



Rental Survey Report January 2019

Introduction

With the exception of 2004, the Consortium has semi-annually surveyed the number of units and occupancy rates of member organizations' permanent affordable rental units located in Spokane County since 1997. Fourteen Consortium members that provide permanent rental homes supplied information for the January 2019 survey:

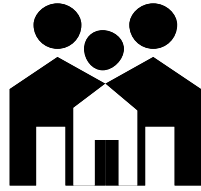
- Catholic Charities/Catholic Housing Communities (CHC)
- Common Wealth Agency (CWA)
- Community Frameworks (CF)
- Frontier Behavioral Health (FBH)
- Inland Empire Residential Resources (IERR)
- Pioneer Human Services (PHS)
- Rockwood Retirement Communities (RRC)
- Salem Arms Community Housing (SACH)
- Spokane Baptist Association Homes (SBAH)
- Spokane Housing Authority (SHA)
- Spokane Housing Ventures (SHV)
- Spokane Neighborhood Action Partners (SNAP)
- Spokane Urban Ministries (SUM)
- Volunteers of America (VOA)

SLIHC members' housing communities provide rental homes for families and individuals of low to extremely low income, people who were formerly homeless, people with chronic mental illness, seniors, veterans, people in the workforce, and people with developmental disabilities.

The total number of permanent rental units surveyed is 4,453. All 4,450 rentals surveyed are affordable to people at 0 to 79% of Area Median Income.

The majority of units are located in the City of Spokane:

- 99201 – 21%
- 99223 – 15%
- 99202 – 14%
- 99206 – 9%
- 99207 – 8%
- 99001 – 7%
- 99208 – 6%



Spokane
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Summary of Survey Findings: Vacancy rates are extremely low

- 179 of the units surveyed were vacant on January 1, 2019, for an overall vacancy rate of 4.02%. However, 50 were filled before 1/31/2019 and 39 units were awaiting DSHS referral, giving an adjusted vacancy rate of 2%.
- The lowest vacancy rate was tied among 1, 2 and 3-bedroom rentals: Each had a vacancy rate of 3%.
- The highest vacancy rate was among 4+bedroom units: 30 out of 103 were unoccupied, resulting in a vacancy rate of 29%.

List of Reference Charts Used

Total units and total vacancies, 1-1-19

Rental Units and Vacancies by Zipcode 1-1-19