

CALIFORNIA

STATE RANKING

#3*

In **California**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,699**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,665** monthly or **\$67,976** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.68
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT CALIFORNIA:

STATE FACTS	
Minimum Wage	\$11.00
Average Renter Wage	\$21.50
2-Bedroom Housing Wage	\$32.68
Number of Renter Households	5,878,380
Percent Renters	46%

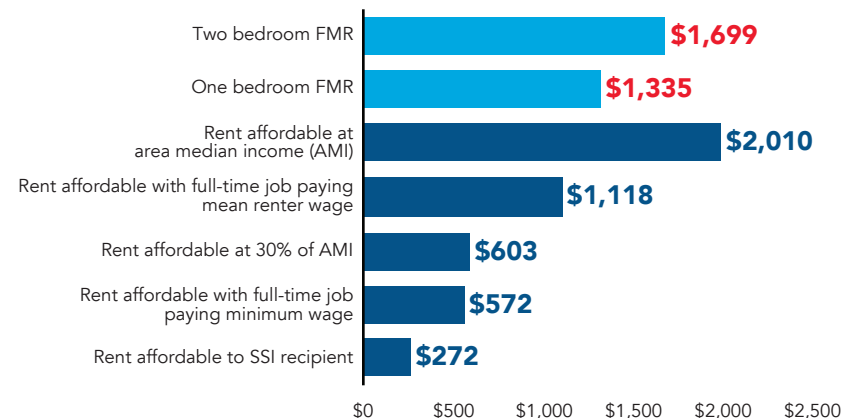
119
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom Rental Home** (at FMR)

93
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom Rental Home** (at FMR)

3
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	\$60.02
San Jose-Sunnyvale-Santa Clara HMFA	\$48.50
Oakland-Fremont HMFA	\$44.79
Santa Cruz-Watsonville MSA	\$37.79
Santa Maria-Santa Barbara MSA	\$36.87



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

CALIFORNIA

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
California	\$32.68	\$1,699	\$67,976	3.0	\$80,383	\$2,010	\$24,115	\$603	5,878,380	46%	\$21.50	\$1,118	1.5
Combined Nonmetro Areas	\$18.36	\$955	\$38,199	1.7	\$60,191	\$1,505	\$18,057	\$451	115,571	35%	\$12.10	\$629	1.5
Metropolitan Areas													
Bakersfield MSA	\$17.38	\$904	\$36,160	1.6	\$58,700	\$1,468	\$17,610	\$440	113,028	43%	\$13.14	\$683	1.3
Chico MSA	\$19.08	\$992	\$39,680	1.7	\$60,500	\$1,513	\$18,150	\$454	35,454	41%	\$12.53	\$652	1.5
El Centro MSA	\$17.33	\$901	\$36,040	1.6	\$48,200	\$1,205	\$14,460	\$362	20,256	44%	\$8.82	\$459	2.0
Fresno MSA	\$18.42	\$958	\$38,320	1.7	\$55,500	\$1,388	\$16,650	\$416	142,229	47%	\$12.44	\$647	1.5
Hanford-Corcoran MSA	\$17.87	\$929	\$37,160	1.6	\$55,400	\$1,385	\$16,620	\$416	20,865	50%	\$13.47	\$700	1.3
Los Angeles-Long Beach-Glendale HMFA	\$31.98	\$1,663	\$66,520	2.9	\$69,300	\$1,733	\$20,790	\$520	1,782,269	54%	\$20.59	\$1,071	1.6
Madera MSA	\$18.50	\$962	\$38,480	1.7	\$55,200	\$1,380	\$16,560	\$414	17,116	39%	\$12.81	\$666	1.4
Merced MSA	\$15.19	\$790	\$31,600	1.4	\$48,200	\$1,205	\$14,460	\$362	37,381	48%	\$13.15	\$684	1.2
Modesto MSA	\$19.90	\$1,035	\$41,400	1.8	\$60,700	\$1,518	\$18,210	\$455	73,980	43%	\$14.12	\$734	1.4
Napa MSA	\$30.29	\$1,575	\$63,000	2.8	\$88,500	\$2,213	\$26,550	\$664	18,964	38%	\$18.39	\$956	1.6
Oakland-Fremont HMFA	\$44.79	\$2,329	\$93,160	4.1	\$104,400	\$2,610	\$31,320	\$783	405,144	43%	\$22.07	\$1,148	2.0
Oxnard-Thousand Oaks-Ventura MSA	\$33.44	\$1,739	\$69,560	3.0	\$96,000	\$2,400	\$28,800	\$720	98,461	37%	\$17.19	\$894	1.9
Redding MSA	\$17.60	\$915	\$36,600	1.6	\$61,400	\$1,535	\$18,420	\$461	26,421	38%	\$13.19	\$686	1.3
Riverside-San Bernardino-Ontario MSA	\$22.23	\$1,156	\$46,240	2.0	\$65,800	\$1,645	\$19,740	\$494	504,138	38%	\$13.81	\$718	1.6
Sacramento--Roseville--Arden-Arcade HMFA	\$20.88	\$1,086	\$43,440	1.9	\$80,100	\$2,003	\$24,030	\$601	294,038	40%	\$16.28	\$847	1.3
Salinas MSA	\$27.56	\$1,433	\$57,320	2.5	\$69,100	\$1,728	\$20,730	\$518	63,315	50%	\$15.86	\$825	1.7
San Benito County HMFA	\$32.67	\$1,699	\$67,960	3.0	\$79,800	\$1,995	\$23,940	\$599	6,566	38%	\$13.32	\$692	2.5
San Diego-Carlsbad MSA *	\$34.92	\$1,816	\$72,640	3.2	\$81,800	\$2,045	\$24,540	\$614	521,493	47%	\$20.14	\$1,048	1.7
San Francisco HMFA	\$60.02	\$3,121	\$124,840	5.5	\$118,400	\$2,960	\$35,520	\$888	370,332	51%	\$38.13	\$1,983	1.6

* 50th percentile FMR (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2018 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 2018 Area Median Income
- 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	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	\$48.50	\$2,522	\$100,880	4.4	\$125,200	\$3,130	\$37,560	\$939	272,324	43%	\$42.95	\$2,233	1.1
San Luis Obispo-Paso Robles-Arroyo Grande MSA	\$27.44	\$1,427	\$57,080	2.5	\$80,600	\$2,015	\$24,180	\$605	42,780	41%	\$13.90	\$723	2.0
Santa Ana-Anaheim-Irvine HMFA	\$36.08	\$1,876	\$75,040	3.3	\$92,700	\$2,318	\$27,810	\$695	435,506	43%	\$20.22	\$1,051	1.8
Santa Cruz-Watsonville MSA	\$37.79	\$1,965	\$78,600	3.4	\$81,400	\$2,035	\$24,420	\$611	40,209	42%	\$14.62	\$760	2.6
Santa Maria-Santa Barbara MSA	\$36.87	\$1,917	\$76,680	3.4	\$79,600	\$1,990	\$23,880	\$597	68,611	48%	\$17.04	\$886	2.2
Santa Rosa MSA	\$35.44	\$1,843	\$73,720	3.2	\$84,100	\$2,103	\$25,230	\$631	76,269	40%	\$17.52	\$911	2.0
Stockton-Lodi MSA	\$19.04	\$990	\$39,600	1.7	\$63,700	\$1,593	\$19,110	\$478	98,257	44%	\$13.63	\$709	1.4
Vallejo-Fairfield MSA	\$25.79	\$1,341	\$53,640	2.3	\$83,700	\$2,093	\$25,110	\$628	59,232	41%	\$17.57	\$914	1.5
Visalia-Porterville MSA	\$16.19	\$842	\$33,680	1.5	\$49,200	\$1,230	\$14,760	\$369	58,392	44%	\$11.65	\$606	1.4
Yolo HMFA	\$23.13	\$1,203	\$48,120	2.1	\$85,100	\$2,128	\$25,530	\$638	35,350	49%	\$14.40	\$749	1.6
Yuba City MSA	\$17.06	\$887	\$35,480	1.6	\$60,000	\$1,500	\$18,000	\$450	24,429	42%	\$12.70	\$660	1.3
Counties													
Alameda County	\$44.79	\$2,329	\$93,160	4.1	\$104,400	\$2,610	\$31,320	\$783	267,659	47%	\$22.56	\$1,173	2.0
Alpine County	\$18.08	\$940	\$37,600	1.6	\$77,800	\$1,945	\$23,340	\$584	63	18%	\$10.58	\$550	1.7
Amador County	\$20.29	\$1,055	\$42,200	1.8	\$73,600	\$1,840	\$22,080	\$552	3,470	24%	\$10.46	\$544	1.9
Butte County	\$19.08	\$992	\$39,680	1.7	\$60,500	\$1,513	\$18,150	\$454	35,454	41%	\$12.53	\$652	1.5
Calaveras County	\$17.35	\$902	\$36,080	1.6	\$72,300	\$1,808	\$21,690	\$542	4,070	23%	\$11.02	\$573	1.6
Colusa County	\$16.46	\$856	\$34,240	1.5	\$59,500	\$1,488	\$17,850	\$446	2,473	36%	\$14.78	\$769	1.1
Contra Costa County	\$44.79	\$2,329	\$93,160	4.1	\$104,400	\$2,610	\$31,320	\$783	137,485	35%	\$21.07	\$1,096	2.1
Del Norte County	\$17.17	\$893	\$35,720	1.6	\$55,300	\$1,383	\$16,590	\$415	3,695	39%	\$10.96	\$570	1.6
El Dorado County	\$20.88	\$1,086	\$43,440	1.9	\$80,100	\$2,003	\$24,030	\$601	16,914	25%	\$12.46	\$648	1.7
Fresno County	\$18.42	\$958	\$38,320	1.7	\$55,500	\$1,388	\$16,650	\$416	142,229	47%	\$12.44	\$647	1.5
Glenn County	\$15.63	\$813	\$32,520	1.4	\$53,100	\$1,328	\$15,930	\$398	4,166	43%	\$12.02	\$625	1.3
Humboldt County	\$18.38	\$956	\$38,240	1.7	\$54,700	\$1,368	\$16,410	\$410	23,987	45%	\$12.05	\$626	1.5

* 50th percentile FMR (See Appendix B).

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	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Imperial County	\$17.33	\$901	\$36,040	1.6	\$48,200	\$1,205	\$14,460	\$362	20,256	44%	\$8.82	\$459	2.0
Inyo County	\$17.63	\$917	\$36,680	1.6	\$71,100	\$1,778	\$21,330	\$533	2,769	35%	\$12.95	\$673	1.4
Kern County	\$17.38	\$904	\$36,160	1.6	\$58,700	\$1,468	\$17,610	\$440	113,028	43%	\$13.14	\$683	1.3
Kings County	\$17.87	\$929	\$37,160	1.6	\$55,400	\$1,385	\$16,620	\$416	20,865	50%	\$13.47	\$700	1.3
Lake County	\$17.58	\$914	\$36,560	1.6	\$50,100	\$1,253	\$15,030	\$376	9,646	37%	\$12.05	\$626	1.5
Lassen County	\$16.69	\$868	\$34,720	1.5	\$68,000	\$1,700	\$20,400	\$510	3,365	35%	\$11.28	\$587	1.5
Los Angeles County	\$31.98	\$1,663	\$66,520	2.9	\$69,300	\$1,733	\$20,790	\$520	1,782,269	54%	\$20.59	\$1,071	1.6
Madera County	\$18.50	\$962	\$38,480	1.7	\$55,200	\$1,380	\$16,560	\$414	17,116	39%	\$12.81	\$666	1.4
Marin County	\$60.02	\$3,121	\$124,840	5.5	\$118,400	\$2,960	\$35,520	\$888	38,200	37%	\$20.08	\$1,044	3.0
Mariposa County	\$17.54	\$912	\$36,480	1.6	\$64,200	\$1,605	\$19,260	\$482	2,203	30%	\$11.09	\$577	1.6
Mendocino County	\$19.87	\$1,033	\$41,320	1.8	\$60,600	\$1,515	\$18,180	\$455	14,830	43%	\$11.10	\$577	1.8
Merced County	\$15.19	\$790	\$31,600	1.4	\$48,200	\$1,205	\$14,460	\$362	37,381	48%	\$13.15	\$684	1.2
Modoc County	\$13.40	\$697	\$27,880	1.2	\$50,400	\$1,260	\$15,120	\$378	930	25%	\$12.78	\$665	1.0
Mono County	\$23.63	\$1,229	\$49,160	2.1	\$77,500	\$1,938	\$23,250	\$581	2,217	45%	\$13.84	\$720	1.7
Monterey County	\$27.56	\$1,433	\$57,320	2.5	\$69,100	\$1,728	\$20,730	\$518	63,315	50%	\$15.86	\$825	1.7
Napa County	\$30.29	\$1,575	\$63,000	2.8	\$88,500	\$2,213	\$26,550	\$664	18,964	38%	\$18.39	\$956	1.6
Nevada County	\$22.81	\$1,186	\$47,440	2.1	\$70,000	\$1,750	\$21,000	\$525	11,305	28%	\$14.11	\$734	1.6
Orange County	\$36.08	\$1,876	\$75,040	3.3	\$92,700	\$2,318	\$27,810	\$695	435,506	43%	\$20.22	\$1,051	1.8
Placer County	\$20.88	\$1,086	\$43,440	1.9	\$80,100	\$2,003	\$24,030	\$601	40,906	30%	\$16.69	\$868	1.3
Plumas County	\$16.58	\$862	\$34,480	1.5	\$63,300	\$1,583	\$18,990	\$475	2,409	29%	\$9.15	\$476	1.8
Riverside County	\$22.23	\$1,156	\$46,240	2.0	\$65,800	\$1,645	\$19,740	\$494	250,792	36%	\$13.32	\$692	1.7
Sacramento County	\$20.88	\$1,086	\$43,440	1.9	\$80,100	\$2,003	\$24,030	\$601	236,218	45%	\$16.52	\$859	1.3
San Benito County	\$32.67	\$1,699	\$67,960	3.0	\$79,800	\$1,995	\$23,940	\$599	6,566	38%	\$13.32	\$692	2.5
San Bernardino County	\$22.23	\$1,156	\$46,240	2.0	\$65,800	\$1,645	\$19,740	\$494	253,346	41%	\$14.28	\$742	1.6
San Diego County *	\$34.92	\$1,816	\$72,640	3.2	\$81,800	\$2,045	\$24,540	\$614	521,493	47%	\$20.14	\$1,048	1.7
San Francisco County	\$60.02	\$3,121	\$124,840	5.5	\$118,400	\$2,960	\$35,520	\$888	225,466	63%	\$40.16	\$2,088	1.5

* 50th percentile FMR (See Appendix B).

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	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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Joaquin County	\$19.04	\$990	\$39,600	1.7	\$63,700	\$1,593	\$19,110	\$478	98,257	44%	\$13.63	\$709	1.4
San Luis Obispo County	\$27.44	\$1,427	\$57,080	2.5	\$80,600	\$2,015	\$24,180	\$605	42,780	41%	\$13.90	\$723	2.0
San Mateo County	\$60.02	\$3,121	\$124,840	5.5	\$118,400	\$2,960	\$35,520	\$888	106,666	41%	\$39.65	\$2,062	1.5
Santa Barbara County	\$36.87	\$1,917	\$76,680	3.4	\$79,600	\$1,990	\$23,880	\$597	68,611	48%	\$17.04	\$886	2.2
Santa Clara County	\$48.50	\$2,522	\$100,880	4.4	\$125,200	\$3,130	\$37,560	\$939	272,324	43%	\$42.95	\$2,233	1.1
Santa Cruz County	\$37.79	\$1,965	\$78,600	3.4	\$81,400	\$2,035	\$24,420	\$611	40,209	42%	\$14.62	\$760	2.6
Shasta County	\$17.60	\$915	\$36,600	1.6	\$61,400	\$1,535	\$18,420	\$461	26,421	38%	\$13.19	\$686	1.3
Sierra County	\$22.90	\$1,191	\$47,640	2.1	\$65,800	\$1,645	\$19,740	\$494	251	20%	\$9.83	\$511	2.3
Siskiyou County	\$15.79	\$821	\$32,840	1.4	\$48,200	\$1,205	\$14,460	\$362	6,922	36%	\$11.00	\$572	1.4
Solano County	\$25.79	\$1,341	\$53,640	2.3	\$83,700	\$2,093	\$25,110	\$628	59,232	41%	\$17.57	\$914	1.5
Sonoma County	\$35.44	\$1,843	\$73,720	3.2	\$84,100	\$2,103	\$25,230	\$631	76,269	40%	\$17.52	\$911	2.0
Stanislaus County	\$19.90	\$1,035	\$41,400	1.8	\$60,700	\$1,518	\$18,210	\$455	73,980	43%	\$14.12	\$734	1.4
Sutter County	\$17.06	\$887	\$35,480	1.6	\$60,000	\$1,500	\$18,000	\$450	13,738	43%	\$12.30	\$639	1.4
Tehama County	\$15.77	\$820	\$32,800	1.4	\$51,300	\$1,283	\$15,390	\$385	7,929	34%	\$13.04	\$678	1.2
Trinity County	\$16.29	\$847	\$33,880	1.5	\$51,800	\$1,295	\$15,540	\$389	1,772	32%	\$9.04	\$470	1.8
Tulare County	\$16.19	\$842	\$33,680	1.5	\$49,200	\$1,230	\$14,760	\$369	58,392	44%	\$11.65	\$606	1.4
Tuolumne County	\$18.40	\$957	\$38,280	1.7	\$63,200	\$1,580	\$18,960	\$474	7,099	32%	\$11.43	\$594	1.6
Ventura County	\$33.44	\$1,739	\$69,560	3.0	\$96,000	\$2,400	\$28,800	\$720	98,461	37%	\$17.19	\$894	1.9
Yolo County	\$23.13	\$1,203	\$48,120	2.1	\$85,100	\$2,128	\$25,530	\$638	35,350	49%	\$14.40	\$749	1.6
Yuba County	\$17.06	\$887	\$35,480	1.6	\$60,000	\$1,500	\$18,000	\$450	10,691	42%	\$13.67	\$711	1.2

* 50th percentile FMR (See Appendix B).

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