

Washington

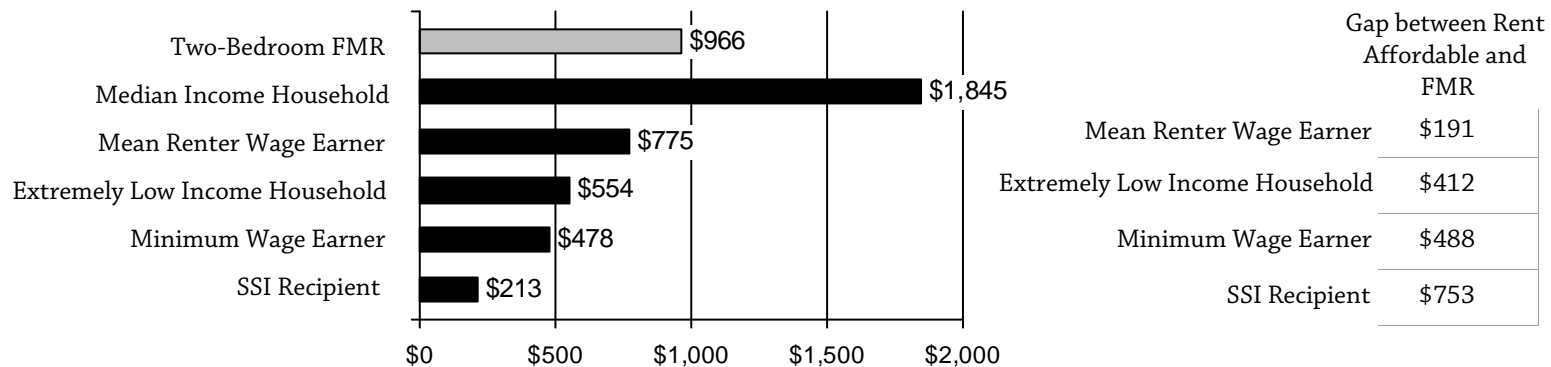
In Washington, the Fair Market Rent (FMR) for a two-bedroom apartment is \$966. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,221 monthly or \$38,652 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$18.58

In Washington, a minimum wage worker earns an hourly wage of \$9.19. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 81 hours per week, 52 weeks per year. Or a household must include 2.0 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Washington, the estimated mean (average) wage for a renter is \$14.91. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 50 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 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**



Washington	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	
Washington	\$18.58	\$966	\$38,652	2.0	\$73,807	\$1,845	\$22,142	\$554	926,319	36%	\$14.91	\$775	1.2	
Combined Nonmetro Areas	\$15.30	\$795	\$31,817	1.7	\$57,477	\$1,437	\$17,243	\$431	101,426	31%	\$9.24	\$480	1.7	
Metropolitan Areas														
Bellingham MSA	\$17.35	\$902	\$36,080	1.9	\$69,800	\$1,745	\$20,940	\$524	29,326	37%	\$11.08	\$576	1.6	
Bremerton-Silverdale MSA	\$17.96	\$934	\$37,360	2.0	\$73,100	\$1,828	\$21,930	\$548	31,253	32%	\$10.46	\$544	1.7	
Kennewick-Pasco-Richland MSA	\$14.81	\$770	\$30,800	1.6	\$67,800	\$1,695	\$20,340	\$509	26,482	31%	\$11.93	\$620	1.2	
Lewiston MSA	\$12.63	\$657	\$26,280	1.4	\$57,700	\$1,443	\$17,310	\$433	2,545	29%	\$8.55	\$445	1.5	
Longview MSA	\$13.60	\$707	\$28,280	1.5	\$53,400	\$1,335	\$16,020	\$401	13,011	33%	\$10.60	\$551	1.3	
Mount Vernon-Anacortes MSA	\$17.29	\$899	\$35,960	1.9	\$67,800	\$1,695	\$20,340	\$509	14,152	31%	\$11.30	\$587	1.5	
Olympia MSA	\$18.52	\$963	\$38,520	2.0	\$77,300	\$1,933	\$23,190	\$580	32,656	33%	\$11.49	\$598	1.6	
Portland-Vancouver-Beaverton MSA	\$17.54	\$912	\$36,480	1.9	\$68,300	\$1,708	\$20,490	\$512	52,771	33%	\$12.48	\$649	1.4	
Seattle-Bellevue HMFA	\$21.23	\$1,104	\$44,160	2.3	\$86,700	\$2,168	\$26,010	\$650	405,176	38%	\$18.52	\$963	1.1	
Spokane MSA	\$14.96	\$778	\$31,120	1.6	\$62,900	\$1,573	\$18,870	\$472	65,740	35%	\$10.64	\$553	1.4	
Tacoma HMFA	\$18.54	\$964	\$38,560	2.0	\$70,200	\$1,755	\$21,060	\$527	109,840	37%	\$12.82	\$667	1.4	
Wenatchee-East Wenatchee MSA	\$15.73	\$818	\$32,720	1.7	\$58,700	\$1,468	\$17,610	\$440	12,926	32%	\$10.37	\$539	1.5	
Yakima MSA	\$13.46	\$700	\$28,000	1.5	\$49,600	\$1,240	\$14,880	\$372	29,015	36%	\$9.53	\$496	1.4	
Counties														
Adams County	\$12.04	\$626	\$25,040	1.3	\$46,300	\$1,158	\$13,890	\$347	2,100	37%	\$12.67	\$659	1.0	
Asotin County	\$12.63	\$657	\$26,280	1.4	\$57,700	\$1,443	\$17,310	\$433	2,545	29%	\$8.55	\$445	1.5	
Benton County	\$14.81	\$770	\$30,800	1.6	\$67,800	\$1,695	\$20,340	\$509	19,255	30%	\$13.20	\$686	1.1	
Chelan County	\$15.73	\$818	\$32,720	1.7	\$58,700	\$1,468	\$17,610	\$440	9,011	34%	\$10.83	\$563	1.5	
Clallam County	\$18.71	\$973	\$38,920	2.0	\$56,700	\$1,418	\$17,010	\$425	8,969	29%	\$9.45	\$492	2.0	
Clark County	\$17.54	\$912	\$36,480	1.9	\$68,300	\$1,708	\$20,490	\$512	51,659	33%	\$12.55	\$653	1.4	
Columbia County	\$12.23	\$636	\$25,440	1.3	\$56,800	\$1,420	\$17,040	\$426	470	26%	\$6.80	\$354	1.8	
Cowlitz County	\$13.60	\$707	\$28,280	1.5	\$53,400	\$1,335	\$16,020	\$401	13,011	33%	\$10.60	\$551	1.3	
Douglas County	\$15.73	\$818	\$32,720	1.7	\$58,700	\$1,468	\$17,610	\$440	3,915	28%	\$8.64	\$449	1.8	
Ferry County	\$12.27	\$638	\$25,520	1.3	\$46,300	\$1,158	\$13,890	\$347	705	25%	\$8.87	\$461	1.4	
Franklin County	\$14.81	\$770	\$30,800	1.6	\$67,800	\$1,695	\$20,340	\$509	7,227	33%	\$8.24	\$429	1.8	
Garfield County	\$12.04	\$626	\$25,040	1.3	\$59,300	\$1,483	\$17,790	\$445	245	26%	\$12.18	\$634	1.0	

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.

Washington	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			
Grant County	\$14.60	\$759	\$30,360	1.6	\$49,100	\$1,228	\$14,730	\$368	11,808	39%	\$10.02	\$521	1.5			
Grays Harbor County	\$12.94	\$673	\$26,920	1.4	\$54,300	\$1,358	\$16,290	\$407	8,328	30%	\$9.93	\$516	1.3			
Island County	\$16.83	\$875	\$35,000	1.8	\$67,400	\$1,685	\$20,220	\$506	9,341	28%	\$9.88	\$514	1.7			
Jefferson County	\$18.31	\$952	\$38,080	2.0	\$63,700	\$1,593	\$19,110	\$478	3,996	28%	\$8.09	\$421	2.3			
King County	\$21.23	\$1,104	\$44,160	2.3	\$86,700	\$2,168	\$26,010	\$650	319,385	40%	\$19.23	\$1,000	1.1			
Kitsap County	\$17.96	\$934	\$37,360	2.0	\$73,100	\$1,828	\$21,930	\$548	31,253	32%	\$10.46	\$544	1.7			
Kittitas County	\$15.92	\$828	\$33,120	1.7	\$65,100	\$1,628	\$19,530	\$488	7,141	43%	\$6.66	\$347	2.4			
Klickitat County	\$14.13	\$735	\$29,400	1.5	\$48,900	\$1,223	\$14,670	\$367	2,521	31%	\$11.84	\$616	1.2			
Lewis County	\$15.96	\$830	\$33,200	1.7	\$54,600	\$1,365	\$16,380	\$410	8,645	29%	\$10.58	\$550	1.5			
Lincoln County	\$13.88	\$722	\$28,880	1.5	\$55,400	\$1,385	\$16,620	\$416	979	21%	\$7.91	\$411	1.8			
Mason County	\$16.90	\$879	\$35,160	1.8	\$60,400	\$1,510	\$18,120	\$453	4,725	21%	\$7.06	\$367	2.4			
Okanogan County	\$13.06	\$679	\$27,160	1.4	\$51,500	\$1,288	\$15,450	\$386	4,969	32%	\$6.12	\$318	2.1			
Pacific County	\$14.38	\$748	\$29,920	1.6	\$54,700	\$1,368	\$16,410	\$410	2,401	26%	\$6.81	\$354	2.1			
Pend Oreille County	\$13.21	\$687	\$27,480	1.4	\$49,900	\$1,248	\$14,970	\$374	1,181	22%	\$6.91	\$359	1.9			
Pierce County	\$18.54	\$964	\$38,560	2.0	\$70,200	\$1,755	\$21,060	\$527	109,840	37%	\$12.82	\$667	1.4			
San Juan County	\$18.04	\$938	\$37,520	2.0	\$64,900	\$1,623	\$19,470	\$487	2,476	31%	\$9.68	\$503	1.9			
Skagit County	\$17.29	\$899	\$35,960	1.9	\$67,800	\$1,695	\$20,340	\$509	14,152	31%	\$11.30	\$587	1.5			
Skamania County	\$17.54	\$912	\$36,480	1.9	\$68,300	\$1,708	\$20,490	\$512	1,112	25%	\$7.15	\$372	2.5			
Snohomish County	\$21.23	\$1,104	\$44,160	2.3	\$86,700	\$2,168	\$26,010	\$650	85,791	32%	\$15.20	\$790	1.4			
Spokane County	\$14.96	\$778	\$31,120	1.6	\$62,900	\$1,573	\$18,870	\$472	65,740	35%	\$10.64	\$553	1.4			
Stevens County	\$12.77	\$664	\$26,560	1.4	\$54,800	\$1,370	\$16,440	\$411	3,375	19%	\$8.73	\$454	1.5			
Thurston County	\$18.52	\$963	\$38,520	2.0	\$77,300	\$1,933	\$23,190	\$580	32,656	33%	\$11.49	\$598	1.6			
Wahkiakum County	\$13.42	\$698	\$27,920	1.5	\$50,200	\$1,255	\$15,060	\$377	372	23%	\$7.21	\$375	1.9			
Walla Walla County	\$14.62	\$760	\$30,400	1.6	\$59,300	\$1,483	\$17,790	\$445	8,167	38%	\$10.19	\$530	1.4			
Whatcom County	\$17.35	\$902	\$36,080	1.9	\$69,800	\$1,745	\$20,940	\$524	29,326	37%	\$11.08	\$576	1.6			
Whitman County	\$14.40	\$749	\$29,960	1.6	\$65,500	\$1,638	\$19,650	\$491	8,512	53%	\$7.77	\$404	1.9			
Yakima County	\$13.46	\$700	\$28,000	1.5	\$49,600	\$1,240	\$14,880	\$372	29,015	36%	\$9.53	\$496	1.4			

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