YAKIMA AREA

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>10</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>10</td>
</tr>
<tr>
<td>0% - 50%</td>
<td>35</td>
</tr>
</tbody>
</table>

Affordable Housing Advisory Board – 2015 Housing Needs Assessment

Housing Market

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

- 4 people / 3 bedrooms
  - Fair Market Rent: $919
  - Required Income: $36,760, (71.8% of MFI)

- 1 person / 1 bedroom
  - Fair Market Rent: $540
  - Required Income: $21,600, (60.3% of MFI)

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

- Maximum Affordable Home Value: $200,661
  - 70.0% of owner-occupied homes that are affordable

Population: 128,498
Area: 60 miles²
Households: 46,321
Median Family Income: $51,200
Low-income Renter Households: 11,770
Subsidized Housing Units: 1,669

Fair Market Rent: $919
Fair Market Rent: $540

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: 40

Units: 1,669

Section 8/Section 515 units set to expire by 2017: 354

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>3,485</td>
<td>1,340</td>
<td>38</td>
</tr>
<tr>
<td>30% - 50%</td>
<td>4,220</td>
<td>725</td>
<td>17</td>
</tr>
<tr>
<td>50% - 80%</td>
<td>4,065</td>
<td>78</td>
<td>2</td>
</tr>
<tr>
<td>80% - 100%</td>
<td>1,894</td>
<td>12</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

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