WALLA WALLA COUNTY

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

- 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

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
  - Maximum Affordable Home Value: $226,666
  - Required income: $41,000, (70.6% of MFI)

- 1 person / 1 bedroom
  - Fair Market Rent: $540
  - Maximum Affordable Home Value: $226,666
  - Required income: $21,600, (53.1% of MFI)

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: 57.4%
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?

<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>1,860</td>
<td>807</td>
<td>43</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>1,810</td>
<td>506</td>
<td>28</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>1,655</td>
<td>87</td>
<td>5</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>945</td>
<td>43</td>
<td>5</td>
</tr>
</tbody>
</table>

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