

Renter Facts for Legislative District 48

This fact sheet contains information collated from the U.S. Census Bureau’s American Community Survey 2022 data.¹ This is the most recent ACS data available.

Key Facts:

- Renters are approximately 53% or 81,395 of the 154,487 people housed in LD 48.
- Approximately 33% of renter households in LD 48 pay more than 30% of their income in rent. HUD defines these households as cost burdened. That’s approximately 12,560 renter households.
- Median monthly rent in LD 48 is \$2,331 or \$27,972 annually.
 - o The first 7% annual increase in rent will be \$163.
 - o The second annual 7% increase will be \$175.
 - o The third annual 7% increase will be \$187.
 - o Rent will have increased \$525 amount over just 3 years to a total of \$2,856 a month.
 - o Total annual rent for the household will be \$34,267.

Seniors in LD 48:

- The median annual income for those age 65+ in LD 48 is \$77,185. The median senior in LD 48 pays 36% of their annual income on rent. 36% of LD 48 seniors are cost burdened.

Rent Stabilization is a Racial Justice Issue:²

WA Renter Households by Race/Ethnicity and Housing Cost Burden					
	Not Burdened	Moderately Burdened (30-50%)	Severely Burdened (>50%)	% Cost-Burdened (>30%)	% Severely Cost-Burdened (>50%)
Black, non-Hispanic	27,054	14,667	21,513	57%	34%
Hispanic	76,612	35,726	31,392	47%	22%
American Indian or Alaska Native	4,471	1,028	1,036	32%	16%
White, non-Hispanic	350,094	146,037	153,285	46%	24%
Asian	53,911	13,682	21,312	39%	24%
Native Hawaiian or other Pacific Islander	4,890	1,872	1,407	40%	17%
Other race/Two or more races	32,032	12,592	19,256	50%	30%
Inter-racial couple (married)	44,324	12,369	6,273	30%	10%

Highlights:

- Statewide, 57% of Black, non-Hispanic households are cost burdened compared to 46% of White, non-Hispanic households.
- Statewide, 30% of multiracial households pay more than 50% of their income on housing costs compared to 24% of White, non-Hispanic households.

¹ Data from tables B25008, DP04, S1901, B25064, and S1903 are collated in this document.

² Source: NLIHC tabulations of 2021 ACS PUMS data.