

# WASHINGTON

# #10\*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,229**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,098** monthly or **\$49,177** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$23.64**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	<b>\$11.00</b>
Average Renter Wage	<b>\$17.77</b>
2-Bedroom Housing Wage	<b>\$23.64</b>
Number of Renter Households	<b>1,000,841</b>
Percent Renters	<b>37%</b>

**86**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

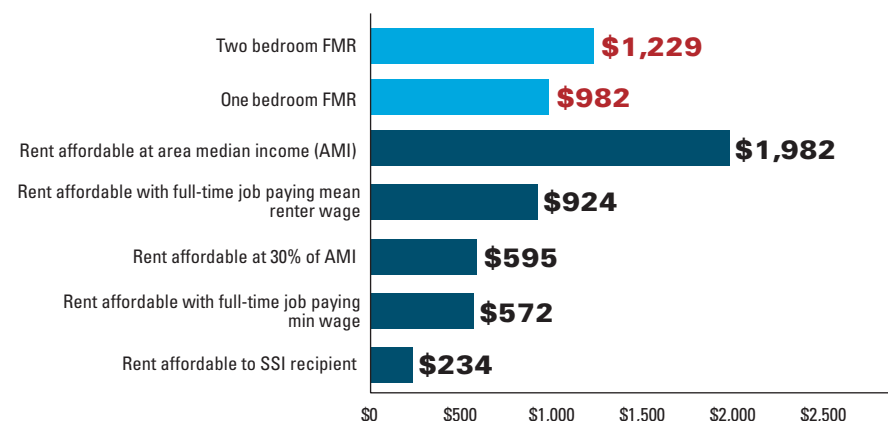
**69**  
Work Hours Per Week At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

**2.1**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.7**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Seattle-Bellevue HMFA	<b>\$29.69</b>
Portland-Vancouver-Hillsboro MSA	<b>\$23.88</b>
Tacoma HMFA *	<b>\$21.96</b>
San Juan County	<b>\$20.73</b>
Olympia-Tumwater MSA	<b>\$20.60</b>

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage



Washington

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington	\$23.64	\$1,229	\$49,177	2.1	\$79,288	\$1,982	\$23,786	\$595	1,000,841	37%	\$17.77	\$924	1.3
Combined Nonmetro Areas	\$16.18	\$841	\$33,656	1.5	\$61,289	\$1,532	\$18,387	\$460	93,004	33%	\$10.68	\$555	1.5
<u>Metropolitan Areas</u>													
Bellingham MSA	\$18.62	\$968	\$38,720	1.7	\$68,300	\$1,708	\$20,490	\$512	29,408	37%	\$11.83	\$615	1.6
Bremerton-Silverdale MSA	\$19.98	\$1,039	\$41,560	1.8	\$77,100	\$1,928	\$23,130	\$578	32,068	33%	\$11.94	\$621	1.7
Columbia County HMFA	\$13.94	\$725	\$29,000	1.3	\$51,900	\$1,298	\$15,570	\$389	443	26%	\$10.85	\$564	1.3
Kennewick-Richland MSA	\$16.35	\$850	\$34,000	1.5	\$65,100	\$1,628	\$19,530	\$488	30,052	33%	\$13.28	\$691	1.2
Lewiston MSA	\$13.75	\$715	\$28,600	1.3	\$54,200	\$1,355	\$16,260	\$407	3,082	33%	\$11.37	\$591	1.2
Longview MSA	\$14.33	\$745	\$29,800	1.3	\$52,100	\$1,303	\$15,630	\$391	13,672	34%	\$12.76	\$664	1.1
Mount Vernon-Anacortes MSA	\$18.42	\$958	\$38,320	1.7	\$66,300	\$1,658	\$19,890	\$497	15,231	33%	\$12.60	\$655	1.5
Olympia-Tumwater MSA	\$20.60	\$1,071	\$42,840	1.9	\$76,300	\$1,908	\$22,890	\$572	36,369	35%	\$13.71	\$713	1.5
Pend Oreille County HMFA	\$14.10	\$733	\$29,320	1.3	\$49,600	\$1,240	\$14,880	\$372	1,327	25%	\$12.30	\$639	1.1
Portland-Vancouver-Hillsboro MSA	\$23.88	\$1,242	\$49,680	2.2	\$74,700	\$1,868	\$22,410	\$560	59,390	36%	\$14.99	\$779	1.6
Seattle-Bellevue HMFA	\$29.69	\$1,544	\$61,760	2.7	\$96,000	\$2,400	\$28,800	\$720	442,529	40%	\$22.28	\$1,159	1.3
Spokane HMFA *	\$16.71	\$869	\$34,760	1.5	\$65,700	\$1,643	\$19,710	\$493	70,375	37%	\$12.08	\$628	1.4
Stevens County HMFA	\$13.63	\$709	\$28,360	1.2	\$54,400	\$1,360	\$16,320	\$408	4,414	25%	\$10.37	\$539	1.3
Tacoma HMFA *	\$21.96	\$1,142	\$45,680	2.0	\$74,500	\$1,863	\$22,350	\$559	118,426	39%	\$14.72	\$765	1.5
Walla Walla County HMFA	\$14.73	\$766	\$30,640	1.3	\$62,900	\$1,573	\$18,870	\$472	7,752	36%	\$11.44	\$595	1.3
Wenatchee MSA	\$15.54	\$808	\$32,320	1.4	\$62,800	\$1,570	\$18,840	\$471	13,296	32%	\$11.97	\$623	1.3
Yakima MSA	\$15.65	\$814	\$32,560	1.4	\$52,200	\$1,305	\$15,660	\$392	30,003	38%	\$11.27	\$586	1.4
<u>Counties</u>													
Adams County	\$13.13	\$683	\$27,320	1.2	\$49,900	\$1,248	\$14,970	\$374	2,014	35%	\$11.90	\$619	1.1

\* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 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 2017 Area Median Income

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