

# CALIFORNIA

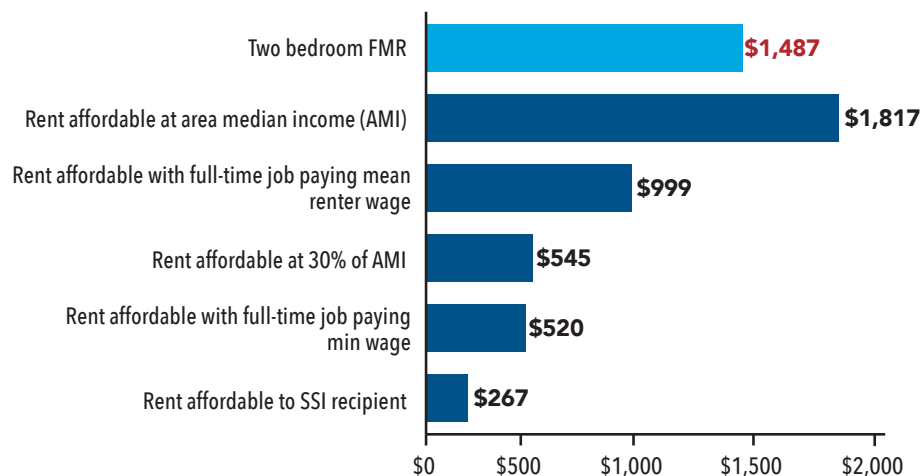
In California, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,487**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,955** monthly or **\$59,464** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:



 **\$28.59** PER HOUR

| STATE FACTS                 |           |
|-----------------------------|-----------|
| Minimum Wage                | \$10.00   |
| Average Renter Wage         | \$19.22   |
| 2-Bedroom Housing Wage      | \$28.59   |
| Number of Renter Households | 5,708,355 |
| Percent Renters             | 45%       |

| MOST EXPENSIVE COUNTIES | HOUSING WAGE* |
|-------------------------|---------------|
| Marin County            | \$44.02       |
| San Francisco County    | \$44.02       |
| San Mateo County        | \$44.02       |
| Alameda County          | \$40.44       |
| Contra Costa County     | \$40.44       |



**114**  
Work Hours Per Week At Minimum Wage Needed To Afford a 2-Bedroom Unit (at FMR)

**2.9**  
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

California

|  | FY16 HOUSING WAGE  | HOUSING COSTS |   |   | AREA MEDIAN INCOME (AMI) |   |            |                                       | RENTER HOUSEHOLDS             |                                   |  |   |  |
|--|--|---------------|---|---|--------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
|  | Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup> | 2 BR FMR      | Annual income needed to afford 2 BR FMR | Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup> | Annual AMI <sup>4</sup>  | Monthly rent affordable at AMI <sup>5</sup> | 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 |
| California                               | \$28.59  | \$1,487       | \$59,464                                | 2.9   | \$72,682                 | \$1,817                                     | \$21,805   | \$545                                 | 5,708,355                     | 45%                               | \$19.22                                  | \$999                                       | 1.5  |
| Combined Nonmetro Areas                  | \$18.98  | \$987         | \$39,488                                | 1.9   | \$58,289                 | \$1,457                                     | \$17,487   | \$437                                 | 114,752                       | 35%                               | \$10.89                                  | \$566                                       | 1.7  |
| <b>Metropolitan Areas</b>                |  |               |   |   |                          |   |            |                                       |                               |                                   |  |   |  |
| Bakersfield MSA                          | \$15.88  | \$826         | \$33,040                                | 1.6   | \$53,300                 | \$1,333                                     | \$15,990   | \$400                                 | 110,403                       | 43%                               | \$12.91                                  | \$671                                       | 1.2  |
| Chico MSA                                | \$17.44  | \$907         | \$36,280                                | 1.7   | \$57,100                 | \$1,428                                     | \$17,130   | \$428                                 | 34,622                        | 41%                               | \$11.56                                  | \$601                                       | 1.5  |
| El Centro MSA                            | \$16.08  | \$836         | \$33,440                                | 1.6   | \$48,400                 | \$1,210                                     | \$14,520   | \$363                                 | 20,817                        | 44%                               | \$7.92                                   | \$412                                       | 2.0  |
| Fresno MSA                               | \$16.58  | \$862         | \$34,480                                | 1.7   | \$49,500                 | \$1,238                                     | \$14,850   | \$371                                 | 137,063                       | 47%                               | \$11.41                                  | \$593                                       | 1.5  |
| Hanford-Corcoran MSA                     | \$15.73  | \$818         | \$32,720                                | 1.6   | \$47,500                 | \$1,188                                     | \$14,250   | \$356                                 | 19,750                        | 48%                               | \$12.39                                  | \$644                                       | 1.3  |
| Los Angeles-Long Beach HMFA              | \$28.65  | \$1,490       | \$59,600                                | 2.9   | \$62,400                 | \$1,560                                     | \$18,720   | \$468                                 | 1,738,476                     | 54%                               | \$18.79                                  | \$977                                       | 1.5  |
| Madera MSA                               | \$18.12  | \$942         | \$37,680                                | 1.8   | \$46,900                 | \$1,173                                     | \$14,070   | \$352                                 | 16,793                        | 39%                               | \$11.48                                  | \$597                                       | 1.6  |
| Merced MSA                               | \$15.08  | \$784         | \$31,360                                | 1.5   | \$44,600                 | \$1,115                                     | \$13,380   | \$335                                 | 36,206                        | 47%                               | \$11.45                                  | \$595                                       | 1.3  |
| Modesto MSA                              | \$18.00  | \$936         | \$37,440                                | 1.8   | \$56,800                 | \$1,420                                     | \$17,040   | \$426                                 | 71,992                        | 43%                               | \$12.62                                  | \$656                                       | 1.4  |
| Napa MSA                                 | \$28.85  | \$1,500       | \$60,000                                | 2.9   | \$82,500                 | \$2,063                                     | \$24,750   | \$619                                 | 19,634                        | 40%                               | \$15.83                                  | \$823                                       | 1.8  |
| Oakland-Fremont HMFA                     | \$40.44  | \$2,103       | \$84,120                                | 4.0   | \$93,600                 | \$2,340                                     | \$28,080   | \$702                                 | 393,119                       | 42%                               | \$19.45                                  | \$1,011                                     | 2.1  |
| Orange County HMFA                       | \$32.15  | \$1,672       | \$66,880                                | 3.2   | \$85,000                 | \$2,125                                     | \$25,500   | \$638                                 | 419,139                       | 42%                               | \$18.44                                  | \$959                                       | 1.7  |
| Oxnard-Thousand Oaks-Ventura MSA         | \$30.81  | \$1,602       | \$64,080                                | 3.1   | \$88,300                 | \$2,208                                     | \$26,490   | \$662                                 | 95,192                        | 36%                               | \$15.87                                  | \$825                                       | 1.9  |
| Redding MSA                              | \$16.75  | \$871         | \$34,840                                | 1.7   | \$50,900                 | \$1,273                                     | \$15,270   | \$382                                 | 25,274                        | 37%                               | \$11.66                                  | \$606                                       | 1.4  |
| Riverside-San Bernardino-Ontario MSA *   | \$22.83  | \$1,187       | \$47,480                                | 2.3   | \$61,400                 | \$1,535                                     | \$18,420   | \$461                                 | 474,604                       | 37%                               | \$12.38                                  | \$644                                       | 1.8  |
| Sacramento--Roseville--Arden-Arcade HMFA | \$19.73  | \$1,026       | \$41,040                                | 2.0   | \$69,400                 | \$1,735                                     | \$20,820   | \$521                                 | 285,931                       | 40%                               | \$14.96                                  | \$778                                       | 1.3  |
| Salinas MSA                              | \$26.90  | \$1,399       | \$55,960                                | 2.7   | \$63,500                 | \$1,588                                     | \$19,050   | \$476                                 | 63,026                        | 50%                               | \$14.04                                  | \$730                                       | 1.9  |
| San Benito County HMFA                   | \$26.02  | \$1,353       | \$54,120                                | 2.6   | \$73,300                 | \$1,833                                     | \$21,990   | \$550                                 | 6,511                         | 38%                               | \$11.80                                  | \$614                                       | 2.2  |
| San Diego-Carlsbad MSA                   | \$28.83  | \$1,499       | \$59,960                                | 2.9   | \$73,500                 | \$1,838                                     | \$22,050   | \$551                                 | 505,399                       | 47%                               | \$18.75                                  | \$975                                       | 1.5  |
| San Francisco HMFA                       | \$44.02  | \$2,289       | \$91,560                                | 4.4   | \$107,700                | \$2,693                                     | \$32,310   | \$808                                 | 365,048                       | 51%                               | \$33.37                                  | \$1,735                                     | 1.3  |
| San Jose-Sunnyvale-Santa Clara HMFA      | \$38.35  | \$1,994       | \$79,760                                | 3.8   | \$107,100                | \$2,678                                     | \$32,130   | \$803                                 | 264,611                       | 43%                               | \$36.02                                  | \$1,873                                     | 1.1  |

\* 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.

California

|   | FY16 HOUSING WAGE   | HOUSING COSTS |   |   | AREA MEDIAN INCOME (AMI) |   |            |                                       | RENTER HOUSEHOLDS             |                                   |  |   |  |
|---|---|---------------|---|---|--------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
|   | Hourly wage necessary to afford 2 BR <sup>1</sup><br>FMR <sup>2</sup> | 2 BR FMR      | Annual income needed to afford 2 BR FMR | Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup> | Annual AMI <sup>4</sup>  | Monthly rent affordable at AMI <sup>5</sup> | 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 |
| San Luis Obispo-Paso Robles-Arroyo Grande MSA | \$25.19   | \$1,310       | \$52,400                                | 2.5   | \$76,400                 | \$1,910                                     | \$22,920   | \$573                                 | 42,969                        | 42%                               | \$12.64                                  | \$657                                       | 2.0  |
| Santa Cruz-Watsonville MSA                    | \$30.85   | \$1,604       | \$64,160                                | 3.1   | \$85,100                 | \$2,128                                     | \$25,530   | \$638                                 | 39,470                        | 42%                               | \$13.03                                  | \$678                                       | 2.4  |
| Santa Maria-Santa Barbara MSA                 | \$27.90   | \$1,451       | \$58,040                                | 2.8   | \$77,100                 | \$1,928                                     | \$23,130   | \$578                                 | 67,728                        | 48%                               | \$15.39                                  | \$800                                       | 1.8  |
| Santa Rosa MSA                                | \$27.19   | \$1,414       | \$56,560                                | 2.7   | \$75,900                 | \$1,898                                     | \$22,770   | \$569                                 | 75,516                        | 40%                               | \$15.43                                  | \$802                                       | 1.8  |
| Stockton-Lodi MSA                             | \$18.60   | \$967         | \$38,680                                | 1.9   | \$58,600                 | \$1,465                                     | \$17,580   | \$440                                 | 93,759                        | 43%                               | \$12.61                                  | \$656                                       | 1.5  |
| Vallejo-Fairfield MSA                         | \$24.69   | \$1,284       | \$51,360                                | 2.5   | \$77,600                 | \$1,940                                     | \$23,280   | \$582                                 | 56,706                        | 40%                               | \$16.18                                  | \$841                                       | 1.5  |
| Visalia-Porterville MSA                       | \$14.58   | \$758         | \$30,320                                | 1.5   | \$41,800                 | \$1,045                                     | \$12,540   | \$314                                 | 56,732                        | 43%                               | \$10.34                                  | \$538                                       | 1.4  |
| Yolo HMFA                                     | \$22.38   | \$1,164       | \$46,560                                | 2.2   | \$74,100                 | \$1,853                                     | \$22,230   | \$556                                 | 33,773                        | 48%                               | \$12.65                                  | \$658                                       | 1.8  |
| Yuba City MSA                                 | \$16.56   | \$861         | \$34,440                                | 1.7   | \$55,900                 | \$1,398                                     | \$16,770   | \$419                                 | 23,340                        | 41%                               | \$11.78                                  | \$613                                       | 1.4  |
| <b>Counties</b>                               |   |               |   |   |                          |   |            |                                       |                               |                                   |  |   |  |
| Alameda County                                | \$40.44   | \$2,103       | \$84,120                                | 4.0   | \$93,600                 | \$2,340                                     | \$28,080   | \$702                                 | 260,089                       | 47%                               | \$20.00                                  | \$1,040                                     | 2.0  |
| Alpine County                                 | \$16.96   | \$882         | \$35,280                                | 1.7   | \$78,700                 | \$1,968                                     | \$23,610   | \$590                                 | 69                            | 18%                               | \$19.25                                  | \$1,001                                     | 0.9  |
| Amador County                                 | \$20.25   | \$1,053       | \$42,120                                | 2.0   | \$70,400                 | \$1,760                                     | \$21,120   | \$528                                 | 3,393                         | 24%                               | \$10.17                                  | \$529                                       | 2.0  |
| Butte County                                  | \$17.44   | \$907         | \$36,280                                | 1.7   | \$57,100                 | \$1,428                                     | \$17,130   | \$428                                 | 34,622                        | 41%                               | \$11.56                                  | \$601                                       | 1.5  |
| Calaveras County                              | \$17.79   | \$925         | \$37,000                                | 1.8   | \$70,200                 | \$1,755                                     | \$21,060   | \$527                                 | 3,916                         | 21%                               | \$10.57                                  | \$550                                       | 1.7  |
| Colusa County                                 | \$16.35   | \$850         | \$34,000                                | 1.6   | \$58,300                 | \$1,458                                     | \$17,490   | \$437                                 | 2,519                         | 36%                               | \$11.94                                  | \$621                                       | 1.4  |
| Contra Costa County                           | \$40.44   | \$2,103       | \$84,120                                | 4.0   | \$93,600                 | \$2,340                                     | \$28,080   | \$702                                 | 133,030                       | 35%                               | \$18.33                                  | \$953                                       | 2.2  |
| Del Norte County                              | \$17.73   | \$922         | \$36,880                                | 1.8   | \$52,800                 | \$1,320                                     | \$15,840   | \$396                                 | 3,849                         | 40%                               | \$9.08                                   | \$472                                       | 2.0  |
| El Dorado County                              | \$19.73   | \$1,026       | \$41,040                                | 2.0   | \$69,400                 | \$1,735                                     | \$20,820   | \$521                                 | 17,387                        | 26%                               | \$11.31                                  | \$588                                       | 1.7  |
| Fresno County                                 | \$16.58   | \$862         | \$34,480                                | 1.7   | \$49,500                 | \$1,238                                     | \$14,850   | \$371                                 | 137,063                       | 47%                               | \$11.41                                  | \$593                                       | 1.5  |
| Glenn County                                  | \$15.83   | \$823         | \$32,920                                | 1.6   | \$53,100                 | \$1,328                                     | \$15,930   | \$398                                 | 3,669                         | 38%                               | \$10.94                                  | \$569                                       | 1.4  |
| Humboldt County                               | \$19.21   | \$999         | \$39,960                                | 1.9   | \$51,500                 | \$1,288                                     | \$15,450   | \$386                                 | 24,009                        | 45%                               | \$10.97                                  | \$570                                       | 1.8  |
| Imperial County                               | \$16.08   | \$836         | \$33,440                                | 1.6   | \$48,400                 | \$1,210                                     | \$14,520   | \$363                                 | 20,817                        | 44%                               | \$7.92                                   | \$412                                       | 2.0  |
| Inyo County                                   | \$18.04   | \$938         | \$37,520                                | 1.8   | \$72,000                 | \$1,800                                     | \$21,600   | \$540                                 | 2,884                         | 37%                               | \$11.00                                  | \$572                                       | 1.6  |
| Kern County                                   | \$15.88   | \$826         | \$33,040                                | 1.6   | \$53,300                 | \$1,333                                     | \$15,990   | \$400                                 | 110,403                       | 43%                               | \$12.91                                  | \$671                                       | 1.2  |
| Kings County                                  | \$15.73   | \$818         | \$32,720                                | 1.6   | \$47,500                 | \$1,188                                     | \$14,250   | \$356                                 | 19,750                        | 48%                               | \$12.39                                  | \$644                                       | 1.3  |
| Lake County                                   | \$18.69   | \$972         | \$38,880                                | 1.9   | \$50,700                 | \$1,268                                     | \$15,210   | \$380                                 | 9,976                         | 37%                               | \$10.58                                  | \$550                                       | 1.8  |

\* 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.

California

|                         | FY16 HOUSING WAGE  | HOUSING COSTS |   |   | AREA MEDIAN INCOME (AMI) |   |            |                                       | RENTER HOUSEHOLDS             |                                   |  |   |  |
|-------------------------|--|---------------|---|---|--------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
|                         | Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup> | 2 BR FMR      | Annual income needed to afford 2 BR FMR | Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup> | Annual AMI <sup>4</sup>  | Monthly rent affordable at AMI <sup>5</sup> | 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 |
| Lassen County           | \$18.62  | \$968         | \$38,720                                | 1.9   | \$67,300                 | \$1,683                                     | \$20,190   | \$505                                 | 3,573                         | 36%                               | \$9.39                                   | \$488                                       | 2.0  |
| Los Angeles County      | \$28.65  | \$1,490       | \$59,600                                | 2.9   | \$62,400                 | \$1,560                                     | \$18,720   | \$468                                 | 1,738,476                     | 54%                               | \$18.79                                  | \$977                                       | 1.5  |
| Madera County           | \$18.12  | \$942         | \$37,680                                | 1.8   | \$46,900                 | \$1,173                                     | \$14,070   | \$352                                 | 16,793                        | 39%                               | \$11.48                                  | \$597                                       | 1.6  |
| Marin County            | \$44.02  | \$2,289       | \$91,560                                | 4.4   | \$107,700                | \$2,693                                     | \$32,310   | \$808                                 | 38,544                        | 37%                               | \$17.79                                  | \$925                                       | 2.5  |
| Mariposa County         | \$18.13  | \$943         | \$37,720                                | 1.8   | \$63,900                 | \$1,598                                     | \$19,170   | \$479                                 | 1,980                         | 27%                               | \$8.89                                   | \$462                                       | 2.0  |
| Mendocino County        | \$20.31  | \$1,056       | \$42,240                                | 2.0   | \$53,600                 | \$1,340                                     | \$16,080   | \$402                                 | 14,558                        | 43%                               | \$10.43                                  | \$542                                       | 1.9  |
| Merced County           | \$15.08  | \$784         | \$31,360                                | 1.5   | \$44,600                 | \$1,115                                     | \$13,380   | \$335                                 | 36,206                        | 47%                               | \$11.45                                  | \$595                                       | 1.3  |
| Modoc County            | \$12.65  | \$658         | \$26,320                                | 1.3   | \$47,500                 | \$1,188                                     | \$14,250   | \$356                                 | 1,073                         | 28%                               | \$8.84                                   | \$460                                       | 1.4  |
| Mono County             | \$24.27  | \$1,262       | \$50,480                                | 2.4   | \$74,100                 | \$1,853                                     | \$22,230   | \$556                                 | 2,307                         | 45%                               | \$11.48                                  | \$597                                       | 2.1  |
| Monterey County         | \$26.90  | \$1,399       | \$55,960                                | 2.7   | \$63,500                 | \$1,588                                     | \$19,050   | \$476                                 | 63,026                        | 50%                               | \$14.04                                  | \$730                                       | 1.9  |
| Napa County             | \$28.85  | \$1,500       | \$60,000                                | 2.9   | \$82,500                 | \$2,063                                     | \$24,750   | \$619                                 | 19,634                        | 40%                               | \$15.83                                  | \$823                                       | 1.8  |
| Nevada County           | \$23.38  | \$1,216       | \$48,640                                | 2.3   | \$71,700                 | \$1,793                                     | \$21,510   | \$538                                 | 11,221                        | 27%                               | \$11.92                                  | \$620                                       | 2.0  |
| Orange County           | \$32.15  | \$1,672       | \$66,880                                | 3.2   | \$85,000                 | \$2,125                                     | \$25,500   | \$638                                 | 419,139                       | 42%                               | \$18.44                                  | \$959                                       | 1.7  |
| Placer County           | \$19.73  | \$1,026       | \$41,040                                | 2.0   | \$69,400                 | \$1,735                                     | \$20,820   | \$521                                 | 39,534                        | 29%                               | \$14.45                                  | \$751                                       | 1.4  |
| Plumas County           | \$16.73  | \$870         | \$34,800                                | 1.7   | \$56,600                 | \$1,415                                     | \$16,980   | \$425                                 | 2,433                         | 29%                               | \$9.10                                   | \$473                                       | 1.8  |
| Riverside County *      | \$22.83  | \$1,187       | \$47,480                                | 2.3   | \$61,400                 | \$1,535                                     | \$18,420   | \$461                                 | 237,032                       | 34%                               | \$11.95                                  | \$622                                       | 1.9  |
| Sacramento County       | \$19.73  | \$1,026       | \$41,040                                | 2.0   | \$69,400                 | \$1,735                                     | \$20,820   | \$521                                 | 229,010                       | 44%                               | \$15.44                                  | \$803                                       | 1.3  |
| San Benito County       | \$26.02  | \$1,353       | \$54,120                                | 2.6   | \$73,300                 | \$1,833                                     | \$21,990   | \$550                                 | 6,511                         | 38%                               | \$11.80                                  | \$614                                       | 2.2  |
| San Bernardino County * | \$22.83  | \$1,187       | \$47,480                                | 2.3   | \$61,400                 | \$1,535                                     | \$18,420   | \$461                                 | 237,572                       | 39%                               | \$12.78                                  | \$665                                       | 1.8  |
| San Diego County        | \$28.83  | \$1,499       | \$59,960                                | 2.9   | \$73,500                 | \$1,838                                     | \$22,050   | \$551                                 | 505,399                       | 47%                               | \$18.75                                  | \$975                                       | 1.5  |
| San Francisco County    | \$44.02  | \$2,289       | \$91,560                                | 4.4   | \$107,700                | \$2,693                                     | \$32,310   | \$808                                 | 221,143                       | 63%                               | \$34.59                                  | \$1,799                                     | 1.3  |
| San Joaquin County      | \$18.60  | \$967         | \$38,680                                | 1.9   | \$58,600                 | \$1,465                                     | \$17,580   | \$440                                 | 93,759                        | 43%                               | \$12.61                                  | \$656                                       | 1.5  |
| San Luis Obispo County  | \$25.19  | \$1,310       | \$52,400                                | 2.5   | \$76,400                 | \$1,910                                     | \$22,920   | \$573                                 | 42,969                        | 42%                               | \$12.64                                  | \$657                                       | 2.0  |
| San Mateo County        | \$44.02  | \$2,289       | \$91,560                                | 4.4   | \$107,700                | \$2,693                                     | \$32,310   | \$808                                 | 105,361                       | 41%                               | \$35.78                                  | \$1,861                                     | 1.2  |
| Santa Barbara County    | \$27.90  | \$1,451       | \$58,040                                | 2.8   | \$77,100                 | \$1,928                                     | \$23,130   | \$578                                 | 67,728                        | 48%                               | \$15.39                                  | \$800                                       | 1.8  |
| Santa Clara County      | \$38.35  | \$1,994       | \$79,760                                | 3.8   | \$107,100                | \$2,678                                     | \$32,130   | \$803                                 | 264,611                       | 43%                               | \$36.02                                  | \$1,873                                     | 1.1  |
| Santa Cruz County       | \$30.85  | \$1,604       | \$64,160                                | 3.1   | \$85,100                 | \$2,128                                     | \$25,530   | \$638                                 | 39,470                        | 42%                               | \$13.03                                  | \$678                                       | 2.4  |
| Shasta County           | \$16.75  | \$871         | \$34,840                                | 1.7   | \$50,900                 | \$1,273                                     | \$15,270   | \$382                                 | 25,274                        | 37%                               | \$11.66                                  | \$606                                       | 1.4  |
| Sierra County           | \$23.06  | \$1,199       | \$47,960                                | 2.3   | \$53,800                 | \$1,345                                     | \$16,140   | \$404                                 | 313                           | 24%                               | \$7.76                                   | \$403                                       | 3.0  |

\* 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.

# California

|                   | FY16 HOUSING WAGE   | HOUSING COSTS |   |   | AREA MEDIAN INCOME (AMI) |   |            |                                       | RENTER HOUSEHOLDS             |                                   |  |   |  |
|-------------------|---|---------------|---|---|--------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
|                   | Hourly wage necessary to afford 2 BR <sup>1</sup><br>FMR <sup>2</sup> | 2 BR FMR      | Annual income needed to afford 2 BR FMR | Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup> | Annual AMI <sup>4</sup>  | Monthly rent affordable at AMI <sup>5</sup> | 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 |
| Siskiyou County   | \$16.33   | \$849         | \$33,960                                | 1.6   | \$48,400                 | \$1,210                                     | \$14,520   | \$363                                 | 7,152                         | 37%                               | \$9.52                                   | \$495                                       | 1.7  |
| Solano County     | \$24.69   | \$1,284       | \$51,360                                | 2.5   | \$77,600                 | \$1,940                                     | \$23,280   | \$582                                 | 56,706                        | 40%                               | \$16.18                                  | \$841                                       | 1.5  |
| Sonoma County     | \$27.19   | \$1,414       | \$56,560                                | 2.7   | \$75,900                 | \$1,898                                     | \$22,770   | \$569                                 | 75,516                        | 40%                               | \$15.43                                  | \$802                                       | 1.8  |
| Stanislaus County | \$18.00   | \$936         | \$37,440                                | 1.8   | \$56,800                 | \$1,420                                     | \$17,040   | \$426                                 | 71,992                        | 43%                               | \$12.62                                  | \$656                                       | 1.4  |
| Sutter County     | \$16.56   | \$861         | \$34,440                                | 1.7   | \$55,900                 | \$1,398                                     | \$16,770   | \$419                                 | 12,988                        | 41%                               | \$11.40                                  | \$593                                       | 1.5  |
| Tehama County     | \$16.12   | \$838         | \$33,520                                | 1.6   | \$50,300                 | \$1,258                                     | \$15,090   | \$377                                 | 7,422                         | 32%                               | \$12.82                                  | \$667                                       | 1.3  |
| Trinity County    | \$16.29   | \$847         | \$33,880                                | 1.6   | \$48,600                 | \$1,215                                     | \$14,580   | \$365                                 | 1,627                         | 29%                               | \$8.63                                   | \$449                                       | 1.9  |
| Tulare County     | \$14.58   | \$758         | \$30,320                                | 1.5   | \$41,800                 | \$1,045                                     | \$12,540   | \$314                                 | 56,732                        | 43%                               | \$10.34                                  | \$538                                       | 1.4  |
| Tuolumne County   | \$19.23   | \$1,000       | \$40,000                                | 1.9   | \$60,700                 | \$1,518                                     | \$18,210   | \$455                                 | 6,809                         | 31%                               | \$11.30                                  | \$587                                       | 1.7  |
| Ventura County    | \$30.81   | \$1,602       | \$64,080                                | 3.1   | \$88,300                 | \$2,208                                     | \$26,490   | \$662                                 | 95,192                        | 36%                               | \$15.87                                  | \$825                                       | 1.9  |
| Yolo County       | \$22.38   | \$1,164       | \$46,560                                | 2.2   | \$74,100                 | \$1,853                                     | \$22,230   | \$556                                 | 33,773                        | 48%                               | \$12.65                                  | \$658                                       | 1.8  |
| Yuba County       | \$16.56   | \$861         | \$34,440                                | 1.7   | \$55,900                 | \$1,398                                     | \$16,770   | \$419                                 | 10,352                        | 42%                               | \$12.71                                  | \$661                                       | 1.3  |

\* 50th percentile FMR (See Appendix A).

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