

# WASHINGTON

#6\*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,584**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,279** monthly or **\$63,352** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$30.46**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	<b>\$13.50</b>
Average Renter Wage	<b>\$21.90</b>
2-Bedroom Housing Wage	<b>\$30.46</b>
Number of Renter Households	<b>1,043,871</b>
Percent Renters	<b>37%</b>

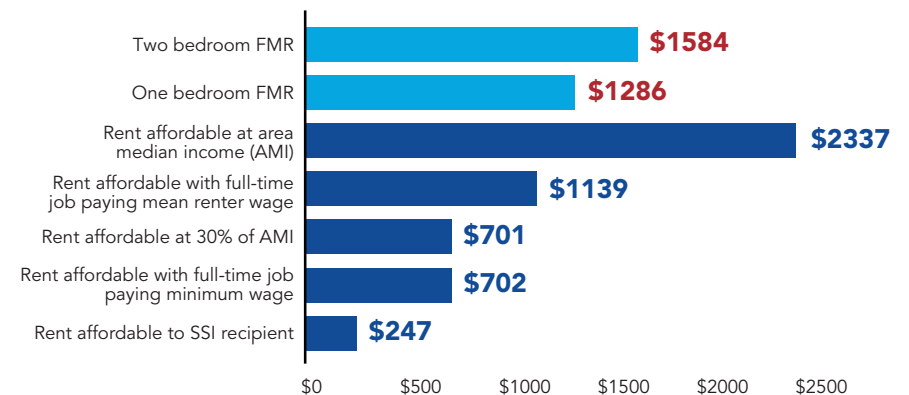
**90**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**73**  
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)

**1.8**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Seattle-Bellevue HMFA	<b>\$40.37</b>
Portland-Vancouver-Hillsboro MSA	<b>\$28.75</b>
Tacoma HMFA	<b>\$27.08</b>
Bremerton-Silverdale MSA	<b>\$24.92</b>
San Juan County	<b>\$23.69</b>



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.

# WASHINGTON

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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			
Washington	\$30.46	\$1,584	\$63,352	2.3	\$93,484	\$2,337	\$28,045	\$701	1,043,871	37%	\$21.90	\$1,139	1.4			
Combined Nonmetro Areas	\$18.34	\$954	\$38,152	1.4	\$67,870	\$1,697	\$20,361	\$509	95,114	33%	\$12.31	\$640	1.5			
<b>Metropolitan Areas</b>																
Bellingham MSA	\$22.60	\$1,175	\$47,000	1.7	\$86,300	\$2,158	\$25,890	\$647	32,293	38%	\$13.89	\$722	1.6			
Bremerton-Silverdale MSA	\$24.92	\$1,296	\$51,840	1.8	\$91,700	\$2,293	\$27,510	\$688	33,968	33%	\$13.48	\$701	1.8			
Columbia County HMFA	\$19.25	\$1,001	\$40,040	1.4	\$66,300	\$1,658	\$19,890	\$497	549	31%	\$14.16	\$737	1.4			
Kennewick-Richland MSA	\$20.94	\$1,089	\$43,560	1.6	\$77,500	\$1,938	\$23,250	\$581	30,705	32%	\$15.18	\$789	1.4			
Lewiston MSA	\$16.69	\$868	\$34,720	1.2	\$73,900	\$1,848	\$22,170	\$554	2,722	30%	\$12.89	\$670	1.3			
Longview MSA	\$18.90	\$983	\$39,320	1.4	\$69,200	\$1,730	\$20,760	\$519	14,059	34%	\$15.06	\$783	1.3			
Mount Vernon-Anacortes MSA	\$23.23	\$1,208	\$48,320	1.7	\$78,400	\$1,960	\$23,520	\$588	15,559	32%	\$15.47	\$804	1.5			
Olympia-Tumwater MSA	\$22.52	\$1,171	\$46,840	1.7	\$86,700	\$2,168	\$26,010	\$650	39,279	36%	\$15.69	\$816	1.4			
Pend Oreille County HMFA	\$16.00	\$832	\$33,280	1.2	\$60,700	\$1,518	\$18,210	\$455	1,239	21%	\$14.55	\$756	1.1			
Portland-Vancouver-Hillsboro MSA	\$28.75	\$1,495	\$59,800	2.1	\$92,100	\$2,303	\$27,630	\$691	58,780	33%	\$16.71	\$869	1.7			
Seattle-Bellevue HMFA	\$40.37	\$2,099	\$83,960	3.0	\$113,300	\$2,833	\$33,990	\$850	467,385	40%	\$28.43	\$1,478	1.4			
Spokane HMFA *	\$17.50	\$910	\$36,400	1.3	\$78,500	\$1,963	\$23,550	\$589	74,150	37%	\$14.49	\$753	1.2			
Stevens County HMFA	\$14.06	\$731	\$29,240	1.0	\$63,500	\$1,588	\$19,050	\$476	3,914	22%	\$10.11	\$526	1.4			
Tacoma HMFA	\$27.08	\$1,408	\$56,320	2.0	\$87,300	\$2,183	\$26,190	\$655	121,809	38%	\$16.29	\$847	1.7			
Walla Walla County HMFA	\$20.06	\$1,043	\$41,720	1.5	\$69,900	\$1,748	\$20,970	\$524	7,904	35%	\$12.95	\$673	1.5			
Wenatchee MSA	\$20.27	\$1,054	\$42,160	1.5	\$69,400	\$1,735	\$20,820	\$521	14,143	33%	\$12.99	\$676	1.6			
Yakima MSA	\$19.48	\$1,013	\$40,520	1.4	\$57,200	\$1,430	\$17,160	\$429	30,299	37%	\$13.05	\$678	1.5			

† Wage data not available (See Appendix B).

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.

WASHINGTON

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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			
Adams County	\$15.17	\$789	\$31,560	1.1	\$58,000	\$1,450	\$17,400	\$435	2,151	37%	\$14.79	\$769	1.0			
Asotin County	\$16.69	\$868	\$34,720	1.2	\$73,900	\$1,848	\$22,170	\$554	2,722	30%	\$12.89	\$670	1.3			
Benton County	\$20.94	\$1,089	\$43,560	1.6	\$77,500	\$1,938	\$23,250	\$581	22,461	32%	\$15.98	\$831	1.3			
Chelan County	\$20.27	\$1,054	\$42,160	1.5	\$69,400	\$1,735	\$20,820	\$521	9,584	34%	\$13.46	\$700	1.5			
Clallam County	\$20.02	\$1,041	\$41,640	1.5	\$66,300	\$1,658	\$19,890	\$497	9,606	29%	\$11.37	\$591	1.8			
Clark County	\$28.75	\$1,495	\$59,800	2.1	\$92,100	\$2,303	\$27,630	\$691	57,426	33%	\$16.79	\$873	1.7			
Columbia County	\$19.25	\$1,001	\$40,040	1.4	\$66,300	\$1,658	\$19,890	\$497	549	31%	\$14.16	\$737	1.4			
Cowlitz County	\$18.90	\$983	\$39,320	1.4	\$69,200	\$1,730	\$20,760	\$519	14,059	34%	\$15.06	\$783	1.3			
Douglas County	\$20.27	\$1,054	\$42,160	1.5	\$69,400	\$1,735	\$20,820	\$521	4,559	30%	\$11.31	\$588	1.8			
Ferry County	\$15.77	\$820	\$32,800	1.2	\$55,100	\$1,378	\$16,530	\$413	827	27%	\$7.64	\$397	2.1			
Franklin County	\$20.94	\$1,089	\$43,560	1.6	\$77,500	\$1,938	\$23,250	\$581	8,244	31%	\$13.00	\$676	1.6			
Garfield County †	\$14.08	\$732	\$29,280	1.0	\$64,600	\$1,615	\$19,380	\$485	298	30%						
Grant County	\$16.27	\$846	\$33,840	1.2	\$74,600	\$1,865	\$22,380	\$560	11,705	38%	\$13.81	\$718	1.2			
Grays Harbor County	\$16.44	\$855	\$34,200	1.2	\$65,300	\$1,633	\$19,590	\$490	9,549	34%	\$12.16	\$633	1.4			
Island County	\$21.90	\$1,139	\$45,560	1.6	\$76,000	\$1,900	\$22,800	\$570	10,553	31%	\$12.42	\$646	1.8			
Jefferson County	\$19.62	\$1,020	\$40,800	1.5	\$68,600	\$1,715	\$20,580	\$515	3,806	27%	\$11.33	\$589	1.7			
King County	\$40.37	\$2,099	\$83,960	3.0	\$113,300	\$2,833	\$33,990	\$850	371,184	43%	\$30.25	\$1,573	1.3			
Kitsap County	\$24.92	\$1,296	\$51,840	1.8	\$91,700	\$2,293	\$27,510	\$688	33,968	33%	\$13.48	\$701	1.8			
Kittitas County	\$19.42	\$1,010	\$40,400	1.4	\$74,900	\$1,873	\$22,470	\$562	7,646	42%	\$9.55	\$497	2.0			
Klickitat County	\$18.00	\$936	\$37,440	1.3	\$65,600	\$1,640	\$19,680	\$492	2,877	34%	\$17.57	\$914	1.0			
Lewis County	\$18.42	\$958	\$38,320	1.4	\$63,400	\$1,585	\$19,020	\$476	9,166	30%	\$14.07	\$731	1.3			
Lincoln County	\$13.96	\$726	\$29,040	1.0	\$65,400	\$1,635	\$19,620	\$491	935	21%	\$12.40	\$645	1.1			
Mason County	\$20.13	\$1,047	\$41,880	1.5	\$65,900	\$1,648	\$19,770	\$494	5,502	23%	\$11.28	\$586	1.8			
Okanogan County	\$15.98	\$831	\$33,240	1.2	\$53,900	\$1,348	\$16,170	\$404	5,926	34%	\$9.41	\$489	1.7			
Pacific County	\$17.48	\$909	\$36,360	1.3	\$57,600	\$1,440	\$17,280	\$432	2,017	22%	\$9.07	\$471	1.9			

† Wage data not available (See Appendix B).

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.

WASHINGTON

	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Pend Oreille County	\$16.00	\$832	\$33,280	1.2	\$60,700	\$1,518	\$18,210	\$455	1,239	21%	\$14.55	\$756	1.1
Pierce County	\$27.08	\$1,408	\$56,320	2.0	\$87,300	\$2,183	\$26,190	\$655	121,809	38%	\$16.29	\$847	1.7
San Juan County	\$23.69	\$1,232	\$49,280	1.8	\$78,400	\$1,960	\$23,520	\$588	2,104	26%	\$11.29	\$587	2.1
Skagit County	\$23.23	\$1,208	\$48,320	1.7	\$78,400	\$1,960	\$23,520	\$588	15,559	32%	\$15.47	\$804	1.5
Skamania County	\$28.75	\$1,495	\$59,800	2.1	\$92,100	\$2,303	\$27,630	\$691	1,354	29%	\$9.36	\$487	3.1
Snohomish County	\$40.37	\$2,099	\$83,960	3.0	\$113,300	\$2,833	\$33,990	\$850	96,201	33%	\$19.46	\$1,012	2.1
Spokane County *	\$17.50	\$910	\$36,400	1.3	\$78,500	\$1,963	\$23,550	\$589	74,150	37%	\$14.49	\$753	1.2
Stevens County	\$14.06	\$731	\$29,240	1.0	\$63,500	\$1,588	\$19,050	\$476	3,914	22%	\$10.11	\$526	1.4
Thurston County	\$22.52	\$1,171	\$46,840	1.7	\$86,700	\$2,168	\$26,010	\$650	39,279	36%	\$15.69	\$816	1.4
Wahkiakum County	\$15.42	\$802	\$32,080	1.1	\$61,800	\$1,545	\$18,540	\$464	261	14%	\$10.16	\$528	1.5
Walla Walla County	\$20.06	\$1,043	\$41,720	1.5	\$69,900	\$1,748	\$20,970	\$524	7,904	35%	\$12.95	\$673	1.5
Whatcom County	\$22.60	\$1,175	\$47,000	1.7	\$86,300	\$2,158	\$25,890	\$647	32,293	38%	\$13.89	\$722	1.6
Whitman County	\$16.92	\$880	\$35,200	1.3	\$72,300	\$1,808	\$21,690	\$542	10,185	57%	\$11.40	\$593	1.5
Yakima County	\$19.48	\$1,013	\$40,520	1.4	\$57,200	\$1,430	\$17,160	\$429	30,299	37%	\$13.05	\$678	1.5

† Wage data not available (See Appendix B).

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.