

# DISTRICT OF COLUMBIA

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In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,765**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,883** monthly or **\$70,600** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$33.94**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS	
Minimum Wage	<b>\$15.20</b>
Average Renter Wage	<b>\$30.13</b>
2-Bedroom Housing Wage	<b>\$33.94</b>
Number of Renter Households	<b>166,019</b>
Percent Renters	<b>58%</b>

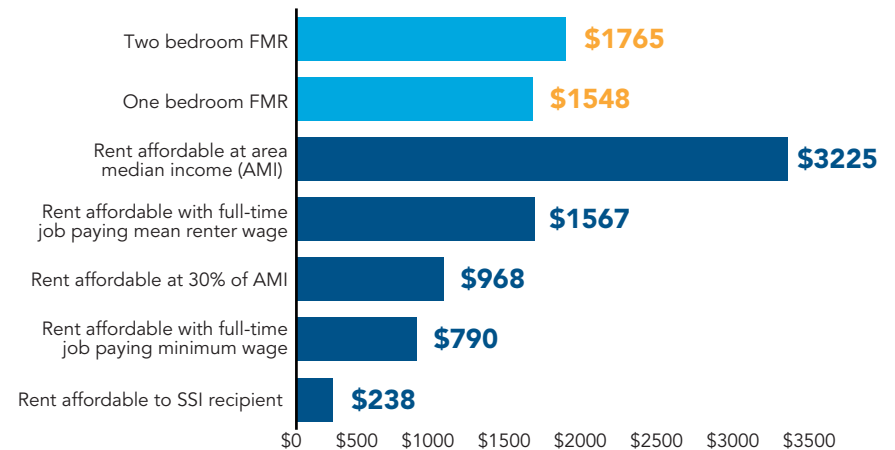
**89**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**78**  
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)

**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.

**FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$33.94	\$1,765	\$70,600	2.2	\$129,000	\$3,225	\$38,700	\$968	166,019	58%	\$30.13	\$1,567	1.1
Metropolitan Areas													
Washington-Arlington-Alexandria HMFA	\$33.94	\$1,765	\$70,600	2.2	\$129,000	\$3,225	\$38,700	\$968	166,019	58%	\$30.13	\$1,567	1.1
Counties													
District of Columbia	\$33.94	\$1,765	\$70,600	2.2	\$129,000	\$3,225	\$38,700	\$968	166,019	58%	\$30.13	\$1,567	1.1

1: BR = Bedroom  
 2: FMR = Fiscal Year 2021 Fair Market Rent.  
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.  
 4: AMI = Fiscal Year 2021 Area Median Income  
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.