

DRAFT

CITY OF SPOKANE

HOUSING ACTION PLAN

HOUSING NEEDS ASSESSMENT

SUMMARY REPORT, OCTOBER 2020



City of Spokane

The City of Spokane is developing a Housing Action Plan (HAP) to identify ways to meet housing needs now and into the future. The HAP is made possible due to a Washington State Department of Commerce Housing Bill 1923 Grant. HAPs should include strategies and actions to encourage greater housing diversity and affordability, access to opportunity for residents of all income levels, and should address both affordable and market-rate housing needs. An initial step in the HAP process is to define the range of housing needs by analyzing the best available data that describes the area's housing and associated demographic, workforce, and market trends over the past few decades. This assessment helps answer questions about the availability of different housing types, who lives and works in the Spokane area, and what range of housing is needed for all income levels through 2037. The HAP planning horizon aligns with the 20-year growth target for the City of Spokane's Comprehensive Plan. Housing analysis is an important exercise since a community's housing needs tend to continually evolve based on changes in the broader economy, local demographics, and the regulatory environment.

The City of Spokane, like other communities in the Spokane-Coeur d'Alene metropolitan area, has changed and grown over the years, leading to greater demand for different housing types. The diverse housing needs have not always been successfully met and access to housing has not always been equal, especially for low income families and communities of color. Analyzing housing needs is complex because it represents a bundle of services that people are willing or able to pay for, including shelter and proximity to other attractions (e.g., jobs, shopping, recreation); amenities (e.g., type and quality of home fixtures and appliances, landscaping, views); and access to public services (e.g., quality of schools, parks, etc.). Since it is difficult to maximize all of these services while minimizing costs, households must make decisions about trade-offs and sacrifices between needed services and what they can afford.



In addition, housing markets function at a regional scale, which makes it challenging for individual jurisdictions to adequately address issues without regional partnerships.

This Housing Needs Assessment summary compares the City of Spokane with Spokane County and the City of Spokane Valley to provide a more complete picture of the county-wide housing landscape while also offering insights on localized versus regional trends, and a more nuanced view of housing market dynamics. Various U.S. Census Bureau, county assessor, and housing market datasets were used to assess the housing stock, workforce, demographics, and expected demand. The housing needs assessment findings are organized in the following topic areas:

- Executive Summary
- City of Spokane Housing Trends
- City of Spokane Demographics
- City of Spokane Housing Affordability
- City of Spokane Housing Needs Forecast
- City of Spokane Employment Trends
- Spokane County Trends
- National Trends

This document and analyses were produced by:

ECONorthwest
ECONOMICS • FINANCE • PLANNING

Executive Summary

› The rate of population growth and housing development in the City of Spokane has remained steady for most of the decade, growing around 5% and adding around 11,184 more people since 2010.

› To accommodate forecast housing needs for the City of Spokane, around 357 housing units need to be produced per year through 2037. Meeting this forecast housing need is achievable given the City of Spokane has seen 537 units on average built annually between 2010 and 2019. The city should continue to advance policies and strategies that support housing growth for a diversity of housing types and at different affordability levels, such as through allowances for attached single-family housing in different parts of Spokane City. The city should strive to inclusively meet diverse housing needs for current and future households, in particular to provide more housing options attainable for middle- to low-income households, earning below 120% of the Area Median Income (AMI).

› Housing needs change over a person's lifetime. Thus, it is important to track shifts among age groups to better understand how housing needs change as community demographics shift. The City of Spokane's senior (65+) and millennial (25-34 years) populations grew by two percentage points from 2012 to 2018. Spokane County projections from 2020 to 2030 estimate that the 65+ population will expand from 18% to 22% of the total population – a trend that is consistent with other communities across the country. Homeownership rates increase as age increases and older people are more likely to live in single-person households which tend to be smaller in size. The aging of the Baby Boomer generation (born 1946 to 1964) could also generate greater demand for smaller sized housing and housing with living assistance support.

› The rising cost of housing is a top concern since more people are finding it increasingly difficult to afford housing. While the City of Spokane's population grew by 5% since 2010, home sales prices escalated by 47% in that same period of time. This increase has outpaced the city's homeowner incomes increase (1% rise from \$70,711 to \$71,727, remaining in the middle-income category).

› Rents for 2-bedroom apartments also increased by 11% since 2010. Increasing rents is a similar trend unfolding in Spokane County, several other cities, and across Washington State. Renter incomes in Spokane City have also increased by nearly 21% from \$27,290 to \$32,926. This corresponds with Spokane City's declines in the number of households earning less than 50% of AMI from 2012 - 2018. By 2018, Spokane City saw increases in renter incomes overall which could be an early warning sign that moderate-income households are being priced out of the home ownership market by higher income households. Overall the average rent per square foot for a 2-bedroom apartment in the City of Spokane have remained consistently lower than Washington State, and in the cities of Bellingham, Vancouver, and Bremerton over the last decade and lower cost rentals, could attract more people to the area.

› Another key finding is the low vacancy rate of 2-bedroom apartments over the last decade. On average, from 2010 to mid 2020, the vacancy rate was 2.7% for 2-bedroom apartments. This low rate is below the 5% standard, indicating an inadequate supply to satisfy demand. This is exacerbated due to slight increases in the share of renters in Spokane City between 2012 and 2018. Overall, this signifies increasing pressure on the already limited supplies of moderate-income (60-80% AMI) rentals and if they continue, could lead to increasing financial hardships for households across the City.

› A key way to evaluate housing affordability issues is to quantify housing cost burden which is defined as households paying more than one-third of their gross income on housing. Housing cost burden issues have not affected all households evenly - low and moderate-income households have been disproportionately affected and income level is strongly tied to cost burden. In fact, nearly half of households (renters and homeowners) earning less than 50% of AMI were severely cost burdened, meaning paying more than half their income on housing, while at least 69% of renters earning less than 80% of AMI were cost burdened. Cost burden rates in the City of Spokane are similar to Spokane County as a whole.

Executive Summary

- › Between 2012 and 2018, Spokane's share of 1, 2, and 3-person households grew while the number of 4-person households declined. This suggests that demand is increasing for housing in Spokane City suited to smaller household sizes.
- › Similar to Spokane County, Spokane City's population below poverty decreased from 20% to 16% from 2012 to 2018. This trend could be adding demand to the already constrained supply of low to moderate-income housing.
- › Spokane City's housing stock mostly consists of single-family detached homes (69%) and lacks housing diversity needed to accommodate future demand. The city has a low supply (9%) of middle housing (e.g., townhomes, triplexes, duplexes, quad homes, and cottages) which is a critical housing type allowing more seniors and couples to downsize and remain in their community, while also providing more options for young households forming and working families to get a foothold in great neighborhoods.
- › Spokane City's growing workforce increased by 4% since 2010 to an estimated 121,111 workers by 2017. Substantial growth in dominant sectors such as healthcare and social assistance with average 2018 salaries at 80-100% AMI could fuel demand for more moderate-to middle-income housing.
- › As a result of Spokane's changing demographics, at least 6,791 housing units are needed by 2037. If units are allocated based on recent income distribution trends, half of the total units needed through 2037 would be for households earning over 100% AMI, and the remaining half would be split evenly for households earning 50-100% AMI, and less than 50% AMI. However, strategies could be developed to target certain housing needs to move beyond existing trends.
- › Overall, these findings indicate increased demand for moderate and middle-income options (80-120% AMI), and housing suitable for smaller households, that can mostly be mostly met through single-family attached housing. In addition, demand has increased for 2-bedroom apartments, rentals, and housing for seniors' special needs.

The COVID-19 pandemic has affected the production of housing in many regions and the ability of households to pay for housing consistently. This will likely exacerbate housing availability and stability. Parts of this analysis relied on pre-COVID data.

Median Income Levels*

When examining household income levels, the Area Median Income (AMI) and Median Family Income (MFI) are helpful benchmarks for understanding what different households can afford to pay for housing expenses. Since housing needs vary by family size and costs vary by region, HUD produces a median income benchmark for different family sizes and regions on an annual basis. These benchmarks help determine eligibility for HUD housing programs and support the tracking of different housing needs for a range of household incomes.

- The median income value (100%) primarily used for this analysis is an annual income of \$65,200 for a family of four (Spokane County rate for 2018).
- Below 30% of the AMI is extremely low income (under \$19,560), 30-50% of AMI is very low income (\$19,560-\$32,600), 50-60% of AMI is low income (\$32,600-\$39,120), 60-80% of AMI is moderate income (\$39,120-\$52,260), 80-120% AMI is middle income (\$52,260-\$78,240), and above 120% AMI is high income (above \$78,240).
- To put these values into perspective, a dishwasher earns an estimated \$26,580 per year on average and would be very low income. A pharmacy tech earns \$40,940 annually on average and would be moderate income.
- Income levels tend to vary throughout a lifetime and homeownership rates tend to increase as income increases.

*Source of AMI: Spokane County/US Housing and Urban Development (HUD), 2018, and Occupational Employment Statistics, US Bureau of Labor, 2019, Spokane-Spokane Valley Metropolitan. <https://static.spokanecity.org/documents/chhs/programs/homeinvestment/2018-spokane-home-income-and-rent.pdf>.

Spokane City Housing Trends

92,282

Total number of housing units built in the City of Spokane as of by mid 2020

Source: Spokane County Assessor, 2020

5,366

Number of housing units built between 2010-2019

Source: Spokane County Assessor, 2020

537

New housing units built on average every year since 2010

Source: Spokane County Assessor, 2020

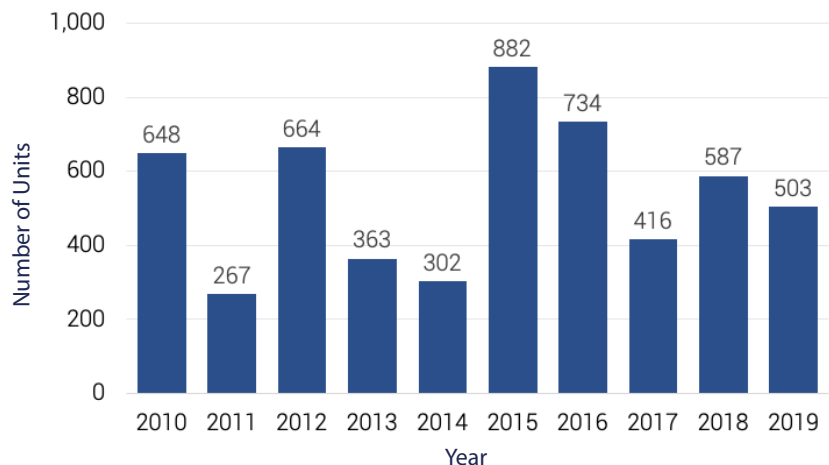
1.07

City Ratio of Housing Units to Households

› Between 2010-2019

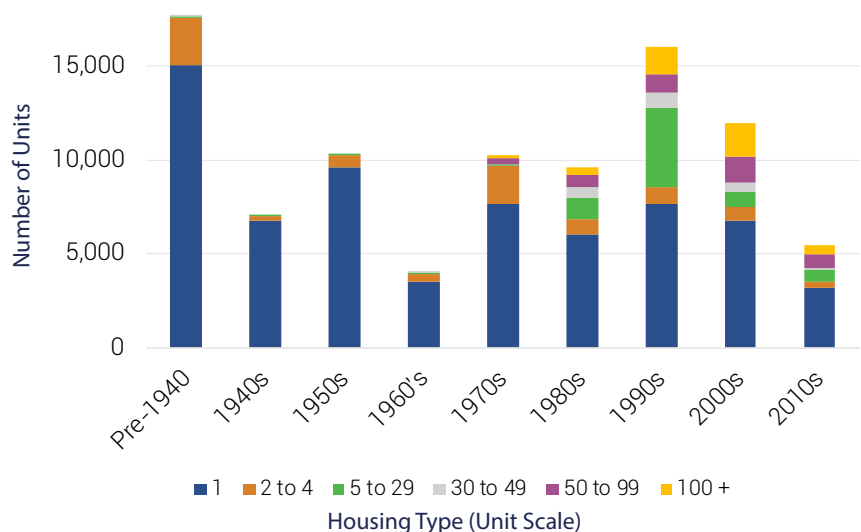
Source: Washington State Office of Financial Management (OFM), 2019, ECONorthwest calculations. Note: The housing units to household ratio should be above 1 since healthy housing markets should have more housing units to allow for vacancy, demolition, second/vacation homes, and broad absorption trends.

Number of Units Built Annually from 2010-2019



Source: Spokane County Assessor, 2020

Housing Type Built by Decade, as of Mid-2020



Source: Spokane County Assessor, 2020. Note: Housing scale with 5 or more units is considered multifamily and housing with 5 or less units is single-family

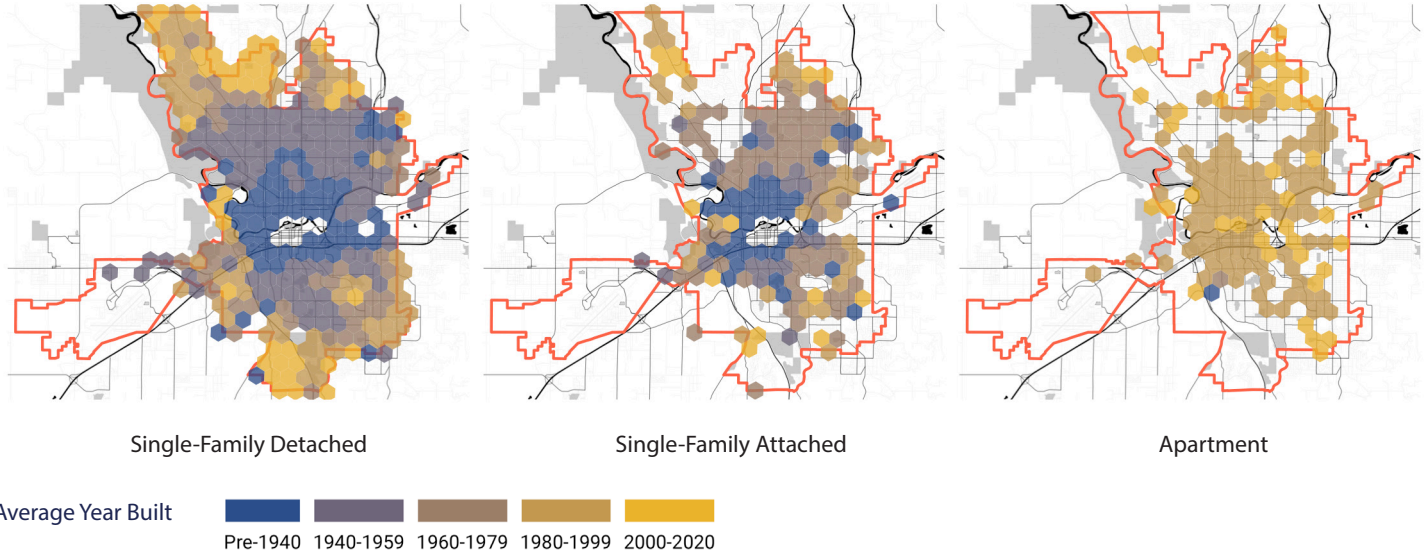
Share of Housing By Type, as of Mid-2020

Housing Type	Average Age	% of Housing
Single-family Detached	70	69%
Apartment/Condo	35	21%
Single-family Attached	60	9%
Mobile/Manufactured Home	34	1%

Source: Spokane County Assessor, 2020. Note: The above numbers include housing units in the City of Spokane. Single-family attached includes duplexes, triplexes, and quad homes.

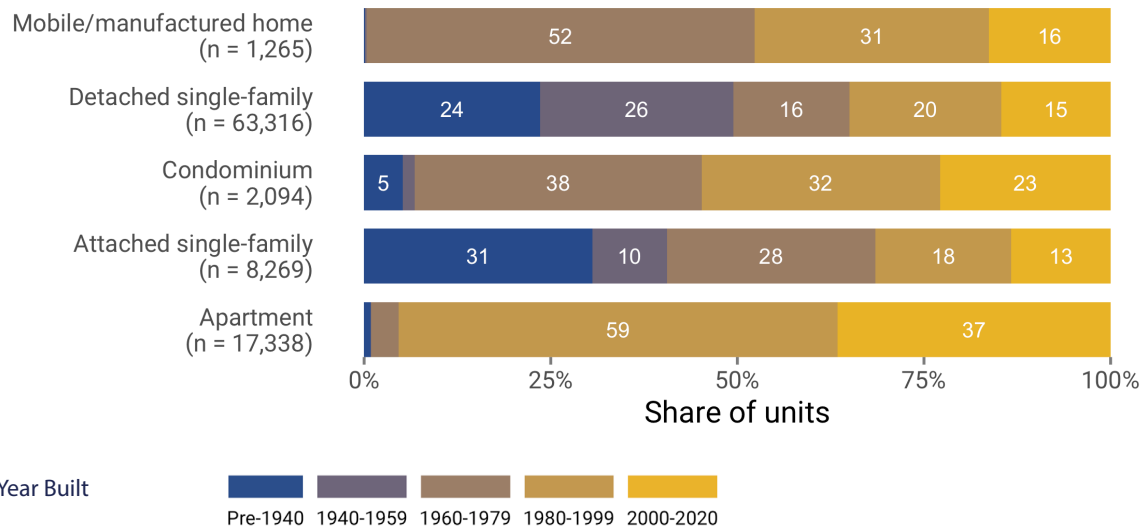
Spokane City Housing Trends

Age of Housing by Type



Source: Spokane County Assessor, 2020

Type of Housing Built by Decade, as of Mid-2020



Source: Spokane County Assessor, 2020.

Spokane City Housing Trends

› Denser housing is clustered in the center, northeast, and along major corridors. Different housing types tend to be concentrated in certain zones rather than interspersed throughout neighborhoods. Overall, Spokane city lacks housing diversity particularly due to low supplies of single-family attached housing such as town homes, triplexes, and duplexes.

Housing Units Built as of Mid-2020

Decade	Percent of Units
Before 1940's	19%
1940's	8%
1950's	11%
1960's	4%
1970's	11%
1980's	10%
1990's	17%
2000's	13%
2010's	6%

Source: Spokane County Assessor, 2020
Note: This includes only existing housing as of 2020 (demolished housing not included)

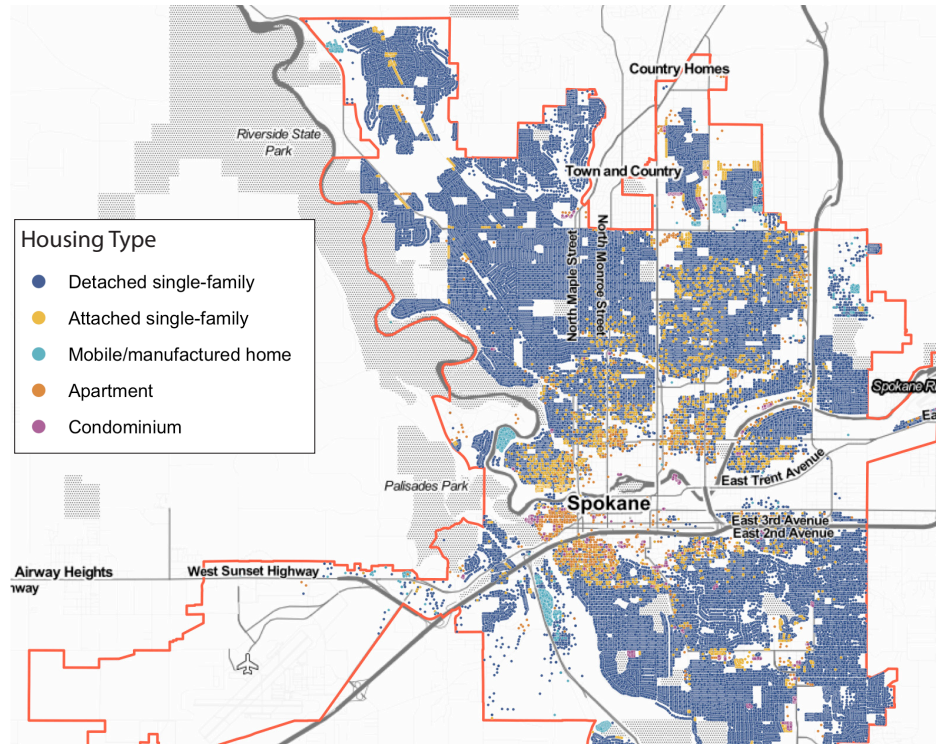
5%

Change in number of households between 2012 and 2018

	2012	2018
Households	91,703	96,114

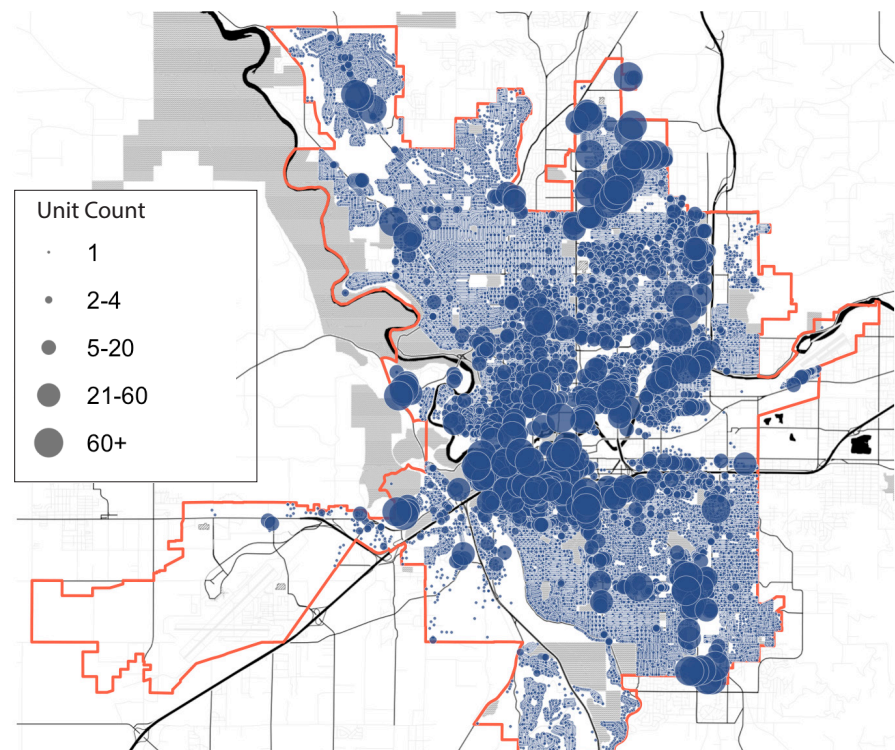
Source: OFM, retrieved in 2020

Housing Type



Source: Spokane County Assessor, 2020

Housing Unit Density



Source: Spokane County Assessor, 2020

Spokane City Demographics

5%

Change in population

› Between 2010 and 2018

	2010	2018
Population	208,916	220,100

Source: OFM, retrieved in 2020

21%

Change in median renter

Household income

	2012	2018
Median Income	\$27,290	\$32,926

Source: PUMS (2012, 2018). All values are in 2018 inflation-adjusted dollars.

1%

Change in median owner

household income

	2012	2018
Median Income	\$70,711	\$71,727

Source: PUMS (2012, 2018). All values are in 2018 inflation-adjusted dollars. Note: A household earning more than \$70,000 per year would be middle- or high-income (family of 4, 2018).

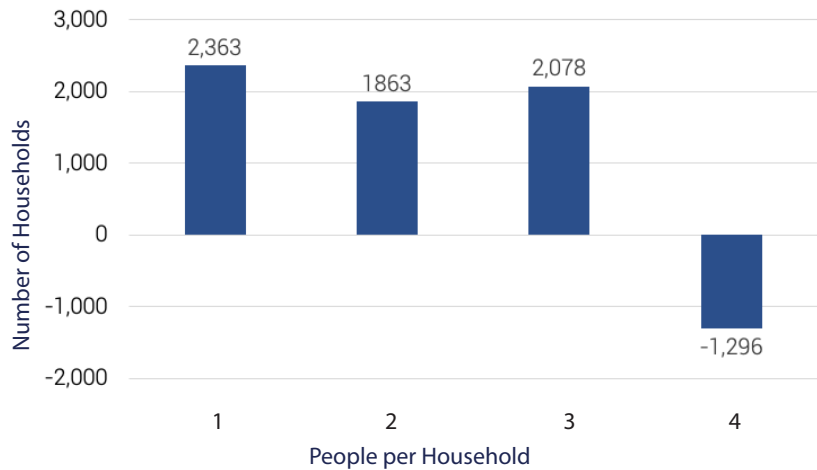
47%

Increase in median home sales price

	2010	2020
Median Sales Price	\$174,000	\$256,000

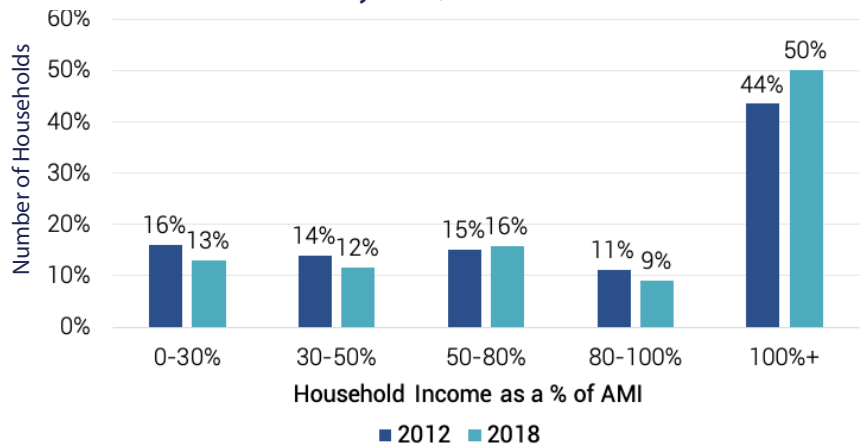
Source: Spokane County Assessor, 2020. Values are in 2020 inflation adjusted dollars. Notes: A household would need to earn over 100% AMI to afford the 2020 median home sales price. The Zillow Home Valley Index shows a 59% increase between 2010-2020 to \$267,279 for middle price-tiered homes (numbers were seasonally adjusted).

Change in Household Size, 2012 & 2018



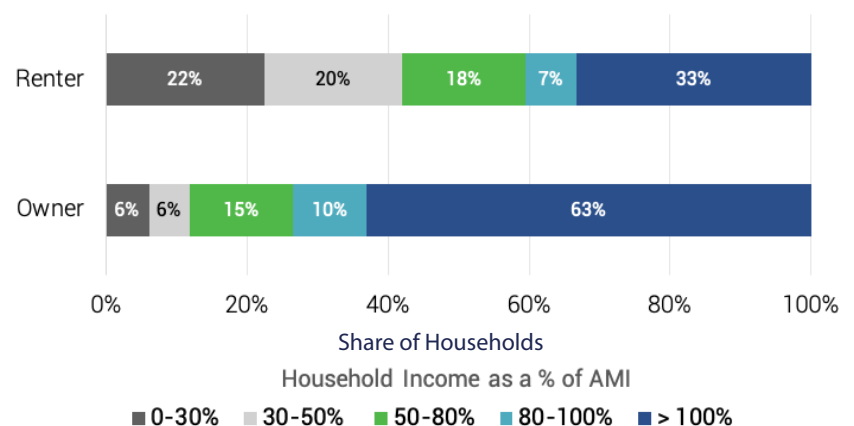
Source: PUMS (2012, 2018). Note: The average household size in 2018 was 2.01 for the City of Spokane, an average much lower than the City of Spokane Valley (2.27), Spokane County (2.14), and the US (2.63) for the same year.

Income Distribution by AMI, 2012 & 2018



Source: PUMS (2012, 2018)

Income Distribution by AMI and Tenure, 2018



Source: PUMS, 2018

Spokane City Housing Affordability

Cost Burdened

› A household who pays more than 30% of their income on housing (inclusive of households with severe cost burdening).

Severely Cost Burdened

› A household who pays more than 50% of their income on housing.

6,013

Total number of income restricted housing units as of mid 2020

Source: ECONorthwest analysis of public affordable housing data. Note: Restricted to low and moderate-household incomes.

11%

Increase in average rent for 2-bedroom apartment

	2010	2020
Average Rent	\$972	\$1,081

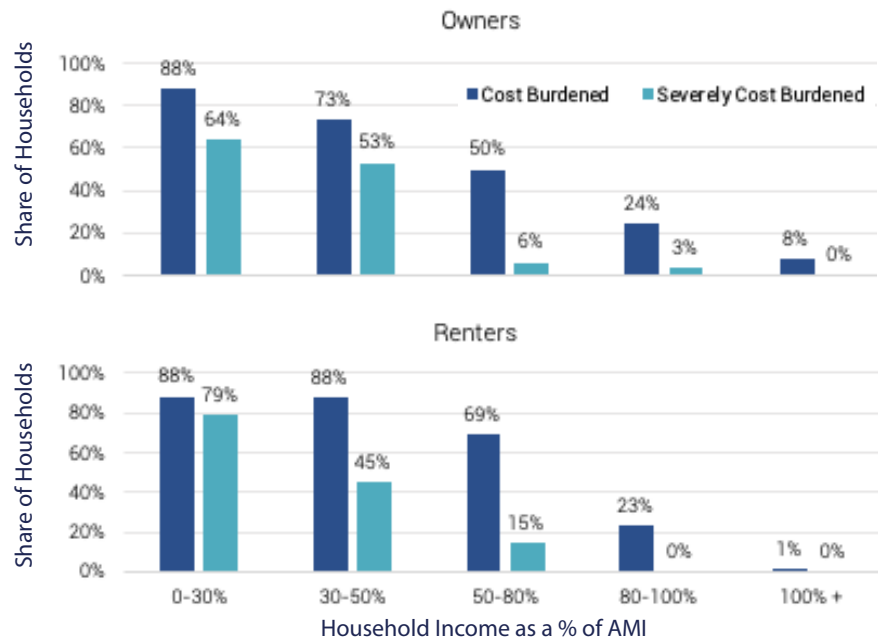
Source: Costar. Numbers were adjusted to 2020 inflation values using the Consumer Price Index. Notes: This 2020 average rent would be affordable to those earning around 65% AMI or more. Average rents for a 2-bedroom apartment in Spokane County increased by 13% during the same time period. Between 2010 and mid 2020, the average rents per square feet for a 2-bedroom apartment in Spokane City was lower than Washington State and the cities of Bellingham, Vancouver, Renton, Spokane Valley, Federal Way, and Bremerton.

3.6%

2-bedroom apartments were vacant as of mid-2020

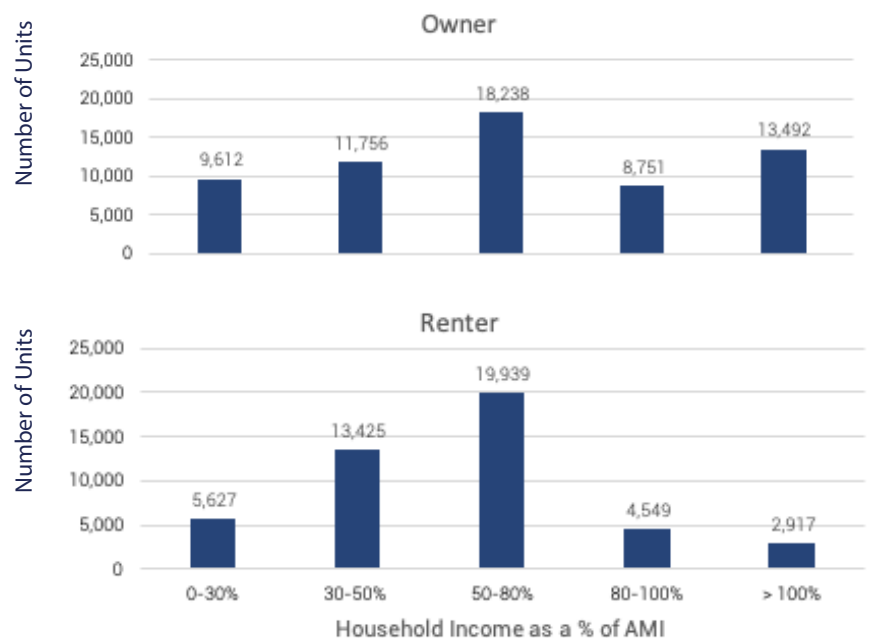
Source: Costar, Bureau of Labor Statistics. Notes: On average during the last decade, the vacancy rate was 2.7% for 2-bedroom apartments. This is a low rate of vacancy much below the 5% standard and rates for Spokane County and Washington State, indicating an insufficient supply to meet demand.

Share of Cost Burdened and Severely Cost Burdened Households by Tenure, 2018



Source: PUMS, 2018. Notes: Households below 50% AMI tend to be more cost burdened while in contrast, higher incomes above 100% AMI are less cost burdened since their larger incomes can go further to cover expenses. Owners tend to be less cost burdened due to mortgage lending stipulations; however it can occur when households see incomes decline. Cost burden does not consider accumulated wealth and assets.

Housing Units Affordable by AMI and Tenure, 2018



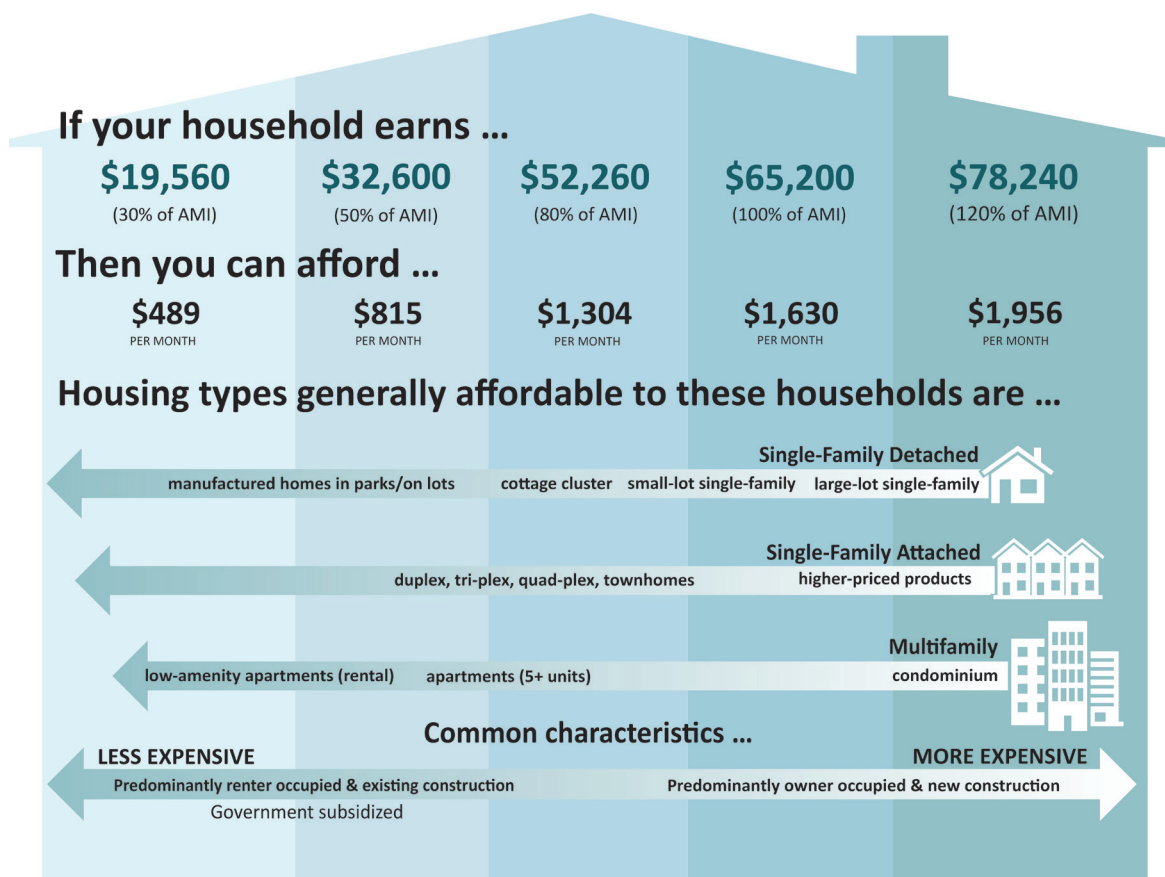
Source: PUMS, 2018

Spokane City Housing Affordability

Financially Attainable Housing Types

Another way to evaluate housing needs is to consider the different types of housing generally affordable to different household incomes in comparison to the current housing stock. As shown in the below exhibit, the 2018 area median income was \$65,200 for a family of four in Spokane County (100% AMI).

- Housing types affordable to households below this median annual income tend to be limited to apartments, manufactured homes, multiplexes (duplexes, triplexes, and quad homes) and townhomes. Much of this housing is rented, particularly when priced for lower income households earning below 80% AMI and most of the housing below 50% AMI (extremely low and very low income) tends to be government subsidized.
- Around 50% of all the City of Spokane households in 2018 need housing priced below the median income (100% AMI), yet this housing is inadequate since only 31% of the current housing stock includes multiplexes, townhomes, apartments, and manufactured homes.
- Housing above the median income is predominantly newer construction and owner-occupied. This housing typically includes single-family detached homes, higher-priced single-family attached homes, and condominiums. Households earning above the median income tend to have more housing options available to them especially when considering that most of Spokane City's current housing stock is single-family detached (around 69%). Most people living in single-family detached housing own their home (79%) rather than rent it in Spokane City (ACS 1-Year, 2018).



Source: ECONorthwest. Note: All values are in 2019 inflation-adjusted dollars.

Spokane City Housing Needs Forecast

234,306

Projected population by
2037 (medium projection)

Source: Shaping Spokane

748

Average annual population
growth projected between
2018 and 2037

Source: OFM, 2019; Shaping Spokane;
ECONorthwest calculations

6,791

Projected number of units
needed by 2037

Source: OFM, 2019; Shaping Spokane;
ECONorthwest Calculation

357

Average number of new
units needed per year
from 2019 to through
2037 (at a minimum)

Source: OFM, 2019; Shaping Spokane;
ECONorthwest Calculation

› If population and housing
production both follow
current trends, production
could keep pace to fill
housing gap.

Housing Units Needed Through 2037

Underproduction	Future Need	Housing Need
87	6,704	6,791

Source: PUMS, 2018; Shaping Spokane; ECONorthwest Calculation.

Notes: Underproduction is the estimated number of housing units needed to satisfy the housing shortfall over the last decade. Future need is the OFM population forecast translated into housing units. Future need is the number of housing units needed up to 2037, based on the OFM population forecast.

Housing Units Needed as a Share of Existing Stock

Existing Units	Housing Need	% of Existing Units
92,282	6,791	7%

Source: Spokane County Assessor, 2020; ECONorthwest Calculation

Housing Units Needed by AMI Through 2037, Based on 2018 Income Distribution Trends

AMI	# of Units	% of Units
0-30%	888	13%
30-50%	792	12%
50-80%	1,080	16%
80-100%	627	9%
100%+	3,405	50%

Source: PUMS, 2018; Shaping Spokane; ECONorthwest Calculation

HUD Affordability Level by Housing Type, 2018

AMI	Studio	1-bed	2-bed	3-bed
30%	\$342	\$366	\$440	\$509
50%	\$570	\$612	\$734	\$848
80%	\$912	\$978	\$1,174	\$1,356
100%	\$1,140	\$1,222	\$1,468	\$1,695

Source: HUD, 2018. Notes: The dollar values are for Spokane County and the AMI values were adjusted to include the family size that would be appropriate for the housing type. These are fair market rent values.

Spokane City Employment Trends

Employment Trends

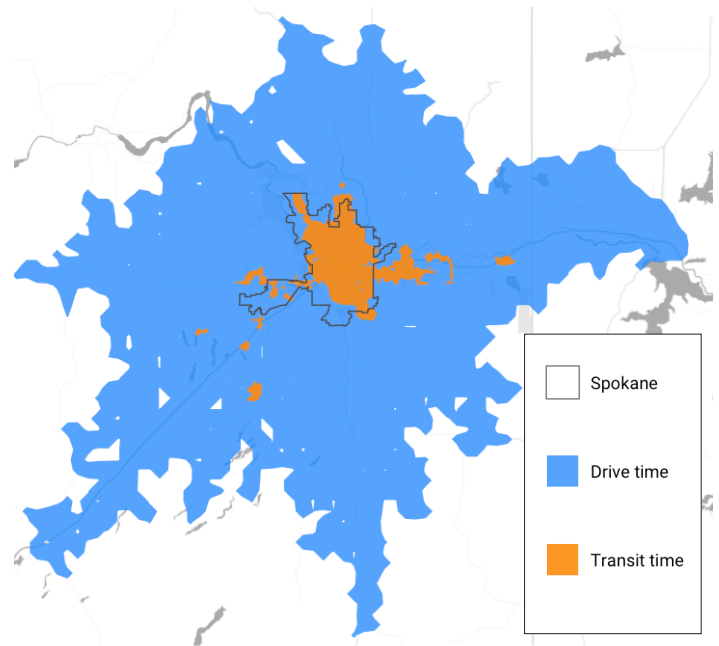
Understanding Spokane city's workforce profile and commuting trends will help provide insights on the housing needs of workers today and into the future. Factors such as job sector growth and commuting patterns may have implications for how many people are able to both live and work within the city. If such factors indicate many people are commuting into the city for work, it could be possible that the city does not have enough housing to accommodate its workforce or enough housing matching their needs and affordability levels.

This employment profile for the City of Spokane highlights trends associated with workforce and wage growth.

- As shown in the employment trends table, an estimated total of 121,111 people are part of the workforce in the City of Spokane as of 2017.
- Jobs grew overall in the city by 4% from 2010 - 2017.
- Among this total, the largest share works in health care and social assistance sectors (25% of total), retail trade (12% of total), and accommodation and food services sectors (9% of total).
- Removing small sectors (below 5% of total jobs), the job sectors experiencing high increases in job growth between 2010-2017 were health care and social assistance (19% increase) and professional, scientific, and technical services sectors (15% increase). Both of these sectors have an average salary in 2018 below 100% AMI, possibly indicating increased demand for middle and moderate-income housing.

Access to Employment*

Transit and auto access to regional employment was derived using 45-minute travel shed for each mode. ECONorthwest calculated the number of jobs available within these travel sheds in each industrial sector



*Transit and drive time of 45 minutes or less, departing at 7:00 AM, mid-week

Source: US Census LODES database, 2017 and census block geometries, 2010; Spokane Transit Authority database; ECONorthwest Calculations.

category for the Spokane County region (2-digit code from the North American Industry Classification System - NAICS). The transit travel sheds originated from every transit stop within the city while the auto travel sheds originated from the center of all block groups in the city.

This analysis demonstrates how a large majority of jobs are more accessible by driving an automobile rather than taking public transit. In total, 235,552 jobs are within a 45-minute drive from the City of Spokane while fewer jobs, estimated at 94,249, are located within the 45-minutes transit shed. The denser urban areas within the small orange area could be analyzed for potential opportunities to include housing development that is transit-oriented. Mapping out commute sheds can be useful for estimating the extent of the regional housing market since most employed home buyers and renters tend to search for units with their commute in mind.

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Spokane City Employment Trends

City of Spokane Employment Numbers					Access to Regional Employment	
Industry (2-digit NAICS Code)	Employees % (2017)	# Change (2010-2017)	% Change (2010-2017)	Average Salary (2018)	% Jobs by Auto	% Jobs by Transit
Agriculture, Forestry, Fishing and Hunting	0.4%	290	161%	\$27,776	82%	9%
Mining, Quarrying, and Oil and Gas Extraction	0%	-42	-62%	\$97,450	71%	8%
Utilities	0%	-817	-100%	\$78,508	66%	2%
Construction	4.1%	1,096	28%	\$41,403	78%	15%
Manufacturing	4.1%	926	23%	\$46,781	85%	13%
Wholesale Trade	3.9%	-266	-5%	\$44,872	92%	21%
Retail Trade	12.2%	-1,693	-10%	\$31,906	87%	33%
Transportation and Warehousing	2.5%	590	24%	\$54,968	92%	16%
Information	2.2%	-12	0%	\$37,750	88%	46%
Finance and Insurance	5.8%	123	2%	\$50,731	90%	43%
Real Estate and Rental and Leasing	1.6%	328	20%	\$41,183	90%	39%
Professional, Scientific, and Technical Services	5.8%	922	15%	\$62,036	87%	49%
Management of Companies and Enterprises	2.6%	828	36%	NA	94%	49%
Administrative and Support and Waste Management and Remediation services	4.3%	357	7%	\$31,371	87%	29%
Educational Services	7.1%	-189	-2%	\$52,702	88%	35%
Health Care and Social Assistance	24.6%	4,737	19%	\$40,394	90%	46%
Arts, Entertainment, and Recreation	1%	74	6%	\$33,594	64%	23%
Accommodation and Food Services	9.2%	892	9%	\$26,316	85%	37%
Other Service	2.6%	-1,715	-35%	\$36,879	86%	36%
Public Administration	6%	-1,366	16%	\$54,130	86%	38%

Source: US Census LODS database, 2017 and census block geometries, 2010; ECONorthwest. Notes: The estimated total number of City of Spokane employees in 2017 is 121,111. The 2019 average annual salary for Spokane County was \$50,234 (this is inclusive of all industries). Households earning the average salary and relying on a single income would be able to afford housing priced below 80% of the AMI.

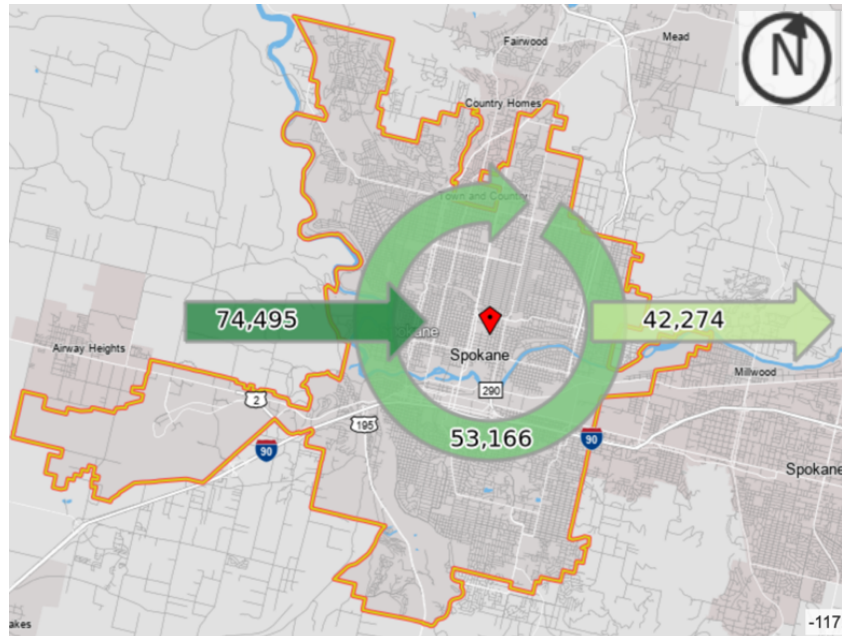
Spokane City Commuting Trends

› More than half of Spokane's workforce lived and worked in Spokane (56%) in 2017. This is a slightly decreased share below 2010 levels (59%).

› Among those working outside of the City of Spokane: 14% work in Spokane Valley, 2% work in Liberty Lake, 2% work in Airway Heights, and 2% work in Seattle. Another 1% of the workforce commutes to Cheney, Fairwood and Country Homes census designated places, Medical Lake, and Bellevue. The remaining 20% commute to other locations.

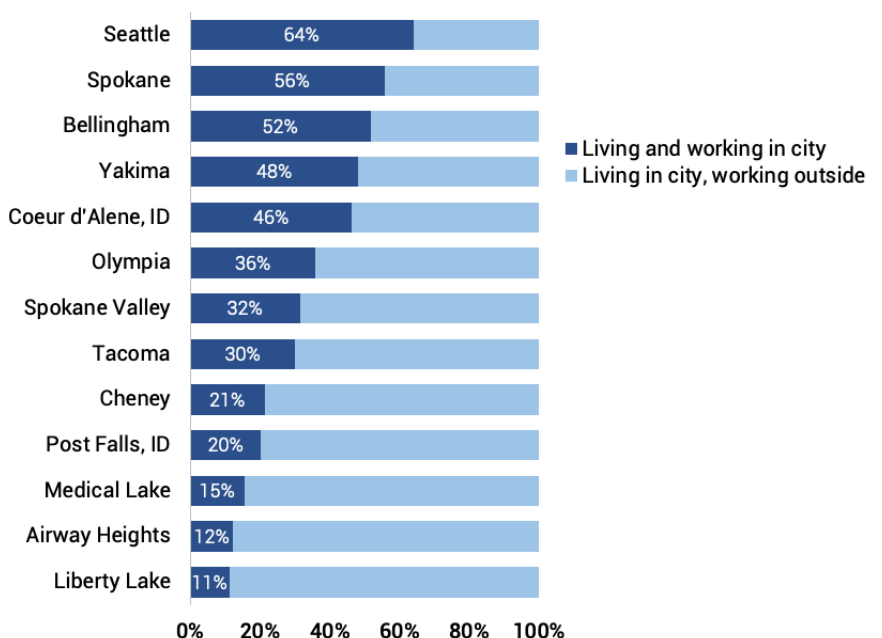
› Approximately 74,495 workers (56% of total workforce) lived elsewhere and commuted into the City of Spokane for work while 42,274 workers lived in Spokane City and commuted elsewhere for their work (44% of the total workforce) in 2017.

Commuting Flow, 2017



Source: US Census LODS database, 2017; Census On the Map. Dark green arrow is showing 74,495 persons commuting into town and light green arrow shows 42,274 persons commuting out of town.

Commuting Trends, 2017



Source: US Census LODS database, 2017; Census On the Map

Spokane County Trends

8%

Change in population

› Between 2010 and 2018

	2010	2018
Population	471,221	507,950

Source: OFM, retrieved in 2020

7%

Change in number of households

› Between 2012 and 2018

	2012	2018
Households	196,529	209,897

Source: OFM, retrieved in 2020

21%

Change in median renter
Household income

› Between 2012 and 2018

	2012	2018
Median Income	\$28,726	\$34,749

Source: PUMS (2012, 2018). Note: All values are in 2018 inflation-adjusted dollars.

9%

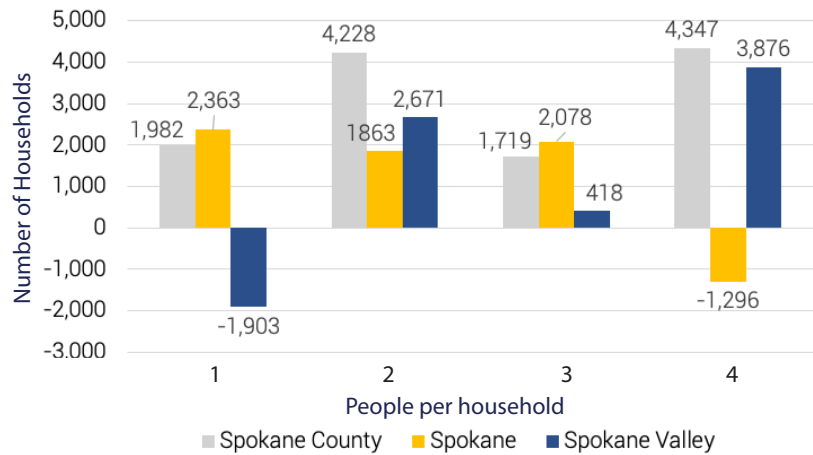
Change in median owner
household income

› Between 2012 and 2018

	2012	2018
Median Income	\$68,833	\$74,969

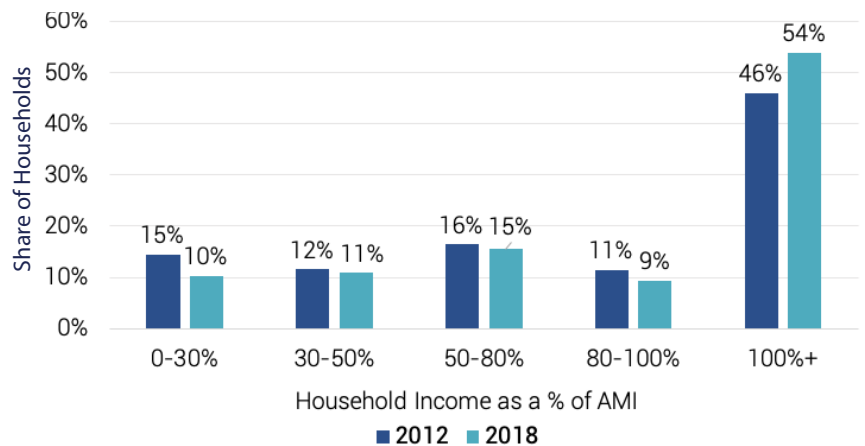
Source: PUMS (2012, 2018). Note: All values are in 2018 inflation-adjusted dollars.

Change in Household Size, 2012 & 2018



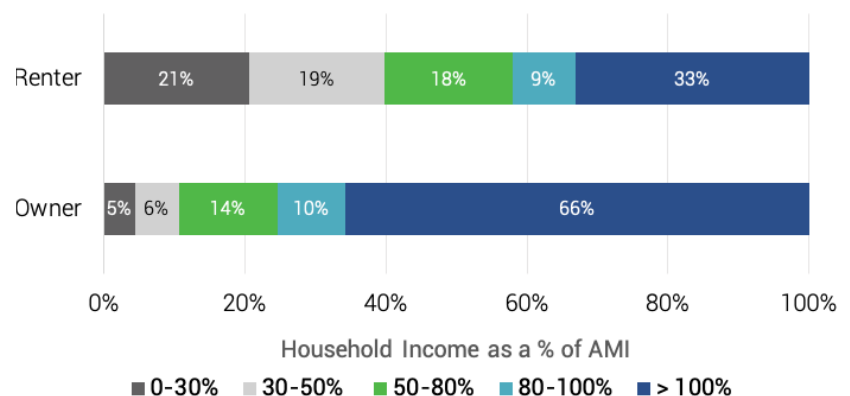
Source: PUMS (2012, 2018)

Income Distribution by AMI, 2012 & 2018



Source: PUMS (2012, 2018)

Income Distribution by AMI and Tenure, 2018



Spokane County Trends

13%

Change in average rent for
2-bedroom apartment
› Between 2010 and 2020

	2010	2020
Average Rent	\$968	\$1,094

Source: Costar. Values are in 2020 inflation adjusted dollars.

50%

Change in median home
sales price
› Between 2010 and 2020

	2010	2020
Median Sales Price	\$184,000	\$275,000

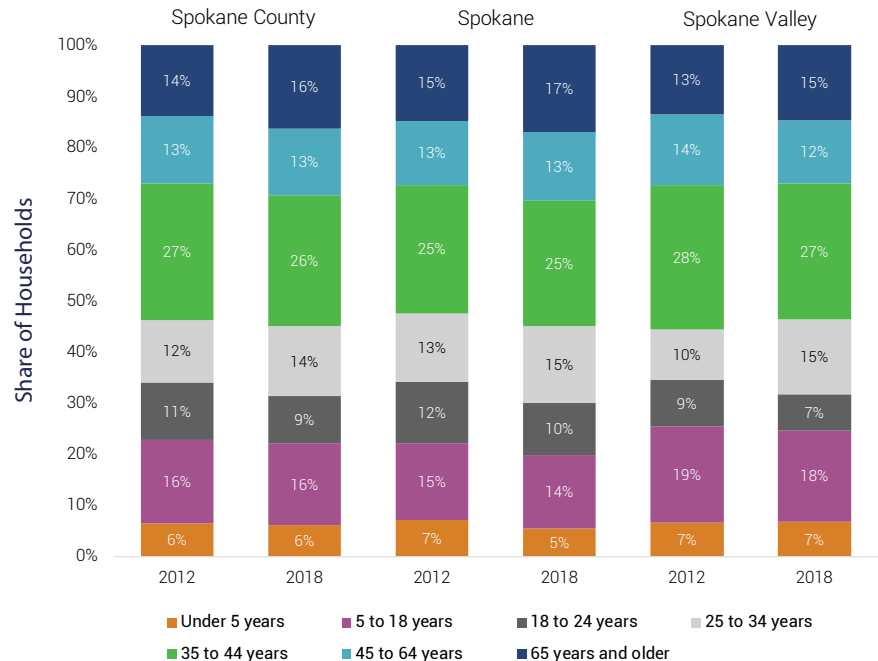
Source: Spokane County Assessor, 2020.
Values are in 2020 inflation adjusted dollars.

Housing Units Built

Decade	Percent of Units
Before 1940's	11%
1940's	5%
1950's	8%
1960's	5%
1970's	15%
1980's	10%
1990's	19%
2000's	17%
2010's	9%

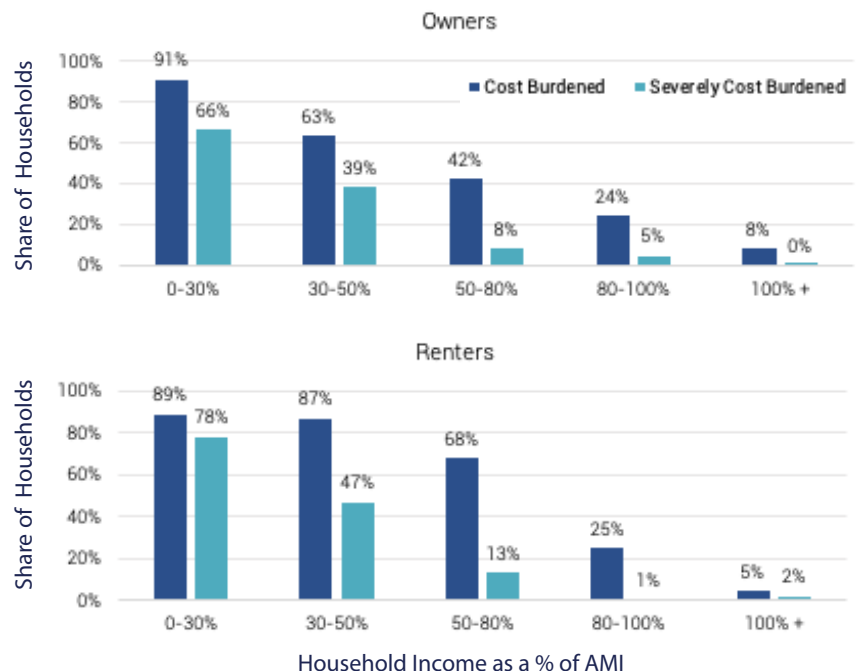
Source: Spokane County Assessor, 2020

Population by Age, 2012 & 2018



Source: ACS (2012, 2018); PUMS 1-Year Estimates

Cost Burdened and Severely Cost Burdened by Tenure, 2018

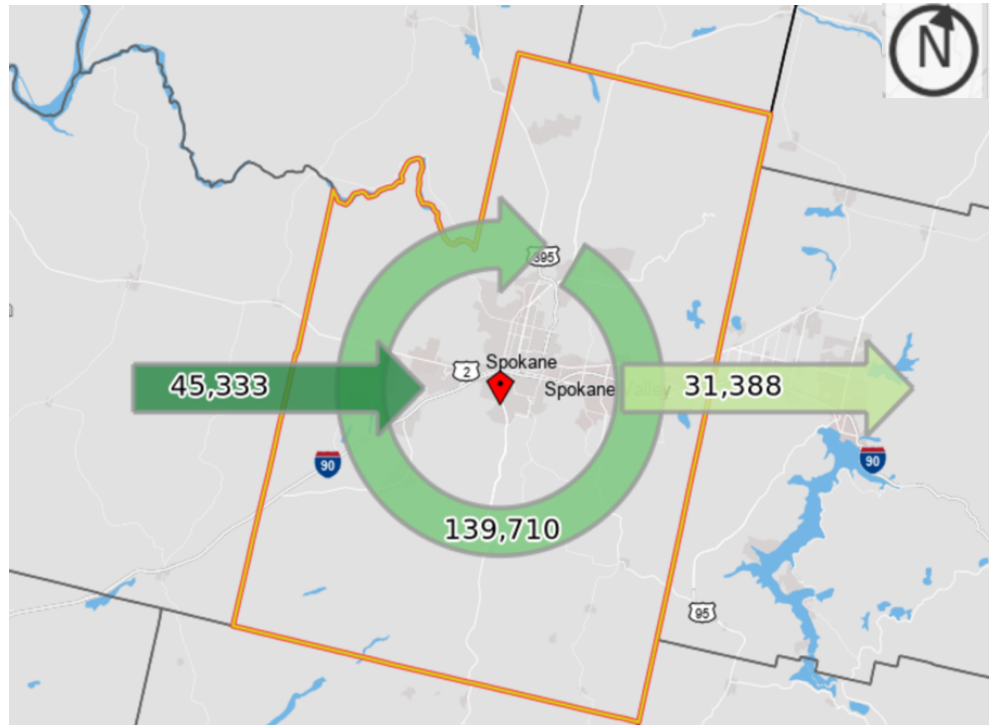


Source: PUMS, 2018

Spokane County Trends

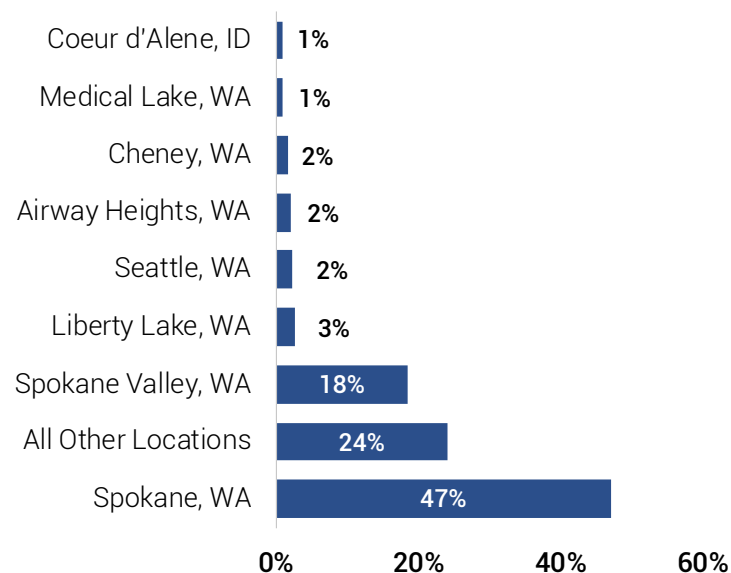
Commuting Flow, 2017

- › About 82%, or 139,710, of Spokane County residents live and work in Spokane County.
- › About 18%, or 31,388 of Spokane County residents work outside Spokane County.
- › Most of Spokane County residents work in the City of Spokane or City of Spokane Valley.



Source: US Census LODES database, 2017; Census On the Map. Dark green arrow is showing 45,333 persons commuting into town and light green arrow shows 31,388 persons commuting out of town.

Cities Where Spokane County Residents Work, 2017



Source: US Census LODES database, 2017; Census On the Map

National Housing Trends

Key National Demographic Trends Associated with Housing



Nuclear family households, the predominant type of household of the mid 20th Century, shrunk from 40% in 1970 to 20% in 2018 while the share of single-person households increased from 15% in 1970 to 28% in 2018, to take over as being the most prevalent household type. This trend could lead to fewer persons per household which would increase demand for housing units.



In addition, around one-third of Americans between 18-34 years are living in their parent's homes (as of 2018) and the median age for first marriage increased to almost 30 in 2016. This trend could decrease housing demand for 18-34 aged persons or at least delay it.



America is aging, and the number of seniors will continue to grow over the next few decades to an estimated share of around 22% over age 65 by 2050.

This is a big increase since only around 16% of US (and Washington state) residents were over 65 in 2018. Seniors are projected to outnumber children for the first time ever by 2035.



Nationwide, the Hispanic/Latino population is predicted to be the fastest growing racial/ethnic group over the next few decades and these households tend to include multiple generations, requiring more housing space. Over the coming decade, minorities will make up a larger share of young households and constitute an important source of demand for both lower-cost rental housing and home-ownership opportunities.

Sources: AARP (2018) Making Room for a Changing America, U.S. Census Bureau Annual Social and Economic Supplements 1950 and 1970, 2015 U.S. Census ACS, Washington State Office of Finance and Management, U.S. Census Bureau, 2019.