SAFE AND AFFORDABLE HOUSING
IMPROVES HEALTH AND REDUCES GOVERNMENT’S COSTS

Many recent studies demonstrate that access to safe and affordable housing for vulnerable populations significantly improves health outcomes and reduces the cost of providing healthcare and other social services.1,2,3

Being Homeless is Not Healthy

People experiencing homelessness face disproportionately high rates of physical and mental health conditions, with 40% of homeless individuals struggling with chronic health issues.4 They are at increased risk of cardiovascular disease, pneumonia, tuberculosis, and chronic lung disease.4 HIV rates among homeless populations are as high as 20%.5 At least 1/3 of people who are chronically homeless face mental health conditions such as clinical depression, bipolar disorder, and schizophrenia.6 While health issues can lead to homelessness, the physical conditions and chronic stress of homelessness also lead to and exacerbates health problems. By placing homeless people in housing, we can change these statistics. Homeless mothers and children already face overwhelming challenges. This situation is made worse with mental illness: 50% of homeless mothers experience severe depression, while homeless youth face high rates of anxiety, depression, social withdrawal, mood disorders, and behavioral disorders.4,7 The availability of a stable home with supportive services could reduce the anxiety, depression, and chronic stress facing these families. This not only increases their quality of life overall, but allows them to focus on important goals such as education.

Unsafe and Inadequate Housing Also Causes Health Problems

Unsafe or inadequate housing also results in increased health risks for individuals. These include respiratory problems, lead and carbon monoxide poisoning, and increased accidents and injuries due to unsafe conditions.3 Insecurely housed adults over 50 visit the emergency room four times as often as the general population and face higher rates of falls and memory loss.4 People afraid of being unable to pay their rent or mortgage report three times as much stress as those in affordable housing.8 Removing these stressful conditions improves health outcomes.

The Positive Impact of Safe and Affordable Housing

Research shows that safe and affordable housing leads to improved health outcomes. For example, providing supportive housing to chronically ill, formerly homeless individuals has been shown to decrease emergency room visits and inpatient admissions.2 Another study of chronically ill, formerly homeless individuals in a Portland, Oregon facility saw average health care costs decrease by 46% in the first year.3 Providing housing to chronically ill, homeless individuals saw significant reductions in the number of times arrested and time spent in jail. While another study showed providing housing to medically ill adults reduced hospital admissions and number of arrests.9 Growing evidence suggests interventions to improve housing conditions can also reduce health care costs by decreasing high rates of respiratory conditions and other health concerns.1

Government and community leaders cannot afford to ignore the growing evidence that safe and affordable housing can improve health outcomes for vulnerable people and lower the government’s costs at the same time.


Cover: Renee and her daughters Naiara and Ayana became homeless after escaping domestic violence. They found refuge at Mercy Housing Northwest’s Apjian Way Apartments, a development that could not have been made possible without an affordable housing investment from the state’s capital budget. Thanks in large part to this home, Renee was able to go back to school and get a new job in the field of social work. Renee and her family are now active residents at Emerald City Commons, another safe, healthy, and affordable home built with Housing Trust Fund dollars from the state’s capital budget. Here they are pictured at Emerald City Commons’ first National Night Out event.

Left: Scott with his family Vernita, Nick, David, and Isaiah. Scott is an Army veteran who served for eight years. When Scott returned from duty, he experienced daily stressors, which made it difficult for him to function. Thanks to safety net services and a stable home funded by state investments in affordable housing, his family is off the streets. Many who remain homeless resort to costly emergency services for healthcare.
**Washington State Statistics**

- Number of Families: 1,750,112
- Median Annual Income: $58,405
- Cost Burdened Owners: 34%
- Cost Burdened Renters: 51%
- Below Poverty Line: 6%

**One Night Count of Homeless People**

- 2011: 9,617
- 2012: 9,101
- 2013: 7,142
- 2014: 7,062

**Market Rents are Out of Reach**

- 2011: $726
- 2012: $760
- 2013: $775

**Renting a Stretch for Low-Income Households**

- Income Needed to Afford a One-Bedroom Apartment:
  - Full-Time Minimum Wage Worker: $8,520
  - Veteran Disabled During Active Service: $12,493
  - Social Security – Retired: $16,189
  - Social Security – Disabled: $19,115
  - Total: $27,306

**Median Income Earners Priced Out of Ownership**

- Median Home Price: $253,300
- Home Price Affordable at Median Income: $175,215
- Median Income: $58,405

**Homeless Schoolchildren**

- 2008-09: 20,780
- 2009-10: 21,826
- 2010-11: 26,048
- 2011-12: 27,390
- 2012-13: 30,609
This report uses a series of five graphs to give a picture of housing needs across Washington State. Data are reported at the regional level, with school district and county-level information aggregated to the regional level. Listed below are data sources, as well as information on related calculations for each graph. Additional information is available upon request.

**Homeless Schoolchildren**
All data comes from the State of Washington Office of Superintendent of Public Instruction.

**Market Rents are Out of Reach**
*Rent Affordable at Average Wage* utilizes the mean renter’s wage (per the National Low Income Housing Coalition’s Out of Reach 2013 report) to calculate the amount an average renter could spend on housing costs (rent and utilities) without exceeding 30% of the renter’s income.

*Fair Market Rent for a 2-Bedroom Apartment* data was obtained at the county level from the US Department of Housing and Urban Development (HUD).

**Median Income Earners Priced Out of Ownership**
*Median Home Price* was obtained from the Washington Center for Real Estate Research.

*Home Price Affordable at Median Income* is calculated as the amount a median income household could spend on housing costs (mortgage, insurance, taxes, and utilities) without exceeding 30% of the household’s total income.

*Median Income* information came from the American Communities Survey (ACS) 1-year and 3-year estimates.

**One Night Count of Homeless People**
*In Families with Children Under Age 18* and *Total* came from the Washington State Department of Commerce Annual Point in Time Count (2010-2014). These figures represent a one night count of sheltered and unsheltered homeless individuals and families.

**Renting a Stretch for Low-Income Households**
The *Income Needed to Afford a One-Bedroom Apartment* data was obtained at the county level from HUD.

The *Full-Time Minimum Wage Worker Annual Income* was calculated using the minimum hourly wage from the Washington State Department of Labor and Industries.

The *Veteran Disabled During Active Service* data, which represents the estimated annual veteran’s disability pension income for Washington State, comes from the 2013 Veteran’s Administration Benefits Report.


**TERMS TO KNOW**

**Affordable Housing** — Housing is considered affordable when costs equate to no more than 30% of the household income. For homeowners, housing costs include mortgage payments, insurance, taxes, and utilities. For renters, housing costs include rent and utilities.

**Cost Burdened** — Defined as a renter or homeowner paying more than 30% of his or her income towards housing costs, including utilities.

**Fair Market Rent** — A dollar amount set annually by the US Department of Housing and Urban Development (HUD) to indicate the cost of renting the average apartment in a given market.

**Low-Income** — Households with incomes at 80% or less than the local median income (adjustments are made for family size). Households living with incomes at less than 50% of the local median are considered “very low-income.”

**Median Income** — The income level where an equal number of people or households have incomes above or below that line.

**Poverty** — Numbers of people living below the poverty line are based on data from the US Census Bureau, which uses a set of money income thresholds that vary by family size and composition. If a family’s total income is less than the family’s threshold, then that family and every individual in it is considered in poverty.
The purpose of this report is to give an annual snapshot of the state of affordable housing in Washington.

This report divides Washington State into ten regions based on geographic and demographic similarity. By using these regions, we are better able to provide an analysis of the major indicators of affordable housing need at a level that reflects local and regional trends and conditions.

Regions are divided along county lines, with King, Clark, Snohomish, Pierce, and Spokane Counties comprising their own distinct regions. The other regions are composed as follows:

- **North Sound**—Island County, San Juan County, Skagit County, and Whatcom County.
- **West Balance**—Clallam County, Cowlitz County, Grays Harbor County, Jefferson County, Klickitat County, Lewis County, Mason County, Pacific County, Skamania County, and Wahkiakum County.
- **Other Puget Sound Metro**—Kitsap County and Thurston County.
- **East Balance**—Adams County, Asotin County, Chelan County, Columbia County, Douglas County, Ferry County, Garfield County, Grant County, Kittitas County, Lincoln County, Okanogan County, Pend Oreille County, Stevens County, Walla Walla County, and Whitman County.
- **Yakima/Tri-Cities**—Benton County, Franklin County, and Yakima County.

### REGIONAL ANALYSIS

Washington State residents saw modest economic improvements in 2013. Median household income increased for the majority of the state. More homeowners were able to afford their mortgages and other housing costs. And fewer families lived below the poverty line. Despite these positive markers, housing costs continued to rise, making it unclear how long we will be able to maintain these gains.

In 2013, median household income increased in Washington State (1.4%). Four regions drove this increase: Clark County (3.4%), East Balance (4.1%), King County (4.0%), and Other Puget Sound Metro (4.4%). The remaining counties remained within 1% of last year’s median household income, with the exception of a 3.8% decrease in income in North Sound.

Increased income and other economic factors may have eased the challenges of home ownership. Cost-burdened owners, those paying over a third of their income to housing, decreased from 37% to 34%. Both East Balance and Pierce County saw a 5% decrease in cost-burdened owners, with the remaining regions seeing 1% to 3% decreases.

Despite the positive economic news, 9 out of the 10 regions saw increases in homeless schoolchildren, resulting in an overall 12% increase of homeless students across the state. In a first-ever for this publication, we included the most recent One Night Count numbers from 2014. Out of the 10 regions, 9 reported overall increases in homeless individuals. This translates into a 6% increase from 2013 to 2014, breaking a four-year streak of decreasing numbers.
Clark County Statistics

Number of Families: 111,361
Median Annual Income: $57,588
Cost Burdened Owners: 32%
Cost Burdened Renters: 49%
Below Poverty Line: 6%

One Night Count of Homeless People

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>In Families with Children Under Age 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>435</td>
<td>435</td>
</tr>
<tr>
<td>2012</td>
<td>585</td>
<td>585</td>
</tr>
<tr>
<td>2013</td>
<td>351</td>
<td>351</td>
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<tr>
<td>2014</td>
<td>695</td>
<td>695</td>
</tr>
</tbody>
</table>

Market Rents are Out of Reach

<table>
<thead>
<tr>
<th>Year</th>
<th>Rent Affordable at Average Wage</th>
<th>Fair Market Rent (2BR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>$614</td>
<td>$614</td>
</tr>
<tr>
<td>2012</td>
<td>$633</td>
<td>$633</td>
</tr>
<tr>
<td>2013</td>
<td>$653</td>
<td>$653</td>
</tr>
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</table>

Median Income Earners Priced Out of Ownership

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Home Price</th>
<th>Home Price Affordable at Median Income</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>$27,576</td>
<td>$27,576</td>
<td>$57,588</td>
</tr>
<tr>
<td>2012</td>
<td>$19,115</td>
<td>$19,115</td>
<td>$122,764</td>
</tr>
<tr>
<td>2013</td>
<td>$12,493</td>
<td>$12,493</td>
<td>$172,764</td>
</tr>
</tbody>
</table>
### East Balance Counties Statistics

- Number of Families: 112,120
- Median Annual Income: $44,259
- Cost Burdened Owners: 33%
- Cost Burdened Renters: 53%
- Below Poverty Line: 9%

### Homeless Schoolchildren

<table>
<thead>
<tr>
<th>Year</th>
<th>08–09</th>
<th>09–10</th>
<th>10–11</th>
<th>11–12</th>
<th>12–13</th>
</tr>
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<tbody>
<tr>
<td>Total</td>
<td>2,529</td>
<td>2,961</td>
<td>3,146</td>
<td>3,320</td>
<td>3,525</td>
</tr>
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### One Night Count of Homeless People

<table>
<thead>
<tr>
<th>Year</th>
<th>In Families with Children Under Age 18</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>699</td>
<td>1,184</td>
</tr>
<tr>
<td>2012</td>
<td>411</td>
<td>789</td>
</tr>
<tr>
<td>2013</td>
<td>348</td>
<td>775</td>
</tr>
<tr>
<td>2014</td>
<td>514</td>
<td>997</td>
</tr>
</tbody>
</table>

### Renting a Stretch for Low-Income Households

- Income Needed to Afford a One-Bedroom Apartment: $20,511
- Full-Time Minimum Wage Worker: $8,520
- Veteran Disabled During Active Service: $12,493
- Social Security – Retired: $15,147
- Social Security – Disabled: $19,115

### Market Rents are Out of Reach

- Rent Affordable at Average Wage: $419
- Fair Market Rent (2BR): $753

### Median Income Earners Priced Out of Ownership

- Median Home Price: $178,539
- Home Price Affordable at Median Income: $44,259
- Median Income: $132,778

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2014 Affordable Housing Report
King County Statistics

Number of Families: 489,518
Median Annual Income: $71,834
Cost Burdened Owners: 35%
Cost Burdened Renters: 48%
Below Poverty Line: 5%

One Night Count of Homeless People

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>Families with Children Under Age 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>8,874</td>
<td>3,469</td>
</tr>
<tr>
<td>2012</td>
<td>8,858</td>
<td>3,151</td>
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<tr>
<td>2013</td>
<td>9,106</td>
<td>3,120</td>
</tr>
<tr>
<td>2014</td>
<td>9,336</td>
<td>2,920</td>
</tr>
</tbody>
</table>

Market Rents are Out of Reach

<table>
<thead>
<tr>
<th>Year</th>
<th>Rent Affordable at Average Wage</th>
<th>Fair Market Rent (2BR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>$931</td>
<td>$982</td>
</tr>
<tr>
<td>2012</td>
<td>$1,176</td>
<td>$1,098</td>
</tr>
<tr>
<td>2013</td>
<td>$1,104</td>
<td>$1,104</td>
</tr>
</tbody>
</table>

Renting a Stretch for Low-Income Households

Income Needed to Afford a One-Bedroom Apartment

- Full-Time Minimum Wage Worker: $19,115
- Veteran Disabled During Active Service: $12,493
- Social Security – Retired: $17,210
- Social Security – Disabled: $8,520

Median Income Earners Priced Out of Ownership

- Median Home Price: $415,000
- Home Price Affordable at Median Income: $215,502
- Median Income: $71,834
North Sound Counties Statistics

- Number of Families: 100,462
- Median Annual Income: $51,184
- Cost Burdened Owners: 36%
- Cost Burdened Renters: 57%
- Below Poverty Line: 7%

One Night Count of Homeless People

- Total
  - 2011: 652
  - 2012: 469
  - 2013: 384
  - 2014: 470
- In Families with Children Under Age 18
  - 2011: 1,347
  - 2012: 1,203
  - 2013: 891
  - 2014: 1,053

Market Rents are Out of Reach

- Rent Affordable at Average Wage
  - 2011: $530
  - 2012: $555
  - 2013: $565
- Fair Market Rent (2BR)
  - 2011: $893
  - 2012: $878
  - 2013: $898

Renting a Stretch for Low-Income Households

- Income Needed to Afford a One-Bedroom Apartment
  - Full-Time Minimum Wage Worker: $8,520
  - Social Security – Retired: $15,928
  - Social Security – Disabled: $12,493
  - Veteran Disabled During Active Service: $19,115
  - Median Income: $24,404

Median Income Earners Priced Out of Ownership

- Median Home Price
  - 2011: $248,300
  - 2012: $153,553
  - 2013: $51,184
- Home Price Affordable at Median Income
- Median Income
OTHER PUGET SOUND METRO

Other Puget Sound Metro Counties Statistics

- Number of Families: 130,943
- Median Annual Income: $61,205
- Cost Burdened Owners: 34%
- Cost Burdened Renters: 54%
- Below Poverty Line: 6%

Homeless Schoolchildren

- Total Homeless Schoolchildren: 2,378
- One Night Count of Homeless People:
  - 2011: 358
  - 2012: 472
  - 2013: 382
  - 2014: 311

Market Rents are Out of Reach

- Rent Affordable at Average Wage:
  - 2011: $538
  - 2012: $562
  - 2013: $572

- Fair Market Rent (2BR):
  - 2011: $911
  - 2012: $916
  - 2013: $949

Renting a Stretch for Low-Income Households

- Income Needed to Afford a One-Bedroom Apartment:
  - Full-Time Minimum Wage Worker: $8,520
  - Social Security – Retired: $15,603
  - Social Security – Disabled: $12,493
  - Veteran Disabled During Active Service: $19,115
  - Median Home Price: $232,722
### Pierce County Statistics

- **Number of Families**: 202,772
- **Median Annual Income**: $57,660
- **Cost Burdened Owners**: 35%
- **Cost Burdened Renters**: 54%
- **Below Poverty Line**: 6%

### One Night Count of Homeless People

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>In Families with Children Under Age 18</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>1,243</td>
<td>1,243</td>
</tr>
<tr>
<td>2012</td>
<td>1,310</td>
<td>1,310</td>
</tr>
<tr>
<td>2013</td>
<td>1,303</td>
<td>1,303</td>
</tr>
<tr>
<td>2014</td>
<td>1,474</td>
<td>1,474</td>
</tr>
</tbody>
</table>

### Market Rents are Out of Reach

- **Rent Affordable at Average Wage**: $639, $655, $679, $667
- **Fair Market Rent (2BR)**: $964

### Median Income Earners Priced Out of Ownership

- **Median Home Price**: $250,000, $217,000, $172,980
- **Home Price Affordable at Median Income**: $172,980
- **Median Income**: $57,660

### Renting a Stretch for Low-Income Households

- **Income Needed to Afford a One-Bedroom Apartment**
  - **Full-Time Minimum Wage Worker**: $8,520
  - **Veteran Disabled During Active Service**: $12,493
  - **Social Security – Retired**: $16,140
  - **Social Security – Disabled**: $19,115
  - **Total**: $26,640
Snohomish County Statistics

Number of Families: 182,921
Median Annual Income: $67,394
Cost Burdened Owners: 38%
Cost Burdened Renters: 51%
Below Poverty Line: 5%

One Night Count of Homeless People

- In Families with Children Under Age 18
- Total

Market Rents are Out of Reach

- Rent Affordable at Average Wage
- Fair Market Rent (2BR)

Renting a Stretch for Low-Income Households

- Full-Time Minimum Wage Worker
- Veteran Disabled During Active Service
- Social Security – Retired
- Social Security – Disabled

Median Income Earners Priced Out of Ownership

- Median Home Price
- Home Price Affordable at Median Income
- Median Income
**Spokane County Statistics**

- Number of Families: 114,660
- Median Annual Income: $47,576
- Cost Burdened Owners: 32%
- Cost Burdened Renters: 54%
- Below Poverty Line: 6%

**One Night Count of Homeless People**

<table>
<thead>
<tr>
<th>Year</th>
<th>In Families with Children Under Age 18</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>630</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>523</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>428</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>452</td>
<td></td>
</tr>
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</table>

**Renting a Stretch for Low-Income Households**

<table>
<thead>
<tr>
<th>Source of Income</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full-Time Minimum Wage Worker</td>
<td>$8,520</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Social Security – Retired</td>
<td>$12,493</td>
<td>$15,683</td>
<td>$19,115</td>
<td>$20,700</td>
</tr>
<tr>
<td>veteran Disabled During Active Service</td>
<td>$535</td>
<td>$731</td>
<td>$755</td>
<td>$778</td>
</tr>
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</table>

**Homeless Schoolchildren**

<table>
<thead>
<tr>
<th>Year</th>
<th>Homeless Schoolchildren</th>
</tr>
</thead>
<tbody>
<tr>
<td>08–09</td>
<td>1,816</td>
</tr>
<tr>
<td>09–10</td>
<td>1,825</td>
</tr>
<tr>
<td>10–11</td>
<td>2,032</td>
</tr>
<tr>
<td>11–12</td>
<td>2,540</td>
</tr>
<tr>
<td>12–13</td>
<td>3,217</td>
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</table>

**Market Rents are Out of Reach**

<table>
<thead>
<tr>
<th>Year</th>
<th>Rent Affordable at Average Wage</th>
<th>Fair Market Rent (2BR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>$535</td>
<td>$174,500</td>
</tr>
<tr>
<td>2012</td>
<td>$554</td>
<td>$142,728</td>
</tr>
<tr>
<td>2013</td>
<td>$553</td>
<td>$47,576</td>
</tr>
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</table>

**Median Income Earners Priced Out of Ownership**

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Home Price</th>
<th>Home Price Affordable at Median Income</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2012</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**West Balance Counties Statistics**

- Number of Families: 115,246
- Median Annual Income: $44,437
- Cost Burdened Owners: 37%
- Cost Burdened Renters: 55%
- Below Poverty Line: 7%

**One Night Count of Homeless People**

- 2011: 792
- 2012: 625
- 2013: 685
- 2014: 659

<table>
<thead>
<tr>
<th>Year</th>
<th>Families with Children Under Age 18</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>792</td>
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</tr>
<tr>
<td>2012</td>
<td>625</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>685</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>659</td>
<td></td>
</tr>
</tbody>
</table>

**Renting a Stretch for Low-Income Households**

- Income Needed to Afford a One-Bedroom Apartment:
  - Full-Time Minimum Wage Worker: $8,520
  - Veteran Disabled During Active Service: $12,493
  - Social Security – Retired: $15,649
  - Social Security – Disabled: $22,350

**Homeless Schoolchildren**

- 2009: 2,421
- 2010: 2,440
- 2011: 3,074
- 2012: 3,304
- 2013: 3,863

**Market Rents are Out of Reach**

- 2011: $496
- 2012: $503
- 2013: $499

**Median Income Earners Priced Out of Ownership**

- 2011: $22,350
- 2012: $158,319
- 2013: $133,311

- Income Needed to Afford a One-Bedroom Apartment:
  - Full-Time Minimum Wage Worker: $8,520
  - Veteran Disabled During Active Service: $12,493
  - Social Security – Retired: $15,649
  - Social Security – Disabled: $22,350

**Median Home Price**

- 2011: $496
- 2012: $503
- 2013: $499

- Home Price Affordable at Median Income:
  - Full-Time Minimum Wage Worker: $8,520
  - Veteran Disabled During Active Service: $12,493
  - Social Security – Retired: $15,649
  - Social Security – Disabled: $22,350

- Median Income:
  - Full-Time Minimum Wage Worker: $8,520
  - Veteran Disabled During Active Service: $12,493
  - Social Security – Retired: $15,649
  - Social Security – Disabled: $22,350
Yakima / Tri-Cities Counties Statistics

Number of Families ........................................... 124,539
Median Annual Income ........................................ $50,458
Cost Burdened Owners ........................................ 30%
Cost Burdened Renters ........................................ 50%
Below Poverty Line ............................................. 10%

Homeless Schoolchildren

<table>
<thead>
<tr>
<th>Year</th>
<th>08–09</th>
<th>09–10</th>
<th>10–11</th>
<th>11–12</th>
<th>12–13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Count</td>
<td>1,777</td>
<td>2,047</td>
<td>2,504</td>
<td>2,570</td>
<td>2,621</td>
</tr>
</tbody>
</table>

Rent Affordable at Average Wage

<table>
<thead>
<tr>
<th>Year</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td>$523</td>
<td>$548</td>
<td>$553</td>
</tr>
</tbody>
</table>

Fair Market Rent (2BR)

<table>
<thead>
<tr>
<th>Year</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td>$762</td>
<td>$723</td>
<td>$733</td>
</tr>
</tbody>
</table>

One Night Count of Homeless People

- In Families with Children Under Age 18
- Total

Renting a Stretch for Low-Income Households

- Full-Time Minimum Wage Worker
- Social Security – Retired
- Social Security – Disabled
- Veteran Disabled During Active Service

Income Needed to Afford a One-Bedroom Apartment

- Median Home Price
- Home Price Affordable at Median Income
- Median Income
SOURCES CONSULTED

Bureau of Labor Statistics
Center for Responsible Lending
National Low Income Housing Coalition Out of Reach Report
Point-In-Time Count of Homeless People
Social Security Administration
US Bureau of the Census American Communities Survey
Washington State Center for Real Estate Research
Washington State Department of Veterans Affairs
Washington State Economic and Revenue Forecast Council
Washington State Employment Security Department
Washington State Office of Financial Management
Working Poor Families Project