

# DATA SNAPSHOT

## THURSTON THRIVES HOUSING ACTION TEAM



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Thurston County Public Health & Social Services Department

December 2013



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## INTRODUCTION

**Thurston Thrives** is a community initiative focusing on how healthy people are today and the *factors* that influence how healthy the community will be in the future. These factors are: health behavior, the physical and built environment, health services, and local social and economic conditions. Together, these factors directly impact how long local residents live and the quality of life they experience during their lifetime.



Thurston Thrives was established by the Thurston County Board of Health and is overseen with assistance of the Thurston Thrives Advisory Council. Topics that research has shown significantly influence community health are reviewed with the help of action teams. Each action team is led by a community member with in-depth knowledge of the topic area. The action teams are empowered to develop a common agenda on how best to address their topic area locally and are asked to report their recommendations to the Board of Health and Thurston Thrives Advisory Council.

## HOUSING AND HEALTH

In 2013, the Thurston Thrives Housing Action Team was formed to review the topic of housing and its connection to health. **Karen Valenzuela, Thurston County Commissioner** serves as the Housing Action Team lead.

## SNAPSHOT

The purpose of this report is to provide support to those examining the connections between housing and health.

- ◆ Data in this report provides a current snapshot of community health issues associated with access and quality of housing. A selected set of measures related to the topic are presented.
- ◆ Other local community data reports and plans with additional information about this topic may be available and are not integrated into the snapshot.

## QUESTIONS

If you have questions about:

- ◆ The Thurston Thrives initiative contact Chris Hawkins, Coordinator, 360-867-2513, [hawkincc@co.thurston.wa.us](mailto:hawkincc@co.thurston.wa.us)
- ◆ The Snapshot Report contact Mary Ann O'Garro, Epidemiologist, 360-867-2525, [ogarrom@co.thurston.wa.us](mailto:ogarrom@co.thurston.wa.us)

# ACCESS TO HOUSING

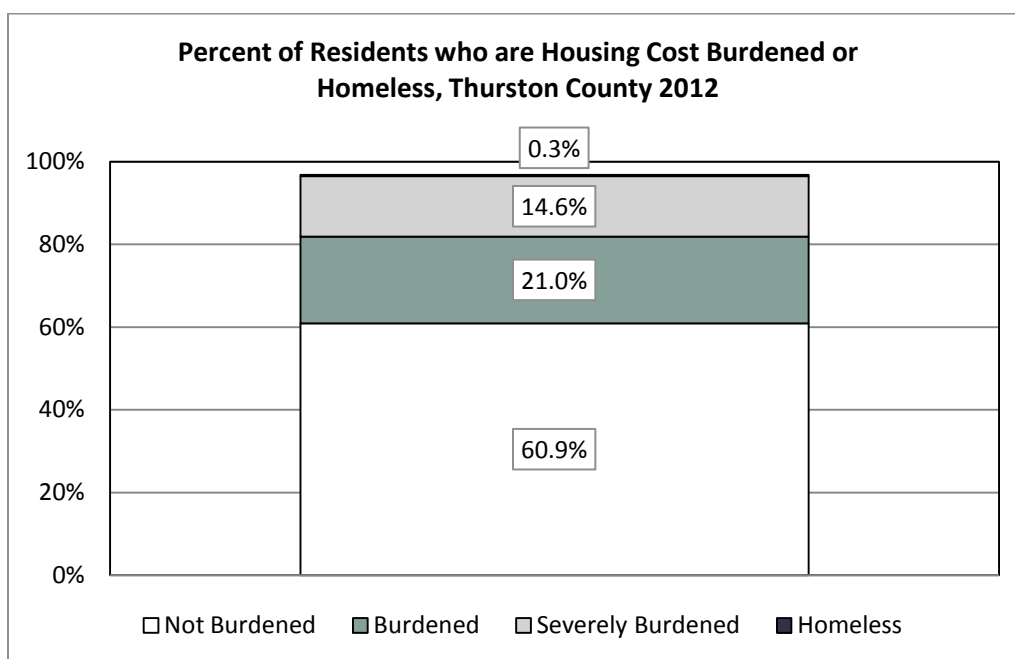
**The affordability and availability of housing influences health and ability to meet basic needs.**



## COST BURDENED.

Housing related costs are a sizable monthly expense for many households. Housing is considered unaffordable or a *cost burden* when a household pays 30% or more of their income for rent or mortgage and related housing costs (e.g. utilities, water and sewer). Living in unaffordable housing can impact health in many ways including creating a source of chronic stress and making it difficult to pay for other basic needs like food and medical prescriptions. Being severely cost burdened, paying 50% or more of household income for housing, also contributes to risk for homelessness. (1-2)

### MEASURE: Percent of county residents who are housing cost burdened.



Data Source: American Community Survey, Point-in-Time Count, Population Estimates (3-5)

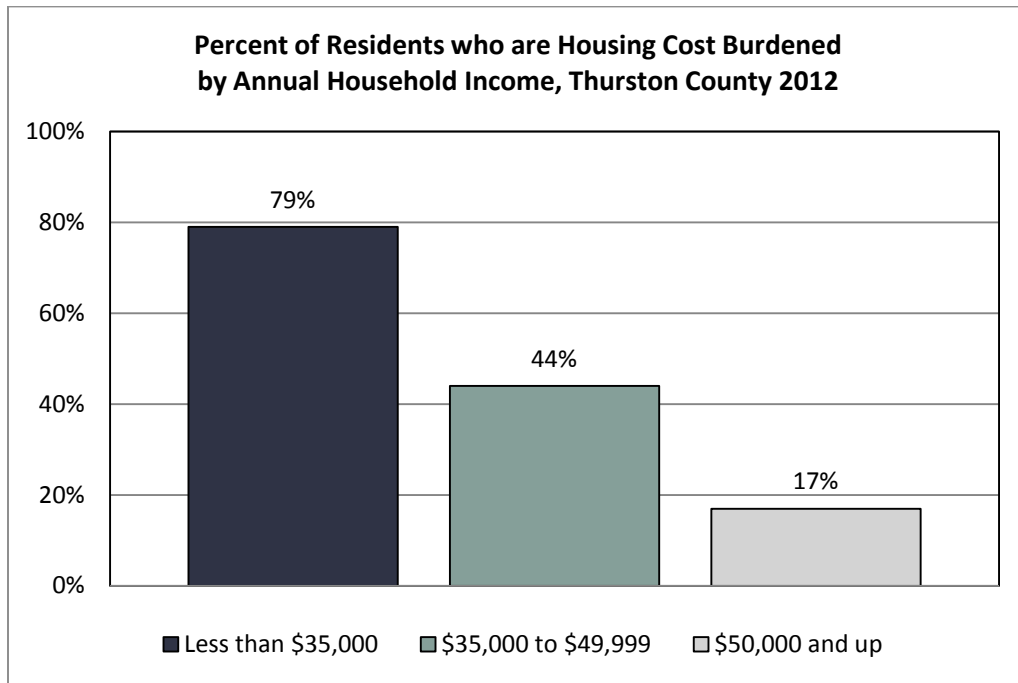
Burdened = Spending 30-49% of household income on housing costs.

Severely Burdened = Spending 50% or more of household income on housing costs.

Housing cost data not available for about 3% of residents.

### WHAT WE KNOW.

- ◆ An estimated 36% or 92,269 Thurston County residents were housing cost burdened or homeless in 2012 (Washington State = 36%). This equates to an estimated:
  - 708 homeless residents.
  - 37,618 severely burdened residents (spending 50% or more of their household income for housing).
  - 53,943 burdened residents (spending 30%- 49% of their household income for housing).
- ◆ The proportion of Thurston County residents who spend 30% or more of their household income on housing has remained fairly stable in recent years (2008 = 35%, 2009 = 37%, 2010 = 35%, 2011 = 36% and 2012 = 36%).



Data Source: American Community Survey (3)

Housing cost burdened (living in unaffordable housing) = Spending 30% or more of household income on housing.

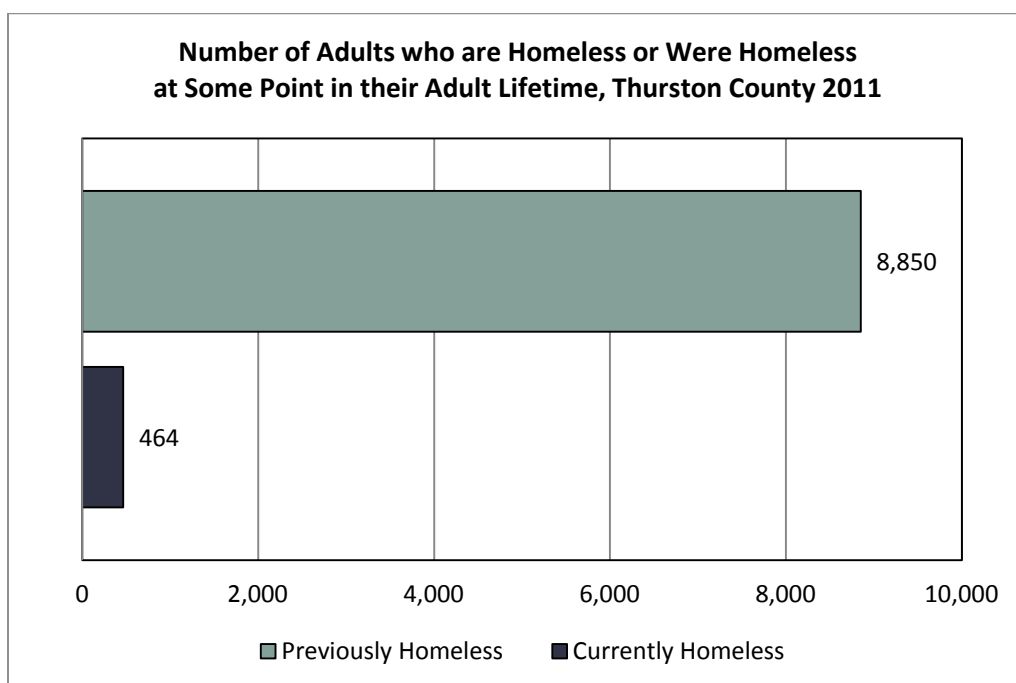
### WHAT WE KNOW.

- ◆ Thurston County residents who are low income or living in poverty are more likely to be living in unaffordable housing, which is defined as spending 30% or more of household income for housing (e.g. rent or mortgage, utilities, water, sewer).
- ◆ In 2012 an estimated:
  - 79% of Thurston County residents whose household income was less than \$35,000 were living in unaffordable housing (21% were in affordable housing).
  - 44% of county residents whose household income was between \$35,000-\$49,999 were living in unaffordable housing (56% were in affordable housing).
  - 17% of county residents whose household income was \$50,000 more were living in unaffordable housing (83% were in affordable housing).
- ◆ Thurston County residents who are renters are more likely to be lower income and housing cost burdened compared to home owners.
  - In 2012, 56% of county renters were in unaffordable housing compared to 29% of owners.

## HOMELESS.

Homelessness is a complex issue. Being in poor health and experiencing mental health problems increases risk for being homeless. People who lived through traumatic childhood experiences (e.g. abuse) are at increased risk for homelessness. Being homeless increases the severity and number of health problems a person experiences ranging from depression to dental disease to premature death. Homeless children are more likely to have learning disabilities, emotional problems and health conditions like asthma. In addition to health, other key societal conditions that increase risk for homelessness include poverty and lack of affordable housing. (6-8)

**MEASURE: Number of county adults who are homeless or have been homeless since turning age 18.**



Data Source: Point-in-Time Count, Behavioral Risk Factor Surveillance Survey (9-10)

Note: Previously homeless includes adults who lived in emergency shelter, transitional housing, in place not meant for habitation (abandoned building, car) and outside.

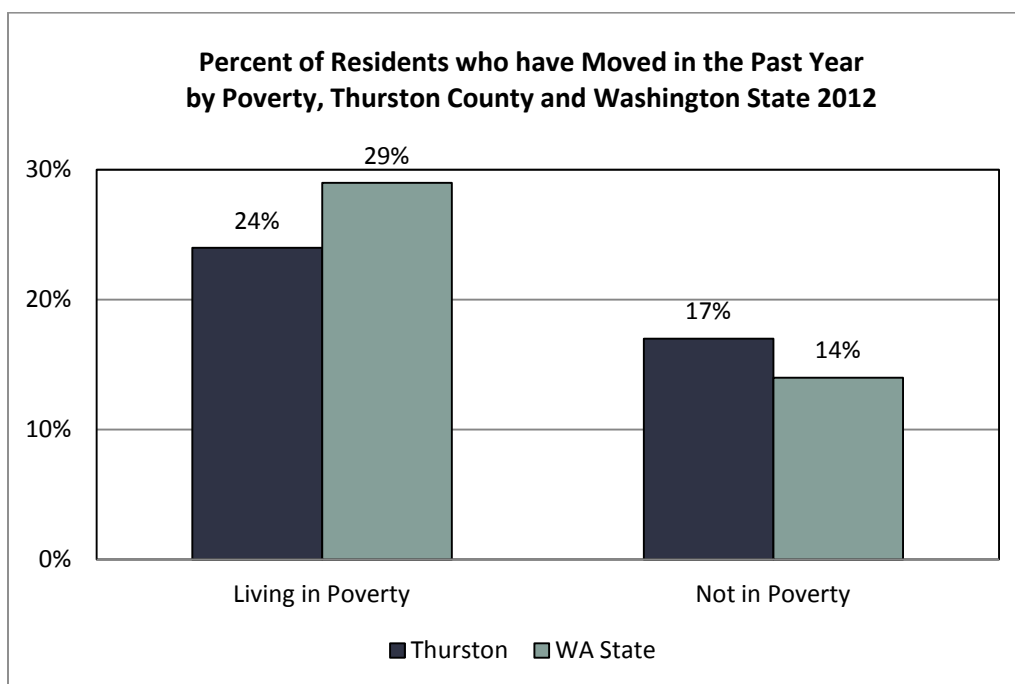
### WHAT WE KNOW.

- ◆ In 2011, an estimated 9,314 or 5% of Thurston County *adults* are currently homeless or have been homeless at some point in their adult lifetime.
- ◆ About 1 in 5 people who are homeless in Thurston County were children age 17 and younger in 2011.

## MOBILITY.

Changes are a normal part of our life experience and learning to adapt to new circumstances is an important skill. Moving occurs more frequently today and can be for many reasons ranging from getting a new job to finding a better place to live. However, there are health consequences associated with high residential mobility including: disruption of social support networks which contribute to emotional well-being, less visits for health care and with each move among school-age children diminished academic achievement. (11)

**MEASURE: Percent of county residents who have moved in the past year by income.**



Data Source: American Community Survey (3)

### WHAT WE KNOW.

- ◆ Thurston County residents who are living in poverty are more likely than those who are not to have moved in the past year.
  - In 2012, 24% of Thurston County residents living in poverty had moved in the past year (76% had not moved).
- ◆ In 2012, an estimated 29% of all Thurston County children age birth to 4 and 17% of school age children age 5 to 17 had moved in the past year.



# HOUSING QUALITY

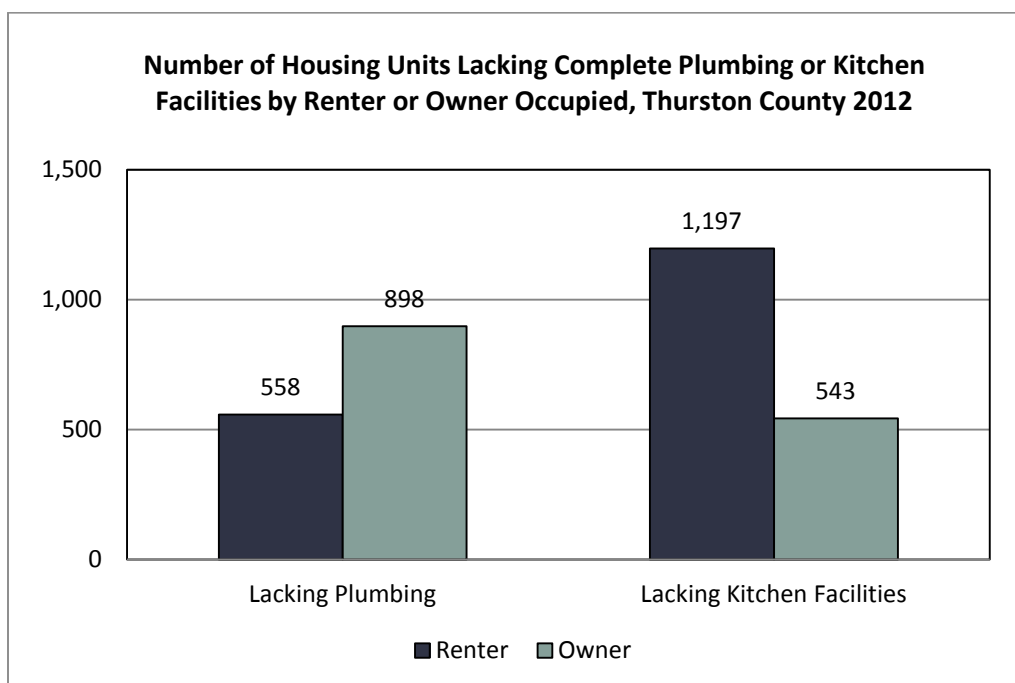
**The physical and environmental attributes of homes impact the health of residents.**



## LACKING BASICS.

Substandard housing can be defined in several ways. At minimum substandard usually means housing which is dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit for the family's exclusive use, without electricity or with inadequate or unsafe electrical service, without a safe or adequate source of heat, and should but does not have a kitchen, or has otherwise been declared unfit for habitation. (12)

**MEASURE: Number of county occupied housing units that lack complete plumbing or kitchen facilities.**



Data Source: American Community Survey (3)

### WHAT WE KNOW.

- ◆ In 2012, an estimated 1,456 or 1.4% of Thurston County occupied housing units lacked complete plumbing (e.g. missing a flush toilet, hot/cold running water or tub/shower).
  - An estimated 0.4% of Washington State occupied housing units lacked complete plumbing in 2012.
- ◆ An estimated 1,740 or 1.7% of Thurston County occupied housing units lacked kitchen facilities (e.g. missing a sink, stove/range or refrigerator.)
  - An estimated 1.0% of Washington State occupied housing units lacked complete kitchen facilities in 2012.

# HOUSING PLANS and REPORTS

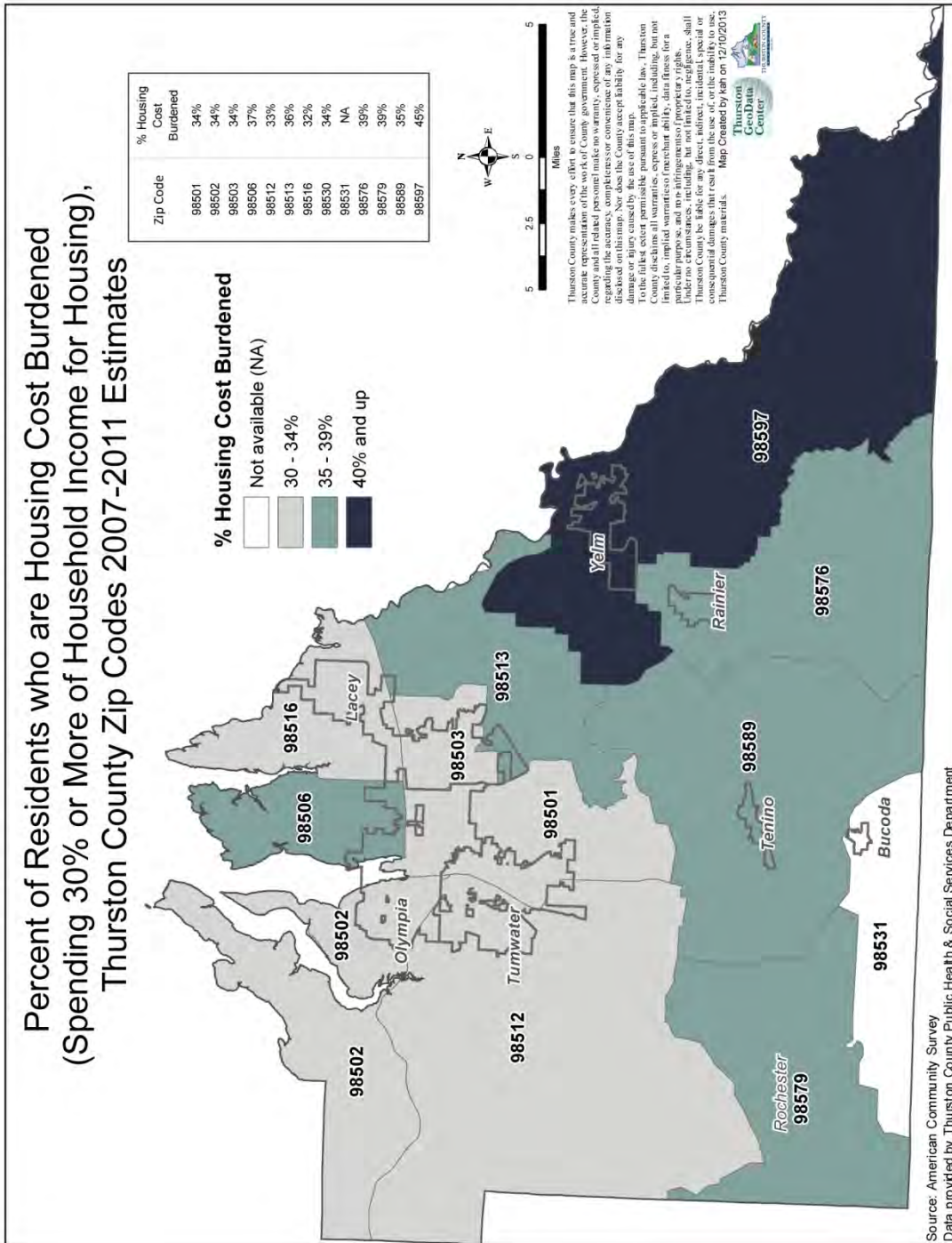
**Many community documents with housing data are available.**

- ◆ 2013-2017 Thurston County and Olympia Regional Consolidated Plan. 2013. Thurston County. [www.co.thurston.wa.us/health/sscp/plans.html](http://www.co.thurston.wa.us/health/sscp/plans.html)
- ◆ Fair Housing Equity Assessment. 2013. Thurston Regional Planning Council. [www.trpc.org/regionalplanning/sustainability/Pages/ST\\_housing\\_reports.aspx](http://www.trpc.org/regionalplanning/sustainability/Pages/ST_housing_reports.aspx)
- ◆ Point-in-Time Homeless Census Reports. 2013. Thurston County. [www.co.thurston.wa.us/health/sscp/reports.html](http://www.co.thurston.wa.us/health/sscp/reports.html)
- ◆ Sustainable Thurston Regional Housing Plan. 2013. Thurston Regional Planning Council. [www.trpc.org/regionalplanning/sustainability/Pages/ST\\_housing\\_reports.aspx](http://www.trpc.org/regionalplanning/sustainability/Pages/ST_housing_reports.aspx)
- ◆ Sustainable Thurston Housing Panel. 2011. Thurston Regional Planning Council. [www.trpc.org/regionalplanning/sustainability/Pages/RPSDHousingPanel.aspx](http://www.trpc.org/regionalplanning/sustainability/Pages/RPSDHousingPanel.aspx)
- ◆ The Profile. 2013. Thurston Regional Planning Council. [www.trpc.org/data/Pages/profile.aspx](http://www.trpc.org/data/Pages/profile.aspx)
- ◆ Thurston County Comprehensive Plan. Thurston County. [www.co.thurston.wa.us/planning/comp\\_plan/comp\\_plan\\_document.htm](http://www.co.thurston.wa.us/planning/comp_plan/comp_plan_document.htm)
- ◆ Thurston County HOME Consortium Annual Action Plan. 2012. [www.co.thurston.wa.us/health/sscp/plans.html](http://www.co.thurston.wa.us/health/sscp/plans.html)
- ◆ Thurston County Ten Year Homeless Housing Plan. 2010. Thurston County. [www.co.thurston.wa.us/health/sscp/plans.html](http://www.co.thurston.wa.us/health/sscp/plans.html)
- ◆ United Way Community Assessment. 2012. [www.unitedway-thurston.org/resources](http://www.unitedway-thurston.org/resources)

# MAP GALLERY

**Health in detail.**



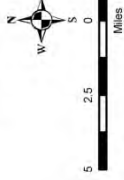
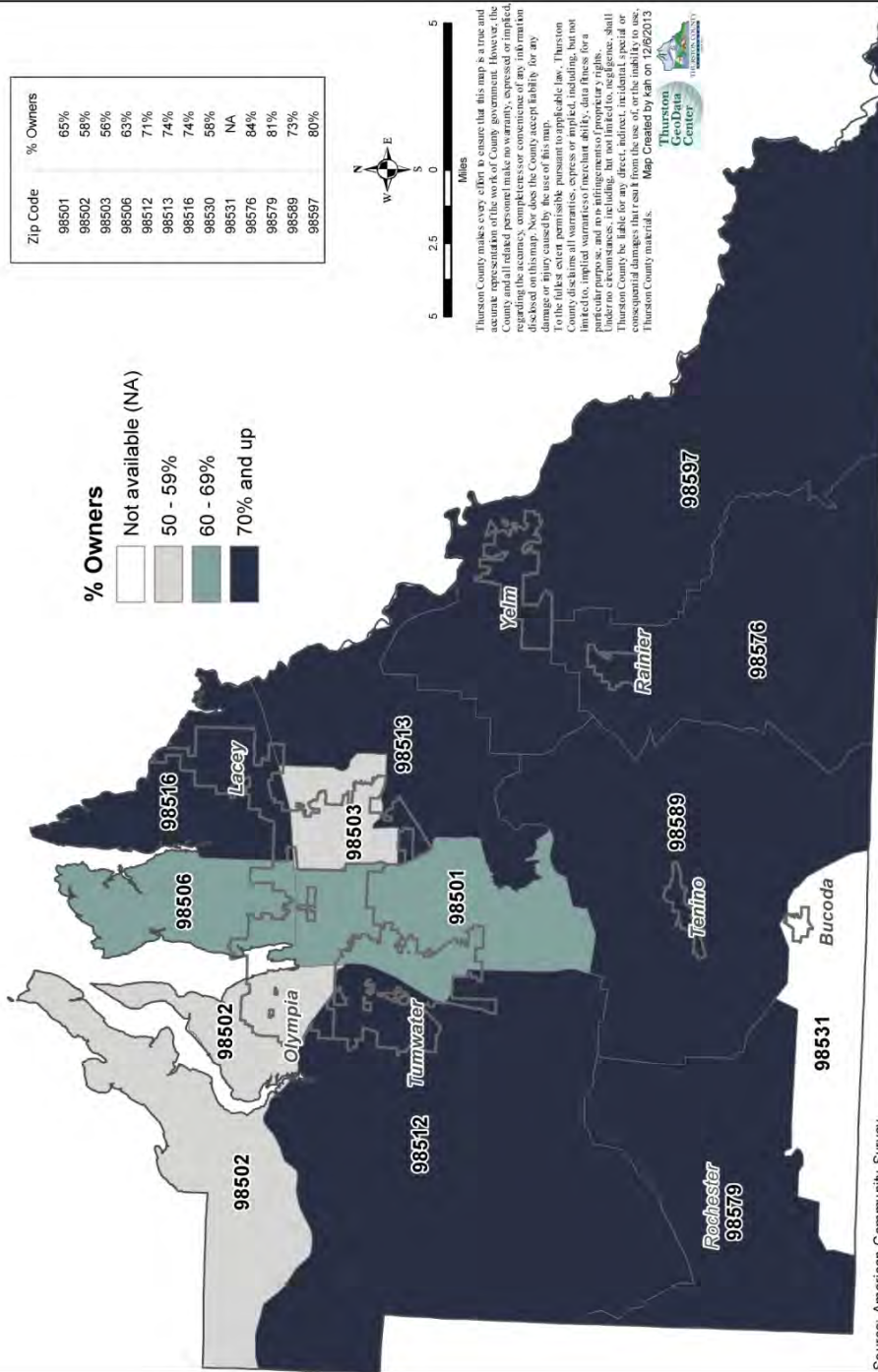
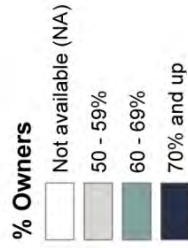


% of Residents who are Housing Cost Burdened/Living in Unaffordable Housing  
2007-2011 Estimates: Thurston County = 35%, Washington State = 37%

Data Source: U.S. Census Bureau, American Community Survey  
Housing Cost Burdened = Spending 30% or more of household income for housing

# Percent of Housing Units Occupied by Owners (with and without a Mortgage), Thurston County Zip Codes 2007-2011 Estimates

Zip Code	% Owners
98501	65%
98502	58%
98503	56%
98506	63%
98512	71%
98513	74%
98516	74%
98530	58%
98531	NA
98576	84%
98579	81%
98589	73%
98597	80%



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Map Created by kah on 12/2/2013



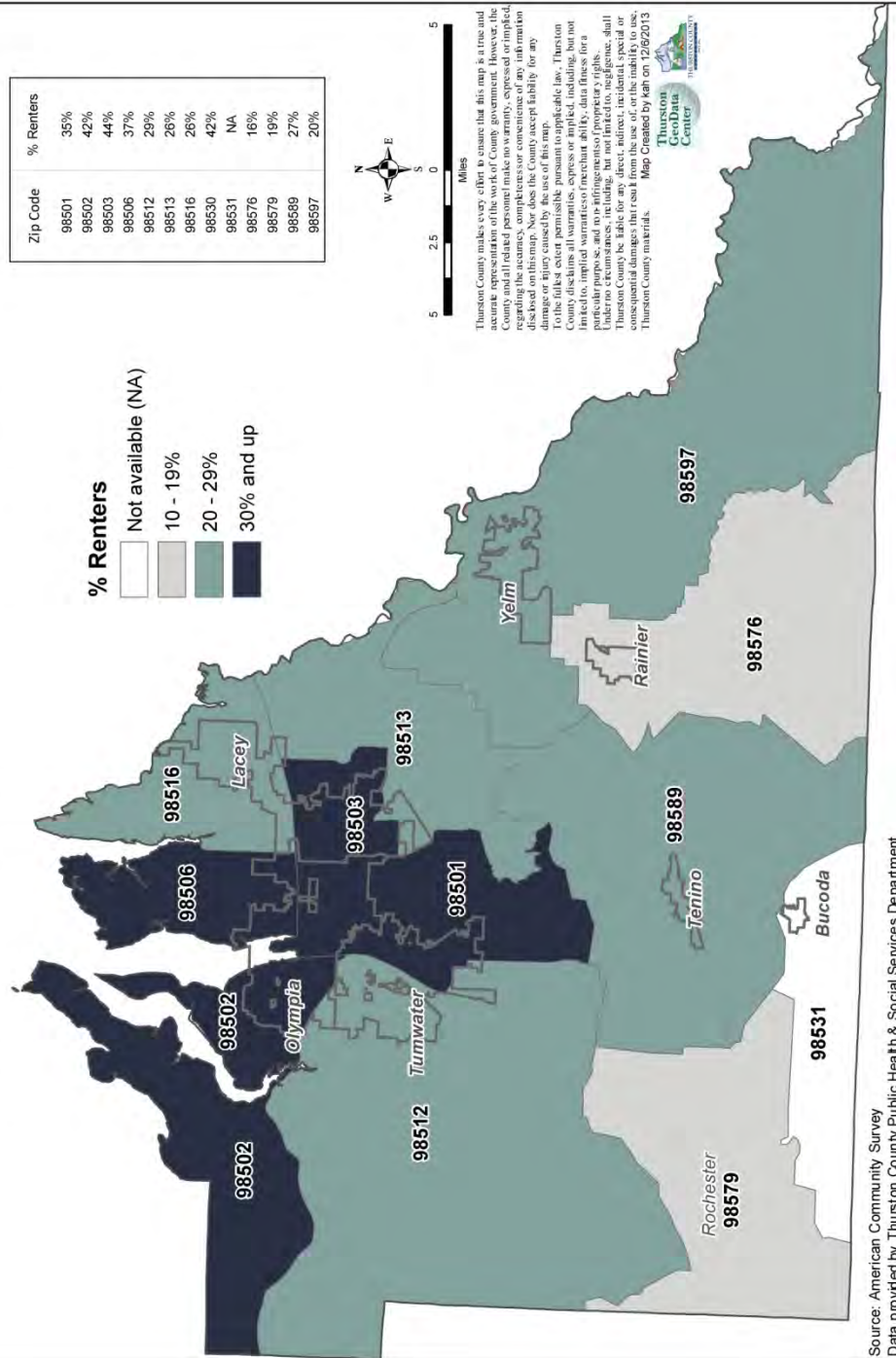
Source: American Community Survey  
Data provided by Thurston County Public Health & Social Services Department

**% of Housing Units Occupied by Owners**  
2007-2011 Estimates: Thurston County = 67%, Washington State = 64%

Data Source: U.S. Census Bureau, American Community Survey  
Owners include those with and without a mortgage



# Percent of Housing Units Occupied by Renters, Thurston County Zip Codes 2007-2011 Estimates



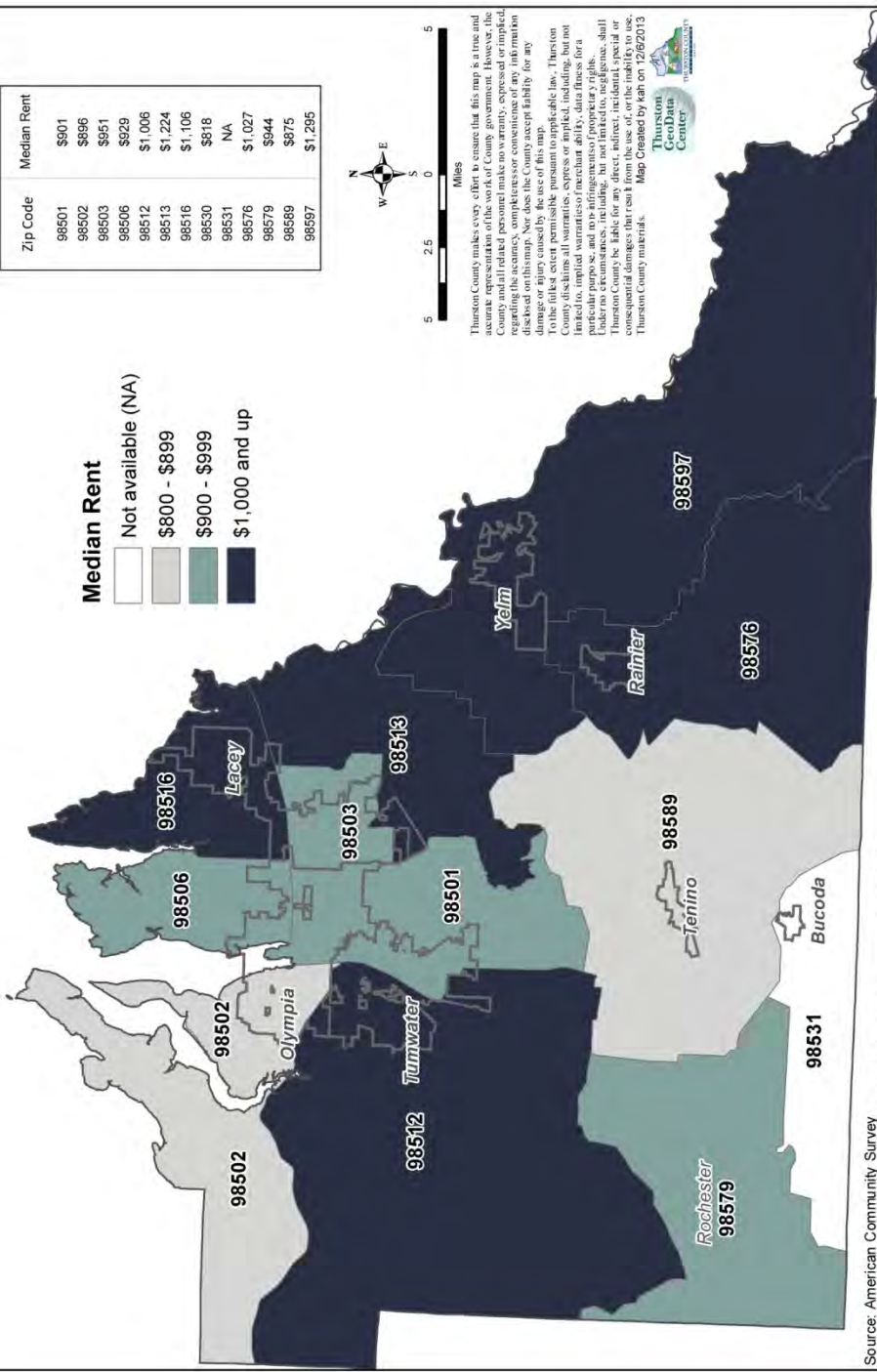
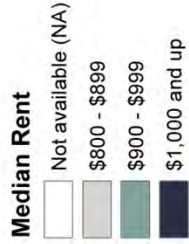
**% of Housing Units Occupied by Renters**  
2007-2011 Estimates: Thurston County = 33%, Washington State = 36%

Data Source: U.S. Census Bureau, American Community Survey

Source: American Community Survey  
Data provided by Thurston County Public Health & Social Services Department

# Median Monthly Cost for Rent, Thurston County Zip Codes 2007-2011 Estimates

Zip Code	Median Rent
98501	\$901
98502	\$896
98503	\$951
98506	\$929
98512	\$1,006
98513	\$1,224
98516	\$1,106
98530	\$818
98531	NA
98576	\$1,027
98579	\$944
98588	\$875
98597	\$1,295



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Source: American Community Survey  
Data provided by Thurston County Public Health & Social Services Department

## Median Monthly Cost for Rent

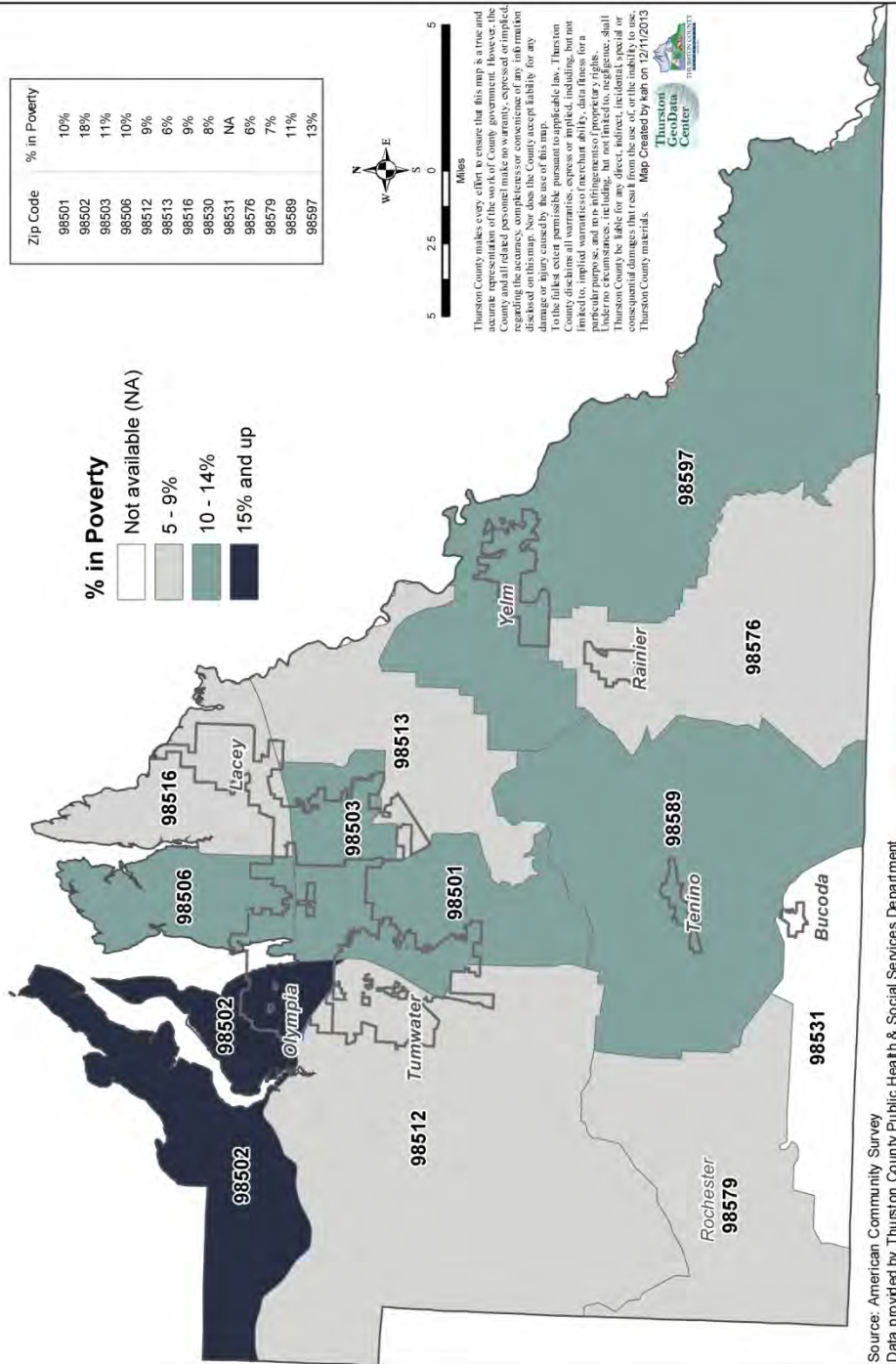
2007-2011 Estimates: Thurston County = \$974, Washington State = \$923

Data Source: U.S. Census Bureau, American Community Survey

The median is the middle number when all figures are arranged from lowest to highest.



# Percent of Residents who Live in Poverty, Thurston County Zip Codes 2007-2011



% of Residents Living in Poverty

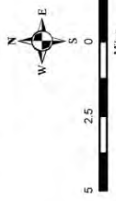
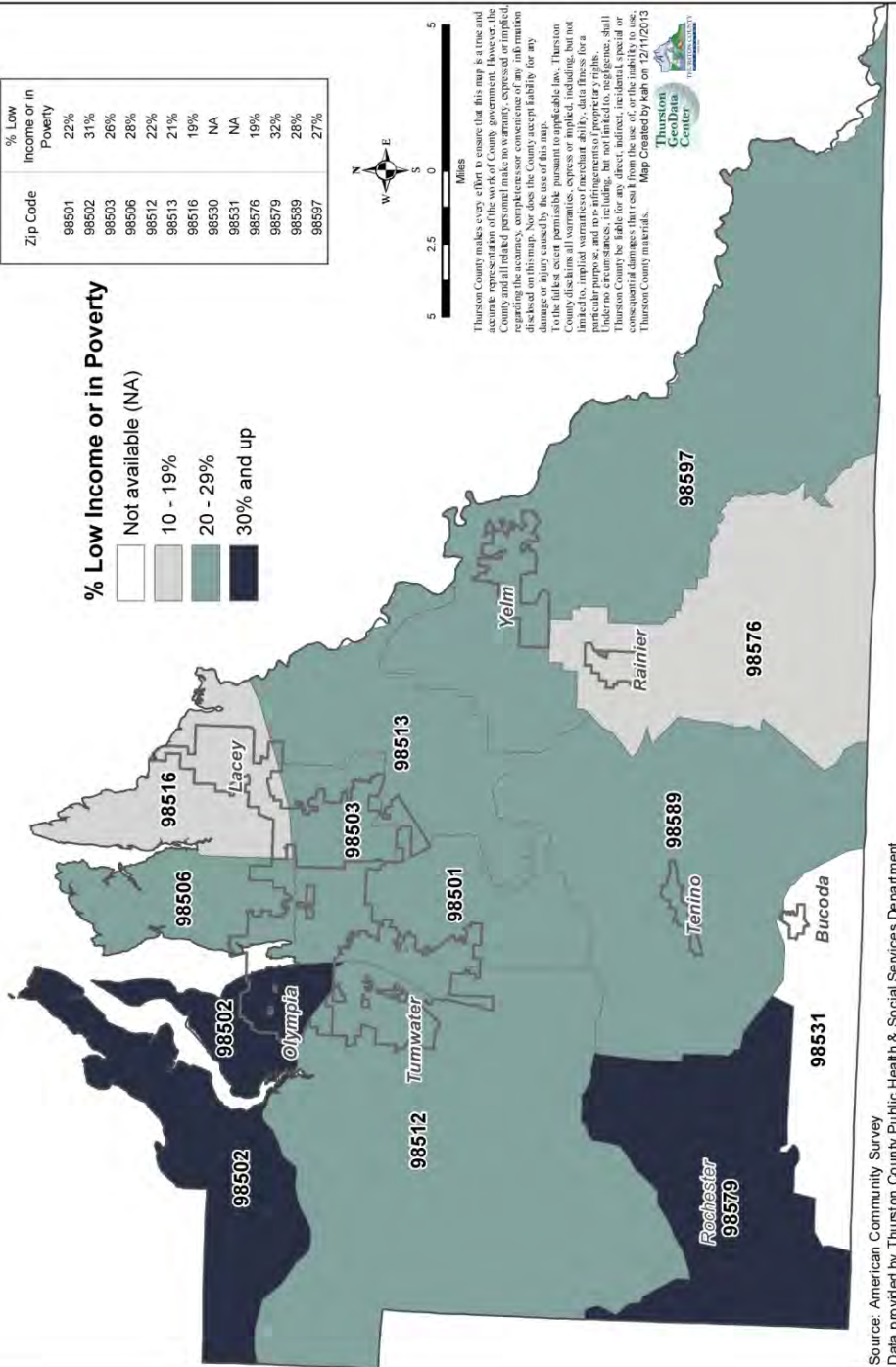
2007-2011 Estimates: Thurston County = 10%, Washington State = 13%

Data Source: U.S. Census Bureau, American Community Survey

# Percent of Residents who are Low Income or Living in Poverty (Below 200%), Thurston County Zip Codes 2007-2011 Estimates

Zip Code	% Low Income or in Poverty
98501	22%
98502	31%
98503	26%
98506	28%
98512	22%
98513	21%
98516	19%
98530	NA
98531	NA
98576	19%
98579	32%
98589	28%
98597	27%

## % Low Income or in Poverty



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Source: American Community Survey  
Data provided by Thurston County Public Health & Social Services Department

% of Residents Low Income or Living in Poverty  
2007-2011 Estimates: Thurston County = 25%, Washington State = 29%

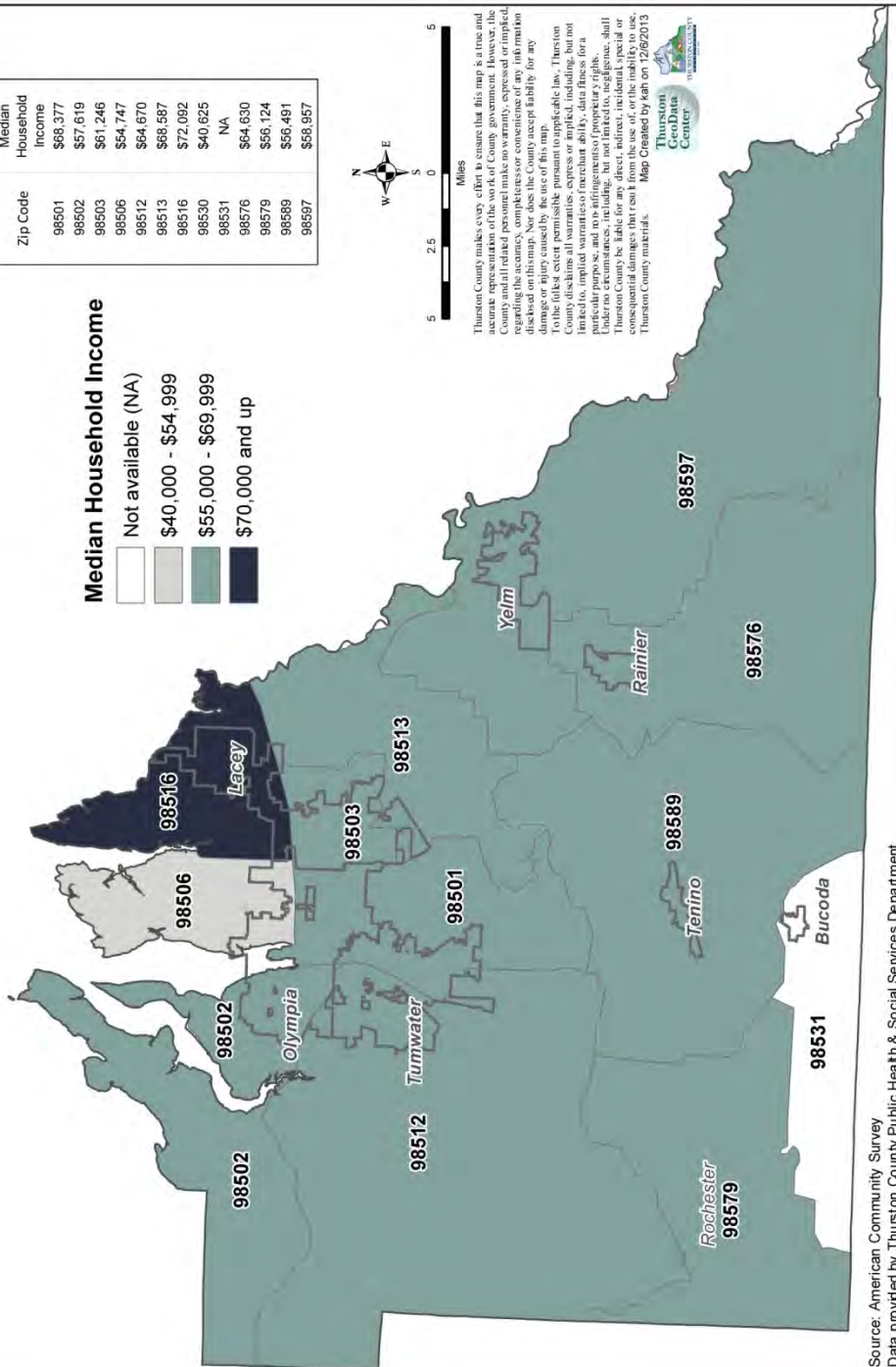
Data Source: U.S. Census Bureau, American Community Survey

To be low income or living in poverty, under 200% of poverty, is to have less than double or twice the annual household income that is considered the poverty line.

## Median Household Income, Thurston County Zip Codes 2007-2011 Estimates

Zip Code	Median Household Income
98501	\$68,377
98502	\$57,619
98503	\$61,246
98506	\$54,747
98512	\$64,670
98513	\$68,587
98516	\$72,092
98530	\$40,625
98531	NA
98576	\$64,630
98579	\$56,124
98589	\$56,491
98597	\$58,957

### Median Household Income



Source: American Community Survey  
Data provided by Thurston County Public Health & Social Services Department

### Median Annual Household Income

2007-2011 Estimates: Thurston County = \$63,129, Washington State = \$58,890

Data Source: U.S. Census Bureau, American Community Survey

The median is the middle number when all figures are arranged from lowest to highest.

## CITATIONS.

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- (11) Should I Stay or Should I Go? Exploring the Effects of Housing Instability and Mobility on Children. 2011. Center for Housing Policy. [www.nhc.org/child\\_mobility.html](http://www.nhc.org/child_mobility.html)

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