

HOPE VI for High Point Baseline Report

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Executive Summary

HOPE VI is a national effort to redevelop troubled public housing developments into mixed-income communities throughout the U.S.; it encompasses more than 115,000 units of public housing nationwide. The U.S. Department of Housing and Urban Development (HUD) awarded the Seattle Housing Authority (SHA) their HOPE VI revitalization grant for High Point on June 26, 2000. By the end of the redevelopment, the land use mix, the combination of housing types, and the resident profile will change, as the redevelopment relocates a portion of the current residents and welcomes new families into a new mixed-income neighborhood.

This outcome evaluation centers on two questions:

- 1. What happens to families as a result of HOPE VI?**
- 2. What are the neighborhood impacts of HOPE VI?**

The focus is based on both the HOPE VI Performance Monitoring and Evaluation Conference that HUD and the Urban Institute sponsored in December 2000 in Washington, DC, as well as discussions with SHA staff regarding the questions that are unanswered about HOPE VI both locally and nationally.

The purpose of this report is to provide a baseline for evaluating change over time at High Point both for families and the neighborhood as a whole.

Who lives at High Point?

High Point in 2000 was a racially and ethnically diverse community. Two-thirds of the community were immigrants or refugees, and nearly two-thirds were not U.S. citizens. Most households onsite (70%) are families with children. Many household heads face poor English language ability and a lack of a high school degree as barriers to increasing self-sufficiency, a goal of the redevelopment. The average household head had lived on-site for three years and paid \$193 in rent. Less than half (44%) of residents had income from work. Furthermore, 85% of High Point residents had incomes at or below 30% of the HUD area median for King County, while 99% of families had incomes at or below 50% of the area median. Most residents reported they had medical and dental insurance, and that transportation was not a problem. Residents are most interested in services that can help them with getting a job and retaining a job.

High Point and the Surrounding Neighborhood

In many ways, the High Point neighborhood is a demographic island, standing between two disparate neighborhoods. The neighborhood is home to higher proportions of racial minorities than any of the surrounding neighborhood and is in marked contrast to the low levels of minority residence to the west. In terms of its Black and Asian population, its proportions are more similar the adjacent neighborhood to the east and to South Seattle than to the rest of West Seattle. It is an outpost for minority homeownership in West Seattle. According to the 1990 Census, the neighborhood has higher rates of poverty than the adjacent neighborhood. It is home to higher proportions of family households than the rest of West Seattle. It has higher proportions of single mothers than the adjacent neighborhood.

The High Point neighborhood has lower housing density than most of the adjacent neighborhood, and, indeed, much of Seattle. It is also an island of rental housing in West Seattle, with higher proportions of rental housing than the adjacent neighborhood. It is distinct in its pattern of mortgage receipt, also, with fewer loans per capita than the adjacent neighborhood and the rest of the city, perhaps due to the relatively large amount of rental housing in the neighborhood. The neighborhood also experiences relatively greater rates of mortgage application denials while being better served than the adjacent neighborhood and the rest of the city by government loans.

In terms of crime, the High Point neighborhood has had fairly stable rates of Part I crime that are comparable to the city as a whole and the neighborhood to the east, but higher than the neighborhood to the west. However, it is more of an island with its consistently higher rates of Part II crimes. The neighborhood's rates of residential burglary, nonresidential burglary, murder, and robbery decreased between 1996 and 2000. Although rates of sexual offenses and vandalism are still higher than the surrounding neighborhood and the rest of the city, the High Point neighborhood has seen reductions in recent years. Specific areas of concern in the High Point neighborhood are increases in the rates of aggravated assault, weapons possession, offenses against families and children, and drug abuse.

The High Point neighborhood is less of an island and more the point of transition when one looks at property values—those to the east are lower, and as one moves west, property values increase, with High Point in the middle of the transition. At the same time, the High Point neighborhood follows similar trends to adjacent neighborhoods and the rest of the city in terms of its new business licenses and closed businesses.

Relocation Preferences and Early Movers

The SHA first asked about resident preferences for relocation in a needs assessment survey in the summer of 2001, roughly a year after the grant was awarded. At that time, the majority of residents said that they would be interested in being at the new High Point—living there after revitalization, remaining during construction, or returning after a temporary move. When asked to prioritize their choice, the majority of residents said they would like to return to a new High Point. The next most popular choice was taking a Section 8 voucher. Residents have been leaving High Point since the grant was announced at a rate of about 20 families a month, and, as of March 2002, 161 families had left, 120 without first receiving one-on-one counseling from SHA staff. The largest proportion of those who have left have gone to non-HUD assisted housing, including moving in with family, moving out of state, purchasing a home, or renting locally. Fairly equal proportions, about a quarter each, have either moved to other SHA units or used a Section 8 voucher.

The moves that residents have made thus far into the private market, either on their own or using Section 8, are clustered in West Seattle and in predominantly racial minority areas of the city—in the south—and southern King County. In contrast, those who live in SHA housing are living in predominantly racial majority areas. Residents may prefer to live among those with similar racial or ethnic backgrounds, or may find affordable rentals most often in South Seattle and southern King County.

Those who moved during this early period tended to be more likely to have income from wages and were more likely to be households with minors. Movers had higher annual wages in 2000 and higher annual overall incomes. They received TANF at roughly the same rates as those who stayed.

Conclusion

As a national effort, the HOPE program has as its goal the transformation of over 100,000 units of public housing nationwide. Furthermore, this transformation is supposed to be combined with an comprehensive infusion of services to help individuals on site increase their ability to be self-sufficient. Indeed, the HOPE VI redevelopment of High Point will transform the development and the neighborhood, bringing change for the families who live at the new High Point and to the neighborhood as a whole.

Families will either end up living at the new High Point or moving elsewhere. The challenge for the redevelopment is helping each able-bodied family to gain the English language ability, education, skills, and

employment they need to improve their job outcomes while not losing the high rates of insurance, medical, and dental care.

The neighborhood in and around High Point will experience a transformation as a result of the redevelopment. Where 85% of the predevelopment population had incomes under 30% of median, only 29% of the post-development High Point will. Currently a demographic island in West Seattle, the High Point neighborhood may begin to look more demographically like the rest of West Seattle. Alternatively, the redevelopment may enhance its current role as a bastion of minority homeownership in West Seattle.

Relocation records as of March 31, 2001 indicate that 161 families had moved. Many of those who have moved have either clustered in West Seattle or moved to South Seattle or southern King County. Only those who have transferred to other SHA housing live in predominantly white areas of the city, unlike those moving into the private housing market or using Section 8 vouchers. The areas of clustering, aside from being the predominantly minority areas of Seattle and King County are also may be places where affordable rentals may be found. Whether preferences for racially or ethnically similar neighbors or the quest for affordable housing is driving the pattern is unknown. Further relocation may occur in a different pattern as residents undergo one-on-one relocation counseling.

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I. Introduction

HOPE VI is a national effort to redevelop troubled public housing into mixed-income communities throughout the U.S. The grant program began in 1992, arising out of the recommendations of the National Commission on Severely Distressed Public Housing (U.S. Department of Housing and Urban Development 2002). Since its authorization in 1993, the HOPE VI program has awarded grants in 98 cities and 163 public housing communities (Housing Research Foundation 2001), encompassing more than 115,000 units of public housing (U.S. Department of Housing and Urban Development 2002). Its goals are to

- Change the physical shape of public housing;
- Establish positive incentives for resident self-sufficiency and comprehensive services that empower residents;
- Lessen concentrations of poverty by placing public housing in non-poverty neighborhoods and promoting mixed-income communities;
- Forge partnerships with other agencies, local governments, nonprofit organizations, and private businesses to leverage support and resources. (U.S. Department of Housing and Urban Development 2002).

HUD awarded a HOPE VI revitalization grant to the SHA on June 26, 2000 to redevelop over the next five years a garden community that was built in 1942 as temporary housing for World War II workers. Originally, 1300 units were on-site. By the 1970s, distress or location in landslide prone areas had caused the demolition of 550 units. By 2000, 716 units on-site were occupied by public housing residents; the rest housed social service providers. Over the next five years, redevelopment's goals are to:

- Assure the short and long term well being of High Point residents with new opportunities for quality housing and self-sufficiency.
- Reintegrate the High Point community into greater West Seattle.
- Develop a mixed-income community enhanced by public amenities such as new trails, a new public library, grocery store, clinic, and more.
- Build quality housing, safe streets, and environmentally sustainable infrastructure (Mithun, Street & Associates, SvR Design Company, and Nakano Associates 2002).

By the end of the redevelopment, the land use mix, the combination of housing types, and the resident profile will change. In 2000, all the housing on-site was available to people with incomes of less than 80% of the area

median, although 85% of residents qualified as very low income, with incomes at or below 30% of the area median. After redevelopment, the community will contain:

- 250 Rental units available to households earning 60% of the area median income or less.
- 350 Rental units available to households earning 30% of the area median income or less
- 735 Market rate for sale homes or rental units
- 116 Rental units of senior housing for households earning 30% or less of the area median
- 149 Units of senior market rate rental housing
- 1600 Housing units on site

The result will be greater housing density with a greater range of incomes on-site. To achieve this mix, residents will have to move from their current homes. Some will stay on site during redevelopment. Some will return to a rebuilt High Point after moving temporarily. Others will move away permanently from the community.

This outcome evaluation focuses on the impact of this redevelopment on families and on the neighborhood around High Point. The focus of this evaluation is based in both the HOPE VI Performance Monitoring and Evaluation Conference that HUD and the Urban Institute sponsored in December 2000 in Washington, DC, as well as discussions with SHA staff regarding the questions that are unanswered about HOPE VI both locally and nationally. Thus, the evaluation seeks to answer two questions:

- 1. What happens to families as a result of HOPE VI?**
- 2. What are the neighborhood impacts of HOPE VI?**

What Happens to Families?

The family evaluation focuses on four areas of impact. First, we will examine how income, dependence on public assistance, job attachment and job searching changes over time. Second, the evaluation will track how neighborhood quality changes for a sample of families who stay at High Point and who move as a result of the redevelopment. Third, the evaluation will examine how families make decisions about their moves. Lastly, the evaluation looks at social relations in the neighborhood and the changes in neighborhood involvement over time.

When possible, we track change over time in family well being for all the original residents of High Point. That is, we track those on-site on the

day the grant was awarded, June 26, 2000, regardless of whether they stay on-site or move as a result of the redevelopment, using SHA, HUD and other administrative records. A needs assessment conducted by the SHA in the summer of 2001 supplements this administrative data to help create a baseline description of the families who live at High Point prior to redevelopment. Beginning in the fall of 2002, we will conduct focus groups looking at resident perceptions of relocation, the redevelopment process, and their choices regarding redevelopment and relocation. In addition, we selected a random sample of residents to track over time. In the winter of 2002, 202 residents in this sample were surveyed, prior to the bulk of resident relocation from High Point. The plan is that a year after the first unit is occupied at the redeveloped High Point, we will reinterview this random sample to address family impacts.

What Happens to the Neighborhood?

The HOPE VI redevelopment will not only alter the attributes of the High Point neighborhood, but also it will have spillover effects on the surrounding neighborhood. In order to understand those effects, it is important to understand whether changes over time are due to the redevelopment or larger citywide trends. Therefore, we track change over time in the composition of High Point's census tract (107)—we call this the High Point neighborhood—and will look at spillover effects in the surrounding census tracts (99, 108, 114, 115, 106, and 105). The basic method is to look at change over time in 107, the surrounding census tracts, and the city as a whole to see whether changes at High Point reflect the redevelopment or some larger trend over time that has an impact on the entire city. The neighborhood measures include numbers of residential building permits, mortgage originations, housing values, crime statistics, and the number of business openings and closings. We also describe the neighborhood and surrounding areas using year 2000 census data; unfortunately, the 2010 census will not occur during the time of this evaluation and we will be unable to compare census-based measures to look at change over time.

This Report

The purpose of this report is to provide a baseline for evaluating change over time at High Point both for families and the neighborhood as a whole. The report has three main sections.

The first section describes High Point's residents over time so that (1) changes in composition of on-site residents can be tracked over time, and (2) a comparison can be made between households who stay in the development and those who move permanently. In the final report, we will

use this baseline data on families to understand how a sample of families fared over the time of the redevelopment.

The second section consists of descriptions of the High Point neighborhood, the neighborhood immediately adjacent to High Point, and the city of Seattle. The aims are twofold. First, this section builds a description of the High Point neighborhood at the time of the start of the redevelopment in the context of adjacent communities and the rest of the city. Second, the section identifies trends over time that may either enhance or reduce spillover effects of the redevelopment on the surrounding neighborhood.

The third section presents preliminary information on resident relocation. Information on initial resident relocation preferences, the early moves out of the community, and a spatial analysis of the locations of moves to other public housing, with Section 8, and into the private market are included. The aim is to help the SHA spot any trends in the early moves that it might want to alter through resident counseling over time.

Future Reports

The second report will present the results of focus groups of residents and the survey of a sample of 202 residents. The focus groups will seek information about resident perceptions of relocation, the redevelopment process, and choices regarding the redevelopment and relocation. The sample survey, carried out in the winter of 2002, focused on speakers of English, Vietnamese, and Somali and asked questions about their opinion of their neighborhood, how they are thinking about their move, whether they feel they have enough information to make the choice, how they look for jobs, and their social networks. Most low-income people look for jobs and get social support through their social networks. This redevelopment will likely disrupt their social circles and those resources. Furthermore, this social network information will allow a description of the types of aid residents depend on within the High Point neighborhood and receive from elsewhere.

A third report will include an assessment of change over time in family outcomes, the neighborhood, and surrounding areas. First, it will compare the income, dependence on public assistance, job attachment and job searching for a sample of households who live at High Point after the redevelopment and a sample to move away. Second, the report will summarize how neighborhood quality has changed for families for families who stay at High Point and for families who move as a result of the redevelopment. Third, the report will perform a spatial analysis of relocation outcomes and compare those outcomes with initial and interim relocation preferences. Fourth, the report will look at changes in

neighborhood based social relations and involvement in the neighborhood over time.

Data and Method in this Report

Throughout this report, we use language and ethnicity as a lens through which to see the community. Diversity of ethnicity, race, and language are fundamental the current character of High Point. How and whether the redevelopment alters that profile will be of interest over time. Furthermore, the diversity of ethnicity and language makes providing services that aid self-sufficiency more challenging to SHA staff and service providers.

In June and July of 2001, SHA also conducted a Needs Assessment Survey of all current heads of household in High Point. Of the 609 households remaining on site at that time, 561 households participated in the survey, a response rate of 92%. SHA relocation staff asked questions on a wide array of issues, including initial preferences regarding relocation, social services accessed or needed, day care needs and usage, usual mode of transportation to work and services, location of work, education/training programs needs and usage, barriers to employment, interest in homeownership, health care needs and access, welfare receipt, language spoken in the home, English language ability, employment, and education level.

In addition, administrative records containing the annual contents of the U.S. Department of Housing and Urban Development's 50058 Family Report form were used to provide critical information on High Point residents. These data include a current listing of all High Point residents, any changes in income, family composition, and welfare receipt.

We use census data from both 2000 and 1990 to document surrounding neighborhood demographics and housing density, vacancies and tenure; the 1990 Census was used in cases where 2000 data are still unavailable as is the case for poverty levels in and around High Point. We also use publicly available information as well as the Washington State Geospatial Data Archive to look at 1995-2000 trends in property values, business licenses, crime, and housing units.

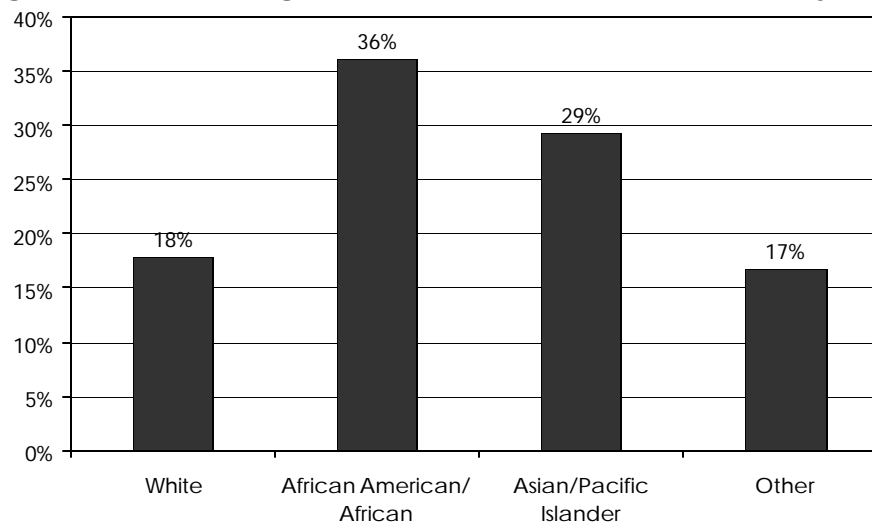
II. Who lives at High Point?

This section paints a picture of the households and heads of household who lived at High Point prior to redevelopment. As of July 26, 2000, 694 households lived at High Point. A year later, 609 households lived there. By March 31, 2002, a total of 161 Households had left, leaving 533 families on site. This section is not only descriptive, but also discusses issues that HOPE VI for High Point's community and supportive services (CSS) might address over the redevelopment period.

High Point is Ethnically and Racially Diverse

In July of 2000, nearly one in five heads of household at High Point were white, over a third were either African American or African, just under a third were Asian or Pacific Islander, and 17% were some other racial group, either mixed race or Native American (Figure 1).

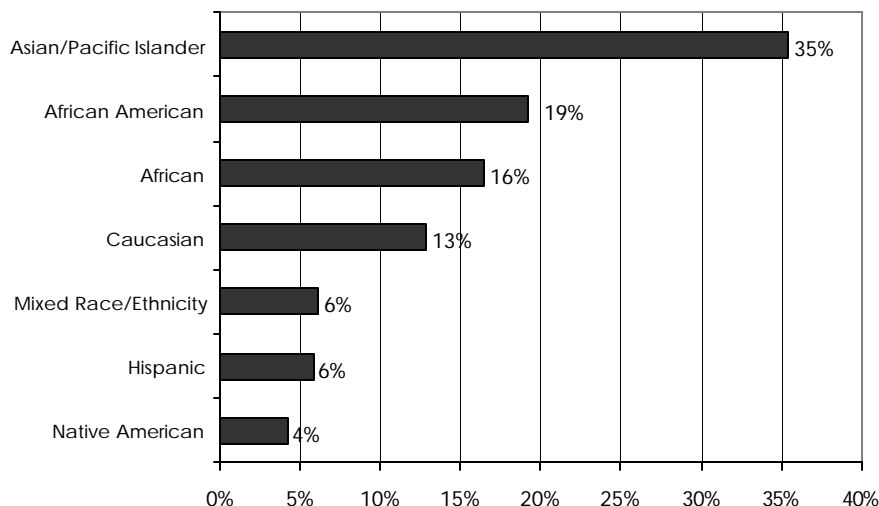
Figure 1: Race of High Point Household Heads as of July 2000



Source: SHA Administrative Data for 694 original High Point Households corrected with self-reports from Needs Assessment 2001.

Self-reports allow a more detailed description of residents. The population of High Point is not typical of the public housing population nationally, and so the usual racial categories are not that useful in describing the population's diversity. Most household heads are immigrants, not born in the U.S. (61%), and 63% of household heads are not American citizens. Over of a third of household heads (Figure 2) is Asian or Pacific Islander (35%), and most of those are immigrants or refugees from Vietnam, Cambodia, and Laos (63%). Nearly 1 in 5 household heads (19%) is African American, 16% from Africa. Caucasians make up only 13% of the household heads on site.

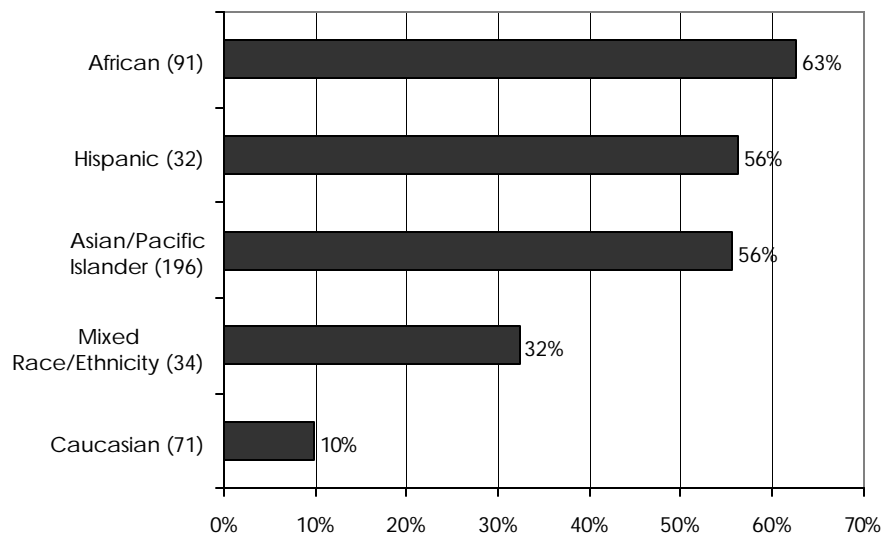
**Figure 2: Race and Ethnicity of High Point Household Head
Summer 2001**



Source: Needs Assessment. 553 household heads responding

Of those from Africa (Figure 3), 63% are refugees or immigrants. More than half of Hispanics and Asian/Pacific Islanders are immigrants as well. A third of those claiming mixed ancestry are an immigrant, usually from Vietnam. The Caucasians who come as immigrants are from the Middle East, Scandinavia, and Canada.

Figure 3: Proportion Immigrants within Race or Ethnic Group

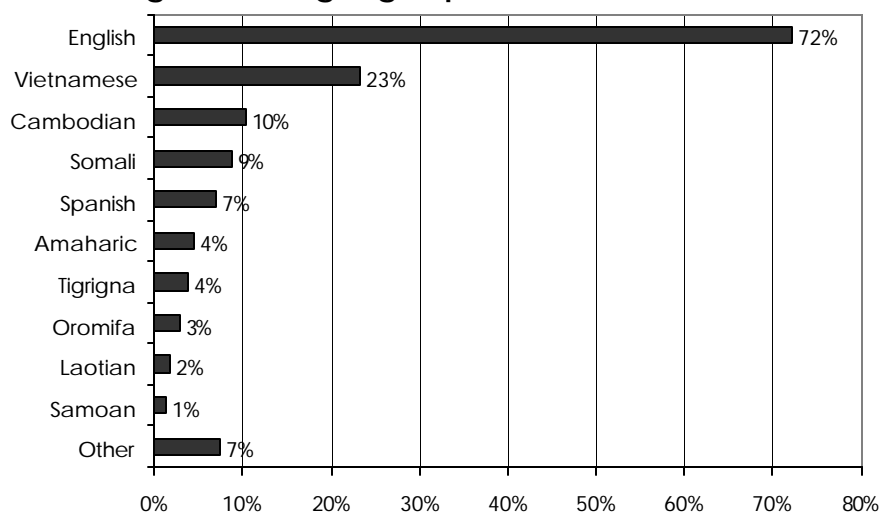


Source: Needs Assessment. Number in parenthesis is total count for group.

English Language Ability and Education Level are Barriers to Self-Sufficiency

For many residents, their education level and ability to speak English may be barriers to becoming self-sufficient. High Point is home to relatively large numbers of refugees speaking Vietnamese (23%), Cambodian (10%), Somali (9%), and one of three Ethiopian languages (about 10%) (Figure 4).

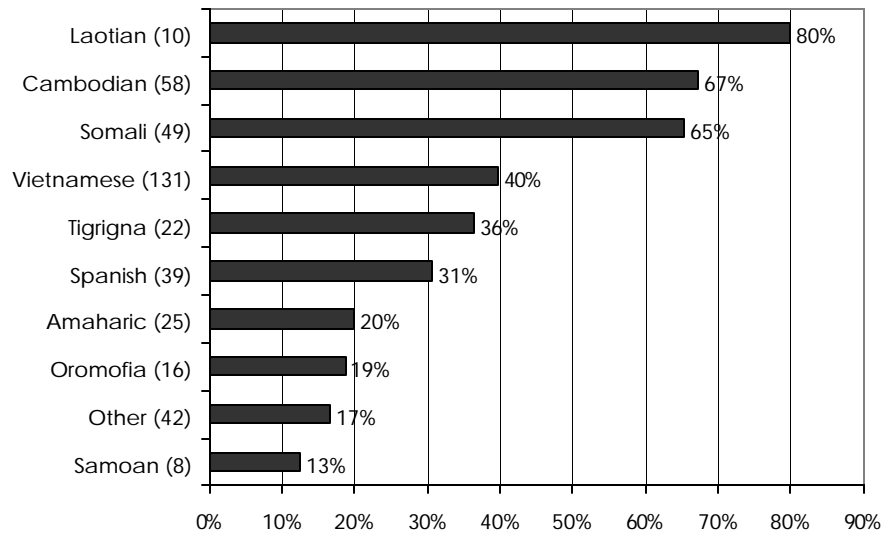
Figure 4: Language Spoken, Summer 2001



Source: Needs Assessment, based on responses of 561 heads of household.

Although a little less than three-quarters of residents say they speak English (Figure 4), within particular sub-communities, English language ability is quite limited. About 38% of residents say that their ability to speak English is poor or non-existent, 25% speak only some language other than English, and a quarter said that language is a barrier in his or her life. Among speakers of Laotian, Cambodian, and Somali the rate of inability to speak English is particularly high (Figure 5) with over two-thirds of these groups unable to speak English.

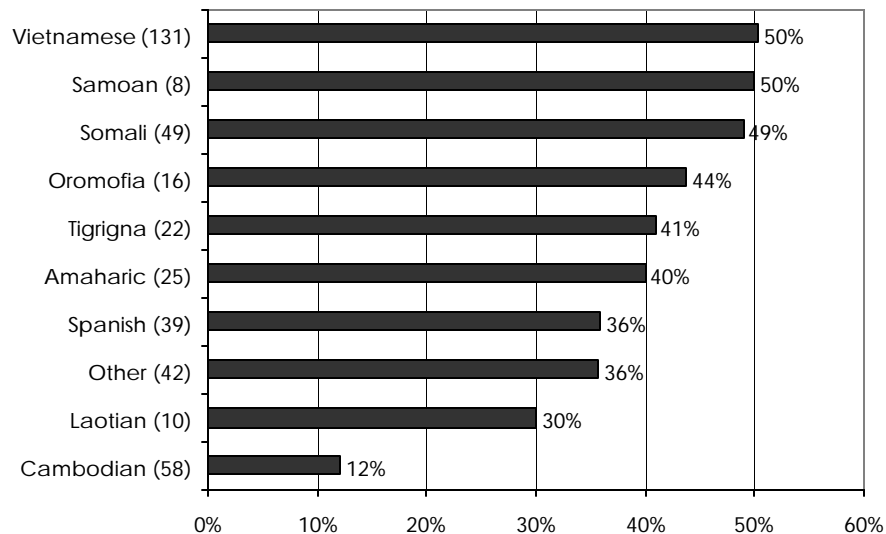
Figure 5: Within Language Group, Proportion Speaking No English



Source: Needs Assessment. Number in parenthesis is group size.

However, it is among speakers of Vietnamese, Samoan, Somali, and the three Ethiopian languages (Tigrigna, Amaharic, and Oromofia) that residents feel that language is a barrier in their lives (Figure 6). Half of Vietnamese, Samoan, and Somali speakers think that language is a barrier in their lives, speaking to the need for English as a second language classes and other forms of aid for these groups.

Figure 6: Within Language Group, Proportion Who Say Language is a Barrier in Their Lives

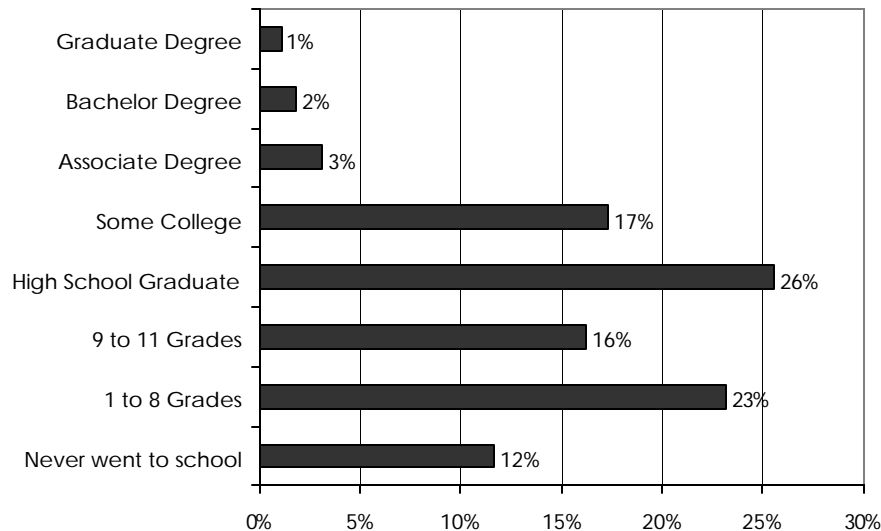


Source: Needs Assessment. Number in parenthesis is group size.

While language is a problem for specific groups, level of education may also be a barrier to employment. Roughly half (51%) of all household

heads at High Point lack a high school degree (Figure 7) and 12% have never attended school.

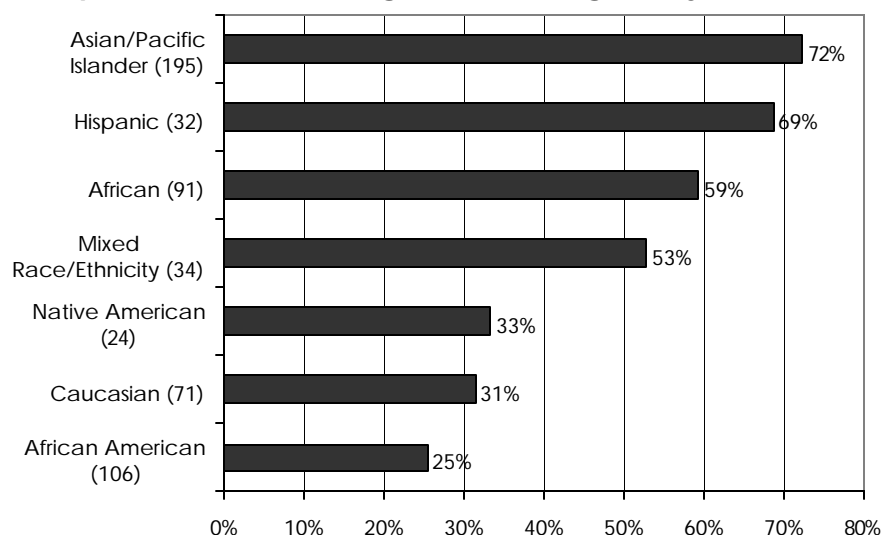
Figure 7: Education Levels at High Point



Source: Needs Assessment. Reporting results for 548 heads of household.

Immigrant groups are more likely to be without a high school degree (Figure 8). Among Asian/Pacific Islanders—mostly Vietnamese, Cambodian, and Lao immigrants—nearly three quarters (72%) do not have a high school degree or its equivalent. Among Hispanics on site, more than two-thirds (69%) have no high school degree. More than half of those from Africa (59%) or who are of mixed ethnicity (53%) are lacking a high school degree. Proportions of high school graduates are much higher among those born in the U.S. or Canada, that is, the Native Americans, Caucasians, and African Americans. Just under a quarter (24%) of household heads on site have a vocational certificate.

Figure 8: Proportion Without a High School Degree by Race and Ethnicity



Source: Needs Assessment. Number in parenthesis is group size.

Thus, although most High Point household heads speak English, within particular groups that ability may be quite limited. The lack of English ability and a high school degree may be significant barriers to the enhanced self-sufficiency of some families.

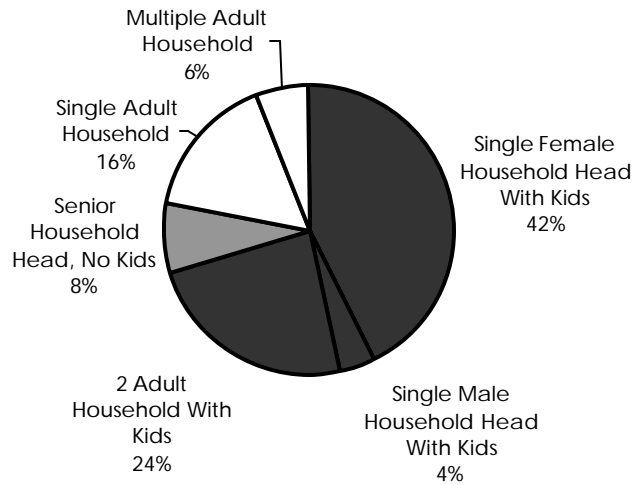
The Average Household Head has Lived at High Point 3 Years

Administrative records indicate that families have lived at High Point an average of three years. About a quarter have lived on-site for under a year, while another 25% have lived at High Point for more than 6 years.

Families Predominate, Especially Single Female Headed Households

Most households (Figure 9) at High Point (70%) are family households—households with minors—and 42% of households are headed by women with children. The average High Point household is a family of 3, usually (a mother with children). The largest family had 11 people with 8 minors. Half of all households had fewer than three people. Adults without children comprise 24% of the households, and seniors without minors in their household make up 8%. In the summer of 2000, a third of households had at least one member who was disabled. According to the 2001 needs assessment, 23% of families on site need special accommodations in their units for a disabled family member.

Figure 9: Households at High Point

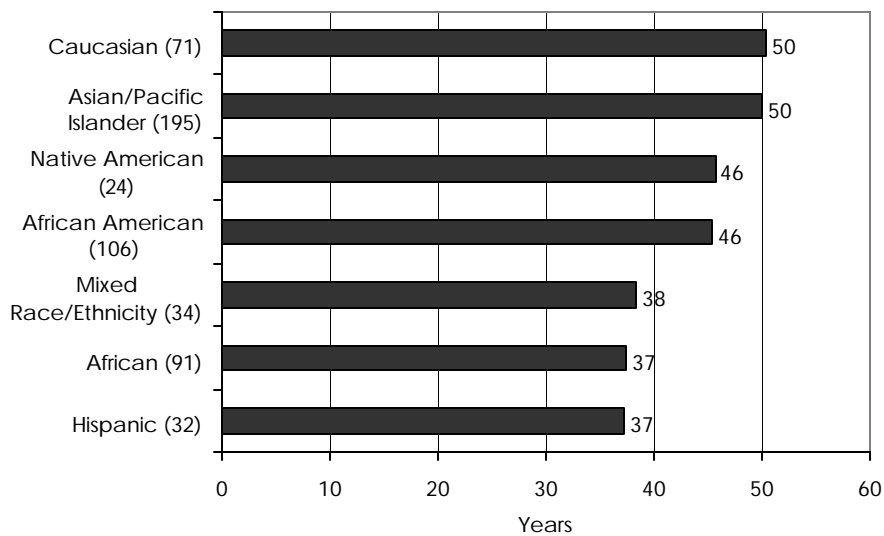


Source: SHA Administrative Data. Based on 694 households on site in 2000.

The average head of household was 44 years old at the time the grant was awarded. Half of all household heads were under the age of 43, with the youngest being 18 and the oldest 92. Only 11 % of household heads were over the age of 64. About 60 percent of all seniors on site live alone.

Caucasians and Asian/Pacific Islanders tended to be the oldest heads of households (Figure 10), with an average age of 50 years. Native and African Americans were slightly younger, averaging 46 years. Household heads from Africa, of mixed race, or who were Hispanic were the youngest, averaging 37 or 38 years of age.

Figure 10: Average Age by Ethnic Group

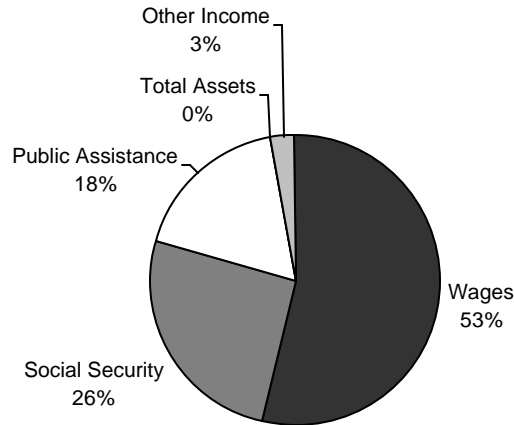


Source: SHA Administrative Data and Needs Assessment. Number in parenthesis is group size.

Income from Work for Under Half of Residents

Wage income makes up 53% of annual income for all High Point families combined (Figure 11). Social security accounted for just over a quarter (26%) of annual income, and public assistance just under a fifth (18%). The amount of assets was negligible. For seniors living alone, social security accounted for 83% of their income. In 2000, 85% of High Point families had incomes at or below 30% of the median for King County; 99% of families had incomes at or below 50% of the area median.

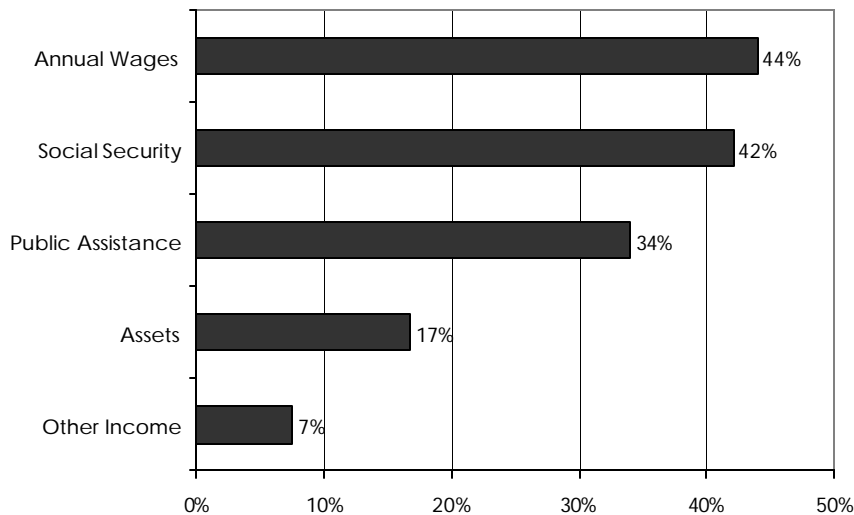
Figure 11: Percent of Annual Income from Source 2000



Source: SHA Administrative Data. Information for 694 households

While wages account for over half of income for residents on site, only 44% of residents have wage income—meaning that 66% do not (Figure 12). Forty-two percent of households have income from social security, and just over a third (34%) receive public assistance.

Figure 12: Percent Having Income From Source, 2000



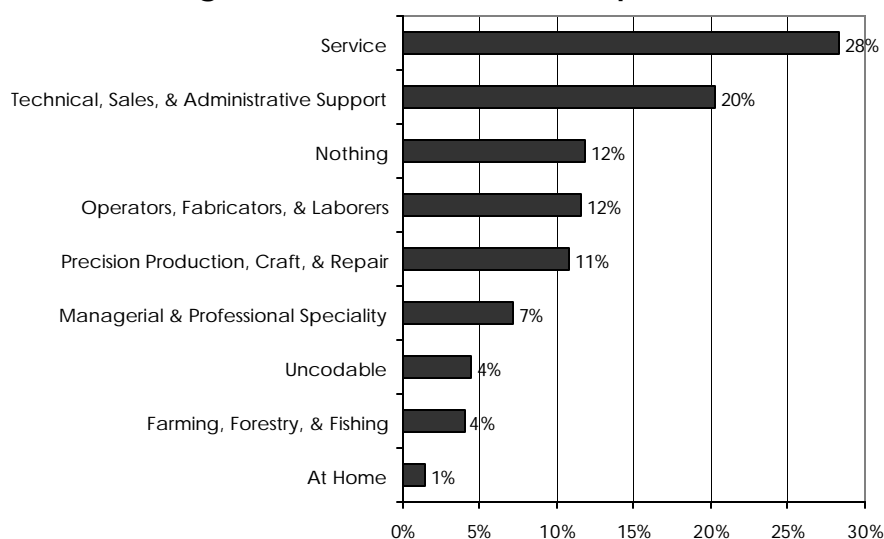
Source: SHA Administrative Data. Based on information for 694 households

35% of High Point household heads said they worked in 2001, while 44% of households reported wage income in 2000. In 2001, 7 out of 556 household heads said they owned their own small business.

Occupations Most Frequently in the Service Industry

When asked to name their most recent occupation (Figure 13), the most frequent type of position mentioned was in the service industry¹ (28%): child care providers, cooks, waiters, and other food service, hair stylists and manicurists, home care, cleaners, and janitors. The next most frequent was technical, sales, or administrative support positions (20%), such as accounting techs, retail sales, office work, teachers' aide, bank tellers. While 12% said that they worked in the precision trades, production, craft, or repair occupations, such as seamstresses, assemblers, or painters, another 12% said they had no previous occupation. Only 7% worked in managerial or other professional positions, and another 4% worked in farming, forestry or fishing. For all these positions, residents may have held them prior to coming to the U.S.

Figure 13: Most Recent Occupation

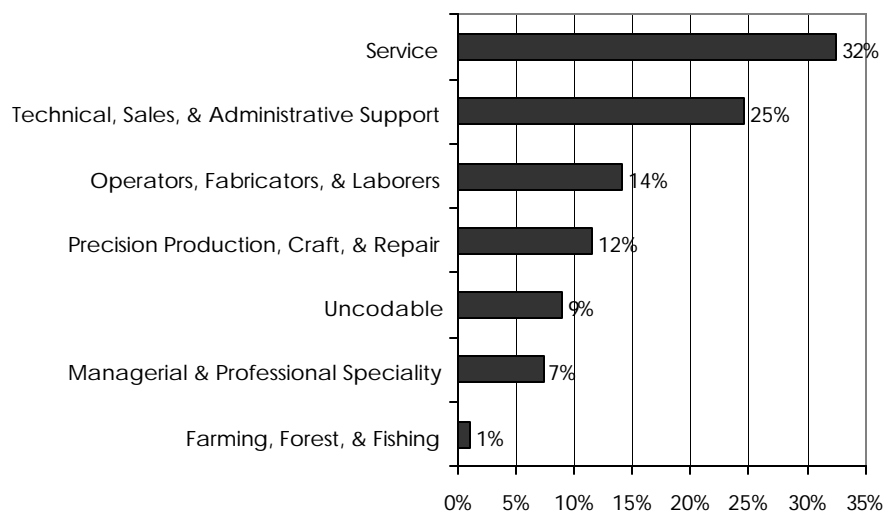


Source: Needs Assessment. Based on the responses of 473 household heads.

As noted above, only 35% of household heads said they worked in 2001. Of those who were employed (Figure 14), just about a third (32%) worked in service jobs. A quarter (25%) worked in support positions, 14% worked as operators, fabricators, or laborers, and another 12% worked in precision products, crafts or repair. Again, only 7% worked in a managerial professional specialty capacity. The 1% who worked in farming, forestry or fishing were groundskeepers.

¹ These are 1980 U.S. Census Occupational Categories.

Figure 14: Summer 2001 Occupations for Employed Heads of Household



Source: Needs Assessment. Based on the responses of 191 employed household heads.

The Average Monthly Rent for High Point Residents was \$193/Month

For households not headed by a senior, \$193 was the average monthly rent at of the grant date. The maximum was \$762 and the minimum was a rebate of \$72. Half of high point residents paid less than \$144 per month for their units.

Most Residents Report Having Medical and Dental Insurance

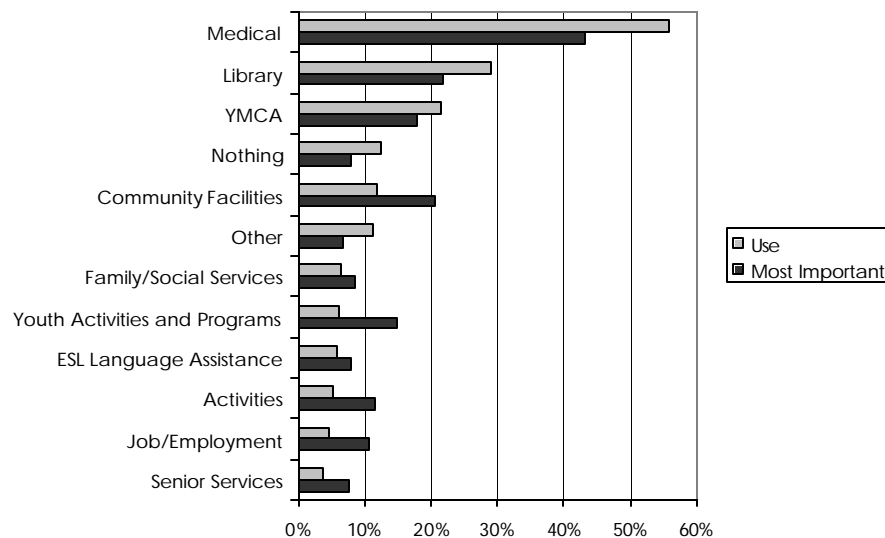
Of the 556 household heads responding, 466, or 84% have medical insurance. Furthermore, 93% said that they had access to health care. For those who did not have access to health care, the predominant reason was that they could not afford it. Over three-quarters (77%) of households on site had dental insurance, and 87% have access to dental services. For the 13% without access to dental services, the most frequently cited reason was the cost. With the redevelopment, the concern will be maintaining this level of access to medical and dental services. As residents increase their incomes, they may actually lose their medical and dental insurance coverage.

Service Usage and Wants

In the summer of 2001, residents most frequently said they were using the medical and dental clinic (56%) and the library (29%) at High Point (Figure 15). The next most frequently cited service or activity was the YMCA (21%). People said similar services were most important to them: medical and dental services (43%), the library (23%). The next most

frequently cited service in terms of importance were community facilities (21%) and the YMCA (18%).

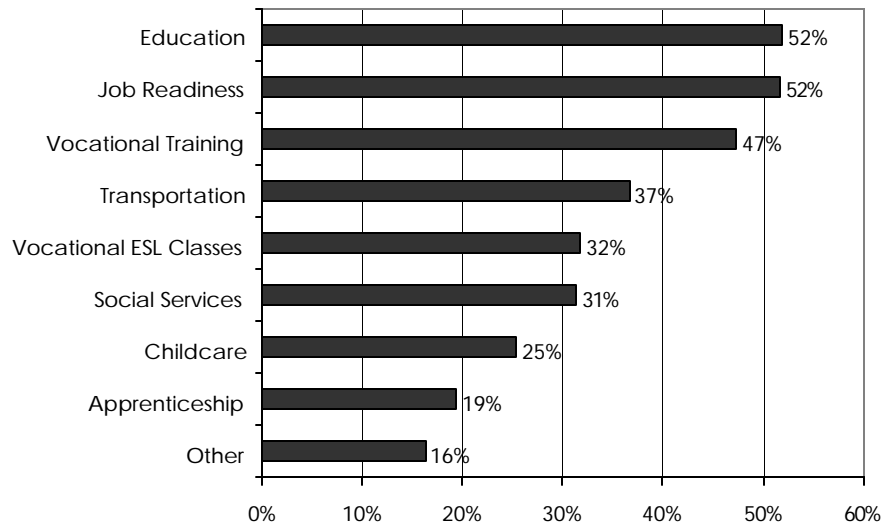
Figure 15: Services Used and Most Important



Source: Needs Assessment. 346 household heads saying what they used and 386 household heads saying what three services or activities were most important.

Over half of residents (57%) said they would be interested in services that would help them in getting a job, keeping a job, or getting a job (Figure 16). For the 393 who responded, education and job readiness were most frequently cited as services that would help people with jobs, with 52% mentioning each. Vocational training was the next most frequent request (47%). A third said they wanted vocational ESL classes. These residents recognize the employment dilemmas posed by their educational attainment and English language ability.

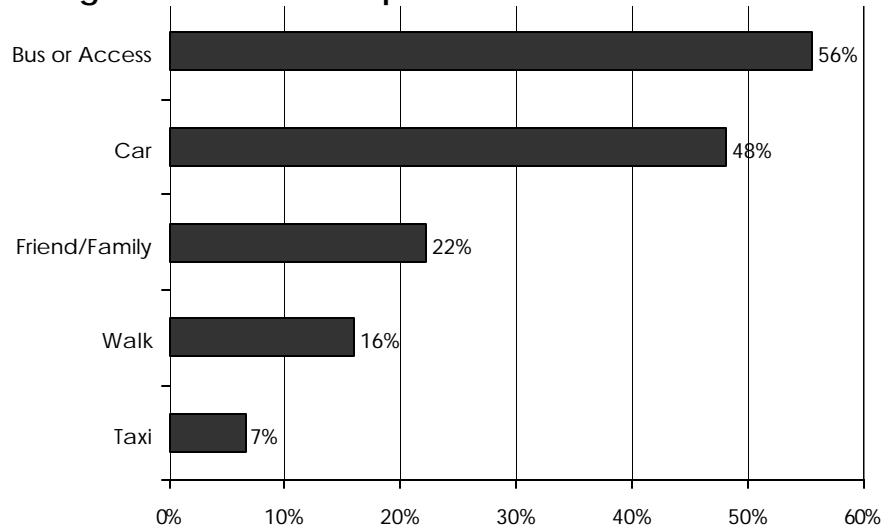
Figure 16: What would help you with a job?



Source: Needs Assessment. 393 household heads responding.

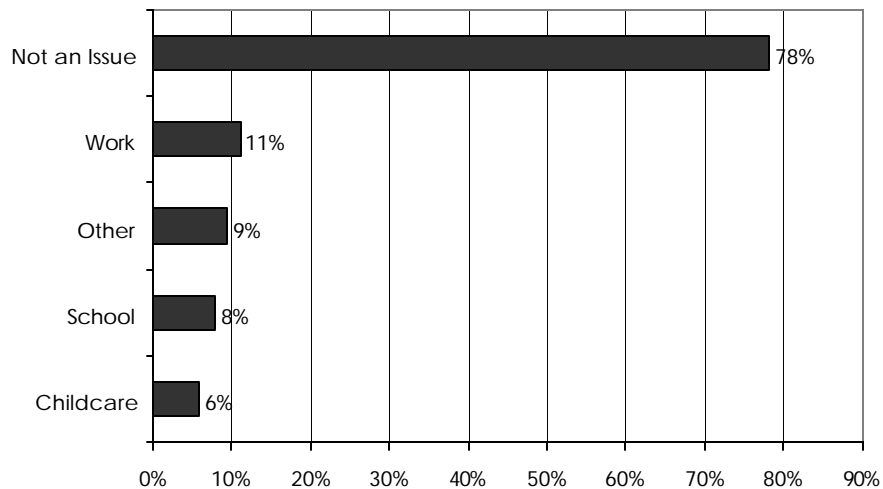
While services such as transportation and childcare did not seem to be general problems, when discussed in terms of employment, residents said they could use help. More than half of High Point residents (56%) usually gets from place to place by public transportation, either the bus or Access van (Figure 17). Nearly half go by car, either their own or someone else's. For more than three-quarters (78%) transportation is not a problem (Figure 18). At the same time, when asked in the context of jobs, over a third said some sort of transportation aid would help them get a better job, keep a job, or get a better job.

Figure 17: Usual Transportation From Place to Place



Source: Needs Assessment. 561 household heads responding.

Figure 18: Transportation is a Problem for Getting to...



Source: Needs Assessment. 551 household heads responding.

Most people (88%) said that no one in their household currently needed childcare services and only 14% of residents used childcare services. In the context of employment however, a quarter said that some sort of childcare aid would help them.

Twenty percent of household heads said they would consider operating a childcare at home, and 43% said they could be interested in participating in business development skills training.

Summary

High Point in 2000 was a racially and ethnically diverse community. Two-thirds of the community were immigrants or refugees, and nearly two-thirds were not American citizens. Most households on site (70%) were families with children. The average household head had lived on-site for three years and family households paid \$193 in rent. A third of the households had a disabled household member. Although three-quarters of household heads speak English, many face poor English language ability and a lack of a high school degree as barriers to increasing self-sufficiency.

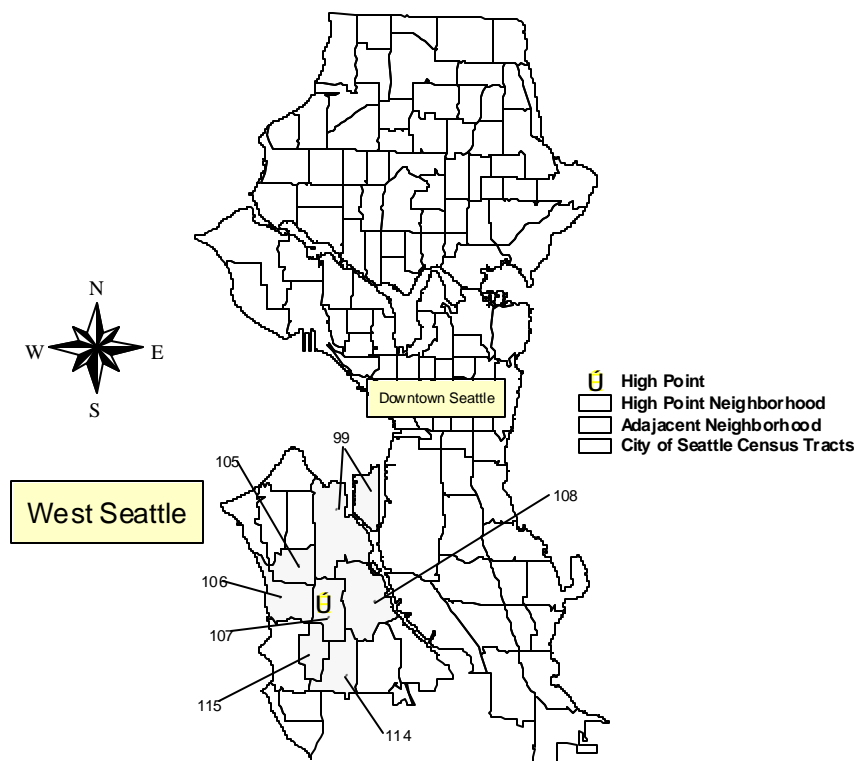
Less than half (44%) of residents had income from work, and current occupations may not have high enough earning potential to support residents. Those who worked were most frequently in the service industry or in a technical, sales, or administrative support position. Furthermore, 85% of High Point residents had incomes at or below 30% of the HUD area median for King County, while 99% of families had incomes at or below 50% of the area median. Most residents reported they had medical and dental insurance, and that transportation was not a problem. Residents are most

interested in services that can help them with getting a job and retaining a job.

III. High Point and the Surrounding Neighborhood

The purpose of this section is to present descriptions of both High Point and the surrounding neighborhood. Most of the time, when we present aggregate data about the High Point neighborhood, we are referring to the census tract that contains High Point, 107 (Map 1). When discussing the adjacent or surrounding neighborhood, we are referring to the census tracts that surround 107: 105, 106, 108, 114, 115, and 99. At times, we divide the neighborhood that surrounds High point into East (tracts 99, 108, 114) and West (105, 106, and 115) as these sets of tracts have very different characteristics and reflect very different communities surrounding High Point. The City Remainder the City of Seattle as a whole less the High Point neighborhood. Usually we compare the High Point neighborhood to the adjacent neighborhood, and to the rest of the city, viewing the High Point neighborhood in the context of the whole of Seattle.

Map 1: Map of Seattle
Showing High Point, the Adjacent Neighborhood, and West Seattle



Source: U.S. Census Bureau, 2000

The intention is that a year or two after the redevelopment of High Point comparative data could be collected, summarized, and compared to these neighborhood baselines with the purpose of documenting change in

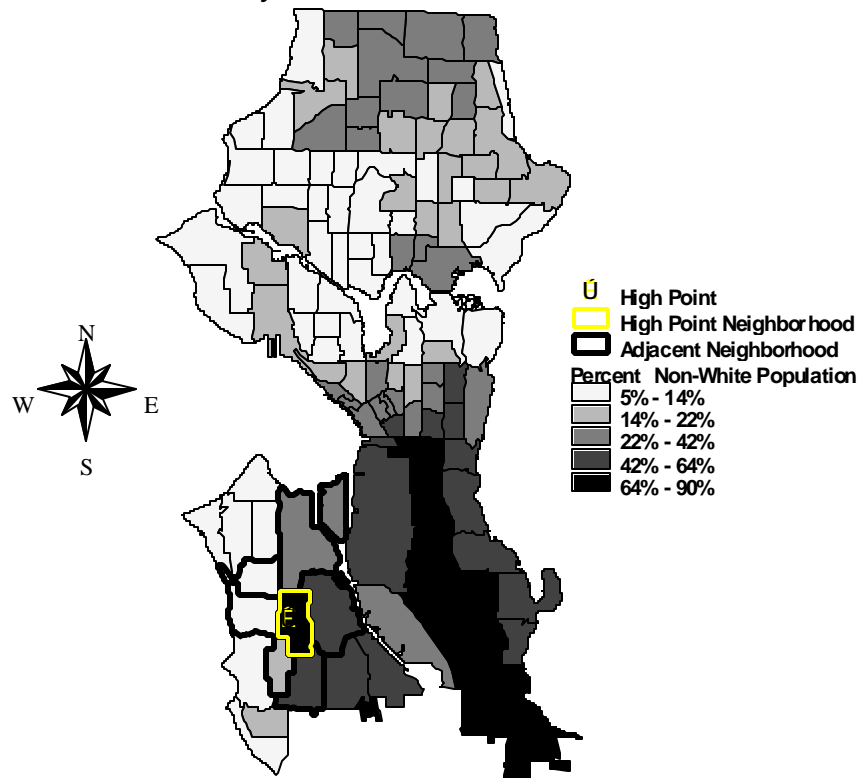
the neighborhood over time. The High Point redevelopment will have an impact on the composition of the neighborhood, and such a comparison will help to document that change. However, not all comparisons will be possible within the timeframe of this evaluation—that is, about one year from the time of the occupation of the first new unit on-site. Crime statistics, land values, building permits, and business license data are collected locally and annually, and so comparisons can be made. However, population attributes come from the decennial U.S. Census. Therefore, those comparisons will have to wait until the data are released—which can be as long as three years after the census.

Information in this section on the minority population, housing, marital status within households comes from the Year 2000 U.S. Census. However, 2000 census data on educational attainment school enrollment, employment, and poverty had not yet been released as of the publication of this report. When they are released, summaries will be included in an addendum to this report.

Ethnic and Racial Diversity

The High Point neighborhood contains the greatest concentration of non-whites in all of West Seattle—69% of the population are racial minorities (Map2). The High Point neighborhood is much more similar in racial profile to the neighborhood to the east and to South Seattle than it is to the neighborhood to the west.

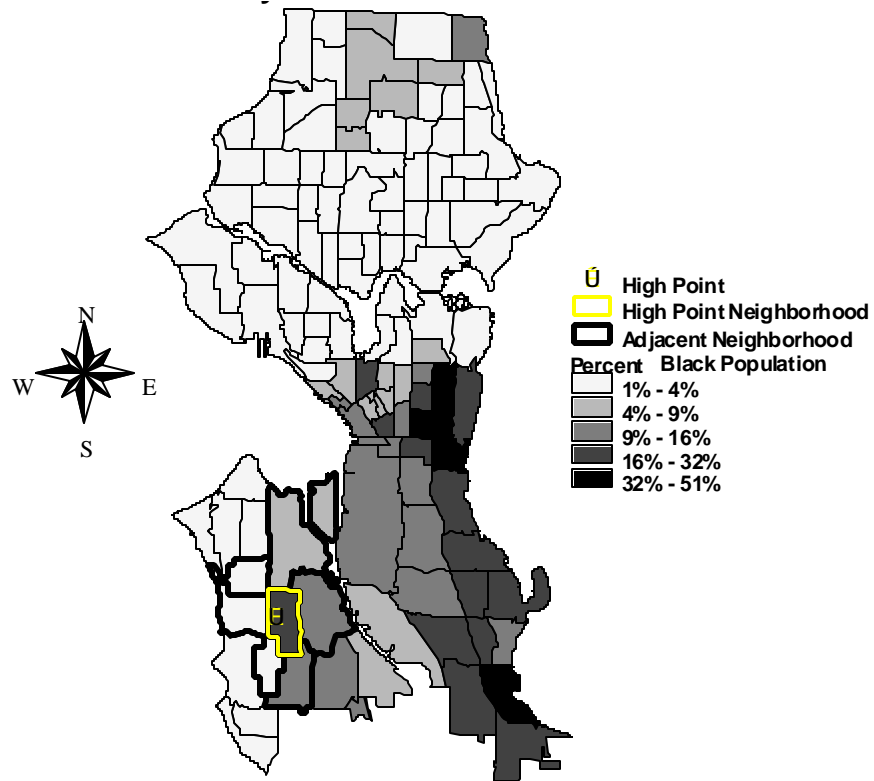
Map 2: City of Seattle
Percent Non-White Population in 1999 by 2000 Census Tract



Source: U.S. Census Bureau, 2000.

The High Point neighborhood has the highest proportional representation of Black residents in West Seattle, with 22% of the population Black, compared to 4-16% of the neighborhood to the east and 1 and 4% of the neighborhood to the west (Map 3). Furthermore, the neighborhood to the west is more like the rest of West Seattle in terms of racial composition. The High Point neighborhood and the neighborhood to the east are more like South Seattle and the Rainier Valley, containing relatively higher proportions of black residents.

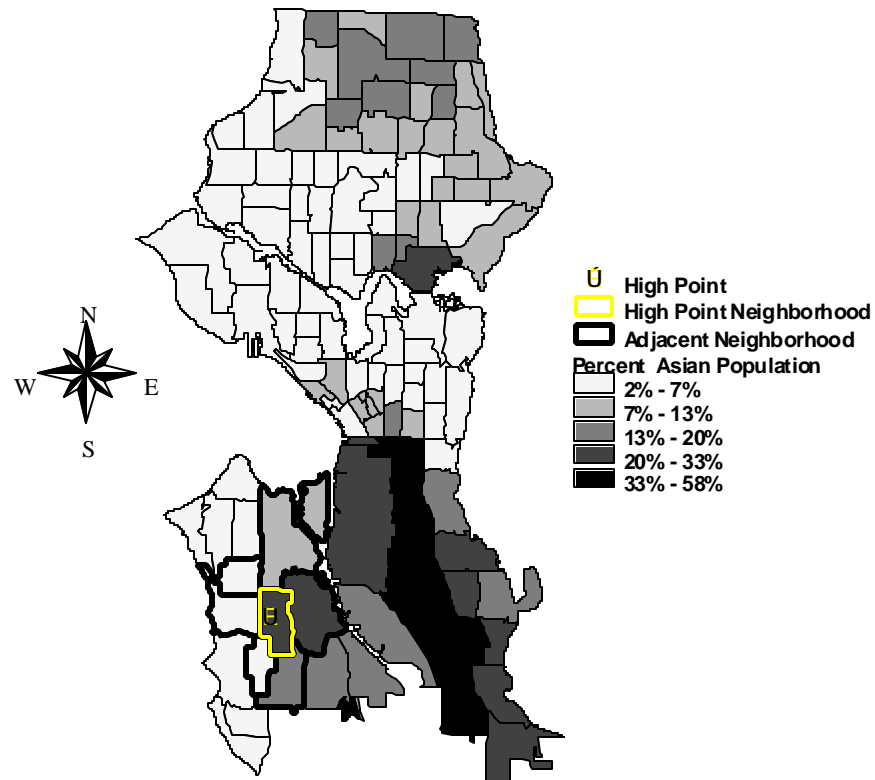
Map 3: City of Seattle
Percent Black Population in 1999 by 2000 Census Tract



Source: U.S. Census Bureau, 2000.

In terms of the Asian population (Map 4), again the High Point neighborhood's profile looks more like south Seattle than the rest of West Seattle, with 27% of the residents being Asian. In the neighborhood to the west, only 2-7% of the residents is Asian, while to the east, representation is higher.

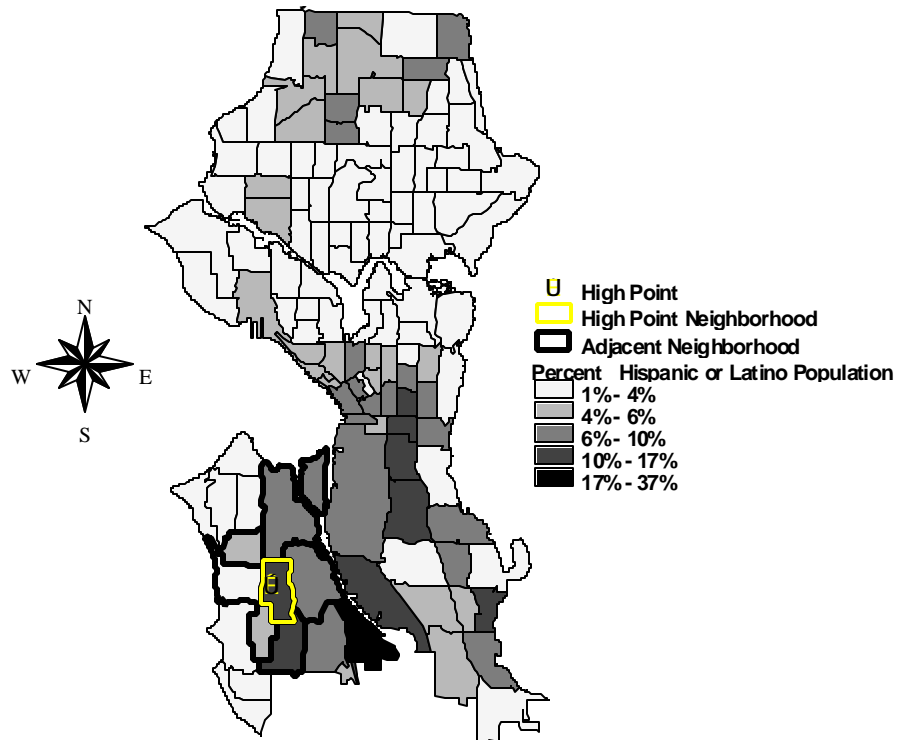
Map 4: City of Seattle
Percent Asian Population in 1999 by 2000 Census Tract



Source: U.S. Census Bureau, 2000.

Hispanics and Latinos account for 12% of the High Point neighborhood (Map 5). This is a slightly greater concentration than in most of the adjacent neighborhood, except to the immediate south.

Map 5: City of Seattle
Percent Hispanic or Latino Population in 1999 by 2000 Census Tract

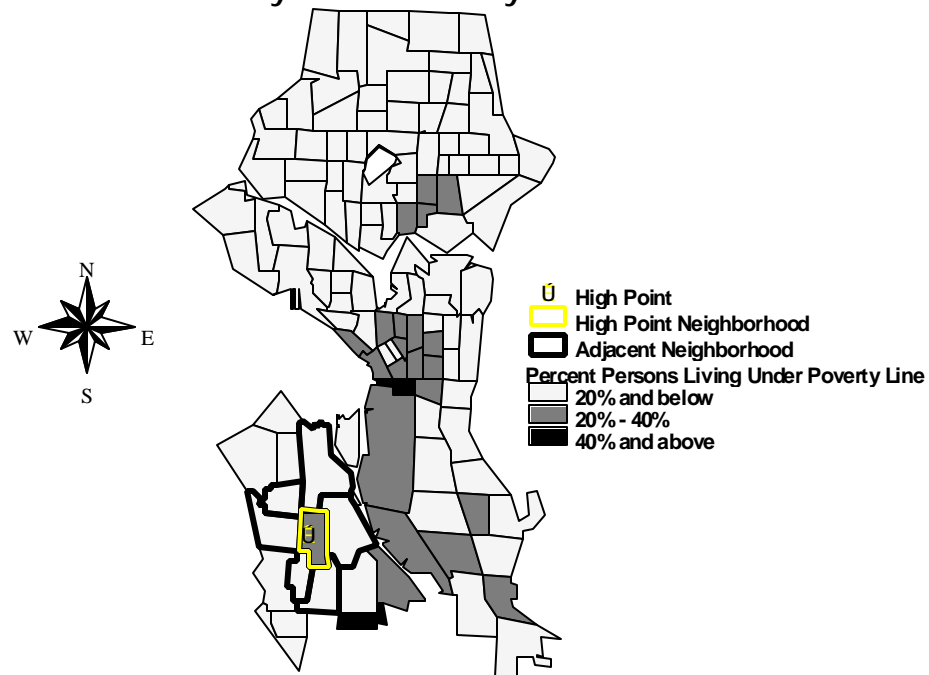


Source: U.S. Census Bureau, 2000.

Poverty Status

While the High Point neighborhood contains higher concentrations of racial minorities than the neighborhood to the west, in 1990 it also contained the highest concentration of poverty in West Seattle. Typically, neighborhoods having 40% or more of their populations living poverty are considered concentrated poverty neighborhoods. According to the 1990 census,² in the High Point neighborhood 39% of the population lived in poverty, while only the areas to the in extreme south (White Center) and downtown (Pioneer Square) had higher rates of poverty in 1989 (Map 6). In 1999, this picture may look different.

Map 6: City of Seattle
Percent Below the Poverty Line in 1989 by 1990 Census Tract



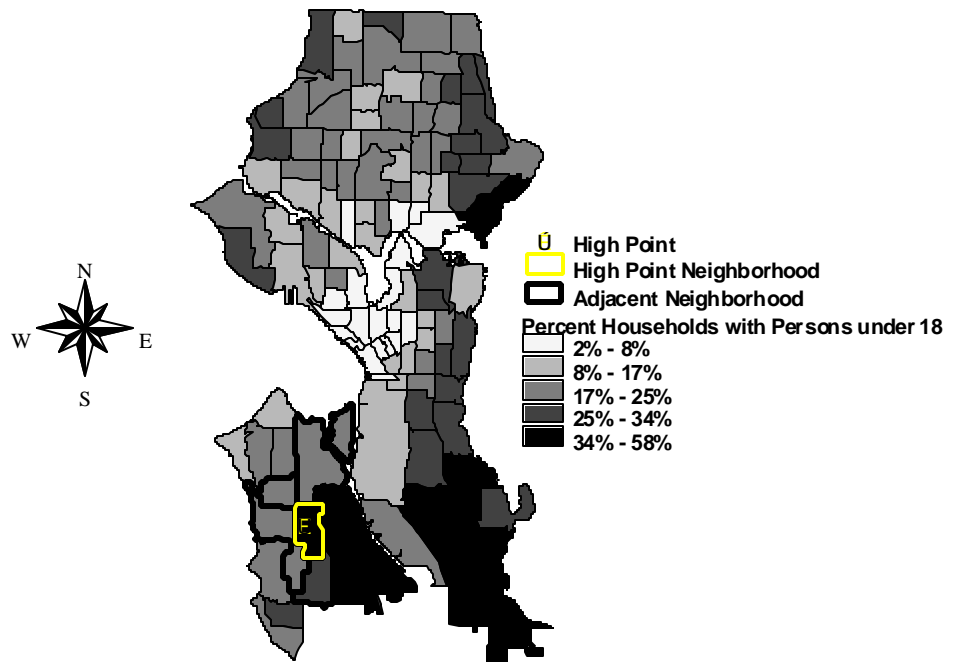
Source: U.S. Census Bureau, 1990.

² Year 2000 Census information on poverty has not been released as of this writing.

Households with Children in and Around High Point

Households with children make up 48% of the High Point neighborhood, similar in proportion to the neighborhood to the east (Map 7). Fewer family households are to the north and immediate west, although there are greater numbers to the south.

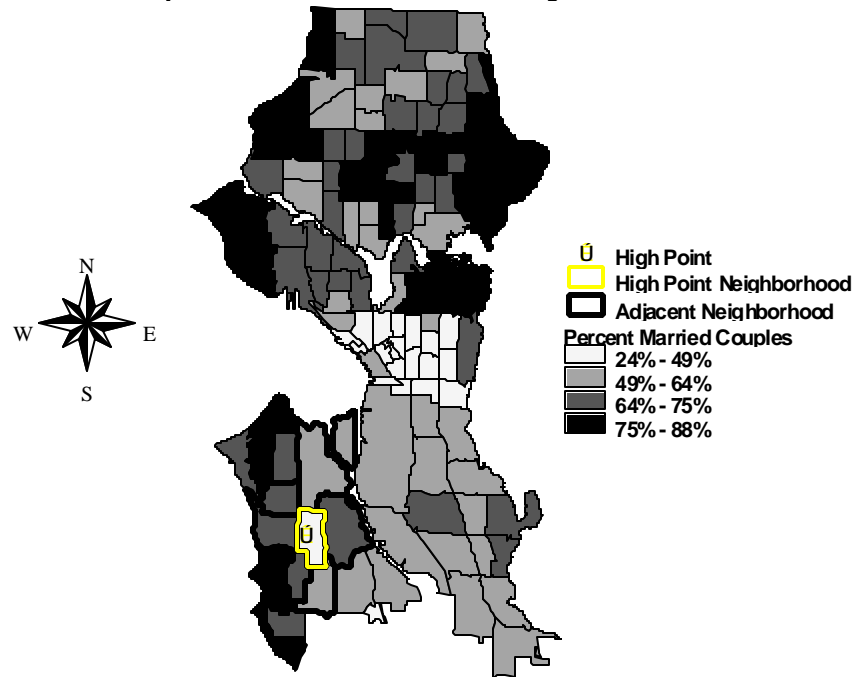
Map 7: City of Seattle
Proportion of Households with One or More Persons Under 18 in 1999
by 2000 Census Tract



Source: U.S. Census Bureau, 2000

However, the High Point neighborhood is an island in West Seattle of households with children with unmarried parents (Map 8). While in the High Point neighborhood 41% of households with children are two-parent households, the surrounding neighborhood has higher proportions. In surrounding neighborhood, between 49% and 75% of households with children are two parent households.

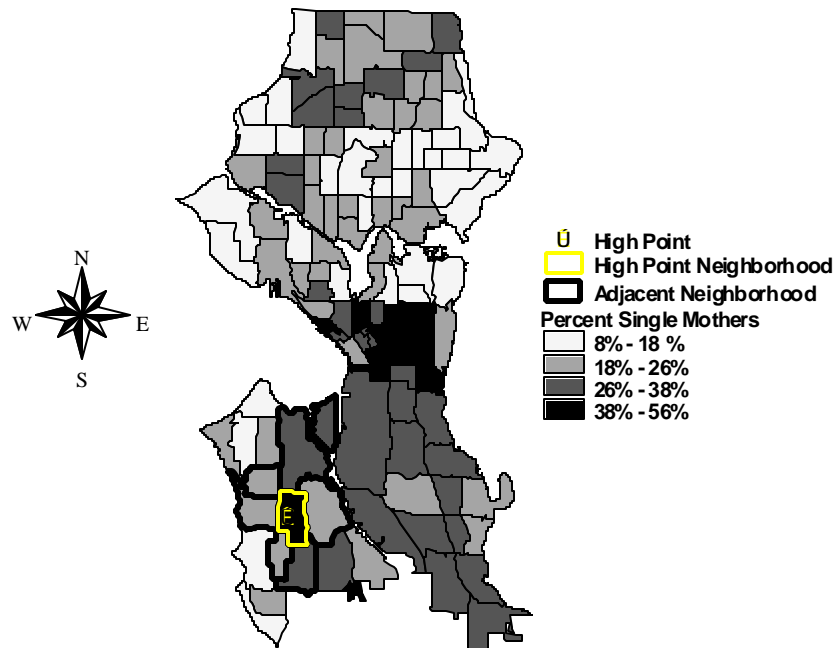
Map 8: City of Seattle
Percent Married Couple Households in 1999 by 2000 Census Tract



Source: U.S. Census Bureau, 2000.

Another way of looking at the same dynamic is by examining the proportions of single mothers of households with children in the High Point neighborhood and elsewhere (Map 9). While families with single mothers are spread out all over the City, including West Seattle, the High Point neighborhood contains a relatively greater concentration of single mothers than the adjacent neighborhoods. Within the High Point neighborhood, 49% of families are headed by single mothers, compared to 18% to 38% in the adjacent neighborhood.

Map 9: City of Seattle
Percent Single Mothers in 1999 by 2000 Census Tract*



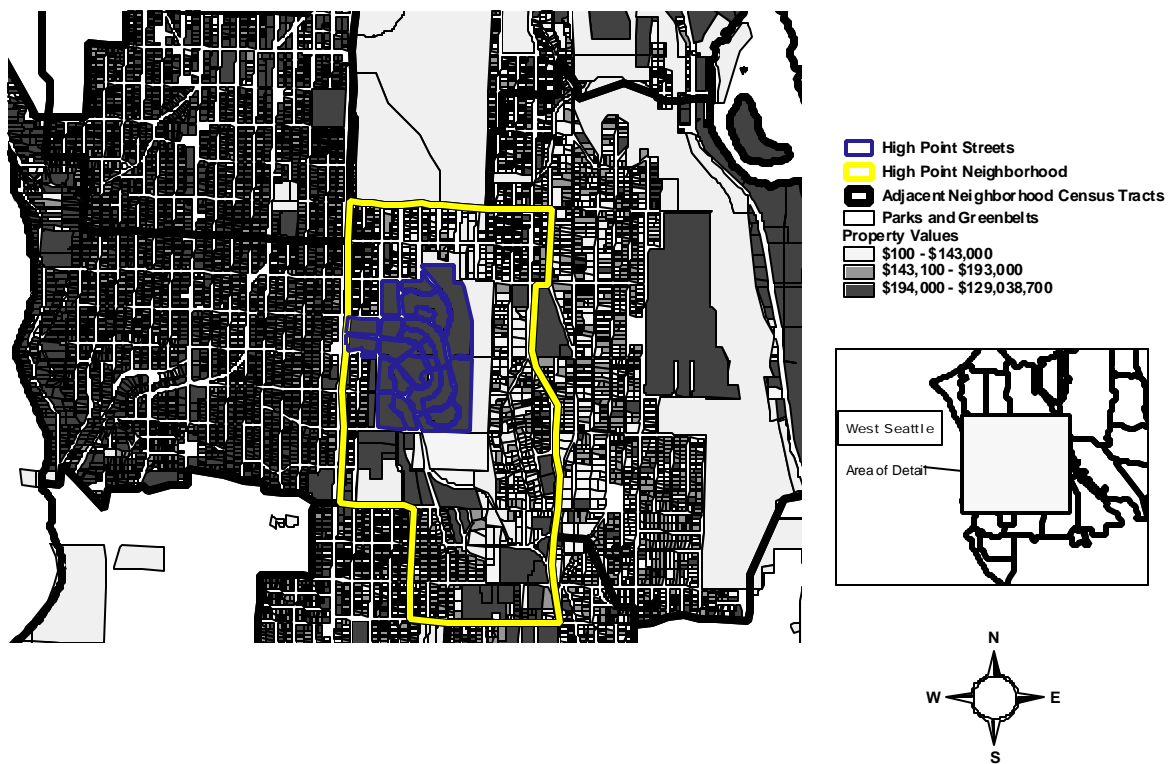
*Single mothers are defined as the female householders with no husband present in households with one or more persons under 18 years of age.

Source: U.S. Census Bureau, 2000.

Property Values

High Point as a whole has an appraised value that is greater than much of the neighborhood within its census tract (Map 10). Furthermore, High Point lies at the transition point between lower property values to the east, the lighter shades on the map, and higher property values to the west, the darker shades. The redevelopment may better weave together these disparate neighborhoods.

Map 10: Appraised Land and Improvement Value, 2001

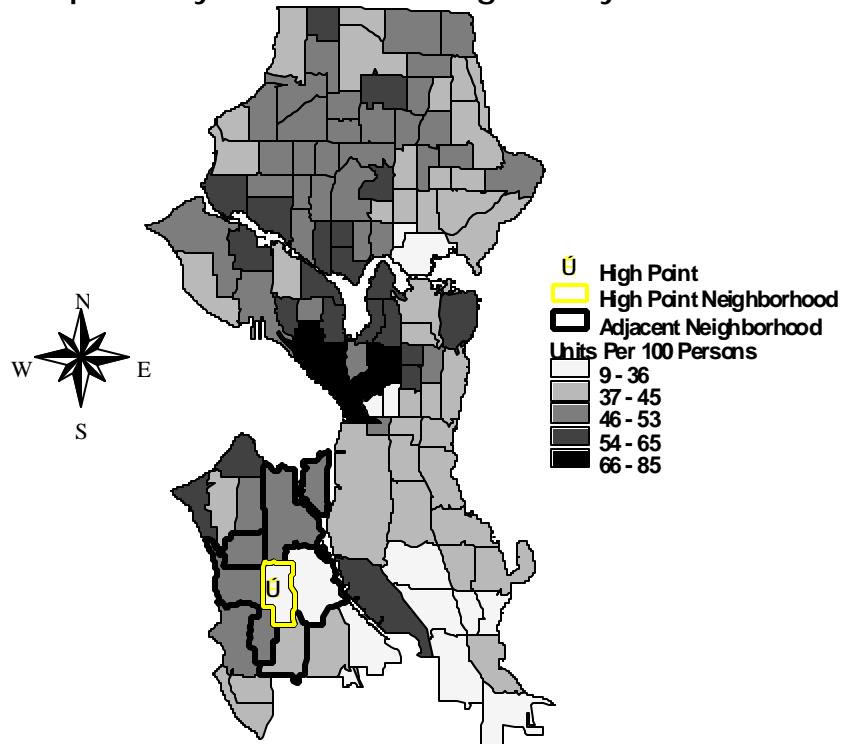


Source: Washington Geospatial Data Archive, King County Assessors Data, 2001

Housing Density

Housing densities in Seattle are generally lower in the southern part of the city, and the High Point neighborhood, along with the neighborhood immediately to its east (tract 108) are the least dense areas of West Seattle, with between 36 units per 100 persons (Map 11). The neighborhood to the west is denser, with 43 units per 100 persons. With the redevelopment, housing density in the High Point neighborhood should increase.

Map 11: City of Seattle Housing Density 1999

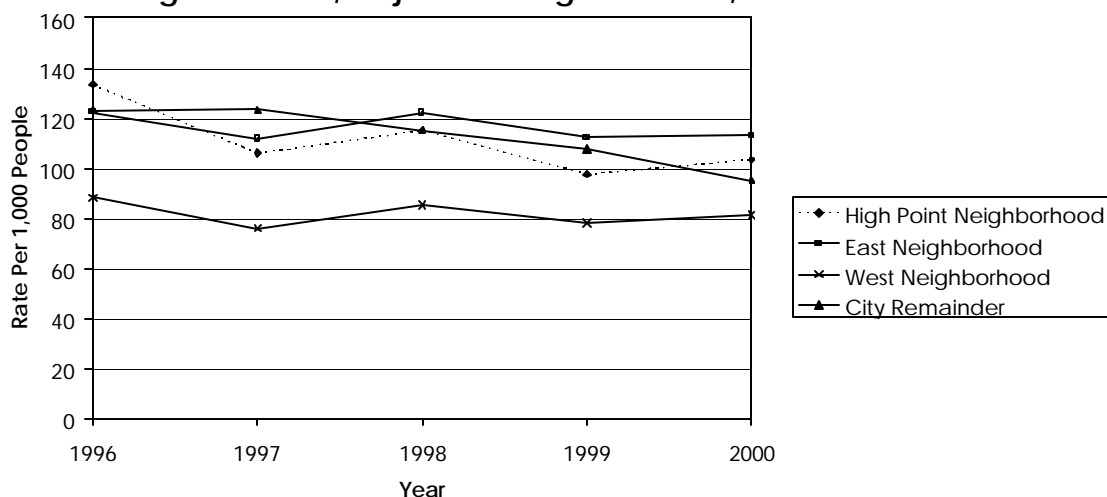


Source: U.S. Census Bureau, 2000

Crime in and Around High Point

Part I crimes include murder, rape, robbery, aggravated assault, residential and non-residential burglary, theft, and auto theft. Since 1996, the rate of Part I crimes has been falling in the city of Seattle, the High Point neighborhood, and the adjacent neighborhood (Figure 19). High Point's part I crime from 1996 until 2000 is comparable to or a little lower than the city as a whole, as is that of the neighborhood directly to the east of High Point. The neighborhood to the west has a lower rate over the 5 years, ending in 2000 with a rate of 81.2 crimes per 1,000 people compared to 103.5 per 1,000 people in the High Point neighborhood.

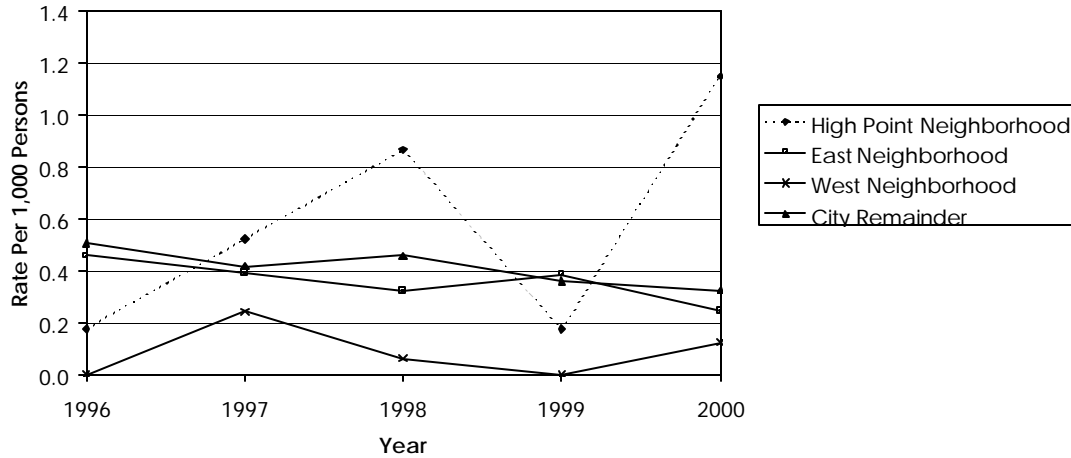
Figure 19: Total Part I Crime Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part I Index Crimes by Census Tract.

In certain categories, however, the High Point neighborhood's crime rates are at higher levels than either the rest of the city or the surrounding neighborhood. For example, the rate of rape (Figure 20) has been over the city's rate for 3 of the past 5 years, and has always exceeded the rate of rape in the neighborhood to the west.

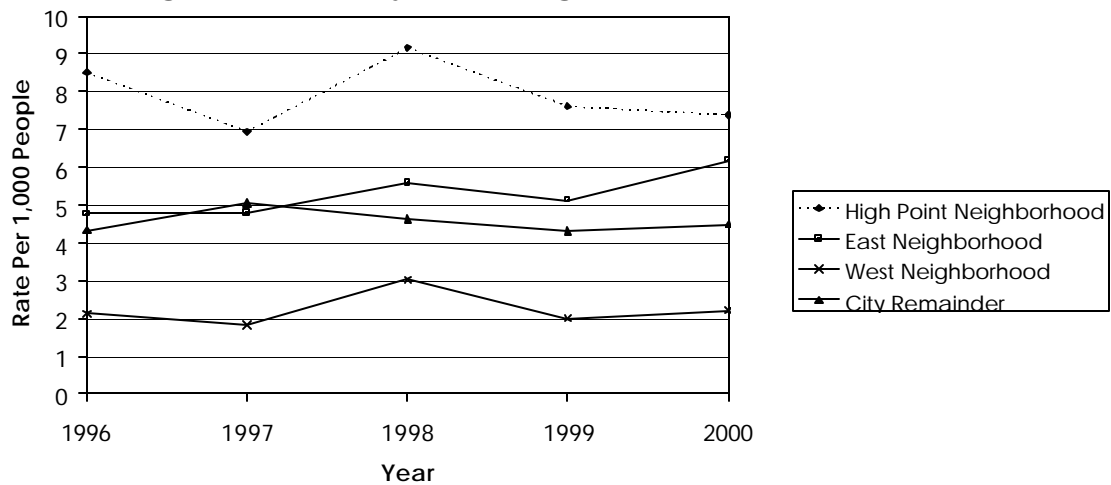
Figure 20: Rape Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part I Index Crimes by Census Tract.

Similarly, the rate of aggravated assault has consistently been higher in the High Point area than in the surrounding neighborhoods, or in the rest of the city (Figure 21). The neighborhood to the west of High Point has consistently lower rates of aggravated assault.

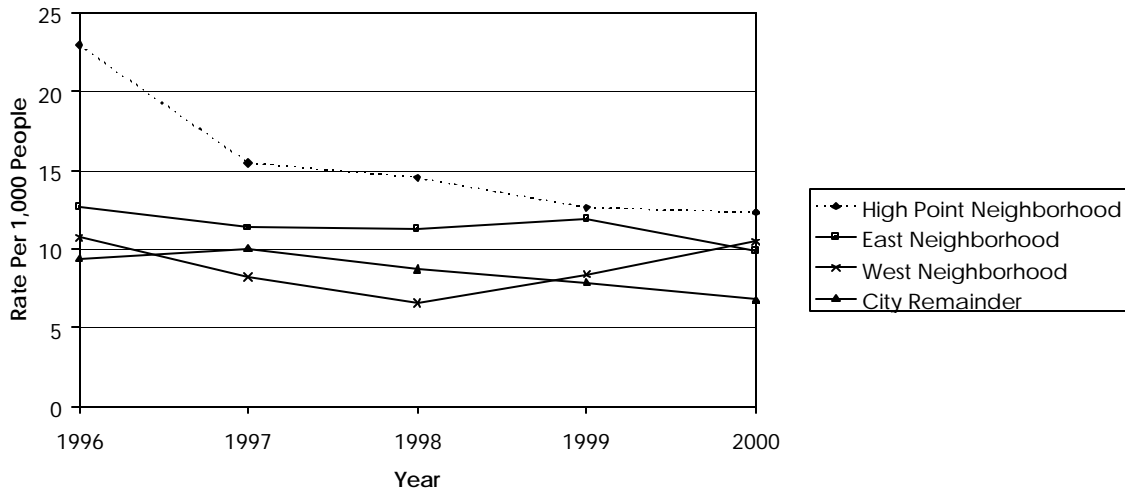
Figure 21: Aggravated Assault Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part I Index Crimes by Census Tract.

Residential burglary rates (Figure 22) for High Point's census tract have fallen since 1996 but are still higher than the rest of the city and the surrounding neighborhood.

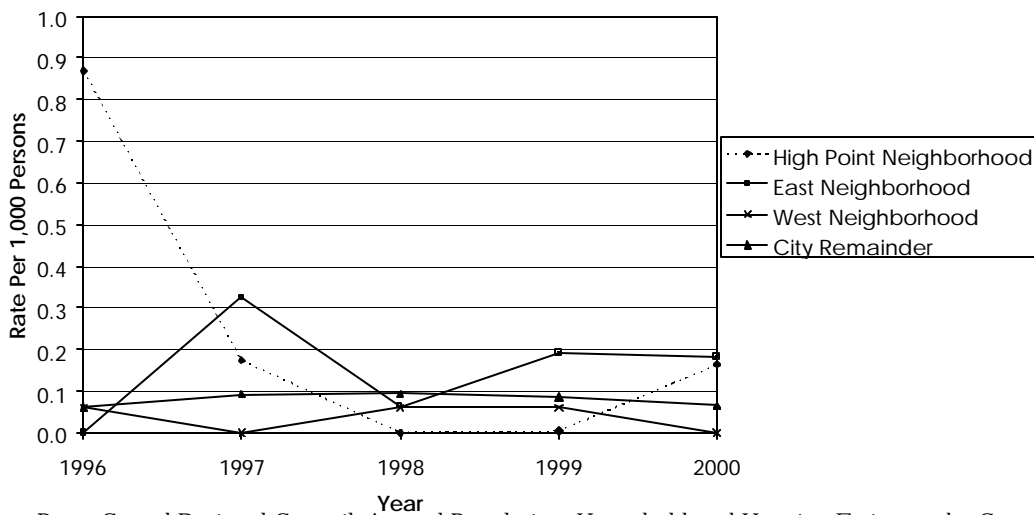
Figure 22: Residential Burglary Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part I Index Crimes by Census Tract.

In terms of other categories of Part I crimes, High Point has been doing better. High Point's murder rate (Figure 23) has fallen since 1996, in 1998 and 1999 was lower than the city as a whole and the surrounding neighborhood. In 2000, however, it rose to .16 murders per 1000 people, comparable to the neighborhood to the east, but higher than the rest of the city.

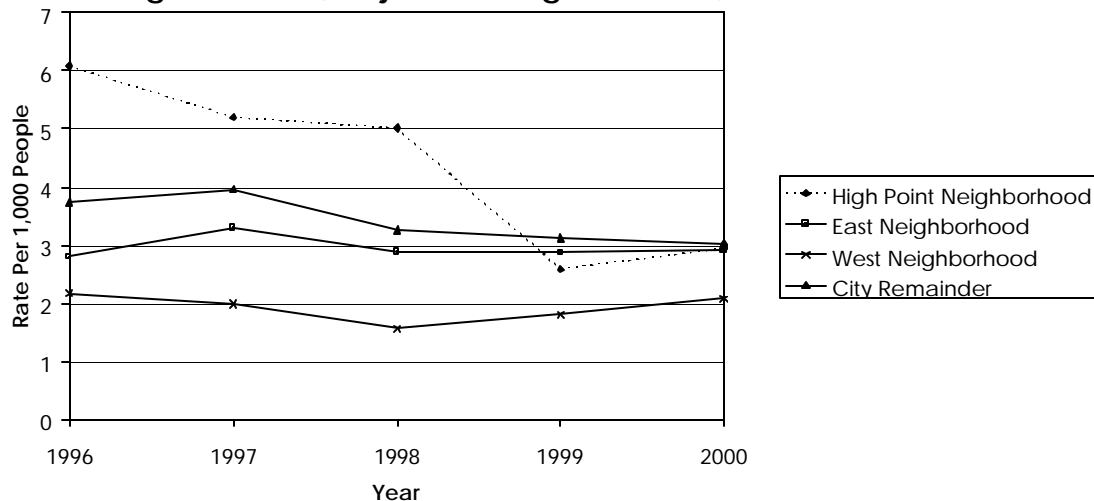
Figure 23: Murder Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part I Index Crimes by Census Tract.

Similarly, the robbery rate (Figure 24) for the High Point neighborhood was higher in 1996, 1997, and 1998 than the rates in the city as a whole and the surrounding neighborhood. By 1999, however, the robbery rate in the High Point neighborhood had fallen to be at or below those of the city and the neighborhood to the east. The neighborhood to the west has a consistently lower robbery rate.

Figure 24: Robbery Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle

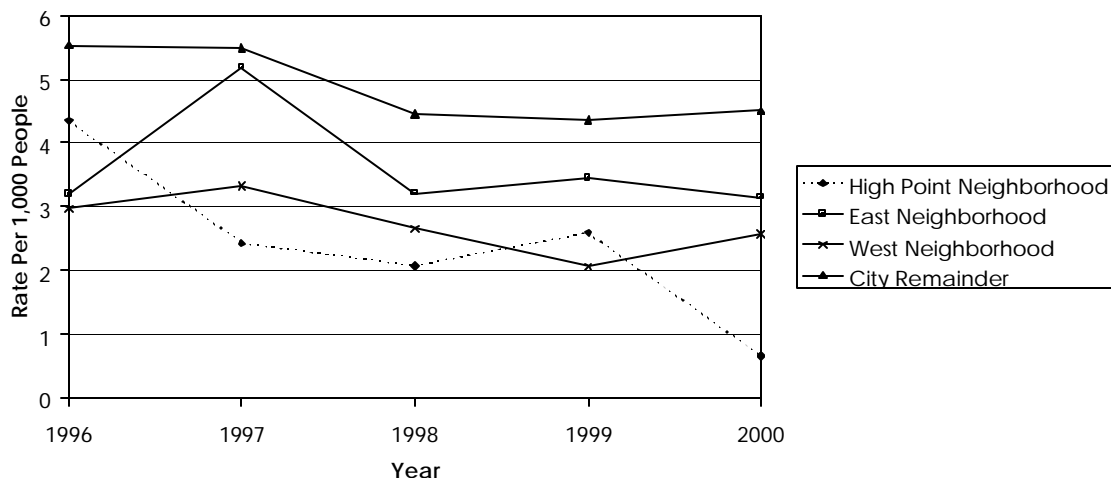


Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part I Index Crimes by Census Tract.

Nonresidential burglary rates (Figure 25), on the other hand, are consistently lower in the High Point neighborhood compared to the rest of

the city. After 1997, the High Point neighborhood's rate is consistently lower than the neighborhood to the east as well.

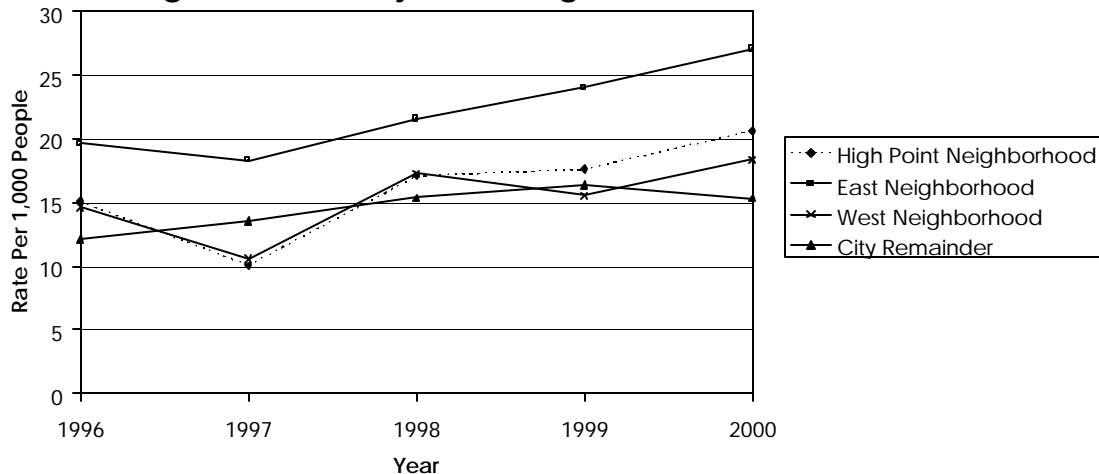
Figure 25: Nonresidential Burglary Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part I Index Crimes by Census Tract.

The auto theft rate throughout the entire city of Seattle has been on the increase since 1996 (Figure 26). High Point's rate is on par with the neighborhood to the west and the rest of the city, but lower than the neighborhood to the east.

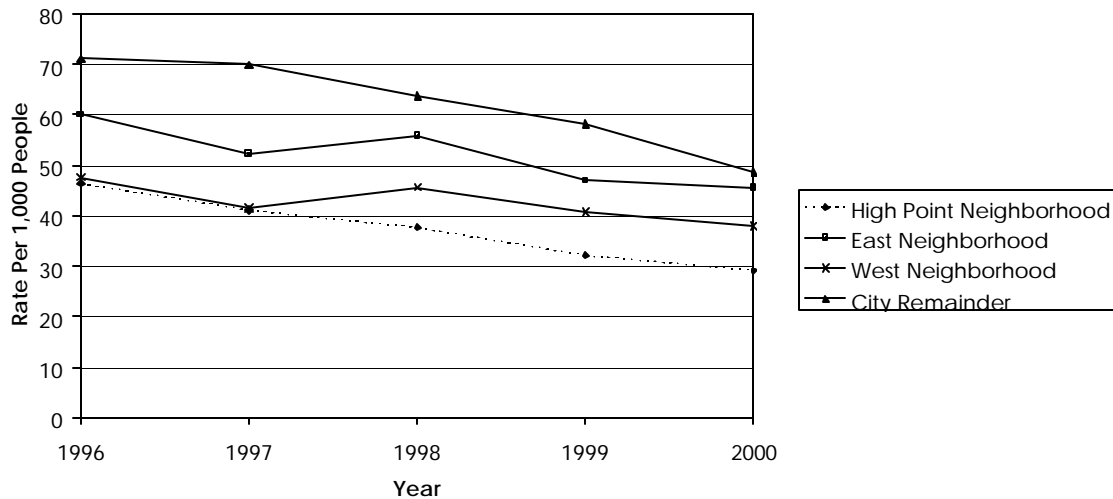
Figure 26: Auto Theft Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part I Index Crimes by Census Tract.

Similarly, the rate of theft is consistently lower at High Point than in the rest of the city or the surrounding neighborhoods (Figure 27). Theft rates on the whole have been falling over time.

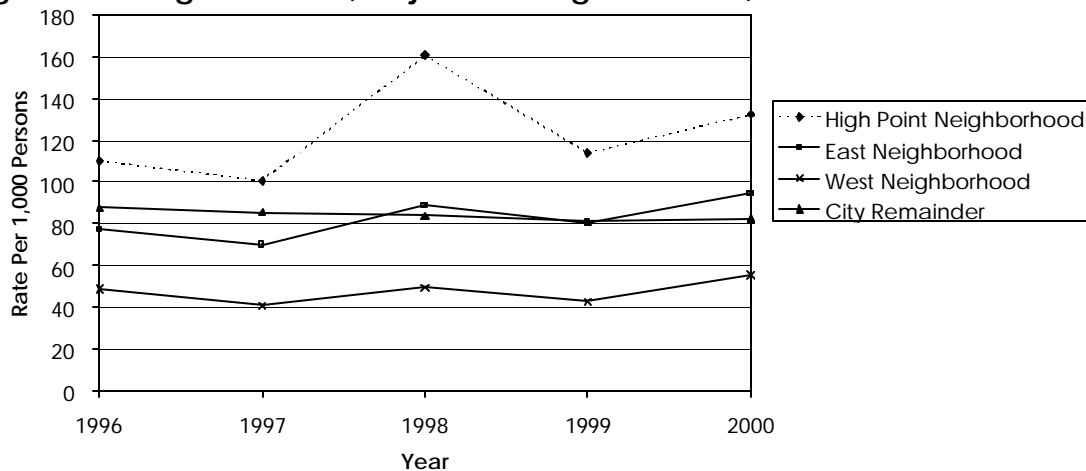
Figure 27: Theft Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part I Index Crimes by Census Tract.

The High Point neighborhood has a higher incidence of Part II crimes than either the rest of the city or the adjacent neighborhood (Figure 28). Part II crimes include counterfeiting and forgery, fraud, embezzlement, stolen property, vandalism, weapons possession, commercial vice and prostitution, sex offenses, drug abuse, gambling, offenses against families and children, driving under the influence, liquor law violations, disorderly conduct, and other offenses.

Figure 28: Total Part II Crimes
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle

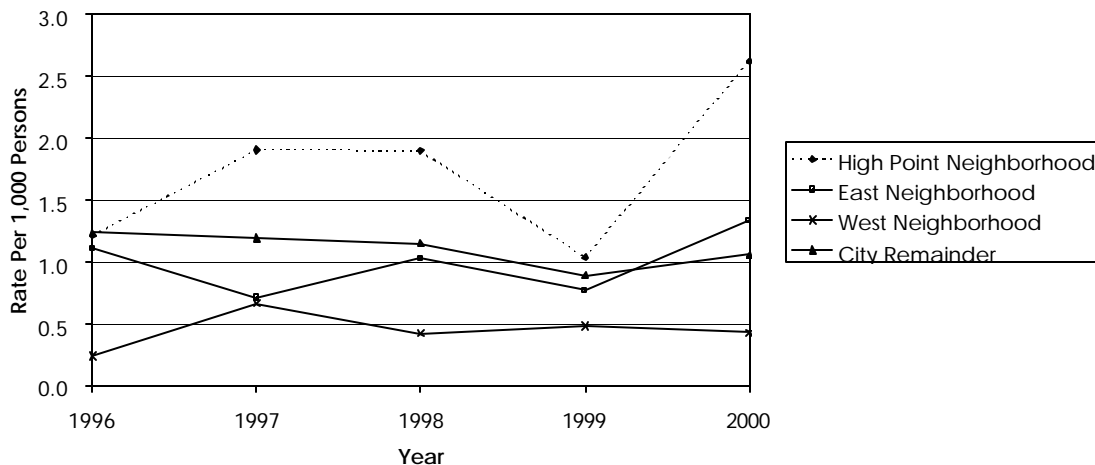


Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part II Index Crimes by Census Tract.

In particular categories of Part II crimes, the High Point neighborhood has especially high rates. For example, the rate of weapons possession

(Figure 29) is higher than the city and the surrounding neighborhood, even with a decrease in 1999.

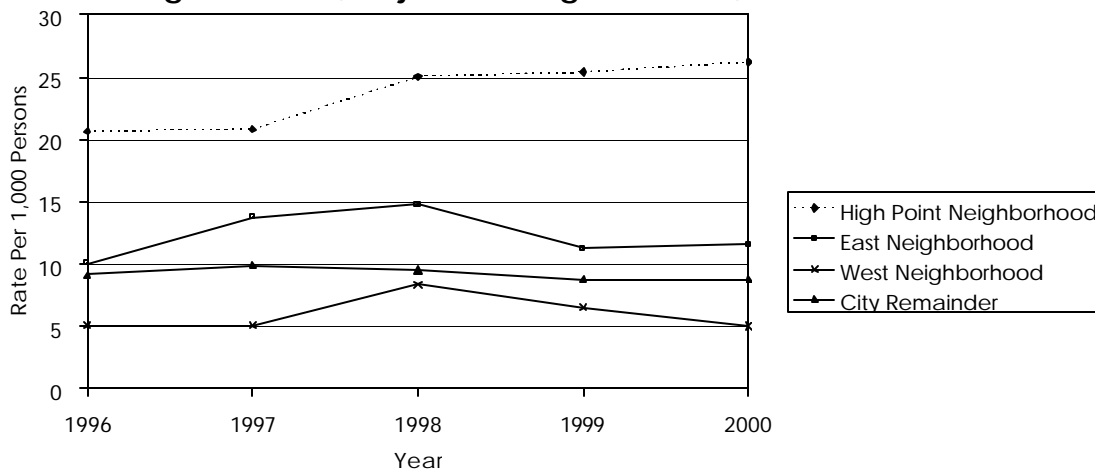
Figure 29: Weapons Possession Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part II Index Crimes by Census Tract.

Rates of offenses against families and children (Figure 30) are also consistently higher in the High Point neighborhood. Furthermore, these rates have increased since 1997, while rates in the rest of the city and neighboring areas have decreased since 1998. When asked if they worry about domestic violence, 44% of household heads at High Point said yes in the summer of 2001.

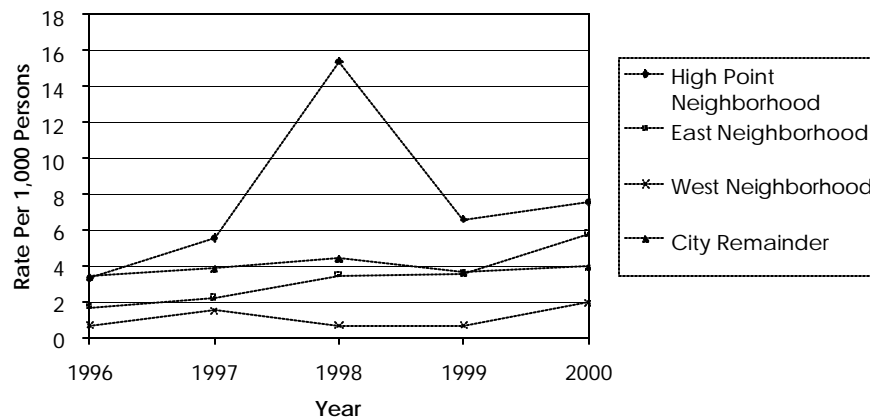
Figure 30: Rate of Offenses Against Families and Children
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part II Index Crimes by Census Tract.

The rate of drug abuse offenses has remained consistently higher in the High Point neighborhood than in the rest of the city or surrounding areas (Figure 31), although drug abuse offenses have increased in all areas. In the summer of 2001, a little over a third of residents (34%) thought that people at High Point had problems with drugs, 34% also thought that people at High Point had problems with alcohol, and 41% thought that people at High Point had a problem with tobacco.

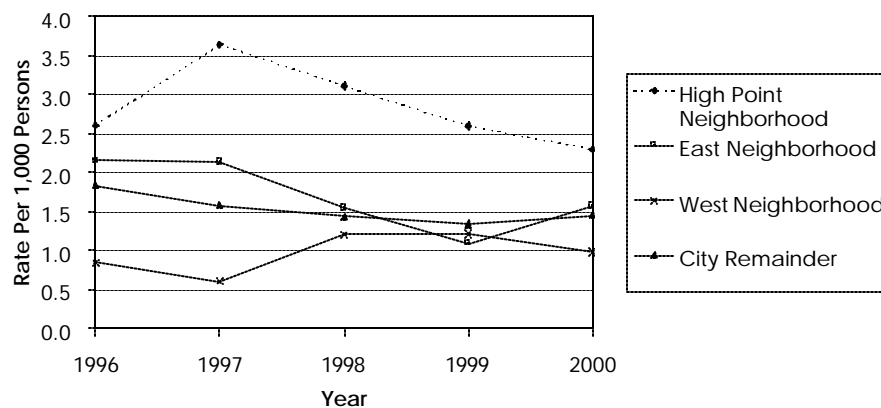
Figure 31: Drug Abuse Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part II Index Crimes by Census Tract.

The rate of sex offenses (Figure 32), although consistently higher in the High Point neighborhood than in the city or surrounding census tracts, has been declining over time.

Figure 32: Rate of Sex Offenses*
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle

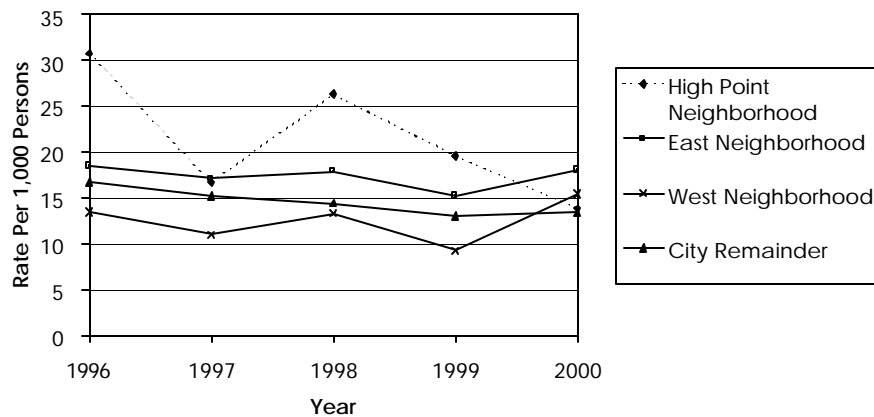


*Excluding Rape and Prostitution

Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part II Index Crimes by Census Tract.

The rate of vandalism has been decreasing over time, as well (Figure 33).

Figure 33: Vandalism Rate
High Point Neighborhood, Adjacent Neighborhood, and Remainder of Seattle



Source: Puget Sound Regional Council. Annual Population, Household and Housing Estimates by Census Tract and Seattle Police Department. Part II Index Crimes by Census Tract.

In sum, crime statistics show, on average, that the High Point neighborhood is little different from the rest of the city and the surrounding neighborhood in terms of Part I crimes and has consistently higher rates of Part II crimes. Over time, the census tract containing High Point has seen decreases in rates of residential burglary, nonresidential burglary, murder, and robbery. Although rates are still higher than the surrounding neighborhood and the rest of the city, the High Point neighborhood has seen reductions in rates of sexual offenses and vandalism. Specific areas of concern in the High Point neighborhood are increases in the rates of aggravated assault, weapons possession, offenses against families and children, and drug abuse.

The crime data suggests some improvement over time, and, in fact, most people (77%) who live at High Point think that it is a safe place.³ That perception may be dependent upon where residents are located in the development. Among the minority who said High Point was unsafe,⁴ the most frequently cited problems in the community were drug dealing or drug use (80%), outsiders causing trouble (77%), gangs (74%), noise (61%), and car vandalism (60%). Most people (89%) call 911 when they observe a crime or safety issue, while 43% call the High Point Management Office and 27% call the High Point Community Police Team. 83% of residents said they would be interested in working with neighbors or in a community group to make the neighborhood safer.

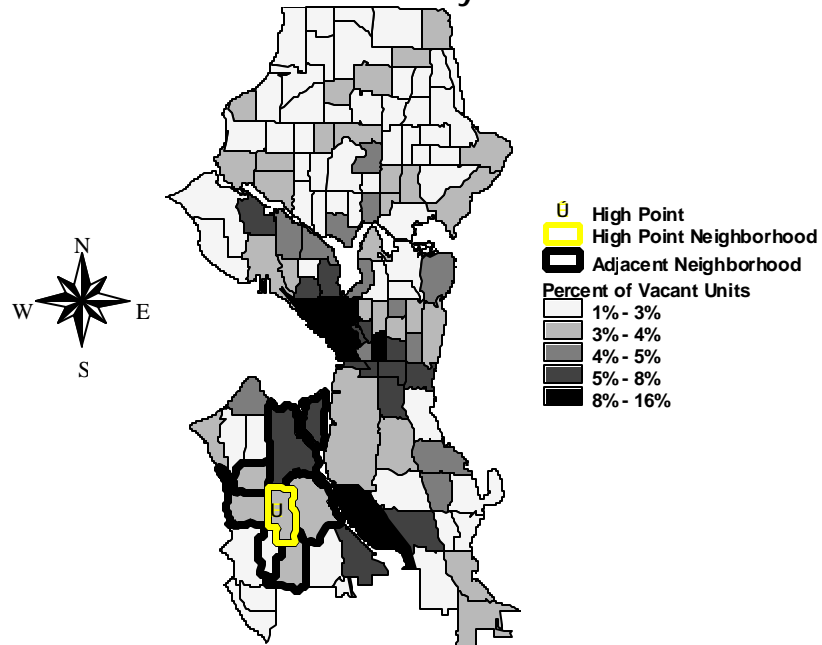
³ Of 537 heads of households reporting. Needs Assessment 2001.

⁴ Of 109 heads of households reporting. Needs Assessment 2001.

Housing Vacancies, Tenure, Units Lost and Built

In 1999, housing vacancies in the city of Seattle were concentrated downtown and south of the ship canal (Map 12). The High Point neighborhood had vacancies in 4% of housing units, not very different from much of the surrounding neighborhood. The redevelopment's impact on vacancies is hard to anticipate.

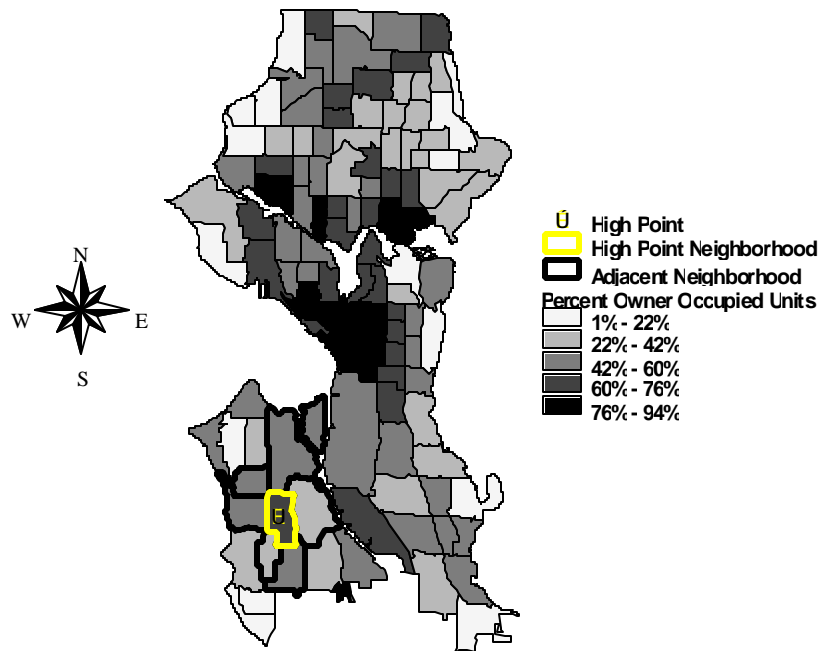
Map 12: City of Seattle
Percent of Vacant Units in 1999 by 2000 Census Tract



Source: U.S. Census Bureau, 2000.

Currently, however, the High Point neighborhood is an island of rental housing in West Seattle (Map 13), with 66% of the occupied units as rentals.

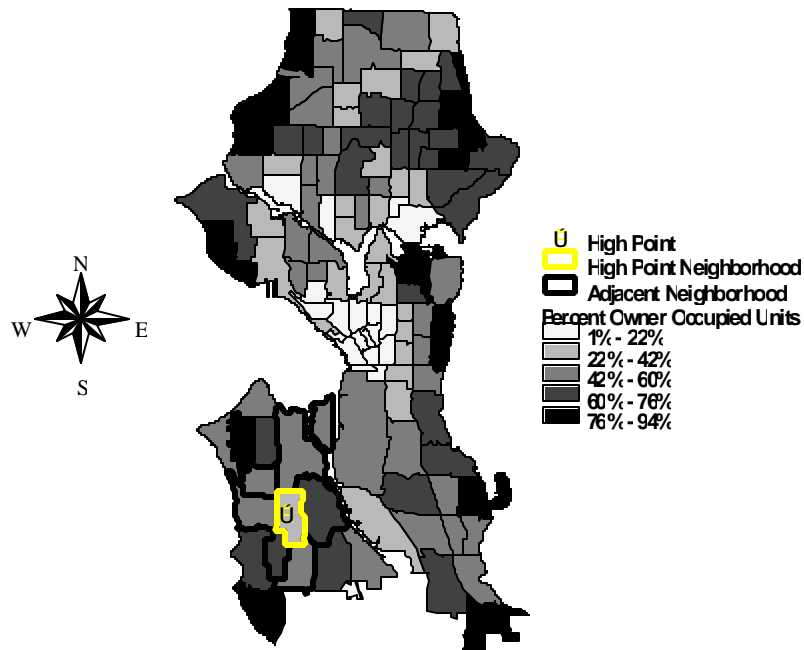
Map 13: City of Seattle
Percent Rental Units in 1999 by 2000 Census Tract



Source: U.S. Census Bureau, 2000

Much of the housing in the adjacent neighborhood is owner occupied, and the High Point neighborhood, not surprisingly, has fewer owner-occupied units than the adjacent neighborhood and much of the rest of the city (Map 14). Thirty percent of the High Point neighborhood is owner occupied, compared to 42% to 76% of the adjacent neighborhood. The redevelopment will increase the number of rental units on site but change the income mix; it will also increase the number of homeownership units, perhaps making the neighborhood less of a rental island.

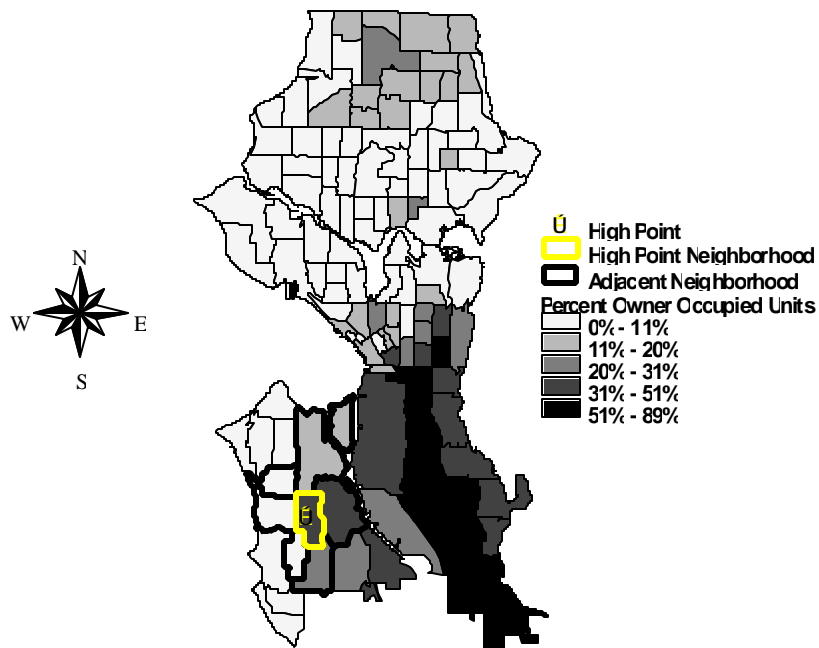
Map 14: City of Seattle
Percent Owner Occupied Units in 1999 by 2000 Census Tract



Source: U.S. Census Bureau, 2000

When race and home ownership are both taken into account, the pattern is striking. Areas to the west of the High Point neighborhood have less than 11 % of ownership units owned by racial minorities (Map 15). The High Point neighborhood and areas to the east have higher proportions of minority-owned homes. Within the High Point neighborhood, 34% of the owner-occupied units are minority-owned. One question for the results of redevelopment is whether this racial pattern will be maintained.

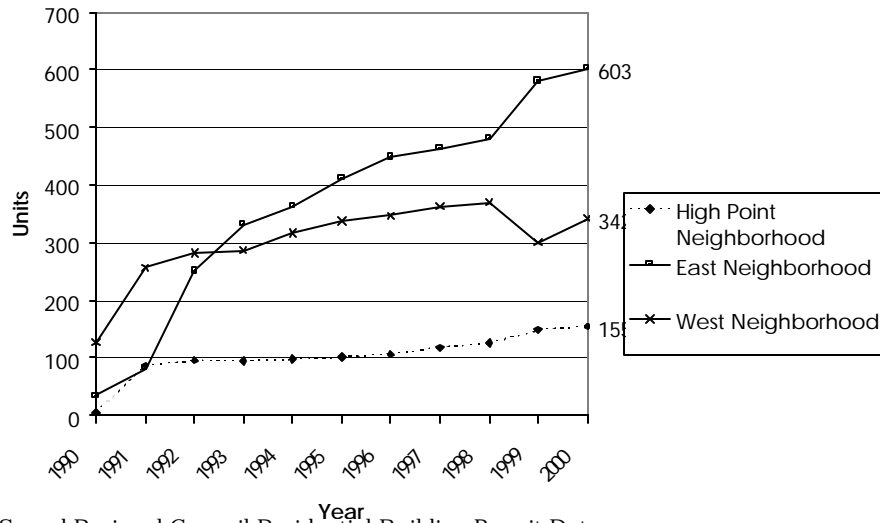
Map 15: City of Seattle
Proportion of Owner Occupied Units with Non-White Holder in 1999
by 2000 Census Tract



Source: U.S. Census Bureau, 2000

The redevelopment should increase the density, the number of homeownership units, and the number of housing units overall in the High Point neighborhood. In the 10 years prior to redevelopment, the numbers of units increased overall in the city (a net increase of over 28,000 units), the High Point neighborhood (an increase in 10 years of 155 units) and the adjacent neighborhood (603 in the east and 342 in the west) (Figure 34). The neighborhood to the East had the most production over that time, while the High Point neighborhood had the least in absolute numbers of building permits.

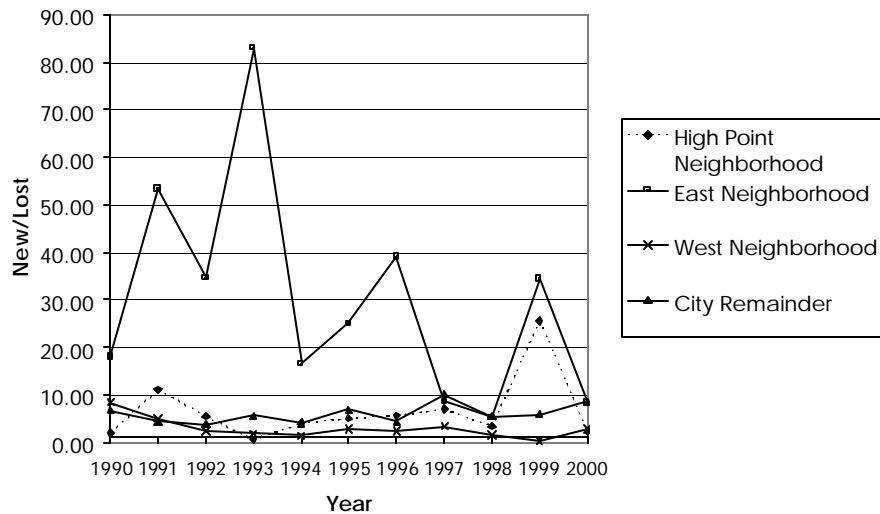
Figure 34: Net New Units by Permit, Cumulative Total 1990-2000



Source: Puget Sound Regional Council Residential Building Permit Data.

Furthermore, since 1990 the city more than matched units lost (Figure 35). The High Point neighborhood has also usually been more than replacing lost units, except for 1993. The neighborhood to the east has been producing many more units than it lost over time.

Figure 35: Ratio of New Units to Lost Units Authorized by Permit, 1990-2000



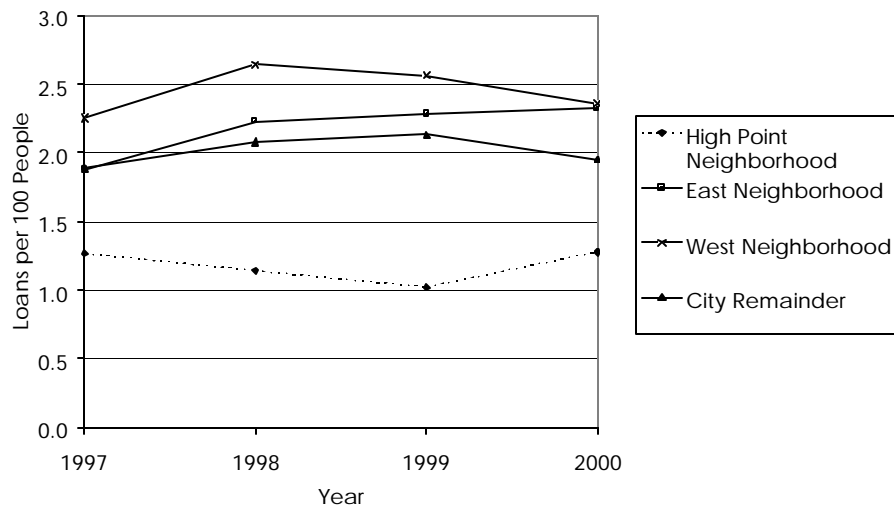
Source: Puget Sound Regional Council Residential Building Permit Data.

Mortgage Loans

The High Point neighborhood is consistently behind adjacent neighborhoods and the rest of the city in the number of loans originated per

capita (Figure 36). This may be due to the relatively large amount of rental housing in the neighborhood.

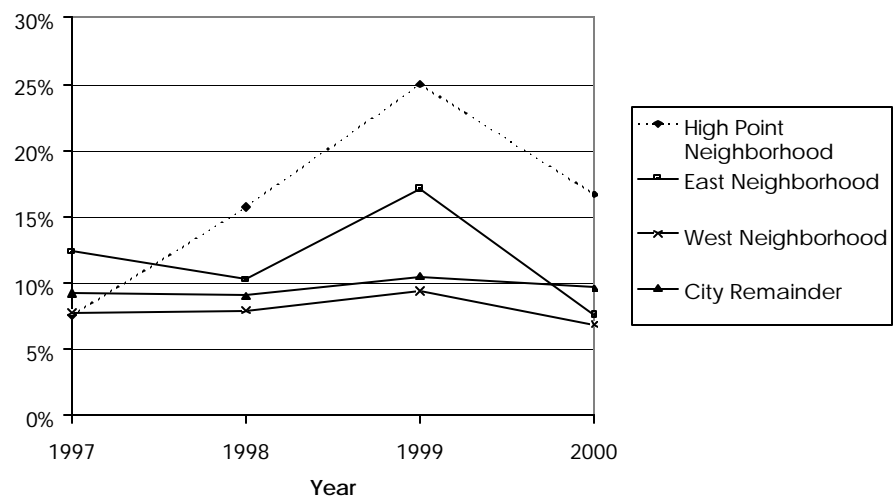
Figure 36: Loans Originated Per 100 People, 1997-2000



Source: Federal Financial Institutions Examination Council. Government and conventional loans included for owner-occupied 1-4-unit dwellings.

At the same time, the High Point neighborhood has increased its share of denied applications for conventional and government loans combined since 1997 (Figure 37). Since 1998, the adjacent neighborhoods and the rest of the city have had lower rates of denials of these types of loans.

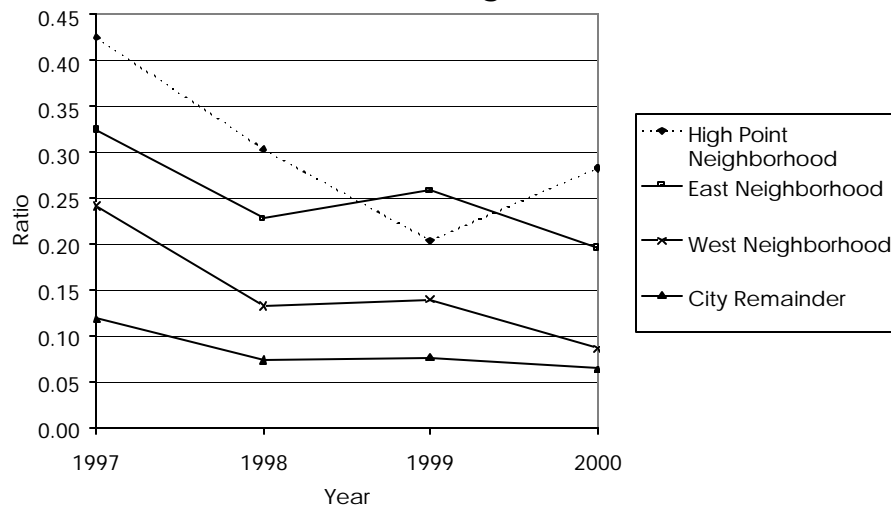
Figure 37: Denied Applications of All Applications for Conventional and Government Loans



Source: Federal Financial Institutions Examination Council. Government and conventional loans included for owner-occupied 1-4-unit dwellings.

The High Point neighborhood, however, receives relatively higher proportions of government loans than do the adjacent neighborhoods and the rest of the city (Figure 38). Only in 1999 did the neighborhood to the east receive a higher proportion of government loans than did the High Point neighborhood. The rest of the city and the adjacent neighborhoods have similar patterns of the receipt with decreases in 1998, a slight increase in 1999, and another decrease in 2000. The High Point neighborhood, however, had a drop in 1999.

Figure 38: Proportion Government Loans Originated of Total Government and Conventional Loans Originated, 1997-2000



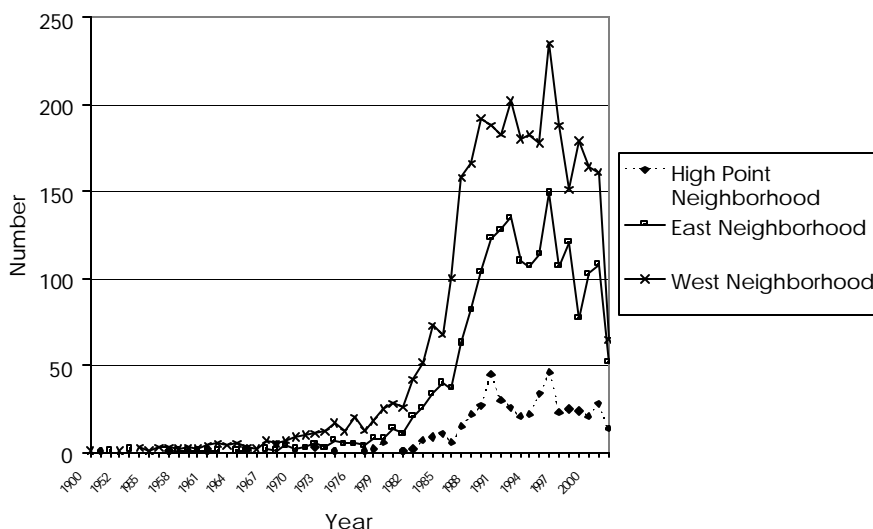
Source: Federal Financial Institutions Examination Council. Government and conventional loans included for owner-occupied 1-4-unit dwellings.

The redevelopment of High Point will bring more homeownership opportunities, increasing the numbers of loan applications in the neighborhood. It could also make the entire High Point neighborhood more attractive both prospective residents and lenders.

Businesses Started and Closed

The High Point neighborhood follows the same pattern as adjacent neighborhoods in trends in new businesses (Figure 39). Until about 1970, few new business licenses were issued each year. From 1970 until 1996, the numbers of business licenses basically increased. After 1996, the numbers of new business licenses essentially declined. The High Point neighborhood, being primarily residential, had the fewest new business licenses each year.

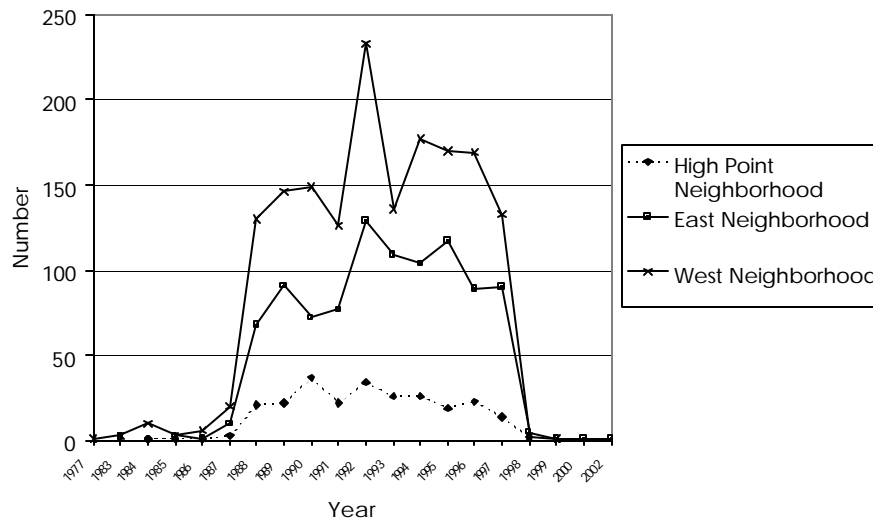
Figure 39: New Business Licenses By Year 1900-2002



Source: City of Seattle

On average, businesses in the High Point neighborhood have been open 5 years, shorter than the average of 6 years for businesses in the neighborhood to the east and 7 years for businesses in the neighborhood to the west. Half the businesses in the High Point neighborhood have been open 4 years or more, as have those to the east. In the west, half have been open 5 years or more. All three areas, however, share similar patterns of business closings, likely reflecting larger economic trends (Figure 40). Since 1987, business closures increased, peaking in 1992, and then falling to near zero in 1998.

Figure 40: Closed Businesses by License, 1977-2002



Source: City of Seattle

The redevelopment of High Point will bring with it new businesses as part of the redevelopment and a new influx of people. These will no doubt have an impact on the numbers of businesses in and around the neighborhood.

Summary

The High Point neighborhood is a place of transition between the adjacent neighborhood to the west and that to the east.

In many ways, the High Point neighborhood is a demographic island, standing between two disparate neighborhoods. The neighborhood, in comparison, is home to higher proportions than any of the surrounding neighborhood and is in marked contrast to the low levels of minority residence to the west. In terms of its Black and Asian population, its proportions are more similar the adjacent neighborhood to the east and to South Seattle than to the rest of West Seattle. It is an outpost for minority homeownership in West Seattle. Furthermore, according to the 1990 Census, the neighborhood has higher rates of poverty than have any of the adjacent neighborhoods. It is home to higher proportions of family households than the rest of West Seattle and has among the lowest rates in the entire city of married couple households. It has higher proportions of single mothers than do any of the adjacent neighborhoods. The High Point neighborhood has lower housing density than most of the adjacent neighborhood, and, indeed, much of Seattle. It is also an island of rental housing in West Seattle, with high proportions of rental housing than the adjacent neighborhood. It is distinct in its pattern of mortgage receipt, with fewer loans per capita than the adjacent neighborhood and the rest of the

city, perhaps due to the relatively large numbers of rental housing in the neighborhood. The neighborhood also experiences relatively greater rates of mortgage application denials while being better served than the adjacent neighborhood and the rest of the city by government loans.

In terms of crime, the High Point neighborhood has had fairly stable rates of Part I crime that are comparable to the city as a whole and the neighborhood to the east, but higher than the neighborhood to the west. However, it is more of an island with its consistently higher rates of Part II crimes. The neighborhood's rates of residential burglary, nonresidential burglary, murder, and robbery decreased between 1996 and 2000. Although rates are still higher than the surrounding neighborhood and the rest of the city, High Point's census tract has seen reductions in rates of sexual offenses and vandalism. Specific areas of concern in the High Point neighborhood are increases in the rates of aggravated assault, weapons possession, offenses against families and children, and drug abuse.

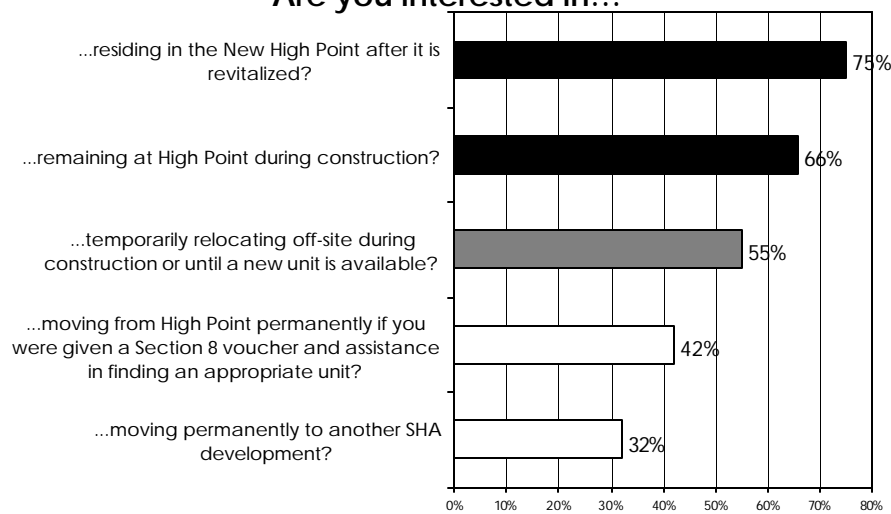
The High Point neighborhood is less of an island and more a point of transition when one looks at property values—those to the east are lower, and as one moves west, property values increase. At the same time, the neighborhood follows similar trends to adjacent neighborhoods and the rest of the city in terms of business patterns.

IV. Relocation Preferences and Early Movers

As part of the summer of 2001 needs assessment, residents were asked about their initial preferences regarding relocation, prior to counseling or information sessions that followed in the late summer and fall to help residents make informed decisions. This was meant to be a starting place for relocation counselors in their counseling process. The questionnaire also asked about special needs, family size, and current amenities. The relocation counseling process began in August of 2001; although 94 families have had one-on-one counseling, the majority (75%) of the 161 families who left before March 31, 2002, left without counseling. Language-based meetings were held with residents in the fall of 2001. Households have been leaving since the announcement of the grant in July 2000 at a rate of nearly 20 a month.

The majority of residents initially said they wanted to stay at High Point (Figure 41), although when presented with an array of choices, a number said they would be willing to leave permanently. Of those who remained on site in the summer of 2001, three-quarters said they would be interested in living in High Point after redevelopment, while two-thirds said they would like to remain on-site during construction. Over half said they would be willing to move temporarily during reconstruction. Two in five residents said they would be willing to move permanently if they were given a Section 8 voucher and help looking for a place, and one in three residents said they would be interested in moving to another SHA development. Those who said they wanted a Section 8 voucher had priority for one-on-one counseling.

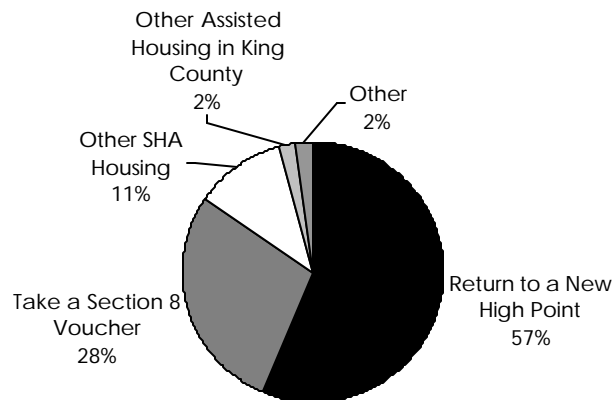
Figure 41: Interest in Relocation Options
Are you interested in...



Source: Needs Assessment. 559 household heads responding

When asked to prioritize their choices, over half (57%) said their first choice was to return to a redeveloped High Point (Figure 42). Over a quarter (28%) said their first choice was a Section 8 voucher. Others preferred to move to other SHA housing (11%), or other housing choices (4%). Nearly half said they would be interested in owning a home in High Point (47%), and half said they would be interested in owning a home outside of High Point. Just over a third (36%) said they would be interested in homeownership in either locale. The question is whether their interest in homeownership will become a reality.

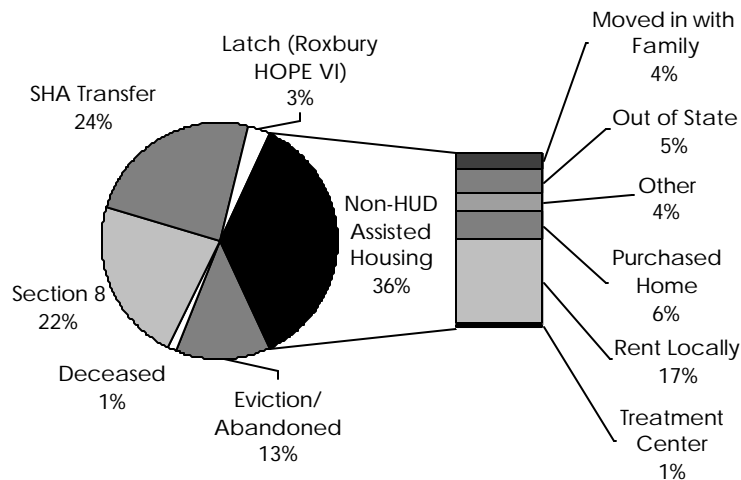
Figure 42: First Choice for Relocation, Initial Preference



Source: Needs Assessment. 560 household heads responding

Early moves, however, do not reflect these patterns of preference. About a quarter (24%) moved to other SHA housing, and about a fifth (22%) moved using Section 8 (Figure 43). A few moved to another SHA HOPE VI site. The largest concentration of moves, however, was to non-HUD assisted housing (36%).

Figure 43: Locations of Movers as of March 31, 2002

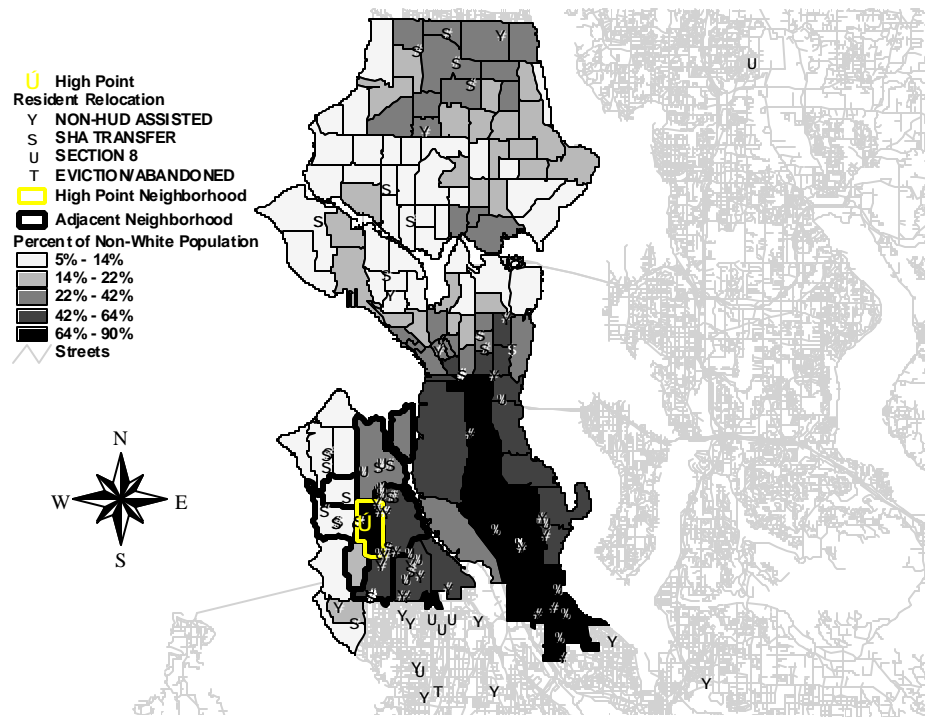


Source: SHA Administrative Data, of 161 households who left High Point as of March 31, 2002

When this information is superposed over 2000 race data for the city of Seattle, one can see that there is a concentration of movers near High Point (Map 16). Those with Section 8 and living in non-HUD assisted housing also moved to South Seattle and South King County, often neighborhoods of color in the southern part of Seattle. There are several possibilities for this: first, residents who are choosing where to live may opt for nearby neighborhoods because of social ties and access to familiar resources. Second, a local move means that they may be closer to friends, relatives and community resources such as schools and daycare. A third possibility is that people may prefer to live among people of similar racial and ethnic backgrounds.

While early moves out of High Point have been predominantly to West Seattle and southern parts of the city and county, these moves have for the most part taken place without counseling from SHA staff. Although staff met with residents as early as August 2001, some 120 residents left without speaking to staff. Later moves may occur in a different pattern due to the influence of counseling with SHA staff.

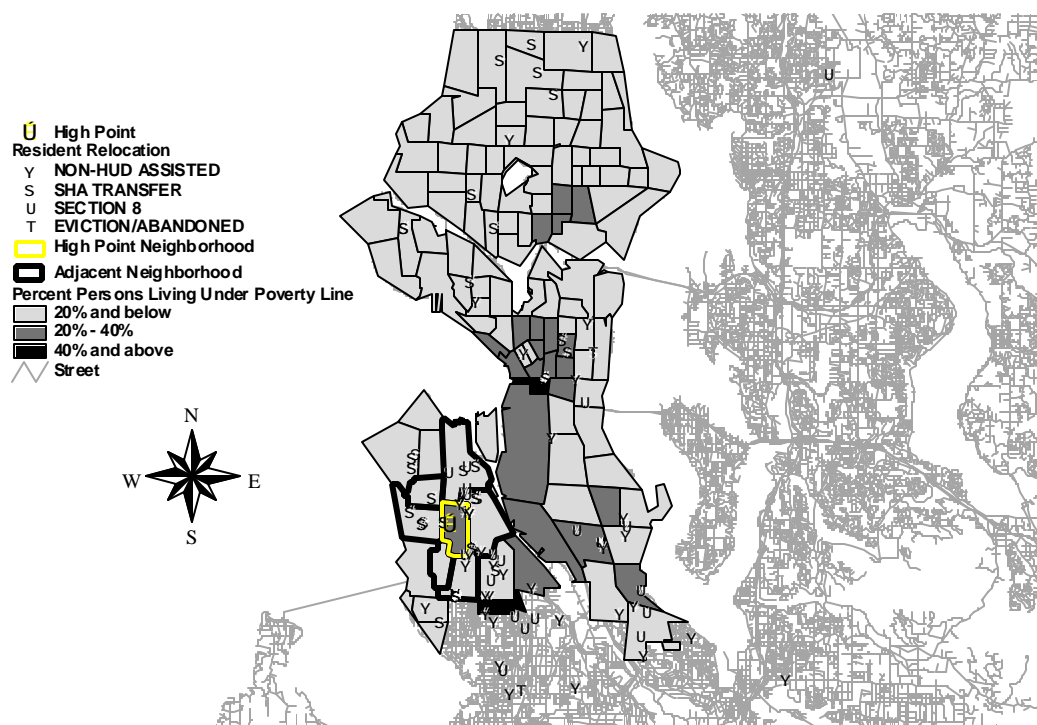
**Map 16: Resident Relocation as of March 31, 2002,
With Proportion of White Population in Seattle, 2000**



Source: U.S. Census Bureau, 2000 and SHA Administrative records. Pictured are 113 movers. Those who are not pictured are out of state (11), out of King County (4), in a treatment facility (1), gave a P.O. Box as an address (1), deceased (2), evictions with no current known address (18), others without known address (2), and some that did not geocode (10). Points overlap.

While the most recent poverty information from the 2000 Census is unavailable, using 1990 Census data, it is apparent that those transferring to other SHA properties moved to areas with lower levels of poverty (Map 17). Furthermore, Section 8 renters are not concentrated in areas with more poverty. Revisiting this pattern superimposed over 2000 Census data will be more definitive regarding this pattern.

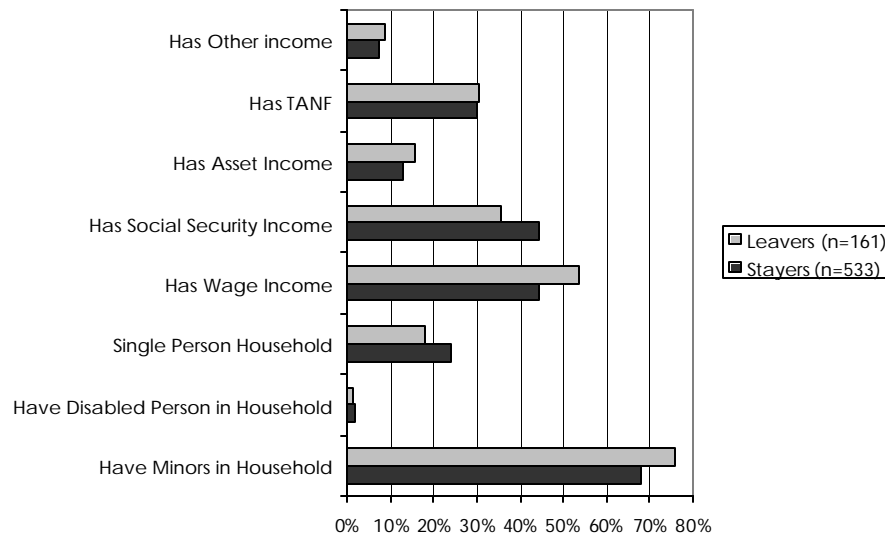
Map 17: Resident Relocation as of March 31, 2002
With Percent of Persons Living in Poverty in 1989 by 1990 Census Tract



Source: U.S. Census Bureau, 2000 and SHA Administrative records. Those who are not pictured are out of state (11), out of King County (4), in a treatment facility (1), gave a P.O. Box as an address (1), deceased (2), evictions with no current known address (18), others without known address (2), and some that did not geocode (10). Points overlap.

Not surprisingly, those who left during the early period had higher average wages at the time the grant was signed than those who stayed, \$8,790 compared to \$7,371. It follows that those who left also had higher total incomes as well, \$13,673 compared to \$12,772. Over half (53%) of those who left had wage income as of July 2000, compared to only 44% of those who stayed (Figure 44). Both early movers and stayers received about 30% of their incomes from TANF. About three-quarters (76%) of those who left had minors in their household, compared to about two-thirds (68%) of those who did not leave early.

Figure 44: Income Sources of Movers and Stayers, March 31, 2002



Source: SHA Administrative Records.

Summary

The SHA first asked about resident preferences for relocation in a needs assessment survey in the summer of 2001, roughly a year after the grant was awarded. At that time, the majority of residents said that they would be interested in being at the new High Point—living there after revitalization, remaining during construction, or returning after a temporary move. When asked to prioritize their choice, the majority of residents said they would like to return to a new High Point. The next most popular choice was taking a Section 8 voucher. Residents have been leaving High Point since the grant was announced at a rate of about 20 families a month, and, as of March 2002, 120 had left without first receiving counseling from SHA staff. The largest proportion of those who have left have gone to non-HUD assisted housing, including moving in with family, moving out of state, purchasing a home, or renting locally. Fairly equal proportions, about a quarter each, have either moved to other SHA units or used a Section 8 voucher.

The moves that residents have made into the private market, either on their own or using section, are clustered in West Seattle and in predominantly racial minority areas of the city—in the south—and southern King County. In contrast, those who live in SHA housing are living in predominantly racial majority areas. Residents may prefer to live among those with similar racial or ethnic backgrounds, or may find affordable rentals most often in South Seattle and southern King County.

Those who moved during this early period tended to be more likely to have income from wages and were more likely to be households with

minors. Movers had higher annual wages in 2000 and higher annual overall incomes. They received TANF at roughly the same rates as those who stayed.

Relocation from High Point has only just begun. Early movers tended to be slightly better off than those who will move this summer and after; future movers may not have as much luck finding homes that they can afford to buy or rent. Furthermore, those with Section 8 vouchers may require counseling to help them move to areas that they might not consider on their own.

V. Conclusion

As a national effort, the HOPE program has as its goal the transformation of over 100,000 units of public housing nationwide. Furthermore, this transformation is supposed to be combined with an comprehensive infusion of services to help individuals on site increase their ability to be self-sufficient. Indeed, the HOPE VI redevelopment of High Point will transform the development and the neighborhood, bringing change for the families who live at the new High Point and to the neighborhood as a whole.

Families will either end up living at the new High Point or moving elsewhere. This racially and ethnically diverse community contains mostly family households; many headed by adults with poor English-language ability and a lacking a high school degree. Less than half the residents have income from work, and 85% of High Point residents have incomes at or below 30% of the HUD area median. A third of the original households had at least one member who had a disability. While a change in the composition of the neighborhood will alter these demographics, the challenge for the redevelopment is helping each able-bodied resident gain the education, skills, and employment they need to improve their job outcomes while not losing the high rates of insurance, medical, and dental care. Following a sample of families over time will allow an assessment of the success of the redevelopment not only in transforming the neighborhood but also in increasing the earning power of people on-site. Furthermore, tracking outcomes for those who move as well as those who stay will help us understand current residents fared equally well in terms of housing outcomes, job attachment, use of TANF, wages, and neighborhood quality.

The neighborhood in and around High Point will experience a transformation as a result of the redevelopment. Currently a demographic island in West Seattle, the High Point neighborhood may begin to look more like the rest of West Seattle. Alternatively, the redevelopment may enhance its current role as a bastion of minority homeownership. Given that more than half of the units on site will be rentals, it will likely continue to be a locale for rental housing in West Seattle. The increased housing density and change of income mix will alter the demographic profile of the development and the neighborhood. Where 85% of the predevelopment population had incomes under 30% of median, only 29% of the post-development High Point will.

Demographic changes may continue the reduction in rates of sexual offenses, vandalism residential burglary, nonresidential burglary, murder, and robbery. Specific areas of concern in the High Point neighborhood are increases in the rates of aggravated assault, weapons possession, offenses

against families and children, and drug abuse. These may or may not change with redevelopment, and the more important question is not whether these rates fall, but whether those who live High Point experience improvements in neighborhood quality regardless of whether they live at the new High Point or elsewhere after the project is completed.

Relocation records as of March 31, 2001 indicate that 161 families have moved, 120 of them without speaking to SHA relocation counselors. Since July 2000, when the grant was announced, people have been leaving High Point at a rate of nearly 20 per quarter. Many of those who have moved have either clustered in West Seattle or moved to South Seattle or southern King County. Only those who have transferred to other SHA housing live in predominantly white areas of the city, unlike those moving into the private housing market or using Section 8 vouchers. The areas of clustering, aside from being the predominantly minority areas of Seattle and King County are also may be places where affordable rentals may be found. Whether preferences for racially or ethnically similar neighbors or the quest for affordable housing is driving the pattern is unknown.

The challenge of guaranteeing the long and short term well being sure that all High Point residents, both those who live in the redeveloped High Point and those who move away, is especially difficult. Nationally, HOPE VI has as its explicit goal the deconcentration of poverty. Ensuring that both those who stay and those relocate experience both deconcentration and beneficial changes in their neighborhood quality is a challenge. Similarly, creating opportunities for self-sufficiency for a population that has low English ability, lacks a high school education, and who's current jobs have low-earning capability is a extraordinary challenge that will need special attention from the SHA.

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