

# District of Columbia

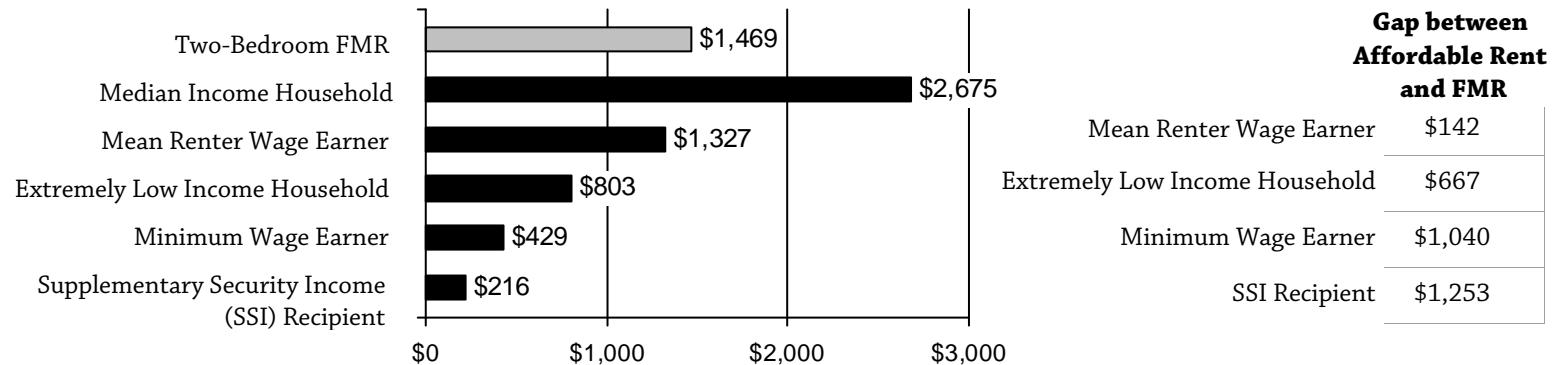
In the District of Columbia, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,469. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,897 monthly or \$58,760 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$28.25**

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 137 hours per week, 52 weeks per year. Or a household must include 3.4 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 \$25.52. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 44 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

FY14 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage needed to afford 2 BR FMR <sup>1</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>3</sup>	Monthly rent affordable at AMI <sup>4</sup>	30% of AMI <sup>5</sup>	Monthly rent affordable at 30% of AMI	Renter Housholds (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$28.25	\$1,469	\$58,760	3.4	\$107,000	\$2,675	\$32,100	\$803	150,339	58%	\$25.52	\$1,327	1.1
<u>Metropolitan Areas</u>													
Washington-Arlington-Alexandria HMFA	\$28.25	\$1,469	\$58,760	3.4	\$107,000	\$2,675	\$32,100	\$803	150,339	58%	\$25.52	\$1,327	1.1
<u>Counties</u>													
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1: BR = Bedroom  
 2: FMR = Fiscal Year 2014 Fair Market Rent (HUD, 2013).  
 3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).  
 4: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on rent and utilities.  
 5: The federal standard for extremely low income households. Does not include HUD-specific adjustments.