

# Idaho

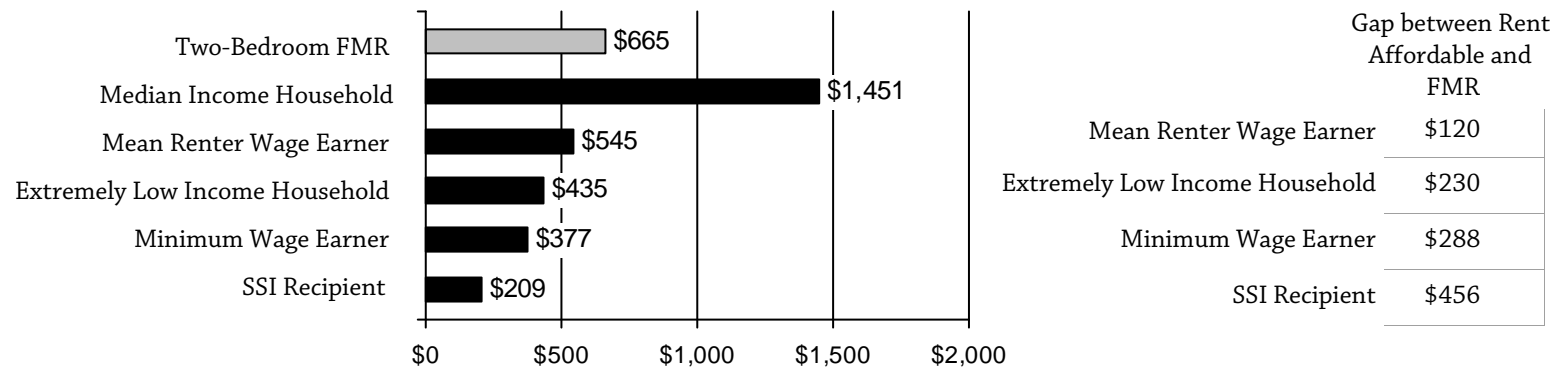
In Idaho, the Fair Market Rent (FMR) for a two-bedroom apartment is \$665. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,218 monthly or \$26,615 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$12.80**

In Idaho, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 71 hours per week, 52 weeks per year. Or a household must include 1.8 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Idaho, the estimated mean (average) wage for a renter is \$10.48. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 49 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 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**



Idaho	FY12 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2006-2010)	% of total households (2006-2010)	Estimated mean renter hourly wage (2012)	Rent affordable at mean wage
Idaho	\$12.80	\$665	\$26,615	1.8	\$58,040	\$1,451	\$17,412	\$435	165,439	29%	\$10.48	\$545	1.2
Combined Nonmetro Areas	\$11.65	\$606	\$24,226	1.6	\$52,951	\$1,324	\$15,885	\$397	58,346	29%	\$10.47	\$544	1.1
<u>Metropolitan Areas</u>													
Boise City-Nampa HMFA	\$14.04	\$730	\$29,200	1.9	\$62,900	\$1,573	\$18,870	\$472	63,918	30%	\$11.40	\$593	1.2
Coeur d'Alene MSA	\$13.87	\$721	\$28,840	1.9	\$58,100	\$1,453	\$17,430	\$436	15,962	29%	\$9.91	\$515	1.4
Gem County HMFA	\$12.71	\$661	\$26,440	1.8	\$50,900	\$1,273	\$15,270	\$382	1,339	21%	\$7.72	\$401	1.6
Idaho Falls MSA	\$12.04	\$626	\$25,040	1.7	\$61,200	\$1,530	\$18,360	\$459	10,567	24%	\$8.40	\$437	1.4
Lewiston MSA	\$11.98	\$623	\$24,920	1.7	\$55,800	\$1,395	\$16,740	\$419	5,239	32%	\$9.65	\$502	1.2
Logan MSA	\$11.96	\$622	\$24,880	1.6	\$57,300	\$1,433	\$17,190	\$430	780	19%	\$6.88	\$358	1.7
Pocatello MSA	\$11.02	\$573	\$22,920	1.5	\$55,400	\$1,385	\$16,620	\$416	9,288	29%	\$8.45	\$439	1.3
<u>Counties</u>													
Ada County	\$14.04	\$730	\$29,200	1.9	\$62,900	\$1,573	\$18,870	\$472	44,200	30%	\$11.97	\$623	1.2
Adams County	\$11.02	\$573	\$22,920	1.5	\$49,100	\$1,228	\$14,730	\$368	334	20%	\$9.55	\$496	1.2
Bannock County	\$11.02	\$573	\$22,920	1.5	\$55,400	\$1,385	\$16,620	\$416	8,593	29%	\$7.91	\$411	1.4
Bear Lake County	\$11.02	\$573	\$22,920	1.5	\$51,600	\$1,290	\$15,480	\$387	484	19%	\$7.11	\$370	1.6
Benewah County	\$11.02	\$573	\$22,920	1.5	\$47,000	\$1,175	\$14,100	\$353	991	26%	\$12.38	\$644	0.9
Bingham County	\$11.02	\$573	\$22,920	1.5	\$53,700	\$1,343	\$16,110	\$403	2,872	20%	\$9.16	\$476	1.2
Blaine County	\$17.08	\$888	\$35,520	2.4	\$77,600	\$1,940	\$23,280	\$582	2,893	32%	\$12.80	\$666	1.3
Boise County	\$14.04	\$730	\$29,200	1.9	\$62,900	\$1,573	\$18,870	\$472	702	23%	\$6.54	\$340	2.1
Bonner County	\$11.58	\$602	\$24,080	1.6	\$56,700	\$1,418	\$17,010	\$425	4,637	25%	\$10.01	\$521	1.2
Bonneville County	\$12.04	\$626	\$25,040	1.7	\$61,200	\$1,530	\$18,360	\$459	9,155	26%	\$8.49	\$442	1.4
Boundary County	\$11.02	\$573	\$22,920	1.5	\$46,800	\$1,170	\$14,040	\$351	733	18%	\$8.04	\$418	1.4
Butte County	\$11.02	\$573	\$22,920	1.5	\$48,700	\$1,218	\$14,610	\$365	196	17%	\$19.39	\$1,008	0.6
Camas County †	\$11.02	\$573	\$22,920	1.5	\$53,900	\$1,348	\$16,170	\$404	117	27%			
Canyon County	\$14.04	\$730	\$29,200	1.9	\$62,900	\$1,573	\$18,870	\$472	17,722	29%	\$9.40	\$489	1.5
Caribou County	\$11.02	\$573	\$22,920	1.5	\$56,500	\$1,413	\$16,950	\$424	566	21%	\$14.20	\$739	0.8
Cassia County	\$11.02	\$573	\$22,920	1.5	\$48,800	\$1,220	\$14,640	\$366	2,371	31%	\$9.21	\$479	1.2
Clark County	\$11.02	\$573	\$22,920	1.5	\$34,300	\$858	\$10,290	\$257	75	22%	\$13.85	\$720	0.8
Clearwater County	\$11.02	\$573	\$22,920	1.5	\$49,500	\$1,238	\$14,850	\$371	797	22%	\$9.57	\$498	1.2

† Wage data not available (See Appendix A).

1: FMR = Fiscal Year 2012 Fair Market Rent (HUD, 2011). 2: AMI = Fiscal Year 2012 Area Median Income (HUD, 2011).

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.

Idaho	FY12 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2006-2010)	% of total households (2006-2010)	Estimated mean renter hourly wage (2012)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Custer County	\$11.15	\$580	\$23,200	1.5	\$59,600	\$1,490	\$17,880	\$447	381	20%	\$8.62	\$448	1.3
Elmore County	\$11.29	\$587	\$23,480	1.6	\$53,400	\$1,335	\$16,020	\$401	3,096	33%	\$9.39	\$488	1.2
Franklin County	\$11.96	\$622	\$24,880	1.6	\$57,300	\$1,433	\$17,190	\$430	780	19%	\$6.88	\$358	1.7
Fremont County	\$11.98	\$623	\$24,920	1.7	\$54,700	\$1,368	\$16,410	\$410	827	18%	\$12.04	\$626	1.0
Gem County	\$12.71	\$661	\$26,440	1.8	\$50,900	\$1,273	\$15,270	\$382	1,339	21%	\$7.72	\$401	1.6
Gooding County	\$11.02	\$573	\$22,920	1.5	\$49,000	\$1,225	\$14,700	\$368	1,504	27%	\$11.48	\$597	1.0
Idaho County	\$11.02	\$573	\$22,920	1.5	\$40,900	\$1,023	\$12,270	\$307	1,597	24%	\$8.96	\$466	1.2
Jefferson County	\$12.04	\$626	\$25,040	1.7	\$61,200	\$1,530	\$18,360	\$459	1,412	18%	\$7.62	\$396	1.6
Jerome County	\$11.02	\$573	\$22,920	1.5	\$49,300	\$1,233	\$14,790	\$370	2,562	35%	\$11.46	\$596	1.0
Kootenai County	\$13.87	\$721	\$28,840	1.9	\$58,100	\$1,453	\$17,430	\$436	15,962	29%	\$9.91	\$515	1.4
Latah County	\$11.77	\$612	\$24,480	1.6	\$57,400	\$1,435	\$17,220	\$431	6,727	46%	\$7.50	\$390	1.6
Lemhi County	\$11.02	\$573	\$22,920	1.5	\$53,900	\$1,348	\$16,170	\$404	965	27%	\$5.77	\$300	1.9
Lewis County	\$11.02	\$573	\$22,920	1.5	\$45,400	\$1,135	\$13,620	\$341	450	27%	\$7.33	\$381	1.5
Lincoln County	\$11.02	\$573	\$22,920	1.5	\$51,700	\$1,293	\$15,510	\$388	447	25%	\$9.21	\$479	1.2
Madison County	\$11.06	\$575	\$23,000	1.5	\$45,300	\$1,133	\$13,590	\$340	4,739	48%	\$8.41	\$437	1.3
Minidoka County	\$11.02	\$573	\$22,920	1.5	\$48,600	\$1,215	\$14,580	\$365	1,571	23%	\$10.86	\$564	1.0
Nez Perce County	\$11.98	\$623	\$24,920	1.7	\$55,800	\$1,395	\$16,740	\$419	5,239	32%	\$9.65	\$502	1.2
Oneida County	\$11.02	\$573	\$22,920	1.5	\$54,400	\$1,360	\$16,320	\$408	292	19%	\$4.24	\$220	2.6
Owyhee County	\$14.04	\$730	\$29,200	1.9	\$62,900	\$1,573	\$18,870	\$472	1,294	32%	\$10.14	\$527	1.4
Payette County	\$11.02	\$573	\$22,920	1.5	\$53,600	\$1,340	\$16,080	\$402	2,115	25%	\$7.85	\$408	1.4
Power County	\$11.02	\$573	\$22,920	1.5	\$55,400	\$1,385	\$16,620	\$416	695	27%	\$13.74	\$714	0.8
Shoshone County	\$11.02	\$573	\$22,920	1.5	\$45,600	\$1,140	\$13,680	\$342	1,654	29%	\$12.44	\$647	0.9
Teton County	\$12.92	\$672	\$26,880	1.8	\$58,500	\$1,463	\$17,550	\$439	1,525	40%	\$12.13	\$631	1.1
Twin Falls County	\$11.63	\$605	\$24,200	1.6	\$50,900	\$1,273	\$15,270	\$382	8,858	32%	\$10.14	\$527	1.1
Valley County	\$12.31	\$640	\$25,600	1.7	\$63,600	\$1,590	\$19,080	\$477	978	22%	\$10.62	\$552	1.2
Washington County	\$11.02	\$573	\$22,920	1.5	\$47,300	\$1,183	\$14,190	\$355	992	25%	\$6.31	\$328	1.7

† Wage data not available (See Appendix A).

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