

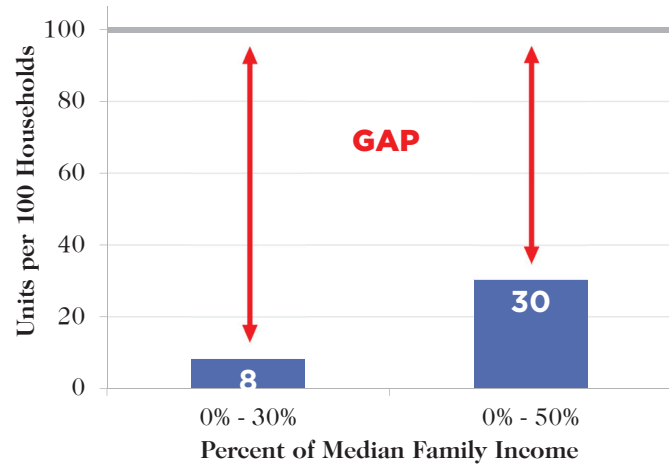
WALLA WALLA COUNTY



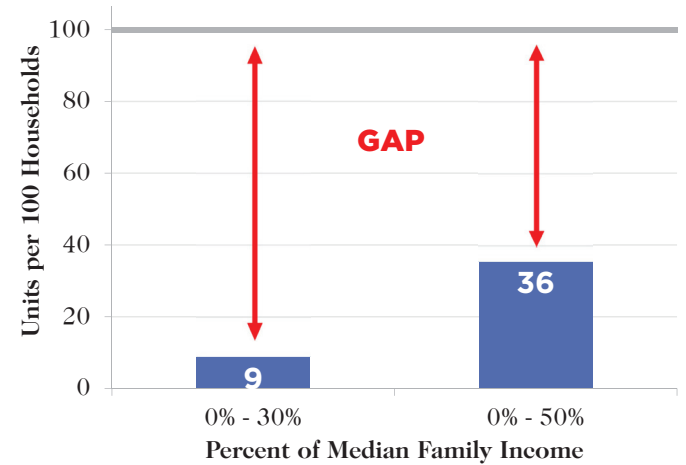
- Population: 58,643
- Area: 1,300 miles²
- Households: 21,497
- Median Family Income: \$58,100
- Low-income Renter Households: 5,325
- Subsidized Housing Units: 1,474

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



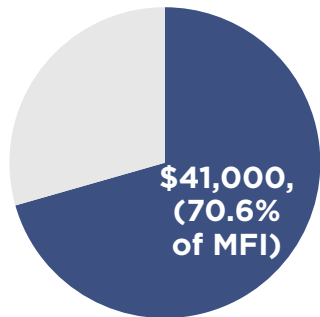
Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



Housing Market

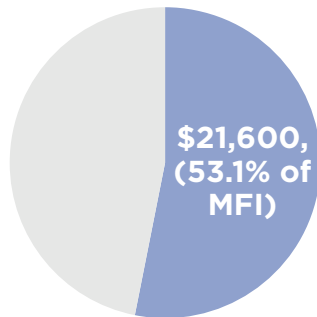
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

4 people / 3 bedrooms
Fair Market Rent: \$1,025



■ required income

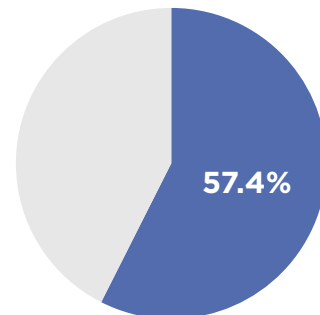
1 person / 1 bedroom
Fair Market Rent: \$540



■ required income

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

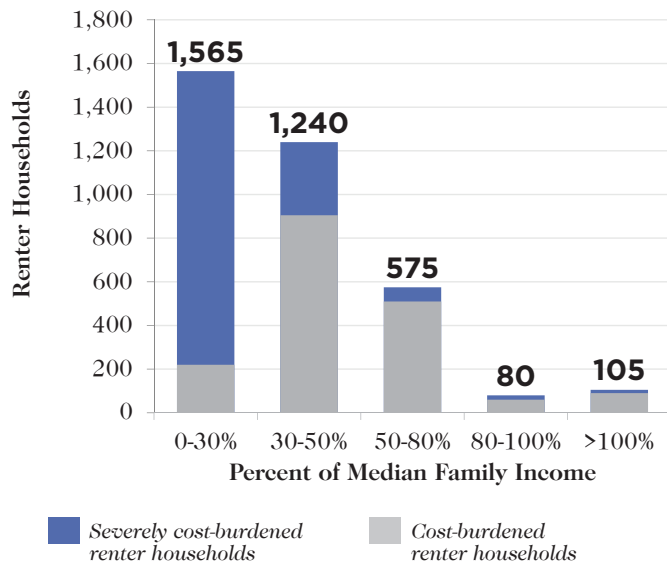
Maximum Affordable Home Value: \$226,666



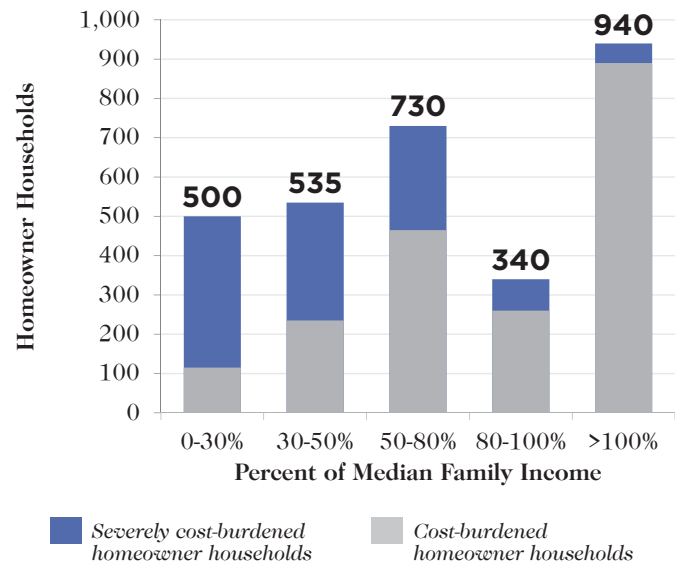
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households

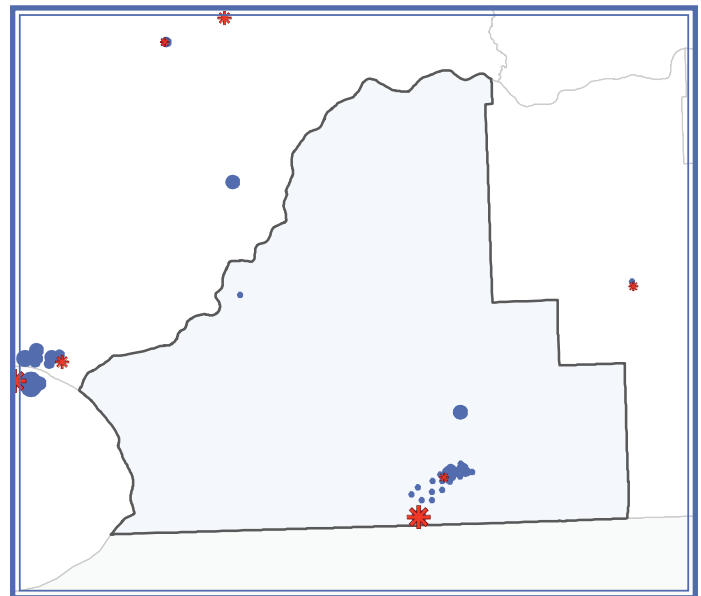
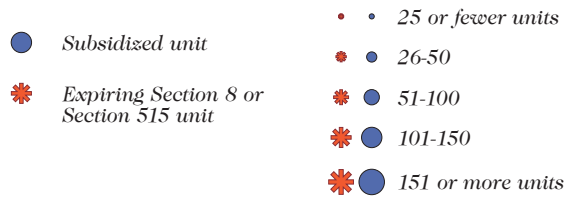


Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

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



Subsidized Inventory Characteristics

- Sites: 40
- Units: 1,474
- Section 8/Section 515 units set to expire by 2017: 150

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%	1,860	807	100.0%	43
30% - 50%	1,810	506	62.7%	28
50% - 80%	1,655	87	10.8%	5
80% - 100%	945	43	5.3%	5

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