

WASHINGTON

#6*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,629**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,430** monthly or **\$65,161** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$31.33
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	\$14.49
Average Renter Wage	\$27.55
2-Bedroom Housing Wage	\$31.33
Number of Renter Households	1,067,763
Percent Renters	37%

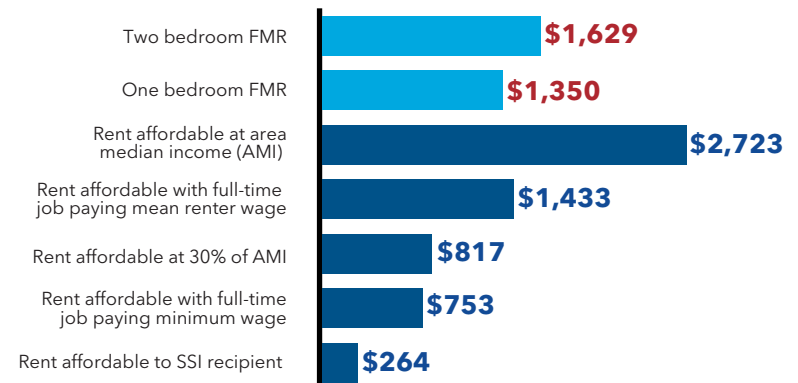
86
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

72
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)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Seattle-Bellevue HMFA	\$39.31
Bremerton-Silverdale MSA	\$33.94
Portland-Vancouver-Hillsboro MSA	\$33.37
Tacoma HMFA	\$28.54
San Juan County	\$26.00



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.

Washington

FY22 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	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
Washington	\$31.33	\$1,629	\$65,161	2.2	\$108,911	\$2,723	\$32,673	\$817	1,067,763	37%	\$27.55	\$1,433	1.1
Combined Nonmetro Areas	\$19.64	\$1,021	\$40,852	1.4	\$76,963	\$1,924	\$23,089	\$577	95,701	31%	\$14.44	\$751	1.4
<u>Metropolitan Areas</u>													
Bellingham MSA	\$24.12	\$1,254	\$50,160	1.7	\$97,300	\$2,433	\$29,190	\$730	33,617	38%	\$17.01	\$884	1.4
Bremerton-Silverdale MSA	\$33.94	\$1,765	\$70,600	2.3	\$102,500	\$2,563	\$30,750	\$769	33,718	32%	\$18.16	\$944	1.9
Kennewick-Richland MSA	\$20.38	\$1,060	\$42,400	1.4	\$87,500	\$2,188	\$26,250	\$656	30,960	31%	\$17.83	\$927	1.1
Lewiston MSA	\$17.79	\$925	\$37,000	1.2	\$80,800	\$2,020	\$24,240	\$606	2,583	28%	\$14.94	\$777	1.2
Longview MSA	\$20.29	\$1,055	\$42,200	1.4	\$75,100	\$1,878	\$22,530	\$563	14,372	34%	\$17.95	\$934	1.1
Mount Vernon-Anacortes MSA	\$25.13	\$1,307	\$52,280	1.7	\$86,100	\$2,153	\$25,830	\$646	14,798	30%	\$17.76	\$923	1.4
Olympia-Tumwater MSA	\$24.48	\$1,273	\$50,920	1.7	\$103,500	\$2,588	\$31,050	\$776	38,155	34%	\$17.77	\$924	1.4
Portland-Vancouver-Hillsboro MSA	\$33.37	\$1,735	\$69,400	2.3	\$106,500	\$2,663	\$31,950	\$799	59,775	33%	\$20.83	\$1,083	1.6
Seattle-Bellevue HMFA	\$39.31	\$2,044	\$81,760	2.7	\$134,600	\$3,365	\$40,380	\$1,010	487,210	41%	\$36.53	\$1,900	1.1
Spokane HMFA	\$19.87	\$1,033	\$41,320	1.4	\$84,100	\$2,103	\$25,230	\$631	76,204	37%	\$17.39	\$904	1.1
Stevens County HMFA	\$15.29	\$795	\$31,800	1.1	\$71,200	\$1,780	\$21,360	\$534	3,755	21%	\$13.02	\$677	1.2
Tacoma HMFA	\$28.54	\$1,484	\$59,360	2.0	\$101,800	\$2,545	\$30,540	\$764	121,513	37%	\$19.40	\$1,009	1.5
Walla Walla MSA	\$22.00	\$1,144	\$45,760	1.5	\$80,600	\$2,015	\$24,180	\$605	8,203	36%	\$15.29	\$795	1.4
Wenatchee MSA	\$21.65	\$1,126	\$45,040	1.5	\$78,800	\$1,970	\$23,640	\$591	15,656	35%	\$15.08	\$784	1.4
Yakima MSA	\$20.19	\$1,050	\$42,000	1.4	\$72,300	\$1,808	\$21,690	\$542	31,543	38%	\$15.74	\$819	1.3
<u>Counties</u>													
Adams County	\$17.42	\$906	\$36,240	1.2	\$62,700	\$1,568	\$18,810	\$470	2,356	39%	\$18.24	\$948	1.0
Asotin County	\$17.79	\$925	\$37,000	1.2	\$80,800	\$2,020	\$24,240	\$606	2,583	28%	\$14.94	\$777	1.2
Benton County	\$20.38	\$1,060	\$42,400	1.4	\$87,500	\$2,188	\$26,250	\$656	22,588	31%	\$19.49	\$1,014	1.0

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.

Washington

FY22 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	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
Chelan County	\$21.65	\$1,126	\$45,040	1.5	\$78,800	\$1,970	\$23,640	\$591	10,725	37%	\$15.35	\$798	1.4
Clallam County	\$21.67	\$1,127	\$45,080	1.5	\$74,300	\$1,858	\$22,290	\$557	9,518	29%	\$12.06	\$627	1.8
Clark County	\$33.37	\$1,735	\$69,400	2.3	\$106,500	\$2,663	\$31,950	\$799	58,753	33%	\$20.93	\$1,088	1.6
Columbia County	\$18.81	\$978	\$39,120	1.3	\$94,500	\$2,363	\$28,350	\$709	509	28%	\$18.13	\$943	1.0
Cowlitz County	\$20.29	\$1,055	\$42,200	1.4	\$75,100	\$1,878	\$22,530	\$563	14,372	34%	\$17.95	\$934	1.1
Douglas County	\$21.65	\$1,126	\$45,040	1.5	\$78,800	\$1,970	\$23,640	\$591	4,931	32%	\$14.10	\$733	1.5
Ferry County	\$16.29	\$847	\$33,880	1.1	\$63,200	\$1,580	\$18,960	\$474	775	24%	\$10.57	\$550	1.5
Franklin County	\$20.38	\$1,060	\$42,400	1.4	\$87,500	\$2,188	\$26,250	\$656	8,372	31%	\$13.17	\$685	1.5
Garfield County	\$15.06	\$783	\$31,320	1.0	\$78,100	\$1,953	\$23,430	\$586	238	24%	\$16.53	\$860	0.9
Grant County	\$16.85	\$876	\$35,040	1.2	\$67,900	\$1,698	\$20,370	\$509	11,289	35%	\$16.51	\$859	1.0
Grays Harbor County	\$17.02	\$885	\$35,400	1.2	\$83,000	\$2,075	\$24,900	\$623	9,180	31%	\$14.24	\$741	1.2
Island County	\$23.37	\$1,215	\$48,600	1.6	\$89,300	\$2,233	\$26,790	\$670	10,199	29%	\$15.73	\$818	1.5
Jefferson County	\$20.12	\$1,046	\$41,840	1.4	\$73,900	\$1,848	\$22,170	\$554	3,377	22%	\$13.46	\$700	1.5
King County	\$39.31	\$2,044	\$81,760	2.7	\$134,600	\$3,365	\$40,380	\$1,010	391,715	44%	\$39.37	\$2,047	1.0
Kitsap County	\$33.94	\$1,765	\$70,600	2.3	\$102,500	\$2,563	\$30,750	\$769	33,718	32%	\$18.16	\$944	1.9
Kittitas County	\$21.71	\$1,129	\$45,160	1.5	\$85,800	\$2,145	\$25,740	\$644	7,703	40%	\$11.44	\$595	1.9
Klickitat County	\$19.75	\$1,027	\$41,080	1.4	\$74,500	\$1,863	\$22,350	\$559	2,718	29%	\$17.93	\$932	1.1
Lewis County	\$19.67	\$1,023	\$40,920	1.4	\$79,200	\$1,980	\$23,760	\$594	9,215	30%	\$15.29	\$795	1.3
Lincoln County	\$17.06	\$887	\$35,480	1.2	\$69,300	\$1,733	\$20,790	\$520	1,028	22%	\$12.63	\$657	1.4
Mason County	\$20.56	\$1,069	\$42,760	1.4	\$77,200	\$1,930	\$23,160	\$579	5,730	23%	\$13.58	\$706	1.5
Okanogan County	\$17.29	\$899	\$35,960	1.2	\$60,800	\$1,520	\$18,240	\$456	6,164	34%	\$11.57	\$602	1.5
Pacific County	\$18.25	\$949	\$37,960	1.3	\$68,200	\$1,705	\$20,460	\$512	1,710	18%	\$9.78	\$508	1.9
Pend Oreille County	\$19.15	\$996	\$39,840	1.3	\$66,900	\$1,673	\$20,070	\$502	1,306	23%	\$14.19	\$738	1.3
Pierce County	\$28.54	\$1,484	\$59,360	2.0	\$101,800	\$2,545	\$30,540	\$764	121,513	37%	\$19.40	\$1,009	1.5
San Juan County	\$26.00	\$1,352	\$54,080	1.8	\$89,600	\$2,240	\$26,880	\$672	2,163	26%	\$13.00	\$676	2.0
Skagit County	\$25.13	\$1,307	\$52,280	1.7	\$86,100	\$2,153	\$25,830	\$646	14,798	30%	\$17.76	\$923	1.4

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Skamania County	\$33.37	\$1,735	\$69,400	2.3	\$106,500	\$2,663	\$31,950	\$799	1,022	21%	\$11.38	\$592	2.9
Snohomish County	\$39.31	\$2,044	\$81,760	2.7	\$134,600	\$3,365	\$40,380	\$1,010	95,495	32%	\$22.34	\$1,162	1.8
Spokane County	\$19.87	\$1,033	\$41,320	1.4	\$84,100	\$2,103	\$25,230	\$631	76,204	37%	\$17.39	\$904	1.1
Stevens County	\$15.29	\$795	\$31,800	1.1	\$71,200	\$1,780	\$21,360	\$534	3,755	21%	\$13.02	\$677	1.2
Thurston County	\$24.48	\$1,273	\$50,920	1.7	\$103,500	\$2,588	\$31,050	\$776	38,155	34%	\$17.77	\$924	1.4
Wahkiakum County	\$16.71	\$869	\$34,760	1.2	\$73,700	\$1,843	\$22,110	\$553	209	11%	\$11.13	\$579	1.5
Walla Walla County	\$22.00	\$1,144	\$45,760	1.5	\$80,600	\$2,015	\$24,180	\$605	8,203	36%	\$15.29	\$795	1.4
Whatcom County	\$24.12	\$1,254	\$50,160	1.7	\$97,300	\$2,433	\$29,190	\$730	33,617	38%	\$17.01	\$884	1.4
Whitman County	\$18.79	\$977	\$39,080	1.3	\$79,800	\$1,995	\$23,940	\$599	10,314	56%	\$14.85	\$772	1.3
Yakima County	\$20.19	\$1,050	\$42,000	1.4	\$72,300	\$1,808	\$21,690	\$542	31,543	38%	\$15.74	\$819	1.3

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