

WASHINGTON

#7*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,524**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,080** monthly or **\$60,966** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$29.31
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	\$13.69
Average Renter Wage	\$22.94
2-Bedroom Housing Wage	\$29.31
Number of Renter Households	1,055,157
Percent Renters	37%

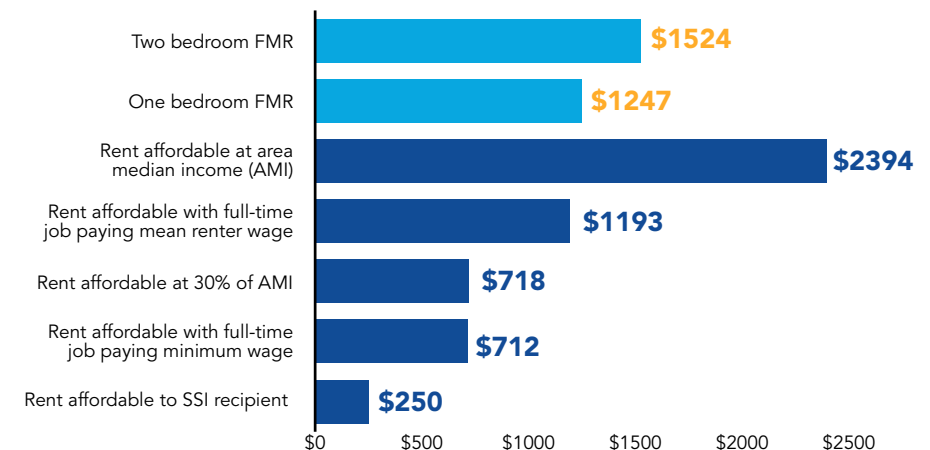
86
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

70
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)

1.8
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	\$36.65
Portland-Vancouver-Hillsboro MSA	\$29.54
Bremerton-Silverdale MSA	\$28.44
Tacoma HMFA	\$28.10
Bellingham MSA	\$23.94



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.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington	\$29.31	\$1,524	\$60,966	2.1	\$95,767	\$2,394	\$28,730	\$718	1,055,157	37%	\$22.94	\$1,193	1.3
Combined Nonmetro Areas	\$17.69	\$920	\$36,793	1.3	\$71,406	\$1,785	\$21,422	\$536	94,049	32%	\$12.64	\$657	1.4
Metropolitan Areas													
Bellingham MSA	\$23.94	\$1,245	\$49,800	1.7	\$79,100	\$1,978	\$23,730	\$593	32,943	38%	\$14.87	\$773	1.6
Bremerton-Silverdale MSA	\$28.44	\$1,479	\$59,160	2.1	\$94,100	\$2,353	\$28,230	\$706	33,457	32%	\$14.16	\$736	2.0
Columbia County HMFA	\$19.96	\$1,038	\$41,520	1.5	\$72,400	\$1,810	\$21,720	\$543	576	32%	\$15.11	\$786	1.3
Kennewick-Richland MSA	\$19.60	\$1,019	\$40,760	1.4	\$78,100	\$1,953	\$23,430	\$586	30,912	31%	\$15.55	\$809	1.3
Lewiston MSA	\$17.02	\$885	\$35,400	1.2	\$72,100	\$1,803	\$21,630	\$541	2,668	29%	\$12.53	\$651	1.4
Longview MSA	\$19.62	\$1,020	\$40,800	1.4	\$71,300	\$1,783	\$21,390	\$535	14,233	34%	\$15.76	\$819	1.2
Mount Vernon-Anacortes MSA	\$23.56	\$1,225	\$49,000	1.7	\$83,200	\$2,080	\$24,960	\$624	15,238	31%	\$16.23	\$844	1.5
Olympia-Tumwater MSA	\$23.87	\$1,241	\$49,640	1.7	\$90,200	\$2,255	\$27,060	\$677	38,075	35%	\$15.72	\$818	1.5
Pend Oreille County HMFA	\$18.50	\$962	\$38,480	1.4	\$58,200	\$1,455	\$17,460	\$437	1,266	22%	\$11.85	\$616	1.6
Portland-Vancouver-Hillsboro MSA	\$29.54	\$1,536	\$61,440	2.2	\$96,900	\$2,423	\$29,070	\$727	58,914	33%	\$17.51	\$911	1.7
Seattle-Bellevue HMFA	\$36.65	\$1,906	\$76,240	2.7	\$115,700	\$2,893	\$34,710	\$868	476,422	41%	\$29.80	\$1,550	1.2
Spokane HMFA	\$19.37	\$1,007	\$40,280	1.4	\$77,100	\$1,928	\$23,130	\$578	76,275	38%	\$15.15	\$788	1.3
Stevens County HMFA	\$16.08	\$836	\$33,440	1.2	\$63,600	\$1,590	\$19,080	\$477	3,839	22%	\$10.79	\$561	1.5
Tacoma HMFA	\$28.10	\$1,461	\$58,440	2.1	\$91,100	\$2,278	\$27,330	\$683	122,460	38%	\$16.98	\$883	1.7
Walla Walla County HMFA	\$21.21	\$1,103	\$44,120	1.5	\$73,100	\$1,828	\$21,930	\$548	7,969	35%	\$12.98	\$675	1.6
Wenatchee MSA	\$21.29	\$1,107	\$44,280	1.6	\$70,900	\$1,773	\$21,270	\$532	14,875	34%	\$13.63	\$709	1.6
Yakima MSA	\$20.08	\$1,044	\$41,760	1.5	\$60,300	\$1,508	\$18,090	\$452	30,986	37%	\$13.17	\$685	1.5

1: BR = Bedroom
 2: FMR = Fiscal Year 2021 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2021 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Counties													
Adams County	\$14.96	\$778	\$31,120	1.1	\$59,200	\$1,480	\$17,760	\$444	2,202	37%	\$15.48	\$805	1.0
Asotin County	\$17.02	\$885	\$35,400	1.2	\$72,100	\$1,803	\$21,630	\$541	2,668	29%	\$12.53	\$651	1.4
Benton County	\$19.60	\$1,019	\$40,760	1.4	\$78,100	\$1,953	\$23,430	\$586	22,484	31%	\$16.58	\$862	1.2
Chelan County	\$21.29	\$1,107	\$44,280	1.6	\$70,900	\$1,773	\$21,270	\$532	10,098	36%	\$14.06	\$731	1.5
Clallam County	\$19.92	\$1,036	\$41,440	1.5	\$76,400	\$1,910	\$22,920	\$573	9,760	30%	\$11.39	\$592	1.7
Clark County	\$29.54	\$1,536	\$61,440	2.2	\$96,900	\$2,423	\$29,070	\$727	57,686	33%	\$17.60	\$915	1.7
Columbia County	\$19.96	\$1,038	\$41,520	1.5	\$72,400	\$1,810	\$21,720	\$543	576	32%	\$15.11	\$786	1.3
Cowlitz County	\$19.62	\$1,020	\$40,800	1.4	\$71,300	\$1,783	\$21,390	\$535	14,233	34%	\$15.76	\$819	1.2
Douglas County	\$21.29	\$1,107	\$44,280	1.6	\$70,900	\$1,773	\$21,270	\$532	4,777	31%	\$12.06	\$627	1.8
Ferry County	\$14.94	\$777	\$31,080	1.1	\$55,600	\$1,390	\$16,680	\$417	857	28%	\$7.75	\$403	1.9
Franklin County	\$19.60	\$1,019	\$40,760	1.4	\$78,100	\$1,953	\$23,430	\$586	8,428	32%	\$12.65	\$658	1.5
Garfield County	\$14.12	\$734	\$29,360	1.0	\$65,900	\$1,648	\$19,770	\$494	280	28%	\$11.25	\$585	1.3
Grant County	\$15.58	\$810	\$32,400	1.1	\$69,500	\$1,738	\$20,850	\$521	11,554	37%	\$14.27	\$742	1.1
Grays Harbor County	\$15.77	\$820	\$32,800	1.2	\$61,500	\$1,538	\$18,450	\$461	9,468	33%	\$12.16	\$632	1.3
Island County	\$20.98	\$1,091	\$43,640	1.5	\$81,000	\$2,025	\$24,300	\$608	9,921	29%	\$13.01	\$676	1.6
Jefferson County	\$18.54	\$964	\$38,560	1.4	\$67,400	\$1,685	\$20,220	\$506	3,786	26%	\$10.95	\$569	1.7
King County	\$36.65	\$1,906	\$76,240	2.7	\$115,700	\$2,893	\$34,710	\$868	379,735	43%	\$31.78	\$1,652	1.2
Kitsap County	\$28.44	\$1,479	\$59,160	2.1	\$94,100	\$2,353	\$28,230	\$706	33,457	32%	\$14.16	\$736	2.0
Kittitas County	\$18.71	\$973	\$38,920	1.4	\$76,000	\$1,900	\$22,800	\$570	7,498	41%	\$9.81	\$510	1.9
Klickitat County	\$17.44	\$907	\$36,280	1.3	\$67,300	\$1,683	\$20,190	\$505	2,840	32%	\$17.44	\$907	1.0
Lewis County	\$17.65	\$918	\$36,720	1.3	\$77,500	\$1,938	\$23,250	\$581	8,988	29%	\$14.36	\$747	1.2
Lincoln County	\$14.12	\$734	\$29,360	1.0	\$64,800	\$1,620	\$19,440	\$486	997	22%	\$13.02	\$677	1.1
Mason County	\$18.25	\$949	\$37,960	1.3	\$76,800	\$1,920	\$23,040	\$576	5,491	23%	\$11.56	\$601	1.6
Okanogan County	\$15.73	\$818	\$32,720	1.1	\$55,200	\$1,380	\$16,560	\$414	6,052	34%	\$9.78	\$508	1.6
Pacific County	\$16.63	\$865	\$34,600	1.2	\$59,900	\$1,498	\$17,970	\$449	1,859	20%	\$9.15	\$476	1.8

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Pend Oreille County	\$18.50	\$962	\$38,480	1.4	\$58,200	\$1,455	\$17,460	\$437	1,266	22%	\$11.85	\$616	1.6
Pierce County	\$28.10	\$1,461	\$58,440	2.1	\$91,100	\$2,278	\$27,330	\$683	122,460	38%	\$16.98	\$883	1.7
San Juan County	\$23.38	\$1,216	\$48,640	1.7	\$78,000	\$1,950	\$23,400	\$585	2,098	25%	\$11.97	\$622	2.0
Skagit County	\$23.56	\$1,225	\$49,000	1.7	\$83,200	\$2,080	\$24,960	\$624	15,238	31%	\$16.23	\$844	1.5
Skamania County	\$29.54	\$1,536	\$61,440	2.2	\$96,900	\$2,423	\$29,070	\$727	1,228	25%	\$9.30	\$484	3.2
Snohomish County	\$36.65	\$1,906	\$76,240	2.7	\$115,700	\$2,893	\$34,710	\$868	96,687	33%	\$19.92	\$1,036	1.8
Spokane County	\$19.37	\$1,007	\$40,280	1.4	\$77,100	\$1,928	\$23,130	\$578	76,275	38%	\$15.15	\$788	1.3
Stevens County	\$16.08	\$836	\$33,440	1.2	\$63,600	\$1,590	\$19,080	\$477	3,839	22%	\$10.79	\$561	1.5
Thurston County	\$23.87	\$1,241	\$49,640	1.7	\$90,200	\$2,255	\$27,060	\$677	38,075	35%	\$15.72	\$818	1.5
Wahkiakum County	\$14.77	\$768	\$30,720	1.1	\$65,700	\$1,643	\$19,710	\$493	252	13%	\$10.38	\$540	1.4
Walla Walla County	\$21.21	\$1,103	\$44,120	1.5	\$73,100	\$1,828	\$21,930	\$548	7,969	35%	\$12.98	\$675	1.6
Whatcom County	\$23.94	\$1,245	\$49,800	1.7	\$79,100	\$1,978	\$23,730	\$593	32,943	38%	\$14.87	\$773	1.6
Whitman County	\$16.77	\$872	\$34,880	1.2	\$73,900	\$1,848	\$22,170	\$554	10,146	56%	\$12.42	\$646	1.3
Yakima County	\$20.08	\$1,044	\$41,760	1.5	\$60,300	\$1,508	\$18,090	\$452	30,986	37%	\$13.17	\$685	1.5

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