

# DISTRICT OF COLUMBIA

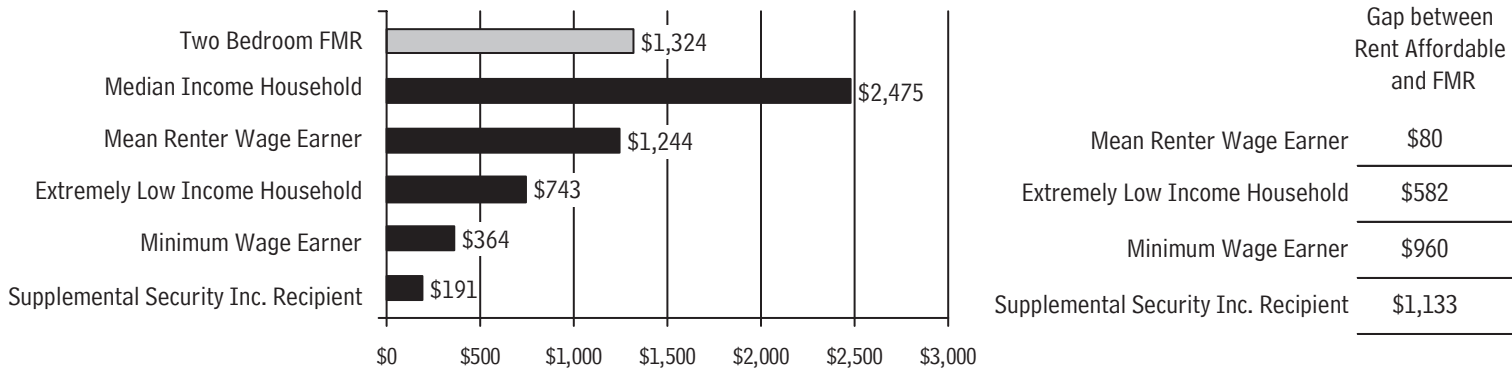
In the District of Columbia, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,324. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,413 monthly or \$52,960 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$25.46**

In the District of Columbia, a minimum wage worker earns an hourly wage of \$7.00. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 145 hours per week, 52 weeks per year. Or a household must include 3.6 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In the District of Columbia, the estimated mean (average) wage for a renter is \$23.92. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 43 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

**MONTHLY RENT AFFORDABLE TO SELECTED INCOME LEVELS COMPARED WITH TWO-BEDROOM FMR**



DISTRICT OF COLUMBIA	FY08 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2008) <sup>5</sup>	Rent affordable at mean wage	
<b>DISTRICT OF COLUMBIA</b>	<b>\$25.46</b>	45%	\$1,324	\$52,960	3.6	\$99,000	\$2,475	\$29,700	\$743	147,122	59%	\$23.92	\$1,244	1.1
<b>METROPOLITAN AREAS</b>														
<b>WASHINGTON-ARLINGTON-ALEXANDRIA HMFA *</b>	<b>\$25.46</b>	45%	\$1,324	\$52,960	3.6	\$99,000	\$2,475	\$29,700	\$743	147,122	59%	\$23.92	\$1,244	1.1
<b>COUNTIES</b>														
<b>DISTRICT OF COLUMBIA *</b>	<b>\$25.46</b>	45%	\$1,324	\$52,960	3.6	\$99,000	\$2,475	\$29,700	\$743	147,122	59%	\$23.92	\$1,244	1.1

\* 50th percentile FMR (See Appendix A).

1: FMR = Fiscal Year 2008 Fair Market Rent (HUD, 2007; final as of October 1). 2: AMI = Fiscal Year 2008 Area Median Income (HUD, 2008).  
3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.  
4: The federal standard for extremely low income households. Does not include HUD-specific adjustments. 5: Based on 2006 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000, and projected to April 1, 2008.