

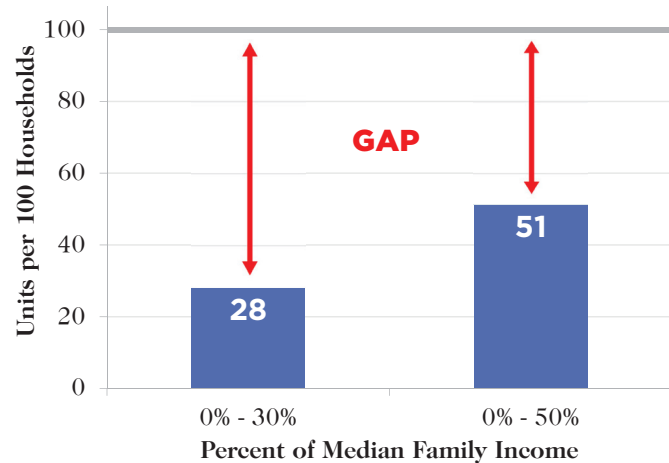
WASHINGTON STATE



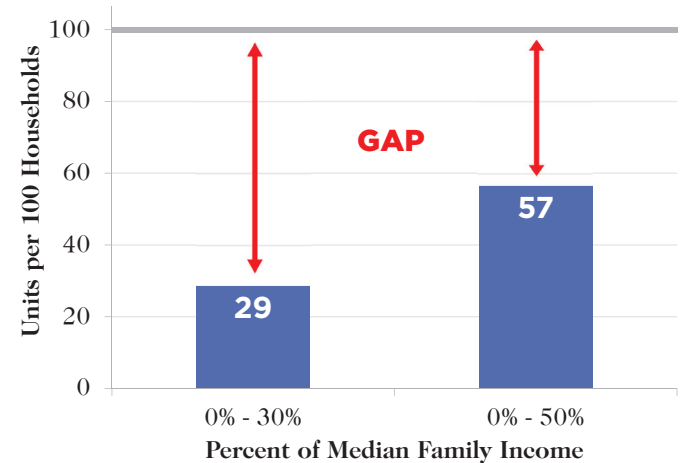
- Population: 6,738,714
- Area: 67,578 miles²
- Households: 2,619,995
- Median Family Income: \$72,900
- Low-income Renter Households: 559,670
- Subsidized Housing Units: 134,393

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

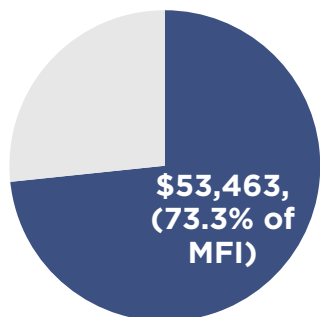


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

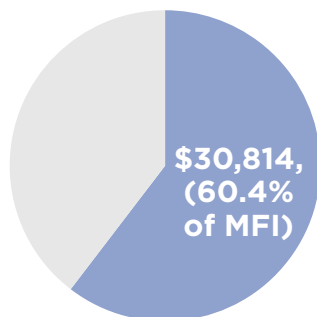
Fair Market Rent: \$1,337



■ required income

1 person / 1 bedroom

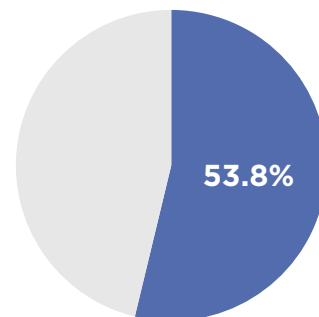
Fair Market Rent: \$770



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

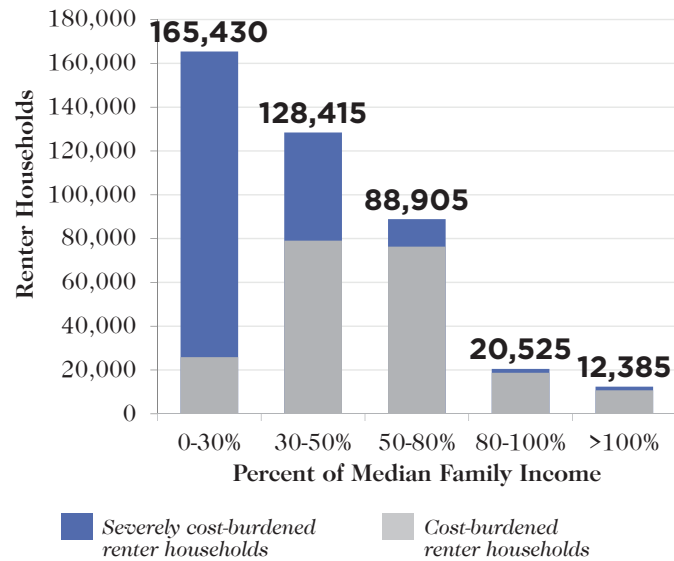
Maximum Affordable Home Value: \$287,812



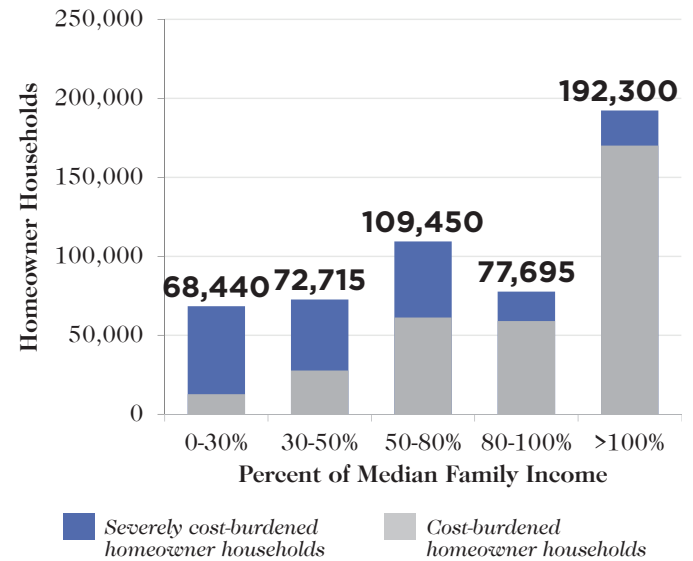
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



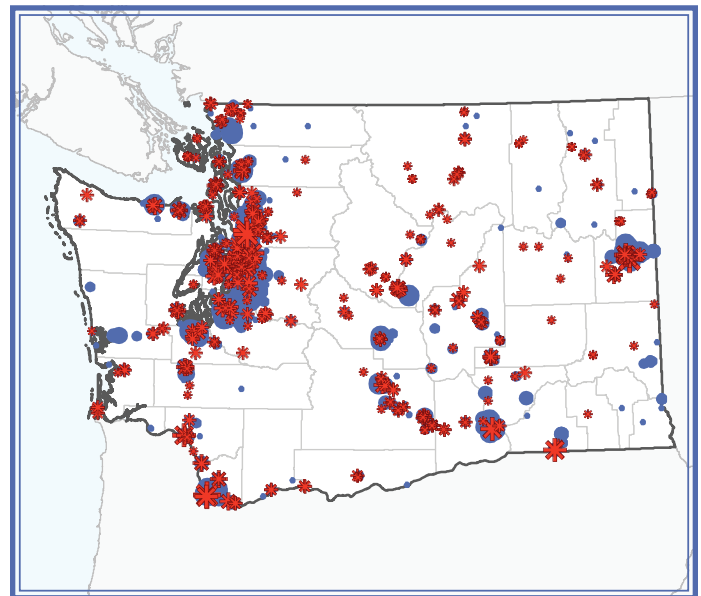
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units
- * Expiring Section 8 or Section 515 unit



Subsidized Inventory Characteristics

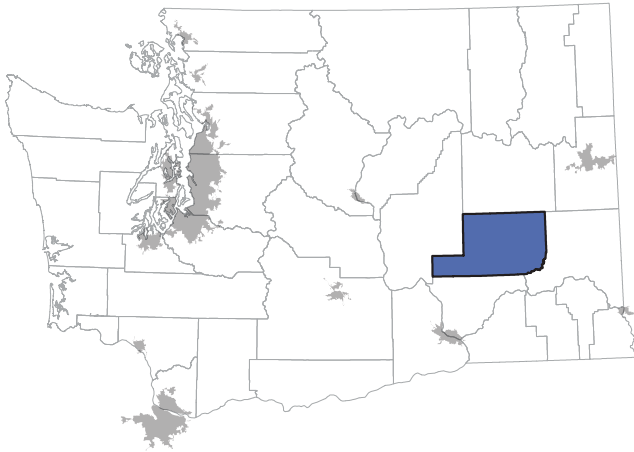
- Sites: 2,626
- Units: 134,393
- Section 8/Section 515 units set to expire by 2017: 15,724

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	208,620	105,253	100.0%	50
30% - 50%	161,435	65,192	61.9%	40
50% - 80%	189,615	6,924	6.6%	4
80% - 100%	104,745	598	0.6%	1

* Income eligibility was not available for all units in the inventory

ADAMS COUNTY

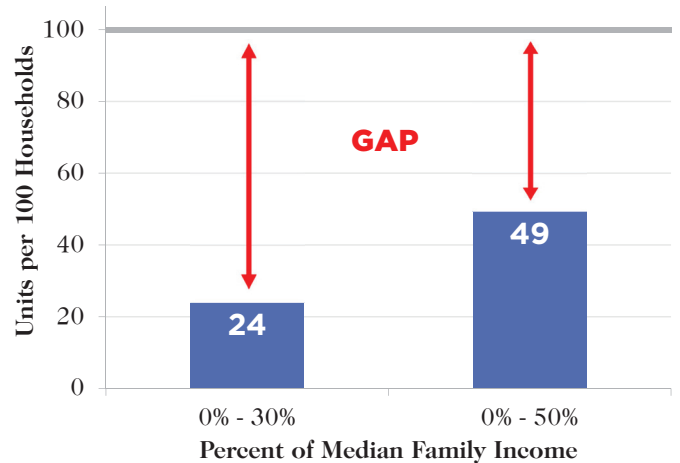
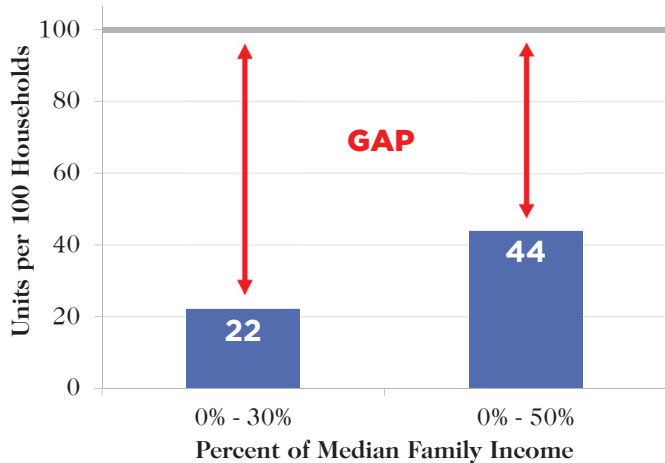


- Population: 18,575
- Area: 1,930 miles²
- Households: 5,722
- Median Family Income: \$46,100
- Low-income Renter Households: 1,335
- Subsidized Housing Units: 441

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

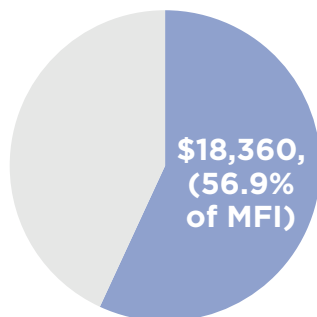
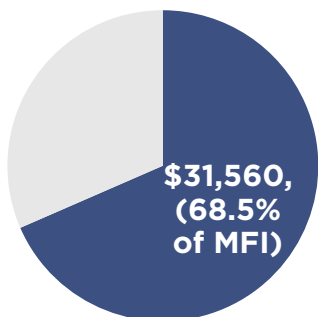
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

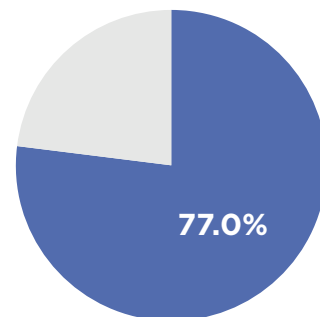
Fair Market Rent: \$789

1 person / 1 bedroom

Fair Market Rent: \$459



Maximum Affordable Home Value: \$179,221



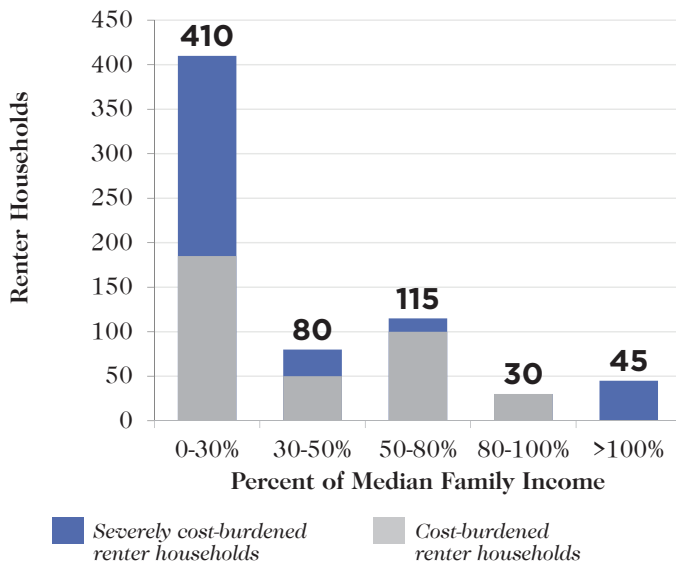
■ required income

■ required income

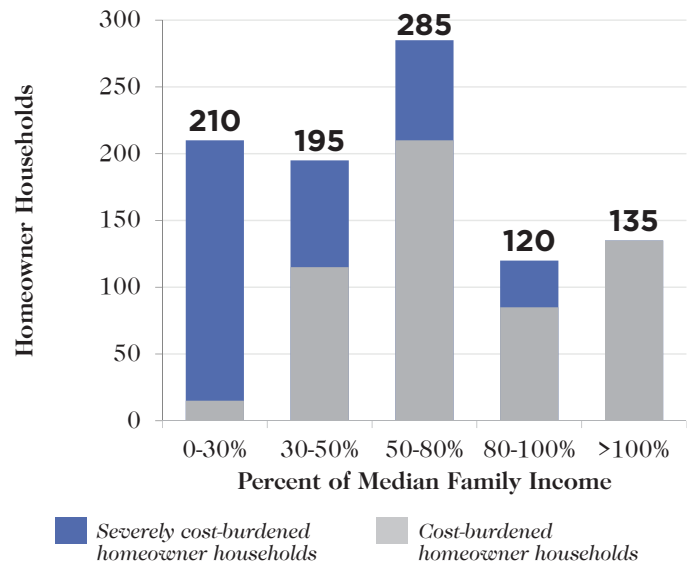
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



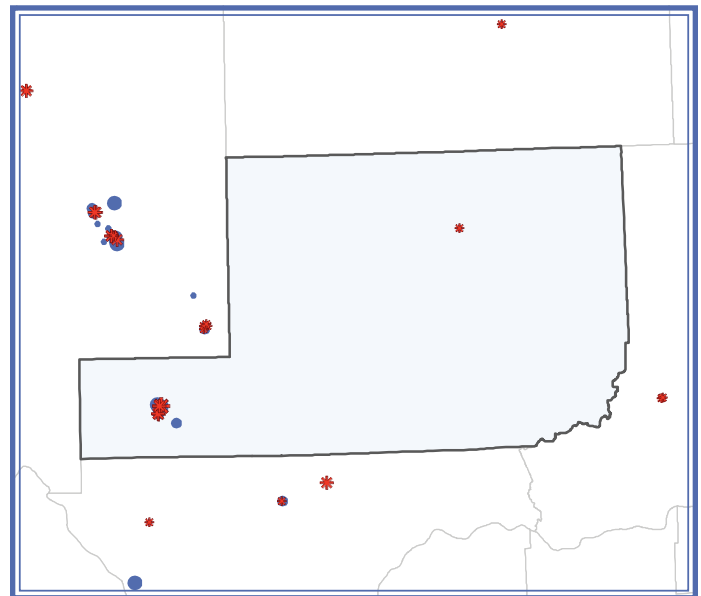
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✱ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

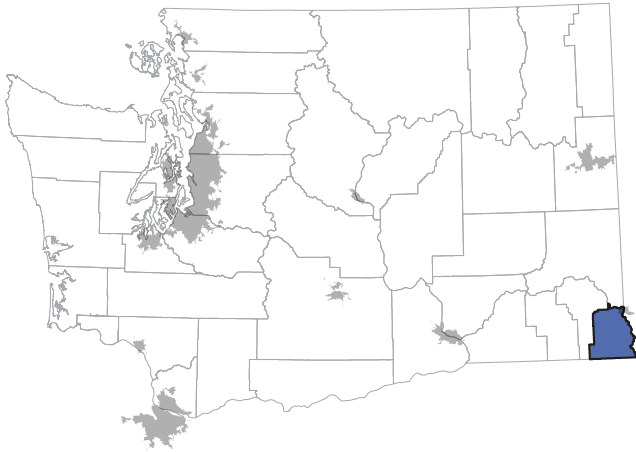
- Sites: 15
- Units: 441
- Section 8/Section 515 units set to expire by 2017: 163

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	500	411	100.0%	82
30% - 50%	355	104	25.3%	29
50% - 80%	480	24	5.8%	5
80% - 100%	295	0	0.0%	0

* Income eligibility was not available for all units in the inventory

ASOTIN COUNTY

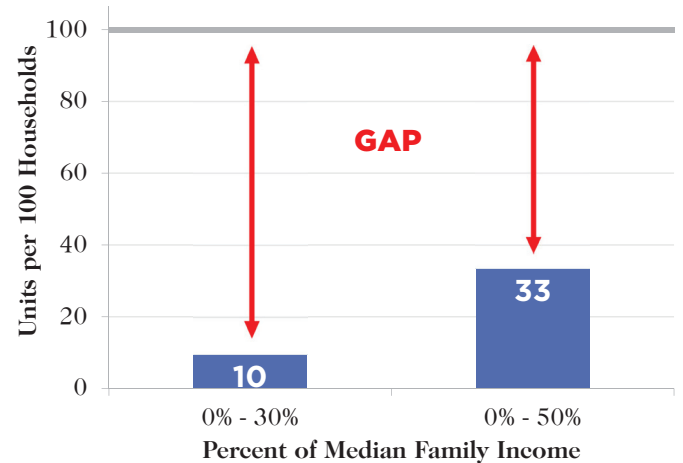
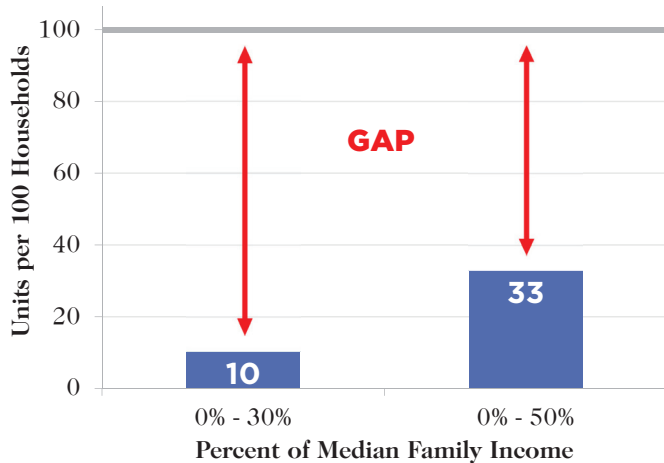


- Population: 21,658
- Area: 641 miles²
- Households: 9,046
- Median Family Income: \$55,800
- Low-income Renter Households: 1,780
- Subsidized Housing Units: 280

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

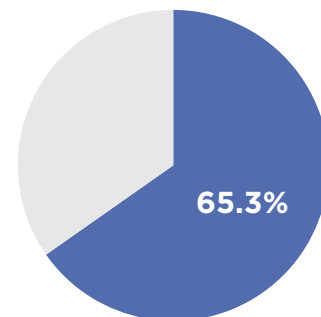
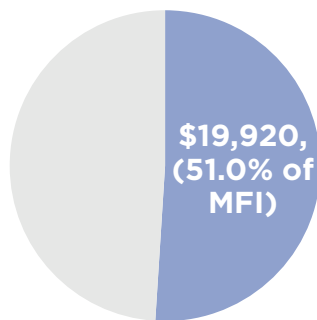
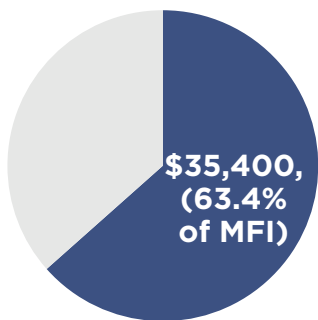
4 people / 3 bedrooms

Fair Market Rent: \$885

1 person / 1 bedroom

Fair Market Rent: \$498

Maximum Affordable Home Value: \$217,750



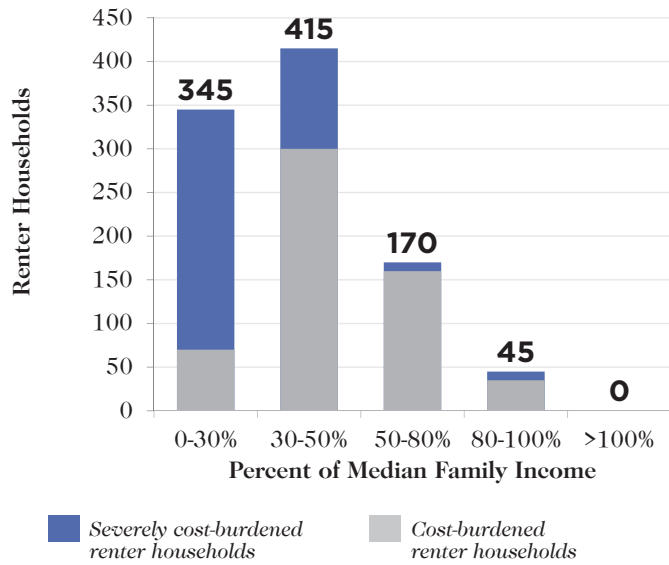
■ required income

■ required income

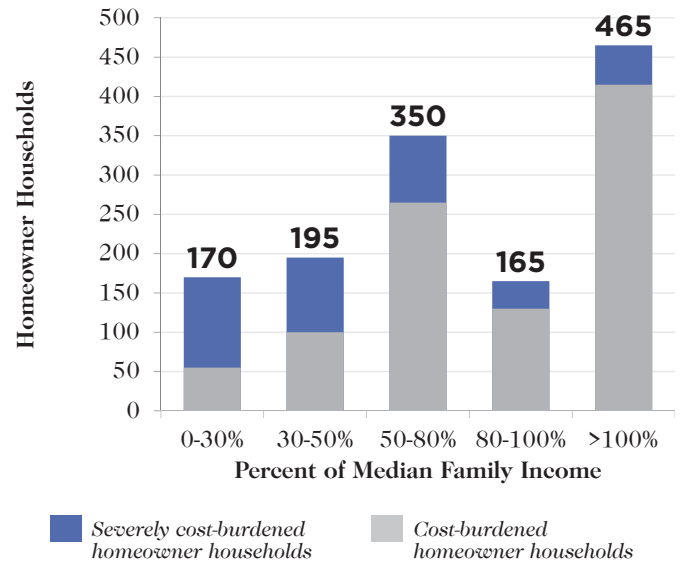
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



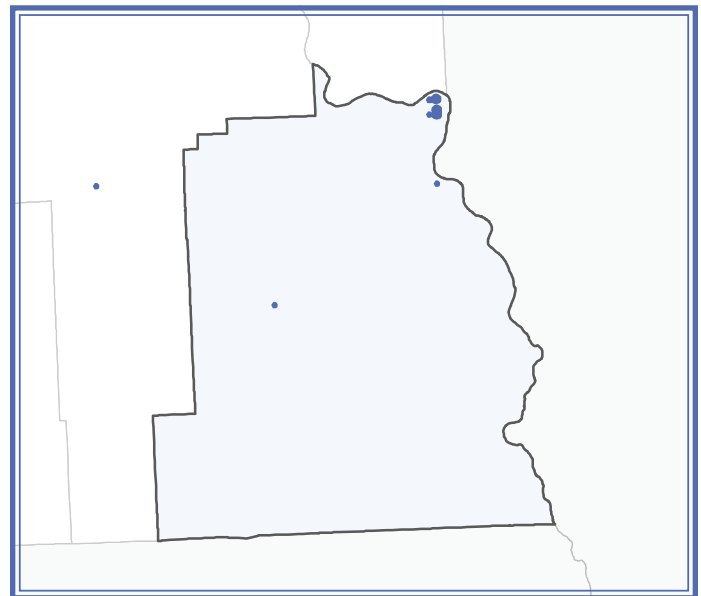
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

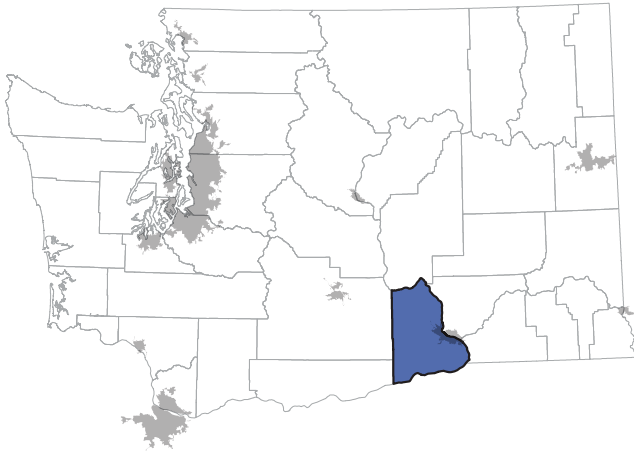
- Sites: 12
- Units: 280
- Section 8/Section 515 units set to expire by 2017: 0

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	560	276	100.0%	49
30% - 50%	540	244	88.4%	45
50% - 80%	680	141	51.1%	21
80% - 100%	275	0	0.0%	0

* Income eligibility was not available for all units in the inventory

BENTON COUNTY

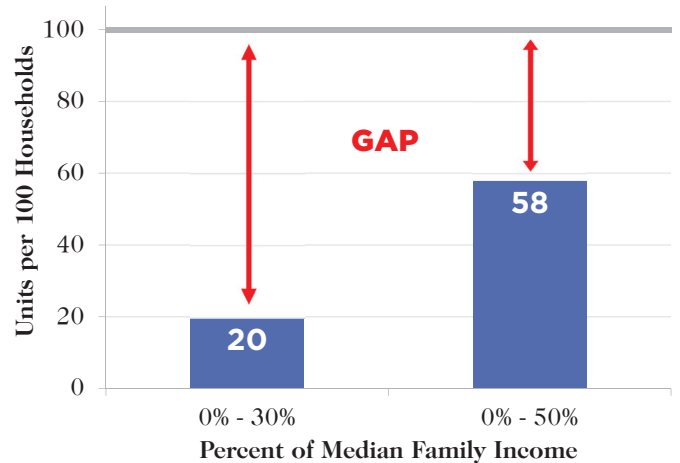
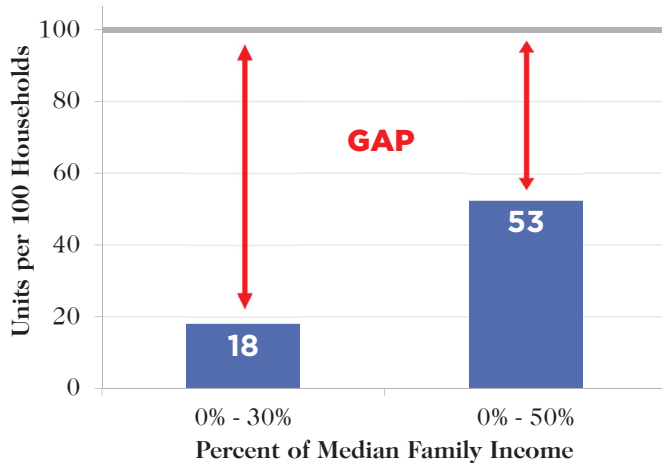


- Population: 175,424
- Area: 1,762 miles²
- Households: 64,660
- Median Family Income: \$66,800
- Low-income Renter Households: 12,440
- Subsidized Housing Units: 2,902

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

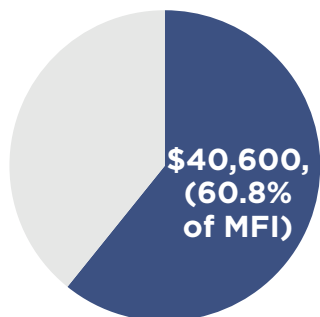
4 people / 3 bedrooms

Fair Market Rent: \$1,015

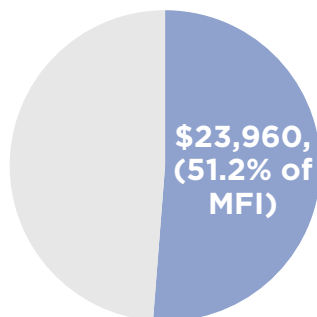
1 person / 1 bedroom

Fair Market Rent: \$599

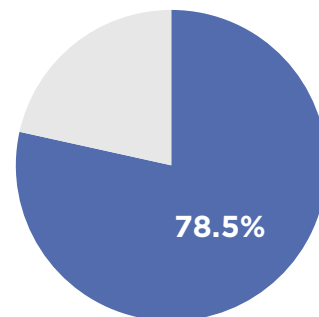
Maximum Affordable Home Value: \$264,599



■ required income



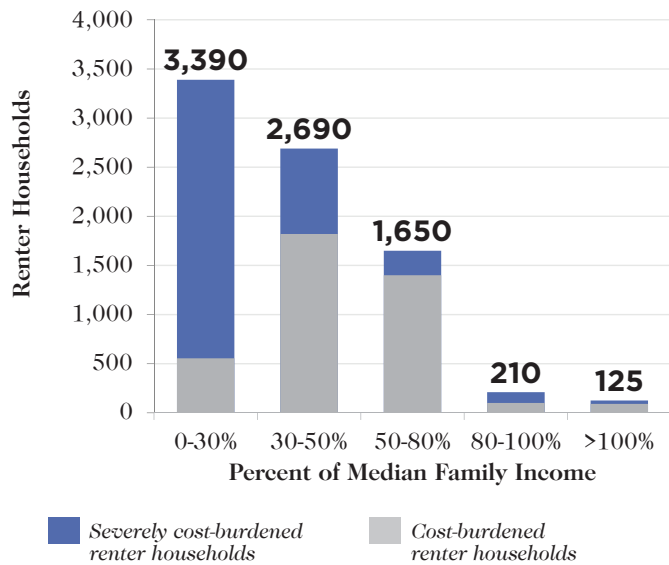
■ required income



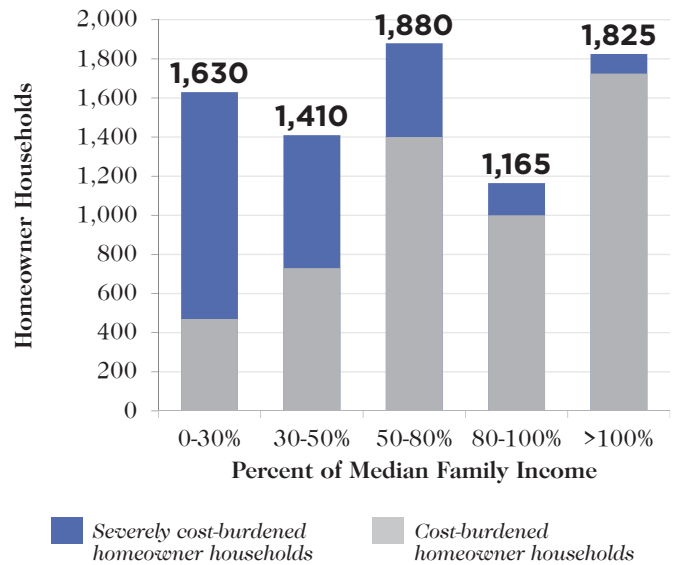
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



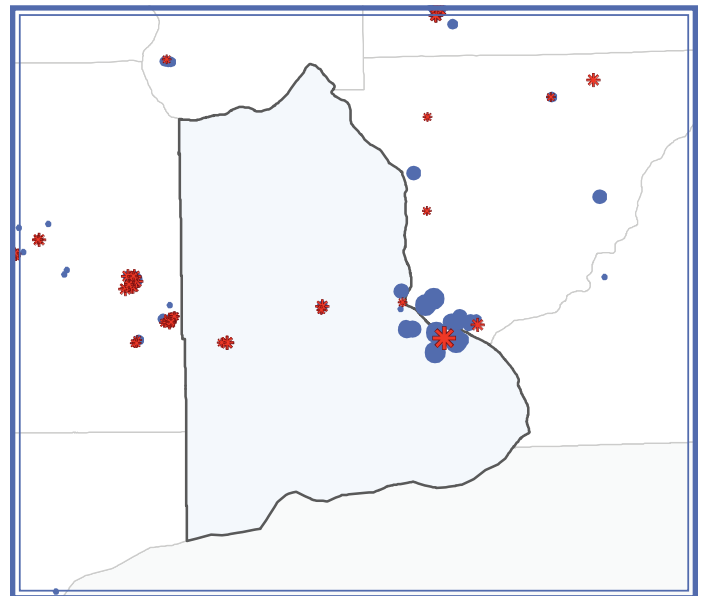
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 35
- Units: 2,902
- Section 8/Section 515 units set to expire by 2017: 266

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	4,065	2,348	100.0%	58
30% - 50%	3,995	1,791	76.3%	45
50% - 80%	4,380	0	0.0%	0
80% - 100%	1,885	0	0.0%	0

* Income eligibility was not available for all units in the inventory

CHELAN COUNTY

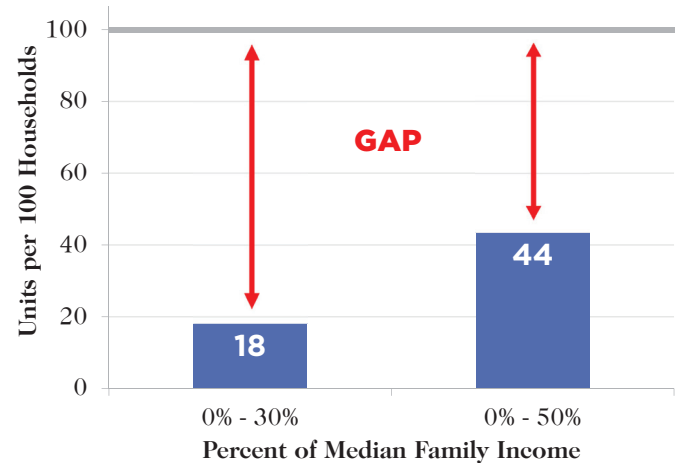
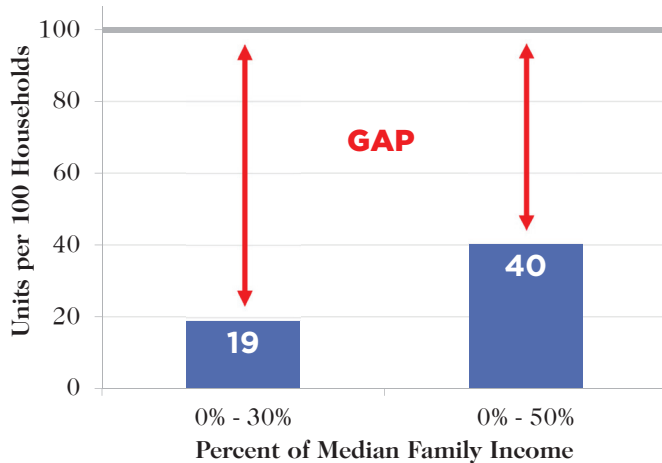


- Population: 72,431
- Area: 2,994 miles²
- Households: 27,048
- Median Family Income: \$58,700
- Low-income Renter Households: 5,085
- Subsidized Housing Units: 1,507

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

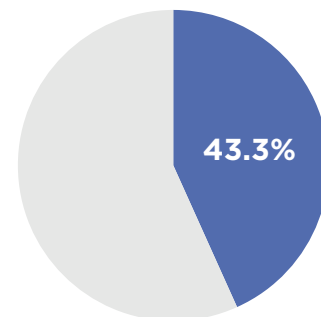
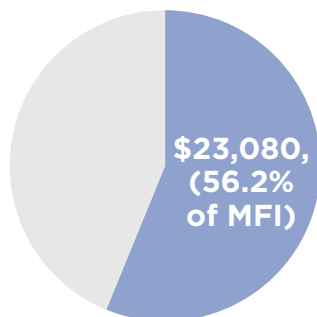
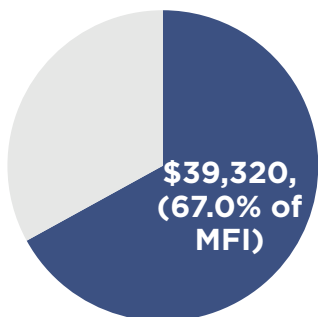
4 people / 3 bedrooms

Fair Market Rent: \$983

1 person / 1 bedroom

Fair Market Rent: \$577

Maximum Affordable Home Value: \$236,894



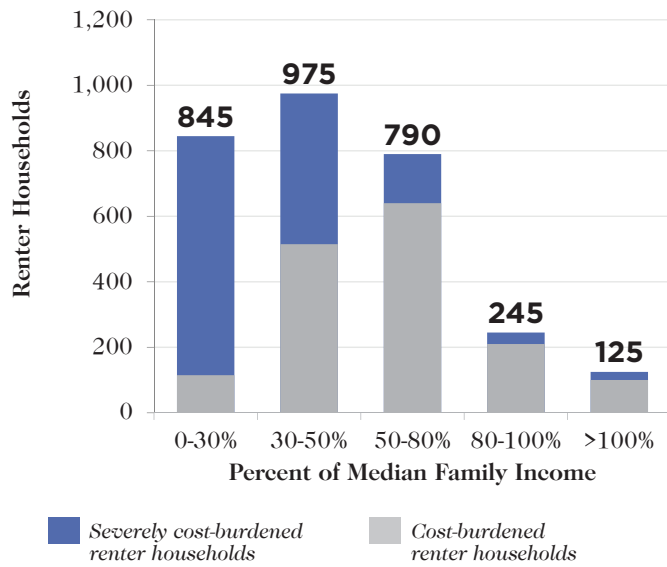
■ required income

■ required income

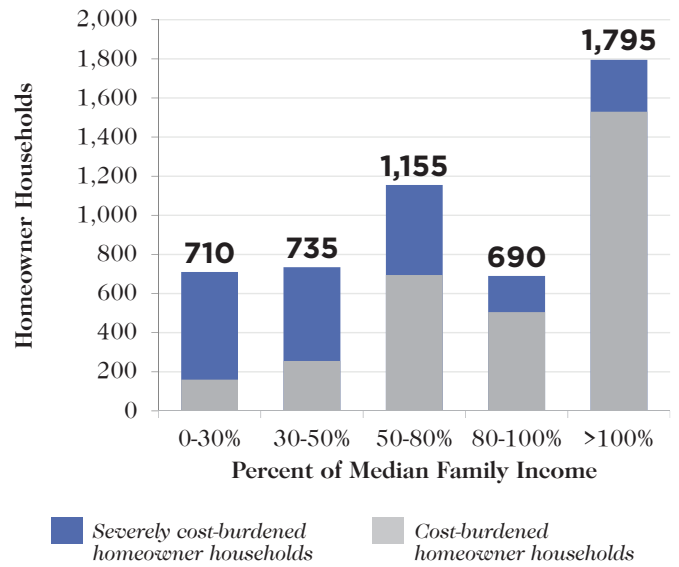
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



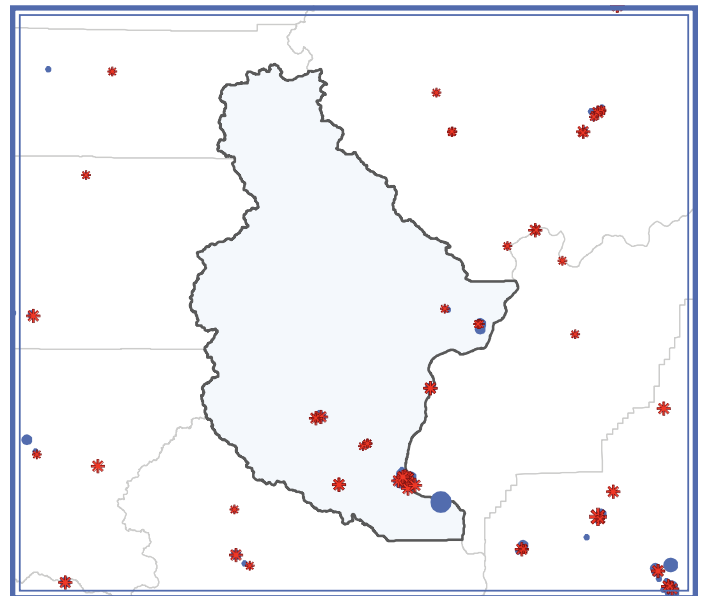
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 38
- Units: 1,507
- Section 8/Section 515 units set to expire by 2017: 767

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,310	1,032	100.0%	79
30% - 50%	1,495	534	51.7%	36
50% - 80%	2,280	77	7.5%	3
80% - 100%	1,070	0	0.0%	0

* Income eligibility was not available for all units in the inventory

CLALLAM COUNTY

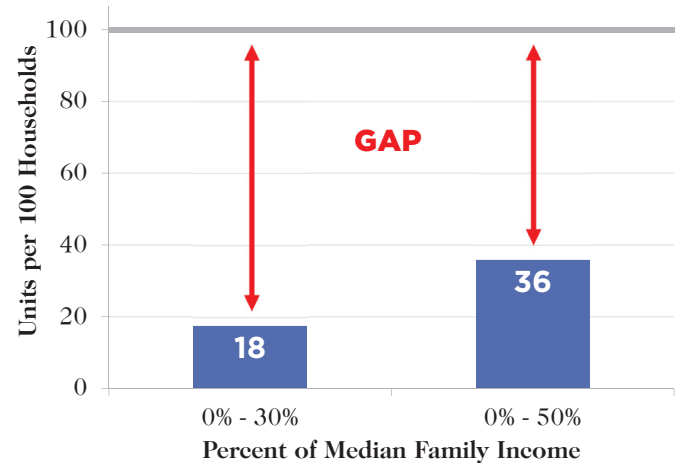
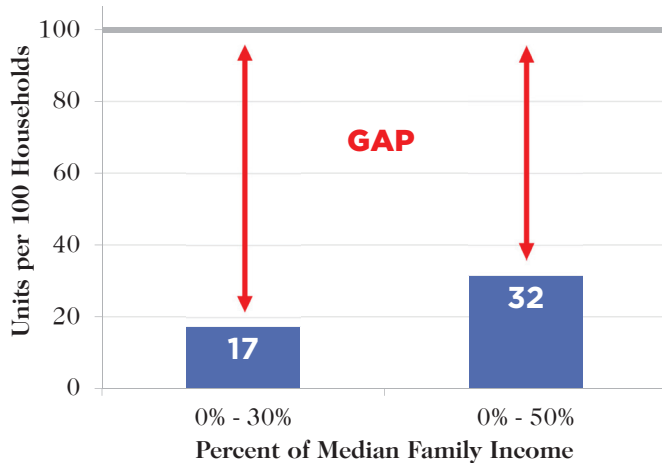


- Population: 71,411
- Area: 1,763 miles²
- Households: 30,877
- Median Family Income: \$58,100
- Low-income Renter Households: 5,375
- Subsidized Housing Units: 1,592

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

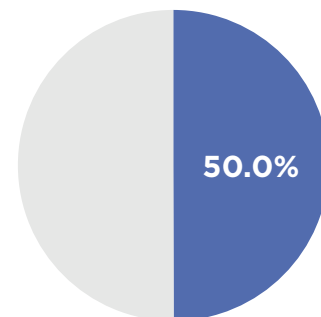
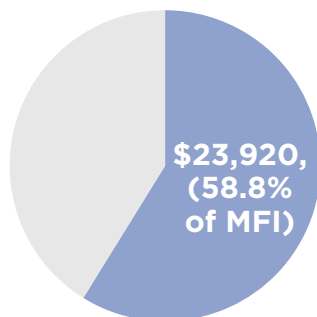
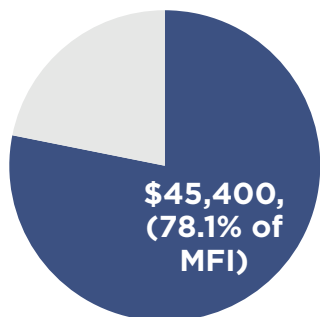
4 people / 3 bedrooms

Fair Market Rent: \$1,135

1 person / 1 bedroom

Fair Market Rent: \$598

Maximum Affordable Home Value: \$233,875



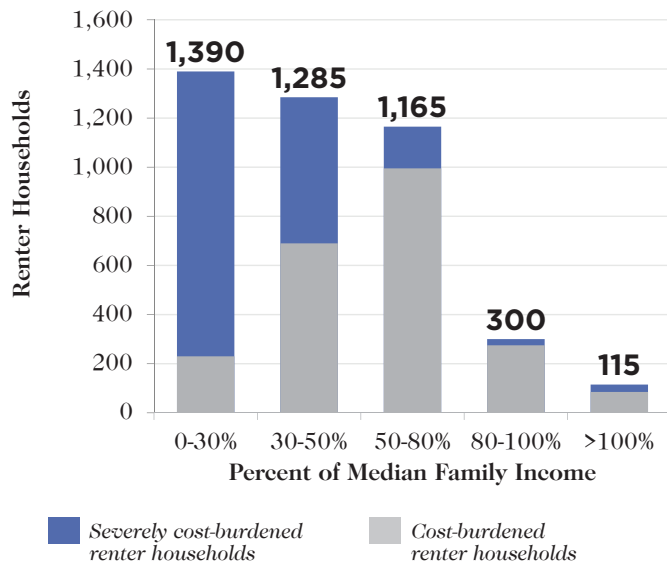
■ required income

■ required income

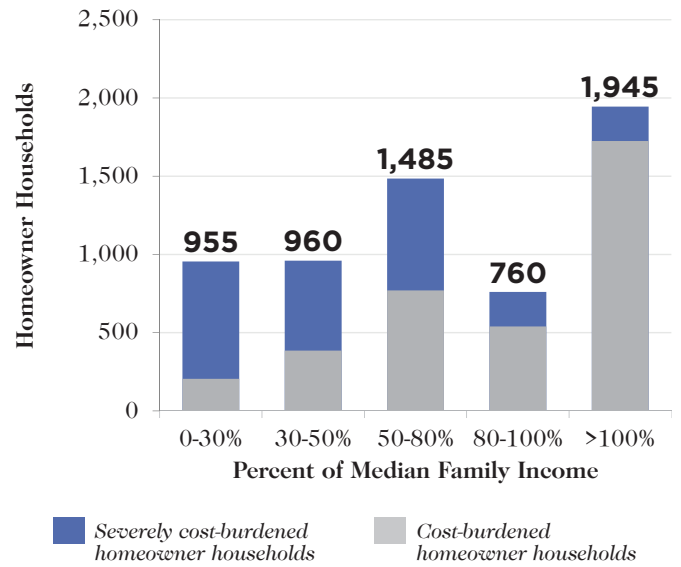
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



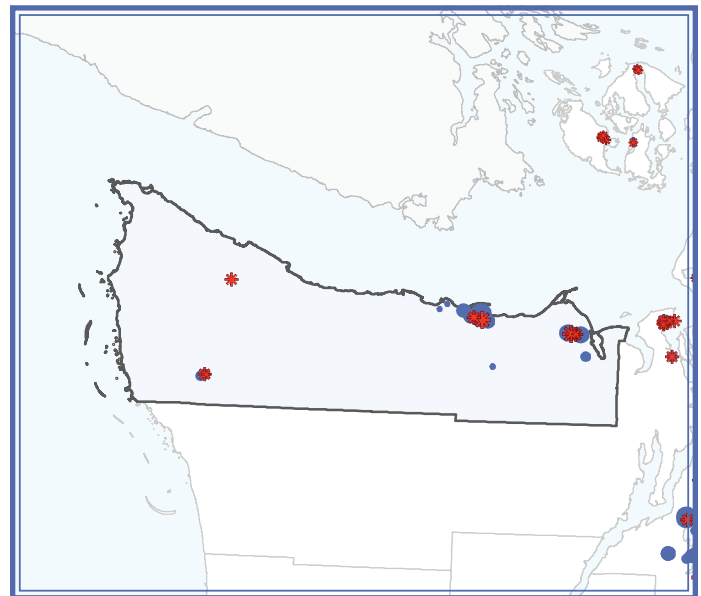
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 37
- Units: 1,592
- Section 8/Section 515 units set to expire by 2017: 427

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,970	1,392	100.0%	71
30% - 50%	1,560	1,036	74.4%	66
50% - 80%	1,845	317	22.8%	17
80% - 100%	1,010	0	0.0%	0

* Income eligibility was not available for all units in the inventory

CLARK COUNTY

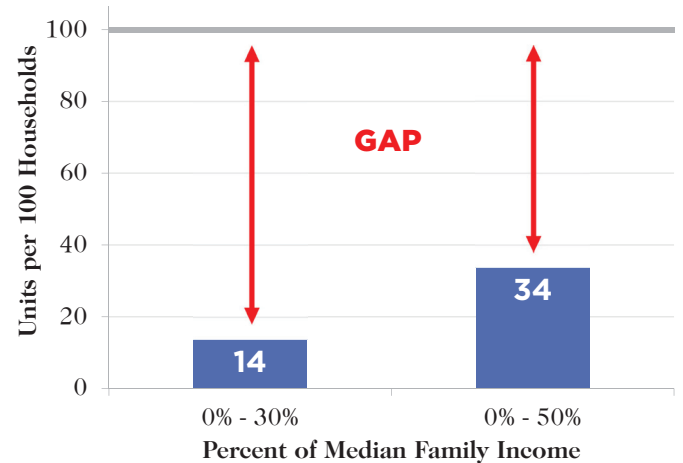
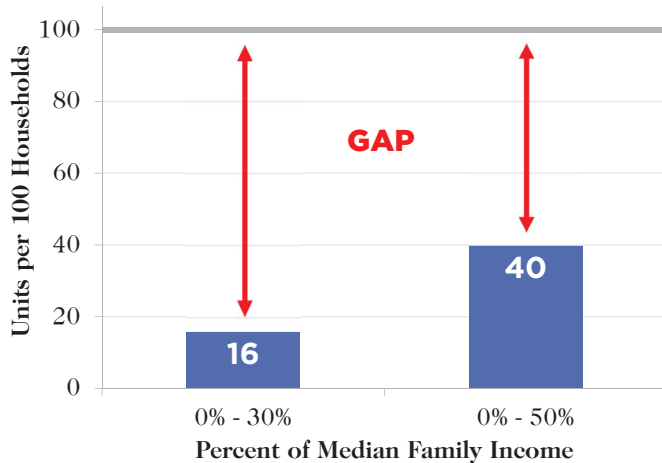


- Population: 426,984
- Area: 657 miles²
- Households: 158,365
- Median Family Income: \$73,000
- Low-income Renter Households: 31,890
- Subsidized Housing Units: 6,350

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

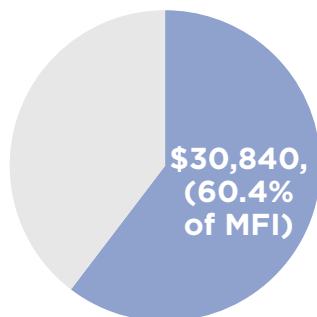
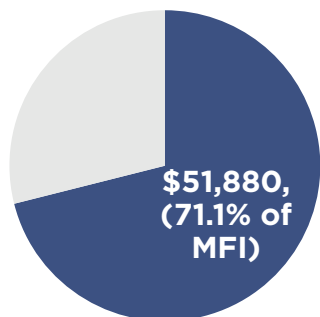
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

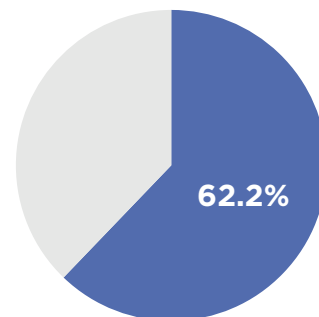
Fair Market Rent: \$1,297

1 person / 1 bedroom

Fair Market Rent: \$771



Maximum Affordable Home Value: \$281,248



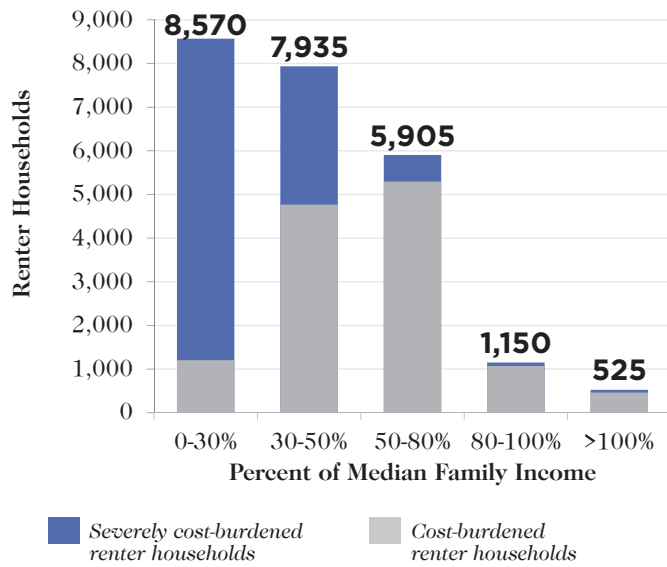
■ required income

■ required income

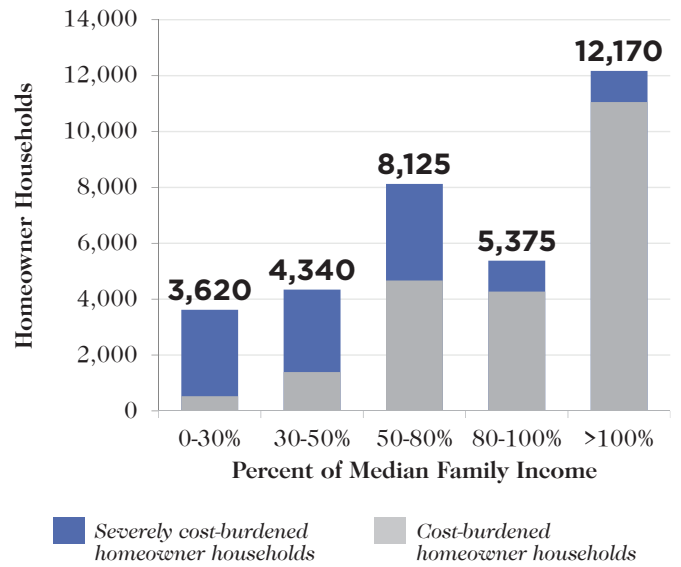
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



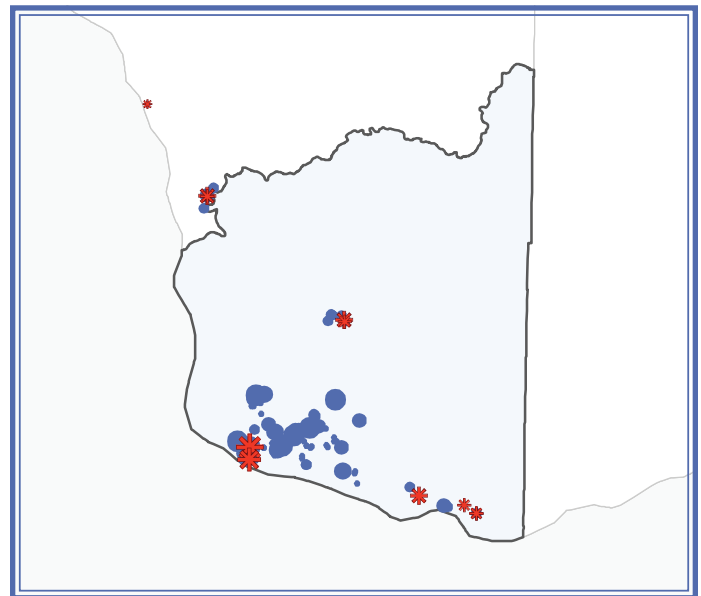
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

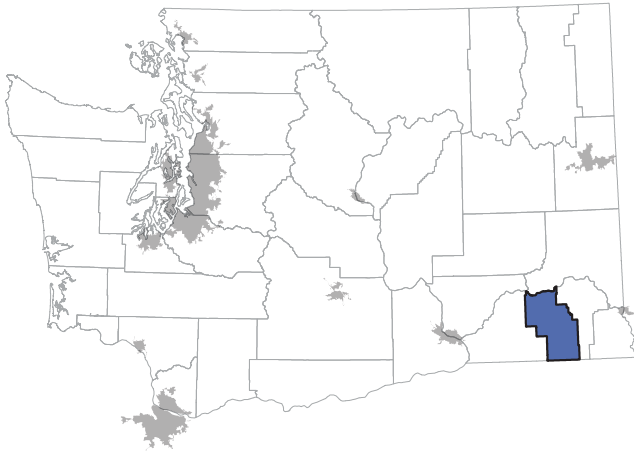
- Sites: 99
- Units: 6,350
- Section 8/Section 515 units set to expire by 2017: 518

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	10,600	5,136	100.0%	48
30% - 50%	9,095	4,115	80.1%	45
50% - 80%	12,195	489	9.5%	4
80% - 100%	6,420	0	0.0%	0

* Income eligibility was not available for all units in the inventory

COLUMBIA COUNTY

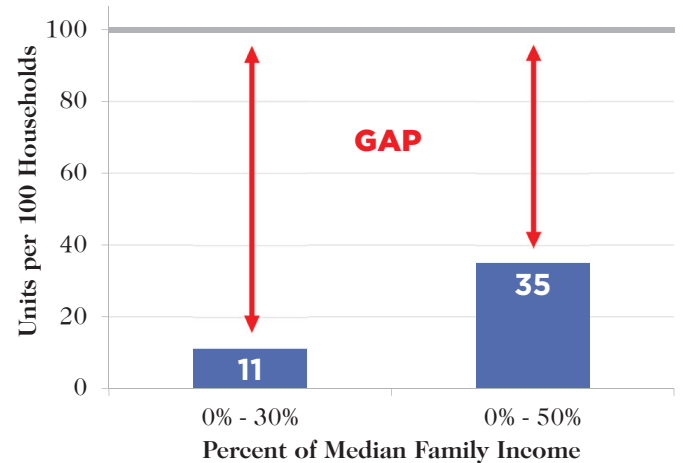
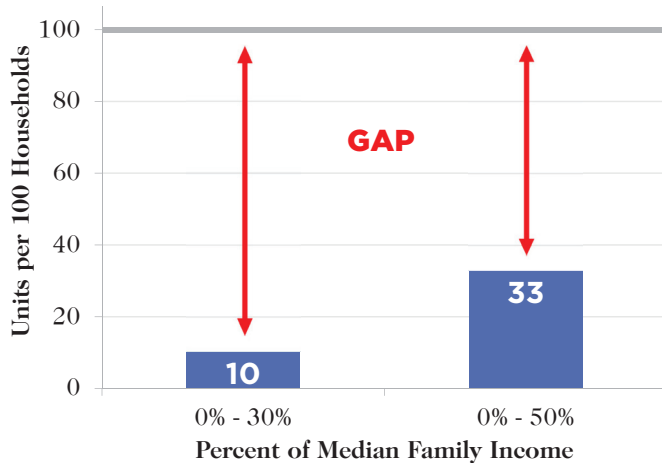


- Population: 4,001
- Area: 874 miles²
- Households: 1,713
- Median Family Income: \$58,800
- Low-income Renter Households: 360
- Subsidized Housing Units: 50

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

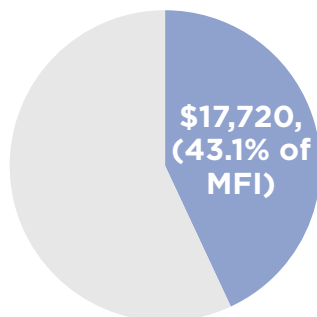
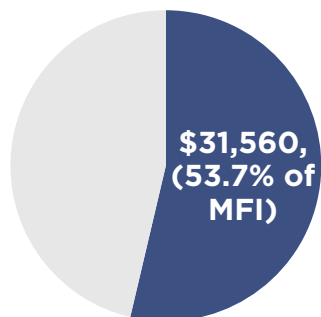
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

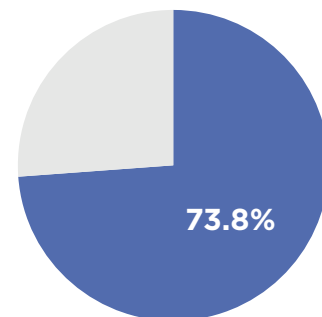
Fair Market Rent: \$789

1 person / 1 bedroom

Fair Market Rent: \$443

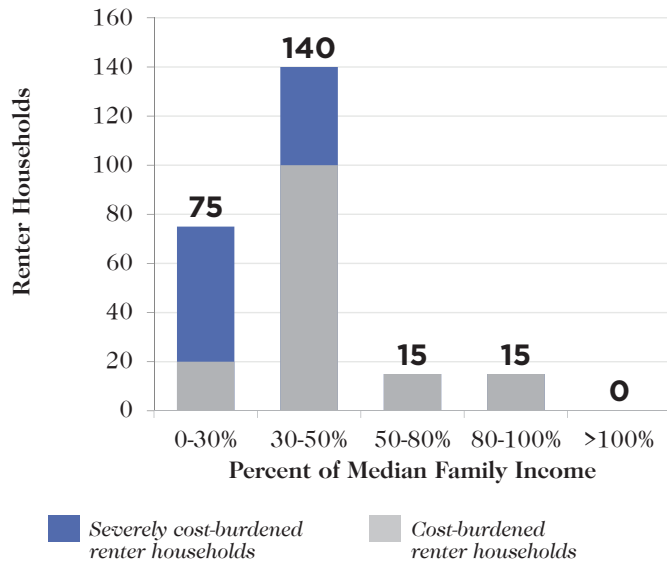


Maximum Affordable Home Value: \$233,589

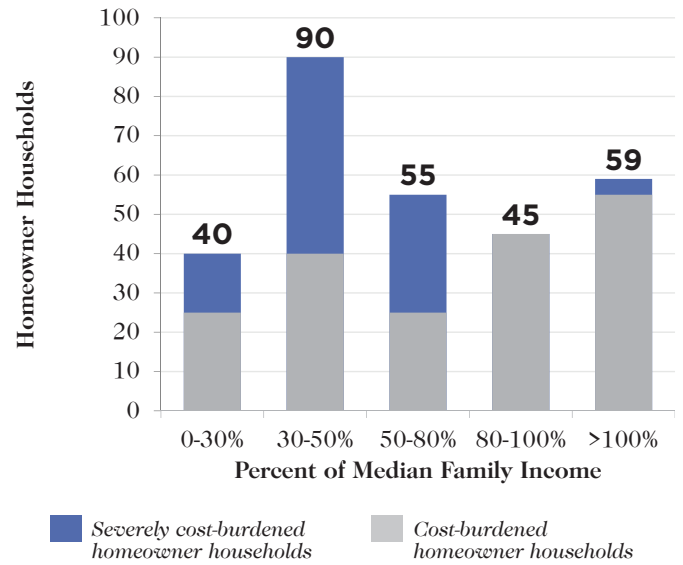


Cost Burden

Cost-Burdened **Renter** Households



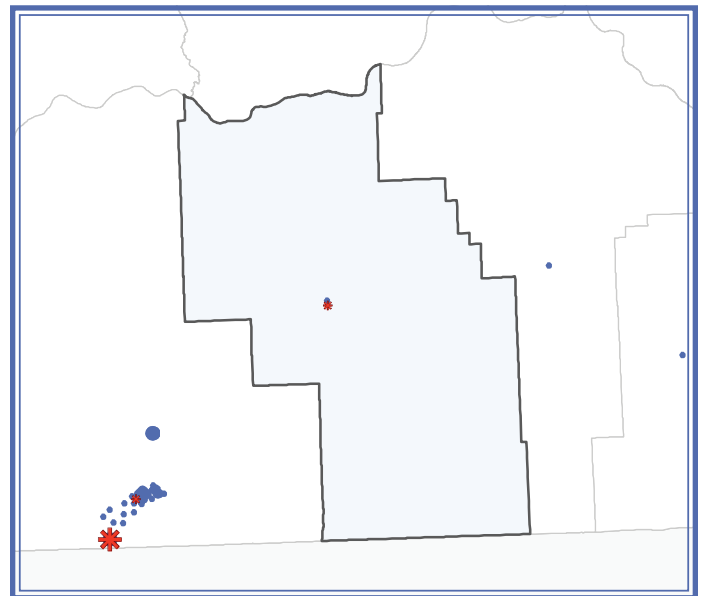
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✱ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

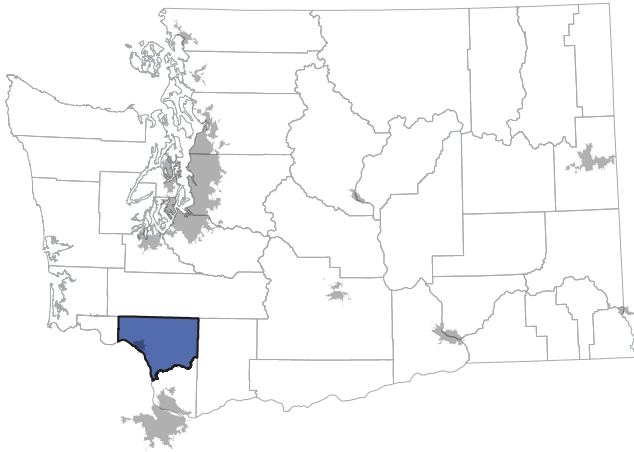
- Sites: 2
- Units: 50
- Section 8/Section 515 units set to expire by 2017: 24

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	100	25	100.0%	25
30% - 50%	200	12	48.0%	6
50% - 80%	60	0	0.0%	0
80% - 100%	25	0	0.0%	0

* Income eligibility was not available for all units in the inventory

COWLITZ COUNTY

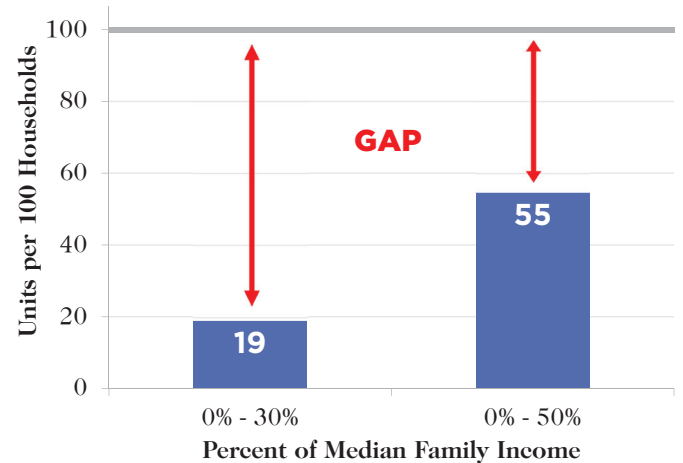
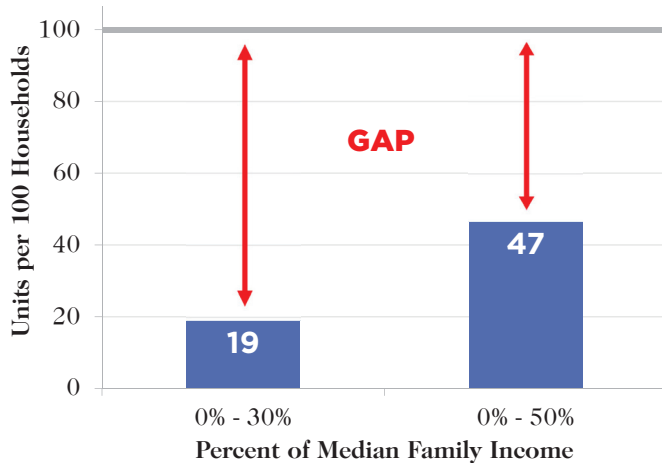


- Population: 102,138
- Area: 1,167 miles²
- Households: 39,683
- Median Family Income: \$59,100
- Low-income Renter Households: 8,935
- Subsidized Housing Units: 1,256

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

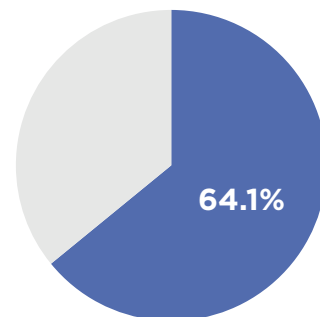
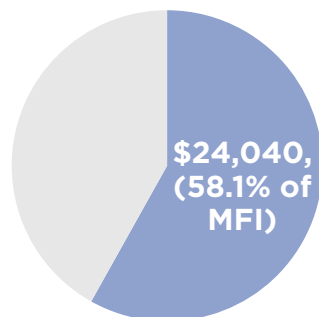
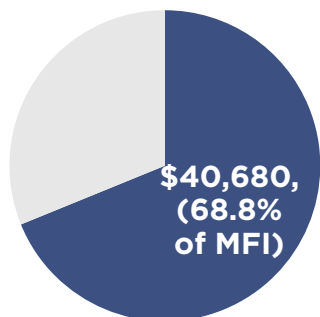
4 people / 3 bedrooms

Fair Market Rent: \$1,017

1 person / 1 bedroom

Fair Market Rent: \$601

Maximum Affordable Home Value: \$233,176



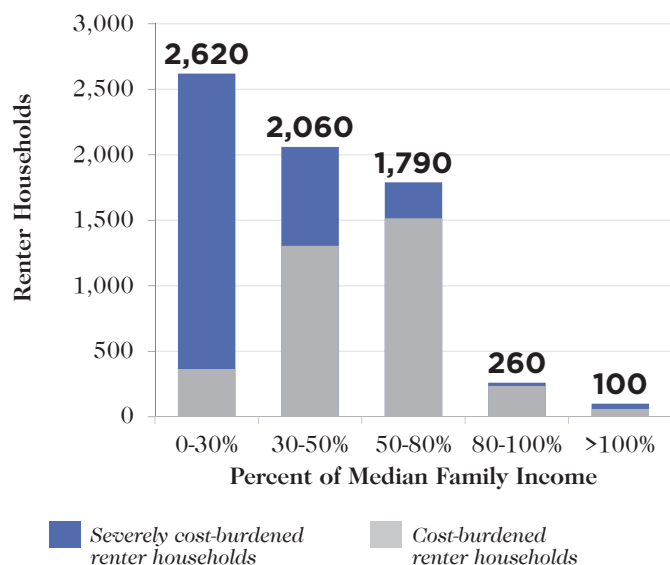
■ required income

■ required income

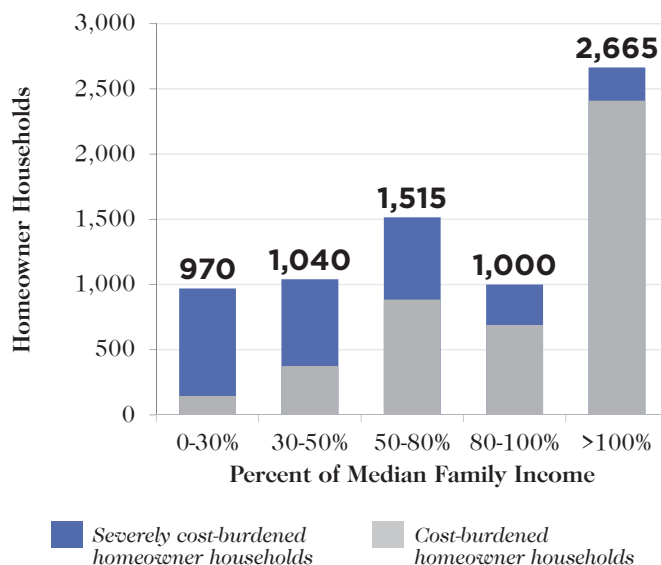
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households

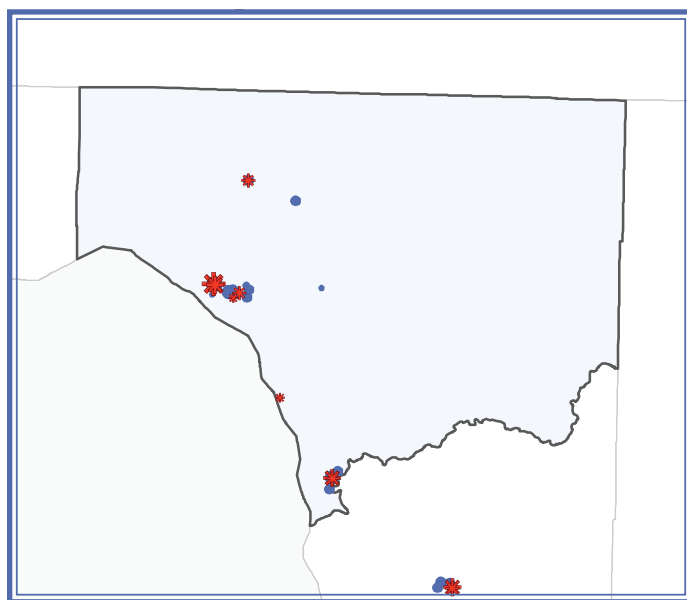
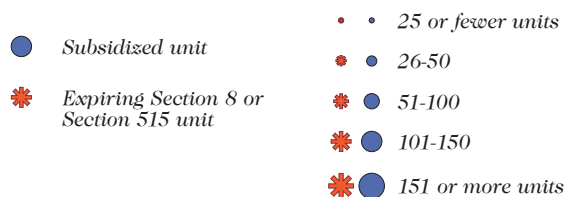


Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017



Subsidized Inventory Characteristics

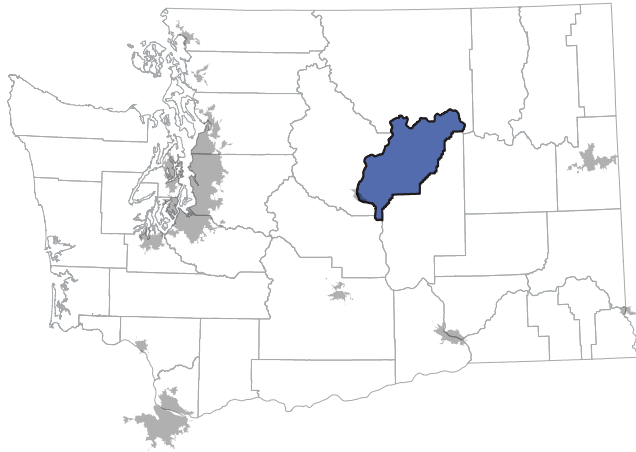
- Sites: 34
- Units: 1,256
- Section 8/Section 515 units set to expire by 2017: 350

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	3,105	832	100.0%	27
30% - 50%	2,580	507	60.9%	20
50% - 80%	3,250	43	5.2%	1
80% - 100%	1,155	0	0.0%	0

* Income eligibility was not available for all units in the inventory

DOUGLAS COUNTY

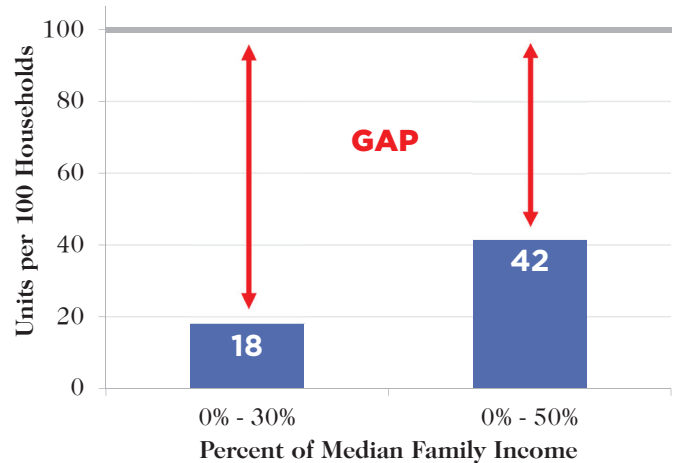
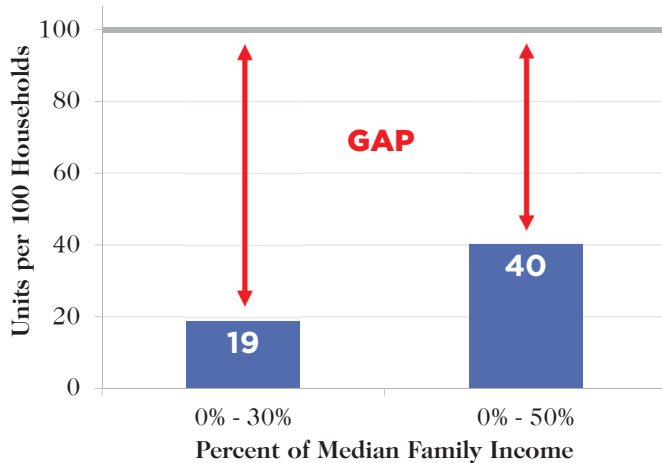


- Population: 38,369
- Area: 1,849 miles²
- Households: 14,056
- Median Family Income: \$58,700
- Low-income Renter Households: 2,215
- Subsidized Housing Units: 316

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

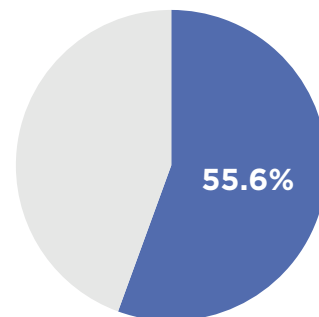
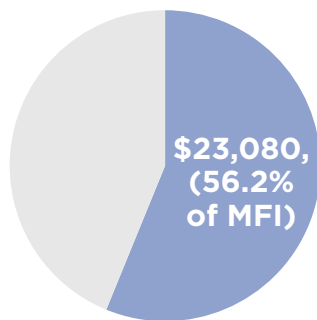
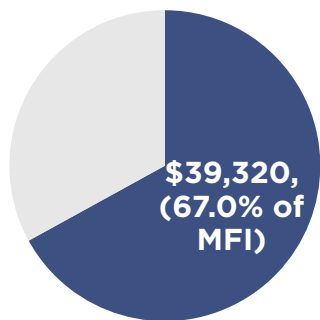
4 people / 3 bedrooms

Fair Market Rent: \$983

1 person / 1 bedroom

Fair Market Rent: \$577

Maximum Affordable Home Value: \$230,803



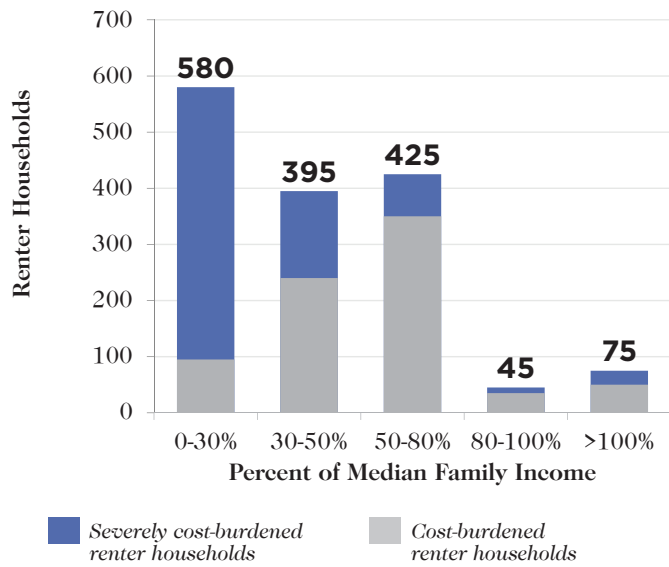
■ required income

■ required income

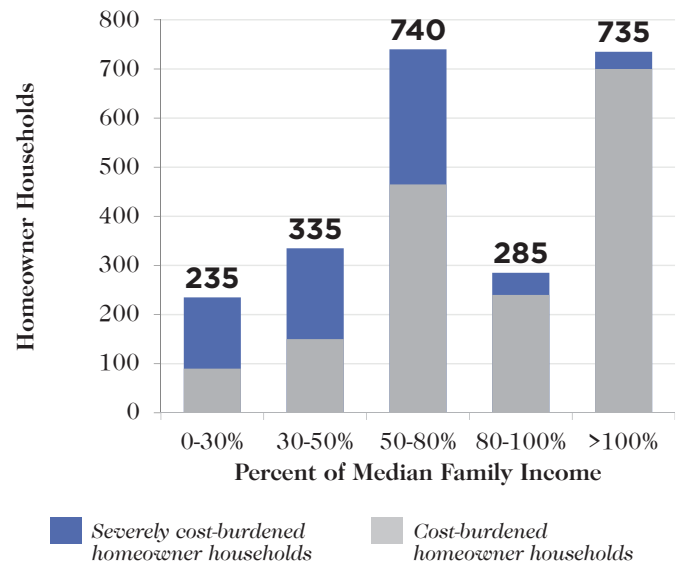
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



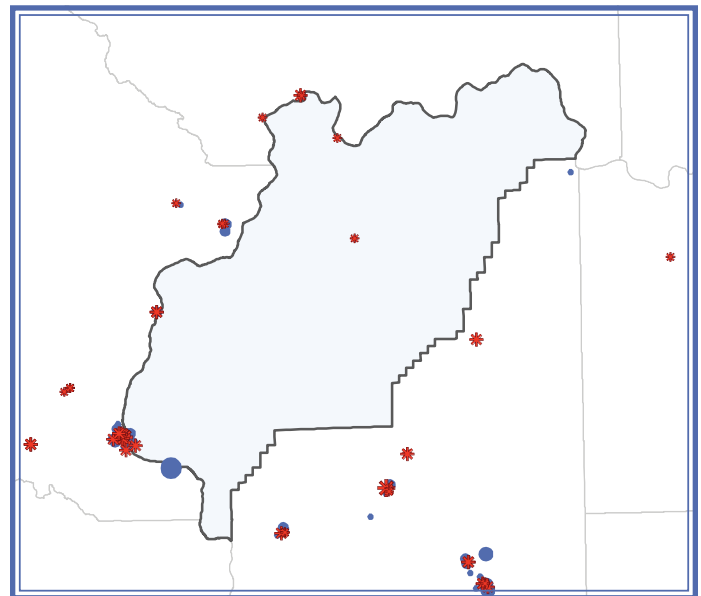
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✱ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

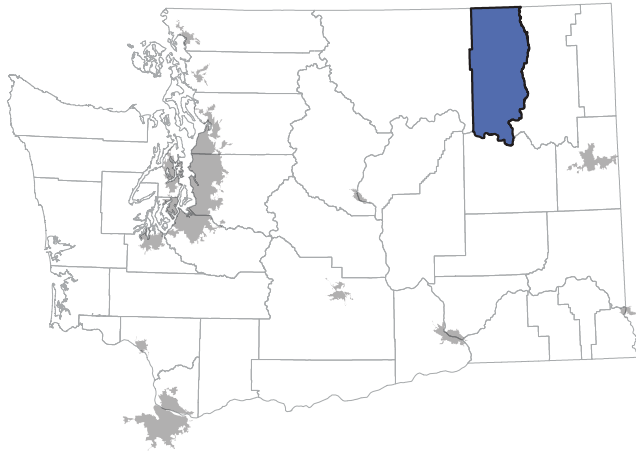
- Sites: 12
- Units: 316
- Section 8/Section 515 units set to expire by 2017: 73

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	635	291	100.0%	46
30% - 50%	580	198	68.0%	34
50% - 80%	1,000	0	0.0%	0
80% - 100%	600	0	0.0%	0

* Income eligibility was not available for all units in the inventory

FERRY COUNTY

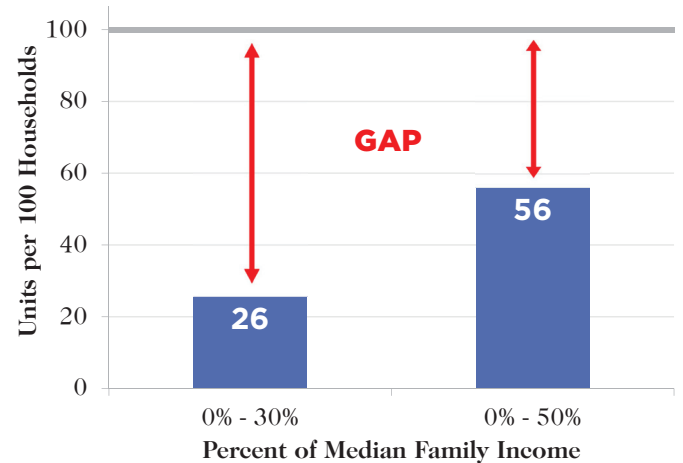
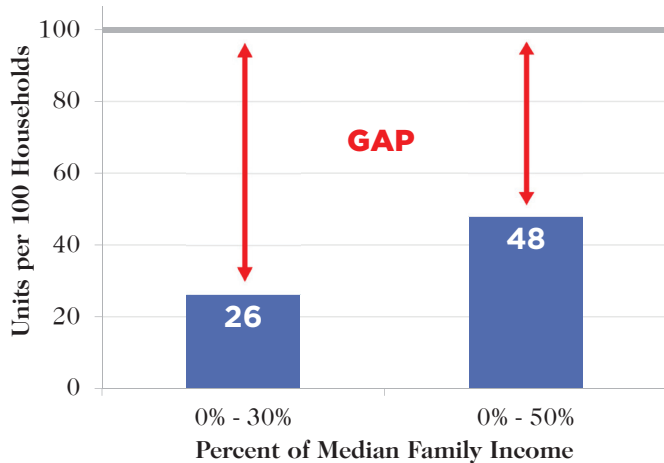


- Population: 7,584
- Area: 2,257 miles²
- Households: 2,877
- Median Family Income: \$46,400
- Low-income Renter Households: 450
- Subsidized Housing Units: 121

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

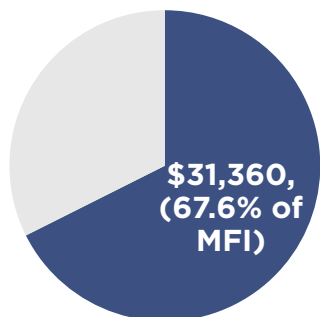
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

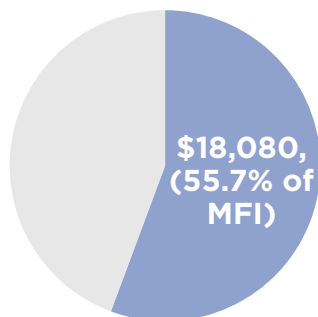
Fair Market Rent: \$784

1 person / 1 bedroom

Fair Market Rent: \$452

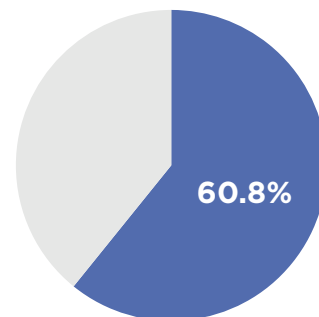


■ required income



■ required income

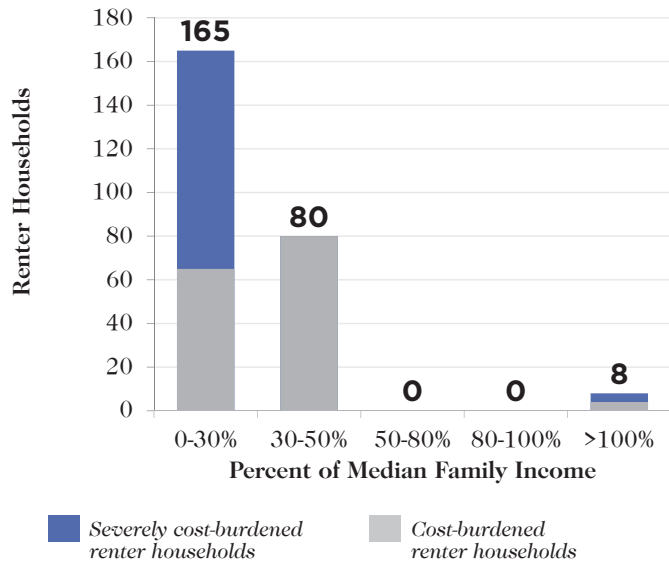
Maximum Affordable Home Value: \$184,500



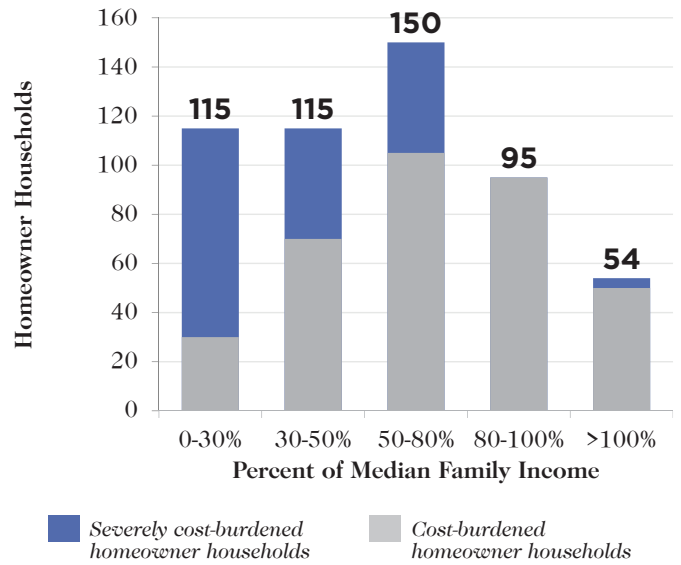
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened *Renter* Households



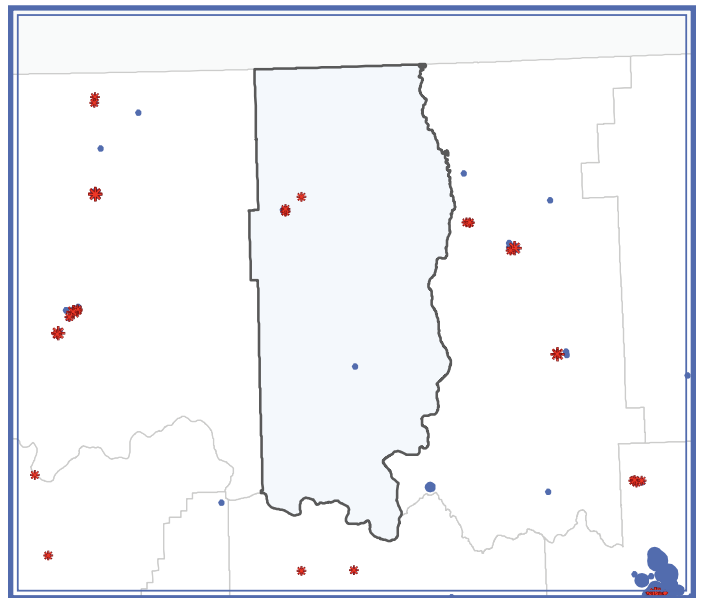
Cost-Burdened *Homeowner* Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✱ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

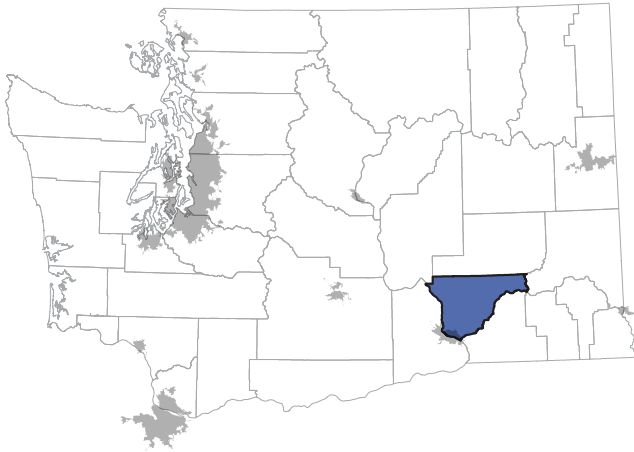
- Sites: 10
- Units: 121
- Section 8/Section 515 units set to expire by 2017: 62

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	235	94	100.0%	40
30% - 50%	175	43	45.7%	25
50% - 80%	40	0	0.0%	0
80% - 100%	60	0	0.0%	0

* Income eligibility was not available for all units in the inventory

FRANKLIN COUNTY

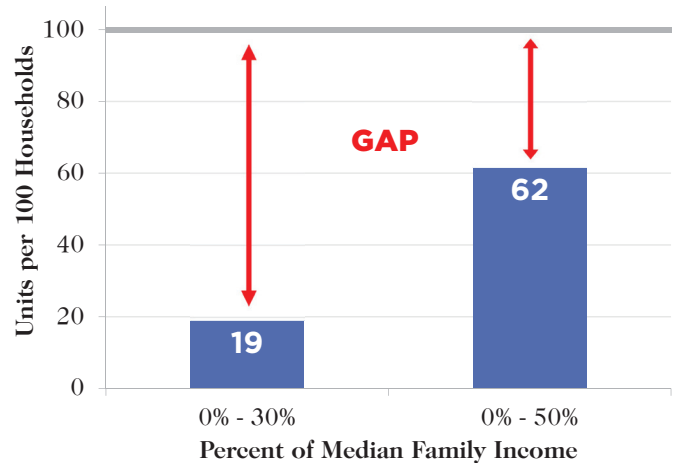
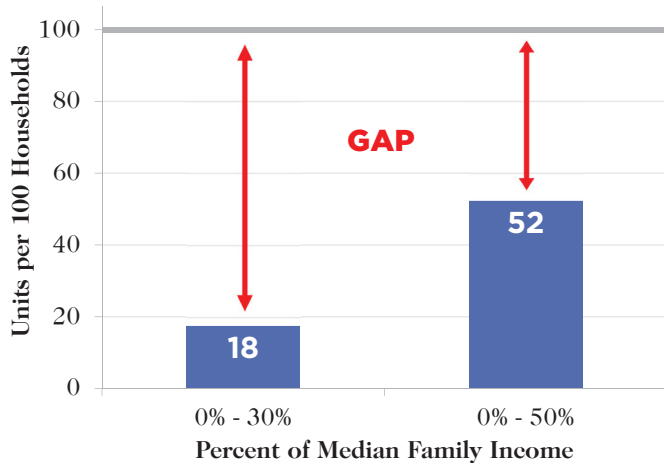


- Population: 78,680
- Area: 1,266 miles²
- Households: 22,847
- Median Family Income: \$66,800
- Low-income Renter Households: 5,490
- Subsidized Housing Units: 1,270

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

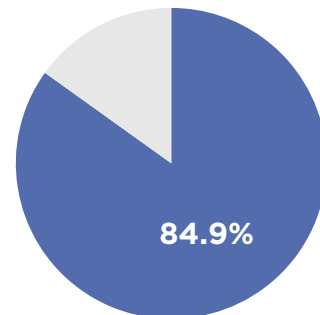
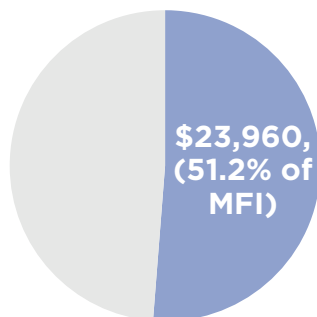
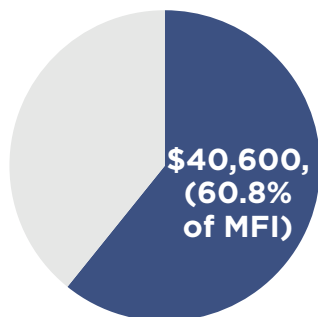
4 people / 3 bedrooms

Fair Market Rent: \$1,015

1 person / 1 bedroom

Fair Market Rent: \$599

Maximum Affordable Home Value: \$259,932



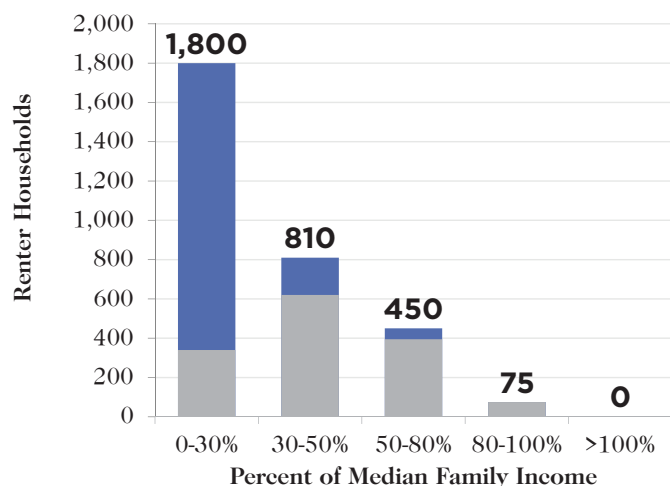
■ required income

■ required income

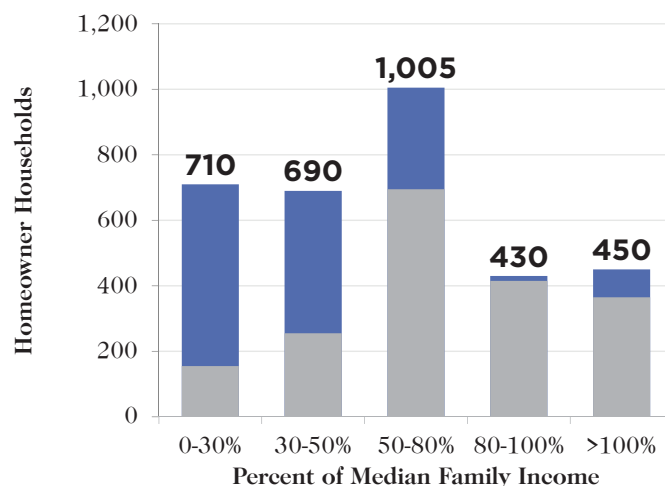
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



Cost-Burdened **Homeowner** Households



Severely cost-burdened renter households

Cost-burdened renter households

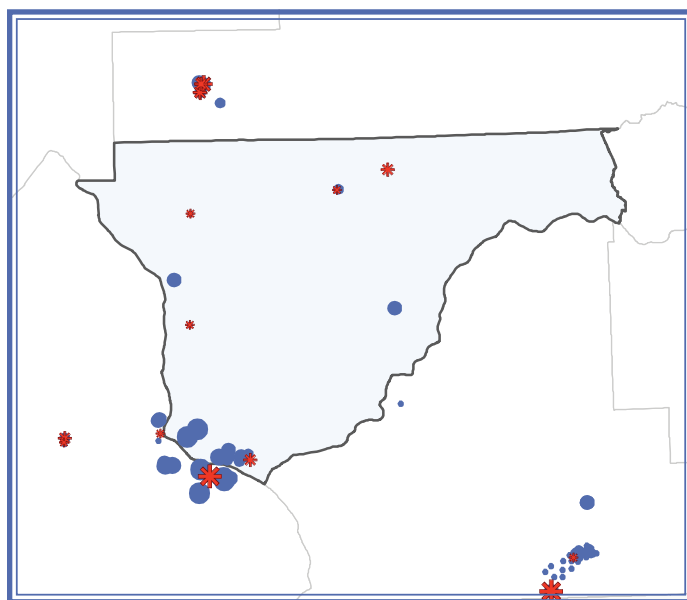
Severely cost-burdened homeowner households

Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

Sites: 19

Units: 1,270

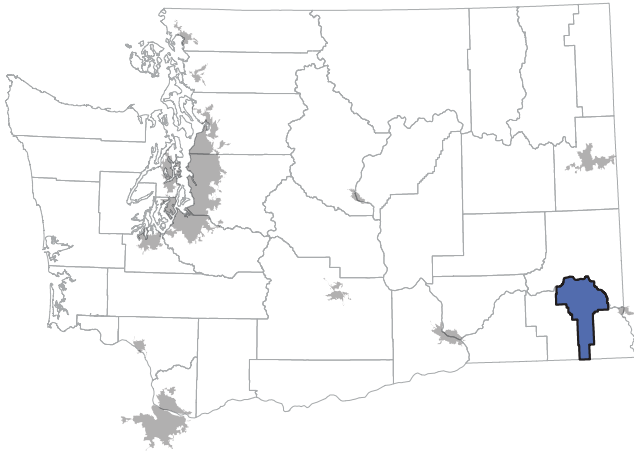
Section 8/Section 515 units set to expire by 2017: 118

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	2,385	1,255	100.0%	53
30% - 50%	1,425	653	52.0%	46
50% - 80%	1,680	0	0.0%	0
80% - 100%	640	0	0.0%	0

* Income eligibility was not available for all units in the inventory

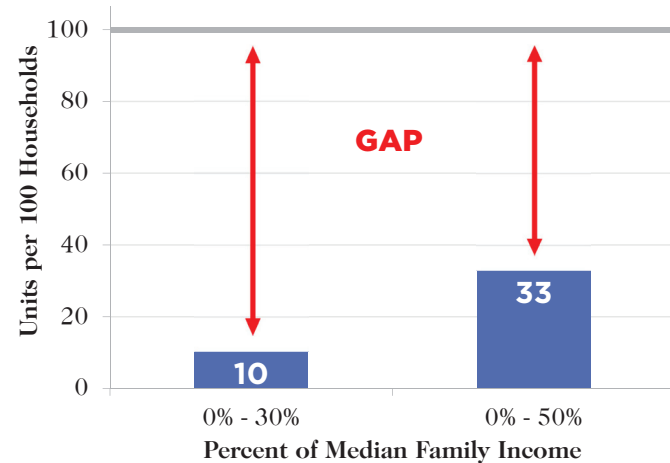
GARFIELD COUNTY



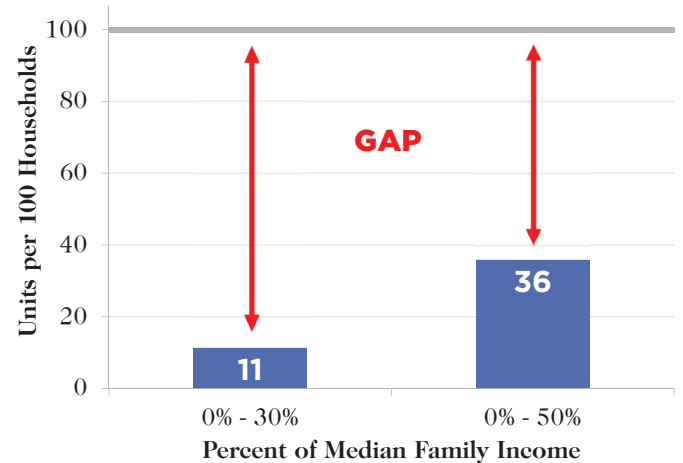
- Population: 2,246
- Area: 719 miles²
- Households: 1,001
- Median Family Income: \$50,200
- Low-income Renter Households: 125
- Subsidized Housing Units: 2

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

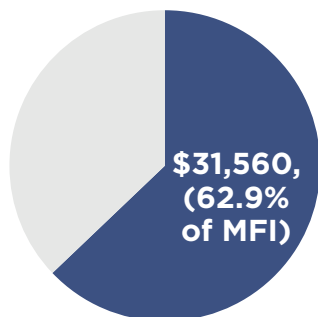


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

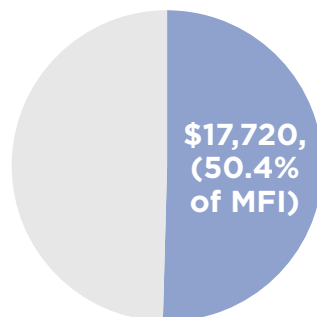
Fair Market Rent: \$789



■ required income

1 person / 1 bedroom

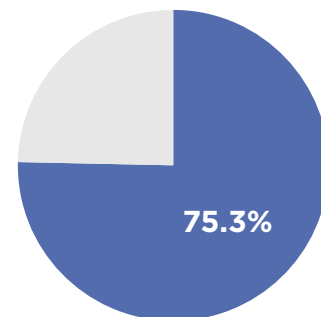
Fair Market Rent: \$443



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

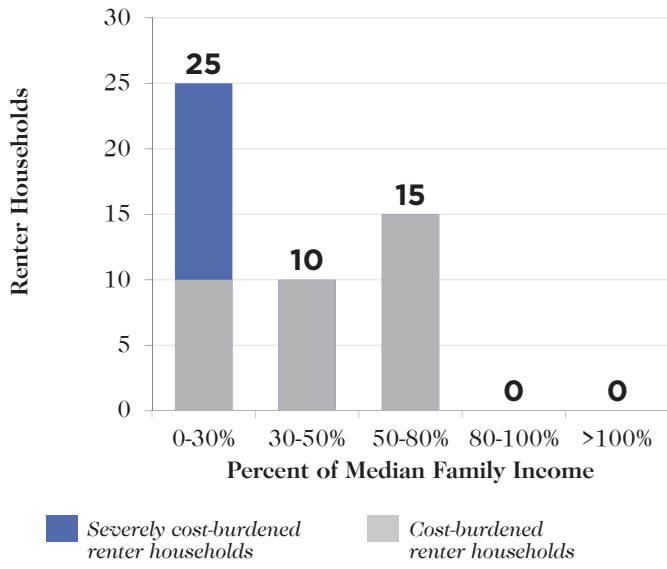
Maximum Affordable Home Value: \$202,101



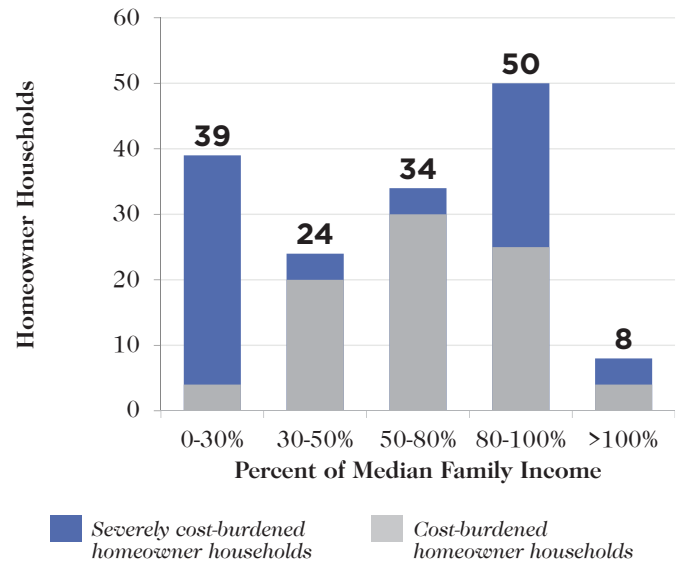
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



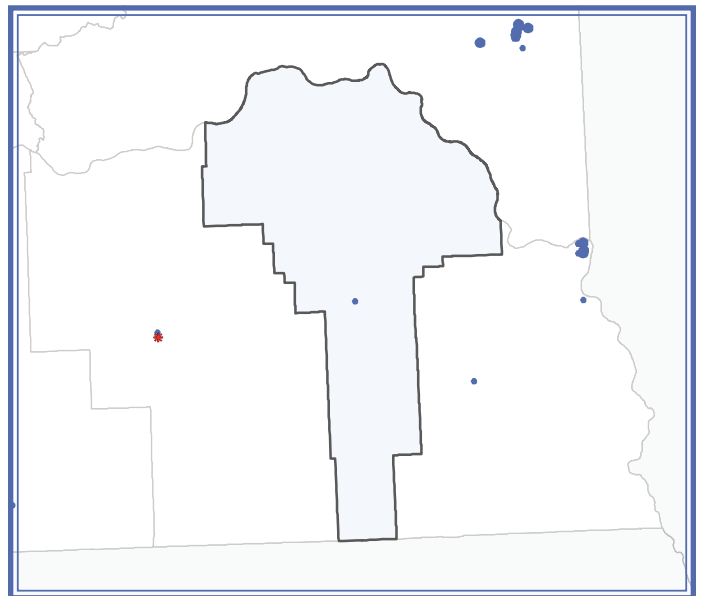
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

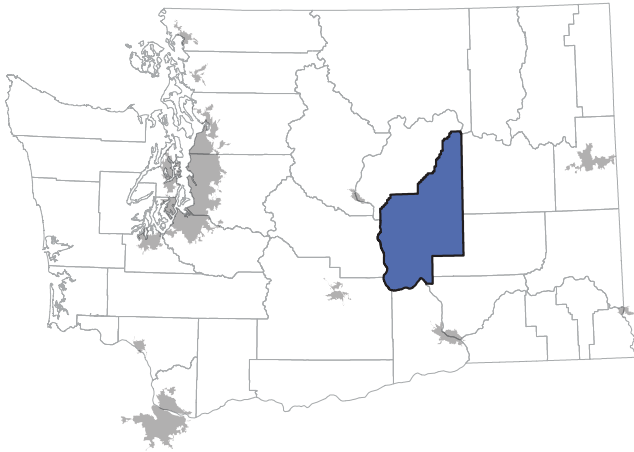
- Sites: 1
- Units: 2
- Section 8/Section 515 units set to expire by 2017: 0

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	25	2	100.0%	8
30% - 50%	55	0	0.0%	0
50% - 80%	45	0	0.0%	0
80% - 100%	25	0	0.0%	0

* Income eligibility was not available for all units in the inventory

GRANT COUNTY

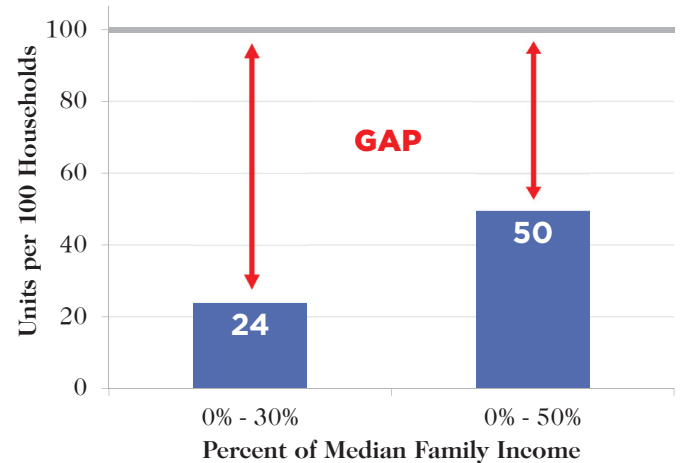
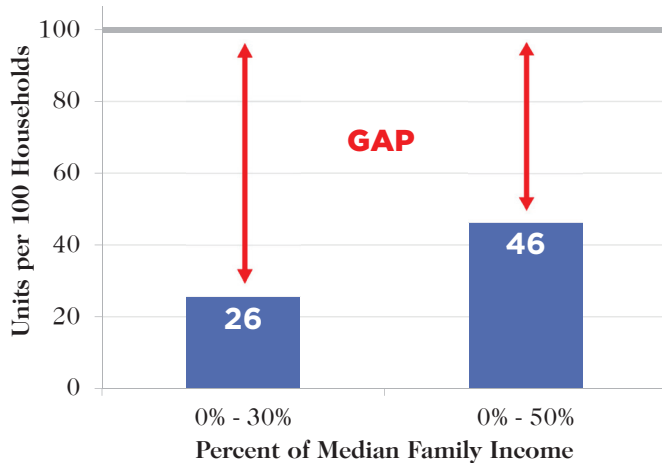


- Population: 88,885
- Area: 2,792 miles²
- Households: 30,067
- Median Family Income: \$52,100
- Low-income Renter Households: 7,035
- Subsidized Housing Units: 2,100

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

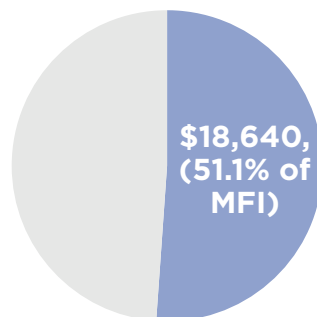
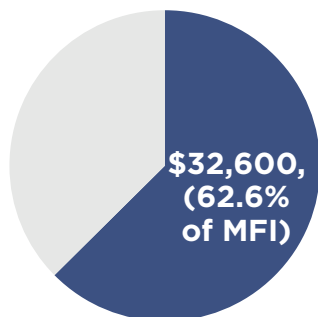
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

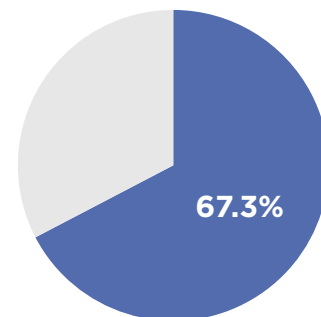
Fair Market Rent: \$815

1 person / 1 bedroom

Fair Market Rent: \$466



Maximum Affordable Home Value: \$203,232



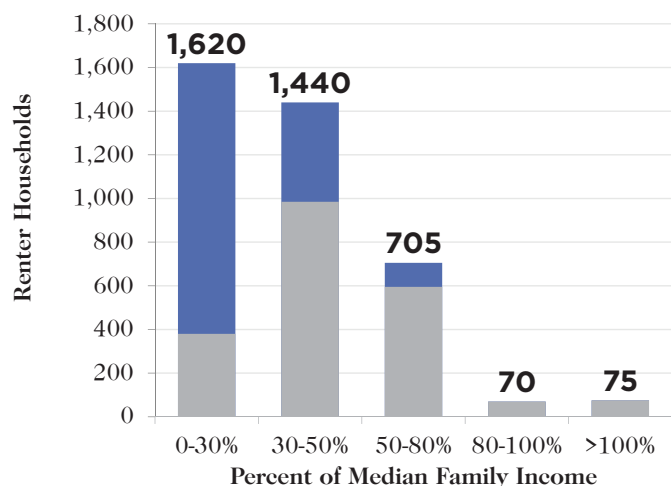
■ required income

■ required income

■ % of owner-occupied homes that are affordable

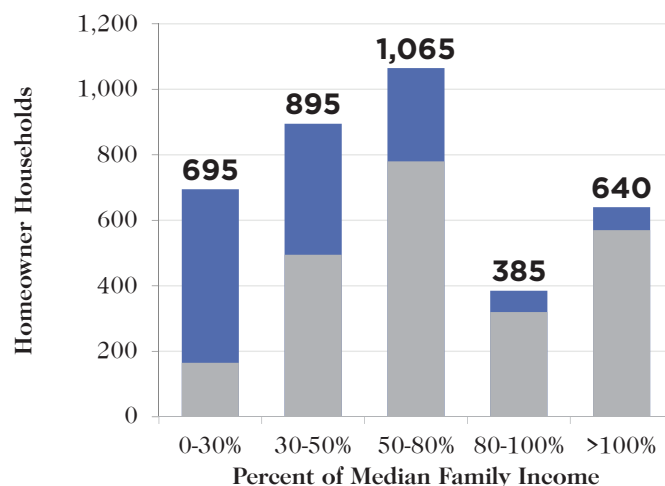
Cost Burden

Cost-Burdened **Renter** Households



■ Severely cost-burdened renter households
 ■ Cost-burdened renter households

Cost-Burdened **Homeowner** Households

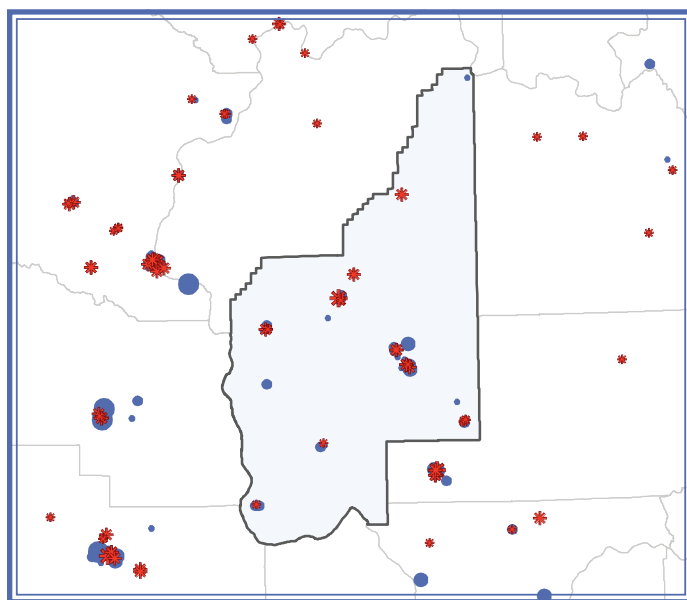


■ Severely cost-burdened homeowner households
 ■ Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- 🏠 Sites: 73
- 🔑 Units: 2,100
- 🕒 Section 8/Section 515 units set to expire by 2017: 644

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	2,290	1,330	100.0%	58
30% - 50%	2,365	699	52.6%	30
50% - 80%	2,380	60	4.5%	3
80% - 100%	1,240	0	0.0%	0

* Income eligibility was not available for all units in the inventory

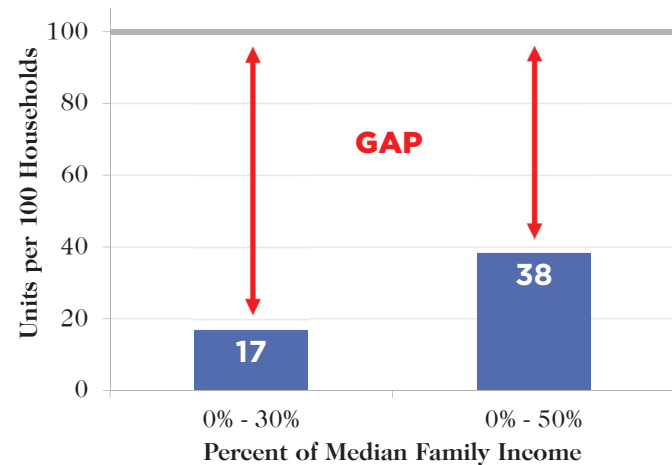
GRAYS HARBOR COUNTY



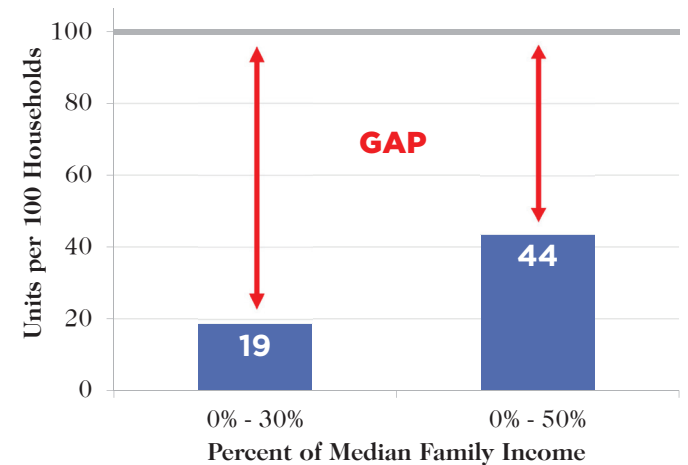
- Population: 72,272
- Area: 1,955 miles²
- Households: 27,905
- Median Family Income: \$52,100
- Low-income Renter Households: 5,370
- Subsidized Housing Units: 900

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

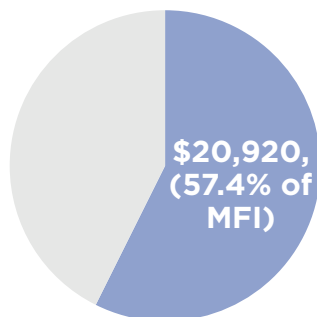
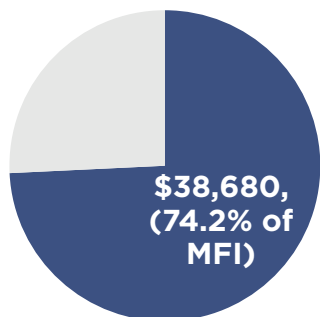


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms
Fair Market Rent: \$967

1 person / 1 bedroom
Fair Market Rent: \$523

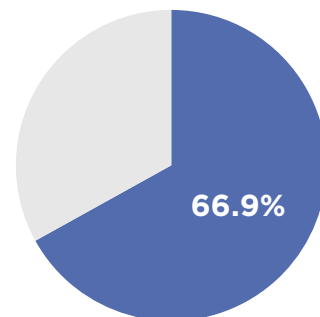


■ required income

■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

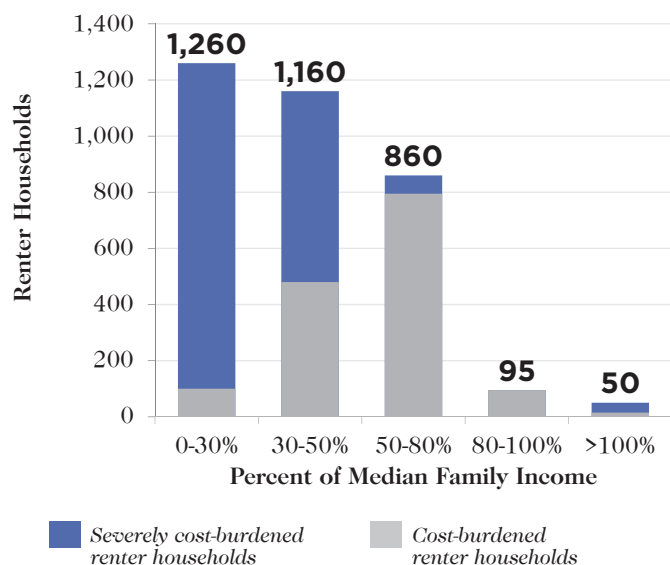
Maximum Affordable Home Value: \$206,072



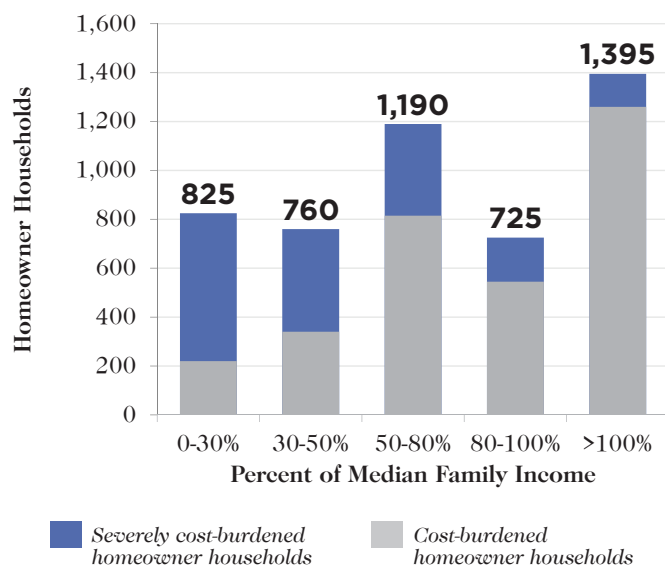
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



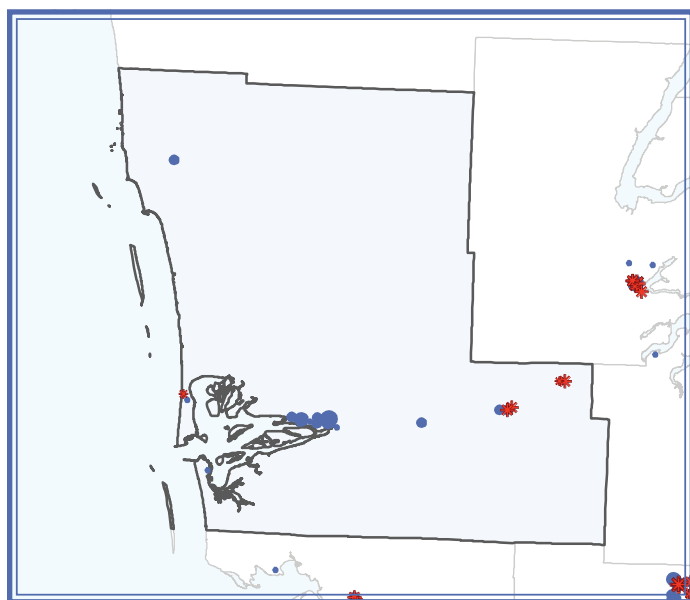
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

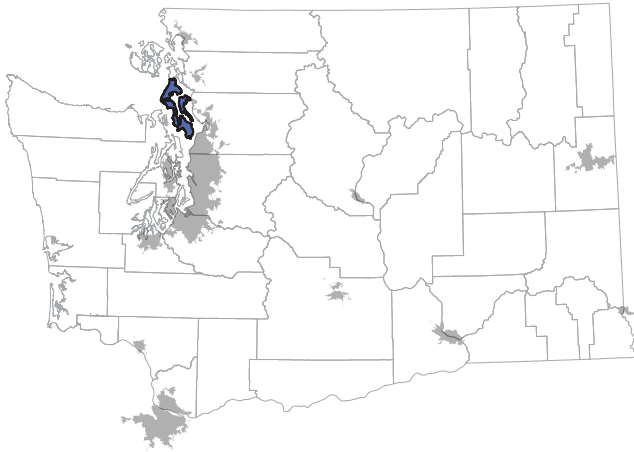
- 🏠 Sites: 28
- 🔑 Units: 900
- 🕒 Section 8/Section 515 units set to expire by 2017: 168

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,775	317	100.0%	18
30% - 50%	1,715	182	57.4%	11
50% - 80%	1,880	43	13.6%	2
80% - 100%	1,140	0	0.0%	0

* Income eligibility was not available for all units in the inventory

ISLAND COUNTY

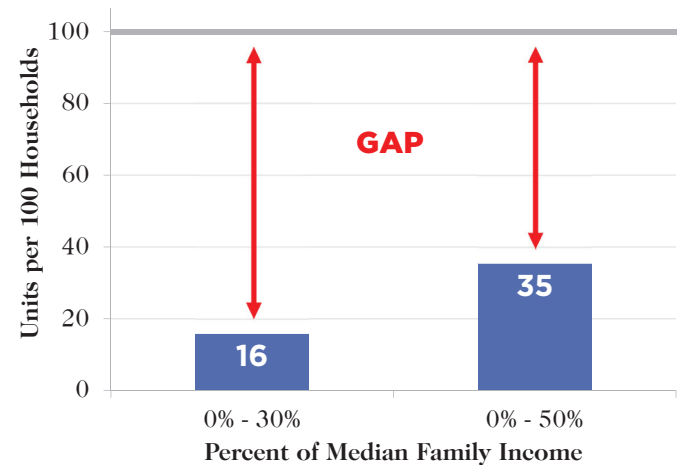
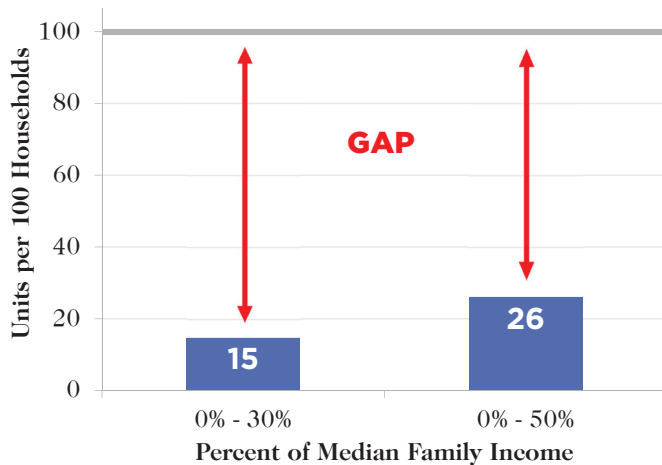


- Population: 78,707
- Area: 208 miles²
- Households: 33,190
- Median Family Income: \$72,500
- Low-income Renter Households: 5,175
- Subsidized Housing Units: 785

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

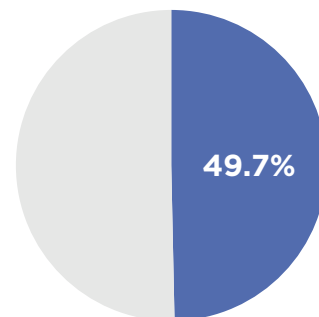
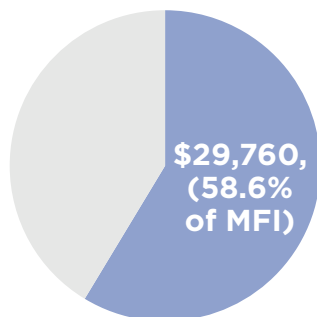
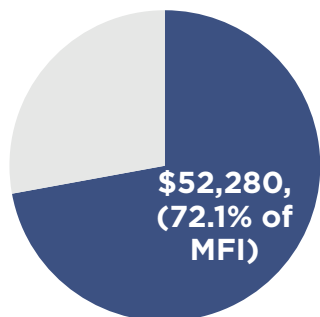
4 people / 3 bedrooms

Fair Market Rent: \$1,307

1 person / 1 bedroom

Fair Market Rent: \$744

Maximum Affordable Home Value: \$299,681



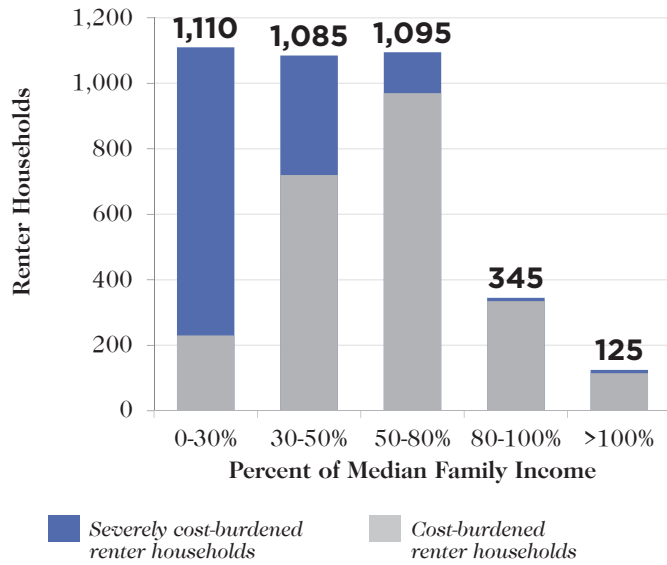
■ required income

■ required income

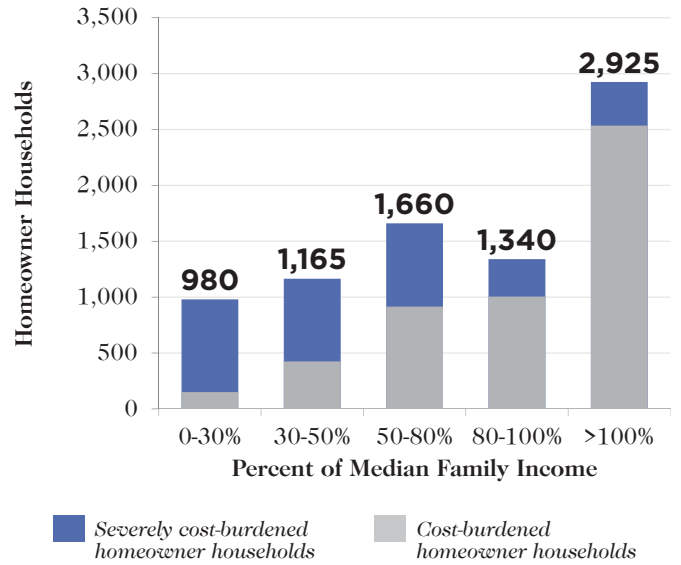
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



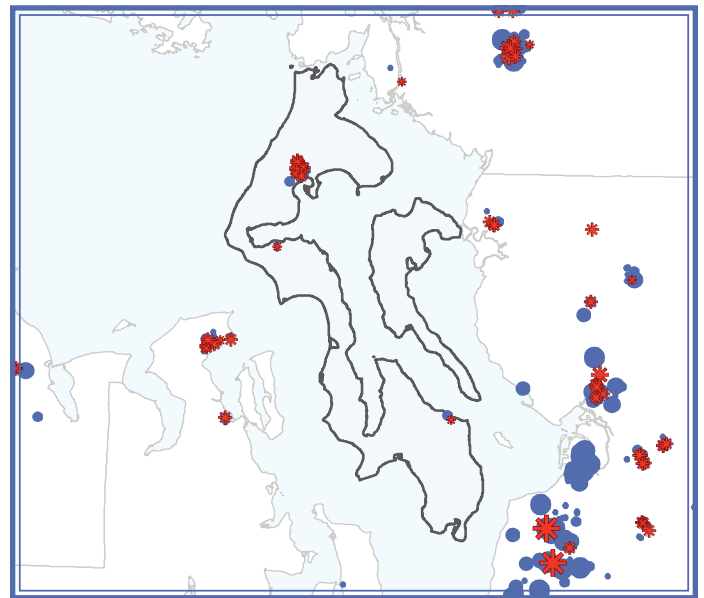
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- ✳ 51-100
- 101-150
- ✳ 151 or more units



Subsidized Inventory Characteristics

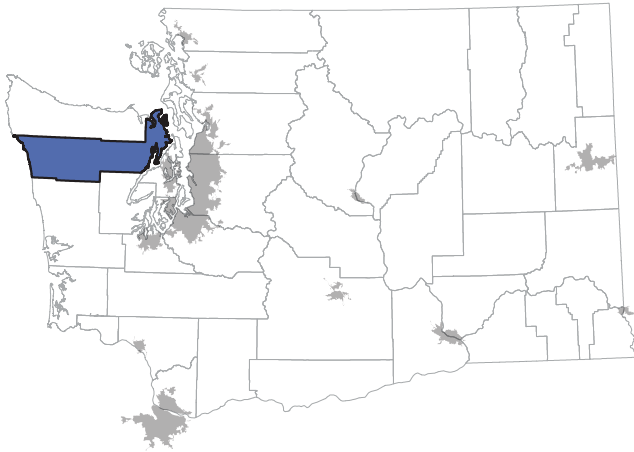
- Sites: 26
- Units: 785
- Section 8/Section 515 units set to expire by 2017: 434

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,680	524	100.0%	31
30% - 50%	1,320	433	82.6%	33
50% - 80%	2,175	35	6.7%	2
80% - 100%	1,320	0	0.0%	0

* Income eligibility was not available for all units in the inventory

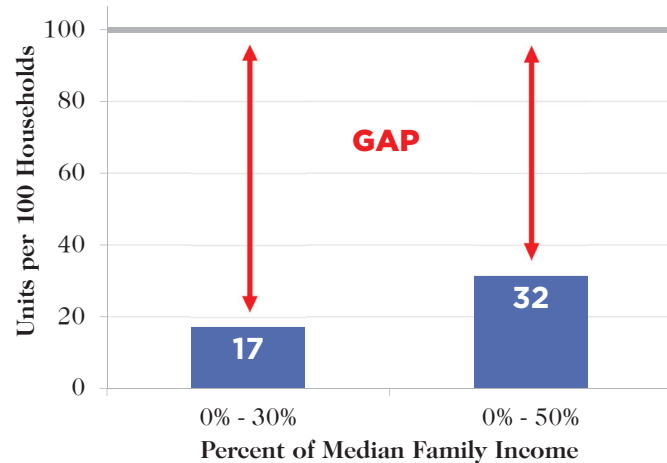
JEFFERSON COUNTY



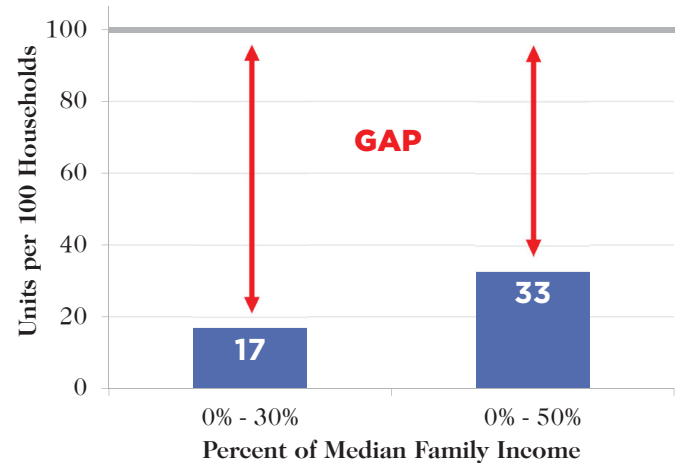
- Population: 29,802
- Area: 1,816 miles²
- Households: 14,181
- Median Family Income: \$63,300
- Low-income Renter Households: 2,805
- Subsidized Housing Units: 690

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



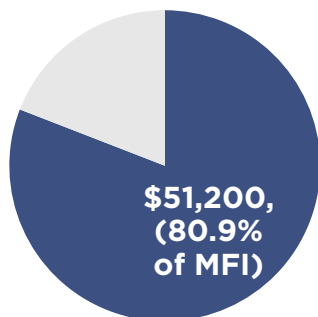
Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

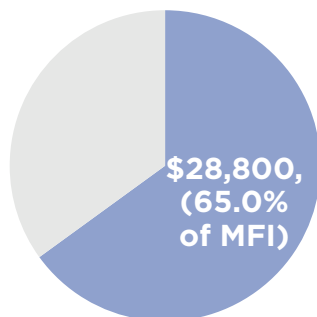
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms
Fair Market Rent: \$1,280



■ required income

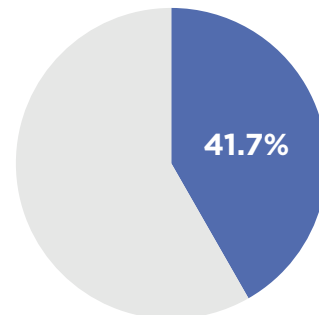
1 person / 1 bedroom
Fair Market Rent: \$720



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

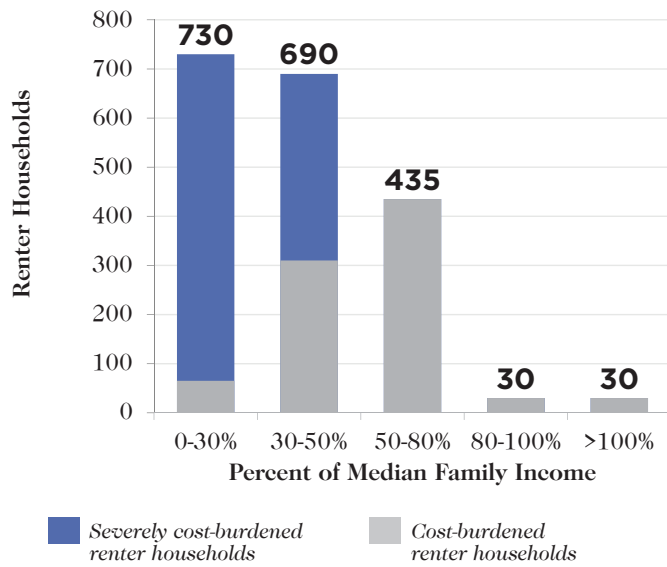
Maximum Affordable Home Value: \$258,694



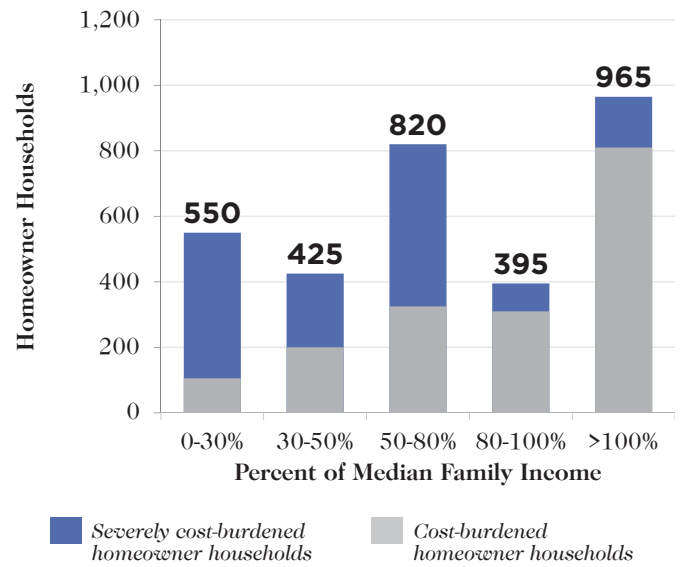
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



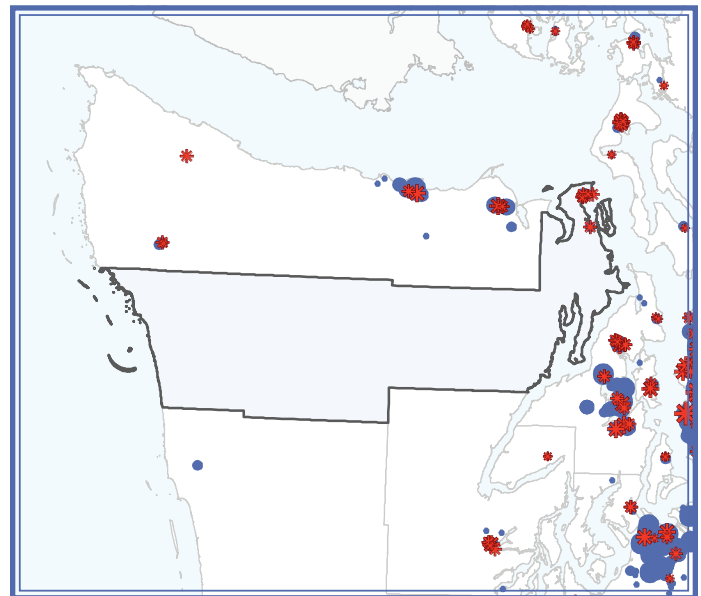
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units
- * Expiring Section 8 or Section 515 unit



Subsidized Inventory Characteristics

- Sites: 20
- Units: 690
- Section 8/Section 515 units set to expire by 2017: 272

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	985	445	100.0%	45
30% - 50%	855	282	63.4%	33
50% - 80%	965	0	0.0%	0
80% - 100%	345	0	0.0%	0

* Income eligibility was not available for all units in the inventory

KING COUNTY

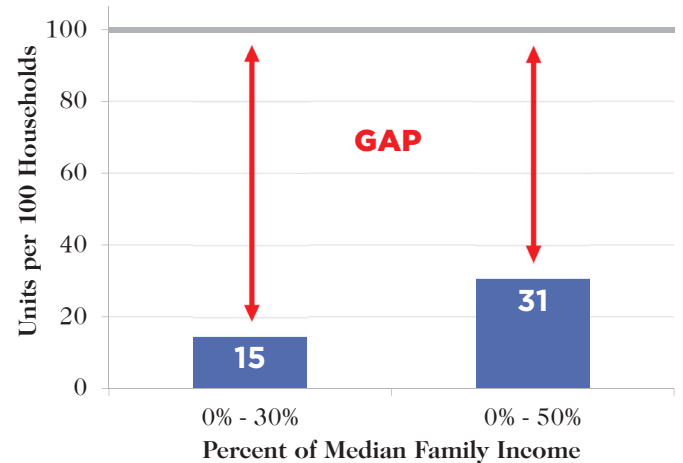
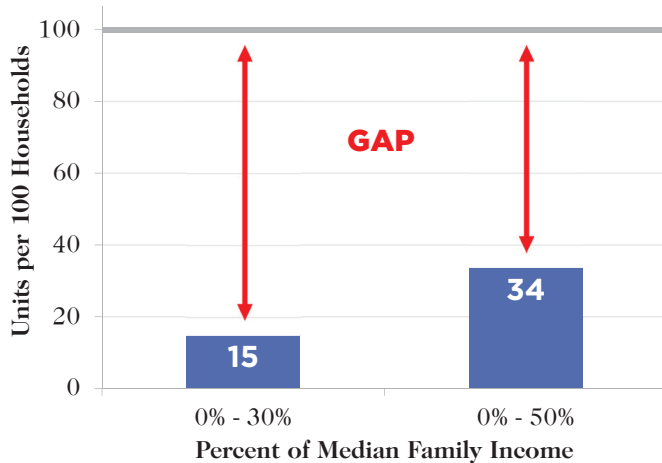


- Population: 1,940,777
- Area: 2,187 miles²
- Households: 796,555
- Median Family Income: \$88,000
- Low-income Renter Households: 179,695
- Subsidized Housing Units: 57,259

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

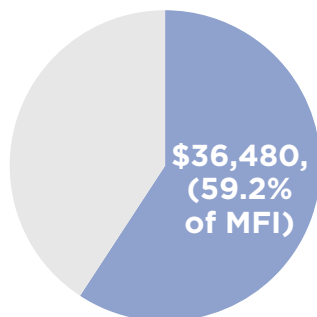
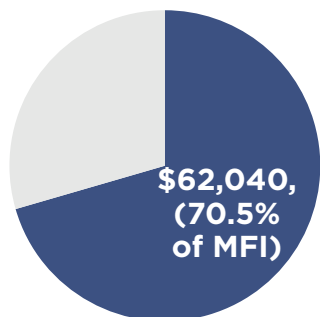
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

Fair Market Rent: \$1,551

1 person / 1 bedroom

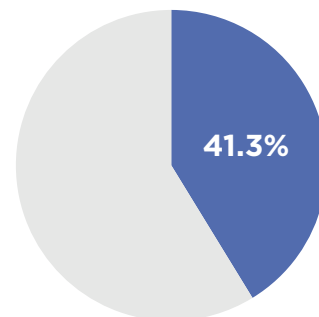
Fair Market Rent: \$912



■ required income

■ required income

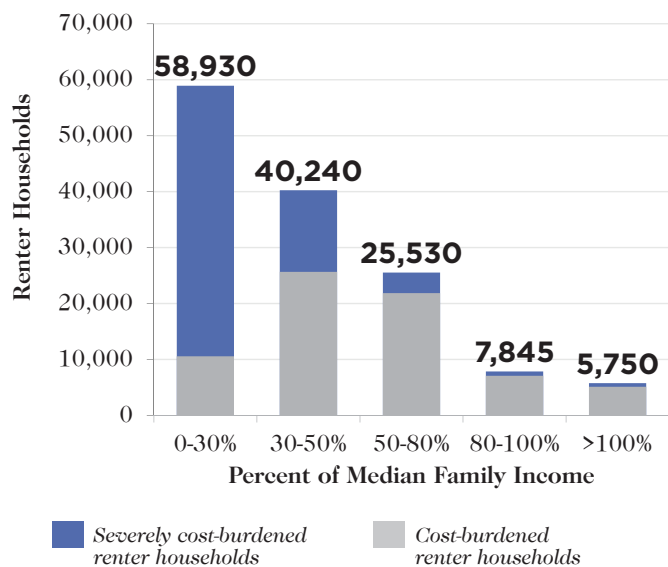
Maximum Affordable Home Value: \$349,312



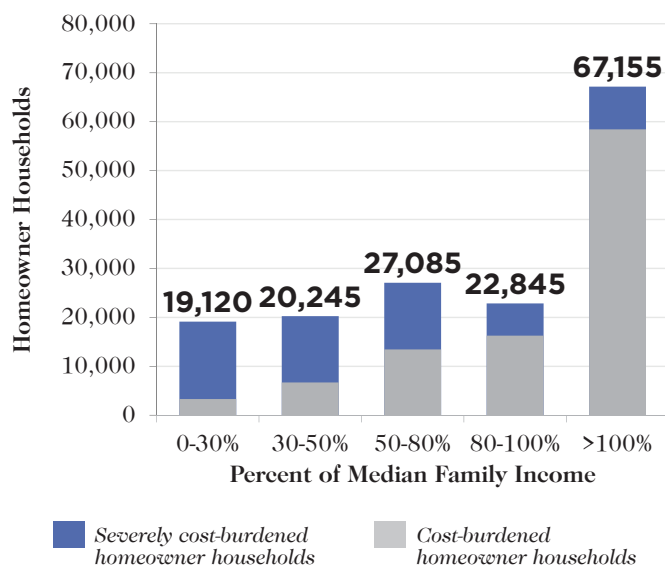
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened *Renter* Households

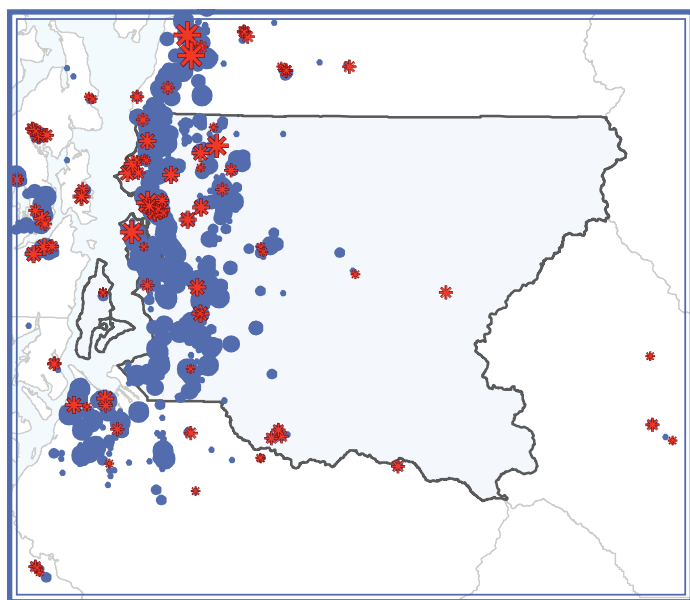
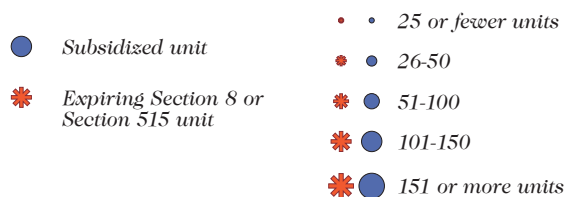


Cost-Burdened *Homeowner* Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017



Subsidized Inventory Characteristics

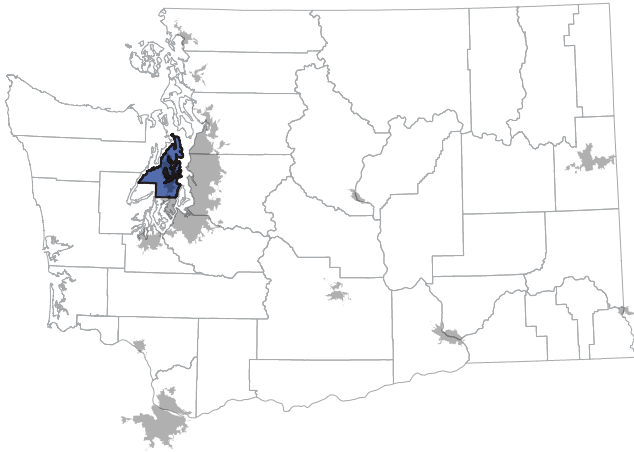
- Sites: 949
- Units: 57,259
- Section 8/Section 515 units set to expire by 2017: 2,006

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	74,955	47,334	100.0%	63
30% - 50%	49,835	24,115	50.9%	48
50% - 80%	54,905	2,003	4.2%	4
80% - 100%	35,780	443	0.9%	1

* Income eligibility was not available for all units in the inventory

KITSAP COUNTY

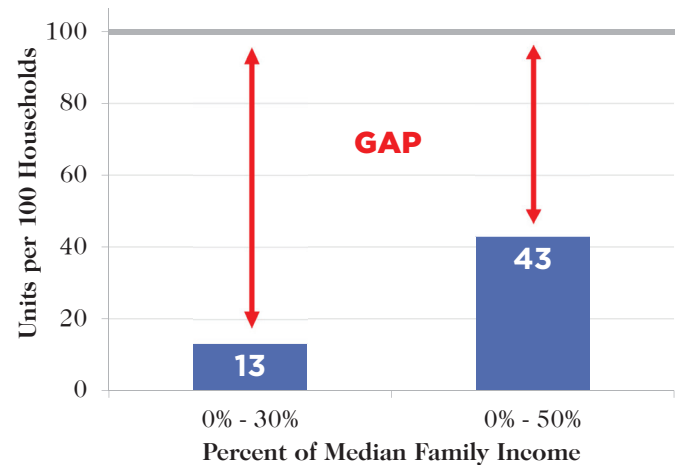
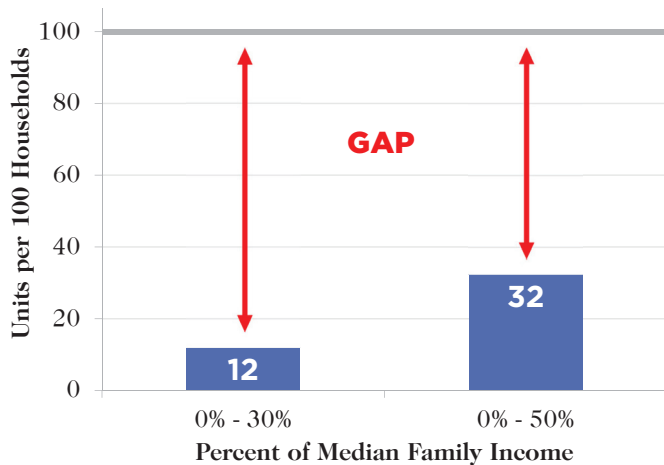


- Population: 251,400
- Area: 396 miles²
- Households: 97,668
- Median Family Income: \$75,600
- Low-income Renter Households: 19,635
- Subsidized Housing Units: 4,272

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

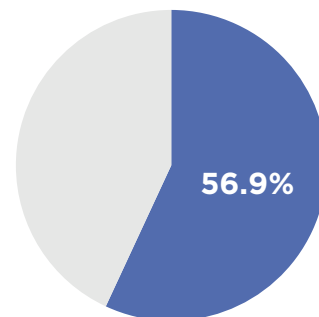
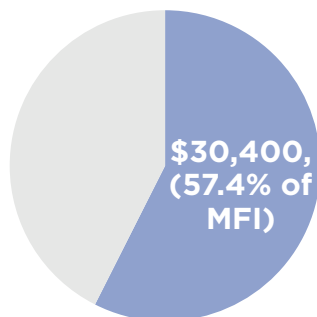
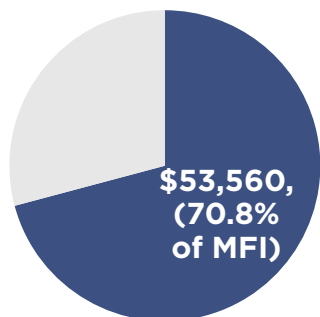
4 people / 3 bedrooms

Fair Market Rent: \$1,339

1 person / 1 bedroom

Fair Market Rent: \$760

Maximum Affordable Home Value: \$298,747



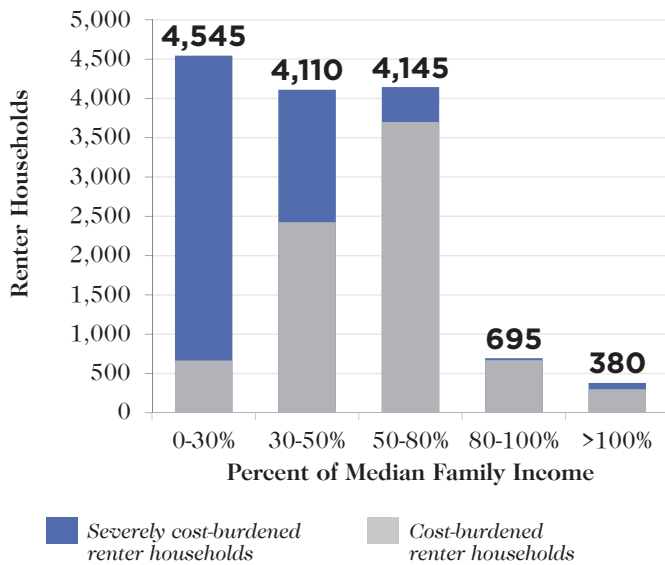
■ required income

■ required income

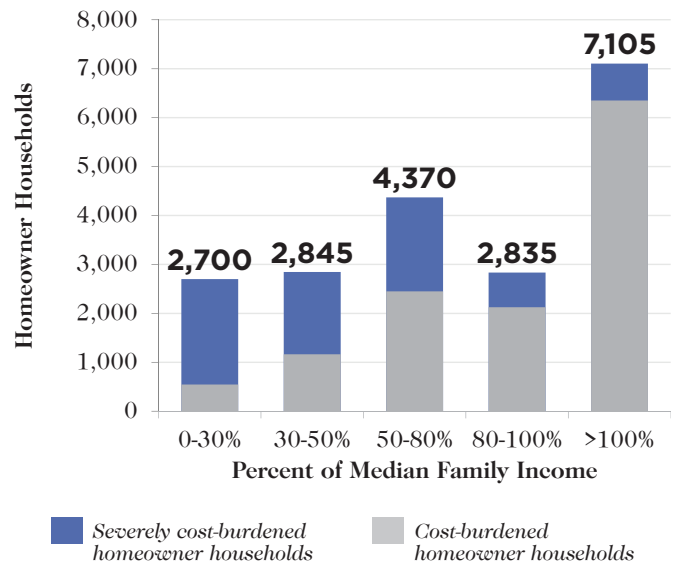
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households

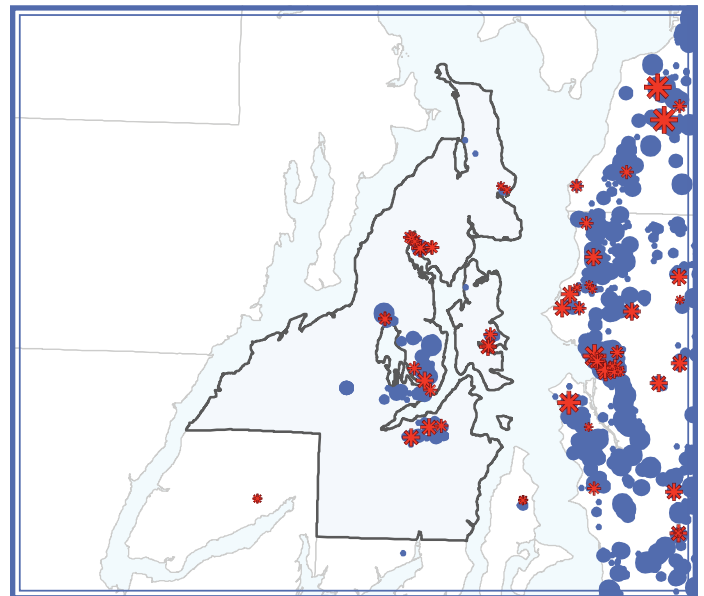
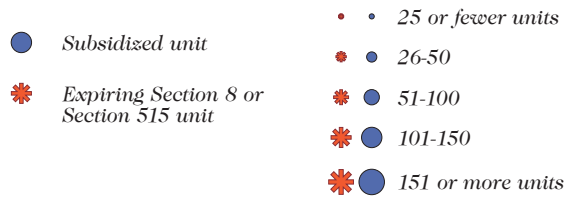


Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017



Subsidized Inventory Characteristics

- Sites: 91
- Units: 4,272
- Section 8/Section 515 units set to expire by 2017: 867

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	6,095	3,099	100.0%	51
30% - 50%	5,500	2,254	72.7%	41
50% - 80%	8,040	174	5.6%	2
80% - 100%	3,895	16	0.5%	0

* Income eligibility was not available for all units in the inventory

KITTITAS COUNTY

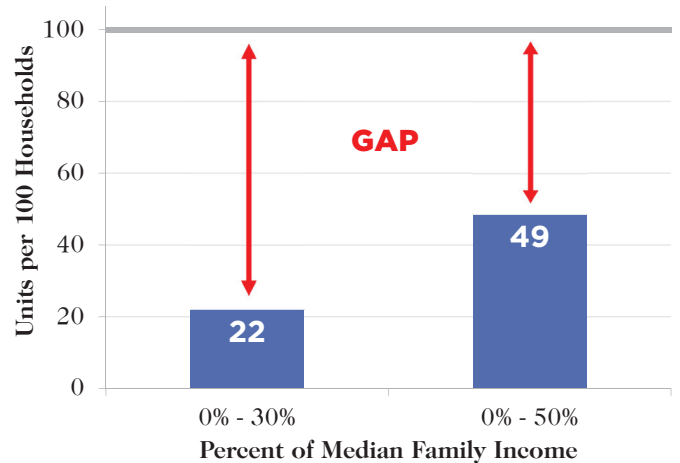
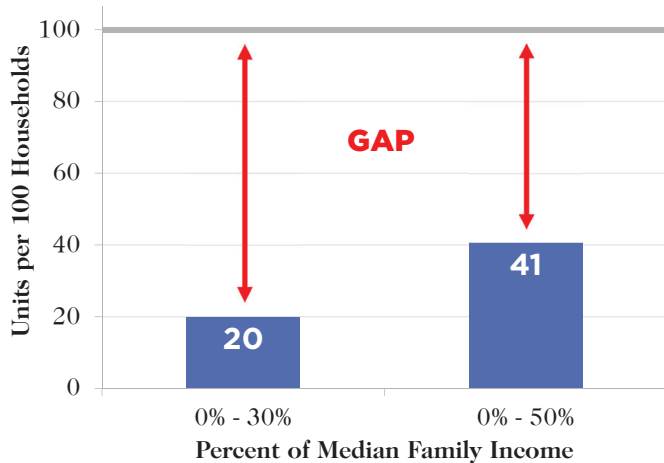


- Population: 40,954
- Area: 2,334 miles²
- Households: 16,499
- Median Family Income: \$62,900
- Low-income Renter Households: 5,440
- Subsidized Housing Units: 930

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

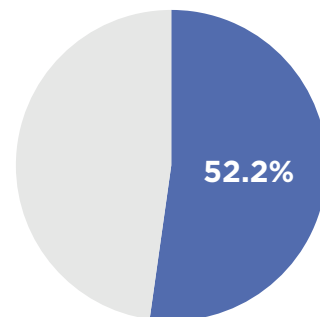
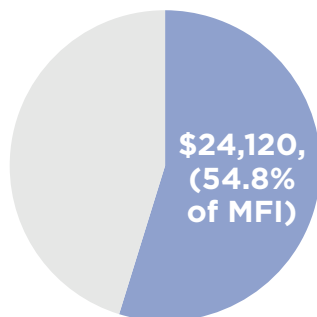
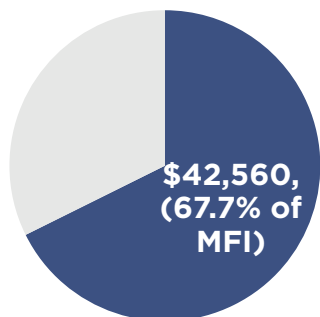
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms
Fair Market Rent: \$1,064

1 person / 1 bedroom
Fair Market Rent: \$603

Maximum Affordable Home Value: \$261,259



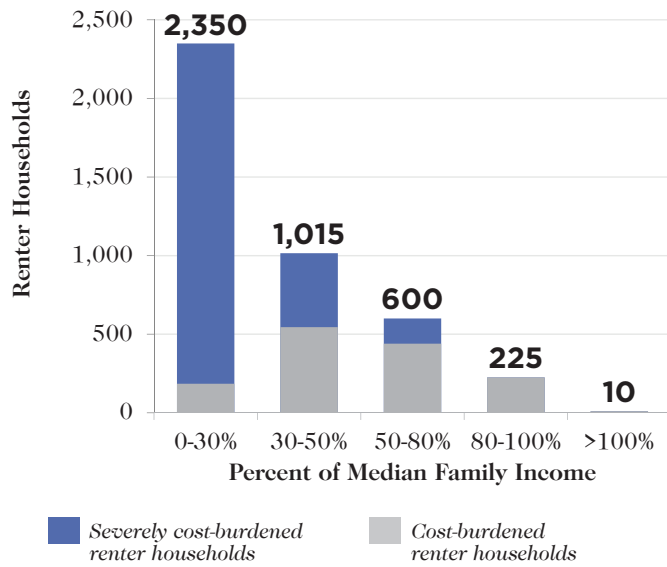
■ required income

■ required income

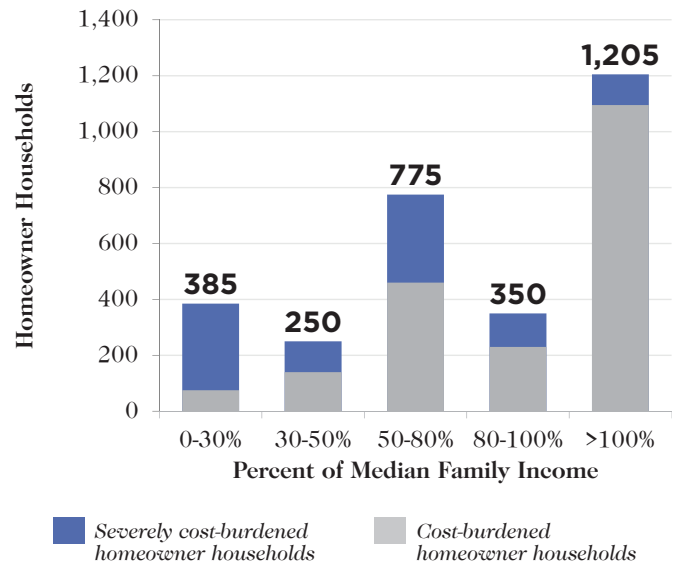
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened *Renter* Households



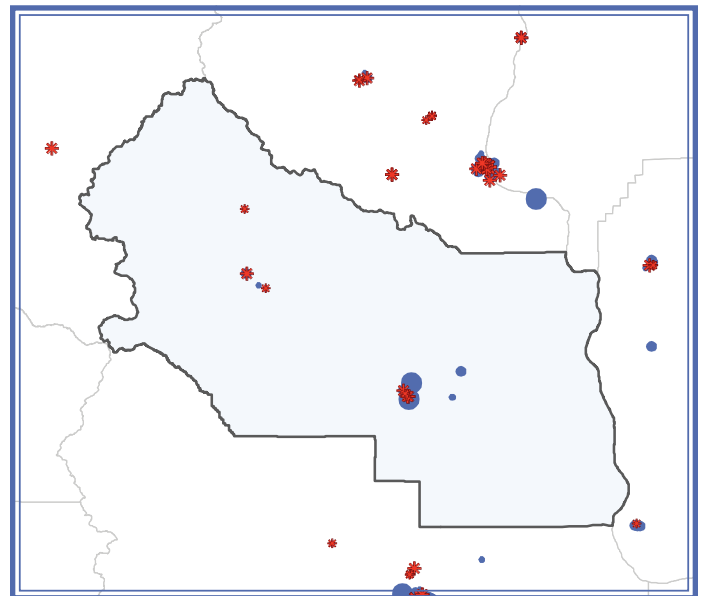
Cost-Burdened *Homeowner* Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 21
- Units: 930
- Section 8/Section 515 units set to expire by 2017: 222

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	2,795	616	100.0%	22
30% - 50%	1,285	282	45.8%	22
50% - 80%	1,360	0	0.0%	0
80% - 100%	625	0	0.0%	0

* Income eligibility was not available for all units in the inventory

Klickitat County

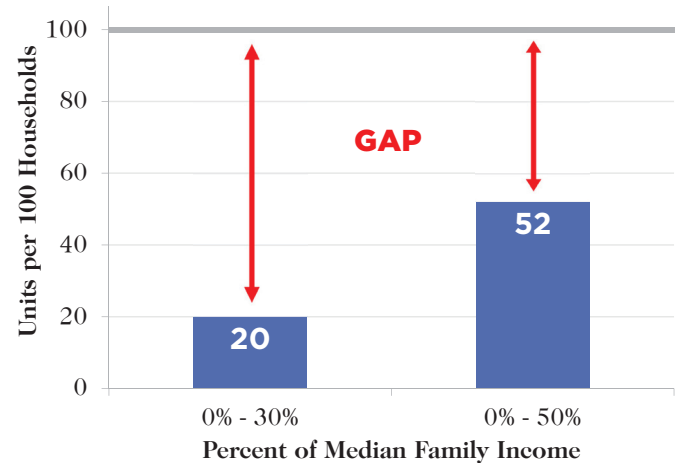
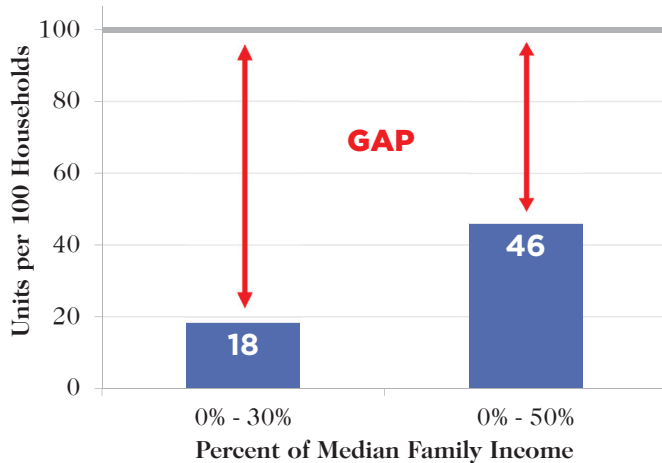


- Population: 20,421
- Area: 1,907 miles²
- Households: 8,294
- Median Family Income: \$49,400
- Low-income Renter Households: 1,740
- Subsidized Housing Units: 277

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

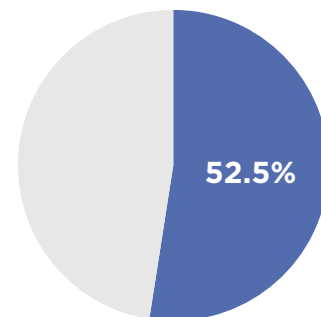
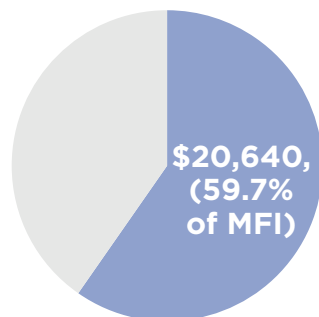
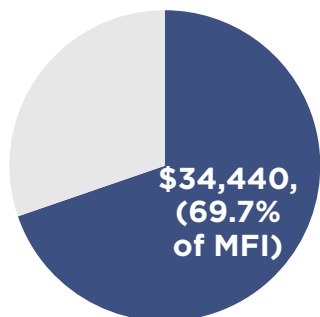
4 people / 3 bedrooms

1 person / 1 bedroom

Fair Market Rent: \$861

Fair Market Rent: \$516

Maximum Affordable Home Value: \$202,329



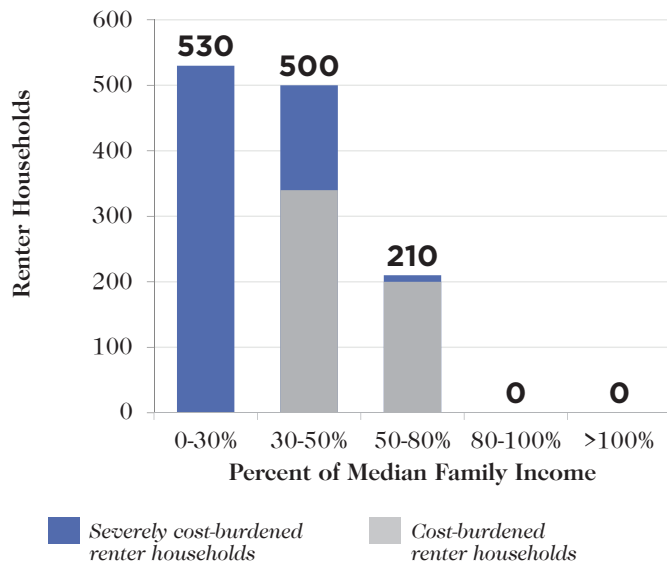
■ required income

■ required income

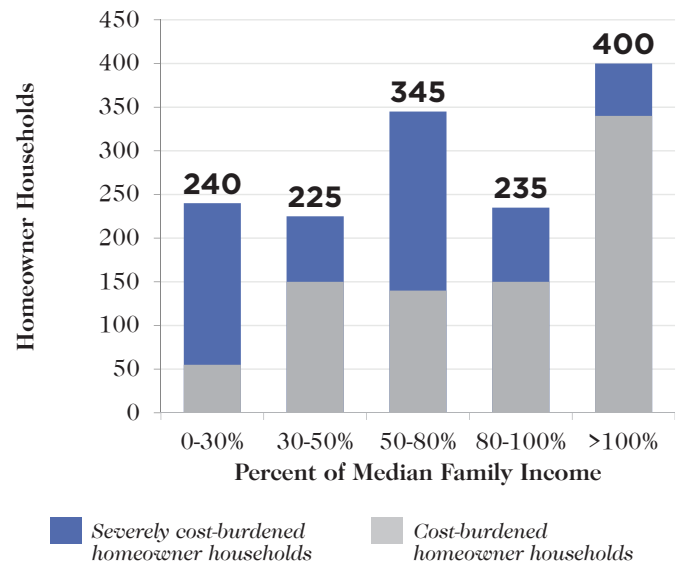
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



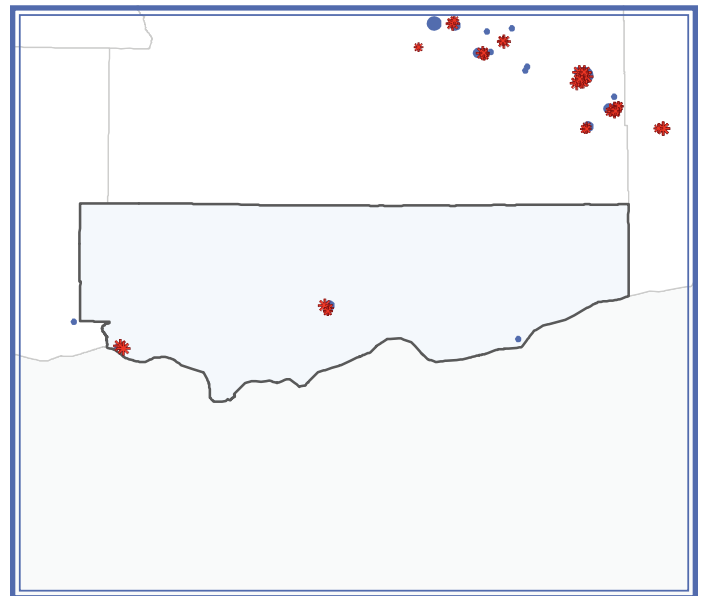
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 13
- Units: 277
- Section 8/Section 515 units set to expire by 2017: 164

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	665	134	100.0%	20
30% - 50%	645	58	43.3%	9
50% - 80%	430	3	2.2%	1
80% - 100%	260	0	0.0%	0

* Income eligibility was not available for all units in the inventory

LEWIS COUNTY

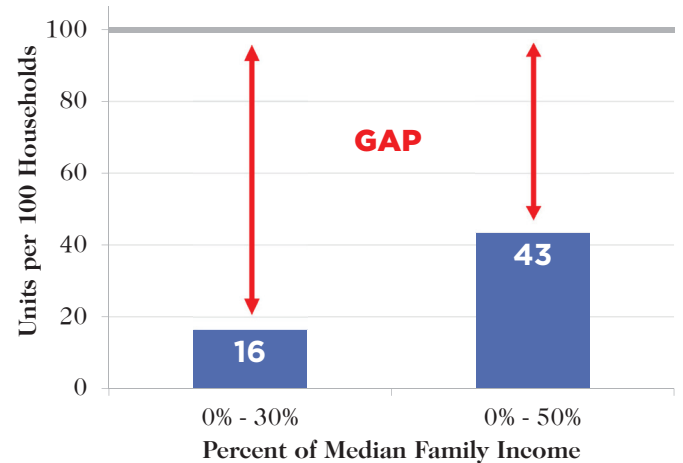
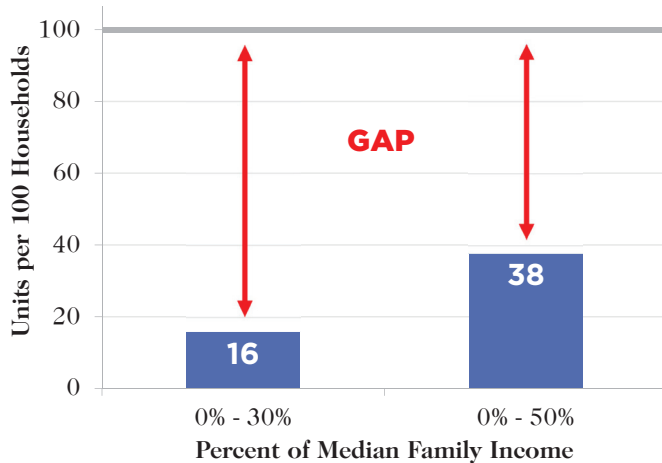


- Population: 75,399
- Area: 2,438 miles²
- Households: 29,486
- Median Family Income: \$56,500
- Low-income Renter Households: 5,335
- Subsidized Housing Units: 1,228

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

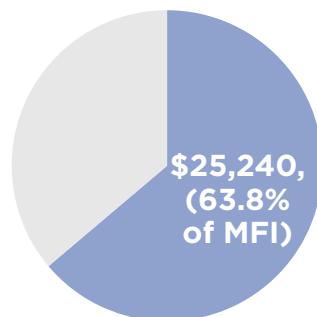
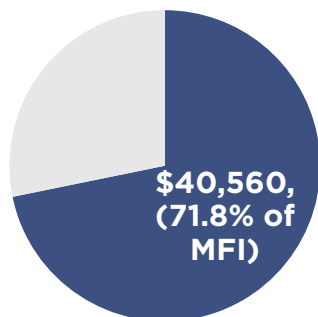
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

1 person / 1 bedroom

Fair Market Rent: \$1,014

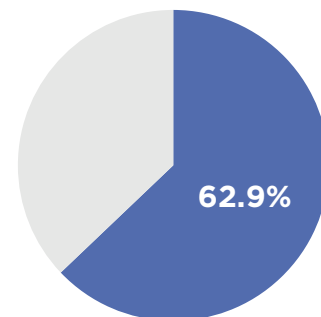
Fair Market Rent: \$631



■ required income

■ required income

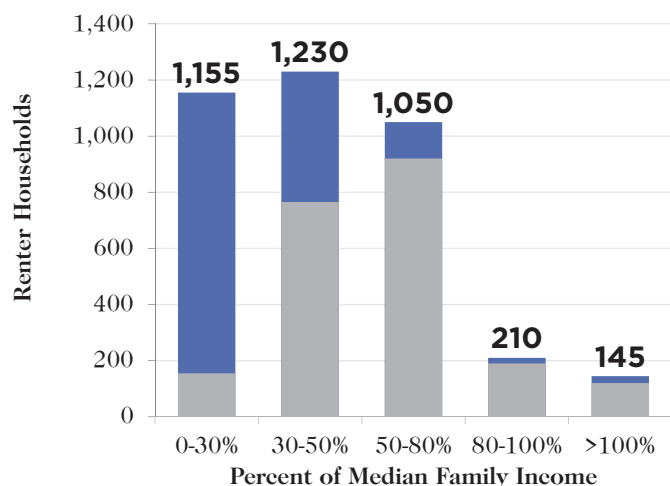
Maximum Affordable Home Value: \$227,129



■ % of owner-occupied homes that are affordable

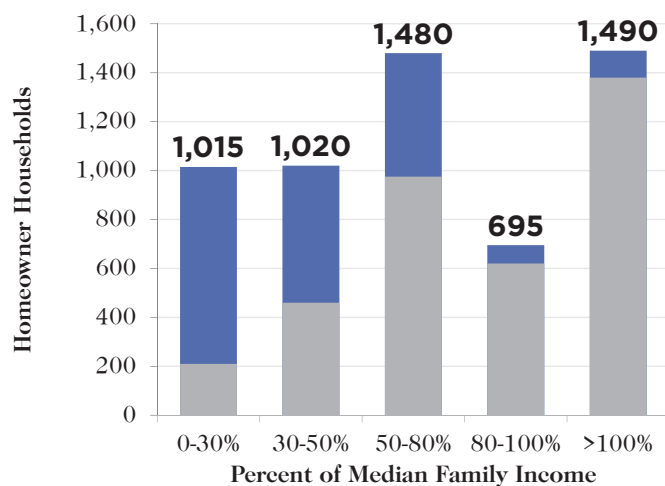
Cost Burden

Cost-Burdened **Renter** Households



■ Severely cost-burdened renter households
■ Cost-burdened renter households

Cost-Burdened **Homeowner** Households

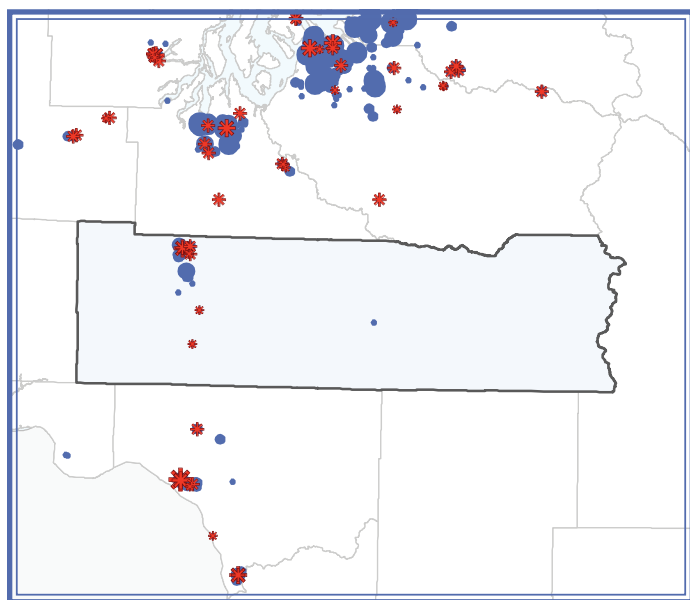


■ Severely cost-burdened homeowner households
■ Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units
- * Expiring Section 8 or Section 515 unit



Subsidized Inventory Characteristics

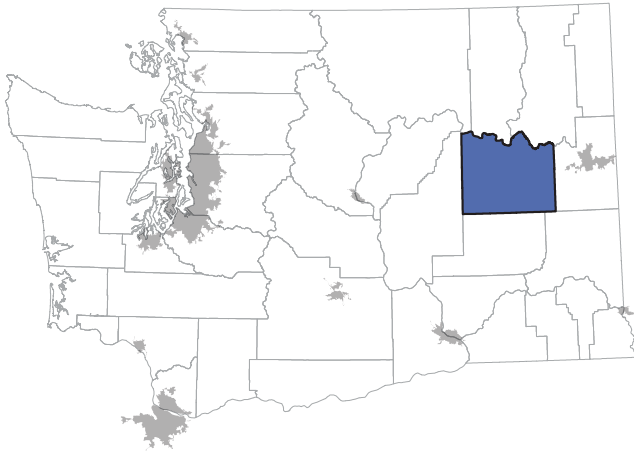
- 🏠 Sites: 32
- 🔑 Units: 1,228
- 🕒 Section 8/Section 515 units set to expire by 2017: 327

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,525	996	100.0%	65
30% - 50%	1,530	561	56.3%	37
50% - 80%	2,280	43	4.3%	2
80% - 100%	1,040	0	0.0%	0

* Income eligibility was not available for all units in the inventory

LINCOLN COUNTY

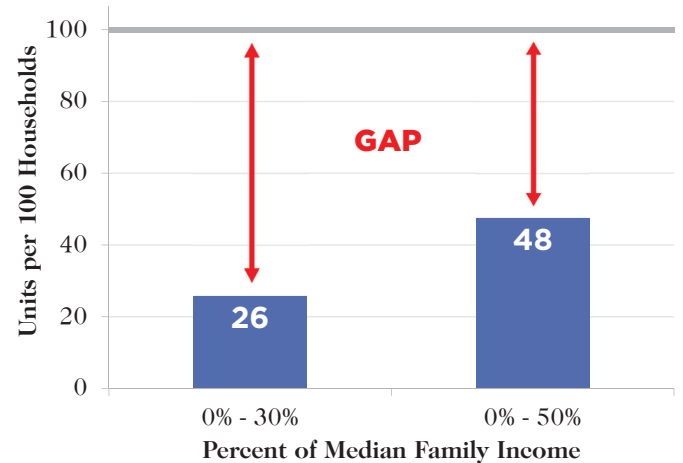
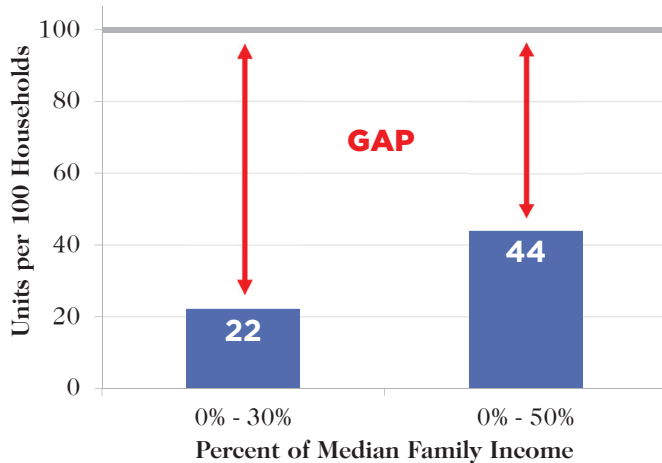


- Population: 10,536
- Area: 2,339 miles²
- Households: 4,610
- Median Family Income: \$54,200
- Low-income Renter Households: 690
- Subsidized Housing Units: 107

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

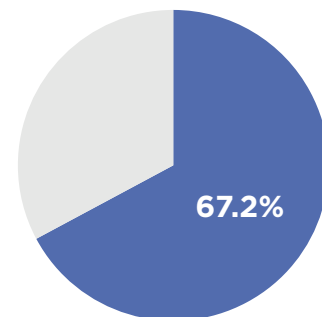
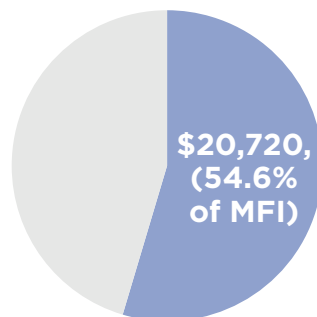
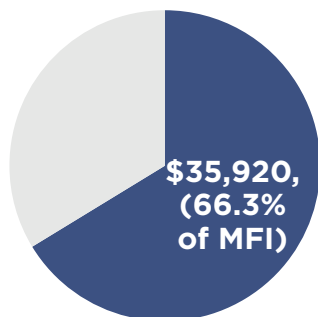
4 people / 3 bedrooms

Fair Market Rent: \$898

1 person / 1 bedroom

Fair Market Rent: \$518

Maximum Affordable Home Value: \$211,616



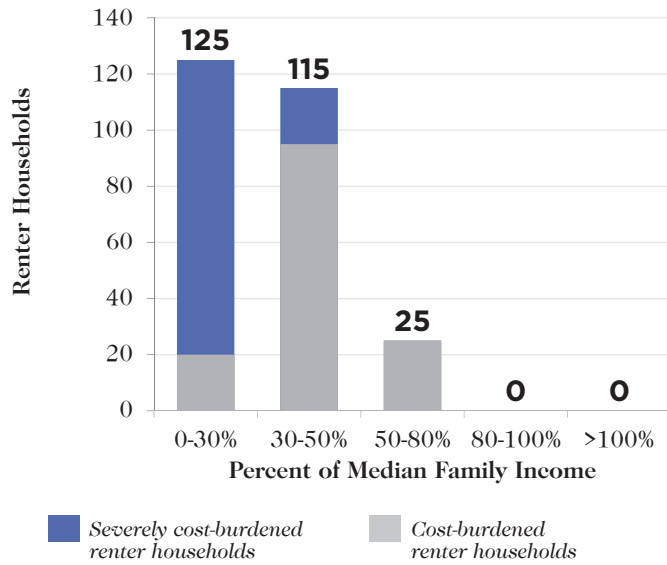
■ required income

■ required income

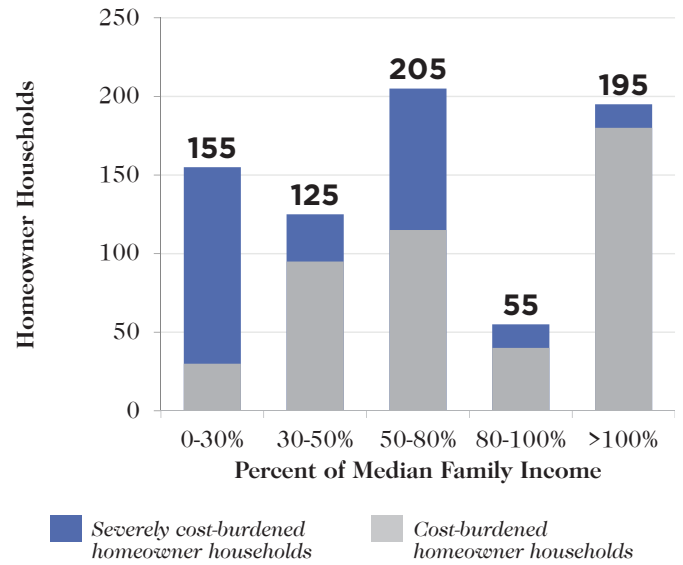
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



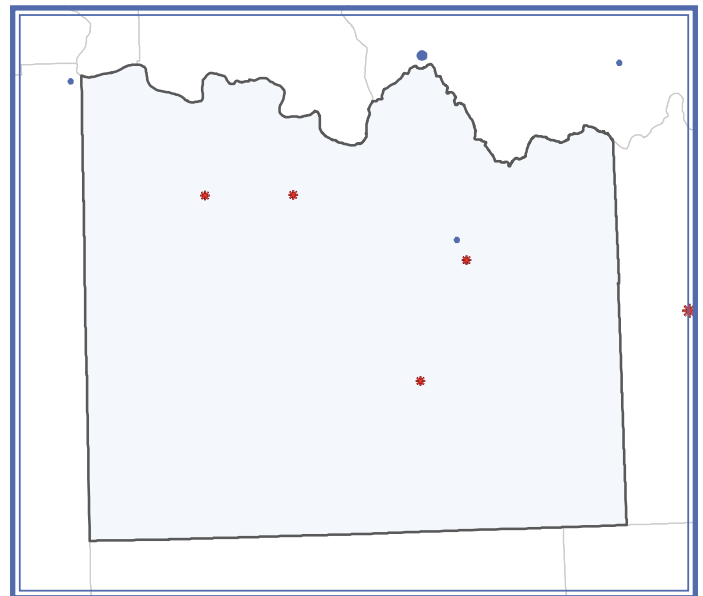
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 8
- Units: 107
- Section 8/Section 515 units set to expire by 2017: 54

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	165	61	100.0%	37
30% - 50%	280	22	36.1%	8
50% - 80%	245	4	6.6%	2
80% - 100%	70	0	0.0%	0

* Income eligibility was not available for all units in the inventory

MASON COUNTY

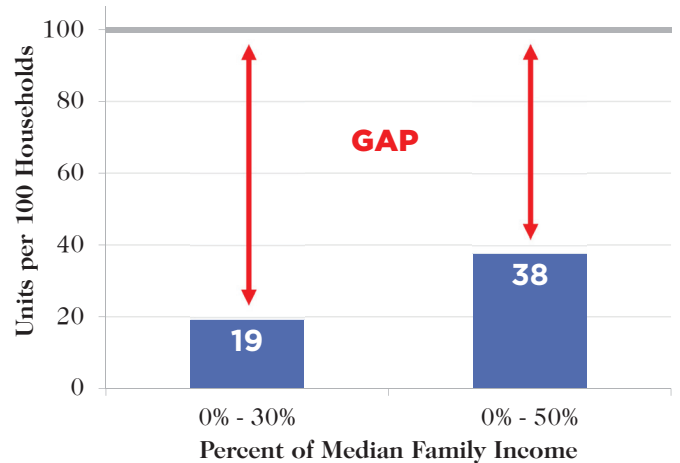
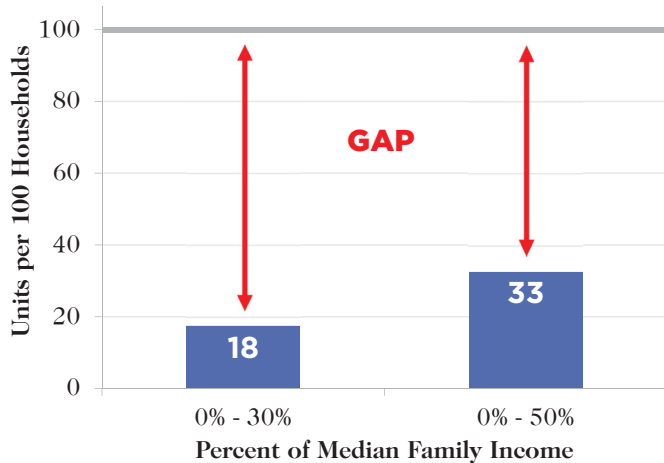


- Population: 60,545
- Area: 971 miles²
- Households: 23,274
- Median Family Income: \$60,200
- Low-income Renter Households: 3,050
- Subsidized Housing Units: 401

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

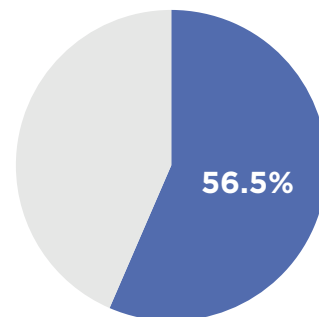
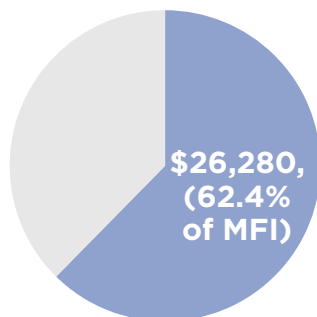
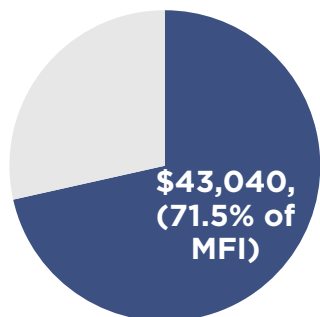
4 people / 3 bedrooms

Fair Market Rent: \$1,076

1 person / 1 bedroom

Fair Market Rent: \$657

Maximum Affordable Home Value: \$244,924



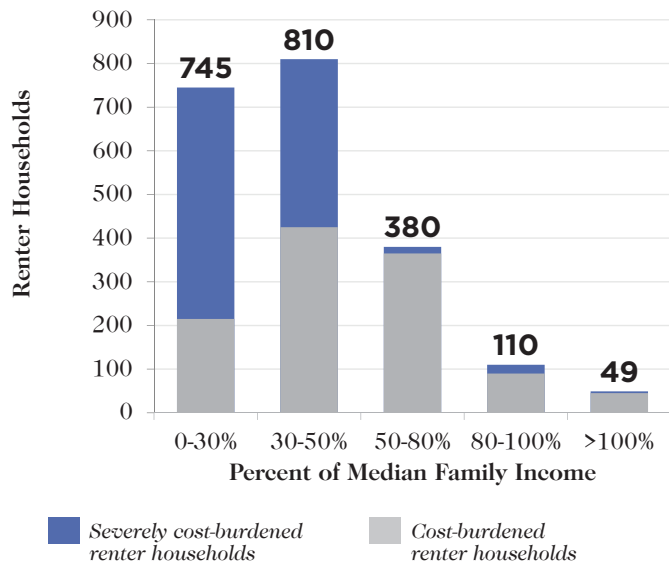
■ required income

■ required income

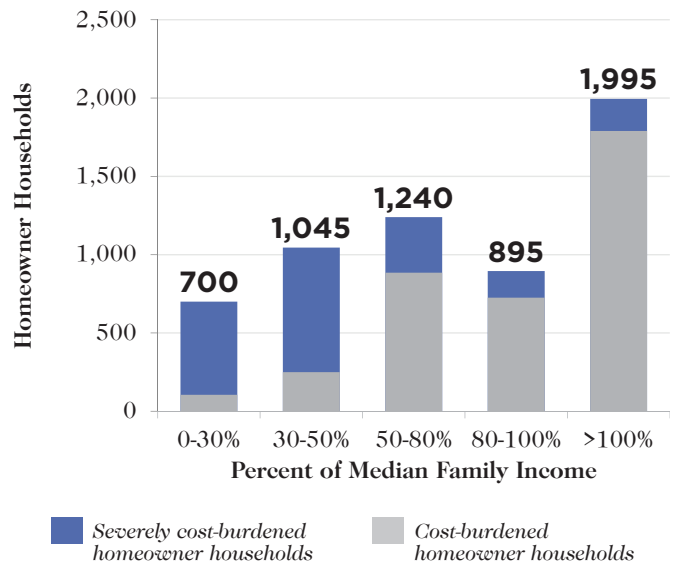
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



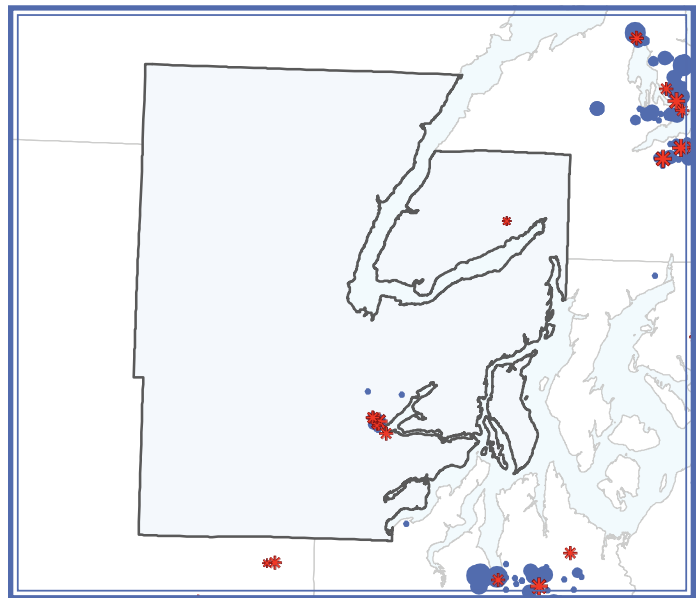
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

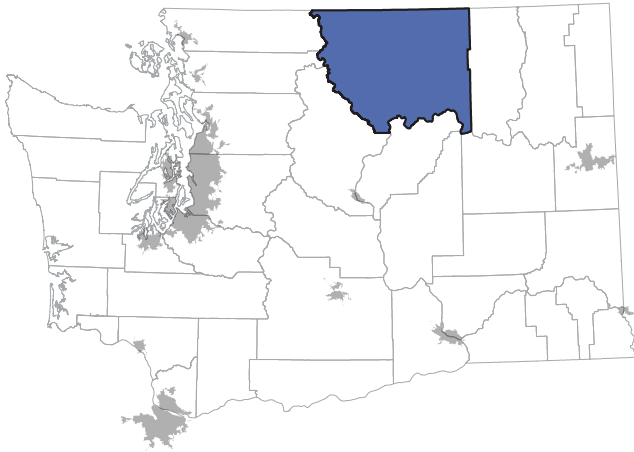
- Sites: 14
- Units: 401
- Section 8/Section 515 units set to expire by 2017: 236

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,170	242	100.0%	21
30% - 50%	1,090	128	52.9%	12
50% - 80%	790	0	0.0%	0
80% - 100%	550	0	0.0%	0

* Income eligibility was not available for all units in the inventory

OKANOGAN COUNTY

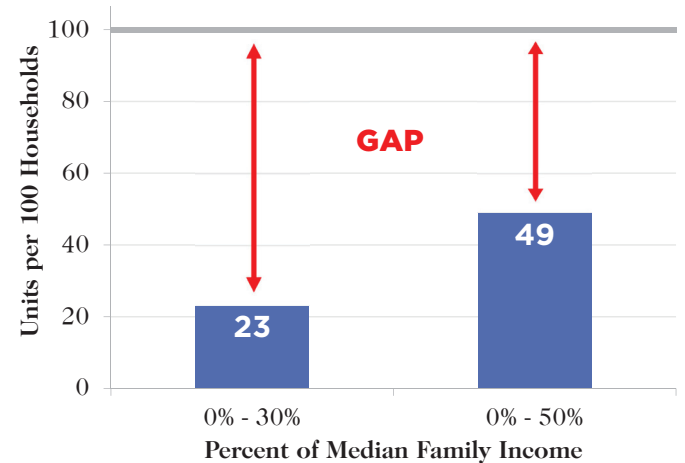
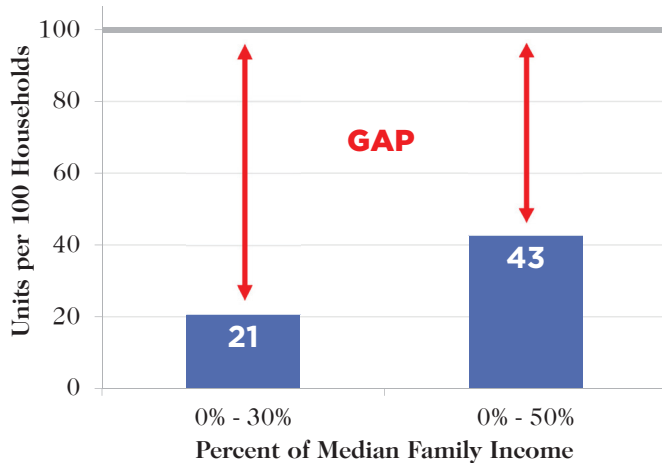


- Population: 40,959
- Area: 5,315 miles²
- Households: 15,740
- Median Family Income: \$51,300
- Low-income Renter Households: 3,465
- Subsidized Housing Units: 651

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

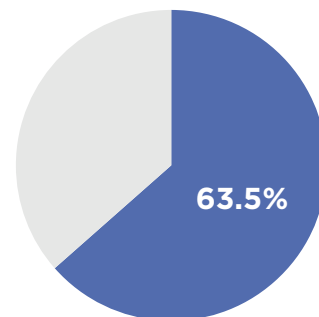
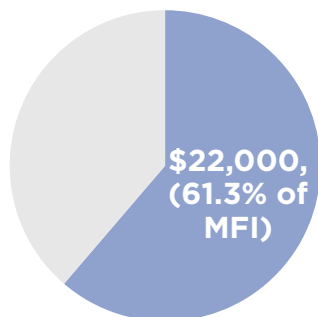
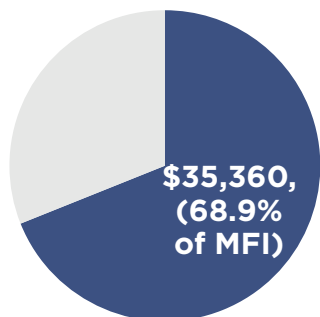
4 people / 3 bedrooms

Fair Market Rent: \$884

1 person / 1 bedroom

Fair Market Rent: \$550

Maximum Affordable Home Value: \$206,918



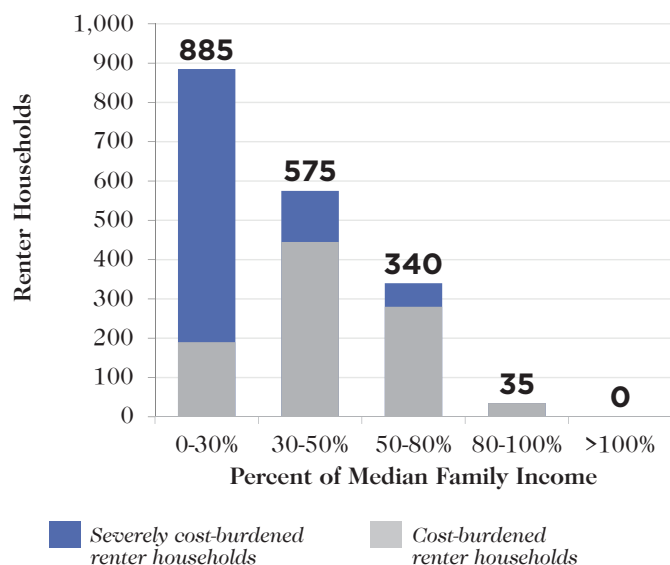
■ required income

■ required income

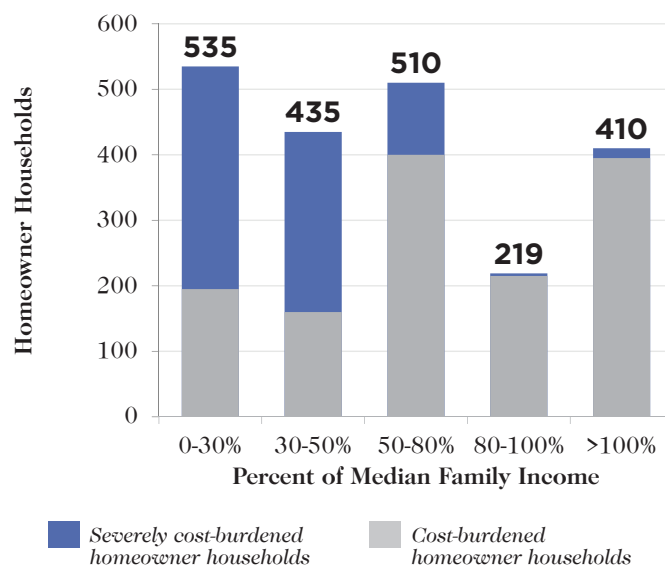
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



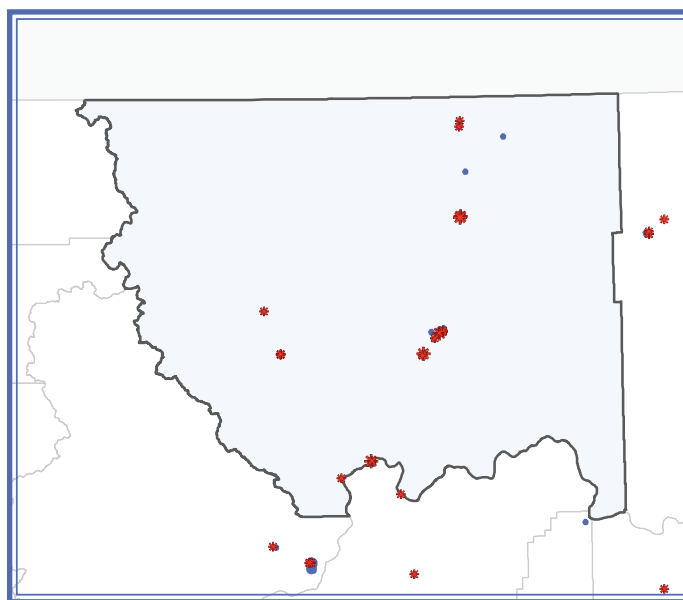
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units
- * Expiring Section 8 or Section 515 unit



Subsidized Inventory Characteristics

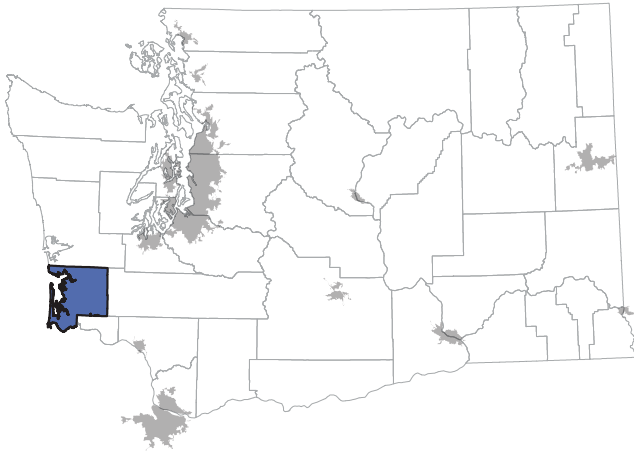
- Sites: 32
- Units: 651
- Section 8/Section 515 units set to expire by 2017: 439

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,455	386	100.0%	27
30% - 50%	860	228	59.1%	27
50% - 80%	1,150	25	6.5%	2
80% - 100%	350	0	0.0%	0

* Income eligibility was not available for all units in the inventory

PACIFIC COUNTY

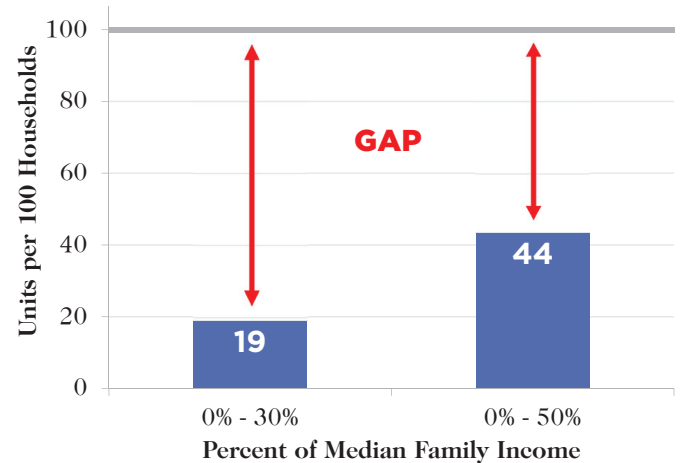
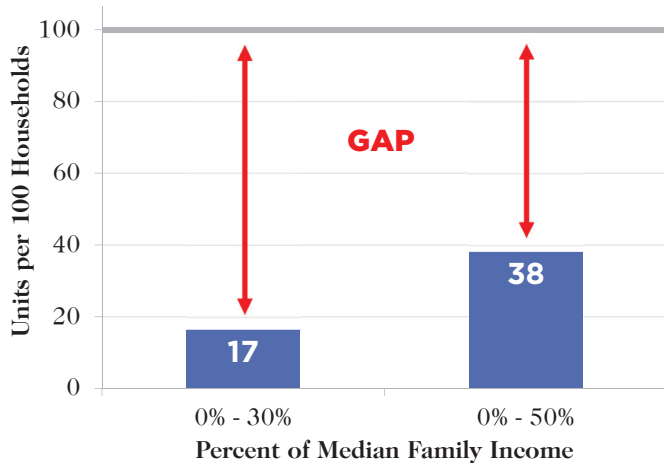


- Population: 20,945
- Area: 925 miles²
- Households: 9,363
- Median Family Income: \$52,700
- Low-income Renter Households: 1,625
- Subsidized Housing Units: 326

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

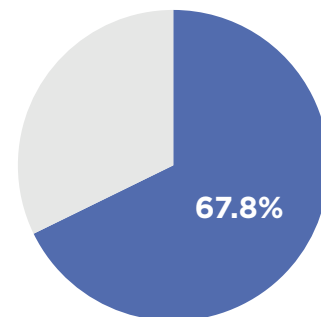
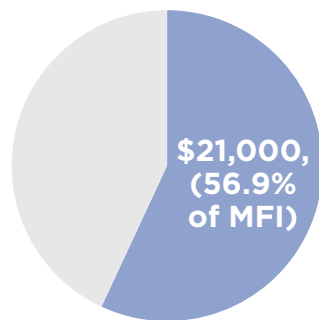
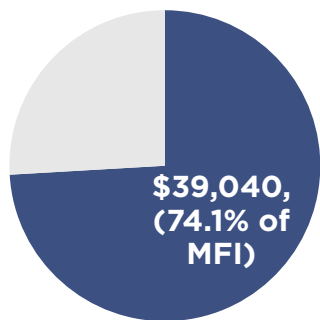
4 people / 3 bedrooms

1 person / 1 bedroom

Fair Market Rent: \$976

Fair Market Rent: \$525

Maximum Affordable Home Value: \$206,243



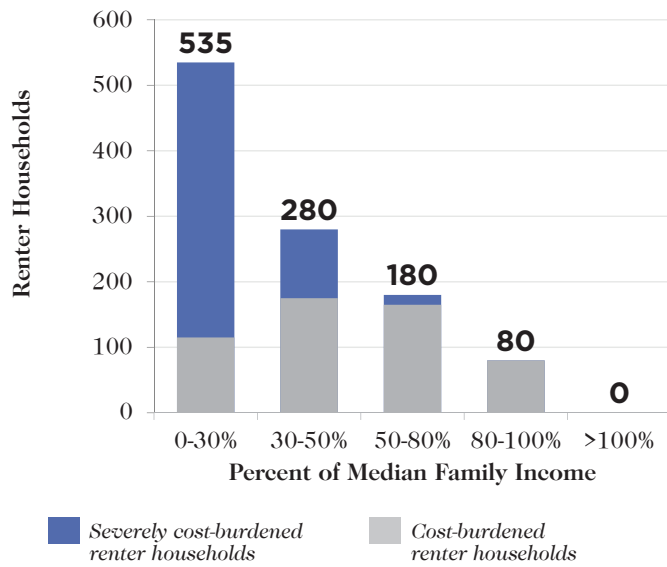
■ required income

■ required income

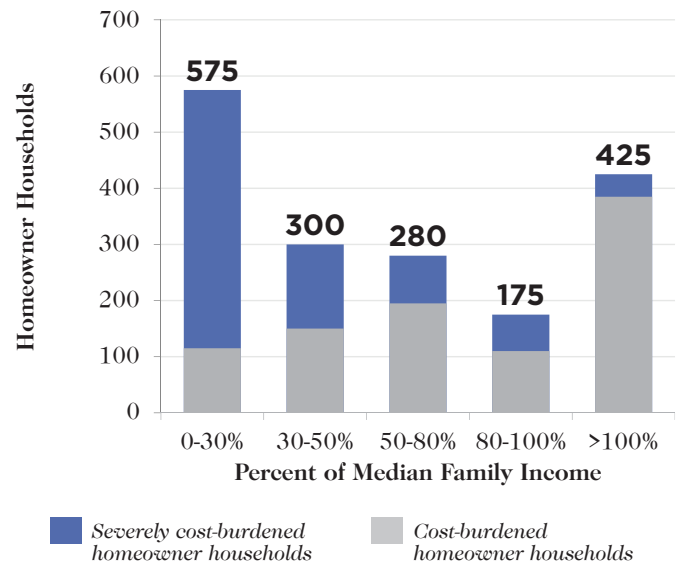
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



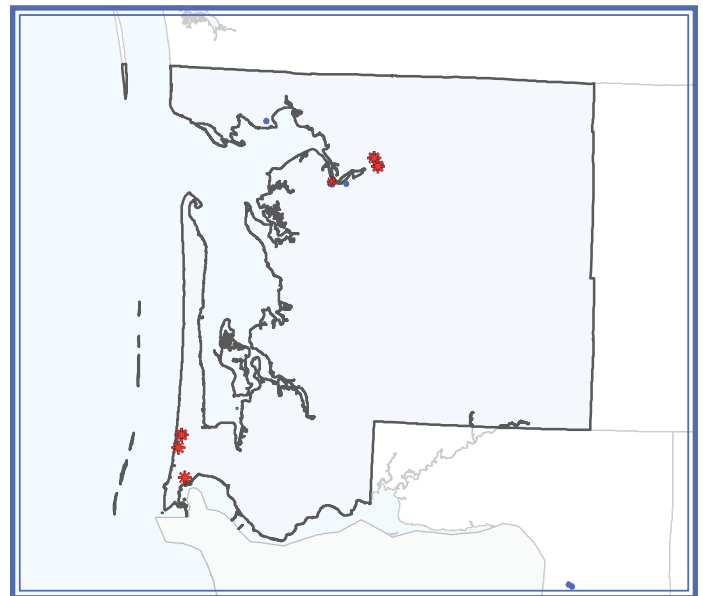
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 14
- Units: 326
- Section 8/Section 515 units set to expire by 2017: 176

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	675	203	100.0%	30
30% - 50%	445	105	51.7%	24
50% - 80%	505	27	13.3%	5
80% - 100%	210	3	1.5%	1

* Income eligibility was not available for all units in the inventory

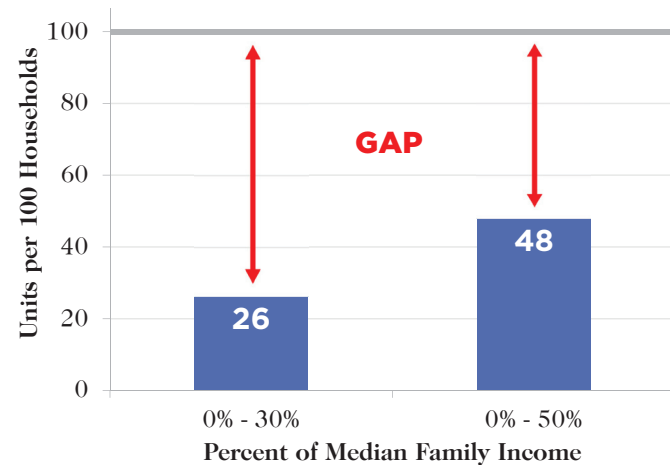
PEND OREILLE COUNTY



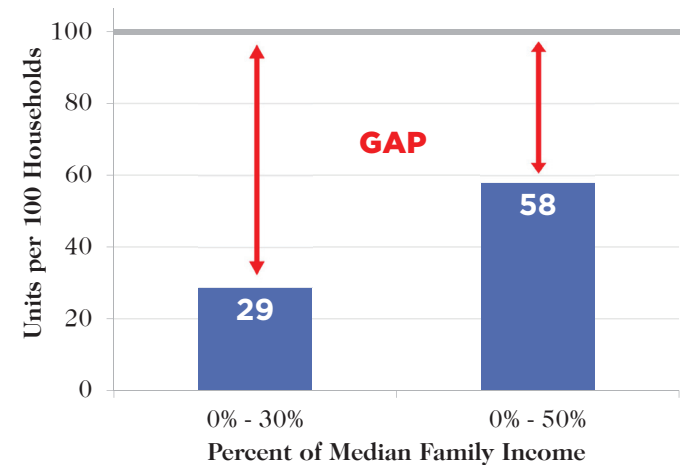
- Population: 12,976
- Area: 1,425 miles²
- Households: 5,434
- Median Family Income: \$48,000
- Low-income Renter Households: 910
- Subsidized Housing Units: 143

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

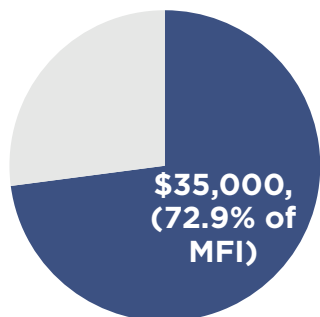


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

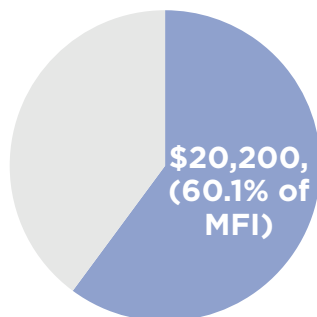
Fair Market Rent: \$875



■ required income

1 person / 1 bedroom

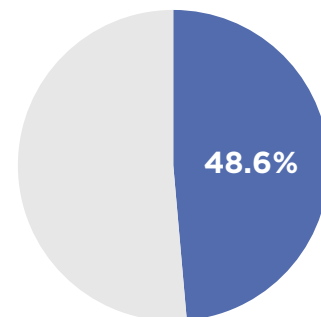
Fair Market Rent: \$505



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

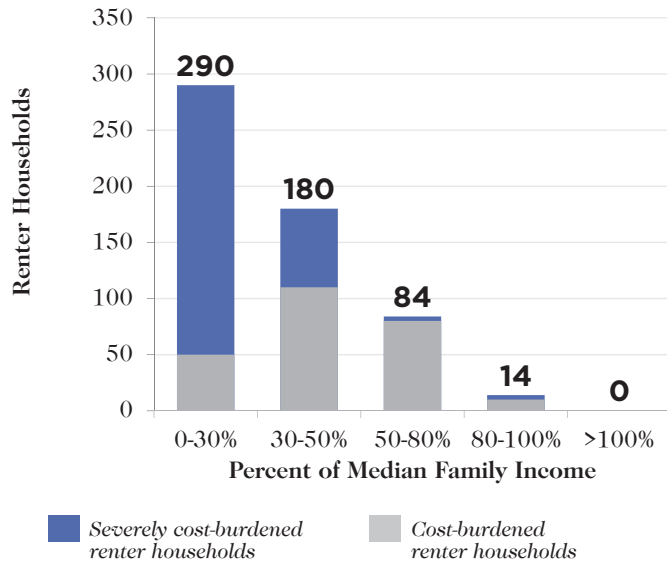
Maximum Affordable Home Value: \$197,160



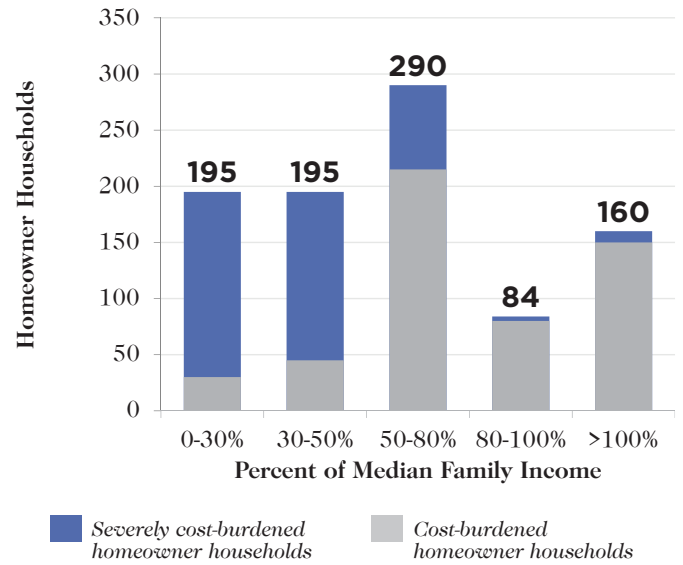
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



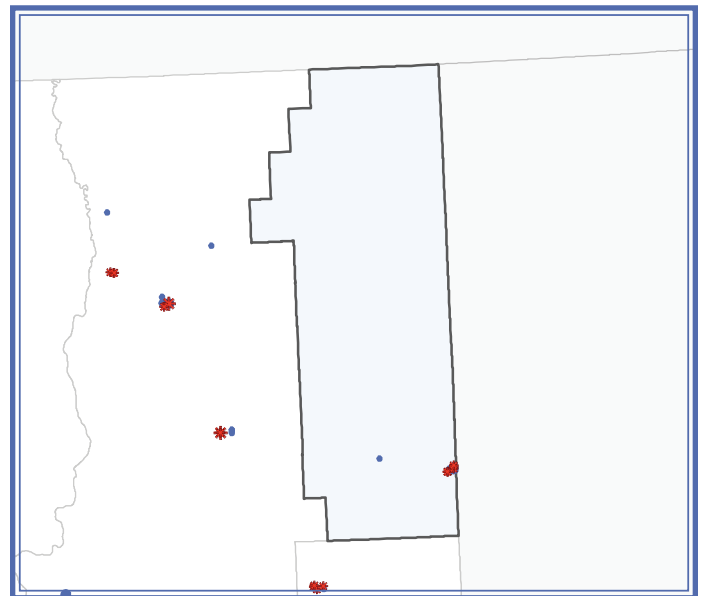
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- * 51-100
- 101-150
- * 151 or more units



Subsidized Inventory Characteristics

- Sites: 9
- Units: 143
- Section 8/Section 515 units set to expire by 2017: 83

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	400	73	100.0%	18
30% - 50%	330	65	89.0%	20
50% - 80%	180	6	8.2%	3
80% - 100%	85	0	0.0%	0

* Income eligibility was not available for all units in the inventory

PIERCE COUNTY

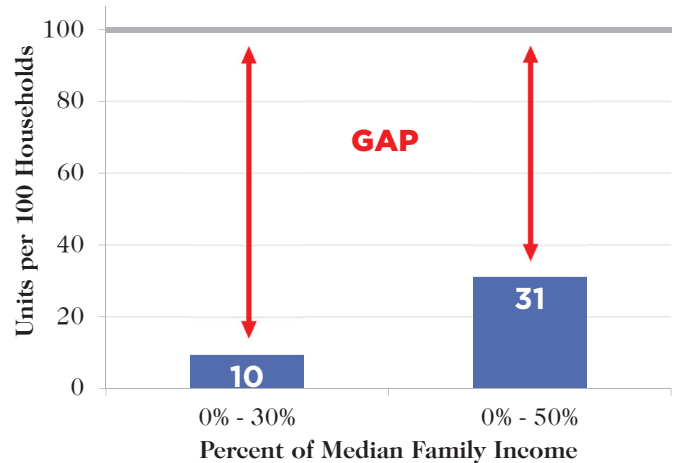
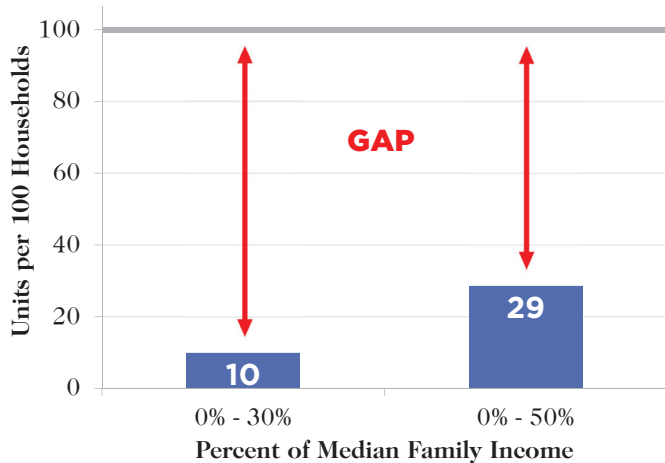


- Population: 798,528
- Area: 1,688 miles²
- Households: 299,334
- Median Family Income: \$71,700
- Low-income Renter Households: 62,255
- Subsidized Housing Units: 10,203

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

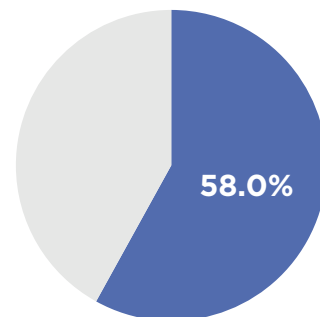
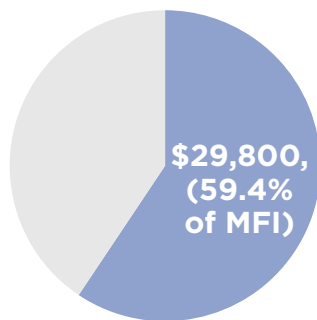
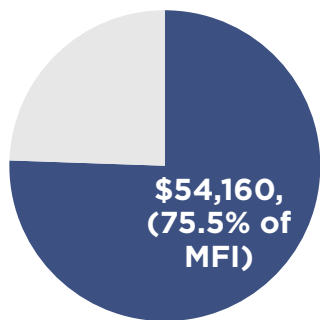
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms
Fair Market Rent: \$1,354

1 person / 1 bedroom
Fair Market Rent: \$745

Maximum Affordable Home Value: \$275,497



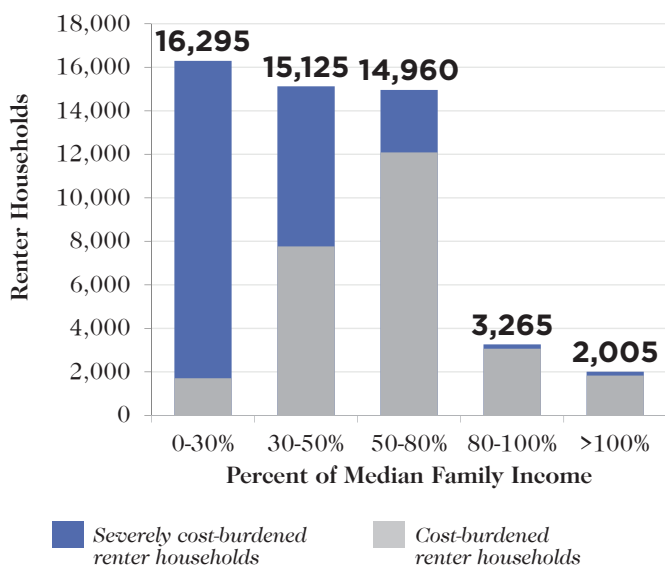
■ required income

■ required income

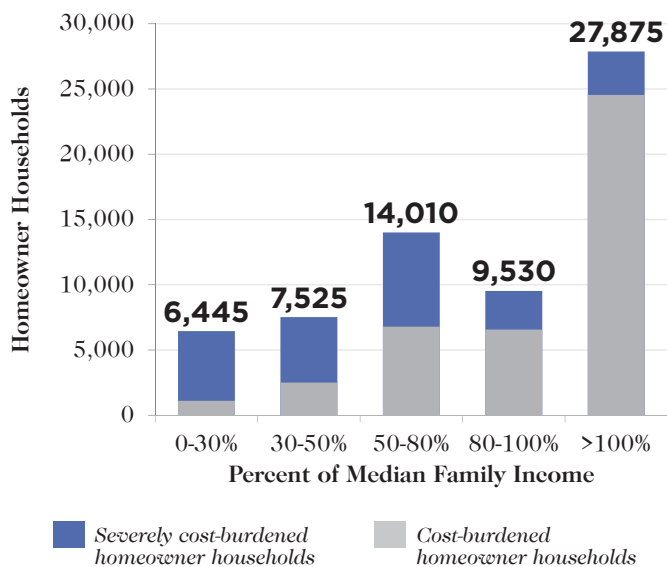
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened *Renter* Households



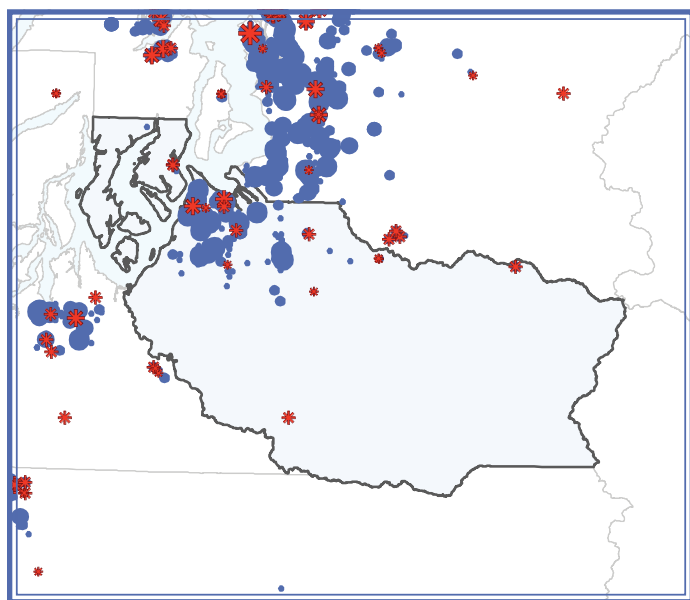
Cost-Burdened *Homeowner* Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 168
- Units: 10,203
- Section 8/Section 515 units set to expire by 2017: 532

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	20,230	8,069	100.0%	40
30% - 50%	17,460	5,539	68.6%	32
50% - 80%	24,565	364	4.5%	1
80% - 100%	13,970	0	0.0%	0

* Income eligibility was not available for all units in the inventory

SAN JUAN COUNTY

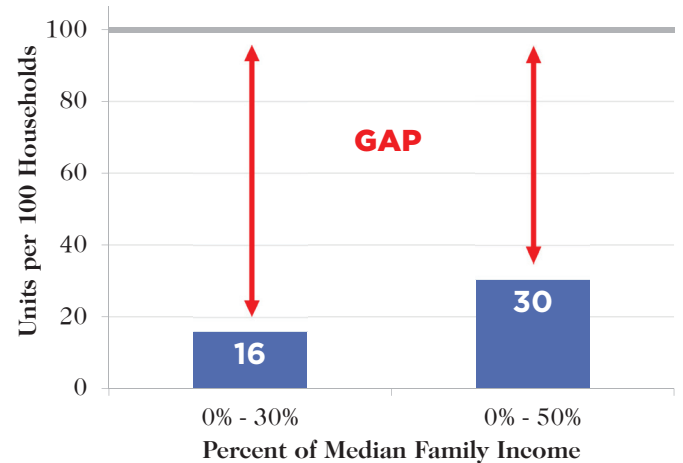
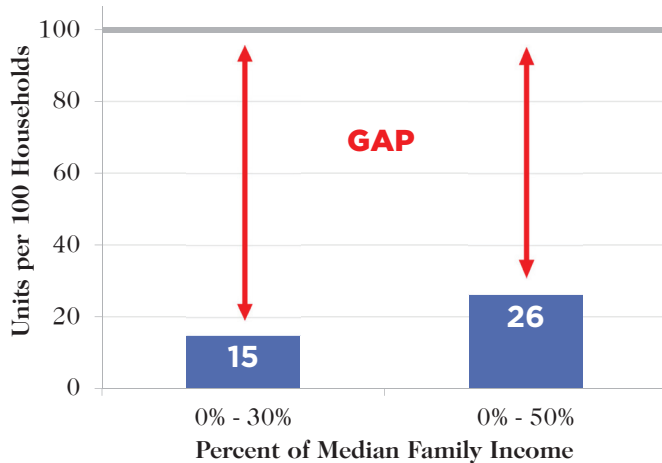


- Population: 15,740
- Area: 175 miles²
- Households: 7,963
- Median Family Income: \$65,800
- Low-income Renter Households: 1,375
- Subsidized Housing Units: 202

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

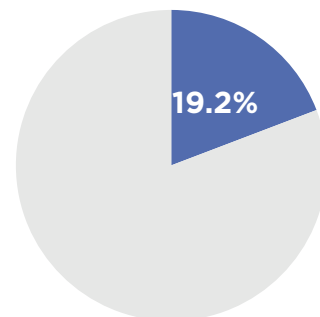
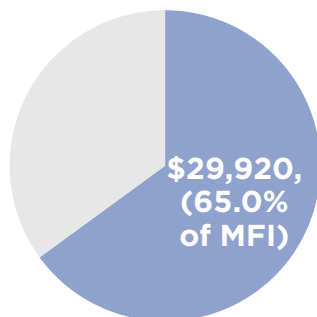
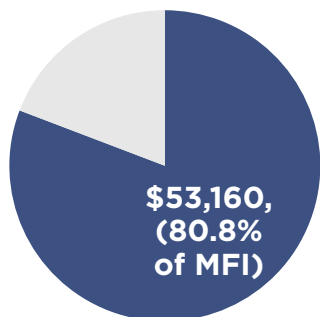
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms
Fair Market Rent: \$1,329

1 person / 1 bedroom
Fair Market Rent: \$748

Maximum Affordable Home Value: \$282,779



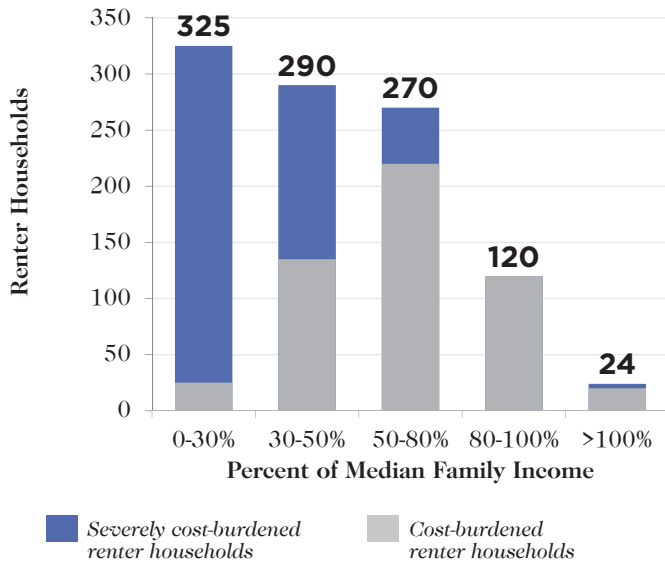
■ required income

■ required income

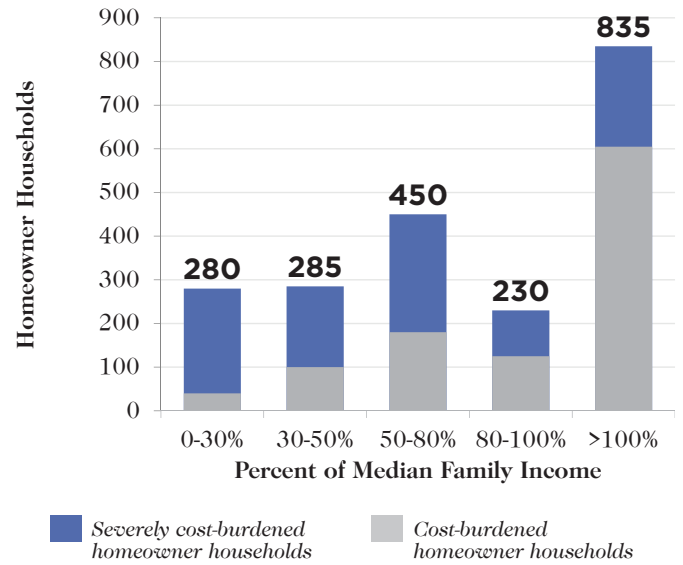
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened *Renter* Households



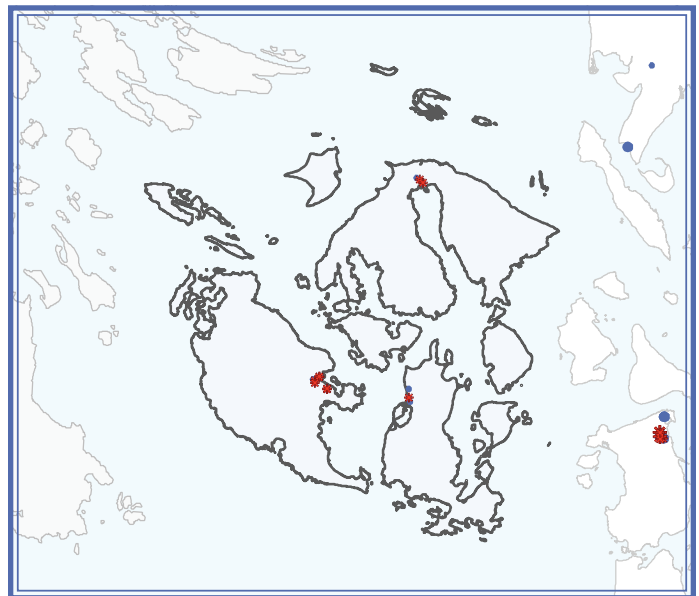
Cost-Burdened *Homeowner* Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- * ● 51-100
- * ● 101-150
- * ● 151 or more units



Subsidized Inventory Characteristics

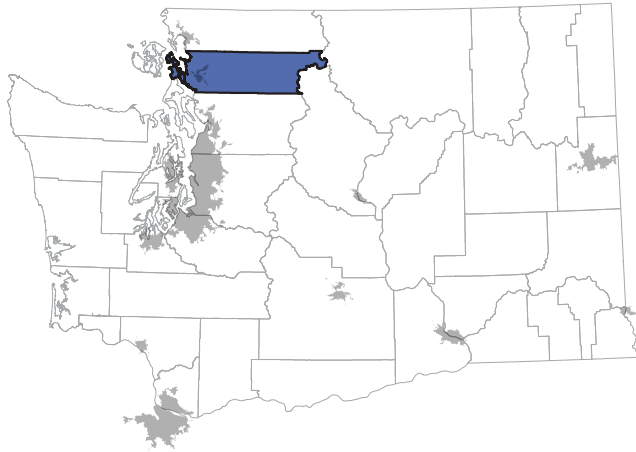
- Sites: 12
- Units: 202
- Section 8/Section 515 units set to expire by 2017: 171

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	420	106	100.0%	25
30% - 50%	485	103	97.2%	21
50% - 80%	470	0	0.0%	0
80% - 100%	315	0	0.0%	0

* Income eligibility was not available for all units in the inventory

SKAGIT COUNTY

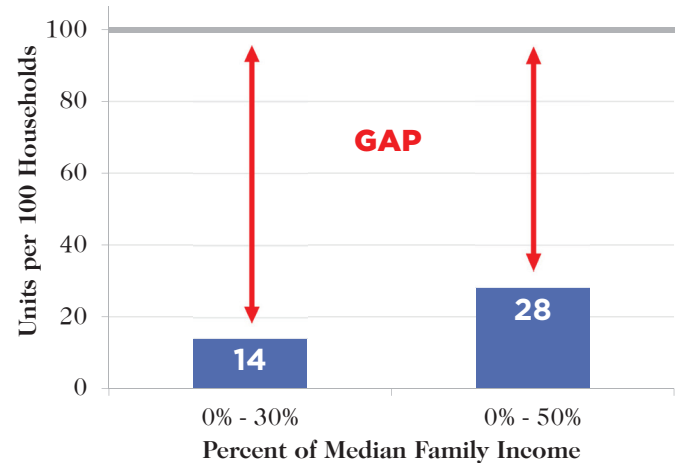
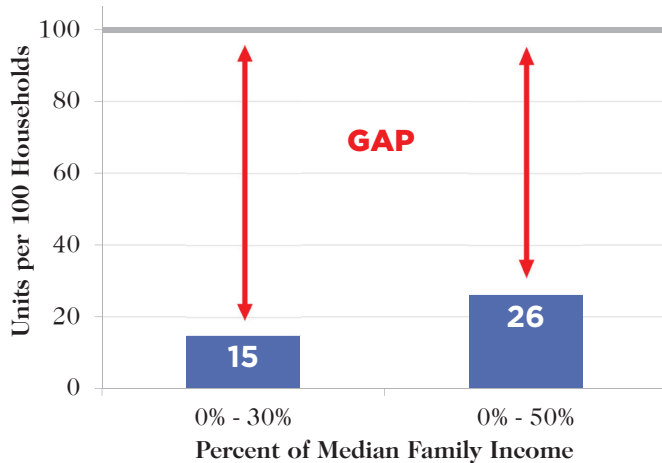


- Population: 117,087
- Area: 1,750 miles²
- Households: 45,474
- Median Family Income: \$65,900
- Low-income Renter Households: 8,425
- Subsidized Housing Units: 2,261

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

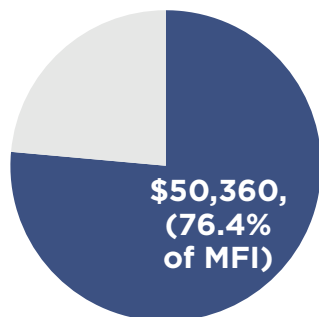
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

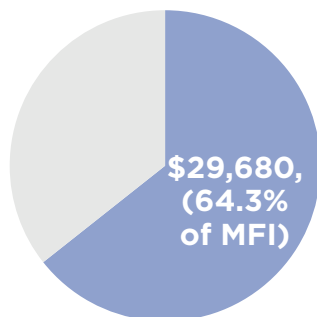
Fair Market Rent: \$1,259

1 person / 1 bedroom

Fair Market Rent: \$742

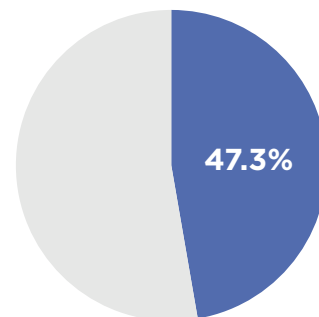


■ required income



■ required income

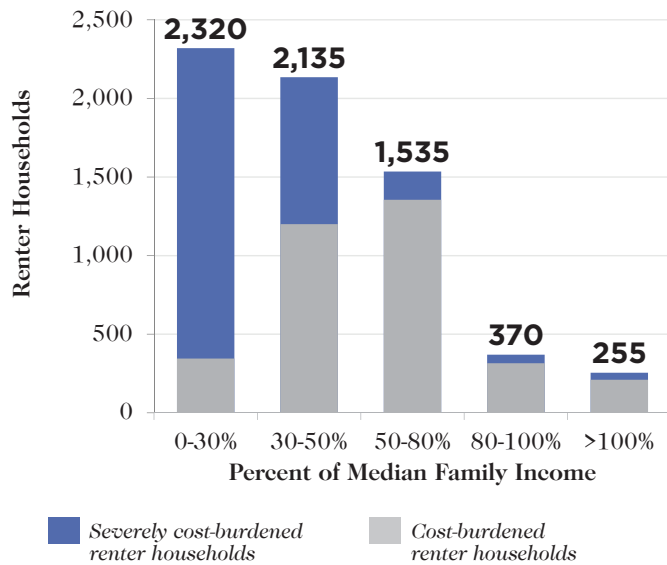
Maximum Affordable Home Value: \$261,864



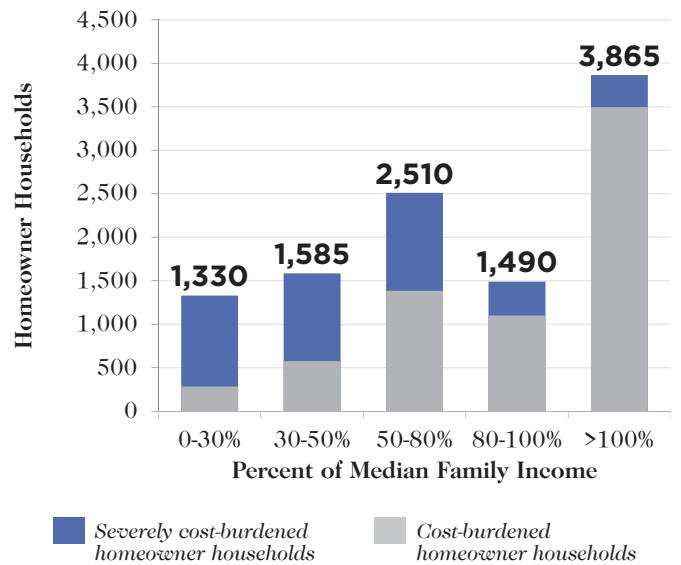
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



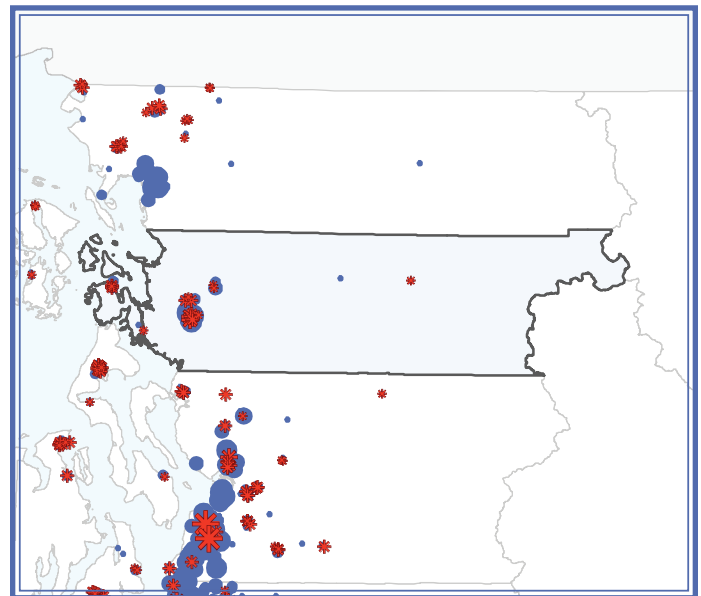
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

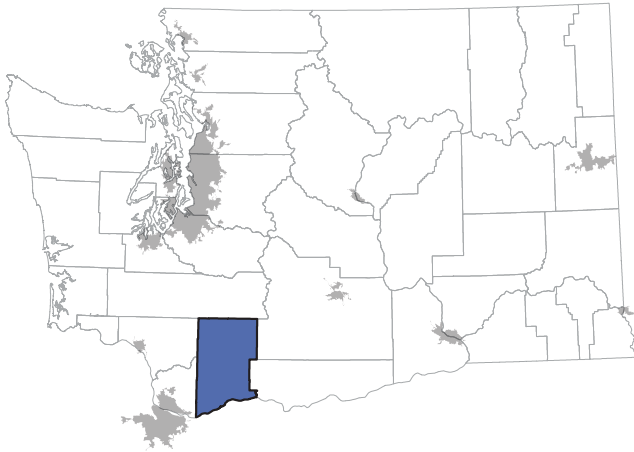
- Sites: 58
- Units: 2,261
- Section 8/Section 515 units set to expire by 2017: 685

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	2,785	1,878	100.0%	67
30% - 50%	2,740	1,334	71.0%	49
50% - 80%	2,900	161	8.6%	6
80% - 100%	1,585	0	0.0%	0

* Income eligibility was not available for all units in the inventory

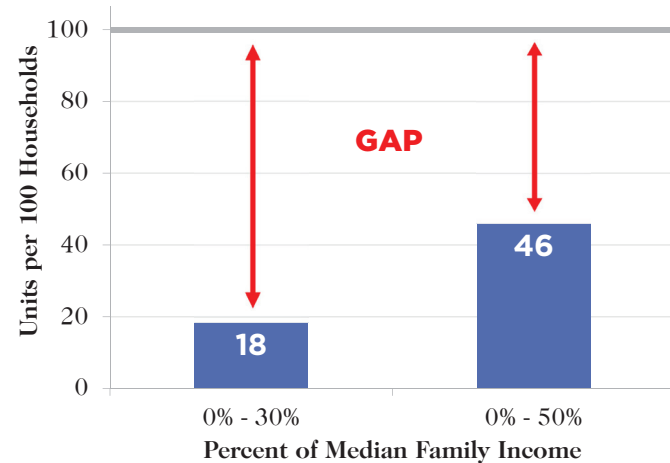
SKAMANIA COUNTY



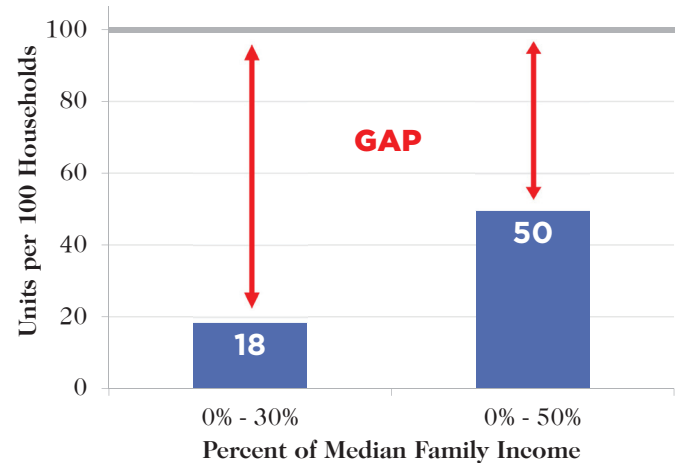
- Population: 11,053
- Area: 1,686 miles²
- Households: 4,378
- Median Family Income: \$73,000
- Low-income Renter Households: 735
- Subsidized Housing Units: 133

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



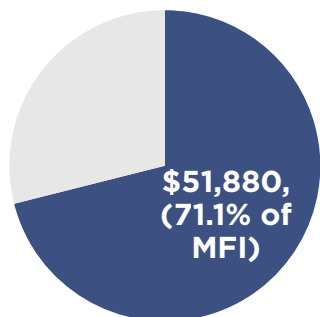
Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



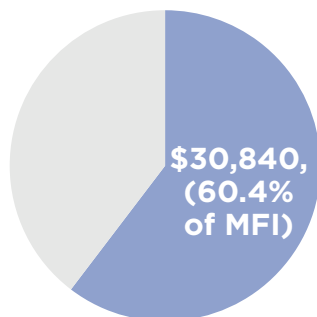
Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms
Fair Market Rent: \$1,297

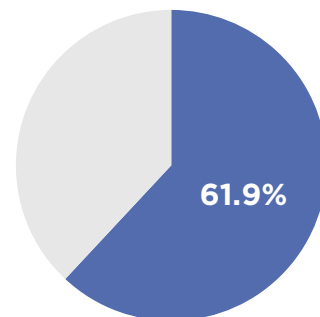


1 person / 1 bedroom
Fair Market Rent: \$771



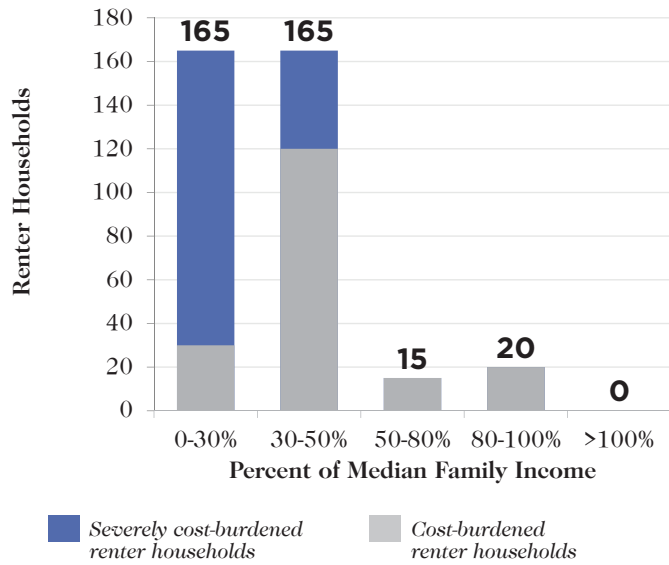
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

Maximum Affordable Home Value: \$299,069

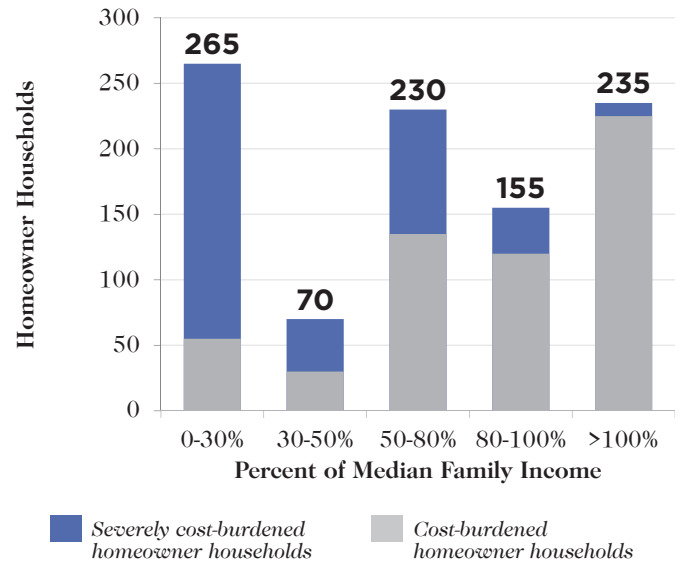


Cost Burden

Cost-Burdened **Renter** Households



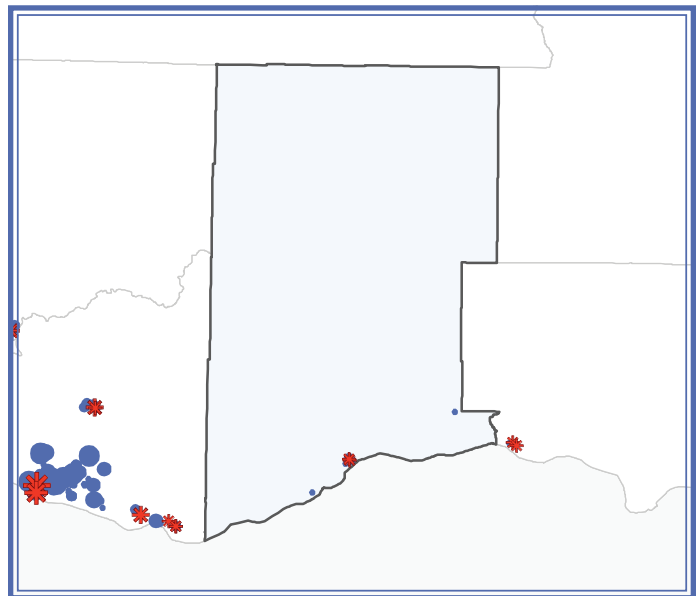
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- ✳ Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

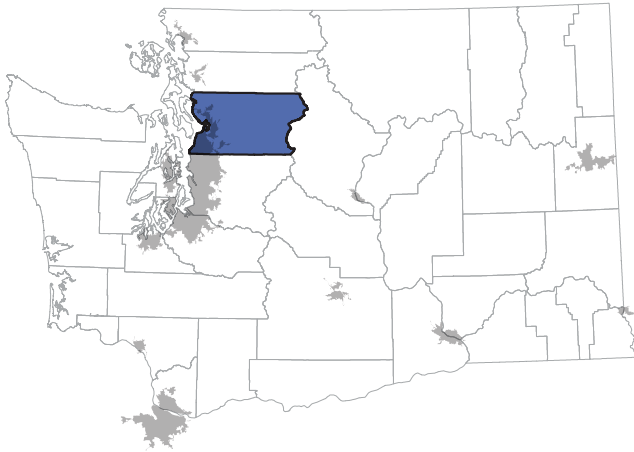
- Sites: 5
- Units: 133
- Section 8/Section 515 units set to expire by 2017: 72

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	330	117	100.0%	35
30% - 50%	270	107	91.5%	40
50% - 80%	135	63	53.8%	47
80% - 100%	150	0	0.0%	0

* Income eligibility was not available for all units in the inventory

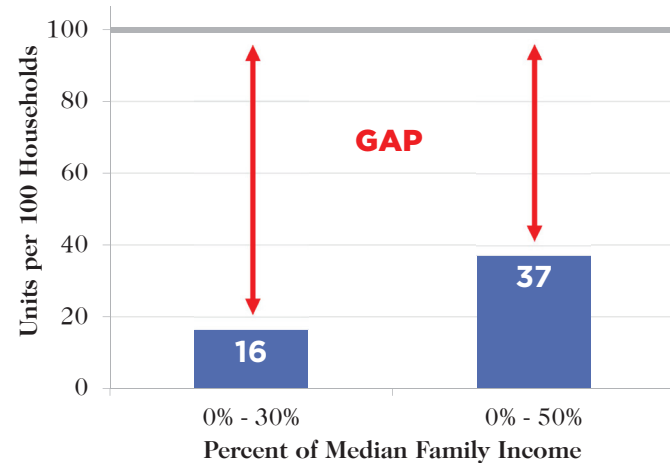
SNOHOMISH COUNTY



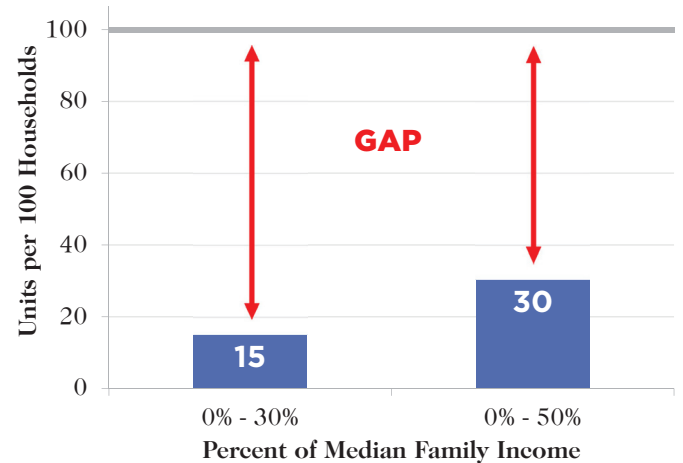
- Population: 714,443
- Area: 2,102 miles²
- Households: 268,546
- Median Family Income: \$88,000
- Low-income Renter Households: 52,425
- Subsidized Housing Units: 12,842

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

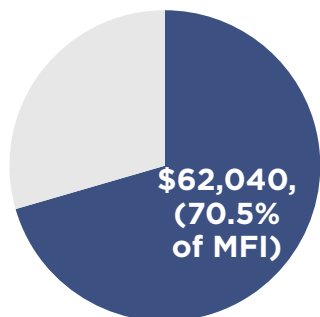


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

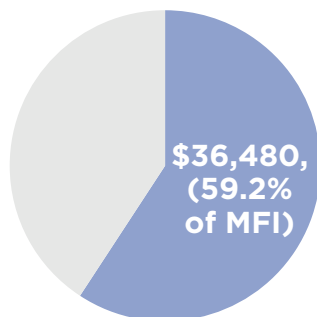
Fair Market Rent: \$1,551



■ required income

1 person / 1 bedroom

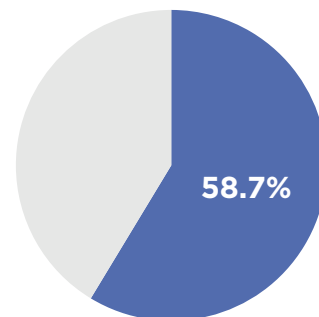
Fair Market Rent: \$912



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

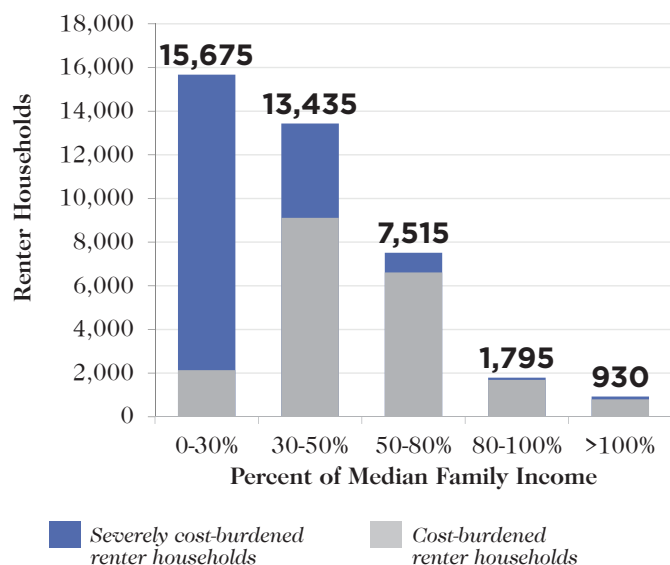
Maximum Affordable Home Value: \$344,570



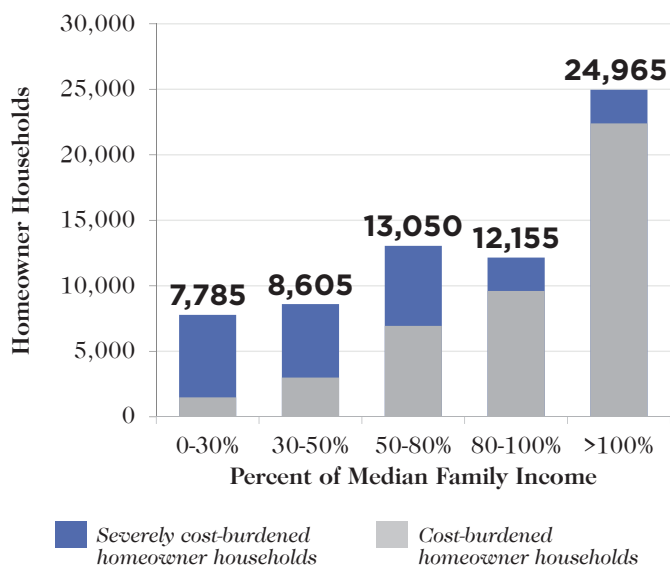
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



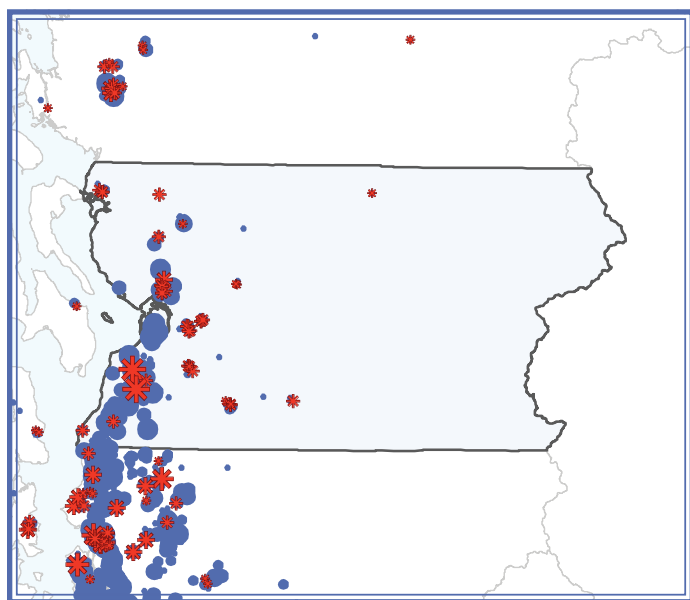
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- * 51-100
- 101-150
- * 151 or more units



Subsidized Inventory Characteristics

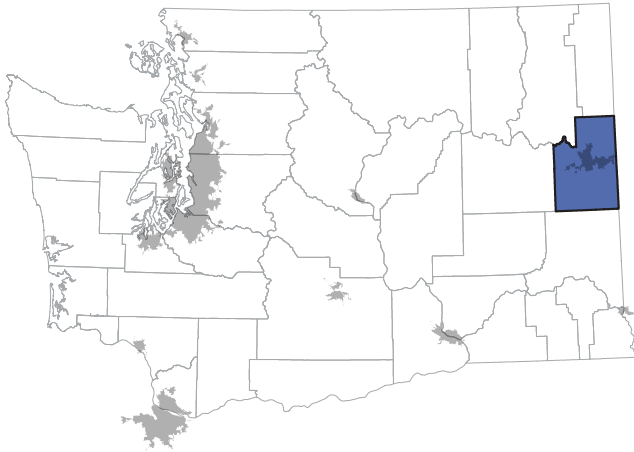
- Sites: 217
- Units: 12,842
- Section 8/Section 515 units set to expire by 2017: 1,588

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	19,435	9,471	100.0%	49
30% - 50%	16,330	8,054	85.0%	49
50% - 80%	16,660	705	7.4%	4
80% - 100%	10,310	1	0.0%	0

* Income eligibility was not available for all units in the inventory

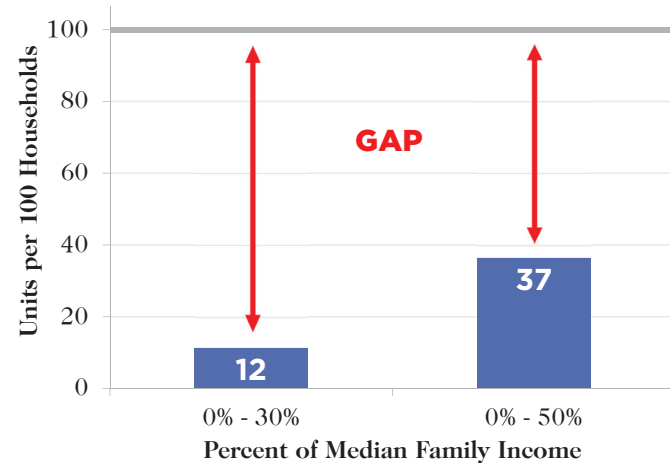
SPOKANE COUNTY



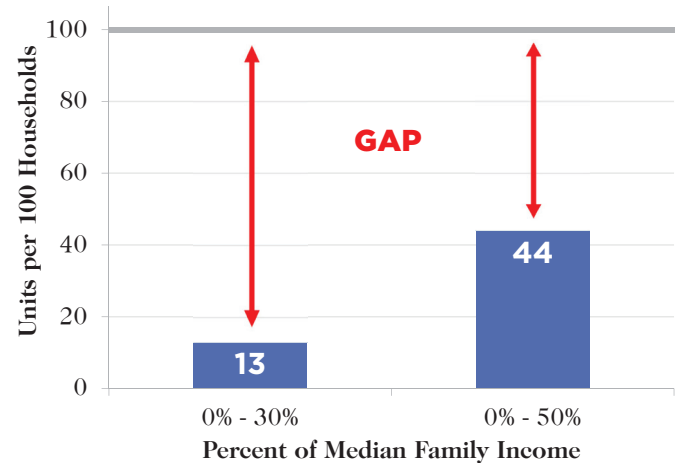
- Population: 470,375
- Area: 1,781 miles²
- Households: 187,397
- Median Family Income: \$62,900
- Low-income Renter Households: 44,625
- Subsidized Housing Units: 8,682

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

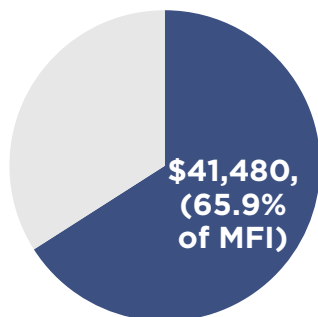


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

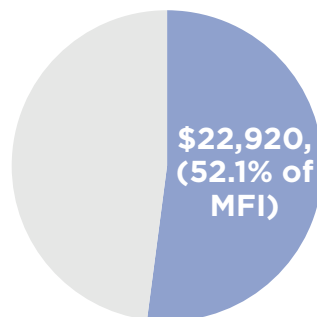
Fair Market Rent: \$1,037



■ required income

1 person / 1 bedroom

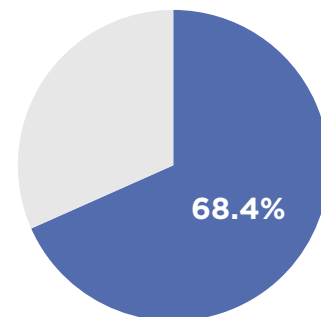
Fair Market Rent: \$573



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

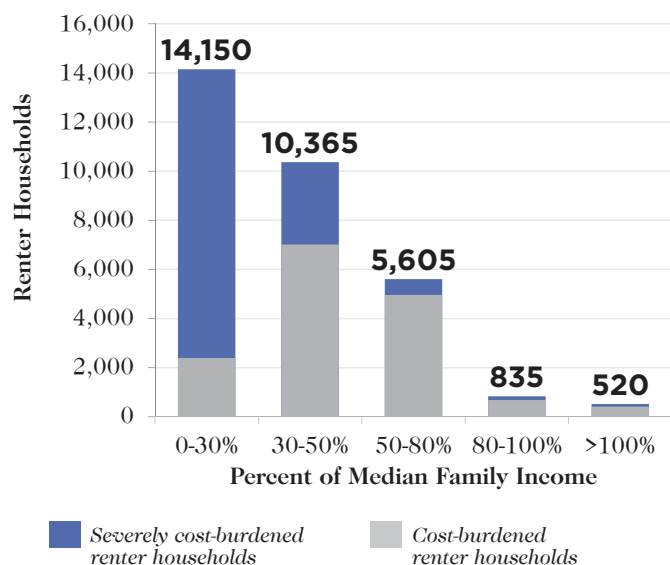
Maximum Affordable Home Value: \$243,493



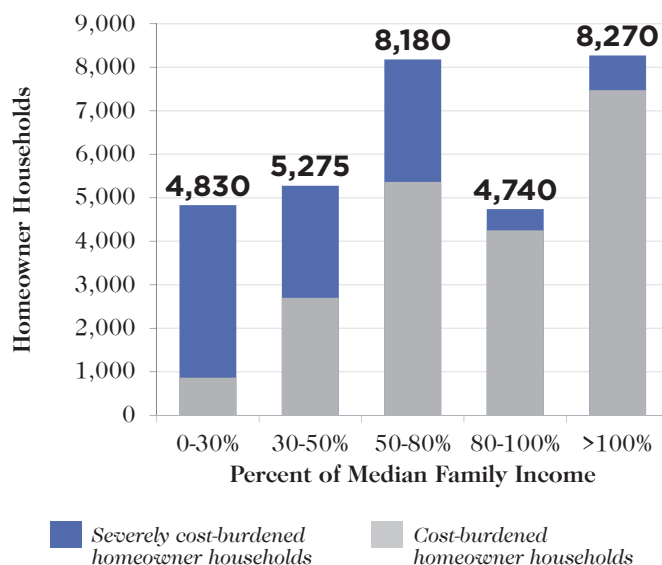
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households

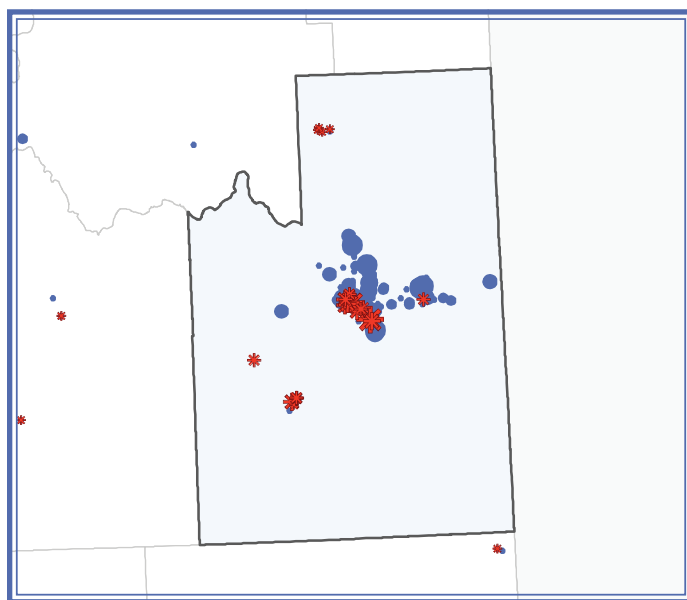
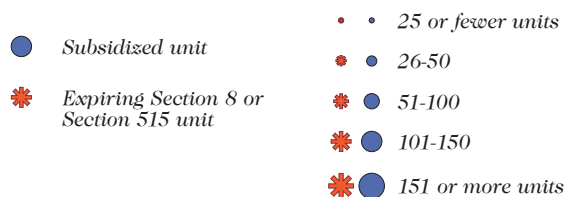


Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017



Subsidized Inventory Characteristics

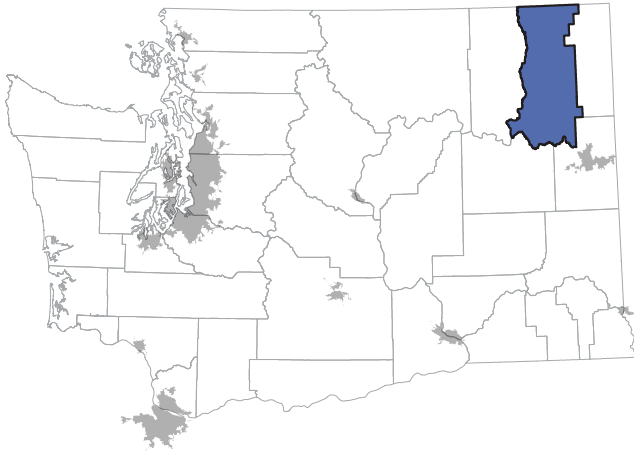
- Sites: 167
- Units: 8,682
- Section 8/Section 515 units set to expire by 2017: 1,284

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	16,805	6,726	100.0%	40
30% - 50%	13,020	4,143	61.6%	32
50% - 80%	14,800	811	12.1%	5
80% - 100%	6,910	80	1.2%	1

* Income eligibility was not available for all units in the inventory

STEVENS COUNTY

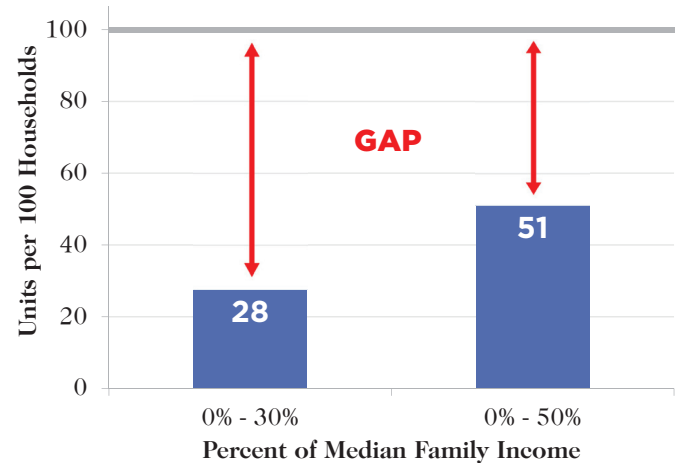
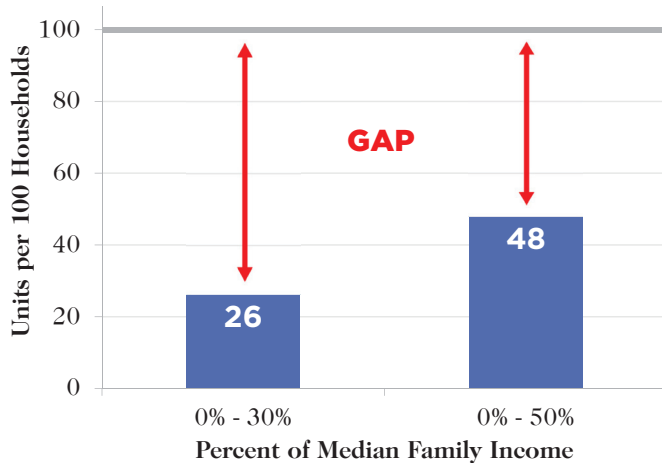


- Population: 43,498
- Area: 2,541 miles²
- Households: 17,634
- Median Family Income: \$54,000
- Low-income Renter Households: 2,285
- Subsidized Housing Units: 440

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

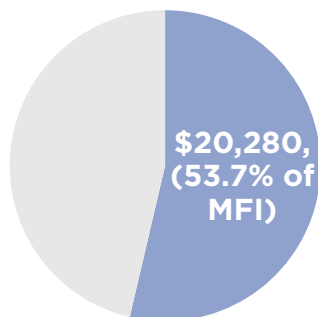
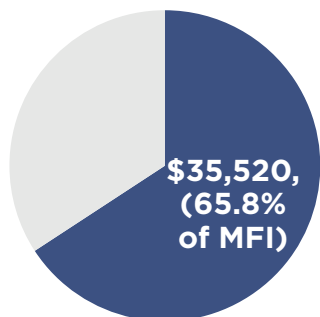
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

1 person / 1 bedroom

Fair Market Rent: \$888

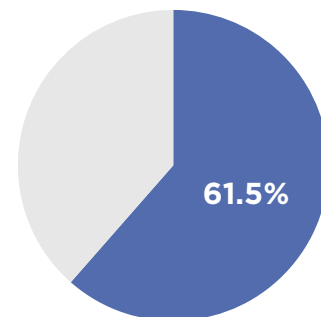
Fair Market Rent: \$507



■ required income

■ required income

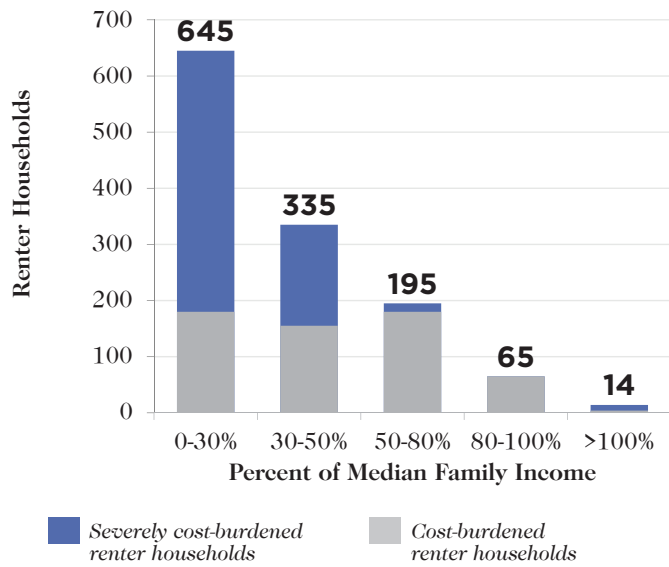
Maximum Affordable Home Value: \$218,898



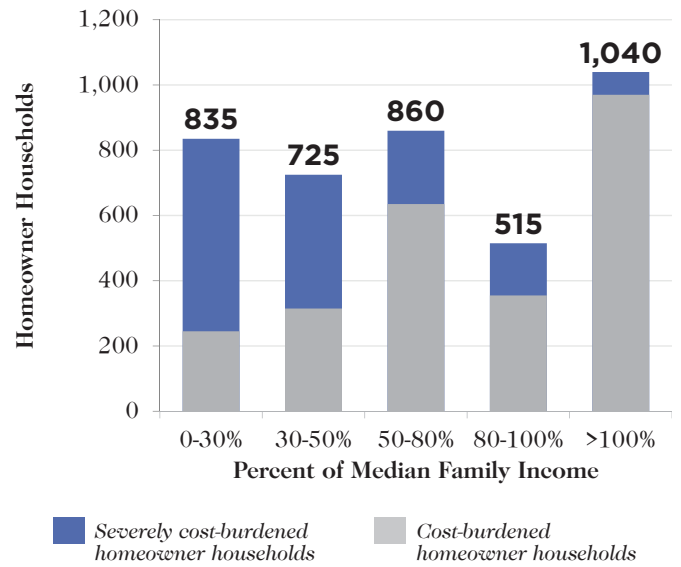
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened *Renter* Households



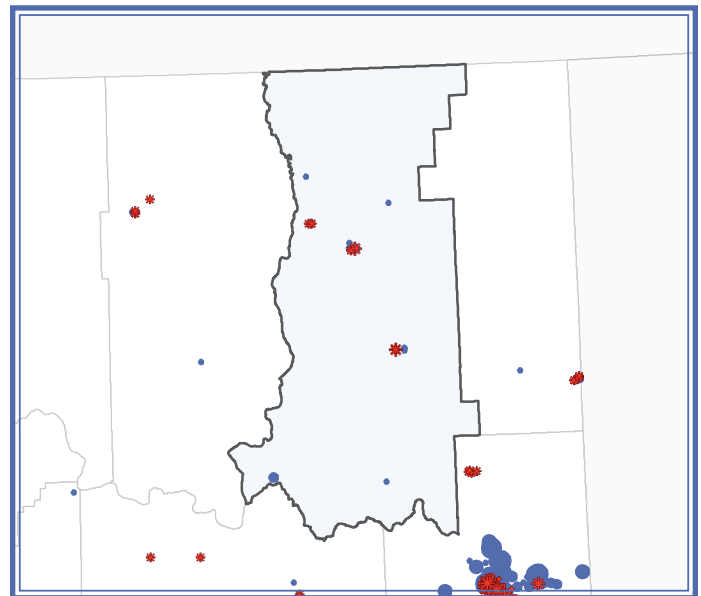
Cost-Burdened *Homeowner* Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- * ● 51-100
- * ● 101-150
- * ● 151 or more units



Subsidized Inventory Characteristics

- Sites: 20
- Units: 440
- Section 8/Section 515 units set to expire by 2017: 201

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	865	255	100.0%	29
30% - 50%	605	165	64.7%	27
50% - 80%	815	2	0.8%	0
80% - 100%	430	0	0.0%	0

* Income eligibility was not available for all units in the inventory

THURSTON COUNTY

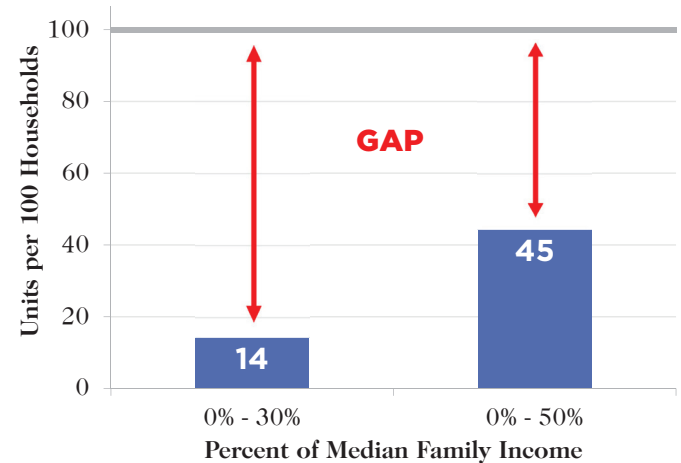
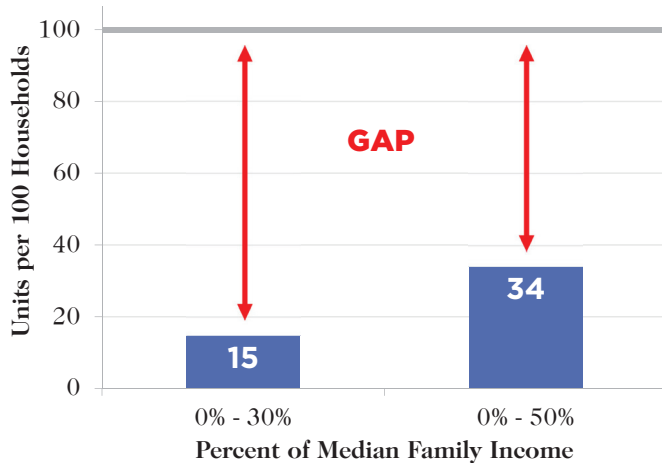


- Population: 252,410
- Area: 736 miles²
- Households: 100,766
- Median Family Income: \$75,000
- Low-income Renter Households: 19,270
- Subsidized Housing Units: 3,838

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

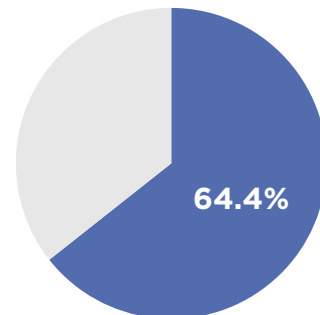
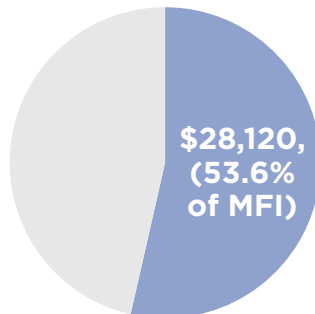
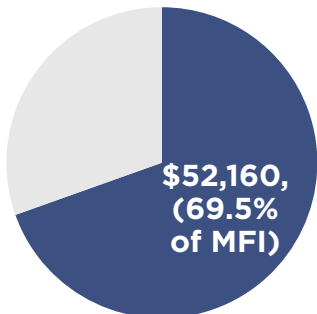
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms
Fair Market Rent: \$1,304

1 person / 1 bedroom
Fair Market Rent: \$703

Maximum Affordable Home Value: \$292,675



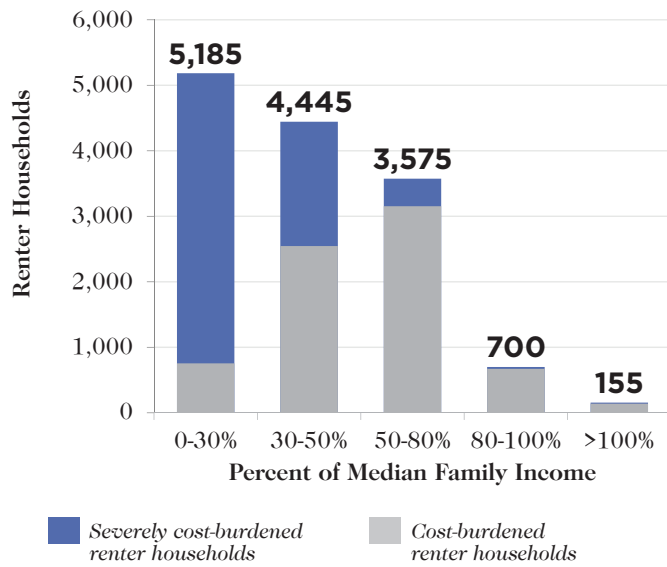
■ required income

■ required income

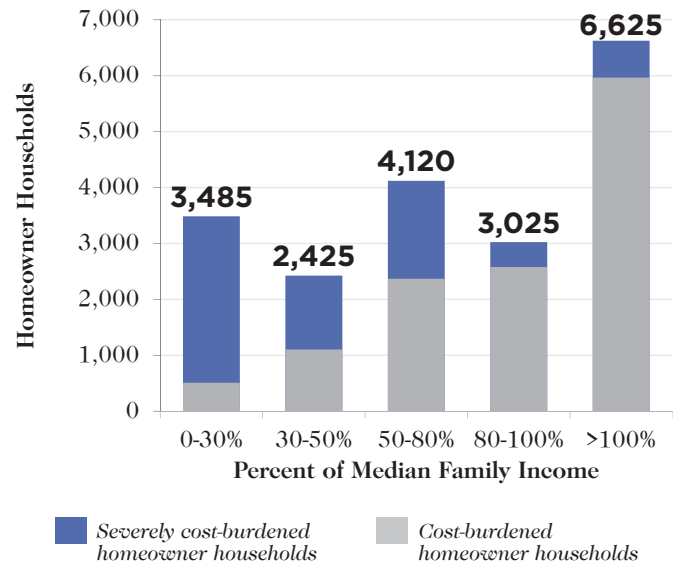
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



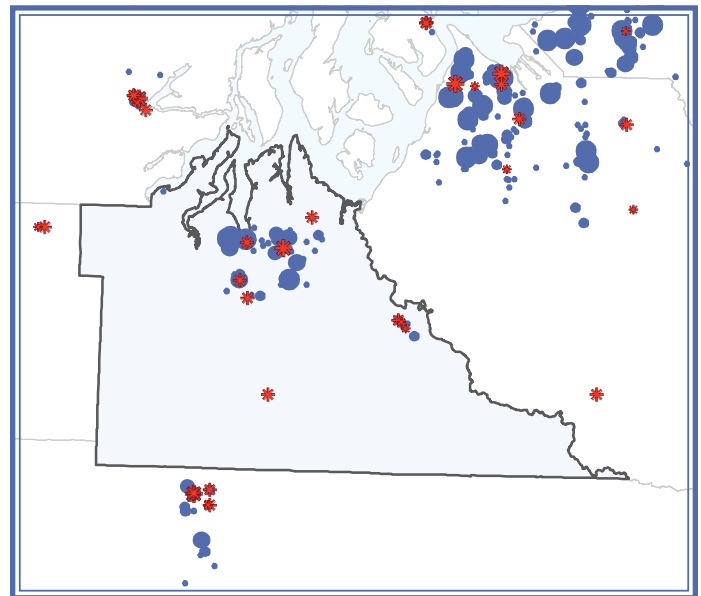
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units
- * Expiring Section 8 or Section 515 unit



Subsidized Inventory Characteristics

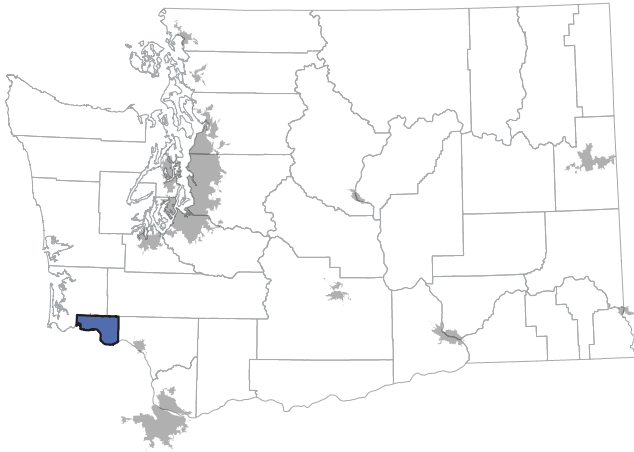
- Sites: 70
- Units: 3,838
- Section 8/Section 515 units set to expire by 2017: 363

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	6,590	2,449	100.0%	37
30% - 50%	5,105	2,060	84.1%	40
50% - 80%	7,575	82	3.3%	1
80% - 100%	3,480	0	0.0%	0

* Income eligibility was not available for all units in the inventory

WAHKIAKUM COUNTY

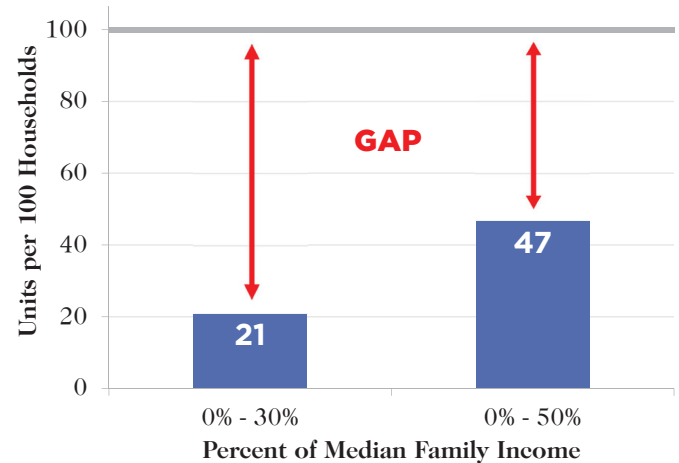
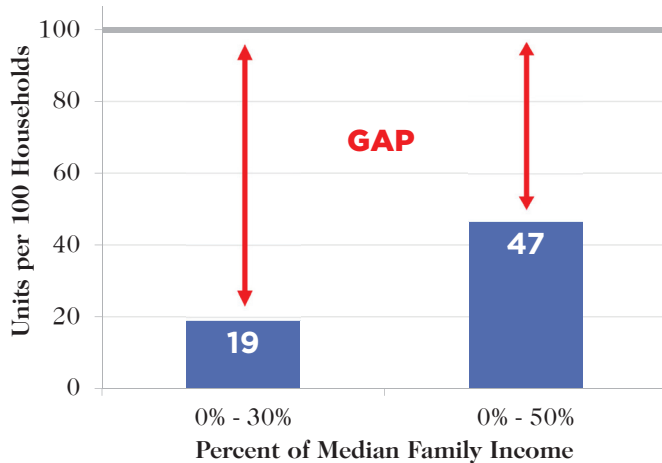


- Population: 4,003
- Area: 275 miles²
- Households: 1,699
- Median Family Income: \$55,600
- Low-income Renter Households: 245
- Subsidized Housing Units: 19

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

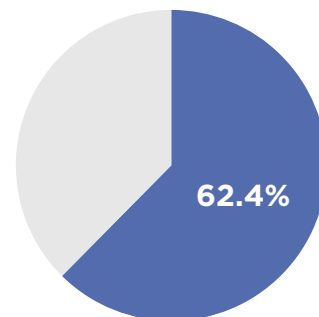
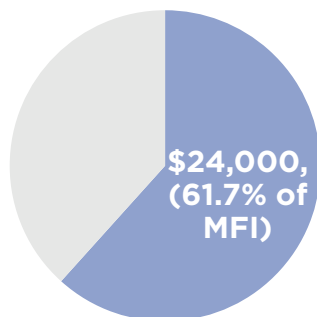
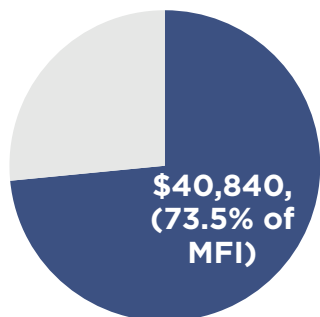
4 people / 3 bedrooms

Fair Market Rent: \$1,021

1 person / 1 bedroom

Fair Market Rent: \$600

Maximum Affordable Home Value: \$227,878



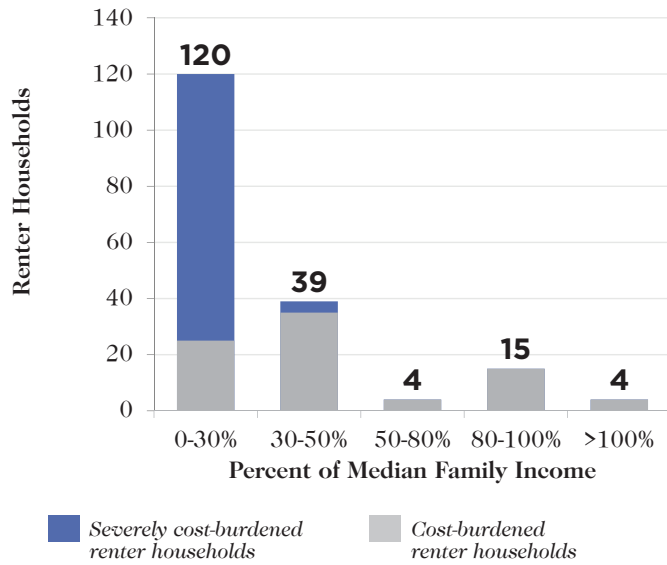
■ required income

■ required income

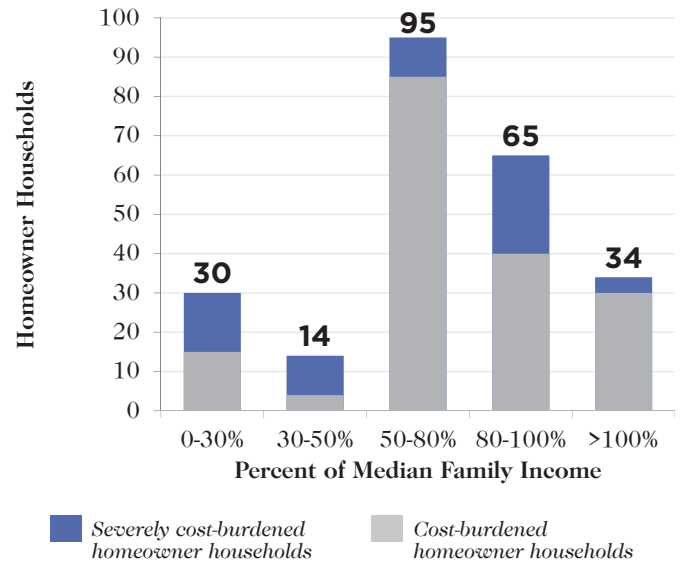
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



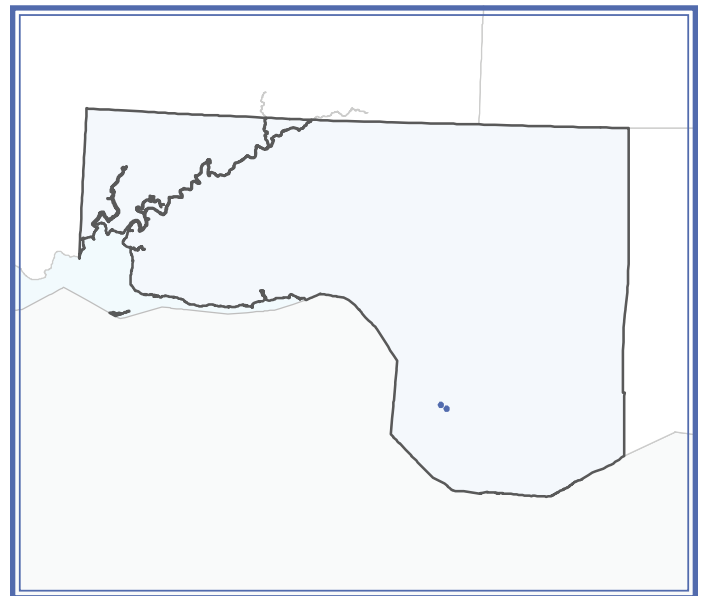
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

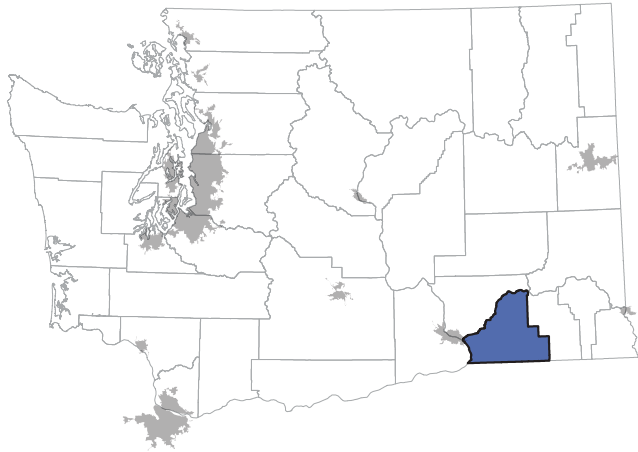
- Sites: 2
- Units: 19
- Section 8/Section 515 units set to expire by 2017: 0

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	155	19	100.0%	12
30% - 50%	60	17	89.5%	28
50% - 80%	30	7	36.8%	23
80% - 100%	60	0	0.0%	0

* Income eligibility was not available for all units in the inventory

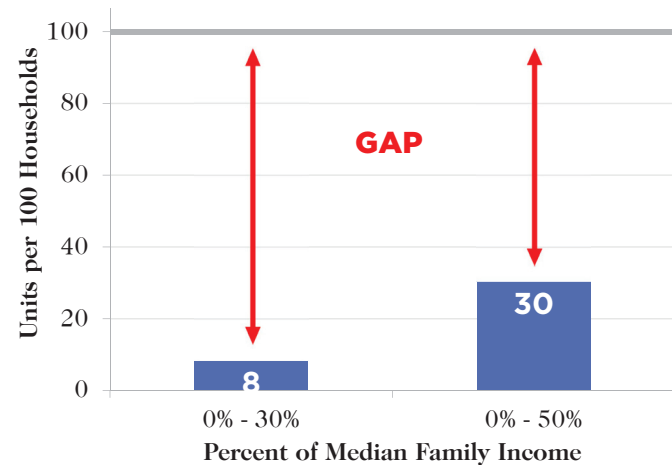
WALLA WALLA COUNTY



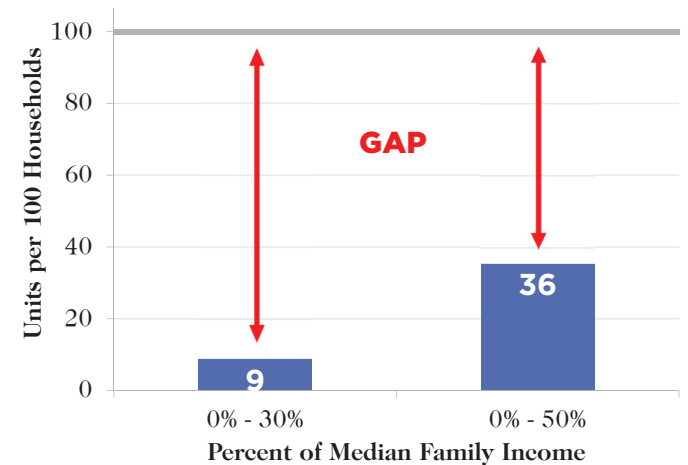
- Population: 58,643
- Area: 1,300 miles²
- Households: 21,497
- Median Family Income: \$58,100
- Low-income Renter Households: 5,325
- Subsidized Housing Units: 1,474

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

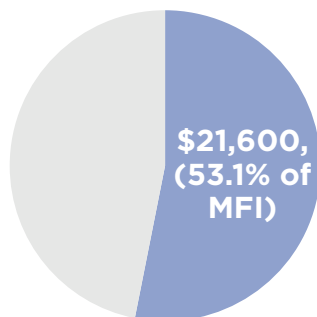
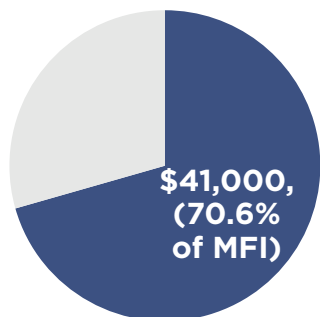


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms
Fair Market Rent: \$1,025

1 person / 1 bedroom
Fair Market Rent: \$540

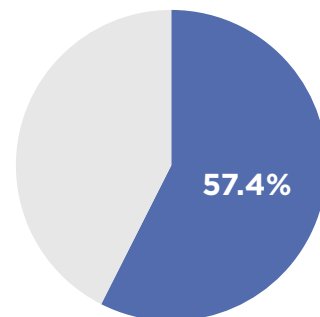


■ required income

■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

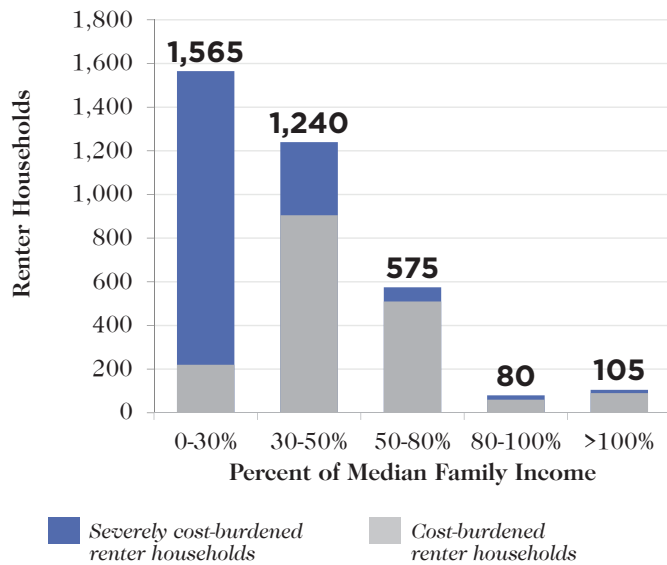
Maximum Affordable Home Value: \$226,666



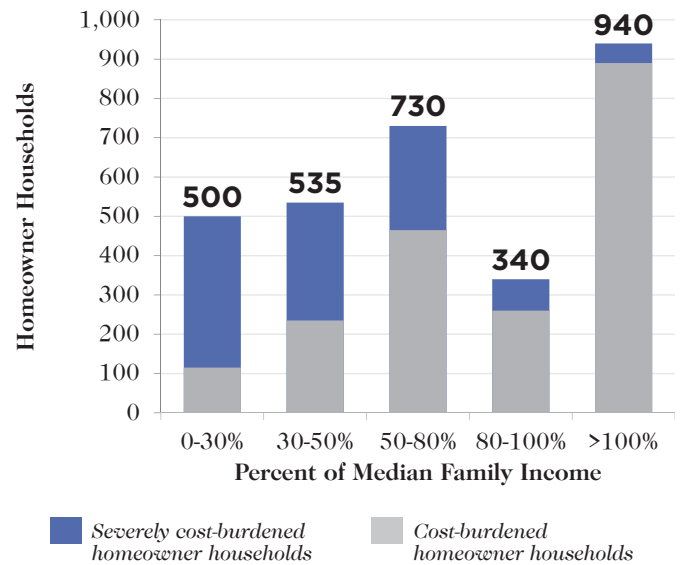
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households

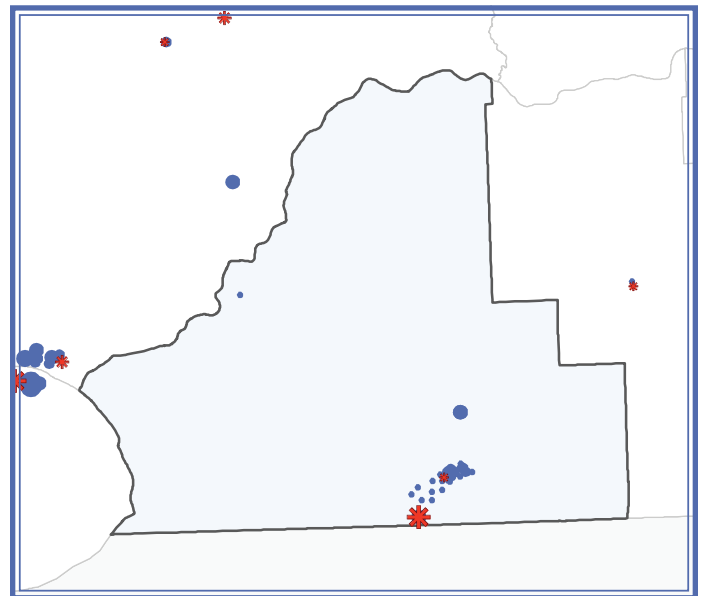
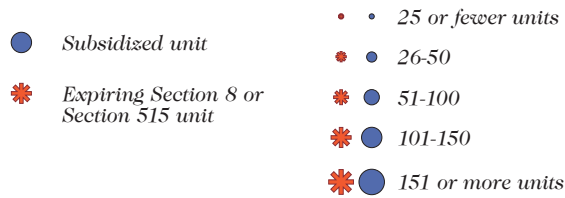


Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017



Subsidized Inventory Characteristics

- Sites: 40
- Units: 1,474
- Section 8/Section 515 units set to expire by 2017: 150

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,860	807	100.0%	43
30% - 50%	1,810	506	62.7%	28
50% - 80%	1,655	87	10.8%	5
80% - 100%	945	43	5.3%	5

* Income eligibility was not available for all units in the inventory

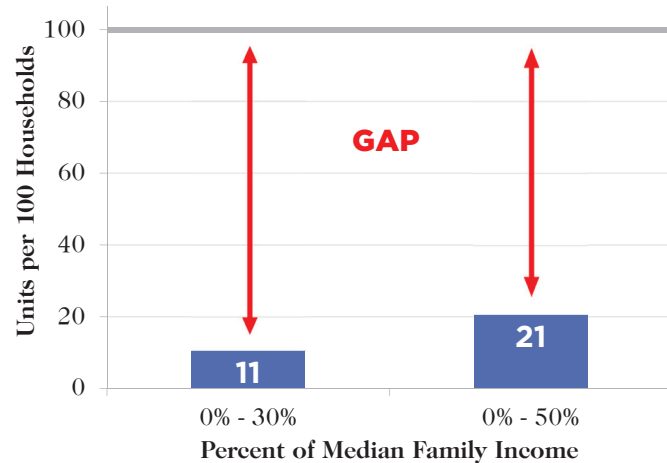
WHATCOM COUNTY



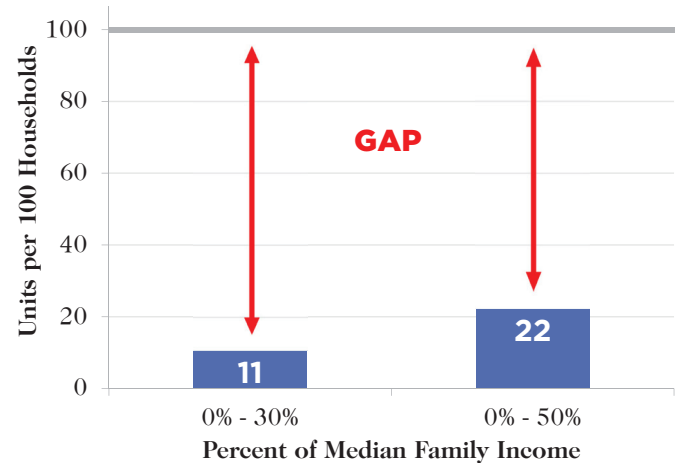
- Population: 201,404
- Area: 2,164 miles²
- Households: 79,244
- Median Family Income: \$57,800
- Low-income Renter Households: 19,345
- Subsidized Housing Units: 3,629

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

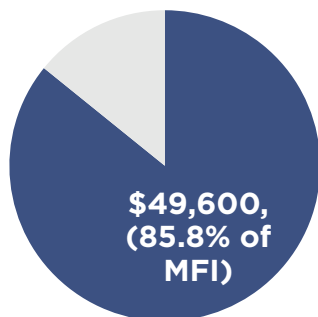


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

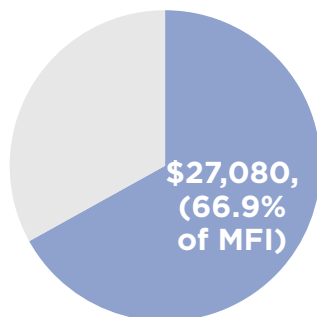
Fair Market Rent: \$1,240



■ required income

1 person / 1 bedroom

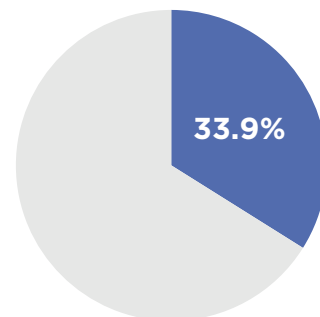
Fair Market Rent: \$677



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

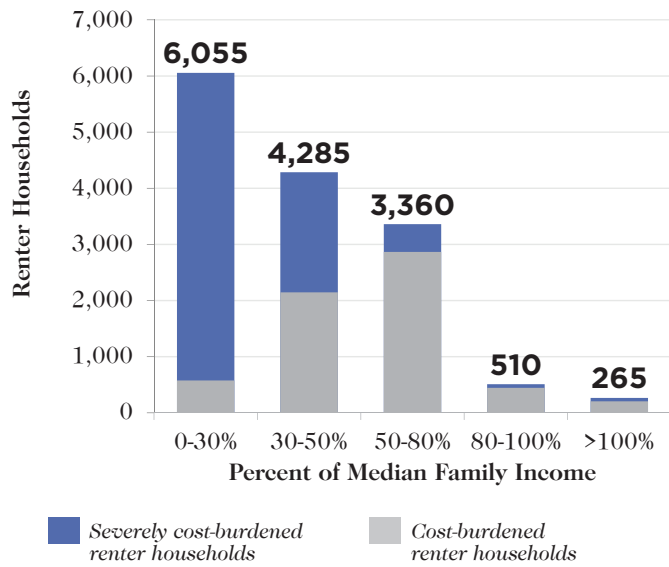
Maximum Affordable Home Value: \$231,858



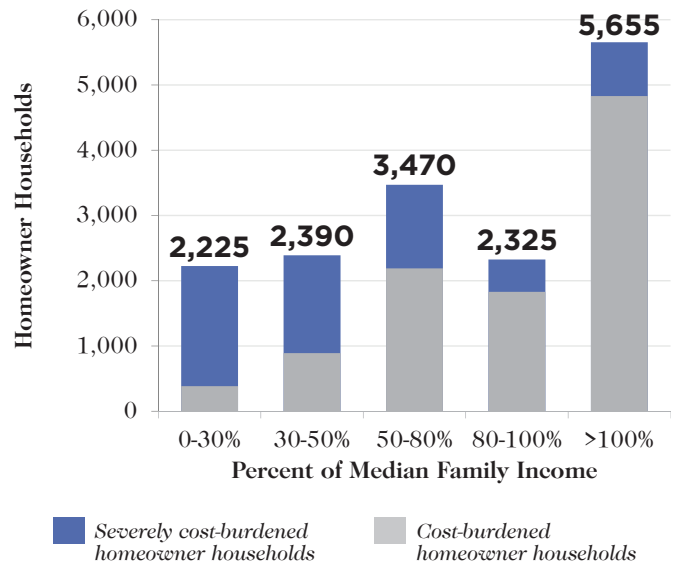
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



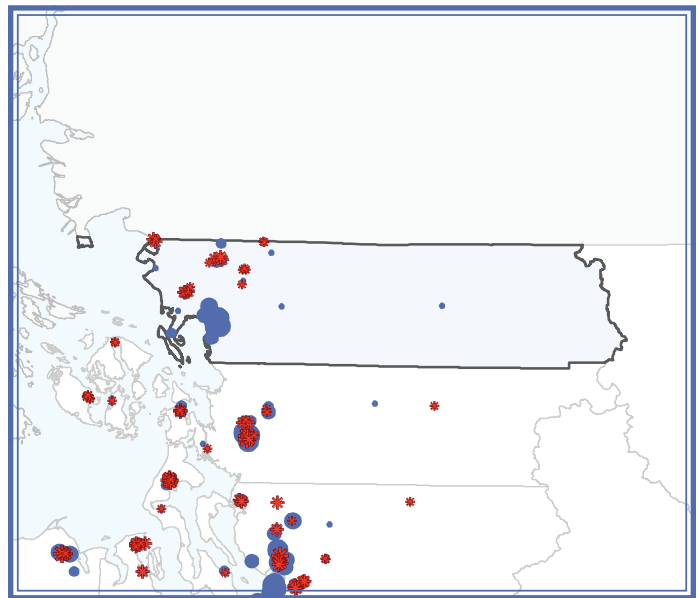
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- * ● 51-100
- * ● 101-150
- * ● 151 or more units



Subsidized Inventory Characteristics

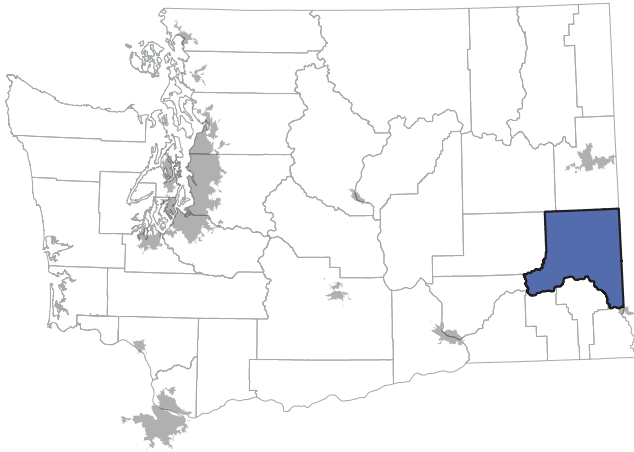
- Sites: 85
- Units: 3,629
- Section 8/Section 515 units set to expire by 2017: 400

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	7,555	3,126	100.0%	41
30% - 50%	5,060	2,546	81.4%	50
50% - 80%	6,730	886	28.3%	13
80% - 100%	2,845	0	0.0%	0

* Income eligibility was not available for all units in the inventory

WHITMAN COUNTY

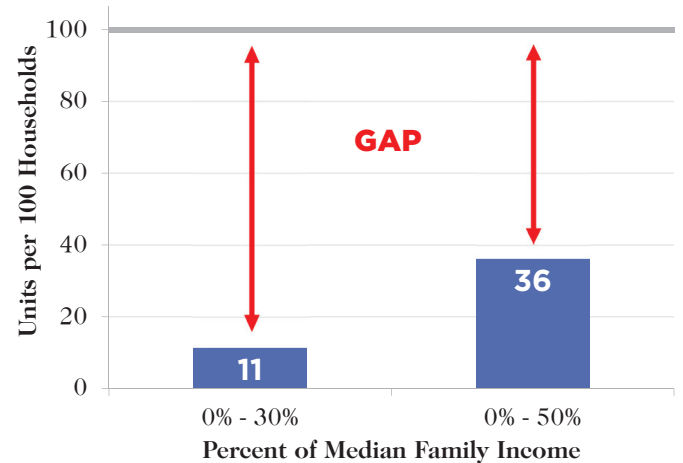
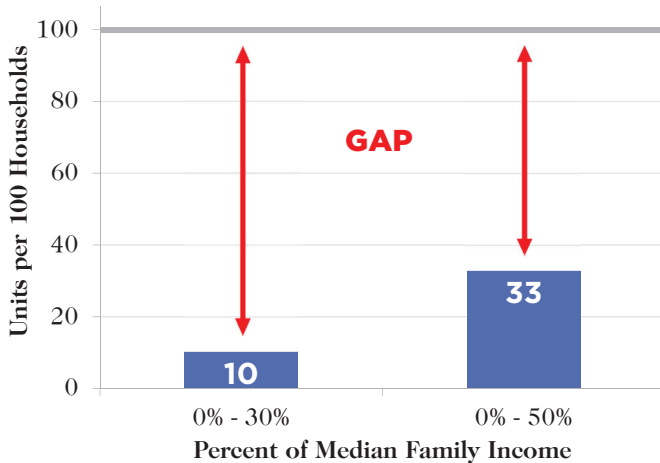


- Population: 44,997
- Area: 2,178 miles²
- Households: 16,424
- Median Family Income: \$61,700
- Low-income Renter Households: 6,955
- Subsidized Housing Units: 439

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

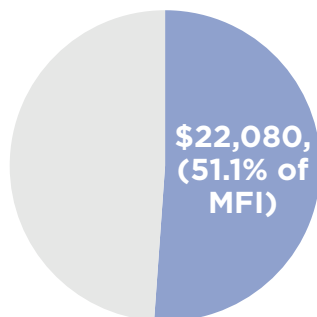
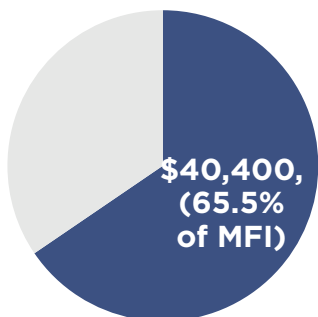
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

Fair Market Rent: \$1,010

1 person / 1 bedroom

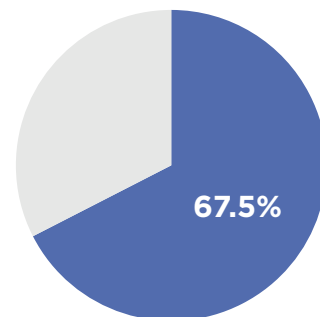
Fair Market Rent: \$552



■ required income

■ required income

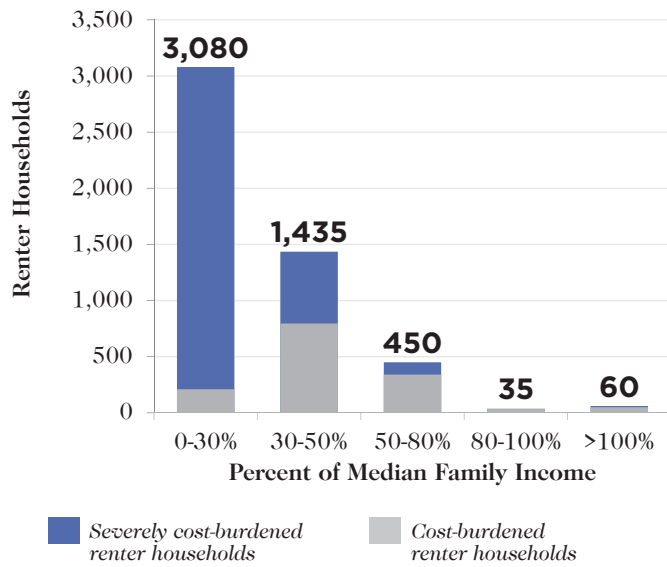
Maximum Affordable Home Value: \$238,909



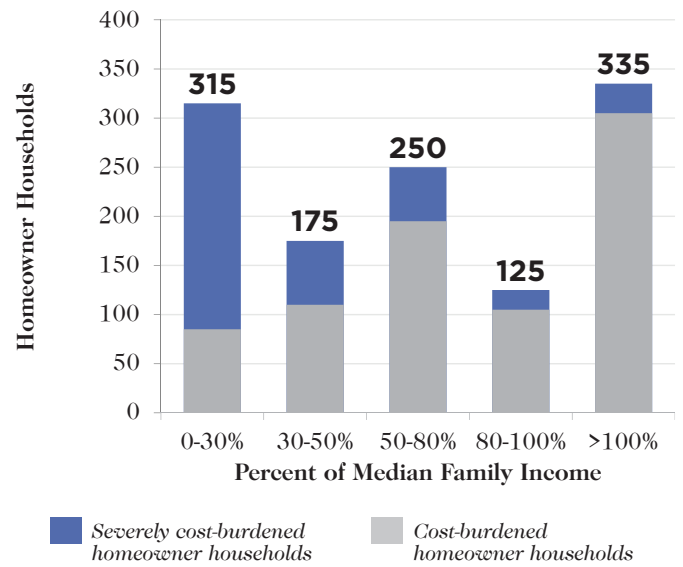
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



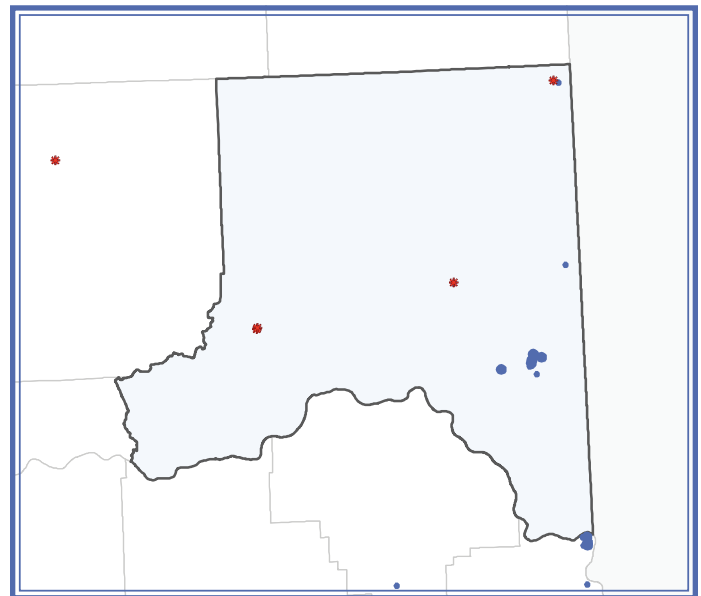
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 19
- Units: 439
- Section 8/Section 515 units set to expire by 2017: 54

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	3,580	362	100.0%	10
30% - 50%	1,890	254	70.2%	13
50% - 80%	1,485	15	4.1%	1
80% - 100%	365	0	0.0%	0

* Income eligibility was not available for all units in the inventory

YAKIMA COUNTY

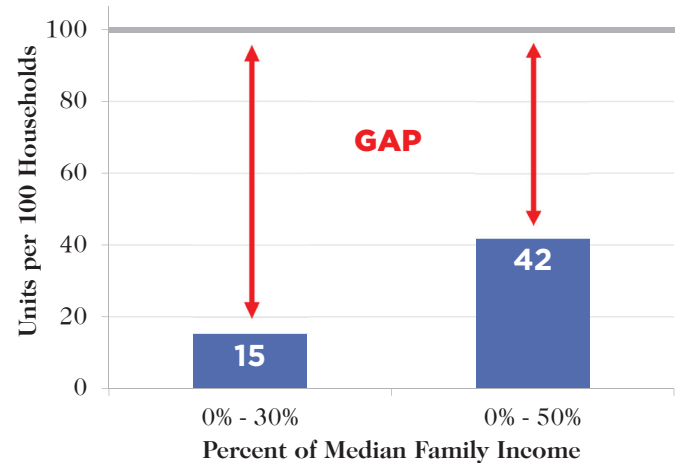
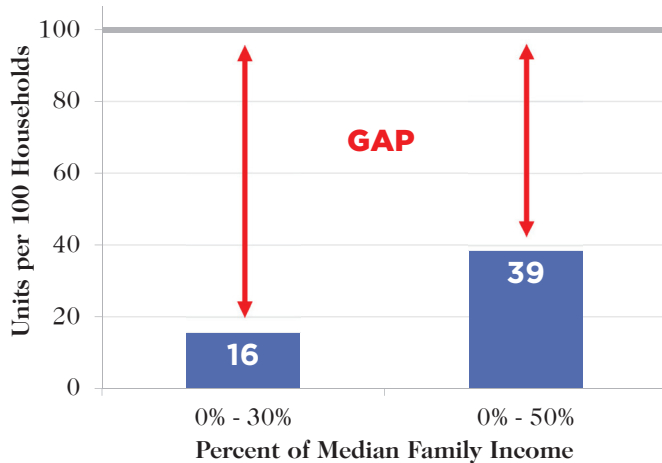


- Population: 242,454
- Area: 4,315 miles²
- Households: 79,478
- Median Family Income: \$51,200
- Low-income Renter Households: 18,975
- Subsidized Housing Units: 4,075

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

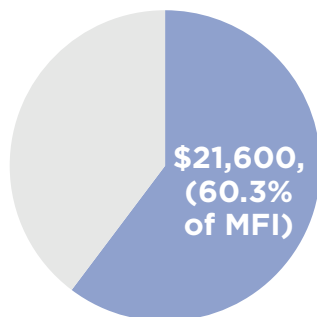
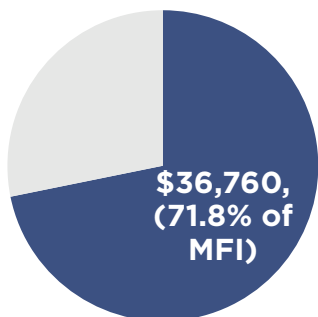
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

1 person / 1 bedroom

Fair Market Rent: \$919

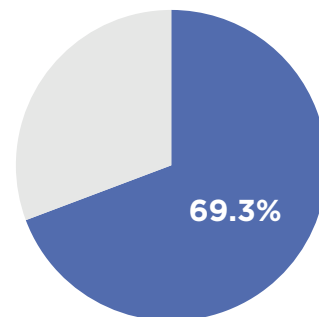
Fair Market Rent: \$540



■ required income

■ required income

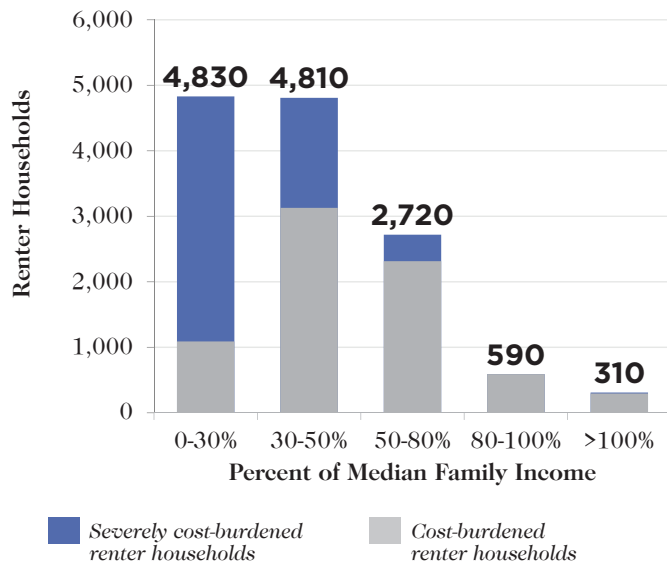
Maximum Affordable Home Value: \$200,661



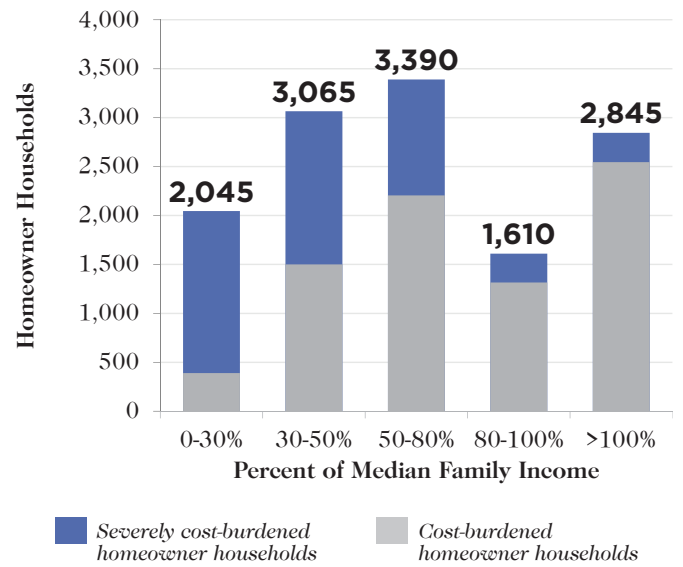
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households

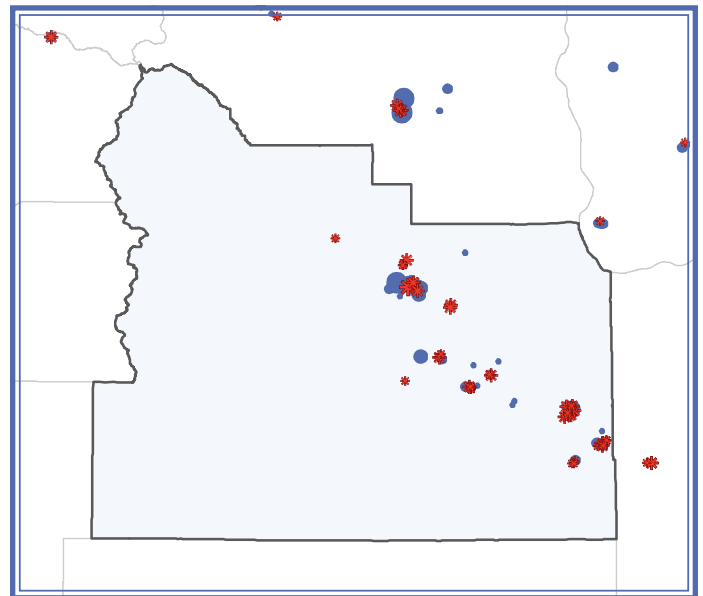
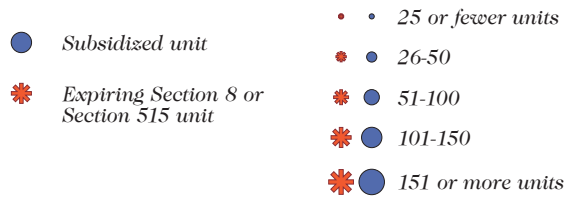


Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017



Subsidized Inventory Characteristics

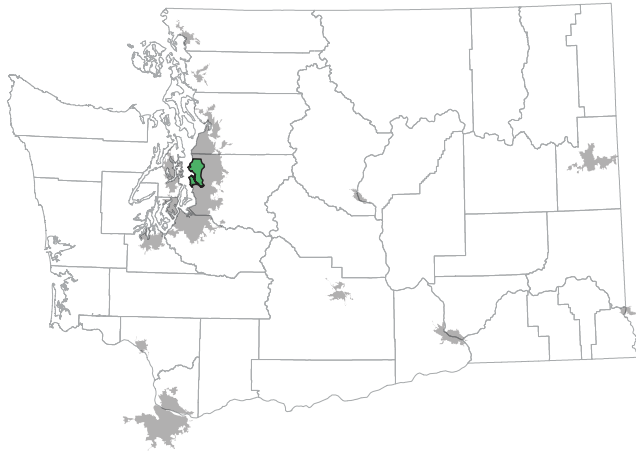
- Sites: 119
- Units: 4,075
- Section 8/Section 515 units set to expire by 2017: 1,364

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	5,905	3,014	100.0%	51
30% - 50%	6,505	1,713	56.8%	26
50% - 80%	6,565	227	7.5%	3
80% - 100%	3,025	12	0.4%	0

* Income eligibility was not available for all units in the inventory

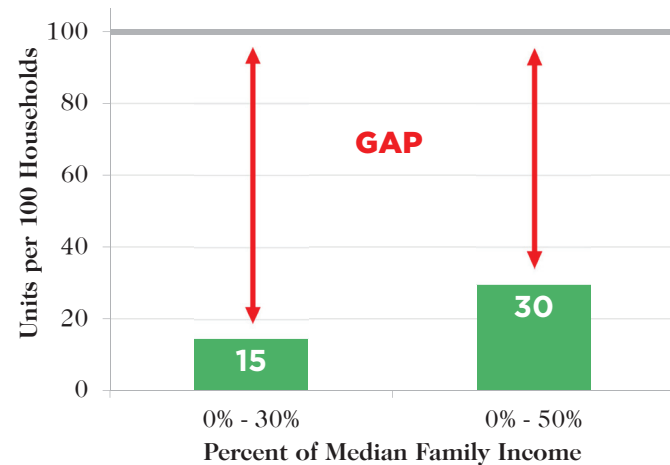
CITY OF SEATTLE



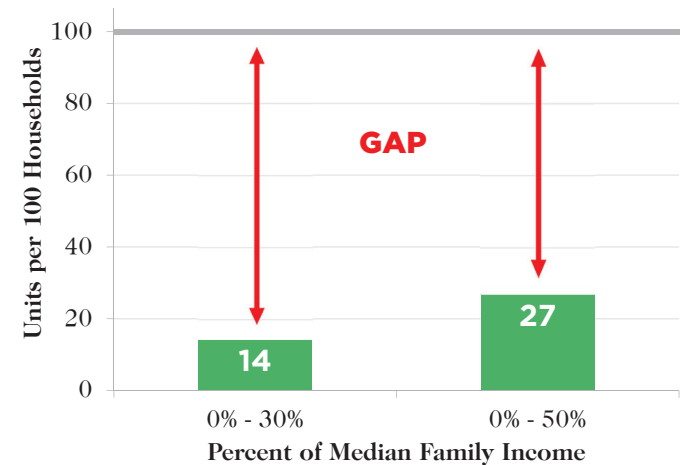
- Population: 612,916
- Area: 99 miles²
- Households: 285,476
- Median Family Income: \$88,000
- Low-income Renter Households: 84,215
- Subsidized Housing Units: 29,798

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

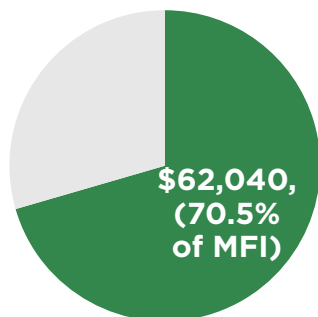


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

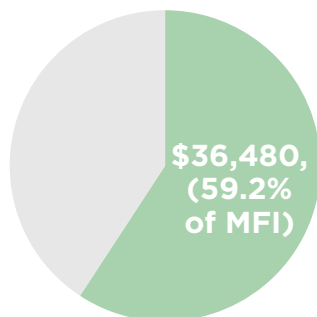
Fair Market Rent: \$1,551



■ required income

1 person / 1 bedroom

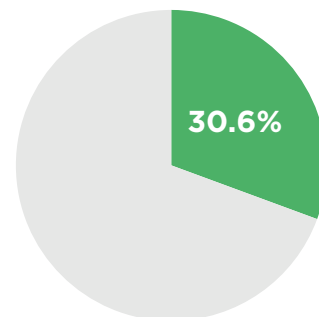
Fair Market Rent: \$912



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

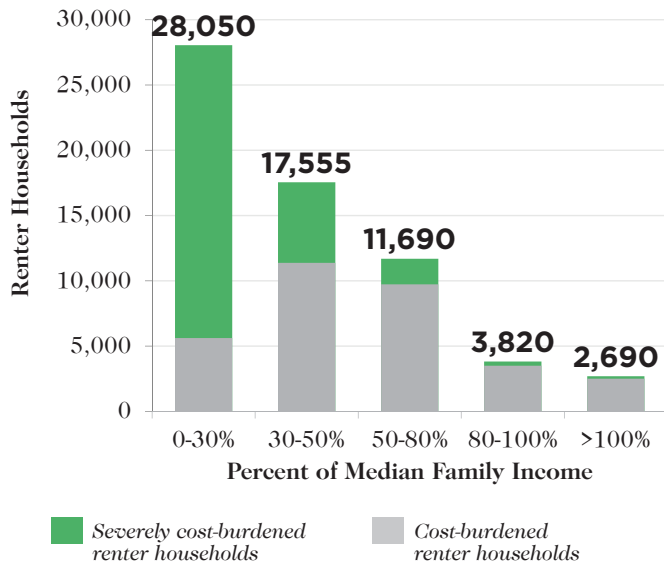
Maximum Affordable Home Value: \$349,312



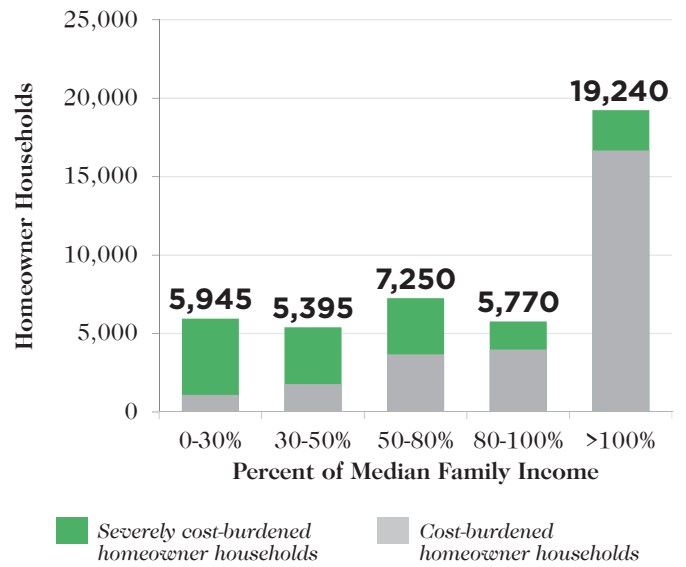
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened *Renter* Households



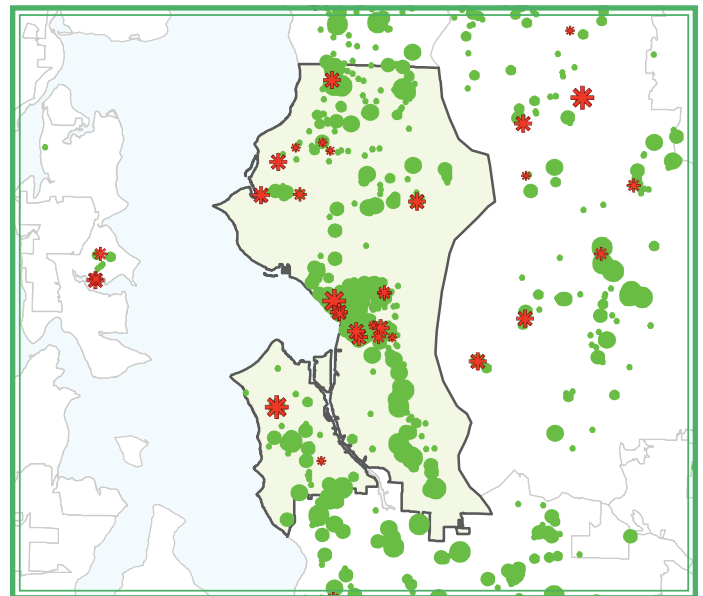
Cost-Burdened *Homeowner* Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- * 51-100
- 101-150
- * 151 or more units



Subsidized Inventory Characteristics

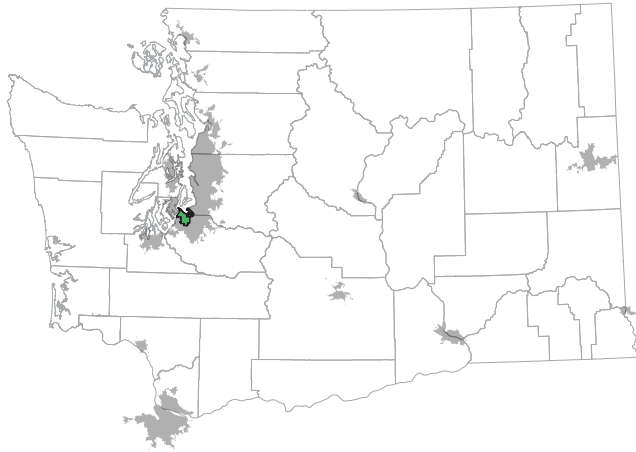
- Sites: 450
- Units: 29,798
- Section 8/Section 515 units set to expire by 2017: 1,078

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	36,800	27,688	100.0%	75
30% - 50%	22,215	11,694	42.2%	53
50% - 80%	25,200	797	2.9%	3
80% - 100%	16,570	228	0.8%	1

* Income eligibility was not available for all units in the inventory

CITY OF TACOMA

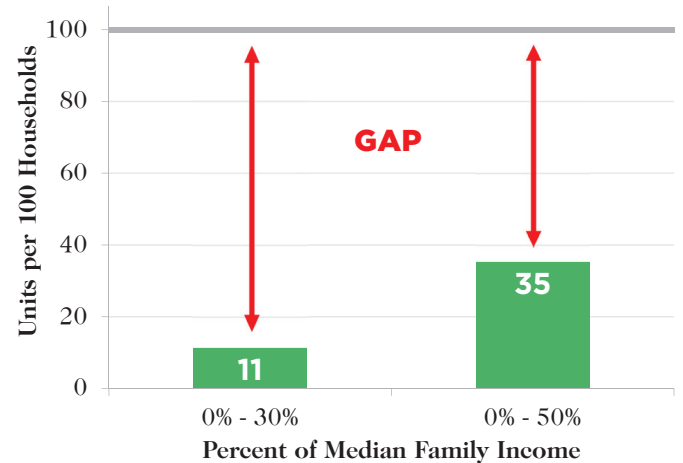
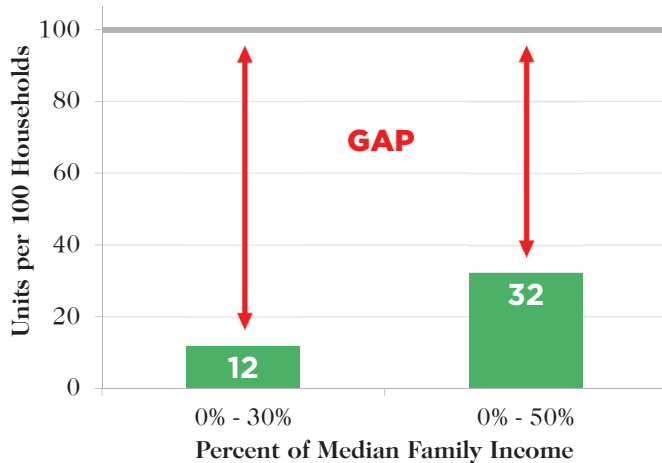


- Population: 200,013
- Area: 49 miles²
- Households: 78,447
- Median Family Income: \$71,700
- Low-income Renter Households: 22,650
- Subsidized Housing Units: 6,278

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

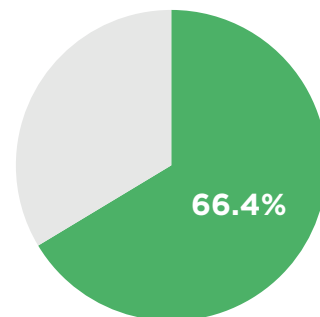
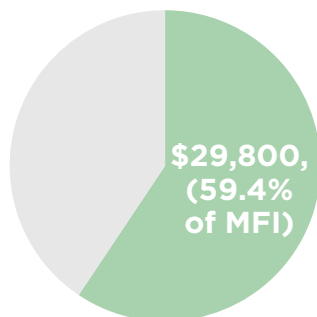
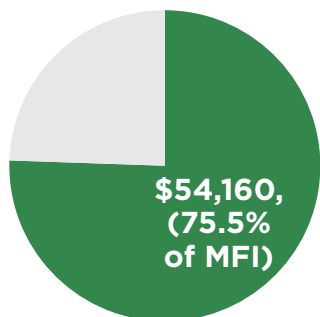
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms
Fair Market Rent: \$1,354

1 person / 1 bedroom
Fair Market Rent: \$745

Maximum Affordable Home Value: \$275,497



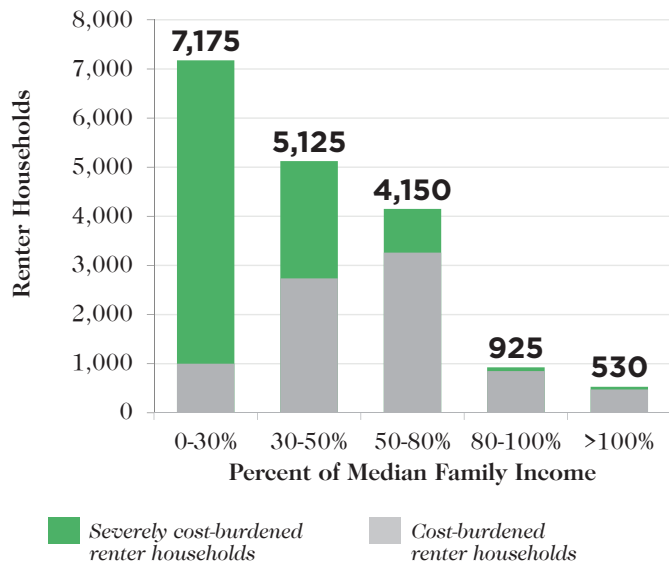
■ required income

■ required income

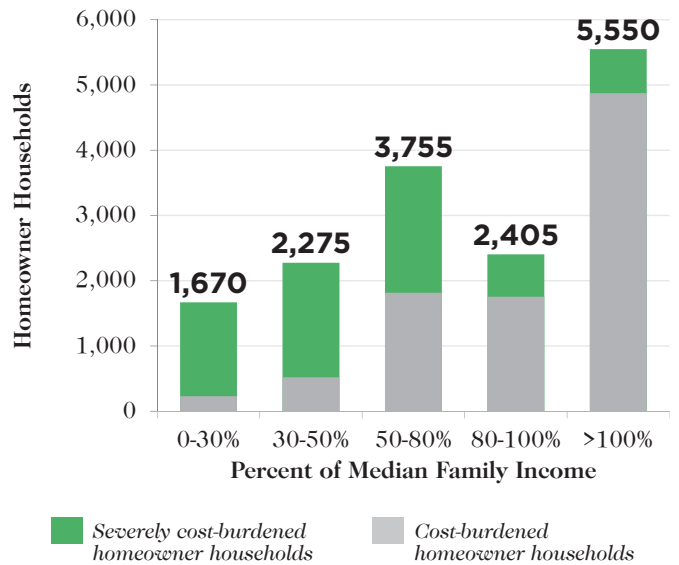
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



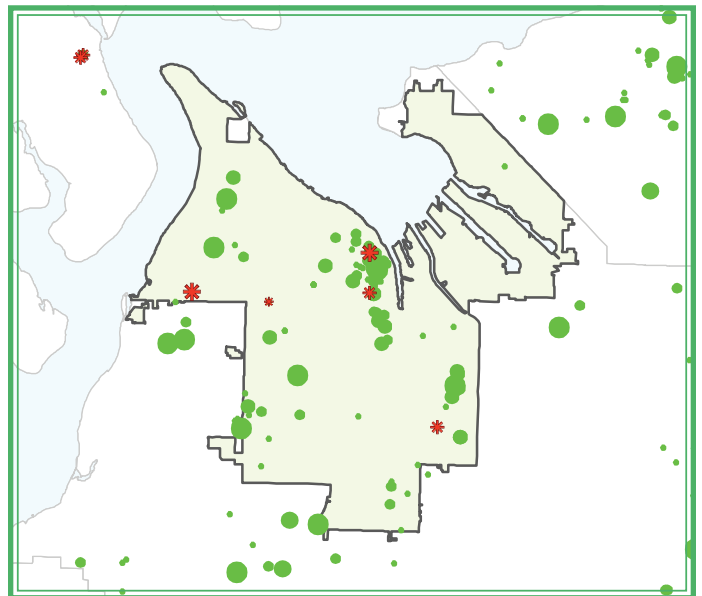
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- * 51-100
- 101-150
- * 151 or more units



Subsidized Inventory Characteristics

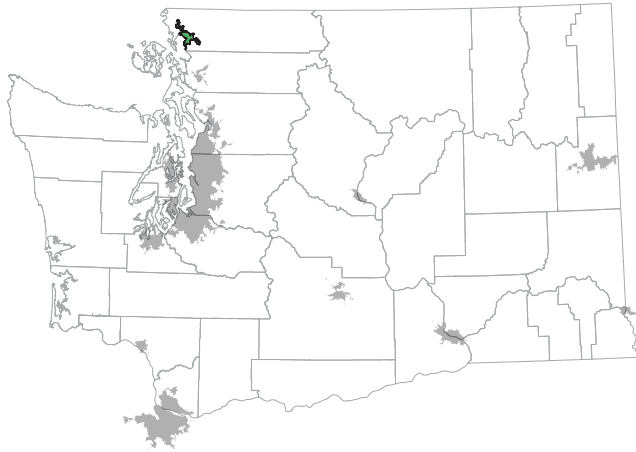
- Sites: 93
- Units: 6,278
- Section 8/Section 515 units set to expire by 2017: 270

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	9,110	5,191	100.0%	57
30% - 50%	6,130	3,258	62.8%	53
50% - 80%	7,410	128	2.5%	2
80% - 100%	4,195	0	0.0%	0

* Income eligibility was not available for all units in the inventory

BELLINGHAM AREA

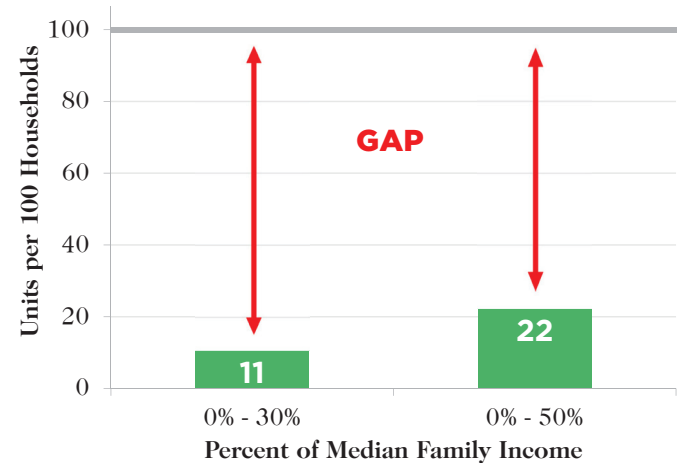
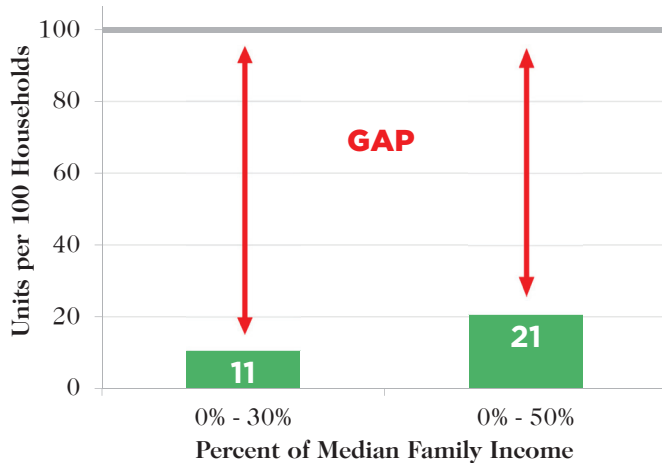


- Population: 114,811
- Area: 51 miles²
- Households: 46,710
- Median Family Income: \$57,800
- Low-income Renter Households: 14,025
- Subsidized Housing Units: 2,943

Affordable Housing Gap (for the County)

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

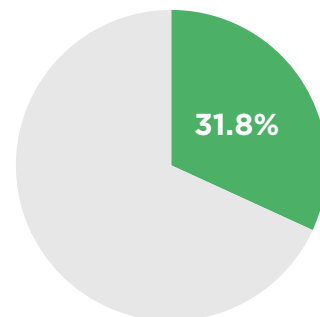
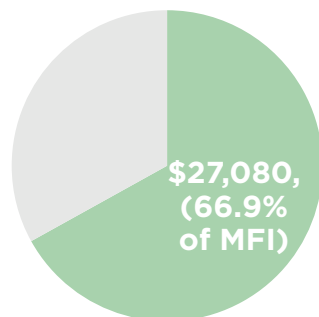
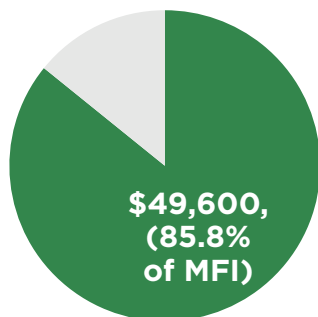
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms
Fair Market Rent: \$1,240

1 person / 1 bedroom
Fair Market Rent: \$677

Maximum Affordable Home Value: \$231,858



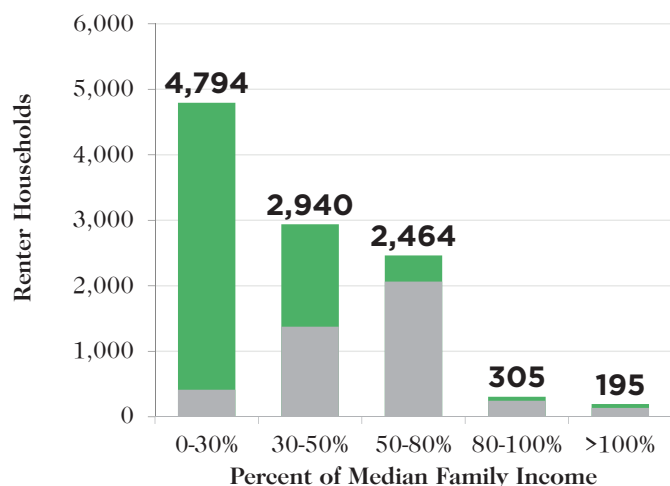
■ required income

■ required income

■ % of owner-occupied homes that are affordable

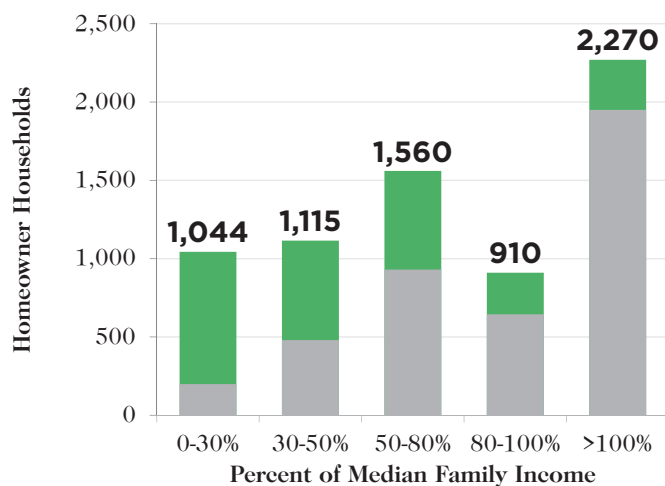
Cost Burden

Cost-Burdened **Renter** Households



■ Severely cost-burdened renter households
 ■ Cost-burdened renter households

Cost-Burdened **Homeowner** Households

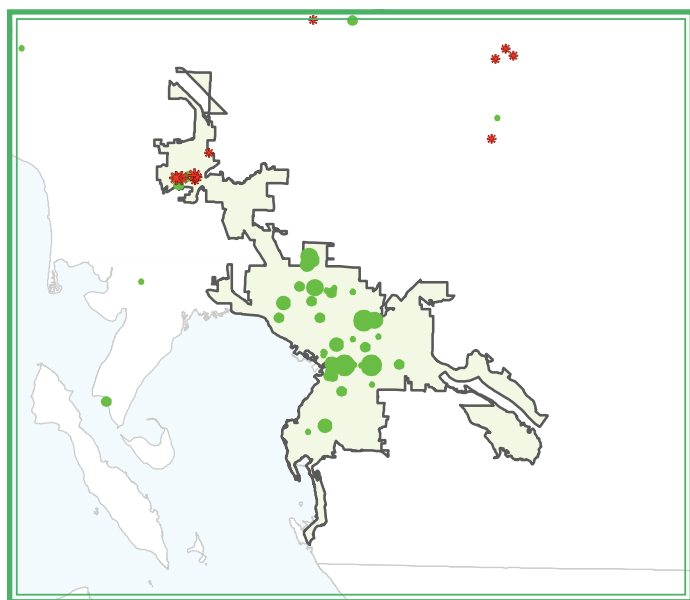


■ Severely cost-burdened homeowner households
 ■ Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

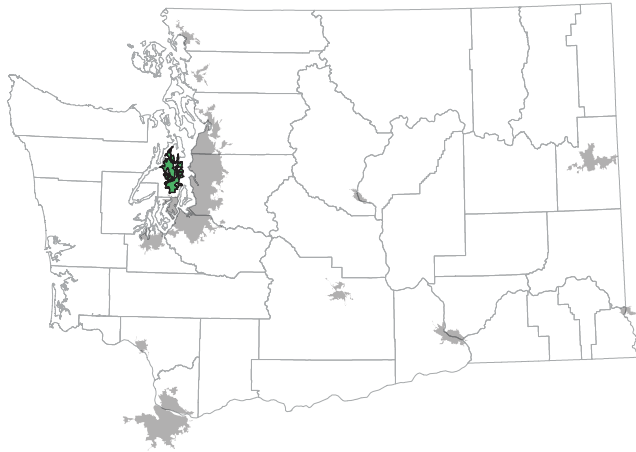
- 🏠 Sites: 58
- 🔑 Units: 2,943
- 🕒 Section 8/Section 515 units set to expire by 2017: 143

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	5,900	2,682	100.0%	45
30% - 50%	3,395	2,204	82.2%	65
50% - 80%	4,730	729	27.2%	15
80% - 100%	1,865	0	0.0%	0

* Income eligibility was not available for all units in the inventory

BREMERTON AREA

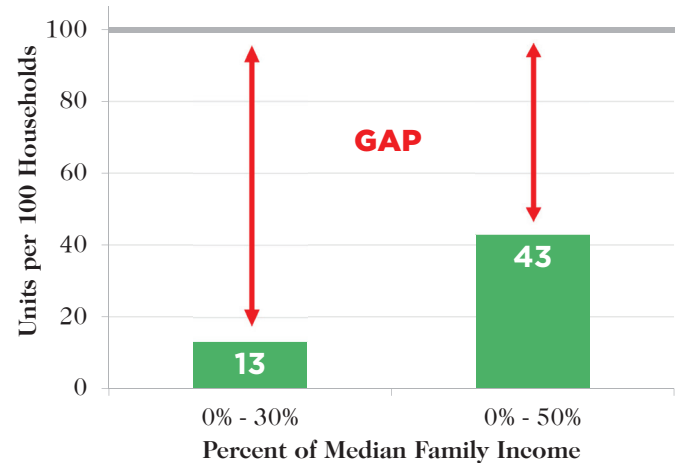
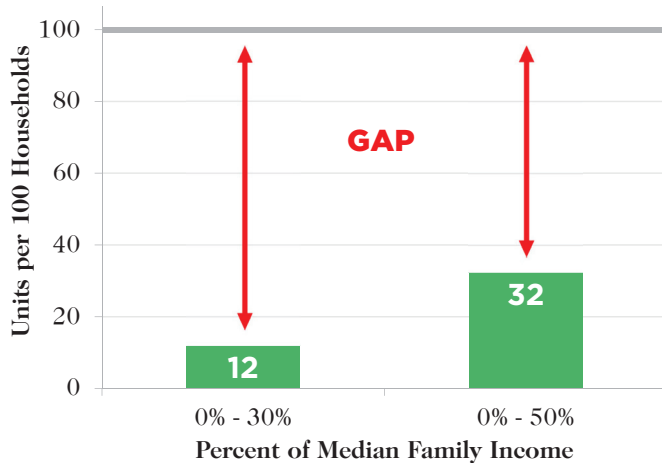


- Population: 199,550
- Area: 136 miles²
- Households: 77,993
- Median Family Income: \$75,600
- Low-income Renter Households: 17,376
- Subsidized Housing Units: 3,999

Affordable Housing Gap (for the County)

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

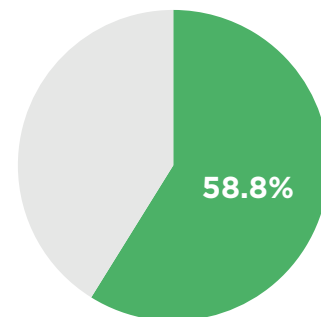
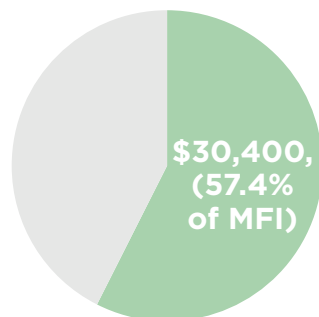
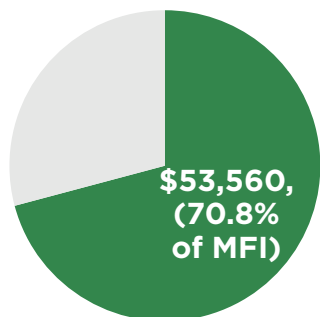
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms
Fair Market Rent: \$1,339

1 person / 1 bedroom
Fair Market Rent: \$760

Maximum Affordable Home Value: \$298,747



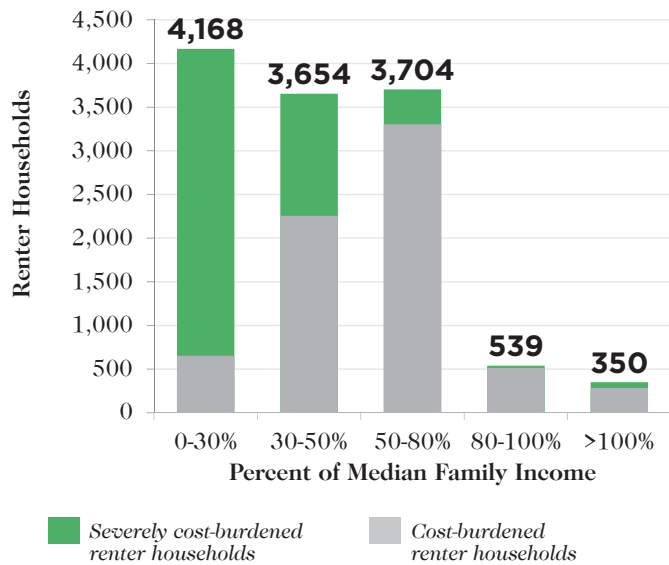
■ required income

■ required income

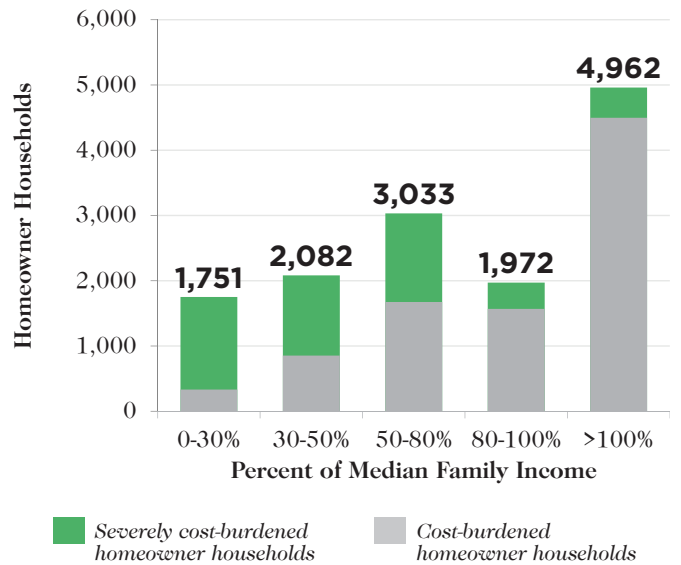
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened *Renter* Households



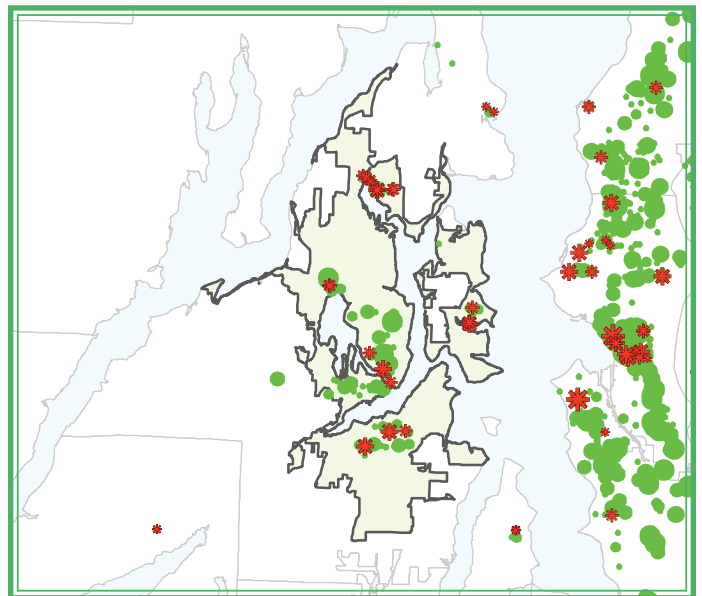
Cost-Burdened *Homeowner* Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

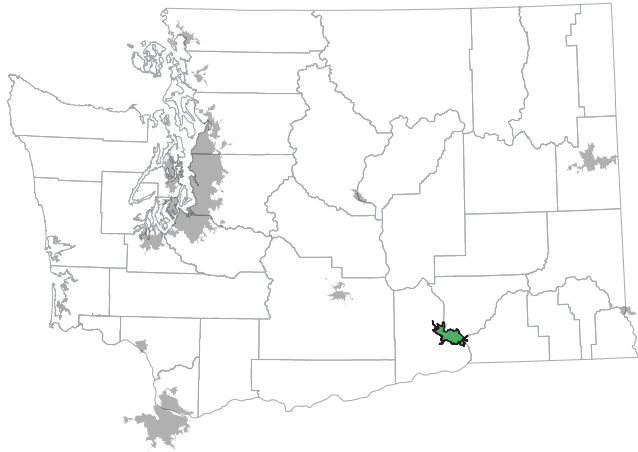
- Sites: 83
- Units: 3,999
- Section 8/Section 515 units set to expire by 2017: 833

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	5,514	2,798	100.0%	51
30% - 50%	4,769	2,067	73.9%	43
50% - 80%	7,093	149	5.3%	2
80% - 100%	3,420	16	0.6%	0

* Income eligibility was not available for all units in the inventory

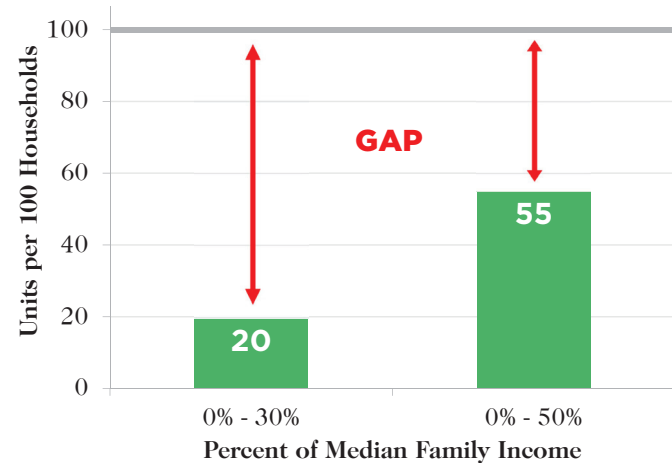
KENNEWICK-PASCO AREA



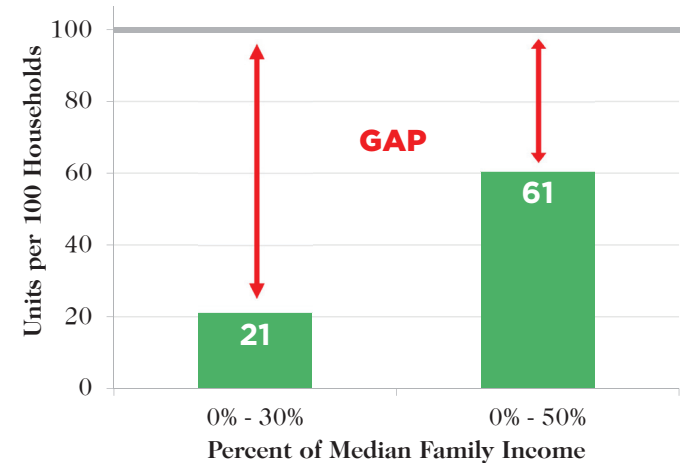
- Population: 211,515
- Area: 110 miles²
- Households: 73,849
- Median Family Income: \$66,800
- Low-income Renter Households: 14,674
- Subsidized Housing Units: 3,197

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

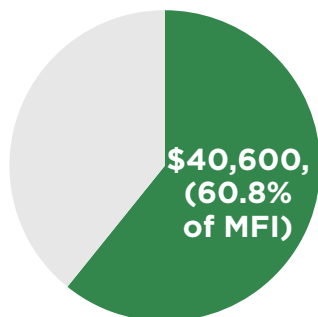


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

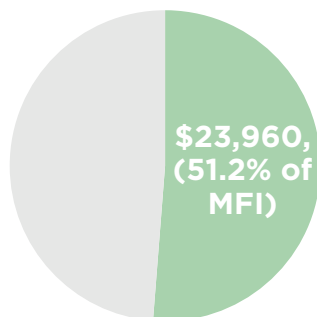
Fair Market Rent: \$1,015



■ required income

1 person / 1 bedroom

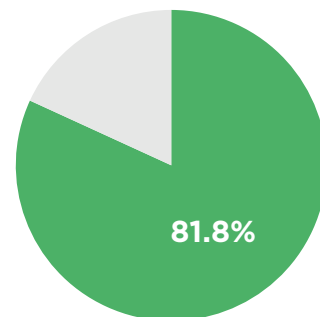
Fair Market Rent: \$599



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

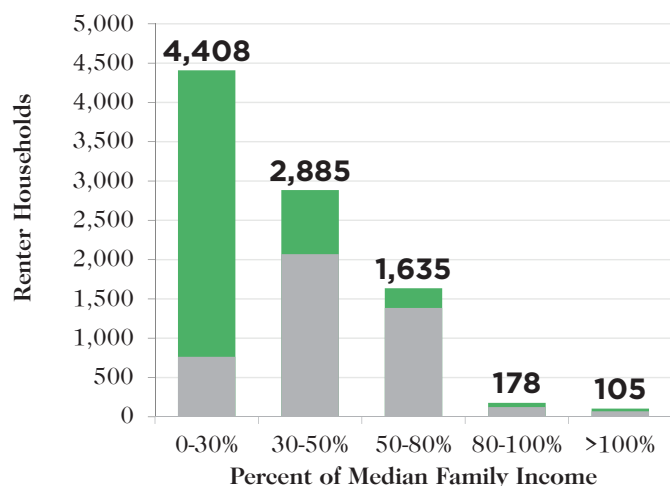
Maximum Affordable Home Value: \$264,599



■ % of owner-occupied homes that are affordable

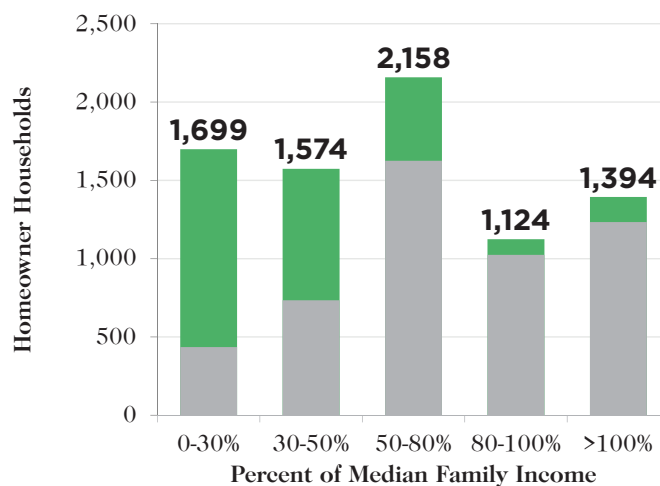
Cost Burden

Cost-Burdened **Renter** Households



■ Severely cost-burdened renter households
 ■ Cost-burdened renter households

Cost-Burdened **Homeowner** Households

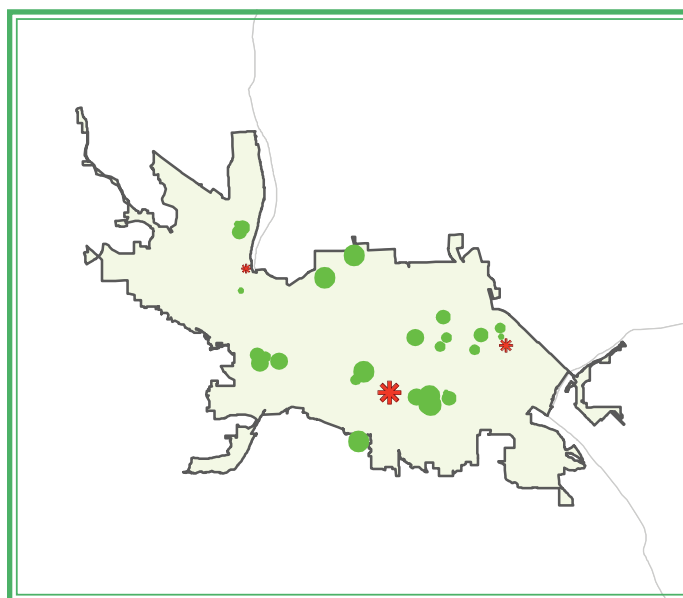


■ Severely cost-burdened homeowner households
 ■ Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

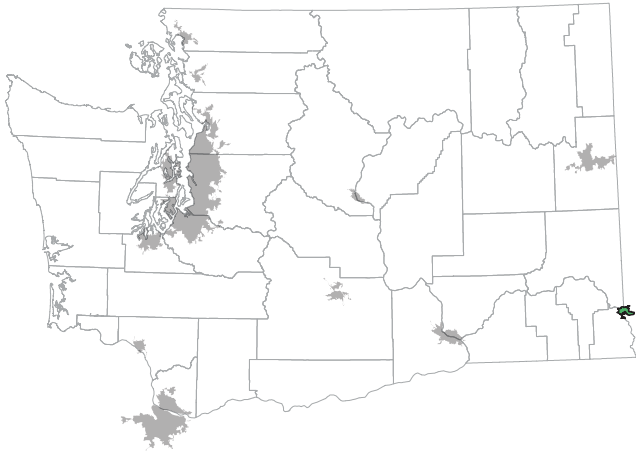
- 🏠 Sites: 39
- 🔑 Units: 3,197
- 🕒 Section 8/Section 515 units set to expire by 2017: 174

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	5,424	2,830	100.0%	52
30% - 50%	4,480	1,883	66.5%	42
50% - 80%	4,770	0	0.0%	0
80% - 100%	1,654	0	0.0%	0

* Income eligibility was not available for all units in the inventory

LEWISTON-CLARKSTON AREA

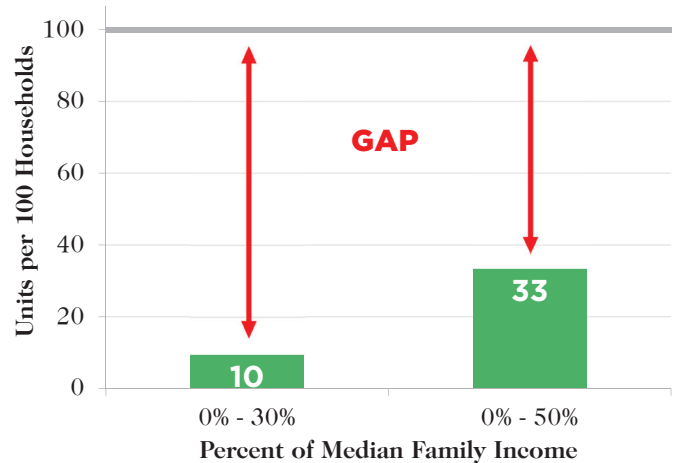
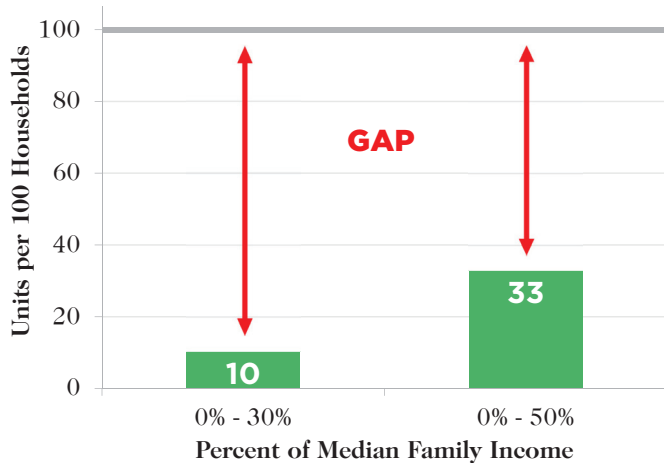


- Population: 52,156
- Area: 29 miles²
- Households: 21,767
- Median Family Income: \$55,800
- Low-income Renter Households: 1,740
- Subsidized Housing Units: 218

Affordable Housing Gap (for the County)

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

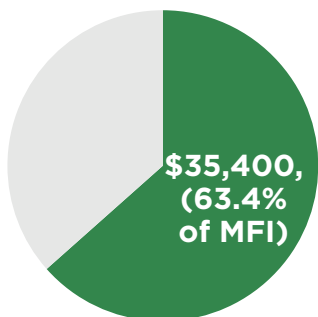
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

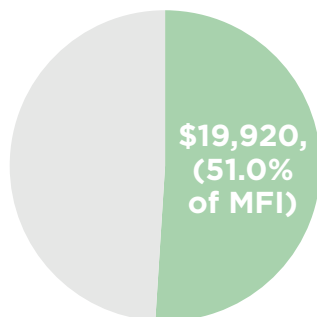
Fair Market Rent: \$885

1 person / 1 bedroom

Fair Market Rent: \$498

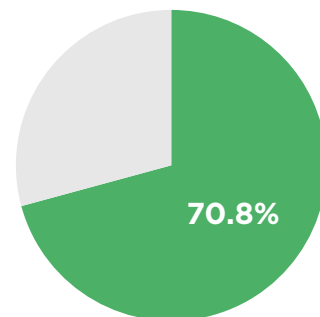


■ required income



■ required income

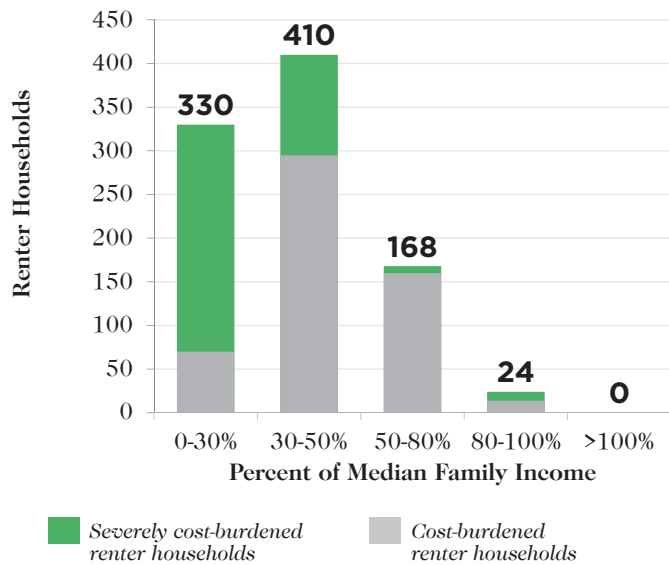
Maximum Affordable Home Value: \$217,750



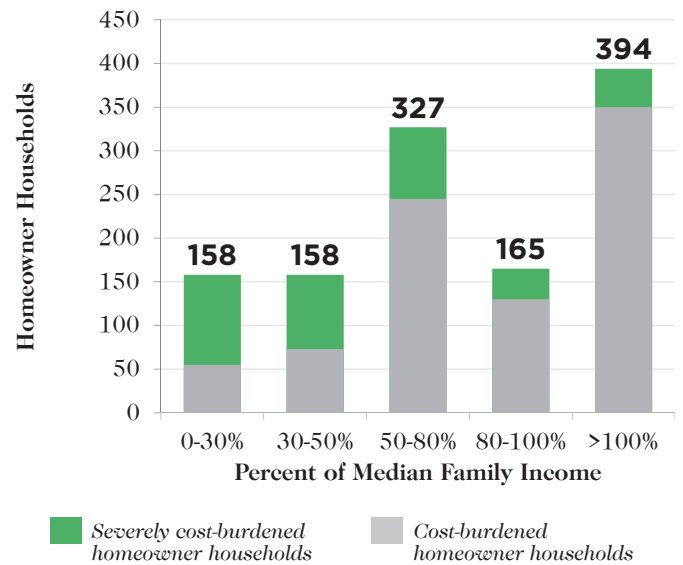
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



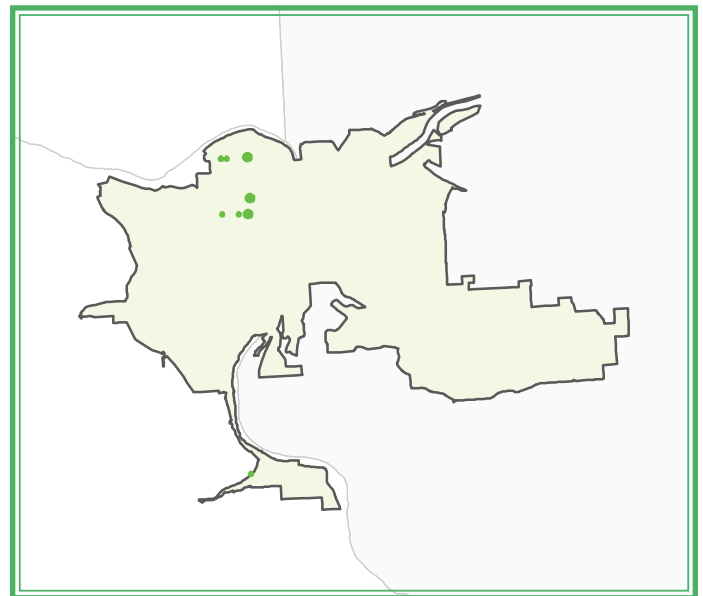
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

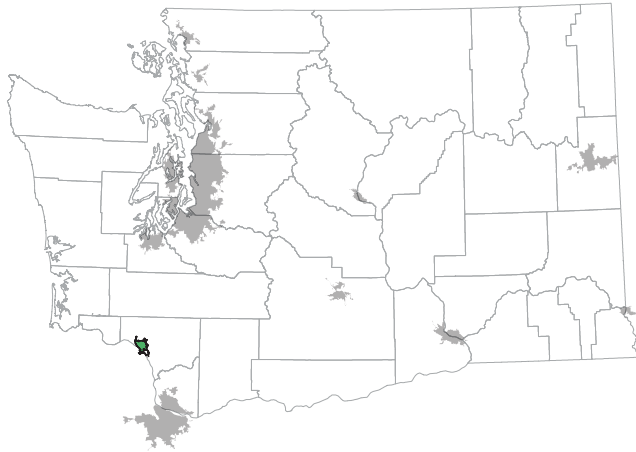
- Sites: 8
- Units: 218
- Section 8/Section 515 units set to expire by 2017: 0

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	550	214	100.0%	39
30% - 50%	540	184	86.0%	34
50% - 80%	650	81	37.9%	12
80% - 100%	258	0	0.0%	0

* Income eligibility was not available for all units in the inventory

LONGVIEW AREA

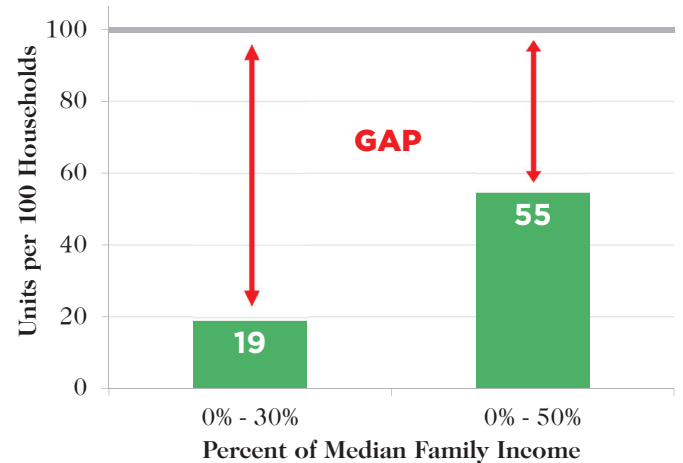
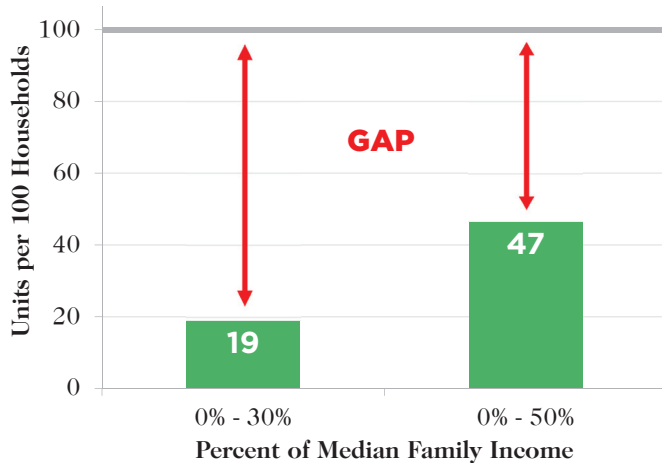


- Population: 63,334
- Area: 35 miles²
- Households: 25,696
- Median Family Income: \$59,100
- Low-income Renter Households: 6,925
- Subsidized Housing Units: 786

Affordable Housing Gap (for the County)

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

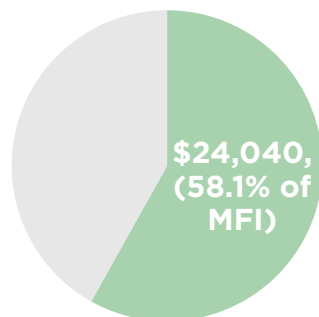
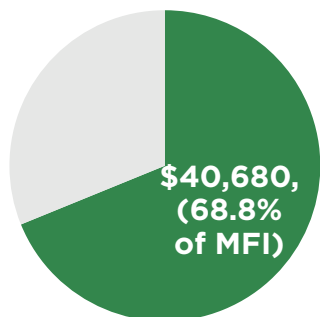
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

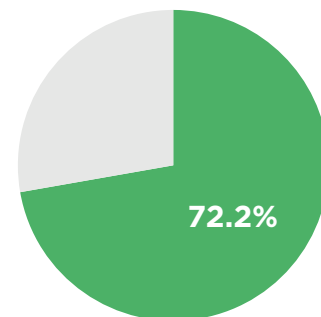
Fair Market Rent: \$1,017

1 person / 1 bedroom

Fair Market Rent: \$601



Maximum Affordable Home Value: \$233,176



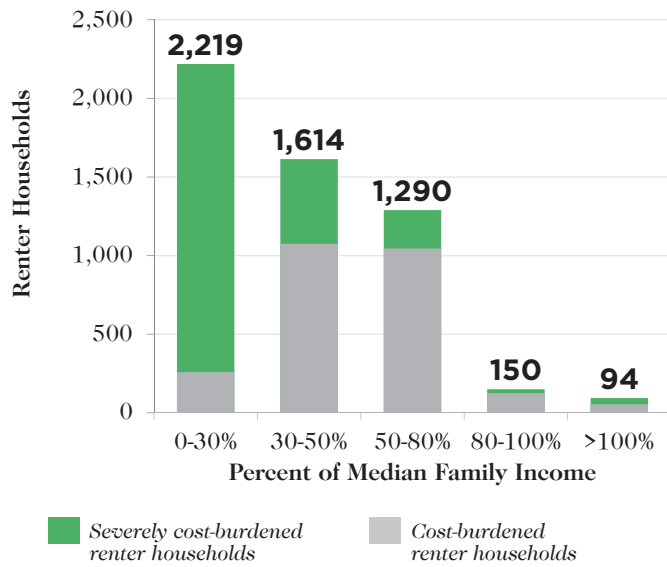
■ required income

■ required income

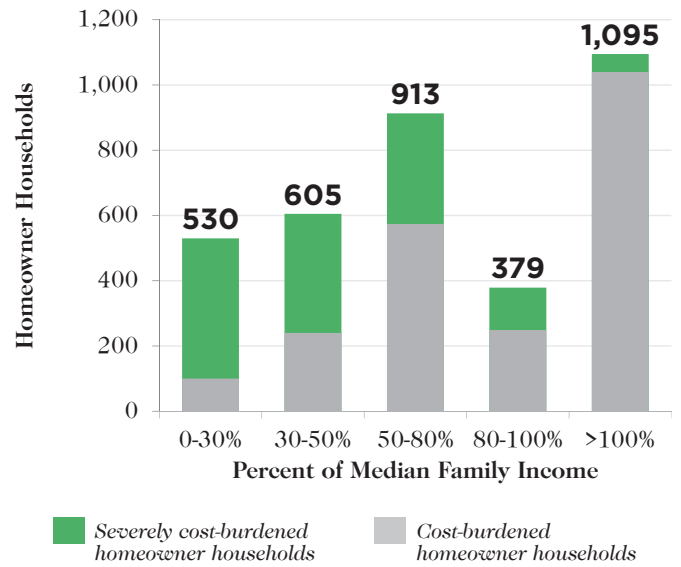
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



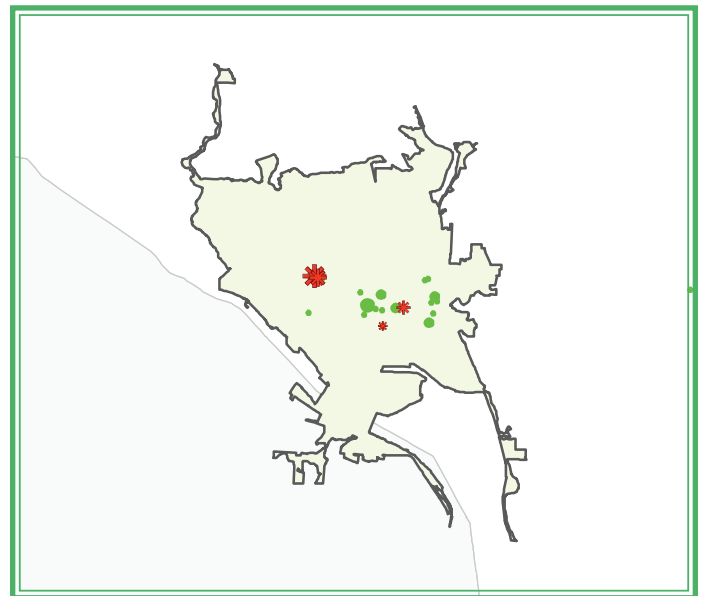
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

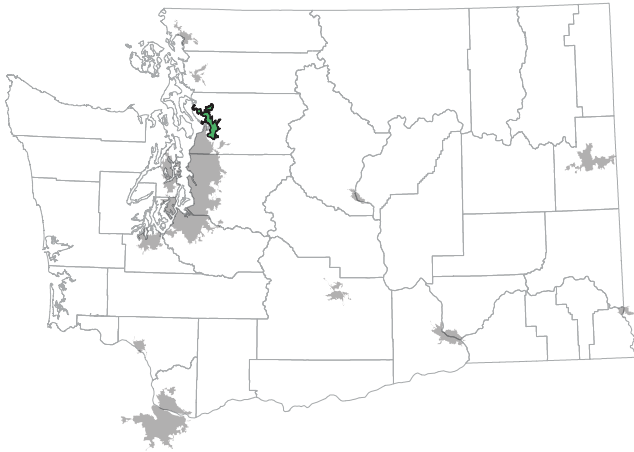
- Sites: 21
- Units: 786
- Section 8/Section 515 units set to expire by 2017: 199

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	2,585	489	100.0%	19
30% - 50%	1,970	366	74.8%	19
50% - 80%	2,370	8	1.6%	0
80% - 100%	769	0	0.0%	0

* Income eligibility was not available for all units in the inventory

MARYSVILLE AREA

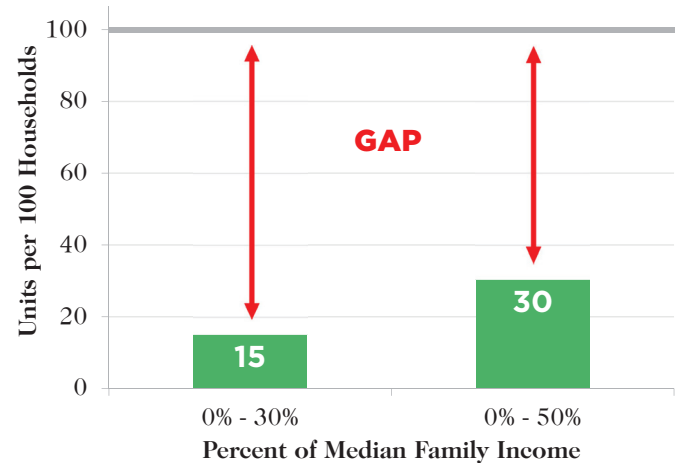
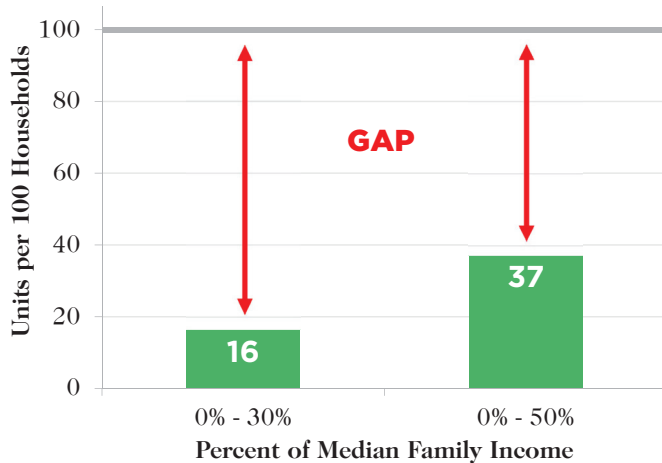


- Population: 145,656
- Area: 85 miles²
- Households: 52,744
- Median Family Income: \$88,000
- Low-income Renter Households: 8,179
- Subsidized Housing Units: 2,678

Affordable Housing Gap (for the County)

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

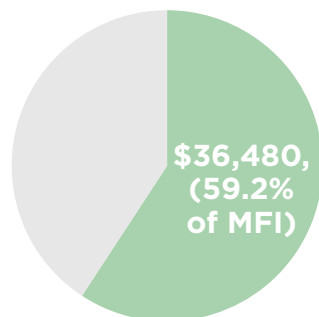
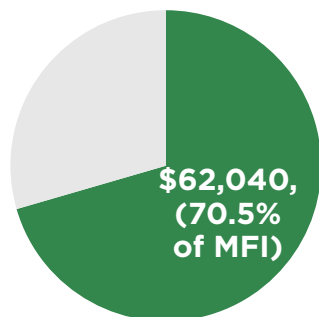
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

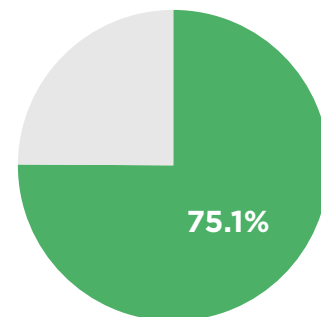
Fair Market Rent: \$1,551

1 person / 1 bedroom

Fair Market Rent: \$912



Maximum Affordable Home Value: \$344,570



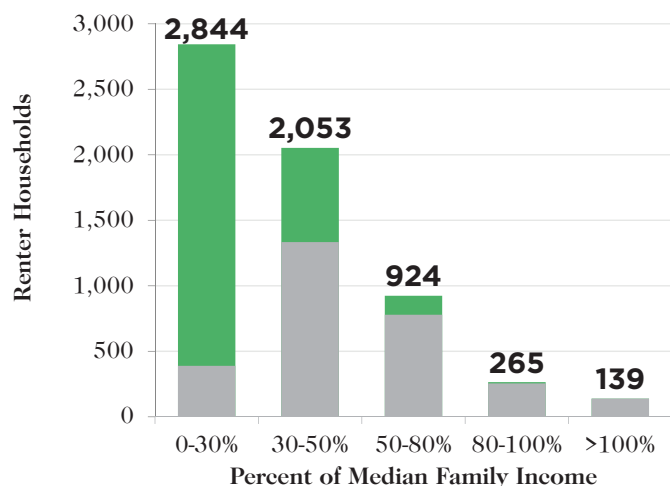
■ required income

■ required income

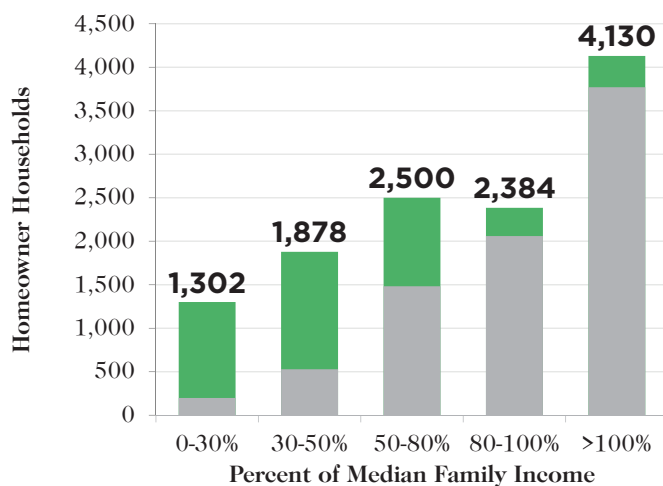
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



Cost-Burdened **Homeowner** Households



Severely cost-burdened renter households

Cost-burdened renter households

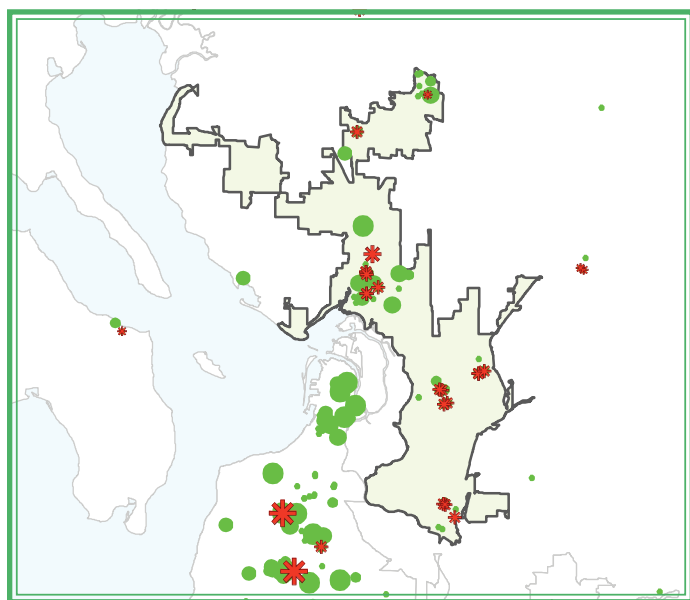
Severely cost-burdened homeowner households

Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

Sites: 60

Units: 2,678

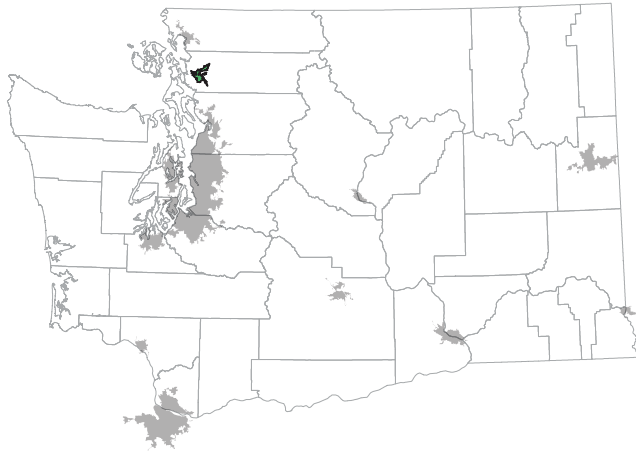
Section 8/Section 515 units set to expire by 2017: 737

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	3,535	2,070	100.0%	59
30% - 50%	2,479	1,822	88.0%	73
50% - 80%	2,165	212	10.2%	10
80% - 100%	1,580	0	0.0%	0

* Income eligibility was not available for all units in the inventory

MOUNT VERNON AREA

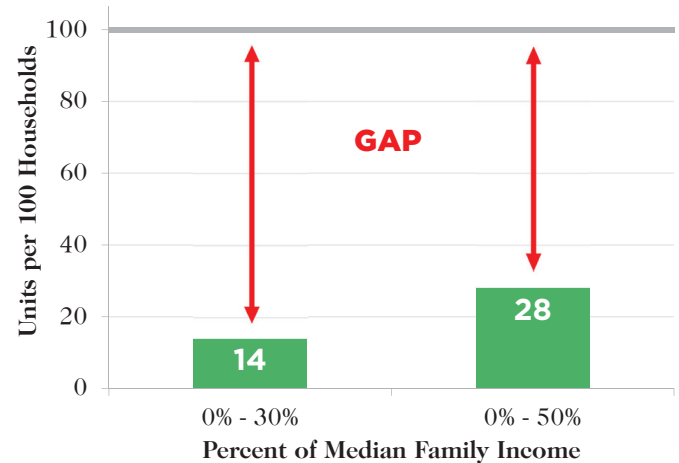
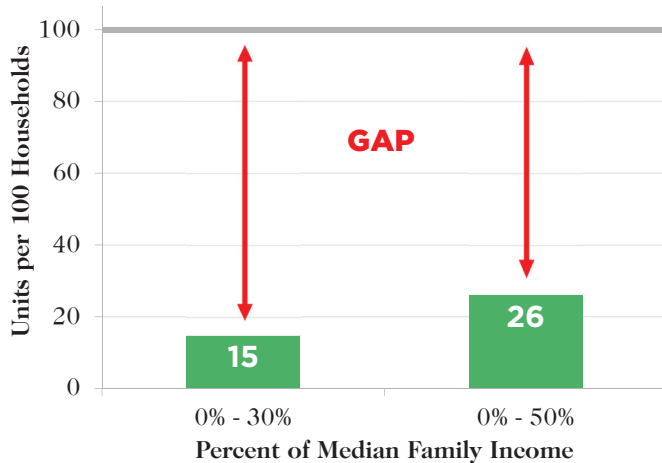


- Population: 62,202
- Area: 36 miles²
- Households: 23,215
- Median Family Income: \$65,900
- Low-income Renter Households: 5,280
- Subsidized Housing Units: 1,719

Affordable Housing Gap (for the County)

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

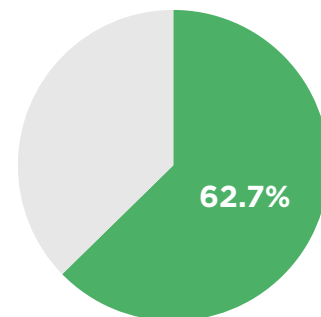
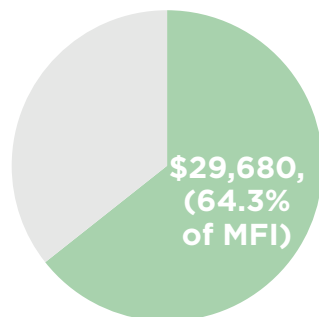
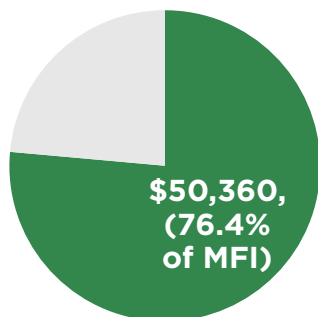
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms
Fair Market Rent: \$1,259

1 person / 1 bedroom
Fair Market Rent: \$742

Maximum Affordable Home Value: \$261,864



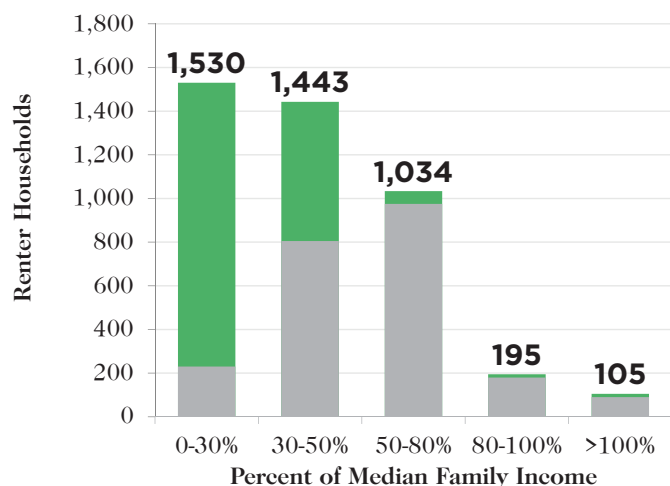
■ required income

■ required income

■ % of owner-occupied homes that are affordable

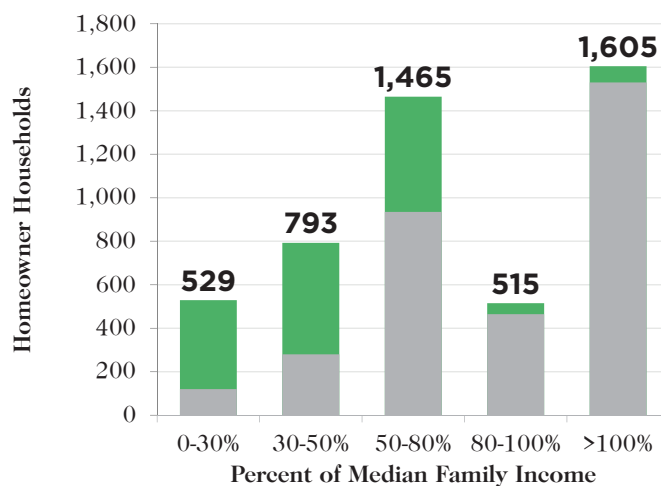
Cost Burden

Cost-Burdened **Renter** Households



■ Severely cost-burdened renter households
 ■ Cost-burdened renter households

Cost-Burdened **Homeowner** Households

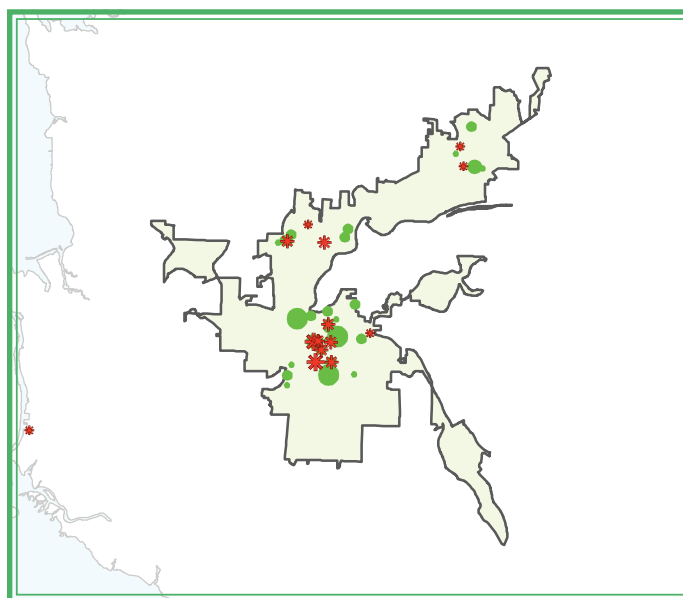


■ Severely cost-burdened homeowner households
 ■ Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

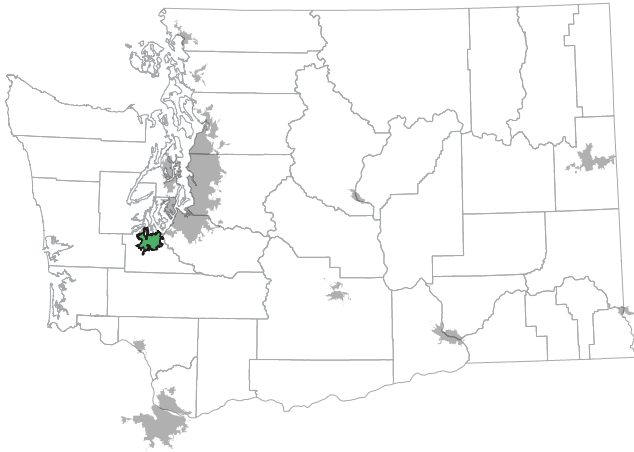
- 🏠 Sites: 38
- 🔑 Units: 1,719
- 🕒 Section 8/Section 515 units set to expire by 2017: 475

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,720	1,477	100.0%	86
30% - 50%	1,705	991	67.1%	58
50% - 80%	1,855	142	9.6%	8
80% - 100%	890	0	0.0%	0

* Income eligibility was not available for all units in the inventory

OLYMPIA-LACEY AREA

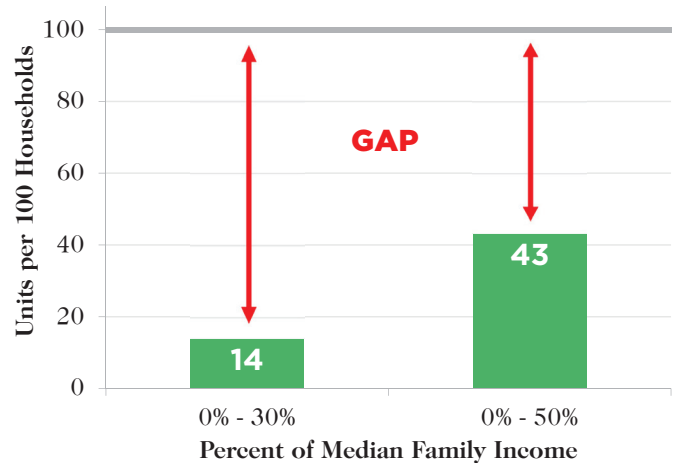
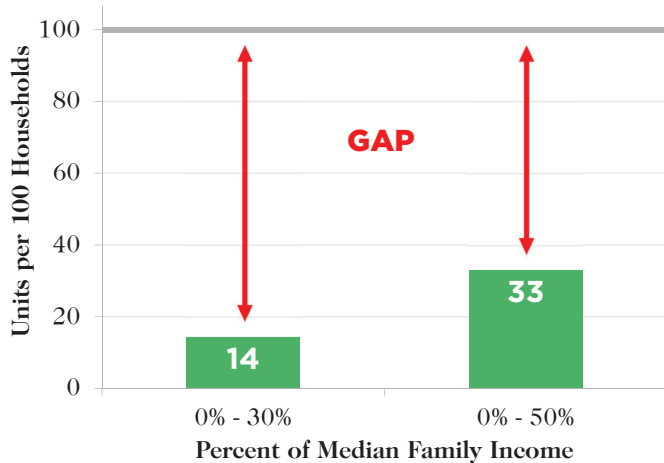


- Population: 177,704
- Area: 109 miles²
- Households: 72,632
- Median Family Income: \$75,000
- Low-income Renter Households: 15,250
- Subsidized Housing Units: 3,170

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

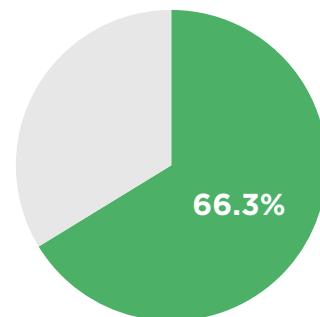
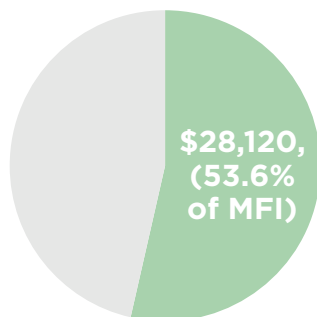
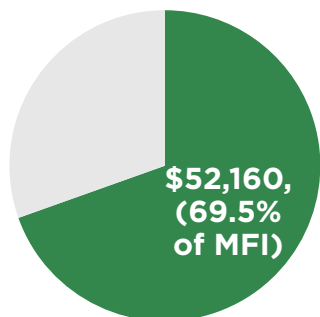
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms
Fair Market Rent: \$1,304

1 person / 1 bedroom
Fair Market Rent: \$703

Maximum Affordable Home Value: \$292,675



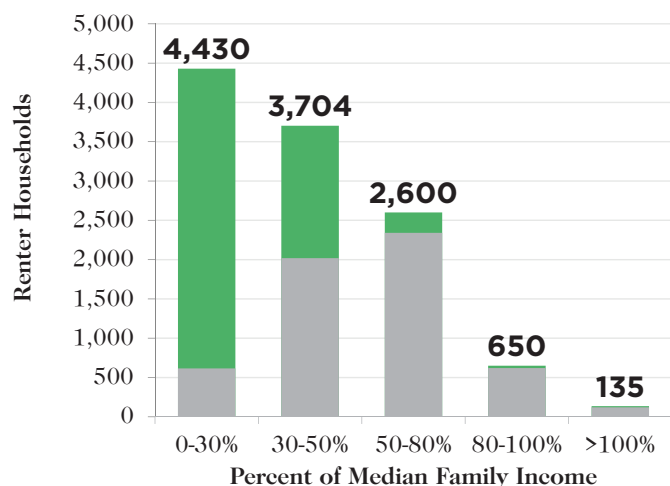
■ required income

■ required income

■ % of owner-occupied homes that are affordable

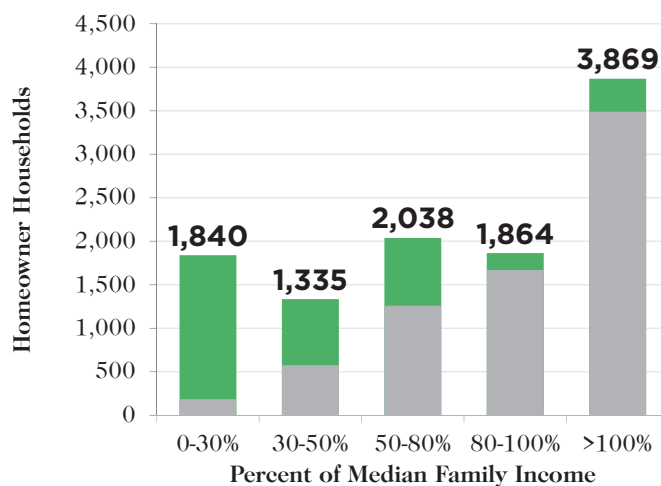
Cost Burden

Cost-Burdened **Renter** Households



■ Severely cost-burdened renter households
 ■ Cost-burdened renter households

Cost-Burdened **Homeowner** Households

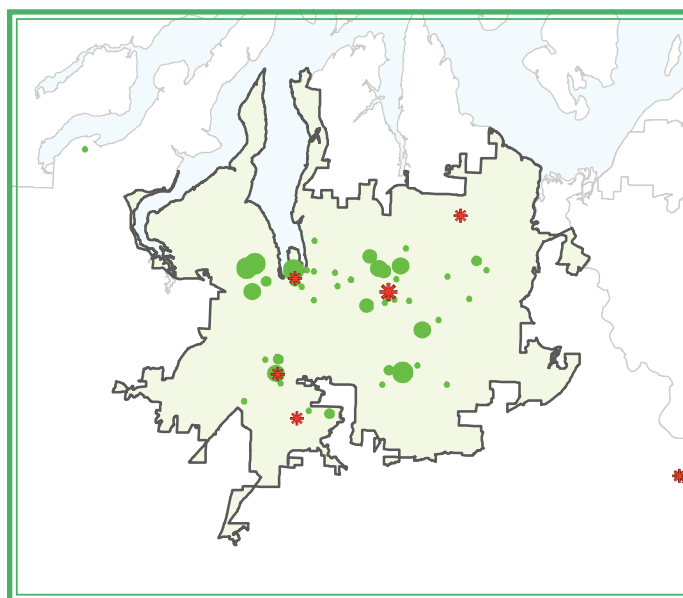


■ Severely cost-burdened homeowner households
 ■ Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- 🏠 Sites: 59
- 🔑 Units: 3,170
- 🕒 Section 8/Section 515 units set to expire by 2017: 259

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	5,430	2,227	100.0%	41
30% - 50%	4,165	1,753	78.7%	42
50% - 80%	5,655	95	4.3%	2
80% - 100%	2,949	0	0.0%	0

* Income eligibility was not available for all units in the inventory

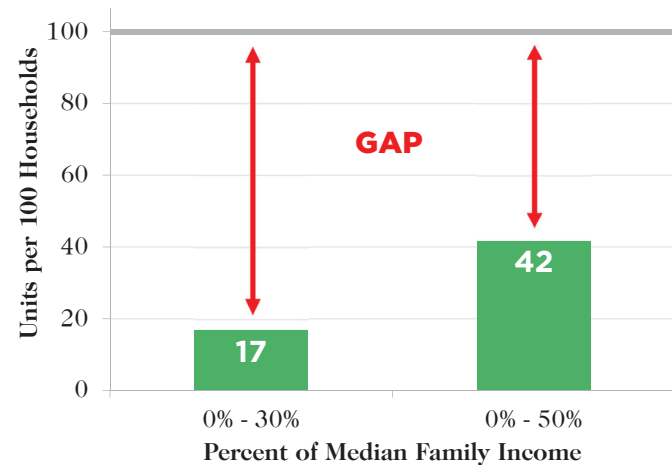
PORTLAND-VANCOUVER AREA



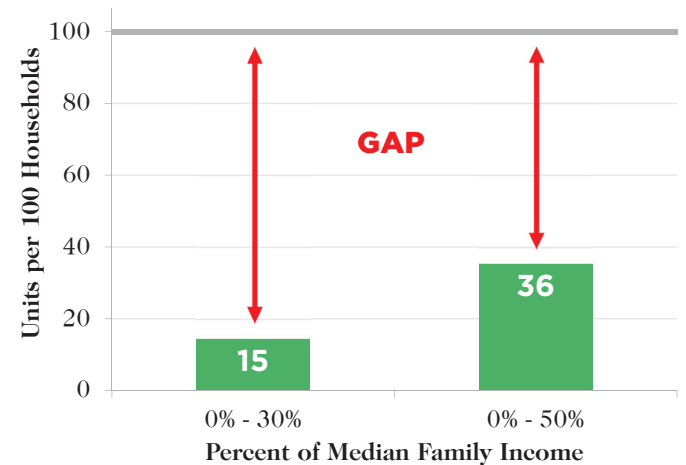
- Population: 1,858,649
- Area: 539 miles²
- Households: 730,267
- Median Family Income: \$73,000
- Low-income Renter Households: 29,647
- Subsidized Housing Units: 6,330

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

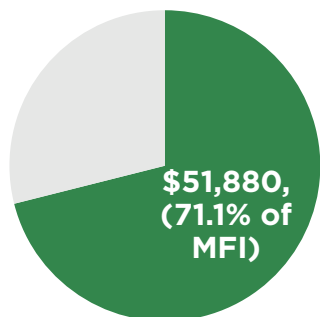


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

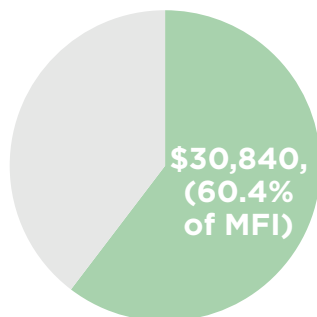
Fair Market Rent: \$1,297



■ required income

1 person / 1 bedroom

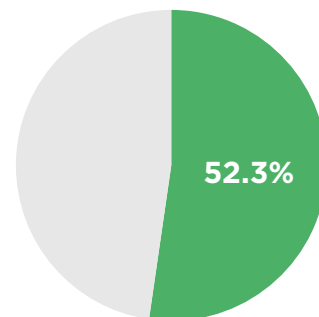
Fair Market Rent: \$771



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

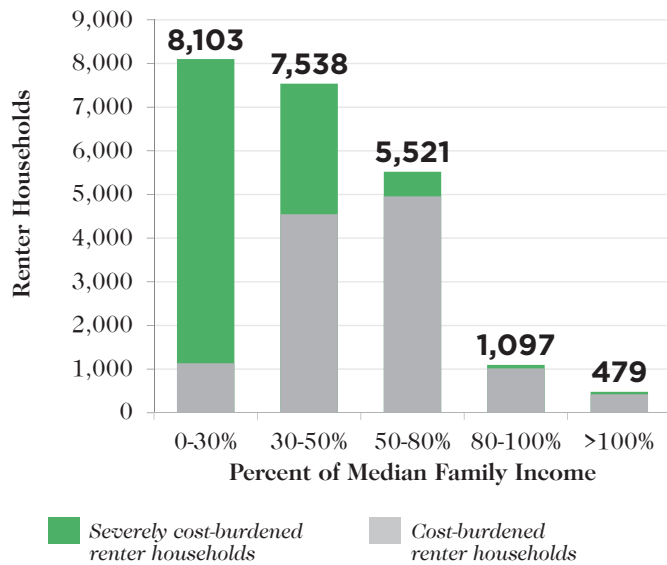
Maximum Affordable Home Value: \$281,248



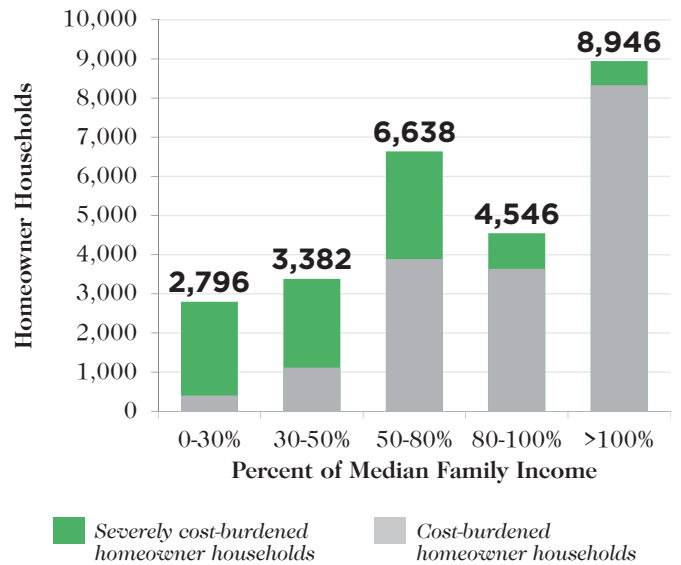
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



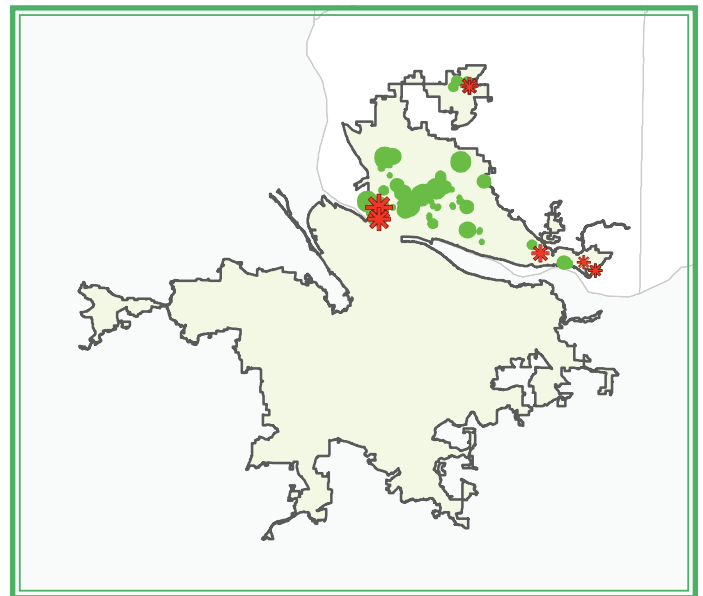
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- * ● 51-100
- * ● 101-150
- * ● 151 or more units



Subsidized Inventory Characteristics

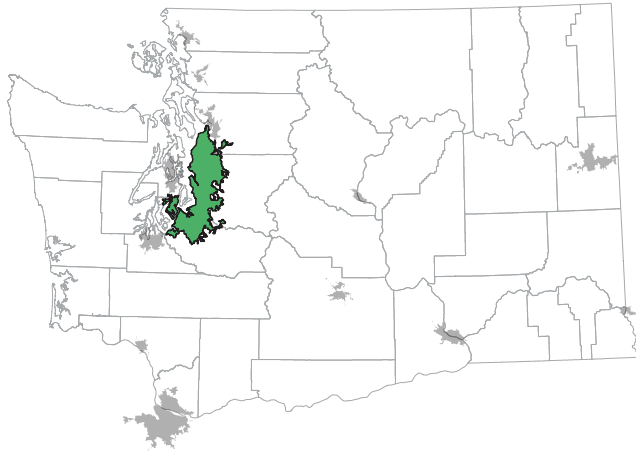
- Sites: 101
- Units: 6,330
- Section 8/Section 515 units set to expire by 2017: 518

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	9,933	5,115	100.0%	51
30% - 50%	8,515	4,178	81.7%	49
50% - 80%	11,199	489	9.6%	4
80% - 100%	6,155	0	0.0%	0

* Income eligibility was not available for all units in the inventory

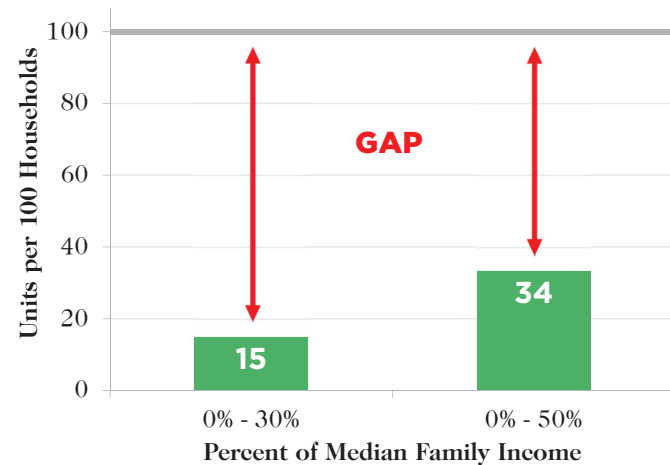
SEATTLE URBANIZED AREA



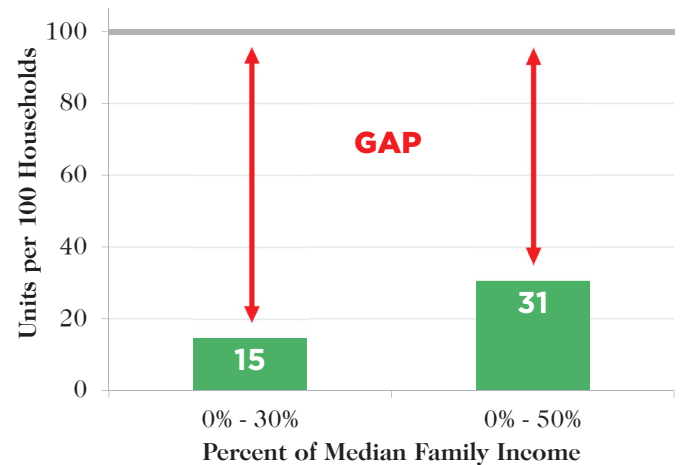
- Population: 3,075,787
- Area: 559 miles²
- Households: 1,225,249
- Median Family Income: \$88,000
- Low-income Renter Households: 276,280
- Subsidized Housing Units: 75,999

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

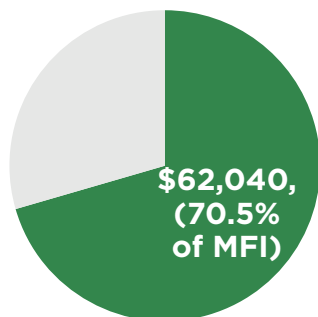


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

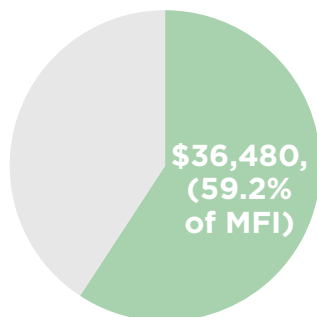
Fair Market Rent: \$1,551



■ required income

1 person / 1 bedroom

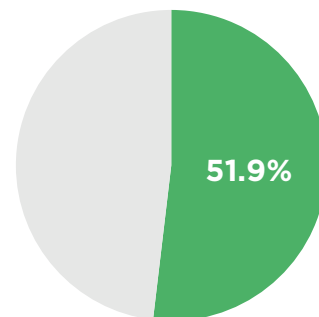
Fair Market Rent: \$912



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

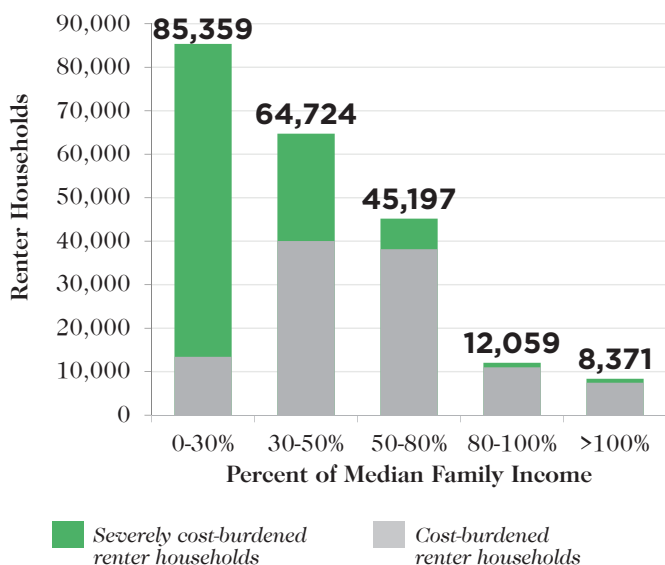
Maximum Affordable Home Value: \$349,312



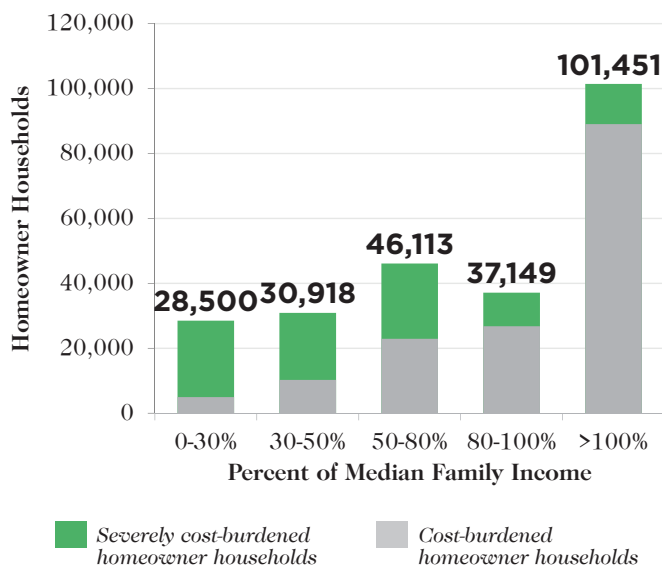
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



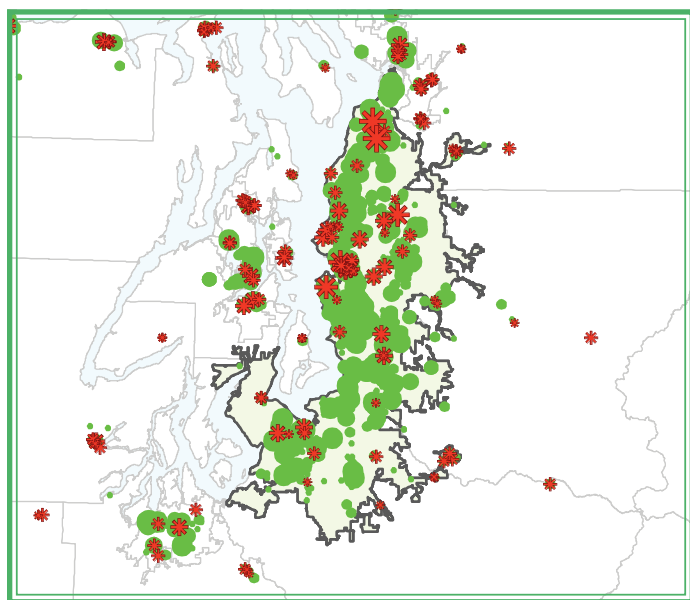
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units
- * Expiring Section 8 or Section 515 unit



Subsidized Inventory Characteristics

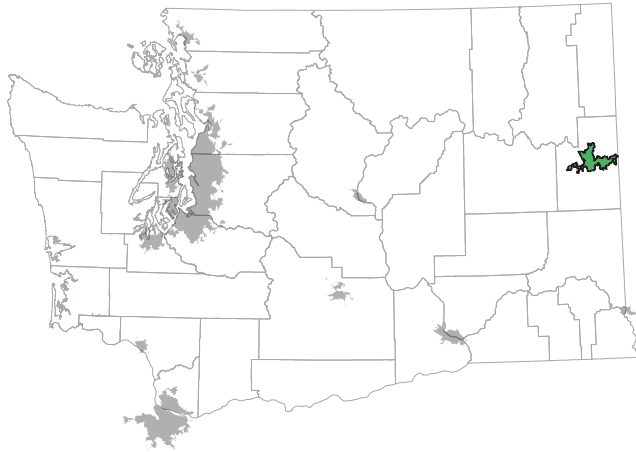
- Sites: 1,206
- Units: 75,999
- Section 8/Section 515 units set to expire by 2017: 3,004

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	107,651	63,847	100.0%	59
30% - 50%	78,233	36,880	57.8%	47
50% - 80%	90,396	4,404	6.9%	5
80% - 100%	55,950	444	0.7%	1

* Income eligibility was not available for all units in the inventory

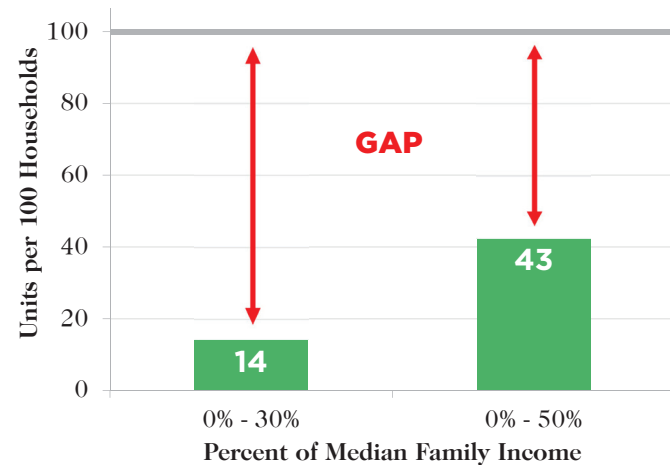
SPOKANE AREA



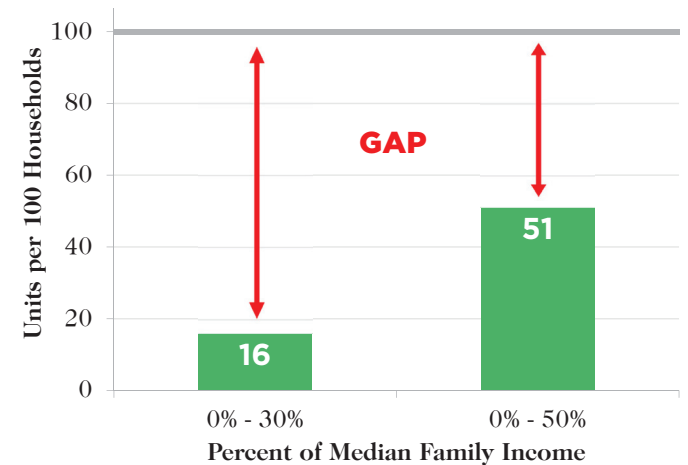
- Population: 389,272
- Area: 166 miles²
- Households: 157,490
- Median Family Income: \$62,900
- Low-income Renter Households: 40,032
- Subsidized Housing Units: 8,103

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

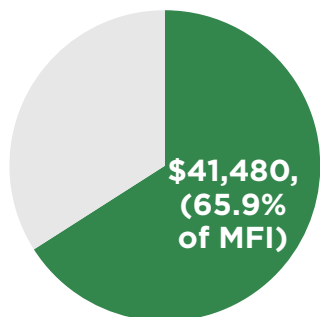


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

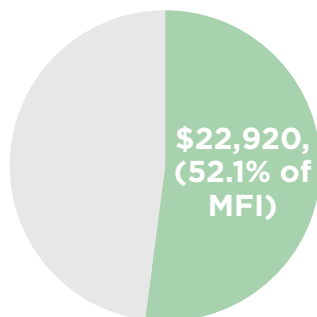
Fair Market Rent: \$1,037



■ required income

1 person / 1 bedroom

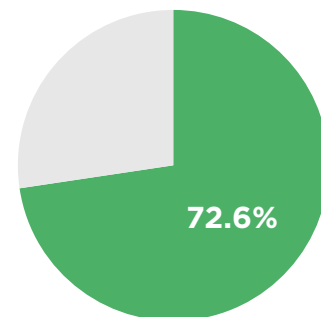
Fair Market Rent: \$573



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

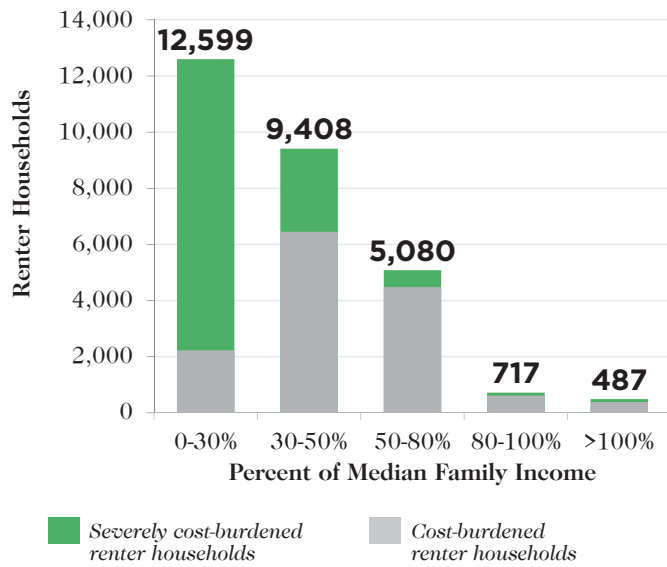
Maximum Affordable Home Value: \$243,493



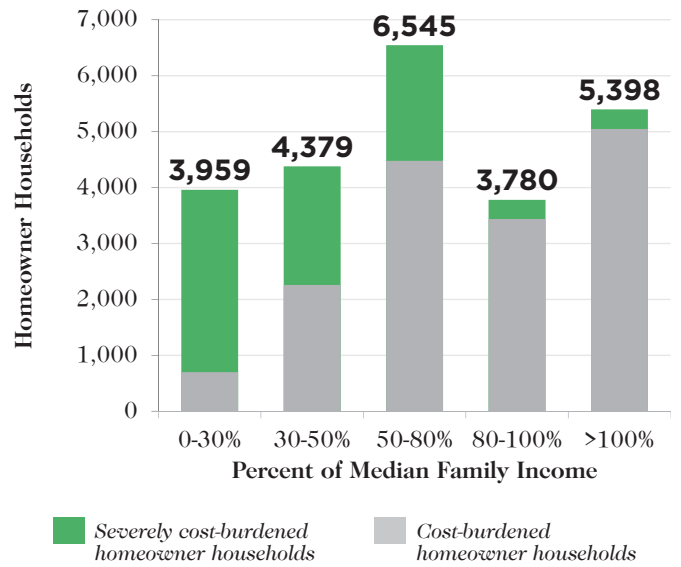
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



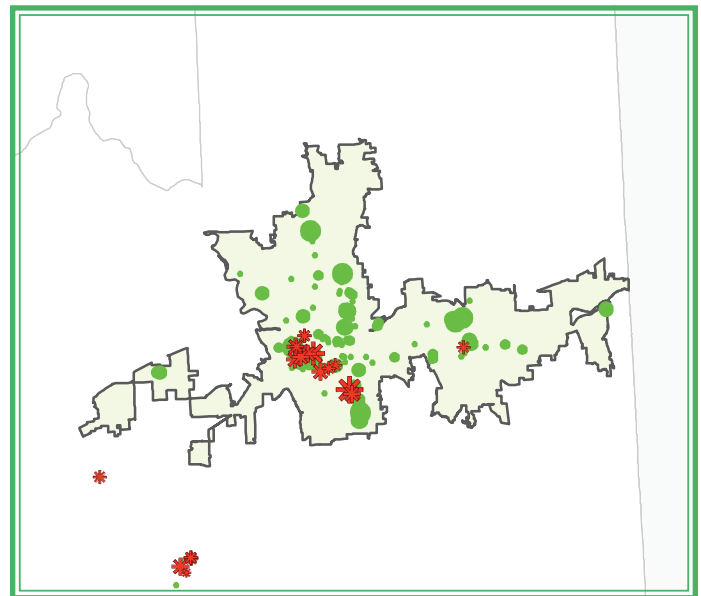
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

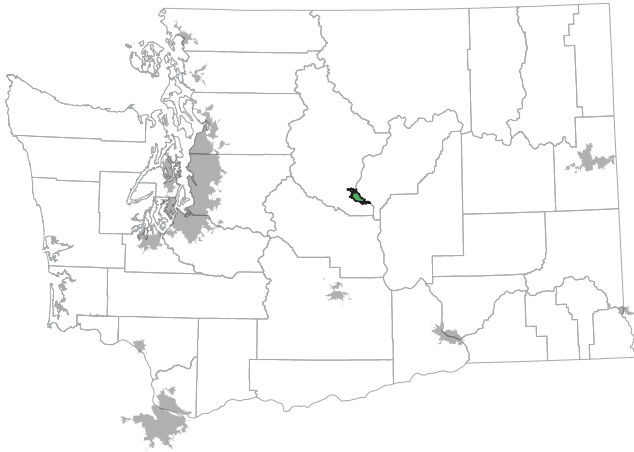
- Sites: 153
- Units: 8,103
- Section 8/Section 515 units set to expire by 2017: 967

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	14,822	6,420	100.0%	43
30% - 50%	11,760	3,823	59.5%	33
50% - 80%	13,450	712	11.1%	5
80% - 100%	6,038	80	1.2%	1

* Income eligibility was not available for all units in the inventory

WENATCHEE AREA

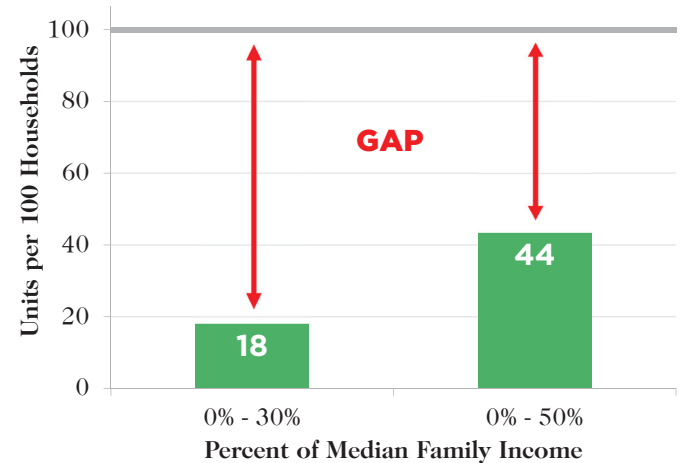
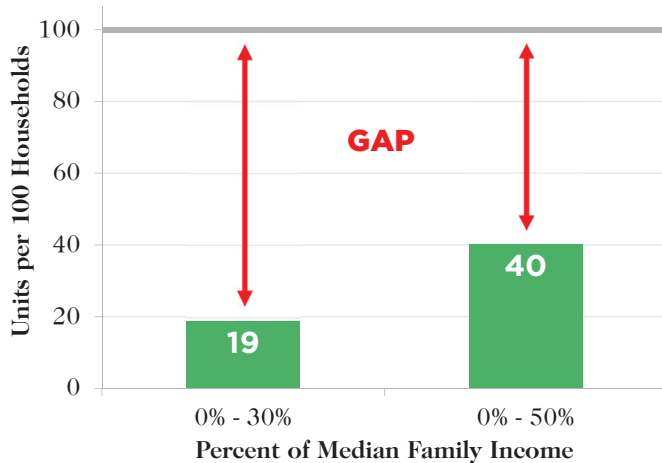


- Population: 65,848
- Area: 33 miles²
- Households: 24,773
- Median Family Income: \$58,700
- Low-income Renter Households: 4,489
- Subsidized Housing Units: 1,019

Affordable Housing Gap (for the County)

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

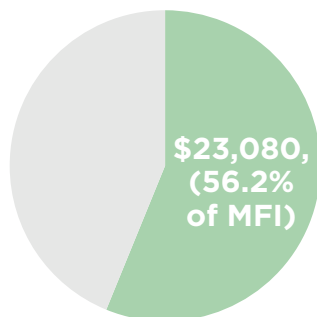
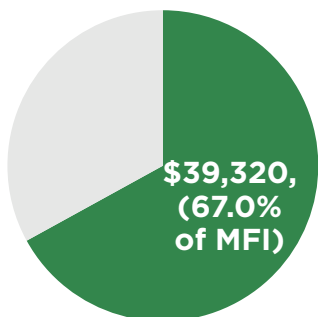
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

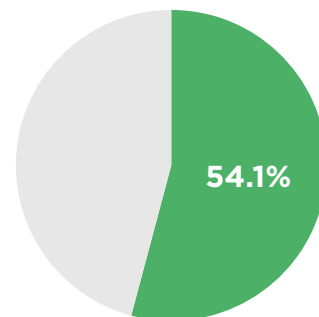
1 person / 1 bedroom

Fair Market Rent: \$983

Fair Market Rent: \$577



Maximum Affordable Home Value: \$236,894



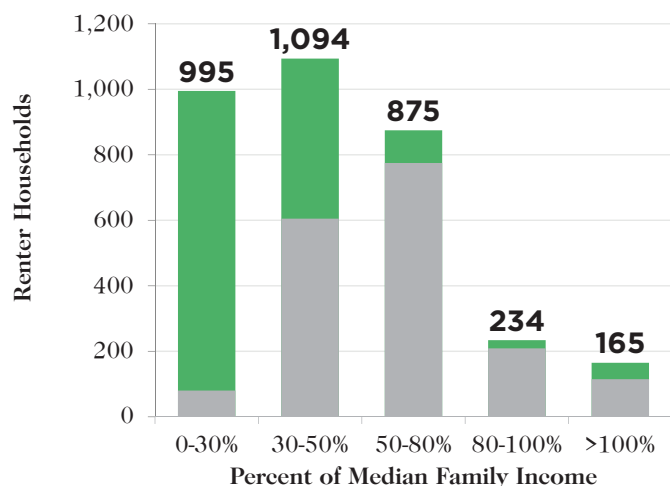
■ required income

■ required income

■ % of owner-occupied homes that are affordable

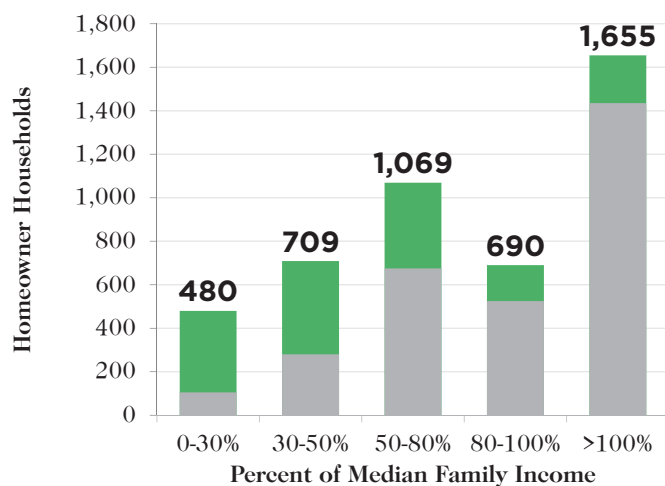
Cost Burden

Cost-Burdened **Renter** Households



■ Severely cost-burdened renter households
 ■ Cost-burdened renter households

Cost-Burdened **Homeowner** Households

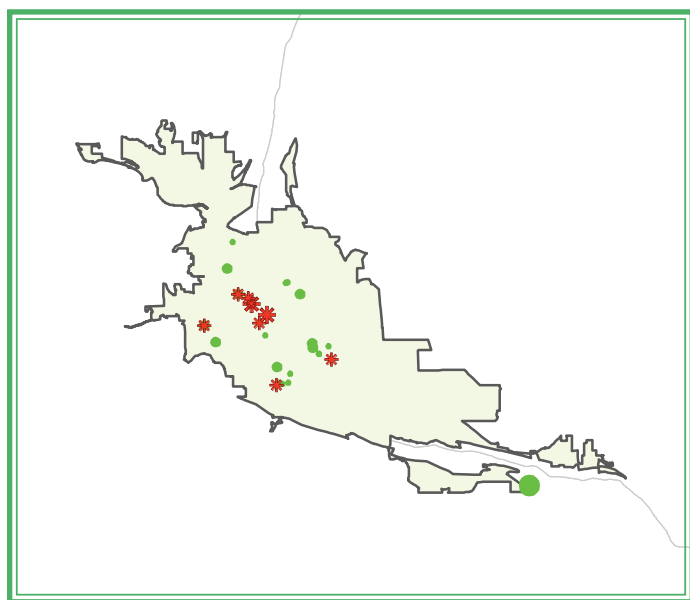


■ Severely cost-burdened homeowner households
 ■ Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- 🏠 Sites: 28
- 🔑 Units: 1,019
- 🕒 Section 8/Section 515 units set to expire by 2017: 395

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	1,250	720	100.0%	58
30% - 50%	1,314	300	41.7%	23
50% - 80%	1,925	0	0.0%	0
80% - 100%	1,150	0	0.0%	0

* Income eligibility was not available for all units in the inventory

YAKIMA AREA

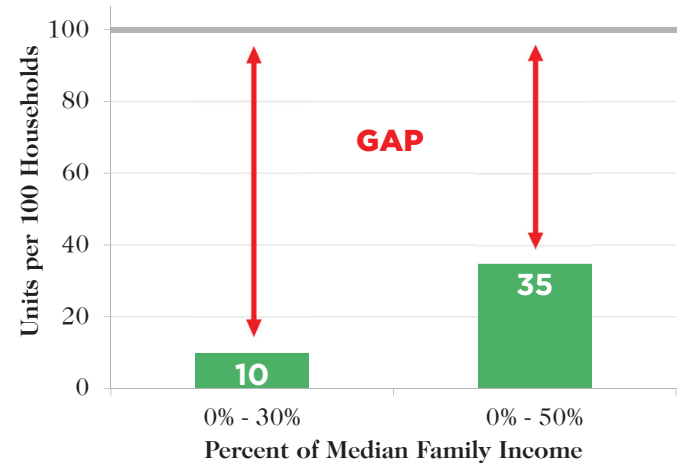
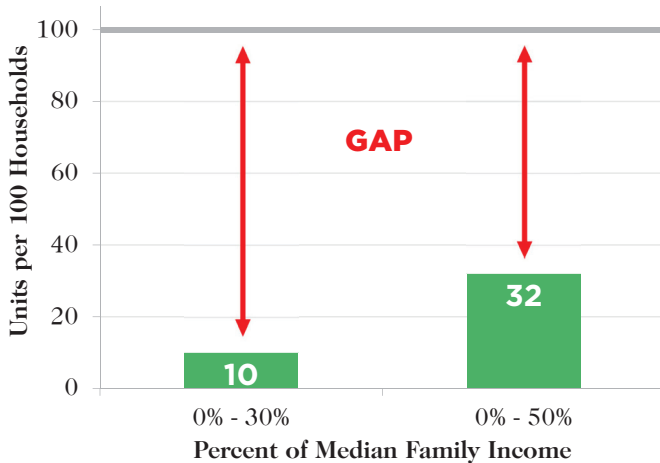


- Population: 128,498
- Area: 60 miles²
- Households: 46,321
- Median Family Income: \$51,200
- Low-income Renter Households: 11,770
- Subsidized Housing Units: 1,669

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

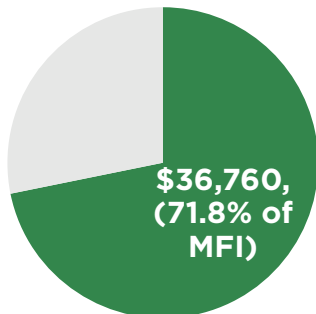
How Much of the Housing Stock Can the Median Family Income Afford to Buy?

4 people / 3 bedrooms

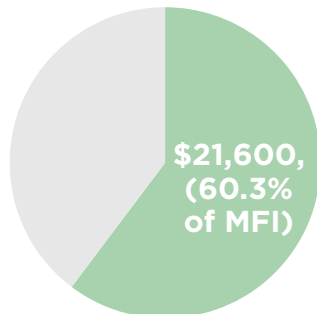
Fair Market Rent: \$919

1 person / 1 bedroom

Fair Market Rent: \$540

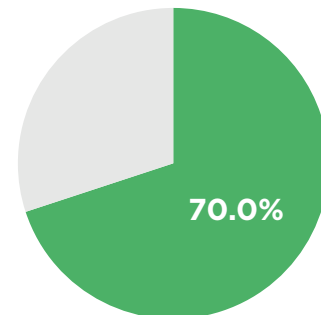


■ required income



■ required income

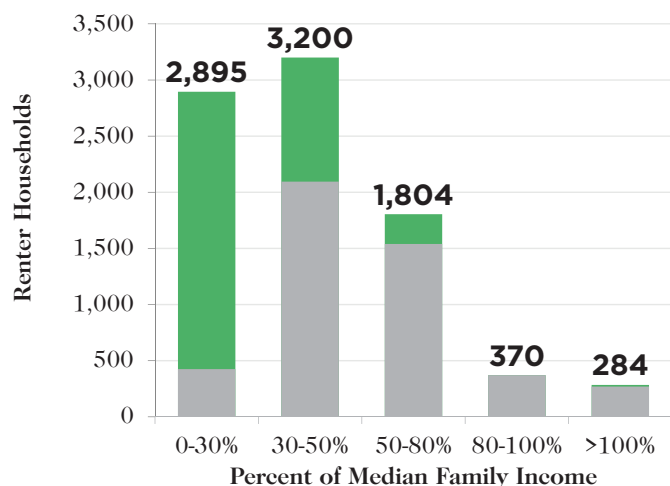
Maximum Affordable Home Value: \$200,661



■ % of owner-occupied homes that are affordable

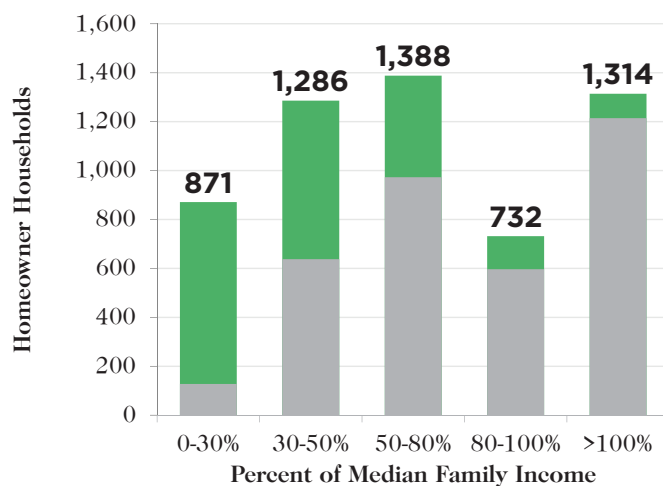
Cost Burden

Cost-Burdened **Renter** Households



■ Severely cost-burdened renter households
 ■ Cost-burdened renter households

Cost-Burdened **Homeowner** Households

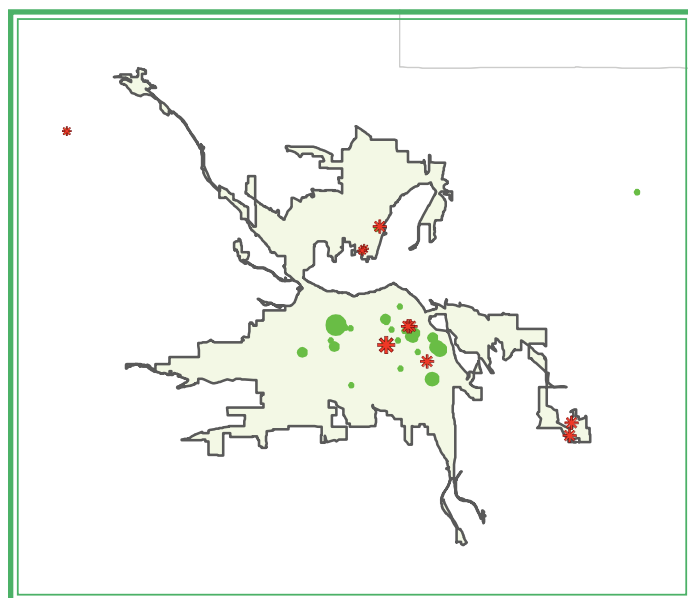


■ Severely cost-burdened homeowner households
 ■ Cost-burdened homeowner households

Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

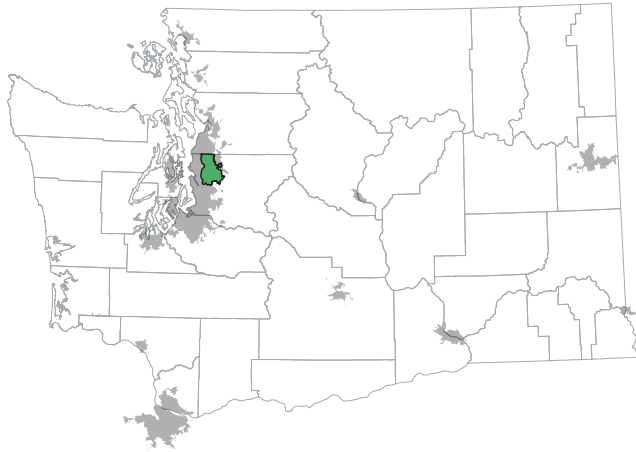
- 🏠 Sites: 40
- 🔑 Units: 1,669
- 🕒 Section 8/Section 515 units set to expire by 2017: 354

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	3,485	1,340	100.0%	38
30% - 50%	4,220	725	54.1%	17
50% - 80%	4,065	78	5.8%	2
80% - 100%	1,894	12	0.9%	1

* Income eligibility was not available for all units in the inventory

EAST KING COUNTY

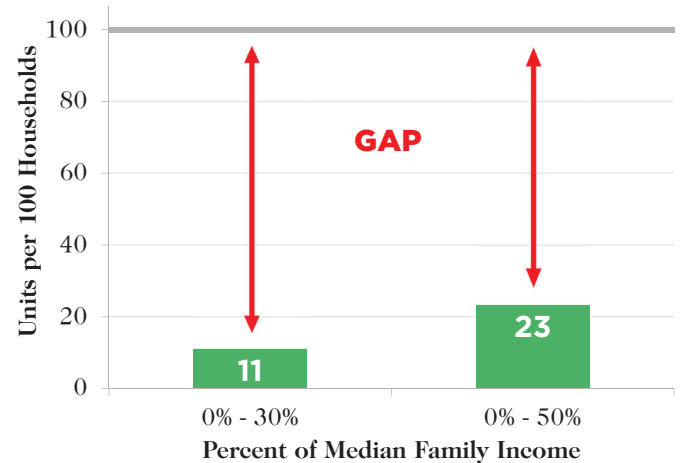
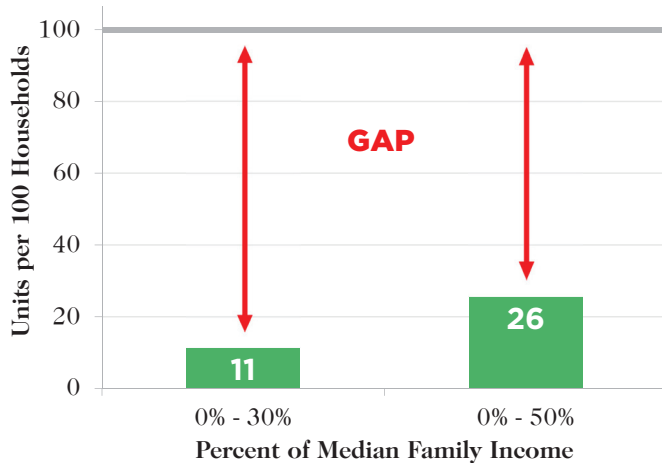


- Population: 444,682
- Area: 166 miles²
- Households: 179,630
- Median Family Income: \$88,000
- Low-income Renter Households: 23,191
- Subsidized Housing Units: 6,738

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

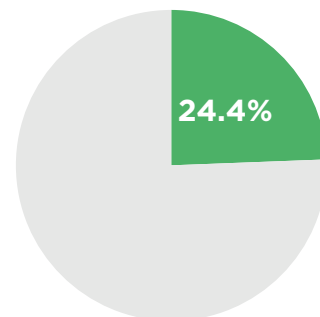
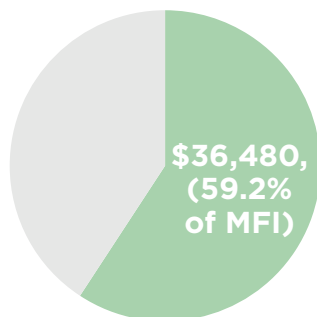
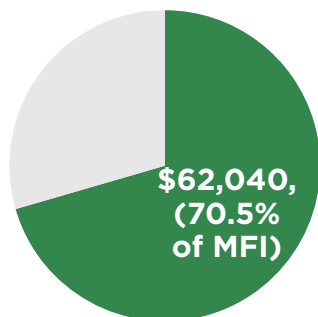
4 people / 3 bedrooms

Fair Market Rent: \$1,551

1 person / 1 bedroom

Fair Market Rent: \$912

Maximum Affordable Home Value: \$349,312



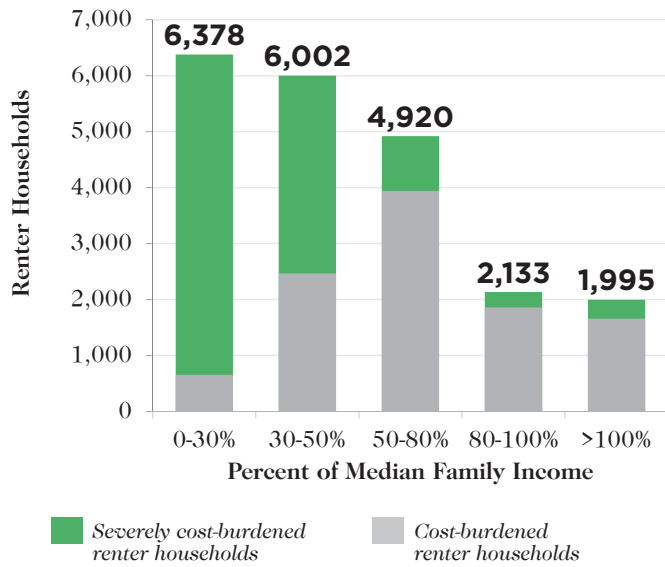
■ required income

■ required income

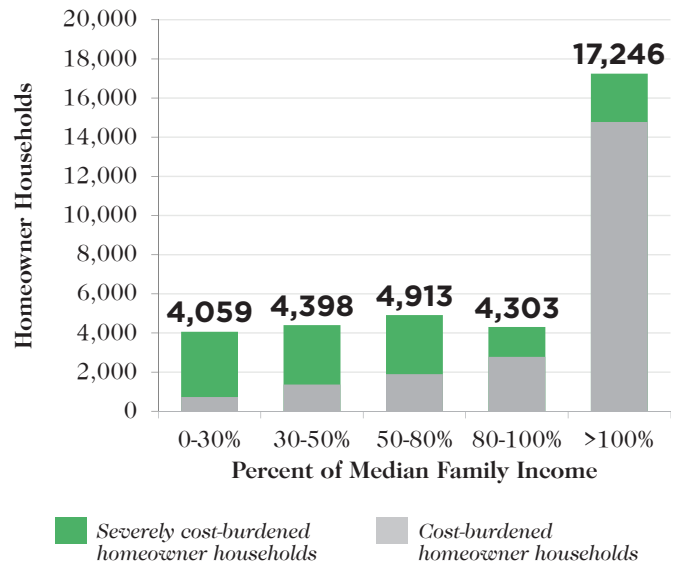
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



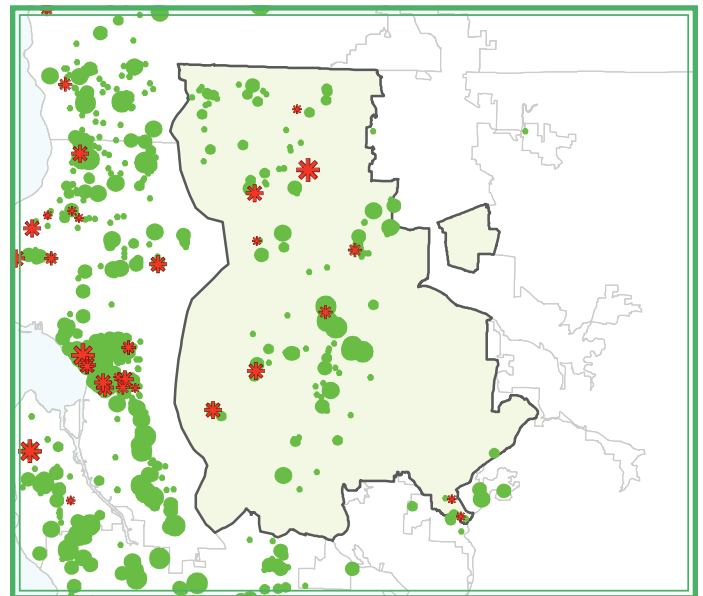
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 136
- Units: 6,738
- Section 8/Section 515 units set to expire by 2017: 446

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	8,412	4,945	100.0%	59
30% - 50%	6,932	3,039	61.5%	44
50% - 80%	7,847	642	13.0%	8
80% - 100%	6,754	61	1.2%	1

* Income eligibility was not available for all units in the inventory

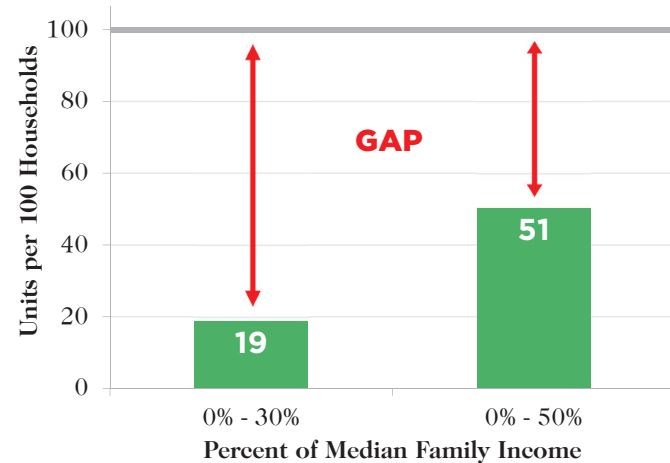
SOUTH KING COUNTY



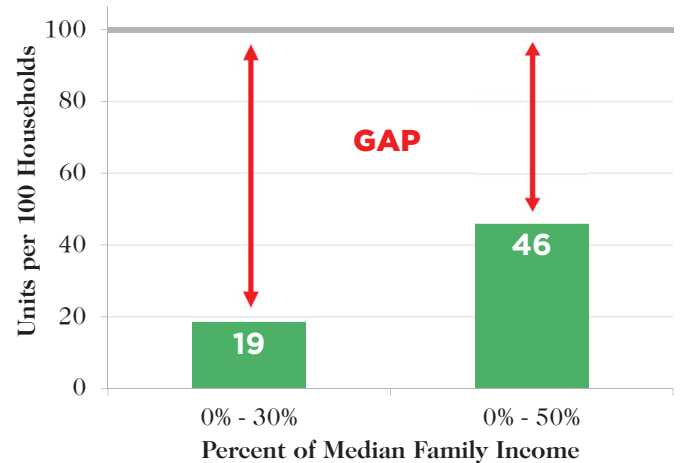
- Population: 604,045
- Area: 191 miles²
- Households: 225,974
- Median Family Income: \$88,000
- Low-income Renter Households: 60,550
- Subsidized Housing Units: 16,576

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019

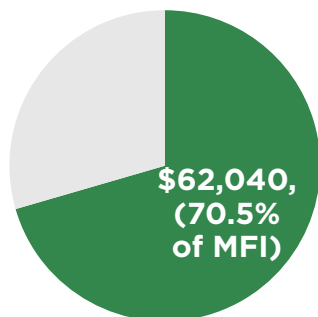


Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms

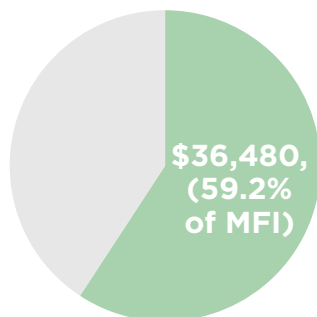
Fair Market Rent: \$1,551



■ required income

1 person / 1 bedroom

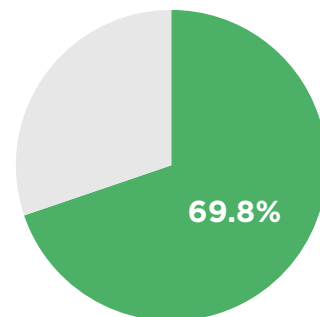
Fair Market Rent: \$912



■ required income

How Much of the Housing Stock Can the Median Family Income Afford to Buy?

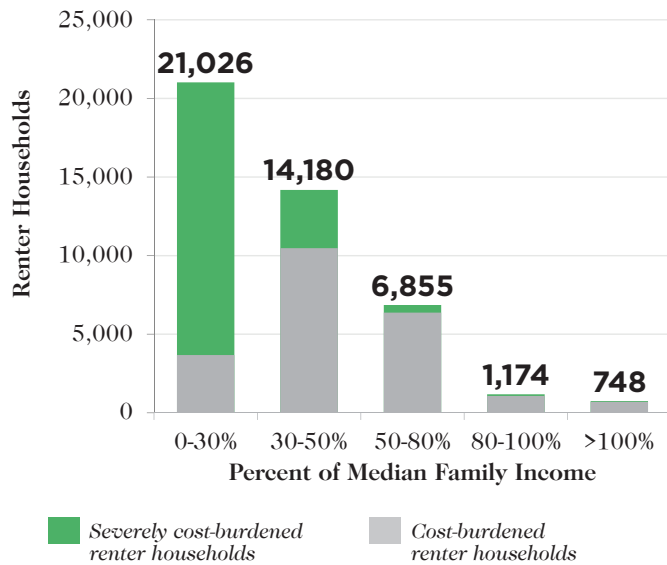
Maximum Affordable Home Value: \$349,312



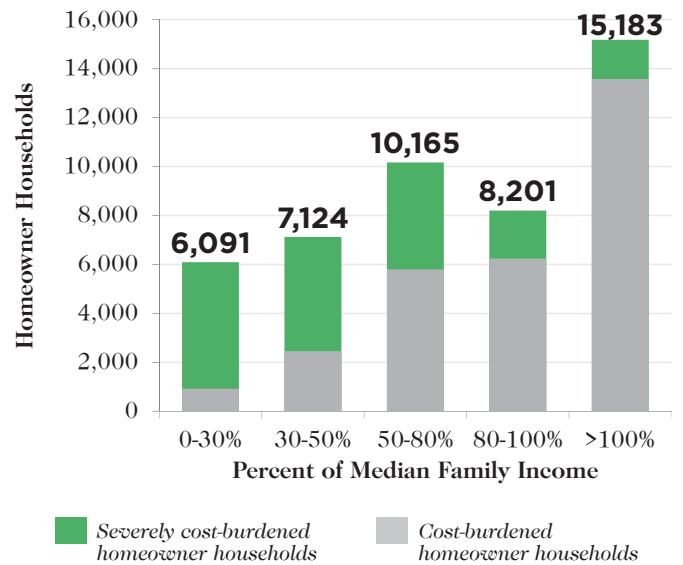
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



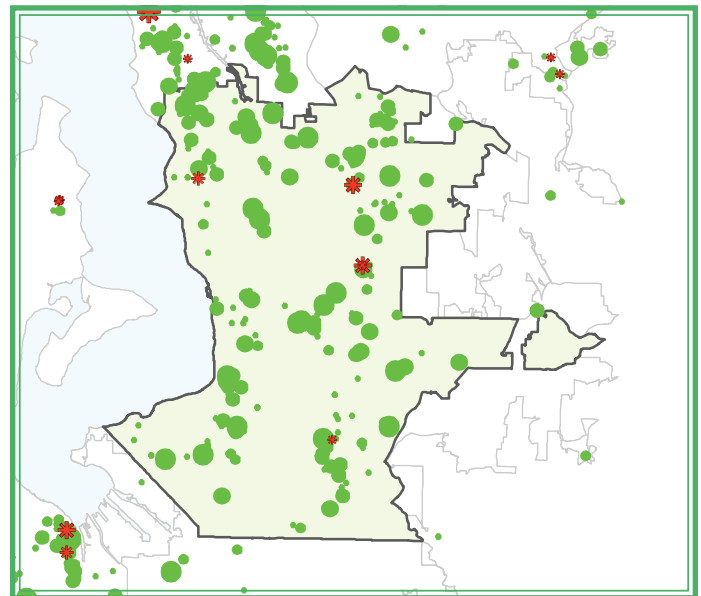
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

Subsidized Housing Units, Including Those That Are Scheduled to Expire by 2017

- Subsidized unit
- * Expiring Section 8 or Section 515 unit
- 25 or fewer units
- * 26-50
- 51-100
- * 101-150
- 151 or more units



Subsidized Inventory Characteristics

- Sites: 240
- Units: 16,576
- Section 8/Section 515 units set to expire by 2017: 233

Are There Enough Subsidized Units for Eligible Renter Households at Different Income Thresholds?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	25,278	13,645	100.0%	54
30% - 50%	17,494	9,001	66.0%	51
50% - 80%	17,778	1,544	11.3%	9
80% - 100%	10,049	74	0.5%	1

* Income eligibility was not available for all units in the inventory