

# Growing Transit Communities Monitoring Report

Building Transit, Building Communities • October 11, 2017



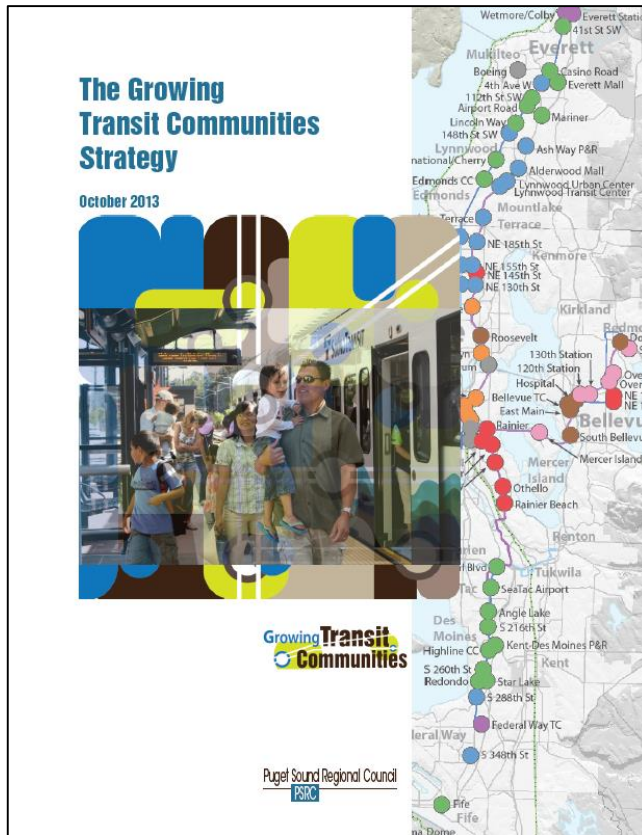
Puget Sound Regional Council

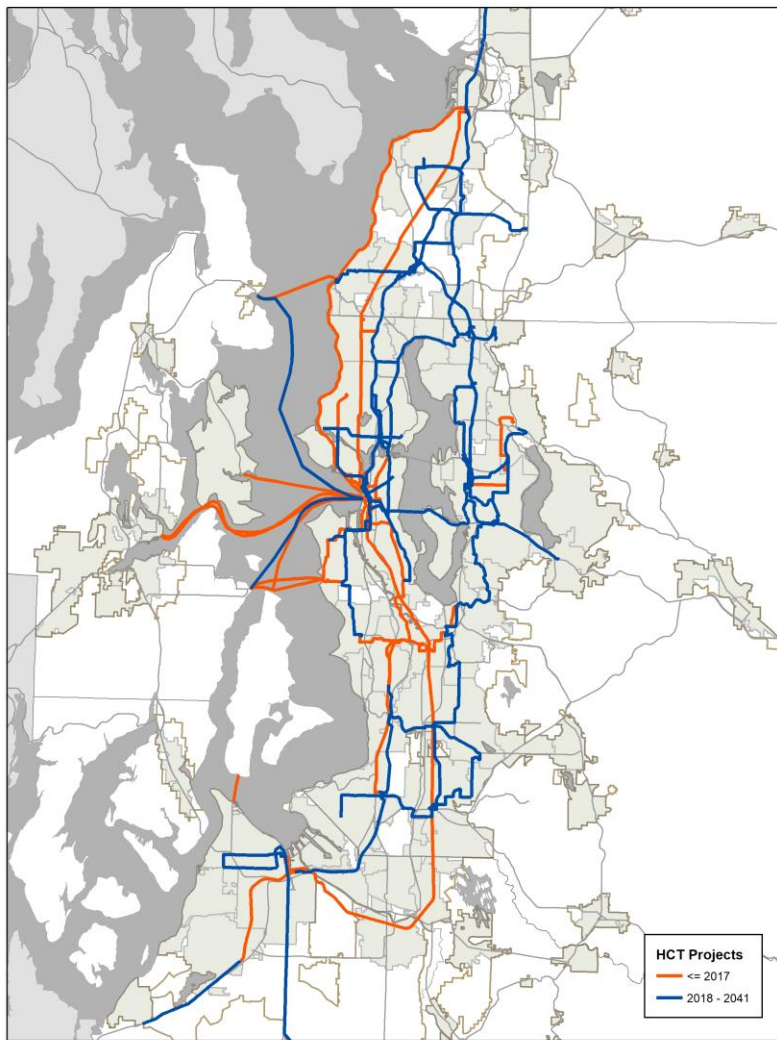
# Growing Transit Communities Strategy



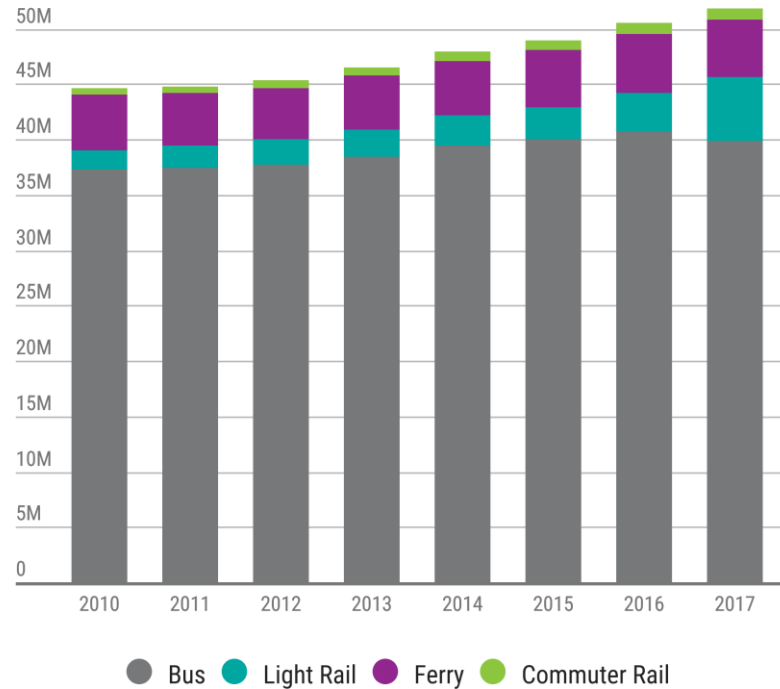
## Goals and Actions – Adopted 2013

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



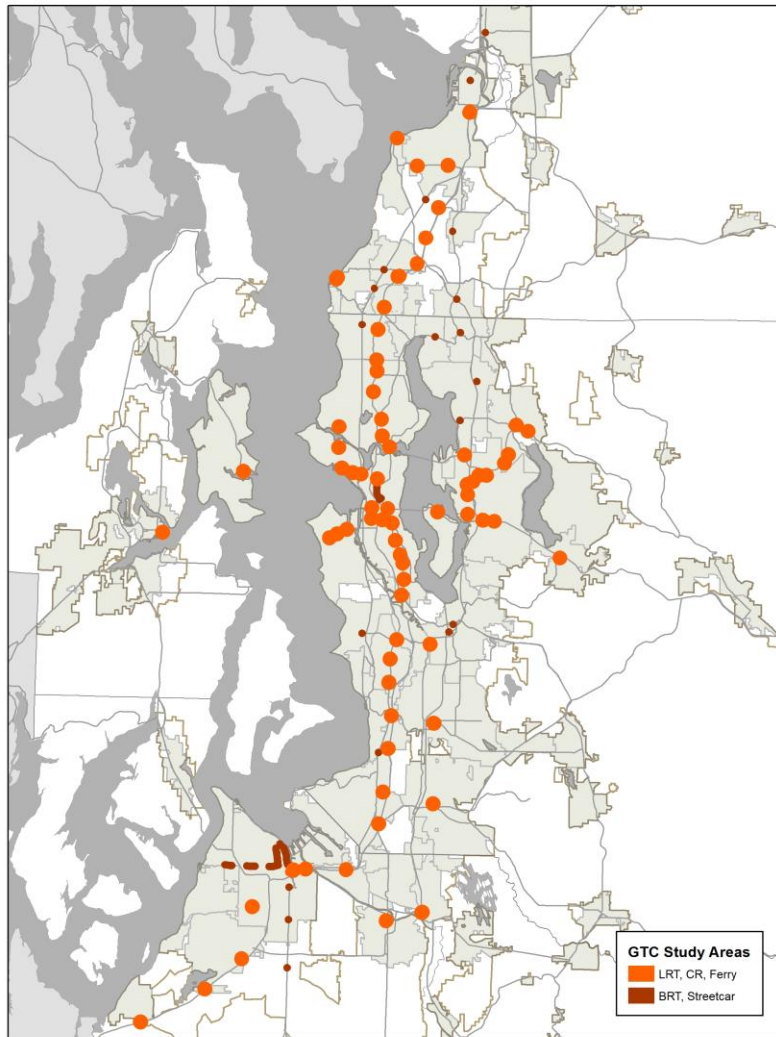


The regional transit network is expanding and ridership is increasing





# 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?

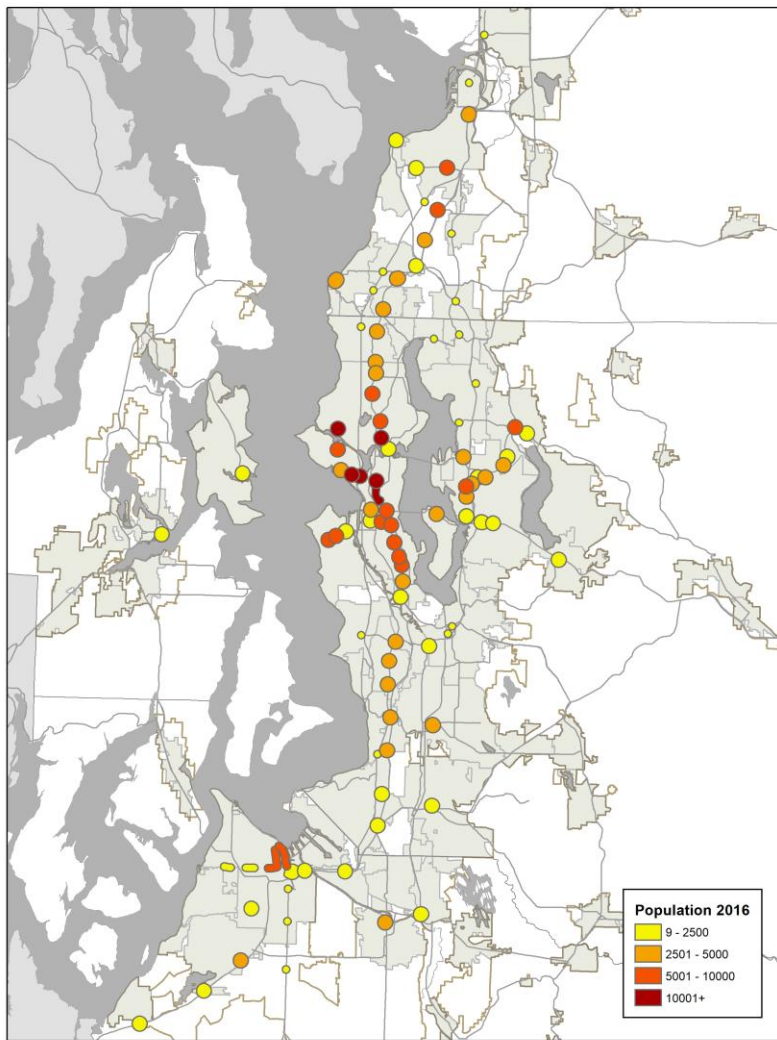
From 2010-2016, 21% of regional population growth occurred in station areas







# An increasing share of the population lives near transit

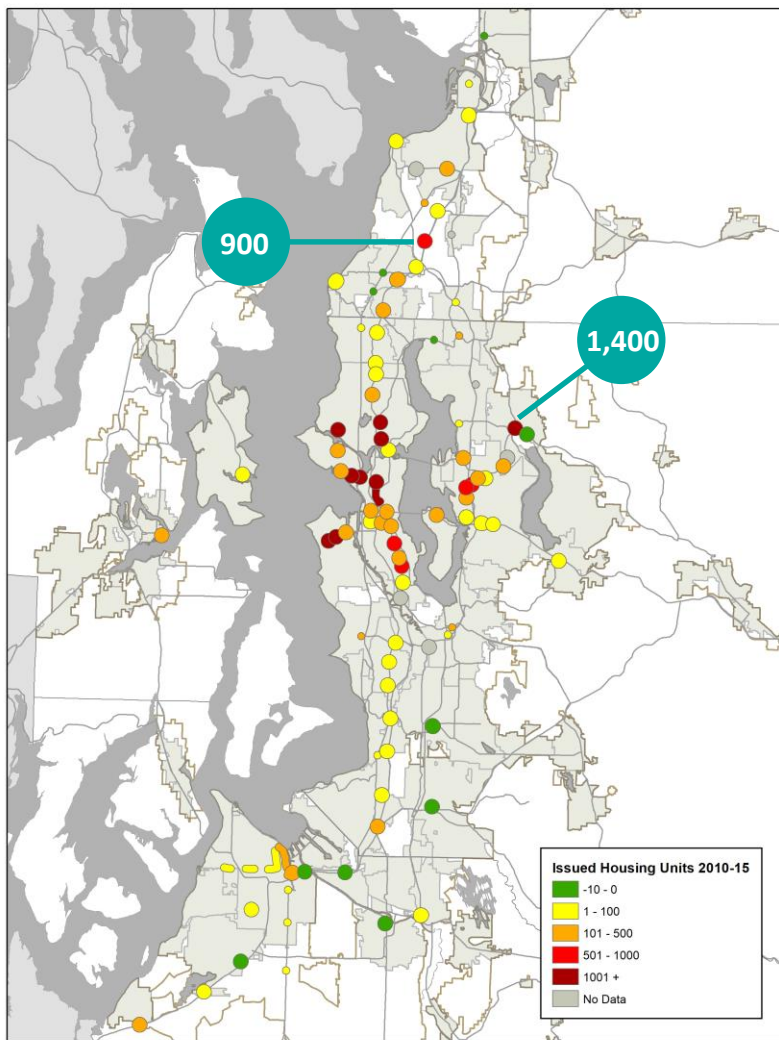


- **1** in **10** residents lives in a station area
- **23** station areas have more than 5,000 residents
- **7** station areas exceed 20 people/acre, providing significant densities to support transit

Source: OFM estimates 2016



# Housing growth varies across station areas



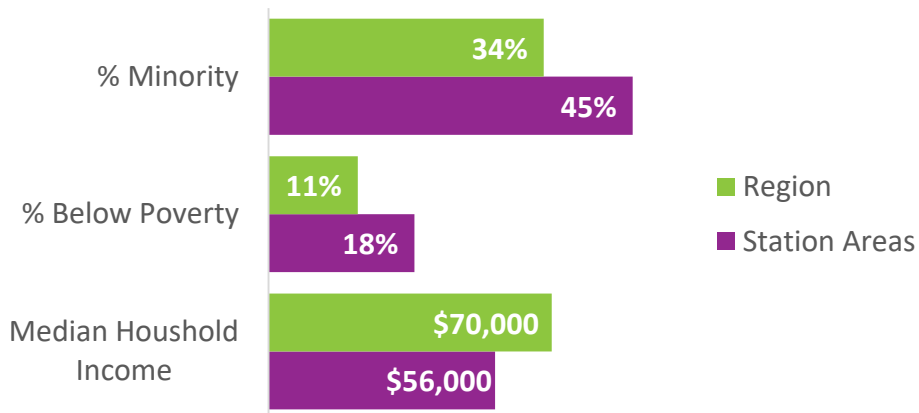
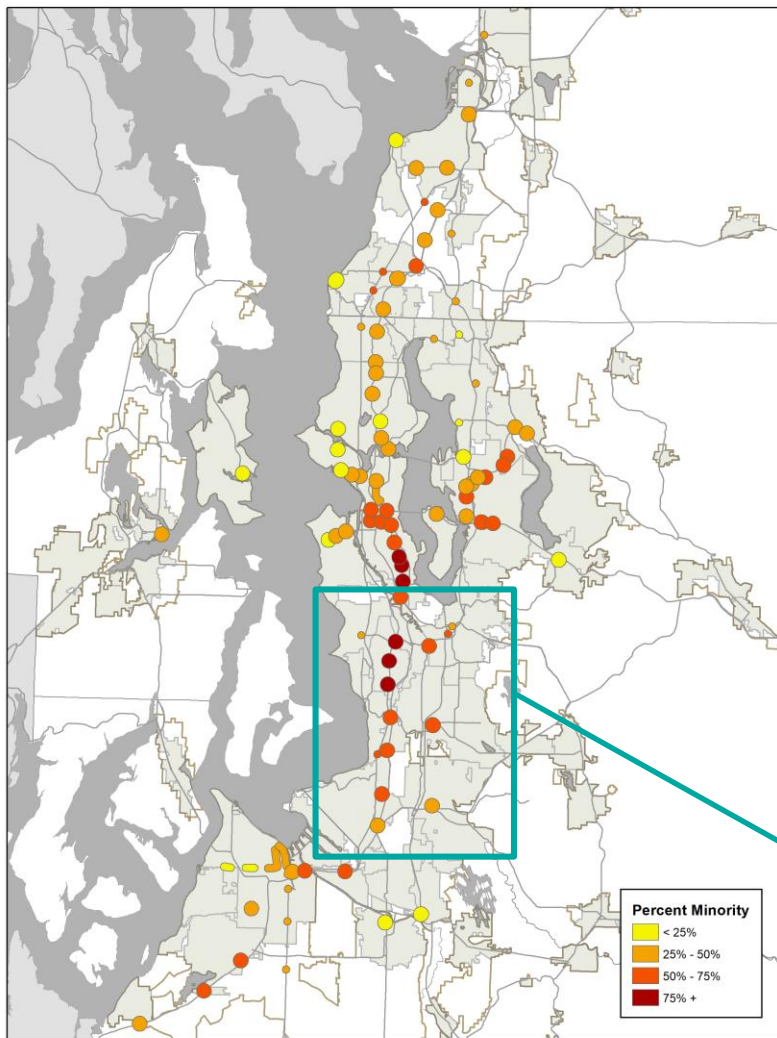
- **31%** of regional housing production is taking place in station areas
- Development is taking place at existing and emerging population centers:  
**Bellevue, Downtown Redmond, Ash Way**
- **12%** of station areas had zero or negative housing growth

Source: OFM estimates 2010, 2016





# Existing transit communities differ from the region as a whole



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

Source: 2015 American Community Survey 5-year estimates

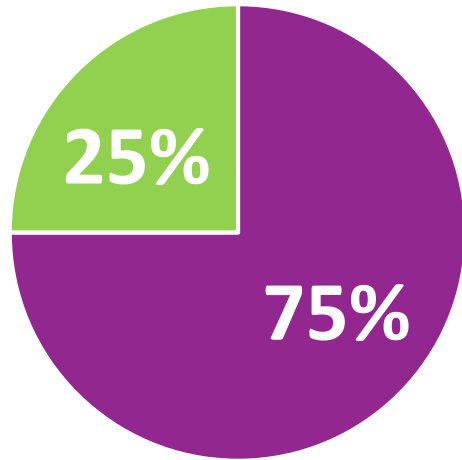
# Who can afford to live in station areas?

At \$1,780 per month, average rent in station areas is 10% more than the regional average.



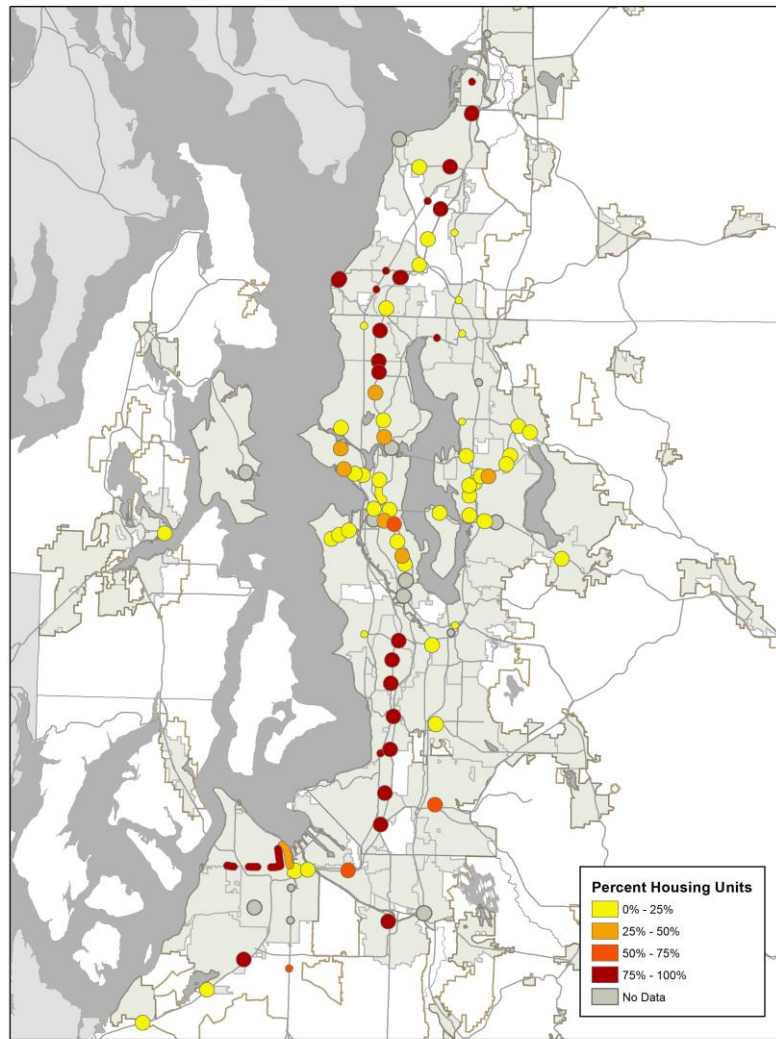


# Affordable market rate rentals are increasingly scarce (Affordable to 0-80% AMI)



0-80% AMI

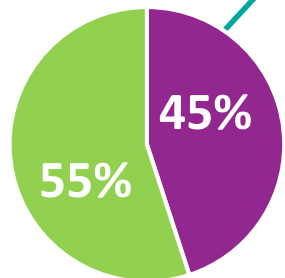
>80% AMI



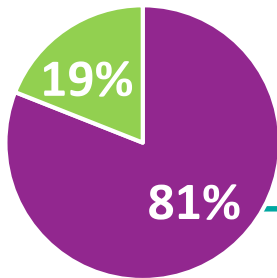
Source: Dupre + Scott Spring 2017  
Apartment Survey

● 0-80% AMI

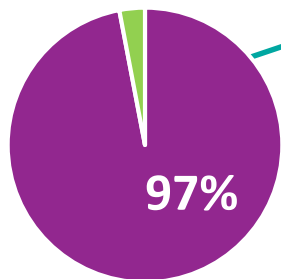
● >80% AMI



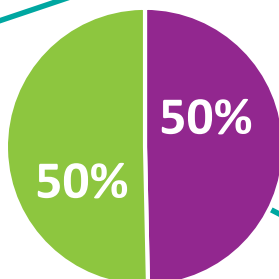
**Snohomish**



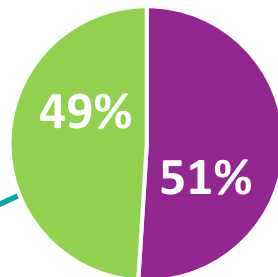
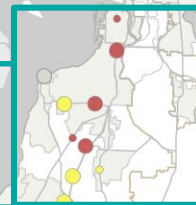
**Seattle**



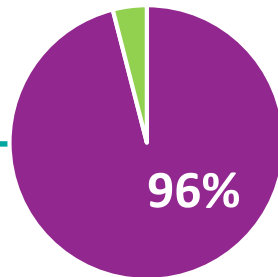
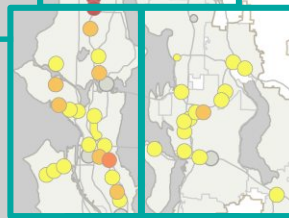
**Kitsap**



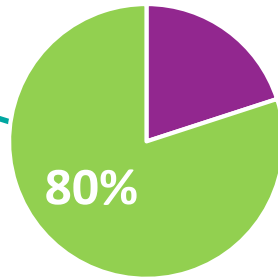
**Pierce**



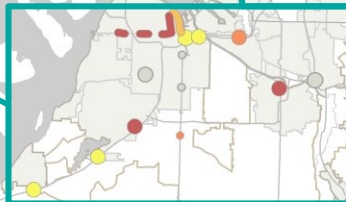
**South Snohomish**



**East King**



**South King**



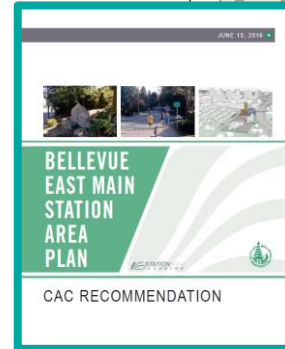
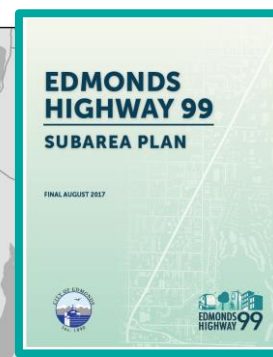
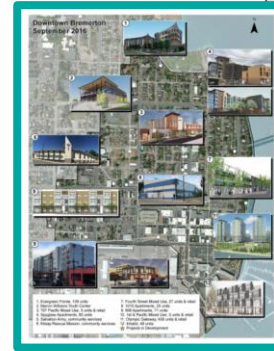


# What are we doing?



# 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**



**Housing  
Toolkit**



**Regional  
collaboration**

**TOD in  
regional  
plans**

**Transit  
Integration  
and Access**



**Michael Hubner**  
[MHubner@psrc.org](mailto:MHubner@psrc.org)

# Thank you



Puget Sound Regional Council