

WASHINGTON

STATE RANKING

#7*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,445**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,815** monthly or **\$57,783** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$27.78
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$20.06
2-Bedroom Housing Wage	\$27.78
Number of Renter Households	1028798
Percent Renters	37%

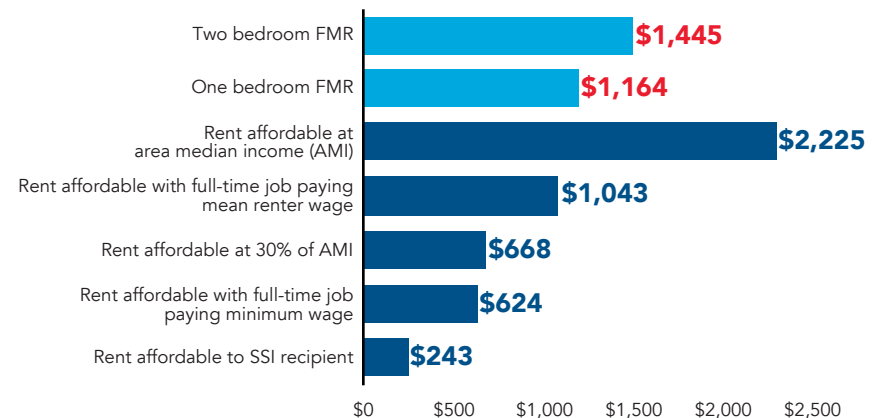
93
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom Rental Home** (at FMR)

75
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom Rental Home** (at FMR)

2.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Seattle-Bellevue, WA HUD Metro FMR Area	\$36.52
Portland-Vancouver-Hillsboro, OR-WA MSA	\$27.71
Tacoma, WA HUD Metro FMR Area	\$24.33
San Juan County	\$23.56
Bremerton-Silverdale, WA MSA	\$23.15



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.

Washington

FY19 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington	\$27.78	\$1,445	\$57,783	2.3	\$89,006	\$2,225	\$26,702	\$668	1,028,798	37%	\$20.06	\$1,043	1.4
Combined Nonmetro Areas	\$17.51	\$910	\$36,413	1.5	\$63,440	\$1,586	\$19,032	\$476	94,245	33%	\$11.77	\$612	1.5
<u>Metropolitan Areas</u>													
Bellingham MSA	\$20.35	\$1,058	\$42,320	1.7	\$79,100	\$1,978	\$23,730	\$593	31,915	38%	\$13.01	\$676	1.6
Bremerton-Silverdale MSA	\$23.15	\$1,204	\$48,160	1.9	\$85,500	\$2,138	\$25,650	\$641	33,407	33%	\$12.74	\$663	1.8
Columbia County HMFA	\$17.83	\$927	\$37,080	1.5	\$56,600	\$1,415	\$16,980	\$425	510	29%	\$12.95	\$673	1.4
Kennewick-Richland MSA	\$18.50	\$962	\$38,480	1.5	\$78,000	\$1,950	\$23,400	\$585	30,427	32%	\$14.63	\$761	1.3
Lewiston MSA	\$15.54	\$808	\$32,320	1.3	\$63,100	\$1,578	\$18,930	\$473	2,704	29%	\$12.72	\$661	1.2
Longview MSA	\$17.75	\$923	\$36,920	1.5	\$68,300	\$1,708	\$20,490	\$512	13,693	34%	\$13.45	\$699	1.3
Mount Vernon-Anacortes MSA	\$19.12	\$994	\$39,760	1.6	\$79,100	\$1,978	\$23,730	\$593	15,261	32%	\$14.06	\$731	1.4
Olympia-Tumwater MSA	\$22.15	\$1,152	\$46,080	1.8	\$83,700	\$2,093	\$25,110	\$628	38,367	36%	\$14.50	\$754	1.5
Pend Oreille County HMFA	\$14.69	\$764	\$30,560	1.2	\$54,800	\$1,370	\$16,440	\$411	1,249	22%	\$12.64	\$657	1.2
Portland-Vancouver-Hillsboro MSA	\$27.71	\$1,441	\$57,640	2.3	\$87,900	\$2,198	\$26,370	\$659	58,818	34%	\$15.80	\$822	1.8
Seattle-Bellevue HMFA	\$36.52	\$1,899	\$75,960	3.0	\$108,600	\$2,715	\$32,580	\$815	457,569	40%	\$25.61	\$1,331	1.4
Spokane HMFA*	\$17.02	\$885	\$35,400	1.4	\$72,700	\$1,818	\$21,810	\$545	73,221	38%	\$13.76	\$715	1.2
Stevens County HMFA	\$14.21	\$739	\$29,560	1.2	\$57,400	\$1,435	\$17,220	\$431	4,008	23%	\$9.91	\$515	1.4
Tacoma HMFA	\$24.33	\$1,265	\$50,600	2.0	\$80,200	\$2,005	\$24,060	\$602	121,226	39%	\$15.54	\$808	1.6
Walla Walla County HMFA	\$18.69	\$972	\$38,880	1.6	\$67,100	\$1,678	\$20,130	\$503	7,938	35%	\$12.43	\$647	1.5
Wenatchee MSA	\$18.87	\$981	\$39,240	1.6	\$68,400	\$1,710	\$20,520	\$513	13,745	33%	\$12.41	\$645	1.5
Yakima MSA	\$16.10	\$837	\$33,480	1.3	\$60,600	\$1,515	\$18,180	\$455	30,495	37%	\$12.56	\$653	1.3

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

1: BR= Bedroom

2: FMR= Fiscal Year 2019 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 2019 Area Median Income

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

FY19 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

Counties

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Adams County	\$14.77	\$768	\$30,720	1.2	\$56,400	\$1,410	\$16,920	\$423	2,079	36%	\$13.72	\$713	1.1
Asotin County	\$15.54	\$808	\$32,320	1.3	\$63,100	\$1,578	\$18,930	\$473	2,704	29%	\$12.72	\$661	1.2
Benton County	\$18.50	\$962	\$38,480	1.5	\$78,000	\$1,950	\$23,400	\$585	22,427	32%	\$15.72	\$818	1.2
Chelan County	\$18.87	\$981	\$39,240	1.6	\$68,400	\$1,710	\$20,520	\$513	9,376	34%	\$12.54	\$652	1.5
Clallam County	\$19.10	\$993	\$39,720	1.6	\$66,500	\$1,663	\$19,950	\$499	9,800	30%	\$10.76	\$560	1.8
Clark County	\$27.71	\$1,441	\$57,640	2.3	\$87,900	\$2,198	\$26,370	\$659	57,370	34%	\$15.88	\$826	1.7
Columbia County	\$17.83	\$927	\$37,080	1.5	\$56,600	\$1,415	\$16,980	\$425	510	29%	\$12.95	\$673	1.4
Cowlitz County	\$17.75	\$923	\$36,920	1.5	\$68,300	\$1,708	\$20,490	\$512	13,693	34%	\$13.45	\$699	1.3
Douglas County	\$18.87	\$981	\$39,240	1.6	\$68,400	\$1,710	\$20,520	\$513	4,369	30%	\$11.93	\$621	1.6
Ferry County	\$15.23	\$792	\$31,680	1.3	\$53,500	\$1,338	\$16,050	\$401	904	30%	\$9.66	\$503	1.6
Franklin County	\$18.50	\$962	\$38,480	1.5	\$78,000	\$1,950	\$23,400	\$585	8,000	31%	\$11.67	\$607	1.6
Garfield County†	\$13.46	\$700	\$28,000	1.1	\$62,700	\$1,568	\$18,810	\$470	312	31%			
Grant County	\$15.25	\$793	\$31,720	1.3	\$54,700	\$1,368	\$16,410	\$410	11,584	38%	\$13.35	\$694	1.1
Grays Harbor County	\$15.79	\$821	\$32,840	1.3	\$59,800	\$1,495	\$17,940	\$449	9,523	34%	\$12.56	\$653	1.3
Island County	\$20.79	\$1,081	\$43,240	1.7	\$73,900	\$1,848	\$22,170	\$554	10,847	32%	\$12.19	\$634	1.7
Jefferson County	\$19.42	\$1,010	\$40,400	1.6	\$69,300	\$1,733	\$20,790	\$520	3,692	27%	\$9.91	\$516	2.0
King County	\$36.52	\$1,899	\$75,960	3.0	\$108,600	\$2,715	\$32,580	\$815	362,523	43%	\$27.05	\$1,406	1.4
Kitsap County	\$23.15	\$1,204	\$48,160	1.9	\$85,500	\$2,138	\$25,650	\$641	33,407	33%	\$12.74	\$663	1.8
Kittitas County	\$18.27	\$950	\$38,000	1.5	\$72,300	\$1,808	\$21,690	\$542	7,476	42%	\$8.74	\$454	2.1
Klickitat County	\$17.27	\$898	\$35,920	1.4	\$59,500	\$1,488	\$17,850	\$446	2,675	32%	\$16.36	\$851	1.1
Lewis County	\$17.46	\$908	\$36,320	1.5	\$55,800	\$1,395	\$16,740	\$419	9,370	31%	\$13.75	\$715	1.3
Lincoln County	\$13.46	\$700	\$28,000	1.1	\$63,700	\$1,593	\$19,110	\$478	929	21%	\$11.54	\$600	1.2
Mason County	\$19.29	\$1,003	\$40,120	1.6	\$64,500	\$1,613	\$19,350	\$484	5,249	23%	\$10.00	\$520	1.9
Okanogan County	\$15.08	\$784	\$31,360	1.3	\$53,200	\$1,330	\$15,960	\$399	5,573	33%	\$8.66	\$450	1.7
Pacific County	\$17.27	\$898	\$35,920	1.4	\$53,900	\$1,348	\$16,170	\$404	2,085	24%	\$10.00	\$520	1.7

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

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Pend Oreille County	\$14.69	\$764	\$30,560	1.2	\$54,800	\$1,370	\$16,440	\$411	1,249	22%	\$12.64	\$657	1.2
Pierce County	\$24.33	\$1,265	\$50,600	2.0	\$80,200	\$2,005	\$24,060	\$602	121,226	39%	\$15.54	\$808	1.6
San Juan County	\$23.56	\$1,225	\$49,000	2.0	\$76,900	\$1,923	\$23,070	\$577	2,000	26%	\$9.95	\$517	2.4
Skagit County	\$19.12	\$994	\$39,760	1.6	\$79,100	\$1,978	\$23,730	\$593	15,261	32%	\$14.06	\$731	1.4
Skamania County	\$27.71	\$1,441	\$57,640	2.3	\$87,900	\$2,198	\$26,370	\$659	1,448	31%	\$8.93	\$465	3.1
Shohomish County	\$36.52	\$1,899	\$75,960	3.0	\$108,600	\$2,715	\$32,580	\$815	95,046	33%	\$18.60	\$967	2.0
Spokane County*	\$17.02	\$885	\$35,400	1.4	\$72,700	\$1,818	\$21,810	\$545	73,221	38%	\$13.76	\$715	1.2
Stevens County	\$14.21	\$739	\$29,560	1.2	\$57,400	\$1,435	\$17,220	\$431	4,008	23%	\$9.91	\$515	1.4
Thurston County	\$22.15	\$1,152	\$46,080	1.8	\$83,700	\$2,093	\$25,110	\$628	38,367	36%	\$14.50	\$754	1.5
Wahkiakum County	\$14.42	\$750	\$30,000	1.2	\$61,000	\$1,525	\$18,300	\$458	346	19%	\$6.78	\$353	2.1
Walla Walla County	\$18.69	\$972	\$38,880	1.6	\$67,100	\$1,678	\$20,130	\$503	7,938	35%	\$12.43	\$647	1.5
Whatcom County	\$20.35	\$1,058	\$42,320	1.7	\$79,100	\$1,978	\$23,730	\$593	31,915	38%	\$13.01	\$676	1.6
Whitman County	\$16.08	\$836	\$33,440	1.3	\$71,600	\$1,790	\$21,480	\$537	9,801	56%	\$10.83	\$563	1.5
Yakima County	\$16.10	\$837	\$33,480	1.3	\$60,600	\$1,515	\$18,180	\$455	30,495	37%	\$12.56	\$653	1.3

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