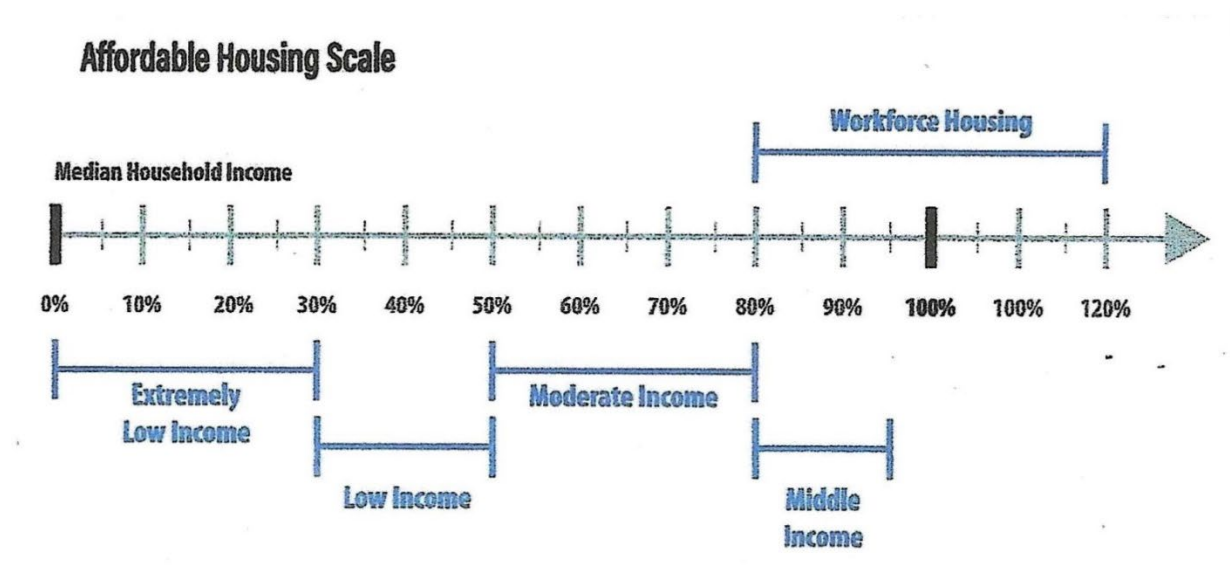


# Housing Affordability Parameters

The shortage of housing throughout Island County is a significant impediment to the attraction of workers to fill jobs in local businesses and contribute to the growth of the Island’s economy. Addressing this shortage is within the mission of the Port of South Whidbey to “enhance the economic well-being of the community”. The Port is evaluating its potential role in providing workforce housing to meet this need.

Workforce housing targets middle income workers which include professions such as police officers, firefighters, teachers, health care workers, retail clerks and the like. Workforce housing is generally defined as housing that is affordable to households earning 80% to 120% of the area median income, with the area usually considered to be the local county.



Source: Island County 2016 Comprehensive Plan Update

Income figures are reported annually by organizations such as the US Department of Housing and Urban Development (HUD) to determine eligibility of households for various federal housing programs. Income limits are reported by income category and household size. Current limits are reported by HUD as summarized in the following table.

**US Department of Housing and Urban Development (HUD) Income Limits  
Based on Family Size and % of Median Income**

	% of Area Median Family Income (Island County)				
	30%	50%	80%	100%	120%
Household Size					
1 Person	\$19,850	\$33,050	\$52,850	\$66,100	\$79,320
2 Person	22,650	37,800	60,400	75,600	90,720
3 Person	25,500	42,500	67,950	85,000	102,000
4 Person	30,000	47,200	75,500	94,400	113,280
5 Person	35,140	51,000	81,550	102,000	122,400
6 Person	40,280	54,800	87,600	109,600	131,520
7 Person	45,420	58,550	93,650	117,100	140,520
8 Person	50,560	62,350	99,700	124,700	149,640
Source: HUD Section 8 Fiscal Year 2023 Income Limits					

As shown, workforce housing at the 80% and 120% of area median income level for a four-person household would serve households with an income of \$75,500 to \$113,280, respectively.

Qualifying income is in turn related to affordable expenditures. Monthly housing expenditures are considered to be affordable if they do not exceed 30% of a household’s monthly income. Housing expenditures include rent or mortgage costs as well as utilities. The following table expresses affordable housing expenditures after adjustment for utilities for various household sizes and income levels. As shown, the affordable expenditure for workforce housing at the 80% and 120% of area median income level for a four-person household would be \$1,538 to \$2,482.

<b>Affordable Monthly Housing Expenditure after Utilities</b>					
<b>Based on 30% of Income</b>					
	% of Area Median Family Income (Island County)				
	30%	50%	80%	100%	120%
Household Size					
1 Person	\$246	\$576	\$1,071	\$1,403	\$1,733
2 Person	316	695	1,260	1,640	2,018
3 Person	388	813	1,449	1,875	2,300
4 Person	400	830	1,538	2,010	2,482
5 Person	529	925	1,689	2,200	2,710
6 Person	657	1,020	1,840	2,390	2,938
7 Person	786	1,114	1,991	2,578	3,163
8 Person	914	1,209	2,143	2,768	3,391
Monthly expenditures estimated as \$250 per month for 1 to 3 person household and \$350 per month for 4 or more person household.					

Household size is related to the number of bedrooms in a home. A two-bedroom apartment would accommodate a three or four-person household. The affordable rent excluding utilities would be approximately \$1,500 to \$2,500 per month. These figures illustrate the challenges for workers seeking housing in South Whidbey. There are few if any apartments or rental homes available in this price range.