

OUT OF REACH 2013 STATE SUMMARY

	FY ₁₃ HOUSING WAGE Hourly wage necessary to afford 2 BR FMR	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alabama	\$13.34	\$694	\$27,756	1.8	\$54,487	\$1,362	\$16,346	\$409	536,712	29%	\$10.91	\$567	1.2
Alaska	\$21.37	\$1,111	\$44,446	2.8	\$81,511	\$2,038	\$24,453	\$611	90,274	36%	\$16.26	\$845	1.3
Arizona	\$17.19	\$894	\$35,757	2.2	\$59,298	\$1,482	\$17,789	\$445	783,634	33%	\$14.20	\$738	1.2
Arkansas	\$12.76	\$663	\$26,539	1.8	\$51,432	\$1,286	\$15,429	\$386	364,471	33%	\$10.88	\$566	1.2
California	\$25.78	\$1,341	\$53,627	3.2	\$71,573	\$1,789	\$21,472	\$537	5,377,530	43%	\$17.99	\$935	1.4
Colorado	\$17.26	\$897	\$35,898	2.2	\$73,736	\$1,843	\$22,121	\$553	645,287	33%	\$14.38	\$748	1.2
Connecticut	\$23.22	\$1,208	\$48,304	2.8	\$87,919	\$2,198	\$26,376	\$659	422,776	31%	\$15.71	\$817	1.5
Delaware	\$20.63	\$1,073	\$42,907	2.8	\$72,352	\$1,809	\$21,706	\$543	90,029	27%	\$14.57	\$758	1.4
District of Columbia	\$27.15	\$1,412	\$56,480	3.3	\$107,300	\$2,683	\$32,190	\$805	148,755	57%	\$25.20	\$1,310	1.1
Florida	\$19.14	\$995	\$39,804	2.5	\$57,287	\$1,432	\$17,186	\$430	2,211,588	31%	\$13.50	\$702	1.4
Georgia	\$15.28	\$795	\$31,793	2.1	\$59,537	\$1,488	\$17,861	\$447	1,158,069	33%	\$13.32	\$693	1.1
Hawaii	\$32.14	\$1,671	\$66,853	4.4	\$80,576	\$2,014	\$24,173	\$604	184,026	41%	\$13.56	\$705	2.4
Idaho	\$13.24	\$689	\$27,545	1.8	\$56,440	\$1,411	\$16,932	\$423	168,984	29%	\$10.53	\$548	1.3
Illinois	\$17.02	\$885	\$35,392	2.1	\$70,133	\$1,753	\$21,040	\$526	1,493,431	31%	\$14.08	\$732	1.2
Indiana	\$13.81	\$718	\$28,733	1.9	\$60,256	\$1,506	\$18,077	\$452	714,678	29%	\$11.35	\$590	1.2
Iowa	\$12.97	\$675	\$26,980	1.8	\$65,713	\$1,643	\$19,714	\$493	328,976	27%	\$10.30	\$535	1.3
Kansas	\$13.69	\$712	\$28,471	1.9	\$63,290	\$1,582	\$18,987	\$475	342,605	31%	\$11.57	\$602	1.2
Kentucky	\$12.71	\$661	\$26,435	1.8	\$54,949	\$1,374	\$16,485	\$412	512,862	31%	\$10.84	\$564	1.2
Louisiana	\$15.27	\$794	\$31,752	2.1	\$57,026	\$1,426	\$17,108	\$428	538,478	32%	\$12.57	\$654	1.2
Maine	\$16.31	\$848	\$33,928	2.2	\$62,375	\$1,559	\$18,712	\$468	150,686	27%	\$9.85	\$512	1.7
Maryland	\$24.47	\$1,273	\$50,905	3.4	\$92,080	\$2,302	\$27,624	\$691	666,669	31%	\$15.06	\$783	1.6
Massachusetts	\$24.05	\$1,251	\$50,029	3.0	\$85,319	\$2,133	\$25,596	\$640	917,936	36%	\$17.17	\$893	1.4
Michigan	\$14.77	\$768	\$30,713	2.0	\$61,462	\$1,537	\$18,438	\$461	1,012,575	26%	\$11.62	\$604	1.3
Minnesota	\$16.08	\$836	\$33,438	2.2	\$74,807	\$1,870	\$22,442	\$561	551,895	26%	\$12.22	\$635	1.3
Mississippi	\$13.41	\$697	\$27,898	1.9	\$48,702	\$1,218	\$14,610	\$365	318,782	29%	\$10.01	\$520	1.3
Missouri	\$14.07	\$732	\$29,267	1.9	\$62,024	\$1,551	\$18,607	\$465	717,399	30%	\$11.84	\$616	1.2
Montana	\$13.39	\$696	\$27,857	1.7	\$59,169	\$1,479	\$17,751	\$444	125,582	31%	\$10.45	\$544	1.3
Nebraska	\$13.99	\$728	\$29,106	1.9	\$65,635	\$1,641	\$19,691	\$492	226,895	32%	\$10.61	\$551	1.3
Nevada	\$19.69	\$1,024	\$40,965	2.4	\$64,064	\$1,602	\$19,219	\$480	404,070	41%	\$14.40	\$749	1.4
New Hampshire	\$20.47	\$1,065	\$42,580	2.8	\$79,790	\$1,995	\$23,937	\$598	141,527	27%	\$13.14	\$683	1.6
New Jersey	\$24.84	\$1,292	\$51,672	3.4	\$87,088	\$2,177	\$26,126	\$653	1,062,931	33%	\$16.26	\$845	1.5
New Mexico	\$14.42	\$750	\$29,983	1.9	\$56,725	\$1,418	\$17,017	\$425	231,840	30%	\$11.97	\$623	1.2
New York	\$25.25	\$1,313	\$52,513	3.5	\$72,630	\$1,816	\$21,789	\$545	3,260,455	45%	\$21.59	\$1,123	1.2
North Carolina	\$14.17	\$737	\$29,481	2.0	\$57,918	\$1,448	\$17,376	\$434	1,180,376	32%	\$12.17	\$633	1.2
North Dakota	\$12.06	\$627	\$25,093	1.7	\$67,495	\$1,687	\$20,248	\$506	93,247	33%	\$12.00	\$624	1.0
Ohio	\$13.79	\$717	\$28,679	1.8	\$61,180	\$1,530	\$18,354	\$459	1,427,601	31%	\$11.26	\$585	1.2
Oklahoma	\$13.18	\$685	\$27,415	1.8	\$55,944	\$1,399	\$16,783	\$420	460,777	32%	\$12.09	\$629	1.1
Oregon	\$16.00	\$832	\$33,290	1.8	\$61,358	\$1,534	\$18,408	\$460	557,706	37%	\$12.82	\$667	1.2
Pennsylvania	\$17.21	\$895	\$35,802	2.4	\$67,969	\$1,699	\$20,391	\$510	1,454,185	29%	\$12.92	\$672	1.3
Puerto Rico	\$10.41	\$541	\$21,660	1.4	\$23,502	\$588	\$7,051	\$176	350,760	29%	\$6.59	\$343	1.6

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income
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.

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		Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Rhode Island	\$18.18	\$945	\$37,813	2.3	\$72,651	\$1,816	\$21,795	\$545	155,632	38%	\$11.73	\$610	1.6
South Carolina	\$14.34	\$746	\$29,837	2.0	\$55,290	\$1,382	\$16,587	\$415	531,859	30%	\$10.94	\$569	1.3
South Dakota	\$12.82	\$667	\$26,673	1.8	\$62,613	\$1,565	\$18,784	\$470	99,572	31%	\$9.70	\$504	1.3
Tennessee	\$13.84	\$720	\$28,787	1.9	\$55,228	\$1,381	\$16,569	\$414	760,935	31%	\$12.20	\$634	1.1
Texas	\$16.67	\$867	\$34,671	2.3	\$61,408	\$1,535	\$18,422	\$461	3,081,340	36%	\$15.43	\$802	1.1
Utah	\$14.94	\$777	\$31,079	2.1	\$66,754	\$1,669	\$20,026	\$501	254,899	29%	\$11.78	\$612	1.3
Vermont	\$18.53	\$964	\$38,541	2.2	\$68,647	\$1,716	\$20,594	\$515	73,476	29%	\$11.32	\$588	1.6
Virginia	\$20.72	\$1,078	\$43,108	2.9	\$78,866	\$1,972	\$23,660	\$591	944,180	32%	\$15.79	\$821	1.3
Washington	\$18.58	\$966	\$38,652	2.0	\$73,807	\$1,845	\$22,142	\$554	926,319	36%	\$14.91	\$775	1.2
West Virginia	\$12.35	\$642	\$25,693	1.7	\$53,611	\$1,340	\$16,083	\$402	190,296	26%	\$10.18	\$529	1.2
Wisconsin	\$14.67	\$763	\$30,518	2.0	\$67,217	\$1,680	\$20,165	\$504	705,019	31%	\$11.22	\$583	1.3
Wyoming	\$14.84	\$772	\$30,862	2.0	\$69,505	\$1,738	\$20,852	\$521	64,740	29%	\$13.80	\$718	1.1

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