

# DISTRICT OF COLUMBIA

#5\*

In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,314**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$7,713** monthly or **\$92,560** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$44.50**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS	
Minimum Wage	<b>\$17.50</b>
Average Renter Wage	<b>\$39.60</b>
2-Bedroom Housing Wage	<b>\$44.50</b>
Number of Renter Households	<b>189,268</b>
Percent Renters	<b>59%</b>

**102**

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

**90**

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

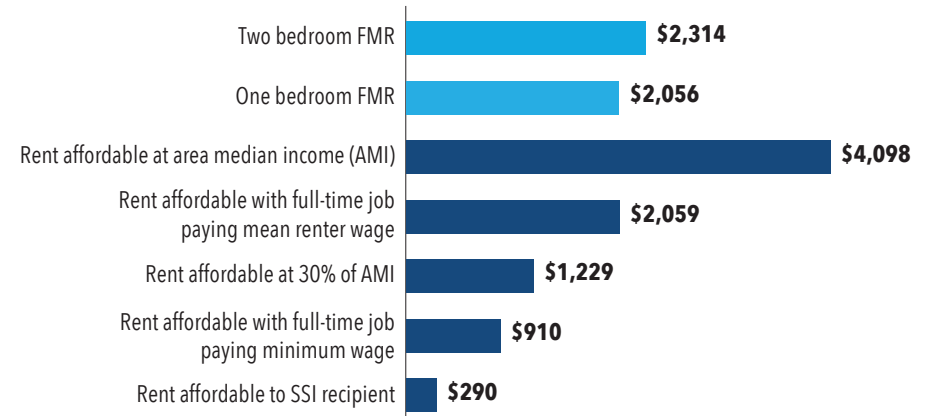
**2.5**

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
Washington-Arlington-Alexandria HMFA	<b>\$44.50</b>



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.

District of Columbia	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$44.50	\$2,314	\$92,560	2.5	\$163,900	\$4,098	\$49,170	\$1,229	189,268	59%	\$39.60	\$2,059	1.1
<u>Metropolitan Areas</u>													
Washington-Arlington-Alexandria HMFA	\$44.50	\$2,314	\$92,560	2.5	\$163,900	\$4,098	\$49,170	\$1,229	189,268	59%	\$39.60	\$2,059	1.1
<u>Counties</u>													
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1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

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

4: AMI = Fiscal Year 2025 Area Median Income

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