

WASHINGTON

STATE RANKING

#8*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,397**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,657** monthly or **\$55,886** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$26.87
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	\$11.50
Average Renter Wage	\$18.91
2-Bedroom Housing Wage	\$26.87
Number of Renter Households	1,013,225
Percent Renters	38%

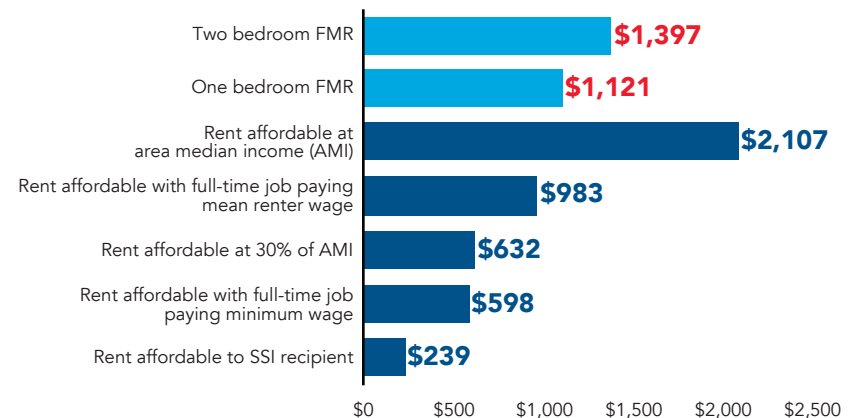
93
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom Rental Home** (at FMR)

75
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom Rental Home** (at FMR)

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

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Seattle-Bellevue HMFA	\$36.12
Portland-Vancouver-Hillsboro MSA	\$25.58
Tacoma HMFA	\$22.02
Bremerton-Silverdale MSA	\$21.87
Olympia-Tumwater MSA	\$21.54



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.

WASHINGTON

	FY18 HOUSING WAGE		HOUSING COSTS		AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington	\$26.87	\$1,397	\$55,886	2.3	\$84,281	\$2,107	\$25,284	\$632	1,013,225	38%	\$18.91	\$983	1.4
Combined Nonmetro Areas	\$15.98	\$831	\$33,233	1.4	\$63,641	\$1,591	\$19,092	\$477	93,189	33%	\$11.03	\$574	1.4
<u>Metropolitan Areas</u>													
Bellingham MSA	\$19.77	\$1,028	\$41,120	1.7	\$77,500	\$1,938	\$23,250	\$581	30,604	38%	\$12.15	\$632	1.6
Bremerton-Silverdale MSA	\$21.87	\$1,137	\$45,480	1.9	\$82,600	\$2,065	\$24,780	\$620	32,069	33%	\$12.35	\$642	1.8
Columbia County HMFA	\$16.02	\$833	\$33,320	1.4	\$52,900	\$1,323	\$15,870	\$397	476	28%	\$14.30	\$743	1.1
Kennewick-Richland MSA	\$16.81	\$874	\$34,960	1.5	\$72,800	\$1,820	\$21,840	\$546	29,678	32%	\$13.79	\$717	1.2
Lewiston MSA	\$14.94	\$777	\$31,080	1.3	\$69,200	\$1,730	\$20,760	\$519	3,075	33%	\$12.53	\$651	1.2
Longview MSA	\$16.44	\$855	\$34,200	1.4	\$63,600	\$1,590	\$19,080	\$477	13,564	34%	\$13.11	\$682	1.3
Mount Vernon-Anacortes MSA	\$18.65	\$970	\$38,800	1.6	\$69,100	\$1,728	\$20,730	\$518	14,974	32%	\$13.34	\$694	1.4
Olympia-Tumwater MSA	\$21.54	\$1,120	\$44,800	1.9	\$77,700	\$1,943	\$23,310	\$583	37,450	36%	\$13.92	\$724	1.5
Pend Oreille County HMFA	\$14.33	\$745	\$29,800	1.2	\$52,700	\$1,318	\$15,810	\$395	1,249	23%	\$11.77	\$612	1.2
Portland-Vancouver-Hillsboro MSA	\$25.58	\$1,330	\$53,200	2.2	\$81,400	\$2,035	\$24,420	\$611	59,437	35%	\$15.44	\$803	1.7
Seattle-Bellevue HMFA	\$36.12	\$1,878	\$75,120	3.1	\$103,400	\$2,585	\$31,020	\$776	449,833	41%	\$24.00	\$1,248	1.5
Spokane HMFA *	\$16.67	\$867	\$34,680	1.4	\$65,200	\$1,630	\$19,560	\$489	71,872	38%	\$12.95	\$674	1.3
Stevens County HMFA	\$14.37	\$747	\$29,880	1.2	\$54,600	\$1,365	\$16,380	\$410	4,206	24%	\$10.45	\$544	1.4
Tacoma HMFA	\$22.02	\$1,145	\$45,800	1.9	\$74,600	\$1,865	\$22,380	\$560	120,436	39%	\$15.10	\$785	1.5
Walla Walla County HMFA	\$17.02	\$885	\$35,400	1.5	\$65,700	\$1,643	\$19,710	\$493	7,690	35%	\$12.10	\$629	1.4
Wenatchee MSA	\$17.77	\$924	\$36,960	1.5	\$67,100	\$1,678	\$20,130	\$503	13,473	32%	\$12.17	\$633	1.5
Yakima MSA	\$16.77	\$872	\$34,880	1.5	\$54,700	\$1,368	\$16,410	\$410	29,950	37%	\$11.84	\$615	1.4
<u>Counties</u>													
Adams County	\$13.40	\$697	\$27,880	1.2	\$52,400	\$1,310	\$15,720	\$393	1,851	32%	\$10.35	\$538	1.3

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2018 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 2018 Area Median Income
- 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 HOUSING WAGE		HOUSING COSTS		AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Asotin County	\$14.94	\$777	\$31,080	1.3	\$69,200	\$1,730	\$20,760	\$519	3,075	33%	\$12.53	\$651	1.2
Benton County	\$16.81	\$874	\$34,960	1.5	\$72,800	\$1,820	\$21,840	\$546	21,593	32%	\$15.03	\$782	1.1
Chelan County	\$17.77	\$924	\$36,960	1.5	\$67,100	\$1,678	\$20,130	\$503	9,322	34%	\$12.53	\$652	1.4
Clallam County	\$17.08	\$888	\$35,520	1.5	\$61,600	\$1,540	\$18,480	\$462	9,490	30%	\$10.54	\$548	1.6
Clark County	\$25.58	\$1,330	\$53,200	2.2	\$81,400	\$2,035	\$24,420	\$611	58,034	35%	\$15.53	\$807	1.6
Columbia County	\$16.02	\$833	\$33,320	1.4	\$52,900	\$1,323	\$15,870	\$397	476	28%	\$14.30	\$743	1.1
Cowlitz County	\$16.44	\$855	\$34,200	1.4	\$63,600	\$1,590	\$19,080	\$477	13,564	34%	\$13.11	\$682	1.3
Douglas County	\$17.77	\$924	\$36,960	1.5	\$67,100	\$1,678	\$20,130	\$503	4,151	29%	\$10.83	\$563	1.6
Ferry County	\$14.02	\$729	\$29,160	1.2	\$47,100	\$1,178	\$14,130	\$353	891	29%	\$8.65	\$450	1.6
Franklin County	\$16.81	\$874	\$34,960	1.5	\$72,800	\$1,820	\$21,840	\$546	8,085	32%	\$10.56	\$549	1.6
Garfield County †	\$13.40	\$697	\$27,880	1.2	\$56,600	\$1,415	\$16,980	\$425	278	29%			
Grant County	\$13.92	\$724	\$28,960	1.2	\$59,900	\$1,498	\$17,970	\$449	11,536	39%	\$12.80	\$666	1.1
Grays Harbor County	\$14.38	\$748	\$29,920	1.3	\$63,500	\$1,588	\$19,050	\$476	9,042	33%	\$11.88	\$618	1.2
Island County	\$18.92	\$984	\$39,360	1.6	\$75,900	\$1,898	\$22,770	\$569	10,972	33%	\$10.97	\$571	1.7
Jefferson County	\$18.08	\$940	\$37,600	1.6	\$65,500	\$1,638	\$19,650	\$491	3,535	26%	\$8.96	\$466	2.0
King County	\$36.12	\$1,878	\$75,120	3.1	\$103,400	\$2,585	\$31,020	\$776	355,444	43%	\$25.25	\$1,313	1.4
Kitsap County	\$21.87	\$1,137	\$45,480	1.9	\$82,600	\$2,065	\$24,780	\$620	32,069	33%	\$12.35	\$642	1.8
Kittitas County	\$16.40	\$853	\$34,120	1.4	\$69,000	\$1,725	\$20,700	\$518	7,643	45%	\$7.93	\$412	2.1
Klickitat County	\$15.77	\$820	\$32,800	1.4	\$59,200	\$1,480	\$17,760	\$444	2,630	33%	\$14.85	\$772	1.1
Lewis County	\$15.90	\$827	\$33,080	1.4	\$64,700	\$1,618	\$19,410	\$485	9,368	32%	\$13.37	\$695	1.2
Lincoln County	\$13.40	\$697	\$27,880	1.2	\$62,000	\$1,550	\$18,600	\$465	947	22%	\$11.26	\$585	1.2
Mason County	\$17.98	\$935	\$37,400	1.6	\$63,100	\$1,578	\$18,930	\$473	5,150	23%	\$9.87	\$513	1.8
Okanogan County	\$13.79	\$717	\$28,680	1.2	\$51,200	\$1,280	\$15,360	\$384	5,541	33%	\$7.67	\$399	1.8
Pacific County	\$16.08	\$836	\$33,440	1.4	\$53,100	\$1,328	\$15,930	\$398	2,361	26%	\$9.41	\$489	1.7
Pend Oreille County	\$14.33	\$745	\$29,800	1.2	\$52,700	\$1,318	\$15,810	\$395	1,249	23%	\$11.77	\$612	1.2
Pierce County	\$22.02	\$1,145	\$45,800	1.9	\$74,600	\$1,865	\$22,380	\$560	120,436	39%	\$15.10	\$785	1.5

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2018 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 2018 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

WASHINGTON

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Juan County	\$21.25	\$1,105	\$44,200	1.8	\$70,400	\$1,760	\$21,120	\$528	2,085	27%	\$9.65	\$502	2.2
Skagit County	\$18.65	\$970	\$38,800	1.6	\$69,100	\$1,728	\$20,730	\$518	14,974	32%	\$13.34	\$694	1.4
Skamania County	\$25.58	\$1,330	\$53,200	2.2	\$81,400	\$2,035	\$24,420	\$611	1,403	31%	\$8.42	\$438	3.0
Snohomish County	\$36.12	\$1,878	\$75,120	3.1	\$103,400	\$2,585	\$31,020	\$776	94,389	34%	\$18.14	\$943	2.0
Spokane County *	\$16.67	\$867	\$34,680	1.4	\$65,200	\$1,630	\$19,560	\$489	71,872	38%	\$12.95	\$674	1.3
Stevens County	\$14.37	\$747	\$29,880	1.2	\$54,600	\$1,365	\$16,380	\$410	4,206	24%	\$10.45	\$544	1.4
Thurston County	\$21.54	\$1,120	\$44,800	1.9	\$77,700	\$1,943	\$23,310	\$583	37,450	36%	\$13.92	\$724	1.5
Wahkiakum County	\$13.40	\$697	\$27,880	1.2	\$54,900	\$1,373	\$16,470	\$412	346	19%	\$6.17	\$321	2.2
Walla Walla County	\$17.02	\$885	\$35,400	1.5	\$65,700	\$1,643	\$19,710	\$493	7,690	35%	\$12.10	\$629	1.4
Whatcom County	\$19.77	\$1,028	\$41,120	1.7	\$77,500	\$1,938	\$23,250	\$581	30,604	38%	\$12.15	\$632	1.6
Whitman County	\$14.62	\$760	\$30,400	1.3	\$67,500	\$1,688	\$20,250	\$506	9,523	55%	\$10.70	\$557	1.4
Yakima County	\$16.77	\$872	\$34,880	1.5	\$54,700	\$1,368	\$16,410	\$410	29,950	37%	\$11.84	\$615	1.4

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2018 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 2018 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.