

DISTRICT OF COLUMBIA

#4*

In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,707**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,690** monthly or **\$68,280** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.83
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS	
Minimum Wage	\$15.00
Average Renter Wage	\$29.20
2-Bedroom Housing Wage	\$32.83
Number of Renter Households	163,751
Percent Renters	58%

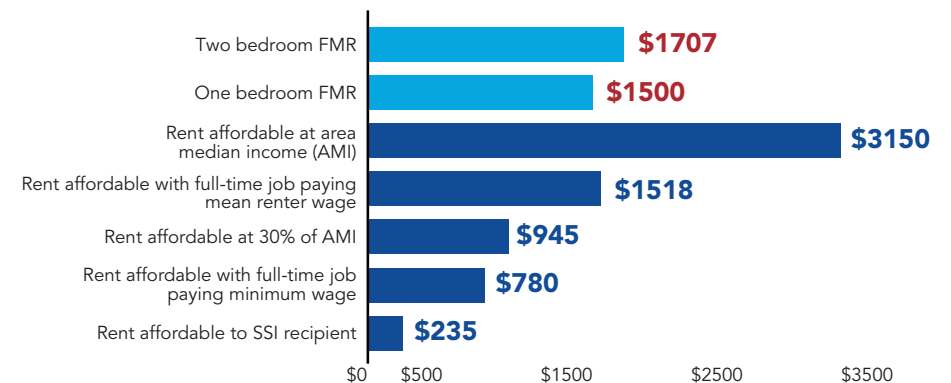
88
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

77
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

DISTRICT OF COLUMBIA

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)			RENTERS		
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
District of Columbia	\$32.83	\$1,707	\$68,280	2.2	\$126,000	\$3,150	\$37,800	\$945	163,751	58%	\$29.20	\$1,518	1.1	
<u>Metropolitan Areas</u>														
Washington-Arlington-Alexandria HMFA	\$32.83	\$1,707	\$68,280	2.2	\$126,000	\$3,150	\$37,800	\$945	163,751	58%	\$29.20	\$1,518	1.1	
<u>Counties</u>														
District of Columbia	\$32.83	\$1,707	\$68,280	2.2	\$126,000	\$3,150	\$37,800	\$945	163,751	58%	\$29.20	\$1,518	1.1	

1: BR = Bedroom
 2: FMR = Fiscal Year 2020 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2020 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.