



TACOMA / PIERCE COUNTY  
**AFFORDABLE  
HOUSING  
CONSORTIUM**

**NEWS UPDATE 05-24-2011**

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**Evergreen Sustainable Development Standard →** WA Department of Commerce has been working in consultation with a team of Sustainable Building professionals and stakeholders to develop revisions to the Evergreen Sustainable Development Standard. The revised draft of ESDS v2.0 is ready for public comment...until June 3.

Draft: <http://www.commerce.wa.gov/site/935/default.aspx>

Comments to: [dena.harris@commerce.wa.gov](mailto:dena.harris@commerce.wa.gov)

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### **Training →**

- **Beginning Financial Education Course – June**  
Details: <http://www.affordablehousingconsortium.org/index.php/Training/>
  - **Homebuyer Education Seminars - May & June**  
Washington State Housing Finance Commission-Sponsored –  
Details: <http://www.wshfc.org/buyers/schedule.htm> ...scroll to Tacoma
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**Housing & Homeless Report 2011 →** In Washington, the Fair Market Rent (FMR) for a two-bedroom apartment is \$993. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$3,310 monthly or \$39,719 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$19.10.

In Washington, a minimum wage worker earns an hourly wage of \$8.67. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 88 hours per week, 52 weeks per year. Or, a household must include 2.2 minimum wage earner(s) working 40 hours per week year-round in order to make the two bedroom FMR affordable.

In Washington, the estimated mean (average) wage for a renter is \$13.96 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 55 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.4 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Washington. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$811.

*A unit is considered affordable if it costs no more than 30% of the renter's income.*

### **Full Report - Out of Reach 2011:**

<http://www.nlihc.org/oor/oor2011/data.cfm?getstate=on&getcounty=on&county=6212&state=WA>

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**New Tacoma Senior Apartments → Mercy Housing NW – 75 new units!**  
Grand Opening: Wednesday, June 8th noon - 1:30 - 1709 South G Street - Tacoma 98405  
RSVP: <https://www.mercyhousing.org/page.aspx?pid=671>

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**2nd Quarter Public Forum → You are invited! Invite your friends & colleagues!**

***Washington State's New FORECLOSURE FAIRNESS Act***



**Wednesday JUNE 8, 7:45 – 9:30 am**

**Speakers**

**Representative Tina Orwall, District 33, Sponsor of Legislation**  
**Bruce Neas, Columbia Legal Services**  
**Dan McConnon, WA Department of Commerce**  
**Dee Taylor, WA Housing Finance Commission**  
**Maralise Hood Quan, Pierce County Center for Dispute Resolution**

**Evergreen Tacoma Campus, 1210 6<sup>TH</sup> Av, Tacoma**  
**Free breakfast goodies, presentations, discussion**

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**NEW AHC Event → EXCELLENCE IN AFFORDABLE HOUSING CELEBRATION**  
**October 20, 5 – 7 pm – Annie Wright School, Tacoma**

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**AHC Website → <http://www.affordablehousingconsortium.org>**