

CITY OF BAINBRIDGE ISLAND

HOUSING NEEDS ASSESSMENT

INTRODUCTION

This Housing Needs Assessment, approved by City Council upon the recommendation of the City's Housing Trust Fund Executive Committee, was commissioned with two purposes in mind. Firstly, the task was to identify local housing trends and current housing needs by updating and analyzing the demographic and housing data presented in the Housing Needs Assessment in the Housing Element of the City's Comprehensive Plan (September 1994), as mandated by the State Growth Management Act.

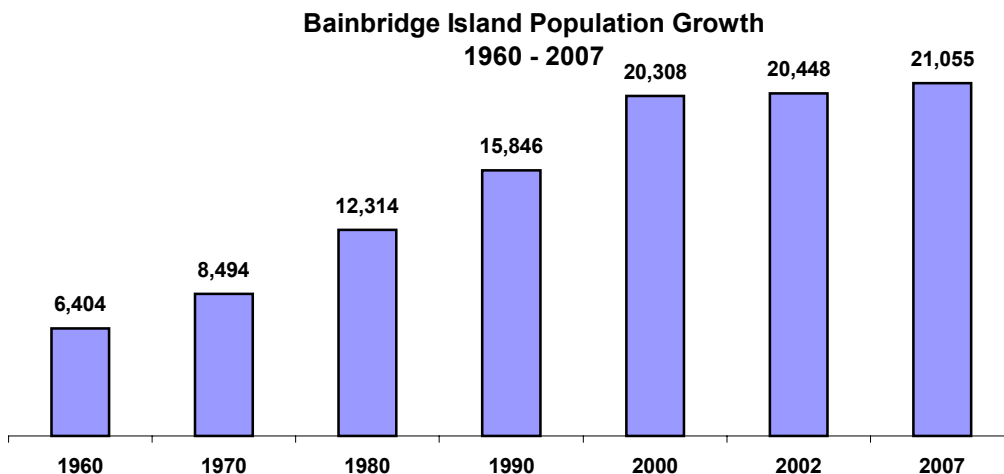
The second task was to house the 1994 and 2003 Housing Needs Assessment data in a central database. These tables and charts, built in Microsoft Excel, are intended to allow City staff to readily update and/or add on to data, providing a resource for the City and the community to evaluate and develop housing policies, programs and initiatives.

Community Profile and Trends

Population

Bainbridge Island saw dramatic population increases between 1960 and 2002, as shown in **Chart A and Table 1**, below. The Island's population grew 219% during those years, with 28.2% of that growth occurring in the twelve years between 1990 and 2002. The Island's projected growth between 2000 and 2007 is a modest 3%.

Chart A – Population Growth



Source: U.S. Census (1960 - 2000); Bainbridge Island Chamber of Commerce and Claritas , Inc. (2002 & 2007 estimated)

Household Size

While the population on Bainbridge Island increased since 1960, the average household size decreased from 3.06 in 1970 to 2.52 in 2000. The projected household size through 2007 remains 2.52 persons, according to estimates by Claritas, Inc. (**Table 1**, below.)

Table 1: Population and Household Size

Table 1: Population and Household Size										
	1960	1970	1980	1990	2000	2002	2007	Change '60 - '02	Change '90 - '02	Change '02 -'07
Population	6,404	8,494	12,314	15,846	20,308	20,448	21,055			
Change		2,090	3,820	3,532	4,462	140	607	14,044	4,462	607
% Change		32.6%	45.0%	28.7%	28.2%	0.7%	3.0%	219.3%	28.2%	3.0%
Total HHs		2,778	4,558	6,177	7,979	8,038	8,282			
Change			1,780	1,619	1,802	59	244	5,260	1,802	244
% Change			64.1%	35.5%	29.2%	0.7%	3.0%	189.3%	29.2%	3.0%
Avg. HH Size		3.06	2.70	2.57	2.52	2.52	2.52			
Change			-0.36	-0.14	-0.05	0.00	0.00	-0.54	0	0
% Change			-11.6%	-5.0%	-1.8%	0.0%	0.0%	-17.6%	-1.8%	0.0%

1. Source: 1960 and 1970 data: U.S. Census, Table 10. Population of County Subdivisions; 1980, 1990 and 2000 U.S. Census, Table DP-1. Profile of General Demographic Characteristics; 2002 and 2007 data - Bainbridge Island Chamber of Commerce & Claritas, Inc.

Age Distribution

As can be seen in **Table 2, below and Charts B and C that follow**, there have been significant changes in the age distributions of the Island's population during the 22-year span – 1980 - 2002:

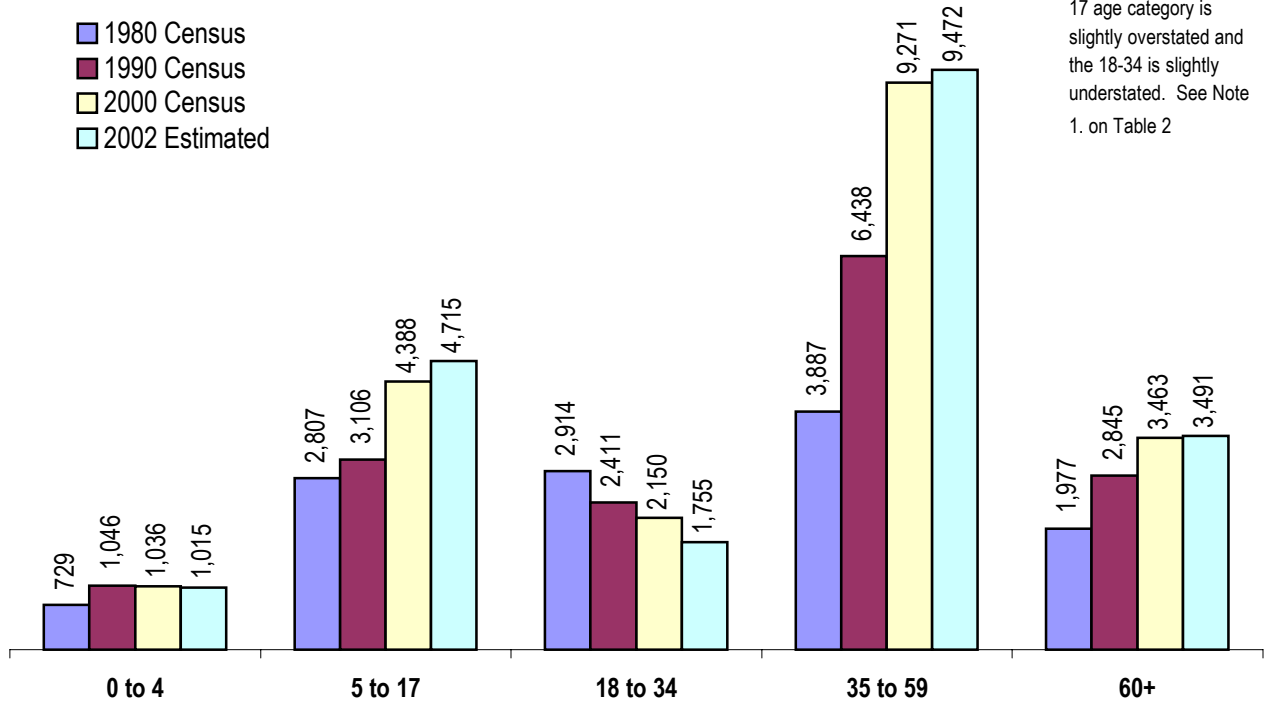
1. 0 – 4 Age Group. In 2002 this group was 39.2% larger than in 1980, even though the number declined slightly between 1990 and 2002.
2. 5 -17 Age Group. This age category has hovered around 20% of the total population in each of the census years shown, with an overall growth between 1980 and 2002 of 68.0%.
3. 18 – 34 Age Group. The 18 – 34 age group has been in serious decline since 1980, representing 23.7% of the population in 1980 but only 8.6% by 2002. In actual numbers this group, which represents young individuals and families, decreased by 1,159 individuals or 39.8%.
4. 35 – 59 Age Group. The 35 - 59 age group experienced a 143.7% increase between 1980 and 2002, the largest age group increase.
5. 60 + Age Group. The 60+ age group had the second largest increase – 76.6% - during this twenty-two year period.

Table 2: Population by Age

Table 2: Population by Age										
Age Group	1980	% of Total	1990	% of Total	2000	% of Total	2002 ¹	% of Total	Change 1980 - 2002	% Change 1980 - 2002
0 to 4	729	5.9%	1,046	6.6%	1,036	5.1%	1,015	5.0%	286	39.2%
5 to 17	2,807	22.8%	3,106	19.6%	4,388	21.6%	4,715	23.1%	1,908	68.0%
18 to 34	2,914	23.7%	2,411	15.2%	2,150	10.6%	1,755	8.6%	-1,159	-39.8%
35 to 59	3,887	31.6%	6,438	40.6%	9,271	45.7%	9,472	46.3%	5,585	143.7%
60+	1,977	16.1%	2,845	18.0%	3,463	17.1%	3,491	17.1%	1,514	76.6%
	12,314	100.0%	15,846	100.0%	20,308	100.0%	20,448	100.0%	8,134	66.1%
1. Source: Bainbridge Island Chamber of Commerce & Claritas Inc. (Note: Due to the way Claritas grouped the age ranges for 2002 estimates the age group 5-17 includes the 18 and 19 years olds.)										
Source: U.S. Census, Table P-12, Data Set: U.S. Census 2000 Summary File 1 (SF 1).										

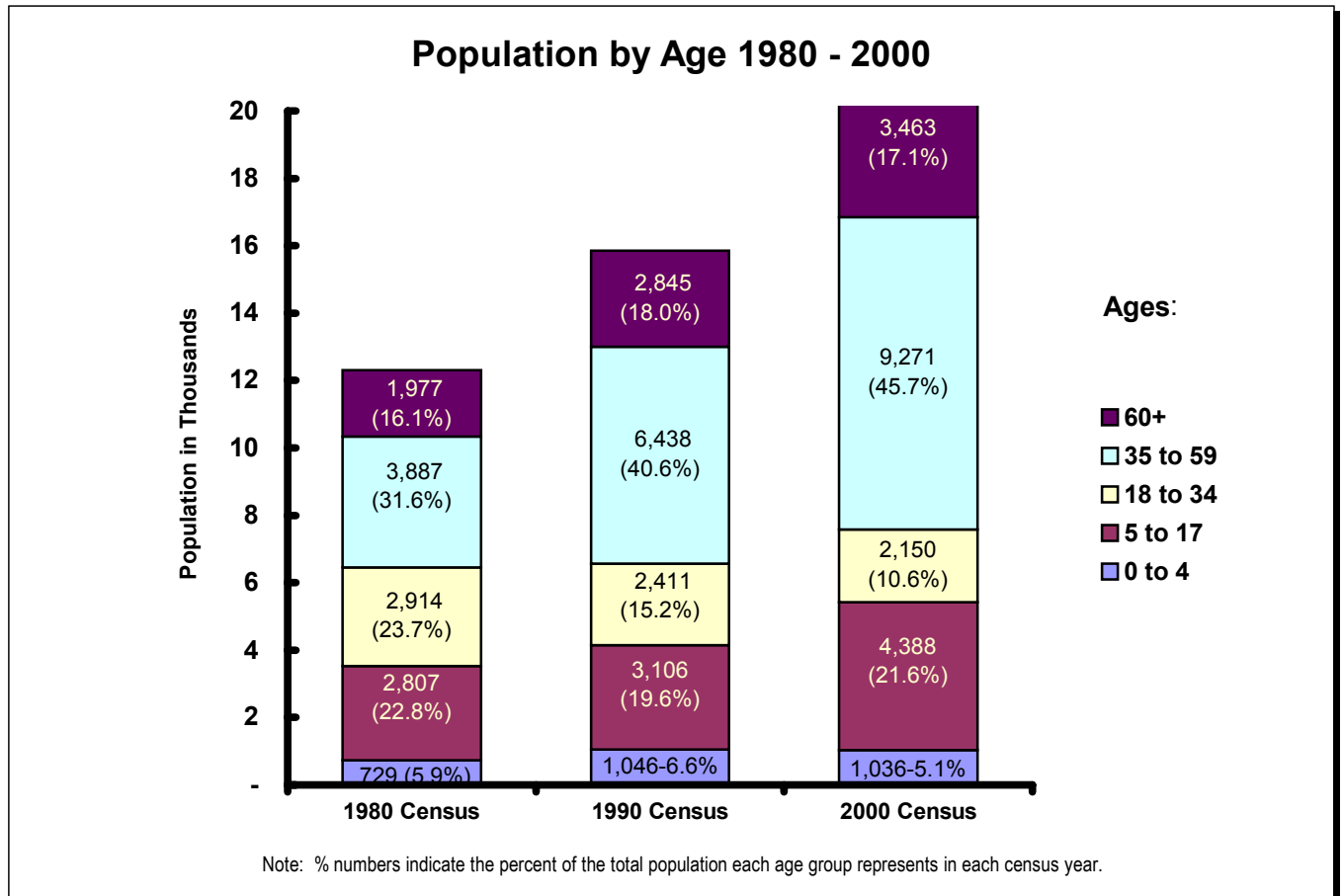
Chart B - Comparison of Age Ranges

Comparison of Age Ranges 1980-2002



Note: In the 2002 the 5-17 age category is slightly overstated and the 18-34 is slightly understated. See Note 1. on Table 2

Chart C - Population By Age in Census Years 1980 – 2000



Racial Representation

According to the U.S. Census Bureau, the information on race in the 2000 Census cannot be directly compared to the data in earlier censuses because in 2000 census respondents could chose more than one race category, the question sequence was altered and changes were made to the terminology. For additional detail, please refer to the notes in **Table 3**, on the next page.

Table 3: Racial Representation

Table 3: Racial Representation							
	White	African American	Native American	Asian / Pacific Islander	Some Other Race ²	Total	Hispanic ³
1980	11,639	23	70	482	40	12,314	60
1990	15,071	43	156	522	54	15,846	237
2000 ¹	18,863	57	125	509	754	20,308	440
C hange 1980 - 1990	3,432	20	86	40	14	3,532	177
% C hange	29.5%	87.0%	122.9%	8.3%	35.0%	28.7%	295.0%
C hange 1990 - 2000	3,792	14	-31	-13	700	4,462	203
% C hange	25.2%	32.6%	-19.9%	-2.5%	1296.3%	28.2%	85.7%
C hange 1980 - 2000	7,224	34	55	27	714	7,994	380
% C hange	62.1%	147.8%	78.6%	5.6%	1785.0%	64.9%	633.3%
% of Population 1980	94.5%	0.2%	0.6%	3.9%	0.3%	100.0%	0.5%
% of Population 1990	95.1%	0.3%	1.0%	3.3%	0.3%	100.0%	1.5%
% of Population 2000	92.9%	0.3%	0.6%	2.5%	3.7%	100.0%	2.2%
1. Source: U.S. Census Table DP-1. Profile of General Demographic Characteristics: 2000							
2. This category includes "some other race" and "two or more races" that is all other responses not included in the "White," "Black or African American," "American Indian or Alaska Native," "Asian," and "Native Hawaiian or Other Pacific Islander" race categories described above.							
3. Persons of Hispanic Origin are also included in other race categories.							

Minority racial groups, after showing growth in each individual category between 1980 and 1990, suffered some losses between 1990 and 2000. The African American and "Some Other Race" groups increased only slightly while Native Americans and Asian / Pacific Islanders decreased in numbers. Those respondents who also selected Hispanic, increased from 60 in 1980 to 440 in 2000.

Household Composition (Type)

Table 4, on the following page, shows the breakdown by household type including family and non-family households, whether children under 18 are present, and single parent households. The number of households on Bainbridge Island increased 34.6% from 1980 to 2000. In 1980 the number of married couple households without children under 18 years and those with children under 18 were the same. By 2000 the number of married couple households without children under 18 living at home had exceeded those with children at home.

Although the male-headed households (with children under 18 at home) increased 115% between 1980 and 2000 while the female-headed households (with children under 18 at home) increased 95.8%, the actual number of the female-headed households in this group was thrice that of male-headed households by 2000. Non-family households, composed of unrelated persons, essentially doubled in that same 20-year span, accounting for 2,200 households by 2000.

Table 4: Household By Types

		Table 4 Households by Types						Non-Family
		Family Households						(Unrelated Persons)
		Married Couples		Male Head - No Wife Present		Female Head - No Husband Present		
Children under 18	Total HHs	Yes	No	Yes	No	Yes	No	
1980 ^{1.}	4,558	1,509	1,509	53	49	190	147	1,101
1990 ^{2.}	6,134	1,905	2,078	81	45	273	122	1,630
2000 ^{3.}	7,979	2,391	2,592	114	75	372	225	2,200
1980 - 1990 Change	1,576	396	569	28	-4	83	-25	529
% Change	34.6%	26.2%	37.7%	52.8%	-8.2%	43.7%	-17.0%	48.0%
1990 - 2000 Change	1,845	486	514	33	30	99	103	570
% Change	40.5%	32.2%	34.1%	62.3%	61.2%	52.1%	70.1%	51.8%
1980 - 2000 Change	3,421	882	1,083	61	26	182	78	1,099
% Change	75.1%	58.4%	71.8%	115.1%	53.1%	95.8%	53.1%	99.8%

1. U.S. Census Bureau, Census 1980

2. U.S. Census Bureau, Census 1990, Characteristics of Families - summary Tape File 1A

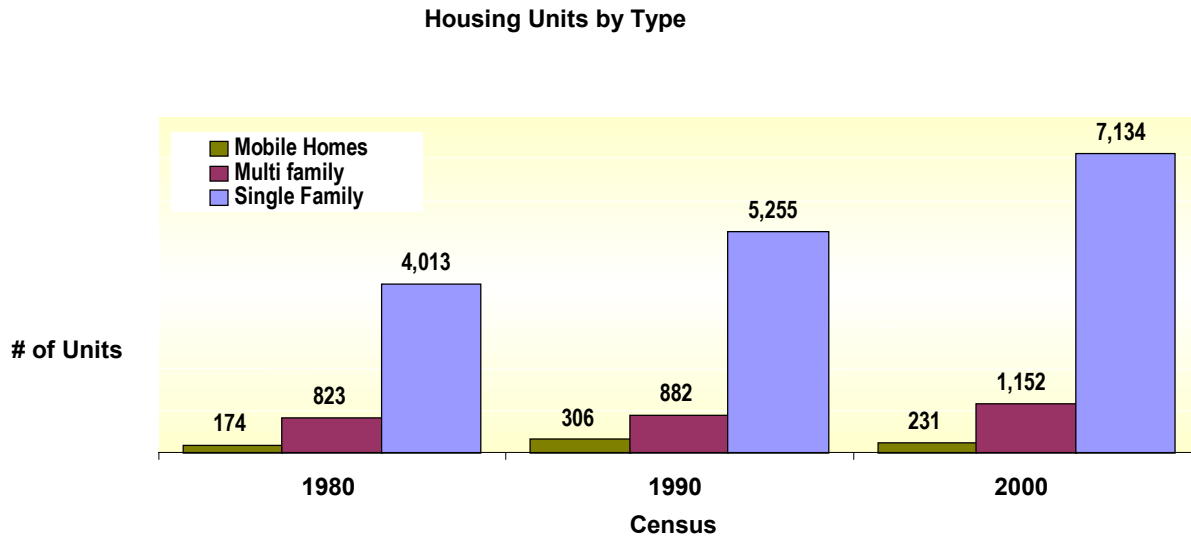
3. There is a discrepancy between the 2000 census count of total households (7,979) and the sum of family and non-family households (7,969), leaving 10 households unaccounted for.

Housing Stock

Type

The largest gain in housing type between 1980 and 2000 was single-family homes (a 77.8% increase). Multifamily housing did not keep pace, growing at about half that rate (40.0%) over the 20-year period with the majority of the growth seen between 1990 and 2000. (Please see **Chart D** and **Table 5**, on the next page.)

Chart D – Housing Units by Type



Although the number of mobile homes in 2000 was greater than in 1980, the decade between 1990 and 2000 saw a net loss of 75 mobile homes, reducing the inventory by 32.5%. This is a significant loss in the Island’s affordable housing stock. Goal 2 of the Housing Element calls for maintaining the stock of existing affordable housing and specifically, the desirability of preserving Islander Mobile Home Park (Goal H 2.1).

Table 5: Housing Units by Type

Table 5: Housing Units By Type							
	Single Family	%	Multi-family	%	Mobile Homes	%	Totals
1980	4,013	80.1%	823	16.4%	174	3.5%	5,010
1990	5,255	81.6%	882	13.7%	306	4.7%	6,443
2000	7,134	83.8%	1,152	13.5%	231	2.7%	8,517
Change 1980 - 1990	1,242		59		132		1,433
% Change	30.9%		7.2%		75.9%		28.6%
Change 1990 - 2000	1,879		270		-75		2,074
% Change	26.3%		23.4%		-32.5%		24.4%
Change 1980 - 2000	3,121		329		57		3,507
% Change	77.8%		40.0%		32.8%		70.0%

1. US Census, Table DP-4. Profile of Selected Housing Characteristics: 2000

To that end the City Council passed a resolution on July 23, 2003 supporting the purchase of the 60-pad Islander Mobile Home Park by Kitsap County Consolidated Housing Authority (KCCHA) to retain the site as affordable housing. The City Council pledged \$200,000 from the City's Housing Trust Fund. KCCHA's purchase is contingent upon securing the balance of the necessary public and private financing.

Tenure (Owner-occupied & Renter Occupied)

Table 6 tracks the changes in owner and renter occupied housing units between 1980 and 2000. The ratio of owner-occupied to renter occupied housing units has remained fairly constant from 1980 to 2000, with owner-occupied units accounting for just over three-quarters of all housing units in each of these census years. Between 1990 and 2000 though, owner-occupied units gained several more percentage points and now represent 78.3% of all housing units, the highest percentage of the census years in **Table 6**. Conversely, in 2000, the renter occupied housing showed a 2.3% decrease from 1990.

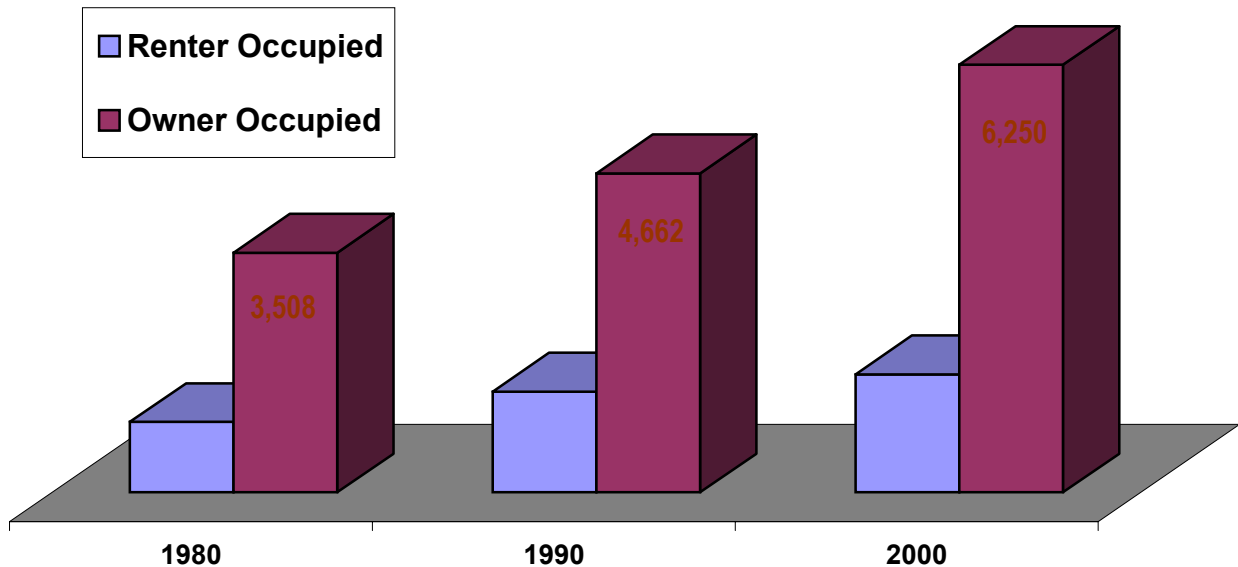
Table 6: Housing Units By Tenure

Table 6 : Housing Units By Tenure							
	Owner Occupied	%	Renter Occupied	%	Total Housing Units	Change in Total Units	% Change
1980	3,508	77.3%	1,031	22.7%	4,539		
1990	4,662	76.0%	1,472	24.0%	6,134	1,595	35.1%
2000	6,250	78.3%	1,729	21.7%	7,979	1,845	30.1%
Change 1980 - 2000	2,742		698		3,440		
% Change 1980 -2000	78.2%		67.7%		75.8%		
Source: 1980 & 1990 Data - Housing Needs Assessment, February 2000							
Source: 2000 Data - US Census, Table DP - 1. Profile of General demographic Characteristics: 2000							

Chart E, on the following page, provides a graphic comparison of the number of renter occupied to owner-occupied housing units for each of the census years from 1980 to 2000.

Chart E – Housing Units By Tenure (Renter or Owner Occupied)

**Chart - Housing Units By Tenure
1980 - 2000**



Water-based Housing

Water-based housing (live-aboards) is another affordable housing option recognized in the Housing Element and reported to the Washington State Office of Financial Management (OFM) but not tracked by the U.S. Census Bureau. Goal 2.3 of the Housing Element recognizes water-based housing as “a viable component of the present and future housing stock of Bainbridge Island.”

The water-based housing has two components – those who live aboard in the various Eagle Harbor marinas and those who are anchored out. According to the City’s Harbor Master, the number of live-aboards is fairly fluid. As of April 1, 2003 the City’s census of live-aboards, defined by OFM as those boats “occupied by persons with no other usual home” counted:

- 89 watercraft, disbursed among the six Eagle Harbor marinas, housing 125 individuals.
- 15 anchored-out watercraft in Eagle Harbor sheltering 25 people. According to the City’s Harbor Master, there are two households with children (one family has three young children and the other has two teens), several couples and the rest are single men.