

Household Income and Housing Need by Cost Burden ARCH Land Use and MFTE Income and Rent Guidelines 2021

Affordable Rent Totals by Unit Size and Income

| | Studio (1 Person) | 1-Bedroom (1.5 People) | 2-Bedroom (3 People) | 3-Bedroom (4.5 People) |
|----------------------------------|----------------------|---------------------------|-------------------------|---------------------------|
| 30% AMI [VERY LOW INCOME] | | | | |
| Max. Affordable Rent* | \$607 | \$651 | \$781 | \$902 |
| 50% AMI [LOW INCOME] | | | | |
| Max. Affordable Rent* | \$1,012 | \$1,085 | \$1,302 | \$1,504 |
| 80% AMI [MODERATE INCOME] | | | | |
| Max. Affordable Rent* | \$1,620 | \$1,736 | \$2,083 | \$2,407 |
| 100% AMI [MEDIAN INCOME] | | | | |
| Max. Affordable Rent* | \$2,025 | \$2,169 | \$2,603 | \$3,008 |

* Rental estimate includes utilities allowance including electricity/gas, water/sewer, garbage.

Eligibility: King County Area Median Income (AMI) 4-person household: \$115,700

| | 1 Person | 2 People | 3 People | 4 People | 5 People | 6 People | 7 People |
|----------------------------------|----------|----------|-------------|------------------|-------------|-------------|-------------|
| 30% AMI [VERY LOW INCOME] | | | | | | | |
| Household Income | \$24,297 | \$27,768 | \$31,239 | \$34,710 | \$37,487 | \$40,264 | \$43,040 |
| 50% AMI [LOW INCOME] | | | | | | | |
| Household Income | \$40,495 | \$46,280 | \$52,065 | \$57,850 | \$62,478 | \$67,106 | \$71,734 |
| 80% AMI [MODERATE INCOME] | | | | | | | |
| Household Income | \$64,792 | \$74,048 | \$83,304 | \$92,560 | \$99,965 | \$107,370 | \$114,774 |
| 100% AMI [MEDIAN INCOME] | | | | | | | |
| Household Income | \$80,990 | \$92,560 | \$104,130 | \$115,700 | \$124,956 | \$134,212 | \$143,468 |

Affordability Levels by Household Income in ARCH cities

The chart below aligns affordability levels with those units that are regulated within ARCH cities. ARCH data shows the average household income for residents of regulated rental housing within ARCH cities. This clearly displays how higher AMI units tend to be rented to households of lower income brackets. This is particularly true in the highest brackets. In 80% AMI regulated units in ARCH cities, the average household income is only 57% of the median, much lower than the 80% maximum permitted.

| Average Household within ARCH Units (2016-2019)** | | |
|---|------------------|---------------------------|
| Affordability Level | Household Income | Approximate Household AMI |
| 50% AMI | \$32,968 | 38% AMI |
| 60% AMI | \$39,232 | 46% AMI |
| 70% AMI | \$43,165 | 50% AMI |
| 80% AMI | \$48,798 | 57% AMI |
| 85% AMI | \$39,775 | 46% AMI |
| 90% AMI | \$46,557 | 54% AMI |
| 100% AMI | \$76,579 | 89% AMI |
| 105% AMI | \$50,941 | 59% AMI |
| 120% AMI | \$59,664 | 69% AMI |

** Average for ARCH rental units, not Bellevue alone

Source: ARCH Housing Data Records, 2019.

Household Incomes and Rental Units in Bellevue

The chart below shows the distribution of household incomes and available units across Bellevue in 2016. Most of these units are not regulated units. At the lowest AMI levels (0-50% AMI), more households fall within that category than there are units available at that category. This explains the trends in the chart below, where households occupying 50% AMI and higher units tend to be of lower income levels.

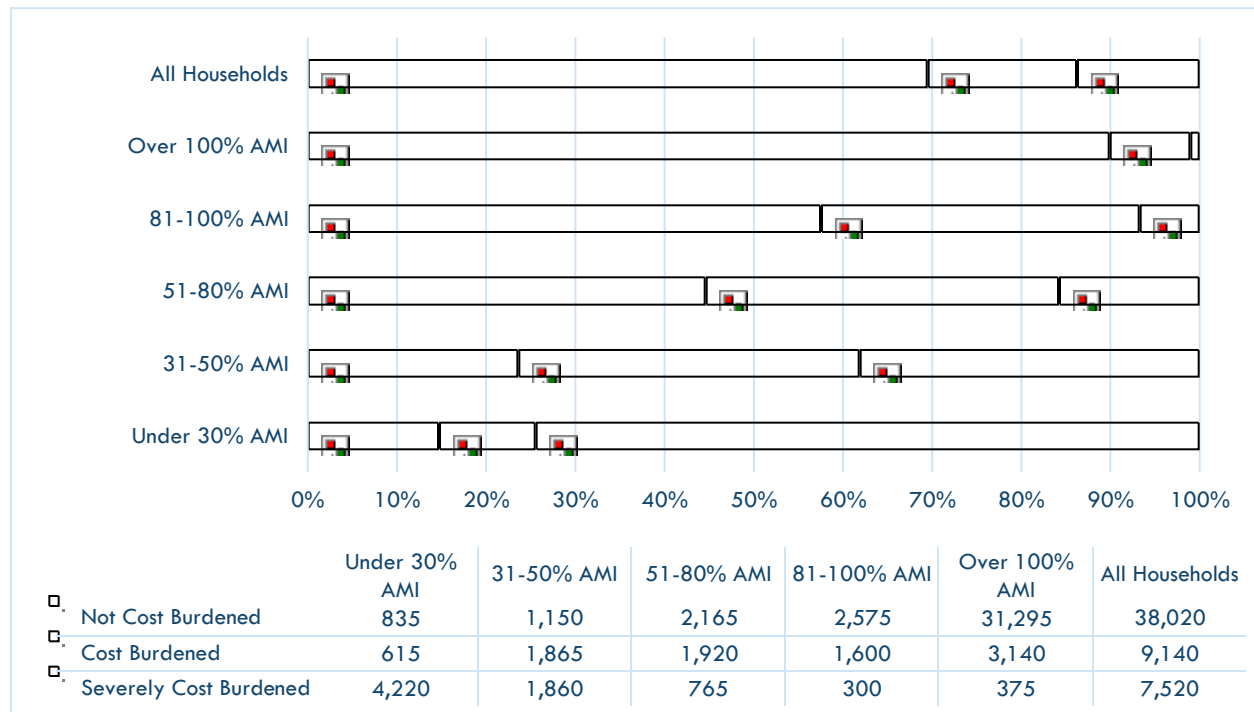
| Unit Range | Bellevue Housing Data: Existing Households (2017) | | Bellevue Housing Data: Existing Units (2016) | | Regulated Units: Bellevue (2020)* |
|---------------|--|--------------------|--|---------------|---|
| | # of Households | % of Households | # of Units | % of Units | # of Units (Rental) |
| 0-30% AMI | 5670 | 10% | 1735 | 3% | 335 |
| 31-50% AMI | 4875 | 9% | 3035 | 6% | 971 |
| 51-80% AMI | 4850 | 9% | 8070 | 15% | 1670 |
| >80% AMI | 39285 | 72% | 41295 | 76% | 991 |

* Average across ARCH rental units, not Bellevue-specific

Source: U.S. Census Bureau, 2012-2016 American Community Survey customized for the Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy. *Assumes that only renter housing is affordable below 30% of AMI

Bellevue Residents' Cost Burden by Income

Between 2013 and 2017 (the most recent data available) almost one-third (30%) of Bellevue households were cost burdened, meaning they spent more than 30% of their income on housing. This included 14% of households that spent more than 50% of their income on housing (severely cost burdened). For households whose income is below half of the area median income (AMI), 58% are severely cost burdened. Renters are more likely to suffer some sort of cost burden than owners.



Source: U.S. Department of Housing and Urban Development (2013-2017)/ Comprehensive Housing Affordability Strategy (CHAS) Data.