

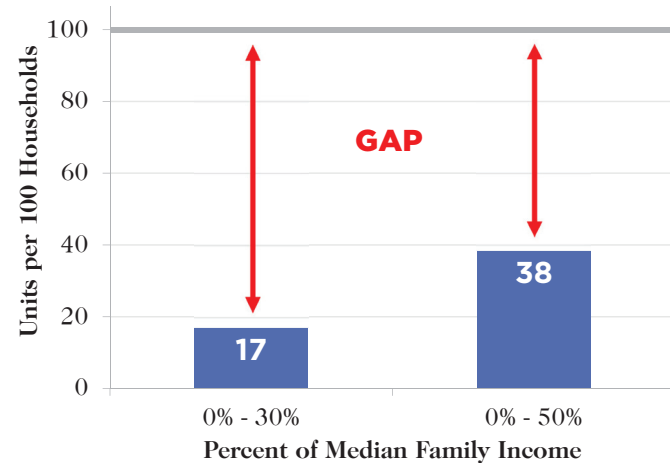
# GRAYS HARBOR COUNTY



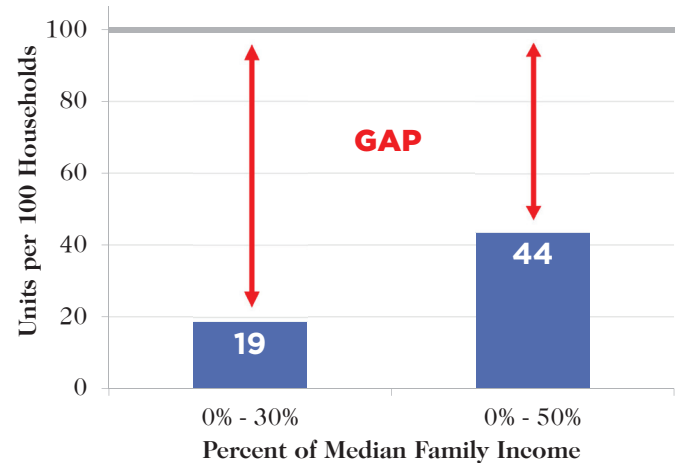
- Population: 72,272
- Area: 1,955 miles<sup>2</sup>
- Households: 27,905
- Median Family Income: \$52,100
- Low-income Renter Households: 5,370
- Subsidized Housing Units: 900

## Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



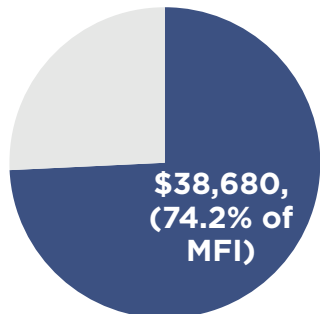
Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



## Housing Market

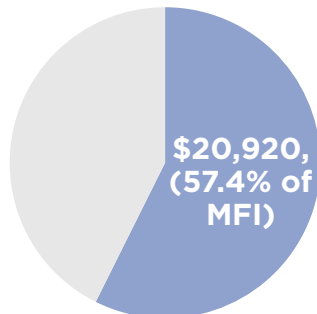
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

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



■ required income

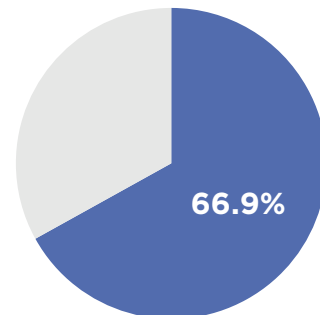
**1 person / 1 bedroom**  
Fair Market Rent: \$523



■ required income

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

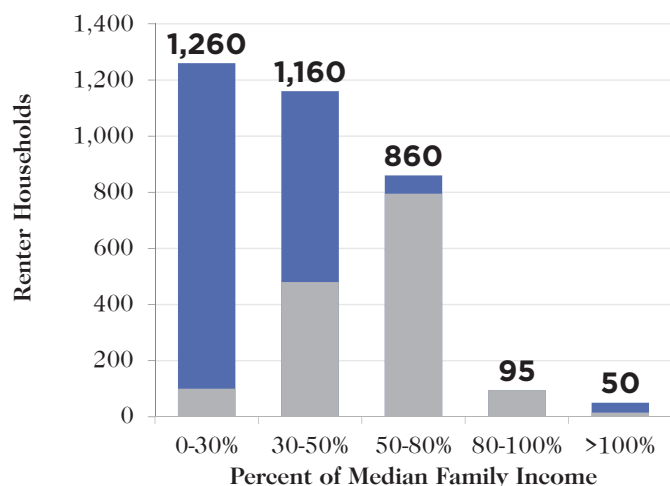
Maximum Affordable Home Value: \$206,072



■ % of owner-occupied homes that are affordable

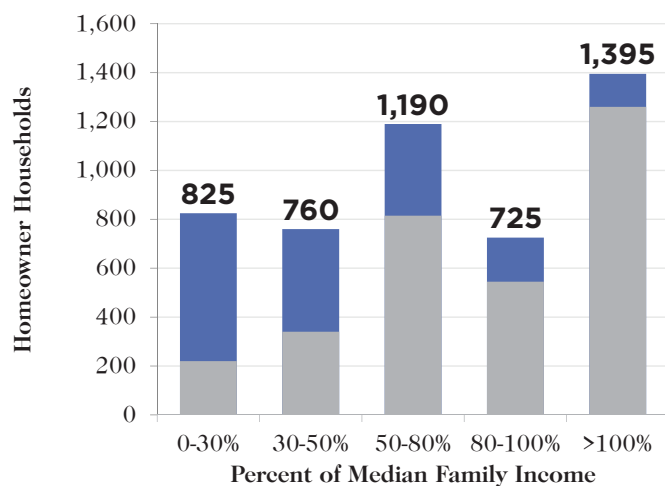
## Cost Burden

Cost-Burdened **Renter** Households



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

Cost-Burdened **Homeowner** Households

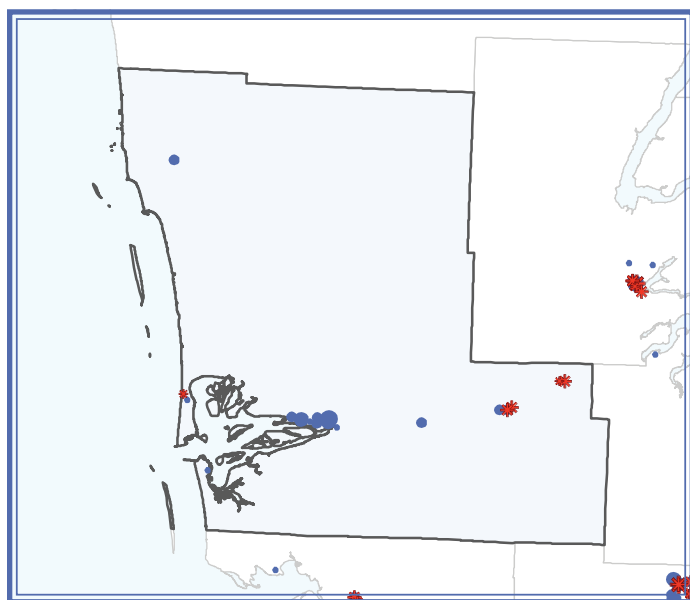


■ Severely cost-burdened homeowner households  
■ Cost-burdened homeowner households

## 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: 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