



Rental Survey Report January 1, 2016

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 2016 survey:

- Catholic Charities/Catholic Housing Communities (CC)
- 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 3,454. This is a net increase of 244 rentals from the July 1, 2015 survey of 3,210 units. The increase is primarily due to the addition of three Section 811 properties owned by Frontier Behavioral Health, as well as two new properties developed by Commonwealth Agency.

All 3,454 rentals surveyed are affordable to people at 0 to 79% of Area Median Income. Tenants pay no more than 30% of their monthly adjusted income for rent and utilities in 1,180 units—34% of the total.

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

- City of Spokane – 69% (2,378)
- City of Spokane Valley – 16% (552)
- Other Cities & Unincorporated Spokane County – 15% (524)

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While 24% of the rentals are located in zipcode 99201, 16% are located in zipcode 99223 and 12% are located in zipcode 99206.

Summary of Survey Findings: Vacancy rates are extremely low

- 78 of the units surveyed were vacant on January 1, 2016, for an overall vacancy rate of 2.26%. There were higher than normal vacancy rates at the Spokane Housing Authority's Cedar West and Woodhaven communities, as they were undergoing rehab.
- The lowest vacancy rate was among 4-bedroom rentals: None out of 65 units was vacant, for a vacancy rate of 0%.
- The highest vacancy rate was among 3-bedroom units: 20 out of 375 were unoccupied, resulting in a vacancy rate of 5.3%. This is partially due to the rehab mentioned above.
- The vacancy rate among units in which tenants pay no more than 30% of their adjusted monthly income for rent and utilities is 1.7%; the vacancy rate among all other units is 2.5%.
- The January 1, 2016 vacancy rate of 2.26% is .04% lower than the vacancy rate of 2.3% tallied on July 1, 2015, and .14% lower than the vacancy rate of 2.4% tallied on January 1, 2015.

List of Charts Attached

Total units and total vacancies, 1-1-16

Rental Units and Vacancies by Zipcode 1-1-16

The SLIHC January 2016 Semi-Annual Rental Report was underwritten by Mountain West Bank. We are grateful for Mountain West's support.

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SLIHC Rental Survey
January 1, 2016

Size of Unit	All Units				
SRO/Effic	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
443	1528	1043	375	65	3454
Vacant Units					
SRO/Effic	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All Units
1	28	29	20	0	78
Percent Vacant					
SRO/Effic	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	All Units
0.2%	1.8%	2.8%	5.3%	0.0%	2.3%

Total Units

	SRO/Effic	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Total
SNAP	99	77	115	51	8	350
Pioneer HS	39					39
SHV	104	238	280	84	32	738
SUM	0	24	18	5	0	47
SHA	0	337	353	139	16	845
IERR	11	67	2			80
C. Charitie	48	426	23	5		502
VOA	17	86	3			106
SACH		15	1	3	9	28
RRC		53	8			61
C.F.		51	61			112
CWA		32	171	88		291
FBH		48				48
SBAH	125	74	8			207
Total	443	1528	1043	375	65	3454
% by Type	12.83%	44.24%	30.20%	10.86%	1.88%	100.0%

Vacant Units

	SRO/Effic	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Total
SNAP	0	0	3	0	0	3
Pioneer HS	0	0	0	0	0	0
SHV	0	2	1	2	0	5
SUM	0	0	0	0	0	0
SHA	0	17	23	18	0	58
IERR	0	0	0	0	0	0
C. Charitie	0	5	2	0	0	7
VOA	0	1	0	0	0	1
SACH	0	0	0	0	0	0
RRC	0	1	0	0	0	1
C. F.	0	0	0	0	0	0
CWA	0	0	0	0	0	0
FBH	0	0	0	0	0	0
SBAH	1	2	0	0	0	3
Total	1	28	29	20	0	78
% by Type	1.3%	35.9%	37.2%	25.6%	0.0%	100.0%

SLIHC Members' Rental Units and Vacancies by Zipcode 1-1-16

	T-0	T-V	T-1	T-V	T-2	T-V	T-3	T-V	T-4+	T-V	Total U	Total V	V-rate
99201	227	0	518	11	77	5	23	0	0	0	845	16	1.89%
99202	39	0	204	4	73	0	8	0	9	0	333	4	1.20%
99203	0	0	0	0	0	0	3	0	0	0	3	0	0.00%
99204	25	0	60	0	17	0	0	0	0	0	102	0	0.00%
99205	0	0	47	2	50	13	7	0	0	0	104	15	14.42%
99206	0	0	145	2	199	1	34	0	31	0	409	3	0.73%
99207	9	0	116	1	163	2	38	1	9	0	335	4	1.19%
99208	125	1	104	2	8	0	7	0	4	0	248	3	1.21%
99212	0	0	20	0	18	0	26	0	1	0	65	0	0.00%
99216	0	0	38	1	31	0	0	0	0	0	69	1	1.45%
99217	4	0	94	3	46	1	51	0	8	0	203	4	1.97%
99218	0	0	26	0	55	6	41	17	0	0	122	23	18.85%
99223	14	0	148	2	273	1	111	2	2	0	548	5	0.91%
99224	0	0	0	0	0	0	1	0	0	0	1		0.00%
99016	0	0	0	0	2	0	0	0	0	0	2	0	0.00%
99019	0	0	8	0	27	0	16	0	0	0	51		0.00%
99021	0	0	0	0	0	0	0	0	1	0	1	0	0.00%
99022	0	0	0	0	4	0	0	0	0	0	4		0.00%
99025	0	0	0	0	0	0	2	0	0	0	2	0	0.00%
99027	0	0	0	0	0	0	1	0	0	0	1	0	0.00%
99037	0	0	0	0	0	0	6	0	0	0	6	0	0.00%
Total	443	1	1528	28	1043	29	375	20	65	0	3454	78	2.26%

T-0 = Total # of 0 bedrooms

T-1 = Total # of 1 bedrooms

T-2 = Total # of 2 bedrooms

T-3 = Total # of 2 bedrooms

T-4+ - Total # of 4+ bedrooms

T-V is the total vacancies for units in the preceding column.

Total U = Total Units

Total V = Total Vacancies

V-rate = Vacancy rate

Zipcodes with the highest % of affordable rentals developed by SLIHC members

99201 - 24%

99223 - 16%

99206 - 12%

99202 - 10%

99207 - 10%

99208 - 8%

99212 - 7%

99021 - 6%