

# Washington

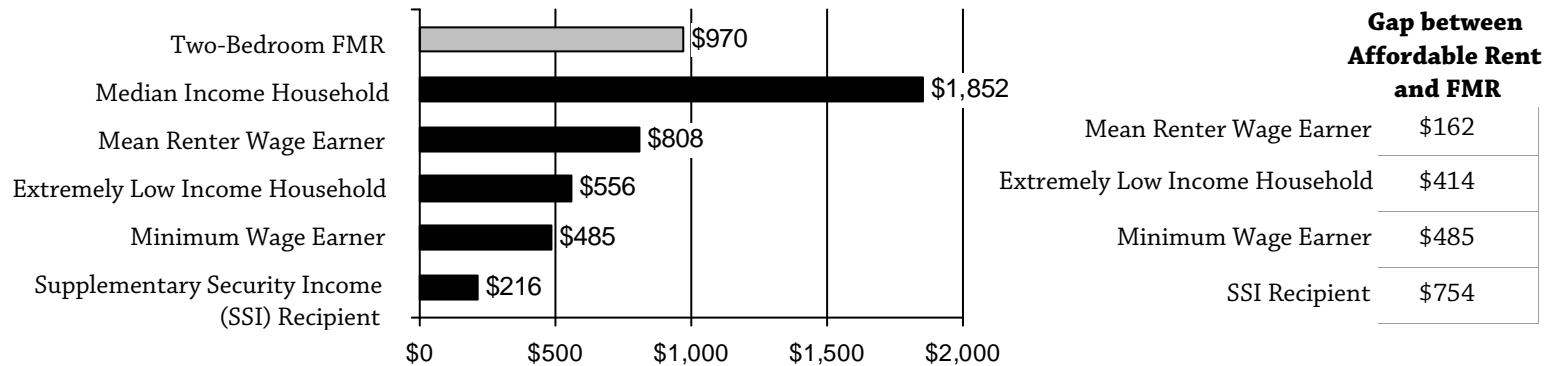
In Washington, the Fair Market Rent (FMR) for a two-bedroom apartment is \$970. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,232 monthly or \$38,788 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$18.65**

In Washington, a minimum wage worker earns an hourly wage of \$9.32. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 80 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 \$15.55. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 48 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	FY14 HOUSING WAGE				HOUSING COSTS			AREA MEDIAN INCOME (AMI)			RENTER HOUSEHOLDS			
	Hourly wage needed to afford 2 BR 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	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 Households (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	
Washington	\$18.65	\$970	\$38,788	2.0	\$74,071	\$1,852	\$22,221	\$556	948,607	36%	\$15.55	\$808	1.2	
Combined Nonmetro Areas	\$14.15	\$736	\$29,433	1.5	\$58,534	\$1,463	\$17,560	\$439	103,513	32%	\$9.47	\$493	1.5	
<b>Metropolitan Areas</b>														
Bellingham MSA	\$17.02	\$885	\$35,400	1.8	\$66,700	\$1,668	\$20,010	\$500	29,298	37%	\$11.47	\$596	1.5	
Bremerton-Silverdale MSA	\$18.29	\$951	\$38,040	2.0	\$74,000	\$1,850	\$22,200	\$555	31,290	32%	\$10.70	\$556	1.7	
Kennewick-Pasco-Richland MSA	\$14.50	\$754	\$30,160	1.6	\$66,900	\$1,673	\$20,070	\$502	27,870	32%	\$11.47	\$596	1.3	
Lewiston MSA	\$12.67	\$659	\$26,360	1.4	\$56,800	\$1,420	\$17,040	\$426	2,892	32%	\$9.07	\$472	1.4	
Longview MSA	\$13.13	\$683	\$27,320	1.4	\$54,600	\$1,365	\$16,380	\$410	13,417	34%	\$11.28	\$587	1.2	
Mount Vernon-Anacortes MSA	\$17.46	\$908	\$36,320	1.9	\$67,200	\$1,680	\$20,160	\$504	14,313	31%	\$11.57	\$602	1.5	
Olympia MSA	\$18.13	\$943	\$37,720	1.9	\$74,200	\$1,855	\$22,260	\$557	32,722	32%	\$11.48	\$597	1.6	
Portland-Vancouver-Beaverton MSA	\$17.73	\$922	\$36,880	1.9	\$69,400	\$1,735	\$20,820	\$521	55,077	34%	\$12.89	\$670	1.4	
Seattle-Bellevue HMFA	\$21.60	\$1,123	\$44,920	2.3	\$88,200	\$2,205	\$26,460	\$662	415,418	39%	\$19.47	\$1,013	1.1	
Spokane MSA	\$14.21	\$739	\$29,560	1.5	\$63,400	\$1,585	\$19,020	\$476	66,969	36%	\$10.90	\$567	1.3	
Tacoma HMFA	\$19.21	\$999	\$39,960	2.1	\$67,000	\$1,675	\$20,100	\$503	113,139	38%	\$13.26	\$689	1.4	
Wenatchee-East Wenatchee MSA	\$15.56	\$809	\$32,360	1.7	\$57,800	\$1,445	\$17,340	\$434	13,176	32%	\$10.55	\$548	1.5	
Yakima MSA	\$14.08	\$732	\$29,280	1.5	\$48,900	\$1,223	\$14,670	\$367	29,513	37%	\$9.64	\$501	1.5	
<b>Counties</b>														
Adams County	\$12.25	\$637	\$25,480	1.3	\$45,600	\$1,140	\$13,680	\$342	2,060	36%	\$12.66	\$658	1.0	
Asotin County	\$12.67	\$659	\$26,360	1.4	\$56,800	\$1,420	\$17,040	\$426	2,892	32%	\$9.07	\$472	1.4	
Benton County	\$14.50	\$754	\$30,160	1.6	\$66,900	\$1,673	\$20,070	\$502	19,986	31%	\$12.54	\$652	1.2	
Chelan County	\$15.56	\$809	\$32,360	1.7	\$57,800	\$1,445	\$17,340	\$434	9,112	34%	\$11.09	\$577	1.4	
Clallam County	\$14.52	\$755	\$30,200	1.6	\$64,800	\$1,620	\$19,440	\$486	8,947	29%	\$9.67	\$503	1.5	
Clark County	\$17.73	\$922	\$36,880	1.9	\$69,400	\$1,735	\$20,820	\$521	54,042	34%	\$12.96	\$674	1.4	
Columbia County	\$12.25	\$637	\$25,480	1.3	\$55,600	\$1,390	\$16,680	\$417	410	24%	\$5.99	\$312	2.0	
Cowlitz County	\$13.13	\$683	\$27,320	1.4	\$54,600	\$1,365	\$16,380	\$410	13,417	34%	\$11.28	\$587	1.2	
Douglas County	\$15.56	\$809	\$32,360	1.7	\$57,800	\$1,445	\$17,340	\$434	4,064	29%	\$8.45	\$439	1.8	
Ferry County	\$12.25	\$637	\$25,480	1.3	\$43,000	\$1,075	\$12,900	\$323	824	29%	\$9.33	\$485	1.3	
Franklin County	\$14.50	\$754	\$30,160	1.6	\$66,900	\$1,673	\$20,070	\$502	7,884	35%	\$8.58	\$446	1.7	
Garfield County	\$12.25	\$637	\$25,480	1.3	\$62,300	\$1,558	\$18,690	\$467	268	27%	\$13.90	\$723	0.9	

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.

Washington	FY14 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage needed to afford 2 BR 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	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 Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage
Grant County	\$12.69	\$660	\$26,400	1.4	\$52,700	\$1,318	\$15,810	\$395	11,805	39%	\$9.90	\$515	1.3
Grays Harbor County	\$13.19	\$686	\$27,440	1.4	\$52,000	\$1,300	\$15,600	\$390	8,603	31%	\$9.67	\$503	1.4
Island County	\$17.23	\$896	\$35,840	1.8	\$73,000	\$1,825	\$21,900	\$548	9,905	30%	\$9.98	\$519	1.7
Jefferson County	\$17.40	\$905	\$36,200	1.9	\$63,200	\$1,580	\$18,960	\$474	3,860	27%	\$7.81	\$406	2.2
King County	\$21.60	\$1,123	\$44,920	2.3	\$88,200	\$2,205	\$26,460	\$662	327,525	41%	\$20.30	\$1,056	1.1
Kitsap County	\$18.29	\$951	\$38,040	2.0	\$74,000	\$1,850	\$22,200	\$555	31,290	32%	\$10.70	\$556	1.7
Kittitas County	\$15.29	\$795	\$31,800	1.6	\$65,600	\$1,640	\$19,680	\$492	7,225	44%	\$7.34	\$382	2.1
Klickitat County	\$12.71	\$661	\$26,440	1.4	\$48,800	\$1,220	\$14,640	\$366	2,660	32%	\$14.99	\$780	0.8
Lewis County	\$14.10	\$733	\$29,320	1.5	\$51,800	\$1,295	\$15,540	\$389	9,063	31%	\$11.02	\$573	1.3
Lincoln County	\$12.48	\$649	\$25,960	1.3	\$58,700	\$1,468	\$17,610	\$440	976	21%	\$8.35	\$434	1.5
Mason County	\$15.85	\$824	\$32,960	1.7	\$59,300	\$1,483	\$17,790	\$445	4,924	21%	\$7.19	\$374	2.2
Okanogan County	\$12.25	\$637	\$25,480	1.3	\$51,300	\$1,283	\$15,390	\$385	5,043	32%	\$6.24	\$324	2.0
Pacific County	\$13.37	\$695	\$27,800	1.4	\$53,900	\$1,348	\$16,170	\$404	2,440	26%	\$7.73	\$402	1.7
Pend Oreille County	\$12.25	\$637	\$25,480	1.3	\$50,600	\$1,265	\$15,180	\$380	1,284	24%	\$7.72	\$401	1.6
Pierce County	\$19.21	\$999	\$39,960	2.1	\$67,000	\$1,675	\$20,100	\$503	113,139	38%	\$13.26	\$689	1.4
San Juan County	\$16.40	\$853	\$34,120	1.8	\$62,500	\$1,563	\$18,750	\$469	2,434	31%	\$8.91	\$463	1.8
Skagit County	\$17.46	\$908	\$36,320	1.9	\$67,200	\$1,680	\$20,160	\$504	14,313	31%	\$11.57	\$602	1.5
Skamania County	\$17.73	\$922	\$36,880	1.9	\$69,400	\$1,735	\$20,820	\$521	1,035	24%	\$7.56	\$393	2.3
Snohomish County	\$21.60	\$1,123	\$44,920	2.3	\$88,200	\$2,205	\$26,460	\$662	87,893	33%	\$15.71	\$817	1.4
Spokane County	\$14.21	\$739	\$29,560	1.5	\$63,400	\$1,585	\$19,020	\$476	66,969	36%	\$10.90	\$567	1.3
Stevens County	\$12.25	\$637	\$25,480	1.3	\$54,400	\$1,360	\$16,320	\$408	3,647	21%	\$9.86	\$513	1.2
Thurston County	\$18.13	\$943	\$37,720	1.9	\$74,200	\$1,855	\$22,260	\$557	32,722	32%	\$11.48	\$597	1.6
Wahkiakum County	\$12.25	\$637	\$25,480	1.3	\$50,700	\$1,268	\$15,210	\$380	335	20%	\$4.89	\$254	2.5
Walla Walla County	\$13.71	\$713	\$28,520	1.5	\$60,200	\$1,505	\$18,060	\$452	8,055	37%	\$10.20	\$530	1.3
Whatcom County	\$17.02	\$885	\$35,400	1.8	\$66,700	\$1,668	\$20,010	\$500	29,298	37%	\$11.47	\$596	1.5
Whitman County	\$13.56	\$705	\$28,200	1.5	\$64,700	\$1,618	\$19,410	\$485	8,745	53%	\$8.40	\$437	1.6
Yakima County	\$14.08	\$732	\$29,280	1.5	\$48,900	\$1,223	\$14,670	\$367	29,513	37%	\$9.64	\$501	1.5

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