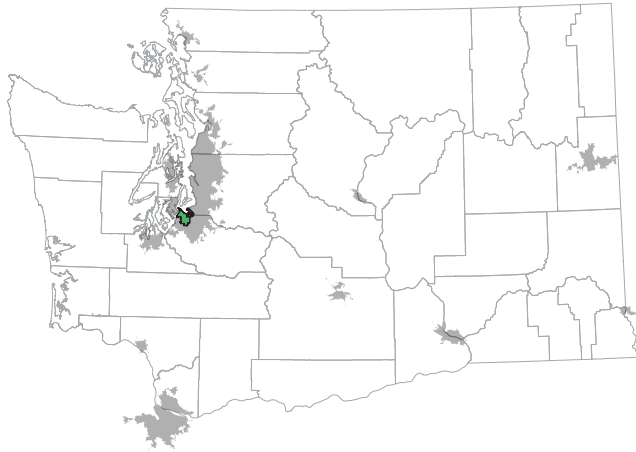


CITY OF TACOMA

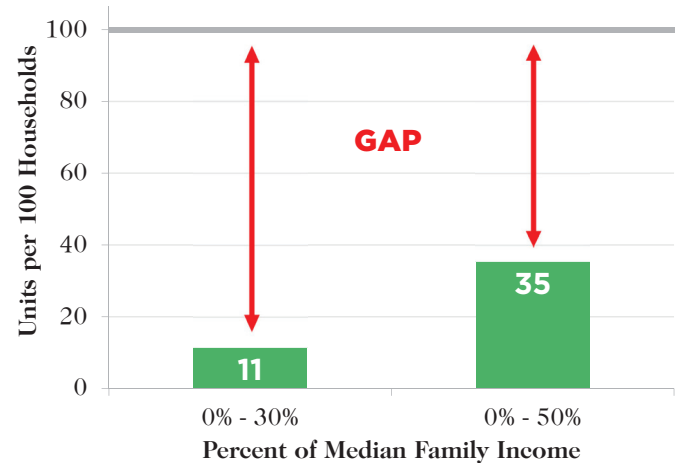
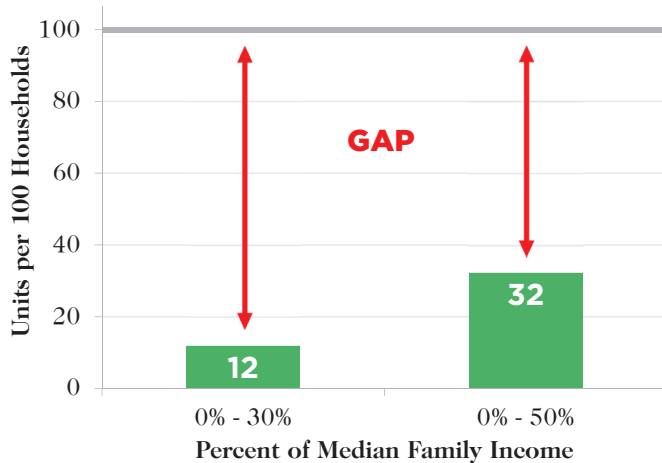


- Population: 200,013
- Area: 49 miles²
- Households: 78,447
- Median Family Income: \$71,700
- Low-income Renter Households: 22,650
- Subsidized Housing Units: 6,278

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?

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

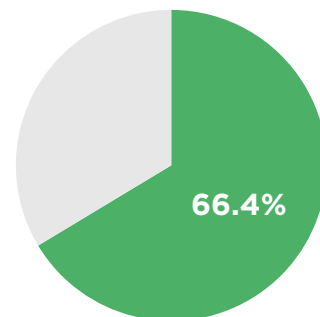
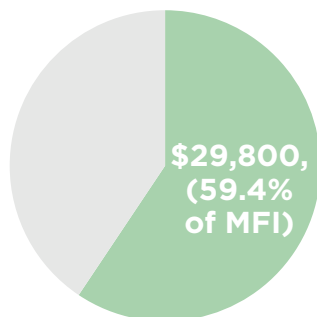
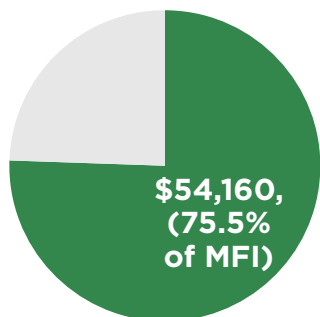
4 people / 3 bedrooms

Fair Market Rent: \$1,354

1 person / 1 bedroom

Fair Market Rent: \$745

Maximum Affordable Home Value: \$275,497



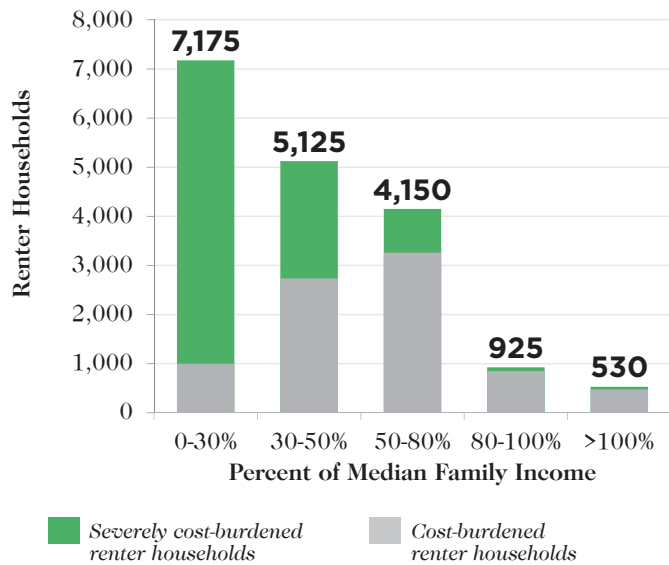
■ required income

■ required income

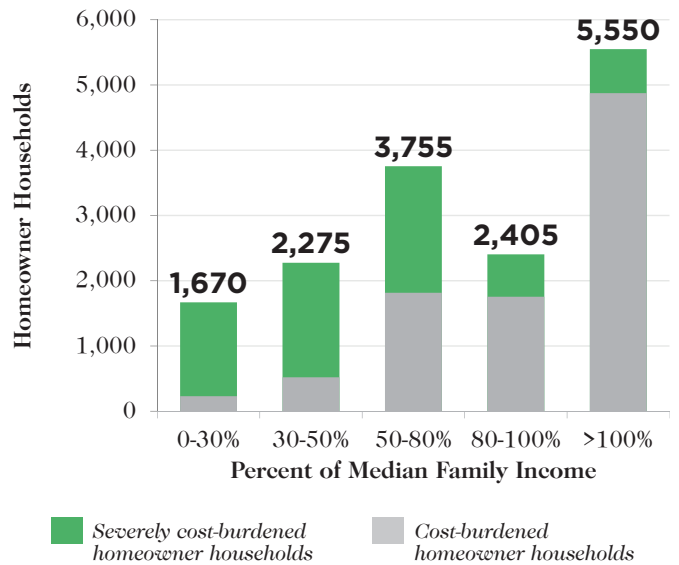
■ % of owner-occupied homes that are affordable

Cost Burden

Cost-Burdened **Renter** Households



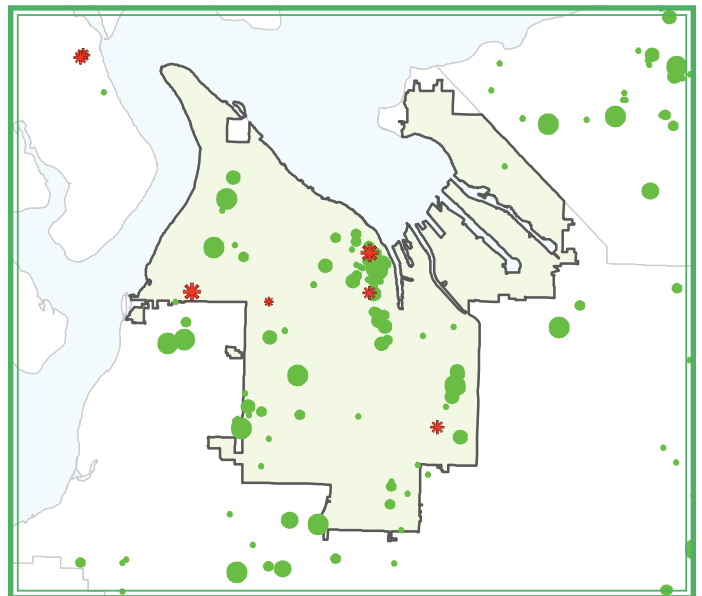
Cost-Burdened **Homeowner** Households



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: 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?

% of Median Family Income	Renter Households	Subsidized Units for Which They Are Eligible*		Units per 100 Households
		#	%	
0% - 30%	9,110	5,191	100.0%	57
30% - 50%	6,130	3,258	62.8%	53
50% - 80%	7,410	128	2.5%	2
80% - 100%	4,195	0	0.0%	0

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