

District of Columbia

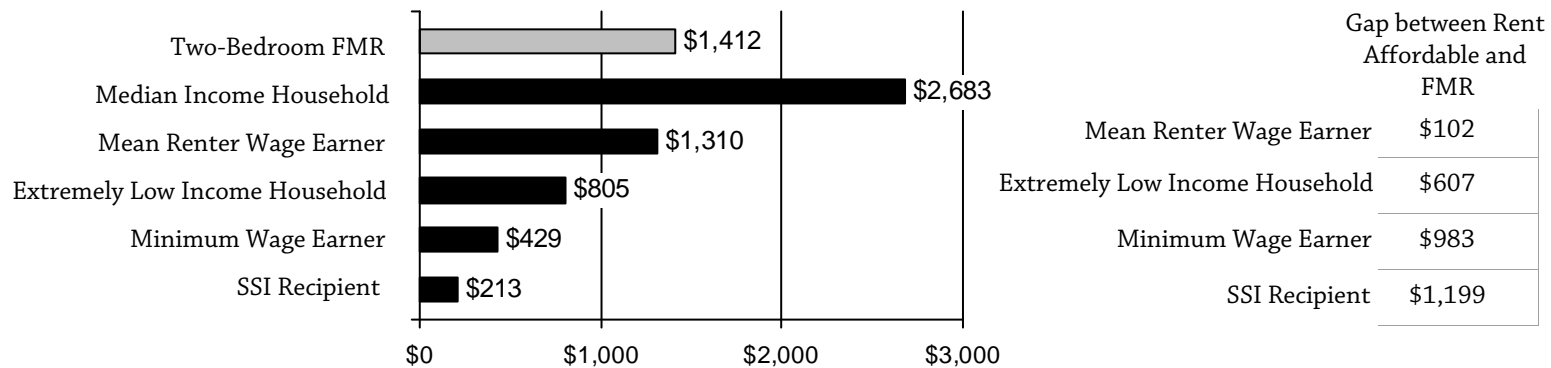
In the District of Columbia, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,412. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,707 monthly or \$56,480 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$27.15

In the District of Columbia, a minimum wage worker earns an hourly wage of \$8.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 132 hours per week, 52 weeks per year. Or a household must include 3.3 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In the District of Columbia, the estimated mean (average) wage for a renter is \$25.20. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 43 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

**Monthly Rent Affordable to Selected Income Levels
Compared with Two-Bedroom FMR**



District of Columbia	FY13 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	Two- bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$27.15	\$1,412	\$56,480	3.3	\$107,300	\$2,683	\$32,190	\$805	148,755	57%	\$25.20	\$1,310	1.1
<u>Metropolitan Areas</u>													
Washington-Arlington-Alexandria HMFA	\$27.15	\$1,412	\$56,480	3.3	\$107,300	\$2,683	\$32,190	\$805	148,755	57%	\$25.20	\$1,310	1.1
<u>Counties</u>													
District of Columbia	\$27.15	\$1,412	\$56,480	3.3	\$107,300	\$2,683	\$32,190	\$805	148,755	57%	\$25.20	\$1,310	1.1

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.