

CALIFORNIA

#3*

In **California**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,608**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,359** monthly or **\$64,311** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$30.92
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT CALIFORNIA:

STATE FACTS	
Minimum Wage	\$10.50
Average Renter Wage	\$20.66
2-Bedroom Housing Wage	\$30.92
Number of Renter Households	5,808,625
Percent Renters	46%

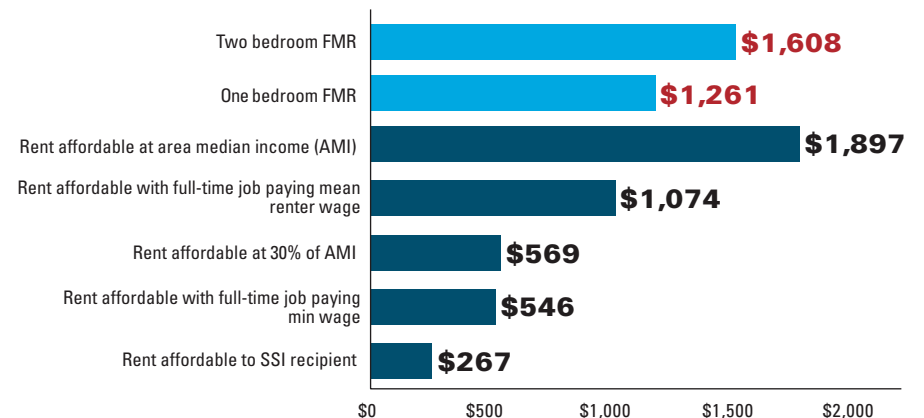
118
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

92
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
San Francisco HMFA	\$58.04
San Jose-Sunnyvale-Santa Clara HMFA	\$42.69
Oakland-Fremont HMFA	\$41.79
Santa Cruz-Watsonville MSA	\$35.15
Santa Ana-Anaheim-Irvine HMFA	\$34.87



* Ranked from Highest to Lowest 2-Bedroom Housing Wage

California	FY17 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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
California	\$30.92	\$1,608	\$64,311	2.9	\$75,864	\$1,897	\$22,759	\$569	5,808,625	46%	\$20.66	\$1,074	1.5
Combined Nonmetro Areas	\$18.75	\$975	\$39,002	1.8	\$59,033	\$1,476	\$17,710	\$443	113,957	35%	\$11.52	\$599	1.6
<u>Metropolitan Areas</u>													
Bakersfield MSA	\$16.23	\$844	\$33,760	1.5	\$53,000	\$1,325	\$15,900	\$398	112,575	43%	\$13.23	\$688	1.2
Chico MSA	\$17.75	\$923	\$36,920	1.7	\$62,600	\$1,565	\$18,780	\$470	35,287	41%	\$12.35	\$642	1.4
El Centro MSA	\$15.81	\$822	\$32,880	1.5	\$49,700	\$1,243	\$14,910	\$373	20,675	45%	\$8.41	\$437	1.9
Fresno MSA	\$17.06	\$887	\$35,480	1.6	\$50,000	\$1,250	\$15,000	\$375	139,831	47%	\$12.23	\$636	1.4
Hanford-Corcoran MSA	\$15.44	\$803	\$32,120	1.5	\$50,200	\$1,255	\$15,060	\$377	20,191	49%	\$13.43	\$698	1.1
Los Angeles-Long Beach-Glendale HMFA	\$29.71	\$1,545	\$61,800	2.8	\$64,300	\$1,608	\$19,290	\$482	1,763,190	54%	\$20.00	\$1,040	1.5
Madera MSA	\$17.17	\$893	\$35,720	1.6	\$51,300	\$1,283	\$15,390	\$385	16,884	39%	\$12.32	\$640	1.4
Merced MSA	\$14.92	\$776	\$31,040	1.4	\$48,500	\$1,213	\$14,550	\$364	37,568	48%	\$12.33	\$641	1.2
Modesto MSA	\$18.04	\$938	\$37,520	1.7	\$57,500	\$1,438	\$17,250	\$431	73,242	43%	\$13.64	\$709	1.3
Napa MSA	\$30.73	\$1,598	\$63,920	2.9	\$91,000	\$2,275	\$27,300	\$683	19,816	40%	\$17.24	\$897	1.8
Oakland-Fremont HMFA	\$41.79	\$2,173	\$86,920	4.0	\$97,400	\$2,435	\$29,220	\$731	400,241	42%	\$21.29	\$1,107	2.0
Oxnard-Thousand Oaks-Ventura MSA	\$33.88	\$1,762	\$70,480	3.2	\$85,600	\$2,140	\$25,680	\$642	96,360	36%	\$16.98	\$883	2.0
Redding MSA	\$17.15	\$892	\$35,680	1.6	\$61,800	\$1,545	\$18,540	\$464	26,044	38%	\$12.39	\$645	1.4
Riverside-San Bernardino-Ontario MSA *	\$23.02	\$1,197	\$47,880	2.2	\$63,200	\$1,580	\$18,960	\$474	493,904	38%	\$13.38	\$696	1.7
Sacramento--Roseville--Arden-Arcade HMFA	\$19.92	\$1,036	\$41,440	1.9	\$75,200	\$1,880	\$22,560	\$564	290,705	40%	\$15.86	\$825	1.3
Salinas MSA	\$27.25	\$1,417	\$56,680	2.6	\$63,100	\$1,578	\$18,930	\$473	63,655	51%	\$15.09	\$785	1.8
San Benito County HMFA	\$28.65	\$1,490	\$59,600	2.7	\$73,400	\$1,835	\$22,020	\$551	6,420	37%	\$13.85	\$720	2.1
San Diego-Carlsbad MSA *	\$33.48	\$1,741	\$69,640	3.2	\$79,300	\$1,983	\$23,790	\$595	515,078	47%	\$19.92	\$1,036	1.7
San Francisco HMFA	\$58.04	\$3,018	\$120,720	5.5	\$115,300	\$2,883	\$34,590	\$865	369,819	52%	\$35.40	\$1,841	1.6

* 50th percentile FMR (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 Fair Market Rent.

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

4: AMI = Fiscal Year 2017 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	FY17 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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
	San Jose-Sunnyvale-Santa Clara HMFA	\$42.69	\$2,220	\$88,800	4.1	\$113,300	\$2,833	\$33,990	\$850	268,627	43%	\$39.89	\$2,074	1.1
	San Luis Obispo-Paso Robles-Arroyo Grande MSA	\$25.17	\$1,309	\$52,360	2.4	\$83,200	\$2,080	\$24,960	\$624	43,862	42%	\$13.36	\$695	1.9
	Santa Ana-Anaheim-Irvine HMFA	\$34.87	\$1,813	\$72,520	3.3	\$88,000	\$2,200	\$26,400	\$660	427,202	42%	\$19.89	\$1,034	1.8
	Santa Cruz-Watsonville MSA	\$35.15	\$1,828	\$73,120	3.3	\$83,300	\$2,083	\$24,990	\$625	40,174	42%	\$14.06	\$731	2.5
	Santa Maria-Santa Barbara MSA	\$29.90	\$1,555	\$62,200	2.8	\$73,900	\$1,848	\$22,170	\$554	68,630	48%	\$16.63	\$865	1.8
	Santa Rosa MSA	\$30.23	\$1,572	\$62,880	2.9	\$83,900	\$2,098	\$25,170	\$629	76,192	41%	\$17.15	\$892	1.8
	Stockton-Lodi MSA	\$18.60	\$967	\$38,680	1.8	\$61,100	\$1,528	\$18,330	\$458	94,986	43%	\$13.27	\$690	1.4
	Vallejo-Fairfield MSA	\$24.88	\$1,294	\$51,760	2.4	\$80,400	\$2,010	\$24,120	\$603	57,533	40%	\$16.85	\$876	1.5
	Visalia-Porterville MSA	\$16.79	\$873	\$34,920	1.6	\$47,300	\$1,183	\$14,190	\$355	57,885	43%	\$11.05	\$575	1.5
	Yolo HMFA	\$22.60	\$1,175	\$47,000	2.2	\$74,700	\$1,868	\$22,410	\$560	34,493	48%	\$13.72	\$713	1.6
	Yuba City MSA	\$17.04	\$886	\$35,440	1.6	\$55,500	\$1,388	\$16,650	\$416	23,599	41%	\$12.04	\$626	1.4
Counties														
	Alameda County	\$41.79	\$2,173	\$86,920	4.0	\$97,400	\$2,435	\$29,220	\$731	264,263	47%	\$21.99	\$1,143	1.9
	Alpine County	\$16.27	\$846	\$33,840	1.5	\$74,200	\$1,855	\$22,260	\$557	76	21%	\$11.75	\$611	1.4
	Amador County	\$19.46	\$1,012	\$40,480	1.9	\$70,900	\$1,773	\$21,270	\$532	3,348	24%	\$10.26	\$534	1.9
	Butte County	\$17.75	\$923	\$36,920	1.7	\$62,600	\$1,565	\$18,780	\$470	35,287	41%	\$12.35	\$642	1.4
	Calaveras County	\$16.67	\$867	\$34,680	1.6	\$69,200	\$1,730	\$20,760	\$519	3,794	21%	\$10.37	\$539	1.6
	Colusa County	\$15.81	\$822	\$32,880	1.5	\$58,300	\$1,458	\$17,490	\$437	2,635	38%	\$13.30	\$692	1.2
	Contra Costa County	\$41.79	\$2,173	\$86,920	4.0	\$97,400	\$2,435	\$29,220	\$731	135,978	35%	\$19.85	\$1,032	2.1
	Del Norte County	\$17.12	\$890	\$35,600	1.6	\$54,100	\$1,353	\$16,230	\$406	3,716	39%	\$9.90	\$515	1.7
	El Dorado County	\$19.92	\$1,036	\$41,440	1.9	\$75,200	\$1,880	\$22,560	\$564	17,225	26%	\$11.75	\$611	1.7
	Fresno County	\$17.06	\$887	\$35,480	1.6	\$50,000	\$1,250	\$15,000	\$375	139,831	47%	\$12.23	\$636	1.4
	Glenn County	\$14.90	\$775	\$31,000	1.4	\$53,600	\$1,340	\$16,080	\$402	3,642	38%	\$11.92	\$620	1.3
	Humboldt County	\$19.73	\$1,026	\$41,040	1.9	\$54,500	\$1,363	\$16,350	\$409	23,908	45%	\$11.39	\$592	1.7

* 50th percentile FMR (See Appendix B).

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4: AMI = Fiscal Year 2017 Area Median Income

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California	FY17 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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
Imperial County	\$15.81	\$822	\$32,880	1.5	\$49,700	\$1,243	\$14,910	\$373	20,675	45%	\$8.41	\$437	1.9
Inyo County	\$16.88	\$878	\$35,120	1.6	\$71,200	\$1,780	\$21,360	\$534	2,847	36%	\$12.74	\$662	1.3
Kern County	\$16.23	\$844	\$33,760	1.5	\$53,000	\$1,325	\$15,900	\$398	112,575	43%	\$13.23	\$688	1.2
Kings County	\$15.44	\$803	\$32,120	1.5	\$50,200	\$1,255	\$15,060	\$377	20,191	49%	\$13.43	\$698	1.1
Lake County	\$17.60	\$915	\$36,600	1.7	\$46,200	\$1,155	\$13,860	\$347	9,979	37%	\$11.61	\$604	1.5
Lassen County	\$17.63	\$917	\$36,680	1.7	\$68,800	\$1,720	\$20,640	\$516	3,392	35%	\$10.49	\$546	1.7
Los Angeles County	\$29.71	\$1,545	\$61,800	2.8	\$64,300	\$1,608	\$19,290	\$482	1,763,190	54%	\$20.00	\$1,040	1.5
Madera County	\$17.17	\$893	\$35,720	1.6	\$51,300	\$1,283	\$15,390	\$385	16,884	39%	\$12.32	\$640	1.4
Marin County	\$58.04	\$3,018	\$120,720	5.5	\$115,300	\$2,883	\$34,590	\$865	38,941	38%	\$19.21	\$999	3.0
Mariposa County	\$16.62	\$864	\$34,560	1.6	\$65,500	\$1,638	\$19,650	\$491	2,121	29%	\$10.70	\$556	1.6
Mendocino County	\$19.83	\$1,031	\$41,240	1.9	\$59,500	\$1,488	\$17,850	\$446	14,338	42%	\$10.49	\$545	1.9
Merced County	\$14.92	\$776	\$31,040	1.4	\$48,500	\$1,213	\$14,550	\$364	37,568	48%	\$12.33	\$641	1.2
Modoc County	\$13.10	\$681	\$27,240	1.2	\$48,000	\$1,200	\$14,400	\$360	978	26%	\$9.45	\$491	1.4
Mono County	\$22.88	\$1,190	\$47,600	2.2	\$75,800	\$1,895	\$22,740	\$569	1,987	41%	\$12.97	\$674	1.8
Monterey County	\$27.25	\$1,417	\$56,680	2.6	\$63,100	\$1,578	\$18,930	\$473	63,655	51%	\$15.09	\$785	1.8
Napa County	\$30.73	\$1,598	\$63,920	2.9	\$91,000	\$2,275	\$27,300	\$683	19,816	40%	\$17.24	\$897	1.8
Nevada County	\$25.17	\$1,309	\$52,360	2.4	\$69,600	\$1,740	\$20,880	\$522	11,310	28%	\$12.84	\$668	2.0
Orange County	\$34.87	\$1,813	\$72,520	3.3	\$88,000	\$2,200	\$26,400	\$660	427,202	42%	\$19.89	\$1,034	1.8
Placer County	\$19.92	\$1,036	\$41,440	1.9	\$75,200	\$1,880	\$22,560	\$564	40,490	30%	\$15.70	\$816	1.3
Plumas County	\$15.98	\$831	\$33,240	1.5	\$62,600	\$1,565	\$18,780	\$470	2,275	28%	\$9.22	\$479	1.7
Riverside County *	\$23.02	\$1,197	\$47,880	2.2	\$63,200	\$1,580	\$18,960	\$474	246,093	35%	\$13.17	\$685	1.7
Sacramento County	\$19.92	\$1,036	\$41,440	1.9	\$75,200	\$1,880	\$22,560	\$564	232,990	45%	\$16.29	\$847	1.2
San Benito County	\$28.65	\$1,490	\$59,600	2.7	\$73,400	\$1,835	\$22,020	\$551	6,420	37%	\$13.85	\$720	2.1
San Bernardino County *	\$23.02	\$1,197	\$47,880	2.2	\$63,200	\$1,580	\$18,960	\$474	247,811	40%	\$13.57	\$706	1.7
San Diego County *	\$33.48	\$1,741	\$69,640	3.2	\$79,300	\$1,983	\$23,790	\$595	515,078	47%	\$19.92	\$1,036	1.7
San Francisco County	\$58.04	\$3,018	\$120,720	5.5	\$115,300	\$2,883	\$34,590	\$865	224,589	64%	\$37.53	\$1,952	1.5

* 50th percentile FMR (See Appendix B).

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California

FY17 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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Joaquin County	\$18.60	\$967	\$38,680	1.8	\$61,100	\$1,528	\$18,330	\$458	94,986	43%	\$13.27	\$690	1.4
San Luis Obispo County	\$25.17	\$1,309	\$52,360	2.4	\$83,200	\$2,080	\$24,960	\$624	43,862	42%	\$13.36	\$695	1.9
San Mateo County	\$58.04	\$3,018	\$120,720	5.5	\$115,300	\$2,883	\$34,590	\$865	106,289	41%	\$36.35	\$1,890	1.6
Santa Barbara County	\$29.90	\$1,555	\$62,200	2.8	\$73,900	\$1,848	\$22,170	\$554	68,630	48%	\$16.63	\$865	1.8
Santa Clara County	\$42.69	\$2,220	\$88,800	4.1	\$113,300	\$2,833	\$33,990	\$850	268,627	43%	\$39.89	\$2,074	1.1
Santa Cruz County	\$35.15	\$1,828	\$73,120	3.3	\$83,300	\$2,083	\$24,990	\$625	40,174	42%	\$14.06	\$731	2.5
Shasta County	\$17.15	\$892	\$35,680	1.6	\$61,800	\$1,545	\$18,540	\$464	26,044	38%	\$12.39	\$645	1.4
Sierra County	\$22.13	\$1,151	\$46,040	2.1	\$59,500	\$1,488	\$17,850	\$446	271	22%	\$5.17	\$269	4.3
Siskiyou County	\$15.65	\$814	\$32,560	1.5	\$47,500	\$1,188	\$14,250	\$356	6,934	36%	\$10.50	\$546	1.5
Solano County	\$24.88	\$1,294	\$51,760	2.4	\$80,400	\$2,010	\$24,120	\$603	57,533	40%	\$16.85	\$876	1.5
Sonoma County	\$30.23	\$1,572	\$62,880	2.9	\$83,900	\$2,098	\$25,170	\$629	76,192	41%	\$17.15	\$892	1.8
Stanislaus County	\$18.04	\$938	\$37,520	1.7	\$57,500	\$1,438	\$17,250	\$431	73,242	43%	\$13.64	\$709	1.3
Sutter County	\$17.04	\$886	\$35,440	1.6	\$55,500	\$1,388	\$16,650	\$416	13,053	41%	\$11.50	\$598	1.5
Tehama County	\$15.83	\$823	\$32,920	1.5	\$51,300	\$1,283	\$15,390	\$385	7,696	32%	\$13.02	\$677	1.2
Trinity County	\$15.63	\$813	\$32,520	1.5	\$50,800	\$1,270	\$15,240	\$381	1,706	31%	\$9.22	\$479	1.7
Tulare County	\$16.79	\$873	\$34,920	1.6	\$47,300	\$1,183	\$14,190	\$355	57,885	43%	\$11.05	\$575	1.5
Tuolumne County	\$18.63	\$969	\$38,760	1.8	\$60,200	\$1,505	\$18,060	\$452	7,004	32%	\$11.99	\$623	1.6
Ventura County	\$33.88	\$1,762	\$70,480	3.2	\$85,600	\$2,140	\$25,680	\$642	96,360	36%	\$16.98	\$883	2.0
Yolo County	\$22.60	\$1,175	\$47,000	2.2	\$74,700	\$1,868	\$22,410	\$560	34,493	48%	\$13.72	\$713	1.6
Yuba County	\$17.04	\$886	\$35,440	1.6	\$55,500	\$1,388	\$16,650	\$416	10,546	42%	\$13.37	\$695	1.3

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