2021 WASHINGTON HOUSING PROFILE

Across Washington, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: Patty Murray and Maria Cantwell

KEY FACTS

229,295
OR
21%
Renter Households that are extremely low income

$28,490
Maximum income of 4-person extremely low income households (state level)

-157,461
Shortage of rental homes affordable and available for extremely low income renters

$60,966
Annual household income needed to afford a two-bedroom rental home at HUD’s Fair Market Rent.

68%
Percent of extremely low income renter households with severe cost burden

EXTREMELY LOW INCOME RENTER HOUSEHOLDS

In Labor Force
Disabled
Senior
School
Single-adult caregiver
Other
36%
3%
2%
8%
32%
19%

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS

At 100% of AMI
100

At 80% of AMI
94

At 50% of AMI
50

At ELI
31

HOUSING COST BURDEN BY INCOME GROUP

Extremely Low Income (0 - 30%* of AMI)
68.2%

Very Low Income (31% - 50%* of AMI)
19.3%

Low Income (51% - 80% of AMI)
46.9%

Middle Income (81% - 100% of AMI)
1.6%

Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened, those spending more than half of their income are severely cost burdened. Source: NLIHC tabulations of 2019 ACS PUMS.

Note: Extremely Low Income = 0-30% of AMI
Very Low Income = 31% - 50% of AMI
Low Income = 51% - 80% of AMI
Middle Income = 81% - 100% of AMI

Note:*Or poverty guideline, if higher.