

FLORIDA

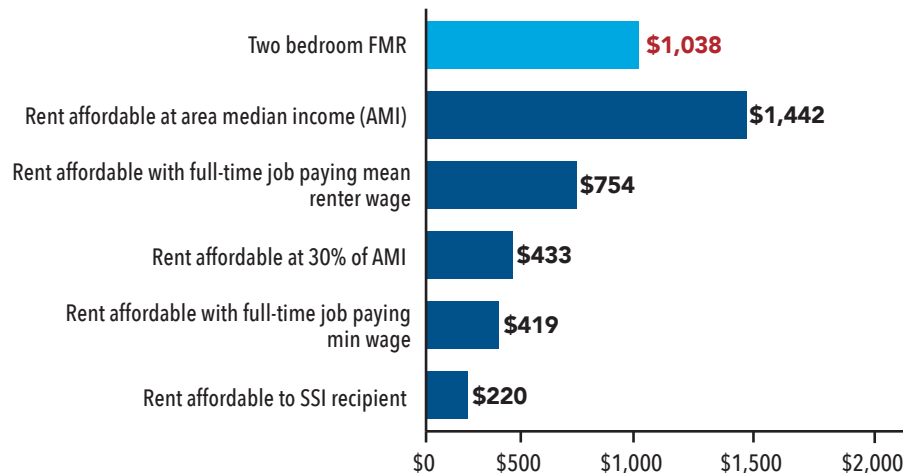


In Florida, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,038**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,461** monthly or **\$41,527** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

 **\$19.96** PER HOUR

STATE FACTS	
Minimum Wage	\$8.05
Average Renter Wage	\$14.49
2-Bedroom Housing Wage	\$19.96
Number of Renter Households	2,444,564
Percent Renters	34%

MOST EXPENSIVE COUNTIES	HOUSING WAGE*
Monroe County	\$28.33
Broward County	\$24.10
Miami-Dade County	\$24.04
Palm Beach County	\$23.85
Collier County	\$20.04



99
Work Hours Per Week At Minimum Wage Needed To Afford a 2-Bedroom Unit (at FMR)

2.5
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

	FY16 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	Monthly rent affordable at 30% of AMI	Renter households (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR
Florida	\$19.96	\$1,038	\$41,527	2.5	\$57,685	\$1,442	\$17,305	\$433	2,444,564	34%	\$14.49	\$754	1.4
Combined Nonmetro Areas	\$15.72	\$818	\$32,707	2.0	\$49,385	\$1,235	\$14,816	\$370	65,981	27%	\$10.75	\$559	1.5
Metropolitan Areas													
Baker County HMFA	\$13.92	\$724	\$28,960	1.7	\$60,400	\$1,510	\$18,120	\$453	1,932	23%	\$8.27	\$430	1.7
Cape Coral-Fort Myers MSA	\$17.52	\$911	\$36,440	2.2	\$56,400	\$1,410	\$16,920	\$423	75,574	31%	\$13.08	\$680	1.3
Crestview-Fort Walton Beach-Destin HMFA	\$17.88	\$930	\$37,200	2.2	\$63,700	\$1,593	\$19,110	\$478	26,057	35%	\$12.35	\$642	1.4
Deltona-Daytona Beach-Ormond Beach HMFA	\$17.23	\$896	\$35,840	2.1	\$51,400	\$1,285	\$15,420	\$386	57,231	29%	\$11.09	\$577	1.6
Fort Lauderdale HMFA	\$24.10	\$1,253	\$50,120	3.0	\$60,900	\$1,523	\$18,270	\$457	236,902	35%	\$16.17	\$841	1.5
Gainesville MSA	\$17.06	\$887	\$35,480	2.1	\$59,700	\$1,493	\$17,910	\$448	45,887	45%	\$10.79	\$561	1.6
Gulf County HMFA	\$14.19	\$738	\$29,520	1.8	\$45,700	\$1,143	\$13,710	\$343	1,514	28%	\$9.74	\$506	1.5
Homosassa Springs MSA	\$14.92	\$776	\$31,040	1.9	\$52,300	\$1,308	\$15,690	\$392	11,238	19%	\$10.02	\$521	1.5
Jacksonville HMFA	\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	174,859	34%	\$14.82	\$771	1.2
Lakeland-Winter Haven MSA	\$17.33	\$901	\$36,040	2.2	\$51,800	\$1,295	\$15,540	\$389	67,112	30%	\$13.28	\$690	1.3
Miami-Miami Beach-Kendall HMFA	\$24.04	\$1,250	\$50,000	3.0	\$48,100	\$1,203	\$14,430	\$361	375,409	45%	\$16.01	\$832	1.5
Naples-Immokalee-Marco Island MSA	\$20.04	\$1,042	\$41,680	2.5	\$65,700	\$1,643	\$19,710	\$493	34,273	27%	\$14.09	\$733	1.4
North Port-Sarasota-Bradenton MSA	\$18.73	\$974	\$38,960	2.3	\$61,900	\$1,548	\$18,570	\$464	85,266	28%	\$13.76	\$716	1.4
Ocala MSA	\$15.00	\$780	\$31,200	1.9	\$47,500	\$1,188	\$14,250	\$356	32,089	24%	\$11.57	\$602	1.3
Orlando-Kissimmee-Sanford MSA	\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	295,184	38%	\$14.33	\$745	1.3
Palm Bay-Melbourne-Titusville MSA	\$16.77	\$872	\$34,880	2.1	\$58,300	\$1,458	\$17,490	\$437	61,202	28%	\$13.85	\$720	1.2
Palm Coast HMFA	\$17.83	\$927	\$37,080	2.2	\$52,900	\$1,323	\$15,870	\$397	7,279	20%	\$11.29	\$587	1.6
Panama City-Lynn Haven-Panama City Beach HMFA	\$16.94	\$881	\$35,240	2.1	\$55,200	\$1,380	\$16,560	\$414	26,016	39%	\$12.40	\$645	1.4
Pensacola-Ferry Pass-Brent MSA	\$16.12	\$838	\$33,520	2.0	\$59,600	\$1,490	\$17,880	\$447	57,603	34%	\$12.70	\$660	1.3
Port St. Lucie MSA	\$17.75	\$923	\$36,920	2.2	\$56,300	\$1,408	\$16,890	\$422	43,114	26%	\$11.89	\$618	1.5
Punta Gorda MSA	\$16.31	\$848	\$33,920	2.0	\$52,400	\$1,310	\$15,720	\$393	15,147	21%	\$11.53	\$600	1.4

* 50th percentile FMR (See Appendix A).

1: BR = Bedroom

2: FMR = Fiscal Year 2016 Fair Market Rent (HUD, 2016)

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 2016 Area Median Income

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

Florida

	FY16 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	Monthly rent affordable at 30% of AMI	Renter households (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR
Sebastian-Vero Beach MSA	\$16.02	\$833	\$33,320	2.0	\$52,800	\$1,320	\$15,840	\$396	14,777	26%	\$11.54	\$600	1.4
Sebring MSA	\$14.17	\$737	\$29,480	1.8	\$43,300	\$1,083	\$12,990	\$325	9,222	23%	\$10.17	\$529	1.4
Tallahassee HMFA	\$17.58	\$914	\$36,560	2.2	\$65,100	\$1,628	\$19,530	\$488	58,129	44%	\$10.49	\$545	1.7
Tampa-St. Petersburg-Clearwater MSA	\$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	394,306	35%	\$15.19	\$790	1.3
The Villages MSA	\$14.00	\$728	\$29,120	1.7	\$62,100	\$1,553	\$18,630	\$466	4,461	10%	\$10.48	\$545	1.3
Wakulla County HMFA	\$15.35	\$798	\$31,920	1.9	\$61,500	\$1,538	\$18,450	\$461	2,616	24%	\$7.68	\$399	2.0
Walton County HMFA	\$14.83	\$771	\$30,840	1.8	\$58,000	\$1,450	\$17,400	\$435	6,216	27%	\$11.48	\$597	1.3
West Palm Beach-Boca Raton HMFA *	\$23.85	\$1,240	\$49,600	3.0	\$65,400	\$1,635	\$19,620	\$491	157,968	30%	\$16.76	\$872	1.4
Counties													
Alachua County	\$17.06	\$887	\$35,480	2.1	\$59,700	\$1,493	\$17,910	\$448	44,665	46%	\$10.80	\$561	1.6
Baker County	\$13.92	\$724	\$28,960	1.7	\$60,400	\$1,510	\$18,120	\$453	1,932	23%	\$8.27	\$430	1.7
Bay County	\$16.94	\$881	\$35,240	2.1	\$55,200	\$1,380	\$16,560	\$414	26,016	39%	\$12.40	\$645	1.4
Bradford County	\$12.19	\$634	\$25,360	1.5	\$50,900	\$1,273	\$15,270	\$382	2,133	24%	\$8.60	\$447	1.4
Brevard County	\$16.77	\$872	\$34,880	2.1	\$58,300	\$1,458	\$17,490	\$437	61,202	28%	\$13.85	\$720	1.2
Broward County	\$24.10	\$1,253	\$50,120	3.0	\$60,900	\$1,523	\$18,270	\$457	236,902	35%	\$16.17	\$841	1.5
Calhoun County	\$12.19	\$634	\$25,360	1.5	\$40,400	\$1,010	\$12,120	\$303	1,021	21%	\$8.50	\$442	1.4
Charlotte County	\$16.31	\$848	\$33,920	2.0	\$52,400	\$1,310	\$15,720	\$393	15,147	21%	\$11.53	\$600	1.4
Citrus County	\$14.92	\$776	\$31,040	1.9	\$52,300	\$1,308	\$15,690	\$392	11,238	19%	\$10.02	\$521	1.5
Clay County	\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	16,786	25%	\$11.33	\$589	1.6
Collier County	\$20.04	\$1,042	\$41,680	2.5	\$65,700	\$1,643	\$19,710	\$493	34,273	27%	\$14.09	\$733	1.4
Columbia County	\$16.81	\$874	\$34,960	2.1	\$57,800	\$1,445	\$17,340	\$434	6,729	28%	\$10.74	\$558	1.6
DeSoto County	\$13.06	\$679	\$27,160	1.6	\$39,600	\$990	\$11,880	\$297	3,053	28%	\$10.64	\$553	1.2
Dixie County	\$12.46	\$648	\$25,920	1.5	\$44,100	\$1,103	\$13,230	\$331	1,303	22%	\$11.48	\$597	1.1
Duval County	\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	132,839	40%	\$15.73	\$818	1.2
Escambia County	\$16.12	\$838	\$33,520	2.0	\$59,600	\$1,490	\$17,880	\$447	42,248	38%	\$13.21	\$687	1.2
Flagler County	\$17.83	\$927	\$37,080	2.2	\$52,900	\$1,323	\$15,870	\$397	7,279	20%	\$11.29	\$587	1.6
Franklin County	\$13.90	\$723	\$28,920	1.7	\$49,900	\$1,248	\$14,970	\$374	1,147	27%	\$8.81	\$458	1.6

* 50th percentile FMR (See Appendix A).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2016 Fair Market Rent (HUD, 2016)
- 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 2016 Area Median Income
- 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Florida

	FY16 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	Monthly rent affordable at 30% of AMI	Renter households (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR
Gadsden County	\$17.58	\$914	\$36,560	2.2	\$65,100	\$1,628	\$19,530	\$488	4,898	29%	\$8.48	\$441	2.1
Gilchrist County	\$17.06	\$887	\$35,480	2.1	\$59,700	\$1,493	\$17,910	\$448	1,222	19%	\$10.35	\$538	1.6
Glades County	\$14.60	\$759	\$30,360	1.8	\$38,300	\$958	\$11,490	\$287	1,002	26%	\$11.70	\$608	1.2
Gulf County	\$14.19	\$738	\$29,520	1.8	\$45,700	\$1,143	\$13,710	\$343	1,514	28%	\$9.74	\$506	1.5
Hamilton County	\$12.19	\$634	\$25,360	1.5	\$47,500	\$1,188	\$14,250	\$356	1,215	26%	\$11.86	\$617	1.0
Hardee County	\$12.60	\$655	\$26,200	1.6	\$41,900	\$1,048	\$12,570	\$314	2,132	28%	\$9.77	\$508	1.3
Hendry County	\$14.63	\$761	\$30,440	1.8	\$41,700	\$1,043	\$12,510	\$313	3,324	30%	\$10.83	\$563	1.4
Hernando County	\$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	15,116	22%	\$10.87	\$565	1.8
Highlands County	\$14.17	\$737	\$29,480	1.8	\$43,300	\$1,083	\$12,990	\$325	9,222	23%	\$10.17	\$529	1.4
Hillsborough County	\$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	194,408	41%	\$15.75	\$819	1.2
Holmes County	\$12.19	\$634	\$25,360	1.5	\$46,900	\$1,173	\$14,070	\$352	1,340	20%	\$6.11	\$318	2.0
Indian River County	\$16.02	\$833	\$33,320	2.0	\$52,800	\$1,320	\$15,840	\$396	14,777	26%	\$11.54	\$600	1.4
Jackson County	\$12.19	\$634	\$25,360	1.5	\$49,300	\$1,233	\$14,790	\$370	4,002	25%	\$7.67	\$399	1.6
Jefferson County	\$17.58	\$914	\$36,560	2.2	\$65,100	\$1,628	\$19,530	\$488	1,361	25%	\$6.99	\$363	2.5
Lafayette County	\$12.19	\$634	\$25,360	1.5	\$54,000	\$1,350	\$16,200	\$405	557	21%	\$7.15	\$372	1.7
Lake County	\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	30,013	26%	\$11.05	\$574	1.7
Lee County	\$17.52	\$911	\$36,440	2.2	\$56,400	\$1,410	\$16,920	\$423	75,574	31%	\$13.08	\$680	1.3
Leon County	\$17.58	\$914	\$36,560	2.2	\$65,100	\$1,628	\$19,530	\$488	51,870	47%	\$10.73	\$558	1.6
Levy County	\$12.19	\$634	\$25,360	1.5	\$42,400	\$1,060	\$12,720	\$318	3,677	24%	\$8.37	\$435	1.5
Liberty County	\$12.19	\$634	\$25,360	1.5	\$53,600	\$1,340	\$16,080	\$402	510	22%	\$12.47	\$648	1.0
Madison County	\$12.19	\$634	\$25,360	1.5	\$41,600	\$1,040	\$12,480	\$312	1,488	22%	\$8.11	\$422	1.5
Manatee County	\$18.73	\$974	\$38,960	2.3	\$61,900	\$1,548	\$18,570	\$464	39,474	30%	\$11.90	\$619	1.6
Marion County	\$15.00	\$780	\$31,200	1.9	\$47,500	\$1,188	\$14,250	\$356	32,089	24%	\$11.57	\$602	1.3
Martin County	\$17.75	\$923	\$36,920	2.2	\$56,300	\$1,408	\$16,890	\$422	14,534	24%	\$12.39	\$644	1.4
Miami-Dade County	\$24.04	\$1,250	\$50,000	3.0	\$48,100	\$1,203	\$14,430	\$361	375,409	45%	\$16.01	\$832	1.5
Monroe County	\$28.33	\$1,473	\$58,920	3.5	\$72,500	\$1,813	\$21,750	\$544	11,213	39%	\$13.50	\$702	2.1
Nassau County	\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	6,300	22%	\$11.65	\$606	1.6
Okaloosa County	\$17.88	\$930	\$37,200	2.2	\$63,700	\$1,593	\$19,110	\$478	26,057	35%	\$12.35	\$642	1.4
Okeechobee County	\$13.48	\$701	\$28,040	1.7	\$44,300	\$1,108	\$13,290	\$332	3,675	28%	\$11.55	\$601	1.2

* 50th percentile FMR (See Appendix A).

1: BR = Bedroom

2: FMR = Fiscal Year 2016 Fair Market Rent (HUD, 2016)

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 2016 Area Median Income

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	FY16 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	Monthly rent affordable at 30% of AMI	Renter households (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR
Orange County	\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	186,283	44%	\$15.12	\$786	1.3
Osceola County	\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	33,903	37%	\$12.04	\$626	1.6
Palm Beach County *	\$23.85	\$1,240	\$49,600	3.0	\$65,400	\$1,635	\$19,620	\$491	157,968	30%	\$16.76	\$872	1.4
Pasco County	\$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	45,791	25%	\$12.03	\$626	1.6
Pinellas County	\$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	138,991	35%	\$15.52	\$807	1.2
Polk County	\$17.33	\$901	\$36,040	2.2	\$51,800	\$1,295	\$15,540	\$389	67,112	30%	\$13.28	\$690	1.3
Putnam County	\$12.19	\$634	\$25,360	1.5	\$44,500	\$1,113	\$13,350	\$334	6,905	25%	\$9.83	\$511	1.2
St. Johns County	\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	18,934	24%	\$11.47	\$597	1.6
St. Lucie County	\$17.75	\$923	\$36,920	2.2	\$56,300	\$1,408	\$16,890	\$422	28,580	27%	\$11.42	\$594	1.6
Santa Rosa County	\$16.12	\$838	\$33,520	2.0	\$59,600	\$1,490	\$17,880	\$447	15,355	27%	\$10.74	\$559	1.5
Sarasota County	\$18.73	\$974	\$38,960	2.3	\$61,900	\$1,548	\$18,570	\$464	45,792	27%	\$15.08	\$784	1.2
Seminole County	\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	44,985	30%	\$13.51	\$702	1.4
Sumter County	\$14.00	\$728	\$29,120	1.7	\$62,100	\$1,553	\$18,630	\$466	4,461	10%	\$10.48	\$545	1.3
Suwannee County	\$12.19	\$634	\$25,360	1.5	\$44,900	\$1,123	\$13,470	\$337	4,637	30%	\$8.23	\$428	1.5
Taylor County	\$12.19	\$634	\$25,360	1.5	\$43,800	\$1,095	\$13,140	\$329	1,768	24%	\$14.31	\$744	0.9
Union County	\$12.19	\$634	\$25,360	1.5	\$49,600	\$1,240	\$14,880	\$372	1,239	32%	\$12.06	\$627	1.0
Volusia County	\$17.23	\$896	\$35,840	2.1	\$51,400	\$1,285	\$15,420	\$386	57,231	29%	\$11.09	\$577	1.6
Wakulla County	\$15.35	\$798	\$31,920	1.9	\$61,500	\$1,538	\$18,450	\$461	2,616	24%	\$7.68	\$399	2.0
Walton County	\$14.83	\$771	\$30,840	1.8	\$58,000	\$1,450	\$17,400	\$435	6,216	27%	\$11.48	\$597	1.3
Washington County	\$12.19	\$634	\$25,360	1.5	\$46,300	\$1,158	\$13,890	\$347	1,911	23%	\$8.92	\$464	1.4

* 50th percentile FMR (See Appendix A).

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