

DISTRICT OF COLUMBIA

STATE RANKING

#4*

In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,665**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,550** monthly or **\$66,600** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.02
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS	
Minimum Wage	\$14.00
Average Renter Wage	\$28.57
2-Bedroom Housing Wage	\$32.02
Number of Renter Households	162190
Percent Renters	58%

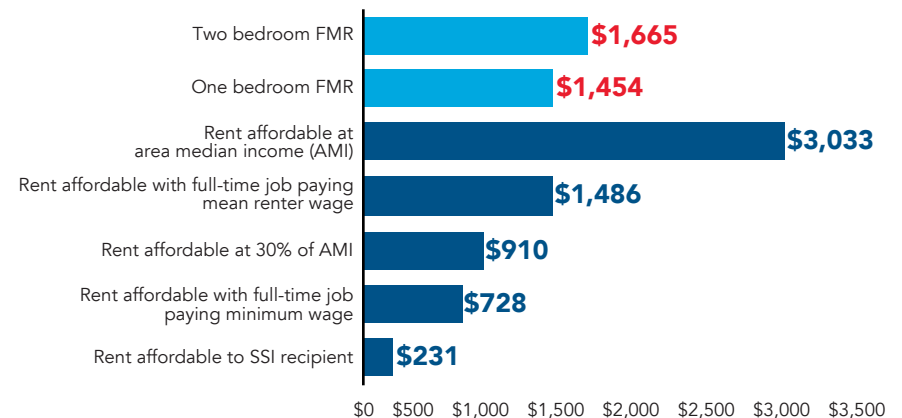
91
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

80
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2
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.

FY19 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$32.02	\$1,665	\$66,600	2.3	\$121,300	\$3,033	\$36,390	\$910	162,190	58%	\$28.57	\$1,486	1.1
<u>Metropolitan Areas</u>													
Washington-Arlington-Alexandria HMA	\$32.02	\$1,665	\$66,600	2.3	\$121,300	\$3,033	\$36,390	\$910	162,190	58%	\$28.57	\$1,486	1.1
<u>Counties</u>													
District of Columbia	\$32.02	\$1,665	\$66,600	2.3	\$121,300	\$3,033	\$36,390	\$910	162,190	58%	\$28.57	\$1,486	1.1

* 50th percentile FMR (See Appendix B).

1: BR= Bedroom
 2: FMR= Fiscal Year 2019 Fair Market Rent.
 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.
 4: AMI = Fiscal Year 2019 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.