

FLORIDA

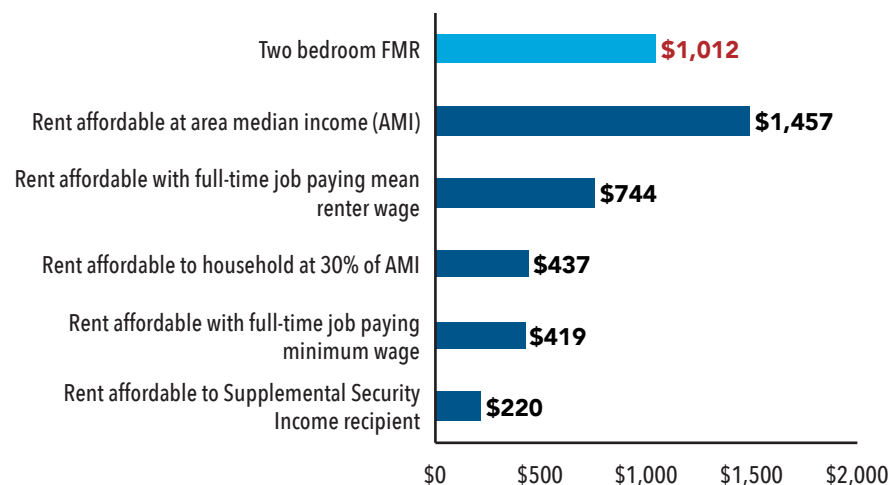


In Florida, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,012**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,374** monthly or **\$40,488** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

 **\$19.47** PER HOUR

STATE FACTS	
Minimum Wage	\$8.05
Average Renter Wage	\$14.32
2-Bedroom Housing Wage	\$19.47
Number of Renter Households	2,351,983
Percent Renters	33%

MOST EXPENSIVE COUNTIES	HOUSING WAGE*
Monroe County	\$31.44
Broward County	\$24.29
Palm Beach County	\$23.19
Miami-Dade County	\$22.35
Lake County	\$19.17



97
Work Hours Per Week At Minimum Wage Needed To Afford a 2-Bedroom Unit (at FMR)

2.4
Number of Full-Time Jobs At Minimum Wage Needed To Afford a 2-Bedroom Unit (at FMR)

* Ranked from Highest to Lowest 2-Bedroom Housing Wage

FLORIDA

	FY15 HOUSING WAGE				HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS			
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI ⁶	Monthly rent affordable at 30% of AMI	Renter households (2009-2013)	% of total households (2009-2013)	Estimated hourly mean renter wage (2015)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR		
Florida	\$19.47	\$1,012	\$40,488	2.4	\$58,275	\$1,457	\$17,482	\$437	2,351,983	33%	\$14.32	\$744	1.4		
Combined Nonmetro Areas	\$15.61	\$812	\$32,477	1.9	\$49,644	\$1,241	\$14,893	\$372	96,321	23%	\$10.85	\$564	1.4		
<u>Metropolitan Areas</u>															
Baker County HMFA	\$14.00	\$728	\$29,120	1.7	\$58,600	\$1,465	\$17,580	\$440	1,668	20%	\$7.80	\$406	1.8		
Cape Coral-Fort Myers MSA	\$17.23	\$896	\$35,840	2.1	\$57,600	\$1,440	\$17,280	\$432	70,407	29%	\$13.01	\$677	1.3		
Crestview-Fort Walton-Destin MSA	\$17.40	\$905	\$36,200	2.2	\$67,500	\$1,688	\$20,250	\$506	24,830	34%	\$12.46	\$648	1.4		
Deltona-Daytona Beach-Ormond Beach MSA	\$17.31	\$900	\$36,000	2.2	\$51,800	\$1,295	\$15,540	\$389	54,915	28%	\$10.83	\$563	1.6		
Fort Lauderdale HMFA *	\$24.29	\$1,263	\$50,520	3.0	\$63,300	\$1,583	\$18,990	\$475	226,384	34%	\$15.97	\$831	1.5		
Gainesville MSA	\$16.98	\$883	\$35,320	2.1	\$63,800	\$1,595	\$19,140	\$479	45,309	44%	\$10.83	\$563	1.6		
Jacksonville HMFA	\$17.90	\$931	\$37,240	2.2	\$63,300	\$1,583	\$18,990	\$475	166,380	33%	\$14.58	\$758	1.2		
Lakeland-Winter Haven MSA	\$15.96	\$830	\$33,200	2.0	\$50,300	\$1,258	\$15,090	\$377	64,668	29%	\$13.03	\$678	1.2		
Miami-Miami Beach-Kendall HMFA	\$22.35	\$1,162	\$46,480	2.8	\$49,900	\$1,248	\$14,970	\$374	366,469	44%	\$15.87	\$825	1.4		
Naples-Marco Island MSA	\$19.04	\$990	\$39,600	2.4	\$66,500	\$1,663	\$19,950	\$499	31,899	26%	\$13.88	\$722	1.4		
North Port-Bradenton-Sarasota MSA	\$18.46	\$960	\$38,400	2.3	\$62,300	\$1,558	\$18,690	\$467	81,016	27%	\$13.55	\$705	1.4		
Ocala MSA	\$15.06	\$783	\$31,320	1.9	\$47,300	\$1,183	\$14,190	\$355	31,212	23%	\$10.94	\$569	1.4		
Orlando-Kissimmee MSA	\$19.17	\$997	\$39,880	2.4	\$58,300	\$1,458	\$17,490	\$437	282,862	37%	\$14.02	\$729	1.4		
Palm Bay-Melbourne-Titusville MSA	\$16.88	\$878	\$35,120	2.1	\$61,900	\$1,548	\$18,570	\$464	58,301	26%	\$14.10	\$733	1.2		
Palm Coast MSA	\$17.98	\$935	\$37,400	2.2	\$49,200	\$1,230	\$14,760	\$369	7,070	20%	\$11.56	\$601	1.6		
Panama City-Lynn Haven-Panama City Beach	\$17.04	\$886	\$35,440	2.1	\$57,900	\$1,448	\$17,370	\$434	25,346	38%	\$12.33	\$641	1.4		
Pensacola-Ferry Pass-Brent MSA	\$15.92	\$828	\$33,120	2.0	\$63,300	\$1,583	\$18,990	\$475	55,242	33%	\$12.10	\$629	1.3		
Port St. Lucie MSA	\$18.06	\$939	\$37,560	2.2	\$53,300	\$1,333	\$15,990	\$400	42,923	26%	\$11.82	\$615	1.5		
Punta Gorda MSA	\$16.42	\$854	\$34,160	2.0	\$58,400	\$1,460	\$17,520	\$438	14,782	21%	\$11.76	\$611	1.4		
Sebastian-Vero Beach MSA	\$15.79	\$821	\$32,840	2.0	\$59,000	\$1,475	\$17,700	\$443	14,556	25%	\$11.24	\$585	1.4		
Tallahassee HMFA	\$17.40	\$905	\$36,200	2.2	\$65,100	\$1,628	\$19,530	\$488	57,048	43%	\$10.27	\$534	1.7		

* 50th percentile FMR (See Appendix A).

1: BR = Bedroom 2; FMR = Fiscal Year 2015 Fair Market Rent (HUD, 2014).

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix A.

4: AMI = Fiscal Year 2015 Area Median Income (HUD, 2015).

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

6: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

FLORIDA

	FY15 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI ⁶	Monthly rent affordable at 30% of AMI	Renter households (2009-2013)	% of total households (2009-2013)	Estimated hourly mean renter wage (2015)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Tampa-St. Petersburg-Clearwater MSA	\$18.44	\$959	\$38,360	2.3	\$59,000	\$1,475	\$17,700	\$443	378,540	34%	\$15.09	\$784	1.2
Wakulla County HMFA	\$15.19	\$790	\$31,600	1.9	\$65,300	\$1,633	\$19,590	\$490	2,225	21%	\$6.91	\$359	2.2
West Palm Beach-Boca Raton HMFA *	\$23.19	\$1,206	\$48,240	2.9	\$64,900	\$1,623	\$19,470	\$487	151,610	29%	\$16.47	\$856	1.4
Counties													
Alachua County	\$16.98	\$883	\$35,320	2.1	\$63,800	\$1,595	\$19,140	\$479	44,041	46%	\$10.84	\$563	1.6
Baker County	\$14.00	\$728	\$29,120	1.7	\$58,600	\$1,465	\$17,580	\$440	1,668	20%	\$7.80	\$406	1.8
Bay County	\$17.04	\$886	\$35,440	2.1	\$57,900	\$1,448	\$17,370	\$434	25,346	38%	\$12.33	\$641	1.4
Bradford County	\$12.37	\$643	\$25,720	1.5	\$50,000	\$1,250	\$15,000	\$375	1,966	22%	\$9.03	\$470	1.4
Brevard County	\$16.88	\$878	\$35,120	2.1	\$61,900	\$1,548	\$18,570	\$464	58,301	26%	\$14.10	\$733	1.2
Broward County *	\$24.29	\$1,263	\$50,520	3.0	\$63,300	\$1,583	\$18,990	\$475	226,384	34%	\$15.97	\$831	1.5
Calhoun County	\$12.37	\$643	\$25,720	1.5	\$42,500	\$1,063	\$12,750	\$319	984	21%	\$9.02	\$469	1.4
Charlotte County	\$16.42	\$854	\$34,160	2.0	\$58,400	\$1,460	\$17,520	\$438	14,782	21%	\$11.76	\$611	1.4
Citrus County	\$14.81	\$770	\$30,800	1.8	\$48,400	\$1,210	\$14,520	\$363	10,511	17%	\$10.63	\$553	1.4
Clay County	\$17.90	\$931	\$37,240	2.2	\$63,300	\$1,583	\$18,990	\$475	15,873	23%	\$11.66	\$606	1.5
Collier County	\$19.04	\$990	\$39,600	2.4	\$66,500	\$1,663	\$19,950	\$499	31,899	26%	\$13.88	\$722	1.4
Columbia County	\$14.37	\$747	\$29,880	1.8	\$43,500	\$1,088	\$13,050	\$326	6,899	29%	\$11.16	\$580	1.3
DeSoto County	\$12.65	\$658	\$26,320	1.6	\$41,200	\$1,030	\$12,360	\$309	2,996	28%	\$10.66	\$554	1.2
Dixie County	\$12.37	\$643	\$25,720	1.5	\$46,600	\$1,165	\$13,980	\$350	1,320	22%	\$10.77	\$560	1.1
Duval County	\$17.90	\$931	\$37,240	2.2	\$63,300	\$1,583	\$18,990	\$475	127,101	38%	\$15.46	\$804	1.2
Escambia County	\$15.92	\$828	\$33,120	2.0	\$63,300	\$1,583	\$18,990	\$475	40,114	36%	\$12.50	\$650	1.3
Flagler County	\$17.98	\$935	\$37,400	2.2	\$49,200	\$1,230	\$14,760	\$369	7,070	20%	\$11.56	\$601	1.6
Franklin County	\$13.71	\$713	\$28,520	1.7	\$50,500	\$1,263	\$15,150	\$379	1,301	30%	\$7.78	\$405	1.8
Gadsden County	\$17.40	\$905	\$36,200	2.2	\$65,100	\$1,628	\$19,530	\$488	4,795	29%	\$7.54	\$392	2.3
Gilchrist County	\$16.98	\$883	\$35,320	2.1	\$63,800	\$1,595	\$19,140	\$479	1,268	20%	\$10.50	\$546	1.6
Glades County	\$15.62	\$812	\$32,480	1.9	\$44,100	\$1,103	\$13,230	\$331	1,072	28%	\$14.23	\$740	1.1
Gulf County	\$13.50	\$702	\$28,080	1.7	\$46,000	\$1,150	\$13,800	\$345	1,555	29%	\$10.41	\$541	1.3
Hamilton County	\$12.37	\$643	\$25,720	1.5	\$51,000	\$1,275	\$15,300	\$383	1,161	25%	\$11.20	\$582	1.1

* 50th percentile FMR (See Appendix A).

1: BR = Bedroom 2; FMR = Fiscal Year 2015 Fair Market Rent (HUD, 2014).

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix A.

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

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	FY15 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²		2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI ⁶	Monthly rent affordable at 30% of AMI	Renter households (2009-2013)	% of total households (2009-2013)	Estimated hourly mean renter wage (2015)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hardee County	\$12.71		\$661	\$26,440	1.6	\$41,700	\$1,043	\$12,510	\$313	2,204	30%	\$9.65	\$502	1.3
Hendry County	\$14.56		\$757	\$30,280	1.8	\$41,300	\$1,033	\$12,390	\$310	3,413	30%	\$10.96	\$570	1.3
Hernando County	\$18.44		\$959	\$38,360	2.3	\$59,000	\$1,475	\$17,700	\$443	14,526	21%	\$10.02	\$521	1.8
Highlands County	\$13.96		\$726	\$29,040	1.7	\$44,500	\$1,113	\$13,350	\$334	8,809	22%	\$9.93	\$516	1.4
Hillsborough County	\$18.44		\$959	\$38,360	2.3	\$59,000	\$1,475	\$17,700	\$443	188,411	40%	\$15.72	\$818	1.2
Holmes County	\$12.37		\$643	\$25,720	1.5	\$44,800	\$1,120	\$13,440	\$336	1,406	21%	\$7.84	\$408	1.6
Indian River County	\$15.79		\$821	\$32,840	2.0	\$59,000	\$1,475	\$17,700	\$443	14,556	25%	\$11.24	\$585	1.4
Jackson County	\$12.37		\$643	\$25,720	1.5	\$54,700	\$1,368	\$16,410	\$410	4,169	26%	\$7.29	\$379	1.7
Jefferson County	\$17.40		\$905	\$36,200	2.2	\$65,100	\$1,628	\$19,530	\$488	1,308	24%	\$7.38	\$384	2.4
Lafayette County	\$12.37		\$643	\$25,720	1.5	\$53,200	\$1,330	\$15,960	\$399	545	20%	\$9.46	\$492	1.3
Lake County	\$19.17		\$997	\$39,880	2.4	\$58,300	\$1,458	\$17,490	\$437	28,970	25%	\$10.59	\$551	1.8
Lee County	\$17.23		\$896	\$35,840	2.1	\$57,600	\$1,440	\$17,280	\$432	70,407	29%	\$13.01	\$677	1.3
Leon County	\$17.40		\$905	\$36,200	2.2	\$65,100	\$1,628	\$19,530	\$488	50,945	46%	\$10.58	\$550	1.6
Levy County	\$12.63		\$657	\$26,280	1.6	\$46,800	\$1,170	\$14,040	\$351	3,501	22%	\$8.56	\$445	1.5
Liberty County	\$12.37		\$643	\$25,720	1.5	\$56,800	\$1,420	\$17,040	\$426	491	21%	\$12.28	\$639	1.0
Madison County	\$12.37		\$643	\$25,720	1.5	\$40,900	\$1,023	\$12,270	\$307	1,628	24%	\$7.85	\$408	1.6
Manatee County	\$18.46		\$960	\$38,400	2.3	\$62,300	\$1,558	\$18,690	\$467	37,514	29%	\$12.18	\$633	1.5
Marion County	\$15.06		\$783	\$31,320	1.9	\$47,300	\$1,183	\$14,190	\$355	31,212	23%	\$10.94	\$569	1.4
Martin County	\$18.06		\$939	\$37,560	2.2	\$53,300	\$1,333	\$15,990	\$400	14,273	24%	\$11.61	\$604	1.6
Miami-Dade County	\$22.35		\$1,162	\$46,480	2.8	\$49,900	\$1,248	\$14,970	\$374	366,469	44%	\$15.87	\$825	1.4
Monroe County	\$31.44		\$1,635	\$65,400	3.9	\$70,400	\$1,760	\$21,120	\$528	10,917	38%	\$13.36	\$695	2.4
Nassau County	\$17.90		\$931	\$37,240	2.2	\$63,300	\$1,583	\$18,990	\$475	6,058	22%	\$11.41	\$593	1.6
Okaloosa County	\$17.40		\$905	\$36,200	2.2	\$67,500	\$1,688	\$20,250	\$506	24,830	34%	\$12.46	\$648	1.4
Okeechobee County	\$13.31		\$692	\$27,680	1.7	\$44,200	\$1,105	\$13,260	\$332	3,392	26%	\$12.41	\$645	1.1
Orange County	\$19.17		\$997	\$39,880	2.4	\$58,300	\$1,458	\$17,490	\$437	177,028	43%	\$14.75	\$767	1.3
Osceola County	\$19.17		\$997	\$39,880	2.4	\$58,300	\$1,458	\$17,490	\$437	33,347	37%	\$11.88	\$618	1.6
Palm Beach County*	\$23.19		\$1,206	\$48,240	2.9	\$64,900	\$1,623	\$19,470	\$487	151,610	29%	\$16.47	\$856	1.4
Pasco County	\$18.44		\$959	\$38,360	2.3	\$59,000	\$1,475	\$17,700	\$443	42,852	23%	\$11.85	\$616	1.6
Pinellas County	\$18.44		\$959	\$38,360	2.3	\$59,000	\$1,475	\$17,700	\$443	132,751	33%	\$15.35	\$798	1.2

* 50th percentile FMR (See Appendix A).

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4: AMI = Fiscal Year 2015 Area Median Income

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	FY15 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
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Polk County	\$15.96		\$830	\$33,200	2.0	\$50,300	\$1,258	\$15,090	\$377	64,668	29%	\$13.03	\$678	1.2
Putnam County	\$12.38		\$644	\$25,760	1.5	\$43,000	\$1,075	\$12,900	\$323	6,639	24%	\$9.57	\$497	1.3
St. Johns County	\$17.90		\$931	\$37,240	2.2	\$63,300	\$1,583	\$18,990	\$475	17,348	23%	\$10.78	\$560	1.7
St. Lucie County	\$18.06		\$939	\$37,560	2.2	\$53,300	\$1,333	\$15,990	\$400	28,650	27%	\$12.02	\$625	1.5
Santa Rosa County	\$15.92		\$828	\$33,120	2.0	\$63,300	\$1,583	\$18,990	\$475	15,128	26%	\$10.57	\$550	1.5
Sarasota County	\$18.46		\$960	\$38,400	2.3	\$62,300	\$1,558	\$18,690	\$467	43,502	26%	\$14.56	\$757	1.3
Seminole County	\$19.17		\$997	\$39,880	2.4	\$58,300	\$1,458	\$17,490	\$437	43,517	29%	\$13.41	\$698	1.4
Sumter County	\$15.12		\$786	\$31,440	1.9	\$56,700	\$1,418	\$17,010	\$425	4,251	10%	\$11.89	\$618	1.3
Suwannee County	\$12.37		\$643	\$25,720	1.5	\$47,000	\$1,175	\$14,100	\$353	4,365	28%	\$8.97	\$466	1.4
Taylor County	\$12.37		\$643	\$25,720	1.5	\$43,500	\$1,088	\$13,050	\$326	1,681	22%	\$14.65	\$762	0.8
Union County	\$12.37		\$643	\$25,720	1.5	\$55,500	\$1,388	\$16,650	\$416	1,276	34%	\$10.91	\$567	1.1
Volusia County	\$17.31		\$900	\$36,000	2.2	\$51,800	\$1,295	\$15,540	\$389	54,915	28%	\$10.83	\$563	1.6
Wakulla County	\$15.19		\$790	\$31,600	1.9	\$65,300	\$1,633	\$19,590	\$490	2,225	21%	\$6.91	\$359	2.2
Walton County	\$15.52		\$807	\$32,280	1.9	\$59,000	\$1,475	\$17,700	\$443	6,042	27%	\$11.36	\$591	1.4
Washington County	\$12.37		\$643	\$25,720	1.5	\$48,400	\$1,210	\$14,520	\$363	1,827	21%	\$8.72	\$454	1.4

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