**THURSTON COUNTY**

Population: 252,410  
Area: 736 miles²  
Households: 100,766  
Median Family Income: $75,000  
Low-income Renter Households: 19,270  
Subsidized Housing Units: 3,838

---

**Affordable Housing Gap**

Affordable and Available Housing  
Units for Every 100 Households

- **0% - 30%**
  - Units per 100 Households: 15
  - Units per 100 Households: 34

**GAP**

- 0% - 50%

---

**Housing Market**

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

<table>
<thead>
<tr>
<th>4 people / 3 bedrooms</th>
<th>1 person / 1 bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Rent: $1,304</td>
<td>Fair Market Rent: $703</td>
</tr>
</tbody>
</table>

- **$52,160, (69.5% of MFI)**  
- **$28,120, (53.6% of MFI)**

---

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

- **Maximum Affordable Home Value:** $292,675  
- **64.4%**

- % of owner-occupied homes that are affordable

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Affordable Housing Advisory Board – 2015 Housing Needs Assessment  
2015 Washington State Housing Needs Assessment  
www.commerce.wa.gov/housingneeds
## Cost Burden

### Cost-Burdened Renter Households

![Graph showing cost burdened renter households by income percentage]

### Cost-Burdened Homeowner Households

![Graph showing cost burdened homeowner households by income percentage]

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## Subsidized Housing Inventory

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

- **Subsidized unit**
- **Expiring Section 8 or Section 515 unit**

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### Subsidized Inventory Characteristics

- **Sites:** 70
- **Units:** 3,838
- **Section 8/Section 515 units set to expire by 2017:** 363

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### 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>6,590</td>
<td>2,449 (100.0%)</td>
<td>37</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>5,105</td>
<td>2,060 (84.1%)</td>
<td>40</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>7,575</td>
<td>82 (3.3%)</td>
<td>1</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>3,480</td>
<td>0 (0.0%)</td>
<td>0</td>
</tr>
</tbody>
</table>

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

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*Affordable Housing Advisory Board – 2015 Housing Needs Assessment*