



Finding housing in King County that is affordable can be a challenge.

The **Housing Wage** is the hourly wage needed to afford fair market housing, based on working 40 hours per week, 52 weeks per year.

Fair Market Rent is determined by the US Dept. of Housing and Urban Development (HUD), and is set at the 40th percentile of housing costs in the area.

	Fair Market Rent	Housing Wage	Housing Wage as % of Minimum Wage
One Bedroom	\$912	\$17.54	197%
Two Bedroom	\$1,098	\$21.12	238%
Three Bedroom	\$1,551	\$29.83	336%

For those earning minimum wage or relying on government assistance, finding affordable, non-subsidized housing is nearly impossible.

	Monthly Income	Affordable Rent
Minimum Wage	\$1,567	\$470.08
Supplemental Security Income (SSI) [†]	\$698	\$209.67
Temporary Assistance for Needy Families ^{††}	\$478	\$143.40

[†] A federal, need-based disability program.

^{††} Reflects the maximum monthly cash benefit for a single parent with two children.

Housing is affordable if it costs one third or less of a family's income, including heat and utilities.

Subsidized Housing is measured by whether it is affordable for people who earn a given percentage of the Area Median Income. For example:

- ◆ **Extremely Low Income Housing** is affordable for people who earn 30% of median income or less.
- ◆ **Very Low Income Housing** is affordable for people who earn between 31% and 50% of median income.
- ◆ **Low Income Housing** is affordable for people who earn between 51% and 80% of median income.

The Median Income for a family of four in King County in 2012 is \$88,000 per year

	1 Person	2 People	3 People	4 People
Low Annual Income	\$45,500	\$52,000	\$58,500	\$65,000
Affordable Rent	\$1,138	\$1,300	\$1,463	\$1,625
Very Low Annual Income	\$30,800	\$35,200	\$39,600	\$44,000
Affordable Rent	\$770	\$880	\$990	\$1100
Extremely Low Annual Income	\$18,500	\$21,150	\$23,800	\$26,400
Affordable Rent	\$463	\$529	\$595	\$660

