

# DISTRICT OF COLUMBIA

#2\*

In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,746**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,820** monthly or **\$69,840** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$33.58**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS	
Minimum Wage	\$12.50
Average Renter Wage	\$27.20
2-Bedroom Housing Wage	\$33.58
Number of Renter Households	160,640
Percent Renters	59%

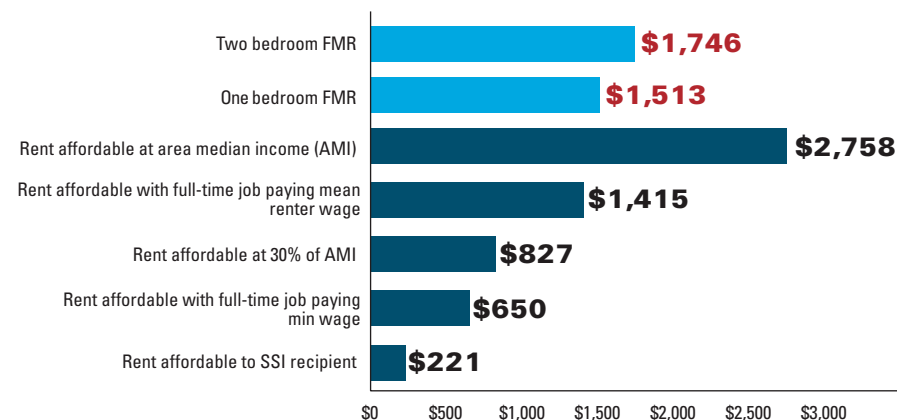
**107**  
Work Hours Per Week At  
Minimum Wage To Afford a  
2-Bedroom Rental Home (at FMR)

**93**  
Work Hours Per Week At  
Minimum Wage To Afford a  
1-Bedroom Rental Home (at FMR)

**2.7**  
Number of Full-Time Jobs At  
Minimum Wage To Afford a  
2-Bedroom Rental Home (at FMR)

**2.3**  
Number of Full-Time Jobs At  
Minimum Wage To Afford a  
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE



\* Ranked from Highest to Lowest 2-Bedroom Housing Wage

District of Columbia	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
District of Columbia	\$33.58	\$1,746	\$69,840	2.7	\$110,300	\$2,758	\$33,090	\$827	160,640	59%	\$27.20	\$1,415	1.2
<u>Metropolitan Areas</u>													
Washington-Arlington-Alexandria HMFA *	\$33.58	\$1,746	\$69,840	2.7	\$110,300	\$2,758	\$33,090	\$827	160,640	59%	\$27.20	\$1,415	1.2
<u>Counties</u>													
District of Columbia *	\$33.58	\$1,746	\$69,840	2.7	\$110,300	\$2,758	\$33,090	\$827	160,640	59%	\$27.20	\$1,415	1.2

\* 50th percentile FMR (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2017 Fair Market Rent.
- 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.
- 4: AMI = Fiscal Year 2017 Area Median Income
- 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.