

THURSTON COUNTY

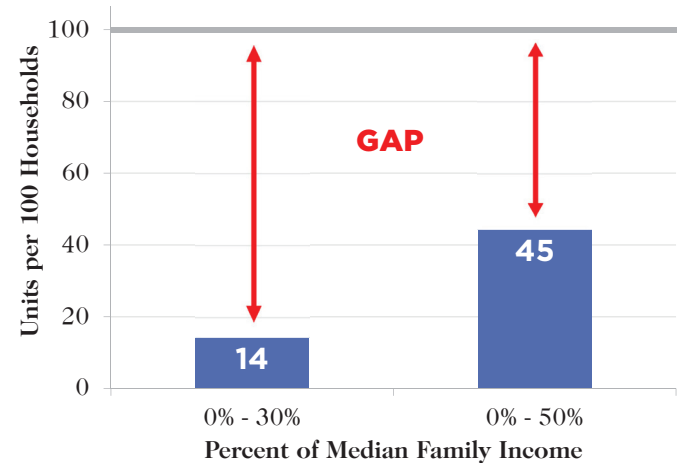
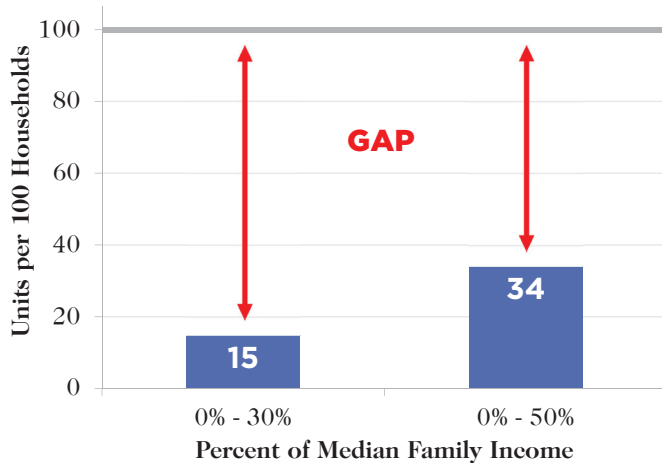


- Population: 252,410
- Area: 736 miles²
- Households: 100,766
- Median Family Income: \$75,000
- Low-income Renter Households: 19,270
- Subsidized Housing Units: 3,838

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

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



Housing Market

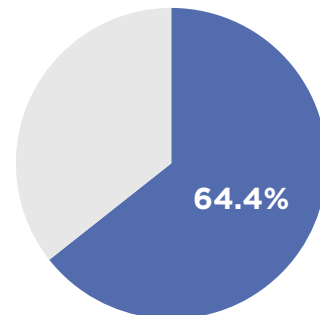
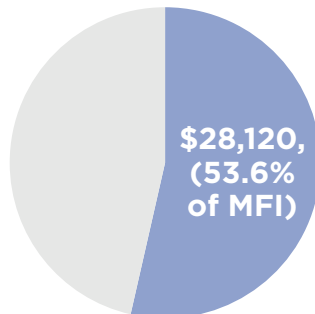
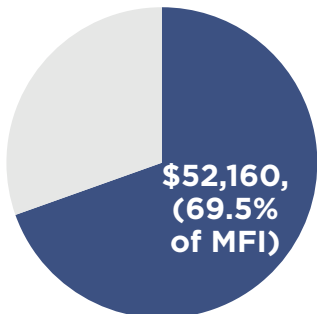
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

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

4 people / 3 bedrooms
Fair Market Rent: \$1,304

1 person / 1 bedroom
Fair Market Rent: \$703

Maximum Affordable Home Value: \$292,675



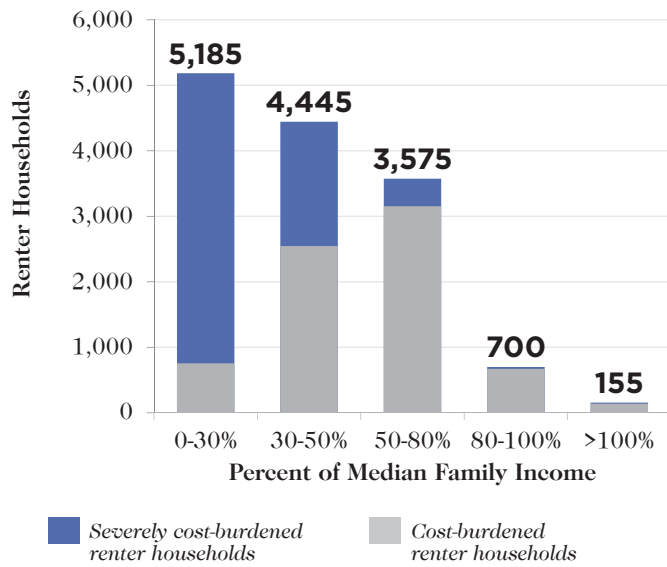
■ required income

■ required income

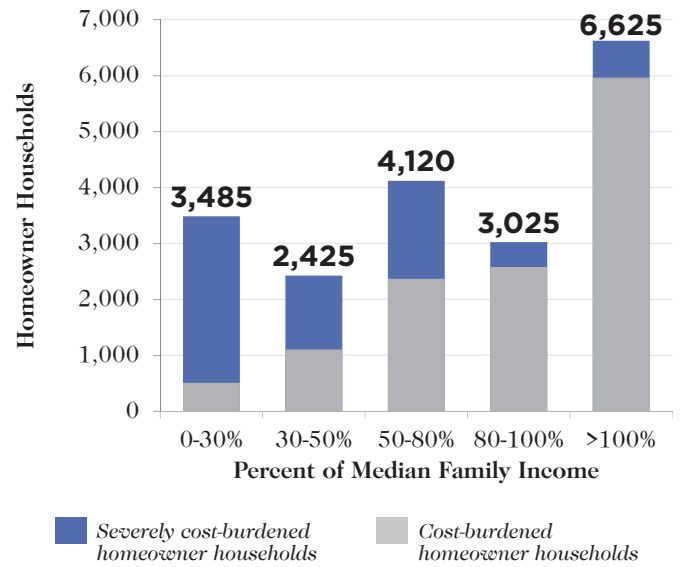
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



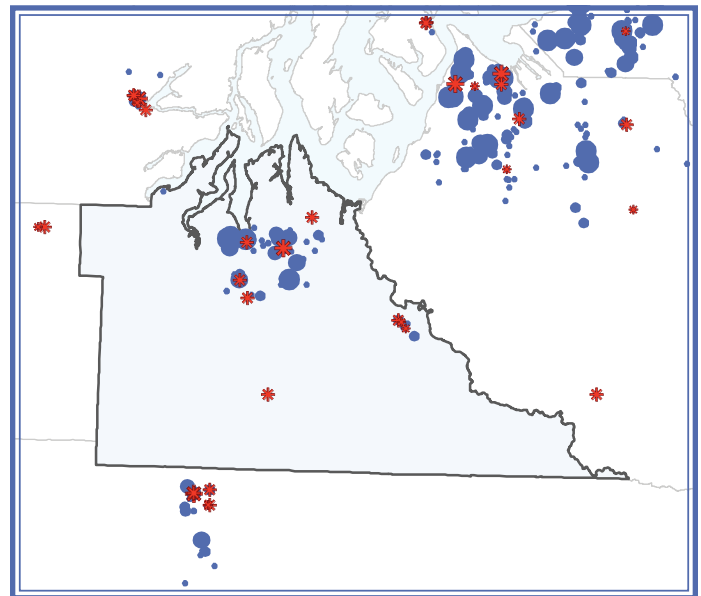
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

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

- Subsidized unit
- 25 or fewer units
- 26-50
- 51-100
- 101-150
- 151 or more units
- * Expiring Section 8 or Section 515 unit



Subsidized Inventory Characteristics

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

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%	6,590	2,449	100.0%	37
30% - 50%	5,105	2,060	84.1%	40
50% - 80%	7,575	82	3.3%	1
80% - 100%	3,480	0	0.0%	0

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