

DISTRICT OF COLUMBIA

#6*

In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,045**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,817** monthly or **\$81,800** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$39.33
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS	
Minimum Wage	\$17.50
Average Renter Wage	\$38.80
2-Bedroom Housing Wage	\$39.33
Number of Renter Households	184,920
Percent Renters	59%

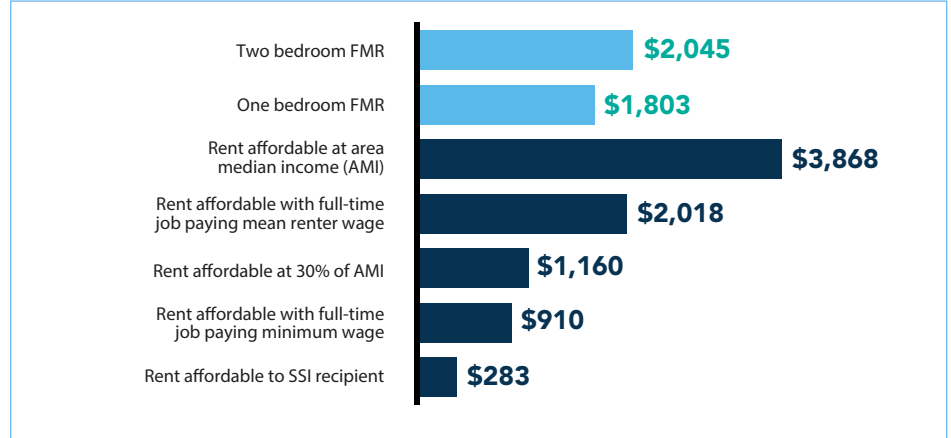
90
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

79
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE



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.

OUT OF REACH 2024

DISTRICT OF COLUMBIA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$39.33	\$2,045	\$81,800	2.2	\$154,700	\$3,868	\$46,410	\$1,160	184,920	59%	\$38.80	\$2,018	1.0
Metropolitan Areas													
Washington-Arlington-Alexandria HMFA	\$39.33	\$2,045	\$81,800	2.2	\$154,700	\$3,868	\$46,410	\$1,160	184,920	59%	\$38.80	\$2,018	1.0
Counties													
District of Columbia	\$39.33	\$2,045	\$81,800	2.2	\$154,700	\$3,868	\$46,410	\$1,160	184,920	59%	\$38.80	\$2,018	1.0

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.