**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

<table>
<thead>
<tr>
<th>Units per 100 Households</th>
<th>Percent of Median Family Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>0% - 30%</td>
</tr>
<tr>
<td>26</td>
<td>0% - 50%</td>
</tr>
</tbody>
</table>

GAP

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>16</td>
<td>0% - 30%</td>
</tr>
<tr>
<td>35</td>
<td>0% - 50%</td>
</tr>
</tbody>
</table>

GAP

### 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: $52,280, (72.1% of MFI)

- **1 person / 1 bedroom**  
  Fair Market Rent: $744  
  Required income: $29,760, (58.6% of MFI)

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: 49.7%

**2015 Washington State Housing Needs Assessment**

Affordable Housing Advisory Board – 2015 Housing Needs Assessment  
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 unit
- Expiring Section 8 or Section 515 unit

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?

<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>1,680</td>
<td>524</td>
<td>31</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>1,320</td>
<td>433</td>
<td>33</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>2,175</td>
<td>35</td>
<td>2</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>1,320</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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