

# DISTRICT OF COLUMBIA

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In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,838**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,127** monthly or **\$73,520** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$35.35**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS	
Minimum Wage	<b>\$17.00</b>
Average Renter Wage	<b>\$40.32</b>
2-Bedroom Housing Wage	<b>\$35.35</b>
Number of Renter Households	<b>181,384</b>
Percent Renters	<b>58%</b>

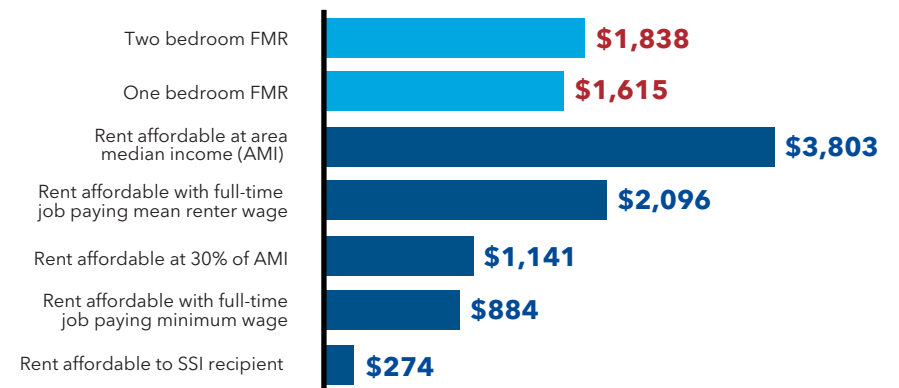
**83**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**73**  
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)

**1.8**  
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.

DC

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$35.35	\$1,838	\$73,520	2.1	\$152,100	\$3,803	\$45,630	\$1,141	181,384	58%	\$40.32	\$2,096	0.9
<u>Metropolitan Areas</u>													
Washington-Arlington-Alexandria HMFA	\$35.35	\$1,838	\$73,520	2.1	\$152,100	\$3,803	\$45,630	\$1,141	181,384	58%	\$40.32	\$2,096	0.9
<u>Counties</u>													
District of Columbia	\$35.35	\$1,838	\$73,520	2.1	\$152,100	\$3,803	\$45,630	\$1,141	181,384	58%	\$40.32	\$2,096	0.9

1: BR = Bedroom  
 2: FMR = Fiscal Year 2023 Fair Market Rent.  
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.  
 4: AMI = Fiscal Year 2023 Area Median Income  
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing