

Percent of Income Paid for Housing

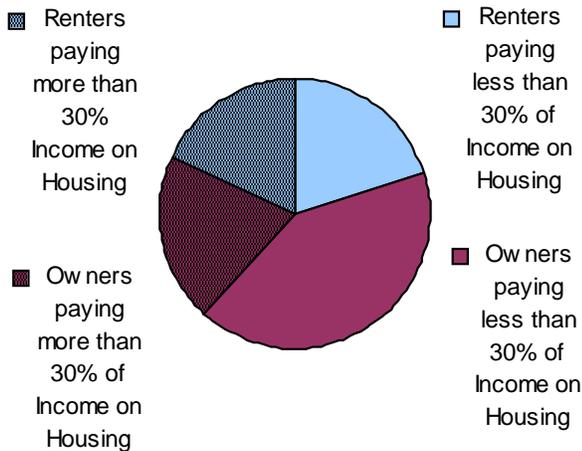
OUTCOME: PROVIDE SUFFICIENT AFFORDABLE HOUSING FOR ALL KING COUNTY RESIDENTS

Countywide Planning Policy Rationale

"All jurisdictions shall provide for a diversity of housing types to meet a variety of needs and provide housing opportunities for all economic segments of the population. All jurisdictions shall cooperatively establish a process to ensure an equitable and rational distribution of low-income and affordable housing throughout the County..." (FW 28). "The Growth Management Planning Council...shall evaluate achievement of Countywide and local goals for housing for all economic segments of the population. [It] shall consider annual reports prepared under policy AH-5 as well as market conditions and other factors affecting housing development. If the Growth Management Planning Council... determines that housing planned for any economic segment falls short of need for such housing, the Growth Management Planning Council...may recommend additional actions." (AH-6)

Figure 22.1

Proportion of Income Dedicated to Housing Costs: Renter and Owner Households (2005)

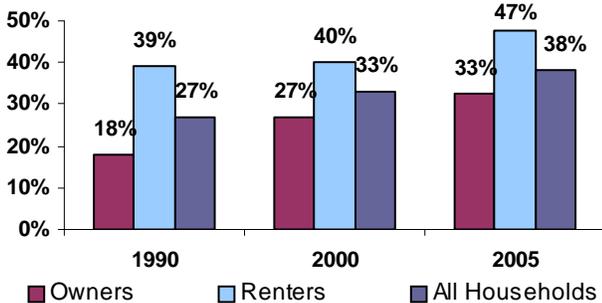


According to the U.S. Department of Housing and Urban Development, 30% of gross income is the maximum that all but wealthy households can pay in housing costs without creating an excessive housing cost burden. This threshold is a measure of housing affordability; housing that requires more than 30% of income is considered to be "unaffordable."

In 2005, over 280,000 of King County's 746,000 households paid more than 30% of their income for housing, representing 38% of all King County households. Nearly half of these households were renters, despite the fact that renters represent less than 40% of all County households.

Figure 22.2

Percent of Households Paying More than 30% of Income for Housing Costs: 1990-2005



**Renters** About half of all renter households in King County paid over 30% of their income for housing. Those renter households in lower income categories were more likely to pay a higher percentage of their income for housing. In fact, four out of five renter households earning below 60% of median income in King County paid more than 30% of their income for housing. Of all renter households that paid more than 30% of their income for housing, more than 97% earned less than the median income for King County.

**Owners** One-third of all owner households in King County paid over 30% of their income for housing in 2005. Of those households, about 60% earned less than median household income.