

Renter & Housing Demographics for LD 46

Total Population in Occupied Housing Units: 153,809

- Owner occupied: 86,130
- Renter occupied: 67,679

49% of renter households in LD 46 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

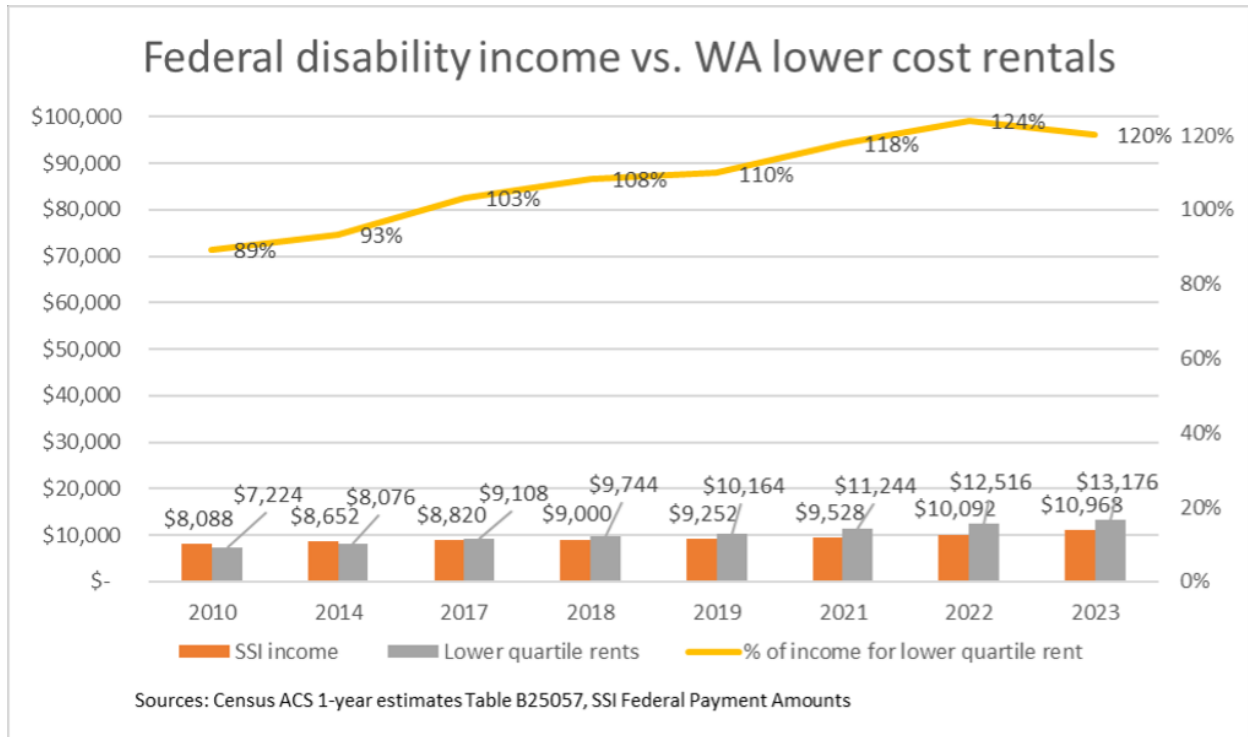
Approximately 1,607 people in LD 46 receive Supplemental Security Disability Income benefits. SSI is a federal program for aged, blind, or disabled individuals who are extremely low income. In 2025 the maximum SSI benefit is \$967 a month or \$11,604 a year. A rent increase of \$249 a month will consume 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 46

Race	Population
White alone	104,703
Black or African American alone	6,806
American Indian and Alaska Native alone	741
Asian alone	24,923
Native Hawaiian and Other Pacific Islander alone	328



Rent Increase Comparison in LD 46 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

Kenmore 2 bedroom	\$137,926	\$2,100	Rent increased by \$147 a month. Monthly rent is now \$2,247	Rent increased by \$157 a month. Monthly rent is now \$2,404	Rent increased by \$168 a month. Monthly rent is now \$2,573
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
Kenmore 2 bedroom	\$137,926	\$2,100	Rent increased by \$210 a month. Monthly rent is now \$2,310	Rent increased by \$231 a month. Monthly rent is now \$2,541	Rent increased by \$254 a month. Monthly rent is now \$2,795
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
Kenmore 2 bedroom	\$137,926	\$2,100	Rent increased by \$315 a month. Monthly rent is now \$2,415	Rent increased by \$362 a month. Monthly rent is now \$2,777	Rent increased by \$417 a month. Monthly rent is now \$3,194
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.