CLALLAM COUNTY

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

<table>
<thead>
<tr>
<th>Units per 100 Households</th>
<th>Percent of Median Family Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>0% - 30%</td>
</tr>
<tr>
<td>32</td>
<td>0% - 50%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Units per 100 Households</th>
<th>Percent of Median Family Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>18</td>
<td>0% - 30%</td>
</tr>
<tr>
<td>36</td>
<td>0% - 50%</td>
</tr>
</tbody>
</table>

Housing Market

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

- **4 people / 3 bedrooms**
  - Fair Market Rent: $1,135
  - Required Income: $45,400, (78.1% of MFI)

- **1 person / 1 bedroom**
  - Fair Market Rent: $598
  - Required Income: $23,920, (58.8% of MFI)

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

- Maximum Affordable Home Value: $233,875
- 50.0% of owner-occupied homes that are affordable

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 Advisory Board – 2015 Housing Needs Assessment

www.commerce.wa.gov/housingneeds
### Cost Burden

#### Cost-Burdened Renter Households

![Bar chart showing cost burdened renter households by percentage of median family income.](chart)

#### Cost-Burdened Homeowner Households

![Bar chart showing cost burdened homeowner households by percentage of median family income.](chart)

### Subsidized Housing Inventory

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

- **Subsidized unit**
- **Expiring Section 8 or Section 515 unit**

**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?

<table>
<thead>
<tr>
<th>% of Median Family Income</th>
<th>Renter Households</th>
<th>Subsidized Units for Which They Are Eligible*</th>
<th>Units per 100 Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>0% - 30%</td>
<td>1,970</td>
<td>1,392</td>
<td>71</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>1,560</td>
<td>1,036</td>
<td>66</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>1,845</td>
<td>317</td>
<td>17</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>1,010</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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

---

Affordable Housing Advisory Board – 2015 Housing Needs Assessment

www.commerce.wa.gov/housingneeds