

City of Tacoma's Estimated Rent Burden-Housing Need by Income: 2017 – 2040

2017 Household Gross Income levels ¹	No. of renter households ²	% of renter population ³	Affordable Monthly Housing Payment ⁴	2017 Monthly Rental Housing Costs ⁵	Affordable Units Needed for Rent Burdened Households								
					% of rent burdened households ⁶		2017 (existing need)		2017 – 2040 (future need) ⁸		Totals (existing and future need)		
					<i>rent burden (% of gross income that households pay for rent and utilities)⁷</i>								
					>30%	>50%	>30%	>50%	>30%	>50%	>30%	>50%	
Computer Programmer (\$90,420/year)	> 80% AMI ↓ ↓ ↓		\$2,261										
Area Median (AMI) Income (\$25.09/hour; \$52,200/year)		13,845 36%	\$1,305	\$2,017 – 4BR \$1,666 – 3BR									
Starting Teacher (\$21.88/hour; \$45,500/year)			\$1,101	\$1,145 – 2BR	11%	1%	1,523	139	998	91	2,521	230	
Low Income; 80% AMI (\$20.07; \$41,750/year)		7,750 20%	\$1,013										
Secretary/Admin. Asst. (\$19.18/hour; \$40,890)			\$1,012										
Financial Clerk (\$18.68/hour; \$40,220/year)			\$997		53%	10%	4,108	775	2,671	504	6,779	1,279	
Medical Lab Technician (\$17.63/hour; \$38,440)			\$988										
Retail Sales (\$13.01/hour; \$34,330/year)			\$787	\$881 – 1BR									
Very Low Income; 50% AMI (\$12.55/hour; \$26,100/year)		6,745 18%	\$634	\$773 – 0BR									
Cook, short order (\$12.16/hour; \$25,290)			\$632										
Home Care Aide (\$12.10/hour; \$25,253/year)			\$631		83%	39%	5,598	2,631	3,764	1,769	9,362	4,400	
City of Tacoma Minimum Wage (\$12.00/hour; \$25,044/year)			\$626										
Federal Poverty Line for Family of 4 (\$11.83/hour; \$24,689/year)			\$617										
Extremely Low Income; 30% AMI (\$15,650/year)	9,855 26%	\$391											
SSI Disability Income (\$750/month; \$9,007/year)		\$225		76%	64%	7,490	6,307	4,978	4,192	12,468	10,499		
TANF for Family of 3 (\$521/month; \$6,252/year)		\$143											
Affordable Units Needed							18,719	9,852	12,411	6,556	31,130	16,408	
Estimated Existing Affordable Units (hard units and rental assistance vouchers)⁹							1,300	5,200					
Net Additional Affordable Units Needed							17,419	4,652			29,830	11,208	
City of Tacoma Vision 2040 Target for Additional Affordable Rental Units											14,750		

1. U.S. Department of Labor Bureau of Labor Statistics, March 2017 Metropolitan and Nonmetropolitan Occupational Employment and Wage Estimates Tacoma, WA Metropolitan Division: http://www.bls.gov/oes/current/oes_45104.htm#19-0000
U.S. Dept. HUD CHAS Data Query Tool Tacoma, Washington 2009-2013 American Community Survey at: https://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html
City of Tacoma Minimum Wage: <http://www.cityoftacoma.org/cms/one.aspx?objectId=89891>
SSA SSI Federal Payments Amounts For 2018 at: <https://www.ssa.gov/oact/cola/SSI.html>
Washington State DSHS Economic Services Administration TANF and Support Services: <https://www.dshs.wa.gov/esa/community-services-offices/tanf-and-support-services>
SSI Federal Payment Amounts for 2018: <https://www.ssa.gov/oact/cola/SSI.html>
U.S. Dept. HUD, FY 2017 Income Limits Summary Individual AMI at: <https://www.huduser.gov/portal/datasets/il/12017/2017summary.odn>

2. U.S. Housing and Urban Development 2009-2013 American Community Survey at: https://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html
3. Tacoma has 38,195 renter households. 2009-2013 American Community Survey. The % of that total in each income tier derives from dividing the number in each tier by that total. The % and number for the top tier are households at or above 80% AMI.

4. "Housing is considered to be affordable when the cost of housing plus utilities equals no more than 30% of household [gross] income." Page 38 of Tacoma-Lakewood Consortium Consolidated Plan 2015-2019.

5. Tacoma, WA. HUD FMR FY 2018. https://www.huduser.gov/portal/datasets/fmr/fmr/fy2018_code/2018summary.odn
HUD calculates Fair Market Rents (FMR) annually. "In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities." FMRs reflect the rent for the 40th percentile of the market. U.S. Housing and Urban Development.

6. U.S. Housing and Urban Development 2009-2013 American Community Survey at: https://www.huduser.gov/portal/datasets/cp/CHAS/data_querytool_chas.html

7. Households paying >30% of their income include those paying >50%.

8. The City projects that 51,417 households will join the city by 2040. One Tacoma Comprehensive Plan, December, 2015. 49% of current city households rent. Tacoma-Lakewood Consortium Consolidated Plan 2015-2019 (page 38). Applying that % to the new households means 25,194 of them will rent. Applying the % of the current renter population in each income tier and rent burden categories estimates the number of the new renter households in each income tier that will be rent burdened.

9. State of Washington HOUSING NEEDS ASSESSMENT (Washington State Department of Commerce 2015) (<http://www.commerce.wa.gov/wp-content/uploads/2016/10/AHAB-needs-urban-Tacoma.pdf>)
NOTE: The assessment reported 6,278 subsidized housing units in 2015. This includes units whose subsidy were set to expire by 2017. This does not include units built since 2015. These units are affordable to a range of incomes from zero to 80% AMI. This estimate judges that 80% are affordable to the lowest income households, which are the most rent burdened.