

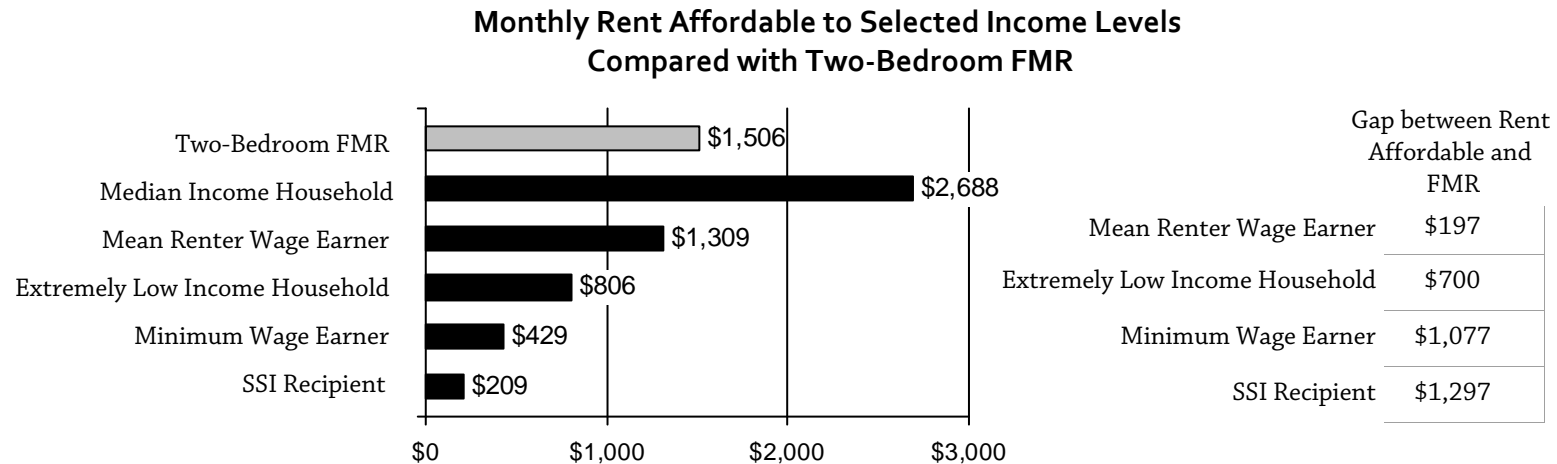
District of Columbia

In the District of Columbia, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,506. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$5,020 monthly or \$60,240 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$28.96

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 140 hours per week, 52 weeks per year. Or a household must include 3.5 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 \$25.17. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 46 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.



District of Columbia	FY12 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 (2006-2010)	% of total households (2006-2010)	Estimated mean renter hourly wage (2012)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$28.96	\$1,506	\$60,240	3.5	\$107,500	\$2,688	\$32,250	\$806	145,438	57%	\$25.17	\$1,309	1.2
<u>Metropolitan Areas</u>													
Washington-Arlington-Alexandria HMFA *	\$28.96	\$1,506	\$60,240	3.5	\$107,500	\$2,688	\$32,250	\$806	145,438	57%	\$25.17	\$1,309	1.2
<u>Counties</u>													
District of Columbia *	\$28.96	\$1,506	\$60,240	3.5	\$107,500	\$2,688	\$32,250	\$806	145,438	57%	\$25.17	\$1,309	1.2

* 50th percentile FMR (See Appendix A).

1: FMR = Fiscal Year 2012 Fair Market Rent (HUD, 2011). 2: AMI = Fiscal Year 2012 Area Median Income (HUD, 2011).

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.