SOUTH KING COUNTY

Population: 604,045
Area: 191 miles²
Households: 225,974
Median Family Income: $88,000
Low-income Renter Households: 60,550
Subsidized Housing Units: 16,576

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: $1,551
$62,040, (70.5% of MFI)

1 person / 1 bedroom
Fair Market Rent: $912
$36,480, (59.2% of MFI)

How Much of the Housing Stock Can the Median Family Income Afford to Buy?
Maximum Affordable Home Value: $349,312
69.8%

% 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**

![Graph showing renter households by percent of median family income](image)

Cost-Burdened **Homeowner Households**

![Graph showing homeowner households by percent of median family income](image)

**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:** 240
- **Units:** 16,576
- **Section 8/Section 515 units set to expire by 2017:** 233

**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>25,278</td>
<td>13,645</td>
<td>54</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>17,494</td>
<td>9,001</td>
<td>51</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>17,778</td>
<td>1,544</td>
<td>9</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>10,049</td>
<td>74</td>
<td>1</td>
</tr>
</tbody>
</table>

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

Affordable Housing Advisory Board – 2015 Housing Needs Assessment