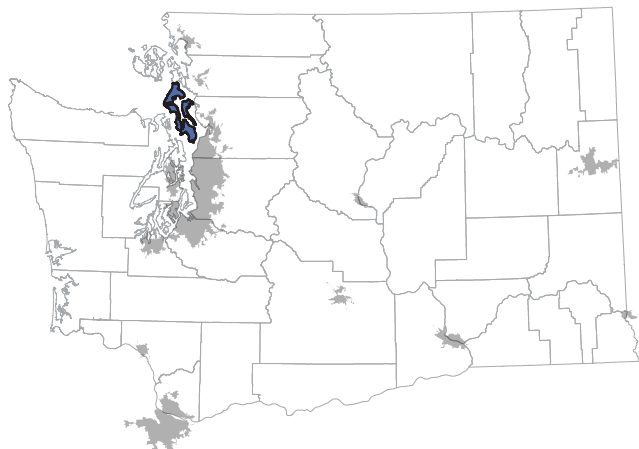








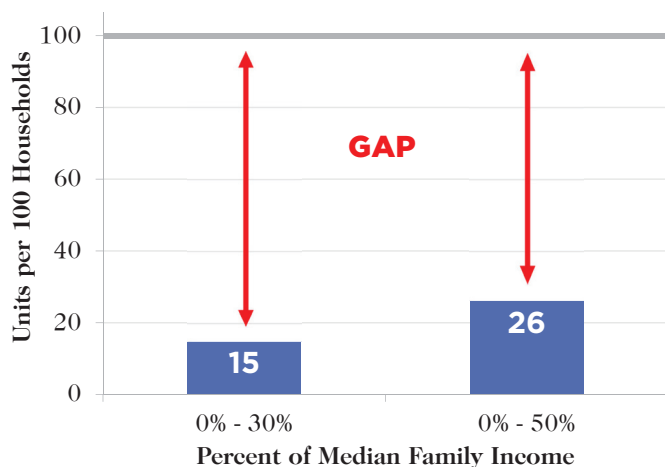
ISLAND COUNTY



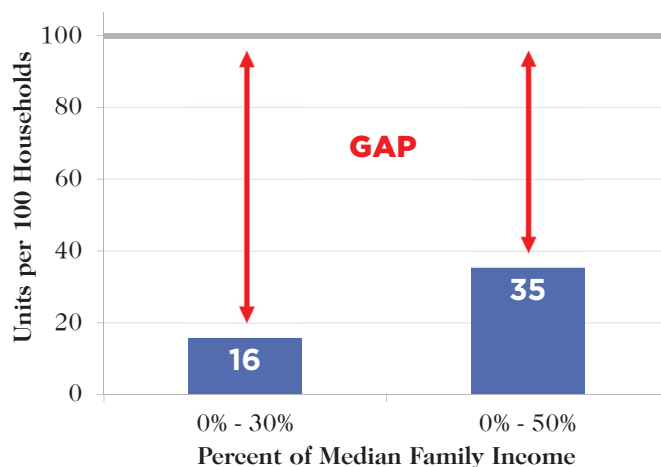
-  Population: 78,707
-  Area: 208 miles²
-  Households: 33,190
-  Median Family Income: \$72,500
-  Low-income Renter Households: 5,175
-  Subsidized Housing Units: 785

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



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

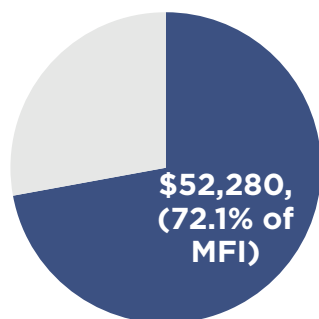


Housing Market

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

4 people / 3 bedrooms

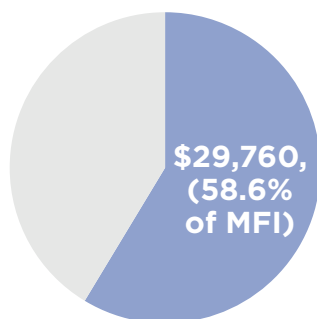
Fair Market Rent: \$1,307



■ required income

1 person / 1 bedroom

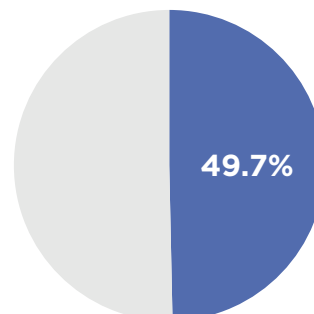
Fair Market Rent: \$744



■ required income

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

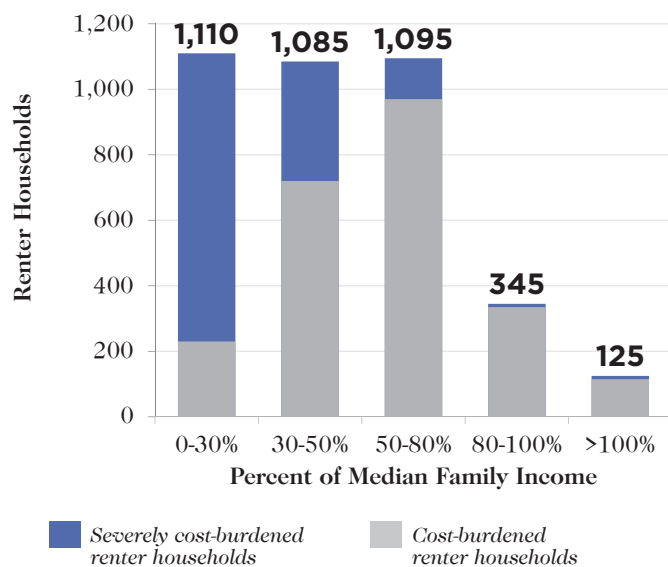
Maximum Affordable Home Value: \$299,681



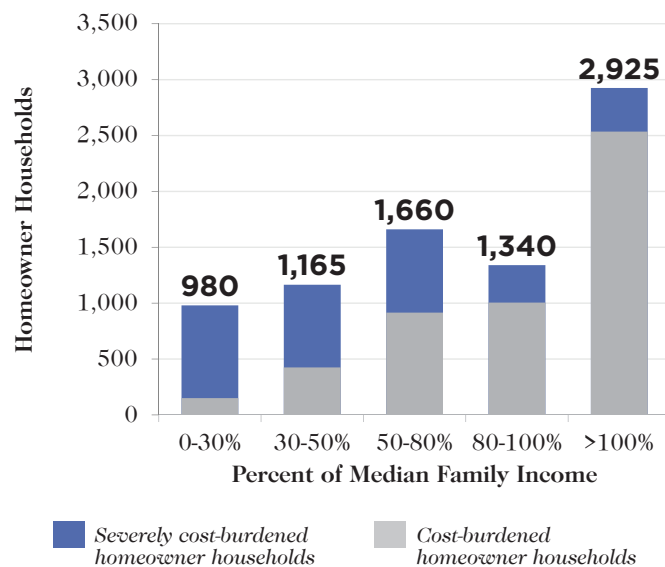
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened *Renter* Households

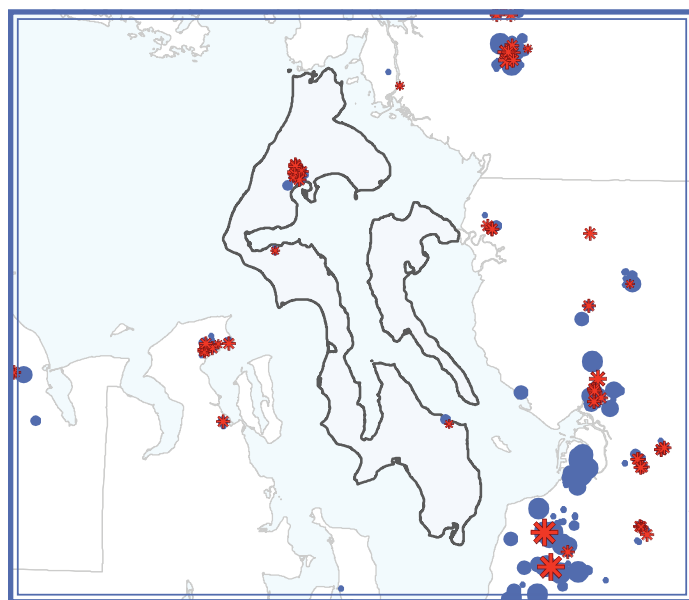
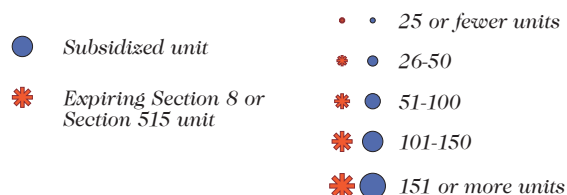


Cost-Burdened *Homeowner* Households



Subsidized Housing Inventory

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



Subsidized Inventory Characteristics

- Sites: 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