

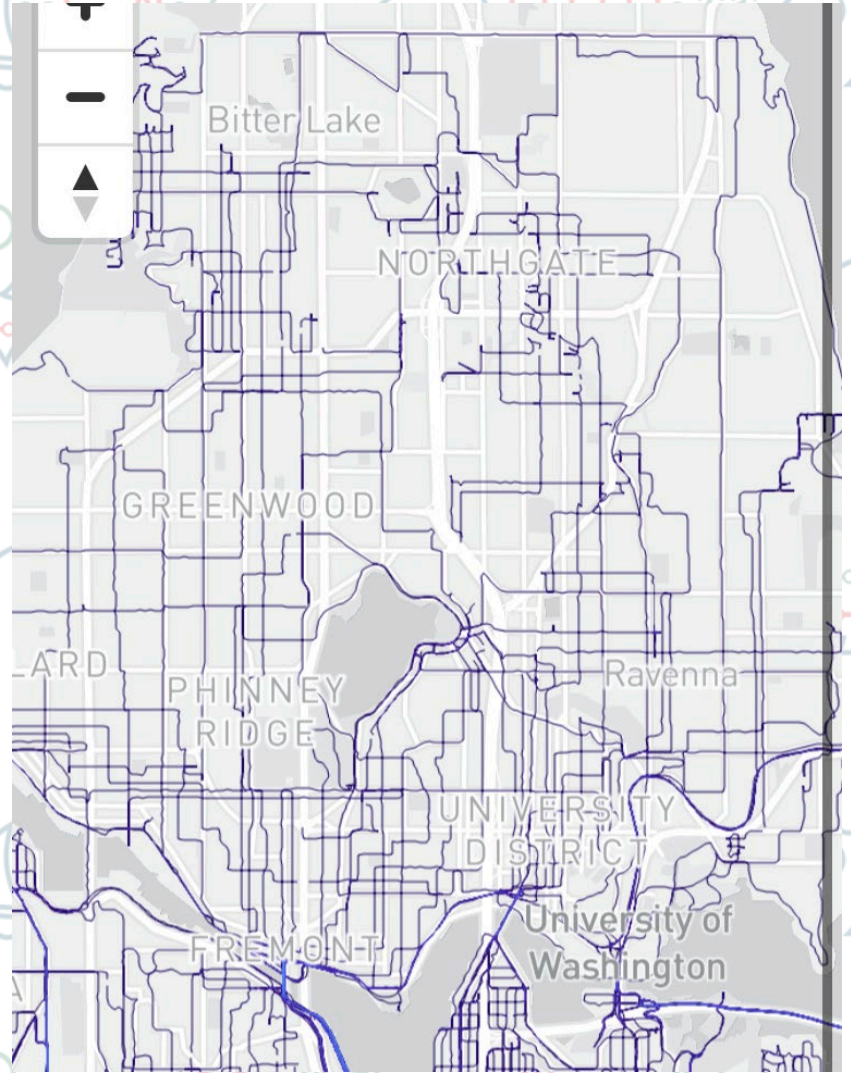
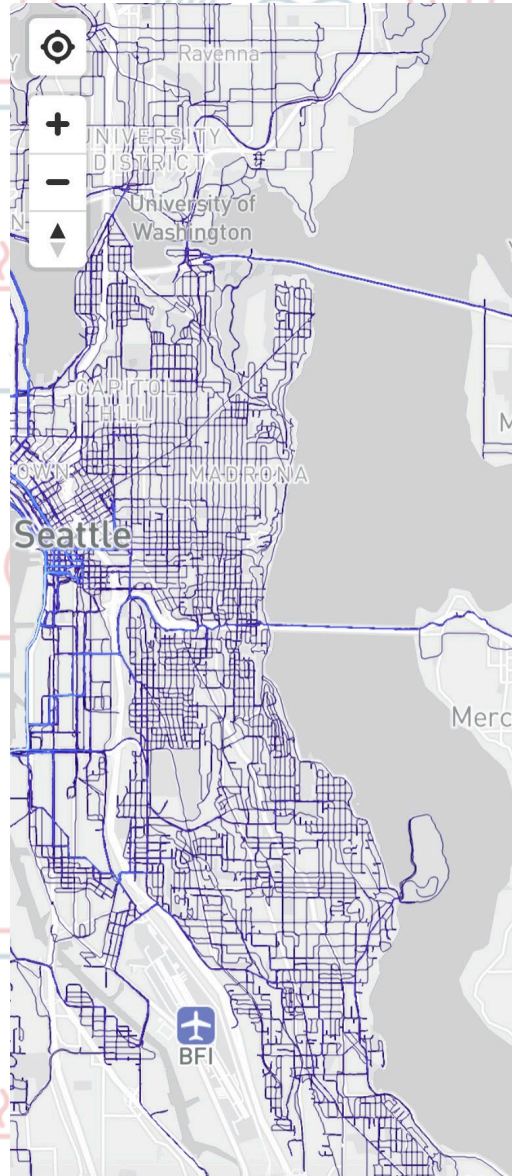
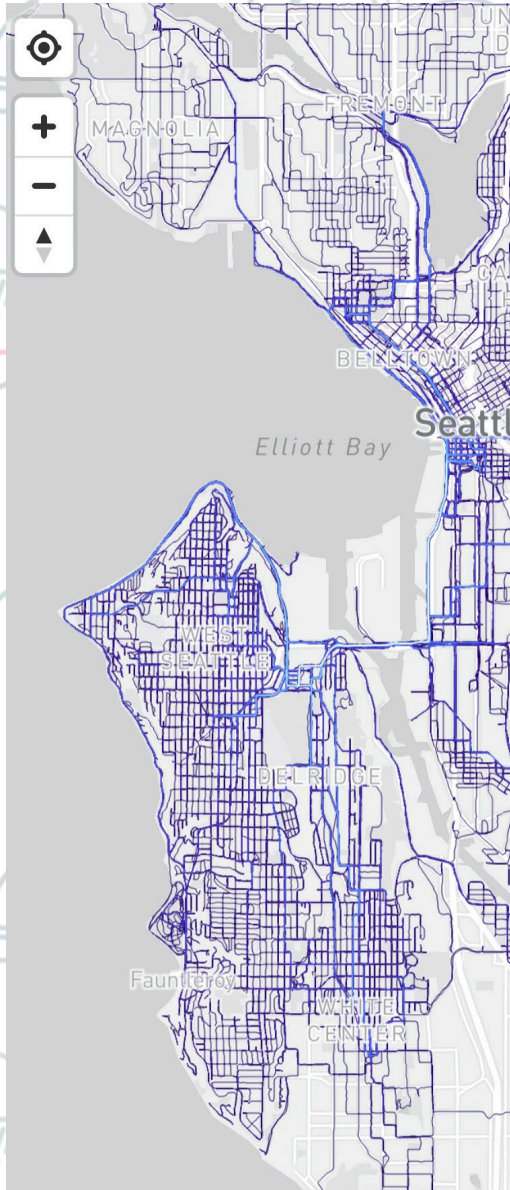


SEATTLE'S CAR-LITE REALTOR



Anthony Avery, AICP







Housing Action Plan

City of Auburn

June 2021

Prepared for: City of Auburn

Final Report



Commercial Zone Enhanced Existing with Separated Bikeway

- Highlights:**
- Four through travel lanes
 - Dedicated turn lanes at each roadway intersection with median in between
 - Raised separated bicycle lane
 - Sidewalk to be widened to 6 feet
 - No on-street parking

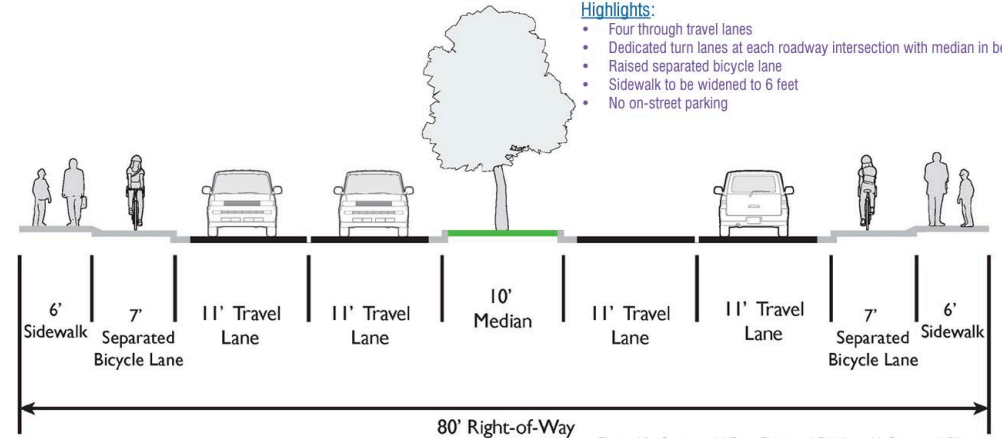


Figure 16: Commercial Zone Enhanced Existing with Separated Bikeway - Section

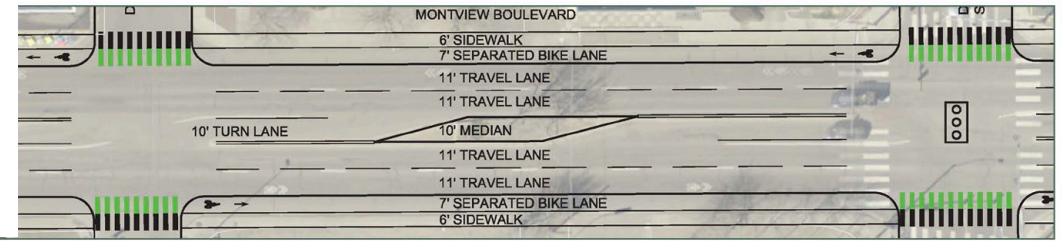
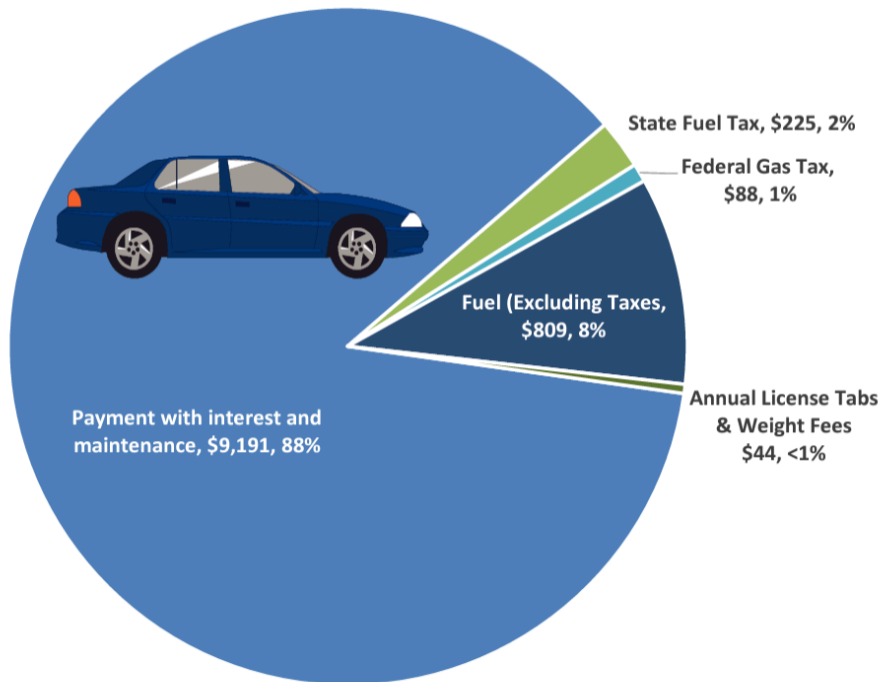


Figure 17: Commercial Zone Enhanced Existing with Separated Bikeway - Plan

What does it typically cost per year to travel by car and where does the money go?

2016 average cost to own a typical passenger car in Washington State: \$10,357 per year



*Includes car payment, insurance, and maintenance. Sources: AAA, Your Driving Costs 2016 and Bankrate.com.

**Washington State average cost for regular gasoline \$2.36 per gallon less state and federal taxes. Source: U.S. Energy Information Administration Jan-June 2016.

***Washington State's excise tax was 44.5¢ from January 1, 2016 through June 30, 2016 and 49.4¢ beginning August 1, 2016.

Numbers may not add due to rounding

Annual transportation tax and fees and costs for a car driven 12,000 miles per year

Expenditures are based on the following:

Cost of Ownership*	\$9,191
Cost for Fuel (excluding taxes)**	\$809
Washington State Fuel Tax ***	\$225
Federal Fuel Tax (18.4¢ per gallon)	\$88
Annual License Tab & Weight Fees	\$44

Example of a typical vehicle:

Average annual miles	12,000
Miles per gallon	25
Total gallons used per year	480

\$20.35 of the license tab fee goes to the State Patrol and approximately 25% of the gas tax goes to local governments.

Local option taxes for local transportation projects may exist over and above those listed.

You can afford a home worth up to **\$150,308** with a total monthly payment of **\$1,000**

[Show details](#)

NEXT STEPS



- Principal & Interest
- Homeowners insurance
- Private mortgage insurance(PMI)
- Property taxes
- HOA



LOAN & BORROWER INFO

Calculate affordability by

Payment

Maximum payment *i*

\$ 1,000

Down payment *i*

\$ 0

Term (years) *i*

30

Interest rate *i*

7.000 %



\$850,000



515 1st Avenue W #403, Seattle, WA 98119

2 bd | 2 ba | 1,073 sqft | 0.16 ac

Courtesy of Keller Williams Seattle Metro and Northwest MLS



\$695,000



15741 Mink Road NE, Woodinville, WA 98077

3 bd | 1 ba | 1,131 sqft | 0.32 ac

Courtesy of Keller Williams Seattle Metro and Northwest MLS



H+T Index

H+T Fact Sheets

Total Driving Costs

Comparison Maps

Data

About



Spokane, Washington, Unite...



Household: Regional Typical Regional Moderate National Typical

Tour [+ Share Map

Income: \$56,410 Commuters: 1.02 workers Household Size: 2.42 people

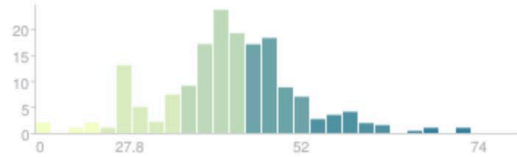
Municipality: Spokane, WA

H+T Costs % Income: 46%

Fact Sheet

Housing: 24% Transportation: 22%

Housing + Transportation Costs % Income

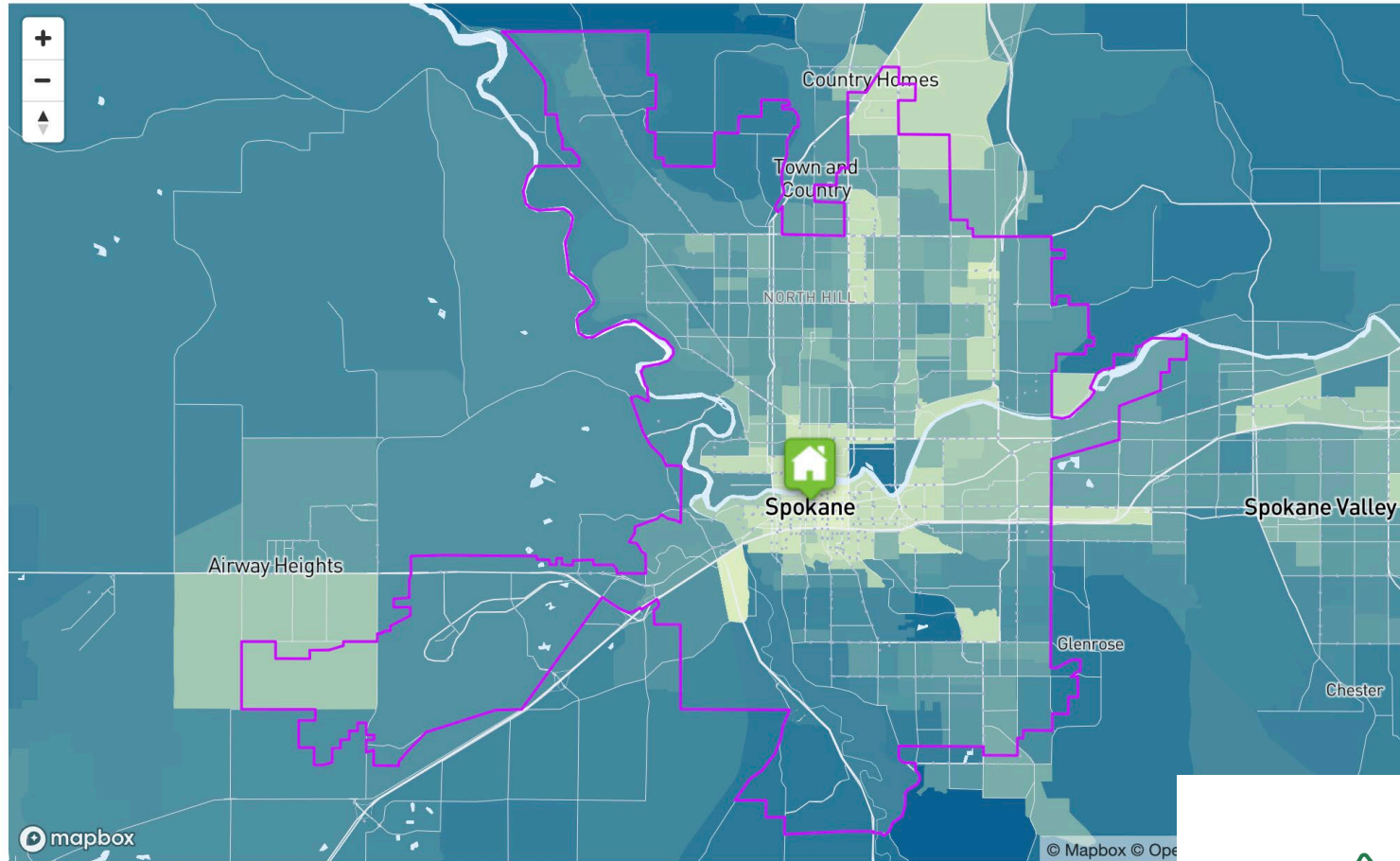


Housing + Transportation Costs % Income

Average: 46% Range: 19 - 85

Population Household Neighborhood

	Population	% of Population
< 24%	1,896	0.9%
24 - 36%	28,354	13.5%
36 - 45%	60,811	29%
45 - 54%	80,204	38.3%
54 - 66%	31,724	15.1%
66 - 78%	6,664	3.2%
78 - 87%	0	0%
87% +	0	0%
Total	209,653	100%



Housing + Transportation Costs % Income

< 24% 24-36% 36-45% 45-54% 54-66% 66-78% 78-87% 87%+



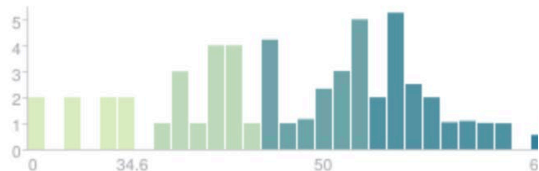
Yakima, Washington, United States

Municipality: Yakima, WA

H+T Costs % Income: 51%

Housing: 24% Transportation: 27%

Housing + Transportation Costs % Income



Housing + Transportation Costs % Income ?

Average : 51% Range: 30 - 71

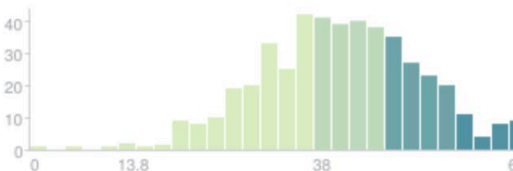
Seattle, Washington, United States

Municipality: Seattle, WA

H+T Costs % Income: 42%

Housing: 29% Transportation: 13%

Housing + Transportation Costs % Income



Housing + Transportation Costs % Income ?

Average : 42% Range: 5 - 71

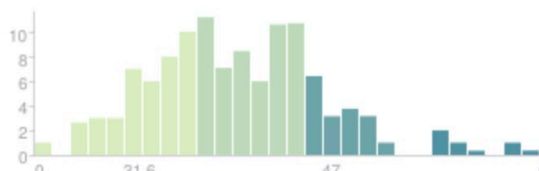
Vancouver, Washington, United States

Municipality: Vancouver, WA

H+T Costs % Income: 41%

Housing: 23% Transportation: 18%

Housing + Transportation Costs % Income



Housing + Transportation Costs % Income ?

Average : 41% Range: 26 - 68

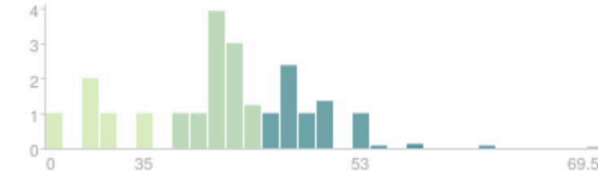
Wenatchee, Washington, United States

Municipality: Wenatchee, WA

H+T Costs % Income: 44%

Housing: 22% Transportation: 22%

Housing + Transportation Costs % Income



Housing + Transportation Costs % Income ?

Average : 44% Range: 30 - 75

Population	Household	Neighborhood
	Population	% of Population
< 24%	0	0%
24 - 36%	7,414	8%
36 - 45%	22,300	24%
45 - 54%	23,306	25%
54 - 66%	33,714	36%
66 - 78%	5,471	6%
78 - 87%	0	0%
87% +	0	0%
Total	92,205	100%

Population	Household	Neighborhood
	Population	% of Population
< 24%	16,612	2%
24 - 36%	166,316	23%
36 - 45%	240,544	33%
45 - 54%	187,946	26%
54 - 66%	94,802	13%
66 - 78%	16,723	2%
78 - 87%	0	0%
87% +	0	0%
Total	722,943	100%

Population	Household	Neighborhood
	Population	% of Population
< 24%	0	0%
24 - 36%	37,519	21%
36 - 45%	86,436	48%
45 - 54%	50,977	28%
54 - 66%	5,725	3%
66 - 78%	150	0%
78 - 87%	0	0%
87% +	0	0%
Total	180,807	100%

Population	Household	Neighborhood
	Population	% of Population
< 24%	0	0%
24 - 36%	2,909	10%
36 - 45%	12,663	43.5%
45 - 54%	11,823	40.6%
54 - 66%	1,651	5.7%
66 - 78%	47	0.2%
78 - 87%	0	0%
87% +	0	0%
Total	29,093	100%

<https://htaindex.cnt.org/map/>





August 1 12:51 PM

\$860,000

4312 26th

3
beds

WHAT'S THE MOST IMPORTANT THING WHEN HOME SHOPPING?

HIGHLIGHTS

Price	41%
Commute	12%
Neighborhood Amenities	29%
In-home amenities / Size	18%

AGENT REM

Welcome to y
stunning 3-be
open floor pla
modern desig
heating & cool
comes with EV
rooftop to kid
sides. Walking
the freeway as

Perfect entertainer's kitchen with stainless steel appliances and a large island for all.

Lower floor bedroom/den offers a variety of options. The current owners have been renting it out on Airbnb for additional income to offset the mortgage.

CONFIDENTIAL LISTING INFO

Create Boost Highlight More



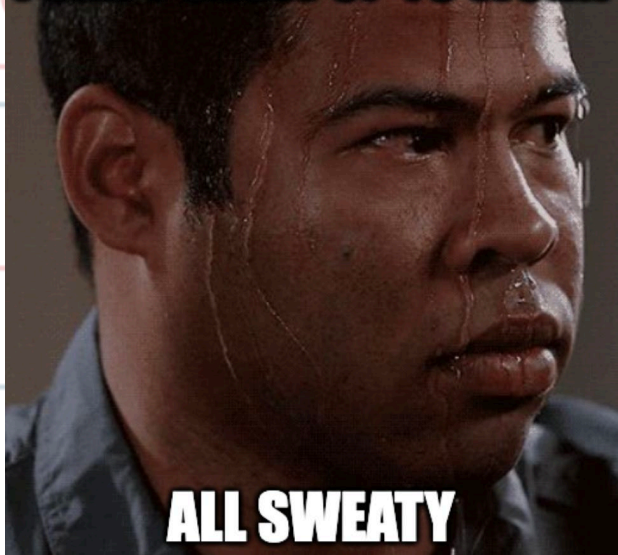
Audience Participation!!

Finish this sentence:

I wish I didn't have to drive everywhere but...

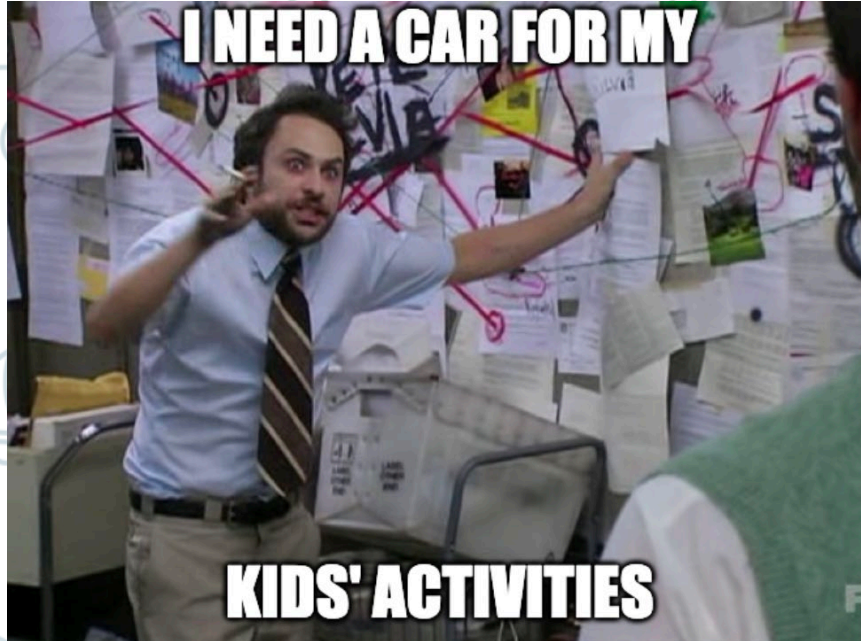
(go ahead and shout it out!)

I CAN'T SHOW UP TO WORK



ALL SWEATY

I NEED A CAR FOR MY



KIDS' ACTIVITIES

**USING A CAR
FOR DAILY TASKS**



ONE DOES NOT SIMPLY WALK



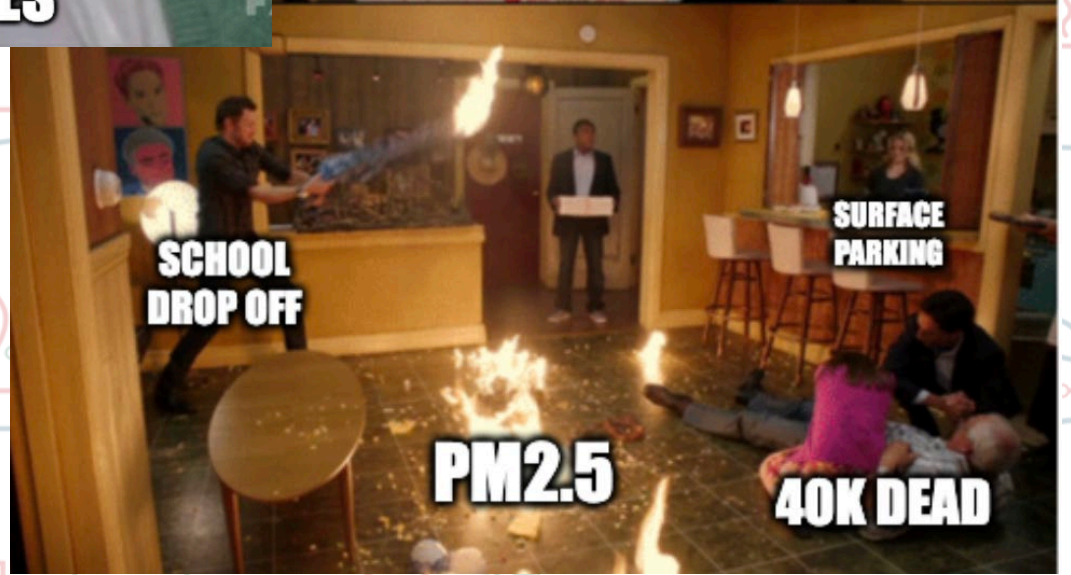
TO THE GROCERY STORE

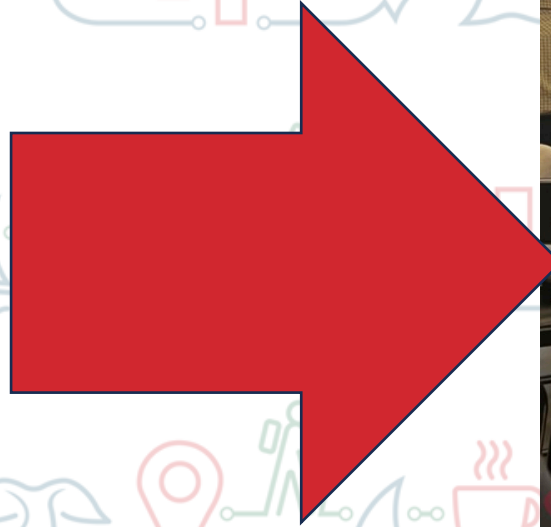
**SCHOOL
DROP OFF**

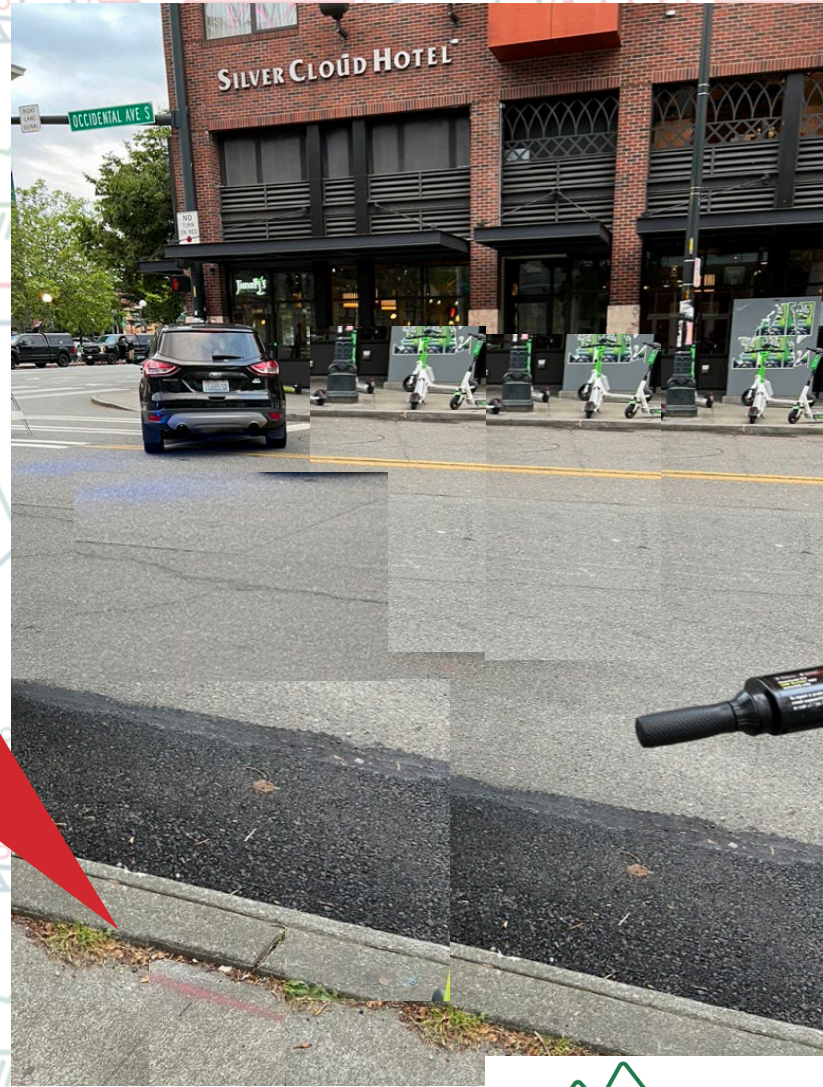
**SURFACE
PARKING**

PM2.5

40K DEAD



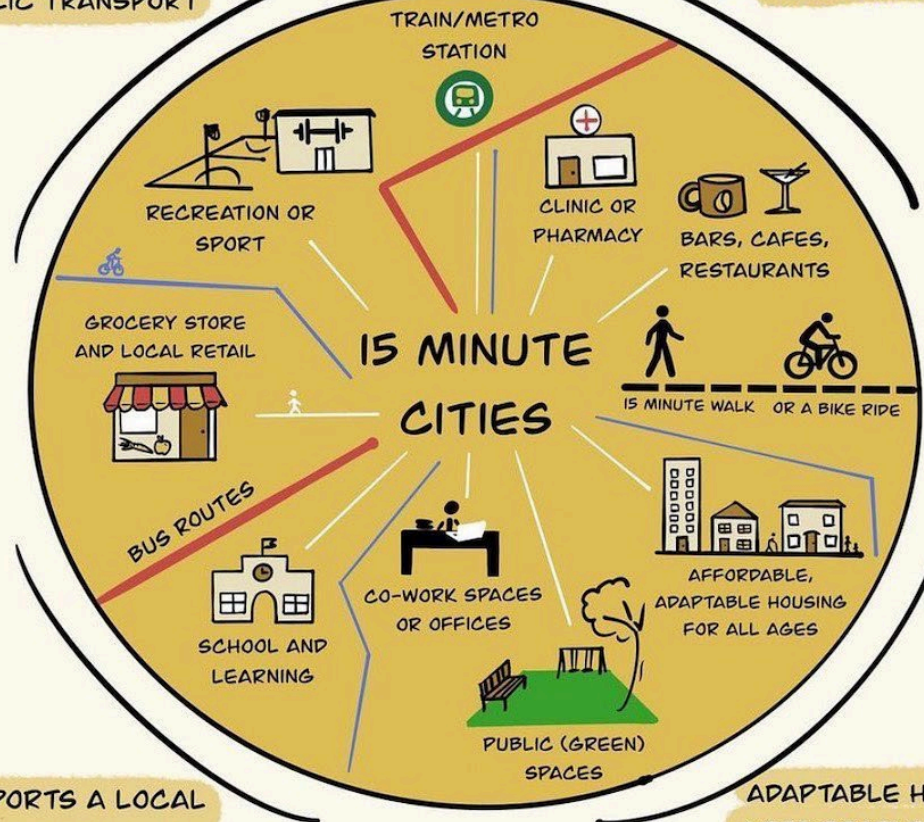




REDUCED EMISSIONS FROM ACTIVE TRAVEL (WALKING/CYCLING) AND PUBLIC TRANSPORT

NEIGHBOURHOOD BOUNDARY

STRONGER COMMUNITY IMPROVES SAFETY AND WELL-BEING



SUPPORTS A LOCAL ECONOMY, PROVIDING EMPLOYMENT FOR ALL AGES

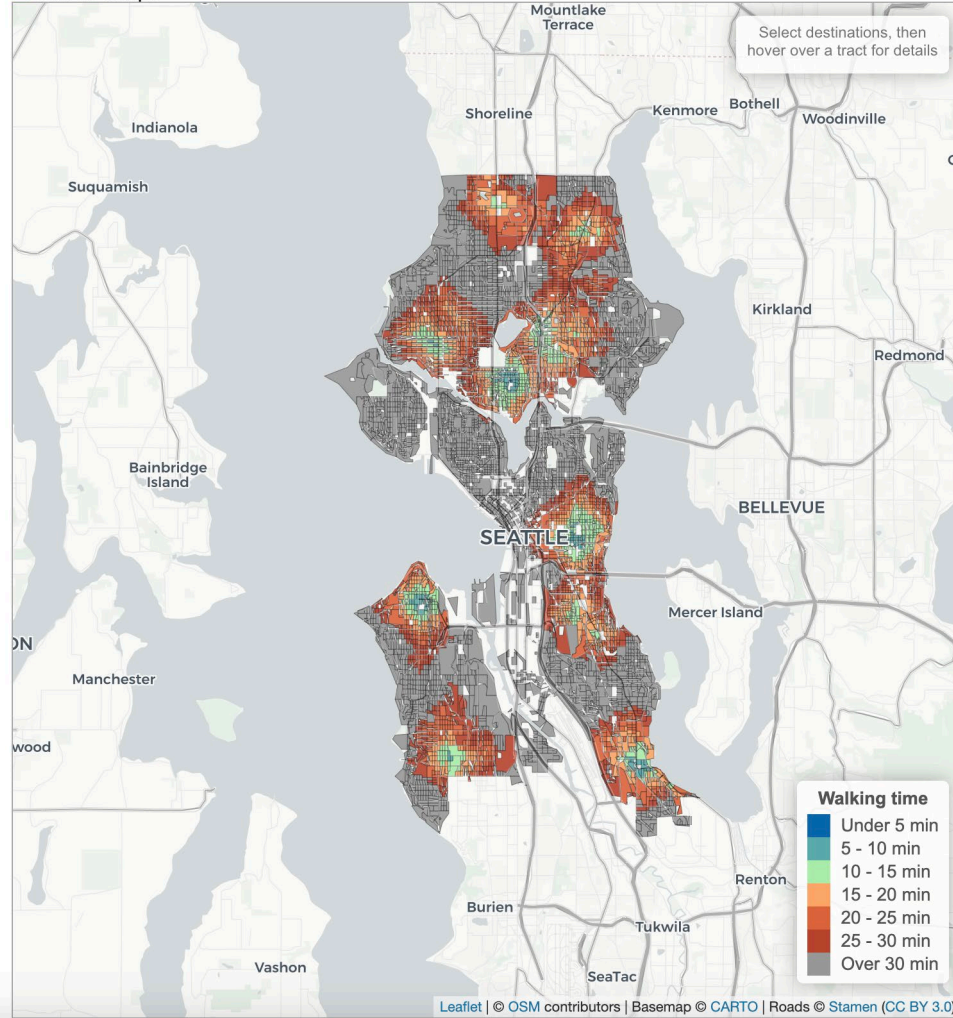
ADAPTABLE HOUSING LETS PEOPLE AGE IN PLACE, CREATING DIVERSE BUT STABLE COMMUNITIES

@RE_VISIONUK



- Supermarkets
- Libraries
- Parks
- Bus stops to downtown
- Link stations
- Restaurants
- Coffee shops

- Schools**
- Elementary
 - Middle/junior high
 - High
 - Include alternative schools*

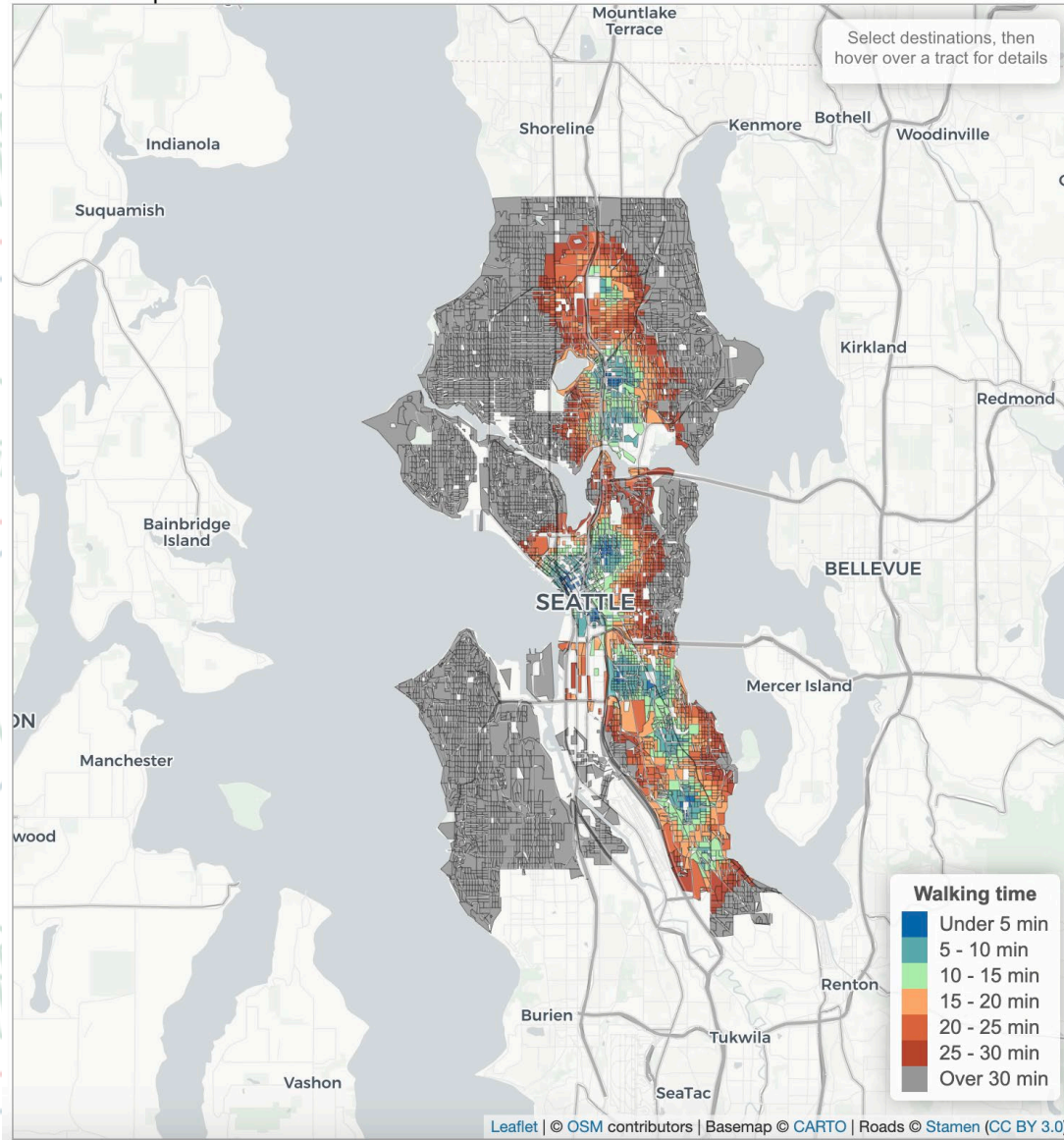


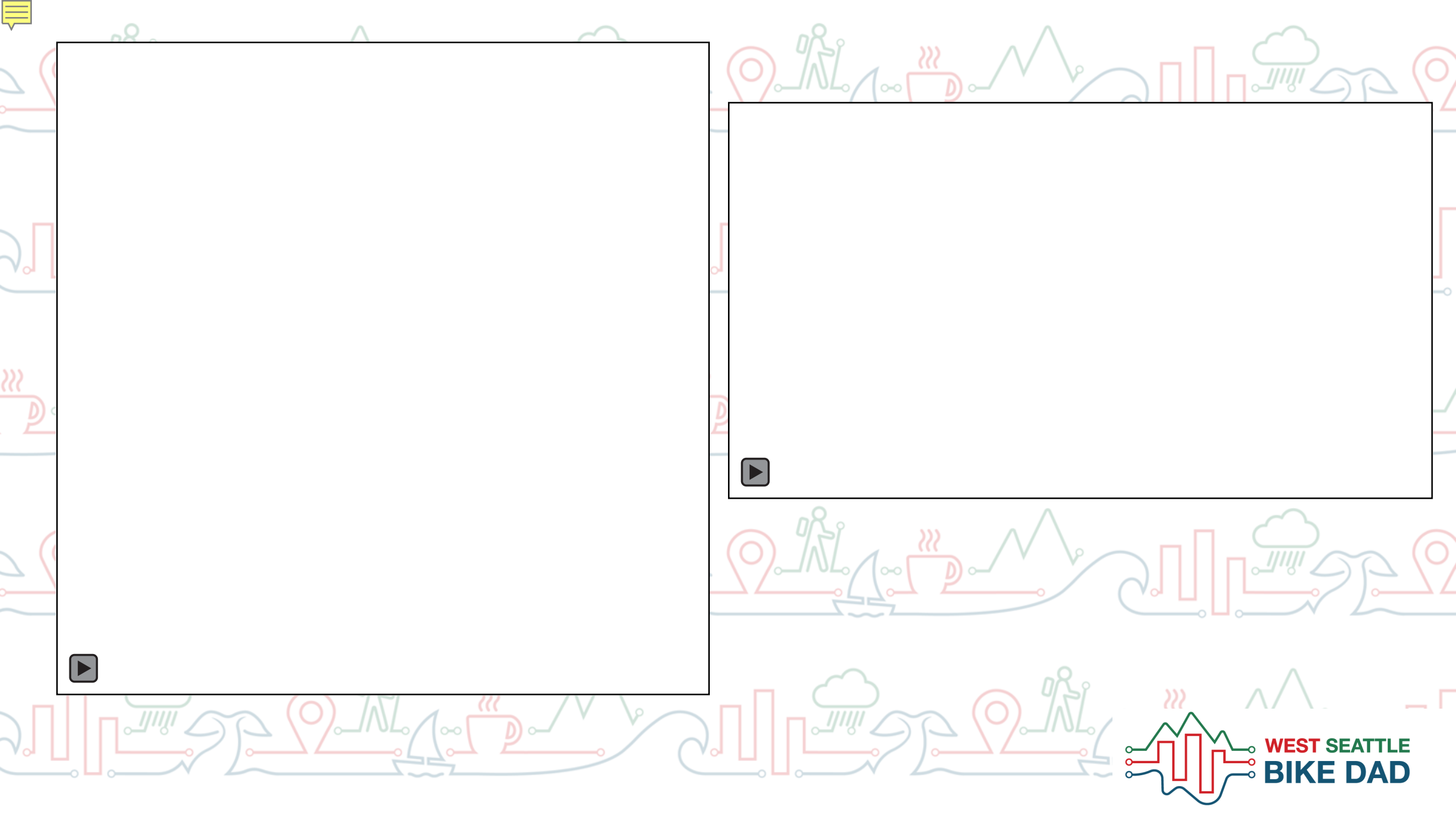
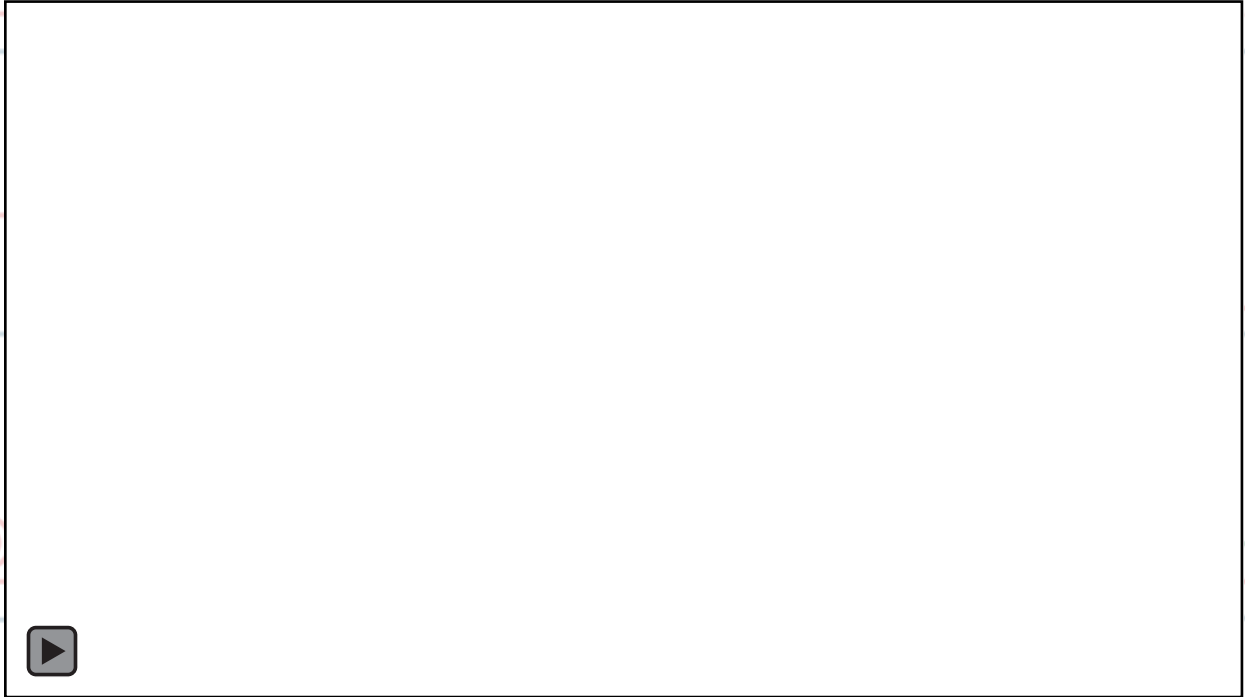
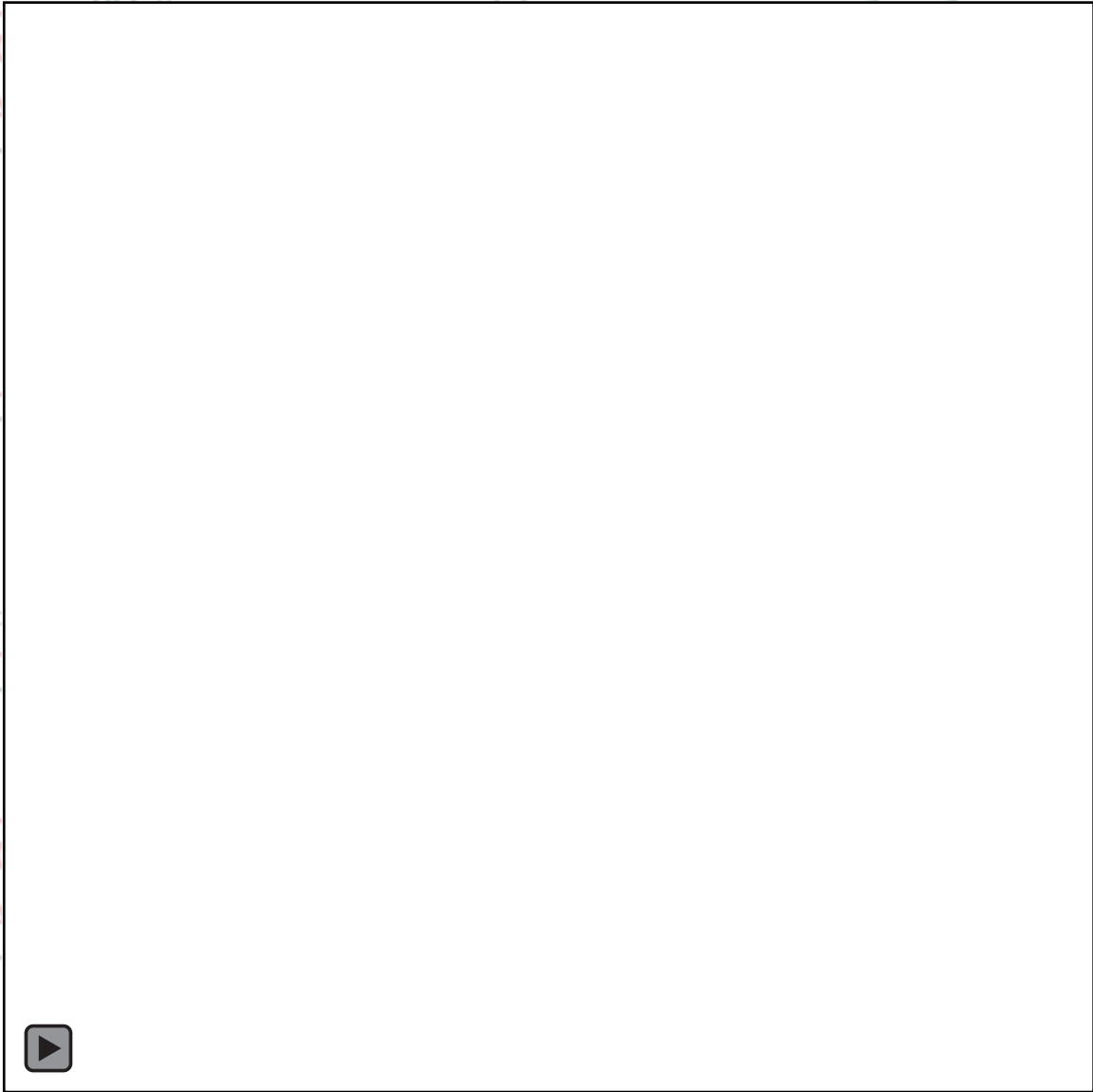
<https://nathenry.com/writing/2023-02-07-seattle-walkability.html>



- Supermarkets
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- Schools**
- Elementary
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 - High
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Thank you!










SEATTLE'S CAR-LITE REALTOR



Anthony Avery
Seattle's Car-Lite Realtor®
Keller Williams Seattle Metro West

WA Real Estate License #23019585

Each office is independently owned and operated

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