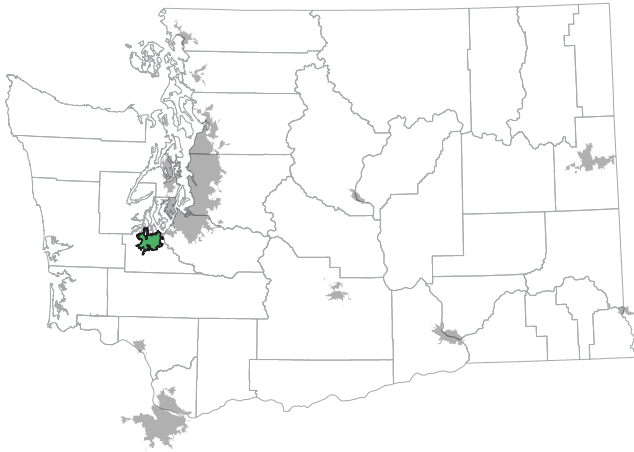


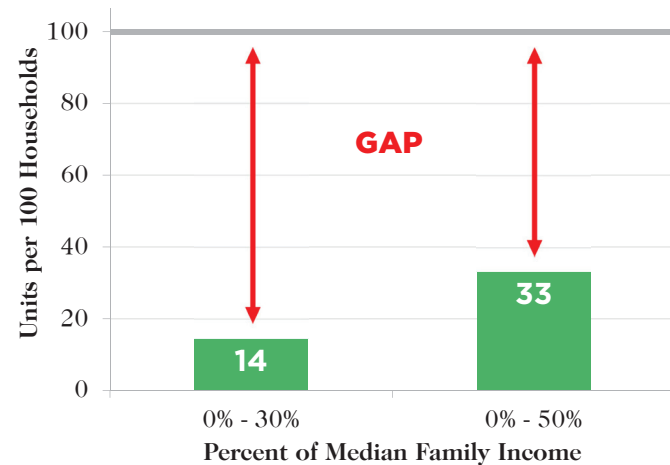
OLYMPIA-LACEY AREA



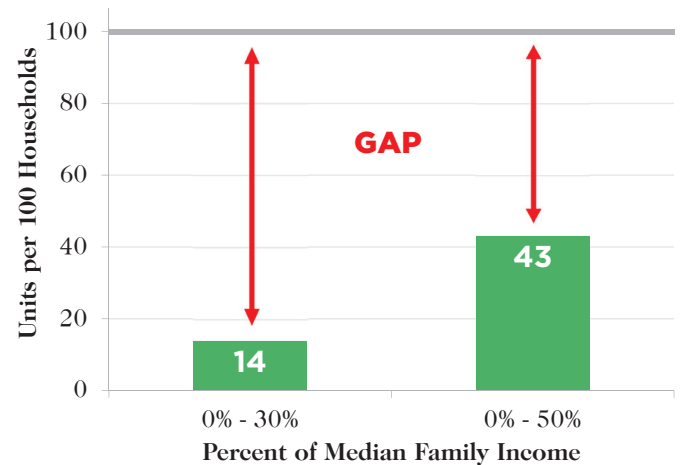
- Population: 177,704
- Area: 109 miles²
- Households: 72,632
- Median Family Income: \$75,000
- Low-income Renter Households: 15,250
- Subsidized Housing Units: 3,170

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



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

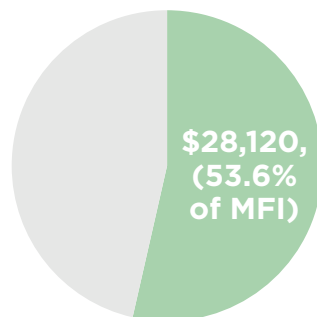
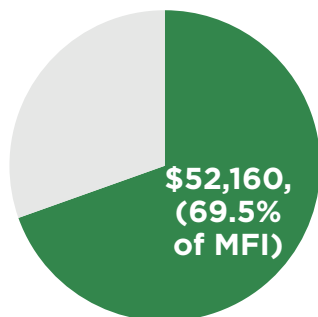


Housing Market

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

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

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

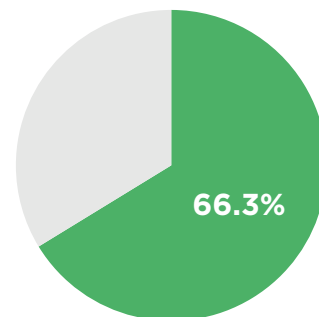


■ required income

■ required income

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

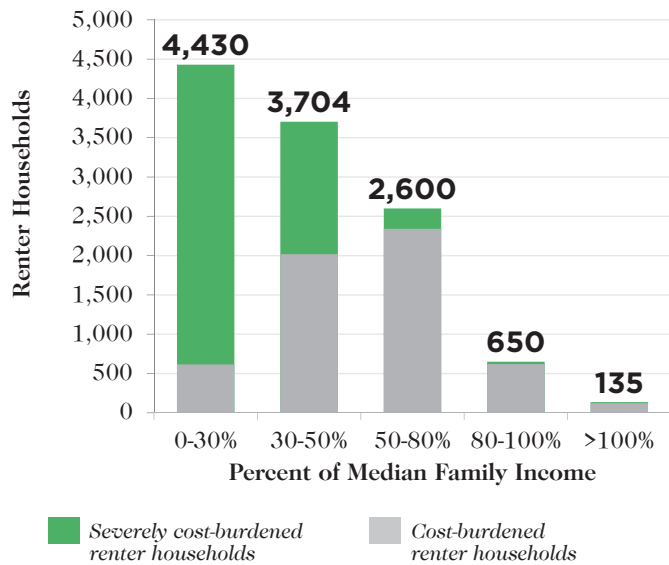
Maximum Affordable Home Value: \$292,675



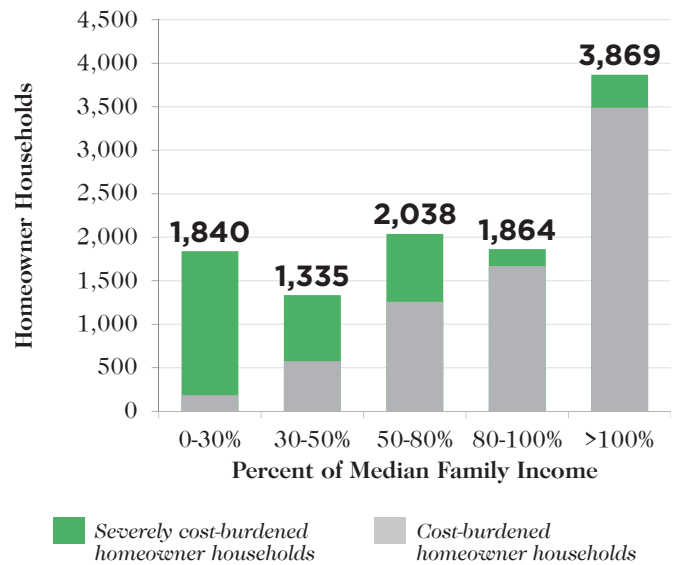
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



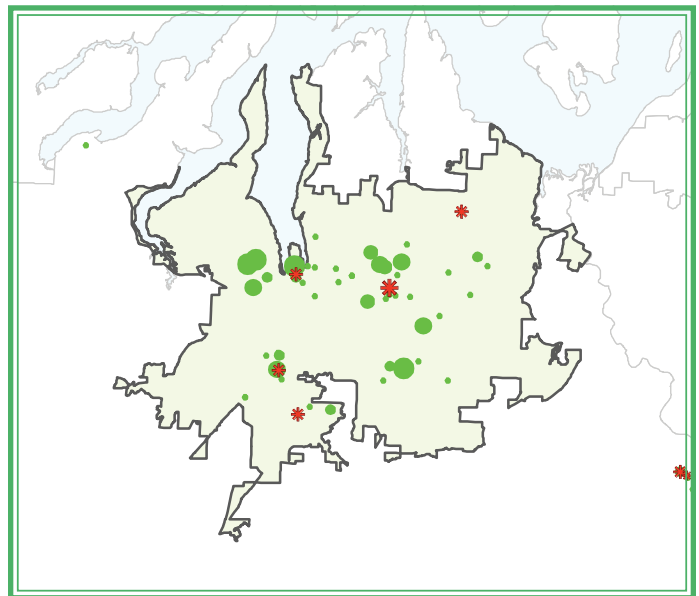
Cost-Burdened **Homeowner** Households



Subsidized Housing Inventory

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

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



Subsidized Inventory Characteristics

- Sites: 59
- Units: 3,170
- Section 8/Section 515 units set to expire by 2017: 259

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%	5,430	2,227	100.0%	41
30% - 50%	4,165	1,753	78.7%	42
50% - 80%	5,655	95	4.3%	2
80% - 100%	2,949	0	0.0%	0

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