Growing Transit Communities Monitoring Report
Building Transit, Building Communities • October 11, 2017
Growing Transit Communities Strategy

Goals and Actions – Adopted 2013

1. Attract residential and employment growth to transit communities

2. Provide housing choices affordable to a full range of incomes near transit

3. Increase access to opportunity for existing and future residents
The regional transit network is expanding and ridership is increasing.
96 study areas have been identified

Includes areas surrounding select stations at:
- Light rail
- Commuter rail
- Bus Rapid Transit (BRT)
- Streetcar
- Ferry
How are we doing?
Who works in station areas?

From 2010-2015, 37% of regional job growth occurred in station areas.
Job growth varies across the region

- Jobs in station areas + jobs in downtown Seattle = 40% of the region’s jobs
- Established employment hubs continue to grow: South Lake Union, Downtown Bellevue, U District
- Many other station areas are planning for job growth

Source: PSRC covered employment database 2010, 2015
Who lives in station areas?

From 2010-2016, 21% of regional population growth occurred in station areas.
An increasing share of the population lives near transit

- 1 in 10 residents lives in a station area
- 23 station areas have more than 5,000 residents
- 7 station areas exceed 20 people/acre, providing significant densities to support transit

Source: OFM estimates 2016
Housing growth varies across station areas

- 31% of regional housing production is taking place in station areas
- Development is taking place at existing and emerging population centers: Bellevue, Downtown Redmond, Ash Way
- 12% of station areas had zero or negative housing growth

Source: OFM estimates 2010, 2016
Existing transit communities differ from the region as a whole.

Station areas in south King County have the largest share of minority population: 64%.

Station areas:
- % Minority: 45%
- % Below Poverty: 18%
- Median Household Income: $70,000

Region:
- % Minority: 34%
- % Below Poverty: 11%
- Median Household Income: $56,000

Source: 2015 American Community Survey 5-year estimates
Who can afford to live in station areas?

At $1,780 per month, average rent in station areas is 10% more than the regional average.
Affordable market rate rentals are increasingly scarce (Affordable to 0-80% AMI)

Source: Dupre + Scott Spring 2017 Apartment Survey
What are we doing?
Local TOD planning

- **55%** of studied station areas have adopted subarea plans
- **23%** of station areas have subarea plans **in development**
- **22%** of station areas do **not** have subarea plans
What is happening regionally?

- Funding for Affordable Housing
- Regional collaboration
- TOD in regional plans
- Housing Toolkit
- Transit Integration and Access
Thank you

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