

KEY FACTS

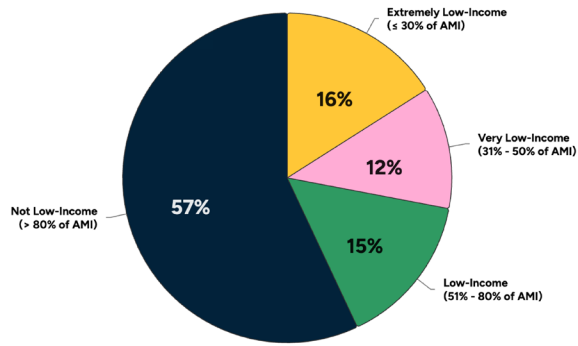
16,358 or **16%** of renter households have extremely low incomes.

\$50,622 is 30% of Area Median Income (AMI), or extremely low-income.

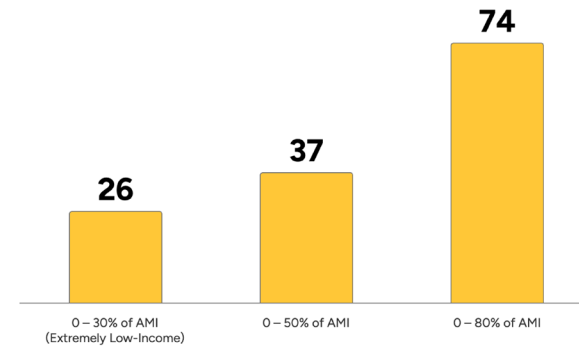
-12,027 Shortage of rental homes affordable and available for extremely low-income renters.

\$118,239 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

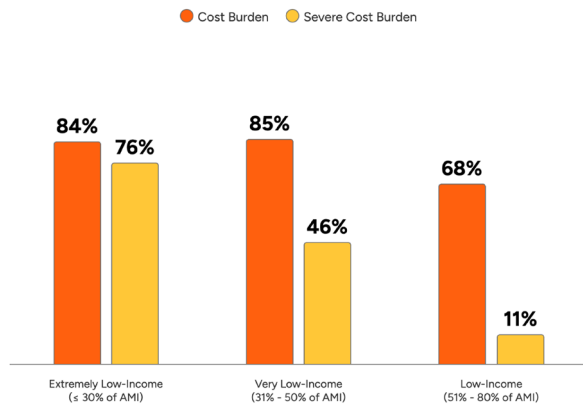
16% of Renter Households Have Extremely Low-Incomes



Only 26 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households



76% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-01

Affordable Rents for People:

\$301
 Living on Supplemental Security Income (SSI)

\$1,266
 Earning 30% of Area Median Income

\$2,109
 Earning 50% of Area Median Income

Fair Market Rent:

\$2,538
 One Bedroom

\$2,956
 Two Bedroom

\$2,956 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$2,538** for a one-bedroom rental home.

\$1,266 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$2,109**.

\$9,853 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$118,239**. A household must earn **\$8,459** monthly or **\$101,506** annually to afford a one-bedroom home at FMR.

\$56.85 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$48.80**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



KEY FACTS

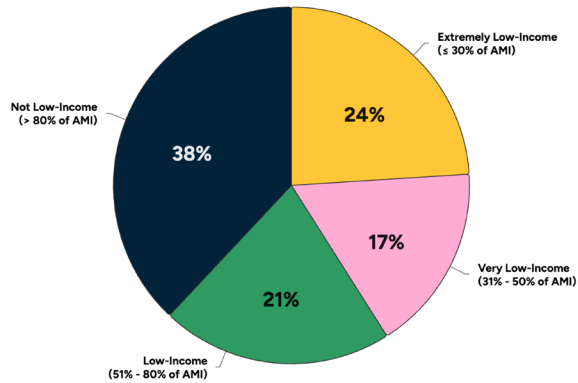
25,737 or **24%** of renter households have extremely low incomes.

\$35,364 is 30% of Area Median Income (AMI), or extremely low-income.

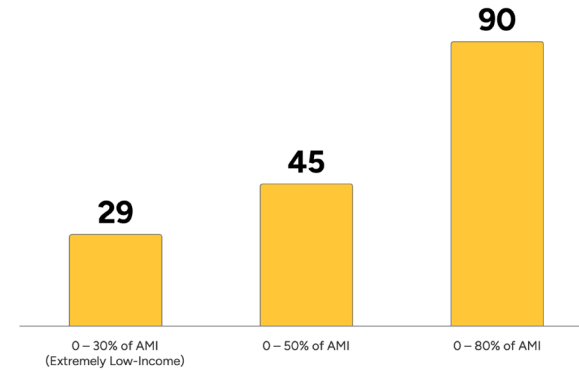
-18,240 Shortage of rental homes affordable and available for extremely low-income renters.

\$79,758 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

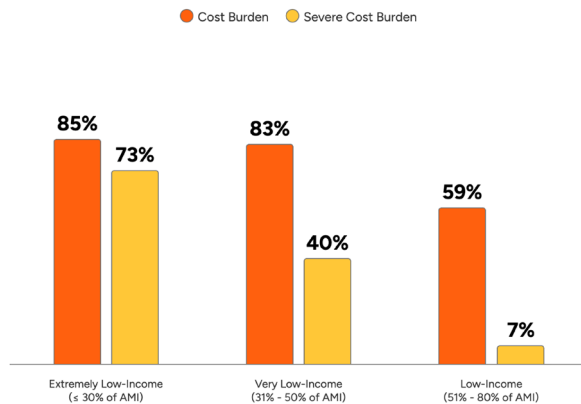
24% of Renter Households Have Extremely Low-Incomes



Only 29 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households



73% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-02

Affordable Rents for People:

\$301
 Living on Supplemental Security Income (SSI)

\$884
 Earning 30% of Area Median Income

\$1,473
 Earning 50% of Area Median Income

Fair Market Rent:

\$1,672
 One Bedroom

\$1,994
 Two Bedroom

\$1,994 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,672** for a one-bedroom rental home.

\$884 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,473**.

\$6,647 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$79,758**. A household must earn **\$5,573** monthly or **\$66,881** annually to afford a one-bedroom home at FMR.

\$38.35 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$32.15**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



KEY FACTS

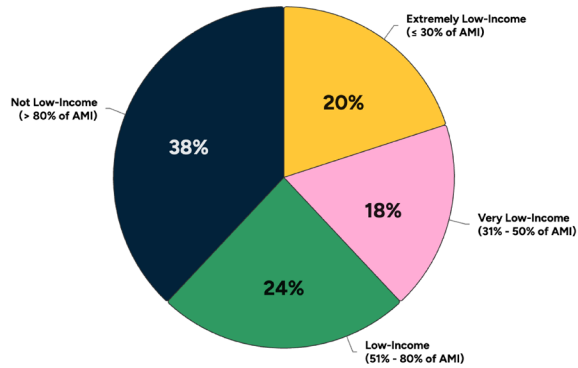
18,081 or **20%** of renter households have extremely low incomes.

\$34,046 is 30% of Area Median Income (AMI), or extremely low-income.

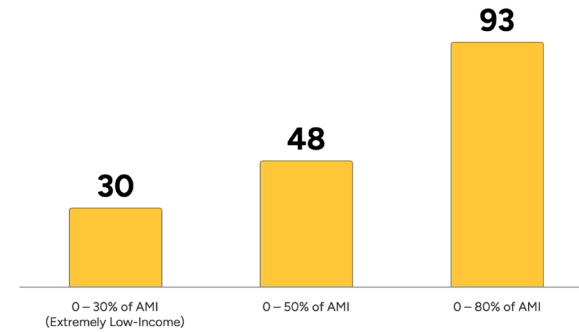
-12,610 Shortage of rental homes affordable and available for extremely low-income renters.

\$72,407 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

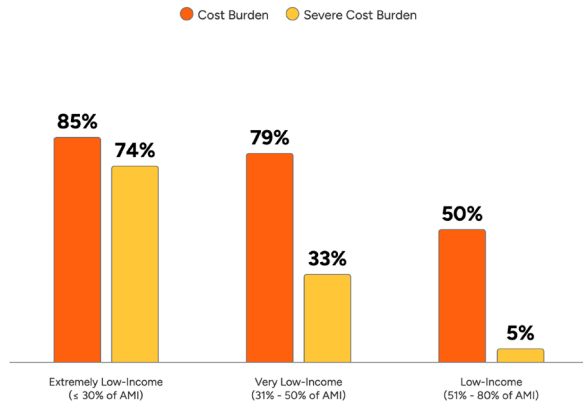
20% of Renter Households Have Extremely Low-Incomes



Only 30 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households



74% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-03

Affordable Rents for People:

\$301
 Living on Supplemental Security Income (SSI)

\$851
 Earning 30% of Area Median Income

\$1,419
 Earning 50% of Area Median Income

Fair Market Rent:

\$1,568
 One Bedroom

\$1,810
 Two Bedroom

\$1,810 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,568** for a one-bedroom rental home.

\$851 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,419**.

\$6,034 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$72,407**. A household must earn **\$5,228** monthly or **\$62,736** annually to afford a one-bedroom home at FMR.

\$34.81 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$30.16**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



KEY FACTS

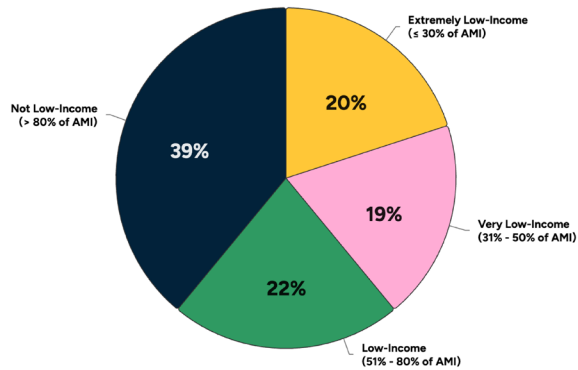
17,849 or **20%** of renter households have extremely low incomes.

\$27,301 is 30% of Area Median Income (AMI), or extremely low-income.

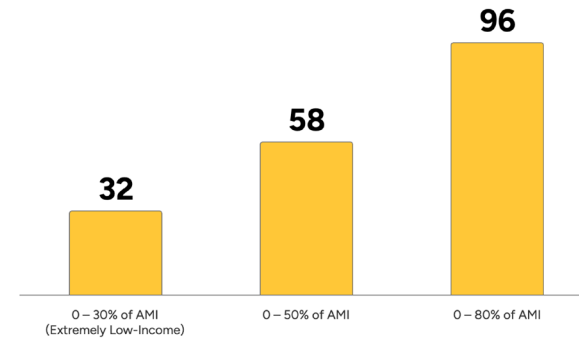
-12,141 Shortage of rental homes affordable and available for extremely low-income renters.

\$56,098 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

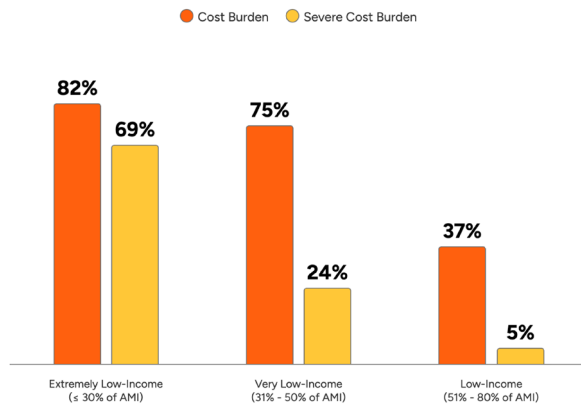
20% of Renter Households Have Extremely Low-Incomes



Only 32 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households

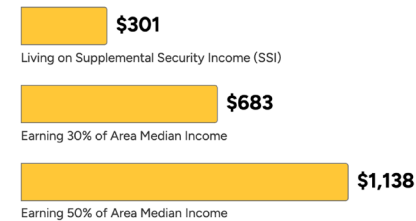


69% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-04

Affordable Rents for People:



Fair Market Rent:



\$1,402 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,113** for a one-bedroom rental home.

\$683 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,138**.

\$4,675 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$56,098**. A household must earn **\$3,709** monthly or **\$44,512** annually to afford a one-bedroom home at FMR.

\$26.97 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$21.40**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



KEY FACTS

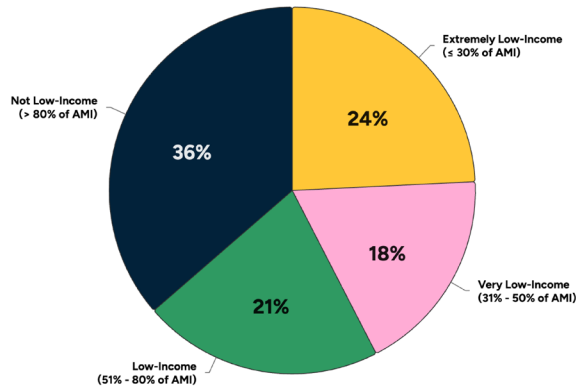
25,798 or **24%** of renter households have extremely low incomes.

\$31,213 is 30% of Area Median Income (AMI), or extremely low-income.

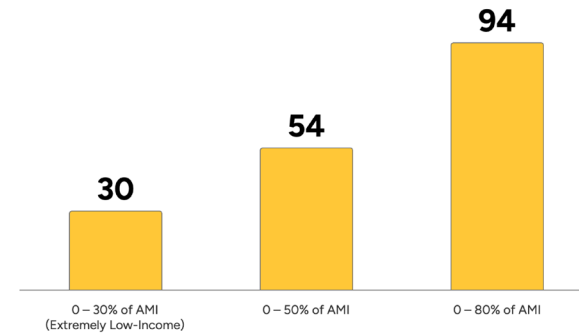
-17,970 Shortage of rental homes affordable and available for extremely low-income renters.

\$55,149 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

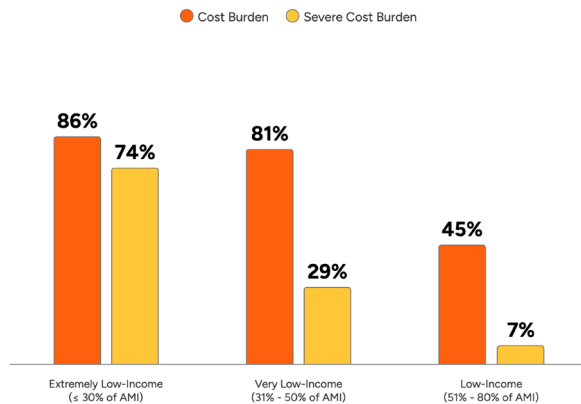
24% of Renter Households Have Extremely Low-Incomes



Only 30 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households

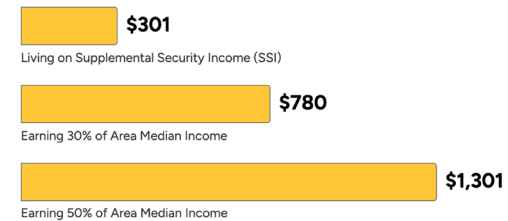


74% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-05

Affordable Rents for People:



Fair Market Rent:



\$1,379 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,069** for a one-bedroom rental home.

\$780 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,301**.

\$4,596 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$55,149**. A household must earn **\$3,562** monthly or **\$42,745** annually to afford a one-bedroom home at FMR.

\$26.51 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$20.55**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



KEY FACTS

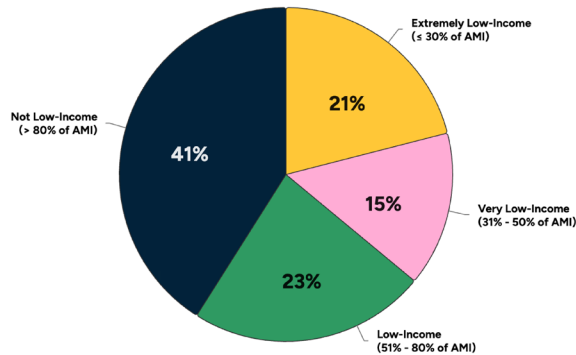
20,269 or **21%** of renter households have extremely low incomes.

\$34,458 is 30% of Area Median Income (AMI), or extremely low-income.

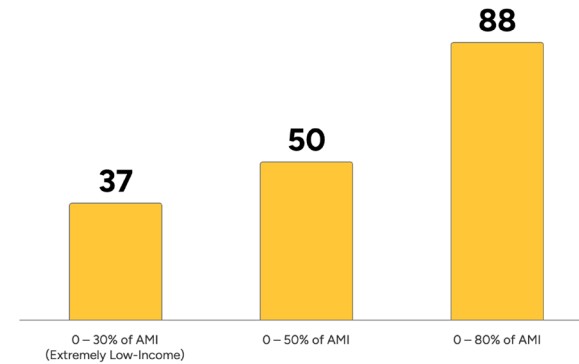
-12,864 Shortage of rental homes affordable and available for extremely low-income renters.

\$74,317 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

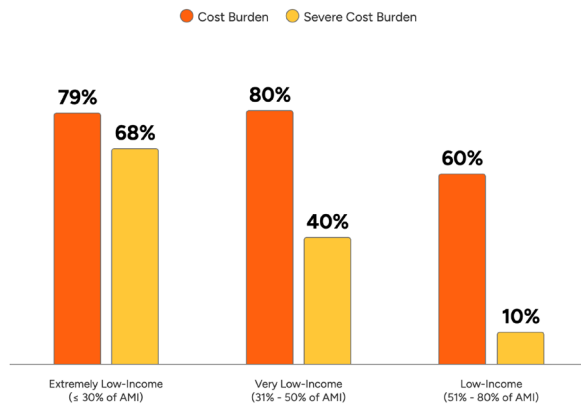
21% of Renter Households Have Extremely Low-Incomes



Only 37 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households



68% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-06

Affordable Rents for People:

\$301
 Living on Supplemental Security Income (SSI)

\$861
 Earning 30% of Area Median Income

\$1,436
 Earning 50% of Area Median Income

Fair Market Rent:

\$1,472
 One Bedroom

\$1,858
 Two Bedroom

\$1,858 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,472** for a one-bedroom rental home.

\$861 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,436**.

\$6,193 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$74,317**. A household must earn **\$4,906** monthly or **\$58,868** annually to afford a one-bedroom home at FMR.

\$35.73 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$28.30**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



KEY FACTS

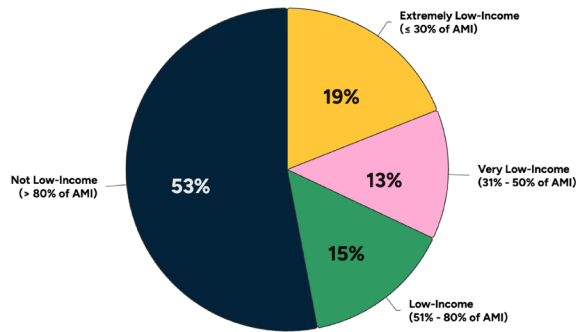
35,934 or **19%** of renter households have extremely low incomes.

\$57,302 is 30% of Area Median Income (AMI), or extremely low-income.

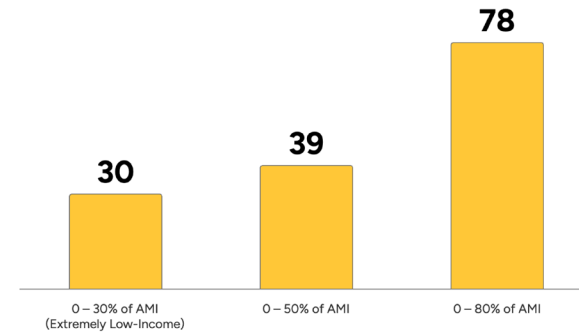
-25,270 Shortage of rental homes affordable and available for extremely low-income renters.

\$118,624 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

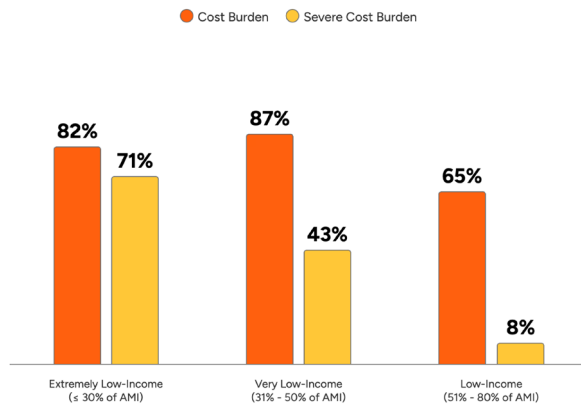
19% of Renter Households Have Extremely Low-Incomes



Only 30 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households



71% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-07

Affordable Rents for People:

\$301
 Living on Supplemental Security Income (SSI)

\$1,433
 Earning 30% of Area Median Income

\$2,388
 Earning 50% of Area Median Income

Fair Market Rent:

\$2,546
 One Bedroom

\$2,966
 Two Bedroom

\$2,966 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$2,546** for a one-bedroom rental home.

\$1,433 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$2,388**.

\$9,885 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$118,624**. A household must earn **\$8,485** monthly or **\$101,823** annually to afford a one-bedroom home at FMR.

\$57.03 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$48.95**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



KEY FACTS

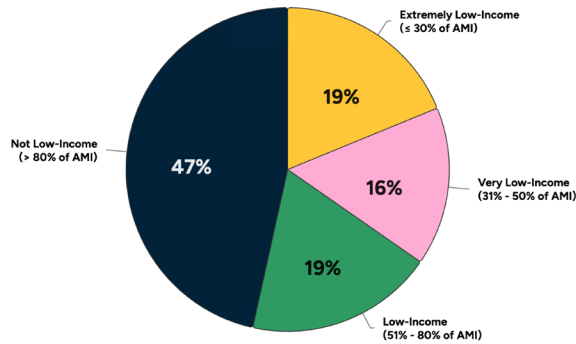
10,771 or 19% of renter households have extremely low incomes.

\$46,029 is 30% of Area Median Income (AMI), or extremely low-income.

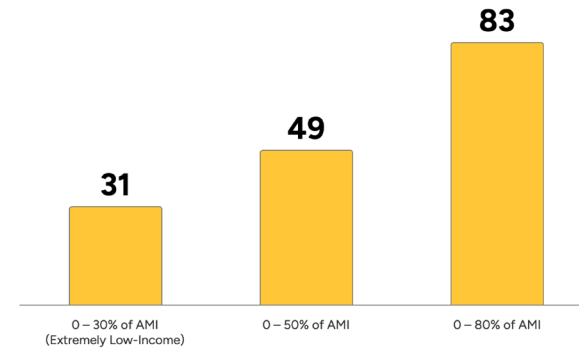
-7,465 Shortage of rental homes affordable and available for extremely low-income renters.

\$96,707 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

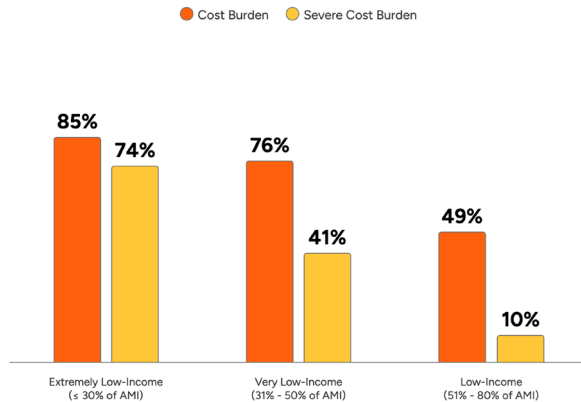
19% of Renter Households Have Extremely Low-Incomes



Only 31 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households

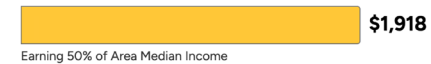
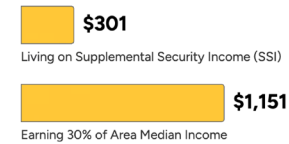


74% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-08

Affordable Rents for People:



Fair Market Rent:



\$2,418 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$2,022** for a one-bedroom rental home.

\$1,151 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,918**.

\$8,059 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$96,707**. A household must earn **\$6,739** monthly or **\$80,872** annually to afford a one-bedroom home at FMR.

\$46.49 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$38.88**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



KEY FACTS

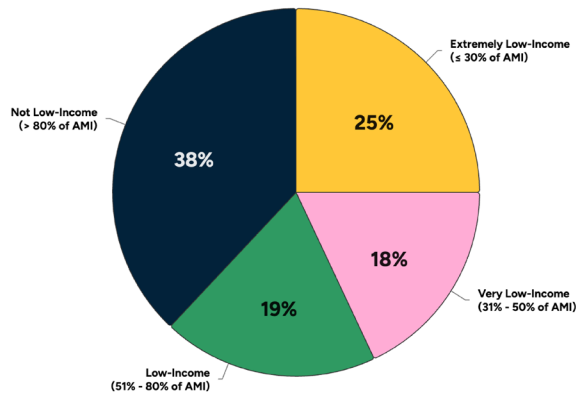
31,049 or **25%** of renter households have extremely low incomes.

\$38,439 is 30% of Area Median Income (AMI), or extremely low-income.

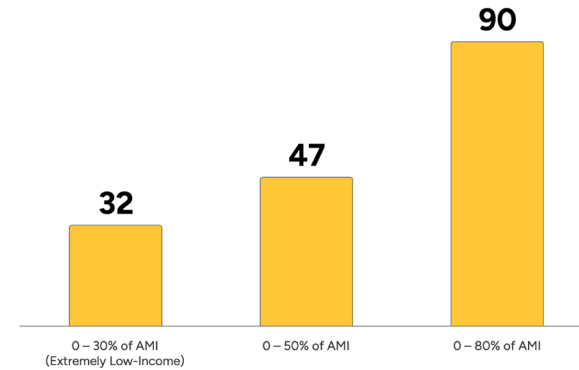
-21,168 Shortage of rental homes affordable and available for extremely low-income renters.

\$105,084 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

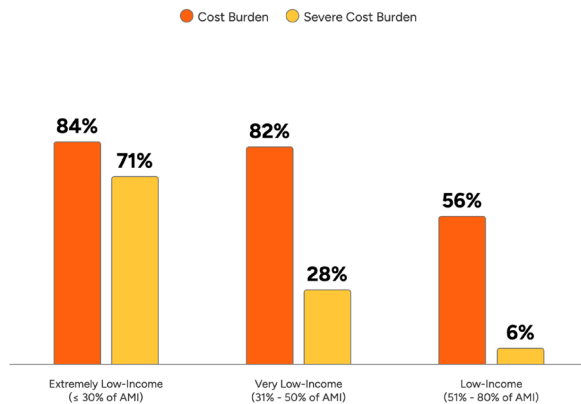
25% of Renter Households Have Extremely Low-Incomes



Only 32 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households



71% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-09

Affordable Rents for People:

\$301
 Living on Supplemental Security Income (SSI)

\$961
 Earning 30% of Area Median Income

\$1,602
 Earning 50% of Area Median Income

Fair Market Rent:

\$2,255
 One Bedroom

\$2,627
 Two Bedroom

\$2,627 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$2,255** for a one-bedroom rental home.

\$961 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,602**.

\$8,757 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$105,084**. A household must earn **\$7,518** monthly or **\$90,218** annually to afford a one-bedroom home at FMR.

\$50.52 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$43.37**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



KEY FACTS

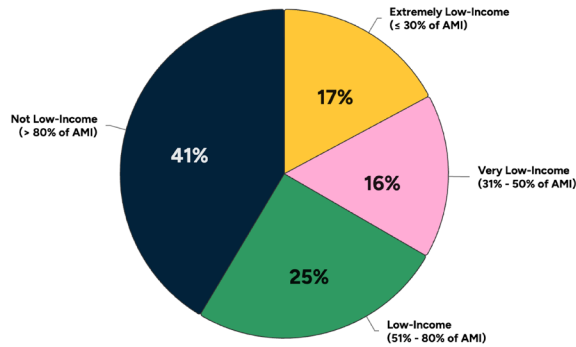
19,024 or **17%** of renter households have extremely low incomes.

\$35,483 is 30% of Area Median Income (AMI), or extremely low-income.

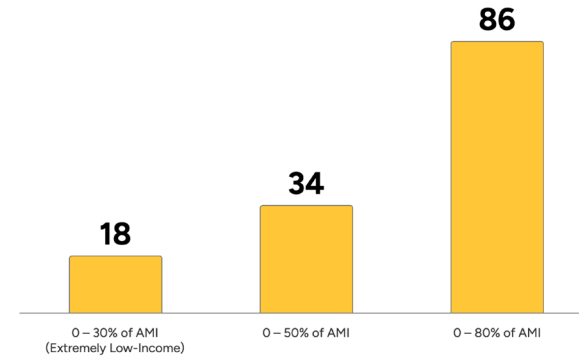
-15,657 Shortage of rental homes affordable and available for extremely low-income renters.

\$78,965 Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

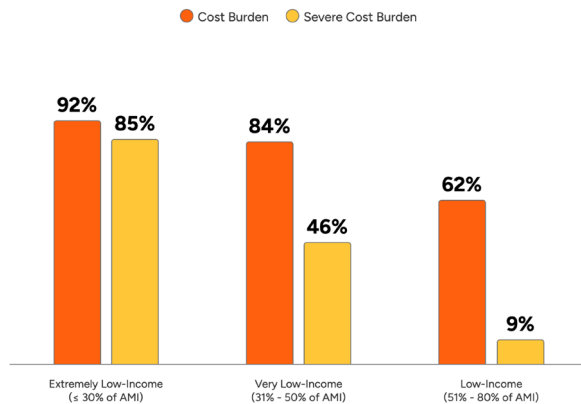
17% of Renter Households Have Extremely Low-Incomes



Only 18 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households



85% of Extremely Low-income Renter Households Are Severely Cost Burdened



Rents Are Out of Reach in WA-10

Affordable Rents for People:

\$301
 Living on Supplemental Security Income (SSI)

\$887
 Earning 30% of Area Median Income

\$1,478
 Earning 50% of Area Median Income

Fair Market Rent:

\$1,634
 One Bedroom

\$1,974
 Two Bedroom

\$1,974 is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,634** for a one-bedroom rental home.

\$887 is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,478**.

\$6,580 is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$78,965**. A household must earn **\$5,446** monthly or **\$65,356** annually to afford a one-bedroom home at FMR.

\$37.96 is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$31.42**.

SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.

