Rainier Beach

**AREA DESCRIPTION** —
The Rainier Beach transit community, located in the City of Seattle, has been served by light rail since 2009. As a transit-rich community, Rainier Beach is also home to several local and express bus routes with connections to downtown Seattle to the north and Renton, Tukwila, and Kent to the south.

Current land use is predominantly single-family residential with low-rise multifamily housing and commercial along major arterials. Shorter blocks, partial sidewalk network, and diverse neighborhood commercial retail make Rainier Beach transit community moderately walkable. Cultural, civic, and commercial anchors of the community are located a moderate walking distance to the east of the light rail station.

Rainier Beach transit community has a population of 4,691, with 88 percent minority, making it one of the most diverse transit communities in the region. The community also has larger households compared with the corridor and region. Over 800 jobs are located within a half mile of the light rail station.

Housing in Rainier Beach is primarily single-family in type. Compared with regional levels of need, affordability is limited for households earning less than 50% of AMI, but relatively available for households earning up to 80% of AMI.

**LOCAL PLANNING** —
In 2011, the City of Seattle completed an update to the Rainier Beach neighborhood plan. The neighborhood plan envisions a shift from auto-oriented retail toward creating a safe and vibrant commercial district with increased affordable housing options, and opportunities for employment close to transit. The city will be completing an Urban Design Framework to implement the community’s vision and guide future redevelopment.

**HOUSING**

<table>
<thead>
<tr>
<th>TRANSIT COMMUNITY</th>
<th>ALL T/C MEDIAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL HOUSING UNITS</td>
<td>2,586</td>
</tr>
<tr>
<td>AFFORD. RANGE (0-50% AMI)</td>
<td>14%</td>
</tr>
<tr>
<td>HOMEOWNERS</td>
<td>61%</td>
</tr>
<tr>
<td>RENTERS</td>
<td>39%</td>
</tr>
<tr>
<td>COST BURDEN (% OF HOUSEHOLDS)</td>
<td>51%</td>
</tr>
</tbody>
</table>

**PEOPLE PROFILE**

Communities with immediate displacement risk show indications that displacement of lower income populations has begun, higher current market strength, and/or high number of community risk factors. Limited access to opportunity indicates barriers in attaining resources for household to thrive.

**PLACE PROFILE**

These communities have physical forms and activity levels that do not strongly support a dense, walkable and transit supportive neighborhood. They have a weaker real estate market that suggests there is not high pressure for new development in the near-term.

**IMPLEMENTATION APPROACH**

1. **PROTECT AND GROW**

   Protect and Grow transit communities are neighborhoods with emerging to strong real estate demand and community characteristics that indicate an immediate risk of displacement. Physical form and activity levels are varied. Key strategies focus on supporting an emerging market for higher density development while preserving affordability and leveraging community benefits from growth. As communities in transition, they call for a more proactive approach to ensuring equitable growth. Nine communities are categorized as Protect and Grow (including five current light rail stations in Southeast Seattle).

   **KEY STRATEGIES**:
   - Development regulations and capital facilities investments that support market demand
   - Full range of tools for new and preserved affordable housing
   - Community needs assessment and targeted community investments
   - Targeted small business support

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