Wahkiakum County

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

- GAP
- 19 units per 100 households (0% - 30%)
- 47 units per 100 households (0% - 50%)

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

- GAP
- 21 units per 100 households (0% - 30%)
- 47 units per 100 households (0% - 50%)

Housing Market

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

- 4 people / 3 bedrooms
  - Fair Market Rent: $1,021
  - Required income: $40,840
    - 61.7% of MFI

- 1 person / 1 bedroom
  - Fair Market Rent: $600
  - Required income: $24,000
    - 61.7% of MFI

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

- Maximum Affordable Home Value: $227,878
  - 62.4% of owner-occupied homes that are affordable

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

Cost-Burdened **Homeowner** Households

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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**

**Subsidized Inventory Characteristics**

- Sites: 2
- Units: 19
- Section 8/Section 515 units set to expire by 2017: 0

**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>155</td>
<td>19</td>
<td>12</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>60</td>
<td>17</td>
<td>28</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>30</td>
<td>7</td>
<td>23</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>60</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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

**2015 Washington State Housing Needs Assessment: Wahkiakum County**

- [Affordable Housing Advisory Board – 2015 Housing Needs Assessment](http://www.commerce.wa.gov/housingneeds)