

WASHINGTON

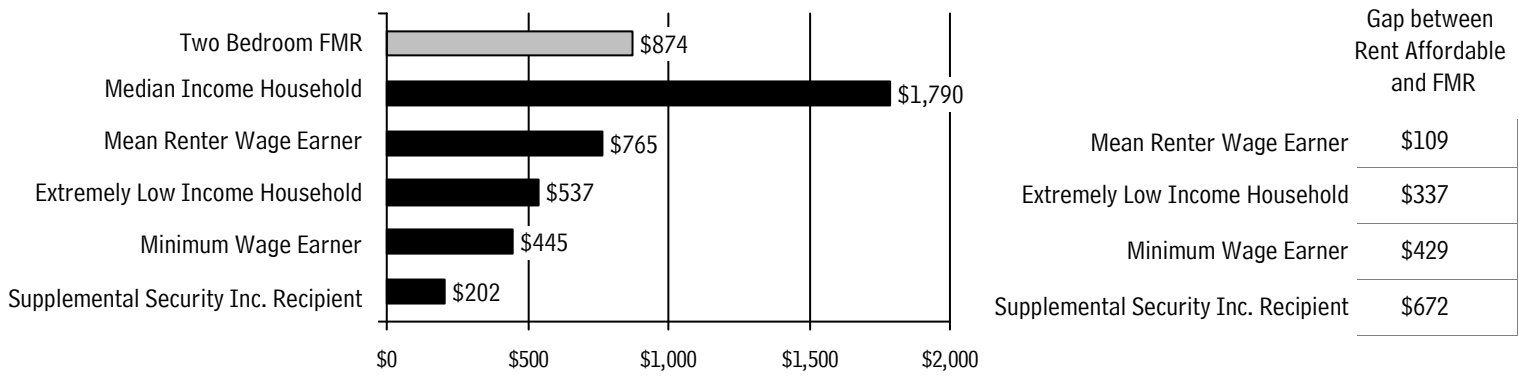
In Washington, the Fair Market Rent (FMR) for a two-bedroom apartment is \$874. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,914 monthly or \$34,964 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$16.81

In Washington, a minimum wage worker earns an hourly wage of \$8.55. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 79 hours per week, 52 weeks per year. Or a household must include 2.0 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Washington, the estimated mean (average) wage for a renter is \$14.71. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 46 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



WASHINGTON	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	
WASHINGTON	\$16.81	26%	\$874	\$34,964	2.0	\$71,582	\$1,790	\$21,475	\$537	804,413	35%	\$14.71	\$765	1.1
COMBINED NONMETRO AREAS	\$13.35	32%	\$694	\$27,776	1.6	\$55,210	\$1,380	\$16,563	\$414	86,883	30%	\$8.90	\$463	1.5
<u>METROPOLITAN AREAS</u>														
BELLINGHAM MSA	\$15.19	28%	\$790	\$31,600	1.8	\$64,400	\$1,610	\$19,320	\$483	23,575	37%	\$10.39	\$540	1.5
BREMERTON-SILVERDALE MSA	\$16.44	31%	\$855	\$34,200	1.9	\$70,900	\$1,773	\$21,270	\$532	28,164	33%	\$10.33	\$537	1.6
KENNEWICK-PASCO-RICHLAND MSA	\$13.23	28%	\$688	\$27,520	1.5	\$64,800	\$1,620	\$19,440	\$486	21,601	32%	\$12.17	\$633	1.1
LEWISTON MSA	\$11.92	30%	\$620	\$24,800	1.4	\$53,800	\$1,345	\$16,140	\$404	2,752	33%	\$9.02	\$469	1.3
LONGVIEW MSA	\$12.54	28%	\$652	\$26,080	1.5	\$57,800	\$1,445	\$17,340	\$434	11,598	32%	\$11.36	\$591	1.1
MOUNT VERNON-ANACORTES MSA	\$16.90	28%	\$879	\$35,160	2.0	\$61,300	\$1,533	\$18,390	\$460	11,765	30%	\$11.50	\$598	1.5
OLYMPIA MSA	\$16.06	31%	\$835	\$33,400	1.9	\$70,000	\$1,750	\$21,000	\$525	27,261	33%	\$11.23	\$584	1.4
PORTLAND-VANCOUVER-BEAVERTON MSA	\$15.56	22%	\$809	\$32,360	1.8	\$70,000	\$1,750	\$21,000	\$525	42,637	33%	\$12.86	\$669	1.2
SEATTLE-BELLEVUE HMFA	\$18.98	22%	\$987	\$39,480	2.2	\$84,300	\$2,108	\$25,290	\$632	357,993	38%	\$18.35	\$954	1.0
SPOKANE MSA	\$13.37	28%	\$695	\$27,800	1.6	\$60,200	\$1,505	\$18,060	\$452	56,445	34%	\$10.60	\$551	1.3
TACOMA HMFA *	\$17.81	41%	\$926	\$37,040	2.1	\$68,100	\$1,703	\$20,430	\$511	95,177	36%	\$12.35	\$642	1.4
WENATCHEE MSA	\$13.38	28%	\$696	\$27,840	1.6	\$56,500	\$1,413	\$16,950	\$424	12,256	33%	\$8.87	\$461	1.5
YAKIMA MSA	\$14.00	28%	\$728	\$29,120	1.6	\$50,900	\$1,273	\$15,270	\$382	26,306	36%	\$9.25	\$481	1.5
<u>COUNTIES</u>														
ADAMS COUNTY	\$11.90	28%	\$619	\$24,760	1.4	\$47,800	\$1,195	\$14,340	\$359	1,650	32%	\$10.37	\$539	1.1
ASOTIN COUNTY	\$11.92	30%	\$620	\$24,800	1.4	\$53,800	\$1,345	\$16,140	\$404	2,752	33%	\$9.02	\$469	1.3
BENTON COUNTY	\$13.23	28%	\$688	\$27,520	1.5	\$64,800	\$1,620	\$19,440	\$486	16,512	31%	\$13.58	\$706	1.0
CHELAN COUNTY	\$13.38	28%	\$696	\$27,840	1.6	\$56,500	\$1,413	\$16,950	\$424	8,851	35%	\$9.17	\$477	1.5
CLALLAM COUNTY	\$14.13	42%	\$735	\$29,400	1.7	\$55,800	\$1,395	\$16,740	\$419	7,397	27%	\$8.89	\$463	1.6
CLARK COUNTY	\$15.56	22%	\$809	\$32,360	1.8	\$70,000	\$1,750	\$21,000	\$525	41,657	33%	\$12.92	\$672	1.2
COLUMBIA COUNTY	\$12.37	28%	\$643	\$25,720	1.4	\$56,800	\$1,420	\$17,040	\$426	513	30%	\$9.53	\$496	1.3
COWLITZ COUNTY	\$12.54	28%	\$652	\$26,080	1.5	\$57,800	\$1,445	\$17,340	\$434	11,598	32%	\$11.36	\$591	1.1
DOUGLAS COUNTY	\$13.38	28%	\$696	\$27,840	1.6	\$56,500	\$1,413	\$16,950	\$424	3,405	29%	\$7.74	\$402	1.7
FERRY COUNTY	\$11.90	28%	\$619	\$24,760	1.4	\$46,000	\$1,150	\$13,800	\$345	763	27%	\$8.77	\$456	1.4
FRANKLIN COUNTY	\$13.23	28%	\$688	\$27,520	1.5	\$64,800	\$1,620	\$19,440	\$486	5,089	34%	\$7.98	\$415	1.7
GARFIELD COUNTY	\$12.37	28%	\$643	\$25,720	1.4	\$53,600	\$1,340	\$16,080	\$402	259	26%	\$8.66	\$450	1.4
GRANT COUNTY	\$12.21	28%	\$635	\$25,400	1.4	\$50,000	\$1,250	\$15,000	\$375	8,399	33%	\$8.97	\$467	1.4
GRAYS HARBOR COUNTY	\$12.42	28%	\$646	\$25,840	1.5	\$50,800	\$1,270	\$15,240	\$381	8,294	31%	\$10.07	\$523	1.2
ISLAND COUNTY	\$17.38	44%	\$904	\$36,160	2.0	\$68,400	\$1,710	\$20,520	\$513	8,296	30%	\$9.10	\$473	1.9
JEFFERSON COUNTY	\$15.08	28%	\$784	\$31,360	1.8	\$58,800	\$1,470	\$17,640	\$441	2,780	24%	\$7.76	\$403	1.9
KING COUNTY	\$18.98	22%	\$987	\$39,480	2.2	\$84,300	\$2,108	\$25,290	\$632	285,465	40%	\$18.99	\$987	1.0
KITSAP COUNTY	\$16.44	31%	\$855	\$34,200	1.9	\$70,900	\$1,773	\$21,270	\$532	28,164	33%	\$10.33	\$537	1.6
KITITITAS COUNTY	\$13.83	28%	\$719	\$28,760	1.6	\$59,300	\$1,483	\$17,790	\$445	5,583	42%	\$6.11	\$318	2.3
KLICKITAT COUNTY	\$12.54	28%	\$652	\$26,080	1.5	\$52,000	\$1,300	\$15,600	\$390	2,335	31%	\$9.97	\$519	1.3
LEWIS COUNTY	\$13.35	28%	\$694	\$27,760	1.6	\$53,100	\$1,328	\$15,930	\$398	7,515	29%	\$10.77	\$560	1.2

* 50th percentile FMR (See Appendix A).

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.

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	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	
LINCOLN COUNTY	\$11.90	28%	\$619	\$24,760	1.4	\$53,200	\$1,330	\$15,960	\$399	970	23%	\$9.16	\$477	1.3
MASON COUNTY	\$13.79	28%	\$717	\$28,680	1.6	\$57,300	\$1,433	\$17,190	\$430	3,965	21%	\$9.06	\$471	1.5
OKANOGAN COUNTY	\$12.33	42%	\$641	\$25,640	1.4	\$45,100	\$1,128	\$13,530	\$338	4,718	31%	\$6.45	\$336	1.9
PACIFIC COUNTY	\$12.06	28%	\$627	\$25,080	1.4	\$51,100	\$1,278	\$15,330	\$383	2,300	25%	\$7.57	\$394	1.6
PEND OREILLE COUNTY	\$11.90	28%	\$619	\$24,760	1.4	\$47,700	\$1,193	\$14,310	\$358	1,050	23%	\$9.63	\$501	1.2
PIERCE COUNTY *	\$17.81	41%	\$926	\$37,040	2.1	\$68,100	\$1,703	\$20,430	\$511	95,177	36%	\$12.35	\$642	1.4
SAN JUAN COUNTY	\$16.35	28%	\$850	\$34,000	1.9	\$66,800	\$1,670	\$20,040	\$501	1,707	26%	\$9.62	\$500	1.7
SKAGIT COUNTY	\$16.90	28%	\$879	\$35,160	2.0	\$61,300	\$1,533	\$18,390	\$460	11,765	30%	\$11.50	\$598	1.5
SKAMANIA COUNTY	\$15.56	22%	\$809	\$32,360	1.8	\$70,000	\$1,750	\$21,000	\$525	980	26%	\$8.46	\$440	1.8
SNOHOMISH COUNTY	\$18.98	22%	\$987	\$39,480	2.2	\$84,300	\$2,108	\$25,290	\$632	72,528	32%	\$15.33	\$797	1.2
SPOKANE COUNTY	\$13.37	28%	\$695	\$27,800	1.6	\$60,200	\$1,505	\$18,060	\$452	56,445	34%	\$10.60	\$551	1.3
STEVENS COUNTY	\$11.90	28%	\$619	\$24,760	1.4	\$51,400	\$1,285	\$15,420	\$386	3,286	22%	\$8.19	\$426	1.5
THURSTON COUNTY	\$16.06	31%	\$835	\$33,400	1.9	\$70,000	\$1,750	\$21,000	\$525	27,261	33%	\$11.23	\$584	1.4
WAHIAKUM COUNTY	\$12.56	28%	\$653	\$26,120	1.5	\$61,500	\$1,538	\$18,450	\$461	316	20%	\$9.84	\$512	1.3
WALLA WALLA COUNTY	\$12.37	28%	\$643	\$25,720	1.4	\$57,300	\$1,433	\$17,190	\$430	6,830	35%	\$8.91	\$463	1.4
WHATCOM COUNTY	\$15.19	28%	\$790	\$31,600	1.8	\$64,400	\$1,610	\$19,320	\$483	23,575	37%	\$10.39	\$540	1.5
WHITMAN COUNTY	\$12.42	28%	\$646	\$25,840	1.5	\$57,700	\$1,443	\$17,310	\$433	7,957	52%	\$7.96	\$414	1.6
YAKIMA COUNTY	\$14.00	28%	\$728	\$29,120	1.6	\$50,900	\$1,273	\$15,270	\$382	26,306	36%	\$9.25	\$481	1.5

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