CITY OF TACOMA

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>12</td>
</tr>
<tr>
<td>0% - 50%</td>
<td>32</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>11</td>
</tr>
<tr>
<td>0% - 50%</td>
<td>35</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: $1,354
  $54,160, (75.5% of MFI)

- 1 person / 1 bedroom
  Fair Market Rent: $745
  $29,800, (59.4% of MFI)

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

Maximum Affordable Home Value: $275,497

66.4%

% of owner-occupied homes that are affordable

Population: 200,013
Area: 49 miles²
Households: 78,447
Median Family Income: $71,700
Low-income Renter Households: 22,650
Subsidized Housing Units: 6,278

City of Tacoma
Affordable Housing Advisory Board – 2015 Housing Needs Assessment

www.commerce.wa.gov/housingneeds
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: 93

Units: 6,278

Section 8/Section 515 units set to expire by 2017: 270

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>9,110</td>
<td>5,191</td>
<td>57</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>6,130</td>
<td>3,258</td>
<td>53</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>7,410</td>
<td>128</td>
<td>2</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>4,195</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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

Affordable Housing Advisory Board – 2015 Housing Needs Assessment

www.commerce.wa.gov/housingneeds