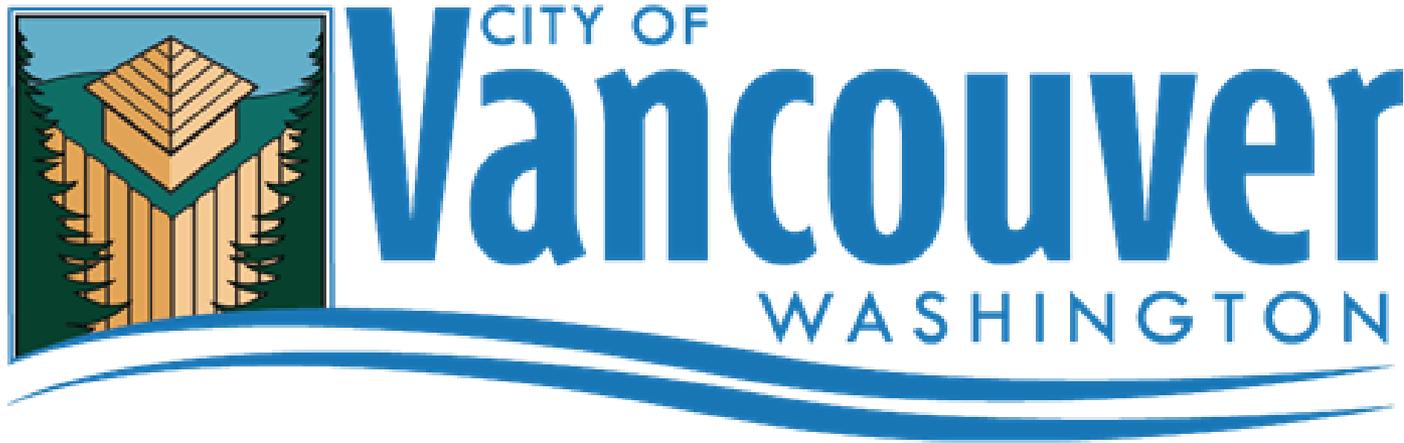


Affordable Housing Task Force



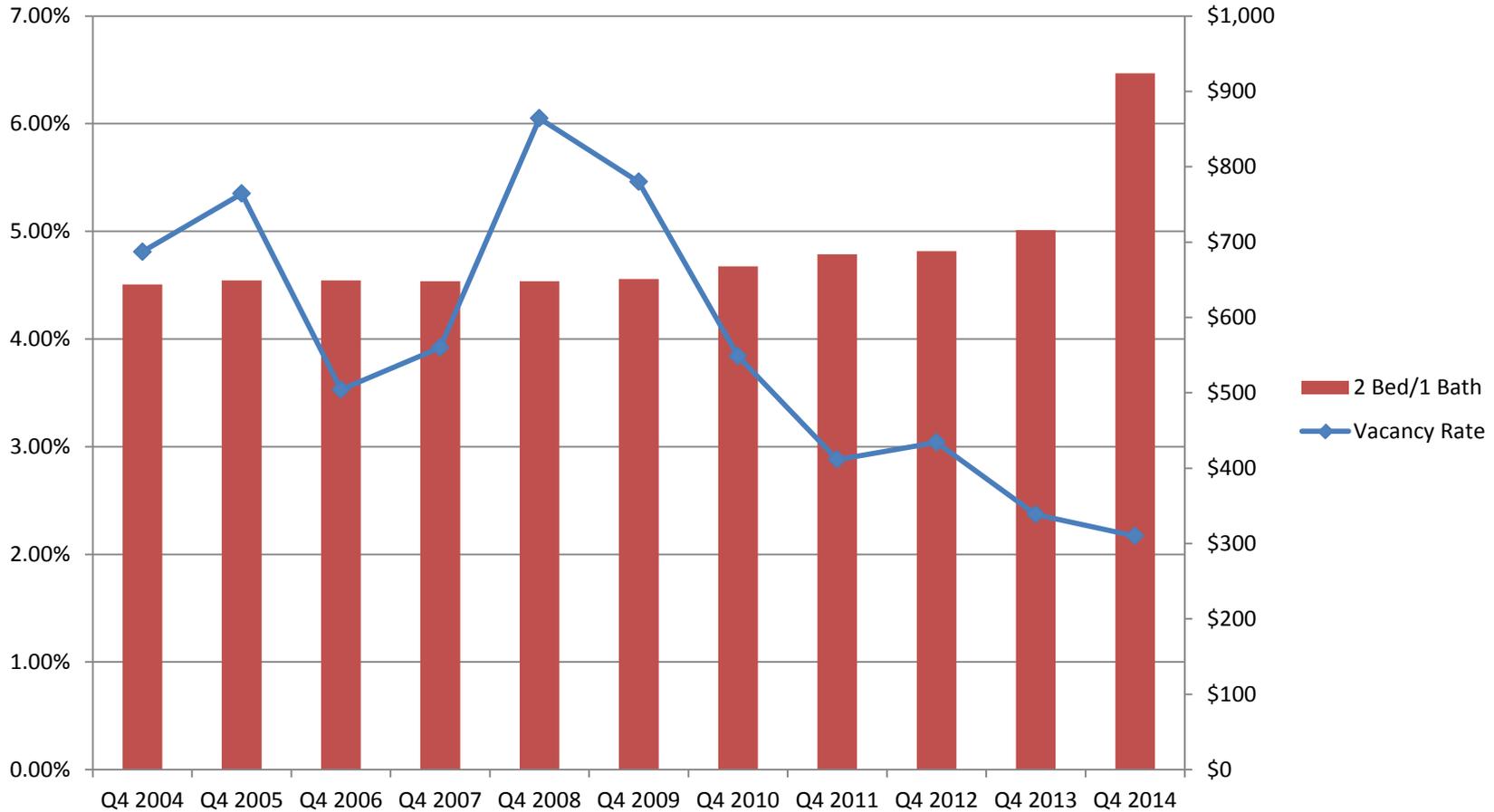
A Healthy, Livable, and Sustainable Vancouver

Purpose

The Affordable Housing Task Force is charged with reviewing and advising City Council and the Planning Commission on policy options to:

- Provide appropriate rental protection that balances landlord rights with access to housing;
- Support development of an adequate supply of affordable housing in Vancouver; and
- Lead in developing regional solutions to long-term affordable housing options for Southwest Washington.

Vacancy Rate and Average Rent in Vancouver 2004-2014



Average Rent in Vancouver by Unit Size 2010-2014

	Q4 2010	Q4 2011	Q4 2012	Q4 2013	Q4 2014	2013-2014 Change
1 Bed/1 Bath	\$604	\$621	\$625	\$653	\$849	30.0%
2 Bed/1 Bath	\$668	\$684	\$688	\$716	\$924	29.1%
2 Bed/ 2 Bath	\$773	\$799	\$805	\$839	\$1,080	28.7%
3 Bed/ 2 Bath	\$873	\$890	\$894	\$930	\$1,200	29.0%

Income Needed to Afford Rent

	Q4 2014 Rent	Income Needed	Hourly Wage Needed
1 Bed/ 1 Bath	\$849	\$33,960	\$16.33
2 Bed/ 1 Bath	\$924	\$36,960	\$17.77
2 Bed/ 2 Bath	\$1,080	\$43,200	\$20.77
3 Bed/ 2 Bath	\$1,200	\$48,000	\$23.08

Note: Affordable means that a household is paying no more than 30% of its income on housing, including utilities. Income calculation assumes that rent figures include utilities. Hourly wage calculation assumes one wage earner and 2,080-hour work year.

Number of Cost-Burdened Renters

	Number of Renter Households	Percentage of Renter Households
Cost-burdened	16,781	50.4%
Severely cost-burdened	7,493	22.5%
Total	33,294	

Cost-burdened households spend more than 30% of their gross monthly income on housing expenses. Severely cost-burdened households spend more than 50% of their gross monthly income on housing expenses.

Source: American Community survey 2009-2013 5-year Estimates

Clark County vs. King County

County	Rent- cost burdened	Percentage of Population	Homeowner- Cost burdened	Percentage of Population	Total Cost burdened	Percentage cost burdened
Clark	24,085	5.64%	33,630	7.87%	57,715	13.5%
King	138,295	7.1%	156,450	7.75%	294,745	15.18%

Source: 2015 Washington State Housing Needs Assessment; County profiles Clark and King

Housing Choice Vouchers Availability

	Number of Vouchers	Households on Wait List
Section 8	2,546	750

Note: Wait list applications date back to 2004. VHA is not currently accepting additional applications

Source: Sasha Nichelson, Vancouver Housing Authority

Multi-Family Projects in Development

	Units under construction or in proposal/review Process
Vancouver	2,708 (includes 755 currently under construction)
Unincorporated Clark County	848 (includes 408 currently under construction)
Battle Ground	374
Camas	0
La Center	2
Ridgefield	0
Washougal	0
Yacolt	0

City of Vancouver Affordable Housing

- Website:

<http://www.cityofvancouver.us/ced/page/affordable-housing>