

MISSOURI

STATE RANKING **#41***

In **Missouri**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$804**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,679** monthly or **\$32,148** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$15.46
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MISSOURI:

STATE FACTS	
Minimum Wage	\$7.85
Average Renter Wage	\$14.14
2-Bedroom Housing Wage	\$15.46
Number of Renter Households	787,627
Percent Renters	33%

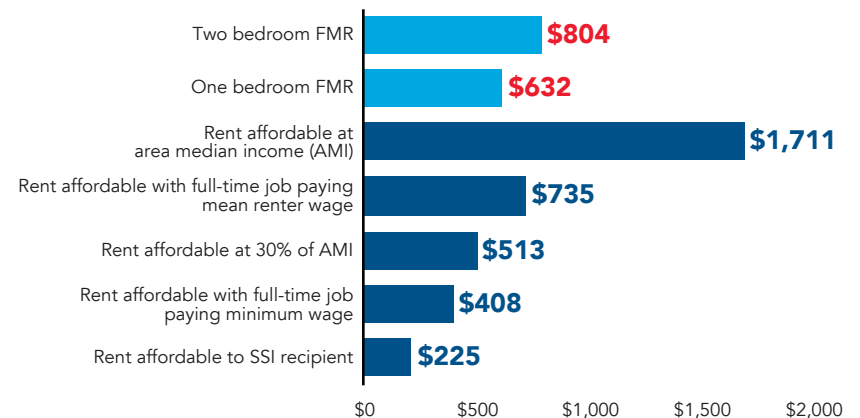
79
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

62
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

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

1.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
St. Louis HMFA	\$17.23
Kansas City HMFA	\$16.71
Pulaski County	\$15.62
Joplin MSA	\$14.87
Springfield HMFA	\$14.62



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.

MISSOURI

	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	
Missouri	\$15.46	\$804	\$32,148	2.0	\$68,442	\$1,711	\$20,533	\$513	787,627	33%	\$14.14	\$735	1.1	
Combined Nonmetro Areas	\$12.86	\$669	\$26,752	1.6	\$51,401	\$1,285	\$15,420	\$386	183,074	31%	\$9.80	\$509	1.3	
<u>Metropolitan Areas</u>														
Bates County HMFA	\$12.33	\$641	\$25,640	1.6	\$56,500	\$1,413	\$16,950	\$424	1,942	29%	\$10.26	\$533	1.2	
Callaway County HMFA	\$12.85	\$668	\$26,720	1.6	\$61,500	\$1,538	\$18,450	\$461	4,477	28%	\$13.95	\$725	0.9	
Cape Girardeau MSA	\$13.52	\$703	\$28,120	1.7	\$64,600	\$1,615	\$19,380	\$485	11,426	33%	\$11.13	\$579	1.2	
Columbia MSA	\$14.60	\$759	\$30,360	1.9	\$76,400	\$1,910	\$22,920	\$573	30,784	45%	\$10.22	\$531	1.4	
Dallas County HMFA	\$12.63	\$657	\$26,280	1.6	\$44,500	\$1,113	\$13,350	\$334	1,663	27%	\$7.19	\$374	1.8	
Jefferson City HMFA	\$12.38	\$644	\$25,760	1.6	\$79,500	\$1,988	\$23,850	\$596	10,416	30%	\$11.00	\$572	1.1	
Joplin MSA	\$14.87	\$773	\$30,920	1.9	\$56,700	\$1,418	\$17,010	\$425	22,719	34%	\$12.87	\$669	1.2	
Kansas City HMFA	\$16.71	\$869	\$34,760	2.1	\$80,000	\$2,000	\$24,000	\$600	172,860	36%	\$15.77	\$820	1.1	
McDonald County HMFA	\$12.33	\$641	\$25,640	1.6	\$46,400	\$1,160	\$13,920	\$348	2,325	28%	\$11.29	\$587	1.1	
Moniteau County HMFA	\$12.33	\$641	\$25,640	1.6	\$62,600	\$1,565	\$18,780	\$470	1,431	26%	\$7.78	\$405	1.6	
Polk County HMFA	\$12.50	\$650	\$26,000	1.6	\$52,400	\$1,310	\$15,720	\$393	4,007	34%	\$8.54	\$444	1.5	
Springfield HMFA	\$14.62	\$760	\$30,400	1.9	\$60,000	\$1,500	\$18,000	\$450	61,348	38%	\$12.42	\$646	1.2	
St. Joseph MSA	\$14.21	\$739	\$29,560	1.8	\$64,300	\$1,608	\$19,290	\$482	15,300	35%	\$12.10	\$629	1.2	
St. Louis HMFA	\$17.23	\$896	\$35,840	2.2	\$76,800	\$1,920	\$23,040	\$576	263,855	32%	\$16.21	\$843	1.1	
<u>Counties</u>														
Adair County	\$12.33	\$641	\$25,640	1.6	\$61,000	\$1,525	\$18,300	\$458	3,875	41%	\$5.91	\$307	2.1	
Andrew County	\$14.21	\$739	\$29,560	1.8	\$64,300	\$1,608	\$19,290	\$482	1,568	23%	\$10.27	\$534	1.4	
Atchison County	\$12.33	\$641	\$25,640	1.6	\$60,600	\$1,515	\$18,180	\$455	765	31%	\$11.99	\$624	1.0	
Audrain County	\$13.08	\$680	\$27,200	1.7	\$56,500	\$1,413	\$16,950	\$424	2,910	31%	\$11.28	\$586	1.2	

Sullivan City (part of Crawford County) is not included due to a lack of sufficient data.

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.

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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
Barry County	\$12.33	\$641	\$25,640	1.6	\$51,500	\$1,288	\$15,450	\$386	3,329	25%	\$12.45	\$647	1.0
Barton County	\$12.33	\$641	\$25,640	1.6	\$48,800	\$1,220	\$14,640	\$366	1,551	32%	\$8.91	\$463	1.4
Bates County	\$12.33	\$641	\$25,640	1.6	\$56,500	\$1,413	\$16,950	\$424	1,942	29%	\$10.26	\$533	1.2
Benton County	\$12.56	\$653	\$26,120	1.6	\$43,800	\$1,095	\$13,140	\$329	1,496	18%	\$7.59	\$395	1.7
Bollinger County	\$13.52	\$703	\$28,120	1.7	\$64,600	\$1,615	\$19,380	\$485	915	19%	\$7.71	\$401	1.8
Boone County	\$14.60	\$759	\$30,360	1.9	\$76,400	\$1,910	\$22,920	\$573	30,784	45%	\$10.22	\$531	1.4
Buchanan County	\$14.21	\$739	\$29,560	1.8	\$64,300	\$1,608	\$19,290	\$482	12,336	37%	\$12.23	\$636	1.2
Butler County	\$12.98	\$675	\$27,000	1.7	\$46,800	\$1,170	\$14,040	\$351	5,990	36%	\$10.03	\$522	1.3
Caldwell County	\$16.71	\$869	\$34,760	2.1	\$80,000	\$2,000	\$24,000	\$600	938	25%	\$8.66	\$450	1.9
Callaway County	\$12.85	\$668	\$26,720	1.6	\$61,500	\$1,538	\$18,450	\$461	4,477	28%	\$13.95	\$725	0.9
Camden County	\$13.02	\$677	\$27,080	1.7	\$55,500	\$1,388	\$16,650	\$416	3,666	22%	\$8.28	\$430	1.6
Cape Girardeau County	\$13.52	\$703	\$28,120	1.7	\$64,600	\$1,615	\$19,380	\$485	10,511	35%	\$11.26	\$586	1.2
Carroll County	\$12.33	\$641	\$25,640	1.6	\$58,900	\$1,473	\$17,670	\$442	947	26%	\$7.52	\$391	1.6
Carter County	\$12.37	\$643	\$25,720	1.6	\$48,600	\$1,215	\$14,580	\$365	742	30%	\$6.33	\$329	2.0
Cass County	\$16.71	\$869	\$34,760	2.1	\$80,000	\$2,000	\$24,000	\$600	9,426	25%	\$9.60	\$499	1.7
Cedar County	\$12.40	\$645	\$25,800	1.6	\$42,500	\$1,063	\$12,750	\$319	1,869	32%	\$7.93	\$412	1.6
Chariton County	\$12.33	\$641	\$25,640	1.6	\$53,100	\$1,328	\$15,930	\$398	681	23%	\$8.84	\$460	1.4
Christian County	\$14.62	\$760	\$30,400	1.9	\$60,000	\$1,500	\$18,000	\$450	8,048	27%	\$8.95	\$466	1.6
Clark County	\$12.33	\$641	\$25,640	1.6	\$58,500	\$1,463	\$17,550	\$439	700	25%	\$8.72	\$454	1.4
Clay County	\$16.71	\$869	\$34,760	2.1	\$80,000	\$2,000	\$24,000	\$600	26,634	30%	\$14.51	\$755	1.2
Clinton County	\$16.71	\$869	\$34,760	2.1	\$80,000	\$2,000	\$24,000	\$600	2,126	26%	\$10.68	\$555	1.6
Cole County	\$12.38	\$644	\$25,760	1.6	\$79,500	\$1,988	\$23,850	\$596	9,535	32%	\$11.23	\$584	1.1
Cooper County	\$12.33	\$641	\$25,640	1.6	\$60,700	\$1,518	\$18,210	\$455	1,924	29%	\$9.59	\$499	1.3
Crawford County	\$12.60	\$655	\$26,200	1.6	\$48,000	\$1,200	\$14,400	\$360	2,569	28%	\$10.75	\$559	1.2
Dade County	\$12.33	\$641	\$25,640	1.6	\$48,300	\$1,208	\$14,490	\$362	698	23%	\$9.51	\$494	1.3
Dallas County	\$12.63	\$657	\$26,280	1.6	\$44,500	\$1,113	\$13,350	\$334	1,663	27%	\$7.19	\$374	1.8

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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
Daviess County	\$12.33	\$641	\$25,640	1.6	\$53,100	\$1,328	\$15,930	\$398	665	22%	\$8.16	\$424	1.5
DeKalb County	\$14.21	\$739	\$29,560	1.8	\$64,300	\$1,608	\$19,290	\$482	1,396	37%	\$11.04	\$574	1.3
Dent County	\$12.33	\$641	\$25,640	1.6	\$46,000	\$1,150	\$13,800	\$345	1,683	29%	\$6.93	\$360	1.8
Douglas County	\$12.33	\$641	\$25,640	1.6	\$39,700	\$993	\$11,910	\$298	1,141	22%	\$7.76	\$403	1.6
Dunklin County	\$12.33	\$641	\$25,640	1.6	\$40,500	\$1,013	\$12,150	\$304	4,731	37%	\$7.88	\$410	1.6
Franklin County	\$17.23	\$896	\$35,840	2.2	\$76,800	\$1,920	\$23,040	\$576	10,896	27%	\$11.68	\$607	1.5
Gasconade County	\$12.33	\$641	\$25,640	1.6	\$58,700	\$1,468	\$17,610	\$440	1,566	25%	\$7.47	\$388	1.7
Gentry County	\$12.33	\$641	\$25,640	1.6	\$54,800	\$1,370	\$16,440	\$411	697	26%	\$9.69	\$504	1.3
Greene County	\$14.62	\$760	\$30,400	1.9	\$60,000	\$1,500	\$18,000	\$450	49,676	42%	\$12.86	\$669	1.1
Grundy County	\$12.33	\$641	\$25,640	1.6	\$52,800	\$1,320	\$15,840	\$396	1,270	31%	\$8.37	\$435	1.5
Harrison County	\$12.83	\$667	\$26,680	1.6	\$52,100	\$1,303	\$15,630	\$391	1,033	29%	\$6.77	\$352	1.9
Henry County	\$13.46	\$700	\$28,000	1.7	\$55,700	\$1,393	\$16,710	\$418	2,360	25%	\$10.92	\$568	1.2
Hickory County	\$12.33	\$641	\$25,640	1.6	\$41,400	\$1,035	\$12,420	\$311	759	19%	\$6.71	\$349	1.8
Holt County	\$12.33	\$641	\$25,640	1.6	\$57,400	\$1,435	\$17,220	\$431	640	30%	\$10.95	\$569	1.1
Howard County	\$13.19	\$686	\$27,440	1.7	\$61,000	\$1,525	\$18,300	\$458	913	24%	\$7.28	\$378	1.8
Howell County	\$12.33	\$641	\$25,640	1.6	\$45,300	\$1,133	\$13,590	\$340	4,938	30%	\$10.46	\$544	1.2
Iron County	\$12.33	\$641	\$25,640	1.6	\$46,800	\$1,170	\$14,040	\$351	1,236	31%	\$11.64	\$605	1.1
Jackson County	\$16.71	\$869	\$34,760	2.1	\$80,000	\$2,000	\$24,000	\$600	115,007	42%	\$17.18	\$893	1.0
Jasper County	\$14.87	\$773	\$30,920	1.9	\$56,700	\$1,418	\$17,010	\$425	16,271	36%	\$13.26	\$690	1.1
Jefferson County	\$17.23	\$896	\$35,840	2.2	\$76,800	\$1,920	\$23,040	\$576	16,102	20%	\$9.72	\$505	1.8
Johnson County	\$13.73	\$714	\$28,560	1.7	\$64,500	\$1,613	\$19,350	\$484	8,090	41%	\$9.00	\$468	1.5
Knox County	\$12.33	\$641	\$25,640	1.6	\$53,000	\$1,325	\$15,900	\$398	392	24%	\$9.16	\$476	1.3
Laclede County	\$12.33	\$641	\$25,640	1.6	\$48,500	\$1,213	\$14,550	\$364	4,399	32%	\$9.16	\$476	1.3
Lafayette County	\$16.71	\$869	\$34,760	2.1	\$80,000	\$2,000	\$24,000	\$600	3,446	26%	\$8.91	\$463	1.9
Lawrence County	\$12.33	\$641	\$25,640	1.6	\$50,500	\$1,263	\$15,150	\$379	4,062	28%	\$12.00	\$624	1.0
Lewis County	\$12.33	\$641	\$25,640	1.6	\$57,000	\$1,425	\$17,100	\$428	1,049	28%	\$9.98	\$519	1.2

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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
Lincoln County	\$17.23	\$896	\$35,840	2.2	\$76,800	\$1,920	\$23,040	\$576	4,333	24%	\$10.11	\$526	1.7
Linn County	\$12.33	\$641	\$25,640	1.6	\$49,200	\$1,230	\$14,760	\$369	1,311	27%	\$9.00	\$468	1.4
Livingston County	\$12.40	\$645	\$25,800	1.6	\$58,600	\$1,465	\$17,580	\$440	1,847	32%	\$9.45	\$492	1.3
McDonald County	\$12.33	\$641	\$25,640	1.6	\$46,400	\$1,160	\$13,920	\$348	2,325	28%	\$11.29	\$587	1.1
Macon County	\$12.33	\$641	\$25,640	1.6	\$52,100	\$1,303	\$15,630	\$391	1,596	26%	\$9.46	\$492	1.3
Madison County	\$13.08	\$680	\$27,200	1.7	\$45,700	\$1,143	\$13,710	\$343	1,192	25%	\$8.23	\$428	1.6
Maries County	\$12.33	\$641	\$25,640	1.6	\$55,600	\$1,390	\$16,680	\$417	939	26%	\$10.30	\$535	1.2
Marion County	\$12.54	\$652	\$26,080	1.6	\$54,500	\$1,363	\$16,350	\$409	3,917	35%	\$11.63	\$605	1.1
Mercer County	\$12.33	\$641	\$25,640	1.6	\$53,500	\$1,338	\$16,050	\$401	361	25%	\$10.76	\$560	1.1
Miller County	\$12.90	\$671	\$26,840	1.6	\$48,600	\$1,215	\$14,580	\$365	2,287	24%	\$9.79	\$509	1.3
Mississippi County	\$12.92	\$672	\$26,880	1.6	\$36,500	\$913	\$10,950	\$274	2,107	41%	\$10.59	\$551	1.2
Moniteau County	\$12.33	\$641	\$25,640	1.6	\$62,600	\$1,565	\$18,780	\$470	1,431	26%	\$7.78	\$405	1.6
Monroe County	\$12.33	\$641	\$25,640	1.6	\$57,900	\$1,448	\$17,370	\$434	940	27%	\$9.55	\$497	1.3
Montgomery County	\$12.42	\$646	\$25,840	1.6	\$52,600	\$1,315	\$15,780	\$395	1,331	27%	\$8.99	\$467	1.4
Morgan County	\$12.96	\$674	\$26,960	1.7	\$48,100	\$1,203	\$14,430	\$361	1,971	25%	\$10.84	\$563	1.2
New Madrid County	\$12.33	\$641	\$25,640	1.6	\$44,300	\$1,108	\$13,290	\$332	2,883	39%	\$11.53	\$599	1.1
Newton County	\$14.87	\$773	\$30,920	1.9	\$56,700	\$1,418	\$17,010	\$425	6,448	29%	\$11.39	\$592	1.3
Nodaway County	\$13.10	\$681	\$27,240	1.7	\$55,400	\$1,385	\$16,620	\$416	3,762	44%	\$8.93	\$464	1.5
Oregon County	\$12.33	\$641	\$25,640	1.6	\$43,100	\$1,078	\$12,930	\$323	1,008	23%	\$5.37	\$279	2.3
Osage County	\$12.38	\$644	\$25,760	1.6	\$79,500	\$1,988	\$23,850	\$596	881	17%	\$8.26	\$430	1.5
Ozark County	\$12.33	\$641	\$25,640	1.6	\$40,800	\$1,020	\$12,240	\$306	988	23%	\$5.90	\$307	2.1
Pemiscot County	\$12.33	\$641	\$25,640	1.6	\$39,000	\$975	\$11,700	\$293	3,236	47%	\$9.64	\$502	1.3
Perry County	\$12.88	\$670	\$26,800	1.6	\$65,400	\$1,635	\$19,620	\$491	1,636	22%	\$9.94	\$517	1.3
Pettis County	\$13.87	\$721	\$28,840	1.8	\$52,900	\$1,323	\$15,870	\$397	5,298	33%	\$10.69	\$556	1.3
Phelps County	\$13.52	\$703	\$28,120	1.7	\$56,200	\$1,405	\$16,860	\$422	6,675	40%	\$10.25	\$533	1.3
Pike County	\$12.33	\$641	\$25,640	1.6	\$55,600	\$1,390	\$16,680	\$417	1,832	28%	\$11.22	\$583	1.1

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Platte County	\$16.71	\$869	\$34,760	2.1	\$80,000	\$2,000	\$24,000	\$600	13,342	35%	\$12.98	\$675	1.3
Polk County	\$12.50	\$650	\$26,000	1.6	\$52,400	\$1,310	\$15,720	\$393	4,007	34%	\$8.54	\$444	1.5
Pulaski County	\$15.62	\$812	\$32,480	2.0	\$57,400	\$1,435	\$17,220	\$431	7,781	51%	\$10.76	\$559	1.5
Putnam County	\$12.33	\$641	\$25,640	1.6	\$46,400	\$1,160	\$13,920	\$348	580	27%	\$7.82	\$407	1.6
Ralls County	\$13.40	\$697	\$27,880	1.7	\$58,000	\$1,450	\$17,400	\$435	714	18%	\$12.80	\$666	1.0
Randolph County	\$12.37	\$643	\$25,720	1.6	\$53,100	\$1,328	\$15,930	\$398	2,214	26%	\$9.06	\$471	1.4
Ray County	\$16.71	\$869	\$34,760	2.1	\$80,000	\$2,000	\$24,000	\$600	1,941	22%	\$9.44	\$491	1.8
Reynolds County	\$12.33	\$641	\$25,640	1.6	\$47,900	\$1,198	\$14,370	\$359	530	20%	\$6.52	\$339	1.9
Ripley County	\$12.33	\$641	\$25,640	1.6	\$41,800	\$1,045	\$12,540	\$314	1,317	25%	\$6.28	\$326	2.0
St. Charles County	\$17.23	\$896	\$35,840	2.2	\$76,800	\$1,920	\$23,040	\$576	28,666	20%	\$12.72	\$662	1.4
St. Clair County	\$12.33	\$641	\$25,640	1.6	\$45,100	\$1,128	\$13,530	\$338	916	23%	\$8.15	\$424	1.5
Ste. Genevieve County	\$12.75	\$663	\$26,520	1.6	\$62,400	\$1,560	\$18,720	\$468	1,554	22%	\$11.25	\$585	1.1
St. Francois County	\$12.33	\$641	\$25,640	1.6	\$53,900	\$1,348	\$16,170	\$404	7,949	32%	\$8.70	\$453	1.4
St. Louis County	\$17.23	\$896	\$35,840	2.2	\$76,800	\$1,920	\$23,040	\$576	121,727	30%	\$16.62	\$864	1.0
Saline County	\$12.73	\$662	\$26,480	1.6	\$51,400	\$1,285	\$15,420	\$386	2,866	33%	\$10.47	\$544	1.2
Schuyler County	\$12.33	\$641	\$25,640	1.6	\$48,000	\$1,200	\$14,400	\$360	513	30%	\$8.38	\$436	1.5
Scotland County	\$12.33	\$641	\$25,640	1.6	\$52,000	\$1,300	\$15,600	\$390	463	26%	\$6.17	\$321	2.0
Scott County	\$12.33	\$641	\$25,640	1.6	\$49,600	\$1,240	\$14,880	\$372	4,743	31%	\$10.46	\$544	1.2
Shannon County	\$12.33	\$641	\$25,640	1.6	\$49,500	\$1,238	\$14,850	\$371	782	25%	\$7.19	\$374	1.7
Shelby County	\$12.33	\$641	\$25,640	1.6	\$55,000	\$1,375	\$16,500	\$413	676	27%	\$10.35	\$538	1.2
Stoddard County	\$12.33	\$641	\$25,640	1.6	\$51,800	\$1,295	\$15,540	\$389	3,660	31%	\$10.94	\$569	1.1
Stone County	\$13.21	\$687	\$27,480	1.7	\$53,300	\$1,333	\$15,990	\$400	2,682	21%	\$10.06	\$523	1.3
Sullivan County	\$13.56	\$705	\$28,200	1.7	\$50,400	\$1,260	\$15,120	\$378	622	26%	\$13.14	\$683	1.0
Taney County	\$13.71	\$713	\$28,520	1.7	\$48,800	\$1,220	\$14,640	\$366	9,104	42%	\$10.94	\$569	1.3
Texas County	\$12.33	\$641	\$25,640	1.6	\$49,300	\$1,233	\$14,790	\$370	2,570	28%	\$7.09	\$369	1.7
Vernon County	\$13.37	\$695	\$27,800	1.7	\$51,300	\$1,283	\$15,390	\$385	2,809	34%	\$11.13	\$579	1.2

Sullivan City (part of Crawford County) is not included due to a lack of sufficient data.

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.

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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
Warren County	\$17.23	\$896	\$35,840	2.2	\$76,800	\$1,920	\$23,040	\$576	2,616	22%	\$9.27	\$482	1.9
Washington County	\$12.33	\$641	\$25,640	1.6	\$43,300	\$1,083	\$12,990	\$325	1,645	18%	\$6.86	\$357	1.8
Wayne County	\$12.33	\$641	\$25,640	1.6	\$42,500	\$1,063	\$12,750	\$319	1,317	23%	\$6.22	\$323	2.0
Webster County	\$14.62	\$760	\$30,400	1.9	\$60,000	\$1,500	\$18,000	\$450	3,624	28%	\$9.32	\$485	1.6
Worth County	\$12.33	\$641	\$25,640	1.6	\$57,100	\$1,428	\$17,130	\$428	239	26%	\$7.74	\$403	1.6
Wright County	\$12.33	\$641	\$25,640	1.6	\$39,900	\$998	\$11,970	\$299	2,375	32%	\$9.37	\$487	1.3
St. Louis city	\$17.23	\$896	\$35,840	2.2	\$76,800	\$1,920	\$23,040	\$576	79,515	57%	\$19.93	\$1,036	0.9

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