GRAYS HARBOR COUNTY

Affordable Housing Gap
Affordable and Available Housing Units for Every 100 Households

<table>
<thead>
<tr>
<th>Percent of Median Family Income</th>
<th>Units per 100 Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>0% - 30%</td>
<td>17</td>
</tr>
<tr>
<td>0% - 50%</td>
<td>38</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Percent of Median Family Income</th>
<th>Units per 100 Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>0% - 30%</td>
<td>19</td>
</tr>
<tr>
<td>0% - 50%</td>
<td>44</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: $967
  - Required income: $38,680, (74.2% of MFI)

- 1 person / 1 bedroom
  - Fair Market Rent: $523
  - Required income: $20,920, (57.4% of MFI)

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: 66.9%

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 Advisory Board – 2015 Housing Needs Assessment
www.commerce.wa.gov/housingneeds
### 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**

#### 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?

<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>1,775</td>
<td>317</td>
<td>18</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>1,715</td>
<td>182</td>
<td>11</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>1,880</td>
<td>43</td>
<td>2</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>1,140</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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