

# DISTRICT OF COLUMBIA

#5\*

In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,785**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,950** monthly or **\$71,400** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$34.33**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS	
Minimum Wage	<b>\$16.10</b>
Average Renter Wage	<b>\$36.68</b>
2-Bedroom Housing Wage	<b>\$34.33</b>
Number of Renter Households	<b>165,659</b>
Percent Renters	<b>57%</b>

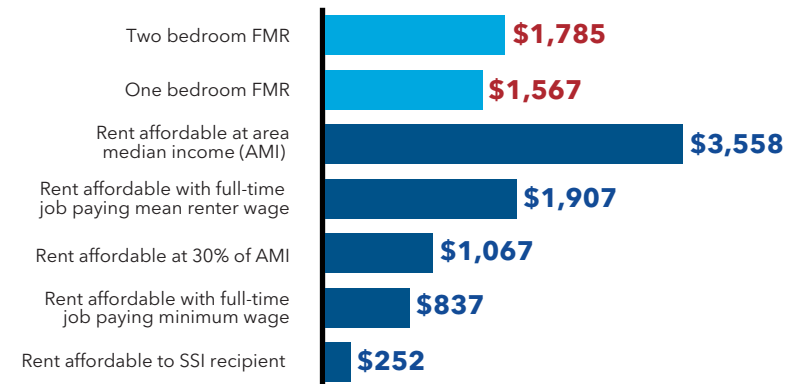
**85**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

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

**2.1**  
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



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**

**FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$34.33	\$1,785	\$71,400	2.1	\$142,300	\$3,558	\$42,690	\$1,067	165,659	57%	\$36.68	\$1,907	0.9
<u>Metropolitan Areas</u>													
Washington-Arlington-Alexandria HMFA	\$34.33	\$1,785	\$71,400	2.1	\$142,300	\$3,558	\$42,690	\$1,067	165,659	57%	\$36.68	\$1,907	0.9
<u>Counties</u>													
District of Columbia	\$34.33	\$1,785	\$71,400	2.1	\$142,300	\$3,558	\$42,690	\$1,067	165,659	57%	\$36.68	\$1,907	0.9

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

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

4: AMI = Fiscal Year 2022 Area Median Income

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