

REINVENT PHOENIX

CURRENT STATE OF HOUSING IN THE EASTLAKE-GARFIELD DISTRICT APPENDIX

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St. Luke's Health Initiatives



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ARIZONA STATE UNIVERSITY



Assessing the Current State of Housing In the Eastlake-Garfield District, Phoenix Against Principles of Livability and Sustainability

APPENDIX

Report submitted to the City of Phoenix Planning and Development Department by the ASU-SOS Team for the project grant “Reinvent Phoenix – Cultivating Equity, Engagement, Economic Development and Design Excellence with Transit-Oriented Development”, funded by the U.S. Department of Housing and Urban Development (HUD)

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Appendix 1: The Current State of Housing and Population in the Eastlake-Garfield District

This appendix contains descriptive data on housing conditions in Eastlake-Garfield through a series of tables, charts, and maps.

Housing and Population Density

Locations of high population density (Figure 1) and housing density (Figure 2) are scattered throughout the district, but somewhat concentrated in the central and west side of the district.

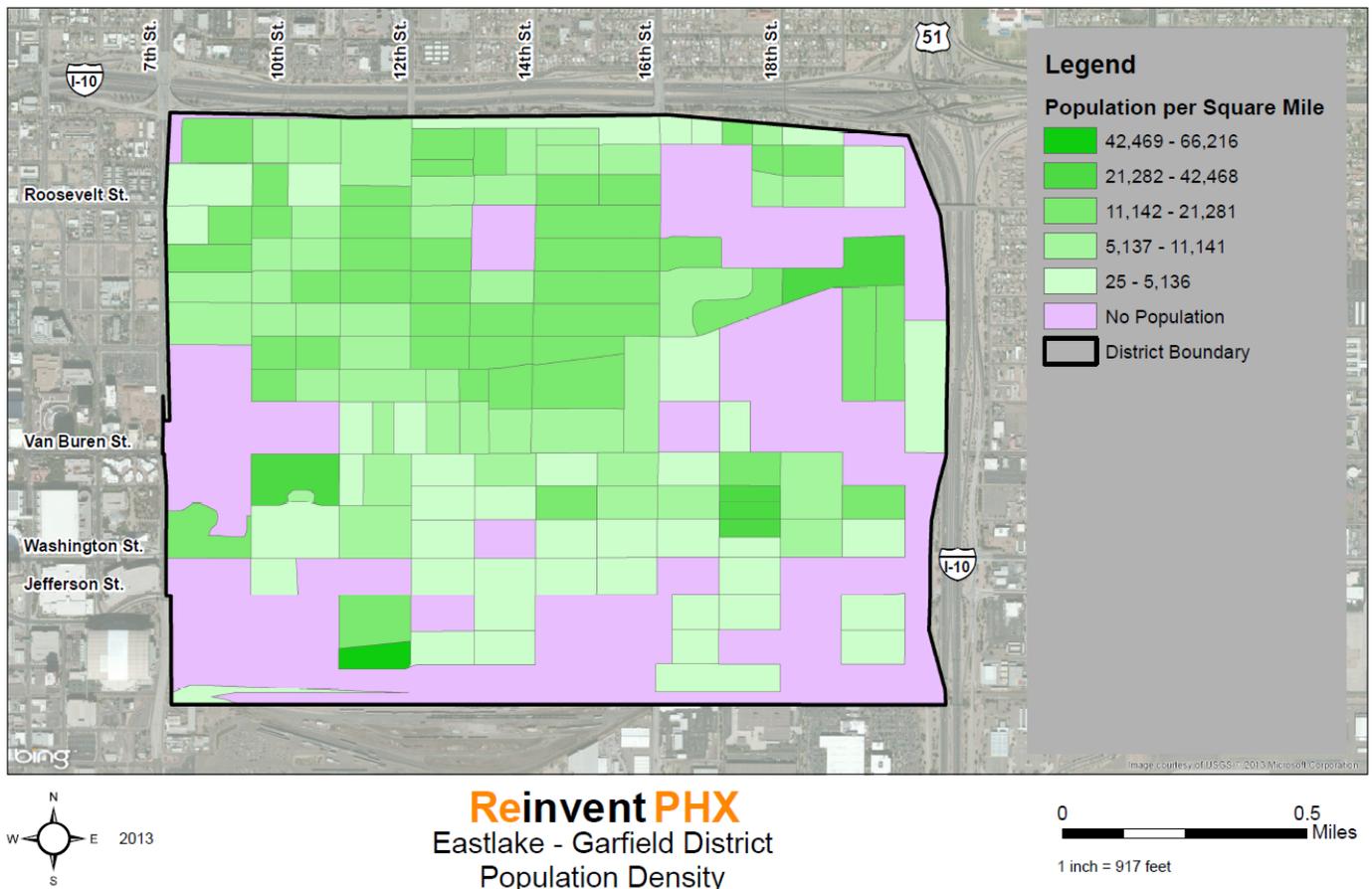
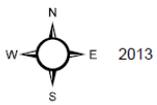
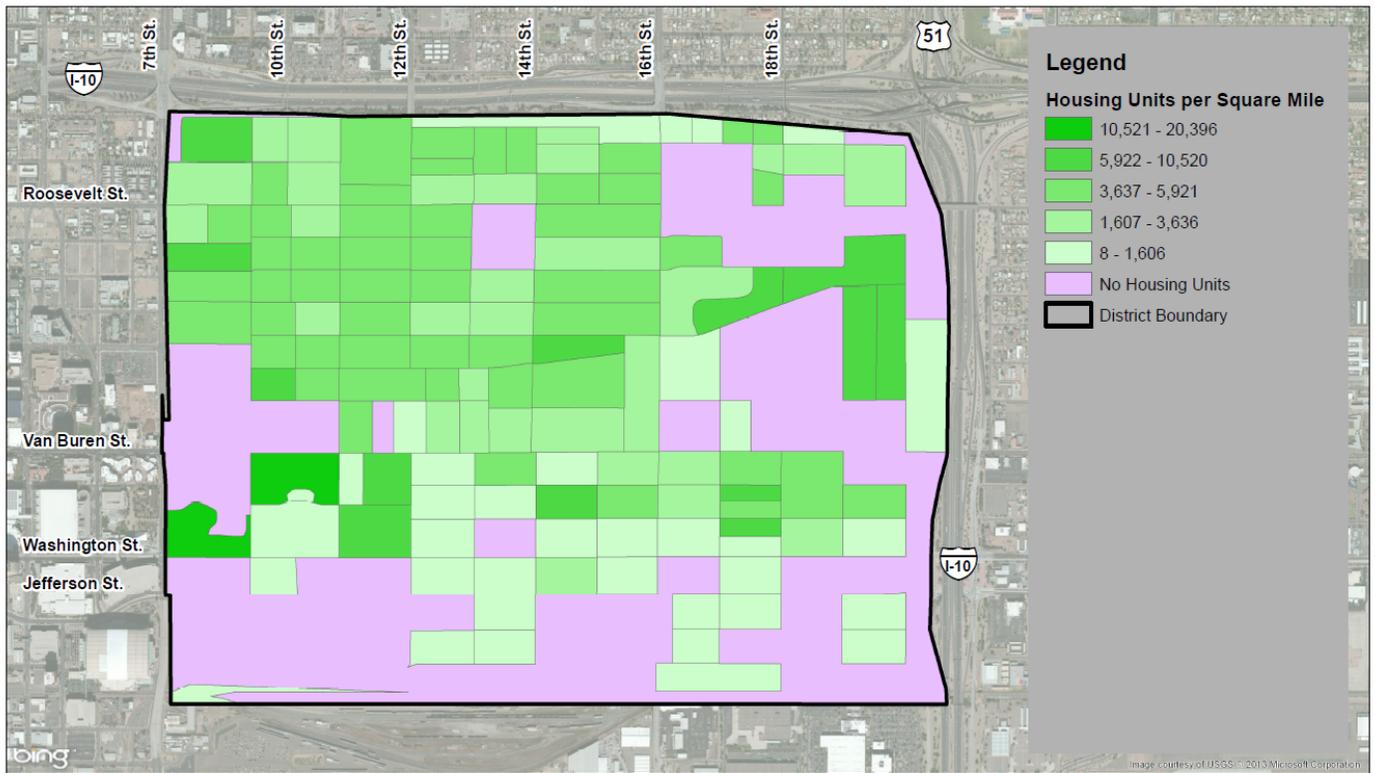


Figure 1. Eastlake-Garfield District Population Density



Reinvent PHX
 Eastlake - Garfield District
 Housing Density



Figure 2. Eastlake-Garfield District Housing Density

Housing Types

Eastlake-Garfield has a variety of housing types and sizes. There are around 3500 homes in the district. Based on census track data, single-family detached homes are the predominant housing type (Figure 3). The majority of the homes have one or two bedrooms (Figure 4). Map 2 compares the housing type distribution between the five Reinvent Phoenix planning districts.

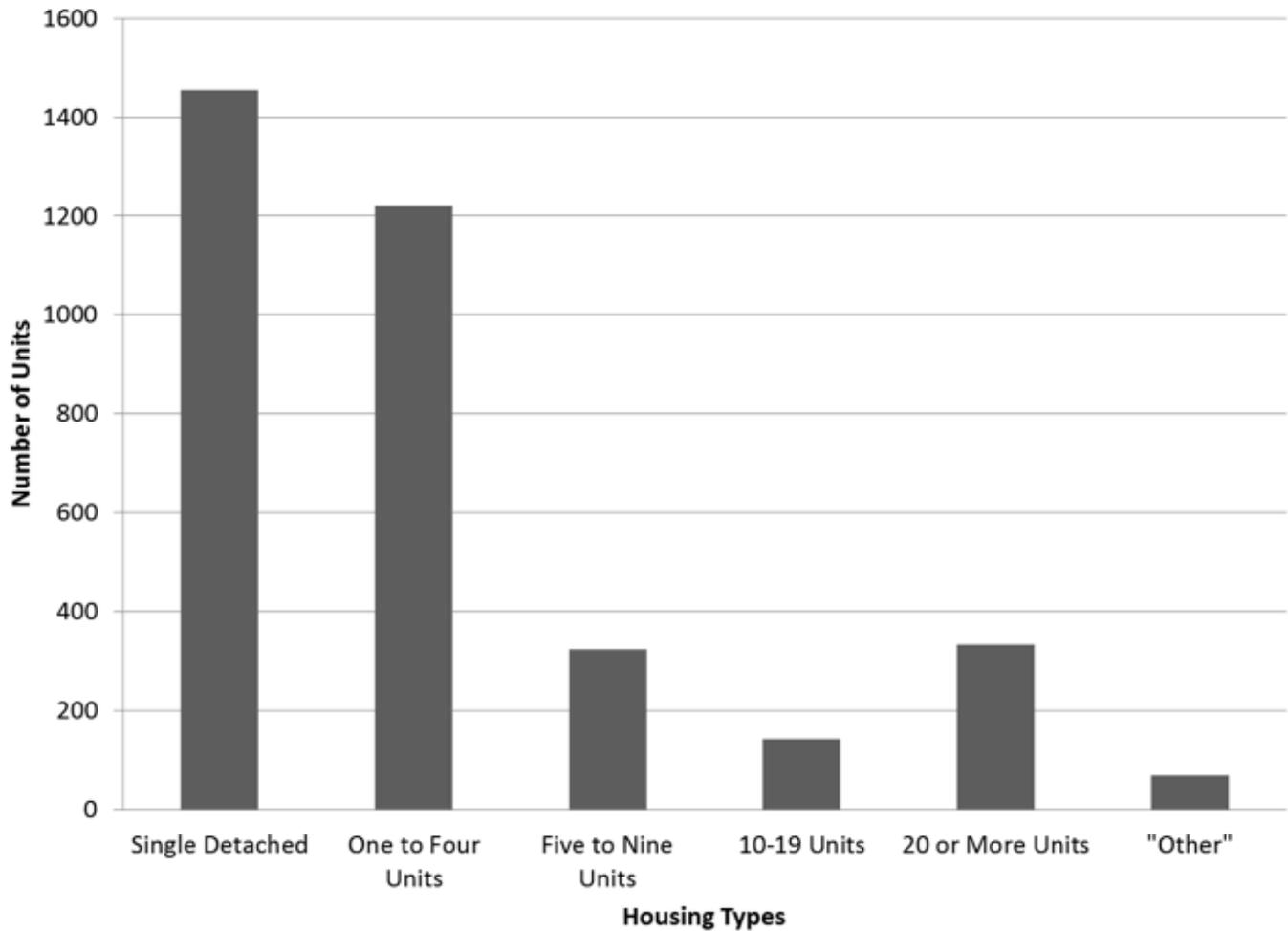


Figure 3. Eastlake-Garfield District Housing Types (“Other” includes mobile homes and boat, etc.).

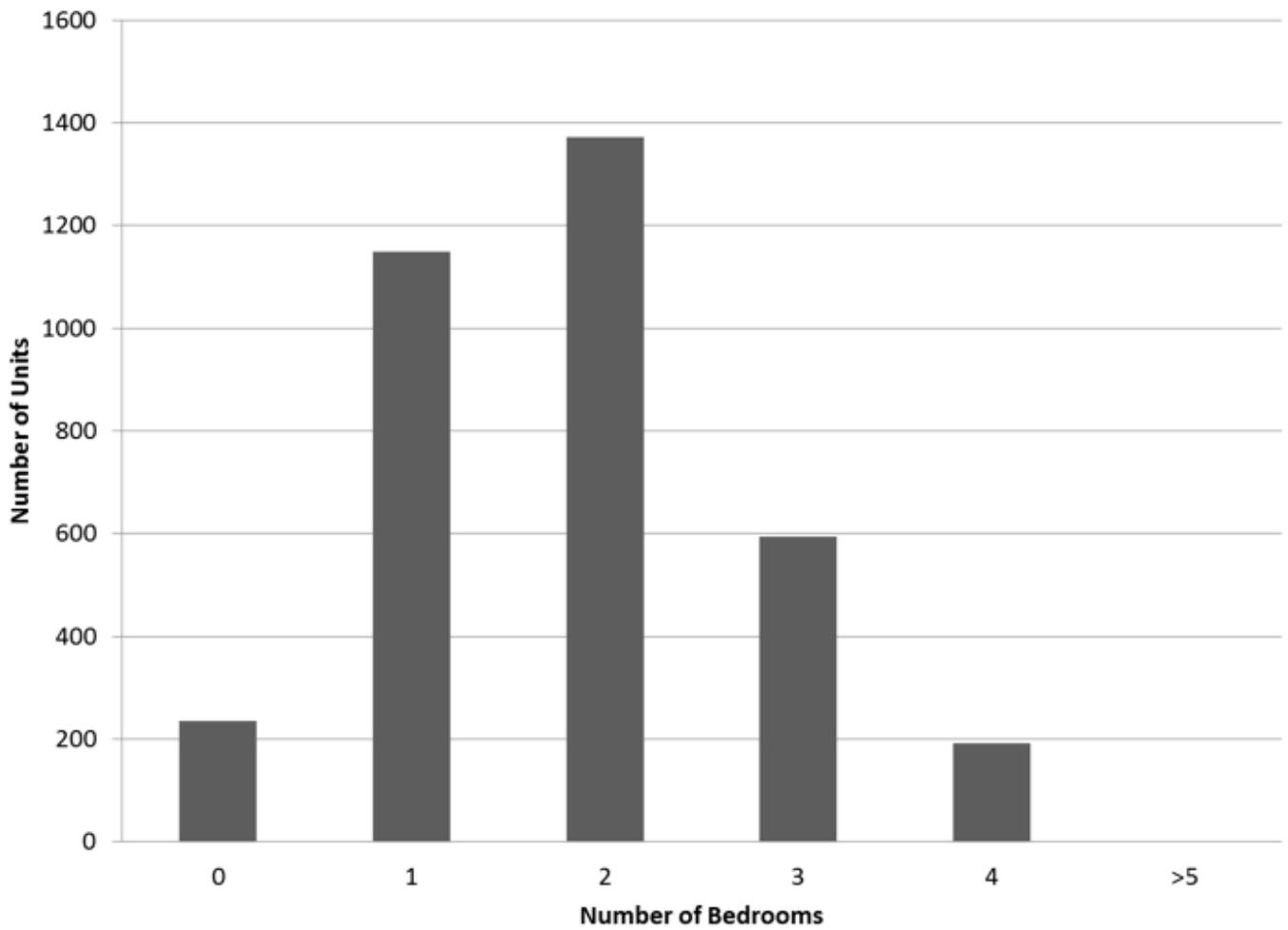


Figure 4. Eastlake-Garfield District Housing Sizes by Number of Bedrooms

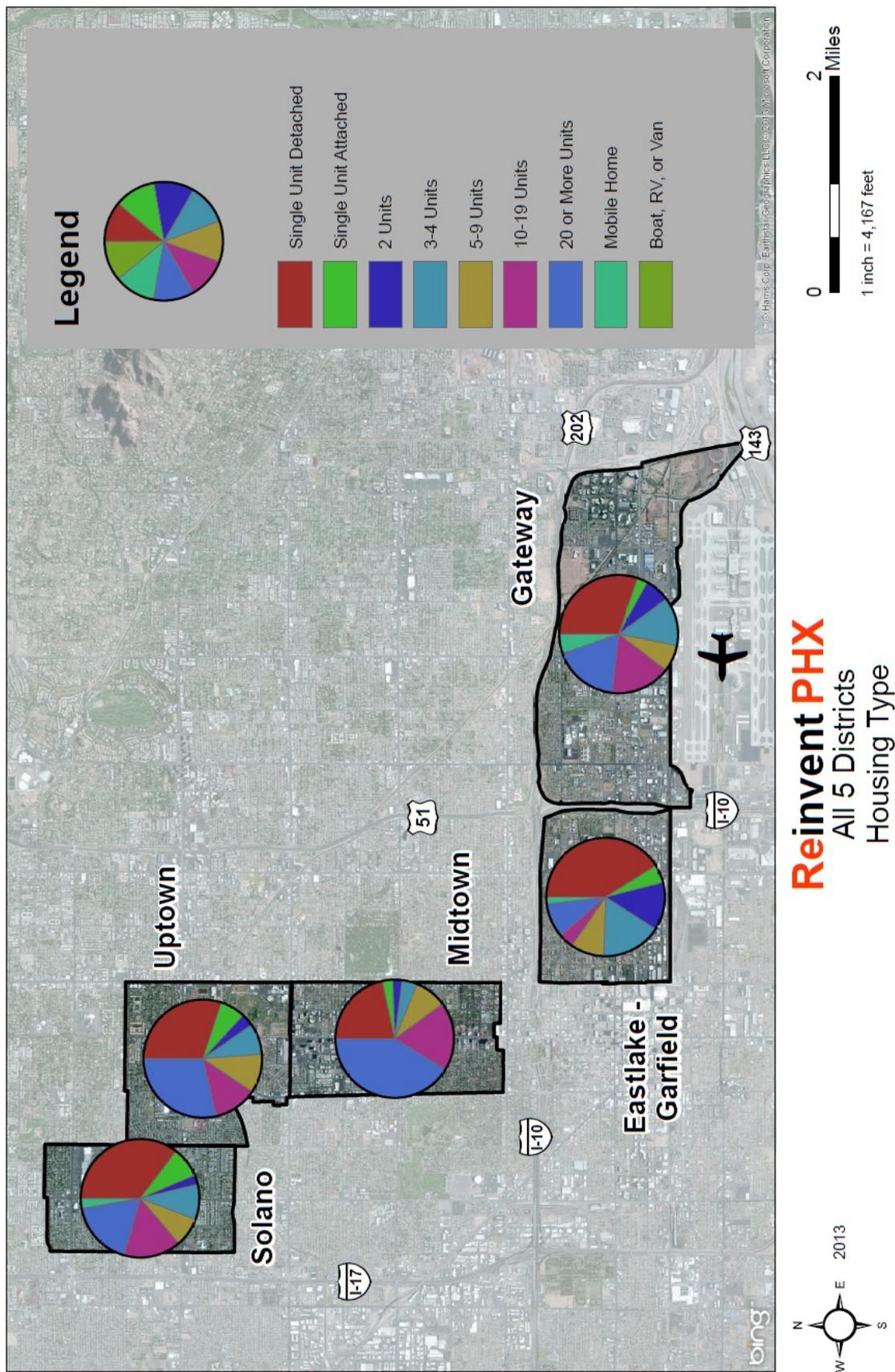


Figure 5. Distribution of Housing Types in the five Reinvent Phoenix Districts.

Housing Age

About half of Eastlake-Garfield's homes were built before 1980, and 10% before 1950 (Figure 6). This is both an asset and a liability. Eastlake-Garfield also has experienced recent new housing construction, with just over one-third of its homes built in the 2000s. Figure 7 shows that older homes are concentrated in the central and western parts of the district.

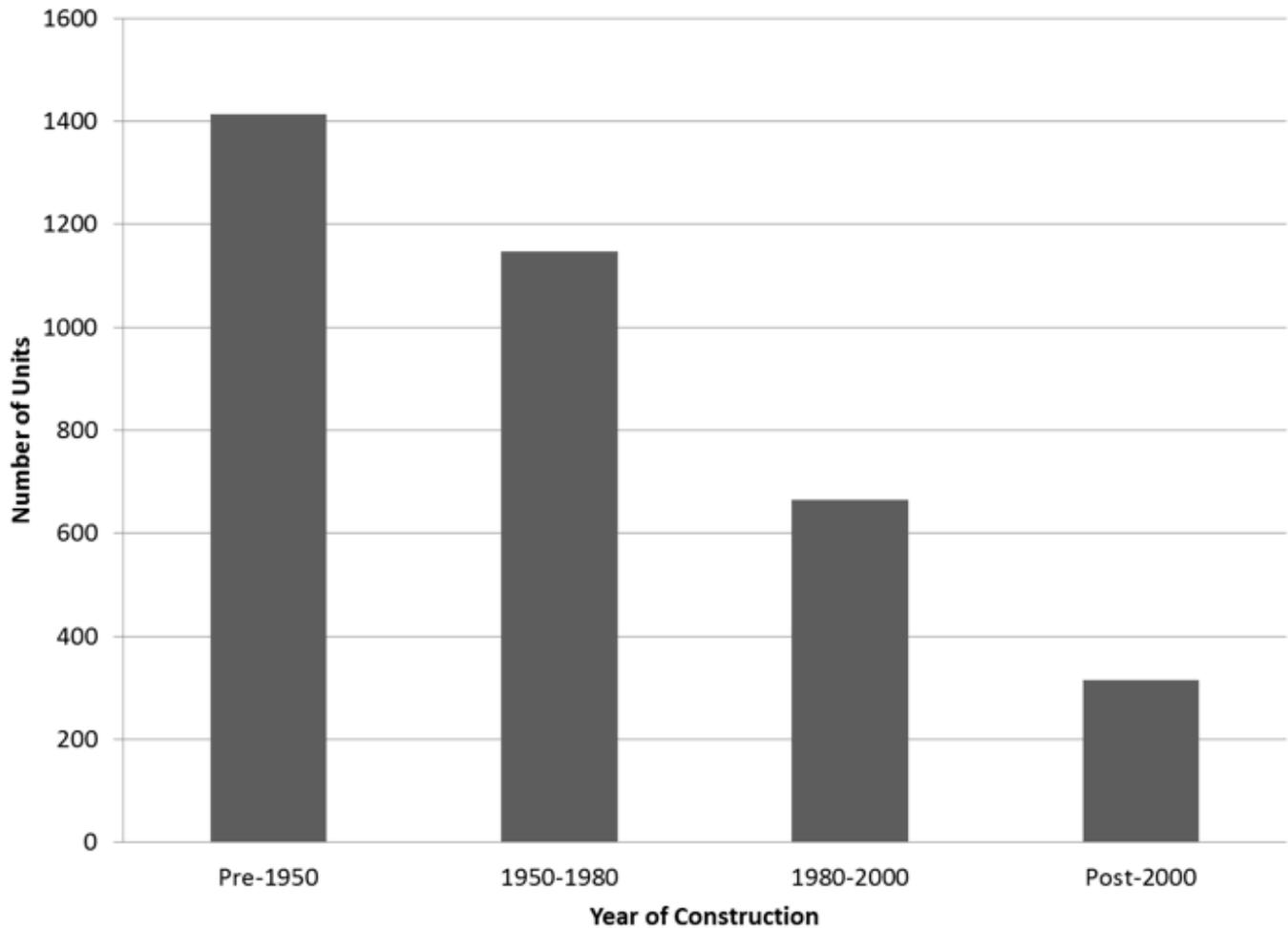


Figure 6. Eastlake-Garfield Housing Age Distribution

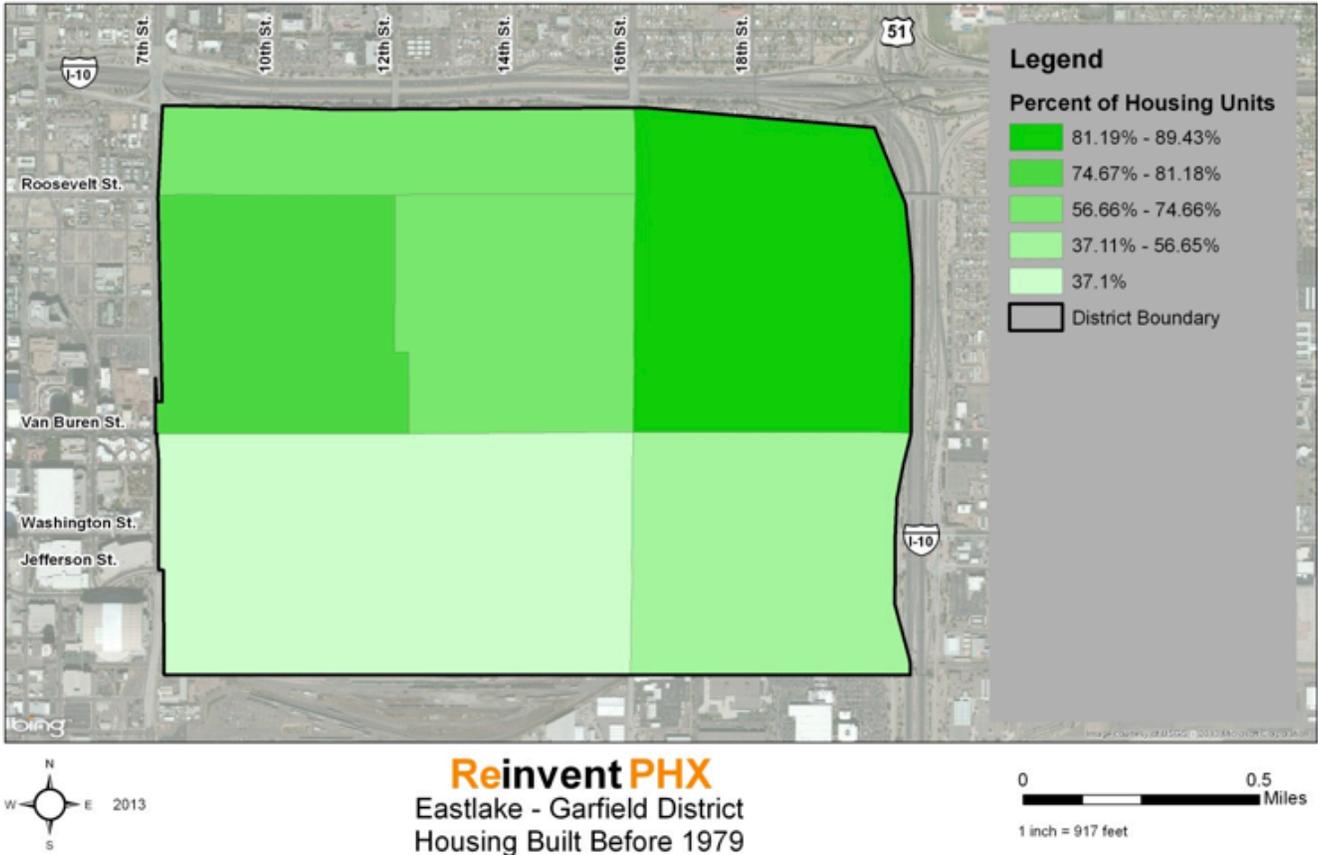


Figure 7. Map of share of housing built before 1979.

Overcrowding

Eastlake-Garfield district has high rates of overcrowding, with 10.2% of units overcrowded (1 to 1.5 persons per room) and 4.1% severely overcrowded (greater than 1.5 persons per room).

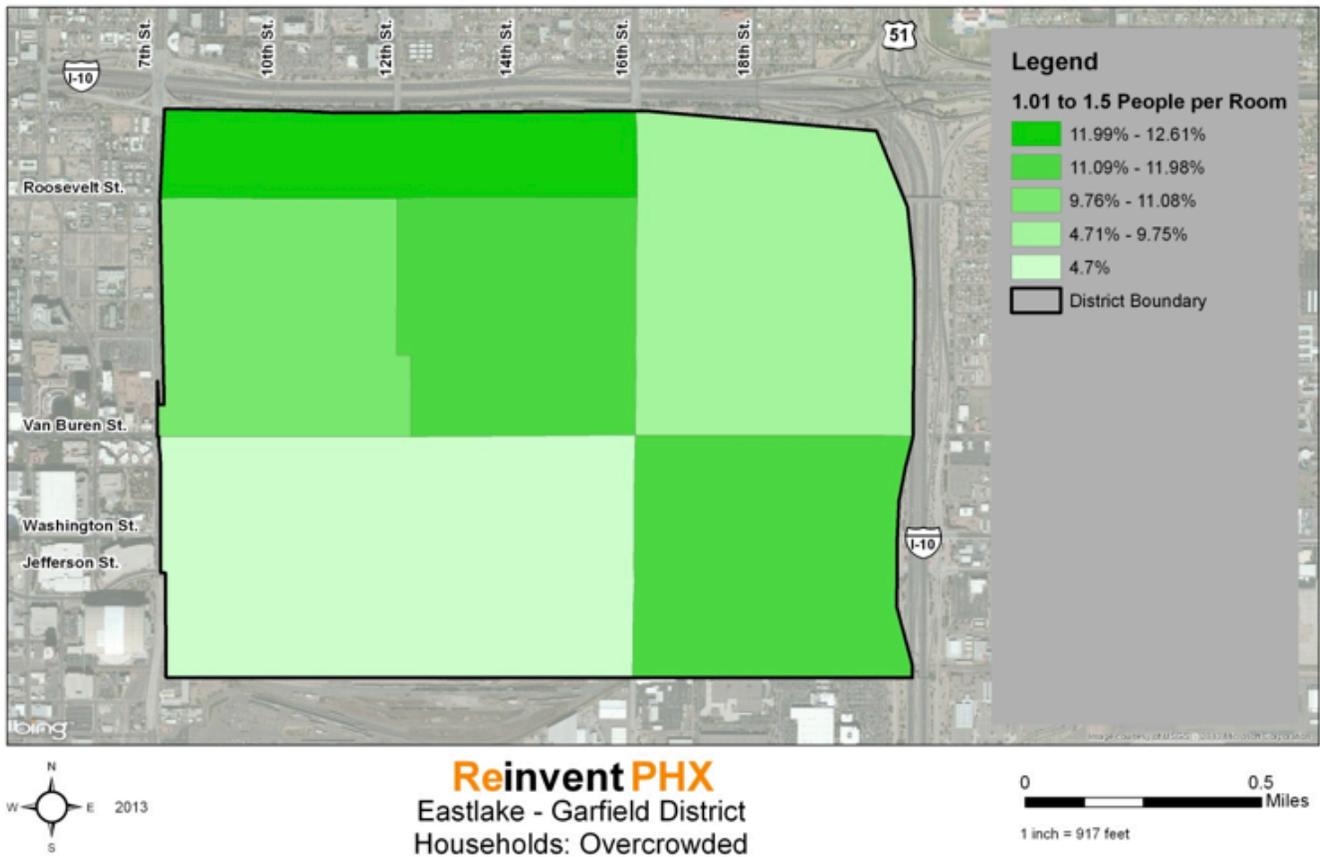


Figure 8. Map of overcrowding rates

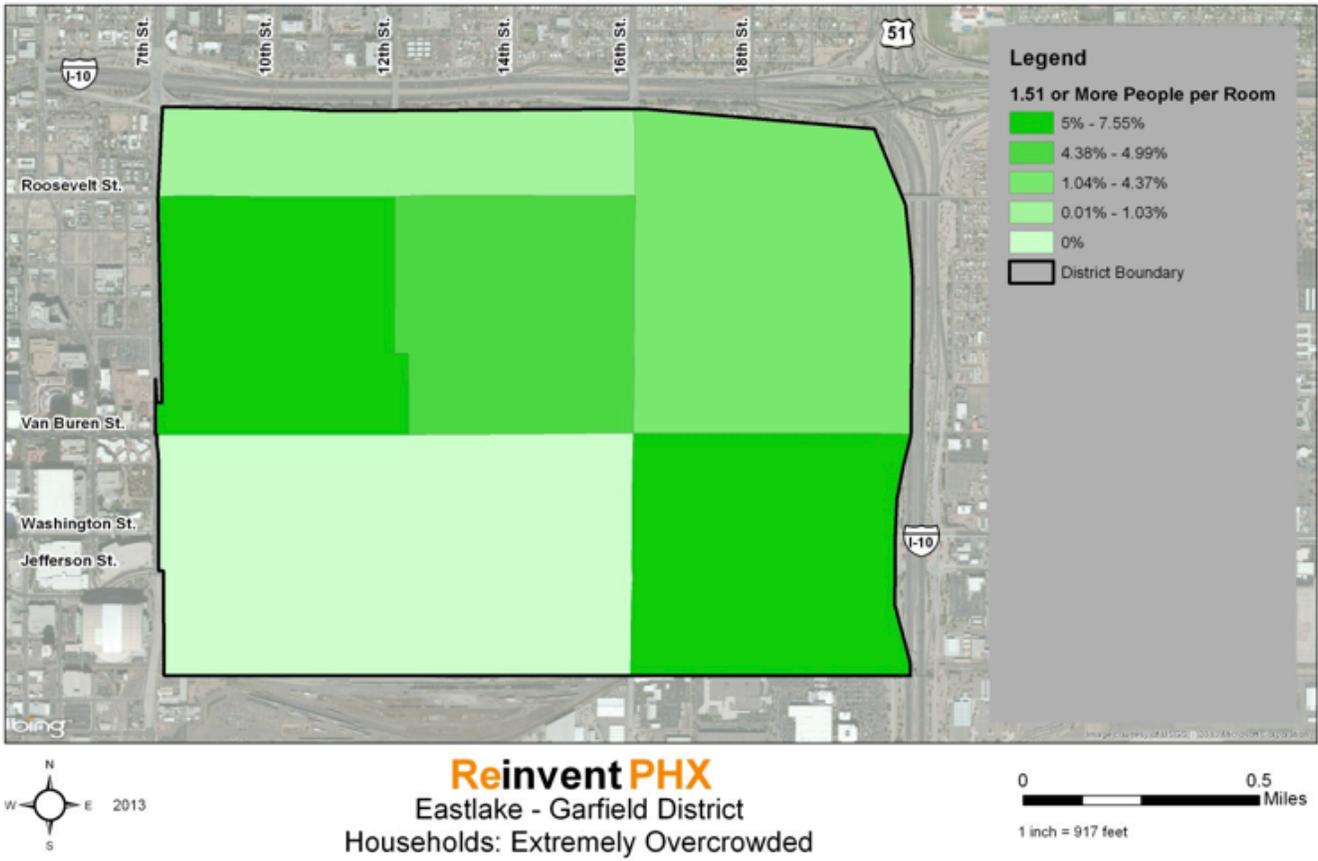


Figure 9. Map of severe overcrowding rates

Housing and Transportation Costs

Figures 11, 12 and 13 show the median housing costs for the five districts for renters, owners and owners without a mortgage, respectively. Eastlake-Garfield generally shows similar costs of housing compared to other districts, though in some blocks, costs are quite low. Combined with income constraints however, many households are housing cost burdened throughout the district, as shown in Figure 14.

Estimates of housing and transportation costs are shown in Figure 15. Figure 16 shows that few households in the district can live without an automobile, which raises transportation costs. Figure 17 shows the home zip codes of workers who work in the Eastlake-Garfield District, while Figure 18 shows the work location of Eastlake-Garfield District residents. It is evident that many of these commutes are difficult to do by public transit, thus explaining the high car ownership in the district.

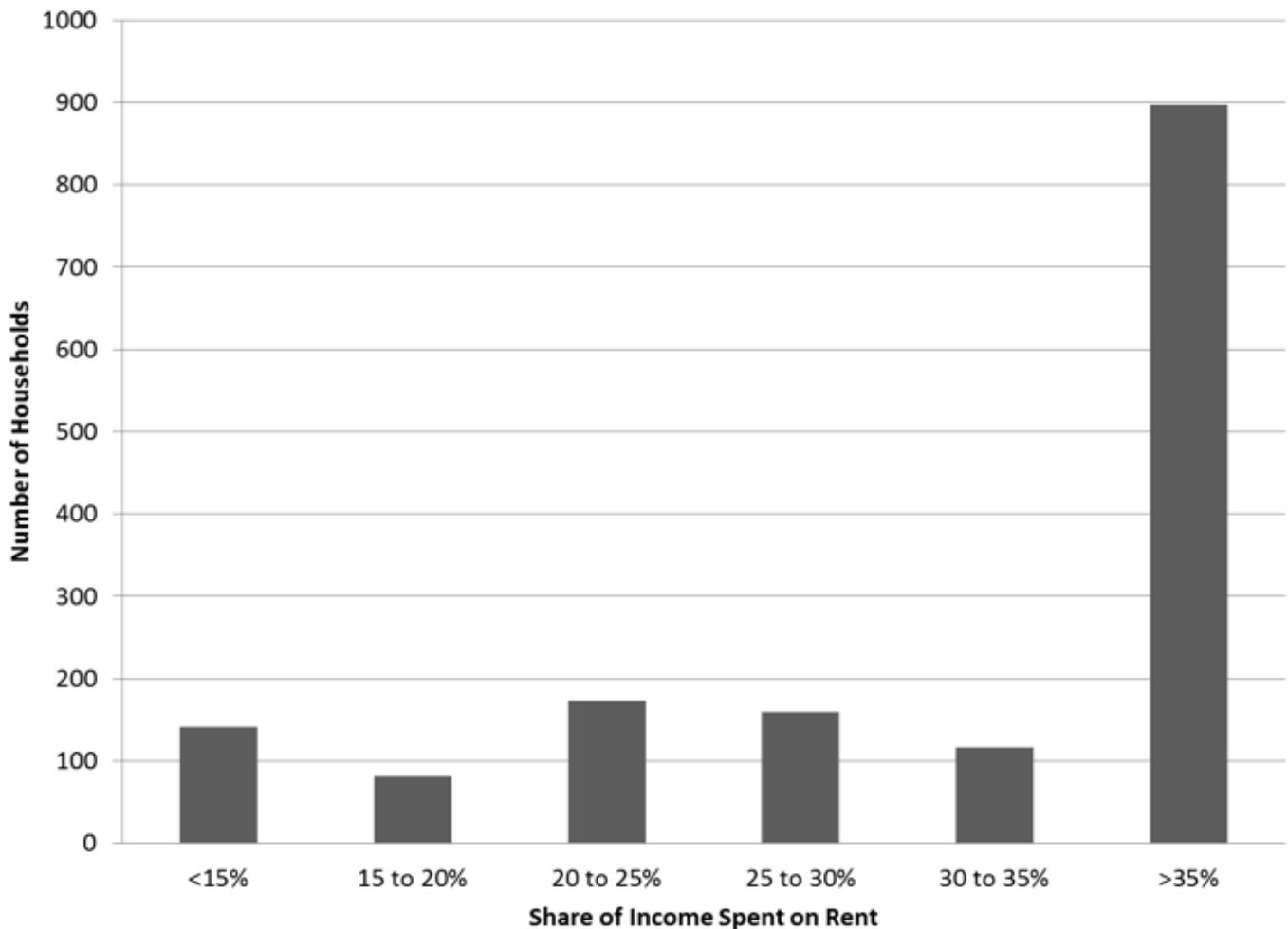


Figure 10. Share of households with different housing burdens.

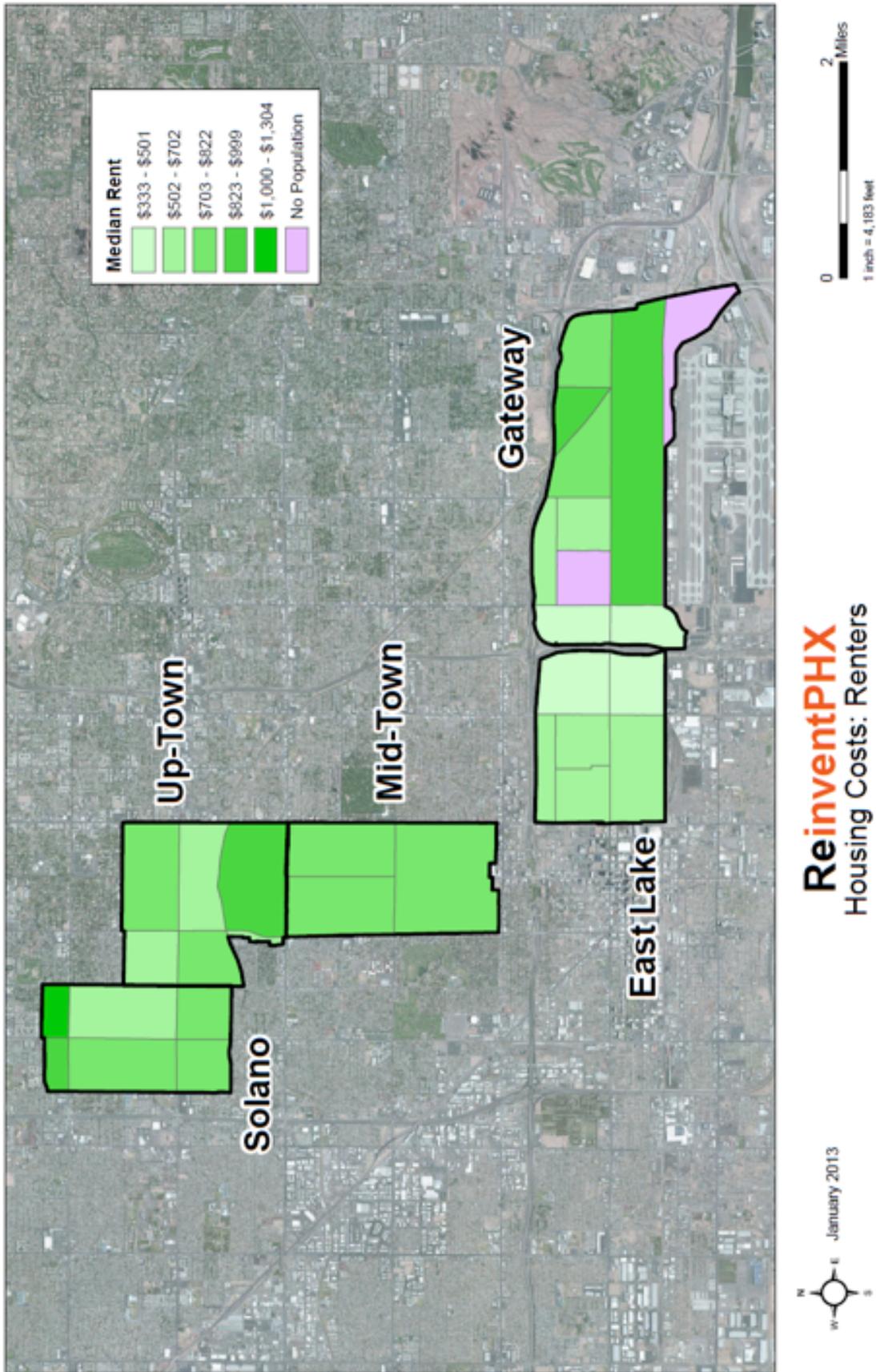


Figure 11. Housing costs for renters in the Reinvent Phoenix districts.

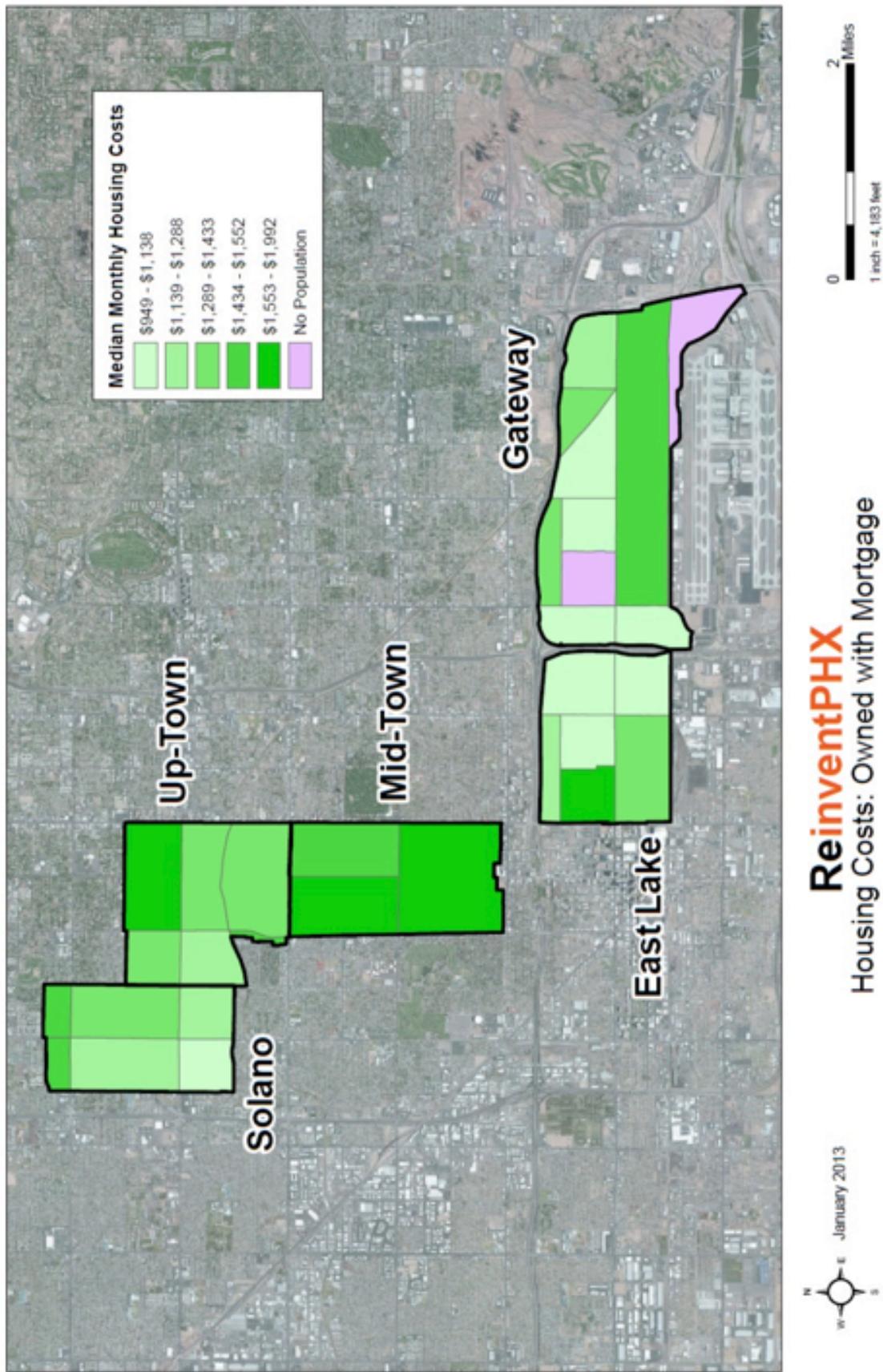


Figure 12. Housing Costs for Owners in the Reinvent Phoenix districts.

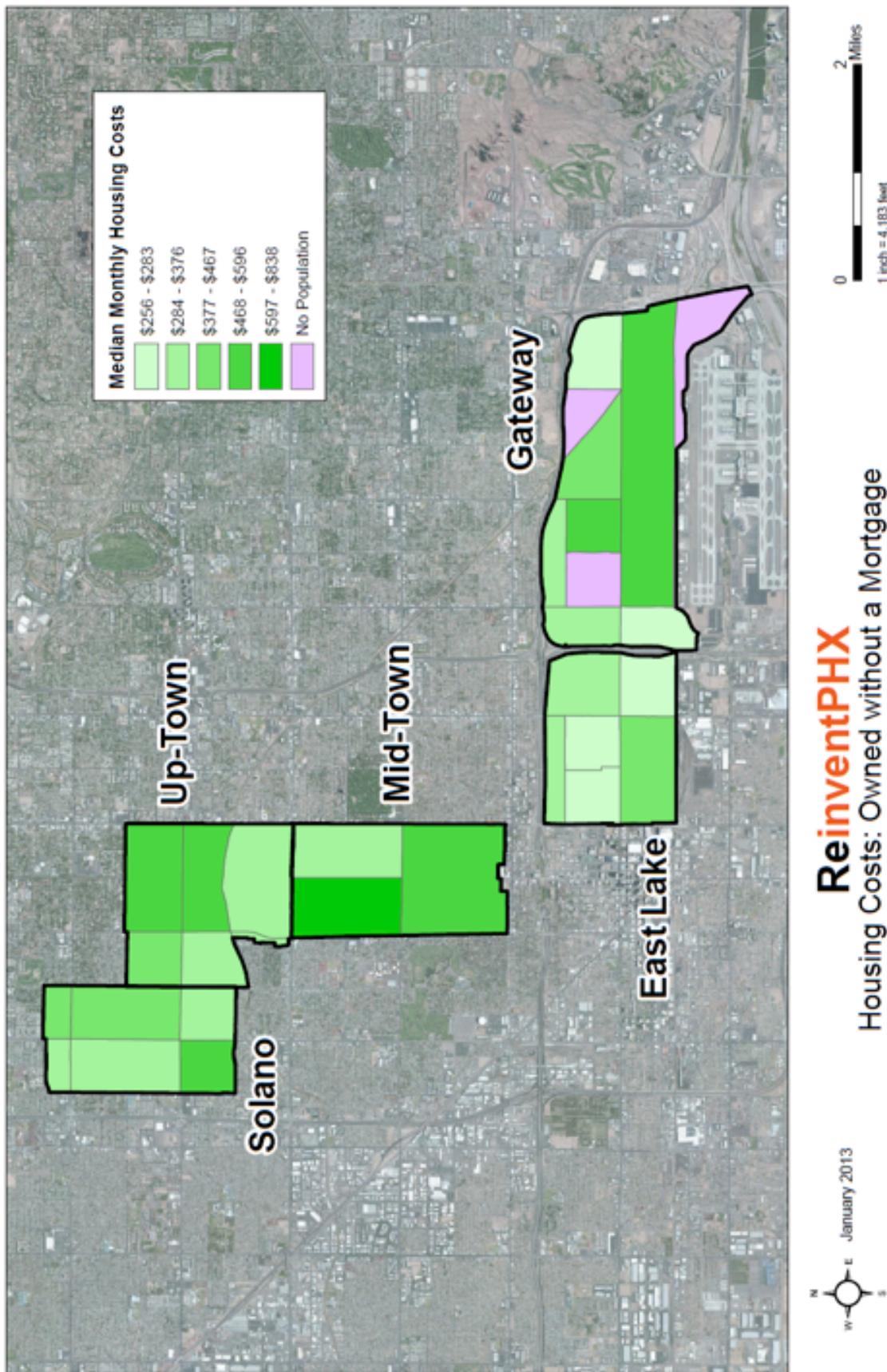


Figure 13. Housing costs for owners without mortgages in the reinvent phoenix districts.

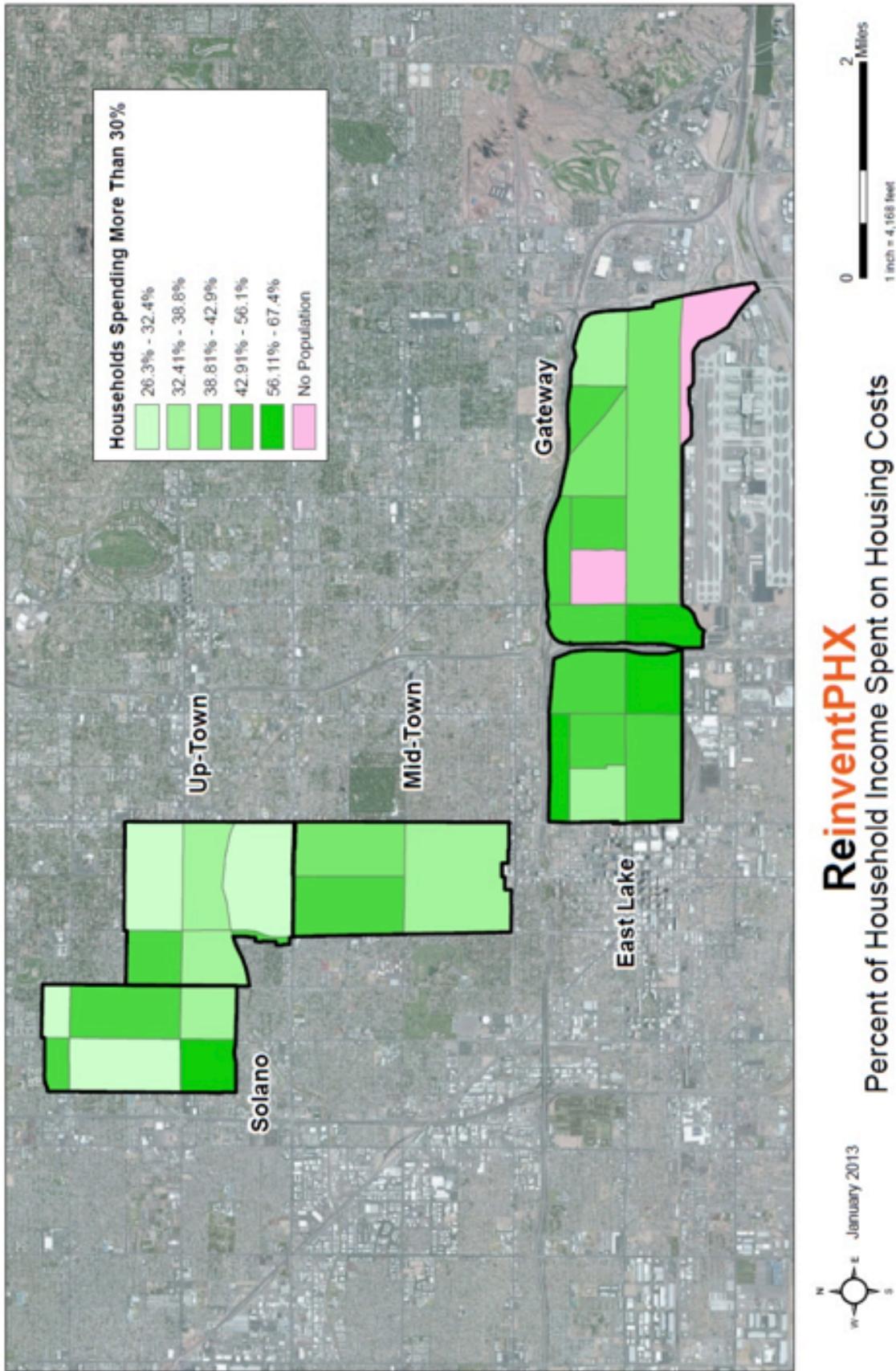
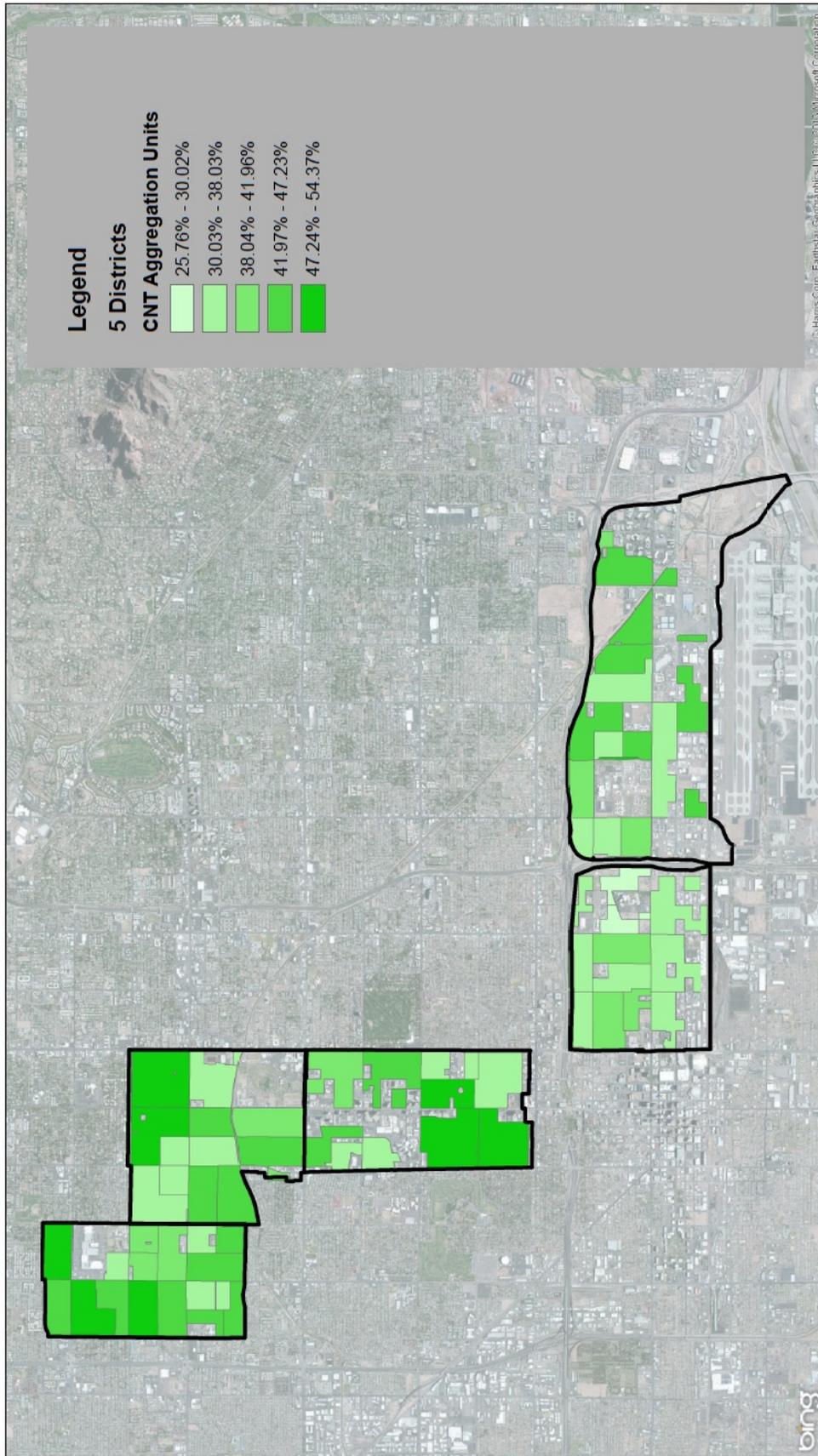


Figure 14. Housing costs-burdened households in the reinvent phoenix districts.



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5 Districts
Housing and Transportation Costs as a Percent of Income

Figure 15. Housing and transportation cost burdens.

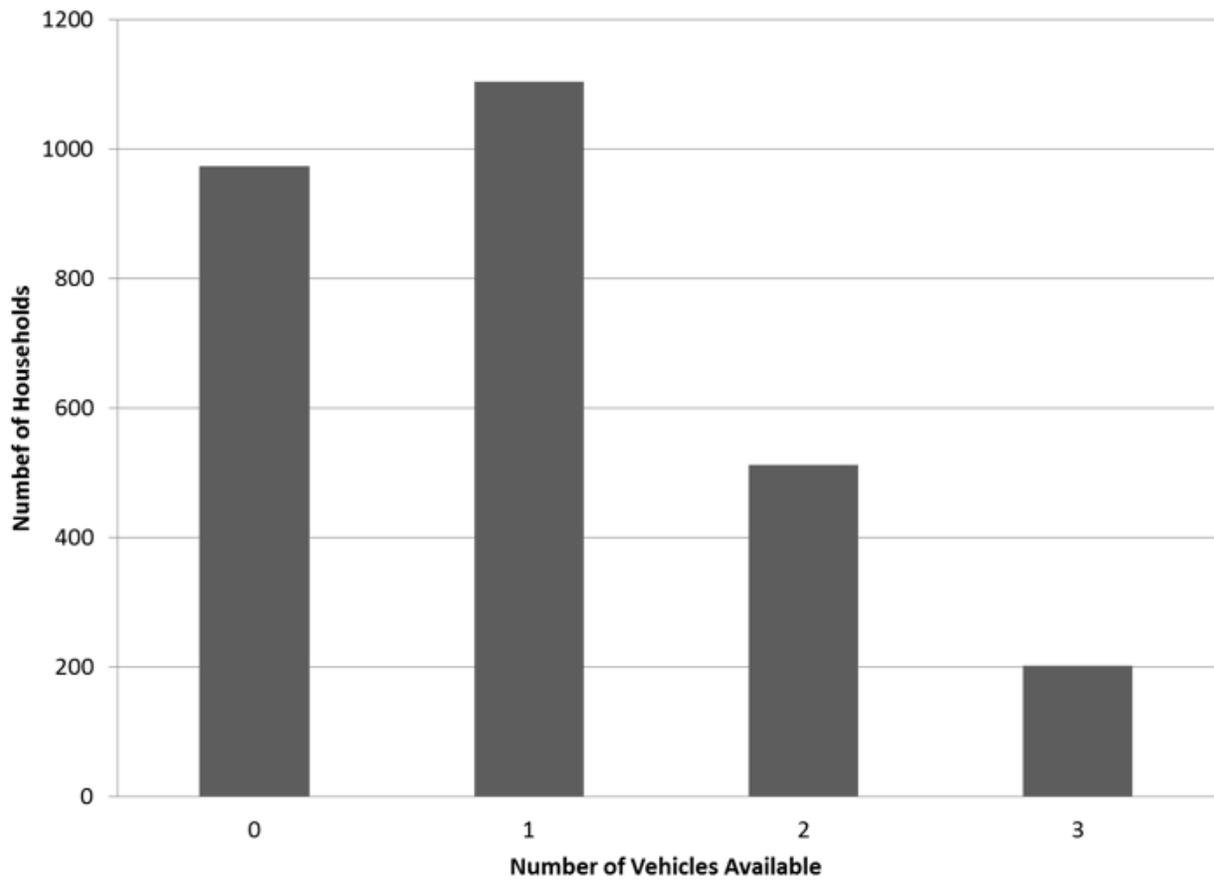


Figure 16. Vehicle ownership in Eastlake-Garfield District

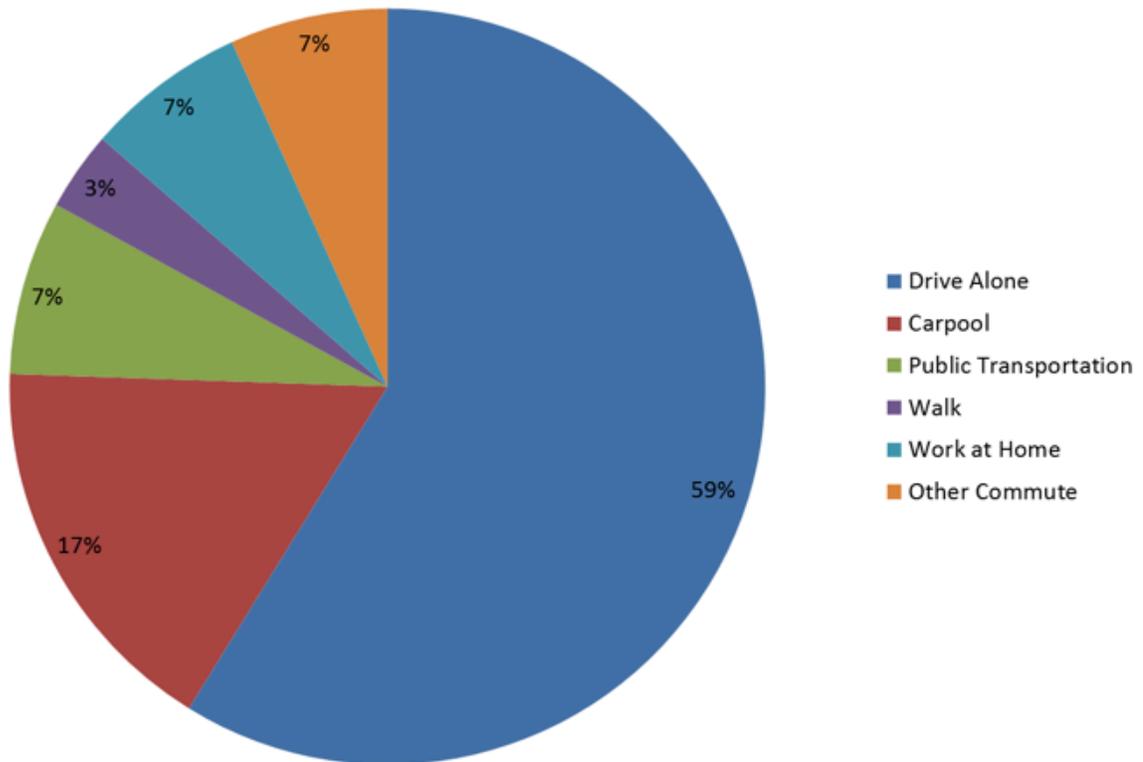


Figure 17. Transportation mode to work for workers in the Eastlake-Garfield District

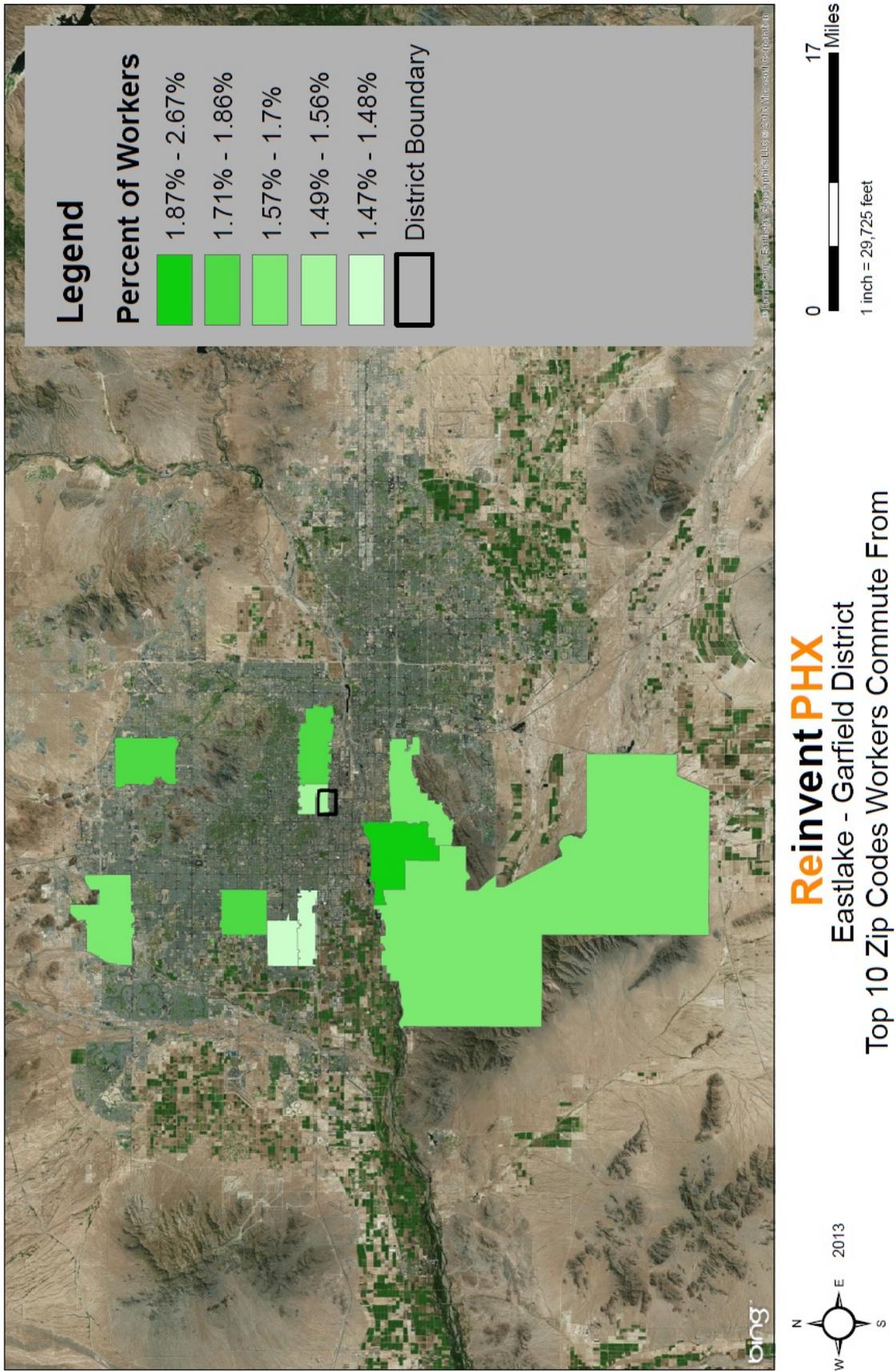


Figure 18. Top ten zip codes for workers who work within the Eastlake-Garfield District

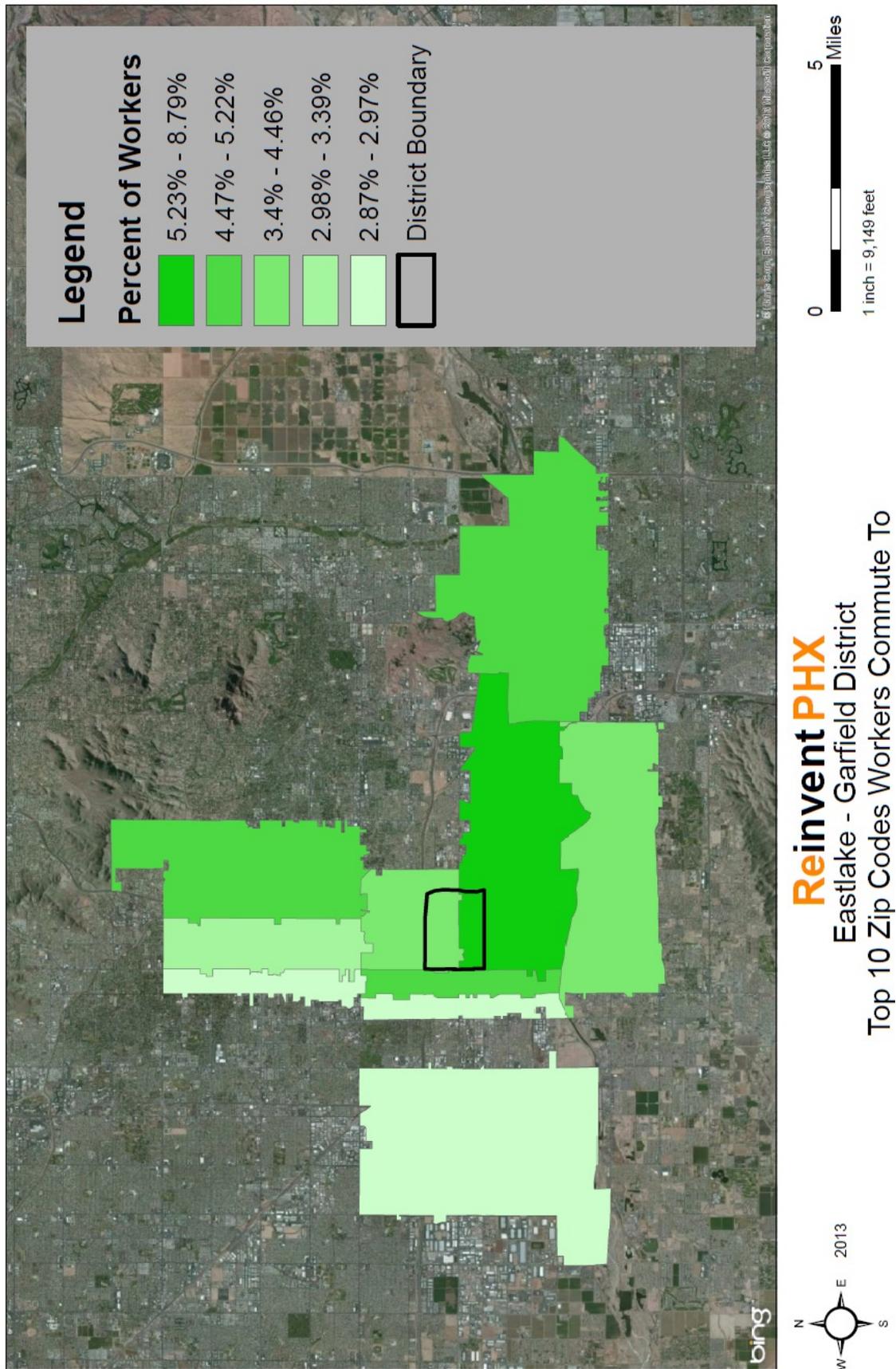


Figure 19. Top ten zip codes to which residents of Eastlake-Garfield District commute

Household Demographics

American Community Survey data (2007 to 2011 series) was used to create a profile of district demographic characteristics relevant to current housing consumption. Table 1 summarizes key demographic and housing cost information.

Table 1. Summary table of household demographics in the Eastlake-Garfield district.

Valuables	Totals	Share of Total or Subtotals
Total Population	8,032	
Total Housing Units	3,543	
Occupied Housing Units	2,790	
Vacant Housing Units	753	21.3%
Owner Vacancy Rate	11%	
Rental Vacancy Rate	17%	
Owner Occupied	872	31.3%
Renter Occupied	1,918	68.7%
Average Owner Household Size	3	
Average Renter Household Size	2	
1 Person or Less Per Room (Not Overcrowded)	2,392	85.7%
1.01 to 1.5 People Per Room (Overcrowded)	284	10.2%
1.51 People or More Per Room (Extremely Overcrowded)	114	4.1%
Median Value of an Owner Occupied Housing Unit	\$145,121	
Median Selected Monthly Owned With Mortgage Costs	\$1,383	
Median Selected Monthly Owned Without Mortgage Costs	\$413	
Median Rent	\$570	
Population 16 and Older	5,734	
Workers 16 and Older	2,302	
Civilian Labor Force	2,635	
In Armed Forces	-	0.0%
Employed Civilians	2,344	89.0%
Unemployed Civilians	290	11.0%
Median Household Income	\$16,304	
Median Household Income Owner	\$36,885	
Median Household Income Renter	\$13,952	
Per Capita Income	\$11,022	
Median Monthly Housing Costs	\$626	
Median Monthly Housing Costs Owner	\$1,091	
Median Monthly Housing Costs Renter	\$507	
Population for whom Poverty Status is Determined	7,927	
Below 100% of Poverty Level	4,488	56.6%
Below 50% of Poverty Level	2,923	36.9%
Below 20% of Poverty Level	6,253	78.9%
Population 25 Years and Older	4,140	
Less than High School Graduate	1,814	43.8%
High School Graduate	1,225	26.6%
Some College or Associates Degree	733	17.7%
Bachelors Degree or Higher	368	8.9%

Table 2 compares the household diversities among the different districts.

Table 2. Diversity indices for race and ethnicity, household type, household incomes and housing types ^A.

	Solano	Uptown	Midtown	Eastlake -Garfield	Gateway
Race/Ethnicity Diversity	0.40	0.26	0.27	0.39	0.40
Household Type Diversity	0.51	0.43	0.39	0.49	0.52
Household Income Diversity	0.85	0.86	0.86	0.74	0.86
Housing Type Diversity	0.73	0.72	0.63	0.54	0.80

A. Indices range from zero to 1, with one being perfectly diverse (all groups or types equally represented)

The age distribution of the district shows a profile heavy weighted towards children and youth.

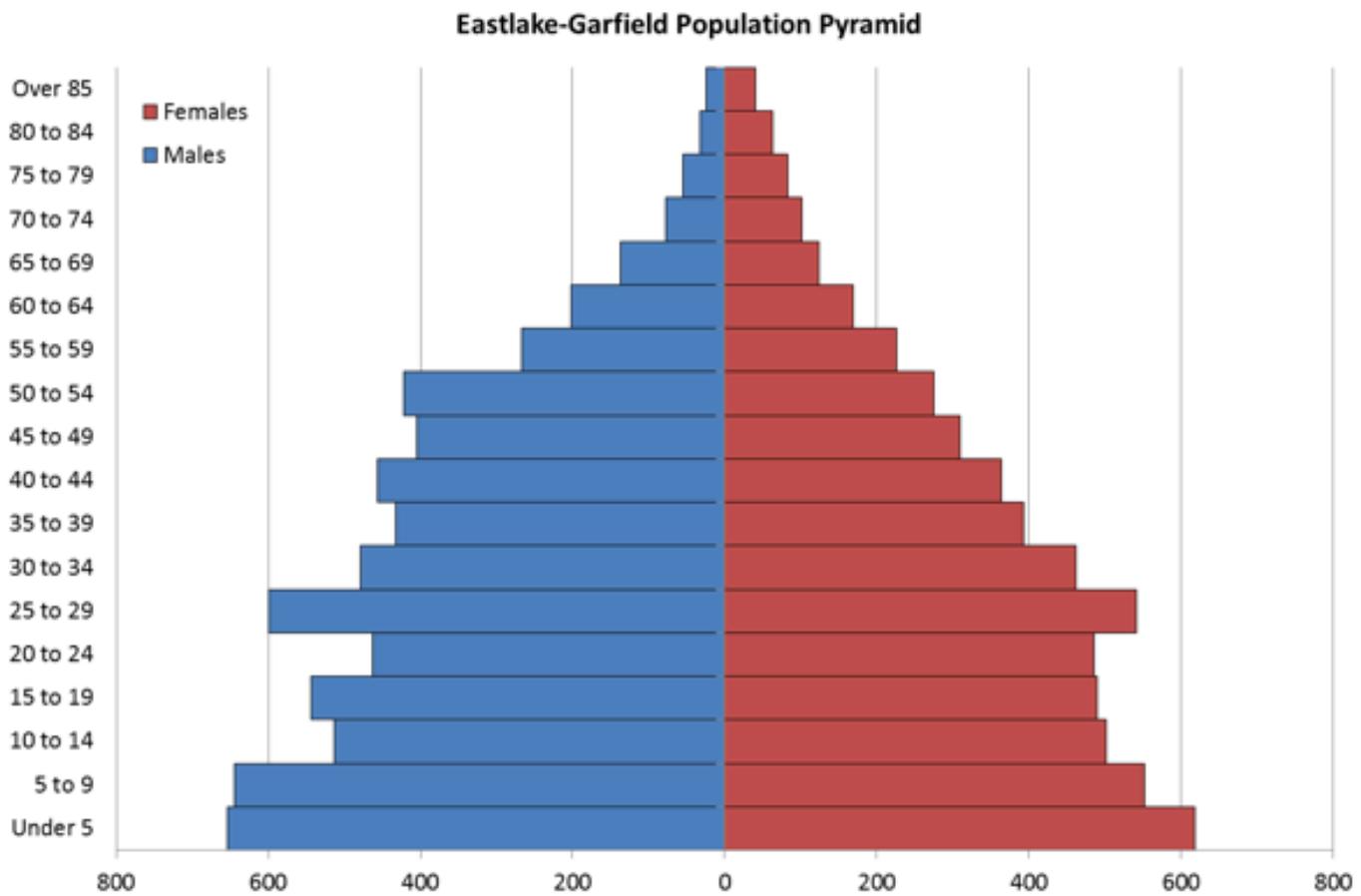


Figure 20. Population Pyramid for the Eastlake-Garfield District.

Figure 21 shows the distribution of income within the district and the five other districts in the Reinvent Phoenix planning area. Figure 22 shows the income breakdown within Eastlake-Garfield District.

Figure 23 shows the occupation of Eastlake-Garfield residents, showing a highly diverse set of occupations. Figure 24 shows the distribution of move-in year for Eastlake-Garfield households, and Figure 25 shows the average household size in the five districts.

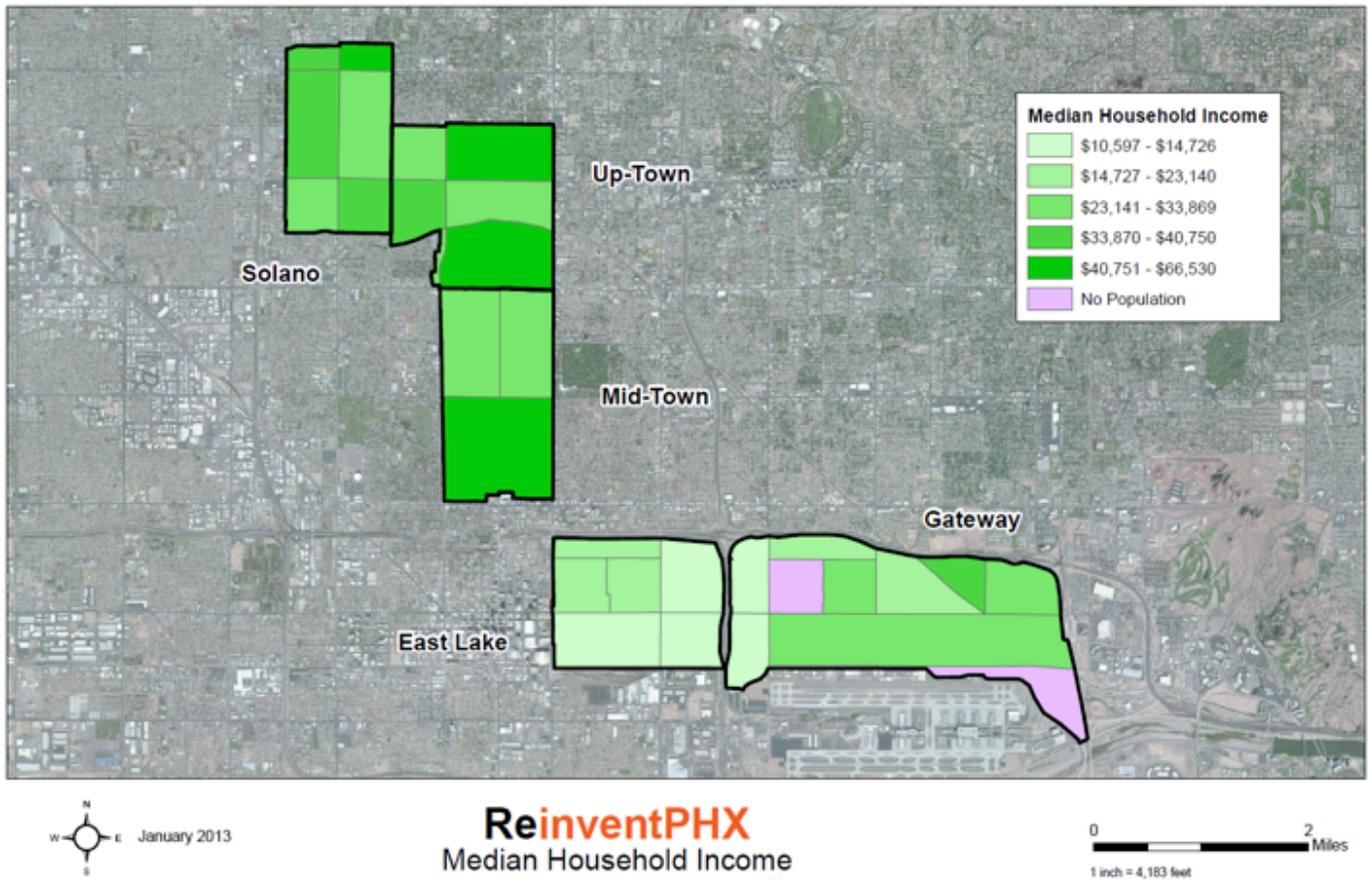


Figure 21. Median Income in the Reinvent Phoenix districts.

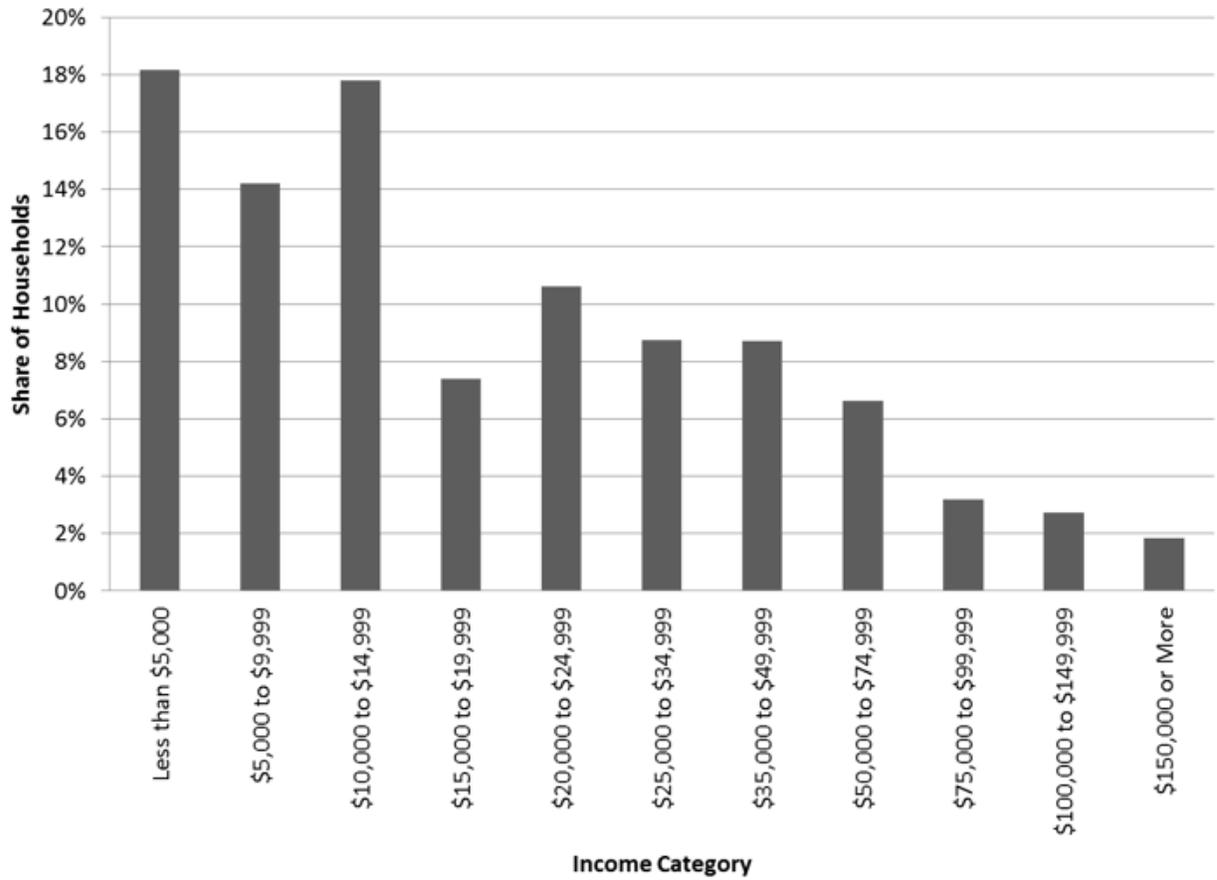


Figure 22. Income distribution in the Eastlake-Garfield districts.

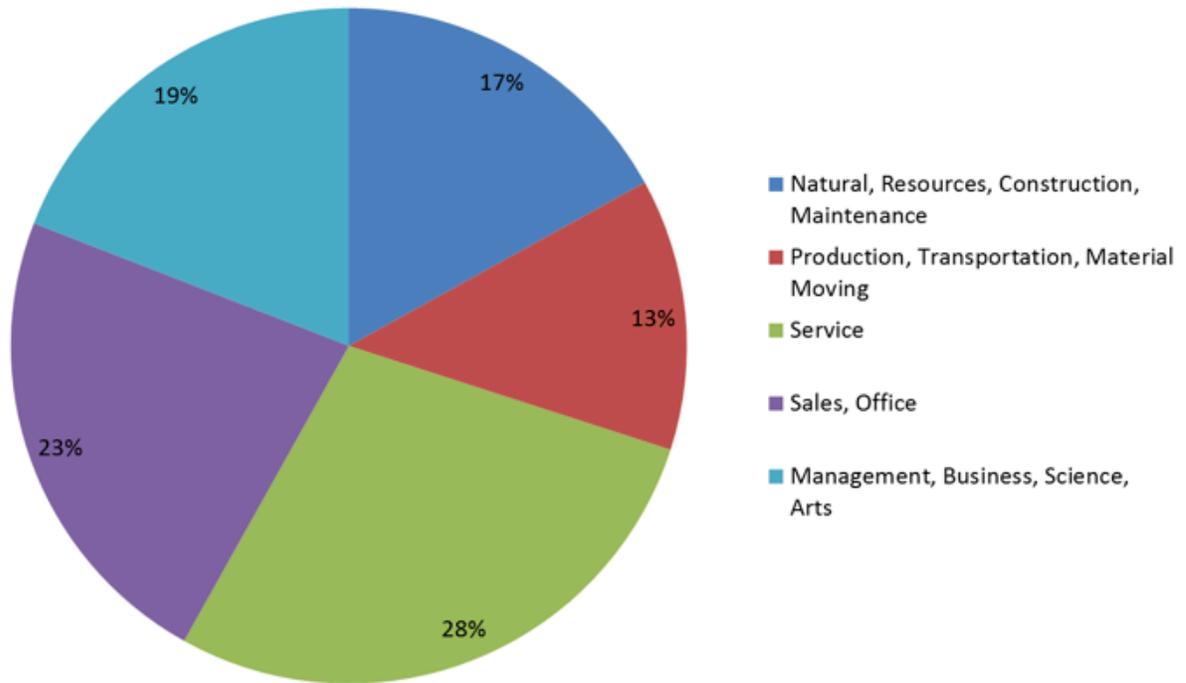


Figure 23. Eastlake-Garfield district residents' occupation types

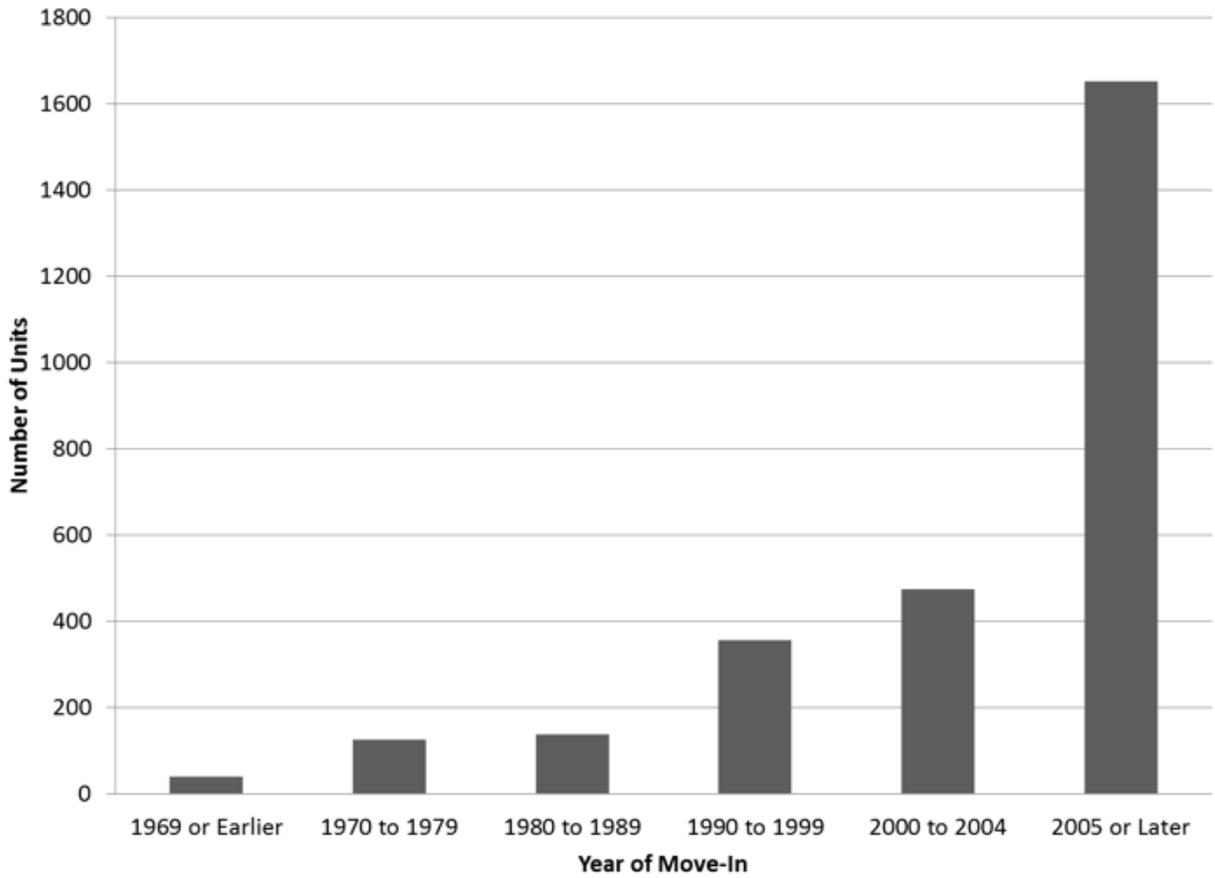


Figure 24. Year of household arrival to the Eastlake-Garfield District

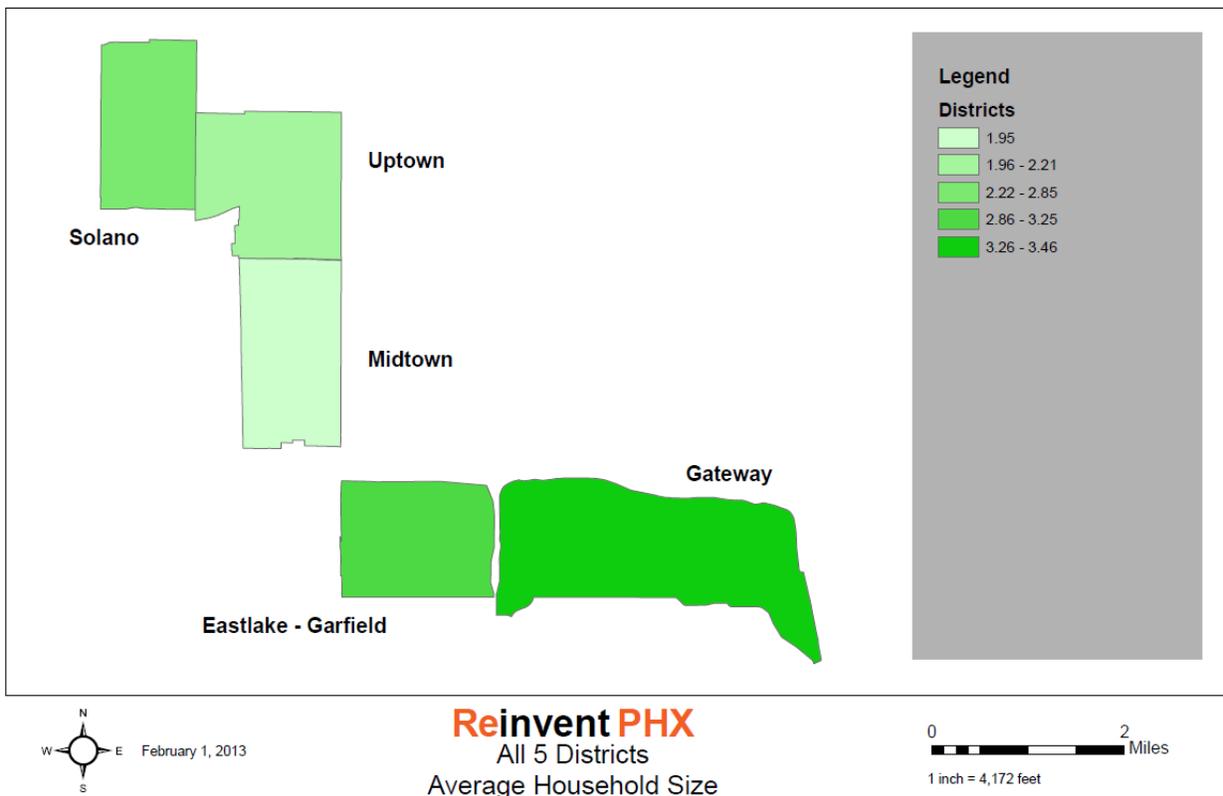


Figure 25. Average household size in the five districts

Zoning and Land Use

Figure 26 shows Eastlake-Garfield's current zoning. Figure 27 shows the substantial amount of vacant land in the district.

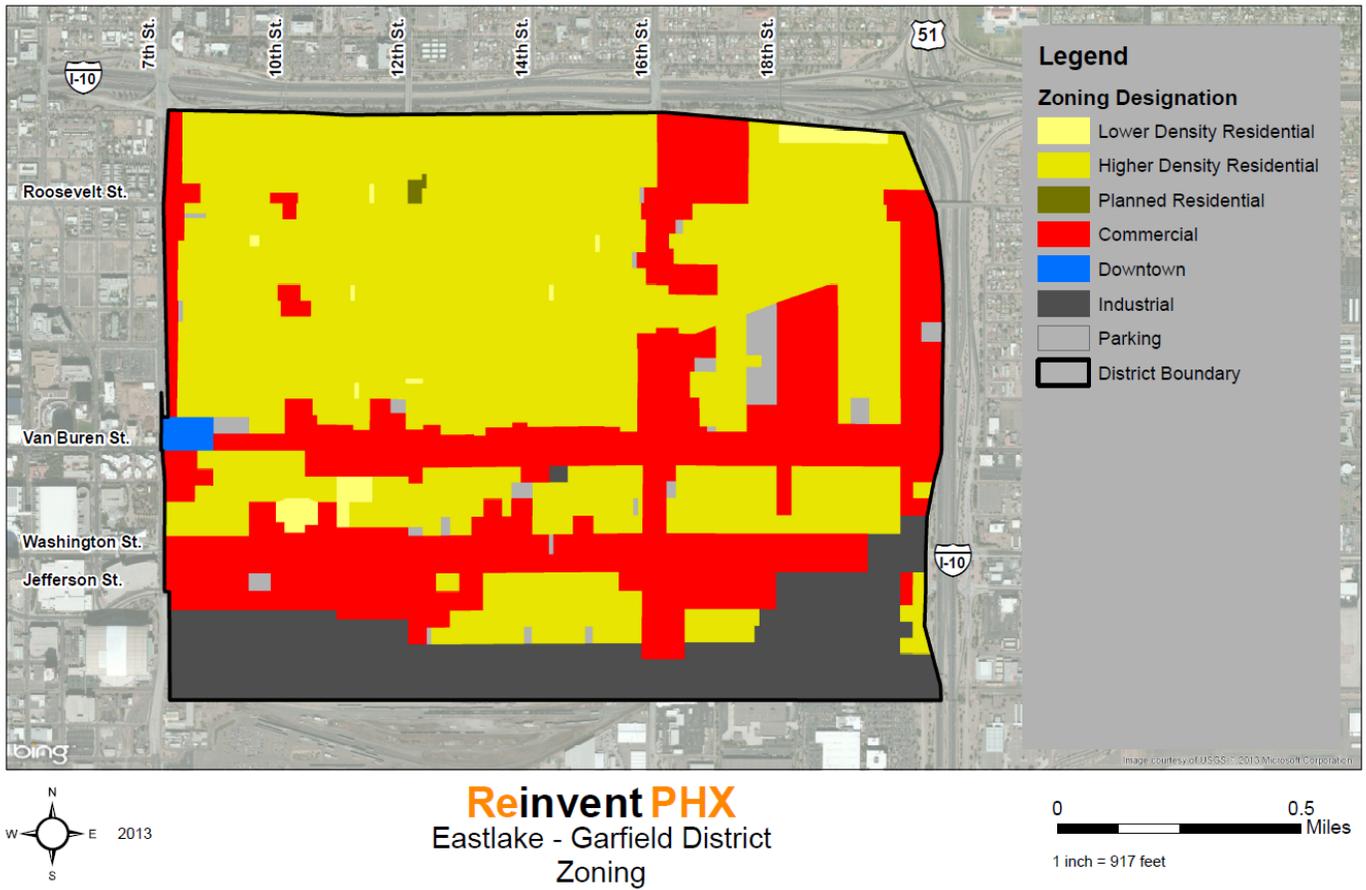
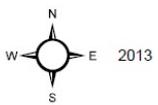


Figure 26: Eastlake-Garfield existing zoning



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 Eastlake - Garfield District
 Vacant Land



Figure 27: Vacant land in the Eastlake-Garfield District

Historical Parcels

Figure 28 displays the location of historic parcels in Eastlake-Garfield.

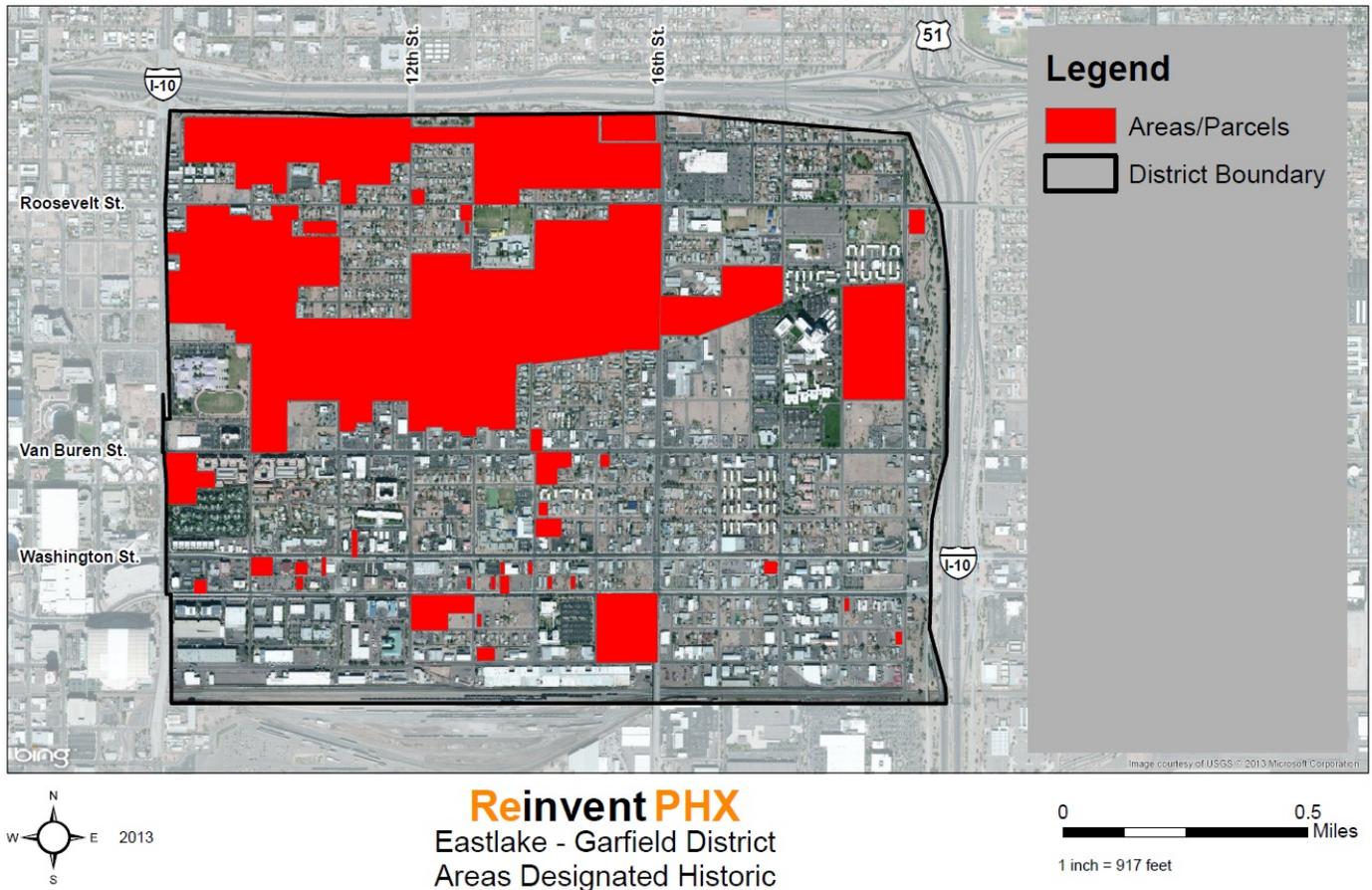


Figure 28: Eastlake-Garfield Historic Areas

Affordable Housing Projects

Figures 29 and 30 display the location of affordable housing projects and Section 8 vouchers in Eastlake-Garfield.

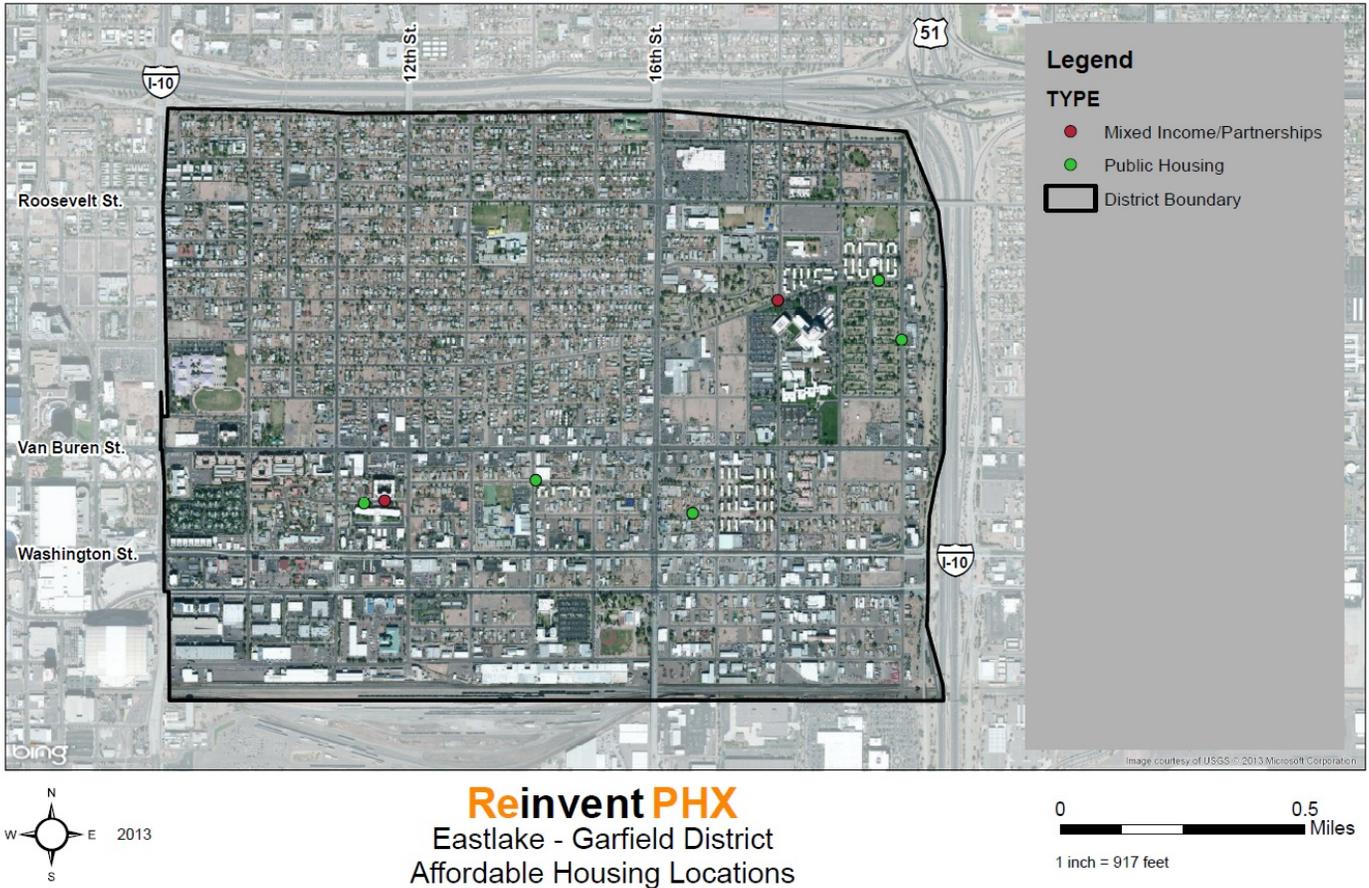


Figure 29: Eastlake-Garfield Affordable Housing Projects



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 Eastlake - Garfield District
 Section 8 Household Locations

Figure 30: Eastlake-Garfield Section 8 Vouchers

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