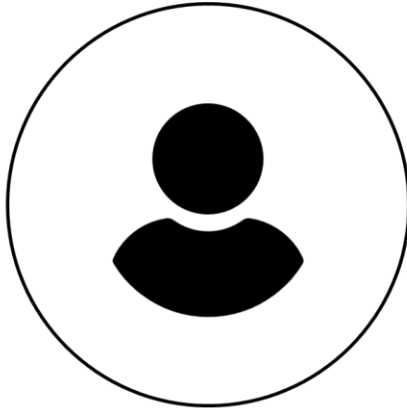




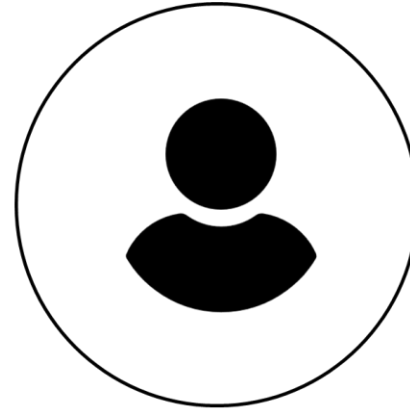
Auburn Community Needs Assessment

Introductions



Julie McFarland

Julie McFarland Consulting



Joel Warren

The Cloudburst Group



Presentation Overview



Quantitative

- Community profile & trends
- Needs by Topic
- Housing Needs

Qualitative

- Trends from focus groups and interviews
- Key takeaways from in-person meetings & surveys

Recommendations

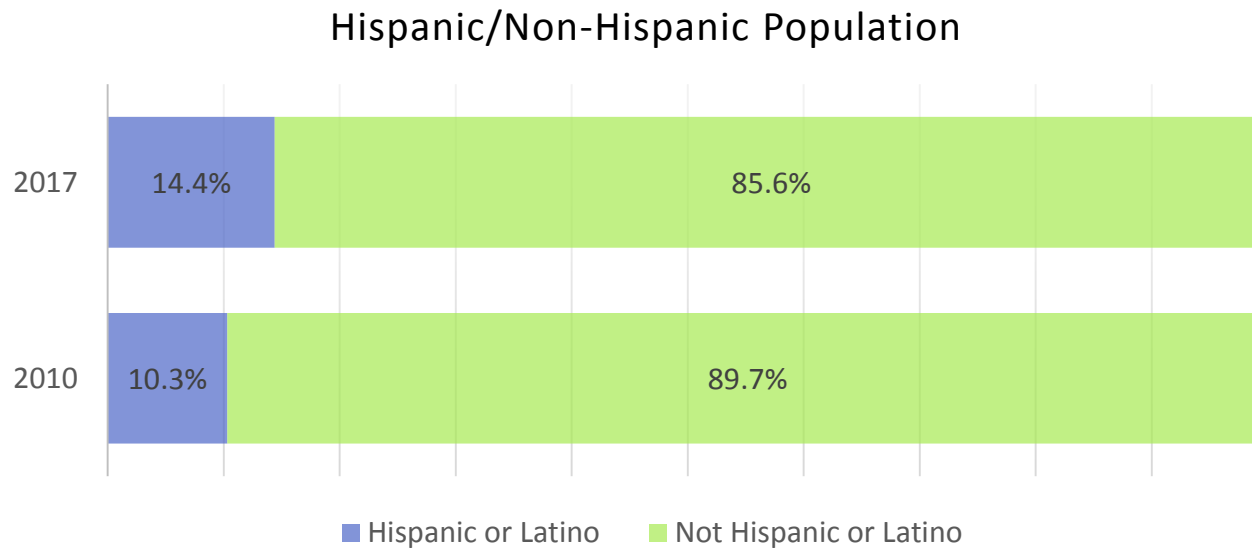
- Go over recommendations
- Budget allocation recommendations based on needs identified



Quantitative Summary

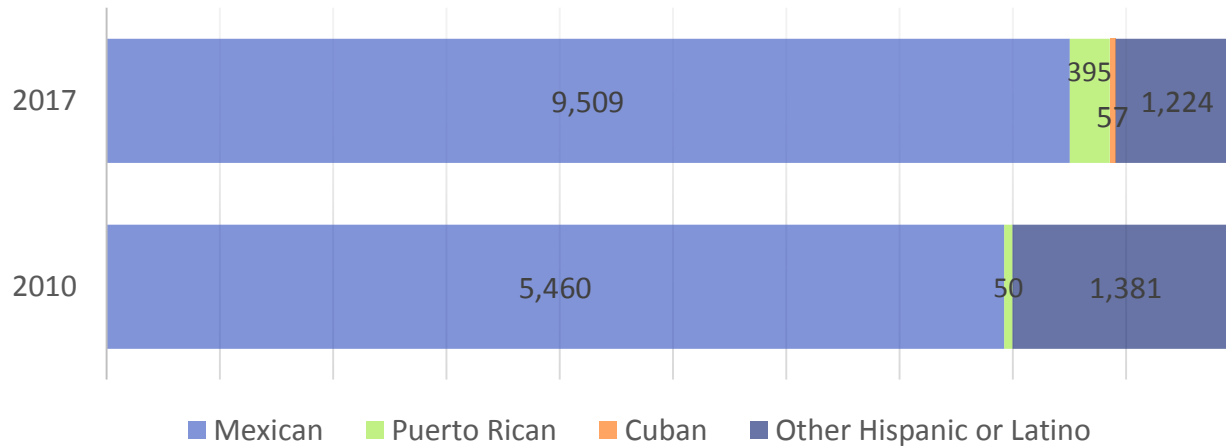
Auburn is growing

- 10.3% growth between 2010 and 2017
- Median age is 34.8, down from 35.7 as of 2010
 - Population brackets growing the most are on the edges, those 0-34 and 65+
- Diversity of race/ethnicity continues to increase

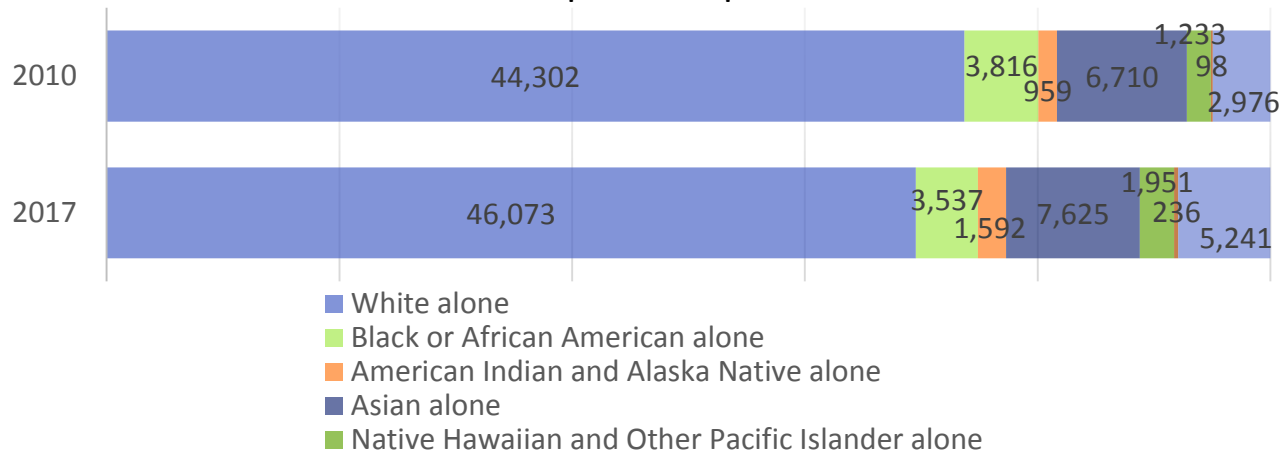


Quantitative Summary

Hispanic Population



Non-Hispanic Population



Quantitative Summary

Auburn has stable employers

- Same top seven (7) employers in 2009 and 2019, accounting for just under half of all employed in the City
- Auburn is similar to its neighbors in the percentage of those living in Auburn and working elsewhere

TOP EMPLOYERS

1. The Boeing Company
2. Muckleshoot Tribal Enterprises
3. The Outlet Collection
4. Auburn School District
5. Multicare Auburn Medical Center
6. Green River College
7. Emerald Downs Racetrack

Percent employed and living in the same city

<i>Auburn</i>	12.7%
<i>Federal Way</i>	16.0%
<i>Kent</i>	14.3%
<i>Lakewood</i>	13.9%
<i>Seattle</i>	40.3%

Source: United States Census Bureau; OnTheMap



Quantitative Summary

Educational Attainment

- Auburn is similar to neighboring cities in resident educational attainment

2017 Educational Attainment Levels (% of total population over 25 years old)

	<i>High School Diploma</i>	<i>Some College (no degree)</i>	<i>Associate's Degree</i>	<i>Bachelor's Degree</i>	<i>Graduate Degree</i>
Auburn	29.7	24.6	10.2	16.7	6.6
Federal Way	25.7	25.8	11.4	18.2	7.9
Kent	26.0	23.3	11.4	17.8	6.9
Lakewood	28.2	27.4	11.7	14.2	7.7
King County	13.5	18.6	8.1	30.7	19.6

Quantitative Summary

Kindergarten Readiness

- Auburn children entering kindergarten score slightly lower than those in neighboring cities
 - Washington Kindergarten Inventory of Developing Skills (WaKIDS)

Kindergarten Readiness

*Percent of students entering kindergarten ready
in all six areas of development and learning*

Auburn	33.4
Federal Way	43.3
Kent	44.0
Lakewood	39.7
Tacoma	46.5

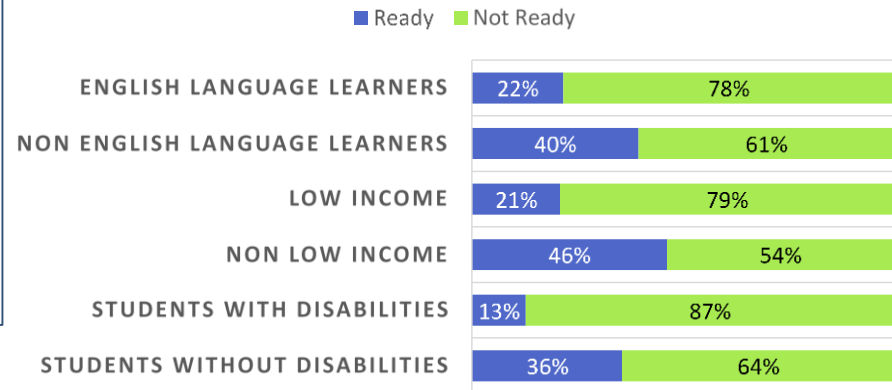


Quantitative Summary

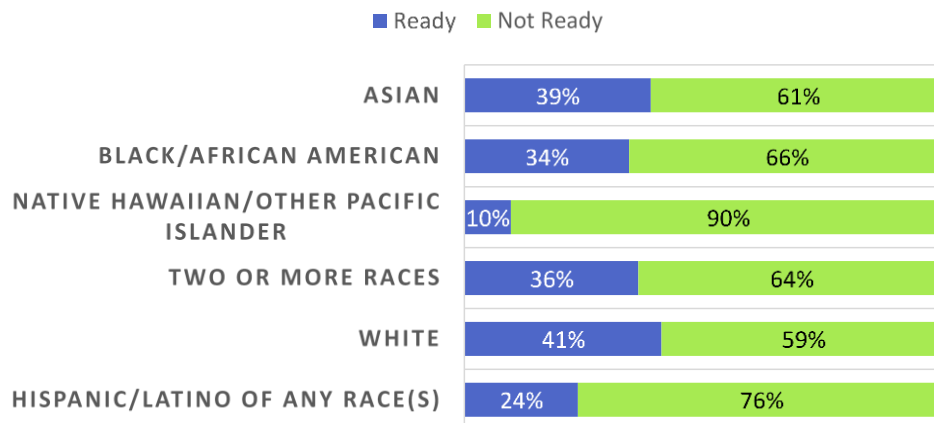
Kindergarten Readiness

- Disparate readiness scores exist for some race groups and for those young children who are living with special needs or in low-income households

Auburn 2018-19 Kindergarten Readiness by Race/Ethnicity



Auburn 2018-19 Kindergarten Readiness by Race/Ethnicity



Quantitative Summary

Transportation

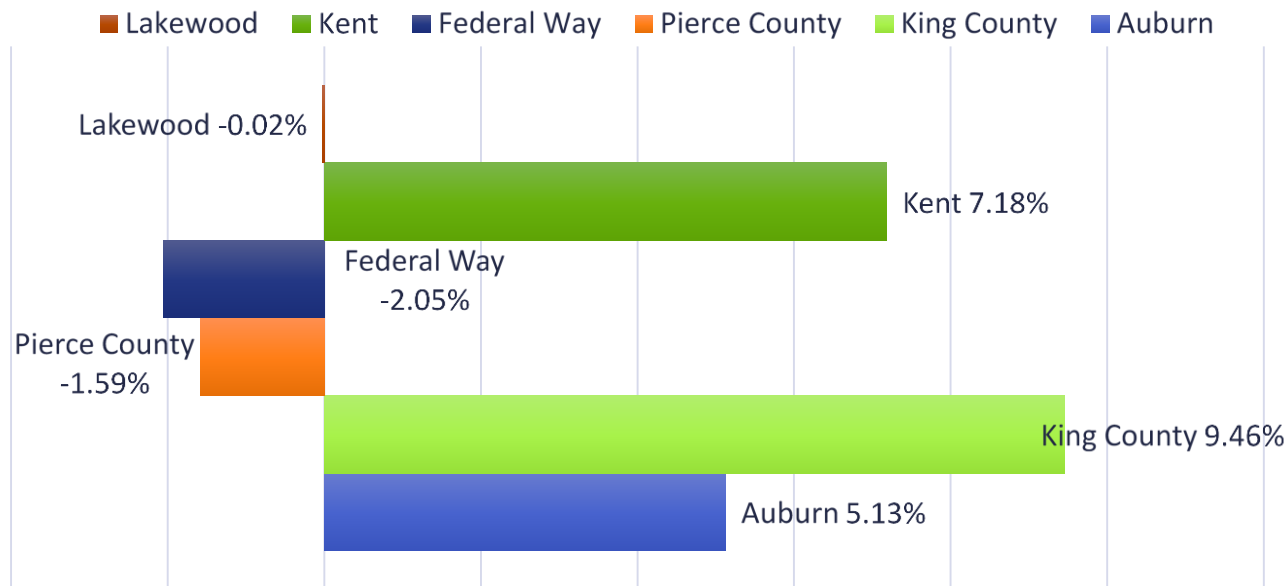
- *2019 Southern King County Food Access Needs Assessment*
 - *29.5% of Auburn residents are under-served by public transit*
 - *Most commonly cited issues*
 - *Cost*
 - *Routes*
 - *Frequency of stops*
 - *Information/Language barriers*

Quantitative Summary

Income

- Auburn is seeing a modest increase in real incomes, alongside King County and Kent

Median Household Income Change in Real 2017 Dollars (2010 to 2017)

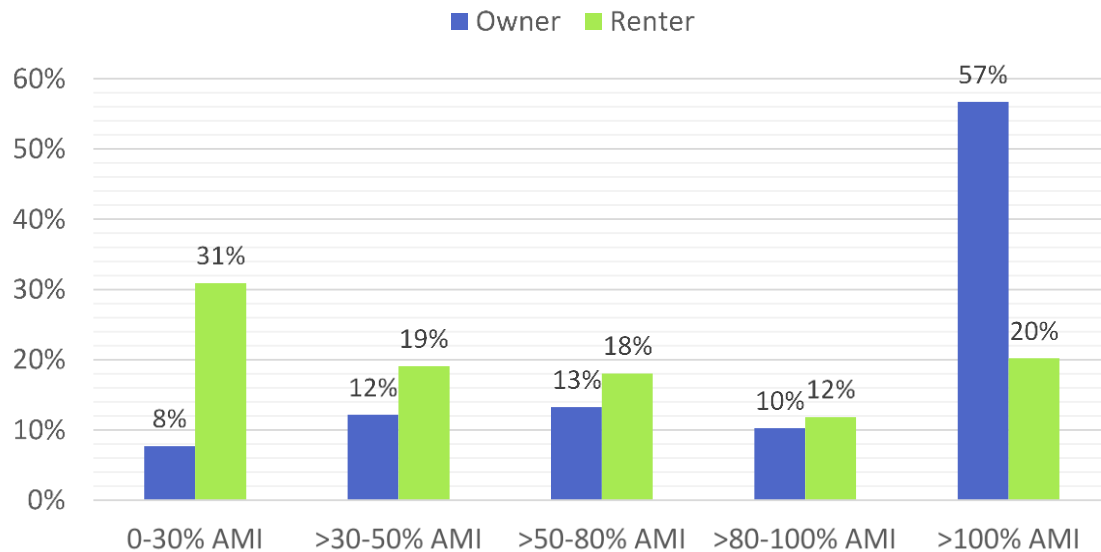


Quantitative Summary

Housing Affordability

- Those renter households in Auburn are far more likely to be in the lower income brackets

Share of Auburn Households by Income Bracket



Source: 2011-2015 CHAS

Median Income (2015)*

100% AMI = \$89,600

80% AMI = \$65,800

50% AMI = \$44,800

30% AMI = \$26,900

*Family of four HUD
calculation

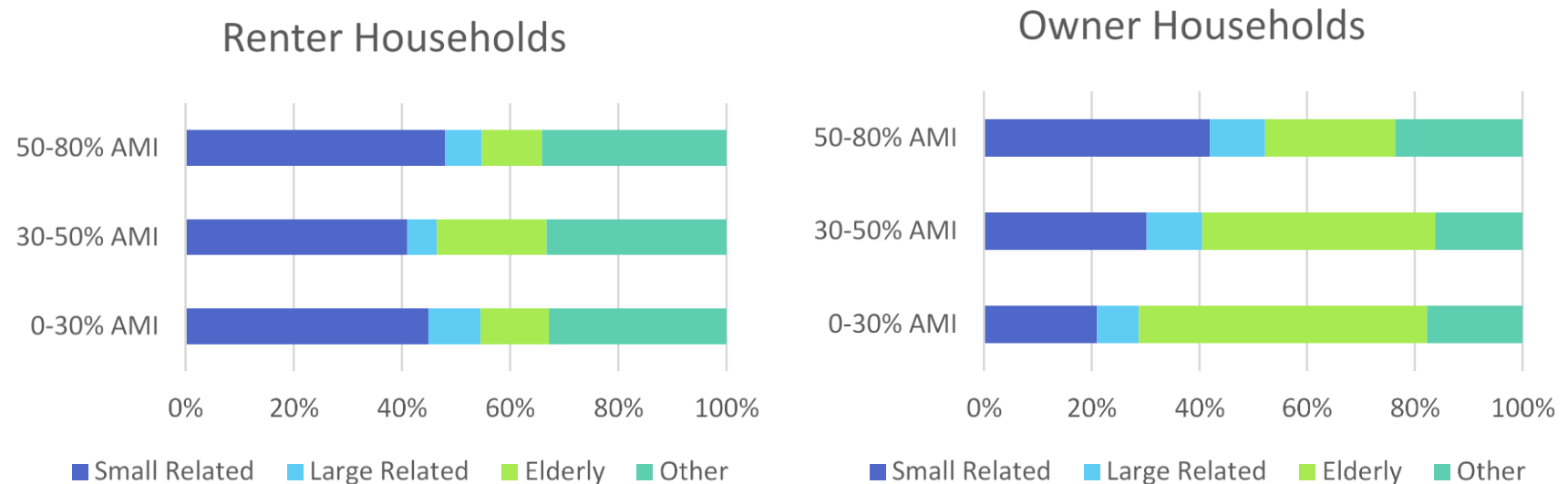


Quantitative Summary

Housing Affordability

- Owner elderly households are the most likely to be cost burdened of those owner households
- Of renter households, small related (families of 2-4) and “Other” are most likely to be cost burdened. Other = Single in most cases

Share of Cost Burdened Households by Household Type



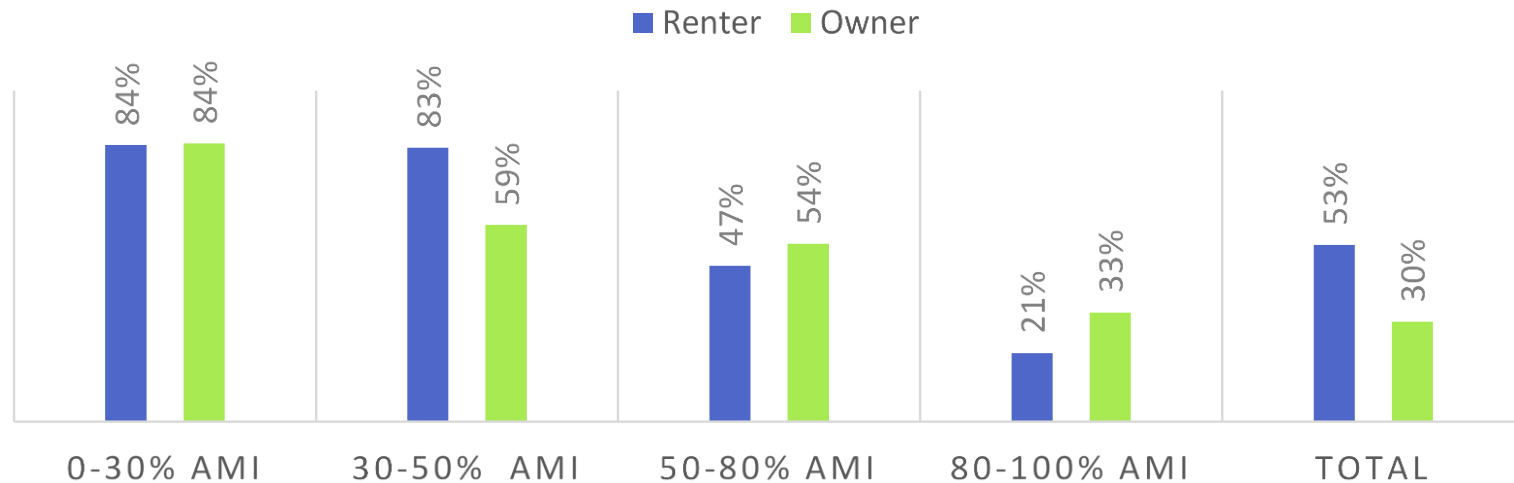
Source: 2011-2015 CHAS

Quantitative Summary

Housing Affordability

- Just over half of all renter households experience a housing problem, that number is far higher in households under 50% AMI (\$44,800)

Share Of Households By Income And Tenure With Housing Problem



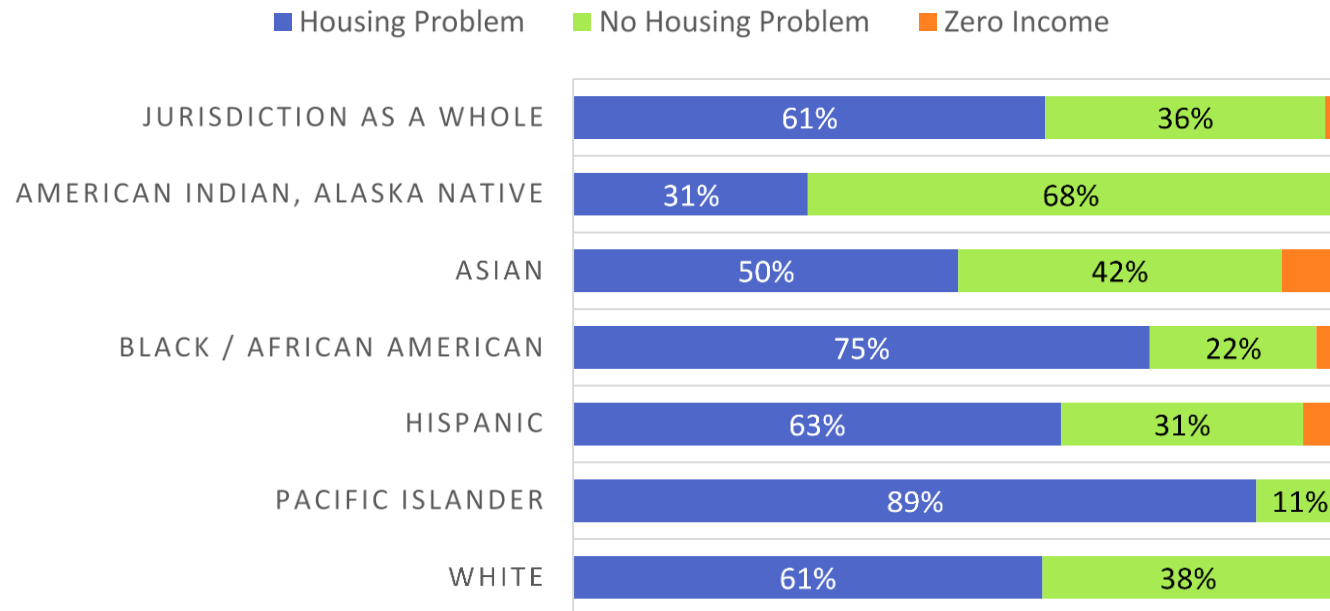
Source: 2011-2015 CHAS

Quantitative Summary

Housing Affordability

- A group that is ten (10) percentage points above the jurisdiction as a whole is considered to have disproportionate needs as determined by HUD. There are four housing problems: lack of plumbing, lack of kitchen, overcrowding (more than 1.25/room), and cost burden (30% or more of income towards housing)

Housing Problems by Race



Source: 2011-2015 CHAS

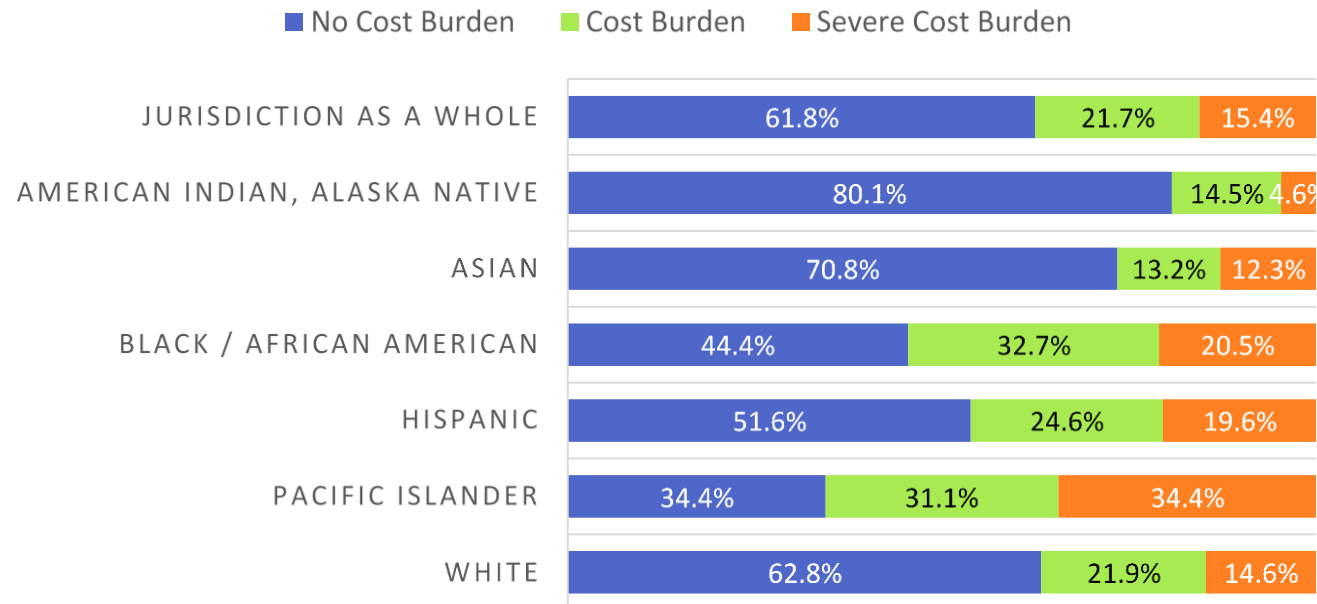


Quantitative Summary

Housing Affordability

- Cost burden is overwhelmingly the most experienced housing problem. Severe cost burden is a household putting more than 50% of household income towards housing (this includes utilities)

Housing Cost Burden by Race



Source: 2011-2015 CHAS



Quantitative Summary

Homelessness

- 21% of all unsheltered individuals experiencing homelessness in King County are in the Southwest region of the County

2019 Regional PIT Count

<i>Region</i>	Persons on streets/outside	Persons in tents	Persons in buildings	Persons in car	Persons in RV	Persons in van	Total unsheltered persons	% of total
<i>East County</i>	40	16	2	203	35	41	337	6%
<i>North County</i>	23	16	2	13	15	16	85	2%
<i>Northeast County</i>	6	39	13	9	28	4	99	2%
<i>Seattle</i>	1,105	1,162	46	385	621	239	3,558	68%
<i>Southeast County</i>	0	7	20	25	9	4	65	1%
<i>Southwest County</i>	332	195	57	303	115	82	1,084	21%
Total	1,506	1,435	140	938	823	386	5,228	100%

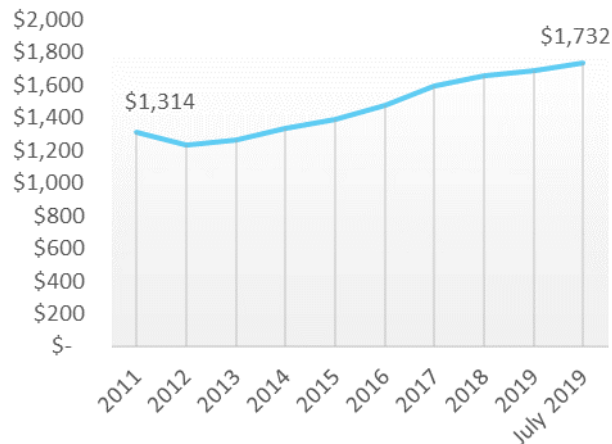
Source: Seattle/King County Point-In-Time Count of Persons Experiencing Homelessness: 2019

Quantitative Summary

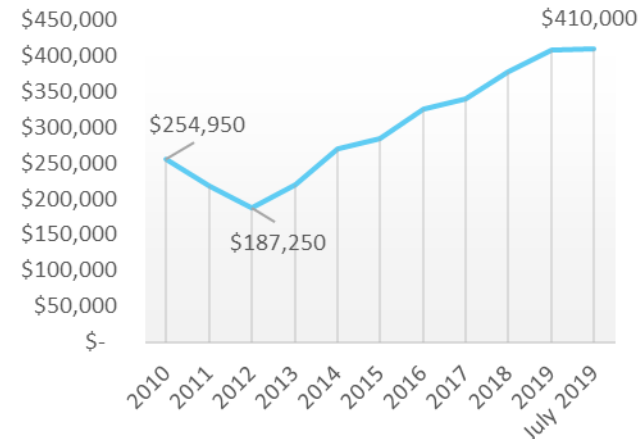
Home Value and Rental Rates

- Cost of housing has steadily risen since 2013.
- Median rent in Auburn is \$1,732 as of July 2019.
- Median list price in Auburn is \$410,000 as of July 2019

Median Rent Price



Median Home List Price



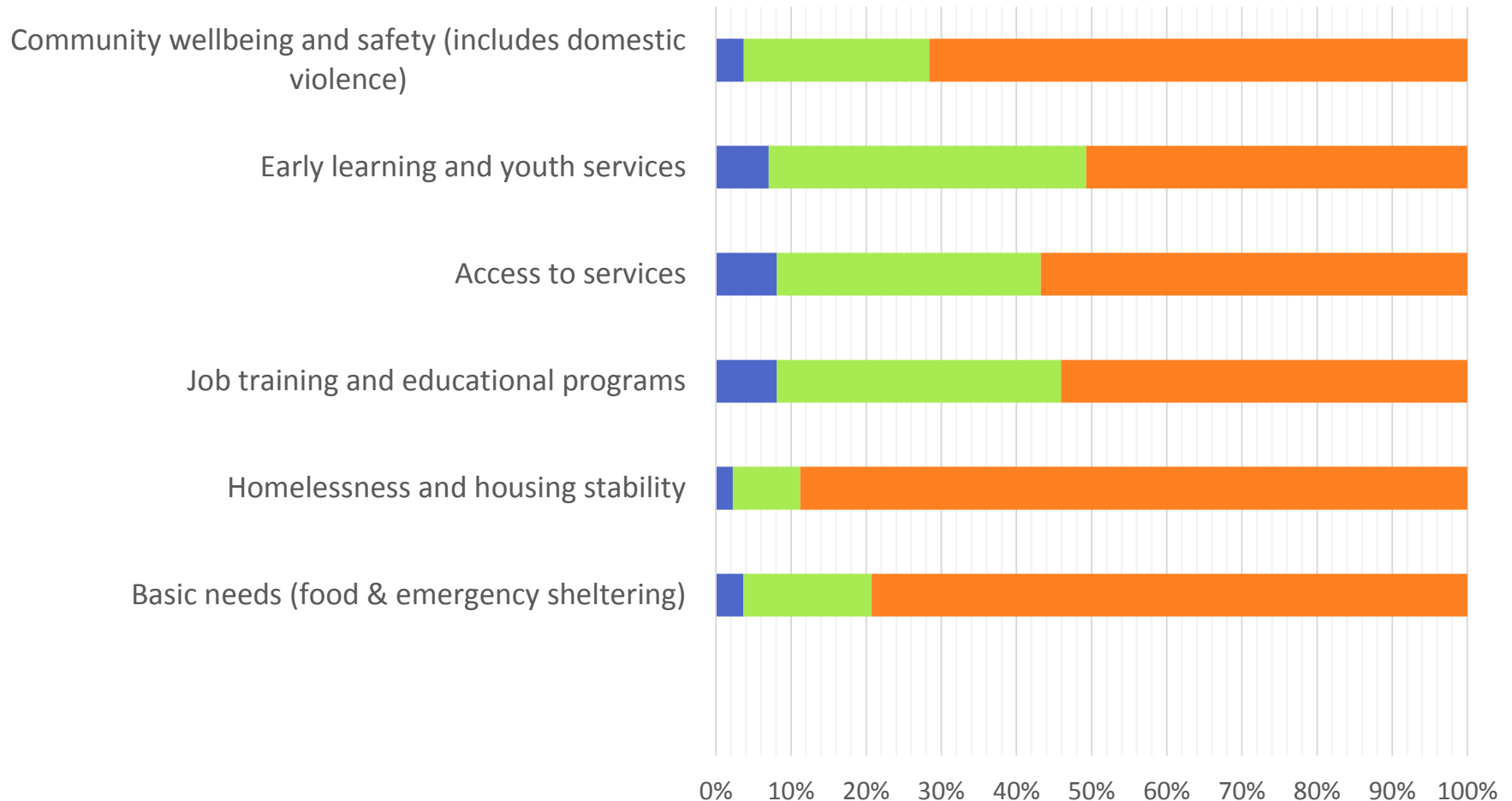
Survey Summary

Community Survey Results

- 109 residents responded to the survey
 - Half of all respondents were 35-54 years old
 - 77% were female
 - 85% were White
 - 96% were Non-Hispanic

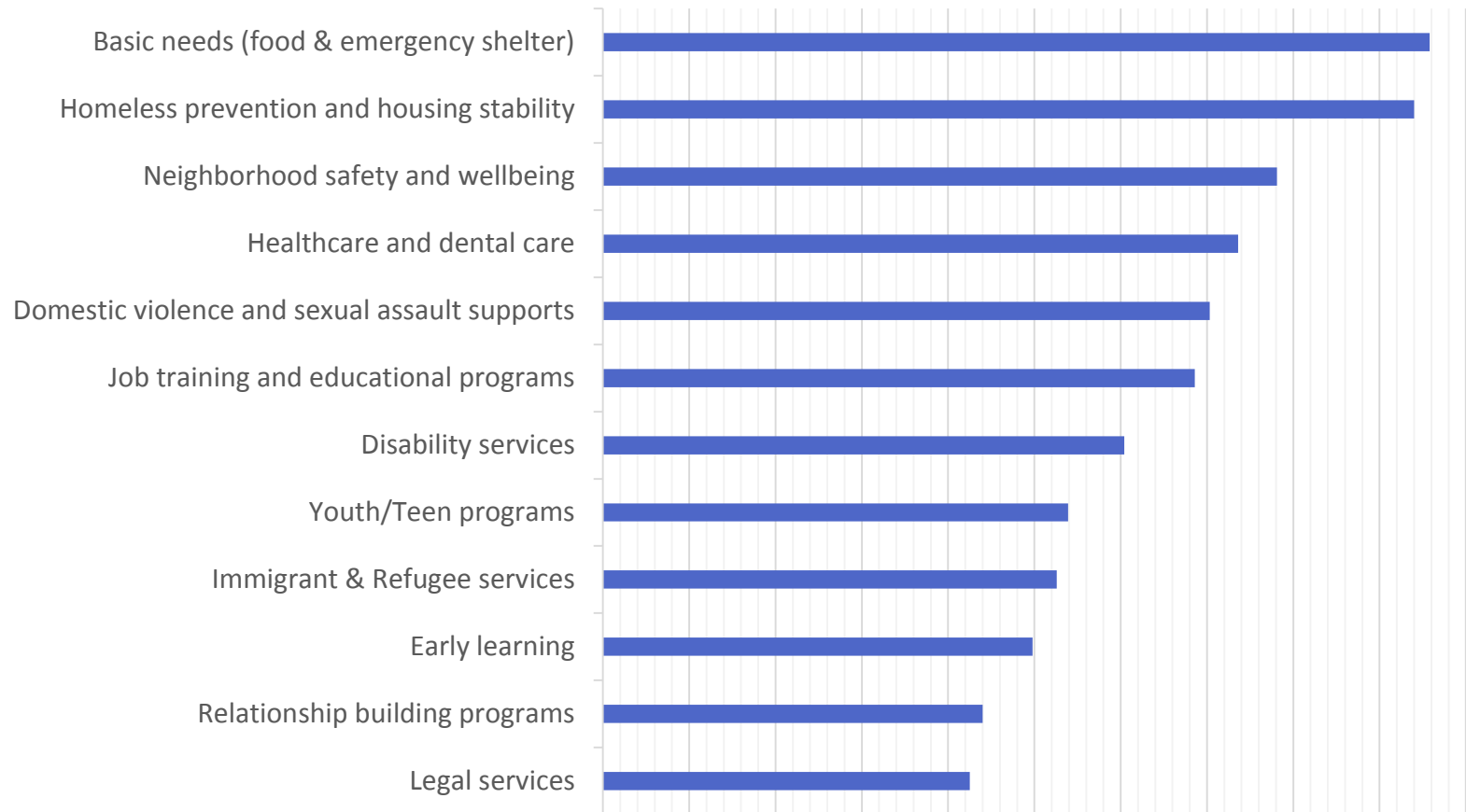
Resident Needs Survey

■ Needs have decreased ■ Needs have stayed the same ■ Needs have increased



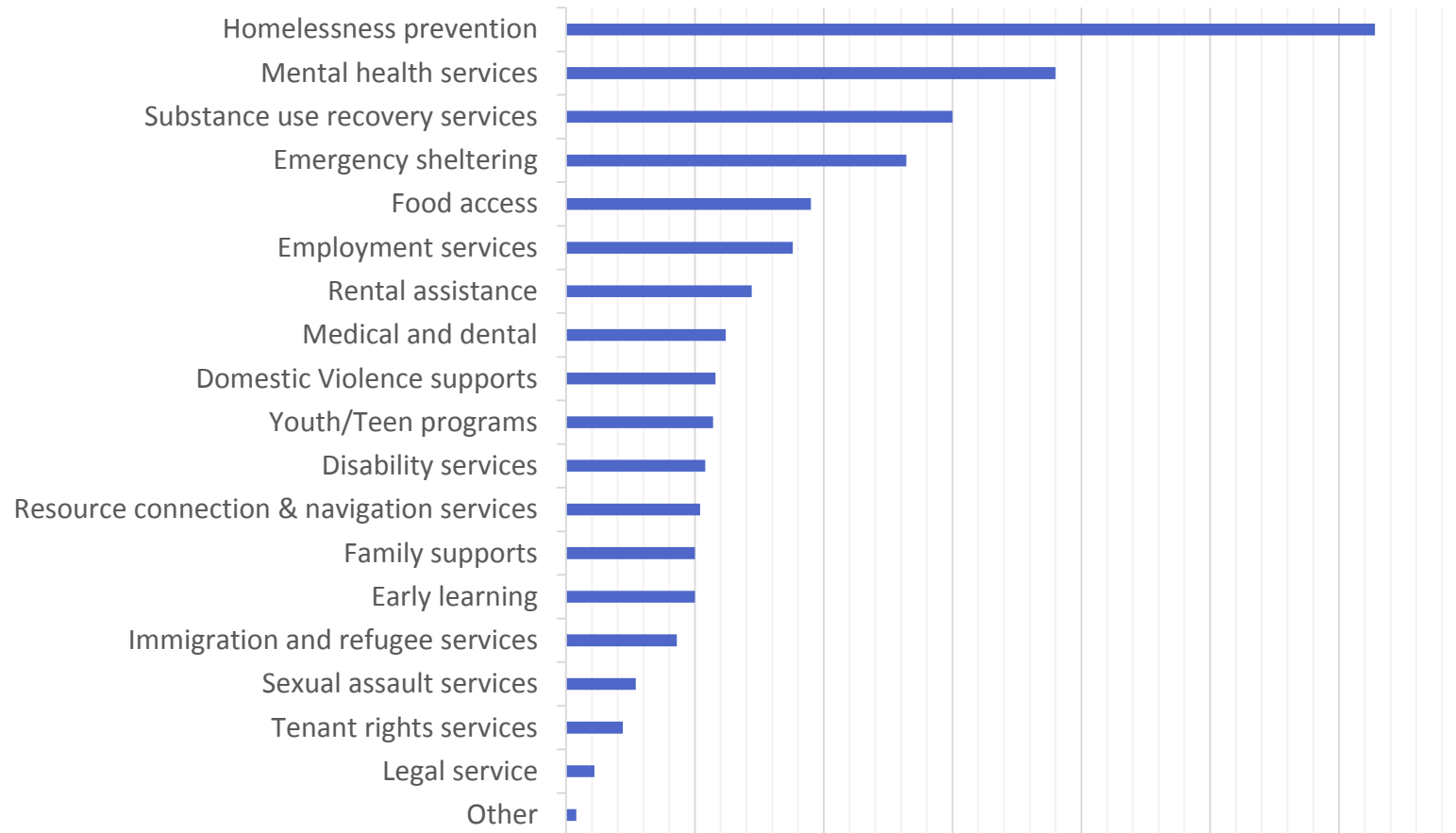
Resident Survey

Community Needs Ranking

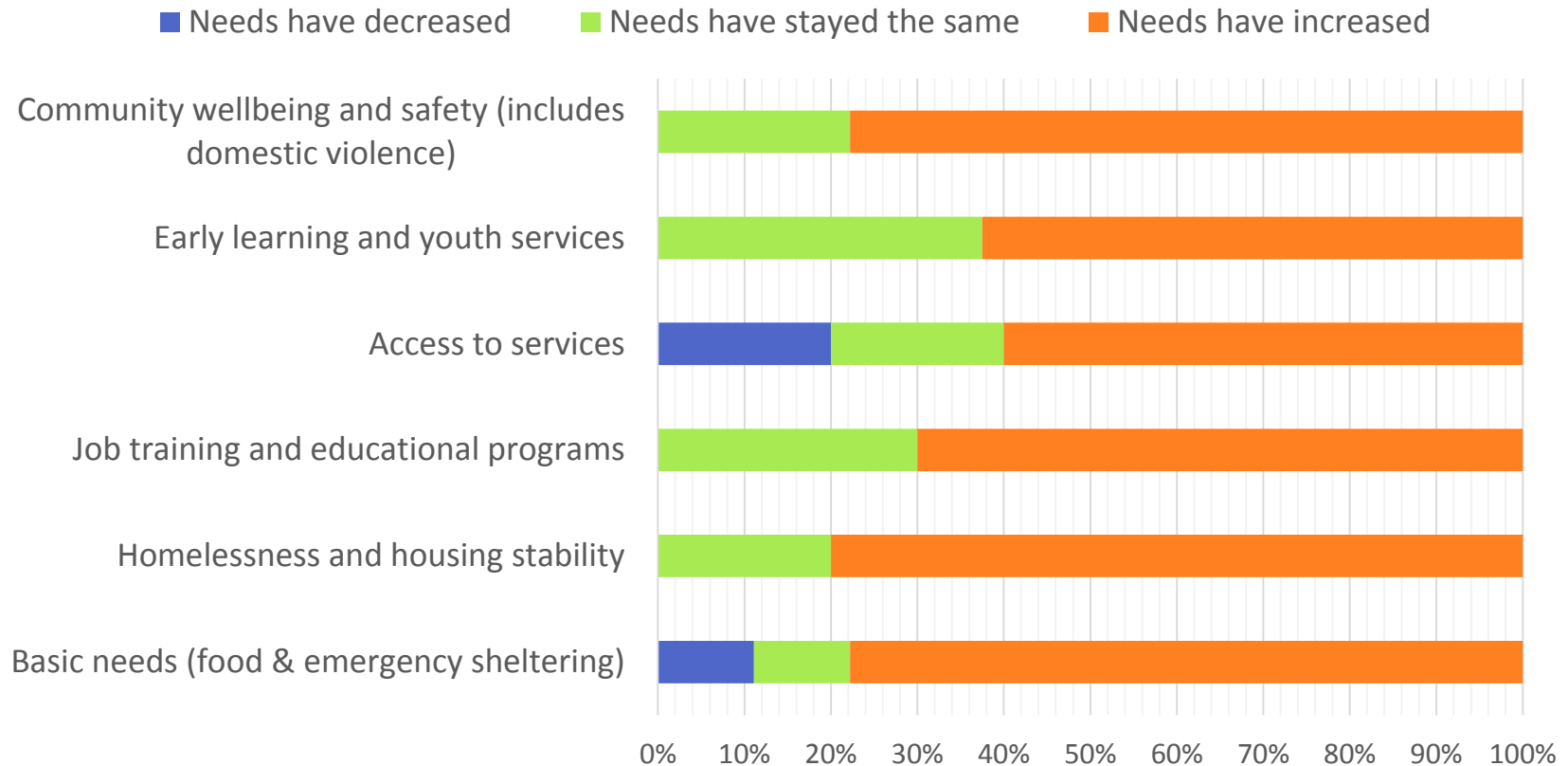


Resident Survey

Service Needs Ranking



Staff Survey



Survey Results Comparison

Staff Survey

Community Needs Ranking

1. Basic Needs
2. Homeless Prevention and Housing Stability
3. Healthcare and dental care
4. Job training and educational programs
5. Neighborhood safety and wellbeing

Service Needs Ranking

1. Homeless prevention
2. Food access
3. Mental health services
4. Resource connection & navigation services
5. Emergency sheltering

Resident Survey

Community Needs Ranking

1. Basic Needs
2. Homeless Prevention and Housing Stability
3. Neighborhood Safety and Wellbeing
4. Healthcare and dental care
5. Domestic violence and sexual assault supports

Service Needs Ranking

1. Homeless prevention
2. Mental health services
3. Substance use recovery services
4. Emergency sheltering
5. Food access



Community Engagement

Community Outreach & Conversations

- 11 key stakeholder organizations interviewed
- Input collected from Council & Human Services Committee
- 33 people accessing services participated in 2 focus groups and were compensated for their time

Themes

- Mobile Medical Van, Access to Food, and a welcoming library highlighted as local strengths
- Primary concern is lack of affordable housing and the need for more housing resources, from one-time light assistance to more intensive assistance that includes supportive services
- Concern with lack of access to mental health services, behavioral health services and general medical services, and need for local medical respite resource
- Lack of low barrier emergency shelter and safe parking options for vehicle residents
- People want to live in Auburn where they are rooted and connected, and lack of living wage employment is prohibitive
- Lack of adequate public transportation within Auburn and throughout region



Recommendations

1. Increase the overall budget for Human Service programs.

Human Service Spending as a Ratio of General Fund Expenditures (no CDBG funds)

City	General Fund Expenditures	Human Service Spending	Human Service Ratio
<i>Auburn</i>	\$ 68,244,317	\$ 437,300	0.64 %
<i>Covington</i>	\$ 10,772,568	\$ 136,500	1.27 %
<i>Federal Way</i>	\$ 52,843,000	\$ 585,840	1.11 %
<i>Issaquah</i>	\$ 43,260,080	\$ 371,500	0.86 %
<i>Kent</i>	\$ 94,400,000	\$ 1,044,500	1.11 %
<i>SeaTac</i>	\$ 73,067,091	\$ 495,209	0.68 %

Human Service Funding with CDBG Funds Included

City	2017 CDBG Allocation	15% Human Service Spending Cap	Human Service Ratio WITH CDBG funds included
<i>Auburn</i>	\$ 428,078	\$ 64,212	0.73 %
<i>Federal Way</i>	\$ 674,568	\$ 101,185	1.30 %
<i>Kent</i>	\$ 1,054,657	\$ 158,199	1.27 %

Recommendations

2. Prioritize and expand shelter and housing options aligning with the Housing First philosophy.
3. Expand supportive housing options utilizing evidence-based housing models, including diversion, rental assistance and permanent supportive housing options.
4. Ensure strong housing location services are available to support landlord identification, negotiation and incentives.
5. Additional affordable housing, in partnership with the regional approach.



Recommendations

6. Expand access to basic needs services, including laundry, showers and storage for personal belongings
7. Access to resource information and navigation support, utilizing peer outreach & engagement models
8. Develop safe parking options for people living in their vehicles
9. Adopt a clear, outcome-focused list of Human Service Funding priorities
10. Messaging and strategic communication targeted community-wide

Budget Recommendations

Assuming 1% of the general fund expenditures in 2019 (\$682,443) and including maximum cap of CDBG (\$89,361), the total budget is \$771,804.

Based on the local costs and outcome data, to maximize households assisted with resources available, the following is the recommended breakdown of budget allocation by priority:

75% - housing and associated services - \$578,853

25% - basic needs and job training - \$192,951

Budget Recommendations

Of the 75%:

- 38% to housing problem solving interventions (diversion and rapid exit from shelter)
- 38% to rental assistance with supportive service programming
- 24% to access housing related basic needs services

Of the 25%

- 65% would go towards those services provided offering basic and emergency needs outside of housing related services.
- 35% would go to job training and education services



Budget Recommendations

Allocation by proposed priority



Proposed Prioritization List

- Homelessness prevention & housing stability
- Homelessness interventions
- Supportive services (including housing related basic needs)
- Basic needs (food, medical/dental)
- Job training/education

Additional Recommendations

Prioritizing existing staff time and resources to maximize the local impact:

- Create opportunities for collaboration and peer learning among service providers, as increased knowledge of available services and benefits increases the ability of frontline staff to offer system navigation to people in crisis.
- Lead focused effort to increase service provider participation in HMIS
- Create clear and concise communication with residents around human service priorities.



Questions & Comments

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Auburn Community Needs Assessment



If you have additional questions about the Community Needs Assessment, please feel free to contact: Joy Scott ;

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