

DISTRICT OF COLUMBIA

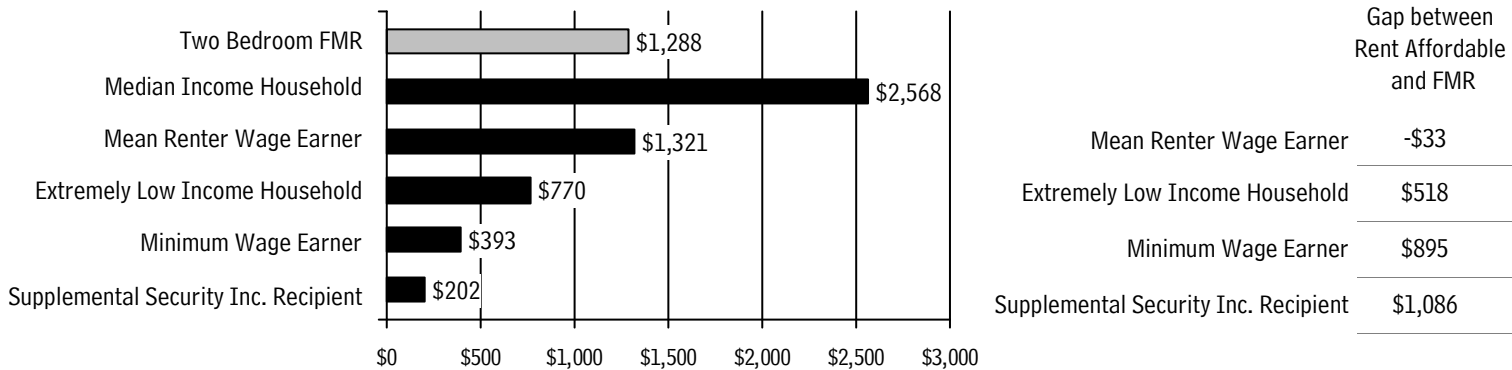
In the District of Columbia, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,288. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$4,293 monthly or \$51,520 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$24.77

In the District of Columbia, a minimum wage worker earns an hourly wage of \$7.55. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 131 hours per week, 52 weeks per year. Or a household must include 3.3 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 \$25.41. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 39 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.0 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	FY09 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 ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2009) ⁵	Rent affordable at mean wage	
DISTRICT OF COLUMBIA	\$24.77	51%	\$1,288	\$51,520	3.3	\$102,700	\$2,568	\$30,810	\$770	147,122	59%	\$25.41	\$1,321	1.0
<u>METROPOLITAN AREAS</u>														
WASHINGTON-ARLINGTON-ALEXANDRIA HMFA	\$24.77	51%	\$1,288	\$51,520	3.3	\$102,700	\$2,568	\$30,810	\$770	147,122	59%	\$25.41	\$1,321	1.0
<u>COUNTIES</u>														
DISTRICT OF COLUMBIA	\$24.77	51%	\$1,288	\$51,520	3.3	\$102,700	\$2,568	\$30,810	\$770	147,122	59%	\$25.41	\$1,321	1.0

1: FMR = Fiscal Year 2009 Fair Market Rent (HUD, 2008; final as of October 1). 2: AMI = Fiscal Year 2009 Area Median Income (HUD, 2009).

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 2007 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000 and projected to April 1, 2009.