

DISTRICT OF COLUMBIA

STATE
RANKING

#2*

In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,793**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,977** monthly or **\$71,720** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$34.48
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS

Minimum Wage	\$13.25
Average Renter Wage	\$27.75
2-Bedroom Housing Wage	\$34.48
Number of Renter Households	163,874
Percent Renters	59%

104

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

91

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

2.6

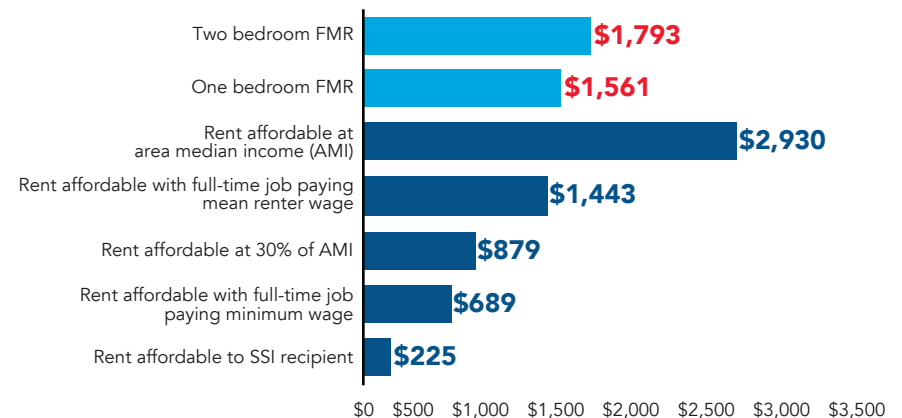
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.3

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

MOST EXPENSIVE AREAS

HOUSING WAGE



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

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
District of Columbia	\$34.48		\$1,793	\$71,720	2.6	\$117,200	\$2,930	\$35,160	\$879		163,874	59%	\$27.75	\$1,443	1.2
<u>Metropolitan Areas</u>															
Washington-Arlington-Alexandria HMFA *	\$34.48		\$1,793	\$71,720	2.6	\$117,200	\$2,930	\$35,160	\$879		163,874	59%	\$27.75	\$1,443	1.2
<u>Counties</u>															
District of Columbia *	\$34.48		\$1,793	\$71,720	2.6	\$117,200	\$2,930	\$35,160	\$879		163,874	59%	\$27.75	\$1,443	1.2

* 50th percentile FMR (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2018 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2018 Area Median Income

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