

REINVENT PHOENIX

CURRENT STATE OF HOUSING IN THE UPTOWN DISTRICT APPENDIX

Partners:



City of Phoenix



St. Luke's Health Initiatives



GLOBAL INSTITUTE
of SUSTAINABILITY
ARIZONA STATE UNIVERSITY



Assessing the Current State of Housing In the Uptown 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 Uptown District

This appendix contains descriptive data on housing conditions in Uptown 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 southern side of the district.

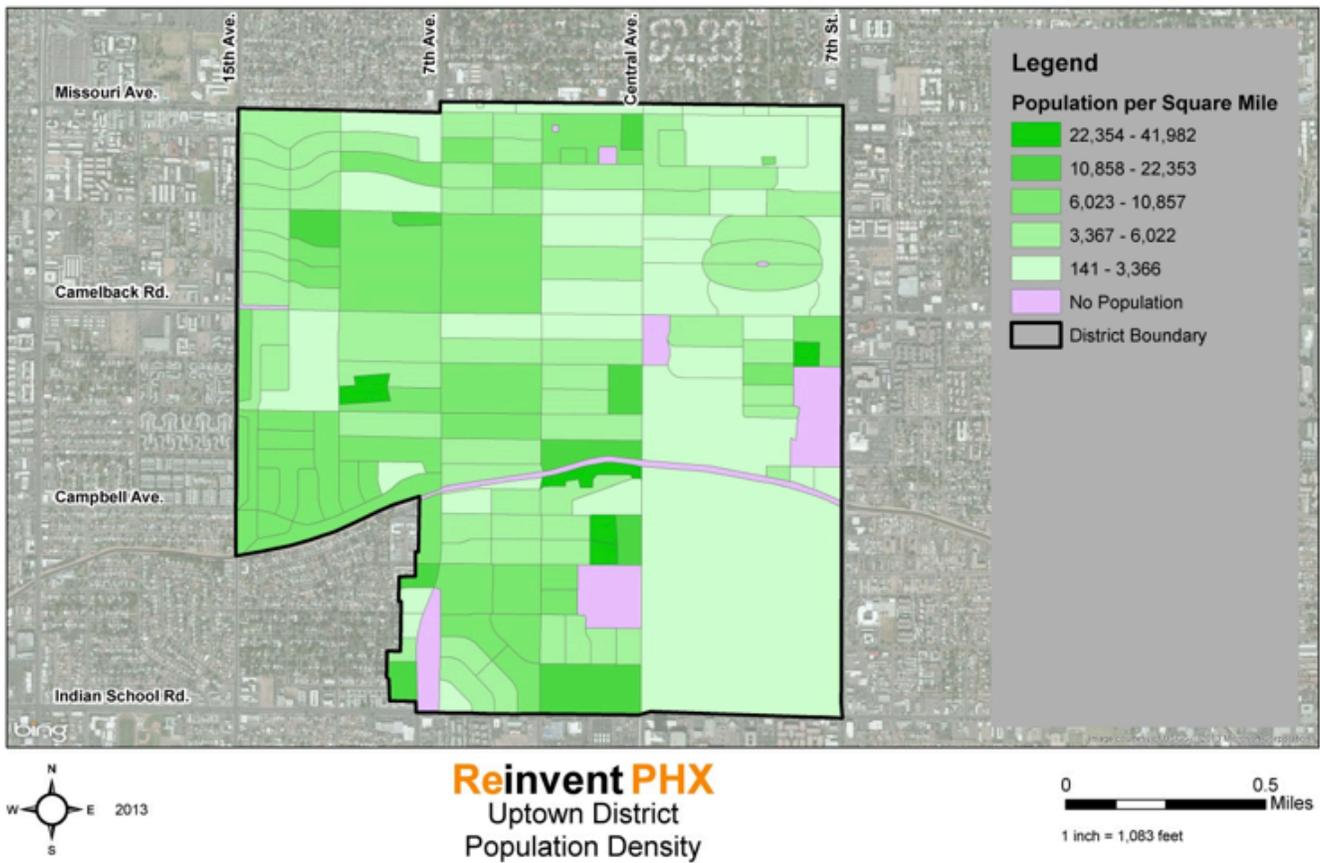


Figure 1. Uptown District Population Density

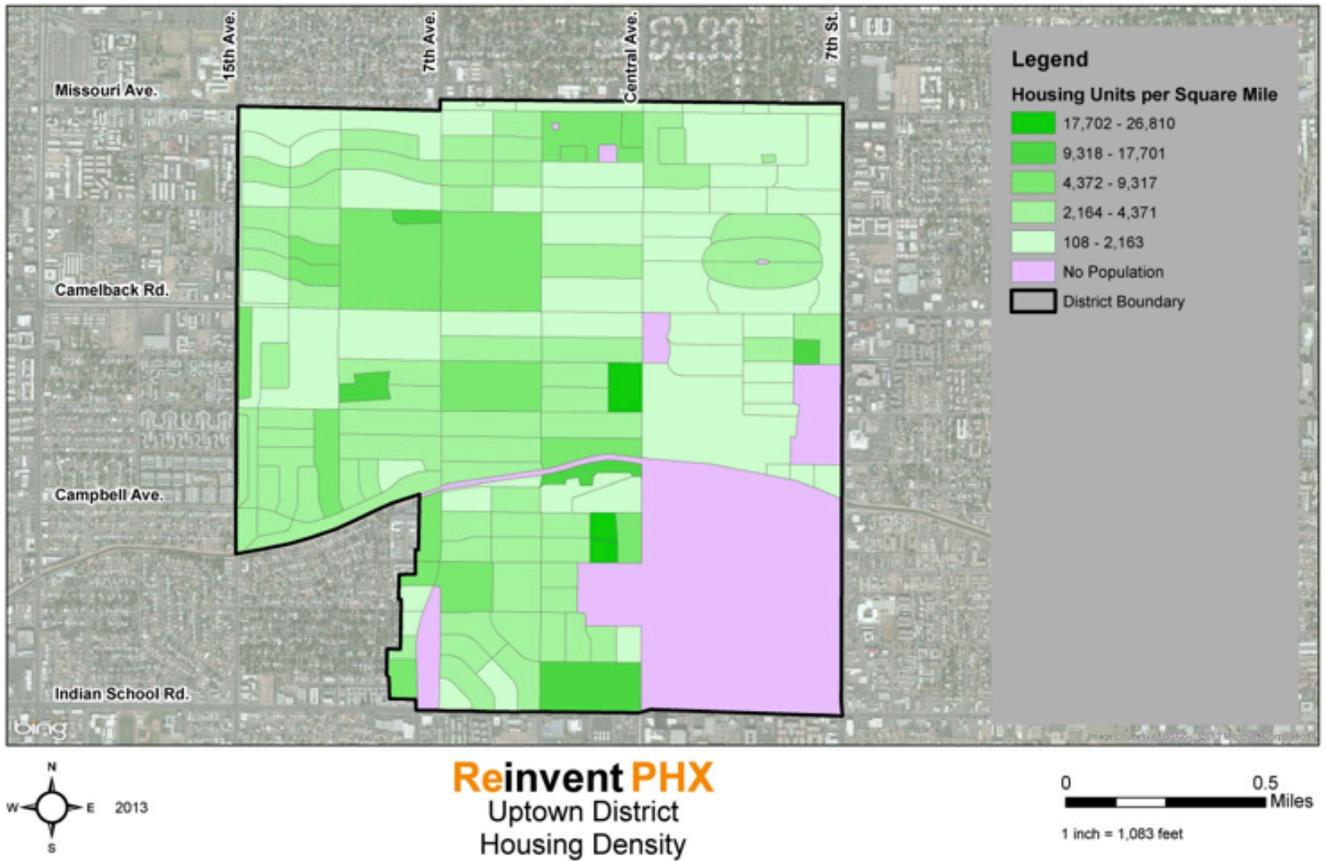


Figure 2. Uptown District Housing Density

Housing Types

Uptown has a variety of housing types and sizes. There are around 6000 homes in the district. Based on census track data, single-family detached homes and units in apartments are the predominant housing types (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.

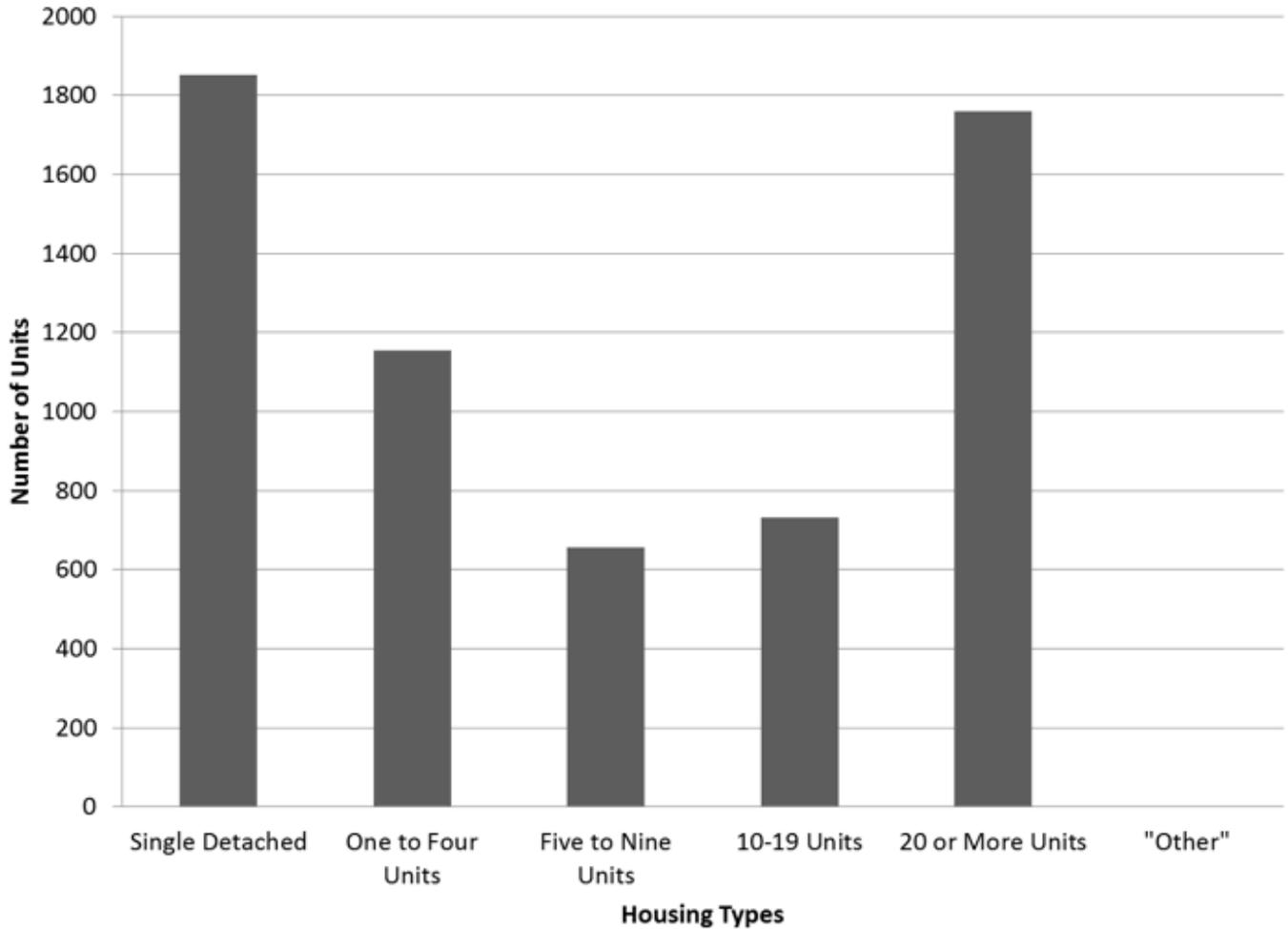


Figure 3. Uptown District Housing Types (“Other” includes mobile homes and boat, etc.).

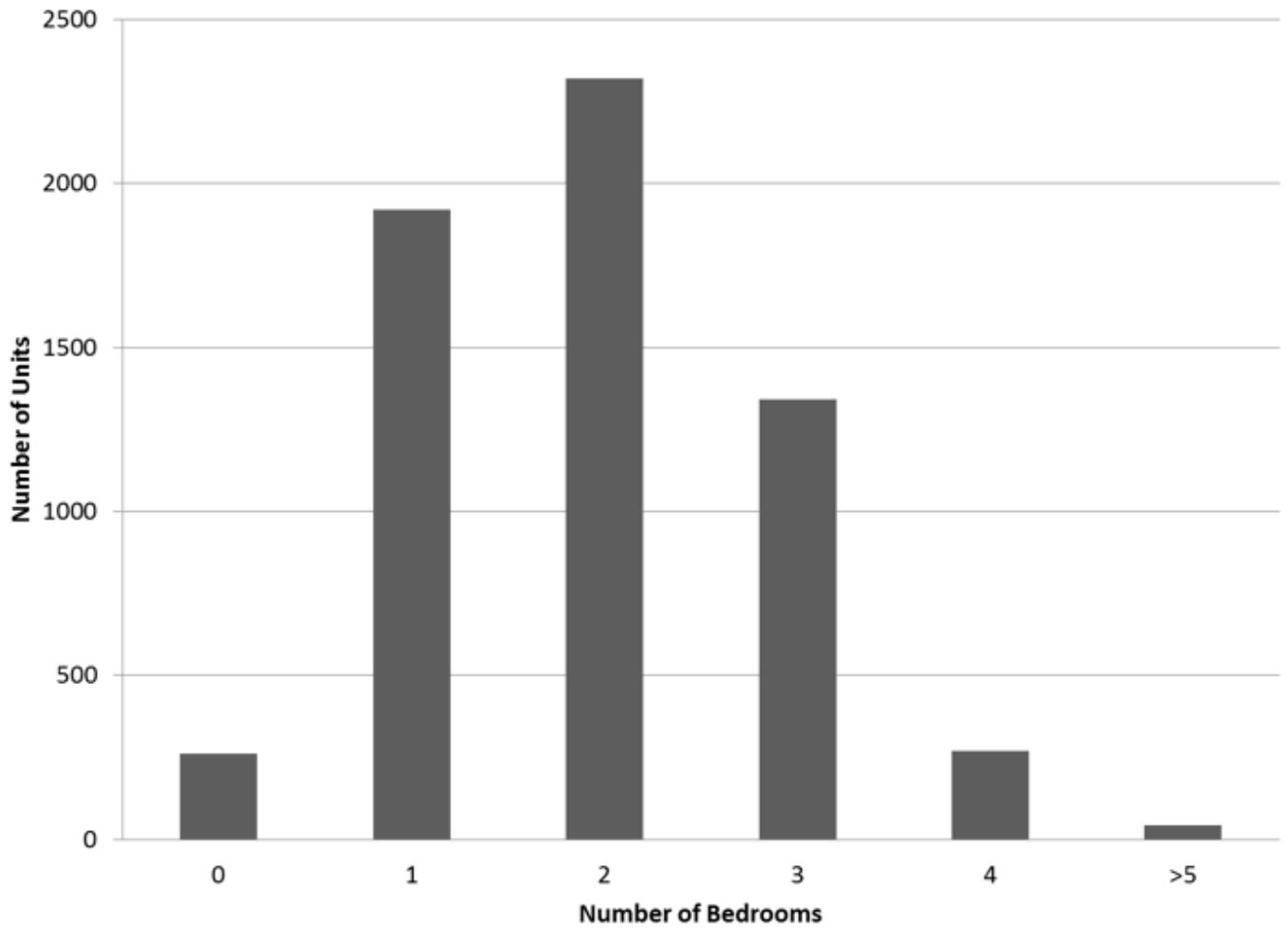


Figure 4. Uptown District Housing Sizes by Number of Bedrooms

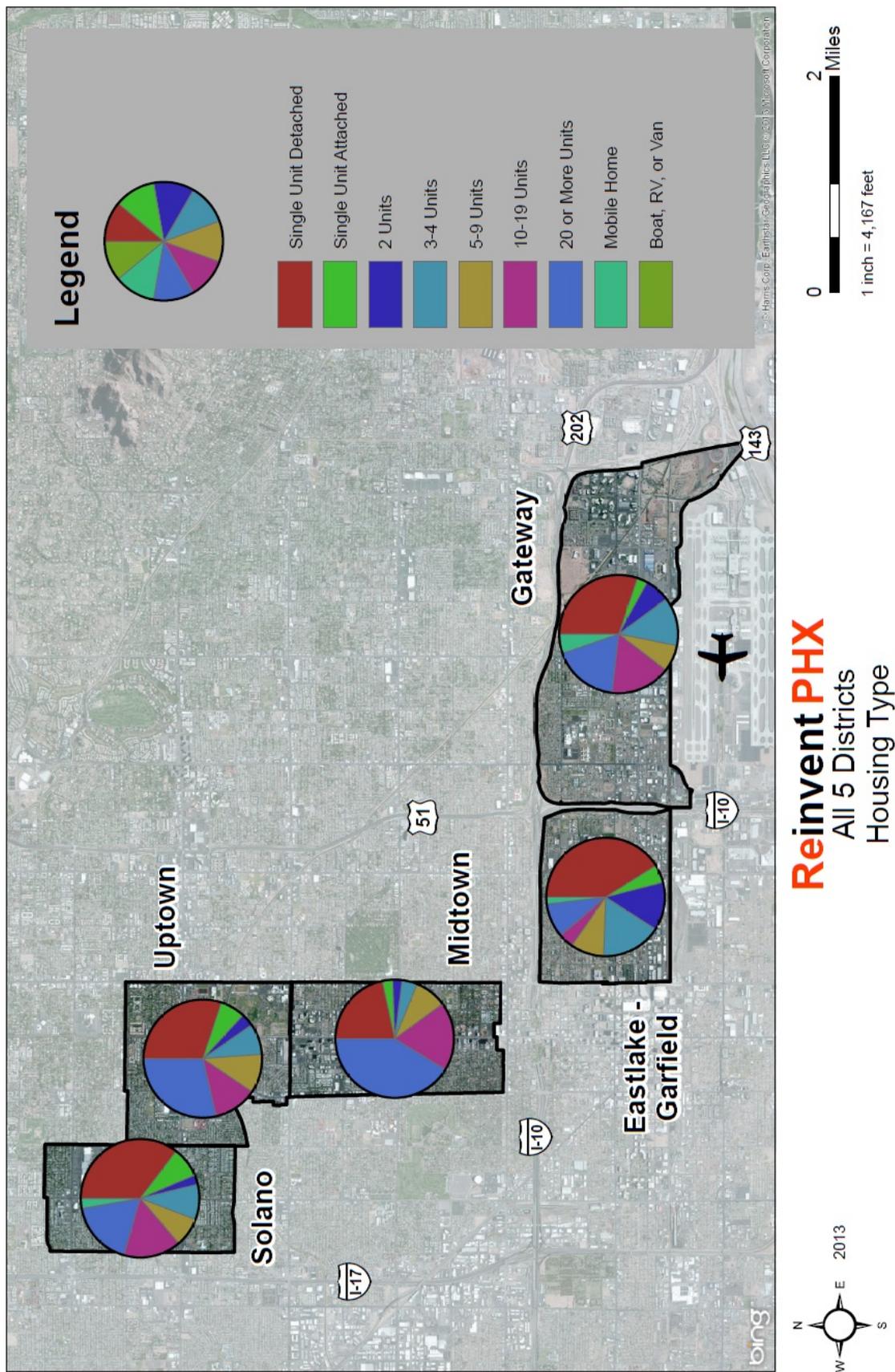


Figure 5. Distribution of Housing Types in the five Reinvent Phoenix Districts.

Housing Age

More than half of Uptown's homes were built before 1980, and about 15% before 1950 (Figure 6). This is both an asset and a liability. Uptown also has experienced little new housing construction, with just over 10% of its homes built in the 2000s. Figure 7 shows that older homes are concentrated in the central and western parts of the district.

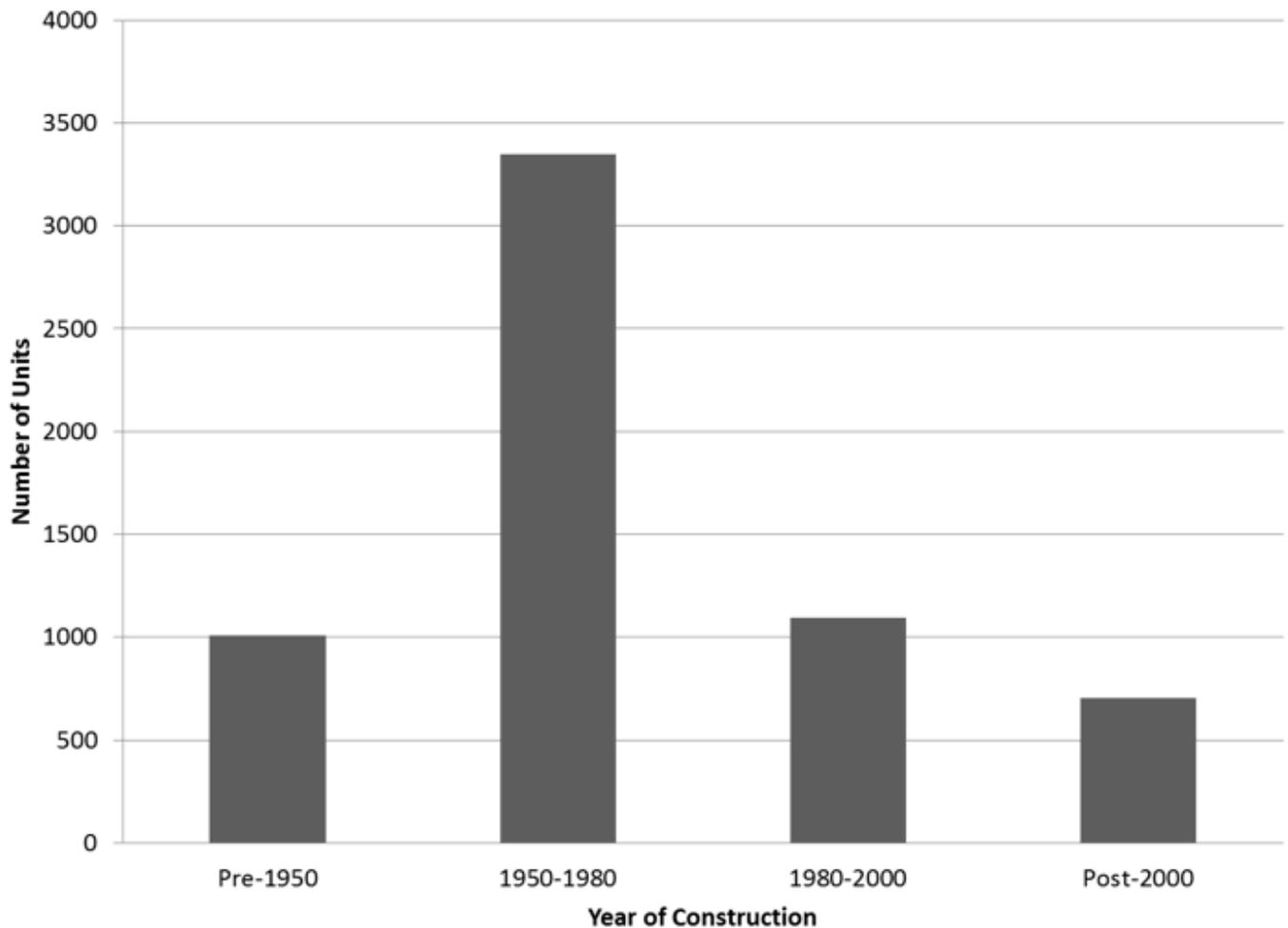


Figure 6. Uptown Housing Age Distribution

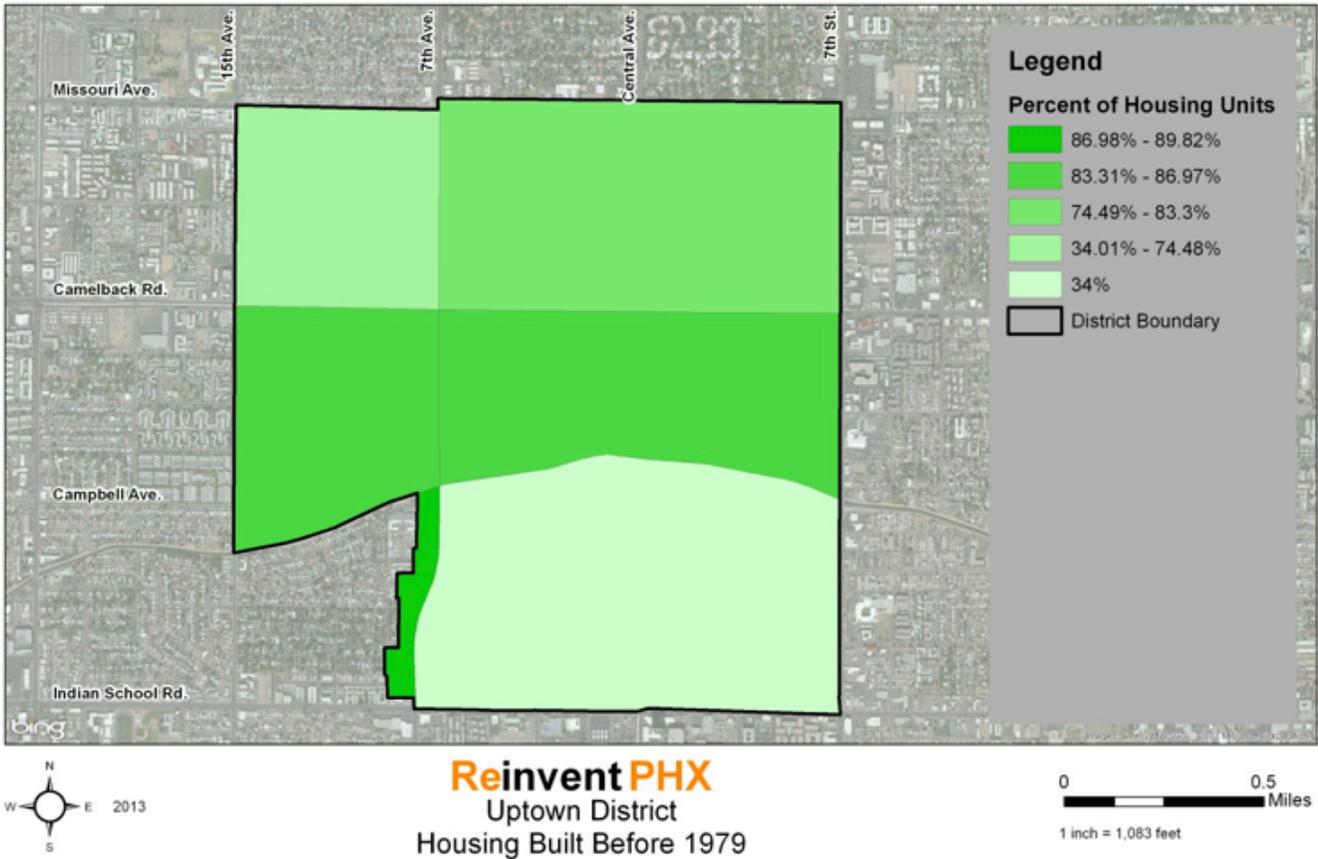


Figure 7. Map of share of housing built before 1979.

Overcrowding

Uptown district has high rates of overcrowding, with 2% of units overcrowded (1 to 1.5 persons per room) and 4% severely overcrowded (greater than 1.5 persons per room).

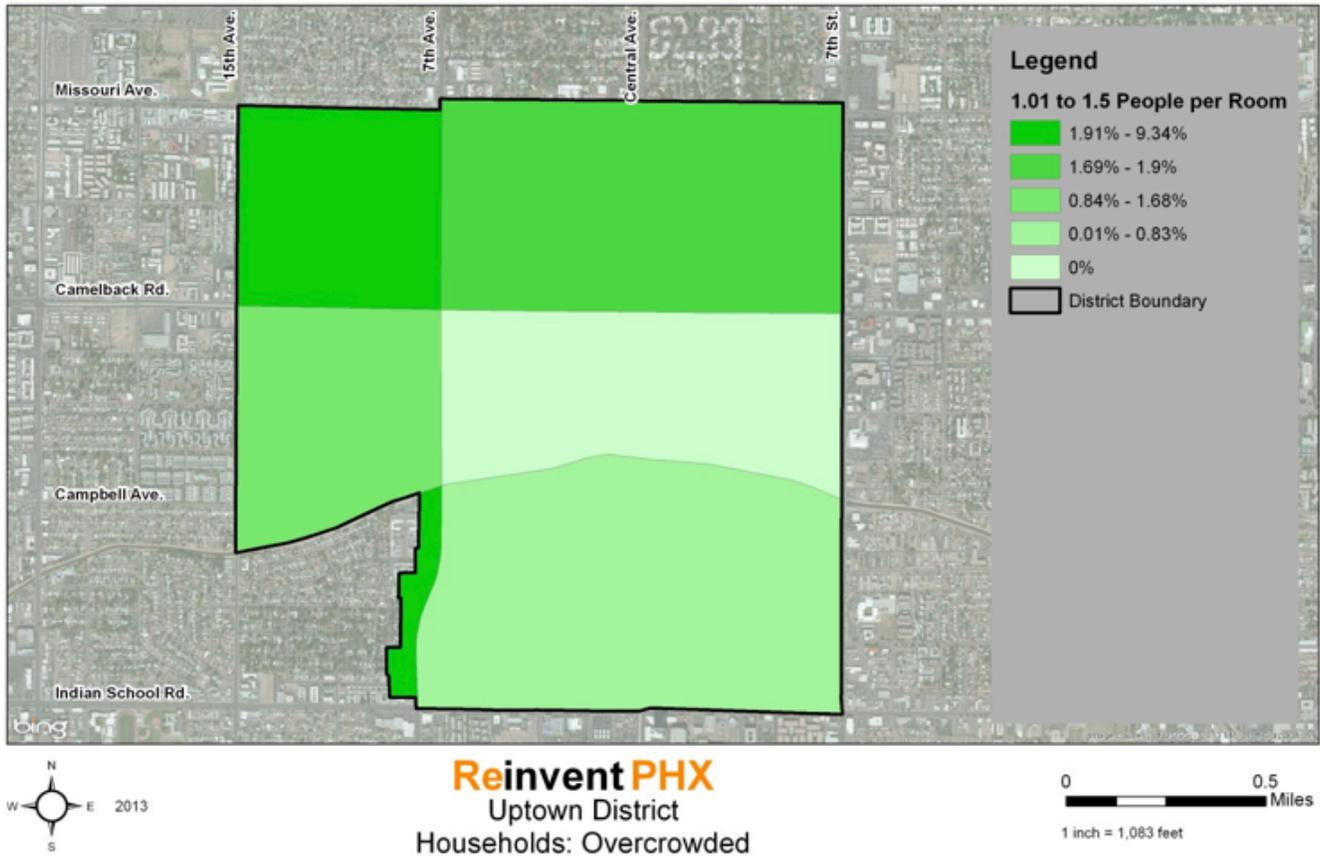


Figure 8. Map of overcrowding rates

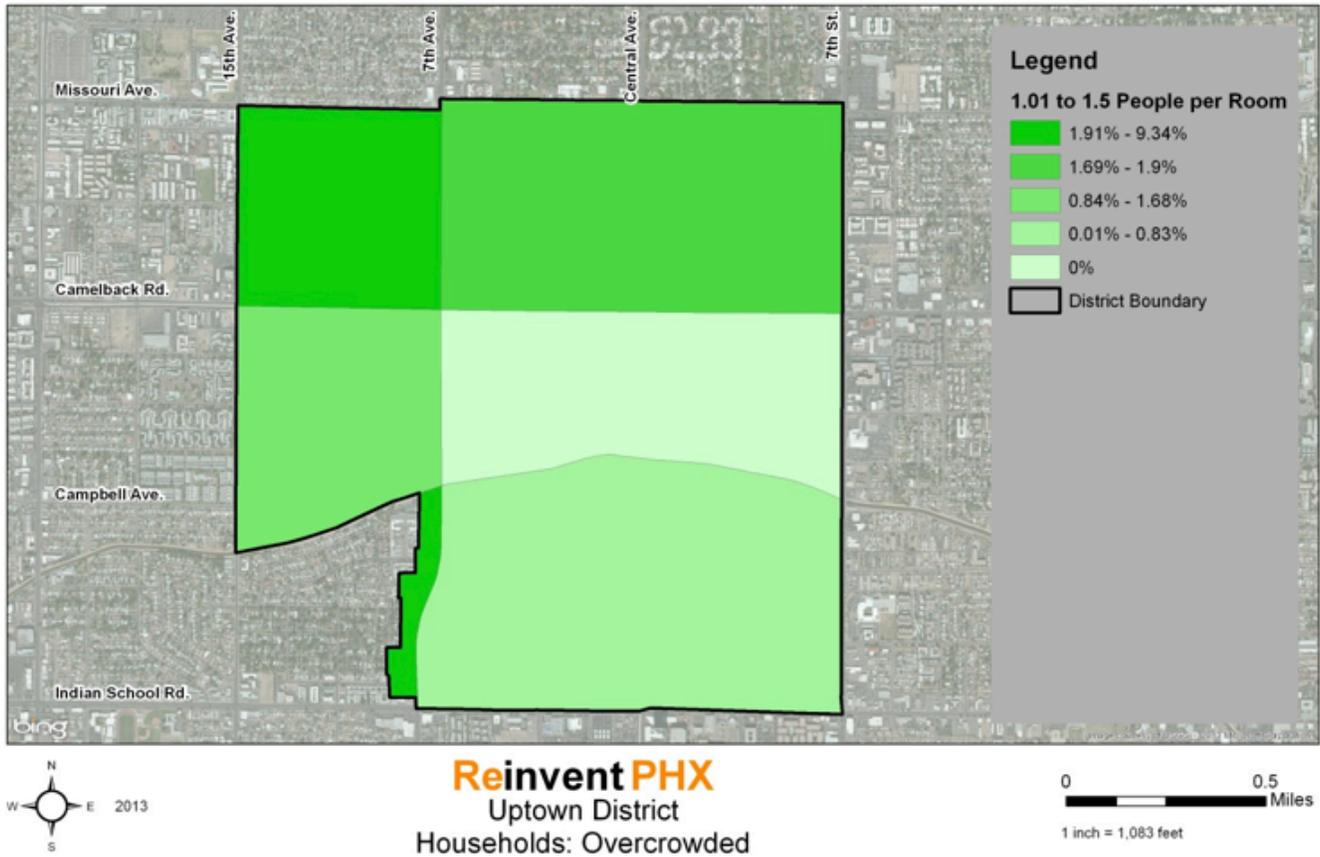


Figure 9. Map of severe overcrowding rates

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. Uptown 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 Uptown District, while Figure 18 shows the work location of Uptown 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.

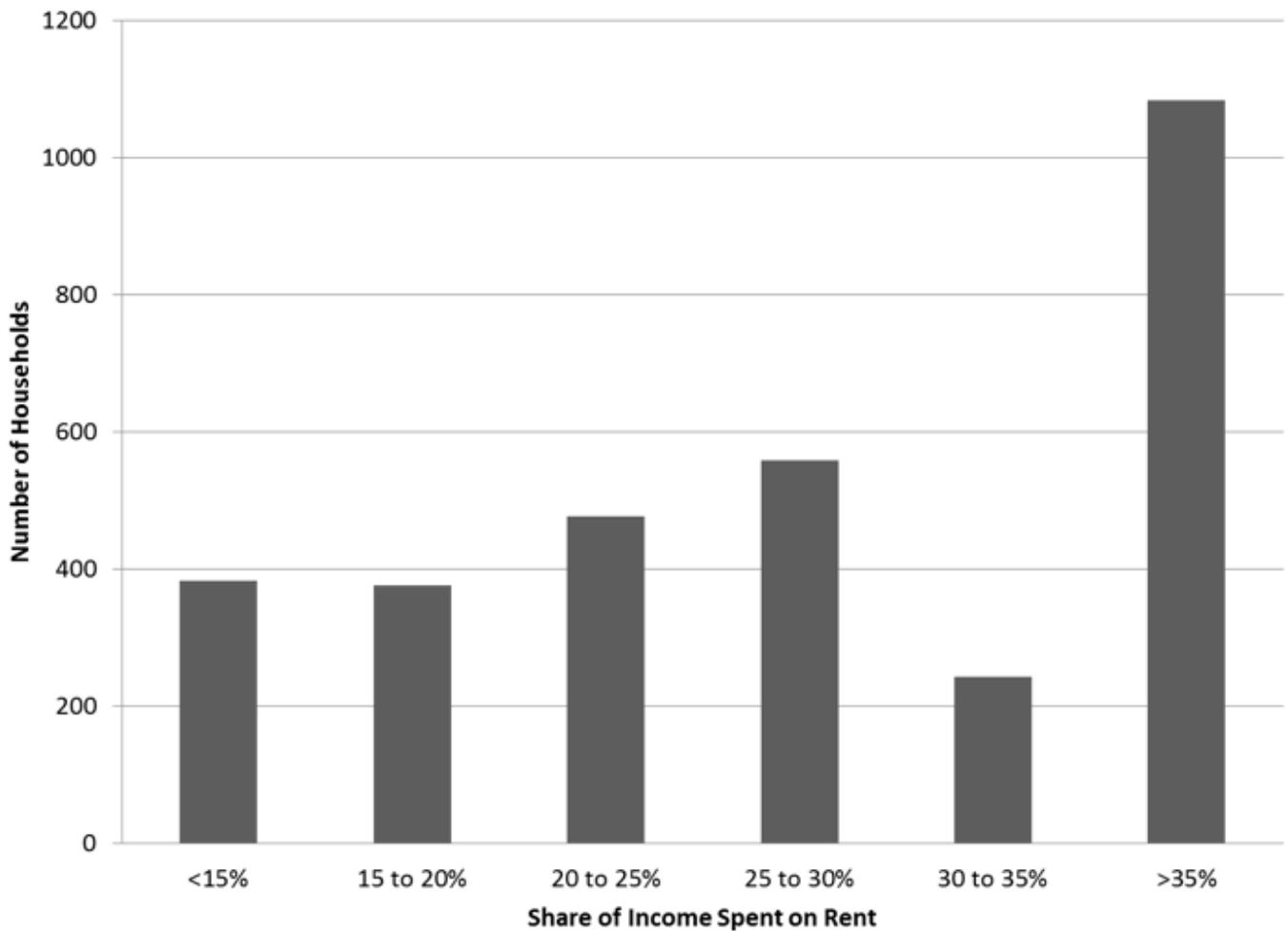


Figure 10. Share of households with different housing burdens.

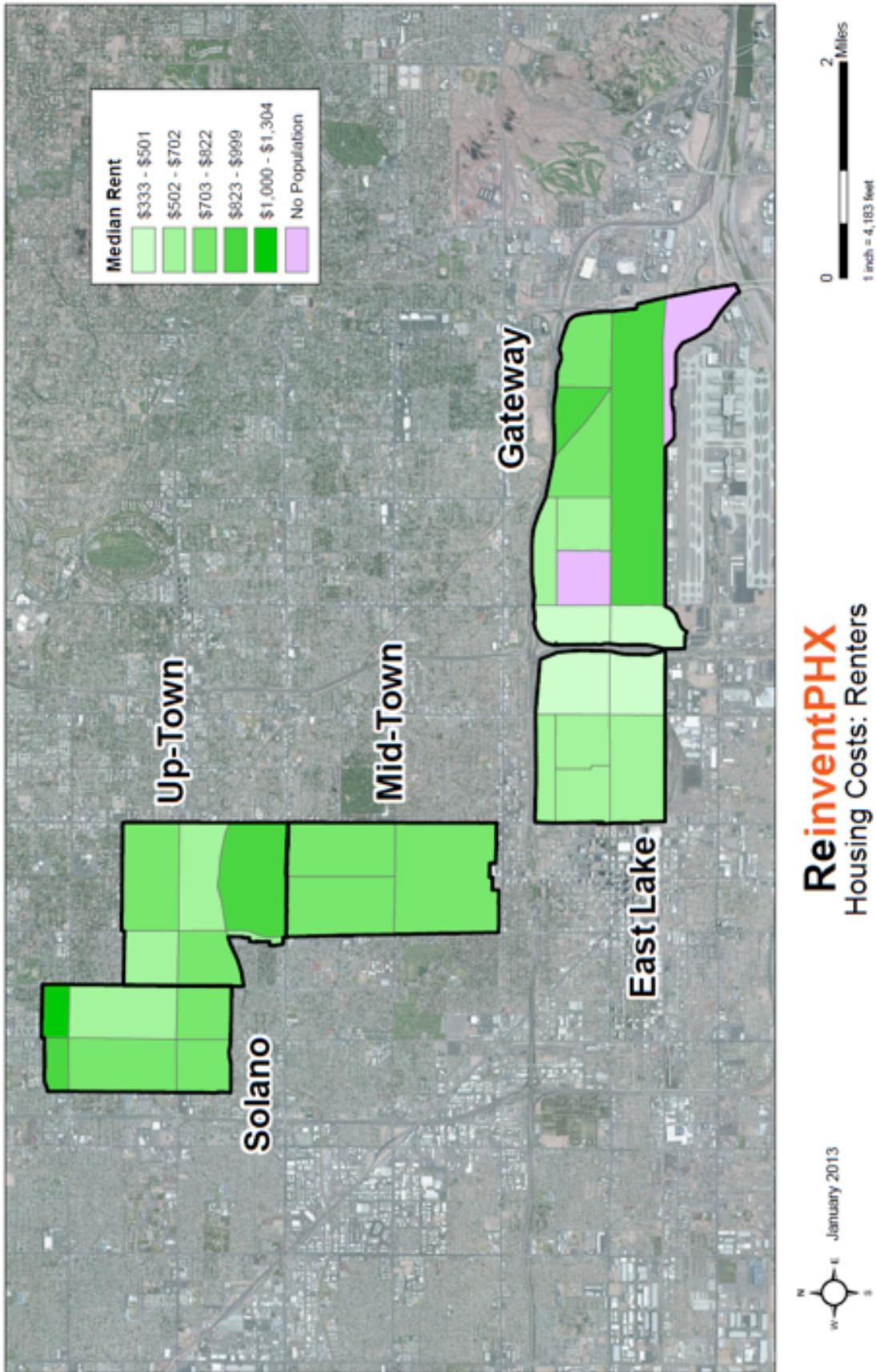


Figure 11. Housing costs for renters in the Reinvent Phoenix districts.

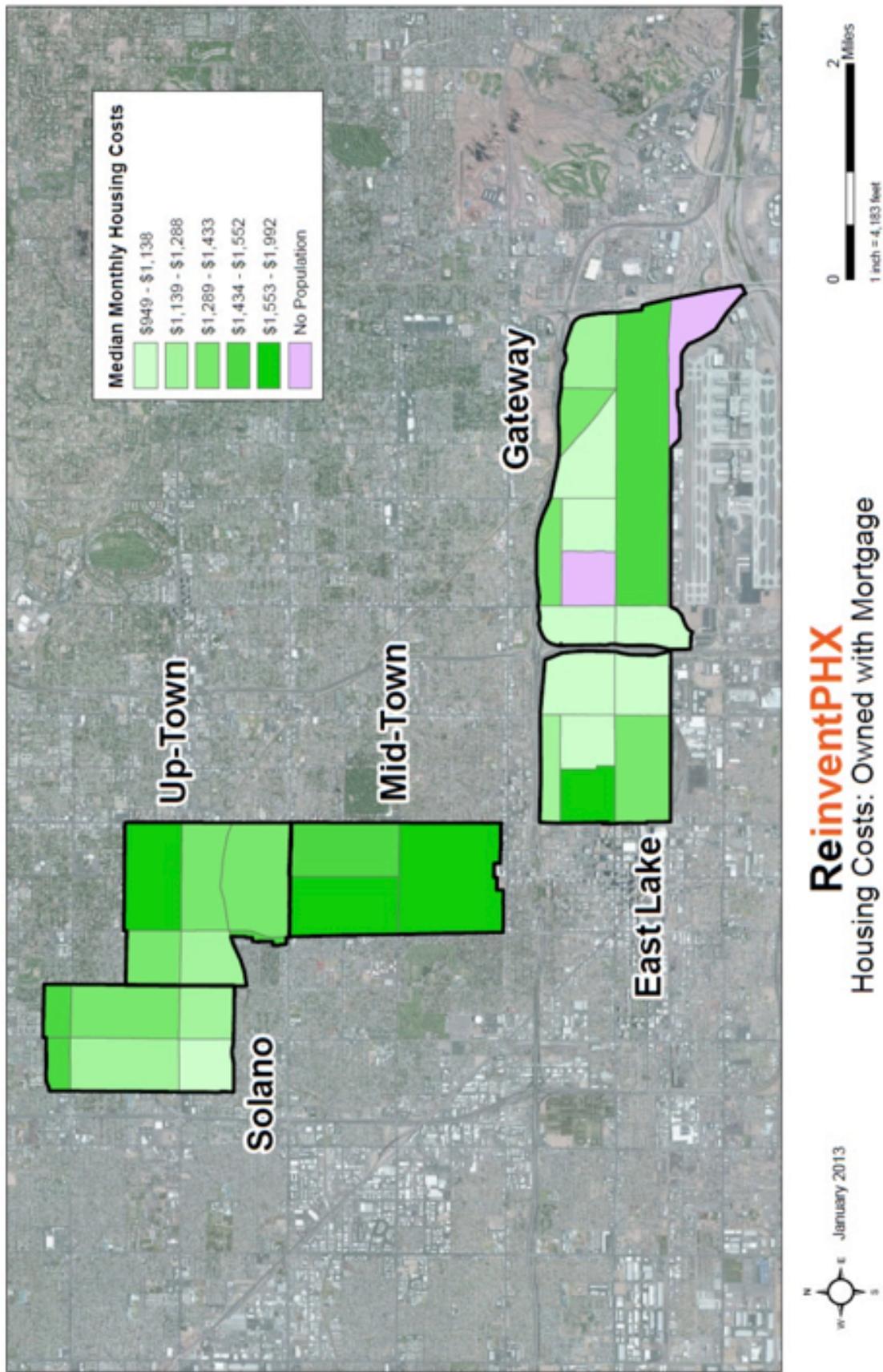


Figure 12. Housing Costs for Owners in the Reinvent Phoenix districts.

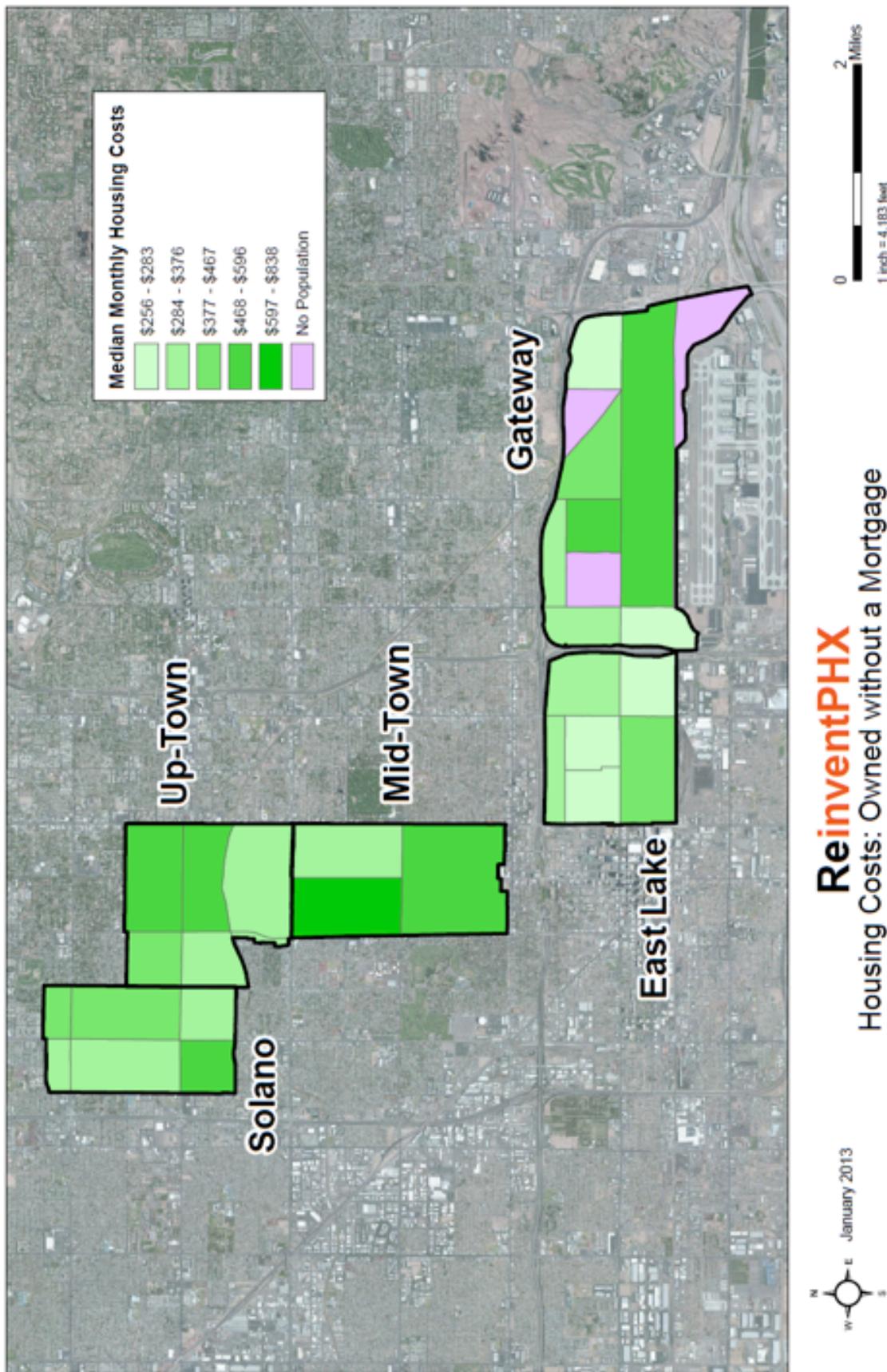


Figure 13. Housing costs for owners without mortgages in the reinvent phoenix districts.

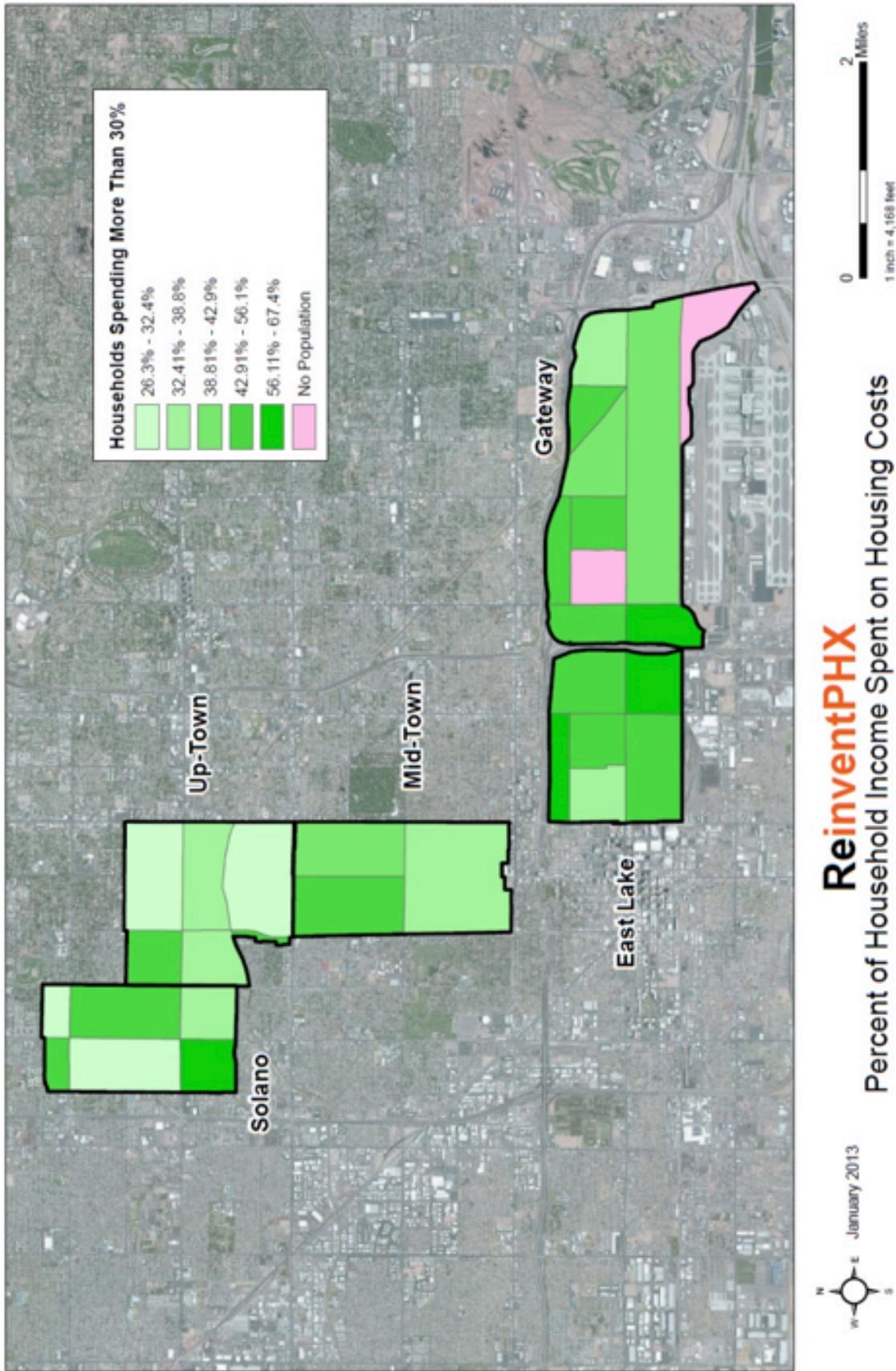


Figure 14. Housing costs-burdened households in the reinvent phoenix districts.

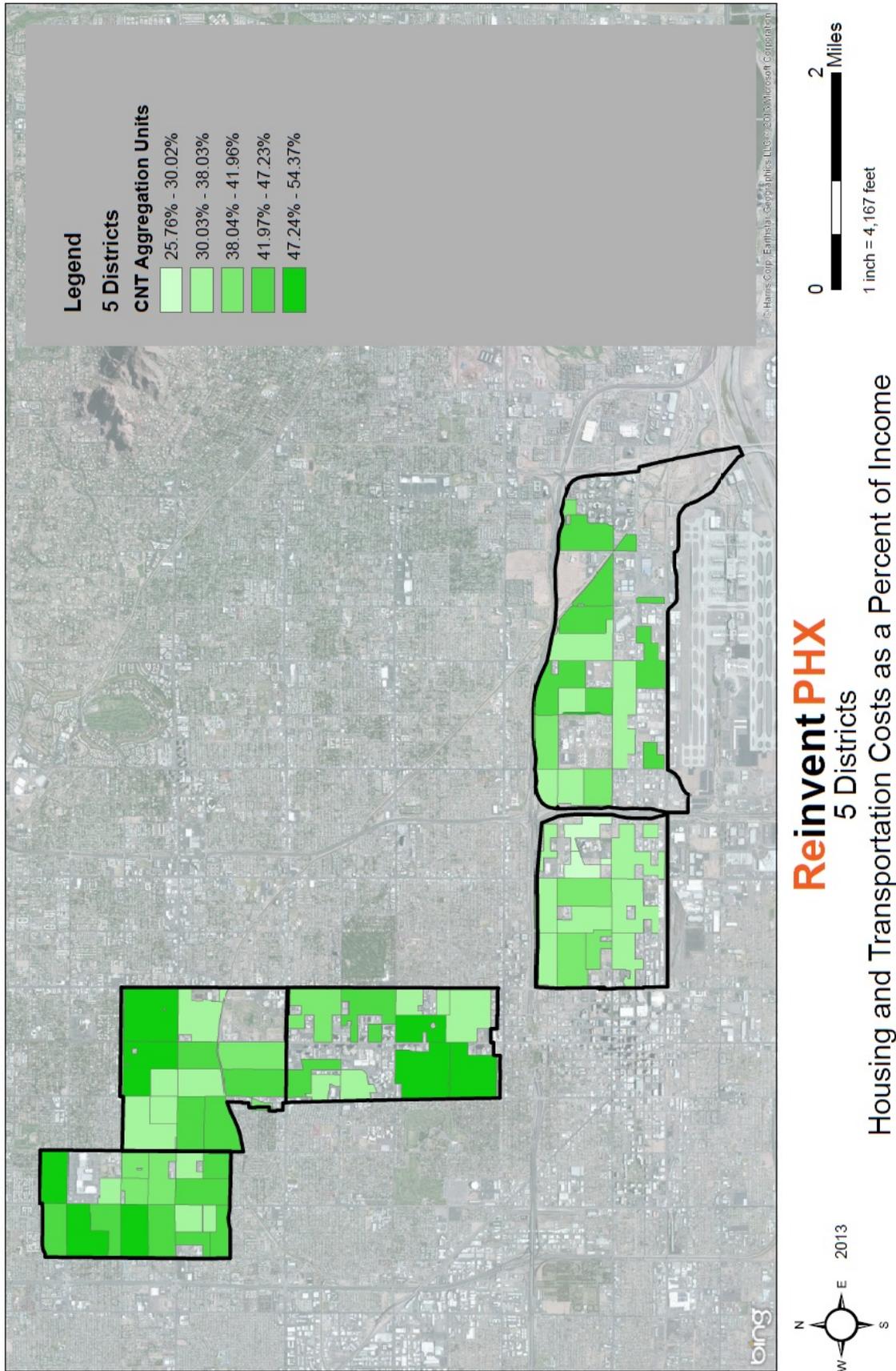


Figure 15. Housing and transportation cost burdens.

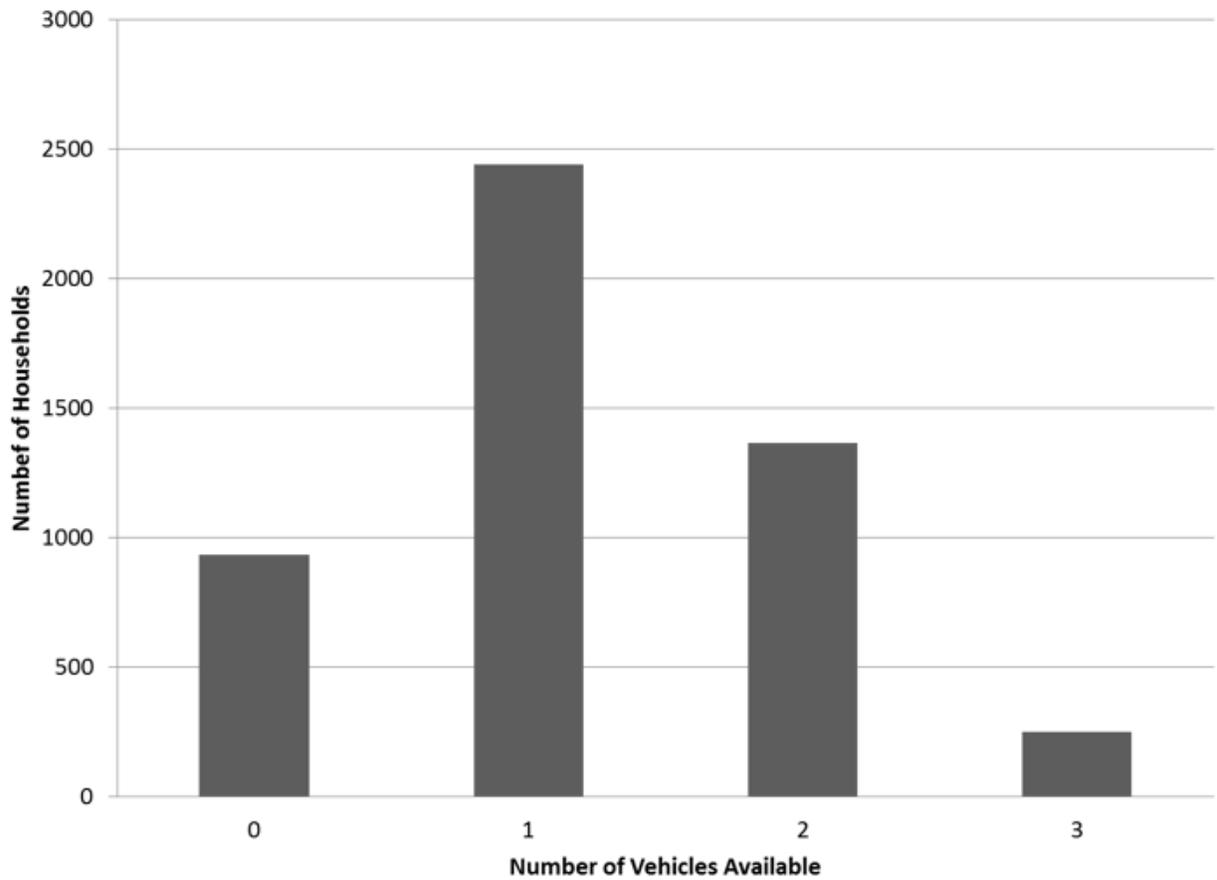


Figure 16. Vehicle ownership in Uptown District

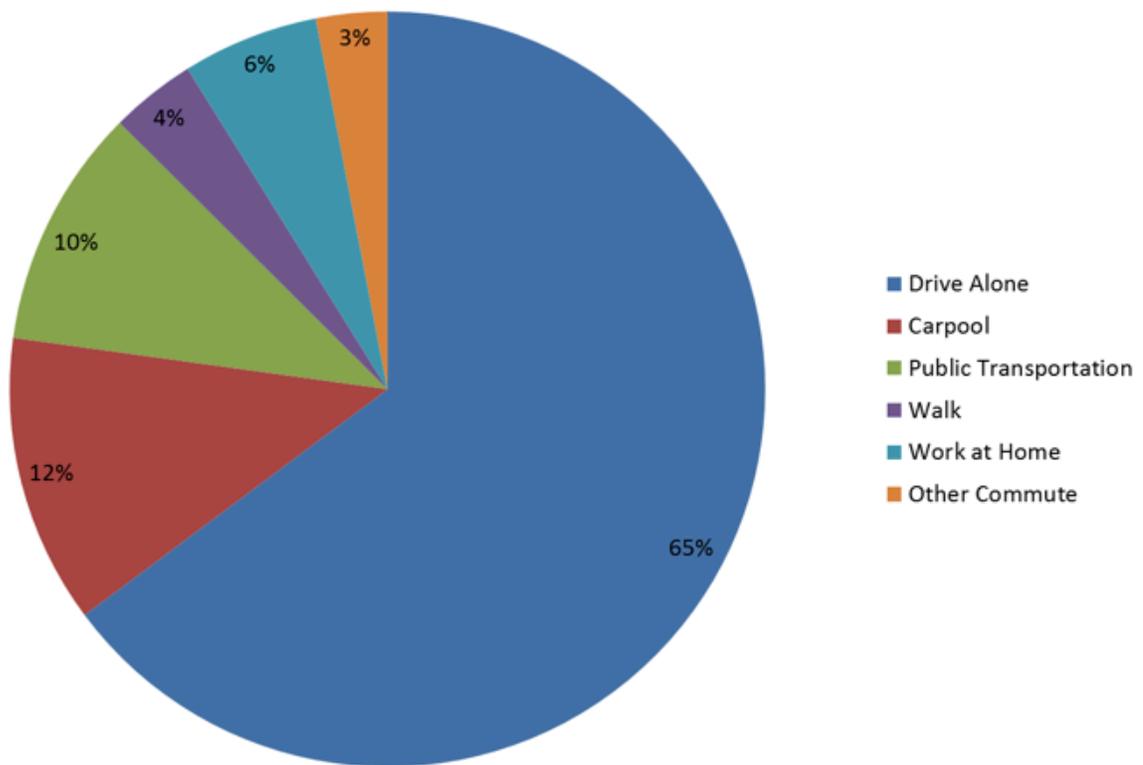


Figure 17. Transportation mode to work for workers in the Uptown District

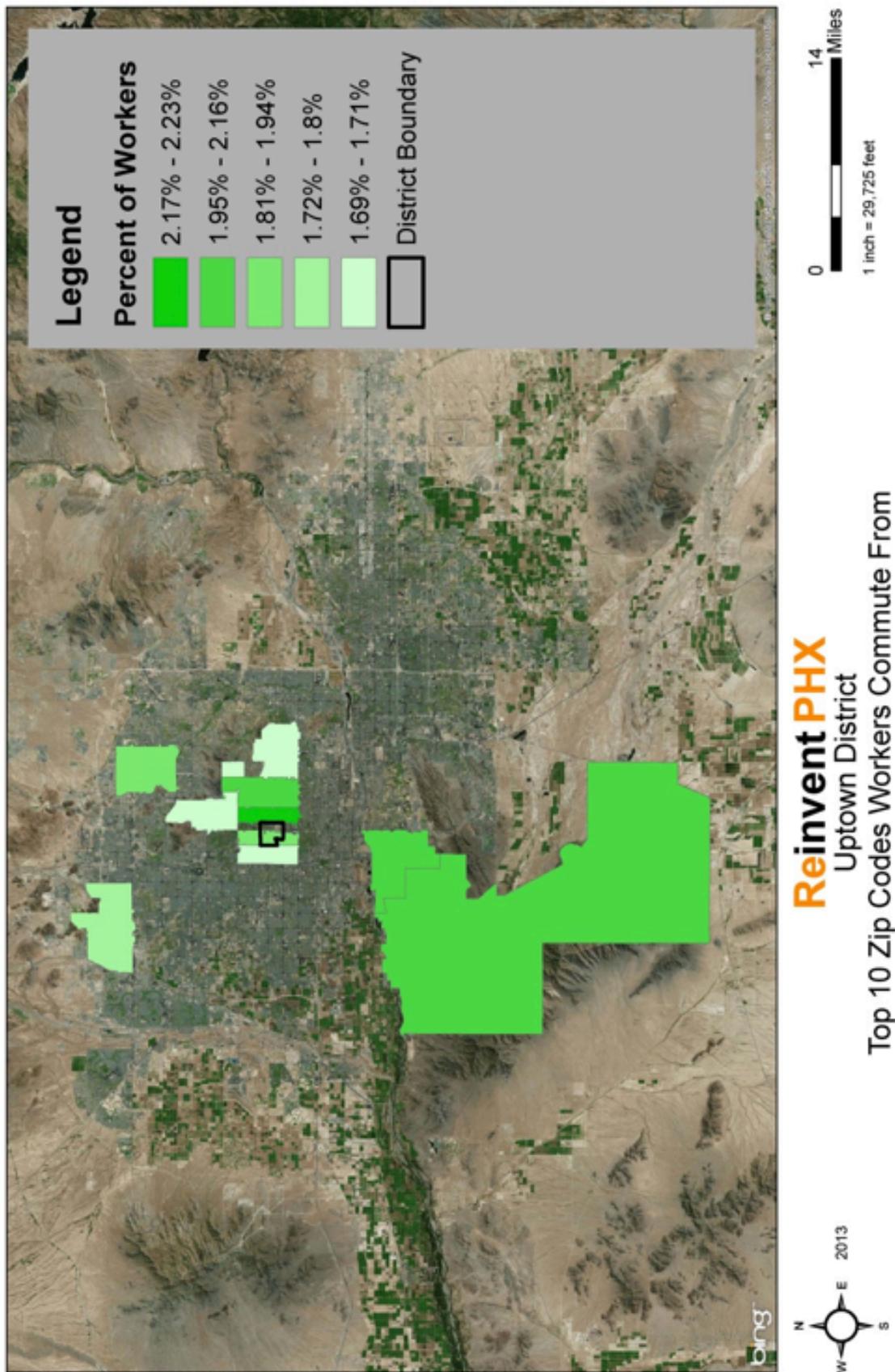


Figure 18. Top ten zip codes for workers who work within the Uptown District

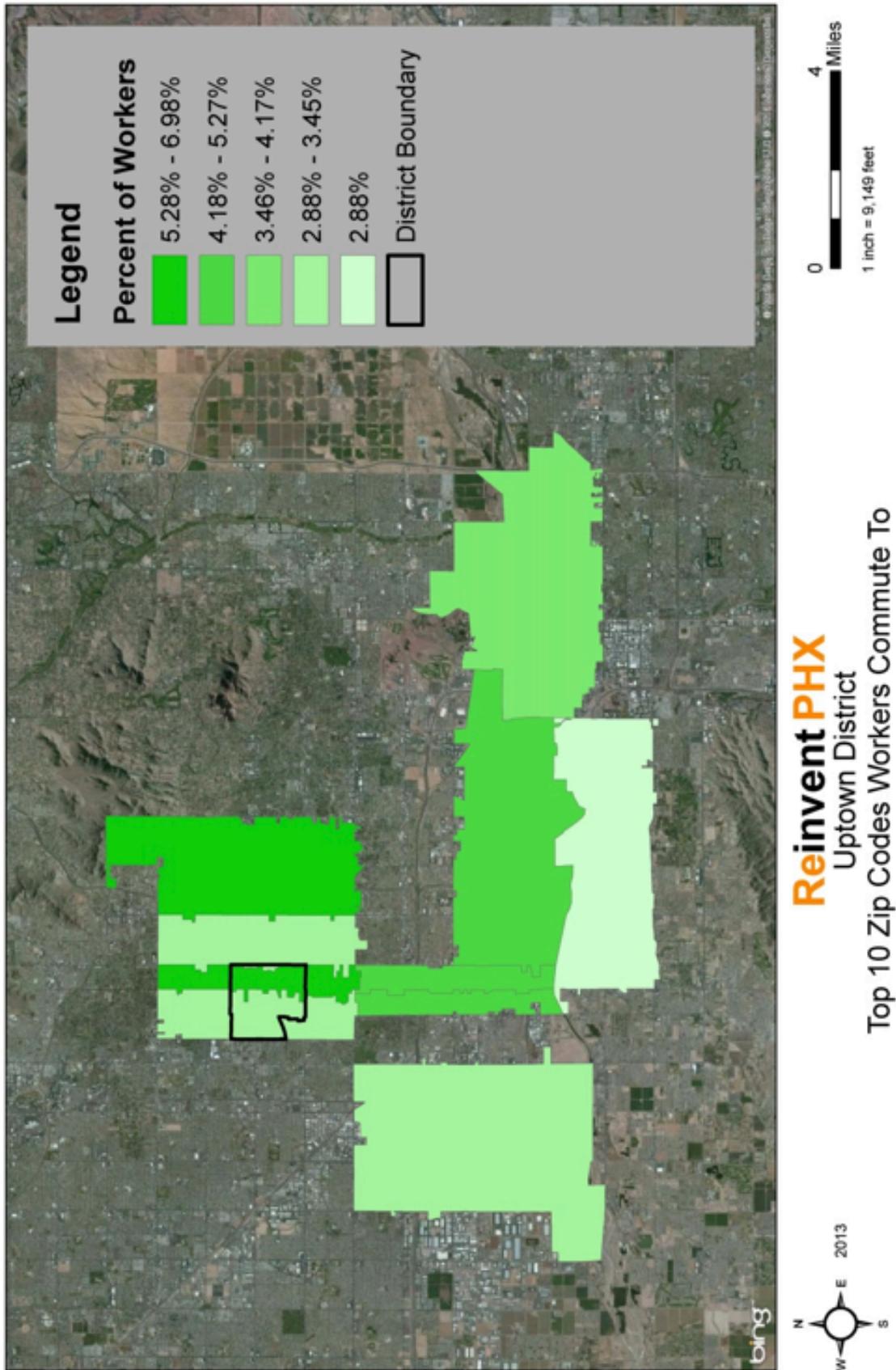


Figure 19. Top ten zip codes to which residents of Uptown District commute

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 Uptown district.

Valuables	Totals	Share of Total or Subtotals
Total Population	11,102	
Total Housing Units	6,155	
Occupied Housing Units	4,986	
Vacant Housing Units	1,168	19.0%
Owner Vacancy Rate	5%	
Rental Vacancy Rate	14%	
Owner Occupied	1,666	33.4%
Renter Occupied	3,320	66.6%
Average Owner Household Size	2	
Average Renter Household Size	2	
1 Person or Less Per Room (Not Overcrowded)	4,686	94.0%
1.01 to 1.5 People Per Room (Overcrowded)	101	2.0%
1.51 People or More Per Room (Extremely Overcrowded)	199	4.0%
Median Value of an Owner Occupied Housing Unit	218,438	
Median Selected Monthly Owned With Mortgage Costs	1,424	
Median Selected Monthly Owned Without Mortgage Costs	467	
Median Rent	766	
Population 16 and Older	8,943	
Workers 16 and Older	5,551	
Civilian Labor Force	6,224	
In Armed Forces	-	0.0%
Employed Civilians	5,614	90.2%
Unemployed Civilians	610	9.8%
Median Household Income	38,658	
Median Household Income Owner	61,397	
Median Household Income Renter	27,642	
Per Capita Income	22,842	
Median Monthly Housing Costs	837	
Median Monthly Housing Costs Owner	1,125	
Median Monthly Housing Costs Renter	766	
Population for whom Poverty Status is Determined	10,898	
Below 100% of Poverty Level	2,659	24.4%
Below 50% of Poverty Level	1,380	12.7%
Below 20% of Poverty Level	4,729	43.4%
Population 25 Years and Older	7,614	
Less than High School Graduate	987	13.0%
High School Graduate	1,247	16.4%
Some College or Associates Degree	2,845	37.4%
Bachelors Degree or Higher	2,535	33.3%

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.

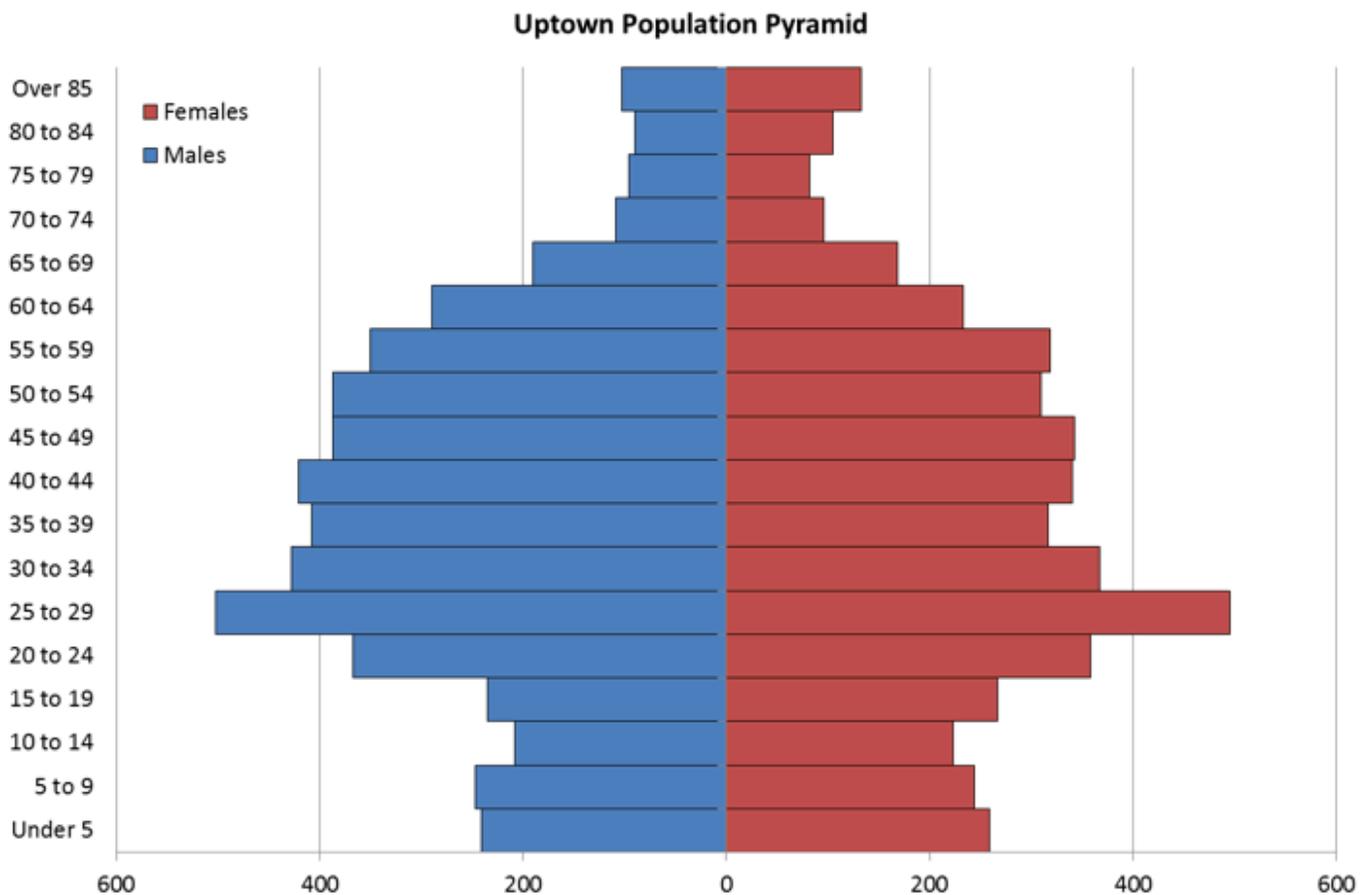


Figure 20. Population Pyramid for the Uptown District.

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 Uptown District.

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

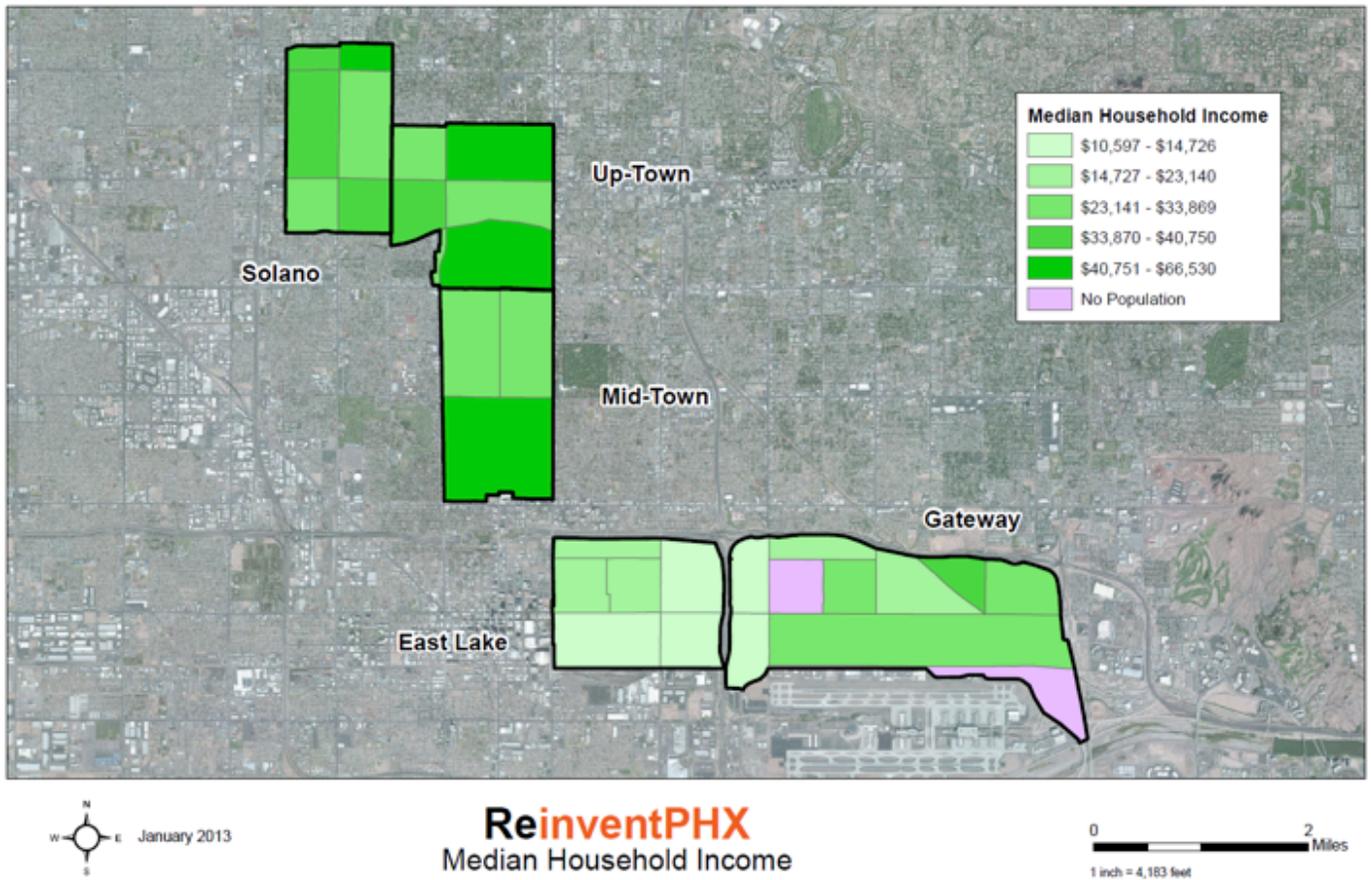


Figure 21. Median Income in the Reinvent Phoenix districts.

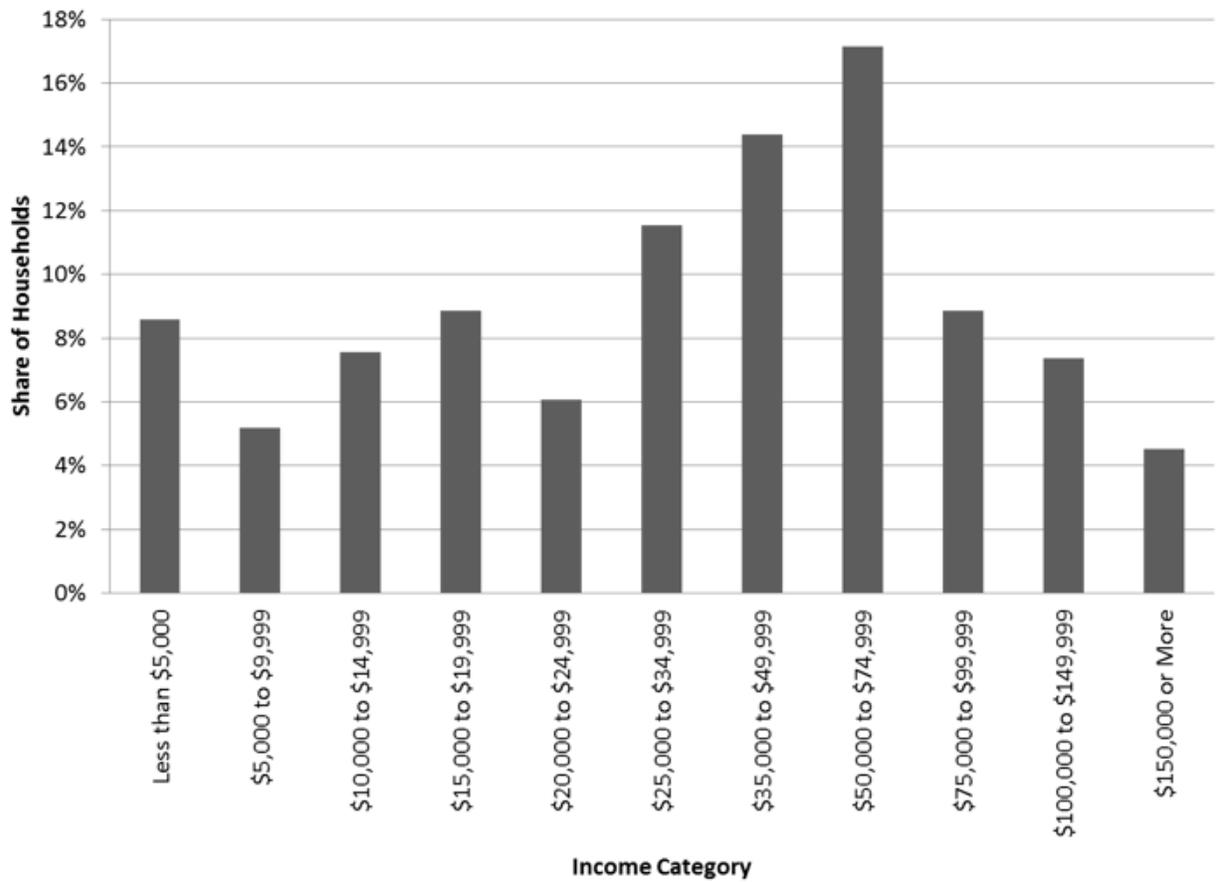


Figure 22. Income distribution in the Uptown districts.

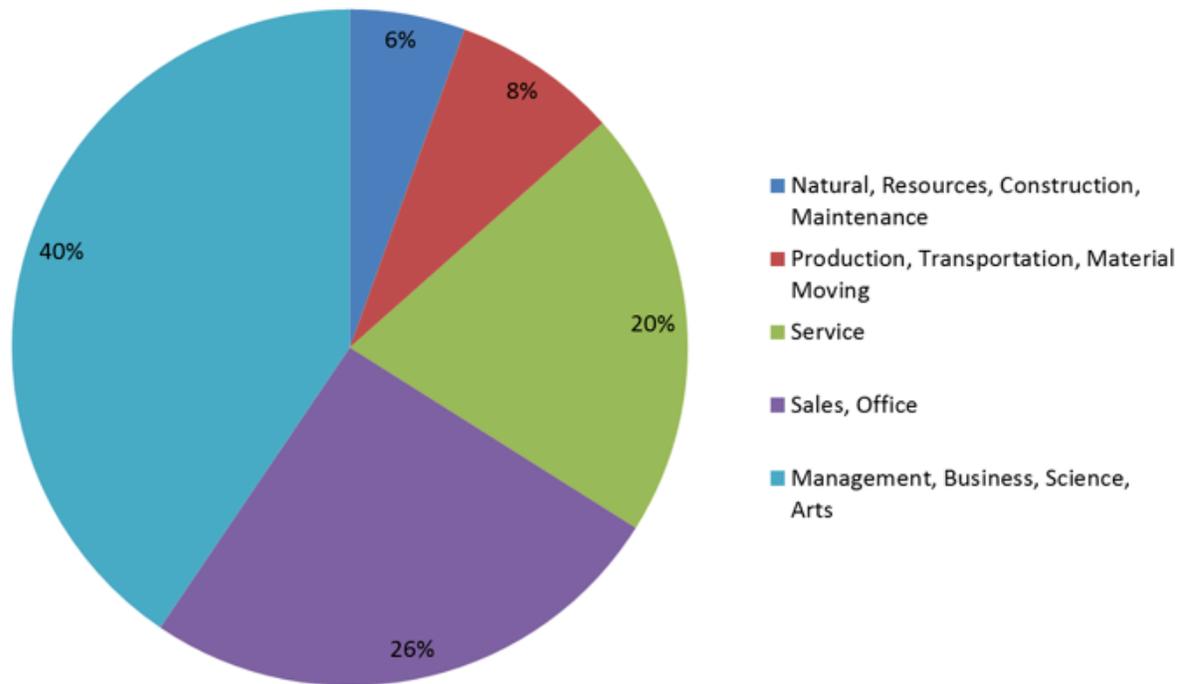


Figure 23. Uptown district residents' occupation types

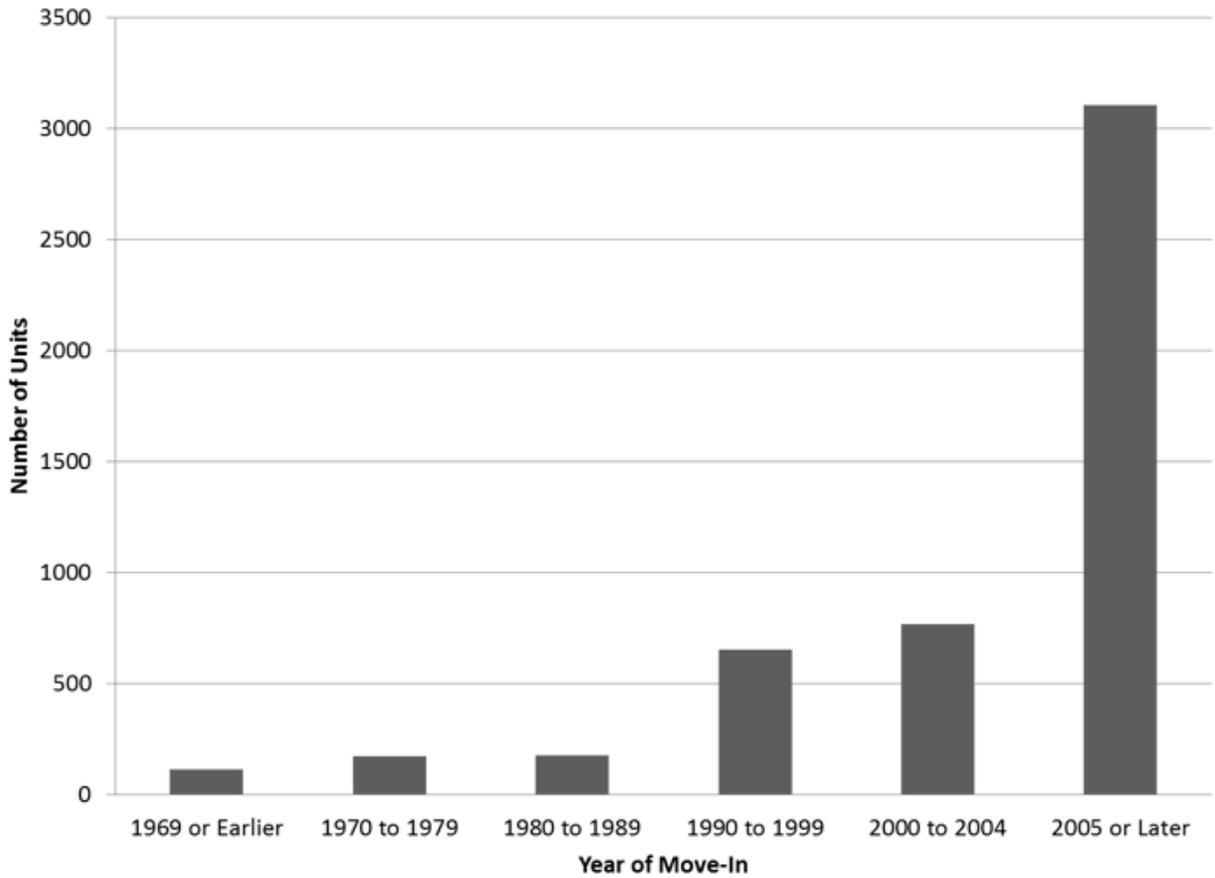


Figure 24. Year of household arrival to the Uptown District

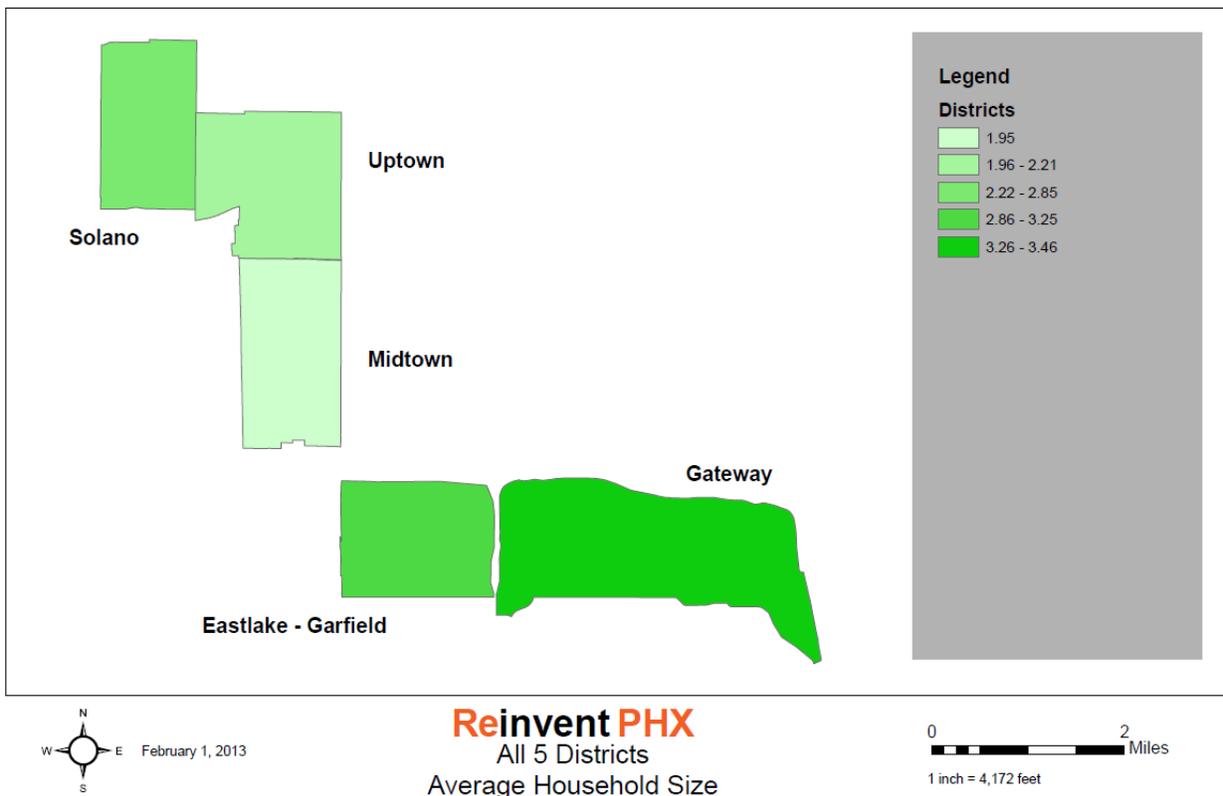


Figure 25. Average household size in the five districts

Zoning and Land Use

Figure 26 shows Uptown's current zoning. Figure 27 shows the moderate amount of vacant land in the district.

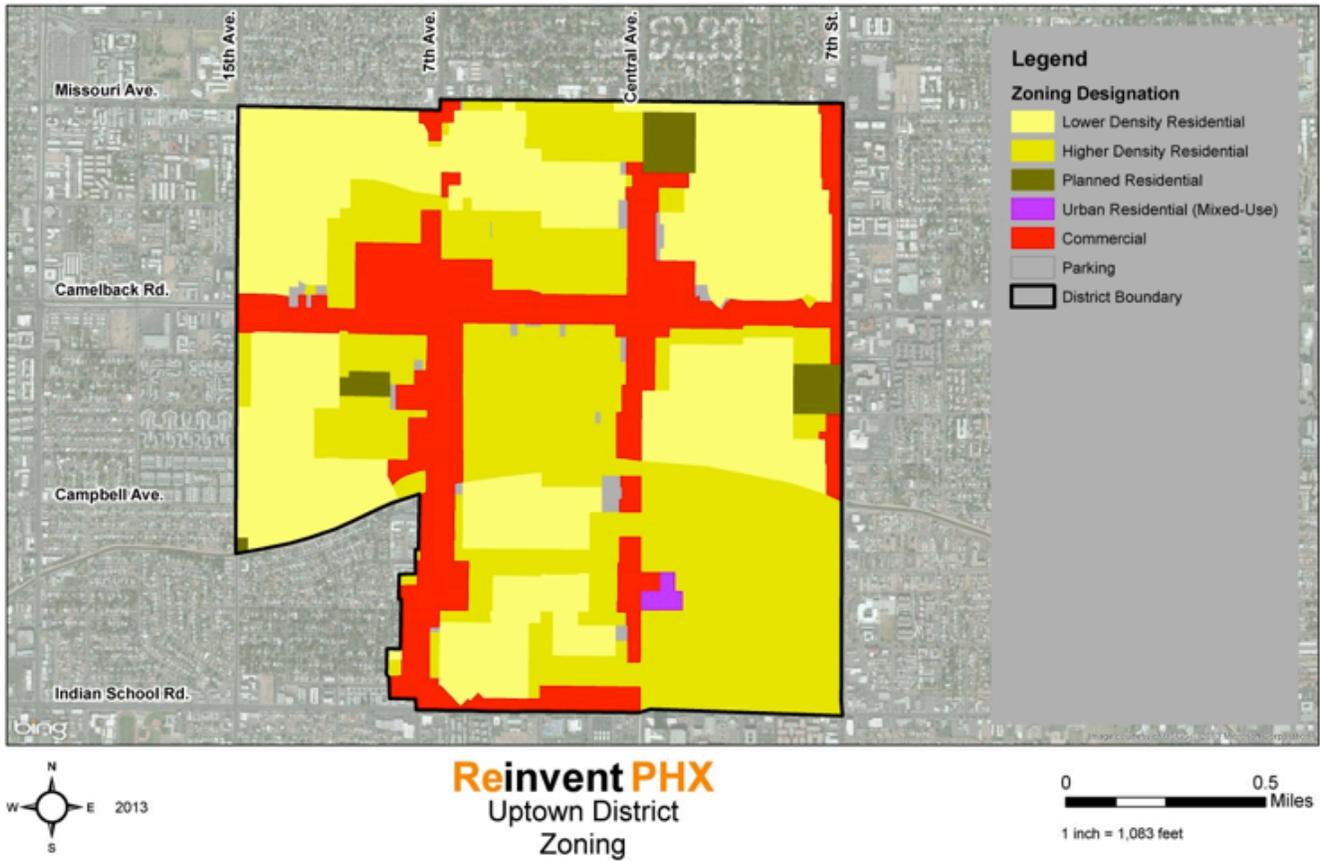


Figure 26: Uptown existing zoning

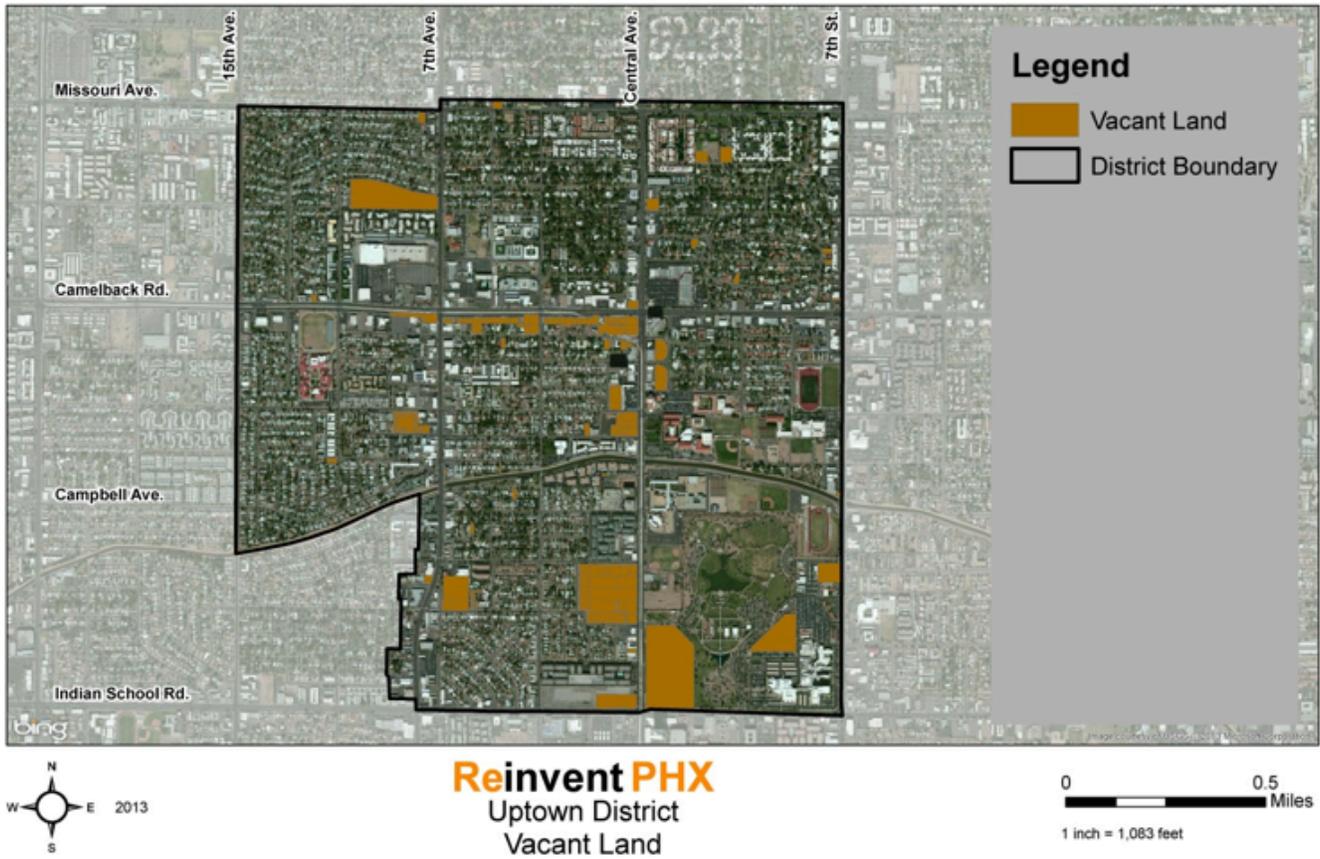


Figure 27: Vacant land in the Uptown District

Historical Parcels

Figure 28 displays the location of historic parcels in Solano.

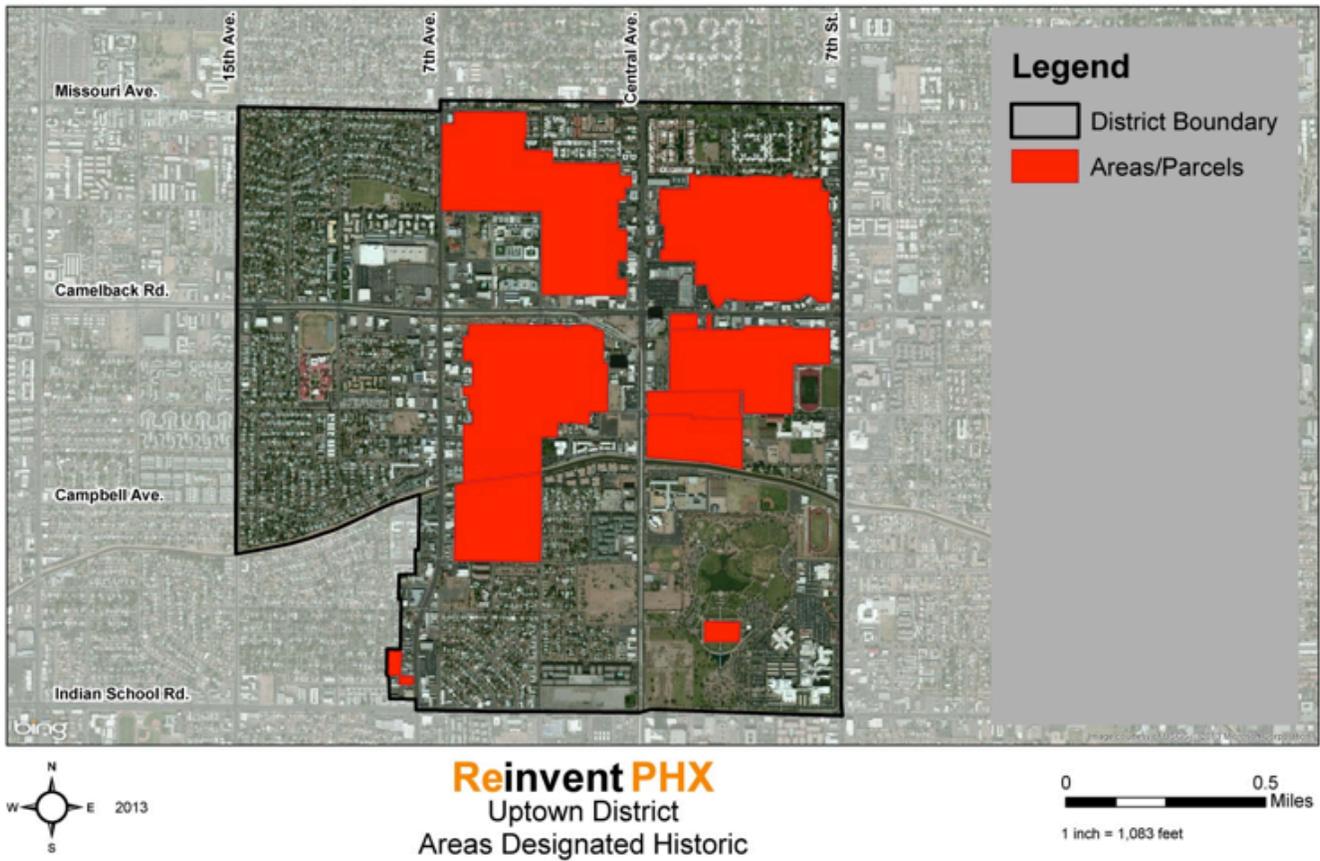


Figure 28: Uptown Historic Areas

Affordable Housing Projects

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

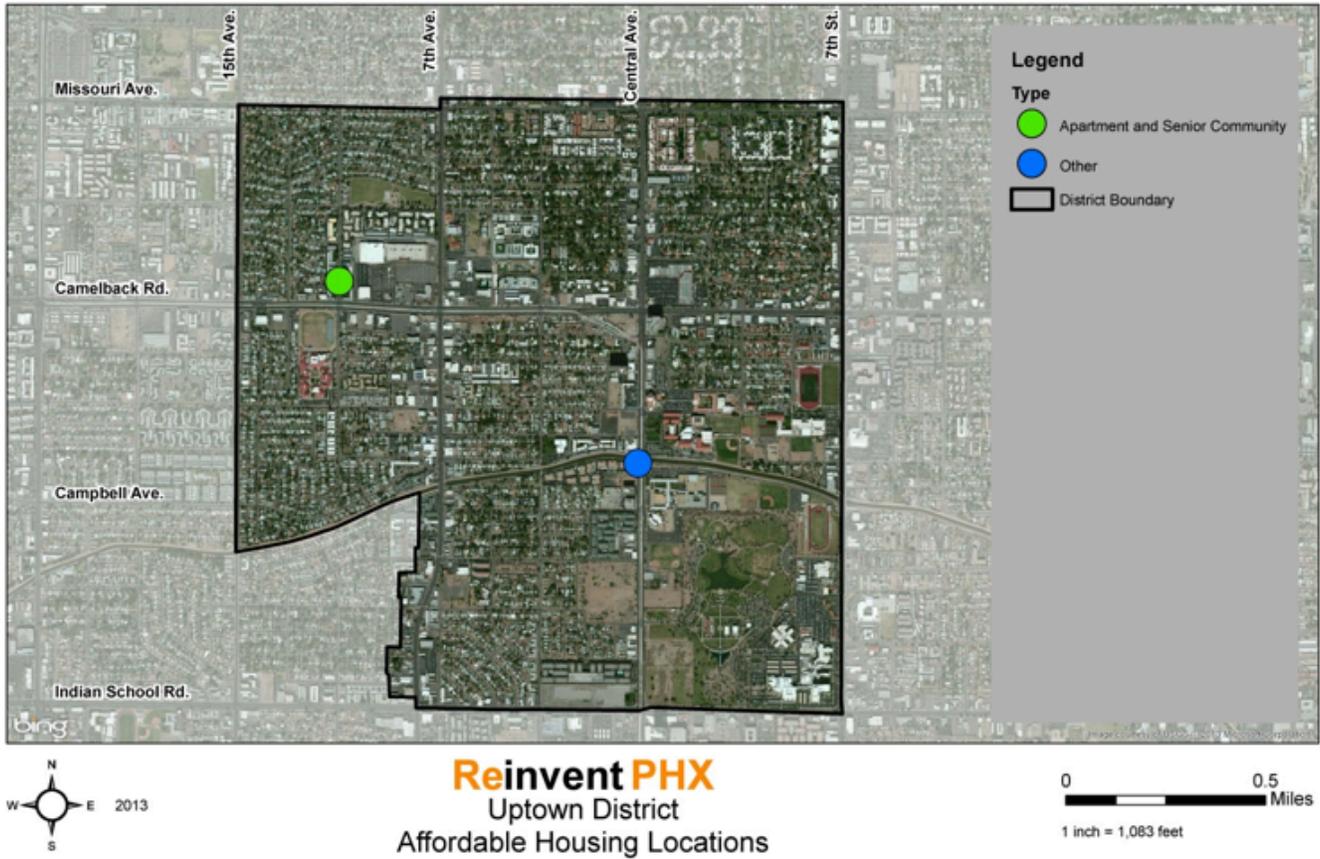


Figure 29: Uptown Affordable Housing Projects

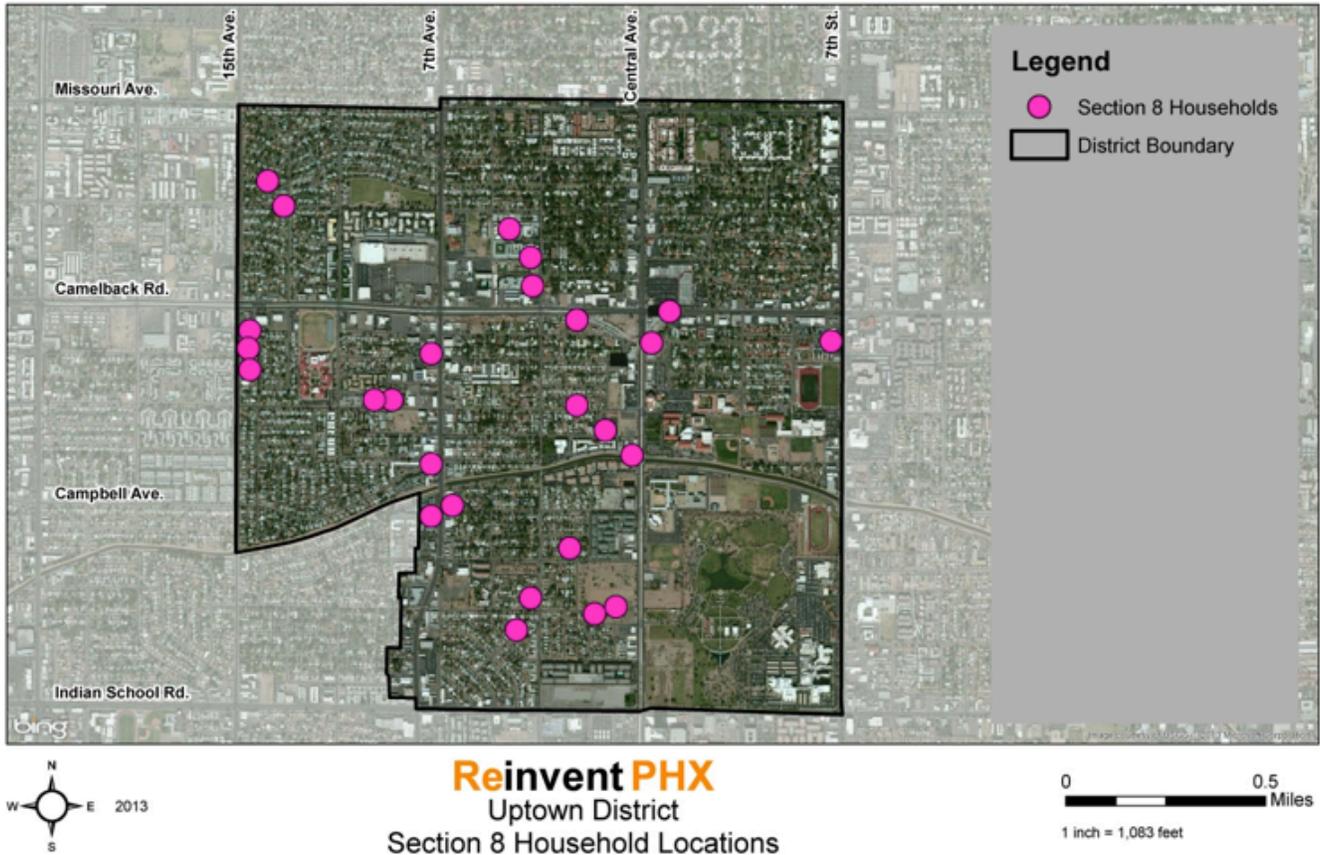


Figure 30: Uptown Section 8 Vouchers

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