Garfield County

**Affordable Housing Gap**

Affordable and Available Housing
Units for Every 100 Households

- **GAP**
- **Units per 100 Households**
- **Percent of Median Family Income**

![Graph showing the gap between affordable and available housing units per 100 households.](chart)

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

- **GAP**
- **Units per 100 Households**
- **Percent of Median Family Income**

![Graph showing the forecasted gap between affordable and available housing units per 100 households.](chart)

**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: $31,560, (62.9% of MFI)

- **1 person / 1 bedroom**
  - Fair Market Rent: $443
  - Required Income: $17,720, (50.4% of MFI)

**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: 75.3%

[Affordable Housing Advisory Board – 2015 Housing Needs Assessment](http://www.commerce.wa.gov/housingneeds)
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: 1

Units: 2

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>25</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>55</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>45</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>25</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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