53%).

HCV

Similar to Project-Based Section 8 housing, most HCV units resided outside of R/ECAPs (86%). Blacks occupied a majority of R/ECAP households (55%), and Asian/Pacific Islanders accounted for another fifth (20%). While Whites lived in 21% of R/ECAP households, their proportion rose significantly in Non-R/ECAP tracts (41%). Blacks and Asian/Pacific Islanders experienced the reverse. The former made up 13 percentage points less of Non-

R/ECAP households, while the latter saw their share reduced to 10%. Hispanic heads of household made up similar amounts in each tract grouping.

The same was true for elderly households. Although more prevalent in R/ECAP tracts (34%), such households were only slightly less present in Non-R/ECAP tracts (26%). Disabled residents, however, accounted for nearly half of Non-R/ECAP residents (43%), while making up only a quarter of the R/ECAP population. The opposite was true for families who made up nearly a majority of R/ECAP households, but failed to exceed 30% of Non-R/ECAP units.

MFTE/IZ Program

Demographic data is not available for the MFTE/IZ program at this time. Therefore, a comparison between the populations served in R/ECAP and Non-R/ECAP tracts cannot be made.

Rental Housing Program

Regarding the Rental Housing, Whites residents were primarily served in Non-R/ECAP tracts compared to their Minority peers. Whites comprised 44% of Non-R/ECAP households, and just 9% of those in R/ECAP tracts. Asian/Pacific Islanders experienced the exact inverse to that of the Rental Housing Program's White population. Nine percent of Asian/Pacific Islander-led households were found in Non-R/ECAPs compared to the 43% in R/ECAPs. A larger proportion of Black households were also found in R/ECAPs, although the disparity between the two locations was not as great as seen amongst Asian/Pacific Islander. Demographic data is not available for age, disability, and gender. In an attempt to analyze the situation for families with children, units with 2 or more bedrooms were analyzed as they are more likely to hold such households. Such units were found in R/ECAPs by 15 percentage points more than in Non-R/ECAP tracts.

National Origin

HUD-provided data did not provide information on the national origin of residents. As previously stated, SHA resident data allows for a closer examination, however, the proxy used for national origin (head of household primary language) is not ideal. Despite these issues, SHA 2016 Quarter 2 resident data was analyzed for Public Housing developments. The results in Table 14 were found. Households led by individuals primarily speaking a language other than English were found in higher concentrations in R/ECAPs (58% of units) than Non-R/ECAPs (23%).

Table 14: Public Housing R/ECAP and Non-R/ECAP Demographics by National Origin

	English Language	All Other Languages
Public Housing		
R/ECAPs	**42%**	**58%**
Non-R/ECAPs	**77%**	**23%**

Source: SHA Resident Data 2016 Quarter 2

Within Region

Outside of Seattle, the MSA has relatively few R/ECAP tracts. Jurisdictions within the MSA featuring such tracts include Kent City, Lakewood, and Tacoma. Table 15 identifies the demographic composition of publicly supported housing in R/ECAPs and Non-R/ECAPs in each of those jurisdictions.

Table 15: R/ECAP and Non-R/ECAP Demographics by Public Housing

		Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/Pacific Islander	% Families With Children
Seattle	R/ECAPs	1,172	36%	28%	14%	46%	4%	35%	36%
	Non-R/ECAPs	4,697	46%	38%	45%	32%	6%	16%	18%
Kent City	R/ECAPs	61	79%	54%	81%	10%	0%	7%	0%
	Non-R/ECAPs	54	50%	24%	69%	17%	0%	12%	28%
Tacoma	R/ECAPs	283	23%	18%	26%	24%	10%	39%	60%
	Non-R/ECAPs	480	30%	54%	40%	32%	5%	20%	27%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

Tacoma resembled Seattle in that White households were more likely to occupy units in Non-R/ECAPs. Likewise, Asian/Pacific Islander households occupied a greater share of units in R/ECAPs. However, differences were present. Black households actually resided in Tacoma's R/ECAPs at a lower rate than seen in Seattle. This was also true for Black households in Kent City's Public Housing. In that same jurisdiction, White households were actually more prevalent in R/ECAPs, which was not seen in any other instance. Asian/Pacific Islanders were found in greater concentrations in Kent's Non-R/ECAPs as well. Finally, Tacoma saw a greater share of Hispanic households in R/ECAPs than in Seattle or Kent.

In terms of seniors, such households in Tacoma and Seattle were likelier to be found in Non-R/ECAPs. The opposite was true for Kent City. This same pattern was present for disabled individuals, as they were far more present in Seattle and Tacoma's R/ECAPs compared to Kent City. Regarding families with children, 60% of units in Tacoma's R/CAPs were occupied by such households. This was a greater proportion than seen in Seattle (36%) or Kent (0%).

Table 16: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program, Project-Based Section 8

		Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/ Pacific Islander	% Families With Children
Seattle	R/ECAPs	222	96%	14%	0%	0%	0%	100%	0%
	Non-R/ECAPs	2,523	57%	36%	42%	23%	4%	27%	8%
Kent City	R/ECAPs	97	76%	20%	96%	2%	0%	2%	13%
	Non-R/ECAPs	54	50%	24%	69%	17%	0%	12%	28%
Lakewood	R/ECAPs								
	Non-R/ECAPs	26	19%	7%	32%	41%	9%	18%	63%
Tacoma	R/ECAPs	39	66%	22%	3%	3%	0%	95%	39%
	Non-R/ECAPs	1,008	56%	32%	69%	11%	4%	15%	12%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

The table above displays the R/ECAP and Non-RECAP demographics for Project-Based Section 8 units in Seattle, Kent City, Lakewood, and Tacoma. Whereas in Seattle, Non-R/ECAPs served a diverse group of residents, those in R/ECAPs were universally occupied by Asian/Pacific Islander households. This was also seen in Tacoma, albeit with significantly fewer units. Such households occupied 15% of Non-R/ECAP units while White households comprised 69% of households. White people led a majority of households in each Census tract in Kent, but were actually seen to a greater degree in the R/ECAP. All other racial/ethnic groups were found in lower proportions in the R/ECAP tract. In Lakewood, all Project-Based units are found in Non-R/ECAPs.

Across all jurisdictions, elderly households occupied a greater share of R/ECAP than Non-R/ECAP units. Well over a majority of such households in both Kent (76%) and Tacoma (66%) resided in such tracts. Disabled individuals were more likely to live in Non-R/ECAPs; similar to Seattle. In terms of families with children, Kent resembled Seattle in that such households were more prevalent in Non-R/ECAPs. However, Kent was found to have a higher proportion of families with children in R/ECAPs (13%) than seen in Seattle (0%). In Tacoma, 39% of R/ECAP units were occupied by families with children compared with only 12% of Non-R/ECAP units.

Table 17: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program, Other Multifamily

		Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/Pacific Islander	% Families With Children
Seattle	R/ECAPs	153	100%	19%	17%	11%			0%
	Non-R/ECAPs	331	85%	20%	38%	12%	7%	39%	
Tacoma	R/ECAPs	128	100%	18%	19%	10%	0%	69%	0%
	Non-R/ECAPs	63	100%	10%	46%	2%	3%	48%	0%

Source: HUD, Table 7 – R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

The table above displays the R/ECAP and Non-RECAP demographics for Other Multifamily units in Seattle and Tacoma. Across the two jurisdictions, similar proportions of White households were found in both types of tracts. In each instance, White households occupied a greater share of R/ECAP units than Non-R/ECAP units. Black households occupied only 2% of units in Tacoma's Non-R/ECAPs which was much lower than seen in Seattle (12%). Moreover, Black households were more prevalent in Tacoma's R/ECAPs. In Tacoma, Asian/Pacific Islander households occupied seven in ten units in R/ECAPs, but only 48% of those found in Non-R/ECAPs. Elderly households occupied the vast majority of Other Multifamily units in Seattle and Tacoma regardless of R/ECAP status. Whereas a similar share of disabled individuals were seen in each of Seattle's tract types, disabled individuals were more likely to live in R/ECAPs in Tacoma.

Table 18: R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program, HCV

		Total # Units (occupied)	% Elderly	% Disabled	% White	% Black	% Hispanic	% Asian/ Pacific Islander	% Families With Children
Seattle	R/ECAPs	1,404	34%	25%	21%	55%	3%	20%	46%
	Non-R/ECAPs	8,338	26%	43%	41%	42%	4%	10%	30%
Kent City	R/ECAPs	181	15%	18%	42%	46%	5%	5%	53%
	Non-R/ECAPs	1,452	17%	15%	39%	50%	4%	6%	57%
Lakewood	R/ECAPs	57	15%	41%	60%	27%	6%	8%	28%
	Non-R/ECAPs	667	23%	37%	54%	30%	4%	12%	32%
Tacoma	R/ECAPs	613	15%	16%	37%	35%	11%	14%	69%
	Non-R/ECAPs	2,801	23%	28%	48%	36%	7%	7%	45%

Source: HUD, Table 7 – **R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category**

The table above displays the R/ECAP and Non-RECAP demographics for HCV units in Seattle, Kent City, Lakewood, and Tacoma. In Seattle, White households occupied a larger share of Non-R/ECAP units compared to those in R/ECAPs. While this was true for Tacoma, Kent City and Lakewood experienced the opposite. This was particularly true for the latter, which saw 60% of R/ECAP units occupied by White households contrasted with the 54% of Non-R/ECAP units. In terms of Asian/Pacific Islander households, Tacoma again resembled Seattle in that this particular racial/ethnic group was likelier to reside in R/ECAPs. This group was primarily served in Lakewood's Non-R/ECAPs, and was seen in relatively equal measure in each tract type in Kent City. Across the three MSA jurisdictions, similar shares of Black households were found in each tract type. In Seattle, Black voucher households were more prevalent in R/ECAPs.

In all three jurisdictions, elderly households were more likely to reside in Non-R/ECAPs. The opposite was true in Seattle with 34% of R/ECAP units occupied by the elderly. Regarding disability, Tacoma resembled Seattle in that such individuals resided in Non-R/ECAPs to a greater extent. While more disabled individuals were found in Kent City and Lakewood's R/ECAPs, the shares were not especially different from those seen in Non-R/ECAPs. Regarding families with children, Kent City was the only jurisdiction where such households occupied a majority of units in each tract type. Families with children were more likely to be found in R/ECAPs in Seattle and Tacoma, while the opposite was true in Kent City and Lakewood.

AFH Prompt: Publicly Supported Housing – Location and Occupancy 1b.iv(A)) Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category? Describe how these developments differ.

Public Housing

As stated above, Public Housing was found to serve White (38%) and Black households (35%) at a similar rate while Asian/Pacific Islanders occupied one in five units. Examining individual Public Housing properties reveals that certain developments serve large majorities of racial and ethnic groups. Substantially larger concentrations of White households resided in SSHP Central (67%), Tri-Court (70%), SSHP North (77%), and SSHP City Funded (77%).

Despite this, a greater number of Public Housing developments primarily served Black households. In total, 18 properties had majority Black household populations. These included Lake City Village Limited Partnership (60%), Rainier Vista Phase I (61%), Stone View Village (64%), Cedarvale Village (71%), High Point Phase II (77%), and Rainier Vista Phase III (86%). Asian/Pacific Islanders only occupied a majority of households in Rainier Vista Phase II. However, this group accounted for nearly double their overall population share in six other developments. This includes Holly Court (38%); New Holly Phases I, II, and III (39% each); High Point Phase I (39%); and Yesler Terrace (41%).

Table 19: Demographics of Publicly Supported Housing Developments, Public Housing

Development	# of units	White	Black	Hispanic	Asian	Families With Children	Elderly	Disabled	Female
Scattered Sites	60	23%	63%	4%	9%	70%	11%	15%	77%
Jackson Park Village	41	11%	55%	16%	18%	87%	8%	4%	74%
New Holly Phase III	163	1%	56%	3%	39%	54%	37%	8%	71%
Holly Court	97	8%	52%	2%	38%	0%	41%	65%	52%
Scattered Site	91	16%	53%	12%	16%	83%	14%	6%	82%
High Rise Phase 1 Limited Partnership	704	47%	16%	7%	27%	0%	55%	56%	44%
Scattered Site	73	20%	57%	11%	10%	60%	13%	10%	90%
SSHP North	231	77%	5%	9%	9%	0%	93%	9%	72%
Westwood Heights	130	49%	28%	8%	13%	0%	97%	45%	51%
Jefferson Terrace	299	37%	34%	6%	21%	4%	39%	59%	36%
Stone View Village	12	36%	64%	0%	0%	73%	9%	9%	82%
Scattered Sites	121	13%	60%	3%	21%	62%	11%	8%	77%
Tri-Court	87	70%	14%	6%	6%	0%	30%	75%	51%
SSHP South	138	55%	26%	3%	15%	0%	91%	12%	67%
Denny Terrace	220	44%	41%	4%	6%	1%	25%	75%	38%
High Rise Phase II Limited Partnership	686	53%	28%	7%	10%	3%	37%	66%	50%
Rainier Vista Phase I	125	5%	61%	1%	33%	54%	34%	9%	73%
New Holly Phase II	60	2%	58%	2%	39%	54%	27%	3%	75%
Lake City Village Limited Partnership	51	19%	60%	11%	9%	78%	6%	8%	83%
Yesler Terrace	521	9%	44%	3%	41%	37%	42%	26%	69%
Scattered Sites	128	30%	48%	7%	12%	59%	16%	15%	82%
Scattered Sites	112	20%	50%	6%	19%	61%	19%	13%	80%
Rainier Vista Phase III	75	1%	86%	1%	10%	84%	11%	3%	78%
Bell Tower	120	52%	30%	7%	6%	1%	33%	57%	34%
High Point Phase I	200	12%	41%	6%	39%	57%	30%	12%	75%
Scattered Sites	59	16%	63%	9%	11%	82%	11%	8%	88%
Cedarvale Village	24	8%	71%	8%	13%	96%	17%	4%	67%
New Holly Phase I	177	3%	55%	2%	39%	51%	29%	11%	69%
High Rise Phase 3 Limited Partnership	587	49%	30%	10%	11%	1%	37%	69%	46%
Olive Ridge	105	52%	38%	2%	3%	5%	32%	62%	55%
SSHP City Funded	279	77%	4%	4%	13%	0%	91%	9%	66%
Rainier Vista Phase II Tamarack Place	51	2%	46%	0%	50%	39%	39%	19%	67%
SSHP Central	246	67%	16%	5%	12%	0%	92%	4%	58%
Scattered Sites	71	25%	54%	5%	14%	86%	6%	11%	78%
High Point Phase II	50	6%	77%	6%	8%	82%	10%	3%	73%
Roxbury Replacement Units	15	29%	57%	14%	0%	50%	36%	2%	57%

Source: HUD, Table 8 – Demographics of Publicly Supported Housing Developments, by Program Category

A dichotomy between units serving families with children was apparent. Overall, families with children occupied 22% of Public Housing units. In examining individual properties, however, a dichotomy was evident. Many properties were entirely occupied by families with children, while others served no such households. The former included a number of Scattered Sites properties, Lake City Village (78% of units), High Point Phase I (82%), Rainier Vista Phase III (84%), Jackson Park Village (87%), and Cedarvale Village (96%). In eleven properties, families with children comprised one percent or less of households served. Among them were Holly Court, Tri-Court, and the SSHP properties.

Unsurprisingly, developments in the Seattle Senior Housing Program served large proportions of elderly residents. This was also true for Westwood Heights, which is a "senior preference" building. Elderly residents were less prevalent in the Scattered Sites properties as well as other development including Jackson Park Village (8% elderly) and High Point Phase II (10%). Elevated levels of disabled individuals were in the Holly Court (65% of units), Tri-Court (75%), Denny Terrace (75%), and High Rise Phase III (69%) developments. In such properties, disabled individuals accounted for well over a majority of residents. Such persons were largely nonexistent in the Roxbury Replacement Units (2%), High Point Phase II (3%), and Rainier Vista Phase III (3%).

Females headed households accounted for a majority of occupied units in all but five developments. These include High Rise Phases I and III (44% and 46% female, respectively), Jefferson Terrace (365), SSHP South (38%), Bell Tower (34%). Females occupied a supermajority (80% or higher) in a number of the Scattered Sites and Stone View Village (82%).

Project-Based Section 8

A significant number of Project-Based Section 8 developments featured household populations comprised primarily of one racial/ethnic group. Properties such as Loyal Heights Manor (80%), Golden Sunset Apartments (80%), and Haines Apartments (79%) were uniformly White. Higher proportions of Black households were seen in Bryant Manor (75%), Union James (75%), and Texada Apartments (84%). Asian/Pacific Islanders were also more common in Kawambe Memorial House (86%) and Alder House (86%). Larger shares of Hispanic households were seen in the Honeysuckle Apartments (30%).

Additionally, certain properties were essentially occupied by one racial ethnic group only. These included Theodora (94% White), Market Terrace (100% White), Imperial Apartments (93% Black), and Martin Luther King Jr Apartments (93% Black). This phenomenon was most common in regards to Asian/Pacific Islanders. Six properties saw this group comprise 99% or more of households. These were International House, Imperial House, Bush Hotel, Jackson Apartments, Weller Apartments, and New Central House.

Only eight percent of all Project-Based Section 8 units were occupied by families with children. A number of developments, however, exhibited majorities of such households. The 412 Apartments (100% families with children), Holden Vista Apartments (86%), and Imperial Apartments (85%) served almost entirely families. These households occupied a majority of units in Burke-Gilman Place (50%), Mary Ruth Manor (52%), and Union James (58%) as well. Despite a majority of Project-Based Section 8 units holding elderly residents, no such households were found in the Holden Vista Apartments or 412 Apartments. On the other hand, the elderly were the only residents in Imperial House and Stewart House (100% in each).

Project-Based Section 8 were not especially likely to hold disabled residents (35% overall). Outliers to this trend include Bayview Tower (94% of residents disabled), Ponderosa Apartments (95%), Laurel House (95%), Norman Mitchel Manor (96%), and Alma Gamble (100%). Most Project-Based Section 8 developments were similar to the

overall share of 51% female-headed households. Hazel Plaza I (92% female) and Union James (86%) were most likely to include such households. Theodora (17% female), Frye Apartments (25%), and Ponderosa Apartments (25%) were among the least likely to hold female-headed households.

Table 20: Demographics of Publicly Supported Housing Developments, Project-Based Section 8

Development	# of units	White	Black	Hispanic	Asian	Families w/Children	Elderly	Disabled	Female
M L King Jr Apartments	120	1%	93%	0%	6%	35%	25%	8%	55%
Imperial House	96	0%	0%	0%	100%	0%	100%	1%	59%
First and Vine Apartments	82	55%	19%	7%	12%	4%	39%	67%	50%
Century House Apartments	83	6%	0%	1%	92%	0%	98%	4%	39%
Provail Apartments	12	43%	14%	0%	14%	0%	64%	69%	55%
Bush Hotel	96	0%	0%	0%	100%	0%	81%	28%	63%
Council House	163	71%	6%	4%	20%	0%	96%	2%	63%
Penn Hall Apartments	30	61%	7%	0%	32%	0%	97%	9%	55%
Bayview Tower	100	64%	24%	4%	4%	1%	37%	94%	45%
Jackson Apts	17	0%	0%	0%	100%	0%	94%	9%	44%
Mary Ruth Manor	20	25%	63%	13%	0%	52%	16%	13%	53%
Hazel Plaza I	16	11%	56%	0%	33%	25%	17%	47%	92%
Market House	51	66%	18%	6%	6%	2%	38%	68%	43%
Weller Apartments	50	0%	0%	0%	100%	0%	96%	9%	46%
International House	99	0%	0%	1%	99%	0%	99%	16%	79%
Four Freedoms House	302	66%	13%	2%	19%	0%	94%	14%	57%
Helen V Apartments	38	52%	26%	10%	13%	6%	14%	71%	39%
Lilac Lodge	44	42%	22%	8%	25%	0%	71%	48%	34%
Market Terrace	30	100%	0%	0%	0%	0%	97%	14%	76%
Theodora	114	94%	6%	0%	0%	0%	33%	67%	17%
Union James	24	20%	75%	5%	0%	58%	14%	7%	86%
Burke-Gilman Place	113	45%	27%	7%	12%	50%	26%	9%	84%
Loyal Heights Manor	54	80%	0%	2%	16%	0%	86%	24%	80%
Stewart House	85	51%	4%	11%	33%	0%	100%	6%	38%
Elizabeth Hames House	60	57%	19%	7%	2%	0%	36%	85%	52%
Honeysuckle Apartments	30	44%	22%	30%	0%	0%	48%	50%	55%
Imperial Apartments	15	0%	93%	0%	0%	85%	14%	2%	79%
Norman Mitchel Manor	22	59%	32%	5%	0%	0%	13%	96%	61%
Kawambe Memorial House	154	3%	8%	4%	86%	0%	97%	3%	67%
Chateau Apartments	14	14%	21%	7%	57%	0%	50%	27%	50%
Frye Apartments	234	47%	28%	10%	3%	2%	19%	78%	25%
Texada Apartments	25	8%	84%	0%	0%	0%	84%	32%	52%
New Central House	28	0%	0%	0%	100%	0%	100%	5%	63%
Lasalle Apartments	40	77%	5%	3%	13%	0%	74%	70%	36%
Golden Sunset Apartments	92	80%	5%	3%	8%	0%	96%	9%	46%
Bryant Manor	58	0%	75%	0%	10%	54%	29%	4%	69%
Arbor House	15	77%	23%	0%	0%	34%	7%	71%	53%
Holden Vista Apartments	16	8%	69%	0%	0%	86%	0%	0%	79%
Ponderosa Apts	23	53%	29%	12%	0%	5%	15%	95%	25%
412 Apartments	12	10%	70%	0%	10%	100%	0%	6%	82%
Alder House Apartments	42	12%	0%	2%	86%	0%	98%	2%	38%
Laurel House	20	67%	17%	6%	6%	0%	22%	95%	33%
Alma Gamble	12	67%	25%	0%	8%	0%	33%	100%	42%
El Nor House	55	8%	22%	0%	67%	0%	87%	28%	58%
Silvian Apartments	32	68%	11%	0%	14%	0%	20%	72%	43%
Haines Apartments	30	79%	11%	4%	4%	0%	67%	38%	33%

Source: HUD, Table 8 – Demographics of Publicly Supported Housing Developments, by Program Category

Other Multifamily

Table 21: Demographics of Publicly Supported Housing Developments, Other Multifamily

Development	# of units	White	Black	Hispanic	Asian	Families With Children	Elderly	Disabled	Female
Cabrini Senior Housing	49	31%	20%	9%	38%	0%	100%	10%	58%
Providence Peter Claver House	80	0%	5%	0%	95%	0%	100%	37%	61%
Cal Anderson House	24	65%	5%	20%	0%	0%	0%	92%	0%
Seattle Silvercrest Apts	51	52%	0%	0%	48%	0%	100%	0%	71%
Providence Gamelin House	78	3%	9%	3%	84%	1%	100%	2%	67%
Admiral House	15	79%	21%	0%	0%	0%	14%	100%	36%
Bart Harvey, The	50	28%	28%	6%	28%	0%	100%	21%	52%
Providence Elizabeth House	75	35%	19%	8%	36%	0%	100%	1%	64%
Providence Vincent House	61	52%	13%	17%	11%	0%	100%	7%	36%

Source: HUD, Table 8 – Demographics of Publicly Supported Housing Developments, by Program Category

In terms of race/ethnicity, there are a number of developments that significantly differ from one another. Overall, Other Multifamily developments were 32% White. Admiral House (79%), Cal Anderson House (65%), and Providence Vincent House (52%) all featured majority White populations. The latter two also saw Hispanics occupying a higher proportion of households than seen in the program overall. While only 12% of all Other Multifamily units were occupied by Asian/Pacific Islanders, this group was dominant in a few developments. Providence Peter Claver House was almost universally Asian/Pacific Islander (95%), as was the Providence Gamelin House (84%). Asian/Pacific Islanders achieved close to a minority in the Seattle Silvercrest Apartments as well (48%). This development, along with The Bart Harvey; Providence Elizabeth House; and Cabrini Senior Housing, saw its population evenly divided between Whites and Asian/Pacific Islanders.

The only significant difference in terms of the presence of elderly residents was in regards to Admiral House and Cal Anderson House. All other developments were 100% elderly. Admiral House featured elderly residents in only 14% of its units, while the Cal Anderson House served no such households. These two properties were also an outlier as they served almost exclusively disabled residents. No other property served more than 37% disabled residents. Finally, seven in ten households in the Seattle Silvercrest Apartments and Providence Gamelin House were led by females, while this was true of none of the Cal Anderson House units.

AFH Prompt: Publicly Supported Housing – Location and Occupancy 1b.iv(B)) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing.

Other types of publicly supported housing include the Multifamily Tax Exemption (MFTE), Incentive Zoning (IZ), and Rental Housing programs administered by the City of Seattle Office of Housing. Analysis of these programs is integrated throughout the other prompts.

AFH Prompt: Publicly Supported Housing – Location and Occupancy 1b.v) Compare the demographics of occupants of developments, for each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. Describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.

Public Housing

Regarding race and ethnicity, three patterns were largely noticed. First, a number of Public Housing developments with a majority of households of one racial/ethnic group resided in tracts primarily populated by groups of another race/ethnicity. For instance, a number of majority Black Public Housing developments were found in tracts with a majority White population. Consider Jackson Park Village located in the Cedar Park/Meadowbrook neighborhood. Blacks accounted for 55% of the development's households. This was markedly different from the neighborhood population, in which 54% of residents were White. Similar occurrences were seen throughout other northern neighborhoods including Stone View Village in Haller Lake, and Scattered Sites properties in Olympic Hills/Victory Heights and Greenwood/Phinney Ridge.

This pattern was also seen in Seattle's south. The North Beacon Hill/Jefferson Park, Columbia City, High Point, and South Beacon Hill/New Holly neighborhoods all contained Public Housing developments with a majority of Black households. Instead of being situated in majority White tracts, however, such neighborhoods were primarily occupied by Asian/Pacific Islander groups. Developments for which this was true include Rainier Vista Phase I and III; High Point Phases I and III; Holly Court; and New Holly Phases I through III.

A second pattern was that a number of White tracts were found in include diverse Public Housing populations. The Denny Terrace property was emblematic of this. Located in Capitol Hill, the general population is nearly 70% White. However, the property included households evenly split led by White and Black individuals (44% and 41%, respectively). This was also seen in High Rise Phase I, High Rise Phase III, and Jefferson Terrace. Finally, a third pattern in terms of race and ethnicity, was the presence of majority White developments in predominantly White neighborhoods. These included SSHP City-Funded, Tri-Court, High Rise Phase 2, SSHP Central, Olive Ridge, and Bell Tower.

A number of patterns related to Public Housing assets primarily serving families, the elderly, and disabled were also apparent. Properties primarily serving families with children tended to feature a majority Black household population. About half of these properties were also found in majority White neighborhoods. For instance, 78% of the units in Lake City Village were occupied by families with children. This property also featured a household population that was 60% Black. It is located in the Cedar Park/Meadowbrook neighborhood, which is majority White. A number of properties primarily serving families, however, were also found in R/ECAPs made up of largely Black and Asian/Pacific Islander populations. These include the HOPE VI redevelopments of High Point and New Holly. Additionally, Phases I and III of Rainier Vista were located in demographically similar tracts, albeit not meeting the R/ECAP designation.

Public housing primarily serving the elderly and disabled are generally located in majority White tracts. Properties primarily serving the elderly largely held majority White household populations. This included SSHP Central, SSHP City-Funded, SSHP North, and SSHP South. Except for the latter, all were located in majority White neighborhoods. High Rise Phase I and Westwood Heights saw a majority of households occupied by People of Color. In each, Blacks and Asian/Pacific Islanders accounted for just over 40% of households with Hispanics

accounted for around 7%. Whereas High Rise Phase I was located in a majority White tract; Westwood Heights resided in a diverse neighborhood.

Primarily disabled properties were evenly split between those with majority White populations and with larger shares of People of Color. Among the former were Bell Tower, High Rise Phase II, Olive Ridge, and Tri-Court. Each of these properties were also located in majority White tracts. Holly Court featured a majority Black resident population while residing in a diverse neighborhood (South Beacon/Hill/New Holly). Other properties primarily serving the disabled saw household populations split between Black and Asian/Pacific Islander-led. These developments include Denny Terrace and High Rise Phases I and III. These were located in majority White tracts. Jefferson Terrace also served primarily disabled individuals with most households either Black or Asian/Pacific Islander. However, this development was located in a demographically similar tract in which Whites were the minority.

Project-Based Section 8

Whereas in the Public Housing analysis many developments were found in racially dissimilar neighborhoods, the opposite was true for Project-Based Section 8. It was common for properties primarily housing one racial or ethnic group to be located in neighborhoods in which the same group held a majority of dominant population share. This was particularly evident for Project-Based Section 8 properties with White household majorities. A few examples of such development include the Four Freedoms House (66% White) in Broadview/Bitter Lake (61% White), Arbor House (77% White) in North Beach/Blue Ridge (83% White), and Laurel House (67% White) in Greenwood/Phinney Ridge (68%). For the most part, these properties are located in tracts to Seattle's north and east.

There are also properties in which Asians comprise nearly all residents. These developments were largely found in Downtown neighborhoods, especially Pioneer Square/International District. Developments such as Bush Hotel (100% Asian/Pacific Islander), International House (99%), and New Central House (100%) were found in Tract 91 where Asian/Pacific Islanders represent 64% of the population. While not comprising a majority of the population, Asian/Pacific Islanders were also the dominant group in tracts featuring the Weller Apartments, Kawabe Memorial House, the Jackson Apartments, and Imperial House.

A number of Project-Based Section 8 developments with primarily Black households were found in majority White neighborhoods located in Seattle's east and downtown. These include the Imperial Apartments (Capitol Hill), Hazel Plaza (Miller Park), and the Texada Apartments (First Hill), among others. Two developments primarily serving Black households are located in tracts with a majority of People of Color. These are Bryant Manor (57% Asian/Pacific Islander and Black tract population) and the Martin Luther King Jr Apartments (52% Asian/Pacific Islander tract population).

It is also here that another pattern emerges regarding development primarily serving families with children. All such properties were found to have a majority of Black households. These include the 412 Apartments, Bryant Manor, Holden Vista Apartments, Imperial Apartments, Mary Ruth Manor, and Union James. As stated previously, such properties were found in the east and downtown neighborhoods primarily. The latter three were located in tracts with majority White populations. Bryant Manor and Holden Vista were located in diverse neighborhoods largely comprised of Asian/Pacific Islanders and Black individuals.

Properties primarily serving seniors were largely located in neighborhoods in which Whites were the majority or dominant group. The properties themselves tended to serve large majorities or either White or Asian/Pacific Islander households. The former include Market Terrace, Loyal Heights Manor, and the Golden Sunset

Apartments. These developments tended to be found north of Lake Union or to Seattle's east. Primarily senior properties serving a majority of Asian/Pacific Islander households include the Jackson Apartments, Imperial House, and EL Nor House. Such properties were more likely to be located in downtown tracts.

There was also a second set of primarily elderly developments that served universally Asian/Pacific Islander households. These were located in communities with Asian/Pacific Islanders as the dominant group. Again these were largely found in downtown Seattle. Included among them are the Bush Hotel, International House, and New Central House which were located in the Pioneer Square/International District R/ECAP.

Finally, properties primarily serving the disabled largely included a household population that was majority White. The only property this was not true of was the Provail Apartments, which saw a diverse population led by Native Americans occupying 30% of units. These developments were also located in neighborhoods where Whites were the majority or dominant group. These were spread throughout the north, east, and downtown neighborhoods.

Other Multifamily

Overall, racial/ethnic groups were equitable distributed across a number of Other Multifamily properties. Such developments appear in majority White tracts for the most part. A number of properties in this category held diverse populations. The Seattle Silvercrest Apartments exhibited an even divide between White (52%) and Asian households (48%) in a majority White neighborhood (Greenwood/Phinney Ridge). These two groups also occupied a majority of units in the Cabrini Senior Housing and the Bart Harvey, which were located in White neighborhoods.

Another set of properties are found to contain a majority of one racial/ethnic group while also being located in demographically similar neighborhoods. The Cal Anderson House and Admiral Housing, for example, are majority White household communities that are also located in predominately White neighborhoods. The same occurrence was seen in the Asian/Pacific Islander communities of Providence Gamelin House and Providence Peter Claver House, which were in southern neighborhoods where Asian/Pacific Islanders were the largest racial/ethnic group.

In terms, of differences in Other Multifamily developments primarily serving the elderly, no overarching pattern is found. Four properties (Seattle Silvercrest Apartments, The Bart Harvey, Providence Vincent House, and Cabrini Senior Housing) are located in predominantly White neighborhoods. Two of those properties contained majority White households, while the others held a more equitable racial/ethnic distribution. The Providence Gamelin House, Providence Elizabeth House, and Providence Peter Claver house were all found in neighborhoods with larger shares of People of Color. Gamelin and Peter Claver also served predominantly Asian/Pacific Islander households. Providence Elizabeth House saw Asian/Pacific Islanders (36%) and Whites (35%) occupy a similar share of households. Developments primarily serving disabled individuals include the Cal Anderson House, Admiral Housing, and Oak Manor Apartments. All include predominantly White residents in demographically similar neighborhoods.

AFH Prompt: Publicly Supported Housing – Disparities in Access to Opportunity 1c.i) Describe any disparities in access to opportunity for residents of publicly supported housing, including within different program categories (public housing, project-based Section 8, Other HUD Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.

In describing disparities in access to opportunity for each publicly supported housing type, each property was analyzed by its Census Tract or Block Group using the HUD-provided raw data. The tables below present the percentage of units in each housing category in percentile groups; along with the average index value associated with each housing category weighted by the number of units. In the case of LIHTC, the average was weighted by the total number of low-income units in each property. Accompanying the housing category data are findings from the overall Seattle population. Included is the percentage of all individuals living in Census Tracts in percentile groups, and the average index value weighted by the number of individuals in a particular tract.

Low-Poverty Index: This index captures poverty in a given neighborhood. Values are percentile ranked nationally and range from 0 to 100. A higher poverty index indicates less exposure to poverty in a neighborhood.

Table 22: Low Poverty Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/ IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	4%	9%	3%	4%	1%	10%	4%	29%
60th to 80th	22%	24%	0%	18%	22%	33%	19%	34%
40th to 60th	23%	16%	39%	30%	28%	40%	30%	19%
20th to 40th	25%	24%	0%	22%	18%	9%	15%	10%
0 to 20th	26%	27%	58%	26%	31%	8%	32%	8%
Weighted Average	40	40	28	38	36	55	38	62

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Map 12: Publicly Supported Housing and Low Poverty Index
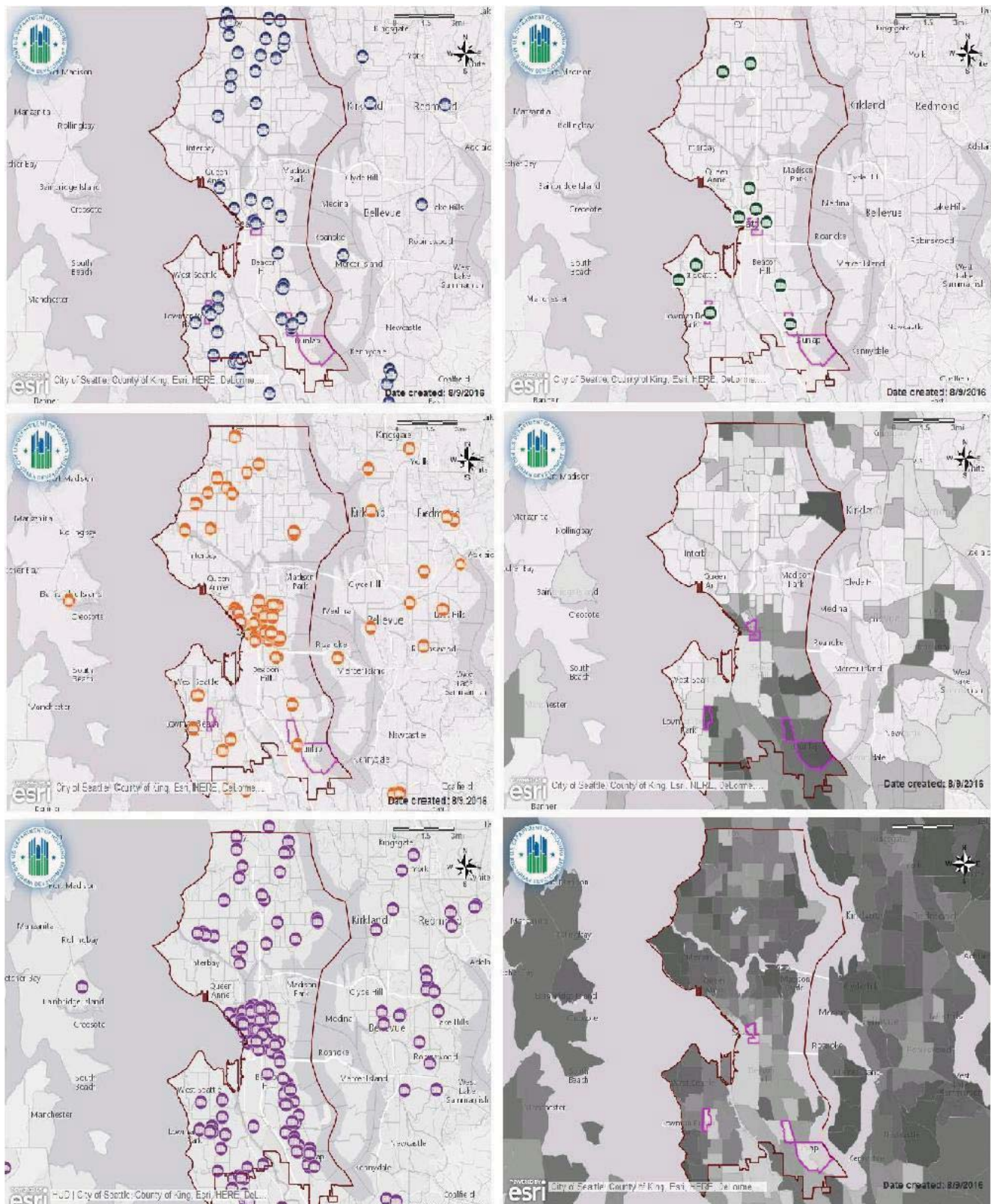
Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Low Poverty Index, LIHTC, and Project-Based Section 8.

As seen in Table 22, the average index rating for Seattle tracts indicates that it fell within the 62nd percentile nationwide in exposure to poverty. Therefore, over three-fifths of the country experienced greater poverty than Seattle. Map 12 details the location of publicly supported housing alongside the index map. Poverty is concentrated to the south, and is especially acute in and surrounding the downtown tracts. West Seattle, however, did not face near the level of poverty seen in the southeast. Exposure to poverty decreased to the north, however, elevated levels were again seen past the Green Lake neighborhood (Tract 27). A number of these tracts displayed Poverty Index values below 50 including Licton Springs (Tract 13), Northgate/Maple Leaf (Tract 12), Cedar Park/Meadowbrook (tracts 1 and 10), and Broadview/Bitter Lake (Tract 4.01).

Regarding categories of publicly supported housing, residents of such developments generally experienced greater exposure to poverty compared to all Seattle residents. Across all categories, a quarter or more of units resided in tracts below the 20th percentile. Additionally, no category saw more than 9% of its household served in the tracts least affected by poverty (80th percentile and above).

Other Multifamily developments exhibited the greatest exposure to poverty with an average index value of 28. Around 60% of Other Multifamily units were in tracts below the 20th percentile. As seen in the map, a number of these developments were located in downtown and southeastern tracts where poverty is concentrated. Units were also found in northern neighborhoods with low Poverty Index values (Cedar Park/Meadowbrook, Northgate/Male Leaf).

LIHTC experienced the second lowest average value at 36, followed by HCV with 38. Among the former, only 1% of low-income units were in the 80th to 100th percentile of the Low Poverty Index. In both LIHTC and HCV, close to 80% of units resided in tracts below the 60th percentile (77% and 7%, respectively). Both housing categories have a presence in the High Point R/ECAP (Tract 107.02) where 261 HCV units and 665 LIHTC units were found. The latter also contained a high concentration of units in Pioneer Square/International District (1,123 units in Tract 92).

The average Public Housing and Project-Based Section 8 unit was located in a tract at the 40th percentile. A high percentage of units in each were found in tracts below the 60th percentile (74% and 67% for Public Housing and Project-Based Section 8, respectively).Developments in high poverty tracts were found throughout the north, downtown, south, and West Seattle neighborhoods. Outside of the R/ECAP developments, Public Housing properties experiencing high poverty included Tri-Court in Broadview/Bitter Lake (22), Lake City Village in Cedar Park/Meadowbrook (23), and Westwood Heights in Roxhill/Westwood (24).

Project-Based Section 8 held the largest share of units in the 80th percentile or higher. Properties with lower exposure were those in the north including Laurel House (value of 87), Arbor House (82), and Theodora (82). However, over a majority fell into the bottom 40th percent nationwide. The large volume of Project-Based Section 8 properties in downtown Seattle contributed to this occurrence.

Regarding the MFTE/IZ and Rental Housing Program, both also trailed the city in terms of proximity to poverty. Compared to all other programs MFTE/IZ saw the fewest number of units in tracts with the greatest exposure to poverty (8%). This matched the corresponding share seen in Seattle overall. MFTE/IZ's average was carried by the 73% of units in tracts with index values ranging from the 40th to 80th percentile. Due to this, the average (55th percentile) nearly matched Seattle's overall total (62). The Rental Housing Program mirrored the trends found among the other publicly supported housing programs. The average unit was in the 38th percentile in terms of poverty. This placed it in a similar space to Public Housing, Project-Based Section 8, HCV, and LIHTC.

Table 23: Low Poverty Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	37	41	57	33	44	36	45	37	36	45
Project-Based Section 8	48	39	33	47	41	39	50	30	40	38
Other Multifamily	N/A	N/A	29	45	45	29	35	30	32	26
HCV	31	40	25	39	37	37	44	34	N/A	N/A
LIHTC	32	43	29	37	33	38	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 23 presents disparities in proximity to poverty between publicly supported housing across a number of demographic categories. Properties were identified as holding a majority of one demographic group in a similar methodology to that used previously in identifying publicly supported housing primarily serving families, the elderly, and disabled and their relation to segregation.[76] For example, the Olive Ridge property in Public Housing was identified as "Majority Female" because 55% of occupied units were female-headed households according to HUD-provided data. This methodology is used across all index analyses. Gender data was not provided for HCV, and there are no Other Multifamily developments primarily serving families with children.

In terms of families with children, Project-Based Section 8 properties primarily serving this group had an average value of 48. This was the highest total across all housing types serving a similar population, and also above that experienced by Project-Based Section 8 properties not primarily serving families with children. For HCV, tracts with primarily non-family units experienced less exposure to poverty. However, both groups still displayed average values of 40 or below. This was similarly true for LIHTC properties serving families with children. Public Housing developments primarily serving families with children experienced only slightly higher poverty (average of 37) compared to those more likely to serve households without children (41).

Larger differences were seen in properties primarily serving elderly populations. In Public Housing, majority elderly developments on average were in the 57th percentile; thus similar to the citywide average. Primarily non-elderly developments fared worse with an average 24 points lower (33). This indicates that senior Public Housing developments experienced lower levels of poverty. In all other categories of publicly supported housing, primarily elderly units experienced higher levels of poverty than their younger peers. Across all primarily non-

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[76] Data on publicly supported housing properties by demographic group was generated using the HUD-provided, AFFH Raw Data. For a number of properties, however, data was suppressed. Due to this, average index values may appear different when viewing the overall tables compared to those featuring specific demographic groups. Public Housing Data was missing for the 86 units in the Denice Hunt Townhomes, Stoneview Phase II, Meadowbrook View, Wisteria Court, and Longfellow Creek. For Project-Based Section 8 this included the 47 units in the Conbela Apartments, Lincoln Park Group Home, Cascade Cluster, Kateria House, 18th Avenue Apartments, and Argonaut Housing. For Other Multifamily this includes the 130 units in the Valor Apartments, Cheryl Chow Court, Argonaut House II, Hilltop House Apartments, and the Shirley Bridge Bungalows. For HCV this included the 230 units in tracts 5, 8, 11, 15, 20, 22, 25, 26, 27, 28, 29, 30, 31, 34, 36, 38, 39, 41, 43.01, 44, 45, 48, 51, 52, 56, 57, 58.02, 60, 61, 64, 65, 66, 67, 69, 71, 76, 78, 96, 97.01, 97.02, 98, 120, and 121.

elderly developments were found to have an average Poverty index value 1.5 times higher than primarily elderly developments.

Regarding disability, little difference existed between properties primarily serving the disabled versus non-disabled. This was especially true for HCV and Project-Based Section 8, where each groups displayed relatively equivalent averages. In Public Housing, developments primarily serving disabled individuals saw less poverty, but only by eight points higher than those primarily serving the non-disabled. The largest disparity was in Other Multifamily where properties primarily serving disabled individuals were located in tracts in the 45th percentile, while those not primarily serving disabled residents were in the 29th percentile. LIHTC was the only housing category in which properties primarily serving the non-disabled experienced less poverty those primarily targeting disabled individuals. However, the difference was small.

Across all publicly supported housing categories, properties with Majority White populations experienced less poverty than those with a majority of People of Color. In some instance, disparities were not as pronounced. Other Multifamily, Majority White properties saw an average value of 35, while properties with a majority of People of Color were in the 30th percentile. However, in both Public Housing and HCV the difference was at or near 10 points. Project-Based Section 8 properties saw the largest gap of 20 points.

In terms of gender, properties serving Majority Female and Male populations experienced poverty at similar levels. The housing category with the largest difference was Public Housing. Properties with Majority Female population resided in tracts with greater poverty (average 36). Majority Male properties, on the other hand, approached the 50th percentile.

Within Region

Table 24: Low Poverty Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	4%	9%	5%	7%	6%	28%
60th to 80th	8%	13%	3%	17%	16%	28%
40th to 60th	26%	24%	32%	22%	16%	22%
20th to 40th	28%	40%	20%	35%	39%	16%
0 to 20th	34%	15%	40%	19%	22%	5%
Weighted Average	32	39	32	40	37	61

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 24 represents proximity to poverty for each publicly supported housing category in the Seattle MSA excluding the City of Seattle. Overall, the region was found to have a similar weighted average (61) to the city (62). Likewise, similar proportions of the population were seen in each quintile. However, a larger percentage of the MSA population (21%) resided in tracts below the 40th percentile compared to Seattle (18%).

Overall, publicly supported housing was exposed to poverty at a similar level as seen in Seattle. Only with Public Housing experienced a substantial difference. In that case, Public Housing was located in marginally more prosperous tracts in Seattle (40th percentile average) than in the MSA (32nd). This disparity was largely fueled by the lower proportion of Public Housing units in MSA tracts ranging in the 60th to 80th percentile. In the MSA, only eight percent of units were in such tracts compared with 22% in Seattle.

School Proficiency Index: This index uses school-level data on the performance of 4th grade students on state exams to describe neighborhoods with high-performing elementary schools nearby and which are near lower performing schools. The index is a function of the percent of 4th grade students proficient in reading and math on state test scores for up to three schools within 1.5 miles of the Census Block Group. Values are percentile ranked, and range from 0 to 100. Higher scores indicate neighborhoods with higher school system quality.

Table 25: School Proficiency Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE / IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	18%	23%	16%	20%	27%	10%	30%	37%
60th to 80th	18%	23%	25%	12%	15%	41%	22%	25%
40th to 60th	43%	41%	35%	34%	21%	27%	24%	17%
20th to 40th	21%	13%	24%	34%	37%	18%	22%	19%
0 to 20th	0%	0%	0%	0%	0%	13%	1%	2%
Weighted Average	57	61	55	53	57	69	62	66

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

The average Seattle resident lived in a block group in the 66th percentile in terms of School Proficiency. As seen in Map 13, the same geographic pattern for the Low Poverty Index is reflected in the School Proficiency Index. School quality drastically increased north of downtown, and again decreased towards the northern edge of Seattle. The highest performing schools were located in the northeast, Ballard, Queen Anne/Magnolia, and Lake Union neighborhoods. Similarly, West Seattle contained high performing school as well. Neighborhoods in the south again underperformed in relation to the rest of Seattle. Areas such as Beacon Hill, Roxhill/Westwood, and Rainier Beach were ranked below the 20th percentile.

All publicly supported housing categories compared favorable to Seattle's average index value of 62.[77] However, no category exceeded the citywide average. HCV was the furthest from Seattle's total with clear disparities. Only 32% of HCV units were located in neighborhoods above the 60th percentile. This was the lowest among all housing categories. Moreover, nearly seven in 10 units were found in block groups in the 20th to 60th percentile. This indicates that opportunity gaps existed within the HCV program, and in comparison to the rest of Seattle. As seen in the map, the high density of voucher usage in the southeast, Greater Duwamish, and West Seattle were all areas with low-performing schools.

Project-Based Section 8 eclipsed all other categories and approached the city total as the average unit was located in a block in the 61st percentile. This category also experiences a reduced opportunity gap between properties as well. A large number of units are concentrated in Seattle's downtown and east neighborhoods, which included schools ranging from the 10th to the 85th percentile in terms of proficiency. A collection of units were also located in northwest neighborhoods with relatively high performing schools (including Theodora, Burke-Gilman Place, Arbor House, etc.). Overall, close to a majority of Project-Based Section 8 units (46%) resided in block groups above the 60th percentile. The case is similar for Other Multifamily properties although

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[77] HUD AFFH Raw Data was used in the analysis of School Proficiency Index by Housing Category. HCV unit data was unavailable at the Block Group level, and so an average of the Index Value in each Block Groups was generated for each Census Tract.

there were fewer total units. These developments were located in higher performing neighborhoods in the northwest, Lake Union, and southwest neighborhoods.

Public Housing and LIHTC's average of 57 was just below that seen in Project-Based Section 8. Public Housing properties were found high performing schools in block groups containing Bell Tower (Belltown), High Rise Phase 3 (Ravenna/Bryant), and the Denice Hunt Townhomes (Greenwood/Phinney Ridge), among others. However, 21% of units resided in block groups with schools performing at the 40th percentile or lower. These properties were located in the southeast, Delridge, and southwest neighborhoods. Such areas also held R/ECAPs with a number of Public Housing developments including Wisteria Court, Longfellow Creek, and Westwood Heights. Similarly, a number of Public Housing units were in the poorest performing neighborhoods in Seattle's north (Jackson Park Village for instance).

Forty-two percent of LIHTC low-income units were in block groups in the 60th percentile or higher. A large number of such developments were in the high performing neighborhoods of Ravenna/Bryant, Laurelhurst/Sand Point, Cascade/Eastlake, and Belltown. However, due to the large concentration of low-income units to the south and West Seattle, 37% of LIHTC units fell between the 20th and 40th percentile.

Map 13: Publicly Supported Housing and School Proficiency Index
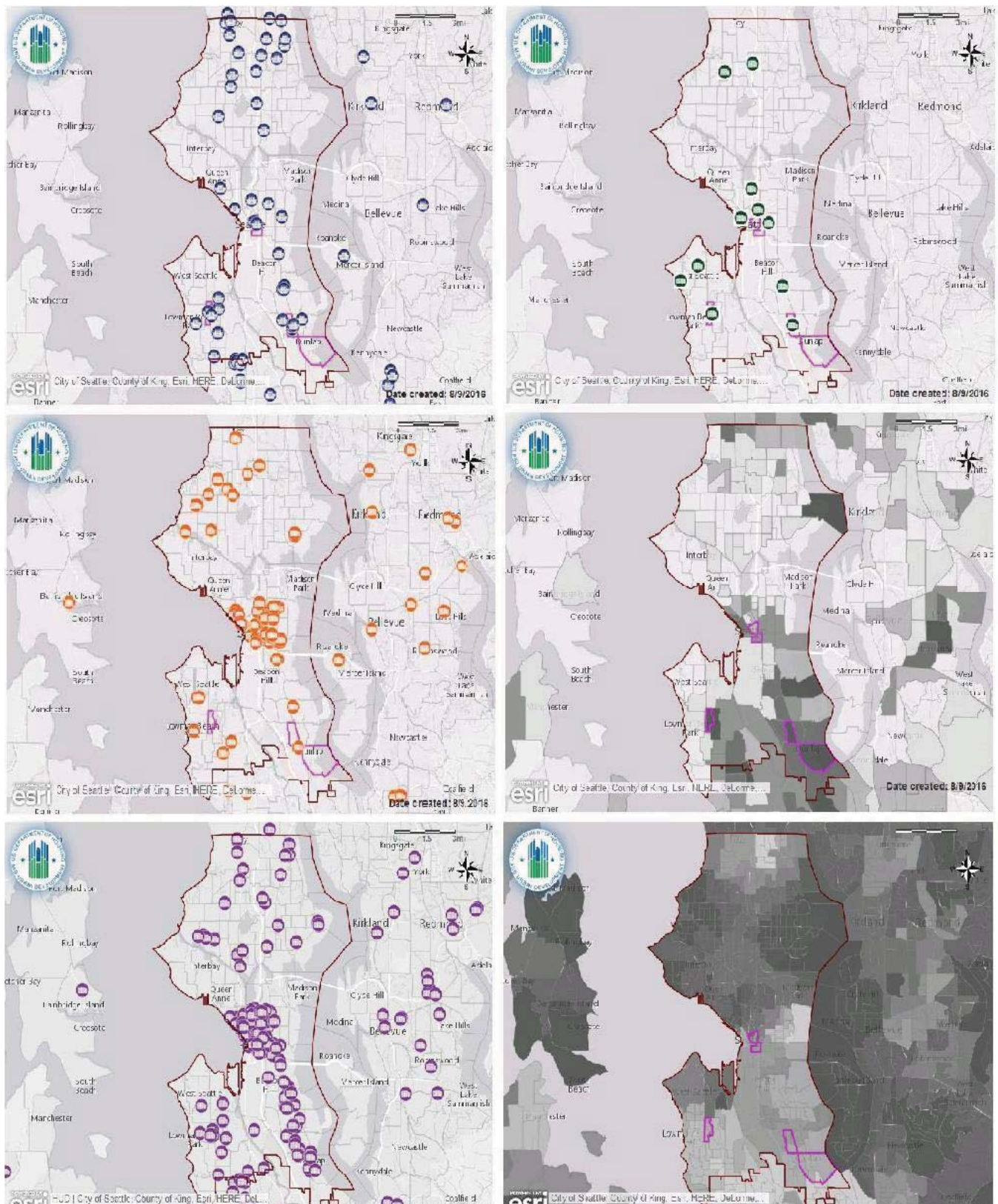
Note: From top left clockwise: Public Housing, Other Multifamily, HCV, School Proficiency Index, LIHTC, and Project-Based Section 8.

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Regarding the other publicly supported housing programs in Seattle, the MFTE/IZ and Rental Housing programs outperformed all other publicly supported housing programs. The average of the former surpassed Seattle itself (69th percentile). A majority of MFTE/IZ units were in block groups in the 60th percentile or above. While it did not exceed it, Rental Housing Program units only slightly trailed Seattle's average. Once again, a majority of units were in block groups above the 60th percentile. Additionally, only one percent of units had the lowest quality schools, which was less than experienced by the city overall.

Table 26: School Proficiency Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	46	61	61	56	69	47	54	58	47	71
Project-Based Section 8	52	61	57	66	69	58	72	49	57	67
Other Multifamily	N/A	N/A	57	60	70	69	75	49	54	72
HCV	38	58	53	52	73	43	67	42	N/A	N/A
LIHTC	57	65	54	57	55	58	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 26 presents the average School Proficiency Index values for publicly supported housing across a number of demographic categories. Regarding properties primarily serving families, interestingly average index values for such properties were lower than that seen in properties primarily serving non-families across all housing categories. HCV fared the worst with an average of 38, which is 20 points lower than the average in tracts with HCV units primarily serving non-families. Public Housing and Project-Based Section 8 properties primarily serving non-families both exhibited an average index value of 61. In each instance, developments primarily serving families approached or were just above the 50th percentile in school proficiency. LIHTC experienced higher averages than all other categories regardless of the presence of children.

Regarding resident age, average school proficiency values were similar in all publicly supported housing categories regardless of the presence of elderly residents. The greatest difference was in regards to Project-Based Section 8. Properties primarily serving the elderly saw an average index of 57, while non-elderly developments averaged 66.

In three of the publicly supported housing categories (Public Housing, Project-Based Section 8, and HCV), units in which persons with disabilities were the majority of residents were in areas with higher performing schools. The gap was especially evident in regards to Public Housing. Properties serving majority of disabled residents were in neighborhoods with an average index value of 69. This was over 20 points above that seen in majority non-disabled properties. Other Multifamily developments experienced relatively similar levels of school proficiency regardless of disability (70 for primarily disabled and 69 for majority non-disabled). LIHTC was the only category

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in which properties primarily serving the non-disabled saw a higher average. As with Other Multifamily, however, the difference was minimal.

Majority White developments were located in neighborhoods with better schools on average in three of the housing categories. Project-Based Section 8, Other Multifamily, and HCV all experienced similar differences between properties serving a majority of White and People of Color-headed households. In each instance, Majority White properties saw an average index value about 1.5 times that of properties with predominantly People of Color. Tracts featured a majority of HCV units occupied by People of Color exhibited the lowest average percentile (42nd). For Public Housing, neither group of developments fared well. Each was found to have an average unit in the 50th percentile range. In this instance, properties predominantly serving People of Color were actually located in somewhat higher performing neighborhoods (58 compared to 54, respectively).

In all publicly supported housing with gender data, properties with a majority of male-headed households were in neighborhoods with greater school proficiency. Gender disparities were greatest in Public Housing. Majority Male properties experienced an average value of 71, while Majority Female developments fell behind at 47. A similar gap was seen in Other Multifamily. Majority Female properties in Project-Based Section 8 did not face as stark a contrast, but lagged behind their male peers by an average of 10 percentile points.

Within Region

Table 27: School Proficiency Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	11%	10%	1%	8%	9%	25%
60th to 80th	15%	18%	15%	17%	18%	23%
40th to 60th	19%	24%	38%	22%	21%	21%
20th to 40th	33%	30%	25%	37%	34%	22%
0 to 20th	21%	17%	21%	16%	18%	9%
Weighted Average	41	43	39	42	41	56

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 27 represents the average School Proficiency values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. Overall, MSA residents reside closer to lower quality schools than experienced in Seattle. The average MSA resident lived in a tract in the 56th percentile for school proficiency. In Seattle, this average rose to the 66th percentile. Sixty-two percent of Seattle's population resided in tracts in the 60th percentile or higher. The same was true of only 48% of MSA residents. Moreover, a higher proportion of those outside Seattle lived in tracts ranking in the bottom quintile (9%) than seen in the City (2%).

Similarly, publicly supported housing residents in Seattle were found to live closer to quality schools than seen in the larger region. In the MSA, all categories averaged around the 40th percentile with Project-Based Section 8 exhibiting the highest average percentile (43). Each category in Seattle surpassed their respective average seen in the MSA; again indicating that Seattle publicly supported housing residents face less disparities in education compared to the larger region.

Jobs Proximity Index: This index quantifies the accessibility of a given residential neighborhood in relation to its distance to all job locations within the jurisdiction. Values are percentile ranked, and range from 0 to 100. Higher index values indicate better access to employment opportunities for residents of a neighborhood.

Table 28: Jobs Proximity Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/ IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	50%	53%	51%	31%	55%	69%	61%	26%
60th to 80th	10%	14%	27%	24%	26%	16%	19%	26%
40th to 60th	26%	18%	8%	31%	14%	7%	9%	20%
20th to 40th	11%	13%	13%	12%	3%	9%	8%	17%
0 to 20th	3%	2%	1%	1%	2%	0%	3%	10%
Weighted Average	69	72	76	64	77	80	77	58

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Seattle's average Jobs Proximity Index was 58. As seen in Map 14, the densest concentration of employment opportunities were in the downtown and Greater Duwamish areas where index values range from 80 to 99. However, only 26% of Seattle's population lived in such tracts. Almost half of Seattle residents (47%) resided in neighborhoods below the 60th percentile. Proximity to employment was far lower for neighborhoods in West Seattle, the north, and northwest.

Each category of publicly assisted housing fared as well or better than Seattle. LIHTC exhibited the highest average index value (77), and also had the largest concentration of units in tracts in the 80th percentile or higher. This was driven by the large concentration of units in and around Seattle's downtown. For instance, the Morrison Hotel and Josephinum in the Downtown Commercial Core (190 and 130 units, respectively) along with YWCA Opportunity Place in Cascade/East Lake (130 units) were all located in tracts above the 95th percentile. Moreover, only five percent of units were found in tracts below the 40th percentile.

Other Multifamily nearly matched LIHTC's average (76), and also had a majority of units in tracts at the 80th percentile or above. Such units were in employment centers in downtown and north Seattle. These included the Hilltop House Apartments, The Bart Harvey, and Cheryl Chow Court. The average Project-Based unit also was in above the 70th percentile (72nd). These properties experienced an even larger share of units in the 80th percentile or above (53%). Given the high concentration of Project-Based Section 8 in downtown tracts, this was not surprising. A number of properties exhibited index values above the 90th percentile including Stewart House (96), Lasalle Apartments (96), and Market House (96).

Map 14: Publicly Supported Housing and Jobs Proximity Index
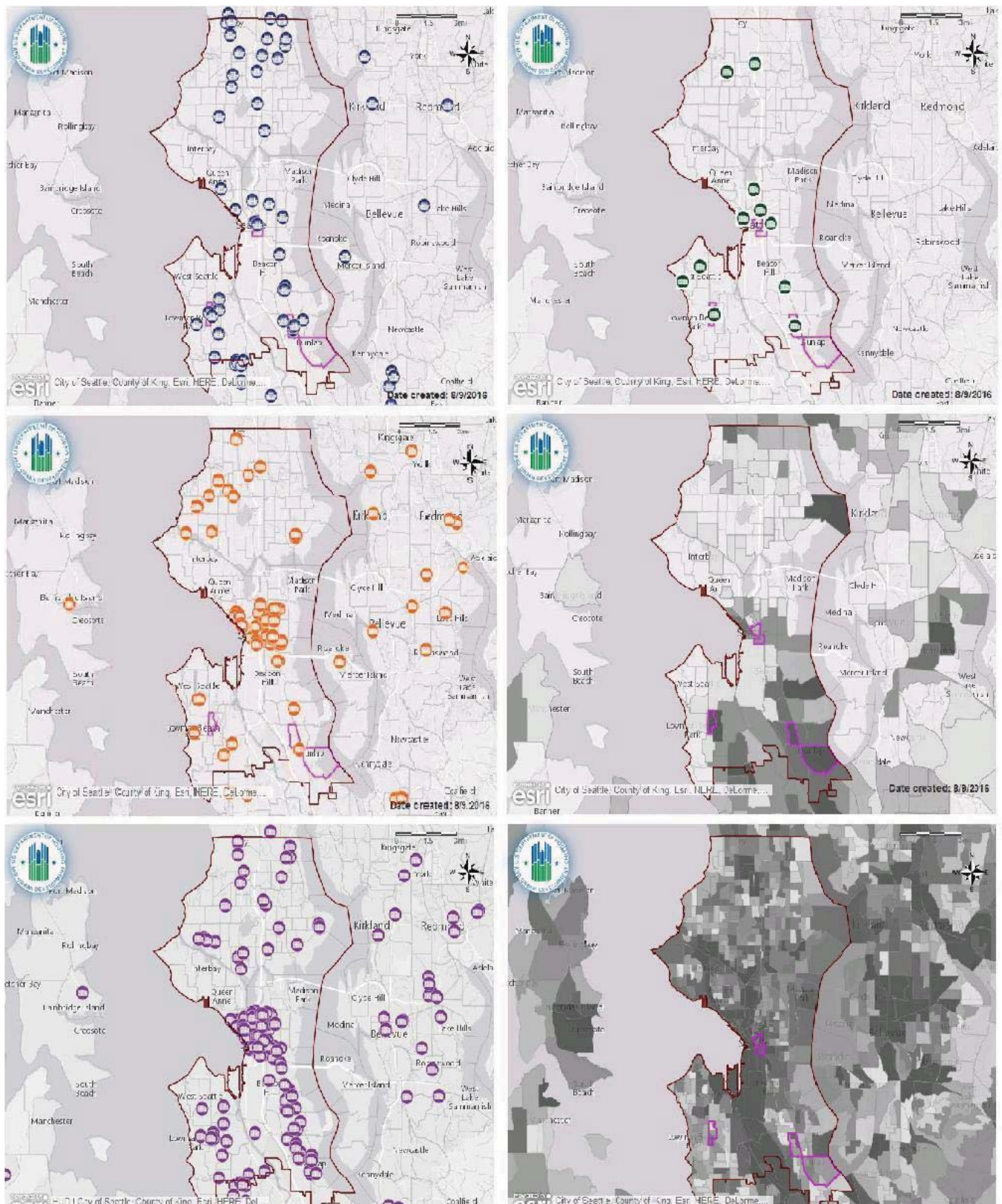
Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Jobs Proximity Index, LIHTC, and Project-Based Section 8.

Public Housing properties on average are located in tracts in the 69th percentile in terms of job proximity. This appears to be due to the widespread siting of such developments. A majority of units reside in communities in the 80th percentile or above (50%). Again, concentrations of units are located in downtown (Yesler Terrace, Bell Tower) and northern tracts where employment is plentiful. Regarding the latter, Stone View Village and Stoneview Phase II were each in the 95th percentile in Haller Lake. Seattle's north also included Cedarvale Village; High Rise Phases I and II; and the Scattered Sites in Northgate/Maple Leaf. All exhibited robust index values.

Among publicly supported housing categories, HCV most closely resembled Seattle at large. Unlike the other categories, HCV did not have a majority of its units in the 80th percentile or above. Instead, this was true for only 31% of units. That same share of units was in tracts ranging from the 40th to 60th percentile. Despite the large presence of HCV to the south, units are largely in R/ECAP tracts with lower Job Proximity values. This included South Beacon Hill/New Holly (53rd percentile), Rainier Beach (50th percentile), and High Point (38th percentile).

The MFTE/IZ and Rental Housing programs also exceeded the city in terms of proximity to employment opportunities. The former saw a greater average ranking than not only Seattle, but all other publicly supported housing categories. Nearly 70% of units were in block groups with the largest concentration of jobs. Moreover, no MFTE/IZ units were in the lowest performing block groups. The Rental Housing Program experienced an average Jobs Proximity Index in the 77th percentile, while all Seattle residents fall into the 58th percentile. This was buoyed by six in ten affordable units located in tracts in the upper quintile.

Table 29: Jobs Proximity Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	51	76	58	73	84	55	65	71	57	85
Project-Based Section 8	80	71	72	71	79	69	64	79	67	79
Other Multifamily	N/A	N/A	70	87	87	70	80	67	66	92
HCV	48	72	65	65	87	55	75	57	N/A	N/A
LIHTC	73	83	80	77	81	76	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 29 presents the average Jobs Proximity Index values for publicly supported housing across a number of demographic categories. In terms of properties primarily serving families, Section 8 experienced the highest average job proximity values. Primarily family developments saw an average value of 80. Residents in development primarily non-family developments lagged behind, but were still ranked in the 71st percentile. For Public Housing, LIHTC and HCV, primarily non-family developments were on average closer to employment opportunities.

In terms of developments primarily serving the elderly, little difference in access to opportunity was evident for Section 8, LIHTC, and HCV residents. In all cases, the average value for each group was close to that seen across all such publicly supported housing types. In Public Housing and Other Multifamily, however, primarily non-elderly developments saw average values that were 25% greater than those experienced by primarily elderly properties. Public Housing developments serving mostly elderly households exhibited the lowest average in the group with a value of 58.

Across all publicly supported housing types, properties serving a primarily disabled clientele were on average located closer to employment centers. For Public Housing (84), Other Multifamily (87), HCV (87), and LIHTC (81) properties with mainly disabled individuals were in the 80th percentile range. This was a higher average than see across all categories overall, and Seattle itself. Disparities were evident between the two demographic groups as primarily non-disabled properties exhibited low averages. This was especially true for Public Housing and HCV where the average unit was in the 55th percentile.

For Public Housing and Project-Based Section 8, developments with a majority of People of Color-led households experienced a higher average rank (71 and 79, respectively) than seen in majority White properties (65 and 64, respectively). These averages also exceeded that seen across all Public Housing and Project-Based Section 8 units. The opposite was true for Other Multifamily and HCV. In the former, Majority White properties were in the 80th percentile, while Majority Minority developments saw an average 20% lower. The gap was more pronounced in HCV as Majority Minority tracts trailed White properties by nearly 20 percentile ranks.

In all publicly supported housing with gender data, properties with a majority of male-head households were in neighborhoods with increased access to jobs. The gap between such properties and those primarily serving female headed-households was especially pronounced in Public Housing. Majority female properties ranked below the 60th percentile, while those with majority male populations were on average in the 85th percentile. While not as pronounced, significant disparities were also seen in Project-Based Section 8 and Other Multifamily.

Within Seattle

Table 30: Jobs Proximity Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	14%	33%	33%	14%	34%	18%
60th to 80th	40%	26%	17%	35%	27%	19%
40th to 60th	23%	13%	37%	29%	19%	21%
20th to 40th	16%	21%	8%	19%	11%	21%
0 to 20th	7%	6%	5%	4%	8%	22%
Weighted Average	57	62	63	57	63	47

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 30 represents the average Jobs Proximity values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. Similar to School Proficiency, Seattle again outpaces the rest of the region in terms of proximity to employment opportunities. The average Seattle resident lived in a community ranking in the 58th percentile, while a similar MSA resident saw an average 11 points lower in the 47th percentile. This indicates that job opportunities are more concentrated in Seattle than the larger MSA.

Publicly supported housing units in Seattle were also closer to job opportunities on average than similar residents in the MSA. However, just as publicly supported residents in Seattle outperformed the city as a whole on average, the same was true in the greater region. Publicly supported housing units in the MSA were closer to jobs on average than the MSA population as a whole. As noted previously, MSA publicly supported housing units were primarily located in tracts with larger shares of People of Color. These tracts also tend to be in urban areas containing more jobs than suburban and rural tracts which are prevalent throughout the greater MSA.

Labor Market Engagement Index: This index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This measure is based on the level of employment, labor force participation, and educational attainment in a census tract. The values are percentile ranked nationally, and range from 0 to 100. The higher the score, the higher a neighborhood's labor force participation and human capital.

Table 31: Labor Market Engagement Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE /IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	35%	53%	27%	39%	44%	80%	50%	73%
60th to 80th	19%	8%	19%	22%	18%	8%	16%	12%
40th to 60th	11%	17%	22%	19%	15%	8%	18%	8%
20th to 40th	22%	22%	13%	19%	23%	4%	15%	5%
0 to 20th	13%	0%	20%	1%	0%	0%	2%	2%
Weighted Average	57	70	52	67	68	85	71	83

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

The average Seattle resident lived in a Census tract ranked in the 83rd percentile nationally in Labor Market Engagement. In the previous section, we saw that Job Proximity values were highest throughout the south. However, the opposite is true for the Labor Market Index. Although jobs may be closer to individuals residing in southern tracts, individuals in the north were more likely to be engaged in the labor market itself. Despite this, nearly all segments of the City experienced robust engagement. Almost three-quarters of Seattle residents lived in areas in the 80th percentile or higher. Only seven percent of Seattle's population fell below the 40th percentile. This included the Rainier Beach, First Hill, and South Beacon Hill/New Holly neighborhoods.

Project-Based Section 8 displayed the highest average ranking (70th percentile). LIHTC and HCV slightly trailed this total with the average unit in the 68th and 69th percentile, respectively. Regarding Project-Based Section 8, a majority of units were concentrated in tracts in the 80th percentile or higher. This was largely due to the presence of units in the north and east. No units were located in tracts in the 20th percentile or below, and only 22% fell in the 20th to 40th percentile range. LIHTC and HCV units, on the other hand, tended to be more equitably distributed across the city. In each, around 40% of units scored 80 or higher, while about one-fifth fall below the 40th percentile nationwide. Just one percent of HCV units were in the lowest quintile tracts. Such units were found in the First Hill R/ECAP.
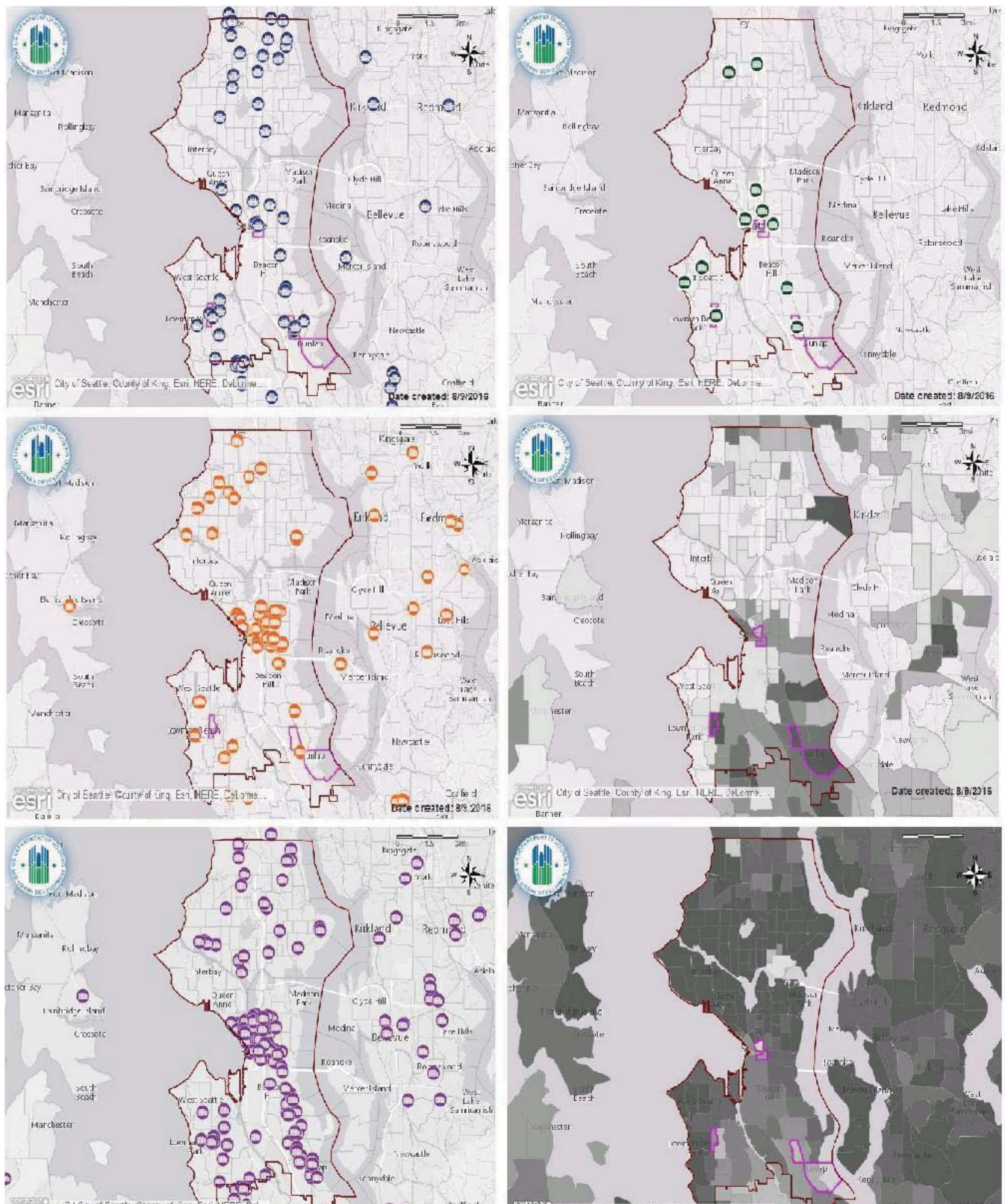
Public Housing and Other Multifamily developments lagged behind the others with an average in the 50th percentile range. Only 35% of units were in the upper quintile, while 13% were located in tracts at or below the 20th percentile. As with HCV, these units were all located in the First Hill R/ECAP where the Yesler Terrace and Jefferson Terrace properties were found. Another 22% of units were in tracts ranging from the 20th to 40th percentile. These included the High Rise Phase III (University District), SSHP City Funded (Broadview/Bitter Lake), and New Holly Phase III (South Beacon Hill/new Holly) properties.

Other Multifamily exhibited the lowest average value in the 52nd percentile. These developments also experienced the lowest share of units in the top quintile with 27% across all categories. This is likely in part because a number of units were in or surrounding R/ECAPs (specifically in regards to the Providence Elizabeth House and Providence Peter Claver House). These units accounted for a large number of the households in tracts below the 20th percentile. Due to this, Other Multifamily held the largest share of units in the bottom quintile.

Similarly to the publicly supported housing categories discussed, the Rental Housing Program also fell short of Seattle in regards to labor market engagement. The average unit was in the 71st percentile, which was greater than any category outside of MFTE/IZ. Half of the units in this program were in the 80th percentile or above. Thirty-five percent of units, however, fell below the 60th percentile. MFTE/IZ was the only publicly supported housing category that actually outpaced Seattle in labor market engagement with the average unit in the 85th percentile. This was carried in large part by the 80% of units in tracts in the 80th percentile or higher. Additionally, less units are in the bottom two quintiles (4%) than seen in Seattle overall (7%).

Map 15: Publicly Supported Housing and Labor Market Engagement Index

Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Labor Market Engagement Index, LIHTC, Project-Based Section 8.

Table 32: Labor Market Engagement Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	65	54	76	50	60	54	64	54	54	62
Project-Based Section 8	87	69	65	76	74	68	75	66	66	75
Other Multifamily	N/A	N/A	62	78	78	62	71	60	63	64
HCV	59	69	40	71	74	63	73	62	N/A	N/A
LIHTC	63	76	57	69	61	73	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 32 presents average Labor Market Engagement Index values for publicly supported housing across a number of demographic categories. Developments primarily serving families with children in Public Housing and Section 8 were likely to experience higher levels of labor market engagement. The former experienced an average value of 65, while units in primarily non-family developments fell into the 54th percentile. Project-Based Section 8 properties primarily serving families with children experienced the highest average Labor Market Proximity index value among all categories (87th percentile). In this category as well, properties primarily serving non-families fell behind with an average 18 percentile ranks lower. Within HCV, tracts with a majority of non-family units experienced greater labor market engagement. Those containing a majority of units occupied by families with children fell below the 60th percentile. Primarily non-family LIHTC properties also fared better by 13 points compared to those developments targeting families with children.

In four publicly supported housing categories, primarily non-elderly properties were more likely to be located in tracts with greater labor market engagement than primarily elderly developments. This was especially true in HCV, where tracts with a majority of non-elderly units had an average index value nearly two times (1.7) higher than that seen in tracts with a majority of elderly units. This gap was less pronounced in Project-Based Section 8, LIHTC, and Other Multifamily. In each instance, primarily elderly properties were in or approaching the 60th percentile range while primarily non-elderly properties exceeded this average by 10 percentile ranks or more. Only Public Housing properties primarily serving the elderly exhibited a higher engagement average with 76. This was also greater than seen across all other housing types. The average primarily non-elderly, Public Housing property was in the 50th percentile.

Labor market engagement was found to be higher for all primarily disabled properties aside from LIHTC. However, the difference between such properties and those serving a majority of non-disabled residents was not great. Other Multifamily, Project-Based Section 8, and HCV primarily serving disabled residents all saw average index values above the 70th percentile. The largest disparity in access was in Other Multifamily, where primarily non-disabled properties saw an average value of 62. Public Housing developments serving primarily

non-disabled individuals had the lowest average in the group with 60. LIHTC saw the highest average among developments primarily serving the non-disabled at the 73rd percentile, while primarily disabled properties were on average located in the 61st percentile.

Across all publicly supported housing, Majority White developments were on average located in tracts with greater labor market engagement. Similar to disability, Majority White developments for Other Multifamily, Project-Based Section 8, and HCV saw averages exceeding the 70th percentile. Properties with a majority of People of Color-led households were largely found in tracts with averages in the 60th to 70th percentile range. For Public Housing, this average fell to 54. In each instance, properties predominantly serving People of Color average around 10 points lower than that seen for Majority White properties.

In terms of gender, properties for which a majority of residents were male had higher average engagement values. The differences were not necessarily large (less than 10 points in each case). Majority male, Project-Based Section 8 developments saw the highest average (75th percentile), as well as the highest average for majority female developments (66th percentile). Public Housing saw a similar gap between majority male and female properties. Little difference in regards to gender was evident within HCV.

Within Region

Table 33: Labor Market Engagement Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	9%	18%	2%	10%	11%	26%
60th to 80th	11%	20%	11%	16%	15%	24%
40th to 60th	22%	32%	15%	23%	25%	23%
20th to 40th	37%	15%	53%	35%	33%	20%
0 to 20th	22%	16%	19%	16%	17%	6%
Weighted Average	39	50	35	43	44	58

Source: HUD, AFFH_Tract **Dataset V.3.1, Housing _Project Dataset V.3**

Table 33 represents the average Labor Market Engagement values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. Overall, MSA residents experienced less engagement with the labor market than Seattle residents. The former exhibited an average percentile ranking in the 58th percentile compared with Seattle's average of the 83rd percentile. This indicates that Seattle residents were employed and attained higher levels of education than in the greater region. Nearly three-quarters of Seattle residents resided in tracts in the index's upper quintile. The same was true of only 26% of MSA residents.

Similar to publicly supported housing in Seattle, such households exhibited lower average engagement across all categories compared to the overall population. However, publicly supported housing in the MSA also lagged behind their respective programs in Seattle. In Seattle, the category with the lowest average was Other Multifamily in the 52nd percentile. No publicly supported housing category in the MSA reached this average. Project-Based Section 8 residents experienced the greatest average engagement, but only reached the 50th percentile. This indicates that residents of supported housing in Seattle faced fewer disparities in accessing the local labor market than those in supported housing in the larger region.

Low Transportation Cost Index: This index is based on estimates of transportation costs for a three-person, single-parent family with income at 50% of the median income for renters in the region. Values are percentile ranked, and range from 0 to 100. The higher the index, the lower the cost of transportation in the census tract.

Table 34: Low Transportation Cost Index by Publicly Supported Housing Category, Seattle

| Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/ IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	99%	95%	100%	94%	99%	100%	99%	88%
60th to 80th	1%	5%	0%	6%	1%	0%	1%	12%
40th to 60th	0%	0%	0%	0%	0%	0%	0%	0%
20th to 40th	0%	0%	0%	0%	0%	0%	0%	0%
0 to 20th	0%	0%	0%	0%	0%	0%	0%	0%
Weighted Average	93	94	93	91	93	94	94	88

Source: HUD, AFFH_Tract Dataset **V.3.1, Housing _Project Dataset V.3**

Seattle uniformly experienced lower transportation costs than most of the nation. The average index value across all tracts was in the 88th percentile, and about 90% of the population lived in tracts in ranked the 80th percentile or higher nationwide. Not only did publicly supported housing categories meet this low cost, but they also exceeded it with averages in the 90th percentile or better.

Table 34 presents average Low Transportation Cost Index values for publicly supported housing across a number of demographic categories. In terms of disparities few are found between any groups in all categories of publicly supported housing. All rank at or near the 90th percentile nationwide in terms of low transportation costs. HCV appears to have the greatest difference between demographic groups, but it is minimal.

Map 16: Publicly Supported Housing and Low Transportation Cost Index
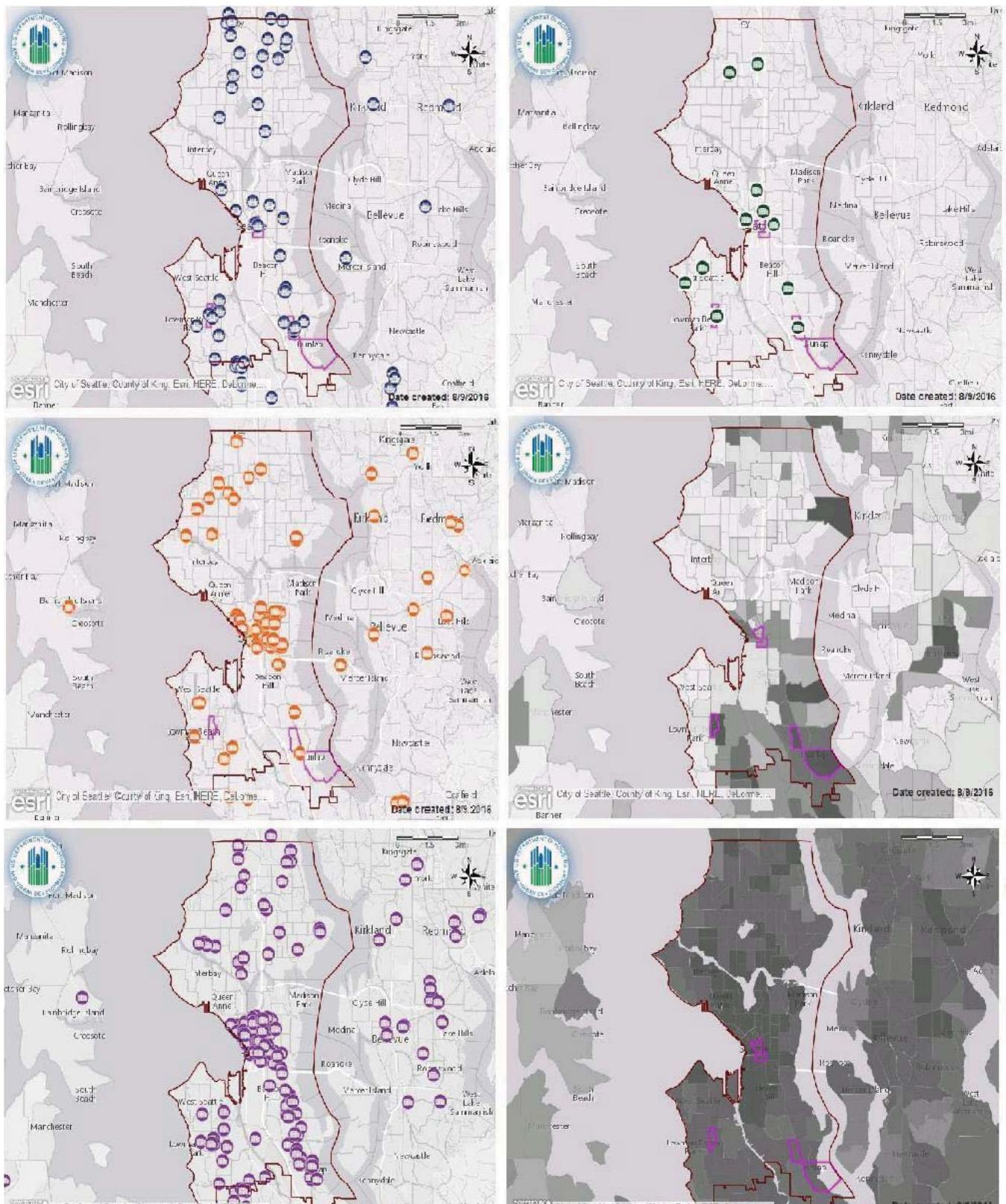
Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Low Transportation **Cost Index, LIHTC, Project-Based Section 8.**

Table 35: Low Transportation Cost Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority People of Color	Majority Female	Majority Male
Public Housing	88	95	92	93	96	90	93	93	91	96
Project-Based Section 8	94	94	95	93	96	93	94	94	93	95
Other Multifamily	N/A	N/A	92	94	94	93	94	91	91	97
HCV	86	93	92	91	98	88	95	88	N/A	N/A
LIHTC	93	94	94	93	94	93	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Within Region

Table 36: Low Transportation Cost Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	63%	60%	57%	50%	65%	29%
60th to 80th	26%	23%	16%	32%	27%	36%
40th to 60th	8%	16%	25%	15%	7%	22%
20th to 40th	3%	0%	2%	3%	1%	11%
0 to 20th	0%	0%	0%	0%	0%	1%
Weighted Average	78	78	73	74	79	65

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 36 represents the average Low Transportation Cost values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. While still exhibiting a robust average percentile ranking (65th), the MSA significantly trailed Seattle in terms of the cost of public transportation (average of 88th percentile). While publicly supported housing residents in each category experienced greater access to low-costing public transportation than MSA residents overall, they too lagged behind their peers in Seattle. The latter all exhibited average percentile rankings in the 90th percentile, while MSA supported housing residents fell into the 70th to 80th percentile. This indicates that more affordable transportation can be accessed by low-income communities in Seattle compared to the MSA.

Transit Trip Index: This index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50% of the median income for renters of the region. Values are percentile ranked nationally, and

range 0 to 100. Higher index values indicate that residents in a neighborhood are more likely to use public transportation.
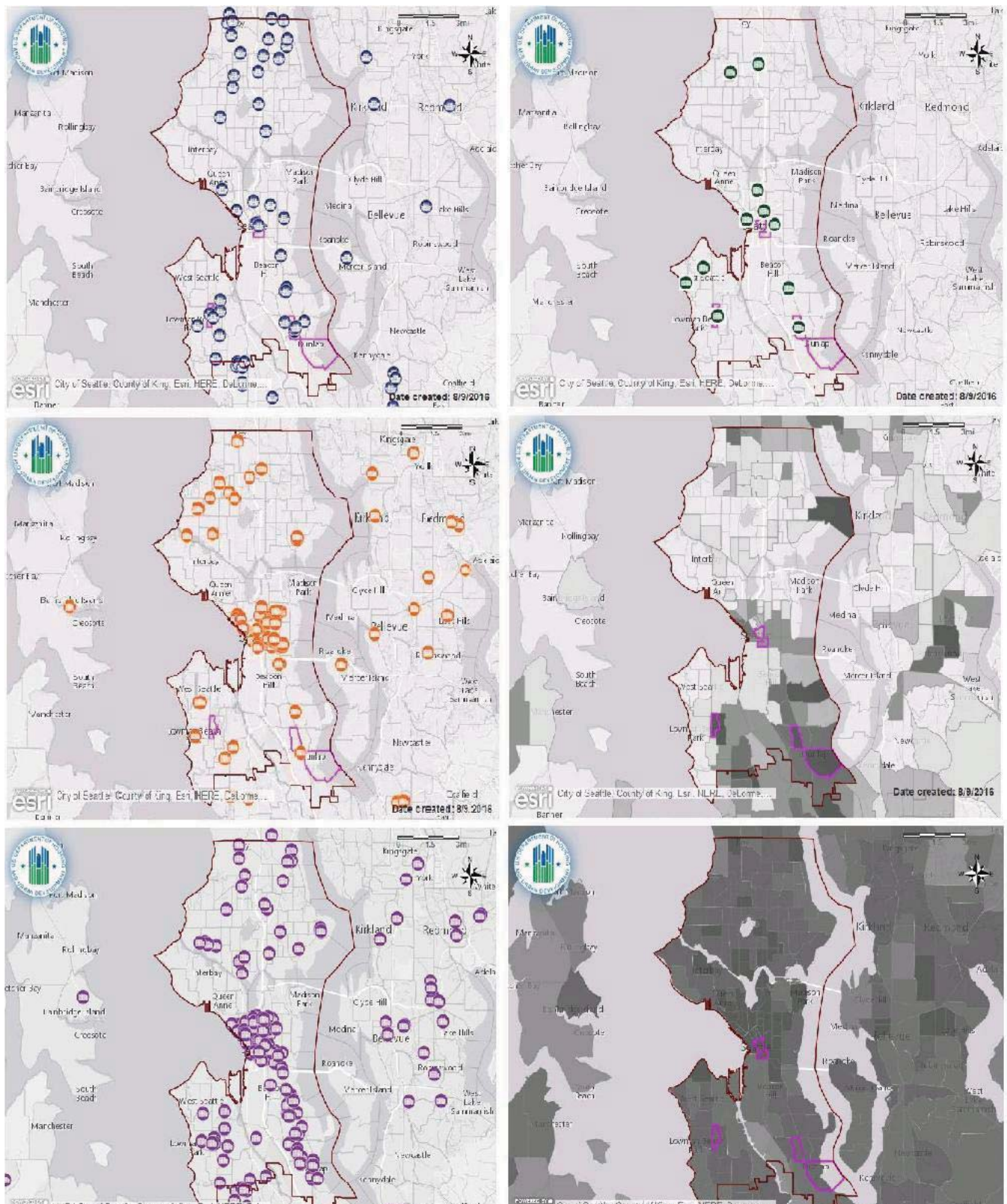
Table 37: Transit Trip Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/ IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	100%	92%	100%	92%	97%	96%	94%	88%
60th to 80th	0%	8%	0%	8%	3%	4%	6%	12%
40th to 60th	0%	0%	0%	1%	0%	0%	0%	0%
20th to 40th	0%	0%	0%	0%	0%	0%	0%	0%
0 to 20th	0%	0%	0%	0%	0%	0%	0%	0%
Weighted Average	90	91	90	89	91	91	91	87

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Once again, Seattle exhibited an impressive transportation ranking. Ninety percent of the city's population lived in tracts in the 80th percentile or higher, and the citywide average was in the 87th percentile. Twelve percent of the population ranked in the 60th to 80th percentile. The lowest Transit Trip index values were seen in the Greater Duwamish neighborhood. All publicly supported housing categories experienced a higher average index value than Seattle overall. Furthermore, all Public Housing and Other Multifamily units were located in tracts with values of 80 or higher. Only HCV saw a small number of units in the 60th to 80th percentile (Tract 56 located in the Magnolia neighborhood).

Map 17: Publicly Supported Housing and Transit Trip Index

Note: From top left clockwise: Public Housing, Other Multifamily, HCV, Transit Trip Index, LIHTC, Project-Based Section 8.

Table 38 presents average Low Transportation Cost Index values for publicly supported housing across a number of demographic categories. In examining average index values for each group in each publicly supported housing category we again see that units experienced exceptional Transit Trip index values. All ranked at or near the 90th percentile nationwide.

Table 38: Transit Trip Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority Minority	Majority Female	Majority Male
Public Housing	87	91	90	90	92	88	90	90	89	92
Project-Based Section 8	91	91	91	90	92	90	92	90	90	91
Other Multifamily	N/A	N/A	90	90	90	90	90	90	89	92
HCV	85	90	91	88	93	87	92	86	N/A	N/A
LIHTC	90	91	91	90	91	90	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Within Region

Table 39: Transit Trip Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	77%	64%	49%	56%	67%	33%
60th to 80th	23%	35%	44%	40%	30%	50%
40th to 60th	0%	1%	7%	3%	3%	14%
20th to 40th	0%	0%	0%	0%	0%	2%
0 to 20th	0%	0%	0%	0%	0%	0%
Weighted Average	82	82	78	79	81	72

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 39 represents the average Transit Trip values for each category of publicly supported housing in the Seattle MSA, as well as that for the region overall. The same patterns noted in the Low Transportation Cost regional analysis hold here as well. In terms of both the region overall and specifically publicly supported housing, Seattle residents experienced greater access to, and face fewer disparities toward, public transportation. MSA Publicly supported housing did exhibit higher average totals than MSA residents overall, which is likely due to their greater proximity to urban centers than the population at large.

Environmental Health Index: This index summarizes potential exposure to harmful toxins. Values are percentile ranked nationally, and range from 0 to 100. Higher index values indicate less exposure to toxins harmful to

human health and better neighborhood environmental quality. Similar to the transportation indices, nearly identical levels of environmental quality were seen in Seattle and all publicly supported housing categories. However, neither fares well nationally. All categories saw an average ranking in the 16th percentile or lower. In looking at the Environmental Health Index map, no area of the city truly experienced better quality compared to another.

Table 40: Environmental Health Index by Publicly Supported Housing Category, Seattle

Percentile	Public Housing (N=6,295)	Project-Based Section 8 (N=2,915)	Other Multifamily (N=628)	HCV (N=9,685)	LIHTC (N=15,204)	MFTE/IZ	Rental Housing Program	Seattle Census Tracts
80th to 100	0%	0%	0%	0%	0%	0%	0%	0%
60th to 80th	0%	0%	0%	0%	0%	0%	0%	0%
40th to 60th	0%	0%	0%	0%	0%	0%	0%	0%
20th to 40th	21%	17%	20%	26%	29%	14%	9%	30%
0 to 20th	79%	83%	80%	74%	71%	86%	91%	70%
Weighted Average	11	9	11	13	11	10	9	15

Source: HUD, **AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3**

Table 40 presents average Environmental Health Index values for publicly supported housing across a number of demographic categories. Despite average index values being low across publicly supported housing types, there were some slight disparities evident across demographic groups. With Public Housing and HCV, developments serving primarily family households experienced slightly better environmental quality yet still failed to break into the 20th percentile nationwide. For all categories, properties serving a primarily non-disabled population exhibited higher average values. Gender disparities were also seen in Public Housing and Other Multifamily. While all categories saw majority female properties experience better environmental quality, this was particularly true for those housing categories.
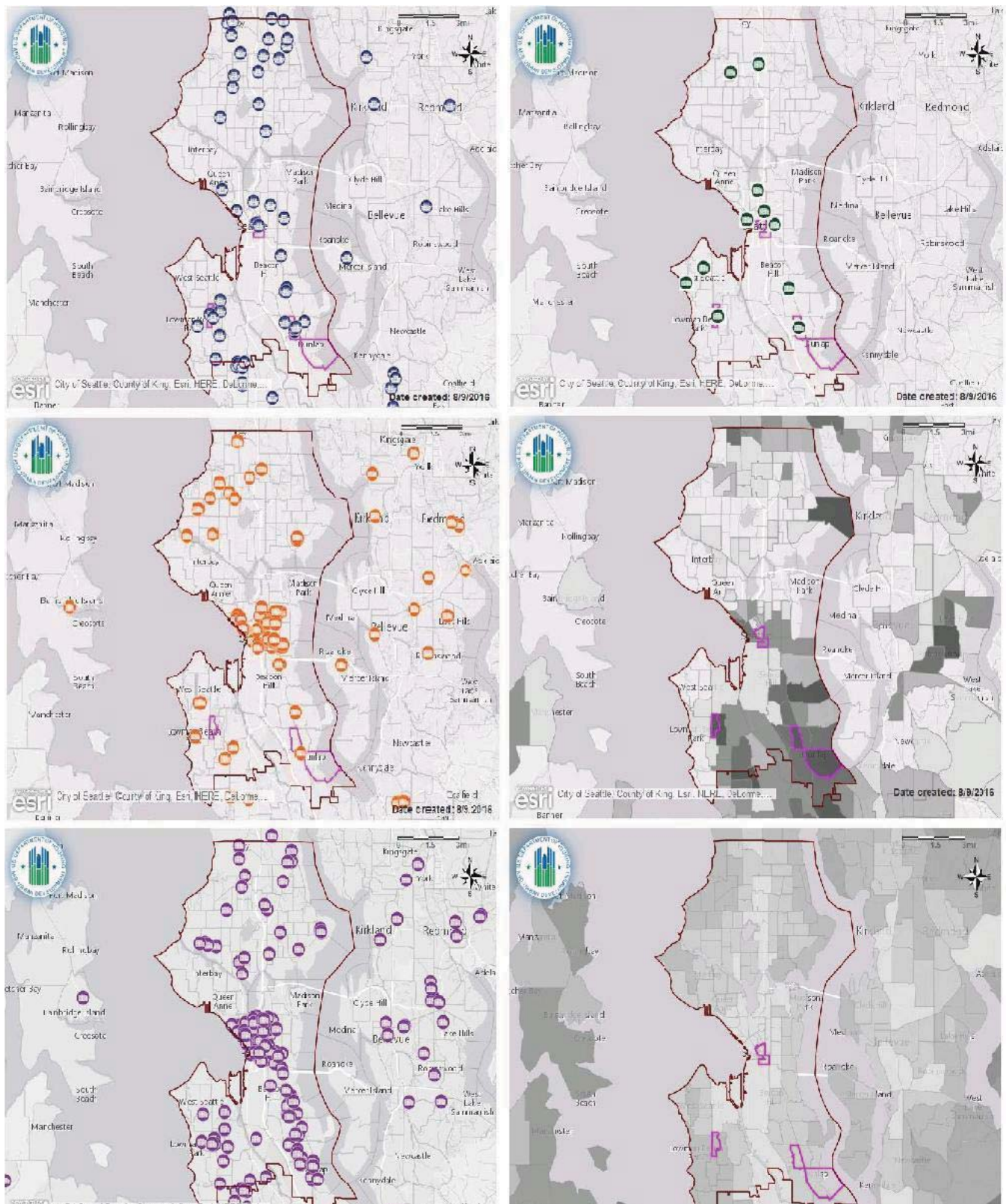
Table 41: Environmental Health Index by Publicly Supported Housing Category, Seattle

	Familial Status		Age		Disability		Race		Gender	
	Families with Children	All Other	Elderly	Non-Elderly	Disabled	Non-Disabled	Majority White	Majority Minority	Majority Female	Majority Male
Public Housing	18	8	12	10	6	15	12	11	15	6
Project-Based Section 8	9	9	10	8	6	11	12	7	11	7
Other Multifamily	N/A	N/A	14	8	8	14	11	14	16	4
HCV	19	10	13	13	6	15	10	15	N/A	N/A
LIHTC	12	10	12	11	11	12	N/A	N/A	N/A	N/A

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Map 18: Publicly Supported Housing and Environmental Health Index

Note: From top left clockwise: Public **Housing, Other Multifamily, HCV, Environmental Health Index, LIHTC, Project-Based Section 8.**

Within Region

Table 42: Environmental Health Index by Publicly Supported Housing Category, Seattle MSA

Percentile	Public Housing	Project-Based Section 8	Other Multifamily	HCV	LIHTC	Seattle MSA Census Tracts
80th to 100	0%	0%	7%	1%	0%	4%
60th to 80th	3%	5%	5%	3%	4%	9%
40th to 60th	0%	3%	12%	8%	6%	18%
20th to 40th	67%	51%	58%	58%	56%	50%
0 to 20th	30%	40%	17%	30%	34%	19%
Weighted Average	24	24	33	26	26	35

Source: HUD, AFFH_Tract Dataset V.3.1, Housing _Project Dataset V.3

Table 42 represents the average Environmental Health Index values for each category of publicly supported housing in the Seattle MSA, as well as that for the region. Overall, the MSA experienced greater levels of environmental health than Seattle, but still trailed the nation as a whole (average of 35th percentile). Publicly supported housing residents were also more likely to live in environmentally healthier tracts compared to their peers in Seattle. Interestingly, while there was little difference in terms of environmental health between Seattle residents and those in publicly supported housing, the gaps were larger in the MSA. While the average resident resides in a tract in the 35th percentile, all publicly supported housing categories aside from Other Multifamily failed to rise above the 26th percentile. While this indicates the disparities may exist in the larger region, such residents still encountered marginally improved environmental health compared to those in Seattle.

D. Disability and Access Analysis

How does the AFH define a disability or disabling condition?

As referenced and summarized earlier in the AFH in the Demographic Summary, this analysis provides more detail on the population profile of disabled residents living in Seattle and the metro area.

The HUD-Provided table's 1 and 13 provide estimates from the 2009-2013 ACS of disabled populations within the city and Metro area by type of disability. The types of disability included are hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.

Census Bureau subject definitions indicate that the disability items on ACS questionnaire are designed to identify "serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation." The documentation Bureau's documentation further states that, "These functional limitations are supplemented by questions about… difficulty bathing and dressing, and difficulty performing errands such as shopping.

Overall, the ACS *attempts* to capture six aspects of disability, which can be used together to create an overall disability measure, or independently to identify populations with specific disability types. In providing data from the ACS, HUD notes that the "definition of 'disability' used by the Census Bureau may not be comparable to reporting requirements under HUD programs" Used by the city and metro area for program level data.