

Renter & Housing Demographics for LD 16

Total Population in Occupied Housing Units: 154,575

- Owner occupied: 109,479
- Renter occupied: 45,096

54% of renter households in LD 16 are cost burdened.

HUD defines cost burdened families as those who pay more than 30% of their income on housing expenses.

Statewide Data on Rent Increases

- 47% of renters in WA received a rent increase of over \$100 in the last 12 months (\$1200 per year); This is 877,000 renters statewide
- 15% of renters statewide received a rent increase of over \$250 (\$3000 per year)
- Black households received higher rent increases than other racial groups. A quarter (24.36%) of Black renters received rent increases of over \$250
- Almost a quarter (22%) of renter households with children under the age of 18 received rent increases of over \$250.
- While 57% of renter households with children under the age of 18 received a rent increase of over \$100.

Federal Supplemental Security Income benefits are not keeping pace with rent increases

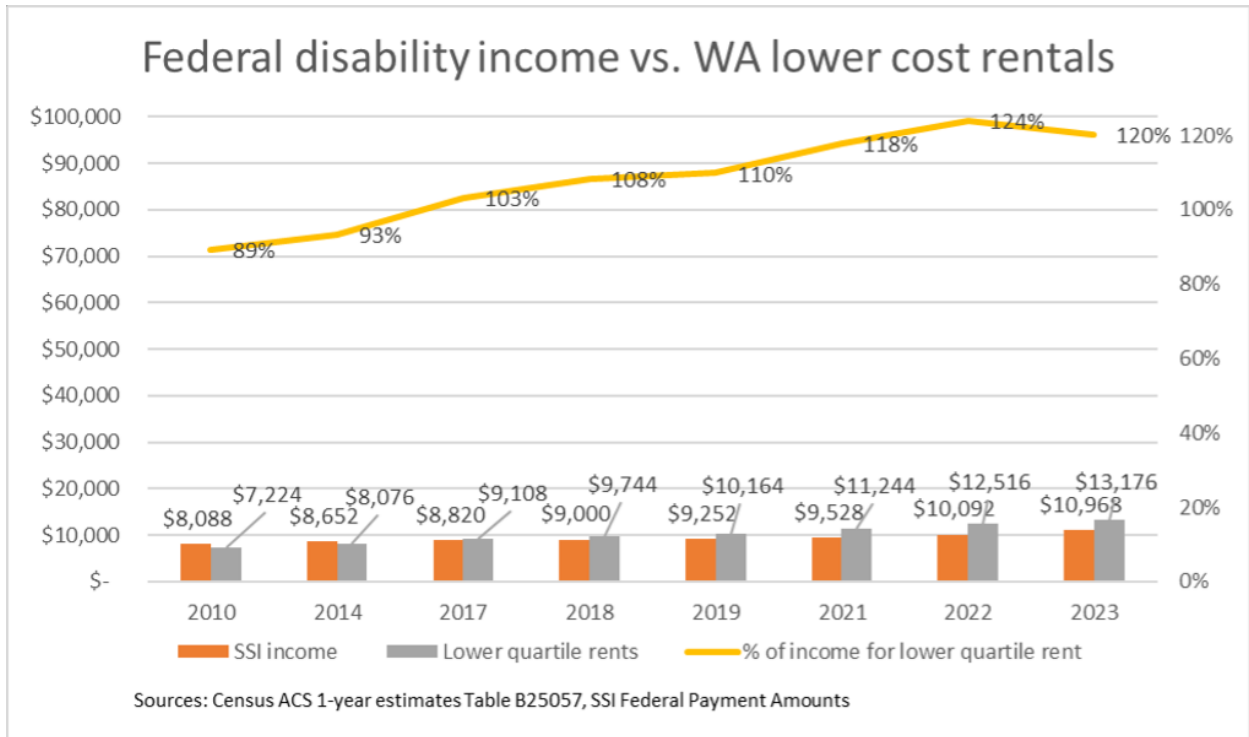
Approximately 3,160 people in LD 16 receive Supplemental Security Disability Income benefits. SSI is a federal program for aged, blind, or disabled individuals who are extremely low income. In 2025 the maximum SSI benefit is \$967 a month or \$11,604 a year. A rent increase of \$249 a month will consume an additional 26% of an SSI recipient's total monthly income just on housing expenses. Federal disability cash assistance is not keeping pace with lower cost rental unit rent increases. While Washington lower end rents consumed 89% of SSI payment in 2010, lower cost rents now make up 120% of SSI benefits in 2023.

Data Source and Reference Information

The information is largely drawn from the most recent available American Community Survey data (2023) which is conducted by the U.S. Census Bureau. Statewide data from the U.S. Census Bureau's Household Pulse Survey is also included to supplement the American Community Survey (ACS) data. Data from the rental trend tracker Zumper is included for the most current rental price trends. For any additional level of detail on references, please email info@wliha.org and the Housing Alliance would be happy to provide that information.

Racial Demographics of Renters in LD 16

| Race | Population |
|--|------------|
| White alone | 112,925 |
| Black or African American alone | 2,660 |
| American Indian and Alaska Native alone | 1,724 |
| Asian alone | 2,698 |
| Native Hawaiian and Other Pacific Islander alone | 276 |



Rent Increase Comparison in LD 16 and other cities in WA

The following tables will compare what rent increases would look like over three years at a 7%, 10%, and 15% rent cap in cities throughout Washington state.

Median Monthly Rent for a 2 Bedroom by City with a 7% Rent Increase

| City | City Annual Median Income | Median Initial Monthly Rent | First 7% Annual Rent Increase | Second 7% Annual Rent Increase | Third 7% Annual Rent Increase |
|------|---------------------------|-----------------------------|-------------------------------|--------------------------------|-------------------------------|
| | | | | | |

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|-----------------------|----------|---------|---|---|---|
| Walla Walla 2 bedroom | \$65,493 | \$1,365 | Rent increased by \$96 a month. Monthly rent is now \$1,461 | Rent increased by \$102 a month. Monthly rent is now \$1,563 | Rent increased by \$109 a month. Monthly rent is now \$1,672 |
| Vancouver 2 Bedroom | \$78,156 | \$1,725 | Rent increased by \$121 a month. Monthly rent is now \$1,846. | Rent increased by \$129 a month. Monthly rent is now \$1,975. | Rent increased by \$138 a month. Monthly rent is now \$2,113. |
| Bellingham 2 Bedroom | \$65,821 | \$1,850 | Rent increased by \$130 a month. Monthly rent is now \$1,980. | Rent increased by \$139 a month. Monthly rent is now \$2,118. | Rent increased by \$148 a month. Monthly rent is now \$2,266. |
| Spokane 2 Bedroom | \$65,745 | \$1,590 | Rent increased by \$111 a month. Monthly rent is now \$1,701. | Rent increased by \$119 a month. Monthly rent is now \$1,820. | Rent increased by \$127 a month. Monthly rent is now \$1948. |

Median Monthly Rent for a 2 Bedroom by City with a 10% Rent Increase

| City | City Annual Median Income | Median Initial Monthly Rent | First 10% Annual Rent Increase | Second 10% Annual Rent Increase | Third 10% Annual Rent Increase |
|-----------------------|---------------------------|-----------------------------|---|---|---|
| Walla Walla 2 bedroom | \$65,493 | \$1,365 | Rent increased by \$137 a month. Monthly rent is now \$1,502 | Rent increased by \$150 a month. Monthly rent is now \$1,652 | Rent increased by \$165 a month. Monthly rent is now \$1,817 |
| Vancouver 2 Bedroom | \$78,156 | \$1,725 | Rent increased by \$173 a month. Monthly rent is now \$1,898. | Rent increased by \$190 a month. Monthly rent is now \$2,087. | Rent increased by \$209 a month. Monthly rent is now \$2,296. |
| Bellingham 2 Bedroom | \$65,821 | \$1,850 | Rent increased by \$185 a month. Monthly rent is now \$2,035. | Rent increased by \$204 a month. Monthly rent is now \$2,239. | Rent increased by \$224 a month. Monthly rent is now \$2,462. |
| Spokane 2 Bedroom | \$65,745 | \$1,590 | Rent increased by \$159 a month. Monthly rent is now \$1,749. | Rent increased by \$175 a month. Monthly rent is now \$1,924. | Rent increased by \$192 a month. Monthly rent is now \$2,116. |

Median Monthly Rent for a 2 Bedroom by City with a 15% Rent Increase

| City | City Annual Median Income | Median Initial Monthly Rent | First 15% Annual Rent Increase | Second 15% Annual Rent Increase | Third 15% Annual Rent Increase |
|-----------------------|---------------------------|-----------------------------|---|---|---|
| Walla Walla 2 bedroom | \$65,493 | \$1,365 | Rent increased by \$205 a month. Monthly rent is now \$1,570 | Rent increased by \$235 a month. Monthly rent is now \$1,805 | Rent increased by \$271 a month. Monthly rent is now \$2,076 |
| Vancouver 2 Bedroom | \$78,156 | \$1,725 | Rent increased by \$259 a month. Monthly rent is now \$1,984. | Rent increased by \$298 a month. Monthly rent is now \$2,281. | Rent increased by \$342 a month. Monthly rent is now \$2,624. |
| Bellingham 2 Bedroom | \$65,821 | \$1,850 | Rent increased by \$278 a month. Monthly rent is now \$2,128. | Rent increased by \$319 a month. Monthly rent is now \$2,447. | Rent increased by \$367 a month. Monthly rent is now \$2,814. |
| Spokane 2 Bedroom | \$65,745 | \$1,590 | Rent increased by \$239 a month. Monthly rent is now \$1,829. | Rent increased by \$274 a month. Monthly rent is now \$2,103. | Rent increased by \$315 a month. Monthly rent is now \$2,418. |