SPOKANE AREA

Population: 389,272
Area: 166 miles²
Households: 157,490
Median Family Income: $62,900
Low-income Renter Households: 40,032
Subsidized Housing Units: 8,103

Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households

<table>
<thead>
<tr>
<th>Percent of Median Family Income</th>
<th>Units per 100 Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>0% - 30%</td>
<td>14</td>
</tr>
<tr>
<td>0% - 50%</td>
<td>43</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Percent of Median Family Income</th>
<th>Units per 100 Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>0% - 30%</td>
<td>16</td>
</tr>
<tr>
<td>0% - 50%</td>
<td>51</td>
</tr>
</tbody>
</table>

Housing Market

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

- 4 people / 3 bedrooms
  - Fair Market Rent: $1,037
  - $41,480, (65.9% of MFI)

- 1 person / 1 bedroom
  - Fair Market Rent: $573
  - $22,920, (52.1% of MFI)

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

- Maximum Affordable Home Value: $243,493
  - 72.6%
### Cost Burden

#### Cost-Burdened Renter Households

![Chart showing renter household cost burden by percentage of median family income.]

#### Cost-Burdened Homeowner Households

![Chart showing homeowner household cost burden by percentage of median family income.]

### Subsidized Housing Inventory

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

- Green: Subsidized unit
- Red: Expiring Section 8 or Section 515 unit

**Subsidized Inventory Characteristics**

- Sites: 153
- Units: 8,103
- Section 8/Section 515 units set to expire by 2017: 967

### 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>14,822</td>
<td>6,420</td>
<td>43</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>11,760</td>
<td>3,823</td>
<td>33</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>13,450</td>
<td>712</td>
<td>5</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>6,038</td>
<td>80</td>
<td>1</td>
</tr>
</tbody>
</table>

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

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**Affordable Housing Advisory Board – 2015 Housing Needs Assessment**

www.commerce.wa.gov/housingneeds