



## Out of Reach 2019: Washington

Working at minimum wage **\$12.00**/hr | Each week you have to work **75 HOURS!** To afford a modest 1 bedroom rental home at Fair Market Rent

### State Facts

MINIMUM WAGE	<b>\$12.00</b>
AVERAGE RENTER WAGE	<b>\$20.06</b>
2-BEDROOM HOUSING WAGE	<b>\$27.78</b>
NUMBER OF RENTER HOUSEHOLDS	<b>1,028,798</b>
PERCENT RENTERS	<b>37%</b>

### Affordable Rent for Low Income Households

MINIMUM WAGE WORKER	<b>\$624 /mo</b>
HOUSEHOLD AT 30% OF AREA MEDIAN INCOME	<b>\$668 /mo</b>
WORKER EARNING AVERAGE RENTER WAGE	<b>\$1,043 /mo</b>

### Fair Market Rent

1-BEDROOM FAIR MARKET RENT	<b>\$1,164 /mo</b>
2-BEDROOM FAIR MARKET RENT	<b>\$1,445 /mo</b>

## COMPARE JURISDICTIONS

### Number of Households

	<i>Washington</i>	<i>Kitsap County</i>
TOTAL	<b>2,755,697</b>	<b>100,484</b>
RENTER	<b>1,028,798</b>	<b>33,407</b>
PERCENT RENTERS	<b>37%</b>	<b>33%</b>

### Housing Wage

	<i>Washington</i>	<i>Kitsap County</i>
ZERO-BEDROOM	<b>\$20.12</b>	<b>\$14.88</b>
ONE-BEDROOM	<b>\$22.38</b>	<b>\$17.87</b>
TWO-BEDROOM	<b>\$27.78</b>	<b>\$23.15</b>
THREE-BEDROOM	<b>\$39.82</b>	<b>\$32.85</b>
FOUR-BEDROOM	<b>\$47.14</b>	<b>\$37.98</b>

### Fair Market Rent

	<i>Washington</i>	<i>Kitsap County</i>
ZERO-BEDROOM	<b>\$1,046</b>	<b>\$774</b>
ONE-BEDROOM	<b>\$1,164</b>	<b>\$929</b>
TWO-BEDROOM	<b>\$1,445</b>	<b>\$1,204</b>
THREE-BEDROOM	<b>\$2,071</b>	<b>\$1,708</b>
FOUR-BEDROOM	<b>\$2,451</b>	<b>\$1,975</b>

<u>Annual Income Needed to Afford</u>	<i>Washington</i>	<i>Kitsap County</i>
ZERO-BEDROOM	<b>\$41,849</b>	<b>\$30,960</b>
ONE-BEDROOM	<b>\$46,548</b>	<b>\$37,160</b>
TWO-BEDROOM	<b>\$57,783</b>	<b>\$48,160</b>
THREE-BEDROOM	<b>\$82,829</b>	<b>\$68,320</b>
FOUR-BEDROOM	<b>\$98,053</b>	<b>\$79,000</b>

<u>Minimum Wage</u>	<i>Washington</i>	<i>Kitsap County</i>
MINIMUM WAGE	<b>\$12.00</b>	<b>\$12.00</b>
RENT AFFORDABLE AT MINIMUM WAGE	<b>\$624</b>	<b>\$624</b>

<u>Work Hours/Week at Minimum Wage</u>	<i>Washington</i>	<i>Kitsap County</i>
ZERO-BEDROOM	<b>67</b>	<b>50</b>
ONE-BEDROOM	<b>75</b>	<b>60</b>
TWO-BEDROOM	<b>93</b>	<b>77</b>
THREE-BEDROOM	<b>133</b>	<b>109</b>
FOUR-BEDROOM	<b>157</b>	<b>127</b>

<u>Renter Wage</u>	<i>Washington</i>	<i>Kitsap County</i>
ESTIMATED MEAN RENTER WAGE	<b>\$20.06</b>	<b>\$12.74</b>
RENT AFFORDABLE AT MEAN RENTER WAGE	<b>\$1,043</b>	<b>\$663</b>

<u>Work Hours/Week at Mean Renter Wage</u>	<i>Washington</i>	<i>Kitsap County</i>
ZERO-BEDROOM	<b>40</b>	<b>47</b>
ONE-BEDROOM	<b>45</b>	<b>56</b>
TWO-BEDROOM	<b>55</b>	<b>73</b>
THREE-BEDROOM	<b>79</b>	<b>103</b>
FOUR-BEDROOM	<b>94</b>	<b>119</b>

<u>Supplemental Security Income (SSI) Payment</u>	<i>Washington</i>	<i>Kitsap County</i>
SSI MONTHLY PAYMENT	<b>\$811</b>	<b>\$811</b>
RENT AFFORDABLE TO SSI RECIPIENT	<b>\$243</b>	<b>\$243</b>

<u>Income Levels</u>	<i>Washington</i>	<i>Kitsap County</i>
30% OF AREA MEDIAN INCOME (AMI)	<b>\$26,702</b>	<b>\$25,650</b>
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	<b>\$46,391</b>	<b>\$45,174</b>

Rent Affordable at Different Income Levels

Washington

Kitsap County

30% OF AREA MEDIAN INCOME (AMI)	<b>\$668</b>	<b>\$641</b>
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	<b>\$1,160</b>	<b>\$1,129</b>

## MEDIAN WAGES FOR LARGEST OCCUPATIONS

<b>Occupation</b>	<b>Total Employment</b>	<i>Median Hourly Wage</i>
FOOD PREP WORKERS, FAST FOOD	<b>80,590</b>	<b>\$12.40</b>
CASHIERS	<b>67,720</b>	<b>\$12.95</b>
WAITERS AND WAITRESSES	<b>54,770</b>	<b>\$13.52</b>
PERSONAL CARE AIDES	<b>47,240</b>	<b>\$13.96</b>
RETAIL SALESPERSONS	<b>103,220</b>	<b>\$14.16</b>
NURSING ASSISTANTS	<b>32,690</b>	<b>\$15.22</b>
STOCK CLERKS AND ORDER FILLERS	<b>33,180</b>	<b>\$15.43</b>
COOKS, RESTAURANT	<b>32,510</b>	<b>\$15.57</b>
LABORERS AND MATERIAL MOVERS	<b>71,690</b>	<b>\$15.91</b>
JANITORS AND CLEANERS	<b>45,380</b>	<b>\$15.92</b>
RECEPTIONISTS AND INFORMATION CLERKS	<b>26,010</b>	<b>\$16.20</b>
TEACHER ASSISTANTS	<b>37,810</b>	<b>\$16.78</b>
OFFICE CLERKS	<b>73,370</b>	<b>\$18.41</b>
CUSTOMER SERVICE REPRESENTATIVES	<b>58,300</b>	<b>\$18.51</b>
SECRETARIES AND ADMINISTRATIVE ASSISTANTS	<b>33,950</b>	<b>\$20.46</b>
GENERAL MAINTENANCE AND REPAIR WORKERS	<b>35,400</b>	<b>\$20.78</b>
BOOKKEEPING, ACCOUNTING, AND AUDITING CLERKS	<b>31,970</b>	<b>\$21.67</b>
CONSTRUCTION LABORERS	<b>28,980</b>	<b>\$21.73</b>
RETAIL SALES SUPERVISORS	<b>22,670</b>	<b>\$21.83</b>
<b>ONE-BEDROOM HOUSING WAGE</b>		<b>\$22.38</b>
<b>MEDIAN WAGE</b>		<b>\$22.48</b>
HEAVY AND TRACTOR-TRAILER TRUCK DRIVERS	<b>31,610</b>	<b>\$23.25</b>
<b>TWO-BEDROOM HOUSING WAGE</b>		<b>\$27.78</b>
CARPENTERS	<b>26,350</b>	<b>\$27.90</b>
OFFICE AND ADMIN SUPPORT SUPERVISORS	<b>30,250</b>	<b>\$29.80</b>
SALES REPS, WHSL AND MANUFACTURING	<b>34,270</b>	<b>\$30.35</b>
ELEMENTARY SCHOOL TEACHERS	<b>26,900</b>	<b>\$32.07</b>
ACCOUNTANTS AND AUDITORS	<b>32,870</b>	<b>\$34.41</b>
BUSINESS OPERATIONS SPECIALISTS	<b>37,160</b>	<b>\$35.47</b>

<b>Occupation</b>	<b>Total Employment</b>	<i>Median Hourly Wage</i>
REGISTERED NURSES	<b>56,290</b>	<b>\$38.96</b>
MANAGEMENT ANALYSTS	<b>21,930</b>	<b>\$47.73</b>
GENERAL AND OPERATIONS MANAGERS	<b>47,770</b>	<b>\$50.78</b>
SOFTWARE DEVELOPERS, APPLICATIONS	<b>53,860</b>	<b>\$62.49</b>

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