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Appendix A:

Data Sources and Notes

The majority of the data included in this assessment comes from publicly available data sources, including:

- U.S. Census Bureau, American Community Survey (ACS)
- U.S. Department of Housing of Urban Development, Comprehensive Housing Affordability Strategy data (CHAS)
- Washington State Office of Financial Management (OFM)
- PSRC Permit Database
- PSRC Covered Employment Database
- PSRC Regional Macroeconomic Forecast

Other data sources include:

- CoStar
- Feedback from Focus Groups (See Appendix B)

Many data measures highlight differences by race. In this report, people of color include Individuals who report as black, Hispanic, Asian, American Indian, Alaskan Native, Native Hawaiian, other, Pacific Islander, or two or more races or ethnicities. People of color are sometimes referred to as “minority populations” in other PSRC publications or elsewhere to be consistent with U.S. Census Bureau data.

While the Regional Housing Needs Assessment uses the most recent data available, the majority of the data included in the assessment is only available for 2018 and 2019. Thus, much of the data and analysis included in this assessment does not reflect the recent impacts of COVID-19, including changes in employment, evictions and housing instability due to job losses and the economic downturn, and commuting changes as many residents in the region work remotely.

Measures and Sources

The following table lists the measures found in the report and describes data sources and notes. Additional notes follow about some data sources.

Measures	Data Sources and Notes
Population and Demographics	
Population Growth	WA State Office of Financial Management (OFM)
Household Composition	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates

Measures	Data Sources and Notes
Racial and Ethnic Composition	U.S. Census Bureau – 1990, 2000, and 2010 Decennial Census and 2018 American Community Survey 1-Year Estimates
Households in Poverty	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates
Access to Opportunity	See: Opportunity Mapping (2018)
Seniors	U.S. Housing and Urban Development – Comprehensive Housing Affordability Strategy, 2012-2016
Households with Persons with Health Impairments and/or Limitations	U.S. Housing and Urban Development – Comprehensive Housing Affordability Strategy, 2012-2016
People Experiencing Homelessness	Point in Time Counts, 2008-2019
Homeless Students (McKinney-Vento)	WA Office of the Superintendent of Public Instruction, 2008-2019
Displacement Risk	See: Displacement Risk Mapping (2018)
Reasons for Households Moving in Past 5 Years	PSRC Household Travel Survey, 2019
Household Income (Median, Distribution)	U.S. Census Bureau – 2010-2018 American Community Survey 1-Year Estimates
Housing Characteristics	
Housing by Tenure (Race/Ethnicity, Subareas)	U.S. Census Bureau – 2007-2018 American Community Survey 1-Year Estimates
Household Size (Current)	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates
Household Size (Forecast)	PSRC Regional Macroeconomic Forecast, 2018
Housing Units by Structure Type	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates
Housing Cost Burden	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates
Housing Cost Burden (Race/Ethnicity)	U.S. Census Bureau – 2018 American Community Survey Public Use Microdata Sample 1-Year Estimates
Overcrowding	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates
Housing Condition	U.S. Housing and Urban Development – Comprehensive Housing Affordability Strategy, 2012-2016
Vacancy	U.S. Census Bureau – 2010-2018 American Community Survey 1-Year Estimates

Measures	Data Sources and Notes
Housing Cost & Affordability	
Average Rent	CoStar –2020 Q1. Note: This also includes average rent for Regional Growth Centers and High-Capacity Transit areas.
Value of Owner-Occupied	Zillow – September 2019
Sales Price by Unit Type	Redfin – September 2019
Homes Sold by Unit Price	Redfin – September 2019
Home Value Distribution	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates
Median Rent by Age of Structure	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates
Median Home Value by Age of Structure	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates
Housing Affordability Index (First Time Buyer)	Washington Center for Real Estate Research, 2020
Housing and Transportation (H+T)	Center for Neighborhood Technology H+T Index, 2017
Housing Availability	U.S. Housing and Urban Development – Comprehensive Housing Affordability Strategy, 2012-2016
Subsidized Housing	PSRC Income Restricted Housing Database, 2020
Housing Supply	
Housing Production (Decennial, Annual)	WA State Office of Financial Management – Intercensal Estimates of Housing Units, April 1, 1980 to April 1, 2010, Postcensal Estimates of Housing Units, April 1, 2010 to April 1, 2019
Single Family and Multifamily Housing Production (Regional Growth Centers, HCT Areas)	PSRC Residential Permits Database, 2018
For Sale Inventory	Zillow – September 2019
Units Permitted in Moderate Density Zones	PSRC Residential Permits Database, 2018
Missing Middle (Age, Tenure)	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates
Missing Middle (Sales Price)	King County Assessor, 2019
Units in Structure	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates

Measures	Data Sources and Notes
Employment	
Employment	PSRC 2000 & 2010 Covered Employment Database. Database is derived from Quarterly Census of Employment and Wages (QCEW), Washington State Employment Security Department (ESD), and PSRC Supplemental Survey of Job Locations – see note that follows regarding employment estimates.
Employment by Industry Sector	PSRC 2010 Covered Employment Database. Data are subject to suppression at the individual center level.
Employment by Industry Cluster	PSRC 2010 Covered Employment Database. Based on clusters as defined by the Regional Economic Strategy, including: Aerospace; Business Services; Clean Technology; Information Technology; Life Sciences and Global Health; Maritime; Military; Philanthropies; Tourism and Visitors; and Transportation and Logistics. Data that is suppressed for confidentiality purposes is included in the 'Remaining Clusters' category
Wages	Washington State Employment Security Department (ESD) – 2018
Jobs-Housing Balance	Jobs – PSRC 2019 Covered Employment database. Housing – WA State Office of Financial Management – Postcensal Estimates of Housing Units, April 1, 2019.
Low and Moderate Wage Jobs in Relation to Affordable Housing	U.S. Census Bureau – 2017 American Community Survey 5-Year Estimates
Commute Flow	U.S. Census Bureau – 2017 Longitudinal Employer-Household Dynamics
Commute Flow by Household Income	American Association of State Highway and Transportation Officials (AASHTO) 2016 Census Transportation Planning Products (CTPP) data
Housing Need	
Housing Unit and Job Growth	WA State Office of Financial Management – Postcensal Estimates of Housing Units, April 1, 2010 to April 1, 2019; PSRC 2010 Covered Employment Database
Housing Unit and Household Growth	WA State Office of Financial Management – Postcensal Estimates of Housing Units and Households, April 1, 2010 to April 1, 2019
Household Size and Size of Housing Units	U.S. Census Bureau – 2018 American Community Survey 1-Year Estimates

Measures	Data Sources and Notes
Supply: 2010-2020 Backlog	PSRC. Backlog determined by assessing latent demand in relation to housing unit growth. Latent demand estimated by annual population growth divided by the average household size and an estimated vacancy rate of 6%.
Supply: 2020-2050 Need (County, Regional Geographies)	PSRC. Forecasted population growth from 2017 to 2050 was translated to future housing need with the following assumptions: 6% vacancy rate, 1.8% of population in group quarters, 2.4 people per household in 2050. The supply timeline was updated to 2020 by factoring in actual housing production from 2017-2020.
Affordability: Current Need by Income Level	U.S. Census Bureau – 2017 American Community Survey Public Use Microdata Sample 1-Year Estimates. Current need determined by calculating gap between households and available housing units by AMI category (0 – 30%, 31 – 50%, 51 – 80%, 81 – 100%, >100%).
Affordability: Future Need by Income Level	PSRC. Future need determined by estimating housing units needed at each AMI level (0 – 30%, 31 – 50%, 51 – 80%, 81 – 100%, >100% per U.S. Census Bureau – 2017 American Community Survey Public Use Microdata Sample 1-Year Estimates) to accommodate future population growth (from Housing Supply analysis). Add current and future need to determine total need.
Cost Burden: Current Need	PSRC. Current need determined by estimating housing units needed to eliminate cost burdened households (up to 100% AMI (per U.S. Census Bureau – 2017 American Community Survey Public Use Microdata Sample 1-Year Estimates) and people experiencing homelessness today (per Point in Time Counts, 2017).
Cost Burden: Future Need	PSRC. Future need determined by estimating future households at each AMI level (per U.S. Census Bureau – 2017 American Community Survey Public Use Microdata Sample 1-Year Estimates) commensurate with estimates of future population growth (from Housing Supply analysis). Add current and future numbers to determine total need.

Measures	Data Sources and Notes
Other	
MPPs	Multicounty Planning Policies, per VISION 2050 and Revised Code of Washington 36.70A.210, and Washington Administrative Code 365-196-305 (8)
CPPs	Countywide Planning Policies. King County (March 2013), Kitsap County (February 2012), Pierce County (June 2012), and Snohomish County (June 2011)

2018 Estimates of Covered Employment

PSRC Covered Employment database is derived from the Washington State Employment Security Department's (ESD) Quarterly Census of Employment and Wages (QCEW) series. This series consists of employment for those firms, organizations and individuals whose employees are covered by the Washington Unemployment Insurance Act. Covered employment excludes self-employed workers, proprietors, CEOs, and other non-insured workers. Typically, covered employment has represented 85-90% of total employment.

The dataset for March of each year is presented here as a representative month when seasonal fluctuations are minimized. The unit of measurement is jobs, rather than working persons or proportional full-time employment equivalents; part-time and temporary positions are included.

To provide more accurate workplace reporting, PSRC gathers supplemental data from the Boeing Company, the Office of Washington Superintendent of Public Instruction (OSPI), and governmental units throughout the central Puget Sound region.

2018 Residential Permit Database

PSRC collects residential building permit records authorizing the construction, demolition, and any other gain or loss in housing units that occurs in a given year. Permit data is collected on an annual basis; each data file represents one calendar year's worth of permit data. Permit data is collected from the permit issuing bodies, the individual jurisdictions and counties in the four county Central Puget Sound region.

2019 Household Travel Survey

The Puget Sound Regional Travel Studies seek to capture quality, regionally representative data for residents' travel behavior on a typical weekday. This data includes household and person demographics, household vehicle information, and information about daily travel patterns (e.g., locations, travel times, travel modes).

The spring 2019 household travel survey is part of a six-year survey program for three waves (two-year survey cycles). This effort builds upon the 2017, 2014/2015 and 2006 household travel surveys to continue to support a wide variety of agency and member data and analysis needs. The final wave is for the current program is set for 2021.

2020 Income Restricted Housing Database

The Income Restricted Housing Database is a geocoded database of subsidized housing developments and units throughout King, Kitsap, Pierce, and Snohomish counties. The full database includes Federal, State, and local funding sources, incentives, and subsidies and additional attributes, such as: the physical address; the project sponsor; number of units; affordability level by % AMI; unit size and mix; tenure; and expiration of subsidy.

Data source: HUD, USDA, Washington Department of Commerce, Washington State Housing and Finance Commission (WSHFC), King County Housing Authority (KCHA), King County Housing Finance Program, Kitsap County Housing Kitsap, Bremerton Housing Authority, Housing Consortium of Everett and Snohomish County, A Regional Coalition for Housing (ARCH), Renton Housing Authority (RHA), Seattle Office of Housing, Tacoma Housing Authority, WBARS; PSRC.

Appendix B: Focus Groups

Coming Soon.