

OUT *of* REACH

THE HIGH COST OF HOUSING



NATIONAL LOW INCOME HOUSING COALITION



NATIONAL LOW INCOME
HOUSING COALITION

Founded in 1974 by Cushing N. Dolbeare, the National Low Income Housing Coalition is dedicated to achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice.

NLIHC provides up-to-date information, formulates policy, and educates the public on housing needs and the strategies for solutions. Permission to reprint portions of this report or the data therein is granted, provided appropriate credit is given to the National Low Income Housing Coalition. Additional copies of **Out of Reach** are available from NLIHC.

Additional local data can be found online at www.nlihc.org/oor

The Print / PDF version of **Out of Reach** contains limited data in an effort to present the most important information in a limited number of pages.

The **Out of Reach** methodology was developed by Cushing N. Dolbeare, founder of the National Low Income Housing Coalition.

Data for other states, metropolitan areas, counties, and ZIP codes can be found at <http://nlihc.org/oor>

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Dear NLIHC Partners, Friends, Allies, and Supporters,

NLIHC celebrates our 50-year anniversary in 2024! Since being founded by Cushing Dolbeare in 1974, NLIHC has educated, organized, and advocated to ensure that people with the lowest incomes have access to decent, accessible, affordable housing. Throughout 2024, we are recognizing our 50th anniversary by looking back on our history and collective achievements, while also renewing our commitment to achieving housing justice.

Though much has changed in the past 50 years, our priorities remain much the same: bridging the gap between incomes and housing costs through rental assistance; expanding and preserving the supply of affordable rental homes; stabilizing low-income families and preventing evictions; and strengthening and enforcing renter protections. Join us this year in celebrating NLIHC's 50th anniversary by renewing your own commitment to our shared goal of achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice.

Onward.



Diane Yentel
NLIHC President and CEO



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PREFACE

CONGRESSIONAL RENTERS CAUCUS

Every day, we hear from renters in our congressional districts who are struggling to keep a roof over their head and are worried about their future. They live with the very real fear that they could fall behind on rent, lose their home to eviction, and even become homeless.

Our constituents are not alone; in rural, suburban, and urban communities nationwide, millions of renters are facing a growing housing crisis. There are not enough affordable homes in their communities, their pay checks are not keeping up with high rents, and there are not enough protections in place to stop abusive and predatory landlords from discriminating, harassing, or taking advantage of them.

As you'll read in this year's edition of *Out of Reach*, millions of renters are facing higher rental costs, but those most harmed by the crisis are our nation's lowest-income seniors, people with disabilities, families with children, veterans, and others who pay more than half of their income on rent. Without the resources they need to make ends meet, they are forced to cut back on food, medications, and other essentials to make their rent payment each month. Any financial issue – missing a few days of work due to illness, or a broken-down car – could cause them to fall behind on rent and face eviction and homelessness. Because of systemic racism in housing and other sectors, Black and brown renters are much more likely to be impacted.

This year's *Out of Reach* report confirms what housing advocates have known for years: we cannot accept our housing crisis as "normal," and instead, we must build a nation where everyone has a quality, accessible home they can afford in a thriving, healthy community. It's past time for Congress to pass legislation ensuring every person has a roof over their heads.

To achieve this vision, however, federal policymakers need a strong, coordinated effort to advocate for the millions of renters in our country. We need a comprehensive and bold strategy to address the underlying causes of America's affordable housing and homelessness crisis and to provide families in our communities with the countless

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benefits that come with housing stability – from better health and educational outcomes to greater opportunities for economic mobility.

That's why we launched the first-ever congressional caucus to fight for renters and affordable, quality living. As the Chair and Vice Chairs of the Congressional Renters Caucus, we will work to ensure our coalition of lawmakers serves as a launching pad for legislative efforts and advocacy to finally give renters a voice in Washington.

As one of our first actions, the Congressional Renters Caucus, along with the National Low Income Housing Coalition and other advocates, unveiled the first-ever Renters Agenda. Together, we outline a clear plan to expand rental assistance to all eligible cost-burdened renters, eliminate bureaucratic and discriminatory barriers to accessing affordable housing, and improve the quality, availability, and affordability of our nation's rental housing stock.

Our nation cannot afford to wait any longer to address this crisis. We must use every tool available to provide every person a safe, affordable place to call home. The members of the Renters Caucus are ready to put up a fight for this agenda that stands up for renters, and we hope that by reading this year's *Out of Reach* report, you will be inspired to join us.

Sincerely,

OUT OF REACH 2024



Jimmy Gomez (D-CA)
U.S. Representative
Chair, Congressional Renters Caucus



Ayanna Pressley (D-MA)
U.S. Representative
Vice Chair, Congressional
Renters Caucus



Ritchie Torres (D-NY)
U.S. Representative
Vice Chair, Congressional
Renters Caucus

INTRODUCTION

For far too long, accessible, safe, and affordable housing has been out of reach for millions of the nation's lowest-income renters. Although most indicators show that the economy is strong, the lowest-income renters continue to confront significant challenges finding and maintaining access to safe and affordable rental housing. Insufficient wages, rising rents, and an inadequate housing safety net all contribute to the problem. Substantial, long-term investments in affordable housing solutions are desperately needed to address this crisis once and for all.

The U.S. experienced the strongest economic growth among advanced economies in 2023 (International Monetary Fund (IMF), 2024). Additionally, the national unemployment rate fell from 14.8% in April 2020 to 3.8% in March 2024, just two tenths of a percentage point higher than it was prior to the beginning of the COVID-19 pandemic in January 2020 (U.S. Bureau of Labor Statistics (BLS), 2024). Meanwhile, workers at the bottom of the wage distribution are benefiting from strong wage growth. Between 2019 and 2023, wages for workers in the bottom 10th percentile of wages increased by 12.1% – the highest increase for any income group (Gould & DeCourcy, 2024). Yet, as this report will show, millions of low-income households are struggling to afford rent.

For more than 30 years, the National Low Income Housing Coalition's (NLIHC) *Out of Reach* report has called attention to the disparity between wages and the cost of rental housing in the U.S. Every year, the report shows that affordable rental homes are out of reach for millions of low-wage workers, families, and other renters. The report's

signature statistic, the "Housing Wage," is an estimate of the hourly wage a full-time worker must earn to afford a modest rental home at the U.S. Department of Housing and Urban Development's (HUD) fair market rent without spending more than 30% of their income. Fair market rents are estimates of what a household moving today can expect to pay for a modestly priced rental home of decent quality. Rental homes renting for a fair market rent are not luxury housing. The 2024 National Housing Wage is \$32.11 for a modest two-bedroom rental home and \$26.74 for a modest one-bedroom rental home.

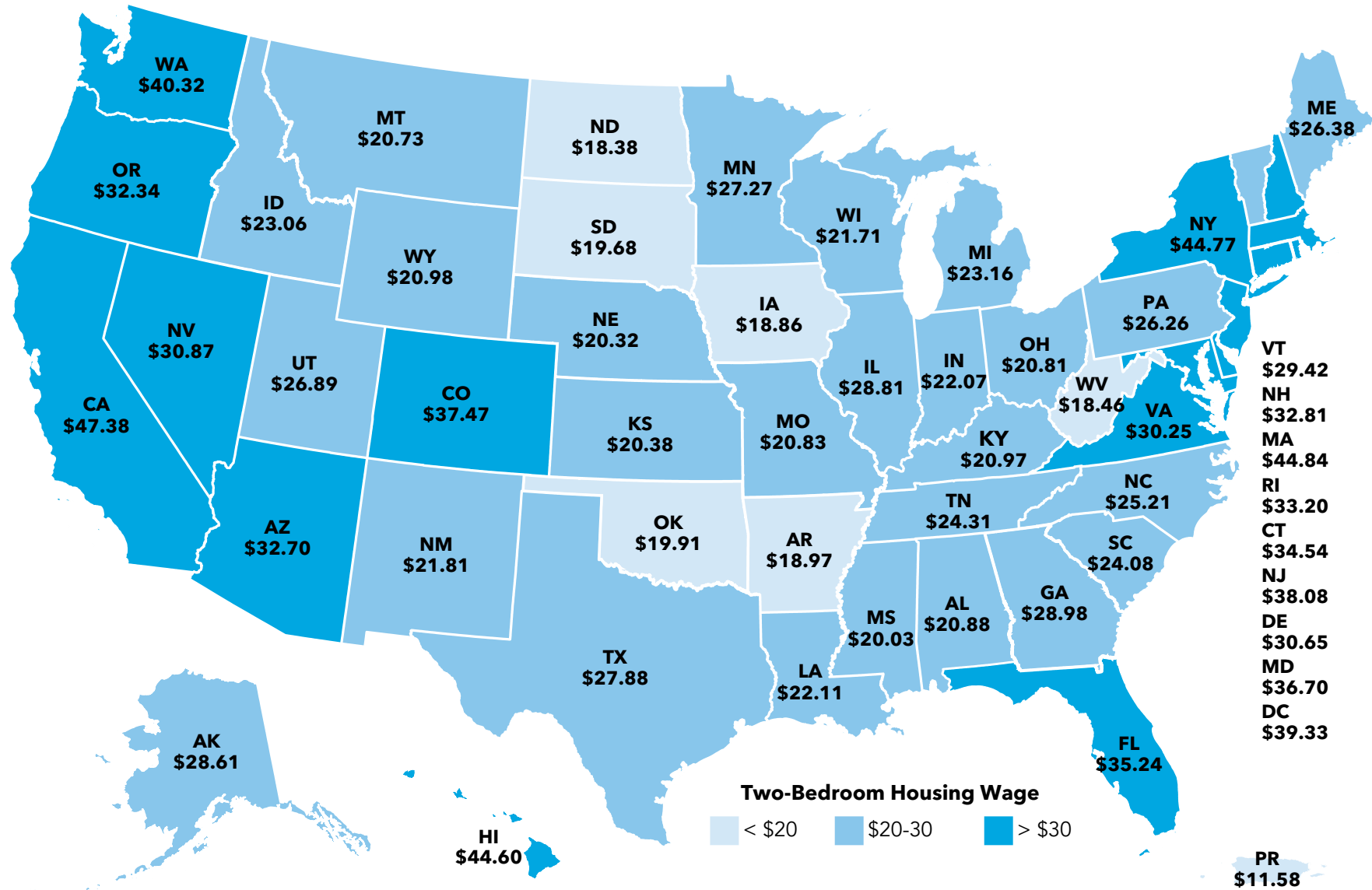
Figure 1 provides state-specific Housing Wage estimates, since the one- and two-bedroom Housing Wages vary across the country. As this report shows, the Housing Wage is far higher than federal or state minimum wages and higher than median wages for workers in some of the country's most common occupations, like home health and personal care aides, food service workers, and administrative assistants. Indeed, more than half of workers' median hourly wages are less than the one-bedroom Housing Wage (U.S. Bureau of Labor Statistics (BLS), 2023). People of color are disproportionately impacted by the gap between low-wages and high rents because they are more likely to work in low-wage jobs and rent their homes.

Even among those fortunate enough to have found relatively affordable homes, low-wage renters are often only one missed paycheck or unexpected expense away from not being able to pay their rent. Stable, affordable housing is a prerequisite for basic well-being, and no person

should live in danger of losing their home. Addressing the country's long-term housing affordability crisis requires bridging the gap between rents and incomes by raising wages and expanding Housing Choice Vouchers to all households in need of them. However, due to severe underfunding, just one out of every four income eligible households receives the help it needs from federal housing assistance (Mazzara, 2021). Only sustained, long-term federal investments in rental housing can ensure that the lowest-income renters have affordable homes. Congress must recognize the urgent need to fund rental assistance, expand the supply of affordable rental housing, preserve the existing housing stock, provide short-term assistance to renters in crisis, and protect renters from unfair treatment.

SUBSTANTIAL, LONG-TERM INVESTMENTS IN AFFORDABLE HOUSING SOLUTIONS ARE DESPERATELY NEEDED TO ADDRESS THIS CRISIS ONCE AND FOR ALL.

FIGURE 1. 2024 TWO-BEDROOM RENTAL HOUSING WAGES



This map displays the hourly wages that a full-time worker must earn (working 40 hours per week, 52 weeks per year) in every state, the District of Columbia, and Puerto Rico in order to afford Fair Market Rent for a **TWO-BEDROOM RENTAL HOME**, without paying more than 30% of income.

RENTAL HOUSING IS UNAFFORDABLE FOR LOW-WAGE WORKERS

Thirty states, the District of Columbia, and Puerto Rico have minimum wages that are higher than the federal minimum wage. State minimum wages range from \$8.75 in West Virginia to \$17.50 per hour in the District of Columbia. Fifty-eight localities also set higher minimum wages (Appendix A). Even when factoring in higher state and county-level minimum wages, the average minimum-wage worker in the U.S. must work 113 hours per week (2.8 full-time jobs) to afford a two-bedroom rental home at fair market rent, or 95 hours per week (2.4 full-time jobs) to afford a one-bedroom rental home at the fair market rent.

In no state, metropolitan area, or county in the U.S. can a full-time worker earning the federal minimum wage, or the prevailing state or local minimum wage, afford a modest two-bedroom rental home at fair market rent. In only 204 (6%) counties nationwide, not including Puerto Rico, can a full-time minimum-wage worker afford a one-bedroom rental home at the fair market rent. These counties are in states with a minimum wage higher than the federal minimum wage of \$7.25 per hour. While higher minimum wages are necessary, they alone will not solve the housing affordability crisis. Fifty-eight counties and municipalities have minimum wages set higher than the federal or, where applicable, state minimum wage, but in each of these jurisdictions, the local minimum wage falls short of the local one-bedroom and two-bedroom Housing Wages (Appendix A).

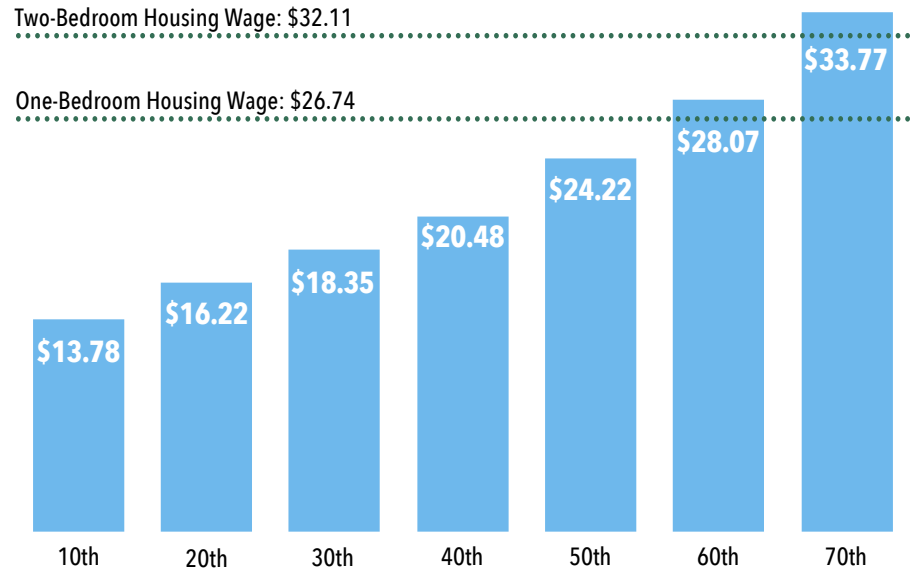
Minimum wage workers are not the only ones who struggle to afford rental housing. The wage distribution shown in Figure 2, which includes all wage and salary workers, indicates that modest rental housing is out of reach for workers in the bottom half of the wage distribution. More than 50% of wage earners cannot afford a modest one-bedroom rental home at the fair market rent while working a full-time job, and more than 60% of full-time wage earners cannot afford a modest two-bedroom rental home.

The average hourly wage earned by renters is \$23.18 in 2024, which is \$8.93 less than the two-bedroom Housing Wage of \$32.11 and \$3.56 less than the one-bedroom Housing Wage of \$26.74. In 49 states, full-time workers earning the average hourly wage for renters in their state earn less than their state's two-bedroom Housing Wage. North Dakota is the only state where a renter earning the average hourly renter's wage can afford a

two-bedroom rental home at fair market rent. In 33 states, workers earning their respective average hourly renter wage earn less than their state's one-bedroom Housing Wage. Even for efficiency style rental homes (studios), the average hourly wage for renters falls short of the Housing Wage in 25 states.

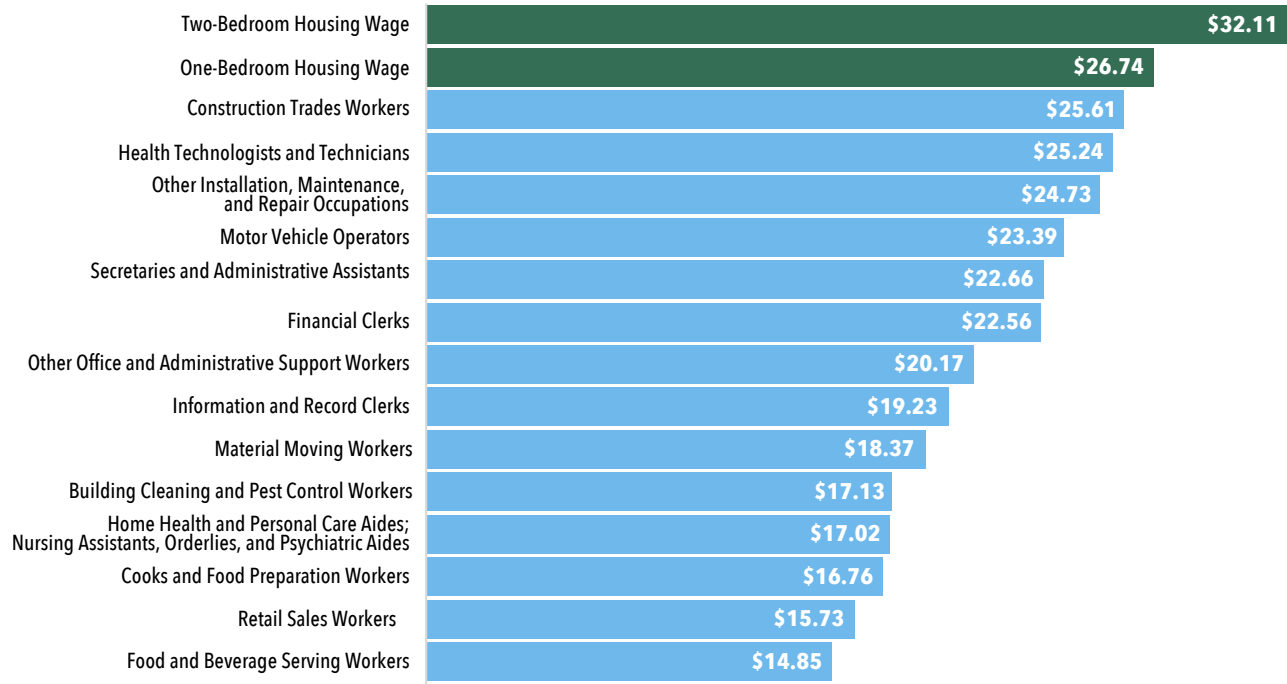
Fourteen of the nation's 20 most common occupations pay median wages that are less than what a full-time worker needs to afford a modest one-bedroom rental home at the national average fair market rent (Figure 3). Sixty-four million people, or 42% of the entire workforce, work in these 14 occupations. For example, the national median hourly wage for the vital work performed by home health aides, personal care aides, nursing assistants, orderlies, and psychiatric aides is \$17.02 – almost 10 dollars less than the full-time wage of \$26.74 needed to afford a one-bedroom rental home at the fair market rent.

FIGURE 2. HOURLY WAGES BY PERCENTILE VS. ONE- AND TWO-BEDROOM HOUSING WAGES



Source: Housing wages based on HUD fair market rents. The hourly wages by percentile are drawn from the Economic Policy Institute State of Working America Data Library 2023, adjusted to 2024 dollars.

FIGURE 3. 14 OF THE 20 LARGEST OCCUPATIONS IN THE UNITED STATES PAY MEDIAN WAGES LESS THAN THE ONE OR TWO-BEDROOM HOUSING WAGE



Source: NLIHC calculation of weighted-average HUD Fair Market Rent. Occupational wages from May 2023 BLS Occupational Employment and Wage Statistics, adjusted to 2024 dollars.



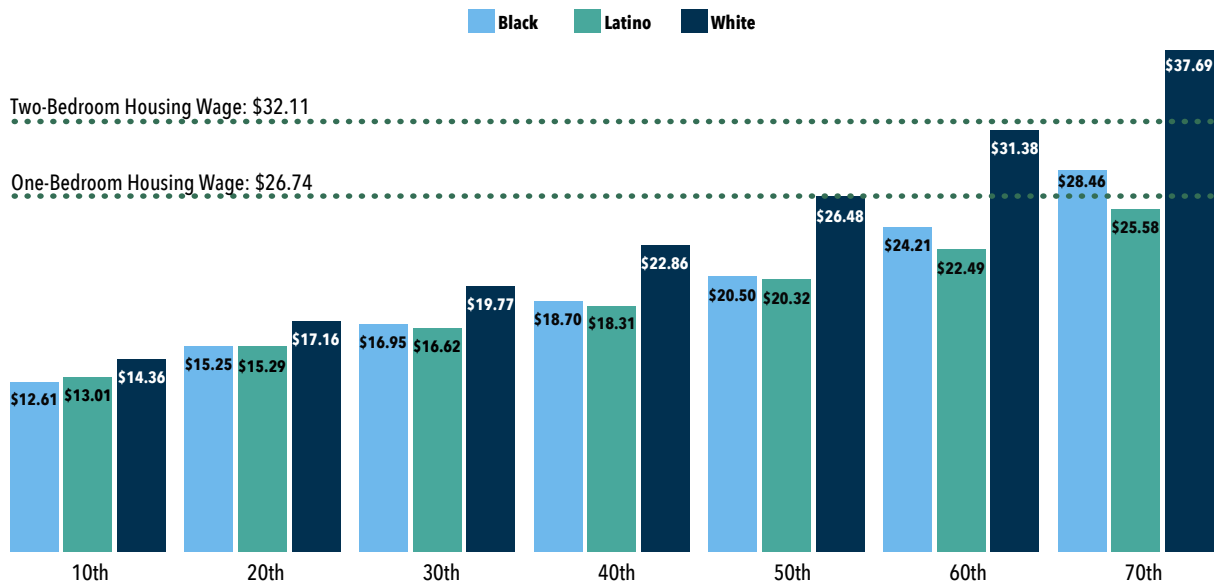
DISPROPORTIONATE HARM TO BLACK, LATINO, AND NATIVE AMERICAN, AND WOMEN WORKERS

Black, Latino, and Native American workers are more likely than white workers to be employed in sectors with lower median wages, like service, consumer-goods production, and transportation, while white workers are more likely to be employed in higher-paying management and professional positions (Allard & Brundage, 2019; Wilson et al., 2021). Even within the same professional occupations, however, the median earnings for white workers are often higher than the median earnings for Black and Latino workers (Wilson et al., 2021).

Figure 4 compares the hourly wage distributions of white, Black, and Latino workers. As a result of wage disparities, Black and Latino workers face larger gaps between their wage and the cost of rental housing than white workers. Nationally, the median wage of a white worker is just 26 cents less than the Housing Wage for a one-bedroom apartment, while the median wage of Black workers falls \$6.24 short and the median wage of Latino workers falls \$6.42 short. At the 70th percentile, a full-time white worker can afford a two-bedroom rental home at the fair market rent. In comparison, a full-time Black worker at this income level can only afford a one-bedroom rental home. However, for a Latino worker making a wage at the 70th percentile, even a one-bedroom rental home at fair market rent is not affordable.

Women earn less than their male counterparts and face more difficulty affording rental housing, particularly Black and Latina women (Figure 5).

FIGURE 4. HOURLY WAGE PERCENTILES VS. ONE- AND TWO-BEDROOM HOUSING WAGES, BY RACE & ETHNICITY



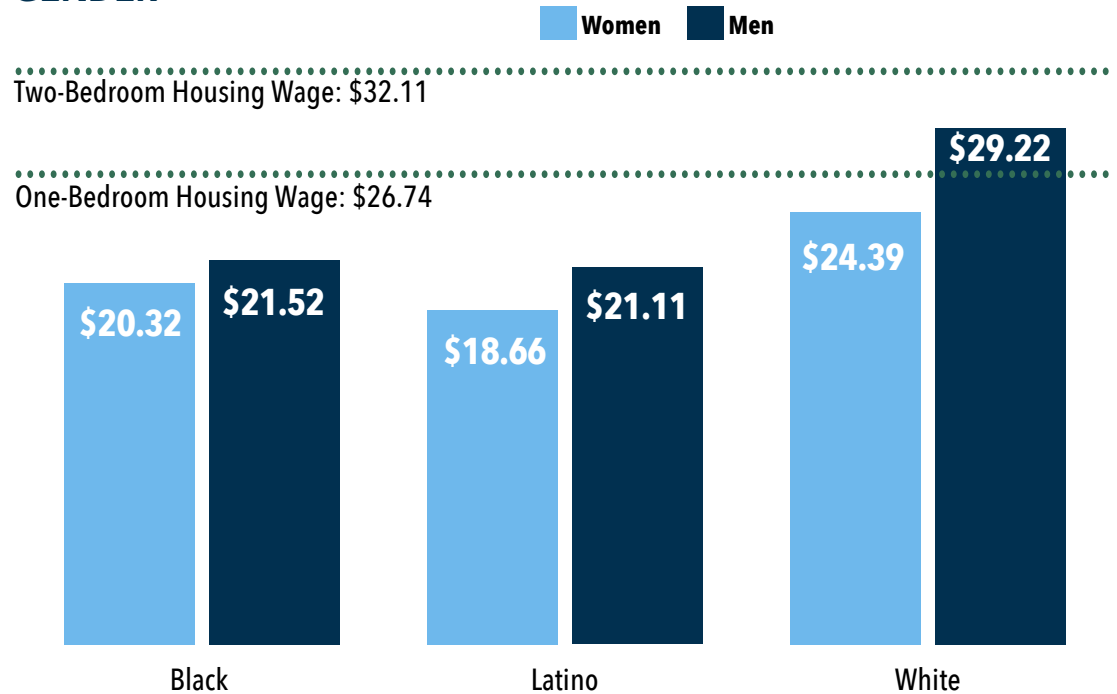
Source: Housing wages based on HUD Fair Market Rents. The hourly wages by percentile are drawn from the Economic Policy Institute State of Working America Data Library 2023, adjusted to 2024 dollars.



Black women earning the median wage for their race and gender make \$20.32, which is \$1.20 less than the median wage among Black male workers and \$8.90 less than the median wage among white male workers. The median wage of Latina women is \$2.45 less than the median wage of Latino men and \$10.56 less than the median wage of white male workers. While a white male worker earning the median wage can afford a one-bedroom apartment at the average fair market rent, all female workers who earn the median wage for their respective races are unable to afford the one-bedroom Housing Wage. Other research has shown that Native American women are paid significantly less than white men in every state, earning just 59 cents for every dollar paid to a white man nationally (Institute for Women’s Policy Research, 2023).

Beyond low wages, people of color are also more likely to face higher rates of unemployment and underemployment, adding to the challenges they face affording housing. The average annual unemployment rate among white participants in the labor market was 3.3% in 2023, compared to 4.6% for Hispanics or Latinos, 5.5% for Blacks, and 6.6% for American Indians or Alaska Natives (U.S. Bureau of Labor Statistics (BLS), 2024). These racial disparities in employment, particularly for Black workers, are driven by factors including higher rates of racial discrimination experienced both during the hiring process and once in the workforce (Schaeffer, 2023).

FIGURE 5. MEDIAN HOURLY WAGES BY RACE, ETHNICITY, AND GENDER



Source: Housing wages based on HUD Fair Market Rents. The hourly wages by percentile are drawn from the Economic Policy Institute State of Working America Data Library 2023, adjusted to 2024 dollars.

THE LONG-TERM LOSS AND SYSTEMIC SHORTAGE OF AFFORDABLE RENTAL HOUSING

In addition to struggling with low wages, the lowest-income renters must contend with a shortage of affordable housing. The U.S. currently faces a shortage of 7.3 million affordable and available rental homes for extremely low-income renters, those with incomes at or below either the federal poverty guideline or 30% of the area median income (AMI) – whichever is greater (Aurand et al., 2024). This shortage of affordable and available homes for extremely low-income renters impacts all states and the 50 largest metro areas, none of which have an adequate housing supply for the lowest-income renters.

Without public subsidy, what renters with extremely low incomes can afford to pay for rent does not cover the development and operating costs of new housing and is often insufficient to incentivize landlords to adequately maintain older rental housing. New rental housing, therefore, is largely targeted to the higher-price end of the market. For example, the median asking monthly rent for new multifamily units in the third quarter of 2023 was \$1,833 (U.S. Census SOMA, 2024), while an extremely low-income household of four can only afford a monthly rent of \$780. Just 2% of new units

had asking rents under \$850 during this period. At the same time, only one in four renters who qualify for housing assistance receives it, and subsidies for affordable housing construction and preservation are oversubscribed (Mazzara, 2021; National Council of State Housing Agencies (NCSHA), 2022).

The lack of new affordable rental construction in the private market and insufficient housing assistance force the lowest-income renters to rely on private-market housing that filters down in relative price as it becomes older. Through the filtering process, new market-rate development for higher-income households can result in a chain of household moves that helps lower-income households: higher-income households move into new, more expensive homes, leaving behind their older and presumably less expensive housing, which is then occupied by other households who leave even older housing behind, and so on. However, filtering can vary in direction and magnitude over time and across locations, suggesting that filtering is responsive to local housing market conditions and does not always work this way (Spader, 2024). In some metropolitan areas, downward filtering has stalled or reversed entirely, with older housing stock becoming more expensive

in newly competitive housing markets (Spader, 2024). Even when downward filtering occurs as expected and properties' share of occupants with low incomes increases with building age, the process does not necessarily result in a reduction in housing costs or cost burdens (Myers & Park, 2020; Spader, 2024).

The shortage of affordable and available rental homes also affects renter households with incomes up to 50% and 80% AMI, though less severely. Nationally, for every 100 renter households making up to 50% AMI, there are only 56 affordable and available rental homes that exist. For every 100 renter households making up to 80% AMI, there are 89 affordable and available rental homes. Yet even while the amount rises substantially, it still does not meet the need. Only renter households making up to 100% AMI are close to having their housing needs met, with 98 affordable and available rental homes for every 100 such renter households (Aurand et al., 2024). This systemic, national shortage of affordable housing is evidence of the need for deeply income-targeted federal housing subsidies.

NOT ENOUGH MONEY IS LEFT FOR OTHER BASIC NEEDS

Low wages and high housing costs leave millions of renters cost-burdened. Households are considered housing cost-burdened when they spend more than 30% of their incomes on rent and utilities. Because cost-burdened households spend a higher share of their income on housing, they have less to spend on other necessities, such as food, childcare, transportation, and healthcare. Across the U.S., 21.6 million renter households are housing cost-burdened and 11.7 million renter households are severely housing cost-burdened (Aurand et al., 2024). Cost-burdened renters are disproportionately extremely low-income. Eighty-seven percent of extremely low-income renters experience some degree of cost burden, and 74% experience severe cost burden compared to 48% and 26% of all renters, respectively. In fact, extremely low-income renters account for 44% of all cost-burdened renters and 69% of severely cost-burdened renters.

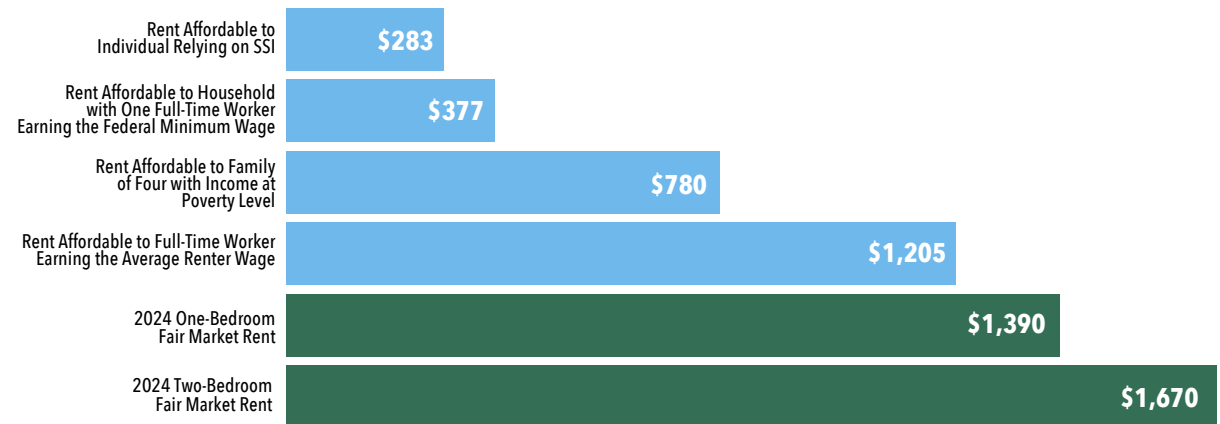
Extremely low-income renter householders are more likely than other renter householders to be seniors, have disabilities, be in school, or be single-adult caregivers. Many have incomes below the poverty level or work minimum- or low-wage jobs. In most areas of the U.S., a family of four with a poverty-level household income can afford monthly rent of no more than \$780, assuming the household can manage to spend as much as 30% of its income on housing (Figure 6). Many extremely low-income families can afford far less than that. Individuals with a full-time job paying the federal minimum wage of \$7.25 can afford a monthly rent of only \$377. Individuals with disabilities relying on federal

Supplemental Security Income (SSI) can afford a monthly rent of only \$283, which is \$1,107 less than the one-bedroom monthly fair market rent. As Figure 6 shows, the average monthly fair market rent for both a one- and two-bedroom rental home is out of reach for low-income renters in many living situations, likely leaving these households cost-burdened.

Long-standing discrimination in housing, employment, and education has contributed to disproportionately high cost-burden rates for Black and Hispanic renter households. In 2022, more than

half of Black (56%) and Hispanic (53%) households were cost burdened, while rates were lower for Native American (46%), white (44%), and Asian (44%) households (Aurand et al., 2024). While Native American renters experience some of the lower levels of cost burdens compared to other renter households by race, they encounter additional difficulties, such as overcrowding, increased costs for essentials like food and services, and alarmingly high rates of inadequate housing conditions (Pindus et al., 2017).

FIGURE 6. RENTS ARE OUT OF REACH



Source: NLIHC calculation of weighted-average HUD Fair Market Rent. Affordable rents based on income data from BLS QCEW, 2022 adjusted to 2024 dollars; and Social Security Administration, 2024 maximum federal SSI benefit for individual.

CRIMINALIZING HOMELESSNESS WHILE RENTS ARE OUT OF REACH

A strong connection exists between housing costs and homelessness in the U.S. Research has shown that rates of homelessness in a community increase with the price of rent (Horowitz et al., 2023). With the cost of rent growing further out of reach for those with the lowest incomes and an inadequate housing safety net, it is no surprise that homelessness is on the rise. The annual point-in-time count conducted by HUD found that approximately 653,000 people were experiencing homelessness in January 2023, the highest number that has ever been recorded and a 12% rise since the previous year (U.S. Department of Housing and Urban Development (HUD), 2024).

In misguided attempts to deal with the growing homelessness crisis, states and localities have increased efforts to criminalize people experiencing homelessness by ticketing, fining, and arresting them for having no place to call home. Punitive approaches like these not only hinder access to necessary services and housing but also incur unnecessary costs for taxpayers. Studies show that investing in housing first and voluntary services is more cost-effective than leaving people unhoused (Jacob et al., 2022). The question of whether communities have the right to fine or arrest those who sleep outside when they have nowhere else to go reached the federal level on April 22, 2024, when the U.S. Supreme Court heard oral arguments in *City of Grants Pass, Oregon v. Johnson*. Although a decision on the case had not been reached

at the time of publication, it remains crucial for policymakers and communities to prioritize evidence-based solutions like Housing First programs to address homelessness effectively and compassionately moving forward.

Housing First is the most effective way to address homelessness. Evidence from a comprehensive analysis of 26 Housing First studies revealed that the initiatives resulted in an 88% reduction in homelessness and a 41% improvement in housing stability when compared to Treatment First-based programs (Peng et al., 2020). Under the Housing First model, stable, affordable, and accessible housing is provided to people experiencing homelessness quickly and without prerequisites, and voluntary supportive services are offered to help improve housing stability and well-being.

Housing First models are unlike other models being advanced at the local and state legislative levels that establish ineffective and outdated requirements like sobriety conditions and work mandates for those in need of access to shelter and housing services. Support for models with work requirements often stems from a common misconception that homeless people do not work. Yet approximately 53% of people living in homeless shelters and 40% of unsheltered people were employed either full time or part time between 2011 and 2018 (Meyer et al., 2021) despite the many barriers preventing people experiencing homelessness from obtaining and maintaining employment opportunities, such as

discrimination, lack of access to transportation, or lack of private space. Even so, employment does not guarantee that people experiencing homelessness will be able to find housing opportunities easily, due to rent prices often being well beyond their earnings and frequent landlord discrimination against those with a history of evictions, involvement with the criminal justice system, and non-traditional income sources (Pagaduan, 2022). For these reasons, people experiencing homelessness and housing instability need access to affordable housing to help maintain their employment, as suggested by an analysis of survey results from low-income renters living in Milwaukee, WI, which found the likelihood of experiencing job loss to be between 11% and 22% higher for workers who experienced a preceding forced move (Desmond & Gershenson, 2016).

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THE FEDERAL POLICIES NEEDED TO END THE HOUSING CRISIS

Despite rising wages, cooling inflation, and low unemployment, low-wage workers and other renters continue to struggle with the cost of rent. Addressing this challenge requires long-term federal investments in affordable housing. As evidenced during the COVID-19 pandemic, federal policies and resources can play a pivotal role in establishing a robust housing safety net, preventing evictions and homelessness, and mitigating housing instability among renters with the lowest-incomes. Establishing a federal housing safety net for the long term will require sustained investments to expand both short- and long-term rental assistance, build new deeply affordable housing, preserve the existing stock, and strengthen renter protections.

Moving forward, Congress must prioritize long-term housing solutions, such as Housing Choice Vouchers (HCVs), that address the gap between incomes and rents documented in this report. The “Ending Homelessness Act of 2023” (H.R. 4232), introduced by Representative Maxine Waters (D-CA), would ensure rental assistance vouchers are universally available to all eligible households in need of assistance. The bipartisan “Family Stability and Opportunity Vouchers Act of 2023” (S.1257, H.R.3776), introduced by Senators Chris Van Hollen (D-MD) and Todd Young (R-IN) and Representatives Joe Neguse (D-CO) and Brian Fitzpatrick (R-PA), would create 250,000 new housing vouchers targeted to low-income families with young children and provide mobility counseling services to help families find housing options in neighborhoods of their choice.

Reforms must also be made to improve implementation of the HCV program. Despite the evidence that bans on source-of-income discrimination increase the effectiveness of the HCV program, private landlords are not required to accept HCVs as payment for rent.

Dozens of states and municipalities have filled in the gaps in federal fair housing law by establishing their own protections for voucher holders. More than half of HCV recipients now live in communities that ban source-of-income discrimination (Greene et al., 2020). Still, too many voucher holders live in communities without these protections. To ensure that all voucher holders are protected from discrimination, Congress should enact the “Fair Housing Improvement Act” (S.1267; H.R.2846) introduced by Senator Tim Kaine (D-VA) and Representative Scott Peters (D-CA). The bill would expand federal fair housing protections to prohibit discrimination based on source of income and military and veteran status. Congress should also ban housing discrimination based on sexual orientation, gender identity, and marital status.

Congress must also invest in solutions to expand and preserve the supply of affordable housing, for example by passing the “Housing Crisis Response Act of 2023” (H.R.4233) introduced by Representative Maxine Waters (D-CA). This bill proposes \$150 billion in critical affordable housing investments. Investments include funding for NLIHC’s top priorities: \$65 billion to repair and preserve public housing, \$15 billion to build deeply affordable rental homes through the national Housing Trust Fund, and \$25 billion to expand rental assistance. If enacted, this legislation would amount to the single largest investment in affordable housing in our nation’s history, creating nearly 1.4 million affordable and accessible homes, and helping nearly 300,000 households afford their rent.

Investments are also needed to address short-term needs for emergency rental assistance that can prevent evictions and homelessness. The U.S. Department of the Treasury’s Emergency Rental Assistance (ERA)

program, which provided \$46.6 billion in ERA for households experiencing financial distress during the pandemic, revealed the widespread need for such a program. The soon-to-be-introduced “Stable Families Act” would build on the success of the ERA program and establish a permanent national housing stabilization fund for renters facing temporary financial setbacks. Temporary assistance can help renters stay housed and prevent the many negative consequences associated with evictions and homelessness.

Finally, the power imbalance between renters and landlords puts renters at risk of housing instability, harassment, and homelessness and fuels racial inequity. Renter protections are needed to reduce this power imbalance and ensure the safety and just treatment of the lowest-income renters. These protections include providing legal counsel to renters facing eviction, prohibiting the reporting of evictions and rental debt on consumer reports, establishing anti-rent gouging protections, eliminating arbitrary screening policies to ensure housing access for people exiting the criminal justice system, and supporting “just cause” eviction standards. Renter protections are also needed to ensure decent, safe, and accessible living conditions for renters.

As this report demonstrates, affordable housing remains out of reach for millions of renters in the U.S. despite a strong economy. Those with the lowest incomes endure the greatest challenges in the face of growing housing costs and a combination of insufficient wage growth and an inadequate housing safety net. Congress must act immediately to expand rental assistance, provide short-term emergency housing assistance, build and preserve deeply affordable rental homes, and enact and enforce robust tenant protections.

DEFINITIONS

AFFORDABILITY in this report is consistent with the federal standard that no more than 30% of a household's gross income should be spent on rent and utilities. Households paying over 30% of their income are considered housing cost-burdened. Households paying over 50% of their income are considered severely housing cost-burdened.

AREA MEDIAN INCOME (AMI) is used to determine income eligibility for affordable housing programs. The AMI is set according to family size and varies by region.

AVERAGE RENTER WAGE is the estimated mean hourly wage among renters, based on 2022 Bureau of Labor Statistics wage data, adjusted by the ratio of renter household income to the overall median household income reported in the ACS and projected to 2024.

EXTREMELY LOW INCOME (ELI) refers to household income that is less than the federal poverty guideline or 30% of AMI.

VERY LOW INCOME (VLI) refers to household income that is less than 50% of AMI.

HOUSING WAGE is the estimated full-time hourly wage that workers must earn to afford a decent rental home at HUD's Fair Market Rent while spending no more than 30% of their income on housing costs.

FULL-TIME WORK is defined as 2,080 hours per year (40 hours each week for 52 weeks). The average employee works roughly 34 hours per week, according to the Bureau of Labor Statistics.

FAIR MARKET RENT (FMR) is typically the 40th percentile of gross rents for standard rental units of recent movers. FMRs are determined by HUD on an annual basis and reflect the cost of shelter and utilities. FMRs are used to determine payment standards for the Housing Choice Voucher program and Section 8 contracts.

THE NUMBERS IN THIS REPORT

Out of Reach data are available for every state, metropolitan area, and county at www.nlihc.org/oor. We encourage you to visit the site, click on your state, and select "more info" to view an interactive page on which you can explore data for specific metropolitan areas and counties in your state. The final pages of this report describe where the numbers come from and how to use them, identify the most expensive jurisdictions, and provide state rankings.

The Housing Wage varies considerably across the country. The Housing Wage for a modest two-bedroom rental home in the Santa Cruz, California, metropolitan area, for example, is \$77.96 – far higher than the national two-bedroom Housing Wage of \$32.11. On the other end of the price spectrum, the average two-bedroom Housing Wage in North Dakota is \$18.38 – much lower than the national two-bedroom Housing Wage. Even so, many jurisdictions with lower-than-average Housing Wages still suffer from a shortage of affordable rental homes. Jurisdictions with low Housing Wages tend to have lower-than-average household incomes, meaning a low Housing Wage is still out of reach for too many households.

The Housing Wage is based on HUD Fair Market Rents (FMR), which are estimates of what a family moving today can expect to pay for a modest rental home, not what all renters are currently paying. The FMR is the basis of the rent-payment standard for Housing Choice Vouchers and other HUD programs. The FMR

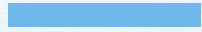
is usually set at the 40th percentile of rents for typical homes occupied by recent movers in an area. FMRs are often applied uniformly within each FMR area, which is either a metropolitan area or nonmetropolitan county. Therefore, the Housing Wage does not reflect rent variations within a metropolitan area or nonmetropolitan county. HUD publishes Small Area FMRs based on U.S. Postal Service ZIP codes to better reflect small-scale market conditions within metropolitan areas. NLIHC calculated the Housing Wage for each ZIP code to illustrate the variation in the Housing Wage within metropolitan areas. These wages can be found online at www.nlihc.org/oor.

Readers are cautioned against comparing statistics in one edition of *Out of Reach* with those in another. Over time, HUD has changed its methodology for calculating FMRs and incomes. Since 2012, HUD has developed FMR estimates using American Community Survey (ACS) data to determine base rents, and this methodology can introduce more year-to-year variability. HUD used proprietary data from private companies to better capture rental inflation influencing 2024 FMRs. From time to time, an area's FMRs are based on local rent surveys rather than the ACS. For these reasons, not all differences between statistics in previous editions of *Out of Reach* and this year's report reflect actual market dynamics. Please consult the appendices and NLIHC research staff for assistance in interpreting changes in the data over time.

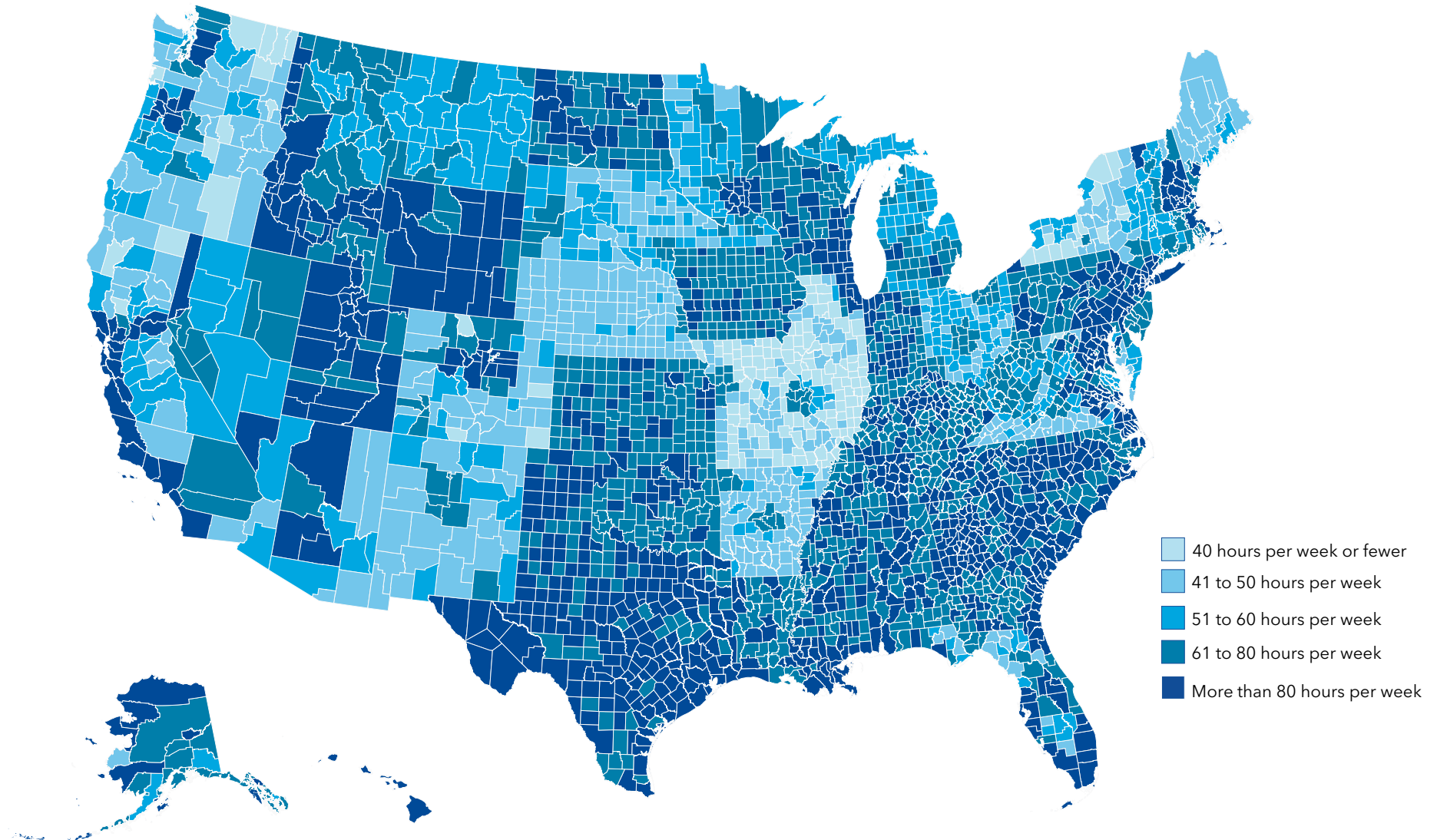
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MAP AND TABLES



HOURS AT MINIMUM WAGE NEEDED TO AFFORD A ONE-BEDROOM RENTAL HOME AT FAIR MARKET RENT IN 2024



***Note:** New England states are displayed with HUD Fair Market Rent Areas. All other states are displayed at the county level. This map does not account for sub-county jurisdictions with minimum wages higher than the prevailing county, state, or federal minimum wage. No local minimum wages are sufficient to afford a one-bedroom rental home at the Fair Market Rent with a 40 hour work week. The geographic variation of Oregon and New York's state minimum wages are reflected at the county level.

MOST EXPENSIVE JURISDICTIONS

Metropolitan Areas	Metropolitan Counties ²	Housing Wage for Two-Bedroom FMR ¹
Santa Cruz-Watsonville, CA MSA	Santa Cruz County, CA	\$77.96
San Francisco, CA HMFA	Marin County, San Francisco County, San Mateo County, CA	\$64.60
San Jose-Sunnyvale-Santa Clara, CA HMFA	Santa Clara County, CA	\$60.23
Santa Maria-Santa Barbara, CA MSA	Santa Barbara County, CA	\$57.58
Salinas, CA MSA	Monterey County, CA	\$55.37
San Diego - Carlsbad MSA	San Diego County, CA	\$54.48
Boston-Cambridge-Quincy, MA-NH HMFA		\$54.37
Santa Ana-Anaheim-Irvine, CA HMFA	Orange County, CA	\$53.52
New York, NY HMFA	New York County, Kings County, Queens County, Bronx County, Richmond County, Rockland County, Putnam County, NY	\$52.92
Napa, CA MSA	Napa County, CA	\$51.62

State Nonmetropolitan Areas (Combined)	Housing Wage for Two-Bedroom FMR	Nonmetropolitan Counties (or County-Equivalents)	Housing Wage for Two-Bedroom FMR
Massachusetts	\$44.70	Nantucket County, MA	\$48.58
Hawaii	\$40.60	Kauai County, HI	\$45.62
Alaska	\$29.31	Eagle County, CO	\$44.60
Connecticut	\$28.54	Summit County, CO	\$42.69
Colorado	\$28.27	Dukes County, MA	\$41.46
New Hampshire	\$25.61	Monroe County, FL	\$41.13
California	\$25.45	Pitkin County, CO	\$39.62
Nevada	\$24.66	Hawaii County, HI	\$38.65
Vermont	\$24.60	Aleutians West Census Area, AK	\$38.29
Washington	\$23.70	Bethel Census Area, AK	\$37.63

1. FMR = Fair Market Rent.

2. Excludes metropolitan counties in New England as FMR areas are not defined by county boundaries in New England.

3. HMFA = HUD Metro FMR Area. This term indicates that a portion of an Office of Management & Budget (OMB)-defined core-based statistical area (CBSA) is in the area to which the FMRs apply. HUD is required by OMB to alter the names of the metropolitan geographic entities it derives from CBSAs when the geographies are not the same as that established by the OMB.

4. MSA = Metropolitan Statistical Area. Geographic entities defined by OMB for use by the federal statistical agencies in collecting, tabulating, and publishing federal statistics. An MSA contains an urban core of 50,000 or more in population.

STATES RANKED BY TWO-BEDROOM HOUSING WAGE

States are ranked from most expensive to least expensive.

Rank ¹	State	Housing Wage for Two-Bedroom FMR ²	Rank ¹	State	Housing Wage for Two-Bedroom FMR ²
1	California	\$47.38	28	North Carolina	\$25.21
2	Massachusetts	\$44.84	29	Tennessee	\$24.31
3	New York	\$44.77	30	South Carolina	\$24.08
4	Hawaii	\$44.60	31	Michigan	\$23.16
5	Washington	\$40.32	32	Idaho	\$23.06
7	New Jersey	\$38.08	33	Louisiana	\$22.11
8	Colorado	\$37.47	34	Indiana	\$22.07
9	Maryland	\$36.70	35	New Mexico	\$21.81
10	Florida	\$35.24	36	Wisconsin	\$21.71
11	Connecticut	\$34.54	37	Wyoming	\$20.98
12	Rhode Island	\$33.20	38	Kentucky	\$20.97
13	New Hampshire	\$32.81	39	Alabama	\$20.88
14	Arizona	\$32.70	40	Missouri	\$20.83
15	Oregon	\$32.34	41	Ohio	\$20.81
16	Nevada	\$30.87	42	Montana	\$20.73
17	Delaware	\$30.65	43	Kansas	\$20.38
18	Virginia	\$30.25	44	Nebraska	\$20.32
19	Vermont	\$29.42	45	Mississippi	\$20.03
20	Georgia	\$28.98	46	Oklahoma	\$19.91
21	Illinois	\$28.81	47	South Dakota	\$19.68
22	Alaska	\$28.61	48	Arkansas	\$18.97
23	Texas	\$27.88	49	Iowa	\$18.86
24	Minnesota	\$27.27	50	West Virginia	\$18.46
25	Utah	\$26.89	51	North Dakota	\$18.38
26	Maine	\$26.38	OTHER		
27	Pennsylvania	\$26.26	6	District of Columbia	\$39.33
			52	Puerto Rico	\$11.58

¹ Includes District of Columbia and Puerto Rico.

² FMR = Fair Market Rent.

STATE SUMMARY

State	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage ³ needed to afford 2BR FMR	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018 - 2022)	% of total households (2018 - 2022)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage to afford 2BR FMR
Alabama	\$20.88	\$1,086	\$43,436	2.9	\$84,287	\$2,107	\$25,286	\$632	585,358	30%	\$16.70	\$868	1.3
Alaska	\$28.61	\$1,488	\$59,516	2.4	\$110,851	\$2,771	\$33,255	\$831	89,178	34%	\$23.35	\$1,214	1.2
Arizona	\$32.70	\$1,700	\$68,014	2.3	\$94,319	\$2,358	\$28,296	\$707	923,784	34%	\$22.87	\$1,189	1.4
Arkansas	\$18.97	\$987	\$39,466	1.7	\$77,271	\$1,932	\$23,181	\$580	395,738	34%	\$17.59	\$914	1.1
California	\$47.38	\$2,464	\$98,545	3.0	\$117,014	\$2,925	\$35,104	\$878	5,908,461	44%	\$30.93	\$1,608	1.5
Colorado	\$37.47	\$1,948	\$77,940	2.6	\$119,131	\$2,978	\$35,739	\$893	770,497	34%	\$25.66	\$1,334	1.5
Connecticut	\$34.54	\$1,796	\$71,837	2.2	\$124,577	\$3,114	\$37,373	\$934	477,219	34%	\$22.30	\$1,160	1.5
Delaware	\$30.65	\$1,594	\$63,742	2.3	\$108,334	\$2,708	\$32,500	\$813	109,077	28%	\$22.21	\$1,155	1.4
Florida	\$35.24	\$1,833	\$73,308	2.9	\$89,422	\$2,236	\$26,827	\$671	2,767,517	33%	\$22.63	\$1,177	1.6
Georgia	\$28.98	\$1,507	\$60,271	4.0	\$93,850	\$2,346	\$28,155	\$704	1,380,613	35%	\$21.79	\$1,133	1.3
Hawaii	\$44.60	\$2,319	\$92,776	3.2	\$115,000	\$2,875	\$34,500	\$863	185,090	38%	\$21.32	\$1,109	2.1
Idaho	\$23.06	\$1,199	\$47,969	3.2	\$90,155	\$2,254	\$27,047	\$676	189,044	28%	\$18.20	\$947	1.3
Illinois	\$28.81	\$1,498	\$59,933	2.1	\$105,311	\$2,633	\$31,593	\$790	1,655,952	33%	\$22.60	\$1,175	1.3
Indiana	\$22.07	\$1,148	\$45,913	3.0	\$90,595	\$2,265	\$27,178	\$679	793,030	30%	\$17.92	\$932	1.2
Iowa	\$18.86	\$981	\$39,232	2.6	\$98,070	\$2,452	\$29,421	\$736	367,455	28%	\$16.81	\$874	1.1
Kansas	\$20.38	\$1,060	\$42,390	2.8	\$91,543	\$2,289	\$27,463	\$687	380,760	33%	\$18.22	\$948	1.1
Kentucky	\$20.97	\$1,090	\$43,612	2.9	\$83,318	\$2,083	\$24,995	\$625	564,035	32%	\$17.51	\$910	1.2
Louisiana	\$22.11	\$1,150	\$45,999	3.1	\$78,654	\$1,966	\$23,596	\$590	579,631	33%	\$16.90	\$879	1.3
Maine	\$26.38	\$1,372	\$54,863	1.9	\$95,707	\$2,393	\$28,712	\$718	153,841	27%	\$17.04	\$886	1.5
Maryland	\$36.70	\$1,909	\$76,345	2.4	\$132,397	\$3,310	\$39,719	\$993	754,068	33%	\$21.97	\$1,142	1.7
Massachusetts	\$44.84	\$2,332	\$93,268	3.0	\$131,831	\$3,296	\$39,549	\$989	1,029,654	38%	\$28.70	\$1,492	1.6
Michigan	\$23.16	\$1,204	\$48,169	2.2	\$92,456	\$2,311	\$27,737	\$693	1,102,783	28%	\$18.76	\$975	1.2
Minnesota	\$27.27	\$1,418	\$56,728	2.5	\$113,163	\$2,829	\$33,949	\$849	624,425	28%	\$20.21	\$1,051	1.3
Mississippi	\$20.03	\$1,042	\$41,671	2.8	\$71,956	\$1,799	\$21,587	\$540	345,804	31%	\$14.39	\$748	1.4
Missouri	\$20.83	\$1,083	\$43,330	1.7	\$91,829	\$2,296	\$27,549	\$689	796,470	32%	\$18.49	\$962	1.1
Montana	\$20.73	\$1,078	\$43,127	2.0	\$89,302	\$2,233	\$26,790	\$670	137,485	31%	\$17.45	\$908	1.2
Nebraska	\$20.32	\$1,057	\$42,267	1.7	\$99,245	\$2,481	\$29,773	\$744	259,728	33%	\$17.49	\$909	1.2

1 BR = Bedroom.

2 FMR = Fiscal Year 2024 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 2024 Area Median Income

5 Affordable rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

STATE SUMMARY

State	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage ³ needed to afford 2BR FMR	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018 - 2022)	% of total households (2018 - 2022)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage to afford 2BR FMR
Nevada	\$30.87	\$1,605	\$64,203	2.6	\$90,411	\$2,260	\$27,123	\$678	483,711	42%	\$21.80	\$1,134	1.4
New Hampshire	\$32.81	\$1,706	\$68,238	4.5	\$119,945	\$2,999	\$35,984	\$900	151,171	28%	\$20.61	\$1,072	1.6
New Jersey	\$38.08	\$1,980	\$79,215	2.5	\$125,225	\$3,131	\$37,568	\$939	1,242,331	36%	\$23.70	\$1,233	1.6
New Mexico	\$21.81	\$1,134	\$45,359	1.8	\$79,200	\$1,980	\$23,760	\$594	254,673	31%	\$17.57	\$914	1.2
New York	\$44.77	\$2,328	\$93,131	3.0	\$108,493	\$2,712	\$32,548	\$814	3,476,404	46%	\$32.98	\$1,715	1.4
North Carolina	\$25.21	\$1,311	\$52,437	3.5	\$90,930	\$2,273	\$27,279	\$682	1,387,271	34%	\$20.61	\$1,072	1.2
North Dakota	\$18.38	\$956	\$38,229	2.5	\$104,572	\$2,614	\$31,372	\$784	117,825	37%	\$20.14	\$1,047	0.9
Ohio	\$20.81	\$1,082	\$43,293	2.0	\$93,028	\$2,326	\$27,908	\$698	1,589,094	33%	\$18.26	\$950	1.1
Oklahoma	\$19.91	\$1,035	\$41,407	2.7	\$81,710	\$2,043	\$24,513	\$613	518,633	34%	\$17.99	\$935	1.1
Oregon	\$32.34	\$1,682	\$67,275	2.2	\$101,750	\$2,544	\$30,525	\$763	618,278	37%	\$21.93	\$1,141	1.5
Pennsylvania	\$26.26	\$1,365	\$54,614	3.6	\$100,505	\$2,513	\$30,151	\$754	1,600,237	31%	\$20.11	\$1,046	1.3
Rhode Island	\$33.20	\$1,726	\$69,054	2.4	\$113,701	\$2,843	\$34,110	\$853	161,269	37%	\$18.04	\$938	1.8
South Carolina	\$24.08	\$1,252	\$50,085	3.3	\$85,370	\$2,134	\$25,611	\$640	588,423	29%	\$17.32	\$900	1.4
South Dakota	\$19.68	\$1,024	\$40,944	1.8	\$95,231	\$2,381	\$28,569	\$714	110,854	32%	\$17.06	\$887	1.2
Tennessee	\$24.31	\$1,264	\$50,566	3.4	\$87,346	\$2,184	\$26,204	\$655	893,910	33%	\$20.73	\$1,078	1.2
Texas	\$27.88	\$1,450	\$57,980	3.8	\$94,298	\$2,357	\$28,289	\$707	3,944,826	38%	\$24.33	\$1,265	1.1
Utah	\$26.89	\$1,398	\$55,930	3.7	\$109,289	\$2,732	\$32,787	\$820	311,167	29%	\$19.91	\$1,035	1.4
Vermont	\$29.42	\$1,530	\$61,200	2.2	\$104,062	\$2,602	\$31,219	\$780	72,636	27%	\$17.38	\$904	1.7
Virginia	\$30.25	\$1,573	\$62,925	2.5	\$115,235	\$2,881	\$34,570	\$864	1,090,477	33%	\$23.17	\$1,205	1.3
Washington	\$40.32	\$2,097	\$83,865	2.5	\$121,443	\$3,036	\$36,433	\$911	1,079,020	36%	\$28.95	\$1,505	1.4
West Virginia	\$18.46	\$960	\$38,405	2.1	\$76,374	\$1,909	\$22,912	\$573	185,013	26%	\$14.45	\$751	1.3
Wisconsin	\$21.71	\$1,129	\$45,163	3.0	\$99,490	\$2,487	\$29,847	\$746	783,898	32%	\$18.51	\$963	1.2
Wyoming	\$20.98	\$1,091	\$43,647	2.9	\$95,857	\$2,396	\$28,757	\$719	65,763	28%	\$16.98	\$883	1.2
OTHER													
District of Columbia	\$39.33	\$2,045	\$81,800	2.2	\$154,700	\$3,868	\$46,410	\$1,160	184,920	59%	\$38.80	\$2,018	1.0
Puerto Rico	\$11.58	\$602	\$24,092	1.1	\$31,916	\$798	\$9,575	\$239	389,715	32%	\$9.16	\$476	1.3

1 BR = Bedroom.

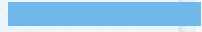
2 FMR = Fiscal Year 2024 Fair Market Rent.

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

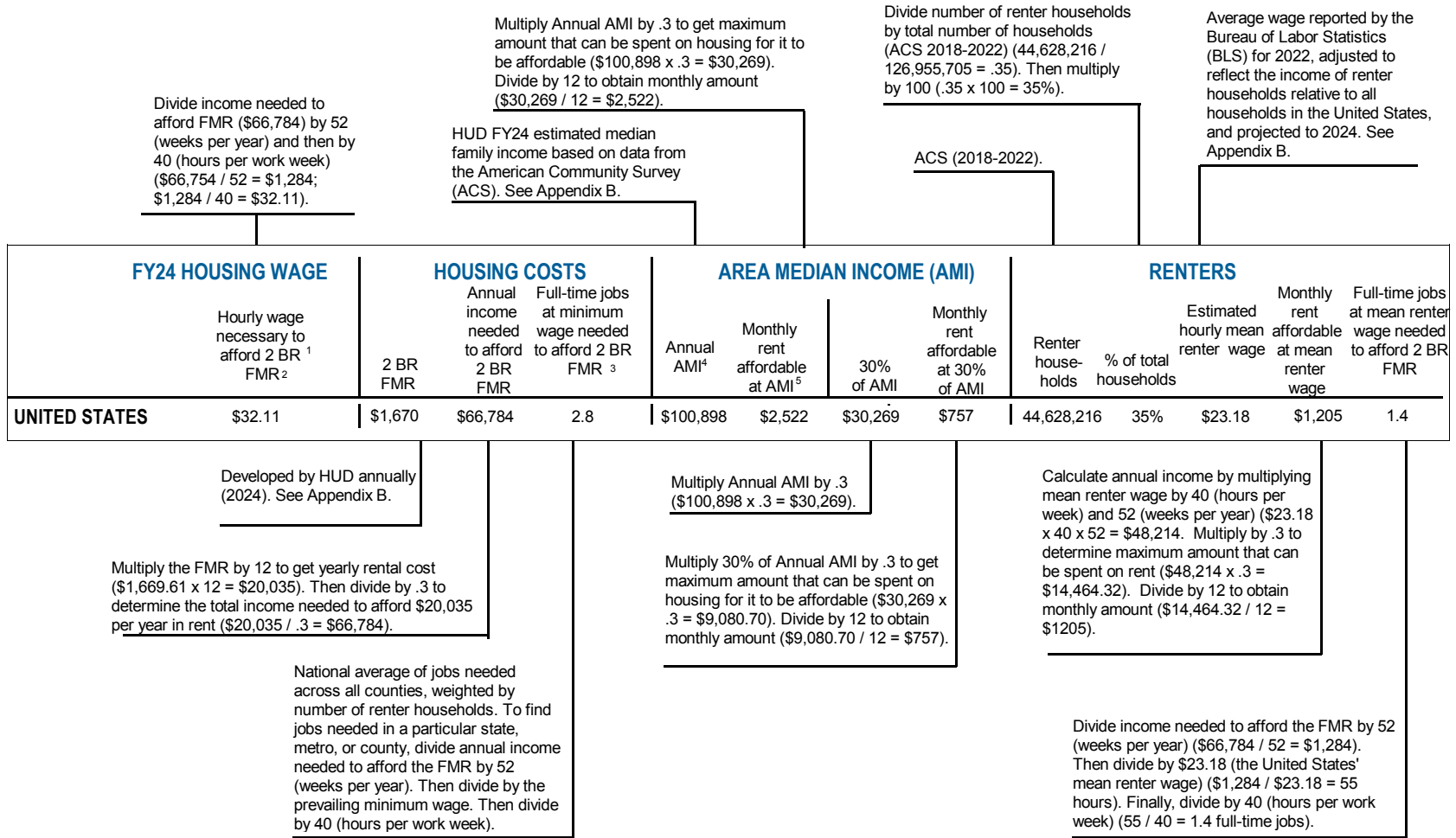
4 AMI = Fiscal Year 2024 Area Median Income

5 Affordable rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

USER GUIDE



WHERE THE NUMBERS COME FROM



1: BR = Bedroom.

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Family Income.

5: "Affordable" rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

HOW TO USE THE NUMBERS

A renter household needs to earn at least \$32.11 per hour in order to afford a two-bedroom home at FMR.

For a family earning 100% of AMI, monthly rent of \$2,522 or less is affordable.

Renter households represented 35% of all households (2018-2022).

The estimated mean (average) renter wage in the United States is \$23.18 per hour (2024).

The annual median family income (AMI) in the United States is \$100,898 (2024).

There were 44,628,216 renter households in the United States (2018-2022).

	FY24 HOUSING WAGE		HOUSING COSTS		AREA MEDIAN INCOME (AMI)			RENTERS					
	Hourly wage necessary to afford 2-BR 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	% of total households	Estimated hourly mean renter wage	Rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2-BR FMR
UNITED STATES	\$32.11	\$1,670	\$66,784	2.8	\$100,898	\$2,522	\$30,269	\$757	44,628,216	35%	\$23.18	\$1,205	1.4

The FMR for a two-bedroom rental home in the United States is \$1,670 (2024).

A renter household needs an annual income of \$66,784 in order to afford a two-bedroom rental home at FMR.

On average, a renter household needs 2.8 full-time jobs paying the minimum wage in order to afford a two-bedroom rental home at FMR.

In the United States, a family at 30% of AMI earns \$30,269 annually.

For a family earning 30% of AMI, monthly rent of \$757 or less is affordable.

If a full-time worker earns the mean renter wage, monthly rent of \$1,205 or less is affordable.

A renter household needs 1.4 full-time jobs paying the mean renter wage in order to afford a two-bedroom rental home at FMR.

1: BR = Bedroom.

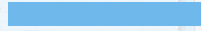
2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Family Income.

5: Affordable rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

STATE PAGES



ALABAMA

#39*

In **Alabama**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,086**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,620** monthly or **\$43,436** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.88
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT ALABAMA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$16.70
2-Bedroom Housing Wage	\$20.88
Number of Renter Households	585358
Percent Renters	30%

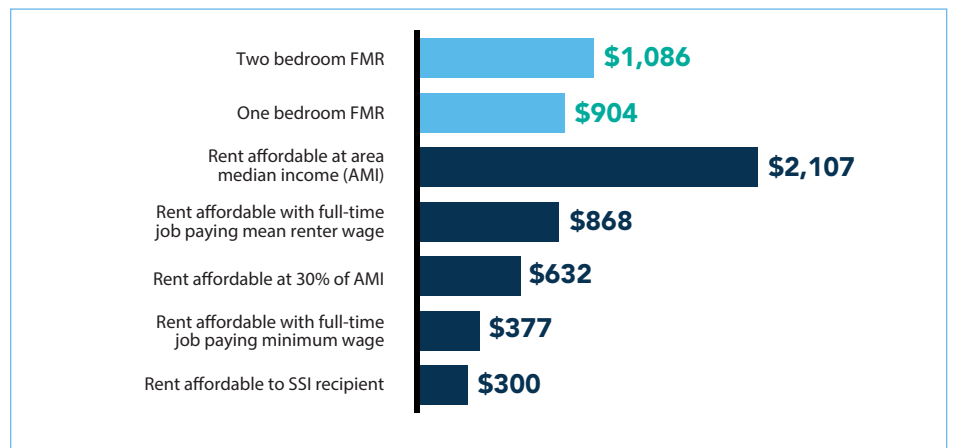
115
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

96
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)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Daphne-Fairhope-Foley MSA	\$26.19
Huntsville MSA	\$24.00
Birmingham-Hoover HMFA	\$23.94
Tuscaloosa HMFA	\$21.63
Pike County	\$21.19



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.

ALABAMA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alabama	\$20.88	\$1,086	\$43,436	2.9	\$84,287	\$2,107	\$25,286	\$632	585,358	30%	\$16.70	\$868	1.3
Combined Nonmetro Areas	\$17.33	\$901	\$36,046	2.4	\$67,223	\$1,681	\$20,167	\$504	122,717	27%	\$13.96	\$726	1.2
<u>Metropolitan Areas</u>													
Anniston-Oxford-Jacksonville MSA	\$17.37	\$903	\$36,120	2.4	\$73,600	\$1,840	\$22,080	\$552	12,999	29%	\$13.55	\$704	1.3
Auburn-Opelika MSA	\$21.13	\$1,099	\$43,960	2.9	\$95,800	\$2,395	\$28,740	\$719	22,649	35%	\$10.57	\$550	2.0
Birmingham-Hoover HMFA	\$23.94	\$1,245	\$49,800	3.3	\$94,400	\$2,360	\$28,320	\$708	123,817	30%	\$19.67	\$1,023	1.2
Chilton County HMFA	\$16.48	\$857	\$34,280	2.3	\$76,500	\$1,913	\$22,950	\$574	4,231	25%	\$15.07	\$784	1.1
Columbus HMFA	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	9,111	39%	\$15.32	\$797	1.3
Daphne-Fairhope-Foley MSA	\$26.19	\$1,362	\$54,480	3.6	\$89,100	\$2,228	\$26,730	\$668	20,094	22%	\$14.79	\$769	1.8
Decatur MSA	\$17.77	\$924	\$36,960	2.5	\$82,500	\$2,063	\$24,750	\$619	15,720	26%	\$15.86	\$825	1.1
Dothan HMFA	\$17.38	\$904	\$36,160	2.4	\$77,900	\$1,948	\$23,370	\$584	16,868	32%	\$15.74	\$818	1.1
Florence-Muscle Shoals MSA	\$18.08	\$940	\$37,600	2.5	\$78,300	\$1,958	\$23,490	\$587	19,168	31%	\$13.35	\$694	1.4
Gadsden MSA	\$18.08	\$940	\$37,600	2.5	\$72,800	\$1,820	\$21,840	\$546	10,337	27%	\$13.57	\$705	1.3
Greene County HMFA	\$18.73	\$974	\$38,960	2.6	\$56,300	\$1,408	\$16,890	\$422	760	26%	\$13.28	\$690	1.4
Henry County HMFA	\$16.48	\$857	\$34,280	2.3	\$80,100	\$2,003	\$24,030	\$601	1,232	18%	\$10.27	\$534	1.6
Huntsville MSA	\$24.00	\$1,248	\$49,920	3.3	\$113,600	\$2,840	\$34,080	\$852	59,628	30%	\$19.53	\$1,015	1.2
Mobile HMFA	\$21.04	\$1,094	\$43,760	2.9	\$78,100	\$1,953	\$23,430	\$586	58,271	37%	\$17.43	\$906	1.2
Montgomery MSA	\$21.00	\$1,092	\$43,680	2.9	\$82,500	\$2,063	\$24,750	\$619	52,121	35%	\$16.98	\$883	1.2
Pickens County HMFA	\$16.48	\$857	\$34,280	2.3	\$63,400	\$1,585	\$19,020	\$476	1,830	26%	\$10.74	\$559	1.5
Tuscaloosa HMFA	\$21.63	\$1,125	\$45,000	3.0	\$87,200	\$2,180	\$26,160	\$654	33,167	37%	\$14.69	\$764	1.5
Washington County HMFA	\$18.50	\$962	\$38,480	2.6	\$80,200	\$2,005	\$24,060	\$602	638	12%	\$17.24	\$897	1.1

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

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

ALABAMA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Counties													
Autauga County	\$21.00	\$1,092	\$43,680	2.9	\$82,500	\$2,063	\$24,750	\$619	5,476	25%	\$17.41	\$905	1.2
Baldwin County	\$26.19	\$1,362	\$54,480	3.6	\$89,100	\$2,228	\$26,730	\$668	20,094	22%	\$14.79	\$769	1.8
Barbour County	\$16.48	\$857	\$34,280	2.3	\$59,100	\$1,478	\$17,730	\$443	3,158	35%	\$12.55	\$653	1.3
Bibb County	\$23.94	\$1,245	\$49,800	3.3	\$94,400	\$2,360	\$28,320	\$708	1,751	24%	\$9.67	\$503	2.5
Blount County	\$23.94	\$1,245	\$49,800	3.3	\$94,400	\$2,360	\$28,320	\$708	4,482	21%	\$12.39	\$644	1.9
Bullock County	\$16.48	\$857	\$34,280	2.3	\$46,500	\$1,163	\$13,950	\$349	1,219	35%	\$15.22	\$791	1.1
Butler County	\$17.08	\$888	\$35,520	2.4	\$62,900	\$1,573	\$18,870	\$472	2,084	29%	\$12.74	\$663	1.3
Calhoun County	\$17.37	\$903	\$36,120	2.4	\$73,600	\$1,840	\$22,080	\$552	12,999	29%	\$13.55	\$704	1.3
Chambers County	\$20.71	\$1,077	\$43,080	2.9	\$63,700	\$1,593	\$19,110	\$478	3,657	28%	\$16.33	\$849	1.3
Cherokee County	\$17.06	\$887	\$35,480	2.4	\$67,300	\$1,683	\$20,190	\$505	2,025	20%	\$15.08	\$784	1.1
Chilton County	\$16.48	\$857	\$34,280	2.3	\$76,500	\$1,913	\$22,950	\$574	4,231	25%	\$15.07	\$784	1.1
Choctaw County	\$16.48	\$857	\$34,280	2.3	\$68,300	\$1,708	\$20,490	\$512	942	18%	\$16.71	\$869	1.0
Clarke County	\$16.48	\$857	\$34,280	2.3	\$68,700	\$1,718	\$20,610	\$515	2,272	28%	\$12.51	\$651	1.3
Clay County	\$16.48	\$857	\$34,280	2.3	\$63,900	\$1,598	\$19,170	\$479	1,188	22%	\$14.52	\$755	1.1
Cleburne County	\$17.19	\$894	\$35,760	2.4	\$76,300	\$1,908	\$22,890	\$572	1,265	22%	\$16.53	\$859	1.0
Coffee County	\$18.31	\$952	\$38,080	2.5	\$80,900	\$2,023	\$24,270	\$607	6,218	31%	\$14.46	\$752	1.3
Colbert County	\$18.08	\$940	\$37,600	2.5	\$78,300	\$1,958	\$23,490	\$587	6,746	29%	\$15.12	\$786	1.2
Conecuh County	\$16.48	\$857	\$34,280	2.3	\$58,800	\$1,470	\$17,640	\$441	1,127	25%	\$14.91	\$775	1.1
Coosa County	\$16.90	\$879	\$35,160	2.3	\$68,500	\$1,713	\$20,550	\$514	750	19%	\$15.66	\$814	1.1
Covington County	\$16.48	\$857	\$34,280	2.3	\$70,300	\$1,758	\$21,090	\$527	3,552	25%	\$10.74	\$559	1.5
Crenshaw County	\$16.48	\$857	\$34,280	2.3	\$73,900	\$1,848	\$22,170	\$554	1,230	25%	\$17.10	\$889	1.0
Cullman County	\$19.27	\$1,002	\$40,080	2.7	\$80,100	\$2,003	\$24,030	\$601	8,009	24%	\$16.43	\$855	1.2
Dale County	\$16.48	\$857	\$34,280	2.3	\$72,000	\$1,800	\$21,600	\$540	7,731	40%	\$22.27	\$1,158	0.7
Dallas County	\$17.54	\$912	\$36,480	2.4	\$55,700	\$1,393	\$16,710	\$418	5,693	39%	\$13.40	\$697	1.3
DeKalb County	\$16.48	\$857	\$34,280	2.3	\$58,200	\$1,455	\$17,460	\$437	6,716	26%	\$13.86	\$721	1.2

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ALABAMA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Elmore County	\$21.00	\$1,092	\$43,680	2.9	\$82,500	\$2,063	\$24,750	\$619	7,372	23%	\$11.95	\$621	1.8
Escambia County	\$16.48	\$857	\$34,280	2.3	\$60,900	\$1,523	\$18,270	\$457	4,278	33%	\$15.26	\$794	1.1
Etowah County	\$18.08	\$940	\$37,600	2.5	\$72,800	\$1,820	\$21,840	\$546	10,337	27%	\$13.57	\$705	1.3
Fayette County	\$16.48	\$857	\$34,280	2.3	\$66,200	\$1,655	\$19,860	\$497	1,484	24%	\$11.63	\$605	1.4
Franklin County	\$16.48	\$857	\$34,280	2.3	\$65,700	\$1,643	\$19,710	\$493	3,008	27%	\$15.22	\$791	1.1
Geneva County	\$17.38	\$904	\$36,160	2.4	\$77,900	\$1,948	\$23,370	\$584	2,521	24%	\$9.77	\$508	1.8
Greene County	\$18.73	\$974	\$38,960	2.6	\$56,300	\$1,408	\$16,890	\$422	760	26%	\$13.28	\$690	1.4
Hale County	\$21.63	\$1,125	\$45,000	3.0	\$87,200	\$2,180	\$26,160	\$654	1,216	23%	\$15.56	\$809	1.4
Henry County	\$16.48	\$857	\$34,280	2.3	\$80,100	\$2,003	\$24,030	\$601	1,232	18%	\$10.27	\$534	1.6
Houston County	\$17.38	\$904	\$36,160	2.4	\$77,900	\$1,948	\$23,370	\$584	14,347	35%	\$16.30	\$848	1.1
Jackson County	\$16.48	\$857	\$34,280	2.3	\$63,100	\$1,578	\$18,930	\$473	4,937	24%	\$15.00	\$780	1.1
Jefferson County	\$23.94	\$1,245	\$49,800	3.3	\$94,400	\$2,360	\$28,320	\$708	95,438	36%	\$20.28	\$1,054	1.2
Lamar County	\$16.48	\$857	\$34,280	2.3	\$67,400	\$1,685	\$20,220	\$506	1,310	25%	\$9.53	\$496	1.7
Lauderdale County	\$18.08	\$940	\$37,600	2.5	\$78,300	\$1,958	\$23,490	\$587	12,422	32%	\$11.95	\$621	1.5
Lawrence County	\$17.77	\$924	\$36,960	2.5	\$82,500	\$2,063	\$24,750	\$619	2,638	21%	\$14.96	\$778	1.2
Lee County	\$21.13	\$1,099	\$43,960	2.9	\$95,800	\$2,395	\$28,740	\$719	22,649	35%	\$10.57	\$550	2.0
Limestone County	\$24.00	\$1,248	\$49,920	3.3	\$113,600	\$2,840	\$34,080	\$852	8,604	22%	\$15.06	\$783	1.6
Lowndes County	\$21.00	\$1,092	\$43,680	2.9	\$82,500	\$2,063	\$24,750	\$619	901	23%	\$22.20	\$1,155	0.9
Macon County	\$17.27	\$898	\$35,920	2.4	\$55,900	\$1,398	\$16,770	\$419	2,642	37%	\$12.88	\$670	1.3
Madison County	\$24.00	\$1,248	\$49,920	3.3	\$113,600	\$2,840	\$34,080	\$852	51,024	32%	\$20.10	\$1,045	1.2
Marengo County	\$16.48	\$857	\$34,280	2.3	\$71,200	\$1,780	\$21,360	\$534	2,341	32%	\$13.25	\$689	1.2
Marion County	\$16.48	\$857	\$34,280	2.3	\$67,200	\$1,680	\$20,160	\$504	2,987	27%	\$11.32	\$589	1.5
Marshall County	\$16.65	\$866	\$34,640	2.3	\$68,200	\$1,705	\$20,460	\$512	8,847	25%	\$12.09	\$629	1.4
Mobile County	\$21.04	\$1,094	\$43,760	2.9	\$78,100	\$1,953	\$23,430	\$586	58,271	37%	\$17.43	\$906	1.2
Monroe County	\$16.48	\$857	\$34,280	2.3	\$63,300	\$1,583	\$18,990	\$475	2,013	28%	\$15.71	\$817	1.0
Montgomery County	\$21.00	\$1,092	\$43,680	2.9	\$82,500	\$2,063	\$24,750	\$619	38,372	43%	\$17.66	\$918	1.2

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ALABAMA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Morgan County	\$17.77	\$924	\$36,960	2.5	\$82,500	\$2,063	\$24,750	\$619	13,082	27%	\$15.93	\$828	1.1
Perry County	\$16.62	\$864	\$34,560	2.3	\$42,400	\$1,060	\$12,720	\$318	918	30%	\$14.17	\$737	1.2
Pickens County	\$16.48	\$857	\$34,280	2.3	\$63,400	\$1,585	\$19,020	\$476	1,830	26%	\$10.74	\$559	1.5
Pike County	\$21.19	\$1,102	\$44,080	2.9	\$72,800	\$1,820	\$21,840	\$546	4,435	37%	\$13.35	\$694	1.6
Randolph County	\$16.48	\$857	\$34,280	2.3	\$66,200	\$1,655	\$19,860	\$497	1,812	21%	\$10.54	\$548	1.6
Russell County	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	9,111	39%	\$15.32	\$797	1.3
St. Clair County	\$23.94	\$1,245	\$49,800	3.3	\$94,400	\$2,360	\$28,320	\$708	6,180	18%	\$17.05	\$886	1.4
Shelby County	\$23.94	\$1,245	\$49,800	3.3	\$94,400	\$2,360	\$28,320	\$708	15,966	19%	\$19.01	\$988	1.3
Sumter County	\$19.60	\$1,019	\$40,760	2.7	\$49,100	\$1,228	\$14,730	\$368	1,474	31%	\$13.37	\$695	1.5
Talladega County	\$17.46	\$908	\$36,320	2.4	\$67,200	\$1,680	\$20,160	\$504	9,084	28%	\$13.55	\$705	1.3
Tallapoosa County	\$17.63	\$917	\$36,680	2.4	\$67,300	\$1,683	\$20,190	\$505	4,029	25%	\$11.39	\$592	1.5
Tuscaloosa County	\$21.63	\$1,125	\$45,000	3.0	\$87,200	\$2,180	\$26,160	\$654	31,951	38%	\$14.67	\$763	1.5
Walker County	\$16.48	\$857	\$34,280	2.3	\$73,100	\$1,828	\$21,930	\$548	5,566	23%	\$11.62	\$604	1.4
Washington County	\$18.50	\$962	\$38,480	2.6	\$80,200	\$2,005	\$24,060	\$602	638	12%	\$17.24	\$897	1.1
Wilcox County	\$20.00	\$1,040	\$41,600	2.8	\$49,100	\$1,228	\$14,730	\$368	735	21%	\$14.00	\$728	1.4
Winston County	\$16.48	\$857	\$34,280	2.3	\$65,300	\$1,633	\$19,590	\$490	1,981	22%	\$13.64	\$709	1.2

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ALASKA

#22*

In **Alaska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,488**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,960** monthly or **\$59,516** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$28.61
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT ALASKA:

STATE FACTS	
Minimum Wage	\$11.73
Average Renter Wage	\$23.35
2-Bedroom Housing Wage	\$28.61
Number of Renter Households	89178
Percent Renters	34%

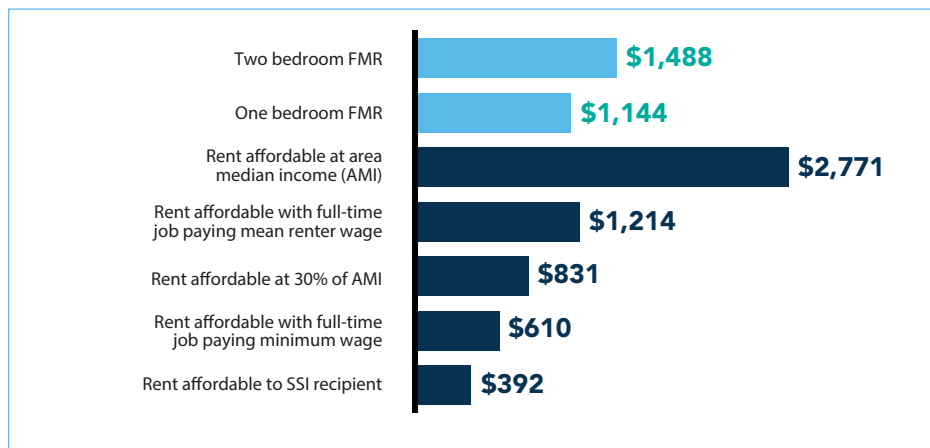
98
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

75
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Aleutians West Census Area, AK	\$38.29
Bethel Census Area, AK	\$37.63
North Slope Borough	\$36.56
Northwest Arctic Borough	\$36.23
Kodiak Island Borough	\$34.85



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.

ALASKA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alaska	\$28.61	\$1,488	\$59,516	2.4	\$110,851	\$2,771	\$33,255	\$831	89,178	34%	\$23.35	\$1,214	1.2
Combined Nonmetro Areas	\$29.31	\$1,524	\$60,963	2.5	\$101,082	\$2,527	\$30,325	\$758	26,823	33%	\$28.96	\$1,506	1.0
<u>Metropolitan Areas</u>													
Anchorage HMFA	\$27.96	\$1,454	\$58,160	2.4	\$121,100	\$3,028	\$36,330	\$908	38,778	36%	\$21.68	\$1,128	1.3
Fairbanks MSA	\$31.65	\$1,646	\$65,840	2.7	\$110,000	\$2,750	\$33,000	\$825	14,330	40%	\$21.90	\$1,139	1.4
Matanuska-Susitna Borough HMFA	\$24.62	\$1,280	\$51,200	2.1	\$104,100	\$2,603	\$31,230	\$781	9,247	24%	\$15.70	\$816	1.6
<u>Counties</u>													
Aleutians East Borough	\$26.12	\$1,358	\$54,320	2.2	\$84,900	\$2,123	\$25,470	\$637	370	41%	\$38.37	\$1,995	0.7
Aleutians West Census Area	\$38.29	\$1,991	\$79,640	3.3	\$118,500	\$2,963	\$35,550	\$889	701	72%	\$41.88	\$2,178	0.9
Anchorage Municipality	\$27.96	\$1,454	\$58,160	2.4	\$121,100	\$3,028	\$36,330	\$908	38,778	36%	\$21.68	\$1,128	1.3
Bethel Census Area	\$37.63	\$1,957	\$78,280	3.2	\$71,400	\$1,785	\$21,420	\$536	1,872	41%	\$27.82	\$1,446	1.4
Bristol Bay Borough	\$23.79	\$1,237	\$49,480	2.0	\$108,900	\$2,723	\$32,670	\$817	140	49%	\$39.94	\$2,077	0.6
Chugach Census Area	\$27.00	\$1,404	\$56,160	2.3	\$102,200	\$2,555	\$30,660	\$767	1,030	37%	\$29.06	\$1,511	0.9
Copper River Census Area	\$22.71	\$1,181	\$47,240	1.9	\$101,100	\$2,528	\$30,330	\$758	340	31%	\$20.49	\$1,065	1.1
Denali Borough †	\$27.15	\$1,412	\$56,480	2.3	\$139,000	\$3,475	\$41,700	\$1,043	69	13%			
Dillingham Census Area	\$24.65	\$1,282	\$51,280	2.1	\$77,000	\$1,925	\$23,100	\$578	543	39%	\$31.71	\$1,649	0.8
Fairbanks North Star Borough	\$31.65	\$1,646	\$65,840	2.7	\$110,000	\$2,750	\$33,000	\$825	14,330	40%	\$21.90	\$1,139	1.4
Haines Borough †	\$28.27	\$1,470	\$58,800	2.4	\$103,400	\$2,585	\$31,020	\$776	238	30%			
Hoonah-Angoon Census Area	\$25.56	\$1,329	\$53,160	2.2	\$83,900	\$2,098	\$25,170	\$629	221	25%	\$18.59	\$967	1.4
Juneau City and Borough	\$32.29	\$1,679	\$67,160	2.8	\$120,800	\$3,020	\$36,240	\$906	4,652	36%	\$20.86	\$1,085	1.5
Kenai Peninsula Borough	\$25.02	\$1,301	\$52,040	2.1	\$107,400	\$2,685	\$32,220	\$806	5,393	23%	\$17.33	\$901	1.4
Ketchikan Gateway Borough	\$29.73	\$1,546	\$61,840	2.5	\$112,000	\$2,800	\$33,600	\$840	1,912	34%	\$18.44	\$959	1.6
Kodiak Island Borough	\$34.85	\$1,812	\$72,480	3.0	\$110,700	\$2,768	\$33,210	\$830	1,915	43%	\$24.85	\$1,292	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ALASKA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kusilvak Census Area	\$17.40	\$905	\$36,200	1.5	\$46,600	\$1,165	\$13,980	\$350	542	29%	\$19.25	\$1,001	0.9
Lake and Peninsula Borough	\$18.02	\$937	\$37,480	1.5	\$68,900	\$1,723	\$20,670	\$517	107	33%	\$27.65	\$1,438	0.7
Matanuska-Susitna Borough	\$24.62	\$1,280	\$51,200	2.1	\$104,100	\$2,603	\$31,230	\$781	9,247	24%	\$15.70	\$816	1.6
Nome Census Area	\$28.79	\$1,497	\$59,880	2.5	\$74,900	\$1,873	\$22,470	\$562	1,041	37%	\$37.73	\$1,962	0.8
North Slope Borough	\$36.56	\$1,901	\$76,040	3.1	\$98,400	\$2,460	\$29,520	\$738	1,156	53%	\$66.58	\$3,462	0.5
Northwest Arctic Borough	\$36.23	\$1,884	\$75,360	3.1	\$82,300	\$2,058	\$24,690	\$617	693	39%	\$51.01	\$2,652	0.7
Petersburg Borough	\$26.06	\$1,355	\$54,200	2.2	\$95,600	\$2,390	\$28,680	\$717	334	27%	\$10.62	\$552	2.5
Prince of Wales-Hyder Census Area	\$20.02	\$1,041	\$41,640	1.7	\$82,300	\$2,058	\$24,690	\$617	639	27%	\$17.59	\$914	1.1
Sitka City and Borough	\$28.19	\$1,466	\$58,640	2.4	\$114,600	\$2,865	\$34,380	\$860	1,228	36%	\$16.80	\$874	1.7
Skagway Municipality	\$29.67	\$1,543	\$61,720	2.5	\$117,700	\$2,943	\$35,310	\$883	141	34%	\$22.18	\$1,153	1.3
Southeast Fairbanks Census Area	\$25.17	\$1,309	\$52,360	2.1	\$87,200	\$2,180	\$26,160	\$654	547	25%	\$30.43	\$1,582	0.8
Wrangell City and Borough	\$21.19	\$1,102	\$44,080	1.8	\$82,300	\$2,058	\$24,690	\$617	323	35%	\$17.55	\$912	1.2
Yakutat City and Borough	\$25.00	\$1,300	\$52,000	2.1	\$83,300	\$2,083	\$24,990	\$625	102	44%	\$34.65	\$1,802	0.7
Yukon-Koyukuk Census Area	\$20.62	\$1,072	\$42,880	1.8	\$63,100	\$1,578	\$18,930	\$473	574	28%	\$28.83	\$1,499	0.7

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ARIZONA

#14*

In **Arizona**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,700**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,668** monthly or **\$68,014** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.70
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT ARIZONA:

STATE FACTS	
Minimum Wage	\$14.35
Average Renter Wage	\$22.87
2-Bedroom Housing Wage	\$32.70
Number of Renter Households	923784
Percent Renters	34%

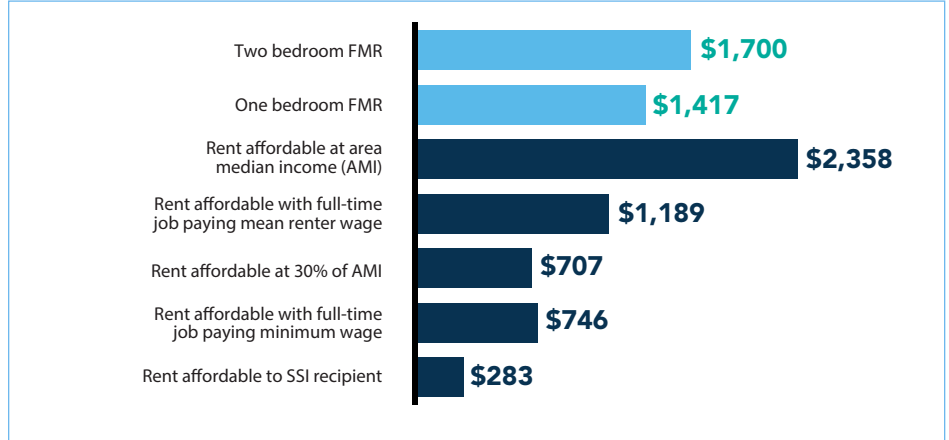
91
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

76
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.3
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Phoenix-Mesa-Scottsdale MSA	\$36.10
Flagstaff MSA	\$35.83
Prescott Valley-Prescott MSA	\$26.98
Tucson MSA	\$25.71
Yuma MSA	\$24.31



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.

ARIZONA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Arizona	\$32.70	\$1,700	\$68,014	2.3	\$94,319	\$2,358	\$28,296	\$707	923,784	34%	\$22.87	\$1,189	1.4
Combined Nonmetro Areas	\$22.12	\$1,150	\$46,002	1.5	\$64,443	\$1,611	\$19,333	\$483	32,807	27%	\$21.47	\$1,116	1.0
<u>Metropolitan Areas</u>													
Flagstaff MSA	\$35.83	\$1,863	\$74,520	2.5	\$85,900	\$2,148	\$25,770	\$644	21,288	41%	\$18.28	\$950	2.0
Lake Havasu City-Kingman MSA	\$23.29	\$1,211	\$48,440	1.6	\$68,200	\$1,705	\$20,460	\$512	26,102	27%	\$17.70	\$921	1.3
Phoenix-Mesa-Scottsdale MSA	\$36.10	\$1,877	\$75,080	2.5	\$101,300	\$2,533	\$30,390	\$760	625,339	34%	\$24.22	\$1,259	1.5
Prescott MSA	\$26.98	\$1,403	\$56,120	1.9	\$85,300	\$2,133	\$25,590	\$640	28,649	27%	\$17.78	\$924	1.5
Sierra Vista-Douglas MSA	\$20.52	\$1,067	\$42,680	1.4	\$70,700	\$1,768	\$21,210	\$530	14,798	30%	\$17.62	\$916	1.2
Tucson MSA	\$25.71	\$1,337	\$53,480	1.8	\$90,200	\$2,255	\$27,060	\$677	151,698	36%	\$18.19	\$946	1.4
Yuma MSA	\$24.31	\$1,264	\$50,560	1.7	\$63,900	\$1,598	\$19,170	\$479	23,103	31%	\$17.59	\$915	1.4
<u>Counties</u>													
Apache County	\$20.33	\$1,057	\$42,280	1.4	\$52,300	\$1,308	\$15,690	\$392	3,948	20%	\$27.65	\$1,438	0.7
Cochise County	\$20.52	\$1,067	\$42,680	1.4	\$70,700	\$1,768	\$21,210	\$530	14,798	30%	\$17.62	\$916	1.2
Coconino County	\$35.83	\$1,863	\$74,520	2.5	\$85,900	\$2,148	\$25,770	\$644	21,288	41%	\$18.28	\$950	2.0
Gila County	\$24.27	\$1,262	\$50,480	1.7	\$68,800	\$1,720	\$20,640	\$516	5,536	24%	\$19.50	\$1,014	1.2
Graham County	\$22.25	\$1,157	\$46,280	1.6	\$75,400	\$1,885	\$22,620	\$566	3,194	27%	\$19.96	\$1,038	1.1
Greenlee County	\$21.04	\$1,094	\$43,760	1.5	\$83,000	\$2,075	\$24,900	\$623	1,447	44%	\$46.45	\$2,415	0.5
La Paz County	\$22.73	\$1,182	\$47,280	1.6	\$62,600	\$1,565	\$18,780	\$470	2,819	32%	\$22.41	\$1,165	1.0
Maricopa County	\$36.10	\$1,877	\$75,080	2.5	\$101,300	\$2,533	\$30,390	\$760	594,506	36%	\$24.35	\$1,266	1.5
Mohave County	\$23.29	\$1,211	\$48,440	1.6	\$68,200	\$1,705	\$20,460	\$512	26,102	27%	\$17.70	\$921	1.3
Navajo County	\$22.88	\$1,190	\$47,600	1.6	\$64,100	\$1,603	\$19,230	\$481	10,402	28%	\$17.57	\$914	1.3
Pima County	\$25.71	\$1,337	\$53,480	1.8	\$90,200	\$2,255	\$27,060	\$677	151,698	36%	\$18.19	\$946	1.4

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ARIZONA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Pinal County	\$36.10	\$1,877	\$75,080	2.5	\$101,300	\$2,533	\$30,390	\$760	30,833	20%	\$19.04	\$990	1.9
Santa Cruz County	\$19.65	\$1,022	\$40,880	1.4	\$63,100	\$1,578	\$18,930	\$473	5,461	33%	\$14.15	\$736	1.4
Yavapai County	\$26.98	\$1,403	\$56,120	1.9	\$85,300	\$2,133	\$25,590	\$640	28,649	27%	\$17.78	\$924	1.5
Yuma County	\$24.31	\$1,264	\$50,560	1.7	\$63,900	\$1,598	\$19,170	\$479	23,103	31%	\$17.59	\$915	1.4

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ARKANSAS

#48*

In **Arkansas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$987**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,289** monthly or **\$39,466** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.97
PER HOUR
**STATE HOUSING
WAGE**

FACTS ABOUT ARKANSAS:

STATE FACTS	
Minimum Wage	\$11.00
Average Renter Wage	\$17.59
2-Bedroom Housing Wage	\$18.97
Number of Renter Households	395738
Percent Renters	34%

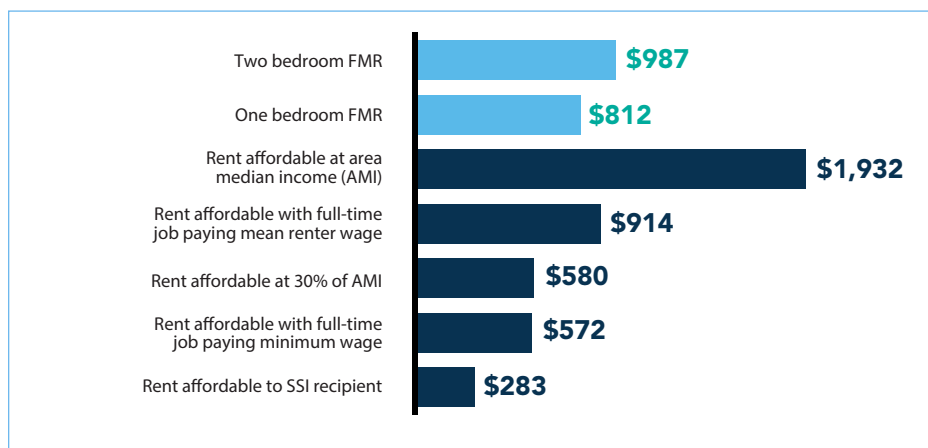
69
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

57
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

1.7
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Memphis HMFA	\$24.96
Fayetteville-Springdale-Rogers MSA	\$21.56
Little Rock-North Little Rock-Conway HMFA	\$20.94
Hot Springs MSA	\$19.37
Texarkana HMFA	\$18.88



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.

ARIZONA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Arkansas	\$18.97	\$987	\$39,466	1.7	\$77,271	\$1,932	\$23,181	\$580	395,738	34%	\$17.59	\$914	1.1
Combined Nonmetro Areas	\$16.04	\$834	\$33,363	1.5	\$65,356	\$1,634	\$19,607	\$490	123,423	29%	\$14.21	\$739	1.1
Metropolitan Areas													
Fayetteville-Springdale-Rogers MSA	\$21.56	\$1,121	\$44,840	2.0	\$94,400	\$2,360	\$28,320	\$708	77,362	38%	\$23.34	\$1,214	0.9
Fort Smith HMFA	\$17.13	\$891	\$35,640	1.6	\$66,500	\$1,663	\$19,950	\$499	26,254	35%	\$17.24	\$896	1.0
Franklin County HMFA	\$15.65	\$814	\$32,560	1.4	\$71,600	\$1,790	\$21,480	\$537	1,765	26%	\$10.82	\$563	1.4
Grant County HMFA	\$17.17	\$893	\$35,720	1.6	\$90,900	\$2,273	\$27,270	\$682	1,350	20%	\$10.39	\$540	1.7
Hot Springs MSA	\$19.37	\$1,007	\$40,280	1.8	\$70,900	\$1,773	\$21,270	\$532	13,711	32%	\$16.59	\$863	1.2
Jonesboro HMFA	\$18.00	\$936	\$37,440	1.6	\$86,800	\$2,170	\$26,040	\$651	17,072	40%	\$14.94	\$777	1.2
Little River County HMFA	\$15.65	\$814	\$32,560	1.4	\$81,500	\$2,038	\$24,450	\$611	763	16%	\$15.80	\$822	1.0
Little Rock-North Little Rock-Conway HMFA	\$20.94	\$1,089	\$43,560	1.9	\$86,500	\$2,163	\$25,950	\$649	107,164	36%	\$17.71	\$921	1.2
Memphis HMFA	\$24.96	\$1,298	\$51,920	2.3	\$85,200	\$2,130	\$25,560	\$639	8,144	44%	\$14.25	\$741	1.8
Pine Bluff MSA	\$17.42	\$906	\$36,240	1.6	\$61,400	\$1,535	\$18,420	\$461	10,080	33%	\$17.40	\$905	1.0
Poinsett County HMFA	\$15.65	\$814	\$32,560	1.4	\$59,800	\$1,495	\$17,940	\$449	3,304	36%	\$14.21	\$739	1.1
Texarkana HMFA	\$18.88	\$982	\$39,280	1.7	\$69,600	\$1,740	\$20,880	\$522	5,346	34%	\$14.03	\$729	1.3
Counties													
Arkansas County	\$16.48	\$857	\$34,280	1.5	\$76,300	\$1,908	\$22,890	\$572	2,214	34%	\$10.25	\$533	1.6
Ashley County	\$15.65	\$814	\$32,560	1.4	\$63,700	\$1,593	\$19,110	\$478	1,847	26%	\$11.76	\$611	1.3
Baxter County	\$17.13	\$891	\$35,640	1.6	\$63,700	\$1,593	\$19,110	\$478	4,879	26%	\$15.18	\$789	1.1
Benton County	\$21.56	\$1,121	\$44,840	2.0	\$94,400	\$2,360	\$28,320	\$708	33,497	32%	\$27.49	\$1,430	0.8
Boone County	\$15.65	\$814	\$32,560	1.4	\$70,700	\$1,768	\$21,210	\$530	4,532	30%	\$14.58	\$758	1.1
Bradley County	\$15.65	\$814	\$32,560	1.4	\$64,200	\$1,605	\$19,260	\$482	1,258	35%	\$15.03	\$782	1.0

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ARIZONA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Calhoun County	\$17.60	\$915	\$36,600	1.6	\$69,900	\$1,748	\$20,970	\$524	203	14%	\$30.22	\$1,571	0.6
Carroll County	\$16.04	\$834	\$33,360	1.5	\$73,300	\$1,833	\$21,990	\$550	2,675	24%	\$10.74	\$558	1.5
Chicot County	\$15.65	\$814	\$32,560	1.4	\$56,800	\$1,420	\$17,040	\$426	1,285	32%	\$11.72	\$609	1.3
Clark County	\$15.65	\$814	\$32,560	1.4	\$70,700	\$1,768	\$21,210	\$530	2,991	38%	\$12.45	\$647	1.3
Clay County	\$15.65	\$814	\$32,560	1.4	\$62,800	\$1,570	\$18,840	\$471	1,608	27%	\$15.10	\$785	1.0
Cleburne County	\$16.85	\$876	\$35,040	1.5	\$68,000	\$1,700	\$20,400	\$510	2,266	21%	\$14.30	\$743	1.2
Cleveland County	\$17.42	\$906	\$36,240	1.6	\$61,400	\$1,535	\$18,420	\$461	450	16%	\$9.79	\$509	1.8
Columbia County	\$15.65	\$814	\$32,560	1.4	\$62,500	\$1,563	\$18,750	\$469	2,166	28%	\$15.40	\$801	1.0
Conway County	\$15.65	\$814	\$32,560	1.4	\$65,700	\$1,643	\$19,710	\$493	2,680	32%	\$11.65	\$606	1.3
Craighead County	\$18.00	\$936	\$37,440	1.6	\$86,800	\$2,170	\$26,040	\$651	17,072	40%	\$14.94	\$777	1.2
Crawford County	\$17.13	\$891	\$35,640	1.6	\$66,500	\$1,663	\$19,950	\$499	5,560	24%	\$13.89	\$722	1.2
Crittenden County	\$24.96	\$1,298	\$51,920	2.3	\$85,200	\$2,130	\$25,560	\$639	8,144	44%	\$14.25	\$741	1.8
Cross County	\$15.65	\$814	\$32,560	1.4	\$65,100	\$1,628	\$19,530	\$488	2,216	34%	\$12.94	\$673	1.2
Dallas County	\$15.65	\$814	\$32,560	1.4	\$76,400	\$1,910	\$22,920	\$573	651	28%	\$12.55	\$653	1.2
Desha County	\$15.65	\$814	\$32,560	1.4	\$53,100	\$1,328	\$15,930	\$398	1,726	37%	\$16.57	\$862	0.9
Drew County	\$17.00	\$884	\$35,360	1.5	\$67,100	\$1,678	\$20,130	\$503	2,274	33%	\$12.50	\$650	1.4
Faulkner County	\$20.94	\$1,089	\$43,560	1.9	\$86,500	\$2,163	\$25,950	\$649	17,865	38%	\$14.58	\$758	1.4
Franklin County	\$15.65	\$814	\$32,560	1.4	\$71,600	\$1,790	\$21,480	\$537	1,765	26%	\$10.82	\$563	1.4
Fulton County	\$15.65	\$814	\$32,560	1.4	\$54,000	\$1,350	\$16,200	\$405	740	15%	\$12.91	\$671	1.2
Garland County	\$19.37	\$1,007	\$40,280	1.8	\$70,900	\$1,773	\$21,270	\$532	13,711	32%	\$16.59	\$863	1.2
Grant County	\$17.17	\$893	\$35,720	1.6	\$90,900	\$2,273	\$27,270	\$682	1,350	20%	\$10.39	\$540	1.7
Greene County	\$16.50	\$858	\$34,320	1.5	\$67,700	\$1,693	\$20,310	\$508	6,320	36%	\$13.46	\$700	1.2
Hempstead County	\$16.67	\$867	\$34,680	1.5	\$63,900	\$1,598	\$19,170	\$479	2,378	32%	\$14.44	\$751	1.2
Hot Spring County	\$15.65	\$814	\$32,560	1.4	\$67,400	\$1,685	\$20,220	\$506	2,540	21%	\$13.42	\$698	1.2
Howard County	\$15.83	\$823	\$32,920	1.4	\$59,500	\$1,488	\$17,850	\$446	1,432	27%	\$13.08	\$680	1.2
Independence County	\$15.73	\$818	\$32,720	1.4	\$66,500	\$1,663	\$19,950	\$499	4,411	31%	\$15.23	\$792	1.0

1: BR = Bedroom

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

ARIZONA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Izard County	\$15.65	\$814	\$32,560	1.4	\$61,900	\$1,548	\$18,570	\$464	1,103	23%	\$13.10	\$681	1.2
Jackson County	\$15.65	\$814	\$32,560	1.4	\$60,900	\$1,523	\$18,270	\$457	2,041	33%	\$14.63	\$761	1.1
Jefferson County	\$17.42	\$906	\$36,240	1.6	\$61,400	\$1,535	\$18,420	\$461	8,907	37%	\$18.24	\$948	1.0
Johnson County	\$15.87	\$825	\$33,000	1.4	\$56,100	\$1,403	\$16,830	\$421	2,932	30%	\$12.33	\$641	1.3
Lafayette County	\$15.65	\$814	\$32,560	1.4	\$61,900	\$1,548	\$18,570	\$464	587	23%	\$12.17	\$633	1.3
Lawrence County	\$15.65	\$814	\$32,560	1.4	\$61,400	\$1,535	\$18,420	\$461	2,085	33%	\$16.35	\$850	1.0
Lee County	\$15.65	\$814	\$32,560	1.4	\$53,400	\$1,335	\$16,020	\$401	985	38%	\$11.74	\$611	1.3
Lincoln County	\$17.42	\$906	\$36,240	1.6	\$61,400	\$1,535	\$18,420	\$461	723	21%	\$10.46	\$544	1.7
Little River County	\$15.65	\$814	\$32,560	1.4	\$81,500	\$2,038	\$24,450	\$611	763	16%	\$15.80	\$822	1.0
Logan County	\$15.65	\$814	\$32,560	1.4	\$68,900	\$1,723	\$20,670	\$517	2,176	26%	\$15.87	\$825	1.0
Lonoke County	\$20.94	\$1,089	\$43,560	1.9	\$86,500	\$2,163	\$25,950	\$649	7,605	28%	\$13.26	\$689	1.6
Madison County	\$21.56	\$1,121	\$44,840	2.0	\$94,400	\$2,360	\$28,320	\$708	1,263	20%	\$12.33	\$641	1.7
Marion County	\$16.38	\$852	\$34,080	1.5	\$57,300	\$1,433	\$17,190	\$430	1,274	18%	\$14.11	\$734	1.2
Miller County	\$18.88	\$982	\$39,280	1.7	\$69,600	\$1,740	\$20,880	\$522	5,346	34%	\$14.03	\$729	1.3
Mississippi County	\$15.65	\$814	\$32,560	1.4	\$66,600	\$1,665	\$19,980	\$500	5,978	40%	\$18.51	\$962	0.8
Monroe County	\$15.65	\$814	\$32,560	1.4	\$71,800	\$1,795	\$21,540	\$539	1,030	36%	\$8.26	\$430	1.9
Montgomery County	\$15.65	\$814	\$32,560	1.4	\$60,400	\$1,510	\$18,120	\$453	702	20%	\$7.71	\$401	2.0
Nevada County	\$16.94	\$881	\$35,240	1.5	\$50,000	\$1,250	\$15,000	\$375	1,051	33%	\$14.25	\$741	1.2
Newton County	\$15.65	\$814	\$32,560	1.4	\$70,100	\$1,753	\$21,030	\$526	733	25%	\$11.06	\$575	1.4
Ouachita County	\$15.65	\$814	\$32,560	1.4	\$66,100	\$1,653	\$19,830	\$496	2,220	26%	\$15.10	\$785	1.0
Perry County	\$20.94	\$1,089	\$43,560	1.9	\$86,500	\$2,163	\$25,950	\$649	926	24%	\$15.40	\$801	1.4
Phillips County	\$15.65	\$814	\$32,560	1.4	\$54,100	\$1,353	\$16,230	\$406	2,862	46%	\$12.34	\$642	1.3
Pike County	\$15.65	\$814	\$32,560	1.4	\$69,100	\$1,728	\$20,730	\$518	984	25%	\$11.75	\$611	1.3
Poinsett County	\$15.65	\$814	\$32,560	1.4	\$59,800	\$1,495	\$17,940	\$449	3,304	36%	\$14.21	\$739	1.1
Polk County	\$16.56	\$861	\$34,440	1.5	\$64,300	\$1,608	\$19,290	\$482	1,552	20%	\$15.42	\$802	1.1
Pope County	\$16.48	\$857	\$34,280	1.5	\$68,100	\$1,703	\$20,430	\$511	6,628	28%	\$14.09	\$733	1.2

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

ARIZONA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Prairie County	\$16.37	\$851	\$34,040	1.5	\$81,700	\$2,043	\$24,510	\$613	752	23%	\$12.65	\$658	1.3
Pulaski County	\$20.94	\$1,089	\$43,560	1.9	\$86,500	\$2,163	\$25,950	\$649	70,214	42%	\$18.96	\$986	1.1
Randolph County	\$15.65	\$814	\$32,560	1.4	\$63,000	\$1,575	\$18,900	\$473	1,909	27%	\$12.79	\$665	1.2
St. Francis County	\$16.02	\$833	\$33,320	1.5	\$50,600	\$1,265	\$15,180	\$380	3,707	46%	\$14.96	\$778	1.1
Saline County	\$20.94	\$1,089	\$43,560	1.9	\$86,500	\$2,163	\$25,950	\$649	10,554	22%	\$13.98	\$727	1.5
Scott County	\$15.65	\$814	\$32,560	1.4	\$65,000	\$1,625	\$19,500	\$488	1,004	26%	\$11.87	\$617	1.3
Searcy County	\$15.65	\$814	\$32,560	1.4	\$56,100	\$1,403	\$16,830	\$421	787	27%	\$11.57	\$601	1.4
Sebastian County	\$17.13	\$891	\$35,640	1.6	\$66,500	\$1,663	\$19,950	\$499	20,694	40%	\$18.21	\$947	0.9
Sevier County	\$15.65	\$814	\$32,560	1.4	\$63,100	\$1,578	\$18,930	\$473	1,940	35%	\$17.07	\$888	0.9
Sharp County	\$15.65	\$814	\$32,560	1.4	\$59,100	\$1,478	\$17,730	\$443	1,364	20%	\$13.35	\$694	1.2
Stone County	\$15.65	\$814	\$32,560	1.4	\$55,100	\$1,378	\$16,530	\$413	1,310	28%	\$7.94	\$413	2.0
Union County	\$16.62	\$864	\$34,560	1.5	\$68,500	\$1,713	\$20,550	\$514	4,072	27%	\$19.02	\$989	0.9
Van Buren County	\$15.65	\$814	\$32,560	1.4	\$63,300	\$1,583	\$18,990	\$475	1,428	21%	\$11.27	\$586	1.4
Washington County	\$21.56	\$1,121	\$44,840	2.0	\$94,400	\$2,360	\$28,320	\$708	42,602	45%	\$18.38	\$956	1.2
White County	\$16.42	\$854	\$34,160	1.5	\$72,900	\$1,823	\$21,870	\$547	9,683	34%	\$13.92	\$724	1.2
Woodruff County	\$15.65	\$814	\$32,560	1.4	\$67,800	\$1,695	\$20,340	\$509	812	31%	\$10.26	\$533	1.5
Yell County	\$15.65	\$814	\$32,560	1.4	\$68,500	\$1,713	\$20,550	\$514	2,440	31%	\$14.44	\$751	1.1

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4: AMI = Fiscal Year 2024 Area Median Income

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

CALIFORNIA

#1*

In **California**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,464**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$8,212** monthly or **\$98,545** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$47.38
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT CALIFORNIA:

STATE FACTS	
Minimum Wage	\$16.00
Average Renter Wage	\$30.93
2-Bedroom Housing Wage	\$47.38
Number of Renter Households	5908461
Percent Renters	44%

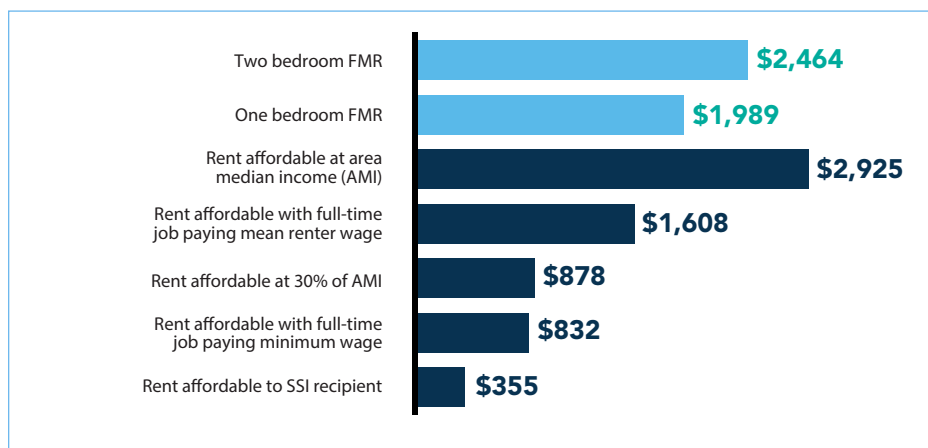
118
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

96
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)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Santa Cruz-Watsonville MSA	\$77.96
San Francisco HMFA	\$64.60
San Jose-Sunnyvale-Santa Clara HMFA	\$60.23
Santa Maria-Santa Barbara MSA	\$57.58
Salinas MSA	\$55.37



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

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
California	\$47.38	\$2,464	\$98,545	3.0	\$117,014	\$2,925	\$35,104	\$878	5,908,461	44%	\$30.93	\$1,608	1.5
Combined Nonmetro Areas	\$25.45	\$1,323	\$52,939	1.6	\$87,343	\$2,184	\$26,203	\$655	105,486	32%	\$16.73	\$870	1.5
Metropolitan Areas													
Bakersfield MSA	\$24.19	\$1,258	\$50,320	1.5	\$78,600	\$1,965	\$23,580	\$590	112,026	40%	\$17.03	\$885	1.4
Chico MSA	\$27.46	\$1,428	\$57,120	1.7	\$96,600	\$2,415	\$28,980	\$725	34,895	42%	\$16.74	\$870	1.6
El Centro MSA	\$24.73	\$1,286	\$51,440	1.5	\$65,300	\$1,633	\$19,590	\$490	19,902	42%	\$13.98	\$727	1.8
Fresno MSA	\$27.75	\$1,443	\$57,720	1.7	\$84,300	\$2,108	\$25,290	\$632	145,867	46%	\$16.92	\$880	1.6
Hanford-Corcoran MSA	\$26.37	\$1,371	\$54,840	1.6	\$75,900	\$1,898	\$22,770	\$569	19,670	45%	\$18.45	\$959	1.4
Los Angeles-Long Beach-Glendale HMFA	\$48.92	\$2,544	\$101,760	3.1	\$98,200	\$2,455	\$29,460	\$737	1,810,929	54%	\$28.76	\$1,496	1.7
Madera MSA	\$27.54	\$1,432	\$57,280	1.7	\$87,800	\$2,195	\$26,340	\$659	15,138	35%	\$15.58	\$810	1.8
Merced MSA	\$27.31	\$1,420	\$56,800	1.7	\$78,500	\$1,963	\$23,550	\$589	38,604	47%	\$18.50	\$962	1.5
Modesto MSA	\$29.38	\$1,528	\$61,120	1.8	\$91,100	\$2,278	\$27,330	\$683	69,388	39%	\$20.65	\$1,074	1.4
Napa MSA	\$51.62	\$2,684	\$107,360	3.2	\$121,100	\$3,028	\$36,330	\$908	17,142	35%	\$24.20	\$1,258	2.1
Oakland-Fremont HMFA	\$49.81	\$2,590	\$103,600	3.1	\$155,700	\$3,893	\$46,710	\$1,168	402,516	40%	\$30.87	\$1,605	1.6
Oxnard-Thousand Oaks-Ventura MSA	\$46.42	\$2,414	\$96,560	2.9	\$125,600	\$3,140	\$37,680	\$942	99,078	36%	\$22.53	\$1,172	2.1
Redding MSA	\$28.60	\$1,487	\$59,480	1.8	\$89,100	\$2,228	\$26,730	\$668	24,850	35%	\$19.21	\$999	1.5
Riverside-San Bernardino-Ontario MSA	\$38.65	\$2,010	\$80,400	2.4	\$97,500	\$2,438	\$29,250	\$731	492,978	35%	\$18.88	\$982	2.0
Sacramento--Roseville--Arden-Arcade HMFA	\$39.85	\$2,072	\$82,880	2.5	\$113,300	\$2,833	\$33,990	\$850	293,087	37%	\$22.30	\$1,159	1.8
Salinas MSA	\$55.37	\$2,879	\$115,160	3.5	\$103,200	\$2,580	\$30,960	\$774	62,614	48%	\$19.77	\$1,028	2.8
San Benito County HMFA	\$48.44	\$2,519	\$100,760	3.0	\$116,800	\$2,920	\$35,040	\$876	6,765	34%	\$18.56	\$965	2.6
San Diego-Carlsbad MSA	\$54.48	\$2,833	\$113,320	3.4	\$119,500	\$2,988	\$35,850	\$896	525,840	46%	\$27.92	\$1,452	2.0

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 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

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Francisco HMFA	\$64.60	\$3,359	\$134,360	4.0	\$186,600	\$4,665	\$55,980	\$1,400	365,945	50%	\$63.59	\$3,307	1.0
San Jose-Sunnyvale-Santa Clara HMFA	\$60.23	\$3,132	\$125,280	3.8	\$184,300	\$4,608	\$55,290	\$1,382	288,801	44%	\$66.58	\$3,462	0.9
San Luis Obispo-Paso Robles-Arroyo Grande MSA	\$43.73	\$2,274	\$90,960	2.7	\$125,600	\$3,140	\$37,680	\$942	41,068	38%	\$19.23	\$1,000	2.3
Santa Ana-Anaheim-Irvine HMFA	\$53.52	\$2,783	\$111,320	3.3	\$129,000	\$3,225	\$38,700	\$968	463,327	43%	\$28.09	\$1,460	1.9
Santa Cruz-Watsonville MSA	\$77.96	\$4,054	\$162,160	4.9	\$127,300	\$3,183	\$38,190	\$955	38,635	40%	\$22.18	\$1,153	3.5
Santa Maria-Santa Barbara MSA	\$57.58	\$2,994	\$119,760	3.6	\$119,100	\$2,978	\$35,730	\$893	69,864	47%	\$22.92	\$1,192	2.5
Santa Rosa MSA	\$45.71	\$2,377	\$95,080	2.9	\$128,400	\$3,210	\$38,520	\$963	72,732	38%	\$25.16	\$1,308	1.8
Stockton-Lodi MSA	\$30.90	\$1,607	\$64,280	1.9	\$103,800	\$2,595	\$31,140	\$779	95,032	40%	\$19.74	\$1,026	1.6
Vallejo-Fairfield MSA	\$44.38	\$2,308	\$92,320	2.8	\$113,200	\$2,830	\$33,960	\$849	57,295	37%	\$23.96	\$1,246	1.9
Visalia-Porterville MSA	\$24.98	\$1,299	\$51,960	1.6	\$72,000	\$1,800	\$21,600	\$540	58,592	42%	\$16.19	\$842	1.5
Yolo HMFA	\$38.08	\$1,980	\$79,200	2.4	\$117,000	\$2,925	\$35,100	\$878	36,395	48%	\$19.37	\$1,007	2.0
Yuba City MSA	\$28.10	\$1,461	\$58,440	1.8	\$82,200	\$2,055	\$24,660	\$617	24,000	40%	\$18.63	\$969	1.5
Counties													
Alameda County	\$49.81	\$2,590	\$103,600	3.1	\$155,700	\$3,893	\$46,710	\$1,168	268,367	46%	\$32.41	\$1,686	1.5
Alpine County	\$25.40	\$1,321	\$52,840	1.6	\$119,300	\$2,983	\$35,790	\$895	75	17%	\$15.73	\$818	1.6
Amador County	\$25.90	\$1,347	\$53,880	1.6	\$101,900	\$2,548	\$30,570	\$764	3,305	21%	\$16.23	\$844	1.6
Butte County	\$27.46	\$1,428	\$57,120	1.7	\$96,600	\$2,415	\$28,980	\$725	34,895	42%	\$16.74	\$870	1.6
Calaveras County	\$25.17	\$1,309	\$52,360	1.6	\$94,600	\$2,365	\$28,380	\$710	3,084	18%	\$17.47	\$909	1.4
Colusa County	\$20.94	\$1,089	\$43,560	1.3	\$85,700	\$2,143	\$25,710	\$643	2,746	37%	\$18.14	\$943	1.2
Contra Costa County	\$49.81	\$2,590	\$103,600	3.1	\$155,700	\$3,893	\$46,710	\$1,168	134,149	33%	\$27.59	\$1,435	1.8
Del Norte County	\$22.06	\$1,147	\$45,880	1.4	\$79,200	\$1,980	\$23,760	\$594	3,038	32%	\$13.59	\$707	1.6
El Dorado County	\$39.85	\$2,072	\$82,880	2.5	\$113,300	\$2,833	\$33,990	\$850	17,955	24%	\$17.57	\$914	2.3
Fresno County	\$27.75	\$1,443	\$57,720	1.7	\$84,300	\$2,108	\$25,290	\$632	145,867	46%	\$16.92	\$880	1.6

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

CALIFORNIA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Glenn County	\$21.88	\$1,138	\$45,520	1.4	\$80,300	\$2,008	\$24,090	\$602	3,836	39%	\$15.81	\$822	1.4
Humboldt County	\$26.00	\$1,352	\$54,080	1.6	\$88,300	\$2,208	\$26,490	\$662	23,530	43%	\$15.56	\$809	1.7
Imperial County	\$24.73	\$1,286	\$51,440	1.5	\$65,300	\$1,633	\$19,590	\$490	19,902	42%	\$13.98	\$727	1.8
Inyo County	\$26.21	\$1,363	\$54,520	1.6	\$85,500	\$2,138	\$25,650	\$641	2,671	34%	\$21.89	\$1,138	1.2
Kern County	\$24.19	\$1,258	\$50,320	1.5	\$78,600	\$1,965	\$23,580	\$590	112,026	40%	\$17.03	\$885	1.4
Kings County	\$26.37	\$1,371	\$54,840	1.6	\$75,900	\$1,898	\$22,770	\$569	19,670	45%	\$18.45	\$959	1.4
Lake County	\$24.37	\$1,267	\$50,680	1.5	\$68,200	\$1,705	\$20,460	\$512	8,067	30%	\$17.73	\$922	1.4
Lassen County	\$21.56	\$1,121	\$44,840	1.3	\$73,400	\$1,835	\$22,020	\$551	2,794	31%	\$15.37	\$799	1.4
Los Angeles County	\$48.92	\$2,544	\$101,760	2.8	\$98,200	\$2,455	\$29,460	\$737	1,810,929	54%	\$28.76	\$1,496	1.7
Madera County	\$27.54	\$1,432	\$57,280	1.7	\$87,800	\$2,195	\$26,340	\$659	15,138	35%	\$15.58	\$810	1.8
Marin County	\$64.60	\$3,359	\$134,360	4.0	\$186,600	\$4,665	\$55,980	\$1,400	37,265	36%	\$28.52	\$1,483	2.3
Mariposa County	\$23.42	\$1,218	\$48,720	1.5	\$76,100	\$1,903	\$22,830	\$571	1,993	26%	\$13.64	\$709	1.7
Mendocino County	\$28.62	\$1,488	\$59,520	1.8	\$90,400	\$2,260	\$27,120	\$678	13,513	39%	\$17.56	\$913	1.6
Merced County	\$27.31	\$1,420	\$56,800	1.7	\$78,500	\$1,963	\$23,550	\$589	38,604	47%	\$18.50	\$962	1.5
Modoc County	\$18.42	\$958	\$38,320	1.2	\$65,000	\$1,625	\$19,500	\$488	846	25%	\$14.45	\$751	1.3
Mono County	\$27.88	\$1,450	\$58,000	1.7	\$105,900	\$2,648	\$31,770	\$794	1,730	32%	\$15.96	\$830	1.7
Monterey County	\$55.37	\$2,879	\$115,160	3.5	\$103,200	\$2,580	\$30,960	\$774	62,614	48%	\$19.77	\$1,028	2.8
Napa County	\$51.62	\$2,684	\$107,360	3.2	\$121,100	\$3,028	\$36,330	\$908	17,142	35%	\$24.20	\$1,258	2.1
Nevada County	\$30.69	\$1,596	\$63,840	1.9	\$104,200	\$2,605	\$31,260	\$782	10,415	25%	\$17.37	\$903	1.8
Orange County	\$53.52	\$2,783	\$111,320	3.3	\$129,000	\$3,225	\$38,700	\$968	463,327	43%	\$28.09	\$1,460	1.9
Placer County	\$39.85	\$2,072	\$82,880	2.5	\$113,300	\$2,833	\$33,990	\$850	39,940	26%	\$21.42	\$1,114	1.9
Plumas County	\$22.40	\$1,165	\$46,600	1.4	\$92,400	\$2,310	\$27,720	\$693	2,081	26%	\$16.64	\$865	1.3
Riverside County	\$38.65	\$2,010	\$80,400	2.4	\$97,500	\$2,438	\$29,250	\$731	236,155	31%	\$18.07	\$940	2.1
Sacramento County	\$39.85	\$2,072	\$82,880	2.5	\$113,300	\$2,833	\$33,990	\$850	235,192	42%	\$23.00	\$1,196	1.7
San Benito County	\$48.44	\$2,519	\$100,760	3.0	\$116,800	\$2,920	\$35,040	\$876	6,765	34%	\$18.56	\$965	2.6
San Bernardino County	\$38.65	\$2,010	\$80,400	2.4	\$97,500	\$2,438	\$29,250	\$731	256,823	39%	\$19.64	\$1,021	2.0

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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4: AMI = Fiscal Year 2024 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

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Diego County	\$54.48	\$2,833	\$113,320	3.4	\$119,500	\$2,988	\$35,850	\$896	525,840	46%	\$27.92	\$1,452	2.0
San Francisco County	\$64.60	\$3,359	\$134,360	3.5	\$186,600	\$4,665	\$55,980	\$1,400	221,725	61%	\$69.53	\$3,615	0.9
San Joaquin County	\$30.90	\$1,607	\$64,280	1.9	\$103,800	\$2,595	\$31,140	\$779	95,032	40%	\$19.74	\$1,026	1.6
San Luis Obispo County	\$43.73	\$2,274	\$90,960	2.7	\$125,600	\$3,140	\$37,680	\$942	41,068	38%	\$19.23	\$1,000	2.3
San Mateo County	\$64.60	\$3,359	\$134,360	3.8	\$186,600	\$4,665	\$55,980	\$1,400	106,955	40%	\$62.45	\$3,247	1.0
Santa Barbara County	\$57.58	\$2,994	\$119,760	3.6	\$119,100	\$2,978	\$35,730	\$893	69,864	47%	\$22.92	\$1,192	2.5
Santa Clara County	\$60.23	\$3,132	\$125,280	3.8	\$184,300	\$4,608	\$55,290	\$1,382	288,801	44%	\$66.58	\$3,462	0.9
Santa Cruz County	\$77.96	\$4,054	\$162,160	4.9	\$127,300	\$3,183	\$38,190	\$955	38,635	40%	\$22.18	\$1,153	3.5
Shasta County	\$28.60	\$1,487	\$59,480	1.8	\$89,100	\$2,228	\$26,730	\$668	24,850	35%	\$19.21	\$999	1.5
Sierra County	\$25.40	\$1,321	\$52,840	1.6	\$79,700	\$1,993	\$23,910	\$598	195	17%	\$14.28	\$742	1.8
Siskiyou County	\$20.94	\$1,089	\$43,560	1.3	\$72,100	\$1,803	\$21,630	\$541	6,024	32%	\$15.70	\$816	1.3
Solano County	\$44.38	\$2,308	\$92,320	2.8	\$113,200	\$2,830	\$33,960	\$849	57,295	37%	\$23.96	\$1,246	1.9
Sonoma County	\$45.71	\$2,377	\$95,080	2.9	\$128,400	\$3,210	\$38,520	\$963	72,732	38%	\$25.16	\$1,308	1.8
Stanislaus County	\$29.38	\$1,528	\$61,120	1.8	\$91,100	\$2,278	\$27,330	\$683	69,388	39%	\$20.65	\$1,074	1.4
Sutter County	\$28.10	\$1,461	\$58,440	1.8	\$82,200	\$2,055	\$24,660	\$617	13,361	40%	\$17.85	\$928	1.6
Tehama County	\$23.94	\$1,245	\$49,800	1.5	\$79,000	\$1,975	\$23,700	\$593	8,103	33%	\$19.10	\$993	1.3
Trinity County	\$19.81	\$1,030	\$41,200	1.2	\$65,700	\$1,643	\$19,710	\$493	1,600	29%	\$16.08	\$836	1.2
Tulare County	\$24.98	\$1,299	\$51,960	1.6	\$72,000	\$1,800	\$21,600	\$540	58,592	42%	\$16.19	\$842	1.5
Tuolumne County	\$26.08	\$1,356	\$54,240	1.6	\$96,900	\$2,423	\$29,070	\$727	5,840	26%	\$15.04	\$782	1.7
Ventura County	\$46.42	\$2,414	\$96,560	2.9	\$125,600	\$3,140	\$37,680	\$942	99,078	36%	\$22.53	\$1,172	2.1
Yolo County	\$38.08	\$1,980	\$79,200	2.4	\$117,000	\$2,925	\$35,100	\$878	36,395	48%	\$19.37	\$1,007	2.0
Yuba County	\$28.10	\$1,461	\$58,440	1.8	\$82,200	\$2,055	\$24,660	\$617	10,639	39%	\$20.43	\$1,062	1.4

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

COLORADO

#8*

In **Colorado**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,948**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,495** monthly or **\$77,940** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$37.47
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT COLORADO:

STATE FACTS	
Minimum Wage	\$14.42
Average Renter Wage	\$25.66
2-Bedroom Housing Wage	\$37.47
Number of Renter Households	770497
Percent Renters	34%

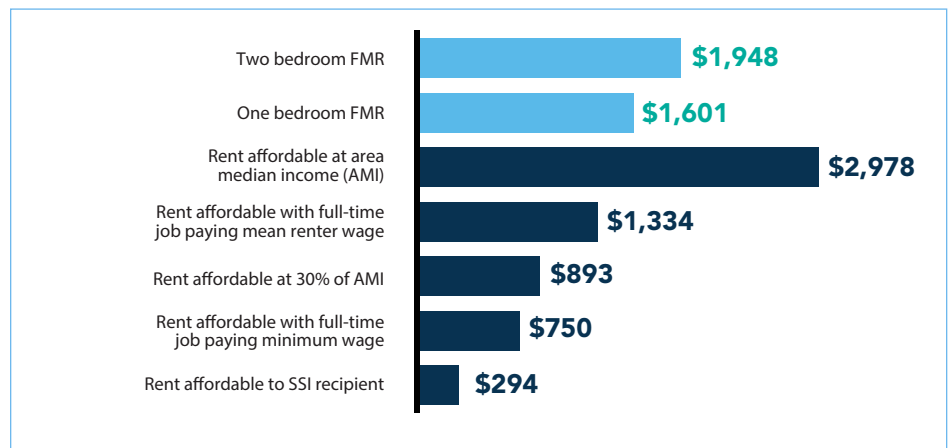
104
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

85
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.6
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Eagle County	\$44.60
Summit County	\$42.69
Boulder MSA	\$42.63
Denver-Aurora-Lakewood MSA	\$42.33
Pitkin County	\$39.62



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.

COLORADO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Colorado	\$37.47	\$1,948	\$77,940	2.6	\$119,131	\$2,978	\$35,739	\$893	770,497	34%	\$25.66	\$1,334	1.5
Combined Nonmetro Areas	\$28.27	\$1,470	\$58,807	2.0	\$93,433	\$2,336	\$28,030	\$701	81,373	29%	\$18.01	\$936	1.6
<u>Metropolitan Areas</u>													
Boulder MSA	\$42.63	\$2,217	\$88,680	3.0	\$148,400	\$3,710	\$44,520	\$1,113	50,324	38%	\$27.21	\$1,415	1.6
Colorado Springs HMFA	\$33.35	\$1,734	\$69,360	2.3	\$104,000	\$2,600	\$31,200	\$780	93,265	34%	\$21.05	\$1,094	1.6
Denver-Aurora-Lakewood MSA	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	421,824	36%	\$29.36	\$1,527	1.4
Fort Collins MSA	\$31.65	\$1,646	\$65,840	2.2	\$118,800	\$2,970	\$35,640	\$891	52,796	35%	\$21.15	\$1,100	1.5
Grand Junction MSA	\$21.60	\$1,123	\$44,920	1.5	\$86,400	\$2,160	\$25,920	\$648	17,781	28%	\$17.35	\$902	1.2
Greeley MSA	\$29.48	\$1,533	\$61,320	2.0	\$114,500	\$2,863	\$34,350	\$859	28,700	25%	\$18.58	\$966	1.6
Pueblo MSA	\$22.27	\$1,158	\$46,320	1.5	\$76,900	\$1,923	\$23,070	\$577	22,229	33%	\$15.34	\$798	1.5
Teller County HMFA	\$29.19	\$1,518	\$60,720	2.0	\$94,300	\$2,358	\$28,290	\$707	2,205	20%	\$18.95	\$985	1.5
<u>Counties</u>													
Adams County	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	57,385	32%	\$21.32	\$1,109	2.0
Alamosa County	\$20.40	\$1,061	\$42,440	1.4	\$69,800	\$1,745	\$20,940	\$524	2,769	43%	\$15.70	\$816	1.3
Arapahoe County	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	87,941	35%	\$28.54	\$1,484	1.5
Archuleta County	\$26.87	\$1,397	\$55,880	1.9	\$83,800	\$2,095	\$25,140	\$629	1,389	24%	\$15.86	\$825	1.7
Baca County	\$17.40	\$905	\$36,200	1.2	\$69,800	\$1,745	\$20,940	\$524	417	26%	\$11.58	\$602	1.5
Bent County	\$19.62	\$1,020	\$40,800	1.4	\$56,800	\$1,420	\$17,040	\$426	694	38%	\$15.20	\$790	1.3
Boulder County	\$42.63	\$2,217	\$88,680	2.7	\$148,400	\$3,710	\$44,520	\$1,113	50,324	38%	\$27.21	\$1,415	1.6
Broomfield County	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	10,856	36%	\$39.29	\$2,043	1.1
Chaffee County	\$27.44	\$1,427	\$57,080	1.9	\$89,000	\$2,225	\$26,700	\$668	2,757	30%	\$19.72	\$1,025	1.4
Cheyenne County	\$17.83	\$927	\$37,080	1.2	\$93,600	\$2,340	\$28,080	\$702	156	21%	\$19.96	\$1,038	0.9

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COLORADO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Clear Creek County	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	917	20%	\$16.16	\$840	2.6
Conejos County	\$17.40	\$905	\$36,200	1.2	\$66,200	\$1,655	\$19,860	\$497	649	21%	\$13.82	\$719	1.3
Costilla County	\$19.94	\$1,037	\$41,480	1.4	\$52,200	\$1,305	\$15,660	\$392	363	24%	\$11.50	\$598	1.7
Crowley County	\$26.02	\$1,353	\$54,120	1.8	\$66,000	\$1,650	\$19,800	\$495	379	29%	\$11.77	\$612	2.2
Custer County	\$21.29	\$1,107	\$44,280	1.5	\$76,800	\$1,920	\$23,040	\$576	284	13%	\$10.64	\$553	2.0
Delta County	\$22.04	\$1,146	\$45,840	1.5	\$76,900	\$1,923	\$23,070	\$577	2,935	24%	\$12.22	\$636	1.8
Denver County	\$42.33	\$2,201	\$88,040	2.3	\$130,400	\$3,260	\$39,120	\$978	163,481	51%	\$36.09	\$1,877	1.2
Dolores County	\$20.65	\$1,074	\$42,960	1.4	\$97,700	\$2,443	\$29,310	\$733	165	14%	\$16.20	\$842	1.3
Douglas County	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	29,042	22%	\$25.72	\$1,337	1.6
Eagle County	\$44.60	\$2,319	\$92,760	3.1	\$121,400	\$3,035	\$36,420	\$911	6,310	31%	\$19.23	\$1,000	2.3
Elbert County	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	633	7%	\$12.65	\$658	3.3
El Paso County	\$33.35	\$1,734	\$69,360	2.3	\$104,000	\$2,600	\$31,200	\$780	93,265	34%	\$21.05	\$1,094	1.6
Fremont County	\$23.19	\$1,206	\$48,240	1.6	\$78,500	\$1,963	\$23,550	\$589	4,351	25%	\$11.85	\$616	2.0
Garfield County	\$29.56	\$1,537	\$61,480	2.0	\$102,400	\$2,560	\$30,720	\$768	6,737	30%	\$22.80	\$1,185	1.3
Gilpin County	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	610	21%	\$17.96	\$934	2.4
Grand County	\$25.62	\$1,332	\$53,280	1.8	\$111,000	\$2,775	\$33,300	\$833	1,703	27%	\$17.24	\$897	1.5
Gunnison County	\$28.27	\$1,470	\$58,800	2.0	\$120,100	\$3,003	\$36,030	\$901	2,861	37%	\$17.44	\$907	1.6
Hinsdale County	\$21.87	\$1,137	\$45,480	1.5	\$73,300	\$1,833	\$21,990	\$550	106	22%	\$17.54	\$912	1.2
Huerfano County	\$20.65	\$1,074	\$42,960	1.4	\$69,200	\$1,730	\$20,760	\$519	646	22%	\$9.30	\$483	2.2
Jackson County	\$17.40	\$905	\$36,200	1.2	\$73,500	\$1,838	\$22,050	\$551	149	23%	\$20.41	\$1,061	0.9
Jefferson County	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	70,134	29%	\$23.26	\$1,210	1.8
Kiowa County	\$21.29	\$1,107	\$44,280	1.5	\$67,300	\$1,683	\$20,190	\$505	144	26%	\$22.58	\$1,174	0.9
Kit Carson County	\$22.58	\$1,174	\$46,960	1.6	\$76,500	\$1,913	\$22,950	\$574	975	33%	\$20.75	\$1,079	1.1
Lake County	\$26.23	\$1,364	\$54,560	1.8	\$100,800	\$2,520	\$30,240	\$756	641	23%	\$21.43	\$1,115	1.2
La Plata County	\$33.00	\$1,716	\$68,640	2.3	\$110,500	\$2,763	\$33,150	\$829	6,655	29%	\$16.65	\$866	2.0
Larimer County	\$31.65	\$1,646	\$65,840	2.2	\$118,800	\$2,970	\$35,640	\$891	52,796	35%	\$21.15	\$1,100	1.5

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

COLORADO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Las Animas County	\$22.62	\$1,176	\$47,040	1.6	\$67,700	\$1,693	\$20,310	\$508	1,943	29%	\$13.21	\$687	1.7
Lincoln County	\$21.62	\$1,124	\$44,960	1.5	\$95,000	\$2,375	\$28,500	\$713	554	29%	\$12.93	\$672	1.7
Logan County	\$21.79	\$1,133	\$45,320	1.5	\$84,500	\$2,113	\$25,350	\$634	2,272	28%	\$15.47	\$804	1.4
Mesa County	\$21.60	\$1,123	\$44,920	1.5	\$86,400	\$2,160	\$25,920	\$648	17,781	28%	\$17.35	\$902	1.2
Mineral County	\$26.23	\$1,364	\$54,560	1.8	\$75,800	\$1,895	\$22,740	\$569	110	26%	\$17.70	\$921	1.5
Moffat County	\$23.46	\$1,220	\$48,800	1.6	\$84,600	\$2,115	\$25,380	\$635	1,720	33%	\$17.64	\$917	1.3
Montezuma County	\$24.40	\$1,269	\$50,760	1.7	\$77,400	\$1,935	\$23,220	\$581	2,784	26%	\$12.82	\$666	1.9
Montrose County	\$23.25	\$1,209	\$48,360	1.6	\$82,900	\$2,073	\$24,870	\$622	4,081	24%	\$14.06	\$731	1.7
Morgan County	\$23.96	\$1,246	\$49,840	1.7	\$86,100	\$2,153	\$25,830	\$646	3,850	35%	\$19.96	\$1,038	1.2
Otero County	\$19.56	\$1,017	\$40,680	1.4	\$65,800	\$1,645	\$19,740	\$494	2,312	30%	\$15.45	\$803	1.3
Ouray County	\$34.08	\$1,772	\$70,880	2.4	\$94,600	\$2,365	\$28,380	\$710	571	23%	\$21.31	\$1,108	1.6
Park County	\$42.33	\$2,201	\$88,040	2.9	\$130,400	\$3,260	\$39,120	\$978	825	11%	\$17.07	\$888	2.5
Phillips County	\$22.00	\$1,144	\$45,760	1.5	\$74,000	\$1,850	\$22,200	\$555	441	25%	\$16.61	\$864	1.3
Pitkin County	\$39.62	\$2,060	\$82,400	2.7	\$130,500	\$3,263	\$39,150	\$979	2,832	35%	\$23.62	\$1,228	1.7
Prowers County	\$19.50	\$1,014	\$40,560	1.4	\$65,600	\$1,640	\$19,680	\$492	1,307	29%	\$15.21	\$791	1.3
Pueblo County	\$22.27	\$1,158	\$46,320	1.5	\$76,900	\$1,923	\$23,070	\$577	22,229	33%	\$15.34	\$798	1.5
Rio Blanco County	\$20.46	\$1,064	\$42,560	1.4	\$89,900	\$2,248	\$26,970	\$674	537	21%	\$21.26	\$1,106	1.0
Rio Grande County	\$20.63	\$1,073	\$42,920	1.4	\$87,000	\$2,175	\$26,100	\$653	1,281	28%	\$14.89	\$774	1.4
Routt County	\$37.62	\$1,956	\$78,240	2.6	\$123,400	\$3,085	\$37,020	\$926	2,416	24%	\$19.45	\$1,011	1.9
Saguache County	\$20.79	\$1,081	\$43,240	1.4	\$62,200	\$1,555	\$18,660	\$467	836	27%	\$13.67	\$711	1.5
San Juan County	\$28.58	\$1,486	\$59,440	2.0	\$81,500	\$2,038	\$24,450	\$611	152	45%	\$10.42	\$542	2.7
San Miguel County	\$37.23	\$1,936	\$77,440	2.6	\$103,500	\$2,588	\$31,050	\$776	1,499	39%	\$25.04	\$1,302	1.5
Sedgwick County	\$17.40	\$905	\$36,200	1.2	\$76,500	\$1,913	\$22,950	\$574	332	32%	\$9.83	\$511	1.8
Summit County	\$42.69	\$2,220	\$88,800	3.0	\$128,200	\$3,205	\$38,460	\$962	3,550	30%	\$19.14	\$995	2.2
Teller County	\$29.19	\$1,518	\$60,720	2.0	\$94,300	\$2,358	\$28,290	\$707	2,205	20%	\$18.95	\$985	1.5
Washington County	\$20.83	\$1,083	\$43,320	1.4	\$73,900	\$1,848	\$22,170	\$554	604	30%	\$17.47	\$908	1.2

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

COLORADO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Weld County	\$29.48	\$1,533	\$61,320	2.0	\$114,500	\$2,863	\$34,350	\$859	28,700	25%	\$18.58	\$966	1.6
Yuma County	\$24.04	\$1,250	\$50,000	1.7	\$75,700	\$1,893	\$22,710	\$568	1,154	29%	\$16.16	\$840	1.5

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housin

CONNECTICUT

#11*

In **Connecticut**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,796**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,986** monthly or **\$71,837** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$34.54
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT CONNECTICUT:

STATE FACTS	
Minimum Wage	\$15.69
Average Renter Wage	\$22.30
2-Bedroom Housing Wage	\$34.54
Number of Renter Households	477219
Percent Renters	34%

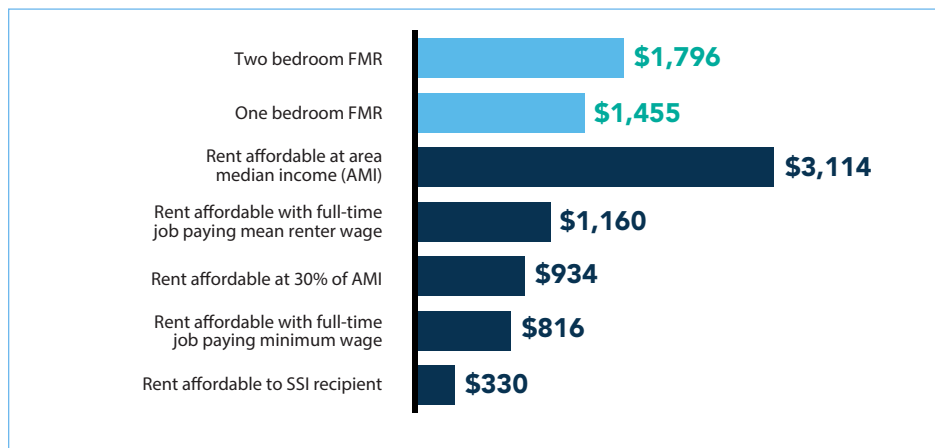
88
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

71
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.2
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.8
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Stamford-Norwalk HMFA	\$50.54
Danbury HMFA	\$42.71
Bridgeport HMFA	\$37.83
Milford-Ansonia-Seymour HMFA	\$33.88
Southern Middlesex County HMFA	\$32.94



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.

CONNECTICUT

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Connecticut	\$34.54	\$1,796	\$71,837	2.2	\$124,577	\$3,114	\$37,373	\$934	477,219	34%	\$22.30	\$1,160	1.5
Combined Nonmetro Areas	\$28.54	\$1,484	\$59,360	1.8	\$114,200	\$2,855	\$34,260	\$857	18,496	24%	\$14.48	\$753	2.0
<u>Metropolitan Areas</u>													
Bridgeport HMFA	\$37.83	\$1,967	\$78,680	2.4	\$117,100	\$2,928	\$35,130	\$878	42,936	32%	\$29.35	\$1,526	1.3
Colchester-Lebanon HMFA	\$32.62	\$1,696	\$67,840	2.1	\$148,500	\$3,713	\$44,550	\$1,114	1,595	18%	\$20.44	\$1,063	1.6
Danbury HMFA	\$42.71	\$2,221	\$88,840	2.7	\$147,700	\$3,693	\$44,310	\$1,108	19,731	27%	\$29.35	\$1,526	1.5
Hartford-West Hartford-East Hartford HMFA	\$31.81	\$1,654	\$66,160	2.0	\$121,800	\$3,045	\$36,540	\$914	157,112	34%	\$20.30	\$1,055	1.6
Milford-Ansonia-Seymour HMFA	\$33.88	\$1,762	\$70,480	2.2	\$130,300	\$3,258	\$39,090	\$977	13,262	27%	\$19.32	\$1,005	1.8
New Haven-Meriden HMFA	\$32.23	\$1,676	\$67,040	2.1	\$116,100	\$2,903	\$34,830	\$871	84,304	39%	\$19.32	\$1,005	1.7
Norwich-New London HMFA	\$29.92	\$1,556	\$62,240	1.9	\$107,000	\$2,675	\$32,100	\$803	33,132	33%	\$20.44	\$1,063	1.5
Southern Middlesex County HMFA	\$32.94	\$1,713	\$68,520	2.1	\$148,900	\$3,723	\$44,670	\$1,117	3,673	18%	\$17.18	\$893	1.9
Stamford-Norwalk HMFA	\$50.54	\$2,628	\$105,120	3.2	\$180,500	\$4,513	\$54,150	\$1,354	56,263	39%	\$29.35	\$1,526	1.7
Waterbury HMFA	\$27.27	\$1,418	\$56,720	1.7	\$91,600	\$2,290	\$27,480	\$687	32,475	41%	\$19.32	\$1,005	1.4
Windham County HMFA †	\$30.17	\$1,569	\$62,760	1.9	\$90,300	\$2,258	\$27,090	\$677	14,240	31%			
<u>Counties</u>													
Litchfield County	\$28.54	\$1,484	\$59,360	1.8	\$114,200	\$2,855	\$34,260	\$857	18,496	24%	\$14.48	\$753	2.0

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

DELAWARE

#17*

In **Delaware**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,594**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,312** monthly or **\$63,742** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$30.65
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT DELAWARE:

STATE FACTS	
Minimum Wage	\$13.25
Average Renter Wage	\$22.21
2-Bedroom Housing Wage	\$30.65
Number of Renter Households	109077
Percent Renters	28%

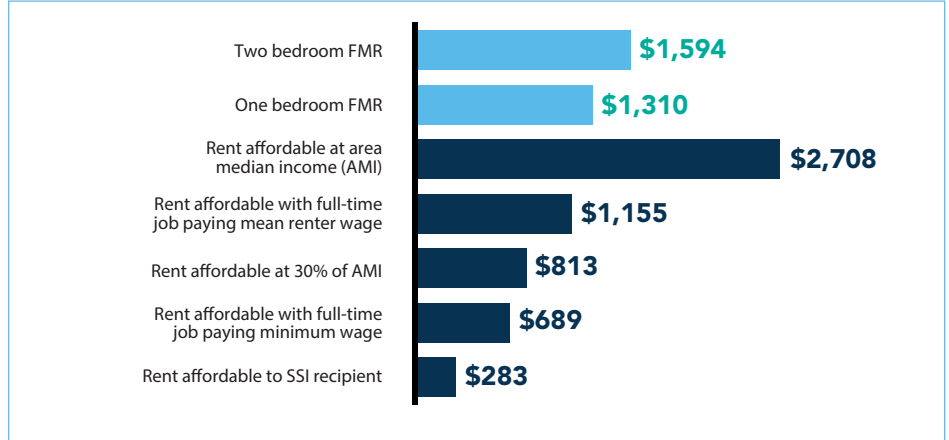
93
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

76
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.3
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Philadelphia-Camden-Wilmington MSA	\$33.40
Dover MSA	\$26.31
Sussex County HMFA	\$24.96



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.

DELAWARE

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Delaware	\$30.65	\$1,594	\$63,742	2.3	\$108,334	\$2,708	\$32,500	\$813	109,077	28%	\$22.21	\$1,155	1.4
Metropolitan Areas													
Dover MSA †	\$26.31	\$1,368	\$54,720	2.0	\$91,300	\$2,283	\$27,390	\$685	20,352	30%			
Philadelphia-Camden-Wilmington MSA	\$33.40	\$1,737	\$69,480	2.5	\$114,700	\$2,868	\$34,410	\$860	70,192	32%	\$24.42	\$1,270	1.4
Sussex County HMFA	\$24.96	\$1,298	\$51,920	1.9	\$106,000	\$2,650	\$31,800	\$795	18,533	19%	\$14.98	\$779	1.7
Counties													
Kent County †	\$26.31	\$1,368	\$54,720	2.0	\$91,300	\$2,283	\$27,390	\$685	20,352	30%			
New Castle County	\$33.40	\$1,737	\$69,480	2.5	\$114,700	\$2,868	\$34,410	\$860	70,192	32%	\$24.42	\$1,270	1.4
Sussex County	\$24.96	\$1,298	\$51,920	1.9	\$106,000	\$2,650	\$31,800	\$795	18,533	19%	\$14.98	\$779	1.7

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

DISTRICT OF COLUMBIA #6*

In **District of Columbia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,045**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,817** monthly or **\$81,800** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$39.33
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT DISTRICT OF COLUMBIA:

STATE FACTS	
Minimum Wage	\$17.50
Average Renter Wage	\$38.80
2-Bedroom Housing Wage	\$39.33
Number of Renter Households	184920
Percent Renters	59%

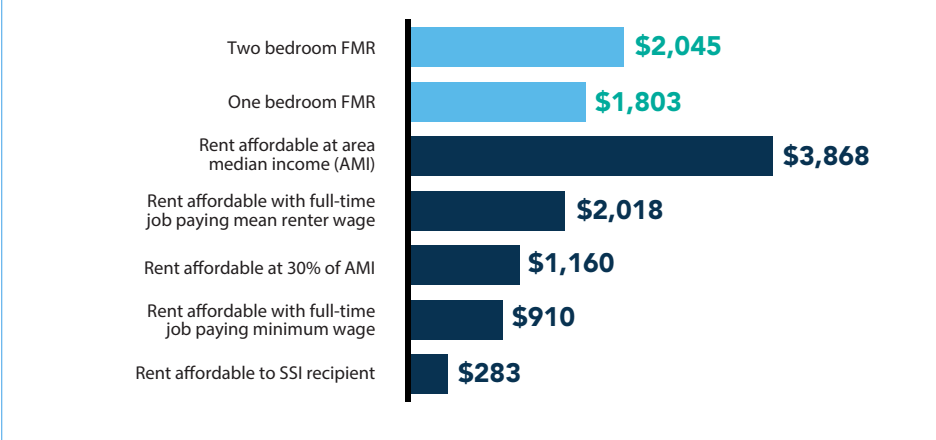
90
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

79
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE



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.

DISTRICT OF COLUMBIA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
District of Columbia	\$39.33	\$2,045	\$81,800	2.2	\$154,700	\$3,868	\$46,410	\$1,160	184,920	59%	\$38.80	\$2,018	1.0
Metropolitan Areas													
Washington-Arlington-Alexandria HMFA	\$39.33	\$2,045	\$81,800	2.2	\$154,700	\$3,868	\$46,410	\$1,160	184,920	59%	\$38.80	\$2,018	1.0
Counties													
District of Columbia	\$39.33	\$2,045	\$81,800	2.2	\$154,700	\$3,868	\$46,410	\$1,160	184,920	59%	\$38.80	\$2,018	1.0

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 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

#10*

In **Florida**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,833**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,109** monthly or **\$73,308** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$35.24
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT FLORIDA:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$22.63
2-Bedroom Housing Wage	\$35.24
Number of Renter Households	2767517
Percent Renters	33%

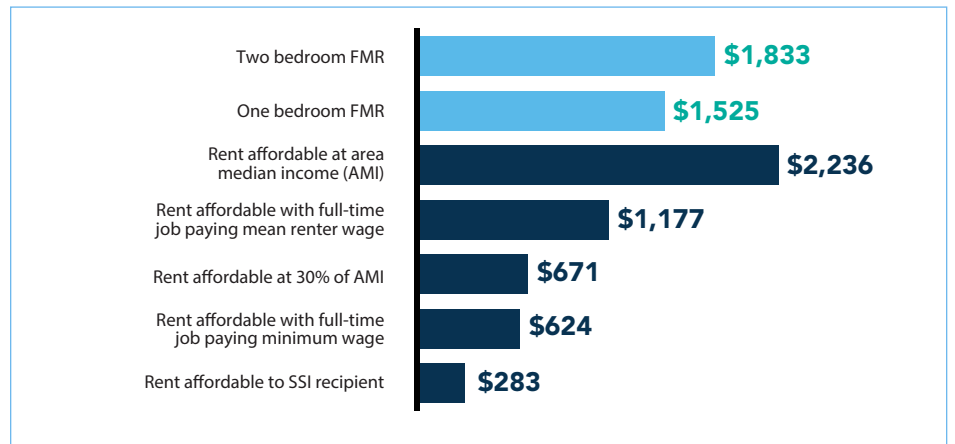
117
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

98
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)

2.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Miami-Miami Beach-Kendall HMFA	\$44.69
West Palm Beach-Boca Raton HMFA	\$42.81
Monroe County	\$41.13
Fort Lauderdale HMFA	\$40.42
Orlando-Kissimmee-Sanford MSA	\$35.71



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.

FLORIDA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Florida	\$35.24	\$1,833	\$73,308	2.9	\$89,422	\$2,236	\$26,827	\$671	2,767,517	33%	\$22.63	\$1,177	1.6
Combined Nonmetro Areas	\$22.53	\$1,171	\$46,857	1.9	\$67,643	\$1,691	\$20,293	\$507	69,557	28%	\$16.46	\$856	1.4
<u>Metropolitan Areas</u>													
Baker County HMFA	\$20.40	\$1,061	\$42,440	1.7	\$86,500	\$2,163	\$25,950	\$649	1,818	20%	\$12.78	\$665	1.6
Cape Coral-Fort Myers MSA	\$32.25	\$1,677	\$67,080	2.7	\$88,800	\$2,220	\$26,640	\$666	83,206	27%	\$20.47	\$1,065	1.6
Crestview-Fort Walton Beach-Destin HMFA	\$29.35	\$1,526	\$61,040	2.4	\$95,700	\$2,393	\$28,710	\$718	27,303	33%	\$20.20	\$1,051	1.5
Deltona-Daytona Beach-Ormond Beach HMF ^Δ	\$27.17	\$1,413	\$56,520	2.3	\$82,800	\$2,070	\$24,840	\$621	64,889	28%	\$17.73	\$922	1.5
Fort Lauderdale HMFA	\$40.42	\$2,102	\$84,080	3.4	\$89,100	\$2,228	\$26,730	\$668	275,842	37%	\$25.31	\$1,316	1.6
Gainesville HMFA	\$26.87	\$1,397	\$55,880	2.2	\$96,700	\$2,418	\$29,010	\$725	50,559	44%	\$17.13	\$891	1.6
Homosassa Springs MSA	\$21.46	\$1,116	\$44,640	1.8	\$66,500	\$1,663	\$19,950	\$499	9,890	15%	\$16.01	\$832	1.3
Jacksonville HMFA	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	211,016	34%	\$22.66	\$1,179	1.4
Lakeland-Winter Haven MSA	\$24.04	\$1,250	\$50,000	2.0	\$76,400	\$1,910	\$22,920	\$573	79,810	30%	\$19.96	\$1,038	1.2
Levy County HMFA	\$17.40	\$905	\$36,200	1.5	\$64,700	\$1,618	\$19,410	\$485	3,636	20%	\$11.23	\$584	1.5
Miami-Miami Beach-Kendall HMFA	\$44.69	\$2,324	\$92,960	3.7	\$79,400	\$1,985	\$23,820	\$596	458,539	48%	\$26.83	\$1,395	1.7
Naples-Immokalee-Marco Island MSA	\$34.27	\$1,782	\$71,280	2.9	\$104,300	\$2,608	\$31,290	\$782	39,406	25%	\$20.72	\$1,077	1.7
North Port-Sarasota-Bradenton MSA	\$34.90	\$1,815	\$72,600	2.9	\$97,000	\$2,425	\$29,100	\$728	88,452	25%	\$21.68	\$1,127	1.6
Ocala MSA	\$24.35	\$1,266	\$50,640	2.0	\$73,700	\$1,843	\$22,110	\$553	36,475	24%	\$18.23	\$948	1.3
Orlando-Kissimmee-Sanford MSA	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	351,799	37%	\$22.10	\$1,149	1.6
Palm Bay-Melbourne-Titusville MSA	\$27.58	\$1,434	\$57,360	2.3	\$99,700	\$2,493	\$29,910	\$748	57,547	23%	\$21.78	\$1,133	1.3
Palm Coast HMFA	\$28.17	\$1,465	\$58,600	2.3	\$88,700	\$2,218	\$26,610	\$665	9,869	21%	\$17.17	\$893	1.6
Panama City MSA	\$29.29	\$1,523	\$60,920	2.4	\$85,900	\$2,148	\$25,770	\$644	23,470	31%	\$19.14	\$995	1.5

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 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

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Pensacola-Ferry Pass-Brent MSA	\$24.58	\$1,278	\$51,120	2.0	\$92,200	\$2,305	\$27,660	\$692	61,692	31%	\$19.18	\$997	1.3
Port St. Lucie MSA	\$30.25	\$1,573	\$62,920	2.5	\$87,800	\$2,195	\$26,340	\$659	42,040	22%	\$17.50	\$910	1.7
Punta Gorda MSA	\$26.54	\$1,380	\$55,200	2.2	\$77,900	\$1,948	\$23,370	\$584	14,884	18%	\$14.72	\$766	1.8
Sebastian-Vero Beach MSA	\$28.12	\$1,462	\$58,480	2.3	\$82,800	\$2,070	\$24,840	\$621	13,031	20%	\$16.43	\$854	1.7
Sebring MSA	\$21.48	\$1,117	\$44,680	1.8	\$70,600	\$1,765	\$21,180	\$530	9,659	22%	\$14.22	\$739	1.5
Tallahassee HMFA	\$25.75	\$1,339	\$53,560	2.1	\$88,700	\$2,218	\$26,610	\$665	62,398	45%	\$16.92	\$880	1.5
Tampa-St. Petersburg-Clearwater MSA	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	423,600	33%	\$23.33	\$1,213	1.5
The Villages MSA	\$24.04	\$1,250	\$50,000	2.0	\$88,300	\$2,208	\$26,490	\$662	8,257	13%	\$16.09	\$837	1.5
Wakulla County HMFA	\$22.62	\$1,176	\$47,040	1.9	\$89,600	\$2,240	\$26,880	\$672	2,245	19%	\$12.52	\$651	1.8
Walton County HMFA	\$22.90	\$1,191	\$47,640	1.9	\$96,700	\$2,418	\$29,010	\$725	7,009	22%	\$20.06	\$1,043	1.1
West Palm Beach-Boca Raton HMFA	\$42.81	\$2,226	\$89,040	3.6	\$104,000	\$2,600	\$31,200	\$780	179,619	30%	\$26.15	\$1,360	1.6
Counties													
Alachua County	\$26.87	\$1,397	\$55,880	2.2	\$96,700	\$2,418	\$29,010	\$725	49,371	45%	\$17.24	\$896	1.6
Baker County	\$20.40	\$1,061	\$42,440	1.7	\$86,500	\$2,163	\$25,950	\$649	1,818	20%	\$12.78	\$665	1.6
Bay County	\$29.29	\$1,523	\$60,920	2.4	\$85,900	\$2,148	\$25,770	\$644	23,470	31%	\$19.14	\$995	1.5
Bradford County	\$17.40	\$905	\$36,200	1.5	\$76,200	\$1,905	\$22,860	\$572	2,899	32%	\$16.13	\$839	1.1
Brevard County	\$27.58	\$1,434	\$57,360	2.3	\$99,700	\$2,493	\$29,910	\$748	57,547	23%	\$21.78	\$1,133	1.3
Broward County	\$40.42	\$2,102	\$84,080	3.4	\$89,100	\$2,228	\$26,730	\$668	275,842	37%	\$25.31	\$1,316	1.6
Calhoun County	\$17.40	\$905	\$36,200	1.5	\$69,800	\$1,745	\$20,940	\$524	1,042	23%	\$10.01	\$520	1.7
Charlotte County	\$26.54	\$1,380	\$55,200	2.2	\$77,900	\$1,948	\$23,370	\$584	14,884	18%	\$14.72	\$766	1.8
Citrus County	\$21.46	\$1,116	\$44,640	1.8	\$66,500	\$1,663	\$19,950	\$499	9,890	15%	\$16.01	\$832	1.3
Clay County	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	18,664	23%	\$16.28	\$847	1.9
Collier County	\$34.27	\$1,782	\$71,280	2.9	\$104,300	\$2,608	\$31,290	\$782	39,406	25%	\$20.72	\$1,077	1.7

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

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FLORIDA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Columbia County	\$20.04	\$1,042	\$41,680	1.7	\$73,600	\$1,840	\$22,080	\$552	7,541	29%	\$15.71	\$817	1.3
DeSoto County	\$17.40	\$905	\$36,200	1.5	\$57,100	\$1,428	\$17,130	\$428	3,556	29%	\$15.68	\$815	1.1
Dixie County	\$17.40	\$905	\$36,200	1.5	\$52,500	\$1,313	\$15,750	\$394	1,047	17%	\$13.92	\$724	1.3
Duval County	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	168,052	42%	\$24.35	\$1,266	1.3
Escambia County	\$24.58	\$1,278	\$51,120	2.0	\$92,200	\$2,305	\$27,660	\$692	46,646	37%	\$20.08	\$1,044	1.2
Flagler County	\$28.17	\$1,465	\$58,600	2.3	\$88,700	\$2,218	\$26,610	\$665	9,869	21%	\$17.17	\$893	1.6
Franklin County	\$17.58	\$914	\$36,560	1.5	\$69,500	\$1,738	\$20,850	\$521	921	19%	\$8.67	\$451	2.0
Gadsden County	\$25.75	\$1,339	\$53,560	2.1	\$88,700	\$2,218	\$26,610	\$665	4,157	26%	\$14.76	\$768	1.7
Gilchrist County	\$26.87	\$1,397	\$55,880	2.2	\$96,700	\$2,418	\$29,010	\$725	1,188	17%	\$12.48	\$649	2.2
Glades County	\$19.27	\$1,002	\$40,080	1.6	\$49,400	\$1,235	\$14,820	\$371	1,000	22%	\$24.73	\$1,286	0.8
Gulf County	\$25.85	\$1,344	\$53,760	2.2	\$75,000	\$1,875	\$22,500	\$563	1,210	21%	\$16.77	\$872	1.5
Hamilton County	\$17.40	\$905	\$36,200	1.5	\$55,400	\$1,385	\$16,620	\$416	1,067	25%	\$17.58	\$914	1.0
Hardee County	\$18.27	\$950	\$38,000	1.5	\$55,500	\$1,388	\$16,650	\$416	2,714	33%	\$12.79	\$665	1.4
Hendry County	\$17.40	\$905	\$36,200	1.5	\$56,600	\$1,415	\$16,980	\$425	4,020	30%	\$15.52	\$807	1.1
Hernando County	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	15,718	20%	\$17.06	\$887	2.1
Highlands County	\$21.48	\$1,117	\$44,680	1.8	\$70,600	\$1,765	\$21,180	\$530	9,659	22%	\$14.22	\$739	1.5
Hillsborough County	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	221,437	40%	\$24.56	\$1,277	1.4
Holmes County	\$17.40	\$905	\$36,200	1.5	\$59,200	\$1,480	\$17,760	\$444	1,660	23%	\$13.92	\$724	1.3
Indian River County	\$28.12	\$1,462	\$58,480	2.3	\$82,800	\$2,070	\$24,840	\$621	13,031	20%	\$16.43	\$854	1.7
Jackson County	\$17.40	\$905	\$36,200	1.5	\$61,900	\$1,548	\$18,570	\$464	4,382	26%	\$11.94	\$621	1.5
Jefferson County	\$25.75	\$1,339	\$53,560	2.1	\$88,700	\$2,218	\$26,610	\$665	1,383	25%	\$12.90	\$671	2.0
Lafayette County	\$18.33	\$953	\$38,120	1.5	\$63,300	\$1,583	\$18,990	\$475	498	19%	\$7.86	\$409	2.3
Lake County	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	36,295	24%	\$18.19	\$946	2.0
Lee County	\$32.25	\$1,677	\$67,080	2.7	\$88,800	\$2,220	\$26,640	\$666	83,206	27%	\$20.47	\$1,065	1.6
Leon County	\$25.75	\$1,339	\$53,560	2.1	\$88,700	\$2,218	\$26,610	\$665	56,858	48%	\$17.30	\$900	1.5
Levy County	\$17.40	\$905	\$36,200	1.5	\$64,700	\$1,618	\$19,410	\$485	3,636	20%	\$11.23	\$584	1.5

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

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FLORIDA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Liberty County	\$17.40	\$905	\$36,200	1.5	\$64,800	\$1,620	\$19,440	\$486	474	19%	\$19.76	\$1,027	0.9
Madison County	\$17.40	\$905	\$36,200	1.5	\$60,100	\$1,503	\$18,030	\$451	1,945	29%	\$10.97	\$571	1.6
Manatee County	\$34.90	\$1,815	\$72,600	2.9	\$97,000	\$2,425	\$29,100	\$728	40,645	25%	\$19.72	\$1,026	1.8
Marion County	\$24.35	\$1,266	\$50,640	2.0	\$73,700	\$1,843	\$22,110	\$553	36,475	24%	\$18.23	\$948	1.3
Martin County	\$30.25	\$1,573	\$62,920	2.5	\$87,800	\$2,195	\$26,340	\$659	13,072	20%	\$17.44	\$907	1.7
Miami-Dade County	\$44.69	\$2,324	\$92,960	3.7	\$79,400	\$1,985	\$23,820	\$596	458,539	48%	\$26.83	\$1,395	1.7
Monroe County	\$41.13	\$2,139	\$85,560	3.4	\$97,500	\$2,438	\$29,250	\$731	12,997	38%	\$20.97	\$1,090	2.0
Nassau County	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	6,305	17%	\$14.28	\$742	2.2
Okaloosa County	\$29.35	\$1,526	\$61,040	2.4	\$95,700	\$2,393	\$28,710	\$718	27,303	33%	\$20.20	\$1,051	1.5
Okeechobee County	\$20.37	\$1,059	\$42,360	1.7	\$62,100	\$1,553	\$18,630	\$466	3,818	26%	\$17.66	\$918	1.2
Orange County	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	211,453	43%	\$23.10	\$1,201	1.5
Osceola County	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	41,070	34%	\$17.48	\$909	2.0
Palm Beach County	\$42.81	\$2,226	\$89,040	3.6	\$104,000	\$2,600	\$31,200	\$780	179,619	30%	\$26.15	\$1,360	1.6
Pasco County	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	56,819	25%	\$19.22	\$999	1.9
Pinellas County	\$35.60	\$1,851	\$74,040	3.0	\$92,000	\$2,300	\$27,600	\$690	129,626	31%	\$23.17	\$1,205	1.5
Polk County	\$24.04	\$1,250	\$50,000	2.0	\$76,400	\$1,910	\$22,920	\$573	79,810	30%	\$19.96	\$1,038	1.2
Putnam County	\$17.52	\$911	\$36,440	1.5	\$59,100	\$1,478	\$17,730	\$443	8,045	27%	\$16.17	\$841	1.1
St. Johns County	\$30.85	\$1,604	\$64,160	2.6	\$98,100	\$2,453	\$29,430	\$736	17,995	18%	\$18.09	\$941	1.7
St. Lucie County	\$30.25	\$1,573	\$62,920	2.5	\$87,800	\$2,195	\$26,340	\$659	28,968	23%	\$17.55	\$912	1.7
Santa Rosa County	\$24.58	\$1,278	\$51,120	2.0	\$92,200	\$2,305	\$27,660	\$692	15,046	22%	\$16.00	\$832	1.5
Sarasota County	\$34.90	\$1,815	\$72,600	2.9	\$97,000	\$2,425	\$29,100	\$728	47,807	24%	\$23.11	\$1,201	1.5
Seminole County	\$35.71	\$1,857	\$74,280	3.0	\$90,400	\$2,260	\$27,120	\$678	62,981	34%	\$22.06	\$1,147	1.6
Sumter County	\$24.04	\$1,250	\$50,000	2.0	\$88,300	\$2,208	\$26,490	\$662	8,257	13%	\$16.09	\$837	1.5
Suwannee County	\$17.62	\$916	\$36,640	1.5	\$61,700	\$1,543	\$18,510	\$463	3,827	25%	\$14.47	\$753	1.2
Taylor County	\$17.40	\$905	\$36,200	1.5	\$58,300	\$1,458	\$17,490	\$437	1,686	23%	\$16.41	\$853	1.1
Union County	\$17.40	\$905	\$36,200	1.5	\$78,000	\$1,950	\$23,400	\$585	1,239	30%	\$14.83	\$771	1.2

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FLORIDA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Volusia County	\$27.17	\$1,413	\$56,520	2.3	\$82,800	\$2,070	\$24,840	\$621	64,889	28%	\$17.73	\$922	1.5
Wakulla County	\$22.62	\$1,176	\$47,040	1.9	\$89,600	\$2,240	\$26,880	\$672	2,245	19%	\$12.52	\$651	1.8
Walton County	\$22.90	\$1,191	\$47,640	1.9	\$96,700	\$2,418	\$29,010	\$725	7,009	22%	\$20.06	\$1,043	1.1
Washington County	\$17.40	\$905	\$36,200	1.5	\$63,900	\$1,598	\$19,170	\$479	1,969	22%	\$12.96	\$674	1.3

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

GEORGIA

#20*

In **Georgia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,507**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,023** monthly or **\$60,271** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$28.98
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT GEORGIA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$21.79
2-Bedroom Housing Wage	\$28.98
Number of Renter Households	1380613
Percent Renters	35%

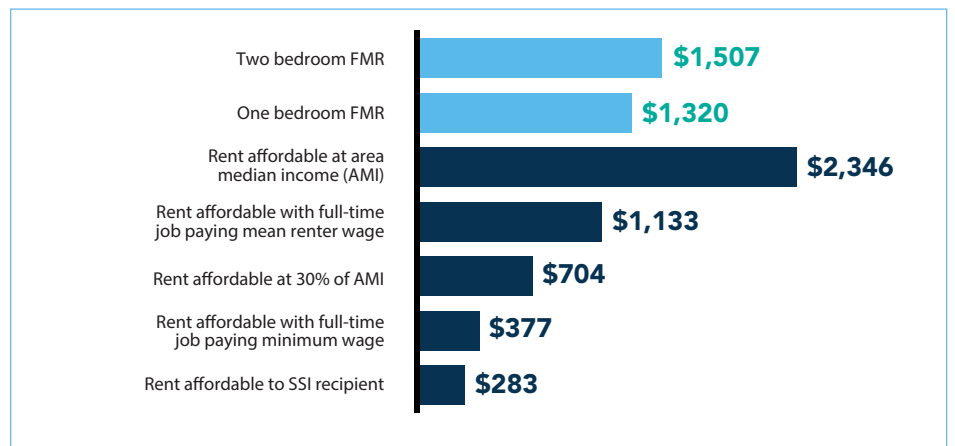
160
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

140
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

4
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

3.5
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Atlanta-Sandy Springs-Roswell HMFA	\$35.46
Savannah MSA	\$27.79
Gainesville MSA	\$26.65
Morgan County HMFA	\$25.42
Butts County HMFA	\$24.12



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.

GEORGIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Georgia	\$28.98	\$1,507	\$60,271	4.0	\$93,850	\$2,346	\$28,155	\$704	1,380,613	35%	\$21.79	\$1,133	1.3
Combined Nonmetro Areas	\$18.00	\$936	\$37,446	2.5	\$70,690	\$1,767	\$21,207	\$530	212,063	32%	\$14.45	\$751	1.2
<u>Metropolitan Areas</u>													
Albany MSA	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	24,683	43%	\$18.09	\$940	1.1
Athens-Clarke County MSA	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	37,880	45%	\$17.35	\$902	1.3
Atlanta-Sandy Springs-Roswell HMFA	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	766,196	35%	\$24.92	\$1,296	1.4
Augusta-Richmond County HMFA	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	51,813	37%	\$17.69	\$920	1.2
Brunswick MSA	\$21.87	\$1,137	\$45,480	3.0	\$77,000	\$1,925	\$23,100	\$578	13,747	30%	\$14.48	\$753	1.5
Butts County HMFA	\$24.12	\$1,254	\$50,160	3.3	\$75,000	\$1,875	\$22,500	\$563	2,193	26%	\$14.77	\$768	1.6
Chattanooga MSA	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	14,610	25%	\$13.90	\$723	1.7
Columbus HMFA	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	43,695	45%	\$19.44	\$1,011	1.0
Dalton HMFA	\$18.62	\$968	\$38,720	2.6	\$73,200	\$1,830	\$21,960	\$549	11,490	32%	\$17.52	\$911	1.1
Gainesville MSA	\$26.65	\$1,386	\$55,440	3.7	\$92,700	\$2,318	\$27,810	\$695	20,817	30%	\$20.54	\$1,068	1.3
Haralson County HMFA	\$20.46	\$1,064	\$42,560	2.8	\$82,900	\$2,073	\$24,870	\$622	3,118	27%	\$18.62	\$968	1.1
Hinesville HMFA	\$23.08	\$1,200	\$48,000	3.2	\$79,900	\$1,998	\$23,970	\$599	11,918	52%	\$18.93	\$984	1.2
Lamar County HMFA	\$20.81	\$1,082	\$43,280	2.9	\$88,400	\$2,210	\$26,520	\$663	1,655	24%	\$13.52	\$703	1.5
Lincoln County HMFA	\$17.02	\$885	\$35,400	2.3	\$67,900	\$1,698	\$20,370	\$509	726	24%	\$9.65	\$502	1.8
Long County HMFA	\$17.48	\$909	\$36,360	2.4	\$71,200	\$1,780	\$21,360	\$534	2,173	39%	\$9.71	\$505	1.8
Macon-Bibb County HMFA	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	31,139	40%	\$16.68	\$867	1.3
Meriwether County HMFA	\$20.40	\$1,061	\$42,440	2.8	\$66,100	\$1,653	\$19,830	\$496	2,680	33%	\$13.61	\$707	1.5
Monroe County HMFA	\$19.40	\$1,009	\$40,360	2.7	\$98,400	\$2,460	\$29,520	\$738	1,722	17%	\$13.41	\$697	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

GEORGIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Morgan County HMFA	\$25.42	\$1,322	\$52,880	3.5	\$99,400	\$2,485	\$29,820	\$746	1,947	26%	\$19.53	\$1,015	1.3
Murray County HMFA	\$17.02	\$885	\$35,400	2.3	\$73,900	\$1,848	\$22,170	\$554	3,915	26%	\$13.98	\$727	1.2
Peach County HMFA	\$19.25	\$1,001	\$40,040	2.7	\$85,000	\$2,125	\$25,500	\$638	3,152	31%	\$10.56	\$549	1.8
Rome MSA	\$21.08	\$1,096	\$43,840	2.9	\$73,500	\$1,838	\$22,050	\$551	13,279	37%	\$15.75	\$819	1.3
Savannah MSA	\$27.79	\$1,445	\$57,800	3.8	\$92,400	\$2,310	\$27,720	\$693	59,549	38%	\$19.21	\$999	1.4
Stewart County HMFA	\$17.02	\$885	\$35,400	2.3	\$53,500	\$1,338	\$16,050	\$401	688	40%	\$13.40	\$697	1.3
Talbot County HMFA	\$17.02	\$885	\$35,400	2.3	\$61,700	\$1,543	\$18,510	\$463	455	18%	\$15.55	\$808	1.1
Valdosta MSA	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	23,266	43%	\$13.70	\$712	1.5
Warner Robins HMFA	\$23.33	\$1,213	\$48,520	3.2	\$91,900	\$2,298	\$27,570	\$689	20,044	33%	\$14.05	\$730	1.7
Counties													
Appling County	\$17.02	\$885	\$35,400	2.3	\$57,400	\$1,435	\$17,220	\$431	1,900	28%	\$21.93	\$1,141	0.8
Atkinson County	\$17.02	\$885	\$35,400	2.3	\$54,200	\$1,355	\$16,260	\$407	1,014	33%	\$17.30	\$900	1.0
Bacon County	\$17.02	\$885	\$35,400	2.3	\$59,600	\$1,490	\$17,880	\$447	1,095	28%	\$12.65	\$658	1.3
Baker County	\$17.02	\$885	\$35,400	2.3	\$52,000	\$1,300	\$15,600	\$390	276	25%	\$9.63	\$501	1.8
Baldwin County	\$18.10	\$941	\$37,640	2.5	\$79,300	\$1,983	\$23,790	\$595	5,879	37%	\$11.29	\$587	1.6
Banks County	\$17.02	\$885	\$35,400	2.3	\$84,900	\$2,123	\$25,470	\$637	1,683	25%	\$11.67	\$607	1.5
Barrow County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	6,114	21%	\$15.60	\$811	2.3
Bartow County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	10,455	27%	\$16.96	\$882	2.1
Ben Hill County	\$17.02	\$885	\$35,400	2.3	\$45,500	\$1,138	\$13,650	\$341	3,003	42%	\$15.88	\$826	1.1
Berrien County	\$17.02	\$885	\$35,400	2.3	\$65,200	\$1,630	\$19,560	\$489	2,096	31%	\$15.54	\$808	1.1
Bibb County	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	28,165	47%	\$16.89	\$878	1.3
Bleckley County	\$17.02	\$885	\$35,400	2.3	\$66,600	\$1,665	\$19,980	\$500	1,060	25%	\$8.88	\$462	1.9
Brantley County	\$21.87	\$1,137	\$45,480	3.0	\$77,000	\$1,925	\$23,100	\$578	1,620	24%	\$16.48	\$857	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

GEORGIA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Brooks County	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	1,889	32%	\$16.52	\$859	1.2
Bryan County	\$27.79	\$1,445	\$57,800	3.8	\$92,400	\$2,310	\$27,720	\$693	3,657	24%	\$14.86	\$773	1.9
Bulloch County	\$20.79	\$1,081	\$43,240	2.9	\$71,200	\$1,780	\$21,360	\$534	14,297	48%	\$14.20	\$738	1.5
Burke County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	2,444	27%	\$37.89	\$1,970	0.6
Butts County	\$24.12	\$1,254	\$50,160	3.3	\$75,000	\$1,875	\$22,500	\$563	2,193	26%	\$14.77	\$768	1.6
Calhoun County	\$17.02	\$885	\$35,400	2.3	\$59,500	\$1,488	\$17,850	\$446	517	35%	\$9.68	\$504	1.8
Camden County	\$20.25	\$1,053	\$42,120	2.8	\$81,400	\$2,035	\$24,420	\$611	7,123	35%	\$13.77	\$716	1.5
Candler County	\$17.02	\$885	\$35,400	2.3	\$67,500	\$1,688	\$20,250	\$506	1,604	39%	\$9.84	\$511	1.7
Carroll County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	13,657	32%	\$15.04	\$782	2.4
Catoosa County	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	6,467	25%	\$13.56	\$705	1.7
Charlton County	\$17.02	\$885	\$35,400	2.3	\$58,600	\$1,465	\$17,580	\$440	1,054	26%	\$13.59	\$707	1.3
Chatham County	\$27.79	\$1,445	\$57,800	3.8	\$92,400	\$2,310	\$27,720	\$693	50,650	43%	\$19.57	\$1,018	1.4
Chattahoochee County	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	1,397	69%	\$27.06	\$1,407	0.7
Chattooga County	\$17.02	\$885	\$35,400	2.3	\$53,800	\$1,345	\$16,140	\$404	3,006	32%	\$12.95	\$673	1.3
Cherokee County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	21,875	23%	\$14.99	\$780	2.4
Clarke County	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	31,356	59%	\$18.29	\$951	1.2
Clay County	\$17.02	\$885	\$35,400	2.3	\$54,100	\$1,353	\$16,230	\$406	362	32%	\$11.03	\$573	1.5
Clayton County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	49,354	47%	\$26.59	\$1,382	1.3
Clinch County	\$17.02	\$885	\$35,400	2.3	\$71,900	\$1,798	\$21,570	\$539	650	27%	\$11.77	\$612	1.4
Cobb County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	97,554	34%	\$24.52	\$1,275	1.4
Coffee County	\$17.02	\$885	\$35,400	2.3	\$61,800	\$1,545	\$18,540	\$464	5,048	34%	\$13.92	\$724	1.2
Colquitt County	\$17.02	\$885	\$35,400	2.3	\$61,400	\$1,535	\$18,420	\$461	5,825	35%	\$13.18	\$685	1.3
Columbia County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	10,555	21%	\$14.94	\$777	1.4
Cook County	\$17.02	\$885	\$35,400	2.3	\$57,500	\$1,438	\$17,250	\$431	2,235	37%	\$14.56	\$757	1.2
Coweta County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	12,904	24%	\$14.40	\$749	2.5
Crawford County	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	831	19%	\$17.95	\$934	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

GEORGIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Crisp County	\$17.69	\$920	\$36,800	2.4	\$64,700	\$1,618	\$19,410	\$485	3,659	46%	\$14.77	\$768	1.2
Dade County	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	1,435	24%	\$15.51	\$806	1.5
Dawson County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	2,048	20%	\$12.19	\$634	2.9
Decatur County	\$17.02	\$885	\$35,400	2.3	\$59,400	\$1,485	\$17,820	\$446	4,052	39%	\$17.49	\$909	1.0
DeKalb County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	120,005	42%	\$23.73	\$1,234	1.5
Dodge County	\$17.02	\$885	\$35,400	2.3	\$59,500	\$1,488	\$17,850	\$446	2,029	31%	\$11.58	\$602	1.5
Dooly County	\$17.02	\$885	\$35,400	2.3	\$76,100	\$1,903	\$22,830	\$571	1,126	30%	\$13.92	\$724	1.2
Dougherty County	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	18,189	53%	\$18.48	\$961	1.0
Douglas County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	17,250	34%	\$18.08	\$940	2.0
Early County	\$17.02	\$885	\$35,400	2.3	\$60,600	\$1,515	\$18,180	\$455	1,302	32%	\$16.58	\$862	1.0
Echols County †	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	291	24%			
Effingham County	\$27.79	\$1,445	\$57,800	3.8	\$92,400	\$2,310	\$27,720	\$693	5,242	23%	\$16.82	\$875	1.7
Elbert County	\$17.40	\$905	\$36,200	2.4	\$65,900	\$1,648	\$19,770	\$494	2,336	30%	\$16.98	\$883	1.0
Emanuel County	\$17.02	\$885	\$35,400	2.3	\$57,300	\$1,433	\$17,190	\$430	3,616	43%	\$19.83	\$1,031	0.9
Evans County	\$17.02	\$885	\$35,400	2.3	\$67,000	\$1,675	\$20,100	\$503	1,480	38%	\$14.19	\$738	1.2
Fannin County	\$17.02	\$885	\$35,400	2.3	\$65,200	\$1,630	\$19,560	\$489	2,518	22%	\$14.45	\$751	1.2
Fayette County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	7,863	18%	\$17.29	\$899	2.1
Floyd County	\$21.08	\$1,096	\$43,840	2.9	\$73,500	\$1,838	\$22,050	\$551	13,279	37%	\$15.75	\$819	1.3
Forsyth County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	12,838	15%	\$17.13	\$891	2.1
Franklin County	\$17.02	\$885	\$35,400	2.3	\$67,700	\$1,693	\$20,310	\$508	2,226	26%	\$15.99	\$832	1.1
Fulton County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	208,807	46%	\$31.94	\$1,661	1.1
Gilmer County	\$18.00	\$936	\$37,440	2.5	\$83,400	\$2,085	\$25,020	\$626	3,077	24%	\$10.01	\$521	1.8
Glascocock County	\$17.02	\$885	\$35,400	2.3	\$80,400	\$2,010	\$24,120	\$603	306	29%	\$10.00	\$520	1.7
Glynn County	\$21.87	\$1,137	\$45,480	3.0	\$77,000	\$1,925	\$23,100	\$578	11,266	33%	\$14.43	\$751	1.5
Gordon County	\$17.54	\$912	\$36,480	2.4	\$71,700	\$1,793	\$21,510	\$538	5,853	28%	\$17.56	\$913	1.0
Grady County	\$17.33	\$901	\$36,040	2.4	\$67,100	\$1,678	\$20,130	\$503	3,380	35%	\$14.05	\$731	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

GEORGIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Greene County	\$17.52	\$911	\$36,440	2.4	\$95,400	\$2,385	\$28,620	\$716	1,581	21%	\$11.25	\$585	1.6
Gwinnett County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	106,108	33%	\$22.21	\$1,155	1.6
Habersham County	\$18.00	\$936	\$37,440	2.5	\$78,800	\$1,970	\$23,640	\$591	3,852	25%	\$14.82	\$771	1.2
Hall County	\$26.65	\$1,386	\$55,440	3.7	\$92,700	\$2,318	\$27,810	\$695	20,817	30%	\$20.54	\$1,068	1.3
Hancock County	\$17.02	\$885	\$35,400	2.3	\$60,600	\$1,515	\$18,180	\$455	692	25%	\$12.05	\$627	1.4
Haralson County	\$20.46	\$1,064	\$42,560	2.8	\$82,900	\$2,073	\$24,870	\$622	3,118	27%	\$18.62	\$968	1.1
Harris County	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	1,314	11%	\$13.01	\$676	1.5
Hart County	\$19.10	\$993	\$39,720	2.6	\$82,000	\$2,050	\$24,600	\$615	2,546	25%	\$14.75	\$767	1.3
Heard County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	1,262	29%	\$18.30	\$952	1.9
Henry County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	22,835	28%	\$16.70	\$869	2.1
Houston County	\$23.33	\$1,213	\$48,520	3.2	\$91,900	\$2,298	\$27,570	\$689	20,044	33%	\$14.05	\$730	1.7
Irwin County	\$17.02	\$885	\$35,400	2.3	\$72,300	\$1,808	\$21,690	\$542	995	28%	\$16.71	\$869	1.0
Jackson County	\$19.35	\$1,006	\$40,240	2.7	\$98,100	\$2,453	\$29,430	\$736	5,178	20%	\$12.59	\$655	1.5
Jasper County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	968	18%	\$14.20	\$739	2.5
Jeff Davis County	\$17.02	\$885	\$35,400	2.3	\$55,500	\$1,388	\$16,650	\$416	1,742	32%	\$15.89	\$826	1.1
Jefferson County	\$17.02	\$885	\$35,400	2.3	\$59,400	\$1,485	\$17,820	\$446	1,922	33%	\$15.04	\$782	1.1
Jenkins County	\$17.02	\$885	\$35,400	2.3	\$50,600	\$1,265	\$15,180	\$380	568	17%	\$18.62	\$968	0.9
Johnson County	\$17.02	\$885	\$35,400	2.3	\$60,300	\$1,508	\$18,090	\$452	889	27%	\$10.73	\$558	1.6
Jones County	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	1,825	17%	\$11.36	\$591	1.9
Lamar County	\$20.81	\$1,082	\$43,280	2.9	\$88,400	\$2,210	\$26,520	\$663	1,655	24%	\$13.52	\$703	1.5
Lanier County	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	1,158	33%	\$13.82	\$718	1.4
Laurens County	\$17.02	\$885	\$35,400	2.3	\$62,800	\$1,570	\$18,840	\$471	6,487	36%	\$15.19	\$790	1.1
Lee County	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	2,973	25%	\$18.65	\$970	1.0
Liberty County	\$23.08	\$1,200	\$48,000	3.2	\$79,900	\$1,998	\$23,970	\$599	11,918	52%	\$18.93	\$984	1.2
Lincoln County	\$17.02	\$885	\$35,400	2.3	\$67,900	\$1,698	\$20,370	\$509	726	24%	\$9.65	\$502	1.8
Long County	\$17.48	\$909	\$36,360	2.4	\$71,200	\$1,780	\$21,360	\$534	2,173	39%	\$9.71	\$505	1.8

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

GEORGIA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lowndes County	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	19,928	46%	\$13.49	\$701	1.5
Lumpkin County	\$20.75	\$1,079	\$43,160	2.9	\$86,200	\$2,155	\$25,860	\$647	2,652	23%	\$10.28	\$534	2.0
McDuffie County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	2,804	34%	\$11.99	\$623	1.8
McIntosh County	\$21.87	\$1,137	\$45,480	3.0	\$77,000	\$1,925	\$23,100	\$578	861	18%	\$12.60	\$655	1.7
Macon County	\$17.02	\$885	\$35,400	2.3	\$55,500	\$1,388	\$16,650	\$416	1,503	38%	\$18.87	\$981	0.9
Madison County	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	3,027	28%	\$13.82	\$719	1.6
Marion County	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	663	23%	\$8.18	\$425	2.4
Meriwether County	\$20.40	\$1,061	\$42,440	2.8	\$66,100	\$1,653	\$19,830	\$496	2,680	33%	\$13.61	\$707	1.5
Miller County	\$17.02	\$885	\$35,400	2.3	\$73,100	\$1,828	\$21,930	\$548	842	33%	\$10.19	\$530	1.7
Mitchell County	\$17.02	\$885	\$35,400	2.3	\$59,500	\$1,488	\$17,850	\$446	2,884	36%	\$14.73	\$766	1.2
Monroe County	\$19.40	\$1,009	\$40,360	2.7	\$98,400	\$2,460	\$29,520	\$738	1,722	17%	\$13.41	\$697	1.4
Montgomery County	\$17.02	\$885	\$35,400	2.3	\$70,500	\$1,763	\$21,150	\$529	698	24%	\$8.61	\$448	2.0
Morgan County	\$25.42	\$1,322	\$52,880	3.5	\$99,400	\$2,485	\$29,820	\$746	1,947	26%	\$19.53	\$1,015	1.3
Murray County	\$17.02	\$885	\$35,400	2.3	\$73,900	\$1,848	\$22,170	\$554	3,915	26%	\$13.98	\$727	1.2
Muscogee County	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	40,321	50%	\$19.72	\$1,025	1.0
Newton County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	10,948	27%	\$16.00	\$832	2.2
Oconee County	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	2,353	16%	\$14.74	\$766	1.5
Oglethorpe County	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	1,144	22%	\$15.20	\$791	1.5
Paulding County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	11,171	20%	\$16.08	\$836	2.2
Peach County	\$19.25	\$1,001	\$40,040	2.7	\$85,000	\$2,125	\$25,500	\$638	3,152	31%	\$10.56	\$549	1.8
Pickens County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	2,750	21%	\$16.89	\$878	2.1
Pierce County	\$17.62	\$916	\$36,640	2.4	\$69,700	\$1,743	\$20,910	\$523	1,726	23%	\$13.67	\$711	1.3
Pike County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	1,054	16%	\$12.56	\$653	2.8
Polk County	\$17.77	\$924	\$36,960	2.5	\$72,700	\$1,818	\$21,810	\$545	5,419	35%	\$14.36	\$747	1.2
Pulaski County	\$17.67	\$919	\$36,760	2.4	\$58,300	\$1,458	\$17,490	\$437	1,106	35%	\$17.77	\$924	1.0
Putnam County	\$19.65	\$1,022	\$40,880	2.7	\$85,000	\$2,125	\$25,500	\$638	2,005	20%	\$12.00	\$624	1.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

GEORGIA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Quitman County	\$17.02	\$885	\$35,400	2.3	\$62,600	\$1,565	\$18,780	\$470	185	19%	\$16.40	\$853	1.0
Rabun County	\$18.81	\$978	\$39,120	2.6	\$76,400	\$1,910	\$22,920	\$573	1,635	23%	\$9.84	\$512	1.9
Randolph County	\$17.02	\$885	\$35,400	2.3	\$37,000	\$925	\$11,100	\$278	1,325	52%	\$18.25	\$949	0.9
Richmond County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	36,010	49%	\$16.84	\$876	1.3
Rockdale County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	11,427	34%	\$21.19	\$1,102	1.7
Schley County	\$17.02	\$885	\$35,400	2.3	\$72,700	\$1,818	\$21,810	\$545	392	25%	\$11.73	\$610	1.5
Screven County	\$17.02	\$885	\$35,400	2.3	\$74,600	\$1,865	\$22,380	\$560	1,221	26%	\$14.15	\$736	1.2
Seminole County	\$17.02	\$885	\$35,400	2.3	\$64,100	\$1,603	\$19,230	\$481	954	26%	\$14.75	\$767	1.2
Spalding County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	9,292	35%	\$13.82	\$719	2.6
Stephens County	\$17.87	\$929	\$37,160	2.5	\$69,000	\$1,725	\$20,700	\$518	2,720	27%	\$15.97	\$831	1.1
Stewart County	\$17.02	\$885	\$35,400	2.3	\$53,500	\$1,338	\$16,050	\$401	688	40%	\$13.40	\$697	1.3
Sumter County	\$17.38	\$904	\$36,160	2.4	\$58,800	\$1,470	\$17,640	\$441	4,612	43%	\$17.60	\$915	1.0
Talbot County	\$17.02	\$885	\$35,400	2.3	\$61,700	\$1,543	\$18,510	\$463	455	18%	\$15.55	\$808	1.1
Taliaferro County †	\$17.08	\$888	\$35,520	2.4	\$46,200	\$1,155	\$13,860	\$347	160	25%			
Tattnall County	\$17.02	\$885	\$35,400	2.3	\$69,200	\$1,730	\$20,760	\$519	2,256	30%	\$16.47	\$856	1.0
Taylor County	\$17.02	\$885	\$35,400	2.3	\$52,900	\$1,323	\$15,870	\$397	1,147	38%	\$12.67	\$659	1.3
Telfair County	\$17.02	\$885	\$35,400	2.3	\$55,200	\$1,380	\$16,560	\$414	774	26%	\$8.27	\$430	2.1
Terrell County	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	1,359	41%	\$13.88	\$722	1.4
Thomas County	\$20.54	\$1,068	\$42,720	2.8	\$78,200	\$1,955	\$23,460	\$587	6,853	38%	\$16.81	\$874	1.2
Tift County	\$17.02	\$885	\$35,400	2.3	\$68,800	\$1,720	\$20,640	\$516	5,876	38%	\$13.12	\$682	1.3
Toombs County	\$17.02	\$885	\$35,400	2.3	\$65,700	\$1,643	\$19,710	\$493	3,508	36%	\$13.17	\$685	1.3
Towns County	\$17.02	\$885	\$35,400	2.3	\$73,300	\$1,833	\$21,990	\$550	1,144	21%	\$11.78	\$613	1.4
Treutlen County	\$17.02	\$885	\$35,400	2.3	\$67,900	\$1,698	\$20,370	\$509	877	38%	\$17.46	\$908	1.0
Troup County	\$19.92	\$1,036	\$41,440	2.7	\$87,600	\$2,190	\$26,280	\$657	10,369	41%	\$16.32	\$849	1.2
Turner County	\$17.02	\$885	\$35,400	2.3	\$59,100	\$1,478	\$17,730	\$443	987	32%	\$16.96	\$882	1.0
Twiggs County	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	318	11%	\$16.27	\$846	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

GEORGIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Union County	\$17.02	\$885	\$35,400	2.3	\$84,300	\$2,108	\$25,290	\$632	2,004	19%	\$14.52	\$755	1.2
Upson County	\$17.02	\$885	\$35,400	2.3	\$65,300	\$1,633	\$19,590	\$490	3,683	35%	\$10.91	\$567	1.6
Walker County	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	6,708	26%	\$13.84	\$720	1.7
Walton County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	7,657	22%	\$15.83	\$823	2.2
Ware County	\$17.83	\$927	\$37,080	2.5	\$58,600	\$1,465	\$17,580	\$440	4,804	38%	\$13.81	\$718	1.3
Warren County	\$17.02	\$885	\$35,400	2.3	\$53,800	\$1,345	\$16,140	\$404	552	28%	\$10.95	\$569	1.6
Washington County	\$17.02	\$885	\$35,400	2.3	\$62,800	\$1,570	\$18,840	\$471	2,335	32%	\$16.44	\$855	1.0
Wayne County	\$17.02	\$885	\$35,400	2.3	\$68,200	\$1,705	\$20,460	\$512	3,831	36%	\$17.00	\$884	1.0
Webster County †	\$17.02	\$885	\$35,400	2.3	\$70,500	\$1,763	\$21,150	\$529	162	18%			
Wheeler County	\$18.71	\$973	\$38,920	2.6	\$59,400	\$1,485	\$17,820	\$446	505	32%	\$13.01	\$676	1.4
White County	\$19.46	\$1,012	\$40,480	2.7	\$87,600	\$2,190	\$26,280	\$657	2,525	24%	\$11.79	\$613	1.7
Whitfield County	\$18.62	\$968	\$38,720	2.6	\$73,200	\$1,830	\$21,960	\$549	11,490	32%	\$17.52	\$911	1.1
Wilcox County	\$17.02	\$885	\$35,400	2.3	\$64,200	\$1,605	\$19,260	\$482	659	26%	\$10.89	\$566	1.6
Wilkes County	\$17.02	\$885	\$35,400	2.3	\$69,800	\$1,745	\$20,940	\$524	1,382	34%	\$19.22	\$999	0.9
Wilkinson County	\$17.02	\$885	\$35,400	2.3	\$60,100	\$1,503	\$18,030	\$451	652	20%	\$16.80	\$874	1.0
Worth County	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	2,162	27%	\$12.40	\$645	1.5

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

HAWAII

#4*

In **Hawaii**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,319**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$7,731** monthly or **\$92,776** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$44.60
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT HAWAII:

STATE FACTS	
Minimum Wage	\$14.00
Average Renter Wage	\$21.32
2-Bedroom Housing Wage	\$44.60
Number of Renter Households	185090
Percent Renters	38%

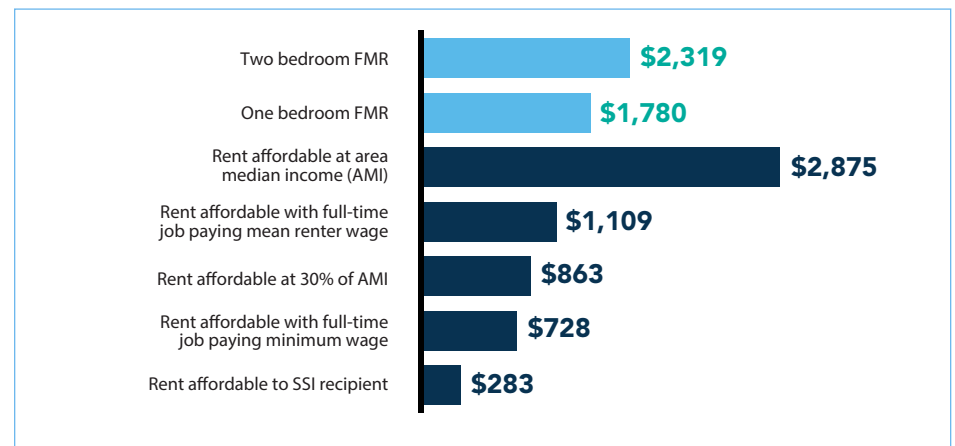
127
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

98
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

3.2
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Urban Honolulu MSA	\$45.92
Kauai County	\$45.62
Kahului-Wailuku-Lahaina MSA	\$41.13
Hawaii County	\$38.65
Kalawao County	\$32.75



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.

HAWAII

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hawaii	\$44.60	\$2,319	\$92,776	3.2	\$115,000	\$2,875	\$34,500	\$863	185,090	38%	\$21.32	\$1,109	2.1
Combined Nonmetro Areas	\$40.60	\$2,111	\$84,449	2.9	\$99,584	\$2,490	\$29,875	\$747	28,804	30%	\$18.59	\$966	2.2
<u>Metropolitan Areas</u>													
Kahului-Wailuku-Lahaina MSA	\$41.13	\$2,139	\$85,560	2.9	\$110,800	\$2,770	\$33,240	\$831	18,970	35%	\$20.34	\$1,058	2.0
Urban Honolulu MSA	\$45.92	\$2,388	\$95,520	3.3	\$120,100	\$3,003	\$36,030	\$901	137,316	41%	\$22.16	\$1,152	2.1
<u>Counties</u>													
Hawaii County	\$38.65	\$2,010	\$80,400	2.8	\$97,200	\$2,430	\$29,160	\$729	20,690	29%	\$17.96	\$934	2.2
Honolulu County	\$45.92	\$2,388	\$95,520	3.3	\$120,100	\$3,003	\$36,030	\$901	137,316	41%	\$22.16	\$1,152	2.1
Kalawao County †	\$32.75	\$1,703	\$68,120	2.3	\$100,700	\$2,518	\$30,210	\$755	32	100%			
Kauai County	\$45.62	\$2,372	\$94,880	3.3	\$107,100	\$2,678	\$32,130	\$803	8,082	35%	\$19.93	\$1,036	2.3
Maui County	\$41.13	\$2,139	\$85,560	2.9	\$110,800	\$2,770	\$33,240	\$831	18,970	35%	\$20.34	\$1,058	2.0

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

IDAHO

#32*

In **Idaho**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,199**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,997** monthly or **\$47,969** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$23.06
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT IDAHO:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$18.20
2-Bedroom Housing Wage	\$23.06
Number of Renter Households	189044
Percent Renters	28%

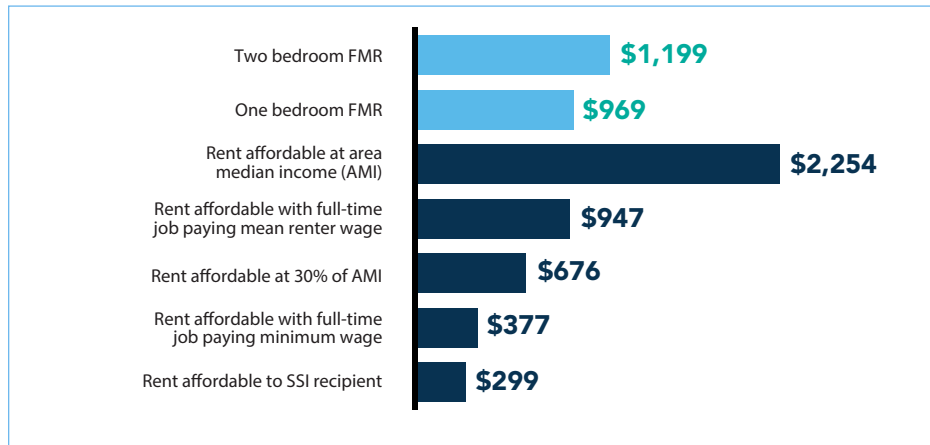
127
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

103
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

3.2
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.6
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Boise City HMFA	\$26.69
Blaine County	\$26.25
Teton County	\$24.21
Coeur d’Alene MSA	\$24.19
Lewiston MSA	\$21.33



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.

IDAHO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Idaho	\$23.06	\$1,199	\$47,969	3.2	\$90,155	\$2,254	\$27,047	\$676	189,044	28%	\$18.20	\$947	1.3
Combined Nonmetro Areas	\$19.50	\$1,014	\$40,561	2.7	\$78,744	\$1,969	\$23,623	\$591	48,615	28%	\$15.18	\$789	1.3
<u>Metropolitan Areas</u>													
Boise City HMFA	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	76,438	27%	\$20.63	\$1,073	1.3
Butte County HMFA	\$19.15	\$996	\$39,840	2.6	\$61,900	\$1,548	\$18,570	\$464	216	21%	\$48.10	\$2,501	0.4
Coeur d'Alene MSA	\$24.19	\$1,258	\$50,320	3.3	\$97,300	\$2,433	\$29,190	\$730	18,544	28%	\$16.61	\$864	1.5
Gem County HMFA	\$20.58	\$1,070	\$42,800	2.8	\$77,300	\$1,933	\$23,190	\$580	1,767	25%	\$13.78	\$717	1.5
Idaho Falls HMFA	\$21.12	\$1,098	\$43,920	2.9	\$87,200	\$2,180	\$26,160	\$654	13,995	27%	\$15.02	\$781	1.4
Jerome County HMFA	\$19.77	\$1,028	\$41,120	2.7	\$74,100	\$1,853	\$22,230	\$556	2,182	27%	\$18.50	\$962	1.1
Lewiston MSA	\$21.33	\$1,109	\$44,360	2.9	\$84,300	\$2,108	\$25,290	\$632	4,868	28%	\$13.20	\$686	1.6
Logan MSA	\$20.13	\$1,047	\$41,880	2.8	\$95,800	\$2,395	\$28,740	\$719	1,056	23%	\$14.40	\$749	1.4
Pocatello HMFA	\$18.98	\$987	\$39,480	2.6	\$87,000	\$2,175	\$26,100	\$653	10,384	32%	\$13.29	\$691	1.4
Power County HMFA	\$17.62	\$916	\$36,640	2.4	\$71,500	\$1,788	\$21,450	\$536	773	29%	\$21.88	\$1,138	0.8
Twin Falls County HMFA	\$20.37	\$1,059	\$42,360	2.8	\$82,200	\$2,055	\$24,660	\$617	10,206	31%	\$15.18	\$789	1.3
<u>Counties</u>													
Ada County	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	54,623	29%	\$21.79	\$1,133	1.2
Adams County	\$17.94	\$933	\$37,320	2.5	\$66,500	\$1,663	\$19,950	\$499	273	16%	\$15.10	\$785	1.2
Bannock County	\$18.98	\$987	\$39,480	2.6	\$87,000	\$2,175	\$26,100	\$653	10,384	32%	\$13.29	\$691	1.4
Bear Lake County	\$17.40	\$905	\$36,200	2.4	\$87,000	\$2,175	\$26,100	\$653	450	19%	\$8.86	\$461	2.0
Benewah County	\$19.54	\$1,016	\$40,640	2.7	\$65,600	\$1,640	\$19,680	\$492	1,008	26%	\$18.50	\$962	1.1
Bingham County	\$17.40	\$905	\$36,200	2.4	\$84,800	\$2,120	\$25,440	\$636	3,115	20%	\$13.32	\$692	1.3
Blaine County	\$26.25	\$1,365	\$54,600	3.6	\$93,000	\$2,325	\$27,900	\$698	2,317	25%	\$19.88	\$1,034	1.3

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

IDAHO

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Boise County	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	474	14%	\$11.99	\$624	2.2
Bonner County	\$20.54	\$1,068	\$42,720	2.8	\$79,900	\$1,998	\$23,970	\$599	4,184	22%	\$16.77	\$872	1.2
Bonneville County	\$21.12	\$1,098	\$43,920	2.9	\$87,200	\$2,180	\$26,160	\$654	12,297	29%	\$14.90	\$775	1.4
Boundary County	\$17.58	\$914	\$36,560	2.4	\$69,100	\$1,728	\$20,730	\$518	1,059	22%	\$17.83	\$927	1.0
Butte County	\$19.15	\$996	\$39,840	2.6	\$61,900	\$1,548	\$18,570	\$464	216	21%	\$48.10	\$2,501	0.4
Camas County	\$19.21	\$999	\$39,960	2.6	\$76,800	\$1,920	\$23,040	\$576	77	24%	\$27.77	\$1,444	0.7
Canyon County	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	20,119	25%	\$17.12	\$890	1.6
Caribou County	\$17.40	\$905	\$36,200	2.4	\$83,600	\$2,090	\$25,080	\$627	560	22%	\$15.28	\$794	1.1
Cassia County	\$17.79	\$925	\$37,000	2.5	\$74,600	\$1,865	\$22,380	\$560	2,511	31%	\$14.93	\$776	1.2
Clark County	\$19.21	\$999	\$39,960	2.6	\$63,200	\$1,580	\$18,960	\$474	76	29%	\$17.99	\$935	1.1
Clearwater County	\$19.02	\$989	\$39,560	2.6	\$79,500	\$1,988	\$23,850	\$596	703	20%	\$15.59	\$811	1.2
Custer County	\$18.73	\$974	\$38,960	2.6	\$79,900	\$1,998	\$23,970	\$599	400	22%	\$7.18	\$374	2.6
Elmore County	\$20.13	\$1,047	\$41,880	2.8	\$70,700	\$1,768	\$21,210	\$530	4,032	37%	\$17.91	\$931	1.1
Franklin County	\$20.13	\$1,047	\$41,880	2.8	\$95,800	\$2,395	\$28,740	\$719	1,056	23%	\$14.40	\$749	1.4
Fremont County	\$17.40	\$905	\$36,200	2.4	\$79,800	\$1,995	\$23,940	\$599	695	16%	\$12.90	\$671	1.3
Gem County	\$20.58	\$1,070	\$42,800	2.8	\$77,300	\$1,933	\$23,190	\$580	1,767	25%	\$13.78	\$717	1.5
Gooding County	\$19.06	\$991	\$39,640	2.6	\$78,200	\$1,955	\$23,460	\$587	1,508	28%	\$12.60	\$655	1.5
Idaho County	\$19.85	\$1,032	\$41,280	2.7	\$70,500	\$1,763	\$21,150	\$529	1,433	22%	\$13.34	\$694	1.5
Jefferson County	\$21.12	\$1,098	\$43,920	2.9	\$87,200	\$2,180	\$26,160	\$654	1,698	18%	\$15.99	\$832	1.3
Jerome County	\$19.77	\$1,028	\$41,120	2.7	\$74,100	\$1,853	\$22,230	\$556	2,182	27%	\$18.50	\$962	1.1
Kootenai County	\$24.19	\$1,258	\$50,320	3.3	\$97,300	\$2,433	\$29,190	\$730	18,544	28%	\$16.61	\$864	1.5
Latah County	\$18.19	\$946	\$37,840	2.5	\$91,500	\$2,288	\$27,450	\$686	6,384	40%	\$12.54	\$652	1.5
Lemhi County	\$17.85	\$928	\$37,120	2.5	\$77,700	\$1,943	\$23,310	\$583	547	16%	\$11.58	\$602	1.5
Lewis County	\$17.40	\$905	\$36,200	2.4	\$64,700	\$1,618	\$19,410	\$485	417	27%	\$13.33	\$693	1.3
Lincoln County	\$17.40	\$905	\$36,200	2.4	\$70,600	\$1,765	\$21,180	\$530	489	26%	\$15.43	\$802	1.1
Madison County	\$20.33	\$1,057	\$42,280	2.8	\$62,700	\$1,568	\$18,810	\$470	7,186	60%	\$13.30	\$692	1.5

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

IDAHO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Minidoka County	\$17.69	\$920	\$36,800	2.4	\$75,900	\$1,898	\$22,770	\$569	2,084	28%	\$17.74	\$923	1.0
Nez Perce County	\$21.33	\$1,109	\$44,360	2.9	\$84,300	\$2,108	\$25,290	\$632	4,868	28%	\$13.20	\$686	1.6
Oneida County	\$19.71	\$1,025	\$41,000	2.7	\$83,300	\$2,083	\$24,990	\$625	218	12%	\$10.67	\$555	1.8
Owyhee County	\$26.69	\$1,388	\$55,520	3.7	\$98,700	\$2,468	\$29,610	\$740	1,222	29%	\$17.92	\$932	1.5
Payette County	\$19.50	\$1,014	\$40,560	2.7	\$76,400	\$1,910	\$22,920	\$573	2,727	29%	\$16.28	\$846	1.2
Power County	\$17.62	\$916	\$36,640	2.4	\$71,500	\$1,788	\$21,450	\$536	773	29%	\$21.88	\$1,138	0.8
Shoshone County	\$18.42	\$958	\$38,320	2.5	\$65,300	\$1,633	\$19,590	\$490	1,478	27%	\$18.26	\$949	1.0
Teton County	\$24.21	\$1,259	\$50,360	3.3	\$116,000	\$2,900	\$34,800	\$870	933	22%	\$14.53	\$755	1.7
Twin Falls County	\$20.37	\$1,059	\$42,360	2.8	\$82,200	\$2,055	\$24,660	\$617	10,206	31%	\$15.18	\$789	1.3
Valley County	\$20.60	\$1,071	\$42,840	2.8	\$93,000	\$2,325	\$27,900	\$698	581	15%	\$14.10	\$733	1.5
Washington County	\$20.06	\$1,043	\$41,720	2.8	\$62,200	\$1,555	\$18,660	\$467	1,170	28%	\$9.89	\$514	2.0

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ILLINOIS

#21*

In **Illinois**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,498**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,994** monthly or **\$59,933** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$28.81
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT ILLINOIS:

STATE FACTS	
Minimum Wage	\$14.00
Average Renter Wage	\$22.60
2-Bedroom Housing Wage	\$28.81
Number of Renter Households	1655952
Percent Renters	33%

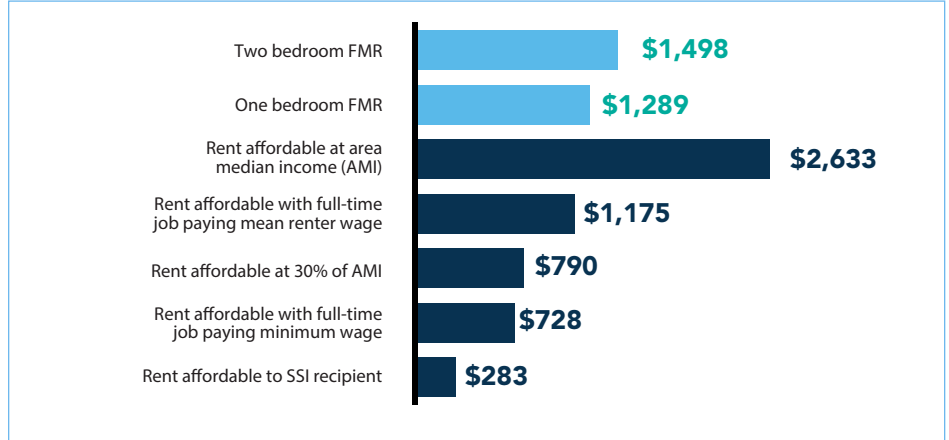
82
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

71
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Kendall County HMFA	\$33.48
Chicago-Joliet-Naperville HMFA	\$32.96
Grundy County	\$28.65
DeKalb County	\$25.52
St. Louis HMFA	\$23.25



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.

ILLINOIS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Illinois	\$28.81	\$1,498	\$59,933	2.1	\$105,311	\$2,633	\$31,593	\$790	1,655,952	33%	\$22.60	\$1,175	1.3
Combined Nonmetro Areas	\$16.14	\$839	\$33,569	1.2	\$83,415	\$2,085	\$25,024	\$626	149,064	26%	\$14.13	\$735	1.1
Metropolitan Areas													
Bloomington MSA	\$21.21	\$1,103	\$44,120	1.5	\$109,400	\$2,735	\$32,820	\$821	23,979	35%	\$16.08	\$836	1.3
Bond County HMFA	\$17.17	\$893	\$35,720	1.2	\$87,300	\$2,183	\$26,190	\$655	1,742	28%	\$13.99	\$728	1.2
Cape Girardeau MSA	\$17.94	\$933	\$37,320	1.3	\$83,100	\$2,078	\$24,930	\$623	381	22%	\$12.35	\$642	1.5
Champaign-Urbana MSA	\$20.17	\$1,049	\$41,960	1.4	\$106,200	\$2,655	\$31,860	\$797	39,445	44%	\$15.62	\$812	1.3
Chicago-Joliet-Naperville HMFA	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	1,146,004	36%	\$25.32	\$1,317	1.3
Danville MSA	\$18.38	\$956	\$38,240	1.3	\$75,600	\$1,890	\$22,680	\$567	9,123	31%	\$17.01	\$885	1.1
Davenport-Moline-Rock Island MSA	\$18.33	\$953	\$38,120	1.3	\$89,500	\$2,238	\$26,850	\$671	24,565	28%	\$18.11	\$942	1.0
Decatur MSA	\$18.13	\$943	\$37,720	1.3	\$86,900	\$2,173	\$26,070	\$652	13,472	31%	\$19.15	\$996	0.9
DeKalb County HMFA	\$25.52	\$1,327	\$53,080	1.8	\$92,600	\$2,315	\$27,780	\$695	15,650	40%	\$13.15	\$684	1.9
Fulton County HMFA	\$16.52	\$859	\$34,360	1.2	\$77,600	\$1,940	\$23,280	\$582	3,093	22%	\$12.82	\$667	1.3
Grundy County HMFA	\$28.65	\$1,490	\$59,600	2.0	\$114,400	\$2,860	\$34,320	\$858	4,936	24%	\$23.25	\$1,209	1.2
Jackson County HMFA	\$17.92	\$932	\$37,280	1.3	\$78,100	\$1,953	\$23,430	\$586	11,925	52%	\$15.35	\$798	1.2
Johnson County HMFA	\$17.50	\$910	\$36,400	1.3	\$81,800	\$2,045	\$24,540	\$614	605	15%	\$8.49	\$441	2.1
Kankakee MSA	\$22.38	\$1,164	\$46,560	1.6	\$102,400	\$2,560	\$30,720	\$768	12,957	32%	\$15.05	\$783	1.5
Kendall County HMFA	\$33.48	\$1,741	\$69,640	2.4	\$121,300	\$3,033	\$36,390	\$910	6,979	16%	\$14.69	\$764	2.3
Macoupin County HMFA	\$18.12	\$942	\$37,680	1.3	\$85,500	\$2,138	\$25,650	\$641	3,907	22%	\$12.20	\$634	1.5
Peoria HMFA	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	42,773	28%	\$17.71	\$921	1.0
Rockford MSA	\$19.83	\$1,031	\$41,240	1.4	\$89,000	\$2,225	\$26,700	\$668	42,628	32%	\$16.35	\$850	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ILLINOIS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Springfield MSA	\$20.58	\$1,070	\$42,800	1.5	\$105,600	\$2,640	\$31,680	\$792	26,182	29%	\$15.23	\$792	1.4
St. Louis HMFA	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	68,258	28%	\$14.25	\$741	1.6
Williamson County HMFA	\$18.81	\$978	\$39,120	1.3	\$95,500	\$2,388	\$28,650	\$716	8,284	29%	\$14.87	\$773	1.3
Counties													
Adams County	\$16.83	\$875	\$35,000	1.2	\$88,800	\$2,220	\$26,640	\$666	7,645	28%	\$14.33	\$745	1.2
Alexander County	\$17.94	\$933	\$37,320	1.3	\$83,100	\$2,078	\$24,930	\$623	381	22%	\$12.35	\$642	1.5
Bond County	\$17.17	\$893	\$35,720	1.2	\$87,300	\$2,183	\$26,190	\$655	1,742	28%	\$13.99	\$728	1.2
Boone County	\$19.83	\$1,031	\$41,240	1.4	\$89,000	\$2,225	\$26,700	\$668	3,056	16%	\$13.23	\$688	1.5
Brown County	\$15.98	\$831	\$33,240	1.1	\$87,900	\$2,198	\$26,370	\$659	603	29%	\$20.03	\$1,042	0.8
Bureau County	\$17.12	\$890	\$35,600	1.2	\$86,300	\$2,158	\$25,890	\$647	3,344	24%	\$13.55	\$704	1.3
Calhoun County †	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	132	11%			
Carroll County	\$15.52	\$807	\$32,280	1.1	\$82,500	\$2,063	\$24,750	\$619	1,441	23%	\$14.89	\$774	1.0
Cass County	\$15.52	\$807	\$32,280	1.1	\$80,500	\$2,013	\$24,150	\$604	1,143	23%	\$14.10	\$733	1.1
Champaign County	\$20.17	\$1,049	\$41,960	1.4	\$106,200	\$2,655	\$31,860	\$797	38,313	46%	\$15.75	\$819	1.3
Christian County	\$16.27	\$846	\$33,840	1.2	\$83,300	\$2,083	\$24,990	\$625	3,122	23%	\$12.17	\$633	1.3
Clark County	\$16.15	\$840	\$33,600	1.2	\$86,500	\$2,163	\$25,950	\$649	1,243	19%	\$10.88	\$566	1.5
Clay County	\$15.52	\$807	\$32,280	1.1	\$75,100	\$1,878	\$22,530	\$563	1,274	23%	\$16.66	\$867	0.9
Clinton County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	2,963	20%	\$12.75	\$663	1.8
Coles County	\$16.31	\$848	\$33,920	1.2	\$73,000	\$1,825	\$21,900	\$548	8,147	40%	\$15.69	\$816	1.0
Cook County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	877,303	42%	\$27.60	\$1,435	1.2
Crawford County	\$15.52	\$807	\$32,280	1.1	\$84,000	\$2,100	\$25,200	\$630	1,570	21%	\$21.21	\$1,103	0.7
Cumberland County	\$15.52	\$807	\$32,280	1.1	\$94,000	\$2,350	\$28,200	\$705	782	19%	\$13.09	\$681	1.2
DeKalb County	\$25.52	\$1,327	\$53,080	1.8	\$92,600	\$2,315	\$27,780	\$695	15,650	40%	\$13.15	\$684	1.9
De Witt County	\$15.87	\$825	\$33,000	1.1	\$91,400	\$2,285	\$27,420	\$686	1,569	24%	\$21.25	\$1,105	0.7
Douglas County	\$15.77	\$820	\$32,800	1.1	\$89,200	\$2,230	\$26,760	\$669	1,638	21%	\$16.60	\$863	0.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ILLINOIS

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
DuPage County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	93,684	27%	\$24.88	\$1,294	1.3
Edgar County	\$15.52	\$807	\$32,280	1.1	\$75,100	\$1,878	\$22,530	\$563	2,000	26%	\$21.03	\$1,094	0.7
Edwards County	\$15.52	\$807	\$32,280	1.1	\$78,900	\$1,973	\$23,670	\$592	547	21%	\$10.99	\$571	1.4
Effingham County	\$15.52	\$807	\$32,280	1.1	\$95,400	\$2,385	\$28,620	\$716	3,129	22%	\$12.57	\$654	1.2
Fayette County	\$15.52	\$807	\$32,280	1.1	\$74,100	\$1,853	\$22,230	\$556	1,562	20%	\$11.41	\$593	1.4
Ford County	\$15.52	\$807	\$32,280	1.1	\$86,500	\$2,163	\$25,950	\$649	1,350	24%	\$13.88	\$722	1.1
Franklin County	\$15.52	\$807	\$32,280	1.1	\$67,800	\$1,695	\$20,340	\$509	4,012	25%	\$11.00	\$572	1.4
Fulton County	\$16.52	\$859	\$34,360	1.2	\$77,600	\$1,940	\$23,280	\$582	3,093	22%	\$12.82	\$667	1.3
Gallatin County	\$15.52	\$807	\$32,280	1.1	\$69,900	\$1,748	\$20,970	\$524	502	23%	\$13.01	\$677	1.2
Greene County	\$16.23	\$844	\$33,760	1.2	\$75,800	\$1,895	\$22,740	\$569	1,048	23%	\$11.75	\$611	1.4
Grundy County	\$28.65	\$1,490	\$59,600	2.0	\$114,400	\$2,860	\$34,320	\$858	4,936	24%	\$23.25	\$1,209	1.2
Hamilton County	\$15.52	\$807	\$32,280	1.1	\$81,600	\$2,040	\$24,480	\$612	748	23%	\$15.96	\$830	1.0
Hancock County	\$15.52	\$807	\$32,280	1.1	\$87,500	\$2,188	\$26,250	\$656	1,376	18%	\$15.05	\$783	1.0
Hardin County	\$15.52	\$807	\$32,280	1.1	\$69,800	\$1,745	\$20,940	\$524	294	20%	\$6.16	\$320	2.5
Henderson County	\$15.52	\$807	\$32,280	1.1	\$85,600	\$2,140	\$25,680	\$642	376	14%	\$10.05	\$523	1.5
Henry County	\$18.33	\$953	\$38,120	1.3	\$89,500	\$2,238	\$26,850	\$671	4,084	20%	\$13.92	\$724	1.3
Iroquois County	\$15.63	\$813	\$32,520	1.1	\$86,000	\$2,150	\$25,800	\$645	2,337	21%	\$14.11	\$734	1.1
Jackson County	\$17.92	\$932	\$37,280	1.3	\$78,100	\$1,953	\$23,430	\$586	11,925	52%	\$15.35	\$798	1.2
Jasper County	\$15.52	\$807	\$32,280	1.1	\$84,900	\$2,123	\$25,470	\$637	677	18%	\$16.70	\$868	0.9
Jefferson County	\$17.27	\$898	\$35,920	1.2	\$76,900	\$1,923	\$23,070	\$577	4,140	28%	\$15.51	\$807	1.1
Jersey County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	1,463	19%	\$9.04	\$470	2.6
Jo Daviess County	\$15.52	\$807	\$32,280	1.1	\$92,200	\$2,305	\$27,660	\$692	2,029	20%	\$10.90	\$567	1.4
Johnson County	\$17.50	\$910	\$36,400	1.3	\$81,800	\$2,045	\$24,540	\$614	605	15%	\$8.49	\$441	2.1
Kane County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	45,257	25%	\$16.21	\$843	2.0
Kankakee County	\$22.38	\$1,164	\$46,560	1.6	\$102,400	\$2,560	\$30,720	\$768	12,957	32%	\$15.05	\$783	1.5
Kendall County	\$33.48	\$1,741	\$69,640	2.4	\$121,300	\$3,033	\$36,390	\$910	6,979	16%	\$14.69	\$764	2.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

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

ILLINOIS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Knox County	\$15.52	\$807	\$32,280	1.1	\$80,200	\$2,005	\$24,060	\$602	6,488	31%	\$11.03	\$573	1.4
Lake County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	66,746	26%	\$25.79	\$1,341	1.3
La Salle County	\$17.65	\$918	\$36,720	1.3	\$83,400	\$2,085	\$25,020	\$626	12,027	27%	\$15.26	\$793	1.2
Lawrence County	\$15.52	\$807	\$32,280	1.1	\$79,500	\$1,988	\$23,850	\$596	1,363	25%	\$15.57	\$810	1.0
Lee County	\$15.52	\$807	\$32,280	1.1	\$89,900	\$2,248	\$26,970	\$674	3,988	29%	\$15.76	\$819	1.0
Livingston County	\$17.12	\$890	\$35,600	1.2	\$90,900	\$2,273	\$27,270	\$682	4,063	28%	\$15.08	\$784	1.1
Logan County	\$16.23	\$844	\$33,760	1.2	\$86,000	\$2,150	\$25,800	\$645	3,260	29%	\$15.80	\$822	1.0
McDonough County	\$16.25	\$845	\$33,800	1.2	\$80,900	\$2,023	\$24,270	\$607	4,494	39%	\$9.03	\$469	1.8
McHenry County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	20,521	18%	\$14.32	\$745	2.3
McLean County	\$21.21	\$1,103	\$44,120	1.5	\$109,400	\$2,735	\$32,820	\$821	23,979	35%	\$16.08	\$836	1.3
Macon County	\$18.13	\$943	\$37,720	1.3	\$86,900	\$2,173	\$26,070	\$652	13,472	31%	\$19.15	\$996	0.9
Macoupin County	\$18.12	\$942	\$37,680	1.3	\$85,500	\$2,138	\$25,650	\$641	3,907	22%	\$12.20	\$634	1.5
Madison County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	29,247	27%	\$14.27	\$742	1.6
Marion County	\$15.52	\$807	\$32,280	1.1	\$79,900	\$1,998	\$23,970	\$599	3,992	26%	\$11.90	\$619	1.3
Marshall County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	1,059	21%	\$13.49	\$702	1.4
Mason County	\$15.52	\$807	\$32,280	1.1	\$80,600	\$2,015	\$24,180	\$605	1,132	20%	\$13.60	\$707	1.1
Massac County	\$15.52	\$807	\$32,280	1.1	\$74,000	\$1,850	\$22,200	\$555	1,186	22%	\$13.96	\$726	1.1
Menard County	\$20.58	\$1,070	\$42,800	1.5	\$105,600	\$2,640	\$31,680	\$792	1,035	20%	\$9.25	\$481	2.2
Mercer County	\$18.33	\$953	\$38,120	1.3	\$89,500	\$2,238	\$26,850	\$671	1,320	21%	\$10.98	\$571	1.7
Monroe County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	2,156	16%	\$9.57	\$498	2.4
Montgomery County	\$15.52	\$807	\$32,280	1.1	\$86,800	\$2,170	\$26,040	\$651	2,765	25%	\$9.14	\$475	1.7
Morgan County	\$15.52	\$807	\$32,280	1.1	\$86,400	\$2,160	\$25,920	\$648	3,854	29%	\$12.62	\$656	1.2
Moultrie County	\$15.52	\$807	\$32,280	1.1	\$95,500	\$2,388	\$28,650	\$716	1,282	22%	\$14.28	\$742	1.1
Ogle County	\$17.92	\$932	\$37,280	1.3	\$97,100	\$2,428	\$29,130	\$728	5,575	27%	\$16.08	\$836	1.1
Peoria County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	26,352	34%	\$19.48	\$1,013	1.0
Perry County	\$15.52	\$807	\$32,280	1.1	\$70,100	\$1,753	\$21,030	\$526	1,885	23%	\$10.66	\$554	1.5

† Wage data not available (See Appendix B).

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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ILLINOIS

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Piatt County	\$20.17	\$1,049	\$41,960	1.4	\$106,200	\$2,655	\$31,860	\$797	1,132	17%	\$12.26	\$638	1.6
Pike County	\$15.52	\$807	\$32,280	1.1	\$81,200	\$2,030	\$24,360	\$609	1,207	21%	\$11.29	\$587	1.4
Pope County	\$15.52	\$807	\$32,280	1.1	\$78,100	\$1,953	\$23,430	\$586	234	17%	\$5.60	\$291	2.8
Pulaski County	\$15.52	\$807	\$32,280	1.1	\$63,700	\$1,593	\$19,110	\$478	534	28%	\$11.12	\$578	1.4
Putnam County	\$15.65	\$814	\$32,560	1.1	\$96,500	\$2,413	\$28,950	\$724	426	18%	\$17.82	\$927	0.9
Randolph County	\$15.52	\$807	\$32,280	1.1	\$86,200	\$2,155	\$25,860	\$647	2,797	24%	\$14.82	\$771	1.0
Richland County	\$15.52	\$807	\$32,280	1.1	\$79,800	\$1,995	\$23,940	\$599	1,745	27%	\$16.12	\$838	1.0
Rock Island County	\$18.33	\$953	\$38,120	1.3	\$89,500	\$2,238	\$26,850	\$671	19,161	31%	\$19.05	\$991	1.0
St. Clair County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	32,297	32%	\$15.18	\$789	1.5
Saline County	\$15.52	\$807	\$32,280	1.1	\$74,000	\$1,850	\$22,200	\$555	2,623	26%	\$10.29	\$535	1.5
Sangamon County	\$20.58	\$1,070	\$42,800	1.5	\$105,600	\$2,640	\$31,680	\$792	25,147	30%	\$15.32	\$797	1.3
Schuyler County	\$15.52	\$807	\$32,280	1.1	\$86,600	\$2,165	\$25,980	\$650	526	19%	\$17.35	\$902	0.9
Scott County	\$15.52	\$807	\$32,280	1.1	\$91,100	\$2,278	\$27,330	\$683	351	18%	\$10.53	\$547	1.5
Shelby County	\$16.10	\$837	\$33,480	1.1	\$83,000	\$2,075	\$24,900	\$623	1,821	21%	\$15.54	\$808	1.0
Stark County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	559	24%	\$17.33	\$901	1.1
Stephenson County	\$15.65	\$814	\$32,560	1.1	\$77,800	\$1,945	\$23,340	\$584	5,889	30%	\$14.40	\$749	1.1
Tazewell County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	12,196	23%	\$14.51	\$755	1.3
Union County	\$15.52	\$807	\$32,280	1.1	\$82,200	\$2,055	\$24,660	\$617	1,457	22%	\$8.22	\$428	1.9
Vermilion County	\$18.38	\$956	\$38,240	1.3	\$75,600	\$1,890	\$22,680	\$567	9,123	31%	\$17.01	\$885	1.1
Wabash County	\$15.52	\$807	\$32,280	1.1	\$85,300	\$2,133	\$25,590	\$640	1,110	23%	\$9.93	\$516	1.6
Warren County	\$15.52	\$807	\$32,280	1.1	\$82,800	\$2,070	\$24,840	\$621	1,608	24%	\$17.47	\$908	0.9
Washington County	\$16.00	\$832	\$33,280	1.1	\$99,600	\$2,490	\$29,880	\$747	1,010	18%	\$16.79	\$873	1.0
Wayne County	\$15.52	\$807	\$32,280	1.1	\$74,800	\$1,870	\$22,440	\$561	1,463	21%	\$10.06	\$523	1.5
White County	\$15.52	\$807	\$32,280	1.1	\$77,000	\$1,925	\$23,100	\$578	1,338	24%	\$15.01	\$781	1.0
Whiteside County	\$16.27	\$846	\$33,840	1.2	\$85,500	\$2,138	\$25,650	\$641	5,923	26%	\$13.00	\$676	1.3
Will County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	42,493	18%	\$14.41	\$749	2.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

ILLINOIS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Williamson County	\$18.81	\$978	\$39,120	1.3	\$95,500	\$2,388	\$28,650	\$716	8,284	29%	\$14.87	\$773	1.3
Winnebago County	\$19.83	\$1,031	\$41,240	1.4	\$89,000	\$2,225	\$26,700	\$668	39,572	34%	\$16.67	\$867	1.2
Woodford County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	2,607	18%	\$14.57	\$758	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

INDIANA

#34*

In **Indiana**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,148**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,826** monthly or **\$45,913** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$22.07
PER HOUR
**STATE HOUSING
WAGE**

FACTS ABOUT INDIANA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.92
2-Bedroom Housing Wage	\$22.07
Number of Renter Households	793030
Percent Renters	30%

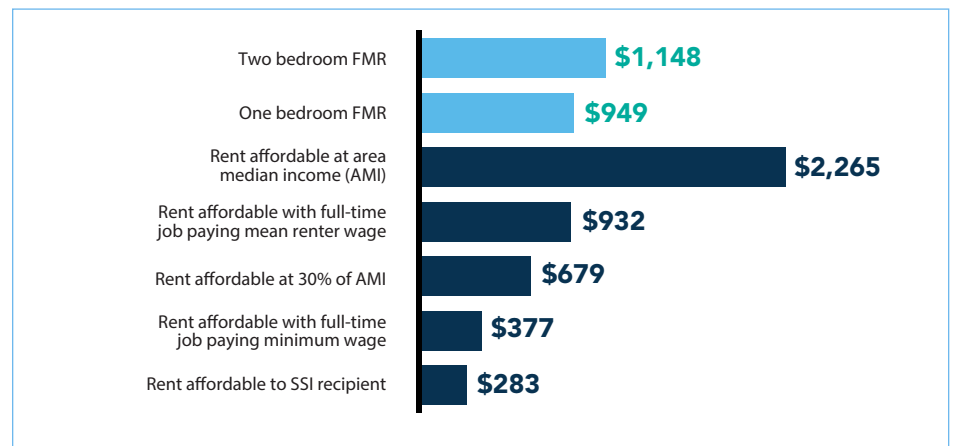
122
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom
Rental Home** (at FMR)

101
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)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Indianapolis-Carmel HMFA	\$25.94
Louisville HMFA	\$25.02
Gary HMFA	\$24.12
Columbus MSA	\$23.00
Cincinnati HMFA	\$22.98



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.

INDIANA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Indiana	\$22.07	\$1,148	\$45,913	3.0	\$90,595	\$2,265	\$27,178	\$679	793,030	30%	\$17.92	\$932	1.2
Combined Nonmetro Areas	\$16.96	\$882	\$35,282	2.3	\$81,800	\$2,045	\$24,540	\$614	138,960	24%	\$14.94	\$777	1.1
<u>Metropolitan Areas</u>													
Anderson HMFA	\$21.92	\$1,140	\$45,600	3.0	\$81,800	\$2,045	\$24,540	\$614	15,446	30%	\$12.78	\$665	1.7
Bloomington HMFA	\$21.65	\$1,126	\$45,040	3.0	\$106,100	\$2,653	\$31,830	\$796	25,696	45%	\$13.67	\$711	1.6
Carroll County HMFA	\$16.60	\$863	\$34,520	2.3	\$82,900	\$2,073	\$24,870	\$622	1,638	21%	\$15.61	\$812	1.1
Cincinnati HMFA	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	3,930	17%	\$9.25	\$481	2.5
Columbus MSA	\$23.00	\$1,196	\$47,840	3.2	\$93,600	\$2,340	\$28,080	\$702	9,782	30%	\$22.92	\$1,192	1.0
Elkhart-Goshen MSA	\$21.19	\$1,102	\$44,080	2.9	\$82,000	\$2,050	\$24,600	\$615	20,633	29%	\$19.28	\$1,003	1.1
Evansville MSA	\$20.58	\$1,070	\$42,800	2.8	\$81,400	\$2,035	\$24,420	\$611	33,392	30%	\$16.92	\$880	1.2
Fort Wayne MSA	\$20.94	\$1,089	\$43,560	2.9	\$88,000	\$2,200	\$26,400	\$660	48,941	30%	\$17.42	\$906	1.2
Franklin County HMFA	\$18.06	\$939	\$37,560	2.5	\$93,400	\$2,335	\$28,020	\$701	1,672	19%	\$10.70	\$556	1.7
Gary HMFA	\$24.12	\$1,254	\$50,160	3.3	\$90,900	\$2,273	\$27,270	\$682	72,374	27%	\$15.93	\$829	1.5
Indianapolis-Carmel HMFA	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	258,000	34%	\$21.74	\$1,130	1.2
Jasper County HMFA	\$22.10	\$1,149	\$45,960	3.0	\$95,600	\$2,390	\$28,680	\$717	2,369	19%	\$13.61	\$707	1.6
Kokomo MSA	\$18.85	\$980	\$39,200	2.6	\$74,400	\$1,860	\$22,320	\$558	9,905	28%	\$17.47	\$908	1.1
Lafayette-West Lafayette HMFA	\$20.56	\$1,069	\$42,760	2.8	\$83,000	\$2,075	\$24,900	\$623	35,251	46%	\$15.75	\$819	1.3
Louisville HMFA	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	22,599	24%	\$13.95	\$725	1.8
Michigan City-La Porte MSA	\$19.54	\$1,016	\$40,640	2.7	\$81,800	\$2,045	\$24,540	\$614	11,186	26%	\$13.95	\$725	1.4
Muncie MSA	\$18.31	\$952	\$38,080	2.5	\$73,400	\$1,835	\$22,020	\$551	15,889	34%	\$13.11	\$682	1.4
Owen County HMFA	\$17.29	\$899	\$35,960	2.4	\$73,600	\$1,840	\$22,080	\$552	1,717	20%	\$18.11	\$942	1.0

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

INDIANA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Parke County HMFA	\$19.00	\$988	\$39,520	2.6	\$76,300	\$1,908	\$22,890	\$572	1,045	18%	\$10.67	\$555	1.8
Putnam County HMFA	\$21.62	\$1,124	\$44,960	3.0	\$89,400	\$2,235	\$26,820	\$671	3,597	26%	\$14.27	\$742	1.5
South Bend-Mishawaka HMFA	\$19.56	\$1,017	\$40,680	2.7	\$89,000	\$2,225	\$26,700	\$668	34,243	32%	\$17.92	\$932	1.1
Sullivan County HMFA	\$17.77	\$924	\$36,960	2.5	\$75,400	\$1,885	\$22,620	\$566	1,856	24%	\$13.52	\$703	1.3
Terre Haute HMFA	\$18.54	\$964	\$38,560	2.6	\$78,100	\$1,953	\$23,430	\$586	19,612	33%	\$14.29	\$743	1.3
Union County HMFA	\$17.81	\$926	\$37,040	2.5	\$95,000	\$2,375	\$28,500	\$713	607	21%	\$12.35	\$642	1.4
Warren County HMFA	\$16.60	\$863	\$34,520	2.3	\$91,200	\$2,280	\$27,360	\$684	644	19%	\$14.79	\$769	1.1
Washington County HMFA	\$19.02	\$989	\$39,560	2.6	\$79,200	\$1,980	\$23,760	\$594	2,046	19%	\$10.80	\$561	1.8
Counties													
Adams County	\$16.60	\$863	\$34,520	2.3	\$80,200	\$2,005	\$24,060	\$602	2,197	18%	\$14.24	\$740	1.2
Allen County	\$20.94	\$1,089	\$43,560	2.9	\$88,000	\$2,200	\$26,400	\$660	46,347	31%	\$17.37	\$903	1.2
Bartholomew County	\$23.00	\$1,196	\$47,840	3.2	\$93,600	\$2,340	\$28,080	\$702	9,782	30%	\$22.92	\$1,192	1.0
Benton County	\$20.56	\$1,069	\$42,760	2.8	\$83,000	\$2,075	\$24,900	\$623	741	22%	\$14.24	\$740	1.4
Blackford County	\$16.60	\$863	\$34,520	2.3	\$67,600	\$1,690	\$20,280	\$507	1,212	24%	\$10.56	\$549	1.6
Boone County	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	5,410	20%	\$14.93	\$776	1.7
Brown County	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	947	14%	\$7.57	\$394	3.4
Carroll County	\$16.60	\$863	\$34,520	2.3	\$82,900	\$2,073	\$24,870	\$622	1,638	21%	\$15.61	\$812	1.1
Cass County	\$16.60	\$863	\$34,520	2.3	\$75,300	\$1,883	\$22,590	\$565	3,781	25%	\$15.33	\$797	1.1
Clark County	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	12,201	26%	\$14.41	\$750	1.7
Clay County	\$18.54	\$964	\$38,560	2.6	\$78,100	\$1,953	\$23,430	\$586	2,334	22%	\$12.60	\$655	1.5
Clinton County	\$17.73	\$922	\$36,880	2.4	\$81,600	\$2,040	\$24,480	\$612	3,381	27%	\$16.05	\$834	1.1
Crawford County	\$16.60	\$863	\$34,520	2.3	\$70,200	\$1,755	\$21,060	\$527	894	21%	\$13.63	\$709	1.2
Daviess County	\$16.88	\$878	\$35,120	2.3	\$88,100	\$2,203	\$26,430	\$661	3,445	30%	\$13.11	\$681	1.3
Dearborn County	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	3,354	17%	\$9.28	\$482	2.5

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

INDIANA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Decatur County	\$18.98	\$987	\$39,480	2.6	\$88,200	\$2,205	\$26,460	\$662	2,715	26%	\$15.22	\$792	1.2
DeKalb County	\$16.60	\$863	\$34,520	2.3	\$85,900	\$2,148	\$25,770	\$644	3,139	18%	\$17.40	\$905	1.0
Delaware County	\$18.31	\$952	\$38,080	2.5	\$73,400	\$1,835	\$22,020	\$551	15,889	34%	\$13.11	\$682	1.4
Dubois County	\$16.60	\$863	\$34,520	2.3	\$89,400	\$2,235	\$26,820	\$671	3,929	23%	\$13.73	\$714	1.2
Elkhart County	\$21.19	\$1,102	\$44,080	2.9	\$82,000	\$2,050	\$24,600	\$615	20,633	29%	\$19.28	\$1,003	1.1
Fayette County	\$16.60	\$863	\$34,520	2.3	\$69,000	\$1,725	\$20,700	\$518	2,949	30%	\$11.69	\$608	1.4
Floyd County	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	7,924	26%	\$13.48	\$701	1.9
Fountain County	\$16.60	\$863	\$34,520	2.3	\$79,100	\$1,978	\$23,730	\$593	1,758	26%	\$14.82	\$771	1.1
Franklin County	\$18.06	\$939	\$37,560	2.5	\$93,400	\$2,335	\$28,020	\$701	1,672	19%	\$10.70	\$556	1.7
Fulton County	\$16.63	\$865	\$34,600	2.3	\$79,700	\$1,993	\$23,910	\$598	1,716	22%	\$13.09	\$681	1.3
Gibson County	\$16.98	\$883	\$35,320	2.3	\$86,200	\$2,155	\$25,860	\$647	3,107	24%	\$20.02	\$1,041	0.8
Grant County	\$16.60	\$863	\$34,520	2.3	\$65,900	\$1,648	\$19,770	\$494	7,426	28%	\$14.92	\$776	1.1
Greene County	\$16.60	\$863	\$34,520	2.3	\$71,200	\$1,780	\$21,360	\$534	3,107	25%	\$11.78	\$613	1.4
Hamilton County	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	30,742	24%	\$20.70	\$1,077	1.3
Hancock County	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	6,152	20%	\$17.40	\$905	1.5
Harrison County	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	2,474	17%	\$12.57	\$654	2.0
Hendricks County	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	14,409	22%	\$15.19	\$790	1.7
Henry County	\$16.60	\$863	\$34,520	2.3	\$75,700	\$1,893	\$22,710	\$568	4,582	25%	\$13.64	\$709	1.2
Howard County	\$18.85	\$980	\$39,200	2.6	\$74,400	\$1,860	\$22,320	\$558	9,905	28%	\$17.47	\$908	1.1
Huntington County	\$16.60	\$863	\$34,520	2.3	\$81,300	\$2,033	\$24,390	\$610	3,703	24%	\$13.95	\$725	1.2
Jackson County	\$18.00	\$936	\$37,440	2.5	\$84,200	\$2,105	\$25,260	\$632	4,724	27%	\$16.65	\$866	1.1
Jasper County	\$22.10	\$1,149	\$45,960	3.0	\$95,600	\$2,390	\$28,680	\$717	2,369	19%	\$13.61	\$707	1.6
Jay County	\$16.60	\$863	\$34,520	2.3	\$69,800	\$1,745	\$20,940	\$524	1,894	23%	\$16.22	\$844	1.0
Jefferson County	\$16.63	\$865	\$34,600	2.3	\$76,500	\$1,913	\$22,950	\$574	3,872	30%	\$16.48	\$857	1.0
Jennings County	\$16.60	\$863	\$34,520	2.3	\$81,500	\$2,038	\$24,450	\$611	1,992	19%	\$12.55	\$653	1.3
Johnson County	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	15,664	26%	\$15.05	\$783	1.7

1: BR = Bedroom

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INDIANA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Knox County	\$17.12	\$890	\$35,600	2.4	\$81,700	\$2,043	\$24,510	\$613	5,156	35%	\$15.26	\$793	1.1
Kosciusko County	\$18.12	\$942	\$37,680	2.5	\$90,700	\$2,268	\$27,210	\$680	7,473	24%	\$18.49	\$961	1.0
LaGrange County	\$16.60	\$863	\$34,520	2.3	\$93,800	\$2,345	\$28,140	\$704	2,152	17%	\$16.31	\$848	1.0
Lake County	\$24.12	\$1,254	\$50,160	3.3	\$90,900	\$2,273	\$27,270	\$682	55,792	29%	\$16.46	\$856	1.5
LaPorte County	\$19.54	\$1,016	\$40,640	2.7	\$81,800	\$2,045	\$24,540	\$614	11,186	26%	\$13.95	\$725	1.4
Lawrence County	\$16.75	\$871	\$34,840	2.3	\$83,600	\$2,090	\$25,080	\$627	3,899	21%	\$10.61	\$552	1.6
Madison County	\$21.92	\$1,140	\$45,600	3.0	\$81,800	\$2,045	\$24,540	\$614	15,446	30%	\$12.78	\$665	1.7
Marion County	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	174,973	45%	\$24.58	\$1,278	1.1
Marshall County	\$17.04	\$886	\$35,440	2.4	\$88,000	\$2,200	\$26,400	\$660	3,976	24%	\$15.56	\$809	1.1
Martin County	\$16.60	\$863	\$34,520	2.3	\$93,700	\$2,343	\$28,110	\$703	842	21%	\$14.05	\$730	1.2
Miami County	\$16.60	\$863	\$34,520	2.3	\$74,000	\$1,850	\$22,200	\$555	3,207	25%	\$13.90	\$723	1.2
Monroe County	\$21.65	\$1,126	\$45,040	3.0	\$106,100	\$2,653	\$31,830	\$796	25,696	45%	\$13.67	\$711	1.6
Montgomery County	\$16.60	\$863	\$34,520	2.3	\$86,700	\$2,168	\$26,010	\$650	3,805	25%	\$13.44	\$699	1.2
Morgan County	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	4,766	18%	\$13.14	\$683	2.0
Newton County	\$24.12	\$1,254	\$50,160	3.3	\$90,900	\$2,273	\$27,270	\$682	957	17%	\$14.99	\$780	1.6
Noble County	\$16.87	\$877	\$35,080	2.3	\$88,000	\$2,200	\$26,400	\$660	4,142	23%	\$13.26	\$690	1.3
Ohio County	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	576	23%	\$8.87	\$461	2.6
Orange County	\$16.60	\$863	\$34,520	2.3	\$82,300	\$2,058	\$24,690	\$617	1,768	22%	\$12.03	\$625	1.4
Owen County	\$17.29	\$899	\$35,960	2.4	\$73,600	\$1,840	\$22,080	\$552	1,717	20%	\$18.11	\$942	1.0
Parke County	\$19.00	\$988	\$39,520	2.6	\$76,300	\$1,908	\$22,890	\$572	1,045	18%	\$10.67	\$555	1.8
Perry County	\$16.60	\$863	\$34,520	2.3	\$87,600	\$2,190	\$26,280	\$657	1,884	25%	\$12.89	\$670	1.3
Pike County	\$16.60	\$863	\$34,520	2.3	\$85,900	\$2,148	\$25,770	\$644	723	14%	\$16.08	\$836	1.0
Porter County	\$24.12	\$1,254	\$50,160	3.3	\$90,900	\$2,273	\$27,270	\$682	15,625	23%	\$14.39	\$748	1.7
Posey County	\$20.58	\$1,070	\$42,800	2.8	\$81,400	\$2,035	\$24,420	\$611	1,964	19%	\$14.58	\$758	1.4
Pulaski County	\$16.60	\$863	\$34,520	2.3	\$78,000	\$1,950	\$23,400	\$585	1,115	23%	\$16.33	\$849	1.0
Putnam County	\$21.62	\$1,124	\$44,960	3.0	\$89,400	\$2,235	\$26,820	\$671	3,597	26%	\$14.27	\$742	1.5

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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INDIANA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Randolph County	\$16.60	\$863	\$34,520	2.3	\$75,900	\$1,898	\$22,770	\$569	2,413	24%	\$11.57	\$602	1.4
Ripley County	\$17.00	\$884	\$35,360	2.3	\$96,900	\$2,423	\$29,070	\$727	2,537	23%	\$14.90	\$775	1.1
Rush County	\$16.60	\$863	\$34,520	2.3	\$79,700	\$1,993	\$23,910	\$598	1,936	29%	\$15.07	\$784	1.1
St. Joseph County	\$19.56	\$1,017	\$40,680	2.7	\$89,000	\$2,225	\$26,700	\$668	34,243	32%	\$17.92	\$932	1.1
Scott County	\$18.50	\$962	\$38,480	2.6	\$68,800	\$1,720	\$20,640	\$516	2,911	30%	\$12.90	\$671	1.4
Shelby County	\$25.94	\$1,349	\$53,960	3.6	\$102,900	\$2,573	\$30,870	\$772	4,937	27%	\$16.86	\$877	1.5
Spencer County	\$16.60	\$863	\$34,520	2.3	\$95,400	\$2,385	\$28,620	\$716	1,567	20%	\$11.24	\$585	1.5
Starke County	\$16.60	\$863	\$34,520	2.3	\$77,700	\$1,943	\$23,310	\$583	1,391	16%	\$11.60	\$603	1.4
Steuben County	\$18.15	\$944	\$37,760	2.5	\$93,700	\$2,343	\$28,110	\$703	2,773	20%	\$14.97	\$779	1.2
Sullivan County	\$17.77	\$924	\$36,960	2.5	\$75,400	\$1,885	\$22,620	\$566	1,856	24%	\$13.52	\$703	1.3
Switzerland County	\$16.60	\$863	\$34,520	2.3	\$79,000	\$1,975	\$23,700	\$593	780	21%	\$8.68	\$451	1.9
Tippecanoe County	\$20.56	\$1,069	\$42,760	2.8	\$83,000	\$2,075	\$24,900	\$623	34,510	47%	\$15.79	\$821	1.3
Tipton County	\$17.81	\$926	\$37,040	2.5	\$86,200	\$2,155	\$25,860	\$647	1,184	19%	\$16.53	\$859	1.1
Union County	\$17.81	\$926	\$37,040	2.5	\$95,000	\$2,375	\$28,500	\$713	607	21%	\$12.35	\$642	1.4
Vanderburgh County	\$20.58	\$1,070	\$42,800	2.8	\$81,400	\$2,035	\$24,420	\$611	27,071	35%	\$17.20	\$894	1.2
Vermillion County	\$18.54	\$964	\$38,560	2.6	\$78,100	\$1,953	\$23,430	\$586	1,497	23%	\$18.00	\$936	1.0
Vigo County	\$18.54	\$964	\$38,560	2.6	\$78,100	\$1,953	\$23,430	\$586	15,781	37%	\$14.20	\$738	1.3
Wabash County	\$16.65	\$866	\$34,640	2.3	\$82,900	\$2,073	\$24,870	\$622	2,565	21%	\$11.29	\$587	1.5
Warren County	\$16.60	\$863	\$34,520	2.3	\$91,200	\$2,280	\$27,360	\$684	644	19%	\$14.79	\$769	1.1
Warrick County	\$20.58	\$1,070	\$42,800	2.8	\$81,400	\$2,035	\$24,420	\$611	4,357	18%	\$16.27	\$846	1.3
Washington County	\$19.02	\$989	\$39,560	2.6	\$79,200	\$1,980	\$23,760	\$594	2,046	19%	\$10.80	\$561	1.8
Wayne County	\$16.60	\$863	\$34,520	2.3	\$71,000	\$1,775	\$21,300	\$533	8,585	32%	\$14.96	\$778	1.1
Wells County	\$16.67	\$867	\$34,680	2.3	\$89,500	\$2,238	\$26,850	\$671	2,533	23%	\$15.29	\$795	1.1
White County	\$17.25	\$897	\$35,880	2.4	\$84,800	\$2,120	\$25,440	\$636	2,120	22%	\$13.90	\$723	1.2
Whitley County	\$20.94	\$1,089	\$43,560	2.9	\$88,000	\$2,200	\$26,400	\$660	2,594	19%	\$18.17	\$945	1.2

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

IOWA

#49*

In **Iowa**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$981**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,269** monthly or **\$39,232** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.86
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT IOWA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$16.81
2-Bedroom Housing Wage	\$18.86
Number of Renter Households	367455
Percent Renters	28%

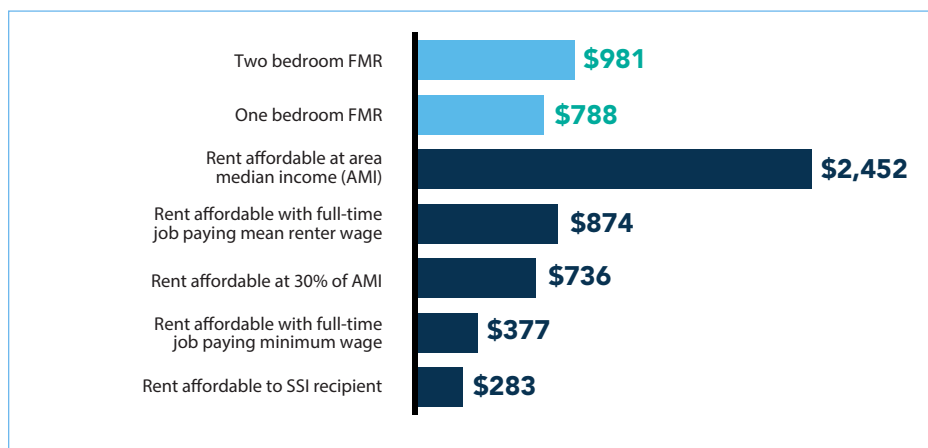
104
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom Rental Home** (at FMR)

84
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom Rental Home** (at FMR)

2.6
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Omaha-Council Bluffs HMFA	\$22.50
Iowa City HMFA	\$20.81
Dickinson County	\$20.06
Ames HMFA	\$19.87
Des Moines County	\$19.79



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.

IOWA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Iowa	\$18.86	\$981	\$39,232	2.6	\$98,070	\$2,452	\$29,421	\$736	367,455	28%	\$16.81	\$874	1.1
Combined Nonmetro Areas	\$17.27	\$898	\$35,911	2.4	\$87,509	\$2,188	\$26,253	\$656	126,395	25%	\$15.37	\$799	1.1
<u>Metropolitan Areas</u>													
Ames HMFA	\$19.87	\$1,033	\$41,320	2.7	\$120,700	\$3,018	\$36,210	\$905	17,017	44%	\$16.28	\$846	1.2
Benton County HMFA	\$16.58	\$862	\$34,480	2.3	\$101,500	\$2,538	\$30,450	\$761	1,643	16%	\$11.42	\$594	1.5
Boone County HMFA	\$17.31	\$900	\$36,000	2.4	\$104,000	\$2,600	\$31,200	\$780	2,217	20%	\$12.05	\$627	1.4
Bremer County HMFA	\$17.08	\$888	\$35,520	2.4	\$104,900	\$2,623	\$31,470	\$787	1,592	16%	\$11.62	\$604	1.5
Cedar Rapids HMFA	\$18.10	\$941	\$37,640	2.5	\$100,500	\$2,513	\$30,150	\$754	24,397	26%	\$17.09	\$889	1.1
Davenport-Moline-Rock Island MSA	\$18.33	\$953	\$38,120	2.5	\$89,500	\$2,238	\$26,850	\$671	22,073	31%	\$15.31	\$796	1.2
Des Moines-West Des Moines HMFA	\$20.77	\$1,080	\$43,200	2.9	\$113,000	\$2,825	\$33,900	\$848	82,752	31%	\$21.07	\$1,095	1.0
Dubuque MSA	\$18.00	\$936	\$37,440	2.5	\$106,000	\$2,650	\$31,800	\$795	10,673	27%	\$15.03	\$781	1.2
Iowa City HMFA	\$20.81	\$1,082	\$43,280	2.9	\$114,600	\$2,865	\$34,380	\$860	25,095	41%	\$12.89	\$670	1.6
Jasper County HMFA	\$16.58	\$862	\$34,480	2.3	\$86,600	\$2,165	\$25,980	\$650	3,465	24%	\$12.53	\$652	1.3
Jones County HMFA	\$16.58	\$862	\$34,480	2.3	\$94,300	\$2,358	\$28,290	\$707	1,568	19%	\$11.94	\$621	1.4
Omaha-Council Bluffs HMFA	\$22.50	\$1,170	\$46,800	3.1	\$109,500	\$2,738	\$32,850	\$821	13,731	28%	\$14.07	\$731	1.6
Sioux City MSA	\$19.42	\$1,010	\$40,400	2.7	\$92,500	\$2,313	\$27,750	\$694	12,819	32%	\$14.49	\$753	1.3
Washington County HMFA	\$17.19	\$894	\$35,760	2.4	\$91,700	\$2,293	\$27,510	\$688	2,536	28%	\$13.74	\$714	1.3
Waterloo-Cedar Falls HMFA	\$18.15	\$944	\$37,760	2.5	\$85,500	\$2,138	\$25,650	\$641	19,482	33%	\$17.09	\$889	1.1
<u>Counties</u>													
Adair County	\$16.58	\$862	\$34,480	2.3	\$92,500	\$2,313	\$27,750	\$694	946	29%	\$14.44	\$751	1.1
Adams County	\$17.81	\$926	\$37,040	2.5	\$87,700	\$2,193	\$26,310	\$658	291	19%	\$16.60	\$863	1.1

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

IOWA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Allamakee County	\$16.58	\$862	\$34,480	2.3	\$82,600	\$2,065	\$24,780	\$620	1,192	20%	\$15.16	\$788	1.1
Appanoose County	\$16.58	\$862	\$34,480	2.3	\$63,900	\$1,598	\$19,170	\$479	1,544	31%	\$12.27	\$638	1.4
Audubon County	\$16.58	\$862	\$34,480	2.3	\$80,100	\$2,003	\$24,030	\$601	554	22%	\$13.74	\$714	1.2
Benton County	\$16.58	\$862	\$34,480	2.3	\$101,500	\$2,538	\$30,450	\$761	1,643	16%	\$11.42	\$594	1.5
Black Hawk County	\$18.15	\$944	\$37,760	2.5	\$85,500	\$2,138	\$25,650	\$641	18,635	35%	\$17.04	\$886	1.1
Boone County	\$17.31	\$900	\$36,000	2.4	\$104,000	\$2,600	\$31,200	\$780	2,217	20%	\$12.05	\$627	1.4
Bremer County	\$17.08	\$888	\$35,520	2.4	\$104,900	\$2,623	\$31,470	\$787	1,592	16%	\$11.62	\$604	1.5
Buchanan County	\$17.69	\$920	\$36,800	2.4	\$92,200	\$2,305	\$27,660	\$692	1,552	19%	\$12.51	\$651	1.4
Buena Vista County	\$17.50	\$910	\$36,400	2.4	\$92,900	\$2,323	\$27,870	\$697	2,258	30%	\$19.75	\$1,027	0.9
Butler County	\$16.58	\$862	\$34,480	2.3	\$85,600	\$2,140	\$25,680	\$642	1,148	20%	\$15.13	\$787	1.1
Calhoun County	\$16.58	\$862	\$34,480	2.3	\$84,200	\$2,105	\$25,260	\$632	820	21%	\$13.32	\$693	1.2
Carroll County	\$16.58	\$862	\$34,480	2.3	\$95,800	\$2,395	\$28,740	\$719	2,079	24%	\$12.17	\$633	1.4
Cass County	\$16.58	\$862	\$34,480	2.3	\$88,600	\$2,215	\$26,580	\$665	1,563	27%	\$9.10	\$473	1.8
Cedar County	\$17.73	\$922	\$36,880	2.4	\$99,900	\$2,498	\$29,970	\$749	1,456	19%	\$11.97	\$622	1.5
Cerro Gordo County	\$17.10	\$889	\$35,560	2.4	\$91,200	\$2,280	\$27,360	\$684	5,519	28%	\$16.53	\$860	1.0
Cherokee County	\$16.58	\$862	\$34,480	2.3	\$95,800	\$2,395	\$28,740	\$719	1,333	26%	\$12.38	\$644	1.3
Chickasaw County	\$16.58	\$862	\$34,480	2.3	\$88,100	\$2,203	\$26,430	\$661	899	18%	\$19.10	\$993	0.9
Clarke County	\$16.58	\$862	\$34,480	2.3	\$74,900	\$1,873	\$22,470	\$562	1,069	28%	\$9.60	\$499	1.7
Clay County	\$16.58	\$862	\$34,480	2.3	\$89,600	\$2,240	\$26,880	\$672	1,972	27%	\$13.63	\$709	1.2
Clayton County	\$16.58	\$862	\$34,480	2.3	\$84,600	\$2,115	\$25,380	\$635	1,800	25%	\$14.70	\$764	1.1
Clinton County	\$17.29	\$899	\$35,960	2.4	\$85,600	\$2,140	\$25,680	\$642	5,118	27%	\$15.00	\$780	1.2
Crawford County	\$16.58	\$862	\$34,480	2.3	\$78,500	\$1,963	\$23,550	\$589	1,633	26%	\$16.10	\$837	1.0
Dallas County	\$20.77	\$1,080	\$43,200	2.9	\$113,000	\$2,825	\$33,900	\$848	11,658	30%	\$21.85	\$1,136	1.0
Davis County	\$16.69	\$868	\$34,720	2.3	\$95,000	\$2,375	\$28,500	\$713	479	15%	\$12.44	\$647	1.3
Decatur County	\$16.58	\$862	\$34,480	2.3	\$70,900	\$1,773	\$21,270	\$532	1,003	33%	\$14.37	\$747	1.2
Delaware County	\$16.58	\$862	\$34,480	2.3	\$96,200	\$2,405	\$28,860	\$722	1,229	17%	\$13.42	\$698	1.2

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

IOWA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Des Moines County	\$19.79	\$1,029	\$41,160	2.7	\$81,600	\$2,040	\$24,480	\$612	5,184	30%	\$12.25	\$637	1.6
Dickinson County	\$20.06	\$1,043	\$41,720	2.8	\$102,200	\$2,555	\$30,660	\$767	1,785	22%	\$12.62	\$656	1.6
Dubuque County	\$18.00	\$936	\$37,440	2.5	\$106,000	\$2,650	\$31,800	\$795	10,673	27%	\$15.03	\$781	1.2
Emmet County	\$16.58	\$862	\$34,480	2.3	\$81,000	\$2,025	\$24,300	\$608	868	22%	\$13.39	\$696	1.2
Fayette County	\$16.58	\$862	\$34,480	2.3	\$75,400	\$1,885	\$22,620	\$566	1,958	24%	\$12.73	\$662	1.3
Floyd County	\$16.58	\$862	\$34,480	2.3	\$92,300	\$2,308	\$27,690	\$692	1,560	24%	\$13.39	\$696	1.2
Franklin County	\$16.58	\$862	\$34,480	2.3	\$76,500	\$1,913	\$22,950	\$574	1,122	27%	\$21.02	\$1,093	0.8
Fremont County	\$16.58	\$862	\$34,480	2.3	\$89,000	\$2,225	\$26,700	\$668	600	22%	\$16.82	\$875	1.0
Greene County	\$16.58	\$862	\$34,480	2.3	\$85,400	\$2,135	\$25,620	\$641	943	25%	\$16.59	\$863	1.0
Grundy County	\$18.15	\$944	\$37,760	2.5	\$85,500	\$2,138	\$25,650	\$641	847	17%	\$18.03	\$938	1.0
Guthrie County	\$20.77	\$1,080	\$43,200	2.9	\$113,000	\$2,825	\$33,900	\$848	737	16%	\$12.67	\$659	1.6
Hamilton County	\$18.19	\$946	\$37,840	2.5	\$86,300	\$2,158	\$25,890	\$647	1,773	29%	\$18.08	\$940	1.0
Hancock County	\$16.58	\$862	\$34,480	2.3	\$87,300	\$2,183	\$26,190	\$655	854	19%	\$17.88	\$930	0.9
Hardin County	\$16.58	\$862	\$34,480	2.3	\$85,900	\$2,148	\$25,770	\$644	1,814	26%	\$15.48	\$805	1.1
Harrison County	\$22.50	\$1,170	\$46,800	3.1	\$109,500	\$2,738	\$32,850	\$821	1,451	24%	\$12.80	\$665	1.8
Henry County	\$16.87	\$877	\$35,080	2.3	\$85,900	\$2,148	\$25,770	\$644	1,944	25%	\$13.25	\$689	1.3
Howard County	\$16.58	\$862	\$34,480	2.3	\$86,300	\$2,158	\$25,890	\$647	866	24%	\$15.69	\$816	1.1
Humboldt County	\$16.58	\$862	\$34,480	2.3	\$86,000	\$2,150	\$25,800	\$645	1,087	26%	\$15.75	\$819	1.1
Ida County	\$16.58	\$862	\$34,480	2.3	\$85,000	\$2,125	\$25,500	\$638	668	22%	\$16.76	\$871	1.0
Iowa County	\$16.58	\$862	\$34,480	2.3	\$95,900	\$2,398	\$28,770	\$719	1,517	22%	\$14.44	\$751	1.1
Jackson County	\$16.58	\$862	\$34,480	2.3	\$90,900	\$2,273	\$27,270	\$682	1,643	20%	\$10.13	\$527	1.6
Jasper County	\$16.58	\$862	\$34,480	2.3	\$86,600	\$2,165	\$25,980	\$650	3,465	24%	\$12.53	\$652	1.3
Jefferson County	\$18.77	\$976	\$39,040	2.6	\$72,500	\$1,813	\$21,750	\$544	2,360	35%	\$16.05	\$835	1.2
Johnson County	\$20.81	\$1,082	\$43,280	2.9	\$114,600	\$2,865	\$34,380	\$860	25,095	41%	\$12.89	\$670	1.6
Jones County	\$16.58	\$862	\$34,480	2.3	\$94,300	\$2,358	\$28,290	\$707	1,568	19%	\$11.94	\$621	1.4
Keokuk County	\$16.87	\$877	\$35,080	2.3	\$82,500	\$2,063	\$24,750	\$619	879	22%	\$13.29	\$691	1.3

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

IOWA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kossuth County	\$16.58	\$862	\$34,480	2.3	\$85,000	\$2,125	\$25,500	\$638	1,682	26%	\$19.01	\$988	0.9
Lee County	\$16.96	\$882	\$35,280	2.3	\$79,800	\$1,995	\$23,940	\$599	3,463	24%	\$13.49	\$701	1.3
Linn County	\$18.10	\$941	\$37,640	2.5	\$100,500	\$2,513	\$30,150	\$754	24,397	26%	\$17.09	\$889	1.1
Louisa County	\$16.58	\$862	\$34,480	2.3	\$89,000	\$2,225	\$26,700	\$668	910	22%	\$16.23	\$844	1.0
Lucas County	\$18.87	\$981	\$39,240	2.6	\$82,700	\$2,068	\$24,810	\$620	733	20%	\$11.60	\$603	1.6
Lyon County	\$16.58	\$862	\$34,480	2.3	\$91,500	\$2,288	\$27,450	\$686	712	16%	\$20.95	\$1,089	0.8
Madison County	\$20.77	\$1,080	\$43,200	2.9	\$113,000	\$2,825	\$33,900	\$848	1,138	18%	\$12.43	\$647	1.7
Mahaska County	\$16.67	\$867	\$34,680	2.3	\$86,300	\$2,158	\$25,890	\$647	2,867	32%	\$18.65	\$970	0.9
Marion County	\$18.10	\$941	\$37,640	2.5	\$95,800	\$2,395	\$28,740	\$719	3,048	23%	\$18.28	\$951	1.0
Marshall County	\$18.21	\$947	\$37,880	2.5	\$91,000	\$2,275	\$27,300	\$683	4,051	26%	\$19.10	\$993	1.0
Mills County	\$22.50	\$1,170	\$46,800	3.1	\$109,500	\$2,738	\$32,850	\$821	986	19%	\$13.26	\$689	1.7
Mitchell County	\$16.58	\$862	\$34,480	2.3	\$94,200	\$2,355	\$28,260	\$707	921	20%	\$18.51	\$962	0.9
Monona County	\$16.58	\$862	\$34,480	2.3	\$80,800	\$2,020	\$24,240	\$606	839	22%	\$17.42	\$906	1.0
Monroe County	\$16.60	\$863	\$34,520	2.3	\$95,400	\$2,385	\$28,620	\$716	532	18%	\$10.44	\$543	1.6
Montgomery County	\$16.58	\$862	\$34,480	2.3	\$80,600	\$2,015	\$24,180	\$605	1,309	29%	\$15.54	\$808	1.1
Muscatine County	\$19.38	\$1,008	\$40,320	2.7	\$87,100	\$2,178	\$26,130	\$653	4,203	25%	\$18.14	\$943	1.1
O'Brien County	\$16.58	\$862	\$34,480	2.3	\$95,400	\$2,385	\$28,620	\$716	1,367	24%	\$13.71	\$713	1.2
Osceola County	\$16.58	\$862	\$34,480	2.3	\$85,400	\$2,135	\$25,620	\$641	635	24%	\$14.84	\$772	1.1
Page County	\$16.58	\$862	\$34,480	2.3	\$76,700	\$1,918	\$23,010	\$575	1,834	30%	\$13.09	\$681	1.3
Palo Alto County	\$16.58	\$862	\$34,480	2.3	\$91,300	\$2,283	\$27,390	\$685	868	24%	\$12.31	\$640	1.3
Plymouth County	\$16.58	\$862	\$34,480	2.3	\$99,900	\$2,498	\$29,970	\$749	2,520	25%	\$20.15	\$1,048	0.8
Pocahontas County	\$16.58	\$862	\$34,480	2.3	\$87,100	\$2,178	\$26,130	\$653	665	22%	\$19.62	\$1,020	0.8
Polk County	\$20.77	\$1,080	\$43,200	2.9	\$113,000	\$2,825	\$33,900	\$848	65,569	33%	\$21.44	\$1,115	1.0
Pottawattamie County	\$22.50	\$1,170	\$46,800	3.1	\$109,500	\$2,738	\$32,850	\$821	11,294	30%	\$14.23	\$740	1.6
Poweshiek County	\$17.40	\$905	\$36,200	2.4	\$95,700	\$2,393	\$28,710	\$718	2,289	29%	\$18.26	\$949	1.0
Ringgold County	\$16.58	\$862	\$34,480	2.3	\$89,800	\$2,245	\$26,940	\$674	409	22%	\$10.15	\$528	1.6

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

IOWA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sac County	\$16.58	\$862	\$34,480	2.3	\$92,500	\$2,313	\$27,750	\$694	807	19%	\$18.71	\$973	0.9
Scott County	\$18.33	\$953	\$38,120	2.5	\$89,500	\$2,238	\$26,850	\$671	22,073	31%	\$15.31	\$796	1.2
Shelby County	\$16.58	\$862	\$34,480	2.3	\$95,600	\$2,390	\$28,680	\$717	1,184	24%	\$13.97	\$726	1.2
Sioux County	\$16.96	\$882	\$35,280	2.3	\$101,600	\$2,540	\$30,480	\$762	2,592	21%	\$12.20	\$634	1.4
Story County	\$19.87	\$1,033	\$41,320	2.7	\$120,700	\$3,018	\$36,210	\$905	17,017	44%	\$16.28	\$846	1.2
Tama County	\$17.25	\$897	\$35,880	2.4	\$83,400	\$2,085	\$25,020	\$626	1,639	24%	\$17.70	\$921	1.0
Taylor County	\$16.58	\$862	\$34,480	2.3	\$81,600	\$2,040	\$24,480	\$612	517	21%	\$17.61	\$916	0.9
Union County	\$16.58	\$862	\$34,480	2.3	\$83,300	\$2,083	\$24,990	\$625	1,268	25%	\$13.15	\$684	1.3
Van Buren County	\$16.58	\$862	\$34,480	2.3	\$75,300	\$1,883	\$22,590	\$565	472	17%	\$12.64	\$657	1.3
Wapello County	\$19.17	\$997	\$39,880	2.6	\$71,200	\$1,780	\$21,360	\$534	4,780	34%	\$17.07	\$887	1.1
Warren County	\$20.77	\$1,080	\$43,200	2.9	\$113,000	\$2,825	\$33,900	\$848	3,650	18%	\$11.72	\$609	1.8
Washington County	\$17.19	\$894	\$35,760	2.4	\$91,700	\$2,293	\$27,510	\$688	2,536	28%	\$13.74	\$714	1.3
Wayne County	\$16.58	\$862	\$34,480	2.3	\$82,400	\$2,060	\$24,720	\$618	510	20%	\$13.61	\$708	1.2
Webster County	\$16.60	\$863	\$34,520	2.3	\$87,800	\$2,195	\$26,340	\$659	4,724	30%	\$15.99	\$832	1.0
Winnebago County	\$16.58	\$862	\$34,480	2.3	\$91,400	\$2,285	\$27,420	\$686	1,111	25%	\$15.77	\$820	1.1
Winneshiek County	\$16.58	\$862	\$34,480	2.3	\$93,500	\$2,338	\$28,050	\$701	1,936	24%	\$14.74	\$767	1.1
Woodbury County	\$19.42	\$1,010	\$40,400	2.7	\$92,500	\$2,313	\$27,750	\$694	12,819	32%	\$14.49	\$753	1.3
Worth County	\$16.58	\$862	\$34,480	2.3	\$93,200	\$2,330	\$27,960	\$699	724	23%	\$13.91	\$723	1.2
Wright County	\$16.58	\$862	\$34,480	2.3	\$77,200	\$1,930	\$23,160	\$579	1,392	26%	\$16.06	\$835	1.0

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4: AMI = Fiscal Year 2024 Area Median Income

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

KANSAS

#43*

In **Kansas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,060**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,533** monthly or **\$42,390** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.38
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT KANSAS:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$18.22
2-Bedroom Housing Wage	\$20.38
Number of Renter Households	380760
Percent Renters	33%

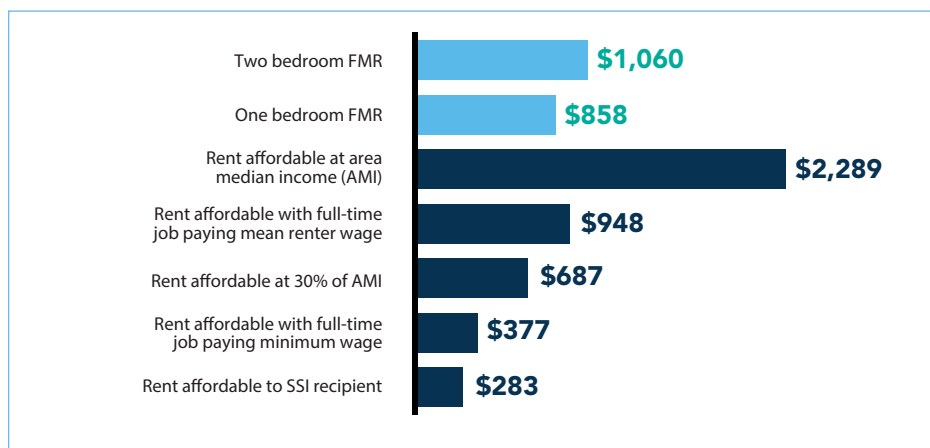
112
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

91
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.8
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
Kansas City HMFA	\$24.19
Kearny County	\$20.98
Lawrence MSA	\$20.27
Seward County	\$20.12
Finney County	\$19.77



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.

KANSAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kansas	\$20.38	\$1,060	\$42,390	2.8	\$91,543	\$2,289	\$27,463	\$687	380,760	33%	\$18.22	\$948	1.1
Combined Nonmetro Areas	\$17.81	\$926	\$37,042	2.5	\$80,800	\$2,020	\$24,240	\$606	102,849	29%	\$15.39	\$800	1.2
<u>Metropolitan Areas</u>													
Geary County HMFA	\$18.67	\$971	\$38,840	2.6	\$69,500	\$1,738	\$20,850	\$521	7,699	57%	\$16.75	\$871	1.1
Kansas City HMFA	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	112,164	32%	\$21.30	\$1,108	1.1
Lawrence MSA	\$20.27	\$1,054	\$42,160	2.8	\$102,000	\$2,550	\$30,600	\$765	24,601	50%	\$14.29	\$743	1.4
Manhattan HMFA	\$19.40	\$1,009	\$40,360	2.7	\$91,900	\$2,298	\$27,570	\$689	16,813	47%	\$14.68	\$763	1.3
St. Joseph MSA	\$18.54	\$964	\$38,560	2.6	\$81,500	\$2,038	\$24,450	\$611	545	20%	\$12.66	\$658	1.5
Sumner County HMFA	\$18.31	\$952	\$38,080	2.5	\$87,800	\$2,195	\$26,340	\$659	2,301	26%	\$13.88	\$722	1.3
Topeka MSA	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	28,749	30%	\$17.20	\$895	1.1
Wichita HMFA	\$19.56	\$1,017	\$40,680	2.7	\$91,500	\$2,288	\$27,450	\$686	85,039	35%	\$17.78	\$924	1.1
<u>Counties</u>													
Allen County	\$16.96	\$882	\$35,280	2.3	\$74,100	\$1,853	\$22,230	\$556	1,355	27%	\$13.46	\$700	1.3
Anderson County	\$16.96	\$882	\$35,280	2.3	\$84,000	\$2,100	\$25,200	\$630	687	22%	\$9.97	\$518	1.7
Atchison County	\$16.96	\$882	\$35,280	2.3	\$75,100	\$1,878	\$22,530	\$563	1,741	30%	\$12.67	\$659	1.3
Barber County	\$16.96	\$882	\$35,280	2.3	\$76,000	\$1,900	\$22,800	\$570	341	19%	\$17.89	\$930	0.9
Barton County	\$16.96	\$882	\$35,280	2.3	\$76,600	\$1,915	\$22,980	\$575	3,282	33%	\$16.08	\$836	1.1
Bourbon County	\$17.75	\$923	\$36,920	2.4	\$78,500	\$1,963	\$23,550	\$589	1,701	29%	\$12.80	\$665	1.4
Brown County	\$16.96	\$882	\$35,280	2.3	\$76,400	\$1,910	\$22,920	\$573	1,005	27%	\$16.22	\$843	1.0
Butler County	\$19.56	\$1,017	\$40,680	2.7	\$91,500	\$2,288	\$27,450	\$686	5,409	22%	\$14.02	\$729	1.4
Chase County	\$16.96	\$882	\$35,280	2.3	\$69,600	\$1,740	\$20,880	\$522	292	27%	\$16.47	\$856	1.0
Chautauqua County	\$16.96	\$882	\$35,280	2.3	\$61,300	\$1,533	\$18,390	\$460	247	19%	\$12.63	\$657	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

KANSAS

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Cherokee County	\$16.96	\$882	\$35,280	2.3	\$72,600	\$1,815	\$21,780	\$545	2,147	29%	\$17.04	\$886	1.0
Cheyenne County	\$16.96	\$882	\$35,280	2.3	\$75,300	\$1,883	\$22,590	\$565	252	21%	\$14.20	\$738	1.2
Clark County	\$16.96	\$882	\$35,280	2.3	\$75,900	\$1,898	\$22,770	\$569	212	26%	\$23.50	\$1,222	0.7
Clay County	\$17.04	\$886	\$35,440	2.4	\$80,300	\$2,008	\$24,090	\$602	1,021	29%	\$9.48	\$493	1.8
Cloud County	\$16.96	\$882	\$35,280	2.3	\$74,900	\$1,873	\$22,470	\$562	1,079	29%	\$13.41	\$697	1.3
Coffey County	\$16.96	\$882	\$35,280	2.3	\$90,400	\$2,260	\$27,120	\$678	867	24%	\$23.16	\$1,204	0.7
Comanche County	\$16.96	\$882	\$35,280	2.3	\$89,800	\$2,245	\$26,940	\$674	218	26%	\$9.69	\$504	1.8
Cowley County	\$16.96	\$882	\$35,280	2.3	\$76,300	\$1,908	\$22,890	\$572	3,817	29%	\$14.51	\$755	1.2
Crawford County	\$17.77	\$924	\$36,960	2.5	\$69,000	\$1,725	\$20,700	\$518	6,530	41%	\$13.13	\$683	1.4
Decatur County	\$16.96	\$882	\$35,280	2.3	\$75,700	\$1,893	\$22,710	\$568	258	19%	\$11.99	\$624	1.4
Dickinson County	\$16.96	\$882	\$35,280	2.3	\$83,200	\$2,080	\$24,960	\$624	1,962	25%	\$12.23	\$636	1.4
Doniphan County	\$18.54	\$964	\$38,560	2.6	\$81,500	\$2,038	\$24,450	\$611	545	20%	\$12.66	\$658	1.5
Douglas County	\$20.27	\$1,054	\$42,160	2.8	\$102,000	\$2,550	\$30,600	\$765	24,601	50%	\$14.29	\$743	1.4
Edwards County	\$16.96	\$882	\$35,280	2.3	\$81,700	\$2,043	\$24,510	\$613	262	21%	\$15.02	\$781	1.1
Elk County	\$16.96	\$882	\$35,280	2.3	\$69,800	\$1,745	\$20,940	\$524	229	22%	\$10.51	\$547	1.6
Ellis County	\$18.21	\$947	\$37,880	2.5	\$91,800	\$2,295	\$27,540	\$689	4,623	39%	\$13.79	\$717	1.3
Ellsworth County	\$16.96	\$882	\$35,280	2.3	\$83,700	\$2,093	\$25,110	\$628	428	19%	\$12.38	\$644	1.4
Finney County	\$19.77	\$1,028	\$41,120	2.7	\$87,700	\$2,193	\$26,310	\$658	4,547	35%	\$21.26	\$1,105	0.9
Ford County	\$18.42	\$958	\$38,320	2.5	\$83,300	\$2,083	\$24,990	\$625	4,165	36%	\$23.49	\$1,222	0.8
Franklin County	\$19.35	\$1,006	\$40,240	2.7	\$89,000	\$2,225	\$26,700	\$668	2,706	27%	\$14.70	\$764	1.3
Geary County	\$18.67	\$971	\$38,840	2.6	\$69,500	\$1,738	\$20,850	\$521	7,699	57%	\$16.75	\$871	1.1
Gove County	\$16.96	\$882	\$35,280	2.3	\$83,700	\$2,093	\$25,110	\$628	258	22%	\$13.35	\$694	1.3
Graham County	\$16.96	\$882	\$35,280	2.3	\$59,000	\$1,475	\$17,700	\$443	223	19%	\$15.18	\$789	1.1
Grant County	\$16.96	\$882	\$35,280	2.3	\$92,800	\$2,320	\$27,840	\$696	574	24%	\$13.70	\$712	1.2
Gray County	\$16.96	\$882	\$35,280	2.3	\$94,500	\$2,363	\$28,350	\$709	403	20%	\$17.76	\$923	1.0
Greeley County	\$16.96	\$882	\$35,280	2.3	\$80,600	\$2,015	\$24,180	\$605	141	25%	\$18.44	\$959	0.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

KANSAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Greenwood County	\$16.96	\$882	\$35,280	2.3	\$71,800	\$1,795	\$21,540	\$539	528	20%	\$12.46	\$648	1.4
Hamilton County †	\$17.96	\$934	\$37,360	2.5	\$70,400	\$1,760	\$21,120	\$528	161	22%			
Harper County	\$16.96	\$882	\$35,280	2.3	\$68,700	\$1,718	\$20,610	\$515	577	26%	\$15.54	\$808	1.1
Harvey County	\$19.56	\$1,017	\$40,680	2.7	\$91,500	\$2,288	\$27,450	\$686	3,782	29%	\$15.73	\$818	1.2
Haskell County	\$16.96	\$882	\$35,280	2.3	\$97,400	\$2,435	\$29,220	\$731	323	24%	\$17.82	\$926	1.0
Hodgeman County	\$17.10	\$889	\$35,560	2.4	\$88,300	\$2,208	\$26,490	\$662	133	19%	\$23.42	\$1,218	0.7
Jackson County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	1,181	23%	\$10.32	\$536	1.8
Jefferson County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	1,101	15%	\$13.18	\$685	1.4
Jewell County	\$16.96	\$882	\$35,280	2.3	\$70,200	\$1,755	\$21,060	\$527	253	20%	\$9.43	\$490	1.8
Johnson County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	75,104	31%	\$21.83	\$1,135	1.1
Kearny County	\$20.98	\$1,091	\$43,640	2.9	\$76,200	\$1,905	\$22,860	\$572	426	32%	\$18.14	\$943	1.2
Kingman County	\$16.96	\$882	\$35,280	2.3	\$77,900	\$1,948	\$23,370	\$584	873	28%	\$18.10	\$941	0.9
Kiowa County	\$16.96	\$882	\$35,280	2.3	\$81,400	\$2,035	\$24,420	\$611	228	25%	\$11.02	\$573	1.5
Labette County	\$16.96	\$882	\$35,280	2.3	\$76,700	\$1,918	\$23,010	\$575	1,962	25%	\$14.51	\$754	1.2
Lane County	\$16.96	\$882	\$35,280	2.3	\$88,900	\$2,223	\$26,670	\$667	150	22%	\$21.16	\$1,100	0.8
Leavenworth County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	9,389	32%	\$13.33	\$693	1.8
Lincoln County	\$16.96	\$882	\$35,280	2.3	\$74,000	\$1,850	\$22,200	\$555	253	21%	\$11.32	\$589	1.5
Linn County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	755	18%	\$17.86	\$929	1.4
Logan County	\$18.83	\$979	\$39,160	2.6	\$89,800	\$2,245	\$26,940	\$674	435	36%	\$12.75	\$663	1.5
Lyon County	\$17.33	\$901	\$36,040	2.4	\$79,500	\$1,988	\$23,850	\$596	5,539	42%	\$13.91	\$723	1.2
McPherson County	\$17.29	\$899	\$35,960	2.4	\$93,600	\$2,340	\$28,080	\$702	3,100	26%	\$15.95	\$829	1.1
Marion County	\$16.96	\$882	\$35,280	2.3	\$79,100	\$1,978	\$23,730	\$593	858	19%	\$11.11	\$578	1.5
Marshall County	\$16.96	\$882	\$35,280	2.3	\$84,700	\$2,118	\$25,410	\$635	733	18%	\$10.70	\$556	1.6
Meade County	\$16.96	\$882	\$35,280	2.3	\$94,500	\$2,363	\$28,350	\$709	473	30%	\$19.09	\$993	0.9
Miami County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	2,731	21%	\$13.91	\$723	1.7
Mitchell County	\$16.96	\$882	\$35,280	2.3	\$83,100	\$2,078	\$24,930	\$623	593	24%	\$16.18	\$842	1.0

† Wage data not available (See Appendix B).

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KANSAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Montgomery County	\$16.96	\$882	\$35,280	2.3	\$69,600	\$1,740	\$20,880	\$522	3,478	27%	\$13.75	\$715	1.2
Morris County	\$17.60	\$915	\$36,600	2.4	\$76,200	\$1,905	\$22,860	\$572	412	18%	\$14.89	\$774	1.2
Morton County	\$16.96	\$882	\$35,280	2.3	\$85,400	\$2,135	\$25,620	\$641	252	27%	\$15.57	\$809	1.1
Nemaha County	\$16.96	\$882	\$35,280	2.3	\$101,700	\$2,543	\$30,510	\$763	917	23%	\$10.74	\$558	1.6
Neosho County	\$16.96	\$882	\$35,280	2.3	\$76,600	\$1,915	\$22,980	\$575	1,513	24%	\$10.27	\$534	1.7
Ness County	\$16.96	\$882	\$35,280	2.3	\$96,700	\$2,418	\$29,010	\$725	217	19%	\$17.31	\$900	1.0
Norton County	\$16.96	\$882	\$35,280	2.3	\$80,300	\$2,008	\$24,090	\$602	449	24%	\$11.22	\$583	1.5
Osage County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	1,348	21%	\$9.61	\$499	1.9
Osborne County	\$16.96	\$882	\$35,280	2.3	\$79,500	\$1,988	\$23,850	\$596	388	24%	\$11.05	\$575	1.5
Ottawa County	\$18.71	\$973	\$38,920	2.6	\$91,900	\$2,298	\$27,570	\$689	529	22%	\$10.89	\$566	1.7
Pawnee County	\$16.96	\$882	\$35,280	2.3	\$87,200	\$2,180	\$26,160	\$654	918	38%	\$11.07	\$576	1.5
Phillips County	\$16.96	\$882	\$35,280	2.3	\$76,500	\$1,913	\$22,950	\$574	600	27%	\$15.10	\$785	1.1
Pottawatomie County	\$19.40	\$1,009	\$40,360	2.7	\$91,900	\$2,298	\$27,570	\$689	1,837	20%	\$15.30	\$796	1.3
Pratt County	\$16.96	\$882	\$35,280	2.3	\$84,000	\$2,100	\$25,200	\$630	1,074	30%	\$14.11	\$734	1.2
Rawlins County	\$16.96	\$882	\$35,280	2.3	\$82,700	\$2,068	\$24,810	\$620	362	31%	\$17.32	\$901	1.0
Reno County	\$18.73	\$974	\$38,960	2.6	\$79,100	\$1,978	\$23,730	\$593	7,467	30%	\$15.09	\$784	1.2
Republic County	\$16.96	\$882	\$35,280	2.3	\$81,400	\$2,035	\$24,420	\$611	560	28%	\$14.57	\$757	1.2
Rice County	\$16.96	\$882	\$35,280	2.3	\$76,200	\$1,905	\$22,860	\$572	916	24%	\$17.76	\$924	1.0
Riley County	\$19.40	\$1,009	\$40,360	2.7	\$91,900	\$2,298	\$27,570	\$689	14,976	56%	\$14.42	\$750	1.3
Rooks County	\$16.96	\$882	\$35,280	2.3	\$88,500	\$2,213	\$26,550	\$664	523	25%	\$17.52	\$911	1.0
Rush County	\$16.96	\$882	\$35,280	2.3	\$71,500	\$1,788	\$21,450	\$536	309	23%	\$12.54	\$652	1.4
Russell County	\$16.96	\$882	\$35,280	2.3	\$70,200	\$1,755	\$21,060	\$527	714	24%	\$17.49	\$909	1.0
Saline County	\$19.71	\$1,025	\$41,000	2.7	\$85,200	\$2,130	\$25,560	\$639	7,303	33%	\$13.59	\$707	1.5
Scott County	\$16.96	\$882	\$35,280	2.3	\$75,300	\$1,883	\$22,590	\$565	826	39%	\$18.30	\$951	0.9
Sedgwick County	\$19.56	\$1,017	\$40,680	2.7	\$91,500	\$2,288	\$27,450	\$686	75,848	37%	\$18.12	\$942	1.1
Seward County	\$20.12	\$1,046	\$41,840	2.8	\$74,500	\$1,863	\$22,350	\$559	2,456	35%	\$23.35	\$1,214	0.9

† Wage data not available (See Appendix B).

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KANSAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Shawnee County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	24,654	33%	\$17.74	\$923	1.0
Sheridan County	\$16.96	\$882	\$35,280	2.3	\$107,200	\$2,680	\$32,160	\$804	266	26%	\$14.76	\$767	1.1
Sherman County	\$18.40	\$957	\$38,280	2.5	\$78,100	\$1,953	\$23,430	\$586	808	35%	\$12.82	\$667	1.4
Smith County	\$16.96	\$882	\$35,280	2.3	\$79,500	\$1,988	\$23,850	\$596	251	16%	\$19.64	\$1,021	0.9
Stafford County	\$16.96	\$882	\$35,280	2.3	\$84,800	\$2,120	\$25,440	\$636	318	20%	\$11.93	\$620	1.4
Stanton County †	\$16.96	\$882	\$35,280	2.3	\$76,500	\$1,913	\$22,950	\$574	180	20%			
Stevens County	\$17.35	\$902	\$36,080	2.4	\$83,300	\$2,083	\$24,990	\$625	517	30%	\$17.61	\$916	1.0
Sumner County	\$18.31	\$952	\$38,080	2.5	\$87,800	\$2,195	\$26,340	\$659	2,301	26%	\$13.88	\$722	1.3
Thomas County	\$16.96	\$882	\$35,280	2.3	\$97,400	\$2,435	\$29,220	\$731	865	28%	\$11.06	\$575	1.5
Trego County	\$16.96	\$882	\$35,280	2.3	\$95,100	\$2,378	\$28,530	\$713	235	18%	\$9.28	\$483	1.8
Wabaunsee County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	465	18%	\$14.77	\$768	1.2
Wallace County	\$16.96	\$882	\$35,280	2.3	\$84,200	\$2,105	\$25,260	\$632	196	30%	\$16.08	\$836	1.1
Washington County	\$16.96	\$882	\$35,280	2.3	\$79,900	\$1,998	\$23,970	\$599	543	23%	\$15.24	\$793	1.1
Wichita County	\$16.96	\$882	\$35,280	2.3	\$93,500	\$2,338	\$28,050	\$701	138	16%	\$14.53	\$755	1.2
Wilson County	\$16.96	\$882	\$35,280	2.3	\$74,300	\$1,858	\$22,290	\$557	958	27%	\$14.92	\$776	1.1
Woodson County	\$16.96	\$882	\$35,280	2.3	\$77,300	\$1,933	\$23,190	\$580	220	18%	\$9.42	\$490	1.8
Wyandotte County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	24,185	39%	\$21.02	\$1,093	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

KENTUCKY

#38*

In **Kentucky**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,090**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,634** monthly or **\$43,612** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.97
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT KENTUCKY:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.51
2-Bedroom Housing Wage	\$20.97
Number of Renter Households	564035
Percent Renters	32%

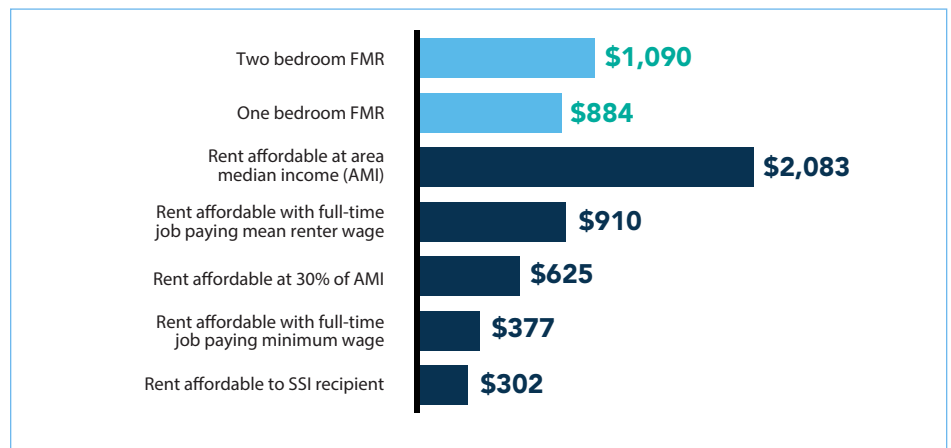
116
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

94
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
Louisville HMFA	\$25.02
Clarksville HMFA	\$23.96
Cincinnati HMFA	\$22.98
Lexington-Fayette MSA	\$22.63
Shelby County HMFA	\$21.73



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.

KENTUCKY

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kentucky	\$20.97	\$1,090	\$43,612	2.9	\$83,318	\$2,083	\$24,995	\$625	564,035	32%	\$17.51	\$910	1.2
Combined Nonmetro Areas	\$17.17	\$893	\$35,708	2.4	\$68,095	\$1,702	\$20,429	\$511	197,430	28%	\$14.60	\$759	1.2
<u>Metropolitan Areas</u>													
Allen County HMFA	\$18.35	\$954	\$38,160	2.5	\$76,900	\$1,923	\$23,070	\$577	1,802	23%	\$11.61	\$604	1.6
Bowling Green HMFA	\$21.23	\$1,104	\$44,160	2.9	\$85,700	\$2,143	\$25,710	\$643	23,507	41%	\$16.26	\$846	1.3
Butler County HMFA	\$16.35	\$850	\$34,000	2.3	\$67,100	\$1,678	\$20,130	\$503	1,253	28%	\$13.24	\$689	1.2
Carter County HMFA	\$16.35	\$850	\$34,000	2.3	\$64,300	\$1,608	\$19,290	\$482	2,009	21%	\$11.33	\$589	1.4
Cincinnati HMFA	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	46,574	28%	\$18.10	\$941	1.3
Clarksville HMFA	\$23.96	\$1,246	\$49,840	3.3	\$84,000	\$2,100	\$25,200	\$630	14,074	45%	\$18.65	\$970	1.3
Elizabethtown HMFA	\$19.29	\$1,003	\$40,120	2.7	\$78,000	\$1,950	\$23,400	\$585	17,681	36%	\$17.70	\$920	1.1
Evansville MSA	\$20.58	\$1,070	\$42,800	2.8	\$81,400	\$2,035	\$24,420	\$611	6,540	36%	\$15.14	\$787	1.4
Grant County HMFA	\$18.75	\$975	\$39,000	2.6	\$80,200	\$2,005	\$24,060	\$602	2,544	28%	\$15.02	\$781	1.2
Huntington-Ashland HMFA	\$18.04	\$938	\$37,520	2.5	\$71,300	\$1,783	\$21,390	\$535	8,813	27%	\$15.05	\$782	1.2
Lexington-Fayette MSA	\$22.63	\$1,177	\$47,080	3.1	\$95,200	\$2,380	\$28,560	\$714	83,906	40%	\$18.03	\$938	1.3
Louisville HMFA	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	135,904	35%	\$20.66	\$1,074	1.2
Meade County HMFA	\$19.90	\$1,035	\$41,400	2.7	\$89,200	\$2,230	\$26,760	\$669	2,726	26%	\$23.07	\$1,200	0.9
Owensboro MSA	\$20.98	\$1,091	\$43,640	2.9	\$82,600	\$2,065	\$24,780	\$620	14,501	30%	\$15.33	\$797	1.4
Shelby County HMFA	\$21.73	\$1,130	\$45,200	3.0	\$100,500	\$2,513	\$30,150	\$754	4,771	27%	\$14.61	\$760	1.5
<u>Counties</u>													
Adair County	\$16.35	\$850	\$34,000	2.3	\$65,300	\$1,633	\$19,590	\$490	1,601	24%	\$12.14	\$631	1.3
Allen County	\$18.35	\$954	\$38,160	2.5	\$76,900	\$1,923	\$23,070	\$577	1,802	23%	\$11.61	\$604	1.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

KENTUCKY

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Anderson County	\$18.44	\$959	\$38,360	2.5	\$88,600	\$2,215	\$26,580	\$665	1,944	21%	\$11.26	\$586	1.6
Ballard County	\$16.88	\$878	\$35,120	2.3	\$79,900	\$1,998	\$23,970	\$599	580	20%	\$10.54	\$548	1.6
Barren County	\$16.73	\$870	\$34,800	2.3	\$61,900	\$1,548	\$18,570	\$464	5,938	34%	\$13.86	\$721	1.2
Bath County	\$16.35	\$850	\$34,000	2.3	\$64,000	\$1,600	\$19,200	\$480	1,343	28%	\$13.75	\$715	1.2
Bell County	\$16.35	\$850	\$34,000	2.3	\$47,700	\$1,193	\$14,310	\$358	3,490	37%	\$11.90	\$619	1.4
Boone County	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	11,821	24%	\$17.41	\$905	1.3
Bourbon County	\$22.63	\$1,177	\$47,080	3.1	\$95,200	\$2,380	\$28,560	\$714	2,848	35%	\$16.21	\$843	1.4
Boyd County	\$18.04	\$938	\$37,520	2.5	\$71,300	\$1,783	\$21,390	\$535	5,756	31%	\$15.82	\$823	1.1
Boyle County	\$17.85	\$928	\$37,120	2.5	\$75,500	\$1,888	\$22,650	\$566	3,629	31%	\$14.60	\$759	1.2
Bracken County	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	612	20%	\$14.83	\$771	1.5
Breathitt County	\$16.35	\$850	\$34,000	2.3	\$55,400	\$1,385	\$16,620	\$416	1,498	27%	\$10.50	\$546	1.6
Breckinridge County	\$16.35	\$850	\$34,000	2.3	\$68,700	\$1,718	\$20,610	\$515	1,327	18%	\$12.71	\$661	1.3
Bullitt County	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	5,403	17%	\$14.79	\$769	1.7
Butler County	\$16.35	\$850	\$34,000	2.3	\$67,100	\$1,678	\$20,130	\$503	1,253	28%	\$13.24	\$689	1.2
Caldwell County	\$16.35	\$850	\$34,000	2.3	\$65,100	\$1,628	\$19,530	\$488	1,379	27%	\$11.76	\$611	1.4
Calloway County	\$20.46	\$1,064	\$42,560	2.8	\$79,000	\$1,975	\$23,700	\$593	5,266	36%	\$12.40	\$645	1.7
Campbell County	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	11,014	28%	\$12.54	\$652	1.8
Carlisle County	\$16.35	\$850	\$34,000	2.3	\$70,300	\$1,758	\$21,090	\$527	447	23%	\$15.79	\$821	1.0
Carroll County	\$16.35	\$850	\$34,000	2.3	\$64,700	\$1,618	\$19,410	\$485	1,295	32%	\$28.49	\$1,482	0.6
Carter County	\$16.35	\$850	\$34,000	2.3	\$64,300	\$1,608	\$19,290	\$482	2,009	21%	\$11.33	\$589	1.4
Casey County	\$16.35	\$850	\$34,000	2.3	\$53,100	\$1,328	\$15,930	\$398	1,461	24%	\$11.12	\$578	1.5
Christian County	\$23.96	\$1,246	\$49,840	3.3	\$84,000	\$2,100	\$25,200	\$630	12,831	50%	\$19.38	\$1,008	1.2
Clark County	\$22.63	\$1,177	\$47,080	3.1	\$95,200	\$2,380	\$28,560	\$714	4,197	28%	\$16.80	\$873	1.3
Clay County	\$16.35	\$850	\$34,000	2.3	\$46,600	\$1,165	\$13,980	\$350	1,796	25%	\$13.15	\$684	1.2
Clinton County	\$16.35	\$850	\$34,000	2.3	\$51,900	\$1,298	\$15,570	\$389	998	27%	\$13.29	\$691	1.2
Crittenden County	\$16.35	\$850	\$34,000	2.3	\$79,900	\$1,998	\$23,970	\$599	685	20%	\$17.89	\$930	0.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

KENTUCKY

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Cumberland County	\$16.35	\$850	\$34,000	2.3	\$60,000	\$1,500	\$18,000	\$450	610	24%	\$11.22	\$584	1.5
Daviess County	\$20.98	\$1,091	\$43,640	2.9	\$82,600	\$2,065	\$24,780	\$620	13,076	32%	\$14.99	\$780	1.4
Edmonson County	\$21.23	\$1,104	\$44,160	2.9	\$85,700	\$2,143	\$25,710	\$643	800	17%	\$13.17	\$685	1.6
Elliott County	\$18.04	\$938	\$37,520	2.5	\$66,100	\$1,653	\$19,830	\$496	528	23%	\$6.20	\$322	2.9
Estill County	\$16.35	\$850	\$34,000	2.3	\$57,800	\$1,445	\$17,340	\$434	1,501	26%	\$11.67	\$607	1.4
Fayette County	\$22.63	\$1,177	\$47,080	3.1	\$95,200	\$2,380	\$28,560	\$714	62,163	46%	\$18.17	\$945	1.2
Fleming County	\$16.35	\$850	\$34,000	2.3	\$63,400	\$1,585	\$19,020	\$476	1,468	26%	\$14.46	\$752	1.1
Floyd County	\$16.88	\$878	\$35,120	2.3	\$56,800	\$1,420	\$17,040	\$426	4,106	29%	\$14.66	\$762	1.2
Franklin County	\$20.04	\$1,042	\$41,680	2.8	\$84,300	\$2,108	\$25,290	\$632	8,286	37%	\$18.80	\$977	1.1
Fulton County	\$16.35	\$850	\$34,000	2.3	\$47,300	\$1,183	\$14,190	\$355	853	36%	\$12.08	\$628	1.4
Gallatin County	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	916	29%	\$22.46	\$1,168	1.0
Garrard County	\$16.98	\$883	\$35,320	2.3	\$72,600	\$1,815	\$21,780	\$545	1,240	19%	\$14.28	\$742	1.2
Grant County	\$18.75	\$975	\$39,000	2.6	\$80,200	\$2,005	\$24,060	\$602	2,544	28%	\$15.02	\$781	1.2
Graves County	\$16.35	\$850	\$34,000	2.3	\$70,600	\$1,765	\$21,180	\$530	3,605	25%	\$13.77	\$716	1.2
Grayson County	\$16.35	\$850	\$34,000	2.3	\$62,300	\$1,558	\$18,690	\$467	2,241	23%	\$13.41	\$697	1.2
Green County	\$16.35	\$850	\$34,000	2.3	\$60,600	\$1,515	\$18,180	\$455	1,124	26%	\$14.08	\$732	1.2
Greenup County	\$18.04	\$938	\$37,520	2.5	\$71,300	\$1,783	\$21,390	\$535	3,057	21%	\$11.97	\$623	1.5
Hancock County	\$20.98	\$1,091	\$43,640	2.9	\$82,600	\$2,065	\$24,780	\$620	718	21%	\$20.65	\$1,074	1.0
Hardin County	\$19.29	\$1,003	\$40,120	2.7	\$78,000	\$1,950	\$23,400	\$585	16,180	38%	\$17.93	\$933	1.1
Harlan County	\$16.35	\$850	\$34,000	2.3	\$48,400	\$1,210	\$14,520	\$363	3,268	31%	\$14.43	\$751	1.1
Harrison County	\$16.35	\$850	\$34,000	2.3	\$77,600	\$1,940	\$23,280	\$582	2,142	29%	\$16.96	\$882	1.0
Hart County	\$16.35	\$850	\$34,000	2.3	\$62,800	\$1,570	\$18,840	\$471	1,893	26%	\$18.17	\$945	0.9
Henderson County	\$20.58	\$1,070	\$42,800	2.8	\$81,400	\$2,035	\$24,420	\$611	6,540	36%	\$15.14	\$787	1.4
Henry County	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	1,545	26%	\$14.70	\$765	1.7
Hickman County	\$16.35	\$850	\$34,000	2.3	\$82,800	\$2,070	\$24,840	\$621	376	23%	\$11.83	\$615	1.4
Hopkins County	\$17.56	\$913	\$36,520	2.4	\$69,000	\$1,725	\$20,700	\$518	5,516	30%	\$18.72	\$973	0.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

KENTUCKY

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Jackson County	\$16.35	\$850	\$34,000	2.3	\$55,300	\$1,383	\$16,590	\$415	1,079	21%	\$14.11	\$734	1.2
Jefferson County	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	125,093	38%	\$21.33	\$1,109	1.2
Jessamine County	\$22.63	\$1,177	\$47,080	3.1	\$95,200	\$2,380	\$28,560	\$714	6,000	31%	\$16.19	\$842	1.4
Johnson County	\$16.35	\$850	\$34,000	2.3	\$60,200	\$1,505	\$18,060	\$452	2,623	31%	\$11.01	\$572	1.5
Kenton County	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	20,821	31%	\$21.41	\$1,114	1.1
Knott County	\$16.35	\$850	\$34,000	2.3	\$48,400	\$1,210	\$14,520	\$363	1,526	27%	\$11.29	\$587	1.4
Knox County	\$16.35	\$850	\$34,000	2.3	\$47,900	\$1,198	\$14,370	\$359	4,048	36%	\$10.65	\$554	1.5
Larue County	\$19.29	\$1,003	\$40,120	2.7	\$78,000	\$1,950	\$23,400	\$585	1,501	25%	\$13.31	\$692	1.4
Laurel County	\$16.81	\$874	\$34,960	2.3	\$66,100	\$1,653	\$19,830	\$496	6,746	29%	\$12.66	\$658	1.3
Lawrence County	\$16.35	\$850	\$34,000	2.3	\$59,800	\$1,495	\$17,940	\$449	1,466	26%	\$11.02	\$573	1.5
Lee County	\$16.35	\$850	\$34,000	2.3	\$41,800	\$1,045	\$12,540	\$314	802	30%	\$14.17	\$737	1.2
Leslie County	\$16.35	\$850	\$34,000	2.3	\$54,000	\$1,350	\$16,200	\$405	489	13%	\$9.86	\$513	1.7
Letcher County	\$16.35	\$850	\$34,000	2.3	\$55,800	\$1,395	\$16,740	\$419	2,184	26%	\$13.28	\$690	1.2
Lewis County	\$16.35	\$850	\$34,000	2.3	\$52,400	\$1,310	\$15,720	\$393	996	21%	\$11.57	\$601	1.4
Lincoln County	\$16.35	\$850	\$34,000	2.3	\$62,300	\$1,558	\$18,690	\$467	2,077	21%	\$11.92	\$620	1.4
Livingston County	\$16.35	\$850	\$34,000	2.3	\$71,700	\$1,793	\$21,510	\$538	639	18%	\$16.54	\$860	1.0
Logan County	\$16.35	\$850	\$34,000	2.3	\$75,300	\$1,883	\$22,590	\$565	2,832	26%	\$17.04	\$886	1.0
Lyon County	\$16.63	\$865	\$34,600	2.3	\$85,000	\$2,125	\$25,500	\$638	583	18%	\$10.59	\$550	1.6
McCracken County	\$19.08	\$992	\$39,680	2.6	\$97,600	\$2,440	\$29,280	\$732	8,970	33%	\$14.48	\$753	1.3
McCreary County	\$16.35	\$850	\$34,000	2.3	\$44,400	\$1,110	\$13,320	\$333	1,651	30%	\$10.88	\$566	1.5
McLean County	\$20.98	\$1,091	\$43,640	2.9	\$82,600	\$2,065	\$24,780	\$620	707	20%	\$10.60	\$551	2.0
Madison County	\$17.58	\$914	\$36,560	2.4	\$84,300	\$2,108	\$25,290	\$632	13,982	39%	\$14.25	\$741	1.2
Magoffin County	\$16.35	\$850	\$34,000	2.3	\$42,600	\$1,065	\$12,780	\$320	1,130	25%	\$10.74	\$558	1.5
Marion County	\$16.67	\$867	\$34,680	2.3	\$71,400	\$1,785	\$21,420	\$536	1,991	26%	\$14.52	\$755	1.1
Marshall County	\$18.02	\$937	\$37,480	2.5	\$82,200	\$2,055	\$24,660	\$617	2,271	17%	\$14.13	\$735	1.3
Martin County	\$16.35	\$850	\$34,000	2.3	\$54,500	\$1,363	\$16,350	\$409	791	21%	\$5.99	\$311	2.7

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

KENTUCKY

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mason County	\$17.52	\$911	\$36,440	2.4	\$68,800	\$1,720	\$20,640	\$516	2,099	31%	\$15.61	\$812	1.1
Meade County	\$19.90	\$1,035	\$41,400	2.7	\$89,200	\$2,230	\$26,760	\$669	2,726	26%	\$23.07	\$1,200	0.9
Menifee County	\$16.35	\$850	\$34,000	2.3	\$59,600	\$1,490	\$17,880	\$447	587	26%	\$13.58	\$706	1.2
Mercer County	\$16.35	\$850	\$34,000	2.3	\$83,700	\$2,093	\$25,110	\$628	2,323	26%	\$21.21	\$1,103	0.8
Metcalfe County	\$16.35	\$850	\$34,000	2.3	\$59,900	\$1,498	\$17,970	\$449	922	22%	\$13.71	\$713	1.2
Monroe County	\$16.35	\$850	\$34,000	2.3	\$63,500	\$1,588	\$19,050	\$476	1,320	29%	\$14.23	\$740	1.1
Montgomery County	\$16.35	\$850	\$34,000	2.3	\$72,100	\$1,803	\$21,630	\$541	3,631	34%	\$16.27	\$846	1.0
Morgan County	\$16.35	\$850	\$34,000	2.3	\$62,400	\$1,560	\$18,720	\$468	999	21%	\$10.96	\$570	1.5
Muhlenberg County	\$16.35	\$850	\$34,000	2.3	\$73,400	\$1,835	\$22,020	\$551	2,084	18%	\$13.28	\$691	1.2
Nelson County	\$17.17	\$893	\$35,720	2.4	\$86,200	\$2,155	\$25,860	\$647	4,337	23%	\$15.73	\$818	1.1
Nicholas County	\$16.35	\$850	\$34,000	2.3	\$69,800	\$1,745	\$20,940	\$524	747	29%	\$9.56	\$497	1.7
Ohio County	\$16.35	\$850	\$34,000	2.3	\$62,300	\$1,558	\$18,690	\$467	2,003	22%	\$15.07	\$784	1.1
Oldham County	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	2,908	13%	\$12.80	\$665	2.0
Owen County	\$17.21	\$895	\$35,800	2.4	\$79,200	\$1,980	\$23,760	\$594	600	14%	\$19.26	\$1,001	0.9
Owsley County	\$16.35	\$850	\$34,000	2.3	\$49,800	\$1,245	\$14,940	\$374	508	37%	\$13.13	\$683	1.2
Pendleton County	\$22.98	\$1,195	\$47,800	3.2	\$104,800	\$2,620	\$31,440	\$786	1,390	26%	\$12.78	\$665	1.8
Perry County	\$17.94	\$933	\$37,320	2.5	\$57,600	\$1,440	\$17,280	\$432	2,738	24%	\$17.23	\$896	1.0
Pike County	\$17.52	\$911	\$36,440	2.4	\$59,100	\$1,478	\$17,730	\$443	6,184	26%	\$14.27	\$742	1.2
Powell County	\$16.58	\$862	\$34,480	2.3	\$71,800	\$1,795	\$21,540	\$539	1,486	32%	\$7.63	\$397	2.2
Pulaski County	\$17.54	\$912	\$36,480	2.4	\$54,500	\$1,363	\$16,350	\$409	7,135	28%	\$12.88	\$670	1.4
Robertson County †	\$16.35	\$850	\$34,000	2.3	\$71,800	\$1,795	\$21,540	\$539	206	26%			
Rockcastle County	\$16.35	\$850	\$34,000	2.3	\$61,900	\$1,548	\$18,570	\$464	1,529	24%	\$13.93	\$724	1.2
Rowan County	\$16.67	\$867	\$34,680	2.3	\$70,200	\$1,755	\$21,060	\$527	3,451	39%	\$13.96	\$726	1.2
Russell County	\$16.35	\$850	\$34,000	2.3	\$68,200	\$1,705	\$20,460	\$512	1,794	26%	\$11.88	\$618	1.4
Scott County	\$22.63	\$1,177	\$47,080	3.1	\$95,200	\$2,380	\$28,560	\$714	5,740	27%	\$20.24	\$1,053	1.1
Shelby County	\$21.73	\$1,130	\$45,200	3.0	\$100,500	\$2,513	\$30,150	\$754	4,771	27%	\$14.61	\$760	1.5

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

KENTUCKY

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Simpson County	\$19.23	\$1,000	\$40,000	2.7	\$72,500	\$1,813	\$21,750	\$544	2,584	34%	\$16.43	\$854	1.2
Spencer County	\$25.02	\$1,301	\$52,040	3.5	\$96,400	\$2,410	\$28,920	\$723	955	14%	\$9.00	\$468	2.8
Taylor County	\$16.35	\$850	\$34,000	2.3	\$81,300	\$2,033	\$24,390	\$610	3,197	32%	\$10.18	\$529	1.6
Todd County	\$16.35	\$850	\$34,000	2.3	\$73,200	\$1,830	\$21,960	\$549	1,130	25%	\$13.38	\$696	1.2
Trigg County	\$23.96	\$1,246	\$49,840	3.3	\$84,000	\$2,100	\$25,200	\$630	1,243	21%	\$10.25	\$533	2.3
Trimble County	\$16.58	\$862	\$34,480	2.3	\$79,200	\$1,980	\$23,760	\$594	613	19%	\$23.19	\$1,206	0.7
Union County	\$16.69	\$868	\$34,720	2.3	\$70,300	\$1,758	\$21,090	\$527	1,364	27%	\$16.81	\$874	1.0
Warren County	\$21.23	\$1,104	\$44,160	2.9	\$85,700	\$2,143	\$25,710	\$643	22,707	43%	\$16.31	\$848	1.3
Washington County	\$17.44	\$907	\$36,280	2.4	\$91,400	\$2,285	\$27,420	\$686	953	21%	\$11.92	\$620	1.5
Wayne County	\$16.35	\$850	\$34,000	2.3	\$59,400	\$1,485	\$17,820	\$446	2,076	26%	\$14.49	\$753	1.1
Webster County	\$16.65	\$866	\$34,640	2.3	\$67,700	\$1,693	\$20,310	\$508	1,365	28%	\$25.08	\$1,304	0.7
Whitley County	\$16.35	\$850	\$34,000	2.3	\$56,700	\$1,418	\$17,010	\$425	4,358	33%	\$17.87	\$929	0.9
Wolfe County	\$16.35	\$850	\$34,000	2.3	\$36,800	\$920	\$11,040	\$276	797	32%	\$8.54	\$444	1.9
Woodford County	\$22.63	\$1,177	\$47,080	3.1	\$95,200	\$2,380	\$28,560	\$714	2,958	28%	\$14.53	\$756	1.6

† Wage data not available (See Appendix B).

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LOUISIANA

#33*

In **Louisiana**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,150**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,833** monthly or **\$45,999** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$22.11
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT LOUISIANA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$16.90
2-Bedroom Housing Wage	\$22.11
Number of Renter Households	579631
Percent Renters	33%

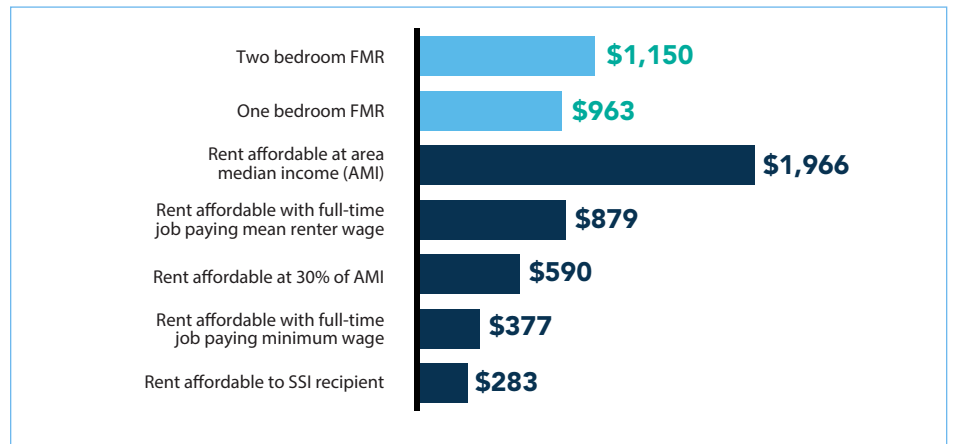
122
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

102
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

3.1
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.6
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
New Orleans-Metairie HMFA	\$26.19
Baton Rouge HMFA	\$24.56
Houma-Thibodaux MSA	\$21.48
Lake Charles MSA	\$20.77
Shreveport-Bossier City MSA	\$20.63



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.

LOUISIANA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Louisiana	\$22.11	\$1,150	\$45,999	3.1	\$78,654	\$1,966	\$23,596	\$590	579,631	33%	\$16.90	\$879	1.3
Combined Nonmetro Areas	\$16.90	\$879	\$35,149	2.3	\$61,188	\$1,530	\$18,356	\$459	85,210	32%	\$13.33	\$693	1.3
Metropolitan Areas													
Acadia Parish HMFA	\$15.81	\$822	\$32,880	2.2	\$65,300	\$1,633	\$19,590	\$490	6,761	32%	\$11.19	\$582	1.4
Alexandria MSA	\$19.13	\$995	\$39,800	2.6	\$74,200	\$1,855	\$22,260	\$557	17,775	32%	\$14.51	\$754	1.3
Assumption Parish HMFA	\$19.13	\$995	\$39,800	2.6	\$73,800	\$1,845	\$22,140	\$554	1,430	17%	\$17.46	\$908	1.1
Baton Rouge HMFA	\$24.56	\$1,277	\$51,080	3.4	\$87,400	\$2,185	\$26,220	\$656	93,902	31%	\$17.46	\$908	1.4
Hammond MSA	\$20.62	\$1,072	\$42,880	2.8	\$76,300	\$1,908	\$22,890	\$572	13,280	27%	\$11.29	\$587	1.8
Houma-Thibodaux MSA	\$21.48	\$1,117	\$44,680	3.0	\$79,600	\$1,990	\$23,880	\$597	18,709	24%	\$16.44	\$855	1.3
Iberia Parish HMFA	\$17.42	\$906	\$36,240	2.4	\$62,100	\$1,553	\$18,630	\$466	8,480	31%	\$16.34	\$850	1.1
Iberville Parish HMFA	\$17.65	\$918	\$36,720	2.4	\$73,600	\$1,840	\$22,080	\$552	2,814	25%	\$27.08	\$1,408	0.7
Lafayette HMFA	\$19.88	\$1,034	\$41,360	2.7	\$85,000	\$2,125	\$25,500	\$638	37,260	32%	\$15.43	\$802	1.3
Lake Charles MSA	\$20.77	\$1,080	\$43,200	2.9	\$79,000	\$1,975	\$23,700	\$593	22,674	29%	\$19.22	\$999	1.1
Monroe HMFA	\$19.13	\$995	\$39,800	2.6	\$65,400	\$1,635	\$19,620	\$491	25,975	38%	\$13.35	\$694	1.4
Morehouse Parish HMFA	\$15.81	\$822	\$32,880	2.2	\$55,100	\$1,378	\$16,530	\$413	3,151	33%	\$12.00	\$624	1.3
New Orleans-Metairie HMFA	\$26.19	\$1,362	\$54,480	3.6	\$86,800	\$2,170	\$26,040	\$651	179,244	37%	\$19.39	\$1,008	1.4
Shreveport-Bossier City MSA	\$20.63	\$1,073	\$42,920	2.8	\$75,200	\$1,880	\$22,560	\$564	56,682	37%	\$15.82	\$823	1.3
St. James Parish HMFA	\$18.08	\$940	\$37,600	2.5	\$89,300	\$2,233	\$26,790	\$670	1,183	16%	\$15.42	\$802	1.2
Vermilion Parish HMFA	\$15.81	\$822	\$32,880	2.2	\$74,600	\$1,865	\$22,380	\$560	5,101	24%	\$11.29	\$587	1.4
Counties													
Acadia Parish	\$15.81	\$822	\$32,880	2.2	\$65,300	\$1,633	\$19,590	\$490	6,761	32%	\$11.19	\$582	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

LOUISIANA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Allen Parish	\$15.81	\$822	\$32,880	2.2	\$65,600	\$1,640	\$19,680	\$492	1,832	24%	\$13.78	\$716	1.1
Ascension Parish	\$24.56	\$1,277	\$51,080	3.4	\$87,400	\$2,185	\$26,220	\$656	7,703	17%	\$15.78	\$821	1.6
Assumption Parish	\$19.13	\$995	\$39,800	2.6	\$73,800	\$1,845	\$22,140	\$554	1,430	17%	\$17.46	\$908	1.1
Avoyelles Parish	\$16.46	\$856	\$34,240	2.3	\$52,000	\$1,300	\$15,600	\$390	4,349	30%	\$10.16	\$528	1.6
Beauregard Parish	\$16.63	\$865	\$34,600	2.3	\$87,600	\$2,190	\$26,280	\$657	2,406	18%	\$14.54	\$756	1.1
Bienville Parish	\$15.81	\$822	\$32,880	2.2	\$53,700	\$1,343	\$16,110	\$403	1,413	26%	\$13.45	\$699	1.2
Bossier Parish	\$20.63	\$1,073	\$42,920	2.8	\$75,200	\$1,880	\$22,560	\$564	16,817	35%	\$15.19	\$790	1.4
Caddo Parish	\$20.63	\$1,073	\$42,920	2.8	\$75,200	\$1,880	\$22,560	\$564	37,293	39%	\$16.18	\$841	1.3
Calcasieu Parish	\$20.77	\$1,080	\$43,200	2.9	\$79,000	\$1,975	\$23,700	\$593	22,447	29%	\$18.70	\$972	1.1
Caldwell Parish	\$18.25	\$949	\$37,960	2.5	\$71,500	\$1,788	\$21,450	\$536	1,069	30%	\$10.99	\$572	1.7
Cameron Parish	\$20.77	\$1,080	\$43,200	2.9	\$79,000	\$1,975	\$23,700	\$593	227	10%	\$28.48	\$1,481	0.7
Catahoula Parish	\$15.81	\$822	\$32,880	2.2	\$67,700	\$1,693	\$20,310	\$508	675	22%	\$8.01	\$417	2.0
Claiborne Parish	\$15.81	\$822	\$32,880	2.2	\$42,200	\$1,055	\$12,660	\$317	1,414	28%	\$10.90	\$567	1.4
Concordia Parish	\$15.81	\$822	\$32,880	2.2	\$56,500	\$1,413	\$16,950	\$424	1,717	27%	\$12.71	\$661	1.2
De Soto Parish	\$20.63	\$1,073	\$42,920	2.8	\$75,200	\$1,880	\$22,560	\$564	2,572	25%	\$13.97	\$726	1.5
East Baton Rouge Parish	\$24.56	\$1,277	\$51,080	3.4	\$87,400	\$2,185	\$26,220	\$656	69,862	40%	\$18.54	\$964	1.3
East Carroll Parish †	\$15.81	\$822	\$32,880	2.2	\$39,200	\$980	\$11,760	\$294	919	39%			
East Feliciana Parish	\$24.56	\$1,277	\$51,080	3.4	\$87,400	\$2,185	\$26,220	\$656	1,164	18%	\$11.96	\$622	2.1
Evangeline Parish	\$15.81	\$822	\$32,880	2.2	\$49,800	\$1,245	\$14,940	\$374	4,294	35%	\$11.93	\$620	1.3
Franklin Parish	\$15.81	\$822	\$32,880	2.2	\$53,900	\$1,348	\$16,170	\$404	1,844	25%	\$10.63	\$553	1.5
Grant Parish	\$19.13	\$995	\$39,800	2.6	\$74,200	\$1,855	\$22,260	\$557	1,220	18%	\$18.17	\$945	1.1
Iberia Parish	\$17.42	\$906	\$36,240	2.4	\$62,100	\$1,553	\$18,630	\$466	8,480	31%	\$16.34	\$850	1.1
Iberville Parish	\$17.65	\$918	\$36,720	2.4	\$73,600	\$1,840	\$22,080	\$552	2,814	25%	\$27.08	\$1,408	0.7
Jackson Parish	\$15.81	\$822	\$32,880	2.2	\$55,500	\$1,388	\$16,650	\$416	1,718	31%	\$17.32	\$901	0.9
Jefferson Parish	\$26.19	\$1,362	\$54,480	3.6	\$86,800	\$2,170	\$26,040	\$651	65,735	37%	\$19.82	\$1,030	1.3
Jefferson Davis Parish	\$15.81	\$822	\$32,880	2.2	\$76,000	\$1,900	\$22,800	\$570	2,611	22%	\$11.39	\$592	1.4

† Wage data not available (See Appendix B).

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LOUISIANA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lafayette Parish	\$19.88	\$1,034	\$41,360	2.7	\$85,000	\$2,125	\$25,500	\$638	32,926	34%	\$15.54	\$808	1.3
Lafourche Parish	\$21.48	\$1,117	\$44,680	3.0	\$79,600	\$1,990	\$23,880	\$597	8,002	22%	\$15.28	\$795	1.4
La Salle Parish	\$16.15	\$840	\$33,600	2.2	\$79,100	\$1,978	\$23,730	\$593	790	17%	\$8.17	\$425	2.0
Lincoln Parish	\$17.42	\$906	\$36,240	2.4	\$62,200	\$1,555	\$18,660	\$467	8,676	48%	\$13.87	\$721	1.3
Livingston Parish	\$24.56	\$1,277	\$51,080	3.4	\$87,400	\$2,185	\$26,220	\$656	8,833	18%	\$13.50	\$702	1.8
Madison Parish	\$15.81	\$822	\$32,880	2.2	\$48,000	\$1,200	\$14,400	\$360	1,379	45%	\$9.46	\$492	1.7
Morehouse Parish	\$15.81	\$822	\$32,880	2.2	\$55,100	\$1,378	\$16,530	\$413	3,151	33%	\$12.00	\$624	1.3
Natchitoches Parish	\$18.90	\$983	\$39,320	2.6	\$65,400	\$1,635	\$19,620	\$491	5,938	43%	\$8.59	\$447	2.2
Orleans Parish	\$26.19	\$1,362	\$54,480	3.6	\$86,800	\$2,170	\$26,040	\$651	78,944	51%	\$19.60	\$1,019	1.3
Ouachita Parish	\$19.13	\$995	\$39,800	2.6	\$65,400	\$1,635	\$19,620	\$491	24,130	40%	\$13.67	\$711	1.4
Plaquemines Parish	\$26.19	\$1,362	\$54,480	3.6	\$86,800	\$2,170	\$26,040	\$651	2,306	28%	\$30.62	\$1,592	0.9
Pointe Coupee Parish	\$24.56	\$1,277	\$51,080	3.4	\$87,400	\$2,185	\$26,220	\$656	1,857	23%	\$12.47	\$649	2.0
Rapides Parish	\$19.13	\$995	\$39,800	2.6	\$74,200	\$1,855	\$22,260	\$557	16,555	34%	\$14.31	\$744	1.3
Red River Parish	\$15.81	\$822	\$32,880	2.2	\$60,400	\$1,510	\$18,120	\$453	728	25%	\$13.93	\$724	1.1
Richland Parish	\$16.27	\$846	\$33,840	2.2	\$59,700	\$1,493	\$17,910	\$448	2,641	36%	\$11.56	\$601	1.4
Sabine Parish	\$17.15	\$892	\$35,680	2.4	\$61,400	\$1,535	\$18,420	\$461	2,229	27%	\$11.05	\$574	1.6
St. Bernard Parish	\$26.19	\$1,362	\$54,480	3.6	\$86,800	\$2,170	\$26,040	\$651	4,420	28%	\$17.15	\$892	1.5
St. Charles Parish	\$26.19	\$1,362	\$54,480	3.6	\$86,800	\$2,170	\$26,040	\$651	3,242	17%	\$18.96	\$986	1.4
St. Helena Parish	\$24.56	\$1,277	\$51,080	3.4	\$87,400	\$2,185	\$26,220	\$656	940	23%	\$24.20	\$1,259	1.0
St. James Parish	\$18.08	\$940	\$37,600	2.5	\$89,300	\$2,233	\$26,790	\$670	1,183	16%	\$15.42	\$802	1.2
St. John the Baptist Parish	\$26.19	\$1,362	\$54,480	3.6	\$86,800	\$2,170	\$26,040	\$651	3,424	22%	\$21.75	\$1,131	1.2
St. Landry Parish	\$15.81	\$822	\$32,880	2.2	\$55,600	\$1,390	\$16,680	\$417	9,694	31%	\$13.47	\$700	1.2
St. Martin Parish	\$19.88	\$1,034	\$41,360	2.7	\$85,000	\$2,125	\$25,500	\$638	4,334	22%	\$14.04	\$730	1.4
St. Mary Parish	\$18.44	\$959	\$38,360	2.5	\$67,000	\$1,675	\$20,100	\$503	5,682	31%	\$17.06	\$887	1.1
St. Tammany Parish	\$26.19	\$1,362	\$54,480	3.6	\$86,800	\$2,170	\$26,040	\$651	21,173	21%	\$16.77	\$872	1.6
Tangipahoa Parish	\$20.62	\$1,072	\$42,880	2.8	\$76,300	\$1,908	\$22,890	\$572	13,280	27%	\$11.29	\$587	1.8

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

LOUISIANA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Tensas Parish	\$15.81	\$822	\$32,880	2.2	\$54,600	\$1,365	\$16,380	\$410	502	32%	\$20.30	\$1,055	0.8
Terrebonne Parish	\$21.48	\$1,117	\$44,680	3.0	\$79,600	\$1,990	\$23,880	\$597	10,707	26%	\$17.21	\$895	1.2
Union Parish	\$19.13	\$995	\$39,800	2.6	\$65,400	\$1,635	\$19,620	\$491	1,845	23%	\$8.61	\$448	2.2
Vermilion Parish	\$15.81	\$822	\$32,880	2.2	\$74,600	\$1,865	\$22,380	\$560	5,101	24%	\$11.29	\$587	1.4
Vernon Parish	\$20.06	\$1,043	\$41,720	2.8	\$69,400	\$1,735	\$20,820	\$521	7,917	45%	\$18.05	\$938	1.1
Washington Parish	\$15.81	\$822	\$32,880	2.2	\$58,000	\$1,450	\$17,400	\$435	5,576	32%	\$13.79	\$717	1.1
Webster Parish	\$15.81	\$822	\$32,880	2.2	\$48,100	\$1,203	\$14,430	\$361	4,875	33%	\$14.51	\$755	1.1
West Baton Rouge Parish	\$24.56	\$1,277	\$51,080	3.4	\$87,400	\$2,185	\$26,220	\$656	2,498	25%	\$15.27	\$794	1.6
West Carroll Parish	\$15.81	\$822	\$32,880	2.2	\$67,300	\$1,683	\$20,190	\$505	931	25%	\$10.20	\$531	1.5
West Feliciana Parish	\$24.56	\$1,277	\$51,080	3.4	\$87,400	\$2,185	\$26,220	\$656	1,045	27%	\$12.20	\$634	2.0
Winn Parish	\$15.81	\$822	\$32,880	2.2	\$61,100	\$1,528	\$18,330	\$458	1,391	28%	\$16.13	\$839	1.0

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MAINE

#26*

In **Maine**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,372**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,572** monthly or **\$54,863** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$26.38
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT MAINE:

STATE FACTS	
Minimum Wage	\$14.15
Average Renter Wage	\$17.04
2-Bedroom Housing Wage	\$26.38
Number of Renter Households	153841
Percent Renters	27%

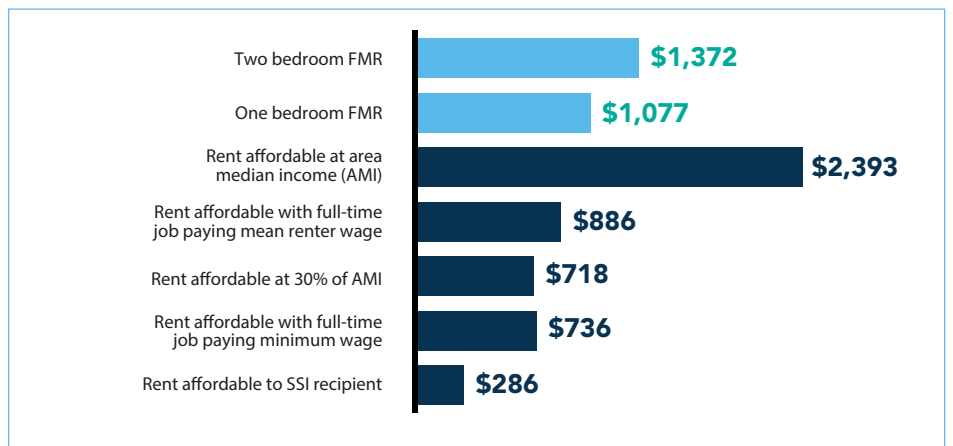
75
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

59
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

1.9
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
Portland HMFA	\$37.42
York-Kittery-South Berwick HMFA	\$32.63
Cumberland County (part) HMFA	\$29.37
York County (part) HMFA	\$27.23
Sagadahoc County	\$24.06



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.

MAINE

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maine	\$26.38	\$1,372	\$54,863	1.9	\$95,707	\$2,393	\$28,712	\$718	153,841	27%	\$17.04	\$886	1.5
Combined Nonmetro Areas	\$20.73	\$1,078	\$43,128	1.5	\$81,792	\$2,045	\$24,538	\$613	54,825	23%	\$13.91	\$723	1.5
<u>Metropolitan Areas</u>													
Bangor HMFA	\$23.83	\$1,239	\$49,560	1.7	\$95,700	\$2,393	\$28,710	\$718	14,815	38%	\$15.63	\$813	1.5
Cumberland County (part) HMFA	\$29.37	\$1,527	\$61,080	2.1	\$103,700	\$2,593	\$31,110	\$778	4,184	20%	\$21.20	\$1,102	1.4
Lewiston-Auburn MSA	\$21.37	\$1,111	\$44,440	1.5	\$77,500	\$1,938	\$23,250	\$581	15,375	34%	\$15.63	\$813	1.4
Penobscot County (part) HMFA	\$20.06	\$1,043	\$41,720	1.4	\$73,700	\$1,843	\$22,110	\$553	4,374	18%	\$15.63	\$813	1.3
Portland HMFA	\$37.42	\$1,946	\$77,840	2.6	\$127,500	\$3,188	\$38,250	\$956	36,934	31%	\$20.94	\$1,089	1.8
Sagadahoc County HMFA	\$24.06	\$1,251	\$50,040	1.7	\$97,300	\$2,433	\$29,190	\$730	3,741	23%	\$17.09	\$888	1.4
York County (part) HMFA	\$27.23	\$1,416	\$56,640	1.9	\$97,900	\$2,448	\$29,370	\$734	15,297	26%	\$16.54	\$860	1.6
York-Kittery-South Berwick HMFA	\$32.63	\$1,697	\$67,880	2.3	\$125,500	\$3,138	\$37,650	\$941	4,296	22%	\$16.54	\$860	2.0
<u>Counties</u>													
Aroostook County	\$18.23	\$948	\$37,920	1.3	\$74,500	\$1,863	\$22,350	\$559	7,742	26%	\$12.35	\$642	1.5
Franklin County	\$20.52	\$1,067	\$42,680	1.5	\$80,500	\$2,013	\$24,150	\$604	2,986	24%	\$12.70	\$660	1.6
Hancock County	\$22.85	\$1,188	\$47,520	1.6	\$88,300	\$2,208	\$26,490	\$662	5,249	21%	\$12.56	\$653	1.8
Kennebec County	\$21.23	\$1,104	\$44,160	1.5	\$87,000	\$2,175	\$26,100	\$653	14,713	28%	\$15.18	\$789	1.4
Knox County	\$21.54	\$1,120	\$44,800	1.5	\$93,200	\$2,330	\$27,960	\$699	3,696	21%	\$14.25	\$741	1.5
Lincoln County	\$22.75	\$1,183	\$47,320	1.6	\$94,900	\$2,373	\$28,470	\$712	2,726	17%	\$14.56	\$757	1.6
Oxford County	\$20.71	\$1,077	\$43,080	1.5	\$73,700	\$1,843	\$22,110	\$553	4,556	20%	\$12.17	\$633	1.7
Piscataquis County	\$19.77	\$1,028	\$41,120	1.4	\$66,600	\$1,665	\$19,980	\$500	1,745	23%	\$12.69	\$660	1.6
Somerset County	\$19.73	\$1,026	\$41,040	1.4	\$74,400	\$1,860	\$22,320	\$558	5,120	23%	\$15.73	\$818	1.3
Waldo County	\$22.31	\$1,160	\$46,400	1.6	\$80,300	\$2,008	\$24,090	\$602	3,352	19%	\$16.39	\$852	1.4

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

MAINE

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington County	\$18.98	\$987	\$39,480	1.3	\$72,400	\$1,810	\$21,720	\$543	2,940	22%	\$11.28	\$586	1.7

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housin

MARYLAND

#9*

In **Maryland**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,909**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,362** monthly or **\$76,345** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$36.70
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT MARYLAND:

STATE FACTS	
Minimum Wage	\$15.00
Average Renter Wage	\$21.97
2-Bedroom Housing Wage	\$36.70
Number of Renter Households	754068
Percent Renters	33%

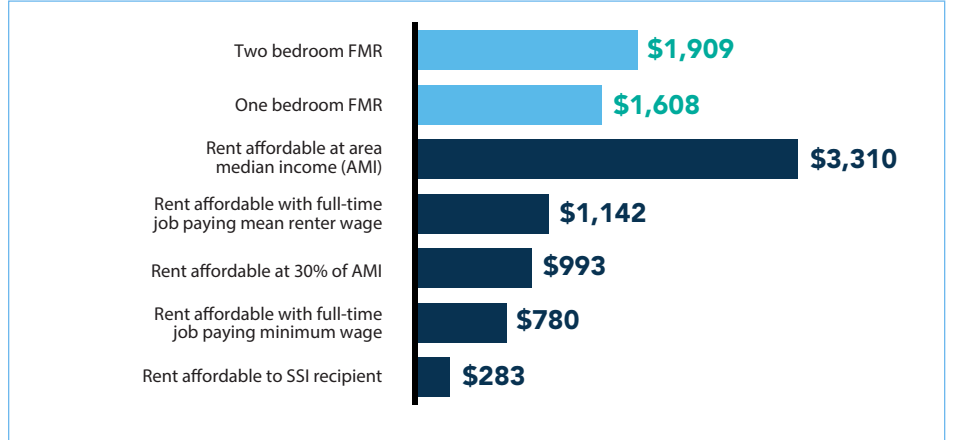
98
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

82
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Washington-Arlington-Alexandria HMFA	\$39.33
Baltimore-Columbia-Towson MSA	\$37.37
California-Lexington Park MSA	\$33.75
Philadelphia-Camden-Wilmington MSA	\$33.40
Talbot County	\$26.54



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.

MARYLAND

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maryland	\$36.70	\$1,909	\$76,345	2.4	\$132,397	\$3,310	\$39,719	\$993	754,068	33%	\$21.97	\$1,142	1.7
Combined Nonmetro Areas	\$23.09	\$1,201	\$48,037	1.5	\$92,108	\$2,303	\$27,632	\$691	16,926	27%	\$14.21	\$739	1.6
Metropolitan Areas													
Baltimore-Columbia-Towson MSA	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	361,927	33%	\$22.79	\$1,185	1.6
California-Lexington Park MSA	\$33.75	\$1,755	\$70,200	2.3	\$143,900	\$3,598	\$43,170	\$1,079	11,346	28%	\$21.13	\$1,099	1.6
Cumberland MSA	\$17.69	\$920	\$36,800	1.2	\$82,300	\$2,058	\$24,690	\$617	8,210	30%	\$10.66	\$554	1.7
Hagerstown HMFA	\$23.56	\$1,225	\$49,000	1.6	\$90,900	\$2,273	\$27,270	\$682	20,436	35%	\$15.29	\$795	1.5
Philadelphia-Camden-Wilmington MSA	\$33.40	\$1,737	\$69,480	2.2	\$114,700	\$2,868	\$34,410	\$860	9,778	25%	\$14.17	\$737	2.4
Salisbury HMFA	\$25.21	\$1,311	\$52,440	1.7	\$94,000	\$2,350	\$28,200	\$705	16,114	40%	\$16.83	\$875	1.5
Somerset County HMFA	\$21.15	\$1,100	\$44,000	1.4	\$70,300	\$1,758	\$21,090	\$527	2,713	32%	\$13.71	\$713	1.5
Washington-Arlington-Alexandria HMFA	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	301,122	33%	\$23.05	\$1,199	1.7
Worcester County HMFA	\$22.02	\$1,145	\$45,800	1.5	\$103,400	\$2,585	\$31,020	\$776	5,496	23%	\$11.50	\$598	1.9
Counties													
Allegany County	\$17.69	\$920	\$36,800	1.2	\$82,300	\$2,058	\$24,690	\$617	8,210	30%	\$10.66	\$554	1.7
Anne Arundel County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	55,337	25%	\$23.59	\$1,227	1.6
Baltimore County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	110,001	33%	\$21.12	\$1,098	1.8
Calvert County	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	4,613	14%	\$14.86	\$773	2.6
Caroline County	\$23.69	\$1,232	\$49,280	1.6	\$80,700	\$2,018	\$24,210	\$605	3,355	28%	\$16.16	\$840	1.5
Carroll County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	10,738	17%	\$11.72	\$610	3.2
Cecil County	\$33.40	\$1,737	\$69,480	2.2	\$114,700	\$2,868	\$34,410	\$860	9,778	25%	\$14.17	\$737	2.4
Charles County	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	11,960	20%	\$16.21	\$843	2.4
Dorchester County	\$21.56	\$1,121	\$44,840	1.4	\$78,800	\$1,970	\$23,640	\$591	4,170	32%	\$15.01	\$781	1.4

Columbia City is not included due to a lack of sufficient data.

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MARYLAND

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Frederick County	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	23,553	24%	\$17.75	\$923	2.2
Garrett County	\$17.40	\$905	\$36,200	1.2	\$86,600	\$2,165	\$25,980	\$650	2,471	20%	\$10.72	\$557	1.6
Harford County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	19,811	20%	\$15.20	\$790	2.5
Howard County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	33,289	28%	\$24.51	\$1,275	1.5
Kent County	\$24.40	\$1,269	\$50,760	1.6	\$109,700	\$2,743	\$32,910	\$823	2,528	30%	\$13.60	\$707	1.8
Montgomery County	\$39.33	\$2,045	\$81,800	2.3	\$154,700	\$3,868	\$46,410	\$1,160	132,827	34%	\$26.92	\$1,400	1.5
Prince George's County	\$39.33	\$2,045	\$81,800	2.6	\$154,700	\$3,868	\$46,410	\$1,160	128,169	38%	\$20.34	\$1,058	1.9
Queen Anne's County	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	3,591	19%	\$13.43	\$698	2.8
St. Mary's County	\$33.75	\$1,755	\$70,200	2.3	\$143,900	\$3,598	\$43,170	\$1,079	11,346	28%	\$21.13	\$1,099	1.6
Somerset County	\$21.15	\$1,100	\$44,000	1.4	\$70,300	\$1,758	\$21,090	\$527	2,713	32%	\$13.71	\$713	1.5
Talbot County	\$26.54	\$1,380	\$55,200	1.8	\$106,500	\$2,663	\$31,950	\$799	4,402	27%	\$15.23	\$792	1.7
Washington County	\$23.56	\$1,225	\$49,000	1.6	\$90,900	\$2,273	\$27,270	\$682	20,436	35%	\$15.29	\$795	1.5
Wicomico County	\$25.21	\$1,311	\$52,440	1.7	\$94,000	\$2,350	\$28,200	\$705	16,114	40%	\$16.83	\$875	1.5
Worcester County	\$22.02	\$1,145	\$45,800	1.5	\$103,400	\$2,585	\$31,020	\$776	5,496	23%	\$11.50	\$598	1.9
Baltimore city	\$37.37	\$1,943	\$77,720	2.5	\$122,200	\$3,055	\$36,660	\$917	129,160	52%	\$27.59	\$1,435	1.4

Columbia City is not included due to a lack of sufficient data.

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MASSACHUSETTS

#2*

In **Massachusetts**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,332**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$7,772** monthly or **\$93,268** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$44.84
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MASSACHUSETTS:

STATE FACTS	
Minimum Wage	\$15.00
Average Renter Wage	\$28.70
2-Bedroom Housing Wage	\$44.84
Number of Renter Households	1029654
Percent Renters	38%

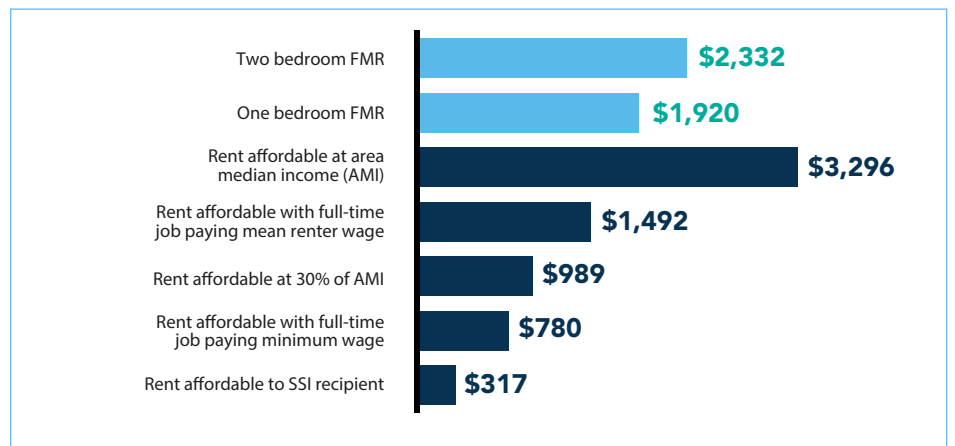
120
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

98
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)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Boston-Cambridge-Quincy HMFA	\$54.37
Nantucket County	\$48.58
Easton-Raynham HMFA	\$48.08
Dukes County	\$41.46
Barnstable Town MSA	\$40.04



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.

MASSACHUSETTS

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Massachusetts	\$44.84	\$2,332	\$93,268	3.0	\$131,831	\$3,296	\$39,549	\$989	1,029,654	38%	\$28.70	\$1,492	1.6
Combined Nonmetro Areas	\$44.70	\$2,324	\$92,970	3.0	\$138,655	\$3,466	\$41,596	\$1,040	2,960	26%	\$26.62	\$1,384	1.7
Metropolitan Areas													
Barnstable Town MSA	\$40.04	\$2,082	\$83,280	2.7	\$122,700	\$3,068	\$36,810	\$920	18,635	19%	\$15.19	\$790	2.6
Berkshire County (part) HMFA	\$27.90	\$1,451	\$58,040	1.9	\$105,700	\$2,643	\$31,710	\$793	5,101	25%	\$15.83	\$823	1.8
Boston-Cambridge-Quincy HMFA	\$54.37	\$2,827	\$113,080	3.6	\$148,900	\$3,723	\$44,670	\$1,117	584,117	41%	\$34.90	\$1,815	1.6
Brockton HMFA	\$37.60	\$1,955	\$78,200	2.5	\$109,900	\$2,748	\$32,970	\$824	27,231	29%	\$15.63	\$813	2.4
Eastern Worcester County HMFA	\$36.33	\$1,889	\$75,560	2.4	\$147,400	\$3,685	\$44,220	\$1,106	6,832	19%	\$18.27	\$950	2.0
Easton-Raynham HMFA	\$48.08	\$2,500	\$100,000	3.2	\$154,300	\$3,858	\$46,290	\$1,157	3,404	23%	\$16.12	\$838	3.0
Fitchburg-Leominster HMFA	\$30.42	\$1,582	\$63,280	2.0	\$97,400	\$2,435	\$29,220	\$731	20,360	33%	\$18.27	\$950	1.7
Franklin County HMFA	\$27.96	\$1,454	\$58,160	1.9	\$93,100	\$2,328	\$27,930	\$698	9,497	30%	\$13.75	\$715	2.0
Lawrence HMFA	\$36.87	\$1,917	\$76,680	2.5	\$127,900	\$3,198	\$38,370	\$959	44,117	39%	\$19.87	\$1,033	1.9
Lowell HMFA	\$38.37	\$1,995	\$79,800	2.6	\$132,900	\$3,323	\$39,870	\$997	36,907	31%	\$35.78	\$1,861	1.1
New Bedford HMFA	\$28.13	\$1,463	\$58,520	1.9	\$91,300	\$2,283	\$27,390	\$685	30,405	45%	\$16.12	\$838	1.7
Pittsfield HMFA	\$26.96	\$1,402	\$56,080	1.8	\$100,900	\$2,523	\$30,270	\$757	11,597	32%	\$15.83	\$823	1.7
Providence-Fall River HMFA	\$32.56	\$1,693	\$67,720	2.2	\$112,400	\$2,810	\$33,720	\$843	40,875	40%	\$16.12	\$838	2.0
Springfield HMFA	\$26.44	\$1,375	\$55,000	1.8	\$97,000	\$2,425	\$29,100	\$728	89,311	36%	\$14.80	\$770	1.8
Taunton-Mansfield-Norton HMFA	\$35.33	\$1,837	\$73,480	2.4	\$134,600	\$3,365	\$40,380	\$1,010	12,991	29%	\$16.12	\$838	2.2
Western Worcester County HMFA	\$26.90	\$1,399	\$55,960	1.8	\$96,600	\$2,415	\$28,980	\$725	2,728	24%	\$18.27	\$950	1.5
Worcester HMFA	\$31.94	\$1,661	\$66,440	2.1	\$117,300	\$2,933	\$35,190	\$880	82,586	37%	\$18.27	\$950	1.7

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MASSACHUSETTS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
<u>Counties</u>														
Dukes County	\$41.46	\$2,156	\$86,240	2.8	\$128,900	\$3,223	\$38,670	\$967	1,614	23%	\$19.36	\$1,007	2.1	
Nantucket County	\$48.58	\$2,526	\$101,040	3.2	\$153,100	\$3,828	\$45,930	\$1,148	1,346	29%	\$34.21	\$1,779	1.4	

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 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

MICHIGAN

#31*

In **Michigan**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,204**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,014** monthly or **\$48,169** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$23.16
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MICHIGAN:

STATE FACTS	
Minimum Wage	\$10.33
Average Renter Wage	\$18.76
2-Bedroom Housing Wage	\$23.16
Number of Renter Households	1102783
Percent Renters	28%

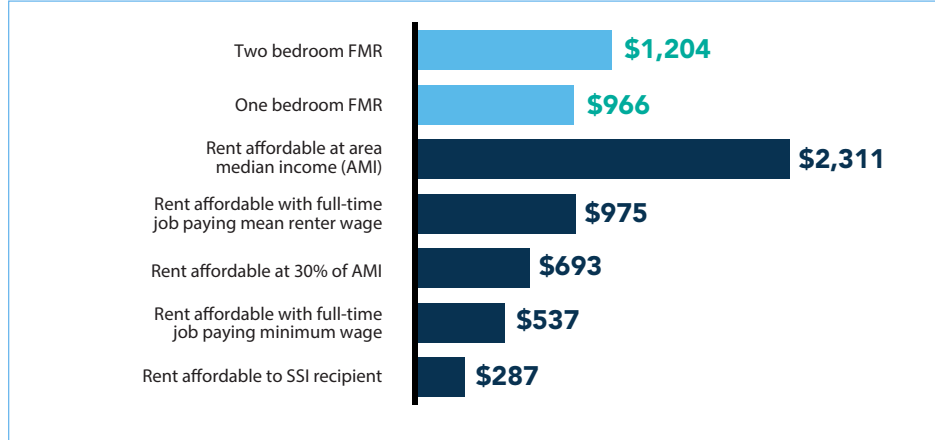
90
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

72
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.2
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.8
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Ann Arbor MSA	\$28.29
Grand Rapids-Wyoming HMFA	\$26.33
Livingston County HMFA	\$26.12
Detroit-Warren-Livonia HMFA	\$24.83
Leelanau County	\$24.60



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.

MICHIGAN

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Michigan	\$23.16	\$1,204	\$48,169	2.2	\$92,456	\$2,311	\$27,737	\$693	1,102,783	28%	\$18.76	\$975	1.2
Combined Nonmetro Areas	\$18.91	\$983	\$39,339	1.8	\$80,320	\$2,008	\$24,096	\$602	145,831	20%	\$13.74	\$714	1.4
Metropolitan Areas													
Ann Arbor MSA	\$28.29	\$1,471	\$58,840	2.7	\$119,500	\$2,988	\$35,850	\$896	57,647	39%	\$19.26	\$1,002	1.5
Battle Creek MSA	\$19.96	\$1,038	\$41,520	1.9	\$77,200	\$1,930	\$23,160	\$579	15,032	28%	\$18.78	\$977	1.1
Bay City MSA	\$18.02	\$937	\$37,480	1.7	\$79,700	\$1,993	\$23,910	\$598	10,970	24%	\$15.62	\$812	1.2
Cass County HMFA	\$17.40	\$905	\$36,200	1.7	\$84,400	\$2,110	\$25,320	\$633	3,836	18%	\$14.08	\$732	1.2
Detroit-Warren-Livonia HMFA	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	502,454	30%	\$21.73	\$1,130	1.1
Flint MSA	\$20.40	\$1,061	\$42,440	2.0	\$78,300	\$1,958	\$23,490	\$587	49,178	30%	\$15.63	\$813	1.3
Grand Rapids-Wyoming HMFA	\$26.33	\$1,369	\$54,760	2.5	\$100,700	\$2,518	\$30,210	\$755	75,789	30%	\$17.75	\$923	1.5
Holland-Grand Haven HMFA	\$24.23	\$1,260	\$50,400	2.3	\$102,800	\$2,570	\$30,840	\$771	23,664	22%	\$16.59	\$863	1.5
Ionia County HMFA	\$21.31	\$1,108	\$44,320	2.1	\$89,900	\$2,248	\$26,970	\$674	5,213	23%	\$12.41	\$646	1.7
Jackson MSA	\$20.65	\$1,074	\$42,960	2.0	\$84,300	\$2,108	\$25,290	\$632	15,865	26%	\$16.62	\$864	1.2
Kalamazoo-Portage MSA	\$20.33	\$1,057	\$42,280	2.0	\$102,500	\$2,563	\$30,750	\$769	38,068	36%	\$18.30	\$951	1.1
Lansing-East Lansing HMFA	\$21.00	\$1,092	\$43,680	2.0	\$92,300	\$2,308	\$27,690	\$692	64,988	34%	\$17.42	\$906	1.2
Livingston County HMFA	\$26.12	\$1,358	\$54,320	2.5	\$124,800	\$3,120	\$37,440	\$936	10,571	14%	\$14.37	\$747	1.8
Midland MSA	\$20.65	\$1,074	\$42,960	2.0	\$105,900	\$2,648	\$31,770	\$794	7,567	22%	\$19.26	\$1,001	1.1
Monroe MSA	\$22.37	\$1,163	\$46,520	2.2	\$96,500	\$2,413	\$28,950	\$724	11,974	19%	\$15.00	\$780	1.5
Montcalm County HMFA	\$19.15	\$996	\$39,840	1.9	\$76,000	\$1,900	\$22,800	\$570	4,419	18%	\$13.04	\$678	1.5
Muskegon MSA	\$20.31	\$1,056	\$42,240	2.0	\$73,900	\$1,848	\$22,170	\$554	15,135	23%	\$13.60	\$707	1.5
Niles-Benton Harbor MSA	\$20.48	\$1,065	\$42,600	2.0	\$85,700	\$2,143	\$25,710	\$643	17,153	27%	\$16.95	\$881	1.2

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

MICHIGAN

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Saginaw MSA	\$19.31	\$1,004	\$40,160	1.9	\$74,800	\$1,870	\$22,440	\$561	21,260	27%	\$15.44	\$803	1.3	
Shiawassee County HMFA	\$17.40	\$905	\$36,200	1.7	\$80,400	\$2,010	\$24,120	\$603	6,169	22%	\$14.24	\$740	1.2	
Counties														
Alcona County	\$17.40	\$905	\$36,200	1.7	\$71,300	\$1,783	\$21,390	\$535	499	10%	\$11.82	\$615	1.5	
Alger County	\$19.06	\$991	\$39,640	1.8	\$71,000	\$1,775	\$21,300	\$533	591	18%	\$12.38	\$644	1.5	
Allegan County	\$21.17	\$1,101	\$44,040	2.0	\$92,200	\$2,305	\$27,660	\$692	6,630	15%	\$15.29	\$795	1.4	
Alpena County	\$17.40	\$905	\$36,200	1.7	\$66,100	\$1,653	\$19,830	\$496	2,665	21%	\$10.58	\$550	1.6	
Antrim County	\$19.58	\$1,018	\$40,720	1.9	\$90,500	\$2,263	\$27,150	\$679	1,393	13%	\$11.84	\$615	1.7	
Arenac County	\$17.40	\$905	\$36,200	1.7	\$70,500	\$1,763	\$21,150	\$529	949	15%	\$11.70	\$608	1.5	
Baraga County	\$17.40	\$905	\$36,200	1.7	\$69,100	\$1,728	\$20,730	\$518	750	23%	\$11.31	\$588	1.5	
Barry County	\$19.58	\$1,018	\$40,720	1.9	\$97,500	\$2,438	\$29,250	\$731	3,344	14%	\$13.59	\$707	1.4	
Bay County	\$18.02	\$937	\$37,480	1.7	\$79,700	\$1,993	\$23,910	\$598	10,970	24%	\$15.62	\$812	1.2	
Benzie County	\$21.73	\$1,130	\$45,200	2.1	\$90,300	\$2,258	\$27,090	\$677	856	12%	\$11.53	\$600	1.9	
Berrien County	\$20.48	\$1,065	\$42,600	2.0	\$85,700	\$2,143	\$25,710	\$643	17,153	27%	\$16.95	\$881	1.2	
Branch County	\$17.85	\$928	\$37,120	1.7	\$78,200	\$1,955	\$23,460	\$587	3,784	23%	\$16.44	\$855	1.1	
Calhoun County	\$19.96	\$1,038	\$41,520	1.9	\$77,200	\$1,930	\$23,160	\$579	15,032	28%	\$18.78	\$977	1.1	
Cass County	\$17.40	\$905	\$36,200	1.7	\$84,400	\$2,110	\$25,320	\$633	3,836	18%	\$14.08	\$732	1.2	
Charlevoix County	\$18.46	\$960	\$38,400	1.8	\$91,900	\$2,298	\$27,570	\$689	2,242	18%	\$15.33	\$797	1.2	
Cheboygan County	\$19.21	\$999	\$39,960	1.9	\$76,100	\$1,903	\$22,830	\$571	1,610	15%	\$11.63	\$605	1.7	
Chippewa County	\$19.77	\$1,028	\$41,120	1.9	\$81,000	\$2,025	\$24,300	\$608	3,627	26%	\$10.33	\$537	1.9	
Clare County	\$17.40	\$905	\$36,200	1.7	\$60,600	\$1,515	\$18,180	\$455	1,784	15%	\$12.33	\$641	1.4	
Clinton County	\$21.00	\$1,092	\$43,680	2.0	\$92,300	\$2,308	\$27,690	\$692	5,586	18%	\$12.43	\$646	1.7	
Crawford County	\$18.48	\$961	\$38,440	1.8	\$79,600	\$1,990	\$23,880	\$597	1,044	18%	\$11.71	\$609	1.6	
Delta County	\$17.40	\$905	\$36,200	1.7	\$76,900	\$1,923	\$23,070	\$577	3,426	22%	\$11.07	\$575	1.6	
Dickinson County	\$17.40	\$905	\$36,200	1.7	\$79,800	\$1,995	\$23,940	\$599	1,943	17%	\$14.82	\$771	1.2	

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MICHIGAN

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Eaton County	\$21.00	\$1,092	\$43,680	2.0	\$92,300	\$2,308	\$27,690	\$692	11,742	26%	\$17.67	\$919	1.2
Emmet County	\$22.73	\$1,182	\$47,280	2.2	\$90,000	\$2,250	\$27,000	\$675	3,491	24%	\$16.68	\$867	1.4
Genesee County	\$20.40	\$1,061	\$42,440	2.0	\$78,300	\$1,958	\$23,490	\$587	49,178	30%	\$15.63	\$813	1.3
Gladwin County	\$17.40	\$905	\$36,200	1.7	\$72,100	\$1,803	\$21,630	\$541	1,336	12%	\$10.16	\$528	1.7
Gogebic County	\$17.40	\$905	\$36,200	1.7	\$71,400	\$1,785	\$21,420	\$536	1,205	17%	\$9.98	\$519	1.7
Grand Traverse County	\$23.69	\$1,232	\$49,280	2.3	\$99,800	\$2,495	\$29,940	\$749	9,280	24%	\$15.57	\$810	1.5
Gratiot County	\$17.40	\$905	\$36,200	1.7	\$73,600	\$1,840	\$22,080	\$552	3,208	22%	\$14.34	\$746	1.2
Hillsdale County	\$18.31	\$952	\$38,080	1.8	\$75,600	\$1,890	\$22,680	\$567	3,543	20%	\$14.66	\$762	1.2
Houghton County	\$17.40	\$905	\$36,200	1.7	\$82,000	\$2,050	\$24,600	\$615	4,395	31%	\$10.53	\$547	1.7
Huron County	\$17.40	\$905	\$36,200	1.7	\$76,300	\$1,908	\$22,890	\$572	2,474	18%	\$15.14	\$787	1.1
Ingham County	\$21.00	\$1,092	\$43,680	2.0	\$92,300	\$2,308	\$27,690	\$692	47,660	41%	\$18.06	\$939	1.2
Ionia County	\$21.31	\$1,108	\$44,320	2.1	\$89,900	\$2,248	\$26,970	\$674	5,213	23%	\$12.41	\$646	1.7
Iosco County	\$17.40	\$905	\$36,200	1.7	\$62,500	\$1,563	\$18,750	\$469	2,190	19%	\$21.93	\$1,141	0.8
Iron County	\$17.40	\$905	\$36,200	1.7	\$72,200	\$1,805	\$21,660	\$542	824	16%	\$13.83	\$719	1.3
Isabella County	\$18.10	\$941	\$37,640	1.8	\$77,100	\$1,928	\$23,130	\$578	9,535	38%	\$12.78	\$665	1.4
Jackson County	\$20.65	\$1,074	\$42,960	2.0	\$84,300	\$2,108	\$25,290	\$632	15,865	26%	\$16.62	\$864	1.2
Kalamazoo County	\$20.33	\$1,057	\$42,280	2.0	\$102,500	\$2,563	\$30,750	\$769	38,068	36%	\$18.30	\$951	1.1
Kalkaska County	\$17.40	\$905	\$36,200	1.7	\$75,100	\$1,878	\$22,530	\$563	1,015	14%	\$14.22	\$740	1.2
Kent County	\$26.33	\$1,369	\$54,760	2.5	\$100,700	\$2,518	\$30,210	\$755	75,789	30%	\$17.75	\$923	1.5
Keweenaw County	\$17.40	\$905	\$36,200	1.7	\$89,900	\$2,248	\$26,970	\$674	71	7%	\$7.92	\$412	2.2
Lake County	\$17.40	\$905	\$36,200	1.7	\$63,400	\$1,585	\$19,020	\$476	717	16%	\$9.63	\$501	1.8
Lapeer County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	4,951	14%	\$10.05	\$523	2.5
Leelanau County	\$24.60	\$1,279	\$51,160	2.4	\$107,700	\$2,693	\$32,310	\$808	935	10%	\$12.15	\$632	2.0
Lenawee County	\$19.67	\$1,023	\$40,920	1.9	\$86,400	\$2,160	\$25,920	\$648	8,250	21%	\$14.29	\$743	1.4
Livingston County	\$26.12	\$1,358	\$54,320	2.5	\$124,800	\$3,120	\$37,440	\$936	10,571	14%	\$14.37	\$747	1.8
Luce County	\$18.31	\$952	\$38,080	1.8	\$70,000	\$1,750	\$21,000	\$525	364	18%	\$6.27	\$326	2.9

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MICHIGAN

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mackinac County	\$17.40	\$905	\$36,200	1.7	\$78,100	\$1,953	\$23,430	\$586	1,253	24%	\$13.75	\$715	1.3
Macomb County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	89,330	25%	\$19.87	\$1,033	1.2
Manistee County	\$19.69	\$1,024	\$40,960	1.9	\$80,000	\$2,000	\$24,000	\$600	1,380	14%	\$12.74	\$663	1.5
Marquette County	\$20.27	\$1,054	\$42,160	2.0	\$86,900	\$2,173	\$26,070	\$652	7,872	29%	\$12.66	\$658	1.6
Mason County	\$18.56	\$965	\$38,600	1.8	\$81,300	\$2,033	\$24,390	\$610	2,687	22%	\$13.23	\$688	1.4
Mecosta County	\$18.06	\$939	\$37,560	1.7	\$73,100	\$1,828	\$21,930	\$548	3,873	24%	\$11.87	\$617	1.5
Menominee County	\$17.40	\$905	\$36,200	1.7	\$76,800	\$1,920	\$23,040	\$576	1,936	19%	\$12.78	\$664	1.4
Midland County	\$20.65	\$1,074	\$42,960	2.0	\$105,900	\$2,648	\$31,770	\$794	7,567	22%	\$19.26	\$1,001	1.1
Missaukee County	\$18.06	\$939	\$37,560	1.7	\$75,200	\$1,880	\$22,560	\$564	1,106	19%	\$13.73	\$714	1.3
Monroe County	\$22.37	\$1,163	\$46,520	2.2	\$96,500	\$2,413	\$28,950	\$724	11,974	19%	\$15.00	\$780	1.5
Montcalm County	\$19.15	\$996	\$39,840	1.9	\$76,000	\$1,900	\$22,800	\$570	4,419	18%	\$13.04	\$678	1.5
Montmorency County	\$17.40	\$905	\$36,200	1.7	\$63,600	\$1,590	\$19,080	\$477	737	16%	\$11.09	\$577	1.6
Muskegon County	\$20.31	\$1,056	\$42,240	2.0	\$73,900	\$1,848	\$22,170	\$554	15,135	23%	\$13.60	\$707	1.5
Newaygo County	\$17.88	\$930	\$37,200	1.7	\$74,400	\$1,860	\$22,320	\$558	2,750	14%	\$14.89	\$774	1.2
Oakland County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	147,398	28%	\$22.43	\$1,167	1.1
Oceana County	\$17.79	\$925	\$37,000	1.7	\$73,700	\$1,843	\$22,110	\$553	1,518	15%	\$11.70	\$608	1.5
Ogemaw County	\$17.40	\$905	\$36,200	1.7	\$65,400	\$1,635	\$19,620	\$491	1,613	18%	\$8.94	\$465	1.9
Ontonagon County	\$17.40	\$905	\$36,200	1.7	\$68,200	\$1,705	\$20,460	\$512	334	12%	\$9.48	\$493	1.8
Osceola County	\$17.40	\$905	\$36,200	1.7	\$68,700	\$1,718	\$20,610	\$515	1,479	17%	\$14.64	\$761	1.2
Oscoda County	\$17.40	\$905	\$36,200	1.7	\$61,800	\$1,545	\$18,540	\$464	444	13%	\$13.13	\$683	1.3
Otsego County	\$19.31	\$1,004	\$40,160	1.9	\$85,100	\$2,128	\$25,530	\$638	2,570	24%	\$12.43	\$646	1.6
Ottawa County	\$24.23	\$1,260	\$50,400	2.3	\$102,800	\$2,570	\$30,840	\$771	23,664	22%	\$16.59	\$863	1.5
Presque Isle County	\$17.40	\$905	\$36,200	1.7	\$73,900	\$1,848	\$22,170	\$554	648	11%	\$9.97	\$518	1.7
Roscommon County	\$17.40	\$905	\$36,200	1.7	\$67,300	\$1,683	\$20,190	\$505	1,918	17%	\$10.58	\$550	1.6
Saginaw County	\$19.31	\$1,004	\$40,160	1.9	\$74,800	\$1,870	\$22,440	\$561	21,260	27%	\$15.44	\$803	1.3
St. Clair County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	13,015	20%	\$14.15	\$736	1.8

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MICHIGAN

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
St. Joseph County	\$17.77	\$924	\$36,960	1.7	\$78,800	\$1,970	\$23,640	\$591	5,984	25%	\$15.23	\$792	1.2
Sanilac County	\$17.40	\$905	\$36,200	1.7	\$74,500	\$1,863	\$22,350	\$559	3,509	20%	\$14.29	\$743	1.2
Schoolcraft County	\$17.40	\$905	\$36,200	1.7	\$75,700	\$1,893	\$22,710	\$568	595	16%	\$7.39	\$384	2.4
Shiawassee County	\$17.40	\$905	\$36,200	1.7	\$80,400	\$2,010	\$24,120	\$603	6,169	22%	\$14.24	\$740	1.2
Tuscola County	\$17.40	\$905	\$36,200	1.7	\$78,500	\$1,963	\$23,550	\$589	3,243	15%	\$13.45	\$700	1.3
Van Buren County	\$18.54	\$964	\$38,560	1.8	\$76,600	\$1,915	\$22,980	\$575	5,878	20%	\$13.39	\$696	1.4
Washtenaw County	\$28.29	\$1,471	\$58,840	2.7	\$119,500	\$2,988	\$35,850	\$896	57,647	39%	\$19.26	\$1,002	1.5
Wayne County	\$24.83	\$1,291	\$51,640	2.4	\$95,900	\$2,398	\$28,770	\$719	247,760	36%	\$22.63	\$1,177	1.1
Wexford County	\$18.65	\$970	\$38,800	1.8	\$75,100	\$1,878	\$22,530	\$563	2,534	19%	\$13.52	\$703	1.4

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MINNESOTA

#24*

In **Minnesota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,418**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,727** monthly or **\$56,728** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$27.27
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MINNESOTA:

STATE FACTS	
Minimum Wage	\$10.85
Average Renter Wage	\$20.21
2-Bedroom Housing Wage	\$27.27
Number of Renter Households	624425
Percent Renters	28%

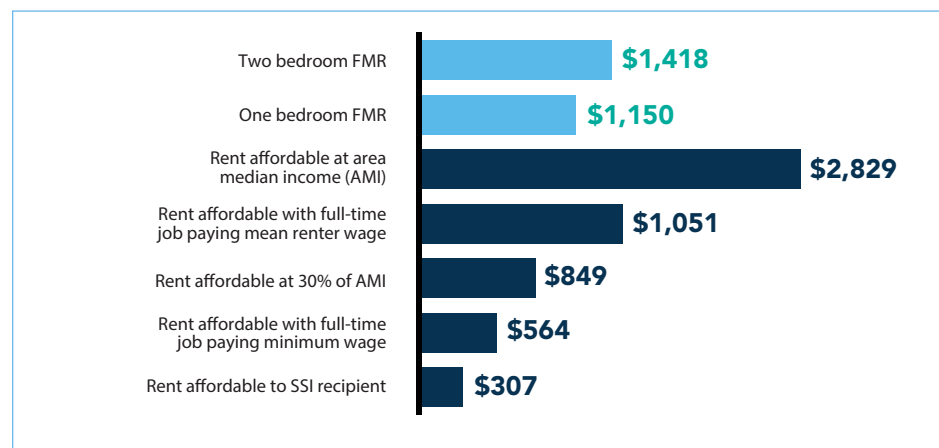
101
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

82
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Minneapolis-St. Paul-Bloomington HMFA	\$31.19
Rice County	\$23.19
St. Cloud MSA	\$22.21
Rochester HMFA	\$22.08
Pine County	\$22.04



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.

MINNESOTA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Minnesota	\$27.27	\$1,418	\$56,728	2.5	\$113,163	\$2,829	\$33,949	\$849	624,425	28%	\$20.21	\$1,051	1.3
Combined Nonmetro Areas	\$19.20	\$998	\$39,940	1.8	\$91,978	\$2,299	\$27,593	\$690	113,798	22%	\$13.78	\$717	1.4
<u>Metropolitan Areas</u>													
Duluth HMFA	\$21.40	\$1,113	\$44,520	2.0	\$95,200	\$2,380	\$28,560	\$714	26,913	27%	\$14.25	\$741	1.5
Fargo MSA	\$18.15	\$944	\$37,760	1.7	\$105,900	\$2,648	\$31,770	\$794	8,658	34%	\$11.01	\$572	1.6
Fillmore County HMFA	\$17.40	\$905	\$36,200	1.6	\$95,800	\$2,395	\$28,740	\$719	1,512	18%	\$10.68	\$556	1.6
Grand Forks MSA	\$17.87	\$929	\$37,160	1.6	\$104,300	\$2,608	\$31,290	\$782	3,547	28%	\$11.22	\$584	1.6
La Crosse-Onalaska MSA	\$21.58	\$1,122	\$44,880	2.0	\$98,400	\$2,460	\$29,520	\$738	1,375	17%	\$11.55	\$600	1.9
Lake County HMFA	\$21.73	\$1,130	\$45,200	2.0	\$96,100	\$2,403	\$28,830	\$721	854	17%	\$17.54	\$912	1.2
Le Sueur County HMFA	\$21.35	\$1,110	\$44,400	2.0	\$109,500	\$2,738	\$32,850	\$821	2,112	19%	\$12.94	\$673	1.6
Mankato-North Mankato MSA	\$21.17	\$1,101	\$44,040	2.0	\$100,600	\$2,515	\$30,180	\$755	13,803	34%	\$15.00	\$780	1.4
Mille Lacs County HMFA	\$21.75	\$1,131	\$45,240	2.0	\$86,700	\$2,168	\$26,010	\$650	2,510	24%	\$10.41	\$541	2.1
Minneapolis-St. Paul-Bloomington HMFA	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	402,199	29%	\$22.74	\$1,183	1.4
Rochester HMFA	\$22.08	\$1,148	\$45,920	2.0	\$117,200	\$2,930	\$35,160	\$879	20,272	27%	\$21.18	\$1,102	1.0
St. Cloud MSA	\$22.21	\$1,155	\$46,200	2.0	\$97,800	\$2,445	\$29,340	\$734	25,160	33%	\$16.83	\$875	1.3
Wabasha County HMFA	\$17.40	\$905	\$36,200	1.6	\$98,600	\$2,465	\$29,580	\$740	1,712	19%	\$10.63	\$553	1.6
<u>Counties</u>													
Aitkin County	\$17.92	\$932	\$37,280	1.7	\$77,300	\$1,933	\$23,190	\$580	1,046	15%	\$11.30	\$587	1.6
Anoka County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	26,579	20%	\$17.93	\$932	1.7
Becker County	\$19.50	\$1,014	\$40,560	1.8	\$91,700	\$2,293	\$27,510	\$688	3,085	22%	\$11.73	\$610	1.7
Beltrami County	\$21.50	\$1,118	\$44,720	2.0	\$85,800	\$2,145	\$25,740	\$644	5,756	32%	\$15.73	\$818	1.4

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

MINNESOTA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Benton County	\$22.21	\$1,155	\$46,200	2.0	\$97,800	\$2,445	\$29,340	\$734	5,470	34%	\$17.34	\$902	1.3
Big Stone County	\$17.40	\$905	\$36,200	1.6	\$86,900	\$2,173	\$26,070	\$652	544	24%	\$12.81	\$666	1.4
Blue Earth County	\$21.17	\$1,101	\$44,040	2.0	\$100,600	\$2,515	\$30,180	\$755	10,475	39%	\$15.49	\$805	1.4
Brown County	\$17.40	\$905	\$36,200	1.6	\$93,200	\$2,330	\$27,960	\$699	2,333	21%	\$16.90	\$879	1.0
Carlton County	\$21.40	\$1,113	\$44,520	2.0	\$95,200	\$2,380	\$28,560	\$714	2,816	20%	\$14.94	\$777	1.4
Carver County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	7,078	18%	\$17.59	\$914	1.8
Cass County	\$18.33	\$953	\$38,120	1.7	\$80,900	\$2,023	\$24,270	\$607	1,986	16%	\$11.32	\$589	1.6
Chippewa County	\$17.40	\$905	\$36,200	1.6	\$87,000	\$2,175	\$26,100	\$653	1,521	29%	\$13.95	\$725	1.2
Chisago County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	2,826	14%	\$12.43	\$646	2.5
Clay County	\$18.15	\$944	\$37,760	1.7	\$105,900	\$2,648	\$31,770	\$794	8,658	34%	\$11.01	\$572	1.6
Clearwater County	\$18.00	\$936	\$37,440	1.7	\$84,200	\$2,105	\$25,260	\$632	579	18%	\$12.21	\$635	1.5
Cook County	\$17.40	\$905	\$36,200	1.6	\$97,000	\$2,425	\$29,100	\$728	586	22%	\$13.65	\$710	1.3
Cottonwood County	\$17.40	\$905	\$36,200	1.6	\$87,500	\$2,188	\$26,250	\$656	1,076	23%	\$15.19	\$790	1.1
Crow Wing County	\$21.23	\$1,104	\$44,160	2.0	\$87,200	\$2,180	\$26,160	\$654	6,395	23%	\$13.71	\$713	1.5
Dakota County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	40,822	24%	\$18.86	\$981	1.7
Dodge County	\$22.08	\$1,148	\$45,920	2.0	\$117,200	\$2,930	\$35,160	\$879	1,004	13%	\$14.34	\$746	1.5
Douglas County	\$18.50	\$962	\$38,480	1.7	\$97,100	\$2,428	\$29,130	\$728	4,192	24%	\$15.07	\$784	1.2
Faribault County	\$17.40	\$905	\$36,200	1.6	\$90,600	\$2,265	\$27,180	\$680	1,176	20%	\$15.45	\$804	1.1
Fillmore County	\$17.40	\$905	\$36,200	1.6	\$95,800	\$2,395	\$28,740	\$719	1,512	18%	\$10.68	\$556	1.6
Freeborn County	\$18.69	\$972	\$38,880	1.7	\$86,500	\$2,163	\$25,950	\$649	2,790	22%	\$13.32	\$693	1.4
Goodhue County	\$20.12	\$1,046	\$41,840	1.9	\$106,700	\$2,668	\$32,010	\$800	4,412	22%	\$12.86	\$669	1.6
Grant County	\$17.40	\$905	\$36,200	1.6	\$87,100	\$2,178	\$26,130	\$653	510	20%	\$10.33	\$537	1.7
Hennepin County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	195,925	37%	\$26.94	\$1,401	1.2
Houston County	\$21.58	\$1,122	\$44,880	2.0	\$98,400	\$2,460	\$29,520	\$738	1,375	17%	\$11.55	\$600	1.9
Hubbard County	\$18.94	\$985	\$39,400	1.7	\$85,500	\$2,138	\$25,650	\$641	1,599	18%	\$11.73	\$610	1.6
Isanti County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	2,488	16%	\$10.67	\$555	2.9

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MINNESOTA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Itasca County	\$20.37	\$1,059	\$42,360	1.9	\$87,800	\$2,195	\$26,340	\$659	3,179	18%	\$11.90	\$619	1.7
Jackson County	\$17.40	\$905	\$36,200	1.6	\$90,300	\$2,258	\$27,090	\$677	841	19%	\$15.52	\$807	1.1
Kanabec County	\$19.44	\$1,011	\$40,440	1.8	\$87,000	\$2,175	\$26,100	\$653	999	15%	\$13.64	\$709	1.4
Kandiyohi County	\$18.00	\$936	\$37,440	1.7	\$95,100	\$2,378	\$28,530	\$713	4,468	26%	\$12.94	\$673	1.4
Kittson County	\$17.40	\$905	\$36,200	1.6	\$97,000	\$2,425	\$29,100	\$728	326	19%	\$12.64	\$657	1.4
Koochiching County	\$17.40	\$905	\$36,200	1.6	\$81,800	\$2,045	\$24,540	\$614	1,102	19%	\$14.75	\$767	1.2
Lac qui Parle County	\$17.40	\$905	\$36,200	1.6	\$89,100	\$2,228	\$26,730	\$668	474	17%	\$12.45	\$648	1.4
Lake County	\$21.73	\$1,130	\$45,200	2.0	\$96,100	\$2,403	\$28,830	\$721	854	17%	\$17.54	\$912	1.2
Lake of the Woods County	\$18.73	\$974	\$38,960	1.7	\$82,000	\$2,050	\$24,600	\$615	283	17%	\$11.53	\$600	1.6
Le Sueur County	\$21.35	\$1,110	\$44,400	2.0	\$109,500	\$2,738	\$32,850	\$821	2,112	19%	\$12.94	\$673	1.6
Lincoln County	\$17.40	\$905	\$36,200	1.6	\$84,800	\$2,120	\$25,440	\$636	437	18%	\$13.89	\$722	1.3
Lyon County	\$17.40	\$905	\$36,200	1.6	\$89,300	\$2,233	\$26,790	\$670	2,970	30%	\$12.85	\$668	1.4
McLeod County	\$18.52	\$963	\$38,520	1.7	\$102,500	\$2,563	\$30,750	\$769	3,434	23%	\$16.32	\$849	1.1
Mahnomen County	\$17.40	\$905	\$36,200	1.6	\$67,400	\$1,685	\$20,220	\$506	548	29%	\$17.08	\$888	1.0
Marshall County	\$17.58	\$914	\$36,560	1.6	\$98,600	\$2,465	\$29,580	\$740	550	15%	\$13.99	\$727	1.3
Martin County	\$17.69	\$920	\$36,800	1.6	\$87,700	\$2,193	\$26,310	\$658	2,433	27%	\$15.43	\$802	1.1
Meeker County	\$18.33	\$953	\$38,120	1.7	\$98,700	\$2,468	\$29,610	\$740	1,617	18%	\$12.81	\$666	1.4
Mille Lacs County	\$21.75	\$1,131	\$45,240	2.0	\$86,700	\$2,168	\$26,010	\$650	2,510	24%	\$10.41	\$541	2.1
Morrison County	\$17.87	\$929	\$37,160	1.6	\$87,400	\$2,185	\$26,220	\$656	2,729	20%	\$11.77	\$612	1.5
Mower County	\$20.87	\$1,085	\$43,400	1.9	\$92,700	\$2,318	\$27,810	\$695	3,909	25%	\$16.54	\$860	1.3
Murray County	\$17.40	\$905	\$36,200	1.6	\$97,600	\$2,440	\$29,280	\$732	621	18%	\$12.51	\$651	1.4
Nicollet County	\$21.17	\$1,101	\$44,040	2.0	\$100,600	\$2,515	\$30,180	\$755	3,328	26%	\$13.63	\$709	1.6
Nobles County	\$20.48	\$1,065	\$42,600	1.9	\$80,700	\$2,018	\$24,210	\$605	1,963	26%	\$18.79	\$977	1.1
Norman County	\$18.04	\$938	\$37,520	1.7	\$97,300	\$2,433	\$29,190	\$730	504	19%	\$10.94	\$569	1.6
Olmsted County	\$22.08	\$1,148	\$45,920	2.0	\$117,200	\$2,930	\$35,160	\$879	19,268	29%	\$21.52	\$1,119	1.0
Otter Tail County	\$18.15	\$944	\$37,760	1.7	\$93,000	\$2,325	\$27,900	\$698	4,947	20%	\$12.29	\$639	1.5

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MINNESOTA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Pennington County	\$21.15	\$1,100	\$44,000	1.9	\$97,700	\$2,443	\$29,310	\$733	1,683	27%	\$18.25	\$949	1.2
Pine County	\$22.04	\$1,146	\$45,840	2.0	\$84,400	\$2,110	\$25,320	\$633	1,862	16%	\$8.45	\$439	2.6
Pipestone County	\$17.40	\$905	\$36,200	1.6	\$84,700	\$2,118	\$25,410	\$635	812	20%	\$13.30	\$692	1.3
Polk County	\$17.87	\$929	\$37,160	1.6	\$104,300	\$2,608	\$31,290	\$782	3,547	28%	\$11.22	\$584	1.6
Pope County	\$20.33	\$1,057	\$42,280	1.9	\$100,200	\$2,505	\$30,060	\$752	953	19%	\$11.20	\$583	1.8
Ramsey County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	84,554	39%	\$22.07	\$1,148	1.4
Red Lake County	\$17.40	\$905	\$36,200	1.6	\$99,500	\$2,488	\$29,850	\$746	289	18%	\$8.95	\$465	1.9
Redwood County	\$17.40	\$905	\$36,200	1.6	\$87,700	\$2,193	\$26,310	\$658	1,211	20%	\$14.19	\$738	1.2
Renville County	\$17.40	\$905	\$36,200	1.6	\$90,900	\$2,273	\$27,270	\$682	1,245	21%	\$16.31	\$848	1.1
Rice County	\$23.19	\$1,206	\$48,240	2.1	\$100,900	\$2,523	\$30,270	\$757	5,699	24%	\$12.66	\$659	1.8
Rock County	\$18.10	\$941	\$37,640	1.7	\$100,300	\$2,508	\$30,090	\$752	898	23%	\$12.50	\$650	1.4
Roseau County	\$18.02	\$937	\$37,480	1.7	\$90,400	\$2,260	\$27,120	\$678	1,145	20%	\$15.12	\$786	1.2
St. Louis County	\$21.40	\$1,113	\$44,520	2.0	\$95,200	\$2,380	\$28,560	\$714	24,097	28%	\$14.17	\$737	1.5
Scott County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	8,770	17%	\$12.59	\$654	2.5
Sherburne County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	5,724	17%	\$13.26	\$689	2.4
Sibley County	\$18.79	\$977	\$39,080	1.7	\$97,900	\$2,448	\$29,370	\$734	1,100	19%	\$15.79	\$821	1.2
Stearns County	\$22.21	\$1,155	\$46,200	2.0	\$97,800	\$2,445	\$29,340	\$734	19,690	33%	\$16.72	\$870	1.3
Steele County	\$20.40	\$1,061	\$42,440	1.9	\$108,800	\$2,720	\$32,640	\$816	3,387	23%	\$12.71	\$661	1.6
Stevens County	\$18.65	\$970	\$38,800	1.7	\$101,000	\$2,525	\$30,300	\$758	1,223	32%	\$15.57	\$810	1.2
Swift County	\$17.40	\$905	\$36,200	1.6	\$80,700	\$2,018	\$24,210	\$605	1,091	26%	\$17.35	\$902	1.0
Todd County	\$17.40	\$905	\$36,200	1.6	\$81,200	\$2,030	\$24,360	\$609	1,613	17%	\$14.03	\$730	1.2
Traverse County	\$17.40	\$905	\$36,200	1.6	\$95,000	\$2,375	\$28,500	\$713	294	21%	\$12.46	\$648	1.4
Wabasha County	\$17.40	\$905	\$36,200	1.6	\$98,600	\$2,465	\$29,580	\$740	1,712	19%	\$10.63	\$553	1.6
Wadena County	\$18.73	\$974	\$38,960	1.7	\$80,000	\$2,000	\$24,000	\$600	1,590	28%	\$13.43	\$698	1.4
Waseca County	\$17.40	\$905	\$36,200	1.6	\$95,100	\$2,378	\$28,530	\$713	1,393	19%	\$11.84	\$616	1.5
Washington County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	18,758	19%	\$15.92	\$828	2.0

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MINNESOTA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Watowan County	\$17.40	\$905	\$36,200	1.6	\$89,100	\$2,228	\$26,730	\$668	862	20%	\$13.98	\$727	1.2
Wilkin County	\$17.40	\$905	\$36,200	1.6	\$93,500	\$2,338	\$28,050	\$701	524	20%	\$15.05	\$783	1.2
Winona County	\$19.29	\$1,003	\$40,120	1.8	\$98,200	\$2,455	\$29,460	\$737	6,324	31%	\$12.82	\$666	1.5
Wright County	\$31.19	\$1,622	\$64,880	2.9	\$124,200	\$3,105	\$37,260	\$932	8,675	17%	\$14.04	\$730	2.2
Yellow Medicine County	\$17.40	\$905	\$36,200	1.6	\$91,500	\$2,288	\$27,450	\$686	680	17%	\$11.87	\$617	1.5

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MISSISSIPPI

#45*

In **Mississippi**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,042**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,473** monthly or **\$41,671** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.03
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MISSISSIPPI:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$14.39
2-Bedroom Housing Wage	\$20.03
Number of Renter Households	345804
Percent Renters	31%

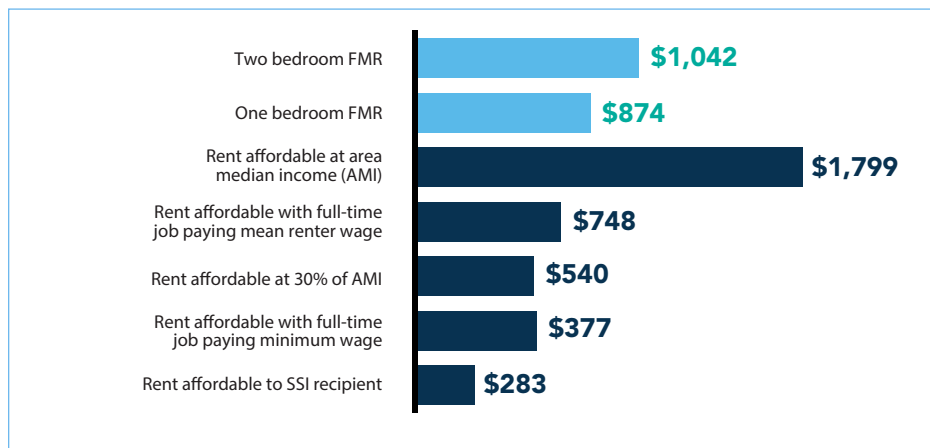
111
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

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

2.8
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
Memphis HMFA	\$24.96
Lafayette County	\$24.19
Tunica County HMFA	\$22.90
Jackson HMFA	\$22.29
Gulfport-Biloxi HMFA	\$22.13



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.

MISSISSIPPI

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mississippi	\$20.03	\$1,042	\$41,671	2.8	\$71,956	\$1,799	\$21,587	\$540	345,804	31%	\$14.39	\$748	1.4
Combined Nonmetro Areas	\$18.19	\$946	\$37,832	2.5	\$65,863	\$1,647	\$19,759	\$494	171,721	30%	\$13.55	\$704	1.3
Metropolitan Areas													
Covington County HMFA	\$17.37	\$903	\$36,120	2.4	\$55,100	\$1,378	\$16,530	\$413	1,713	25%	\$11.33	\$589	1.5
Gulfport-Biloxi HMFA	\$22.13	\$1,151	\$46,040	3.1	\$76,000	\$1,900	\$22,800	\$570	36,106	36%	\$14.63	\$761	1.5
Hattiesburg HMFA	\$21.17	\$1,101	\$44,040	2.9	\$73,200	\$1,830	\$21,960	\$549	22,013	37%	\$14.10	\$733	1.5
Holmes County HMFA	\$17.37	\$903	\$36,120	2.4	\$43,600	\$1,090	\$13,080	\$327	2,177	38%	\$10.80	\$562	1.6
Jackson HMFA	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	65,368	33%	\$15.55	\$809	1.4
Marshall County HMFA	\$20.13	\$1,047	\$41,880	2.8	\$65,500	\$1,638	\$19,650	\$491	2,887	23%	\$16.12	\$838	1.2
Memphis HMFA	\$24.96	\$1,298	\$51,920	3.4	\$85,200	\$2,130	\$25,560	\$639	16,098	24%	\$14.41	\$749	1.7
Pascagoula HMFA	\$20.71	\$1,077	\$43,080	2.9	\$79,500	\$1,988	\$23,850	\$596	15,983	29%	\$18.54	\$964	1.1
Simpson County HMFA	\$17.37	\$903	\$36,120	2.4	\$65,600	\$1,640	\$19,680	\$492	1,765	19%	\$8.99	\$467	1.9
Stone County HMFA	\$17.83	\$927	\$37,080	2.5	\$71,500	\$1,788	\$21,450	\$536	1,438	22%	\$11.00	\$572	1.6
Tate County HMFA	\$19.48	\$1,013	\$40,520	2.7	\$72,700	\$1,818	\$21,810	\$545	2,761	26%	\$11.11	\$578	1.8
Tunica County HMFA	\$22.90	\$1,191	\$47,640	3.2	\$54,000	\$1,350	\$16,200	\$405	2,024	56%	\$15.41	\$801	1.5
Yazoo County HMFA	\$17.96	\$934	\$37,360	2.5	\$57,100	\$1,428	\$17,130	\$428	3,750	43%	\$14.83	\$771	1.2
Counties													
Adams County	\$17.37	\$903	\$36,120	2.4	\$54,000	\$1,350	\$16,200	\$405	4,066	35%	\$12.16	\$632	1.4
Alcorn County	\$17.37	\$903	\$36,120	2.4	\$64,100	\$1,603	\$19,230	\$481	4,764	34%	\$12.79	\$665	1.4
Amite County	\$17.52	\$911	\$36,440	2.4	\$46,400	\$1,160	\$13,920	\$348	1,112	19%	\$14.59	\$759	1.2
Attala County	\$17.37	\$903	\$36,120	2.4	\$54,600	\$1,365	\$16,380	\$410	1,565	25%	\$10.40	\$541	1.7

† Wage data not available (See Appendix B).

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MISSISSIPPI

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Benton County	\$17.37	\$903	\$36,120	2.4	\$56,400	\$1,410	\$16,920	\$423	587	19%	\$18.82	\$979	0.9
Bolivar County	\$17.37	\$903	\$36,120	2.4	\$52,400	\$1,310	\$15,720	\$393	4,728	40%	\$12.78	\$665	1.4
Calhoun County	\$17.37	\$903	\$36,120	2.4	\$60,700	\$1,518	\$18,210	\$455	1,626	29%	\$14.21	\$739	1.2
Carroll County	\$17.37	\$903	\$36,120	2.4	\$70,400	\$1,760	\$21,120	\$528	714	18%	\$10.02	\$521	1.7
Chickasaw County	\$17.37	\$903	\$36,120	2.4	\$52,700	\$1,318	\$15,810	\$395	2,177	32%	\$14.07	\$732	1.2
Choctaw County	\$17.37	\$903	\$36,120	2.4	\$64,200	\$1,605	\$19,260	\$482	840	24%	\$18.76	\$976	0.9
Claiborne County	\$17.37	\$903	\$36,120	2.4	\$39,400	\$985	\$11,820	\$296	644	25%	\$22.70	\$1,180	0.8
Clarke County	\$17.81	\$926	\$37,040	2.5	\$63,800	\$1,595	\$19,140	\$479	875	14%	\$8.41	\$437	2.1
Clay County	\$17.37	\$903	\$36,120	2.4	\$53,600	\$1,340	\$16,080	\$402	2,404	32%	\$15.50	\$806	1.1
Coahoma County	\$17.37	\$903	\$36,120	2.4	\$46,300	\$1,158	\$13,890	\$347	3,908	47%	\$11.62	\$604	1.5
Copiah County	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	2,336	24%	\$11.92	\$620	1.9
Covington County	\$17.37	\$903	\$36,120	2.4	\$55,100	\$1,378	\$16,530	\$413	1,713	25%	\$11.33	\$589	1.5
DeSoto County	\$24.96	\$1,298	\$51,920	3.4	\$85,200	\$2,130	\$25,560	\$639	16,098	24%	\$14.41	\$749	1.7
Forrest County	\$21.17	\$1,101	\$44,040	2.9	\$73,200	\$1,830	\$21,960	\$549	12,945	44%	\$14.12	\$734	1.5
Franklin County	\$17.37	\$903	\$36,120	2.4	\$54,900	\$1,373	\$16,470	\$412	717	24%	\$14.32	\$745	1.2
George County	\$17.37	\$903	\$36,120	2.4	\$67,000	\$1,675	\$20,100	\$503	1,624	18%	\$12.22	\$636	1.4
Greene County	\$17.37	\$903	\$36,120	2.4	\$67,600	\$1,690	\$20,280	\$507	932	24%	\$11.43	\$594	1.5
Grenada County	\$17.42	\$906	\$36,240	2.4	\$66,800	\$1,670	\$20,040	\$501	2,677	32%	\$15.27	\$794	1.1
Hancock County	\$22.13	\$1,151	\$46,040	3.1	\$76,000	\$1,900	\$22,800	\$570	3,742	19%	\$15.91	\$827	1.4
Harrison County	\$22.13	\$1,151	\$46,040	3.1	\$76,000	\$1,900	\$22,800	\$570	32,364	40%	\$14.44	\$751	1.5
Hinds County	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	37,820	42%	\$16.74	\$871	1.3
Holmes County	\$17.37	\$903	\$36,120	2.4	\$43,600	\$1,090	\$13,080	\$327	2,177	38%	\$10.80	\$562	1.6
Humphreys County	\$17.37	\$903	\$36,120	2.4	\$37,100	\$928	\$11,130	\$278	1,198	40%	\$11.77	\$612	1.5
Issaquena County †	\$17.37	\$903	\$36,120	2.4	\$67,000	\$1,675	\$20,100	\$503	193	49%			
Itawamba County	\$17.37	\$903	\$36,120	2.4	\$72,900	\$1,823	\$21,870	\$547	1,816	20%	\$17.38	\$904	1.0
Jackson County	\$20.71	\$1,077	\$43,080	2.9	\$79,500	\$1,988	\$23,850	\$596	15,983	29%	\$18.54	\$964	1.1

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

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MISSISSIPPI

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Jasper County	\$17.37	\$903	\$36,120	2.4	\$63,600	\$1,590	\$19,080	\$477	1,010	16%	\$14.23	\$740	1.2
Jefferson County	\$17.37	\$903	\$36,120	2.4	\$39,400	\$985	\$11,820	\$296	702	28%	\$16.37	\$851	1.1
Jefferson Davis County	\$17.37	\$903	\$36,120	2.4	\$58,600	\$1,465	\$17,580	\$440	805	18%	\$10.86	\$565	1.6
Jones County	\$17.88	\$930	\$37,200	2.5	\$74,100	\$1,853	\$22,230	\$556	6,167	25%	\$14.61	\$760	1.2
Kemper County	\$17.37	\$903	\$36,120	2.4	\$54,800	\$1,370	\$16,440	\$411	730	23%	\$14.16	\$736	1.2
Lafayette County	\$24.19	\$1,258	\$50,320	3.3	\$83,700	\$2,093	\$25,110	\$628	6,661	36%	\$12.50	\$650	1.9
Lamar County	\$21.17	\$1,101	\$44,040	2.9	\$73,200	\$1,830	\$21,960	\$549	8,179	33%	\$13.70	\$712	1.5
Lauderdale County	\$18.37	\$955	\$38,200	2.5	\$73,000	\$1,825	\$21,900	\$548	10,583	37%	\$11.99	\$624	1.5
Lawrence County	\$18.52	\$963	\$38,520	2.6	\$55,400	\$1,385	\$16,620	\$416	954	21%	\$18.83	\$979	1.0
Leake County	\$17.98	\$935	\$37,400	2.5	\$59,500	\$1,488	\$17,850	\$446	1,768	24%	\$12.25	\$637	1.5
Lee County	\$20.10	\$1,045	\$41,800	2.8	\$84,100	\$2,103	\$25,230	\$631	9,618	30%	\$13.13	\$683	1.5
Leflore County	\$17.37	\$903	\$36,120	2.4	\$43,100	\$1,078	\$12,930	\$323	4,357	45%	\$12.83	\$667	1.4
Lincoln County	\$18.06	\$939	\$37,560	2.5	\$68,400	\$1,710	\$20,520	\$513	3,204	25%	\$12.05	\$627	1.5
Lowndes County	\$17.42	\$906	\$36,240	2.4	\$79,600	\$1,990	\$23,880	\$597	8,640	38%	\$16.53	\$859	1.1
Madison County	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	11,611	28%	\$13.83	\$719	1.6
Marion County	\$17.37	\$903	\$36,120	2.4	\$52,200	\$1,305	\$15,660	\$392	1,878	21%	\$15.62	\$812	1.1
Marshall County	\$20.13	\$1,047	\$41,880	2.8	\$65,500	\$1,638	\$19,650	\$491	2,887	23%	\$16.12	\$838	1.2
Monroe County	\$17.37	\$903	\$36,120	2.4	\$68,900	\$1,723	\$20,670	\$517	3,275	24%	\$13.70	\$713	1.3
Montgomery County	\$17.37	\$903	\$36,120	2.4	\$47,200	\$1,180	\$14,160	\$354	1,278	33%	\$13.35	\$694	1.3
Neshoba County	\$17.37	\$903	\$36,120	2.4	\$59,700	\$1,493	\$17,910	\$448	2,851	28%	\$13.81	\$718	1.3
Newton County	\$17.79	\$925	\$37,000	2.5	\$65,800	\$1,645	\$19,740	\$494	1,571	20%	\$10.62	\$552	1.7
Noxubee County	\$17.37	\$903	\$36,120	2.4	\$47,700	\$1,193	\$14,310	\$358	937	25%	\$10.12	\$526	1.7
Oktibbeha County	\$19.19	\$998	\$39,920	2.6	\$80,800	\$2,020	\$24,240	\$606	11,113	53%	\$9.36	\$487	2.1
Panola County	\$17.60	\$915	\$36,600	2.4	\$64,700	\$1,618	\$19,410	\$485	3,604	29%	\$13.04	\$678	1.3
Pearl River County	\$19.65	\$1,022	\$40,880	2.7	\$72,000	\$1,800	\$21,600	\$540	4,181	20%	\$11.73	\$610	1.7
Perry County	\$21.17	\$1,101	\$44,040	2.9	\$73,200	\$1,830	\$21,960	\$549	889	20%	\$18.13	\$943	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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MISSISSIPPI

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Pike County	\$19.56	\$1,017	\$40,680	2.7	\$51,500	\$1,288	\$15,450	\$386	5,148	35%	\$13.03	\$677	1.5
Pontotoc County	\$17.71	\$921	\$36,840	2.4	\$74,400	\$1,860	\$22,320	\$558	3,239	28%	\$13.07	\$680	1.4
Prentiss County	\$17.37	\$903	\$36,120	2.4	\$71,000	\$1,775	\$21,300	\$533	2,083	22%	\$10.76	\$560	1.6
Quitman County	\$17.37	\$903	\$36,120	2.4	\$48,900	\$1,223	\$14,670	\$367	1,133	43%	\$10.22	\$531	1.7
Rankin County	\$22.29	\$1,159	\$46,360	3.1	\$83,500	\$2,088	\$25,050	\$626	13,601	23%	\$15.78	\$820	1.4
Scott County	\$17.37	\$903	\$36,120	2.4	\$58,800	\$1,470	\$17,640	\$441	2,582	27%	\$14.51	\$754	1.2
Sharkey County	\$17.37	\$903	\$36,120	2.4	\$63,800	\$1,595	\$19,140	\$479	578	42%	\$10.05	\$522	1.7
Simpson County	\$17.37	\$903	\$36,120	2.4	\$65,600	\$1,640	\$19,680	\$492	1,765	19%	\$8.99	\$467	1.9
Smith County	\$17.37	\$903	\$36,120	2.4	\$74,400	\$1,860	\$22,320	\$558	704	13%	\$13.30	\$692	1.3
Stone County	\$17.83	\$927	\$37,080	2.5	\$71,500	\$1,788	\$21,450	\$536	1,438	22%	\$11.00	\$572	1.6
Sunflower County	\$17.37	\$903	\$36,120	2.4	\$51,800	\$1,295	\$15,540	\$389	3,580	44%	\$10.12	\$526	1.7
Tallahatchie County	\$17.37	\$903	\$36,120	2.4	\$48,400	\$1,210	\$14,520	\$363	1,561	36%	\$18.34	\$954	0.9
Tate County	\$19.48	\$1,013	\$40,520	2.7	\$72,700	\$1,818	\$21,810	\$545	2,761	26%	\$11.11	\$578	1.8
Tippah County	\$17.37	\$903	\$36,120	2.4	\$59,800	\$1,495	\$17,940	\$449	2,212	27%	\$15.91	\$827	1.1
Tishomingo County	\$17.37	\$903	\$36,120	2.4	\$72,100	\$1,803	\$21,630	\$541	2,233	26%	\$11.58	\$602	1.5
Tunica County	\$22.90	\$1,191	\$47,640	3.2	\$54,000	\$1,350	\$16,200	\$405	2,024	56%	\$15.41	\$801	1.5
Union County	\$17.37	\$903	\$36,120	2.4	\$77,200	\$1,930	\$23,160	\$579	2,601	25%	\$19.19	\$998	0.9
Walthall County	\$17.60	\$915	\$36,600	2.4	\$64,300	\$1,608	\$19,290	\$482	951	18%	\$12.99	\$675	1.4
Warren County	\$18.67	\$971	\$38,840	2.6	\$79,800	\$1,995	\$23,940	\$599	4,749	28%	\$15.22	\$792	1.2
Washington County	\$17.37	\$903	\$36,120	2.4	\$52,600	\$1,315	\$15,780	\$395	7,304	42%	\$14.36	\$747	1.2
Wayne County	\$17.37	\$903	\$36,120	2.4	\$60,600	\$1,515	\$18,180	\$455	942	13%	\$16.60	\$863	1.0
Webster County	\$17.37	\$903	\$36,120	2.4	\$75,800	\$1,895	\$22,740	\$569	899	22%	\$9.21	\$479	1.9
Wilkinson County	\$17.37	\$903	\$36,120	2.4	\$49,100	\$1,228	\$14,730	\$368	584	18%	\$20.70	\$1,076	0.8
Winston County	\$17.37	\$903	\$36,120	2.4	\$57,600	\$1,440	\$17,280	\$432	2,035	29%	\$12.29	\$639	1.4
Yalobusha County	\$17.37	\$903	\$36,120	2.4	\$62,000	\$1,550	\$18,600	\$465	1,549	30%	\$14.65	\$762	1.2
Yazoo County	\$17.96	\$934	\$37,360	2.5	\$57,100	\$1,428	\$17,130	\$428	3,750	43%	\$14.83	\$771	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MISSOURI

#40*

In **Missouri**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,083**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,611** monthly or **\$43,330** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.83
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MISSOURI:

STATE FACTS	
Minimum Wage	\$12.30
Average Renter Wage	\$18.49
2-Bedroom Housing Wage	\$20.83
Number of Renter Households	796470
Percent Renters	32%

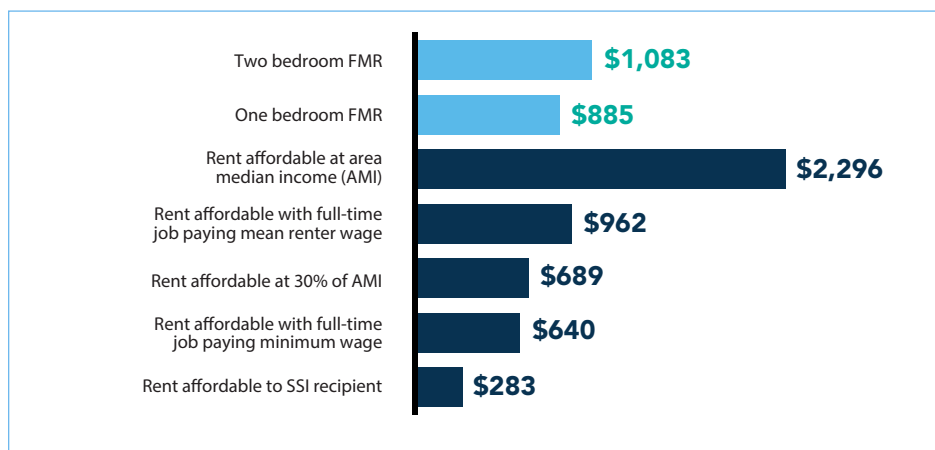
68
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

55
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.4
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Kansas City HMFA	\$24.19
St. Louis HMFA	\$23.25
Columbia HMFA	\$19.90
Pulaski County	\$18.81
St. Joseph MSA	\$18.54



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

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Missouri	\$20.83	\$1,083	\$43,330	1.7	\$91,829	\$2,296	\$27,549	\$689	796,470	32%	\$18.49	\$962	1.1
Combined Nonmetro Areas	\$15.98	\$831	\$33,247	1.3	\$70,387	\$1,760	\$21,116	\$528	164,006	28%	\$13.03	\$677	1.2
<u>Metropolitan Areas</u>													
Bates County HMFA	\$16.42	\$854	\$34,160	1.3	\$78,100	\$1,953	\$23,430	\$586	1,594	27%	\$11.61	\$604	1.4
Callaway County HMFA	\$18.02	\$937	\$37,480	1.5	\$88,400	\$2,210	\$26,520	\$663	3,629	23%	\$19.05	\$990	0.9
Cape Girardeau MSA	\$17.94	\$933	\$37,320	1.5	\$83,100	\$2,078	\$24,930	\$623	11,112	31%	\$13.44	\$699	1.3
Columbia HMFA	\$19.90	\$1,035	\$41,400	1.6	\$102,800	\$2,570	\$30,840	\$771	31,516	42%	\$14.27	\$742	1.4
Cooper County HMFA	\$15.75	\$819	\$32,760	1.3	\$81,000	\$2,025	\$24,300	\$608	1,417	23%	\$11.57	\$602	1.4
Dallas County HMFA	\$15.33	\$797	\$31,880	1.2	\$65,200	\$1,630	\$19,560	\$489	1,610	24%	\$7.85	\$408	2.0
Howard County HMFA	\$16.58	\$862	\$34,480	1.3	\$76,200	\$1,905	\$22,860	\$572	613	18%	\$10.47	\$544	1.6
Jefferson City HMFA	\$15.85	\$824	\$32,960	1.3	\$101,400	\$2,535	\$30,420	\$761	10,750	30%	\$15.05	\$783	1.1
Joplin MSA	\$17.75	\$923	\$36,920	1.4	\$73,300	\$1,833	\$21,990	\$550	23,116	33%	\$15.60	\$811	1.1
Kansas City HMFA	\$24.19	\$1,258	\$50,320	2.0	\$103,100	\$2,578	\$30,930	\$773	187,290	36%	\$20.63	\$1,073	1.2
Moniteau County HMFA	\$15.83	\$823	\$32,920	1.3	\$89,100	\$2,228	\$26,730	\$668	1,322	23%	\$13.51	\$703	1.2
Polk County HMFA	\$15.33	\$797	\$31,880	1.2	\$71,700	\$1,793	\$21,510	\$538	3,342	28%	\$10.70	\$556	1.4
Springfield HMFA	\$17.71	\$921	\$36,840	1.4	\$81,500	\$2,038	\$24,450	\$611	67,959	38%	\$16.50	\$858	1.1
St. Joseph MSA	\$18.54	\$964	\$38,560	1.5	\$81,500	\$2,038	\$24,450	\$611	14,817	34%	\$16.59	\$862	1.1
St. Louis HMFA	\$23.25	\$1,209	\$48,360	1.9	\$103,200	\$2,580	\$30,960	\$774	272,377	31%	\$21.10	\$1,097	1.1
<u>Counties</u>													
Adair County	\$15.38	\$800	\$32,000	1.3	\$77,600	\$1,940	\$23,280	\$582	3,381	38%	\$9.98	\$519	1.5
Andrew County	\$18.54	\$964	\$38,560	1.5	\$81,500	\$2,038	\$24,450	\$611	1,482	22%	\$12.93	\$672	1.4

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

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MISSOURI

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Atchison County	\$15.33	\$797	\$31,880	1.2	\$71,000	\$1,775	\$21,300	\$533	658	28%	\$13.58	\$706	1.1
Audrain County	\$15.33	\$797	\$31,880	1.2	\$67,200	\$1,680	\$20,160	\$504	2,509	28%	\$13.98	\$727	1.1
Barry County	\$15.33	\$797	\$31,880	1.2	\$71,500	\$1,788	\$21,450	\$536	3,595	27%	\$14.58	\$758	1.1
Barton County	\$15.33	\$797	\$31,880	1.2	\$64,800	\$1,620	\$19,440	\$486	1,333	30%	\$10.43	\$542	1.5
Bates County	\$16.42	\$854	\$34,160	1.3	\$78,100	\$1,953	\$23,430	\$586	1,594	27%	\$11.61	\$604	1.4
Benton County	\$15.71	\$817	\$32,680	1.3	\$69,600	\$1,740	\$20,880	\$522	1,414	17%	\$10.34	\$538	1.5
Bollinger County	\$17.94	\$933	\$37,320	1.5	\$83,100	\$2,078	\$24,930	\$623	739	19%	\$9.19	\$478	2.0
Boone County	\$19.90	\$1,035	\$41,400	1.6	\$102,800	\$2,570	\$30,840	\$771	31,516	42%	\$14.27	\$742	1.4
Buchanan County	\$18.54	\$964	\$38,560	1.5	\$81,500	\$2,038	\$24,450	\$611	12,215	37%	\$17.01	\$884	1.1
Butler County	\$15.35	\$798	\$31,920	1.2	\$64,300	\$1,608	\$19,290	\$482	5,633	35%	\$11.99	\$623	1.3
Caldwell County	\$24.19	\$1,258	\$50,320	2.0	\$103,100	\$2,578	\$30,930	\$773	696	20%	\$15.11	\$786	1.6
Callaway County	\$18.02	\$937	\$37,480	1.5	\$88,400	\$2,210	\$26,520	\$663	3,629	23%	\$19.05	\$990	0.9
Camden County	\$16.69	\$868	\$34,720	1.4	\$81,700	\$2,043	\$24,510	\$613	2,986	18%	\$13.92	\$724	1.2
Cape Girardeau County	\$17.94	\$933	\$37,320	1.5	\$83,100	\$2,078	\$24,930	\$623	10,373	33%	\$13.60	\$707	1.3
Carroll County	\$15.33	\$797	\$31,880	1.2	\$77,900	\$1,948	\$23,370	\$584	973	29%	\$11.99	\$624	1.3
Carter County	\$15.33	\$797	\$31,880	1.2	\$82,100	\$2,053	\$24,630	\$616	590	31%	\$8.83	\$459	1.7
Cass County	\$24.19	\$1,258	\$50,320	2.0	\$103,100	\$2,578	\$30,930	\$773	9,902	24%	\$12.95	\$674	1.9
Cedar County	\$15.33	\$797	\$31,880	1.2	\$61,300	\$1,533	\$18,390	\$460	1,448	26%	\$11.00	\$572	1.4
Chariton County	\$15.33	\$797	\$31,880	1.2	\$78,900	\$1,973	\$23,670	\$592	475	18%	\$10.83	\$563	1.4
Christian County	\$17.71	\$921	\$36,840	1.4	\$81,500	\$2,038	\$24,450	\$611	8,043	24%	\$12.32	\$641	1.4
Clark County	\$15.33	\$797	\$31,880	1.2	\$73,500	\$1,838	\$22,050	\$551	496	22%	\$9.73	\$506	1.6
Clay County	\$24.19	\$1,258	\$50,320	2.0	\$103,100	\$2,578	\$30,930	\$773	31,651	32%	\$18.30	\$952	1.3
Clinton County	\$24.19	\$1,258	\$50,320	2.0	\$103,100	\$2,578	\$30,930	\$773	1,936	24%	\$15.83	\$823	1.5
Cole County	\$15.85	\$824	\$32,960	1.3	\$101,400	\$2,535	\$30,420	\$761	9,872	33%	\$15.26	\$794	1.0
Cooper County	\$15.75	\$819	\$32,760	1.3	\$81,000	\$2,025	\$24,300	\$608	1,417	23%	\$11.57	\$602	1.4
Crawford County	\$15.33	\$797	\$31,880	1.2	\$70,700	\$1,768	\$21,210	\$530	2,491	27%	\$15.46	\$804	1.0

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

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MISSOURI

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Dade County	\$15.33	\$797	\$31,880	1.2	\$66,500	\$1,663	\$19,950	\$499	716	24%	\$13.70	\$713	1.1
Dallas County	\$15.33	\$797	\$31,880	1.2	\$65,200	\$1,630	\$19,560	\$489	1,610	24%	\$7.85	\$408	2.0
Daviess County	\$15.33	\$797	\$31,880	1.2	\$74,100	\$1,853	\$22,230	\$556	663	22%	\$11.17	\$581	1.4
DeKalb County	\$18.54	\$964	\$38,560	1.5	\$81,500	\$2,038	\$24,450	\$611	1,120	30%	\$11.93	\$621	1.6
Dent County	\$15.33	\$797	\$31,880	1.2	\$63,400	\$1,585	\$19,020	\$476	1,465	25%	\$9.18	\$477	1.7
Douglas County	\$15.33	\$797	\$31,880	1.2	\$64,000	\$1,600	\$19,200	\$480	864	19%	\$10.59	\$551	1.4
Dunklin County	\$15.33	\$797	\$31,880	1.2	\$62,400	\$1,560	\$18,720	\$468	4,175	37%	\$9.76	\$508	1.6
Franklin County	\$23.25	\$1,209	\$48,360	1.9	\$103,200	\$2,580	\$30,960	\$774	9,306	22%	\$14.06	\$731	1.7
Gasconade County	\$15.33	\$797	\$31,880	1.2	\$82,400	\$2,060	\$24,720	\$618	1,152	19%	\$9.14	\$475	1.7
Gentry County	\$15.33	\$797	\$31,880	1.2	\$76,400	\$1,910	\$22,920	\$573	572	24%	\$14.33	\$745	1.1
Greene County	\$17.71	\$921	\$36,840	1.4	\$81,500	\$2,038	\$24,450	\$611	56,711	43%	\$17.07	\$888	1.0
Grundy County	\$15.33	\$797	\$31,880	1.2	\$68,200	\$1,705	\$20,460	\$512	1,208	32%	\$11.49	\$598	1.3
Harrison County	\$15.33	\$797	\$31,880	1.2	\$64,900	\$1,623	\$19,470	\$487	863	29%	\$12.02	\$625	1.3
Henry County	\$15.33	\$797	\$31,880	1.2	\$71,700	\$1,793	\$21,510	\$538	2,572	28%	\$11.59	\$603	1.3
Hickory County	\$15.33	\$797	\$31,880	1.2	\$55,400	\$1,385	\$16,620	\$416	615	18%	\$11.19	\$582	1.4
Holt County	\$15.33	\$797	\$31,880	1.2	\$74,500	\$1,863	\$22,350	\$559	373	21%	\$20.25	\$1,053	0.8
Howard County	\$16.58	\$862	\$34,480	1.3	\$76,200	\$1,905	\$22,860	\$572	613	18%	\$10.47	\$544	1.6
Howell County	\$15.33	\$797	\$31,880	1.2	\$59,200	\$1,480	\$17,760	\$444	4,809	31%	\$12.37	\$643	1.2
Iron County	\$15.33	\$797	\$31,880	1.2	\$73,800	\$1,845	\$22,140	\$554	837	22%	\$10.32	\$536	1.5
Jackson County	\$24.19	\$1,258	\$50,320	2.0	\$103,100	\$2,578	\$30,930	\$773	123,945	41%	\$22.28	\$1,159	1.1
Jasper County	\$17.75	\$923	\$36,920	1.4	\$73,300	\$1,833	\$21,990	\$550	17,467	37%	\$15.46	\$804	1.1
Jefferson County	\$23.25	\$1,209	\$48,360	1.9	\$103,200	\$2,580	\$30,960	\$774	16,676	19%	\$14.06	\$731	1.7
Johnson County	\$16.17	\$841	\$33,640	1.3	\$86,000	\$2,150	\$25,800	\$645	7,598	37%	\$12.60	\$655	1.3
Knox County	\$15.73	\$818	\$32,720	1.3	\$74,800	\$1,870	\$22,440	\$561	173	15%	\$11.73	\$610	1.3
Laclede County	\$15.33	\$797	\$31,880	1.2	\$64,200	\$1,605	\$19,260	\$482	4,284	30%	\$16.62	\$864	0.9
Lafayette County	\$24.19	\$1,258	\$50,320	2.0	\$103,100	\$2,578	\$30,930	\$773	2,971	24%	\$12.32	\$641	2.0

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

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MISSOURI

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lawrence County	\$15.33	\$797	\$31,880	1.2	\$73,700	\$1,843	\$22,110	\$553	4,271	29%	\$14.84	\$772	1.0
Lewis County	\$15.33	\$797	\$31,880	1.2	\$71,100	\$1,778	\$21,330	\$533	778	23%	\$13.05	\$679	1.2
Lincoln County	\$23.25	\$1,209	\$48,360	1.9	\$103,200	\$2,580	\$30,960	\$774	4,579	21%	\$13.97	\$726	1.7
Linn County	\$15.33	\$797	\$31,880	1.2	\$74,100	\$1,853	\$22,230	\$556	1,101	23%	\$12.30	\$640	1.2
Livingston County	\$15.62	\$812	\$32,480	1.3	\$80,400	\$2,010	\$24,120	\$603	1,664	30%	\$15.47	\$805	1.0
McDonald County	\$15.33	\$797	\$31,880	1.2	\$56,700	\$1,418	\$17,010	\$425	2,801	33%	\$16.09	\$837	1.0
Macon County	\$15.33	\$797	\$31,880	1.2	\$73,700	\$1,843	\$22,110	\$553	1,352	23%	\$10.69	\$556	1.4
Madison County	\$15.33	\$797	\$31,880	1.2	\$72,400	\$1,810	\$21,720	\$543	1,003	22%	\$11.60	\$603	1.3
Maries County	\$15.33	\$797	\$31,880	1.2	\$79,300	\$1,983	\$23,790	\$595	913	25%	\$13.40	\$697	1.1
Marion County	\$15.92	\$828	\$33,120	1.3	\$81,100	\$2,028	\$24,330	\$608	3,516	31%	\$14.00	\$728	1.1
Mercer County	\$15.33	\$797	\$31,880	1.2	\$81,600	\$2,040	\$24,480	\$612	259	21%	\$11.05	\$575	1.4
Miller County	\$16.54	\$860	\$34,400	1.3	\$77,100	\$1,928	\$23,130	\$578	2,497	25%	\$13.27	\$690	1.2
Mississippi County	\$15.33	\$797	\$31,880	1.2	\$50,900	\$1,273	\$15,270	\$382	1,849	40%	\$11.09	\$577	1.4
Moniteau County	\$15.83	\$823	\$32,920	1.3	\$89,100	\$2,228	\$26,730	\$668	1,322	23%	\$13.51	\$703	1.2
Monroe County	\$15.33	\$797	\$31,880	1.2	\$73,600	\$1,840	\$22,080	\$552	827	24%	\$13.00	\$676	1.2
Montgomery County	\$15.33	\$797	\$31,880	1.2	\$79,300	\$1,983	\$23,790	\$595	1,192	26%	\$12.81	\$666	1.2
Morgan County	\$15.33	\$797	\$31,880	1.2	\$68,400	\$1,710	\$20,520	\$513	1,578	20%	\$9.49	\$493	1.6
New Madrid County	\$16.04	\$834	\$33,360	1.3	\$63,700	\$1,593	\$19,110	\$478	2,380	35%	\$14.98	\$779	1.1
Newton County	\$17.75	\$923	\$36,920	1.4	\$73,300	\$1,833	\$21,990	\$550	5,649	26%	\$15.98	\$831	1.1
Nodaway County	\$16.23	\$844	\$33,760	1.3	\$81,600	\$2,040	\$24,480	\$612	3,022	37%	\$10.88	\$566	1.5
Oregon County	\$15.33	\$797	\$31,880	1.2	\$53,600	\$1,340	\$16,080	\$402	984	29%	\$9.77	\$508	1.6
Osage County	\$15.85	\$824	\$32,960	1.3	\$101,400	\$2,535	\$30,420	\$761	878	17%	\$13.01	\$677	1.2
Ozark County	\$16.54	\$860	\$34,400	1.3	\$52,100	\$1,303	\$15,630	\$391	759	21%	\$8.95	\$465	1.8
Pemiscot County	\$15.33	\$797	\$31,880	1.2	\$53,900	\$1,348	\$16,170	\$404	2,745	44%	\$10.23	\$532	1.5
Perry County	\$16.23	\$844	\$33,760	1.3	\$83,000	\$2,075	\$24,900	\$623	1,636	22%	\$12.66	\$658	1.3
Pettis County	\$17.62	\$916	\$36,640	1.4	\$72,600	\$1,815	\$21,780	\$545	5,012	30%	\$14.21	\$739	1.2

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

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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MISSOURI

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Phelps County	\$16.63	\$865	\$34,600	1.4	\$73,700	\$1,843	\$22,110	\$553	7,073	40%	\$11.13	\$579	1.5
Pike County	\$15.77	\$820	\$32,800	1.3	\$79,900	\$1,998	\$23,970	\$599	1,659	26%	\$12.76	\$664	1.2
Platte County	\$24.19	\$1,258	\$50,320	2.0	\$103,100	\$2,578	\$30,930	\$773	14,305	34%	\$20.28	\$1,055	1.2
Polk County	\$15.33	\$797	\$31,880	1.2	\$71,700	\$1,793	\$21,510	\$538	3,342	28%	\$10.70	\$556	1.4
Pulaski County	\$18.81	\$978	\$39,120	1.5	\$80,800	\$2,020	\$24,240	\$606	6,699	43%	\$13.85	\$720	1.4
Putnam County	\$15.33	\$797	\$31,880	1.2	\$73,200	\$1,830	\$21,960	\$549	331	19%	\$7.49	\$389	2.0
Ralls County	\$16.33	\$849	\$33,960	1.3	\$83,700	\$2,093	\$25,110	\$628	523	13%	\$14.67	\$763	1.1
Randolph County	\$15.33	\$797	\$31,880	1.2	\$71,800	\$1,795	\$21,540	\$539	2,892	32%	\$15.12	\$786	1.0
Ray County	\$24.19	\$1,258	\$50,320	2.0	\$103,100	\$2,578	\$30,930	\$773	1,884	21%	\$11.66	\$606	2.1
Reynolds County	\$15.40	\$801	\$32,040	1.3	\$58,000	\$1,450	\$17,400	\$435	453	20%	\$17.36	\$903	0.9
Ripley County	\$15.33	\$797	\$31,880	1.2	\$62,500	\$1,563	\$18,750	\$469	801	20%	\$7.36	\$383	2.1
St. Charles County	\$23.25	\$1,209	\$48,360	1.9	\$103,200	\$2,580	\$30,960	\$774	30,125	19%	\$16.30	\$848	1.4
St. Clair County	\$15.33	\$797	\$31,880	1.2	\$62,200	\$1,555	\$18,660	\$467	932	24%	\$11.47	\$597	1.3
Ste. Genevieve County	\$17.27	\$898	\$35,920	1.4	\$88,200	\$2,205	\$26,460	\$662	1,331	19%	\$16.51	\$858	1.0
St. Francois County	\$15.75	\$819	\$32,760	1.3	\$54,500	\$1,363	\$16,350	\$409	7,398	31%	\$12.92	\$672	1.2
St. Louis County	\$23.25	\$1,209	\$48,360	1.9	\$103,200	\$2,580	\$30,960	\$774	130,240	32%	\$21.62	\$1,124	1.1
Saline County	\$15.63	\$813	\$32,520	1.3	\$81,000	\$2,025	\$24,300	\$608	2,153	28%	\$14.28	\$742	1.1
Schuyler County	\$15.33	\$797	\$31,880	1.2	\$64,900	\$1,623	\$19,470	\$487	327	26%	\$9.06	\$471	1.7
Scotland County	\$15.33	\$797	\$31,880	1.2	\$72,000	\$1,800	\$21,600	\$540	303	20%	\$7.04	\$366	2.2
Scott County	\$16.63	\$865	\$34,600	1.4	\$69,800	\$1,745	\$20,940	\$524	4,761	31%	\$12.70	\$660	1.3
Shannon County	\$16.21	\$843	\$33,720	1.3	\$66,800	\$1,670	\$20,040	\$501	503	18%	\$10.73	\$558	1.5
Shelby County	\$15.33	\$797	\$31,880	1.2	\$68,600	\$1,715	\$20,580	\$515	620	26%	\$14.75	\$767	1.0
Stoddard County	\$15.33	\$797	\$31,880	1.2	\$71,400	\$1,785	\$21,420	\$536	3,299	29%	\$15.13	\$787	1.0
Stone County	\$15.60	\$811	\$32,440	1.3	\$74,100	\$1,853	\$22,230	\$556	1,933	15%	\$11.74	\$611	1.3
Sullivan County	\$15.33	\$797	\$31,880	1.2	\$68,900	\$1,723	\$20,670	\$517	513	26%	\$21.35	\$1,110	0.7
Taney County	\$18.38	\$956	\$38,240	1.5	\$67,300	\$1,683	\$20,190	\$505	7,194	33%	\$14.13	\$735	1.3

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MISSOURI

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Texas County	\$15.33	\$797	\$31,880	1.2	\$60,100	\$1,503	\$18,030	\$451	2,214	24%	\$11.59	\$603	1.3
Vernon County	\$16.63	\$865	\$34,600	1.4	\$72,500	\$1,813	\$21,750	\$544	2,250	29%	\$14.07	\$732	1.2
Warren County	\$23.25	\$1,209	\$48,360	1.9	\$103,200	\$2,580	\$30,960	\$774	2,565	20%	\$12.59	\$655	1.8
Washington County	\$15.33	\$797	\$31,880	1.2	\$64,000	\$1,600	\$19,200	\$480	1,935	21%	\$11.60	\$603	1.3
Wayne County	\$15.33	\$797	\$31,880	1.2	\$57,600	\$1,440	\$17,280	\$432	1,153	26%	\$10.14	\$528	1.5
Webster County	\$17.71	\$921	\$36,840	1.4	\$81,500	\$2,038	\$24,450	\$611	3,205	23%	\$13.55	\$705	1.3
Worth County	\$15.87	\$825	\$33,000	1.3	\$69,000	\$1,725	\$20,700	\$518	155	20%	\$9.26	\$481	1.7
Wright County	\$15.33	\$797	\$31,880	1.2	\$54,400	\$1,360	\$16,320	\$408	1,541	23%	\$11.68	\$607	1.3
St. Louis city	\$23.25	\$1,209	\$48,360	1.9	\$103,200	\$2,580	\$30,960	\$774	78,886	55%	\$26.32	\$1,369	0.9

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

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

MONTANA

#42*

In **Montana**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,078**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,594** monthly or **\$43,127** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.73
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MONTANA:

STATE FACTS	
Minimum Wage	\$10.30
Average Renter Wage	\$17.45
2-Bedroom Housing Wage	\$20.73
Number of Renter Households	137485
Percent Renters	31%

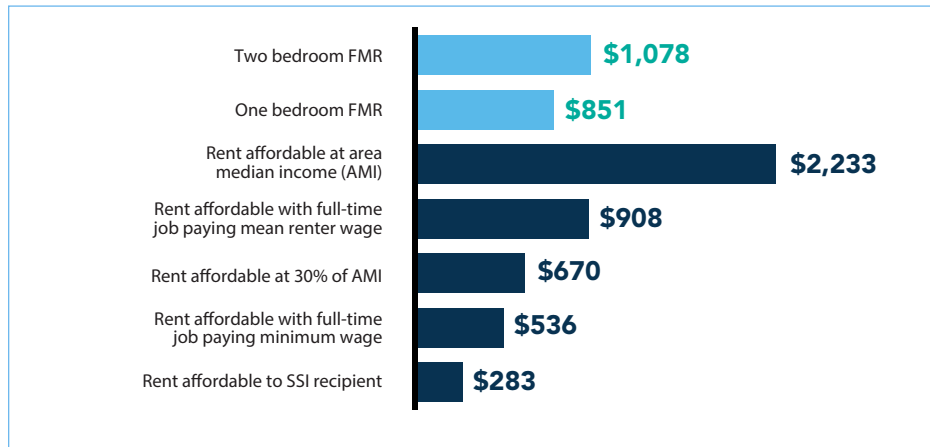
81
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

64
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)

1.6
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Gallatin County	\$24.52
Missoula MSA	\$23.13
Billings HMFA	\$22.08
Broadwater County	\$21.94
Flathead County	\$20.79



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.

MONTANA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Montana	\$20.73	\$1,078	\$43,127	2.0	\$89,302	\$2,233	\$26,790	\$670	137,485	31%	\$17.45	\$908	1.2
Combined Nonmetro Areas	\$20.04	\$1,042	\$41,688	1.9	\$86,597	\$2,165	\$25,979	\$649	83,127	29%	\$17.42	\$906	1.2
<u>Metropolitan Areas</u>													
Billings HMFA	\$22.08	\$1,148	\$45,920	2.1	\$100,500	\$2,513	\$30,150	\$754	21,905	30%	\$17.23	\$896	1.3
Great Falls MSA	\$18.83	\$979	\$39,160	1.8	\$85,300	\$2,133	\$25,590	\$640	11,060	32%	\$16.79	\$873	1.1
Missoula MSA	\$23.13	\$1,203	\$48,120	2.2	\$90,200	\$2,255	\$27,060	\$677	20,774	41%	\$17.85	\$928	1.3
Stillwater County HMFA	\$19.67	\$1,023	\$40,920	1.9	\$101,100	\$2,528	\$30,330	\$758	619	16%	\$25.17	\$1,309	0.8
<u>Counties</u>													
Beaverhead County	\$17.40	\$905	\$36,200	1.7	\$79,200	\$1,980	\$23,760	\$594	1,379	34%	\$13.79	\$717	1.3
Big Horn County	\$17.40	\$905	\$36,200	1.7	\$62,800	\$1,570	\$18,840	\$471	1,210	33%	\$20.25	\$1,053	0.9
Blaine County	\$17.40	\$905	\$36,200	1.7	\$74,300	\$1,858	\$22,290	\$557	845	37%	\$11.50	\$598	1.5
Broadwater County	\$21.94	\$1,141	\$45,640	2.1	\$82,000	\$2,050	\$24,600	\$615	487	17%	\$15.25	\$793	1.4
Carbon County	\$22.08	\$1,148	\$45,920	2.1	\$100,500	\$2,513	\$30,150	\$754	1,218	26%	\$12.13	\$631	1.8
Carter County	\$17.40	\$905	\$36,200	1.7	\$65,500	\$1,638	\$19,650	\$491	218	36%	\$15.65	\$814	1.1
Cascade County	\$18.83	\$979	\$39,160	1.8	\$85,300	\$2,133	\$25,590	\$640	11,060	32%	\$16.79	\$873	1.1
Chouteau County	\$17.40	\$905	\$36,200	1.7	\$80,800	\$2,020	\$24,240	\$606	689	32%	\$17.57	\$914	1.0
Custer County	\$20.08	\$1,044	\$41,760	1.9	\$86,600	\$2,165	\$25,980	\$650	1,634	33%	\$15.66	\$814	1.3
Daniels County	\$17.40	\$905	\$36,200	1.7	\$88,800	\$2,220	\$26,640	\$666	138	19%	\$17.12	\$890	1.0
Dawson County	\$17.40	\$905	\$36,200	1.7	\$93,200	\$2,330	\$27,960	\$699	1,048	28%	\$16.43	\$854	1.1
Deer Lodge County	\$17.40	\$905	\$36,200	1.7	\$66,400	\$1,660	\$19,920	\$498	1,478	34%	\$16.54	\$860	1.1
Fallon County	\$18.31	\$952	\$38,080	1.8	\$120,500	\$3,013	\$36,150	\$904	325	28%	\$19.14	\$995	1.0
Fergus County	\$18.31	\$952	\$38,080	1.8	\$88,400	\$2,210	\$26,520	\$663	1,694	33%	\$18.81	\$978	1.0
Flathead County	\$20.79	\$1,081	\$43,240	2.0	\$88,400	\$2,210	\$26,520	\$663	10,826	26%	\$15.87	\$825	1.3

† Wage data not available (See Appendix B).

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

MONTANA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Gallatin County	\$24.52	\$1,275	\$51,000	2.4	\$109,000	\$2,725	\$32,700	\$818	18,502	39%	\$21.38	\$1,112	1.1
Garfield County	\$17.40	\$905	\$36,200	1.7	\$84,500	\$2,113	\$25,350	\$634	126	31%	\$12.35	\$642	1.4
Glacier County	\$17.40	\$905	\$36,200	1.7	\$54,800	\$1,370	\$16,440	\$411	1,520	36%	\$15.71	\$817	1.1
Golden Valley County †	\$18.21	\$947	\$37,880	1.8	\$67,000	\$1,675	\$20,100	\$503	51	14%			
Granite County	\$17.40	\$905	\$36,200	1.7	\$70,000	\$1,750	\$21,000	\$525	315	23%	\$10.55	\$549	1.6
Hill County	\$17.40	\$905	\$36,200	1.7	\$79,300	\$1,983	\$23,790	\$595	2,120	34%	\$13.64	\$709	1.3
Jefferson County	\$18.10	\$941	\$37,640	1.8	\$95,500	\$2,388	\$28,650	\$716	791	17%	\$17.33	\$901	1.0
Judith Basin County	\$17.40	\$905	\$36,200	1.7	\$81,100	\$2,028	\$24,330	\$608	208	23%	\$13.25	\$689	1.3
Lake County	\$17.96	\$934	\$37,360	1.7	\$76,600	\$1,915	\$22,980	\$575	3,381	28%	\$13.14	\$683	1.4
Lewis and Clark County	\$20.33	\$1,057	\$42,280	2.0	\$90,000	\$2,250	\$27,000	\$675	8,927	29%	\$17.36	\$903	1.2
Liberty County	\$17.40	\$905	\$36,200	1.7	\$60,300	\$1,508	\$18,090	\$452	268	38%	\$11.34	\$590	1.5
Lincoln County	\$17.40	\$905	\$36,200	1.7	\$59,700	\$1,493	\$17,910	\$448	2,151	24%	\$15.25	\$793	1.1
McCone County †	\$19.19	\$998	\$39,920	1.9	\$89,500	\$2,238	\$26,850	\$671	85	11%			
Madison County	\$19.67	\$1,023	\$40,920	1.9	\$77,100	\$1,928	\$23,130	\$578	797	22%	\$29.10	\$1,513	0.7
Meagher County †	\$17.40	\$905	\$36,200	1.7	\$76,100	\$1,903	\$22,830	\$571	122	15%			
Mineral County	\$17.40	\$905	\$36,200	1.7	\$63,600	\$1,590	\$19,080	\$477	410	20%	\$14.69	\$764	1.2
Missoula County	\$23.13	\$1,203	\$48,120	2.2	\$90,200	\$2,255	\$27,060	\$677	20,774	41%	\$17.85	\$928	1.3
Musselshell County	\$17.87	\$929	\$37,160	1.7	\$63,700	\$1,593	\$19,110	\$478	410	19%	\$24.18	\$1,258	0.7
Park County	\$20.31	\$1,056	\$42,240	2.0	\$96,100	\$2,403	\$28,830	\$721	2,397	30%	\$16.23	\$844	1.3
Petroleum County †	\$19.19	\$998	\$39,920	1.9	\$84,300	\$2,108	\$25,290	\$632	56	30%			
Phillips County	\$17.40	\$905	\$36,200	1.7	\$78,200	\$1,955	\$23,460	\$587	349	20%	\$16.15	\$840	1.1
Pondera County	\$17.40	\$905	\$36,200	1.7	\$79,400	\$1,985	\$23,820	\$596	717	33%	\$15.22	\$791	1.1
Powder River County	\$17.40	\$905	\$36,200	1.7	\$83,900	\$2,098	\$25,170	\$629	158	21%	\$17.02	\$885	1.0
Powell County	\$17.40	\$905	\$36,200	1.7	\$70,800	\$1,770	\$21,240	\$531	692	30%	\$15.13	\$787	1.2
Prairie County	\$19.19	\$998	\$39,920	1.9	\$73,000	\$1,825	\$21,900	\$548	121	25%	\$17.55	\$913	1.1
Ravalli County	\$17.85	\$928	\$37,120	1.7	\$85,600	\$2,140	\$25,680	\$642	4,256	23%	\$12.12	\$630	1.5

† Wage data not available (See Appendix B).

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MONTANA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Richland County	\$17.40	\$905	\$36,200	1.7	\$91,300	\$2,283	\$27,390	\$685	1,397	31%	\$20.05	\$1,043	0.9
Roosevelt County	\$17.40	\$905	\$36,200	1.7	\$64,200	\$1,605	\$19,260	\$482	1,048	34%	\$14.67	\$763	1.2
Rosebud County	\$17.40	\$905	\$36,200	1.7	\$71,100	\$1,778	\$21,330	\$533	1,085	36%	\$24.83	\$1,291	0.7
Sanders County	\$17.40	\$905	\$36,200	1.7	\$65,300	\$1,633	\$19,590	\$490	1,192	22%	\$9.66	\$502	1.8
Sheridan County	\$17.40	\$905	\$36,200	1.7	\$94,000	\$2,350	\$28,200	\$705	327	23%	\$17.71	\$921	1.0
Silver Bow County	\$17.92	\$932	\$37,280	1.7	\$79,100	\$1,978	\$23,730	\$593	4,502	30%	\$13.40	\$697	1.3
Stillwater County	\$19.67	\$1,023	\$40,920	1.9	\$101,100	\$2,528	\$30,330	\$758	619	16%	\$25.17	\$1,309	0.8
Sweet Grass County	\$17.40	\$905	\$36,200	1.7	\$89,000	\$2,225	\$26,700	\$668	343	24%	\$21.63	\$1,125	0.8
Teton County	\$17.40	\$905	\$36,200	1.7	\$81,800	\$2,045	\$24,540	\$614	591	24%	\$11.78	\$612	1.5
Toole County	\$17.40	\$905	\$36,200	1.7	\$79,200	\$1,980	\$23,760	\$594	630	35%	\$20.36	\$1,059	0.9
Treasure County	\$19.19	\$998	\$39,920	1.9	\$76,800	\$1,920	\$23,040	\$576	106	32%	\$12.35	\$642	1.6
Valley County	\$17.40	\$905	\$36,200	1.7	\$88,300	\$2,208	\$26,490	\$662	688	24%	\$13.64	\$709	1.3
Wheatland County	\$17.40	\$905	\$36,200	1.7	\$58,300	\$1,458	\$17,490	\$437	198	23%	\$20.02	\$1,041	0.9
Wibaux County	\$19.19	\$998	\$39,920	1.9	\$97,200	\$2,430	\$29,160	\$729	119	26%	\$12.13	\$631	1.6
Yellowstone County	\$22.08	\$1,148	\$45,920	2.1	\$100,500	\$2,513	\$30,150	\$754	20,687	30%	\$17.39	\$904	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEBRASKA

#44*

In **Nebraska**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,057**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,522** monthly or **\$42,267** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.32
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEBRASKA:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$17.49
2-Bedroom Housing Wage	\$20.32
Number of Renter Households	259728
Percent Renters	33%

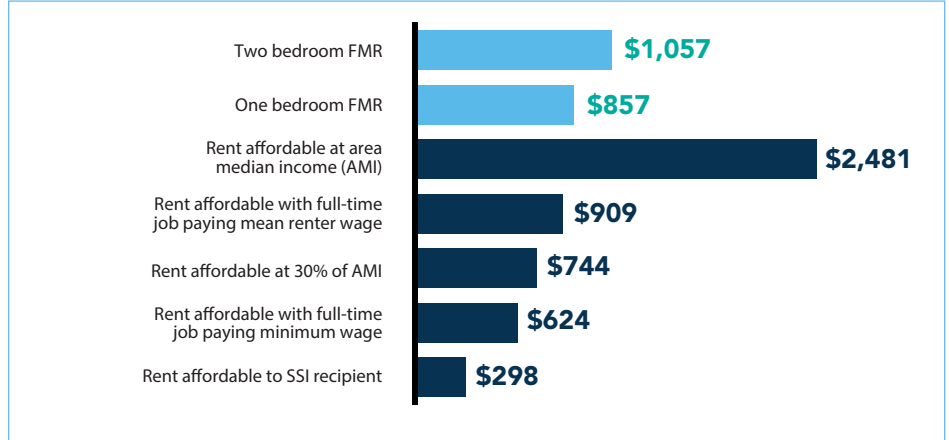
68
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

55
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.4
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Omaha-Council Bluffs HMFA	\$22.50
Lincoln HMFA	\$20.52
Stanton County	\$20.38
Sioux City MSA	\$19.42
Hall County HMFA	\$18.96



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.

NEBRASKA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nebraska	\$20.32	\$1,057	\$42,267	1.7	\$99,245	\$2,481	\$29,773	\$744	259,728	33%	\$17.49	\$909	1.2
Combined Nonmetro Areas	\$17.36	\$902	\$36,099	1.4	\$87,251	\$2,181	\$26,175	\$654	76,867	28%	\$15.09	\$785	1.1
<u>Metropolitan Areas</u>													
Hall County HMFA	\$18.96	\$986	\$39,440	1.6	\$80,700	\$2,018	\$24,210	\$605	9,078	38%	\$17.07	\$888	1.1
Howard County HMFA	\$16.77	\$872	\$34,880	1.4	\$93,900	\$2,348	\$28,170	\$704	619	24%	\$8.64	\$449	1.9
Lincoln HMFA	\$20.52	\$1,067	\$42,680	1.7	\$102,100	\$2,553	\$30,630	\$766	52,844	41%	\$17.00	\$884	1.2
Merrick County HMFA	\$16.77	\$872	\$34,880	1.4	\$87,700	\$2,193	\$26,310	\$658	674	21%	\$13.54	\$704	1.2
Omaha-Council Bluffs HMFA	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	113,087	35%	\$19.22	\$999	1.2
Saunders County HMFA	\$17.79	\$925	\$37,000	1.5	\$109,000	\$2,725	\$32,700	\$818	1,707	19%	\$13.20	\$687	1.3
Seward County HMFA	\$17.50	\$910	\$36,400	1.5	\$107,900	\$2,698	\$32,370	\$809	1,791	27%	\$17.66	\$918	1.0
Sioux City MSA	\$19.42	\$1,010	\$40,400	1.6	\$92,500	\$2,313	\$27,750	\$694	3,061	33%	\$18.75	\$975	1.0
<u>Counties</u>													
Adams County	\$16.77	\$872	\$34,880	1.4	\$84,600	\$2,115	\$25,380	\$635	4,026	32%	\$13.10	\$681	1.3
Antelope County	\$16.77	\$872	\$34,880	1.4	\$81,000	\$2,025	\$24,300	\$608	645	25%	\$15.64	\$813	1.1
Arthur County †	\$16.77	\$872	\$34,880	1.4	\$95,300	\$2,383	\$28,590	\$715	46	26%			
Banner County †	\$16.83	\$875	\$35,000	1.4	\$82,500	\$2,063	\$24,750	\$619	76	31%			
Blaine County †	\$16.83	\$875	\$35,000	1.4	\$61,700	\$1,543	\$18,510	\$463	45	22%			
Boone County	\$16.77	\$872	\$34,880	1.4	\$92,100	\$2,303	\$27,630	\$691	433	19%	\$15.44	\$803	1.1
Box Butte County	\$17.60	\$915	\$36,600	1.5	\$77,200	\$1,930	\$23,160	\$579	1,233	27%	\$13.11	\$682	1.3
Boyd County	\$16.77	\$872	\$34,880	1.4	\$87,400	\$2,185	\$26,220	\$656	138	17%	\$13.42	\$698	1.2
Brown County	\$16.77	\$872	\$34,880	1.4	\$70,500	\$1,763	\$21,150	\$529	302	25%	\$15.19	\$790	1.1
Buffalo County	\$18.46	\$960	\$38,400	1.5	\$99,200	\$2,480	\$29,760	\$744	6,589	34%	\$14.51	\$754	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEBRASKA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Burt County	\$16.77	\$872	\$34,880	1.4	\$84,200	\$2,105	\$25,260	\$632	642	23%	\$12.37	\$643	1.4
Butler County	\$16.77	\$872	\$34,880	1.4	\$104,300	\$2,608	\$31,290	\$782	665	19%	\$13.70	\$713	1.2
Cass County	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	1,782	17%	\$13.43	\$698	1.7
Cedar County	\$16.77	\$872	\$34,880	1.4	\$97,000	\$2,425	\$29,100	\$728	684	20%	\$12.99	\$676	1.3
Chase County	\$16.77	\$872	\$34,880	1.4	\$78,700	\$1,968	\$23,610	\$590	384	26%	\$16.82	\$875	1.0
Cherry County	\$16.77	\$872	\$34,880	1.4	\$74,100	\$1,853	\$22,230	\$556	897	43%	\$13.42	\$698	1.2
Cheyenne County	\$18.50	\$962	\$38,480	1.5	\$78,600	\$1,965	\$23,580	\$590	1,511	35%	\$14.61	\$760	1.3
Clay County	\$16.77	\$872	\$34,880	1.4	\$91,800	\$2,295	\$27,540	\$689	485	20%	\$11.16	\$580	1.5
Colfax County	\$17.37	\$903	\$36,120	1.4	\$80,100	\$2,003	\$24,030	\$601	785	22%	\$21.08	\$1,096	0.8
Cuming County	\$16.77	\$872	\$34,880	1.4	\$88,900	\$2,223	\$26,670	\$667	1,075	29%	\$17.04	\$886	1.0
Custer County	\$16.77	\$872	\$34,880	1.4	\$77,500	\$1,938	\$23,250	\$581	1,383	30%	\$17.37	\$903	1.0
Dakota County	\$19.42	\$1,010	\$40,400	1.6	\$92,500	\$2,313	\$27,750	\$694	2,511	35%	\$19.25	\$1,001	1.0
Dawes County	\$17.42	\$906	\$36,240	1.5	\$75,400	\$1,885	\$22,620	\$566	1,282	37%	\$12.11	\$630	1.4
Dawson County	\$17.37	\$903	\$36,120	1.4	\$82,300	\$2,058	\$24,690	\$617	2,902	33%	\$17.55	\$912	1.0
Deuel County	\$16.77	\$872	\$34,880	1.4	\$76,400	\$1,910	\$22,920	\$573	146	17%	\$15.80	\$821	1.1
Dixon County	\$19.42	\$1,010	\$40,400	1.6	\$92,500	\$2,313	\$27,750	\$694	550	25%	\$14.54	\$756	1.3
Dodge County	\$18.77	\$976	\$39,040	1.6	\$91,200	\$2,280	\$27,360	\$684	5,011	34%	\$16.93	\$881	1.1
Douglas County	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	88,330	38%	\$19.99	\$1,040	1.1
Dundy County	\$16.77	\$872	\$34,880	1.4	\$97,300	\$2,433	\$29,190	\$730	174	22%	\$15.56	\$809	1.1
Fillmore County	\$16.77	\$872	\$34,880	1.4	\$107,100	\$2,678	\$32,130	\$803	462	19%	\$15.65	\$814	1.1
Franklin County	\$16.77	\$872	\$34,880	1.4	\$77,500	\$1,938	\$23,250	\$581	208	17%	\$16.71	\$869	1.0
Frontier County	\$16.77	\$872	\$34,880	1.4	\$77,000	\$1,925	\$23,100	\$578	337	33%	\$10.72	\$557	1.6
Furnas County	\$16.77	\$872	\$34,880	1.4	\$76,000	\$1,900	\$22,800	\$570	439	22%	\$18.66	\$971	0.9
Gage County	\$16.77	\$872	\$34,880	1.4	\$87,800	\$2,195	\$26,340	\$659	2,685	29%	\$12.04	\$626	1.4
Garden County	\$16.77	\$872	\$34,880	1.4	\$62,900	\$1,573	\$18,870	\$472	169	20%	\$19.08	\$992	0.9
Garfield County	\$16.77	\$872	\$34,880	1.4	\$75,900	\$1,898	\$22,770	\$569	175	23%	\$10.42	\$542	1.6

† Wage data not available (See Appendix B).

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEBRASKA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Gosper County	\$16.77	\$872	\$34,880	1.4	\$87,400	\$2,185	\$26,220	\$656	130	17%	\$19.10	\$993	0.9
Grant County	\$16.83	\$875	\$35,000	1.4	\$76,600	\$1,915	\$22,980	\$575	85	30%	\$13.79	\$717	1.2
Greeley County	\$16.77	\$872	\$34,880	1.4	\$81,200	\$2,030	\$24,360	\$609	159	18%	\$13.00	\$676	1.3
Hall County	\$18.96	\$986	\$39,440	1.6	\$80,700	\$2,018	\$24,210	\$605	9,078	38%	\$17.07	\$888	1.1
Hamilton County	\$16.77	\$872	\$34,880	1.4	\$96,500	\$2,413	\$28,950	\$724	680	19%	\$15.00	\$780	1.1
Harlan County	\$16.77	\$872	\$34,880	1.4	\$95,200	\$2,380	\$28,560	\$714	208	17%	\$11.43	\$594	1.5
Hayes County †	\$16.77	\$872	\$34,880	1.4	\$84,000	\$2,100	\$25,200	\$630	108	29%			
Hitchcock County	\$16.77	\$872	\$34,880	1.4	\$72,900	\$1,823	\$21,870	\$547	253	23%	\$12.04	\$626	1.4
Holt County	\$16.77	\$872	\$34,880	1.4	\$85,100	\$2,128	\$25,530	\$638	1,113	28%	\$15.97	\$830	1.1
Hooker County	\$16.77	\$872	\$34,880	1.4	\$91,600	\$2,290	\$27,480	\$687	161	55%	\$15.16	\$788	1.1
Howard County	\$16.77	\$872	\$34,880	1.4	\$93,900	\$2,348	\$28,170	\$704	619	24%	\$8.64	\$449	1.9
Jefferson County	\$16.77	\$872	\$34,880	1.4	\$75,100	\$1,878	\$22,530	\$563	934	30%	\$18.20	\$946	0.9
Johnson County	\$16.77	\$872	\$34,880	1.4	\$81,000	\$2,025	\$24,300	\$608	488	28%	\$11.95	\$622	1.4
Kearney County	\$17.13	\$891	\$35,640	1.4	\$92,900	\$2,323	\$27,870	\$697	617	23%	\$15.47	\$804	1.1
Keith County	\$16.77	\$872	\$34,880	1.4	\$81,500	\$2,038	\$24,450	\$611	984	26%	\$13.15	\$684	1.3
Keya Paha County †	\$16.83	\$875	\$35,000	1.4	\$70,100	\$1,753	\$21,030	\$526	68	21%			
Kimball County	\$16.77	\$872	\$34,880	1.4	\$77,500	\$1,938	\$23,250	\$581	416	28%	\$14.96	\$778	1.1
Knox County	\$16.77	\$872	\$34,880	1.4	\$82,200	\$2,055	\$24,660	\$617	787	24%	\$13.56	\$705	1.2
Lancaster County	\$20.52	\$1,067	\$42,680	1.7	\$102,100	\$2,553	\$30,630	\$766	52,844	41%	\$17.00	\$884	1.2
Lincoln County	\$17.17	\$893	\$35,720	1.4	\$86,100	\$2,153	\$25,830	\$646	4,782	33%	\$14.22	\$740	1.2
Logan County	\$16.77	\$872	\$34,880	1.4	\$82,700	\$2,068	\$24,810	\$620	49	16%	\$13.51	\$702	1.2
Loup County †	\$16.83	\$875	\$35,000	1.4	\$73,500	\$1,838	\$22,050	\$551	87	32%			
McPherson County †	\$16.83	\$875	\$35,000	1.4	\$66,800	\$1,670	\$20,040	\$501	45	23%			
Madison County	\$17.88	\$930	\$37,200	1.5	\$88,900	\$2,223	\$26,670	\$667	4,674	33%	\$17.09	\$889	1.0
Merrick County	\$16.77	\$872	\$34,880	1.4	\$87,700	\$2,193	\$26,310	\$658	674	21%	\$13.54	\$704	1.2
Morrill County	\$16.77	\$872	\$34,880	1.4	\$83,500	\$2,088	\$25,050	\$626	354	20%	\$10.25	\$533	1.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEBRASKA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nance County	\$16.77	\$872	\$34,880	1.4	\$85,800	\$2,145	\$25,740	\$644	226	17%	\$15.74	\$818	1.1
Nemaha County	\$16.77	\$872	\$34,880	1.4	\$98,400	\$2,460	\$29,520	\$738	864	30%	\$11.85	\$616	1.4
Nuckolls County	\$16.77	\$872	\$34,880	1.4	\$82,200	\$2,055	\$24,660	\$617	322	18%	\$12.06	\$627	1.4
Otoe County	\$16.85	\$876	\$35,040	1.4	\$103,100	\$2,578	\$30,930	\$773	1,489	23%	\$13.30	\$691	1.3
Pawnee County	\$16.77	\$872	\$34,880	1.4	\$73,700	\$1,843	\$22,110	\$553	187	17%	\$21.28	\$1,106	0.8
Perkins County	\$16.77	\$872	\$34,880	1.4	\$86,000	\$2,150	\$25,800	\$645	256	22%	\$18.97	\$986	0.9
Phelps County	\$16.77	\$872	\$34,880	1.4	\$96,700	\$2,418	\$29,010	\$725	1,139	30%	\$13.67	\$711	1.2
Pierce County	\$16.77	\$872	\$34,880	1.4	\$83,800	\$2,095	\$25,140	\$629	631	22%	\$16.71	\$869	1.0
Platte County	\$17.92	\$932	\$37,280	1.5	\$96,500	\$2,413	\$28,950	\$724	3,355	25%	\$15.05	\$783	1.2
Polk County	\$16.77	\$872	\$34,880	1.4	\$90,300	\$2,258	\$27,090	\$677	381	19%	\$14.02	\$729	1.2
Red Willow County	\$16.77	\$872	\$34,880	1.4	\$87,900	\$2,198	\$26,370	\$659	1,240	29%	\$13.52	\$703	1.2
Richardson County	\$16.77	\$872	\$34,880	1.4	\$74,100	\$1,853	\$22,230	\$556	947	26%	\$13.36	\$695	1.3
Rock County	\$16.77	\$872	\$34,880	1.4	\$66,300	\$1,658	\$19,890	\$497	131	23%	\$15.25	\$793	1.1
Saline County	\$16.77	\$872	\$34,880	1.4	\$88,200	\$2,205	\$26,460	\$662	1,348	26%	\$15.55	\$809	1.1
Sarpy County	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	21,407	30%	\$16.42	\$854	1.4
Saunders County	\$17.79	\$925	\$37,000	1.5	\$109,000	\$2,725	\$32,700	\$818	1,707	19%	\$13.20	\$687	1.3
Scotts Bluff County	\$17.19	\$894	\$35,760	1.4	\$83,300	\$2,083	\$24,990	\$625	4,861	32%	\$13.76	\$716	1.2
Seward County	\$17.50	\$910	\$36,400	1.5	\$107,900	\$2,698	\$32,370	\$809	1,791	27%	\$17.66	\$918	1.0
Sheridan County	\$16.77	\$872	\$34,880	1.4	\$71,600	\$1,790	\$21,480	\$537	639	30%	\$14.35	\$746	1.2
Sherman County	\$16.77	\$872	\$34,880	1.4	\$74,500	\$1,863	\$22,350	\$559	325	25%	\$14.64	\$761	1.1
Sioux County †	\$16.77	\$872	\$34,880	1.4	\$61,800	\$1,545	\$18,540	\$464	169	38%			
Stanton County	\$20.38	\$1,060	\$42,400	1.7	\$94,500	\$2,363	\$28,350	\$709	463	21%	\$25.06	\$1,303	0.8
Thayer County	\$16.77	\$872	\$34,880	1.4	\$79,200	\$1,980	\$23,760	\$594	464	23%	\$20.03	\$1,041	0.8
Thomas County	\$16.77	\$872	\$34,880	1.4	\$77,300	\$1,933	\$23,190	\$580	99	32%	\$26.17	\$1,361	0.6
Thurston County	\$16.77	\$872	\$34,880	1.4	\$74,300	\$1,858	\$22,290	\$557	779	39%	\$18.07	\$939	0.9
Valley County	\$16.77	\$872	\$34,880	1.4	\$87,600	\$2,190	\$26,280	\$657	395	23%	\$12.94	\$673	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEBRASKA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington County	\$22.50	\$1,170	\$46,800	1.9	\$109,500	\$2,738	\$32,850	\$821	1,568	19%	\$15.24	\$792	1.5
Wayne County	\$16.77	\$872	\$34,880	1.4	\$86,400	\$2,160	\$25,920	\$648	1,167	31%	\$7.25	\$377	2.3
Webster County	\$16.77	\$872	\$34,880	1.4	\$78,600	\$1,965	\$23,580	\$590	270	18%	\$11.16	\$580	1.5
Wheeler County	\$16.77	\$872	\$34,880	1.4	\$85,100	\$2,128	\$25,530	\$638	79	23%	\$21.57	\$1,121	0.8
York County	\$18.23	\$948	\$37,920	1.5	\$91,000	\$2,275	\$27,300	\$683	1,425	25%	\$17.78	\$925	1.0

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEVADA

#16*

In **Nevada**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,605**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,350** monthly or **\$64,203** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$30.87
PER HOUR
**STATE HOUSING
WAGE**

FACTS ABOUT NEVADA:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$21.80
2-Bedroom Housing Wage	\$30.87
Number of Renter Households	483711
Percent Renters	42%

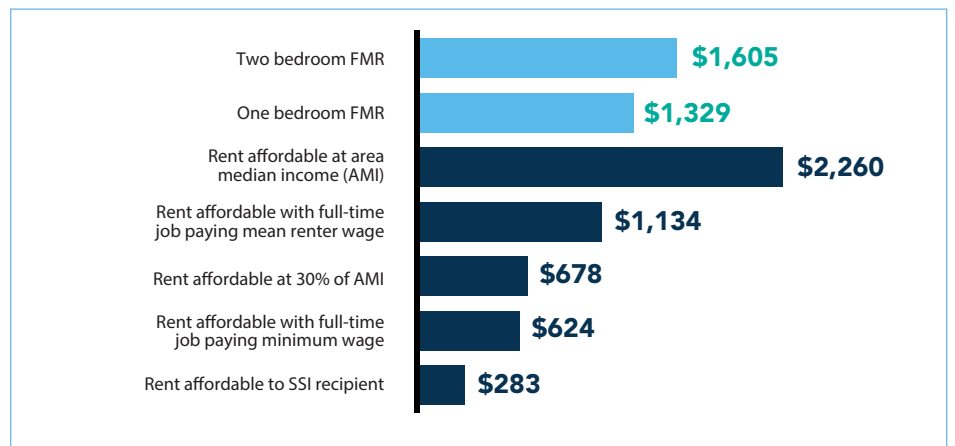
103
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

85
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.6
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.1
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Las Vegas-Henderson-Paradise MSA	\$31.60
Reno MSA	\$30.42
Douglas County	\$27.77
Elko County	\$27.60
Esmeralda County	\$27.08



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.

NEVADA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nevada	\$30.87	\$1,605	\$64,203	2.6	\$90,411	\$2,260	\$27,123	\$678	483,711	42%	\$21.80	\$1,134	1.4
Combined Nonmetro Areas	\$24.66	\$1,282	\$51,291	2.1	\$91,768	\$2,294	\$27,530	\$688	30,347	27%	\$22.94	\$1,193	1.1
Metropolitan Areas													
Carson City MSA	\$26.13	\$1,359	\$54,360	2.2	\$87,200	\$2,180	\$26,160	\$654	8,905	38%	\$22.03	\$1,146	1.2
Las Vegas-Henderson-Paradise MSA	\$31.60	\$1,643	\$65,720	2.6	\$87,800	\$2,195	\$26,340	\$659	364,659	44%	\$21.59	\$1,122	1.5
Reno MSA	\$30.42	\$1,582	\$63,280	2.5	\$101,200	\$2,530	\$30,360	\$759	79,800	41%	\$22.31	\$1,160	1.4
Counties													
Churchill County	\$23.25	\$1,209	\$48,360	1.9	\$100,300	\$2,508	\$30,090	\$752	3,176	33%	\$24.31	\$1,264	1.0
Clark County	\$31.60	\$1,643	\$65,720	2.6	\$87,800	\$2,195	\$26,340	\$659	364,659	44%	\$21.59	\$1,122	1.5
Douglas County	\$27.77	\$1,444	\$57,760	2.3	\$101,900	\$2,548	\$30,570	\$764	4,888	23%	\$18.69	\$972	1.5
Elko County	\$27.60	\$1,435	\$57,400	2.3	\$106,500	\$2,663	\$31,950	\$799	6,020	32%	\$23.88	\$1,242	1.2
Esmeralda County †	\$27.08	\$1,408	\$56,320	2.3	\$94,800	\$2,370	\$28,440	\$711	234	48%			
Eureka County	\$24.54	\$1,276	\$51,040	2.0	\$83,800	\$2,095	\$25,140	\$629	137	24%	\$54.85	\$2,852	0.4
Humboldt County	\$23.52	\$1,223	\$48,920	2.0	\$92,300	\$2,308	\$27,690	\$692	2,086	30%	\$19.11	\$994	1.2
Lander County	\$22.31	\$1,160	\$46,400	1.9	\$108,200	\$2,705	\$32,460	\$812	551	24%	\$16.67	\$867	1.3
Lincoln County	\$19.25	\$1,001	\$40,040	1.6	\$87,900	\$2,198	\$26,370	\$659	433	26%	\$13.22	\$687	1.5
Lyon County	\$23.56	\$1,225	\$49,000	2.0	\$89,400	\$2,235	\$26,820	\$671	5,500	24%	\$20.01	\$1,040	1.2
Mineral County	\$24.54	\$1,276	\$51,040	2.0	\$61,000	\$1,525	\$18,300	\$458	491	26%	\$21.78	\$1,132	1.1
Nye County	\$22.04	\$1,146	\$45,840	1.8	\$68,000	\$1,700	\$20,400	\$510	5,440	25%	\$20.75	\$1,079	1.1
Pershing County	\$19.62	\$1,020	\$40,800	1.6	\$91,700	\$2,293	\$27,510	\$688	509	27%	\$18.86	\$981	1.0
Storey County †	\$30.42	\$1,582	\$63,280	2.5	\$101,200	\$2,530	\$30,360	\$759	51	3%			
Washoe County	\$30.42	\$1,582	\$63,280	2.5	\$101,200	\$2,530	\$30,360	\$759	79,749	41%	\$22.31	\$1,160	1.4
White Pine County	\$24.65	\$1,282	\$51,280	2.1	\$99,500	\$2,488	\$29,850	\$746	882	26%	\$32.96	\$1,714	0.7

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEVADA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Carson City	\$26.13	\$1,359	\$54,360	2.2	\$87,200	\$2,180	\$26,160	\$654	8,905	38%	\$22.03	\$1,146	1.2

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2024 Fair Market Rent.
- 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
- 4: AMI = Fiscal Year 2024 Area Median Income
- 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

NEW HAMPSHIRE

#13*

In **New Hampshire**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,706**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,686** monthly or **\$68,238** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.81
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT NEW HAMPSHIRE:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.61
2-Bedroom Housing Wage	\$32.81
Number of Renter Households	151171
Percent Renters	28%

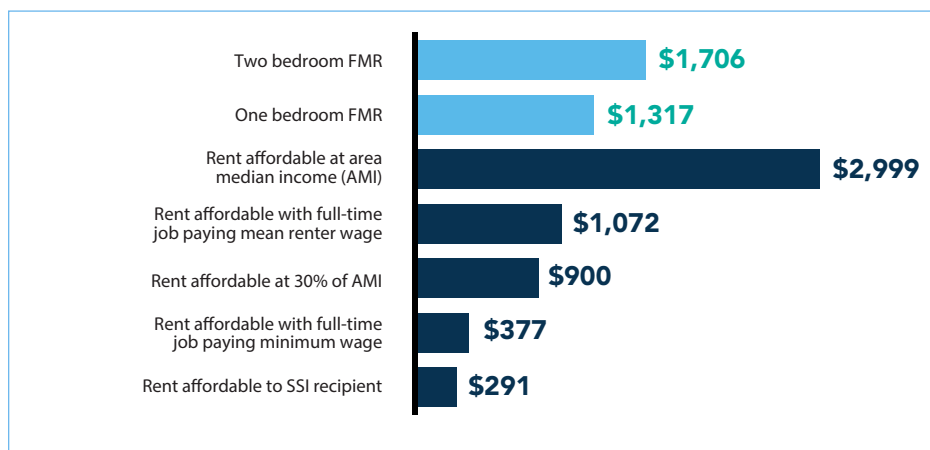
181
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom Rental Home** (at FMR)

140
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom Rental Home** (at FMR)

4.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

3.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Boston-Cambridge-Quincy HMFA	\$54.37
Porstmouth-Rochester HMFA	\$38.52
Nashua HMFA	\$37.62
Lawrence HMFA	\$36.87
Western Rockingham County HMFA	\$35.06



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.

NEW HAMPSHIRE

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New Hampshire	\$32.81	\$1,706	\$68,238	4.5	\$119,945	\$2,999	\$35,984	\$900	151,171	28%	\$20.61	\$1,072	1.6
Combined Nonmetro Areas	\$25.61	\$1,332	\$53,262	3.5	\$105,428	\$2,636	\$31,628	\$791	52,737	26%	\$18.02	\$937	1.4
Metropolitan Areas													
Boston-Cambridge-Quincy HMFA	\$54.37	\$2,827	\$113,080	7.5	\$148,900	\$3,723	\$44,670	\$1,117	971	24%	\$20.40	\$1,061	2.7
Hillsborough County (part) HMFA	\$28.12	\$1,462	\$58,480	3.9	\$115,800	\$2,895	\$34,740	\$869	2,569	20%	\$23.59	\$1,227	1.2
Lawrence HMFA	\$36.87	\$1,917	\$76,680	5.1	\$127,900	\$3,198	\$38,370	\$959	10,807	19%	\$20.40	\$1,061	1.8
Manchester HMFA	\$34.06	\$1,771	\$70,840	4.7	\$114,400	\$2,860	\$34,320	\$858	27,753	42%	\$23.59	\$1,227	1.4
Nashua HMFA	\$37.62	\$1,956	\$78,240	5.2	\$134,400	\$3,360	\$40,320	\$1,008	24,361	28%	\$23.59	\$1,227	1.6
Portsmouth-Rochester HMFA	\$38.52	\$2,003	\$80,120	5.3	\$131,200	\$3,280	\$39,360	\$984	29,791	31%	\$20.35	\$1,058	1.9
Western Rockingham County HMFA	\$35.06	\$1,823	\$72,920	4.8	\$143,700	\$3,593	\$43,110	\$1,078	2,182	12%	\$20.40	\$1,061	1.7
Counties													
Belknap County	\$25.56	\$1,329	\$53,160	3.5	\$107,400	\$2,685	\$32,220	\$806	5,945	23%	\$14.50	\$754	1.8
Carroll County	\$23.87	\$1,241	\$49,640	3.3	\$99,900	\$2,498	\$29,970	\$749	3,994	18%	\$15.72	\$818	1.5
Cheshire County	\$26.81	\$1,394	\$55,760	3.7	\$101,500	\$2,538	\$30,450	\$761	8,885	29%	\$17.83	\$927	1.5
Coos County	\$18.46	\$960	\$38,400	2.5	\$79,500	\$1,988	\$23,850	\$596	3,658	27%	\$13.53	\$704	1.4
Grafton County	\$25.29	\$1,315	\$52,600	3.5	\$108,200	\$2,705	\$32,460	\$812	10,308	29%	\$22.42	\$1,166	1.1
Merrimack County	\$27.44	\$1,427	\$57,080	3.8	\$115,100	\$2,878	\$34,530	\$863	15,698	26%	\$18.01	\$936	1.5
Sullivan County	\$24.94	\$1,297	\$51,880	3.4	\$96,900	\$2,423	\$29,070	\$727	4,249	27%	\$13.68	\$711	1.8

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEW JERSEY

#7*

In **New Jersey**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,980**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,601** monthly or **\$79,215** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$38.08
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT NEW JERSEY:

STATE FACTS	
Minimum Wage	\$15.13
Average Renter Wage	\$23.70
2-Bedroom Housing Wage	\$38.08
Number of Renter Households	1242331
Percent Renters	36%

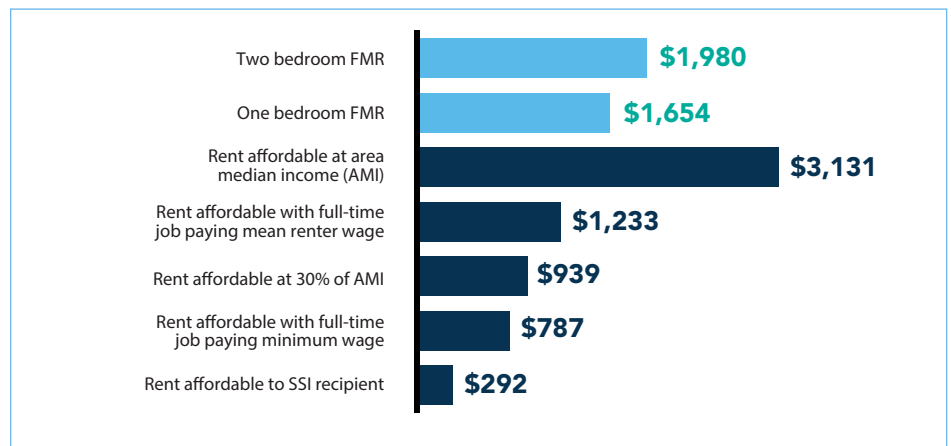
101
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

84
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Jersey City HMFA	\$44.21
Middlesex-Somerset-Hunterdon HMFA	\$43.77
Trenton MSA	\$38.42
Monmouth-Ocean HMFA	\$36.85
Newark HMFA	\$36.85



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.

NEW JERSEY

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New Jersey	\$38.08	\$1,980	\$79,215	2.5	\$125,225	\$3,131	\$37,568	\$939	1,242,331	36%	\$23.70	\$1,233	1.6
Metropolitan Areas													
Atlantic City-Hamilton MSA	\$32.12	\$1,670	\$66,800	2.1	\$100,500	\$2,513	\$30,150	\$754	34,262	32%	\$14.42	\$750	2.2
Bergen-Passaic HMFA	\$36.38	\$1,892	\$75,680	2.4	\$129,500	\$3,238	\$38,850	\$971	206,780	39%	\$21.86	\$1,137	1.7
Jersey City HMFA	\$44.21	\$2,299	\$91,960	2.9	\$100,200	\$2,505	\$30,060	\$752	196,523	68%	\$38.66	\$2,010	1.1
Middlesex-Somerset-Hunterdon HMFA	\$43.77	\$2,276	\$91,040	2.9	\$146,200	\$3,655	\$43,860	\$1,097	148,334	31%	\$27.11	\$1,410	1.6
Monmouth-Ocean HMFA	\$36.85	\$1,916	\$76,640	2.4	\$130,600	\$3,265	\$39,180	\$980	108,784	22%	\$16.44	\$855	2.2
Newark HMFA	\$36.85	\$1,916	\$76,640	2.4	\$130,300	\$3,258	\$39,090	\$977	315,974	42%	\$27.15	\$1,412	1.4
Ocean City MSA	\$30.17	\$1,569	\$62,760	2.0	\$111,700	\$2,793	\$33,510	\$838	9,327	22%	\$10.99	\$572	2.7
Philadelphia-Camden-Wilmington MSA	\$33.40	\$1,737	\$69,480	2.2	\$114,700	\$2,868	\$34,410	\$860	140,486	28%	\$17.90	\$931	1.9
Trenton MSA	\$38.42	\$1,998	\$79,920	2.5	\$125,900	\$3,148	\$37,770	\$944	51,914	37%	\$26.23	\$1,364	1.5
Vineland-Bridgeton MSA	\$29.71	\$1,545	\$61,800	2.0	\$75,800	\$1,895	\$22,740	\$569	17,864	34%	\$14.66	\$762	2.0
Warren County HMFA	\$29.62	\$1,540	\$61,600	2.0	\$115,100	\$2,878	\$34,530	\$863	12,083	27%	\$16.77	\$872	1.8
Counties													
Atlantic County	\$32.12	\$1,670	\$66,800	2.1	\$100,500	\$2,513	\$30,150	\$754	34,262	32%	\$14.42	\$750	2.2
Bergen County	\$36.38	\$1,892	\$75,680	2.4	\$129,500	\$3,238	\$38,850	\$971	122,398	35%	\$23.31	\$1,212	1.6
Burlington County	\$33.40	\$1,737	\$69,480	2.2	\$114,700	\$2,868	\$34,410	\$860	42,140	24%	\$21.22	\$1,103	1.6
Camden County	\$33.40	\$1,737	\$69,480	2.2	\$114,700	\$2,868	\$34,410	\$860	68,721	35%	\$17.25	\$897	1.9
Cape May County	\$30.17	\$1,569	\$62,760	2.0	\$111,700	\$2,793	\$33,510	\$838	9,327	22%	\$10.99	\$572	2.7
Cumberland County	\$29.71	\$1,545	\$61,800	2.0	\$75,800	\$1,895	\$22,740	\$569	17,864	34%	\$14.66	\$762	2.0
Essex County	\$36.85	\$1,916	\$76,640	2.4	\$130,300	\$3,258	\$39,090	\$977	173,131	55%	\$26.10	\$1,357	1.4

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEW JERSEY

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Gloucester County	\$33.40	\$1,737	\$69,480	2.2	\$114,700	\$2,868	\$34,410	\$860	22,355	20%	\$13.42	\$698	2.5
Hudson County	\$44.21	\$2,299	\$91,960	2.9	\$100,200	\$2,505	\$30,060	\$752	196,523	68%	\$38.66	\$2,010	1.1
Hunterdon County	\$43.77	\$2,276	\$91,040	2.9	\$146,200	\$3,655	\$43,860	\$1,097	7,709	16%	\$17.40	\$905	2.5
Mercer County	\$38.42	\$1,998	\$79,920	2.5	\$125,900	\$3,148	\$37,770	\$944	51,914	37%	\$26.23	\$1,364	1.5
Middlesex County	\$43.77	\$2,276	\$91,040	2.9	\$146,200	\$3,655	\$43,860	\$1,097	109,162	36%	\$26.53	\$1,379	1.6
Monmouth County	\$36.85	\$1,916	\$76,640	2.4	\$130,600	\$3,265	\$39,180	\$980	60,646	24%	\$16.30	\$848	2.3
Morris County	\$36.85	\$1,916	\$76,640	2.4	\$130,300	\$3,258	\$39,090	\$977	49,591	26%	\$30.76	\$1,599	1.2
Ocean County	\$36.85	\$1,916	\$76,640	2.4	\$130,600	\$3,265	\$39,180	\$980	48,138	20%	\$16.66	\$866	2.2
Passaic County	\$36.38	\$1,892	\$75,680	2.4	\$129,500	\$3,238	\$38,850	\$971	84,382	48%	\$17.90	\$931	2.0
Salem County	\$33.40	\$1,737	\$69,480	2.2	\$114,700	\$2,868	\$34,410	\$860	7,270	29%	\$16.50	\$858	2.0
Somerset County	\$43.77	\$2,276	\$91,040	2.9	\$146,200	\$3,655	\$43,860	\$1,097	31,463	25%	\$30.53	\$1,588	1.4
Sussex County	\$36.85	\$1,916	\$76,640	2.4	\$130,300	\$3,258	\$39,090	\$977	8,587	15%	\$14.39	\$748	2.6
Union County	\$36.85	\$1,916	\$76,640	2.4	\$130,300	\$3,258	\$39,090	\$977	84,665	42%	\$25.69	\$1,336	1.4
Warren County	\$29.62	\$1,540	\$61,600	2.0	\$115,100	\$2,878	\$34,530	\$863	12,083	27%	\$16.77	\$872	1.8

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEW MEXICO

#35*

In **New Mexico**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,134**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,780** monthly or **\$45,359** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$21.81
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEW MEXICO:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$17.57
2-Bedroom Housing Wage	\$21.81
Number of Renter Households	254673
Percent Renters	31%

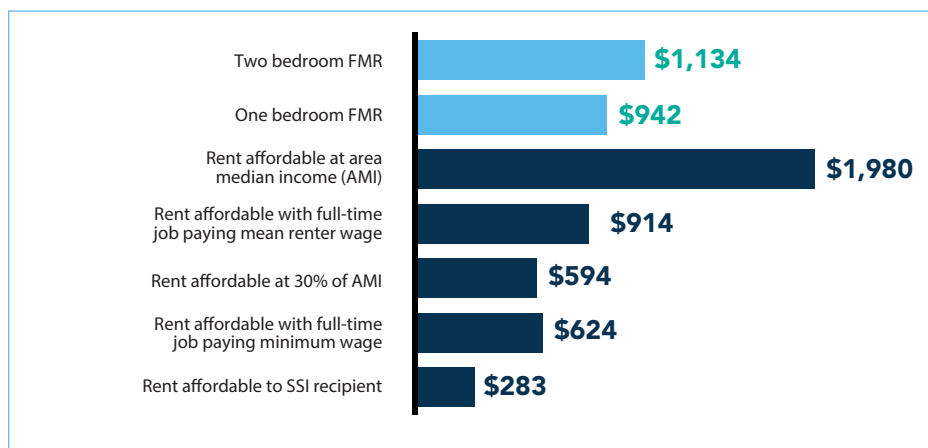
73
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

60
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.8
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
Santa Fe MSA	\$29.52
Los Alamos County	\$26.21
Albuquerque MSA	\$23.50
Lea County	\$22.46
Eddy County	\$20.90



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.

NEW MEXICO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New Mexico	\$21.81	\$1,134	\$45,359	1.8	\$79,200	\$1,980	\$23,760	\$594	254,673	31%	\$17.57	\$914	1.2
Combined Nonmetro Areas	\$18.61	\$968	\$38,701	1.6	\$72,658	\$1,816	\$21,797	\$545	74,849	29%	\$19.39	\$1,008	1.0
<u>Metropolitan Areas</u>													
Albuquerque MSA	\$23.50	\$1,222	\$48,880	2.0	\$86,400	\$2,160	\$25,920	\$648	118,861	32%	\$17.45	\$907	1.3
Farmington MSA	\$19.46	\$1,012	\$40,480	1.6	\$61,600	\$1,540	\$18,480	\$462	12,171	30%	\$18.89	\$982	1.0
Las Cruces MSA	\$19.02	\$989	\$39,560	1.6	\$65,800	\$1,645	\$19,740	\$494	29,456	36%	\$11.22	\$583	1.7
Santa Fe MSA	\$29.52	\$1,535	\$61,400	2.5	\$91,500	\$2,288	\$27,450	\$686	19,336	28%	\$17.97	\$934	1.6
<u>Counties</u>													
Bernalillo County	\$23.50	\$1,222	\$48,880	2.0	\$86,400	\$2,160	\$25,920	\$648	102,954	37%	\$17.68	\$920	1.3
Catron County †	\$16.87	\$877	\$35,080	1.4	\$58,700	\$1,468	\$17,610	\$440	204	13%			
Chaves County	\$18.63	\$969	\$38,760	1.6	\$65,000	\$1,625	\$19,500	\$488	7,592	33%	\$14.26	\$742	1.3
Cibola County	\$16.92	\$880	\$35,200	1.4	\$65,400	\$1,635	\$19,620	\$491	2,351	29%	\$14.93	\$777	1.1
Colfax County	\$16.87	\$877	\$35,080	1.4	\$66,600	\$1,665	\$19,980	\$500	1,570	28%	\$11.62	\$604	1.5
Curry County	\$19.13	\$995	\$39,800	1.6	\$68,800	\$1,720	\$20,640	\$516	7,536	41%	\$16.27	\$846	1.2
De Baca County	\$16.87	\$877	\$35,080	1.4	\$81,700	\$2,043	\$24,510	\$613	239	32%	\$15.00	\$780	1.1
Dona Ana County	\$19.02	\$989	\$39,560	1.6	\$65,800	\$1,645	\$19,740	\$494	29,456	36%	\$11.22	\$583	1.7
Eddy County	\$20.90	\$1,087	\$43,480	1.7	\$101,800	\$2,545	\$30,540	\$764	6,036	27%	\$27.72	\$1,442	0.8
Grant County	\$16.87	\$877	\$35,080	1.4	\$71,900	\$1,798	\$21,570	\$539	3,220	29%	\$15.46	\$804	1.1
Guadalupe County	\$16.87	\$877	\$35,080	1.4	\$51,600	\$1,290	\$15,480	\$387	282	22%	\$10.48	\$545	1.6
Harding County †	\$16.87	\$877	\$35,080	1.4	\$72,300	\$1,808	\$21,690	\$542	80	33%			
Hidalgo County	\$16.87	\$877	\$35,080	1.4	\$67,400	\$1,685	\$20,220	\$506	457	29%	\$7.28	\$379	2.3
Lea County	\$22.46	\$1,168	\$46,720	1.9	\$73,800	\$1,845	\$22,140	\$554	7,700	32%	\$20.85	\$1,084	1.1
Lincoln County	\$16.87	\$877	\$35,080	1.4	\$63,600	\$1,590	\$19,080	\$477	2,031	22%	\$8.92	\$464	1.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEW MEXICO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Los Alamos County	\$26.21	\$1,363	\$54,520	2.2	\$168,500	\$4,213	\$50,550	\$1,264	2,220	27%	\$38.45	\$2,000	0.7
Luna County	\$16.87	\$877	\$35,080	1.4	\$54,800	\$1,370	\$16,440	\$411	2,989	33%	\$11.29	\$587	1.5
McKinley County	\$16.87	\$877	\$35,080	1.4	\$49,800	\$1,245	\$14,940	\$374	5,879	28%	\$15.40	\$801	1.1
Mora County	\$16.87	\$877	\$35,080	1.4	\$54,100	\$1,353	\$16,230	\$406	204	10%	\$13.33	\$693	1.3
Otero County	\$16.87	\$877	\$35,080	1.4	\$78,600	\$1,965	\$23,580	\$590	8,183	34%	\$16.77	\$872	1.0
Quay County	\$16.87	\$877	\$35,080	1.4	\$53,100	\$1,328	\$15,930	\$398	1,192	32%	\$14.53	\$755	1.2
Rio Arriba County	\$16.87	\$877	\$35,080	1.4	\$69,400	\$1,735	\$20,820	\$521	2,974	21%	\$15.10	\$785	1.1
Roosevelt County	\$17.77	\$924	\$36,960	1.5	\$73,000	\$1,825	\$21,900	\$548	2,778	40%	\$15.08	\$784	1.2
Sandoval County	\$23.50	\$1,222	\$48,880	2.0	\$86,400	\$2,160	\$25,920	\$648	10,409	19%	\$18.04	\$938	1.3
San Juan County	\$19.46	\$1,012	\$40,480	1.6	\$61,600	\$1,540	\$18,480	\$462	12,171	30%	\$18.89	\$982	1.0
San Miguel County	\$16.87	\$877	\$35,080	1.4	\$56,500	\$1,413	\$16,950	\$424	3,289	28%	\$8.45	\$439	2.0
Santa Fe County	\$29.52	\$1,535	\$61,400	2.0	\$91,500	\$2,288	\$27,450	\$686	19,336	28%	\$17.97	\$934	1.6
Sierra County	\$16.87	\$877	\$35,080	1.4	\$61,900	\$1,548	\$18,570	\$464	1,415	27%	\$16.05	\$835	1.1
Socorro County	\$16.87	\$877	\$35,080	1.4	\$55,000	\$1,375	\$16,500	\$413	1,241	25%	\$12.16	\$632	1.4
Taos County	\$20.19	\$1,050	\$42,000	1.7	\$74,300	\$1,858	\$22,290	\$557	2,676	19%	\$14.22	\$739	1.4
Torrance County	\$23.50	\$1,222	\$48,880	2.0	\$86,400	\$2,160	\$25,920	\$648	941	17%	\$12.90	\$671	1.8
Union County	\$16.87	\$877	\$35,080	1.4	\$55,200	\$1,380	\$16,560	\$414	511	35%	\$14.17	\$737	1.2
Valencia County	\$23.50	\$1,222	\$48,880	2.0	\$86,400	\$2,160	\$25,920	\$648	4,557	17%	\$12.17	\$633	1.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEW YORK

#3*

In **New York**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,328**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$7,761** monthly or **\$93,131** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$44.77
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEW YORK:

STATE FACTS	
Minimum Wage	\$15.00
Average Renter Wage	\$32.98
2-Bedroom Housing Wage	\$44.77
Number of Renter Households	3476404
Percent Renters	46%

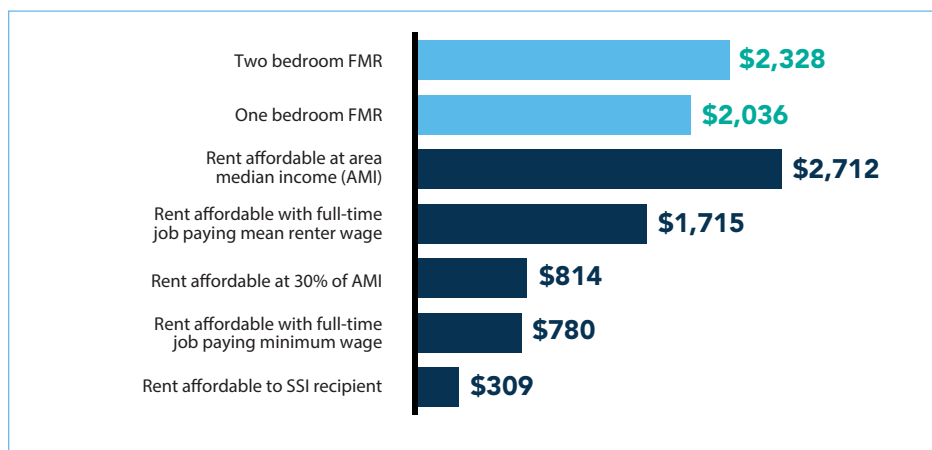
119
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

104
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)

2.6
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
New York HMFA	\$52.92
Nassau-Suffolk HMFA	\$48.23
Westchester County Statutory Exception Area	\$45.23
Poughkeepsie-Newburgh-Middletown MSA	\$35.10
Kingston MSA	\$32.73



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.

NEW YORK

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New York	\$44.77	\$2,328	\$93,131	3.0	\$108,493	\$2,712	\$32,548	\$814	3,476,404	46%	\$32.98	\$1,715	1.4
Combined Nonmetro Areas	\$18.67	\$971	\$38,825	1.2	\$84,705	\$2,118	\$25,411	\$635	150,864	28%	\$14.44	\$751	1.3
<u>Metropolitan Areas</u>													
Albany-Schenectady-Troy MSA	\$26.42	\$1,374	\$54,960	1.8	\$117,800	\$2,945	\$35,340	\$884	135,406	36%	\$21.19	\$1,102	1.2
Binghamton MSA	\$21.94	\$1,141	\$45,640	1.5	\$88,700	\$2,218	\$26,610	\$665	33,082	33%	\$14.93	\$776	1.5
Buffalo-Cheektowaga-Niagara Falls MSA	\$22.37	\$1,163	\$46,520	1.5	\$96,900	\$2,423	\$29,070	\$727	167,999	34%	\$16.43	\$854	1.4
Elmira MSA	\$23.23	\$1,208	\$48,320	1.5	\$76,300	\$1,908	\$22,890	\$572	10,978	32%	\$15.35	\$798	1.5
Glens Falls MSA	\$24.69	\$1,284	\$51,360	1.6	\$92,400	\$2,310	\$27,720	\$693	15,065	28%	\$16.78	\$872	1.5
Ithaca MSA	\$32.00	\$1,664	\$66,560	2.1	\$110,200	\$2,755	\$33,060	\$827	19,656	46%	\$19.55	\$1,017	1.6
Kingston MSA	\$32.73	\$1,702	\$68,080	2.2	\$117,200	\$2,930	\$35,160	\$879	22,290	31%	\$14.58	\$758	2.2
Nassau-Suffolk HMFA	\$48.23	\$2,508	\$100,320	3.2	\$156,200	\$3,905	\$46,860	\$1,172	175,667	18%	\$19.49	\$1,013	2.5
New York HMFA	\$52.92	\$2,752	\$110,080	3.5	\$98,674	\$2,467	\$29,602	\$740	2,239,827	65%	\$47.22	\$2,455	1.1
Poughkeepsie-Newburgh-Middletown MSA	\$35.10	\$1,825	\$73,000	2.3	\$114,800	\$2,870	\$34,440	\$861	78,765	32%	\$16.66	\$866	2.1
Rochester HMFA	\$25.13	\$1,307	\$52,280	1.7	\$97,000	\$2,425	\$29,100	\$728	144,360	33%	\$16.95	\$881	1.5
Syracuse MSA	\$21.65	\$1,126	\$45,040	1.4	\$94,800	\$2,370	\$28,440	\$711	85,007	32%	\$16.09	\$837	1.3
Utica-Rome MSA	\$19.08	\$992	\$39,680	1.3	\$87,900	\$2,198	\$26,370	\$659	35,706	30%	\$14.22	\$739	1.3
Watertown-Fort Drum MSA	\$26.15	\$1,360	\$54,400	1.7	\$73,100	\$1,828	\$21,930	\$548	20,976	46%	\$18.31	\$952	1.4
Westchester County Statutory Exception Area	\$45.23	\$2,352	\$94,080	3.0	\$156,200	\$3,905	\$46,860	\$1,172	138,736	38%	\$24.25	\$1,261	1.9
Yates County HMFA	\$20.50	\$1,066	\$42,640	1.4	\$84,000	\$2,100	\$25,200	\$630	2,020	23%	\$12.45	\$648	1.6
<u>Counties</u>													
Albany County	\$26.42	\$1,374	\$54,960	1.8	\$117,800	\$2,945	\$35,340	\$884	57,468	43%	\$22.71	\$1,181	1.2

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEW YORK

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Allegany County	\$17.40	\$905	\$36,200	1.2	\$80,600	\$2,015	\$24,180	\$605	3,229	19%	\$10.47	\$544	1.7
Bronx County	\$52.92	\$2,752	\$110,080	3.3	\$97,600	\$2,440	\$29,280	\$732	420,500	80%	\$25.62	\$1,332	2.1
Broome County	\$21.94	\$1,141	\$45,640	1.5	\$88,700	\$2,218	\$26,610	\$665	28,591	35%	\$14.65	\$762	1.5
Cattaraugus County	\$17.40	\$905	\$36,200	1.2	\$73,900	\$1,848	\$22,170	\$554	8,271	26%	\$13.33	\$693	1.3
Cayuga County	\$18.42	\$958	\$38,320	1.2	\$89,400	\$2,235	\$26,820	\$671	9,267	30%	\$14.15	\$736	1.3
Chautauqua County	\$17.40	\$905	\$36,200	1.2	\$74,500	\$1,863	\$22,350	\$559	16,514	31%	\$12.06	\$627	1.4
Chemung County	\$23.23	\$1,208	\$48,320	1.5	\$76,300	\$1,908	\$22,890	\$572	10,978	32%	\$15.35	\$798	1.5
Chenango County	\$17.40	\$905	\$36,200	1.2	\$79,700	\$1,993	\$23,910	\$598	4,716	24%	\$16.39	\$852	1.1
Clinton County	\$20.13	\$1,047	\$41,880	1.3	\$97,000	\$2,425	\$29,100	\$728	10,109	31%	\$14.11	\$734	1.4
Columbia County	\$22.88	\$1,190	\$47,600	1.5	\$106,400	\$2,660	\$31,920	\$798	6,432	25%	\$13.10	\$681	1.7
Cortland County	\$19.08	\$992	\$39,680	1.3	\$85,800	\$2,145	\$25,740	\$644	6,301	34%	\$14.55	\$757	1.3
Delaware County	\$17.40	\$905	\$36,200	1.2	\$79,600	\$1,990	\$23,880	\$597	4,290	23%	\$15.63	\$813	1.1
Dutchess County	\$35.10	\$1,825	\$73,000	2.3	\$114,800	\$2,870	\$34,440	\$861	35,542	31%	\$18.22	\$947	1.9
Erie County	\$22.37	\$1,163	\$46,520	1.5	\$96,900	\$2,423	\$29,070	\$727	141,567	35%	\$17.08	\$888	1.3
Essex County	\$18.67	\$971	\$38,840	1.2	\$86,300	\$2,158	\$25,890	\$647	3,621	23%	\$12.43	\$646	1.5
Franklin County	\$17.40	\$905	\$36,200	1.2	\$77,800	\$1,945	\$23,340	\$584	5,510	29%	\$12.28	\$639	1.4
Fulton County	\$18.54	\$964	\$38,560	1.2	\$77,700	\$1,943	\$23,310	\$583	6,838	31%	\$14.53	\$756	1.3
Genesee County	\$18.77	\$976	\$39,040	1.3	\$92,100	\$2,303	\$27,630	\$691	6,497	27%	\$13.24	\$689	1.4
Greene County	\$22.21	\$1,155	\$46,200	1.5	\$96,600	\$2,415	\$28,980	\$725	4,314	24%	\$13.77	\$716	1.6
Hamilton County	\$21.92	\$1,140	\$45,600	1.5	\$86,400	\$2,160	\$25,920	\$648	260	15%	\$12.74	\$662	1.7
Herkimer County	\$19.08	\$992	\$39,680	1.3	\$87,900	\$2,198	\$26,370	\$659	5,920	24%	\$11.51	\$598	1.7
Jefferson County	\$26.15	\$1,360	\$54,400	1.7	\$73,100	\$1,828	\$21,930	\$548	20,976	46%	\$18.31	\$952	1.4
Kings County	\$52.92	\$2,752	\$110,080	3.3	\$97,600	\$2,440	\$29,280	\$732	695,452	70%	\$21.38	\$1,112	2.5
Lewis County	\$17.40	\$905	\$36,200	1.2	\$78,700	\$1,968	\$23,610	\$590	2,052	19%	\$13.88	\$722	1.3
Livingston County	\$25.13	\$1,307	\$52,280	1.7	\$97,000	\$2,425	\$29,100	\$728	5,525	23%	\$12.05	\$627	2.1
Madison County	\$21.65	\$1,126	\$45,040	1.4	\$94,800	\$2,370	\$28,440	\$711	5,612	22%	\$13.37	\$695	1.6

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEW YORK

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Monroe County	\$25.13	\$1,307	\$52,280	1.7	\$97,000	\$2,425	\$29,100	\$728	114,395	36%	\$17.35	\$902	1.4
Montgomery County	\$17.58	\$914	\$36,560	1.2	\$80,200	\$2,005	\$24,060	\$602	5,917	31%	\$14.32	\$745	1.2
Nassau County	\$48.23	\$2,508	\$100,320	3.0	\$156,200	\$3,905	\$46,860	\$1,172	82,750	18%	\$19.28	\$1,003	2.5
New York County	\$52.92	\$2,752	\$110,080	3.3	\$97,600	\$2,440	\$29,280	\$732	584,680	76%	\$67.62	\$3,516	0.8
Niagara County	\$22.37	\$1,163	\$46,520	1.5	\$96,900	\$2,423	\$29,070	\$727	26,432	29%	\$11.87	\$617	1.9
Oneida County	\$19.08	\$992	\$39,680	1.3	\$87,900	\$2,198	\$26,370	\$659	29,786	32%	\$14.64	\$761	1.3
Onondaga County	\$21.65	\$1,126	\$45,040	1.4	\$94,800	\$2,370	\$28,440	\$711	66,886	35%	\$16.39	\$852	1.3
Ontario County	\$25.13	\$1,307	\$52,280	1.7	\$97,000	\$2,425	\$29,100	\$728	12,947	28%	\$17.51	\$911	1.4
Orange County	\$35.10	\$1,825	\$73,000	2.3	\$114,800	\$2,870	\$34,440	\$861	43,223	32%	\$15.53	\$807	2.3
Orleans County	\$25.13	\$1,307	\$52,280	1.7	\$97,000	\$2,425	\$29,100	\$728	3,853	24%	\$14.91	\$775	1.7
Oswego County	\$21.65	\$1,126	\$45,040	1.4	\$94,800	\$2,370	\$28,440	\$711	12,509	27%	\$15.46	\$804	1.4
Otsego County	\$20.40	\$1,061	\$42,440	1.4	\$87,600	\$2,190	\$26,280	\$657	5,771	26%	\$17.57	\$914	1.2
Putnam County	\$52.92	\$2,752	\$110,080	3.5	\$97,600	\$2,440	\$29,280	\$732	5,604	16%	\$16.70	\$868	3.2
Queens County	\$52.92	\$2,752	\$110,080	3.3	\$97,600	\$2,440	\$29,280	\$732	447,709	55%	\$25.19	\$1,310	2.1
Rensselaer County	\$26.42	\$1,374	\$54,960	1.8	\$117,800	\$2,945	\$35,340	\$884	24,581	37%	\$19.53	\$1,016	1.4
Richmond County	\$52.92	\$2,752	\$110,080	3.3	\$97,600	\$2,440	\$29,280	\$732	53,338	31%	\$17.03	\$886	3.1
Rockland County	\$52.92	\$2,752	\$110,080	3.5	\$133,400	\$3,335	\$40,020	\$1,001	32,544	32%	\$15.47	\$804	3.4
St. Lawrence County	\$18.08	\$940	\$37,600	1.2	\$78,000	\$1,950	\$23,400	\$585	11,878	29%	\$12.57	\$653	1.4
Saratoga County	\$26.42	\$1,374	\$54,960	1.8	\$117,800	\$2,945	\$35,340	\$884	27,500	28%	\$21.39	\$1,112	1.2
Schenectady County	\$26.42	\$1,374	\$54,960	1.8	\$117,800	\$2,945	\$35,340	\$884	23,084	36%	\$17.90	\$931	1.5
Schoharie County	\$26.42	\$1,374	\$54,960	1.8	\$117,800	\$2,945	\$35,340	\$884	2,773	23%	\$14.29	\$743	1.8
Schuyler County	\$18.08	\$940	\$37,600	1.2	\$86,500	\$2,163	\$25,950	\$649	1,722	23%	\$15.27	\$794	1.2
Seneca County	\$19.06	\$991	\$39,640	1.3	\$86,700	\$2,168	\$26,010	\$650	3,740	27%	\$14.56	\$757	1.3
Steuben County	\$17.40	\$905	\$36,200	1.2	\$84,000	\$2,100	\$25,200	\$630	10,685	27%	\$21.70	\$1,128	0.8
Suffolk County	\$48.23	\$2,508	\$100,320	3.0	\$156,200	\$3,905	\$46,860	\$1,172	92,917	18%	\$19.70	\$1,024	2.4
Sullivan County	\$20.73	\$1,078	\$43,120	1.4	\$91,900	\$2,298	\$27,570	\$689	9,235	31%	\$15.13	\$787	1.4

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NEW YORK

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Tioga County	\$21.94	\$1,141	\$45,640	1.5	\$88,700	\$2,218	\$26,610	\$665	4,491	22%	\$16.65	\$866	1.3
Tompkins County	\$32.00	\$1,664	\$66,560	2.1	\$110,200	\$2,755	\$33,060	\$827	19,656	46%	\$19.55	\$1,017	1.6
Ulster County	\$32.73	\$1,702	\$68,080	2.2	\$117,200	\$2,930	\$35,160	\$879	22,290	31%	\$14.58	\$758	2.2
Warren County	\$24.69	\$1,284	\$51,360	1.6	\$92,400	\$2,310	\$27,720	\$693	8,746	29%	\$16.81	\$874	1.5
Washington County	\$24.69	\$1,284	\$51,360	1.6	\$92,400	\$2,310	\$27,720	\$693	6,319	26%	\$16.67	\$867	1.5
Wayne County	\$25.13	\$1,307	\$52,280	1.7	\$97,000	\$2,425	\$29,100	\$728	7,640	20%	\$13.51	\$703	1.9
Westchester County	\$45.23	\$2,352	\$94,080	2.8	\$156,200	\$3,905	\$46,860	\$1,172	138,736	38%	\$24.25	\$1,261	1.9
Wyoming County	\$17.40	\$905	\$36,200	1.2	\$86,700	\$2,168	\$26,010	\$650	3,695	23%	\$12.55	\$653	1.4
Yates County	\$20.50	\$1,066	\$42,640	1.4	\$84,000	\$2,100	\$25,200	\$630	2,020	23%	\$12.45	\$648	1.6

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NORTH CAROLINA

#28*

In **North Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,311**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,370** monthly or **\$52,437** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$25.21
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NORTH CAROLINA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.61
2-Bedroom Housing Wage	\$25.21
Number of Renter Households	1387271
Percent Renters	34%

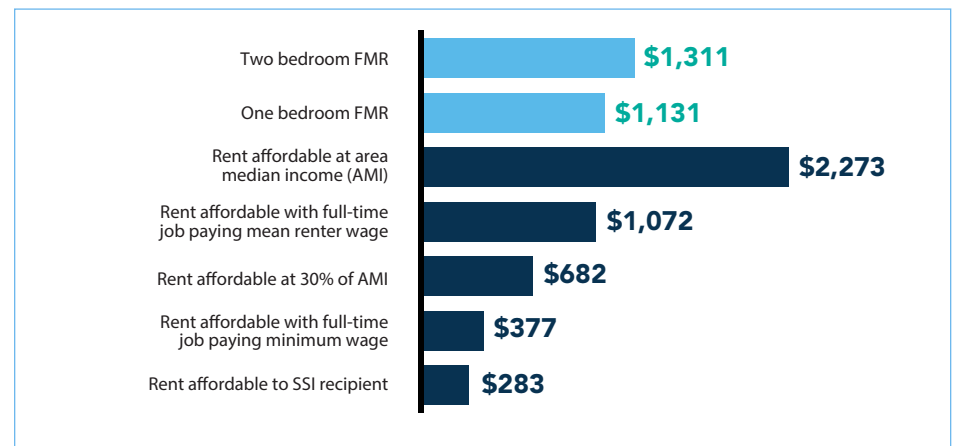
139
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

120
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

3.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

3
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Asheville HMFA	\$32.31
Raleigh MSA	\$31.65
Durham-Chapel Hill HMFA	\$31.37
Charlotte-Concord-Gastonia HMFA	\$29.88
Wilmington HMFA	\$29.13



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.

NORTH CAROLINA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
North Carolina	\$25.21	\$1,311	\$52,437	3.5	\$90,930	\$2,273	\$27,279	\$682	1,387,271	34%	\$20.61	\$1,072	1.2
Combined Nonmetro Areas	\$17.75	\$923	\$36,911	2.4	\$71,610	\$1,790	\$21,483	\$537	231,051	30%	\$14.30	\$744	1.2
<u>Metropolitan Areas</u>													
Anson County HMFA	\$21.31	\$1,108	\$44,320	2.9	\$63,900	\$1,598	\$19,170	\$479	2,694	33%	\$16.87	\$877	1.3
Asheville HMFA	\$32.31	\$1,680	\$67,200	4.5	\$86,100	\$2,153	\$25,830	\$646	51,266	32%	\$16.96	\$882	1.9
Brunswick County HMFA	\$21.77	\$1,132	\$45,280	3.0	\$94,100	\$2,353	\$28,230	\$706	9,907	16%	\$14.61	\$760	1.5
Burlington MSA	\$23.37	\$1,215	\$48,600	3.2	\$77,900	\$1,948	\$23,370	\$584	22,883	34%	\$16.36	\$851	1.4
Camden County HMFA	\$17.56	\$913	\$36,520	2.4	\$94,400	\$2,360	\$28,320	\$708	617	16%	\$18.95	\$985	0.9
Charlotte-Concord-Gastonia HMFA	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	261,659	38%	\$27.45	\$1,427	1.1
Craven County HMFA	\$23.62	\$1,228	\$49,120	3.3	\$87,300	\$2,183	\$26,190	\$655	13,156	32%	\$14.67	\$763	1.6
Davidson County HMFA	\$18.35	\$954	\$38,160	2.5	\$81,800	\$2,045	\$24,540	\$614	18,579	27%	\$15.47	\$804	1.2
Durham-Chapel Hill HMFA	\$31.37	\$1,631	\$65,240	4.3	\$105,900	\$2,648	\$31,770	\$794	86,313	39%	\$27.73	\$1,442	1.1
Fayetteville HMFA	\$24.85	\$1,292	\$51,680	3.4	\$69,600	\$1,740	\$20,880	\$522	60,025	47%	\$16.76	\$871	1.5
Gates County HMFA	\$20.19	\$1,050	\$42,000	2.8	\$73,800	\$1,845	\$22,140	\$554	843	20%	\$19.38	\$1,008	1.0
Goldsboro MSA	\$21.00	\$1,092	\$43,680	2.9	\$70,700	\$1,768	\$21,210	\$530	18,151	39%	\$15.28	\$795	1.4
Granville County HMFA	\$22.46	\$1,168	\$46,720	3.1	\$86,600	\$2,165	\$25,980	\$650	5,056	24%	\$14.12	\$734	1.6
Greensboro-High Point HMFA	\$22.50	\$1,170	\$46,800	3.1	\$83,000	\$2,075	\$24,900	\$623	100,780	38%	\$18.59	\$967	1.2
Greenville MSA	\$22.21	\$1,155	\$46,200	3.1	\$84,700	\$2,118	\$25,410	\$635	35,193	49%	\$17.31	\$900	1.3
Harnett County HMFA	\$21.65	\$1,126	\$45,040	3.0	\$82,400	\$2,060	\$24,720	\$618	15,142	32%	\$13.79	\$717	1.6
Haywood County HMFA	\$23.79	\$1,237	\$49,480	3.3	\$83,400	\$2,085	\$25,020	\$626	6,674	25%	\$13.40	\$697	1.8
Hickory-Lenoir-Morganton MSA	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	37,822	26%	\$16.61	\$864	1.2

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

NORTH CAROLINA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hoke County HMFA	\$20.17	\$1,049	\$41,960	2.8	\$75,000	\$1,875	\$22,500	\$563	5,560	30%	\$14.48	\$753	1.4
Iredell County HMFA	\$23.21	\$1,207	\$48,280	3.2	\$95,400	\$2,385	\$28,620	\$716	20,476	28%	\$21.56	\$1,121	1.1
Jacksonville MSA	\$24.50	\$1,274	\$50,960	3.4	\$76,200	\$1,905	\$22,860	\$572	29,164	41%	\$14.43	\$750	1.7
Jones County HMFA	\$16.46	\$856	\$34,240	2.3	\$72,900	\$1,823	\$21,870	\$547	917	24%	\$10.06	\$523	1.6
Lincoln County HMFA	\$20.94	\$1,089	\$43,560	2.9	\$97,800	\$2,445	\$29,340	\$734	7,479	21%	\$13.70	\$712	1.5
Pamlico County HMFA	\$21.88	\$1,138	\$45,520	3.0	\$83,500	\$2,088	\$25,050	\$626	945	18%	\$8.88	\$462	2.5
Pender County HMFA	\$21.33	\$1,109	\$44,360	2.9	\$103,600	\$2,590	\$31,080	\$777	4,115	18%	\$11.83	\$615	1.8
Person County HMFA	\$18.25	\$949	\$37,960	2.5	\$78,500	\$1,963	\$23,550	\$589	3,612	22%	\$12.57	\$654	1.5
Raleigh MSA	\$31.65	\$1,646	\$65,840	4.4	\$122,300	\$3,058	\$36,690	\$917	178,143	33%	\$21.68	\$1,127	1.5
Rockingham County HMFA	\$17.96	\$934	\$37,360	2.5	\$64,300	\$1,608	\$19,290	\$482	11,095	29%	\$12.51	\$650	1.4
Rocky Mount MSA	\$19.90	\$1,035	\$41,400	2.7	\$68,500	\$1,713	\$20,550	\$514	20,627	36%	\$16.18	\$841	1.2
Rowan County HMFA	\$21.56	\$1,121	\$44,840	3.0	\$80,300	\$2,008	\$24,090	\$602	16,562	29%	\$15.46	\$804	1.4
Virginia Beach-Norfolk-Newport News HMFA	\$28.71	\$1,493	\$59,720	4.0	\$100,700	\$2,518	\$30,210	\$755	1,388	12%	\$10.97	\$570	2.6
Wilmington HMFA	\$29.13	\$1,515	\$60,600	4.0	\$101,100	\$2,528	\$30,330	\$758	40,451	40%	\$19.60	\$1,019	1.5
Winston-Salem HMFA	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	68,926	34%	\$19.46	\$1,012	1.1
Counties													
Alamance County	\$23.37	\$1,215	\$48,600	3.2	\$77,900	\$1,948	\$23,370	\$584	22,883	34%	\$16.36	\$851	1.4
Alexander County	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	2,581	19%	\$12.66	\$659	1.5
Alleghany County	\$16.56	\$861	\$34,440	2.3	\$61,000	\$1,525	\$18,300	\$458	962	19%	\$13.75	\$715	1.2
Anson County	\$21.31	\$1,108	\$44,320	2.9	\$63,900	\$1,598	\$19,170	\$479	2,694	33%	\$16.87	\$877	1.3
Ashe County	\$16.46	\$856	\$34,240	2.3	\$66,200	\$1,655	\$19,860	\$497	2,392	20%	\$10.63	\$553	1.5
Avery County	\$19.73	\$1,026	\$41,040	2.7	\$75,400	\$1,885	\$22,620	\$566	1,390	21%	\$13.44	\$699	1.5

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NORTH CAROLINA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Beaufort County	\$16.46	\$856	\$34,240	2.3	\$74,300	\$1,858	\$22,290	\$557	5,544	29%	\$11.89	\$618	1.4
Bertie County	\$17.38	\$904	\$36,160	2.4	\$63,500	\$1,588	\$19,050	\$476	1,751	25%	\$12.27	\$638	1.4
Bladen County	\$16.46	\$856	\$34,240	2.3	\$58,100	\$1,453	\$17,430	\$436	3,453	30%	\$13.68	\$711	1.2
Brunswick County	\$21.77	\$1,132	\$45,280	3.0	\$94,100	\$2,353	\$28,230	\$706	9,907	16%	\$14.61	\$760	1.5
Buncombe County	\$32.31	\$1,680	\$67,200	4.5	\$86,100	\$2,153	\$25,830	\$646	36,645	36%	\$17.37	\$903	1.9
Burke County	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	8,409	24%	\$12.90	\$671	1.5
Cabarrus County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	20,767	27%	\$14.49	\$754	2.1
Caldwell County	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	8,173	25%	\$15.88	\$826	1.2
Camden County	\$17.56	\$913	\$36,520	2.4	\$94,400	\$2,360	\$28,320	\$708	617	16%	\$18.95	\$985	0.9
Carteret County	\$20.87	\$1,085	\$43,400	2.9	\$94,300	\$2,358	\$28,290	\$707	8,240	27%	\$11.61	\$604	1.8
Caswell County	\$16.46	\$856	\$34,240	2.3	\$70,600	\$1,765	\$21,180	\$530	2,081	24%	\$10.23	\$532	1.6
Catawba County	\$19.50	\$1,014	\$40,560	2.7	\$78,100	\$1,953	\$23,430	\$586	18,659	29%	\$18.23	\$948	1.1
Chatham County	\$31.37	\$1,631	\$65,240	4.3	\$105,900	\$2,648	\$31,770	\$794	6,282	20%	\$13.41	\$697	2.3
Cherokee County	\$16.77	\$872	\$34,880	2.3	\$64,700	\$1,618	\$19,410	\$485	2,389	19%	\$13.45	\$699	1.2
Chowan County	\$20.02	\$1,041	\$41,640	2.8	\$72,200	\$1,805	\$21,660	\$542	2,216	36%	\$13.51	\$703	1.5
Clay County	\$17.88	\$930	\$37,200	2.5	\$79,400	\$1,985	\$23,820	\$596	992	20%	\$14.23	\$740	1.3
Cleveland County	\$16.46	\$856	\$34,240	2.3	\$68,300	\$1,708	\$20,490	\$512	11,086	30%	\$14.27	\$742	1.2
Columbus County	\$16.46	\$856	\$34,240	2.3	\$59,400	\$1,485	\$17,820	\$446	5,608	29%	\$12.42	\$646	1.3
Craven County	\$23.62	\$1,228	\$49,120	3.3	\$87,300	\$2,183	\$26,190	\$655	13,156	32%	\$14.67	\$763	1.6
Cumberland County	\$24.85	\$1,292	\$51,680	3.4	\$69,600	\$1,740	\$20,880	\$522	60,025	47%	\$16.76	\$871	1.5
Currituck County	\$28.71	\$1,493	\$59,720	4.0	\$100,700	\$2,518	\$30,210	\$755	1,388	12%	\$10.97	\$570	2.6
Dare County	\$24.62	\$1,280	\$51,200	3.4	\$108,200	\$2,705	\$32,460	\$812	3,568	22%	\$15.12	\$786	1.6
Davidson County	\$18.35	\$954	\$38,160	2.5	\$81,800	\$2,045	\$24,540	\$614	18,579	27%	\$15.47	\$804	1.2
Davie County	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	2,912	18%	\$13.96	\$726	1.5
Duplin County	\$17.37	\$903	\$36,120	2.4	\$67,900	\$1,698	\$20,370	\$509	6,212	31%	\$16.19	\$842	1.1
Durham County	\$31.37	\$1,631	\$65,240	4.3	\$105,900	\$2,648	\$31,770	\$794	60,436	45%	\$30.73	\$1,598	1.0

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NORTH CAROLINA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Edgecombe County	\$19.90	\$1,035	\$41,400	2.7	\$68,500	\$1,713	\$20,550	\$514	7,372	38%	\$13.19	\$686	1.5
Forsyth County	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	58,296	38%	\$20.53	\$1,067	1.0
Franklin County	\$31.65	\$1,646	\$65,840	4.4	\$122,300	\$3,058	\$36,690	\$917	6,032	23%	\$15.06	\$783	2.1
Gaston County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	29,808	33%	\$16.52	\$859	1.8
Gates County	\$20.19	\$1,050	\$42,000	2.8	\$73,800	\$1,845	\$22,140	\$554	843	20%	\$19.38	\$1,008	1.0
Graham County	\$16.46	\$856	\$34,240	2.3	\$60,000	\$1,500	\$18,000	\$450	638	20%	\$14.32	\$744	1.1
Granville County	\$22.46	\$1,168	\$46,720	3.1	\$86,600	\$2,165	\$25,980	\$650	5,056	24%	\$14.12	\$734	1.6
Greene County	\$16.46	\$856	\$34,240	2.3	\$65,100	\$1,628	\$19,530	\$488	2,238	33%	\$12.60	\$655	1.3
Guilford County	\$22.50	\$1,170	\$46,800	3.1	\$83,000	\$2,075	\$24,900	\$623	86,123	40%	\$19.33	\$1,005	1.2
Halifax County	\$17.02	\$885	\$35,400	2.3	\$57,800	\$1,445	\$17,340	\$434	7,351	37%	\$10.36	\$539	1.6
Harnett County	\$21.65	\$1,126	\$45,040	3.0	\$82,400	\$2,060	\$24,720	\$618	15,142	32%	\$13.79	\$717	1.6
Haywood County	\$23.79	\$1,237	\$49,480	3.3	\$83,400	\$2,085	\$25,020	\$626	6,674	25%	\$13.40	\$697	1.8
Henderson County	\$32.31	\$1,680	\$67,200	4.5	\$86,100	\$2,153	\$25,830	\$646	12,662	26%	\$16.04	\$834	2.0
Hertford County	\$18.17	\$945	\$37,800	2.5	\$63,900	\$1,598	\$19,170	\$479	2,891	35%	\$14.26	\$742	1.3
Hoke County	\$20.17	\$1,049	\$41,960	2.8	\$75,000	\$1,875	\$22,500	\$563	5,560	30%	\$14.48	\$753	1.4
Hyde County	\$16.90	\$879	\$35,160	2.3	\$57,000	\$1,425	\$17,100	\$428	584	29%	\$10.09	\$525	1.7
Iredell County	\$23.21	\$1,207	\$48,280	3.2	\$95,400	\$2,385	\$28,620	\$716	20,476	28%	\$21.56	\$1,121	1.1
Jackson County	\$17.21	\$895	\$35,800	2.4	\$75,700	\$1,893	\$22,710	\$568	6,731	38%	\$14.67	\$763	1.2
Johnston County	\$31.65	\$1,646	\$65,840	4.4	\$122,300	\$3,058	\$36,690	\$917	18,556	23%	\$14.06	\$731	2.3
Jones County	\$16.46	\$856	\$34,240	2.3	\$72,900	\$1,823	\$21,870	\$547	917	24%	\$10.06	\$523	1.6
Lee County	\$19.44	\$1,011	\$40,440	2.7	\$66,200	\$1,655	\$19,860	\$497	8,344	35%	\$17.99	\$936	1.1
Lenoir County	\$16.46	\$856	\$34,240	2.3	\$60,200	\$1,505	\$18,060	\$452	9,333	41%	\$18.32	\$953	0.9
Lincoln County	\$20.94	\$1,089	\$43,560	2.9	\$97,800	\$2,445	\$29,340	\$734	7,479	21%	\$13.70	\$712	1.5
McDowell County	\$16.46	\$856	\$34,240	2.3	\$69,600	\$1,740	\$20,880	\$522	4,833	27%	\$14.73	\$766	1.1
Macon County	\$18.50	\$962	\$38,480	2.6	\$72,300	\$1,808	\$21,690	\$542	4,551	26%	\$14.97	\$778	1.2
Madison County	\$32.31	\$1,680	\$67,200	4.5	\$86,100	\$2,153	\$25,830	\$646	1,959	23%	\$11.21	\$583	2.9

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NORTH CAROLINA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Martin County	\$16.46	\$856	\$34,240	2.3	\$63,400	\$1,585	\$19,020	\$476	3,120	33%	\$13.44	\$699	1.2
Mecklenburg County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	197,065	44%	\$30.72	\$1,598	1.0
Mitchell County	\$16.46	\$856	\$34,240	2.3	\$76,300	\$1,908	\$22,890	\$572	1,331	21%	\$12.04	\$626	1.4
Montgomery County	\$16.46	\$856	\$34,240	2.3	\$66,700	\$1,668	\$20,010	\$500	2,687	28%	\$15.19	\$790	1.1
Moore County	\$19.13	\$995	\$39,800	2.6	\$107,200	\$2,680	\$32,160	\$804	9,555	23%	\$15.94	\$829	1.2
Nash County	\$19.90	\$1,035	\$41,400	2.7	\$68,500	\$1,713	\$20,550	\$514	13,255	35%	\$17.25	\$897	1.2
New Hanover County	\$29.13	\$1,515	\$60,600	4.0	\$101,100	\$2,528	\$30,330	\$758	40,451	40%	\$19.60	\$1,019	1.5
Northampton County	\$18.29	\$951	\$38,040	2.5	\$63,000	\$1,575	\$18,900	\$473	2,103	28%	\$12.78	\$665	1.4
Onslow County	\$24.50	\$1,274	\$50,960	3.4	\$76,200	\$1,905	\$22,860	\$572	29,164	41%	\$14.43	\$750	1.7
Orange County	\$31.37	\$1,631	\$65,240	4.3	\$105,900	\$2,648	\$31,770	\$794	19,595	35%	\$17.24	\$897	1.8
Pamlico County	\$21.88	\$1,138	\$45,520	3.0	\$83,500	\$2,088	\$25,050	\$626	945	18%	\$8.88	\$462	2.5
Pasquotank County	\$20.35	\$1,058	\$42,320	2.8	\$82,000	\$2,050	\$24,600	\$615	5,520	36%	\$14.88	\$774	1.4
Pender County	\$21.33	\$1,109	\$44,360	2.9	\$103,600	\$2,590	\$31,080	\$777	4,115	18%	\$11.83	\$615	1.8
Perquimans County	\$18.33	\$953	\$38,120	2.5	\$81,000	\$2,025	\$24,300	\$608	1,303	23%	\$12.40	\$645	1.5
Person County	\$18.25	\$949	\$37,960	2.5	\$78,500	\$1,963	\$23,550	\$589	3,612	22%	\$12.57	\$654	1.5
Pitt County	\$22.21	\$1,155	\$46,200	3.1	\$84,700	\$2,118	\$25,410	\$635	35,193	49%	\$17.31	\$900	1.3
Polk County	\$19.31	\$1,004	\$40,160	2.7	\$82,200	\$2,055	\$24,660	\$617	2,004	23%	\$13.31	\$692	1.5
Randolph County	\$22.50	\$1,170	\$46,800	3.1	\$83,000	\$2,075	\$24,900	\$623	14,657	26%	\$13.64	\$710	1.6
Richmond County	\$16.46	\$856	\$34,240	2.3	\$62,200	\$1,555	\$18,660	\$467	5,776	35%	\$13.04	\$678	1.3
Robeson County	\$16.46	\$856	\$34,240	2.3	\$51,900	\$1,298	\$15,570	\$389	14,628	34%	\$14.92	\$776	1.1
Rockingham County	\$17.96	\$934	\$37,360	2.5	\$64,300	\$1,608	\$19,290	\$482	11,095	29%	\$12.51	\$650	1.4
Rowan County	\$21.56	\$1,121	\$44,840	3.0	\$80,300	\$2,008	\$24,090	\$602	16,562	29%	\$15.46	\$804	1.4
Rutherford County	\$16.46	\$856	\$34,240	2.3	\$66,400	\$1,660	\$19,920	\$498	7,002	27%	\$13.73	\$714	1.2
Sampson County	\$16.46	\$856	\$34,240	2.3	\$67,500	\$1,688	\$20,250	\$506	5,732	27%	\$15.01	\$781	1.1
Scotland County	\$16.46	\$856	\$34,240	2.3	\$55,100	\$1,378	\$16,530	\$413	4,915	40%	\$14.93	\$776	1.1
Stanly County	\$17.79	\$925	\$37,000	2.5	\$83,500	\$2,088	\$25,050	\$626	5,976	25%	\$12.05	\$627	1.5

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NORTH CAROLINA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Stokes County	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	4,213	22%	\$11.38	\$592	1.9
Surry County	\$16.46	\$856	\$34,240	2.3	\$67,200	\$1,680	\$20,160	\$504	7,885	27%	\$12.44	\$647	1.3
Swain County	\$16.46	\$856	\$34,240	2.3	\$77,000	\$1,925	\$23,100	\$578	1,549	27%	\$11.67	\$607	1.4
Transylvania County	\$21.69	\$1,128	\$45,120	3.0	\$82,400	\$2,060	\$24,720	\$618	3,426	24%	\$12.81	\$666	1.7
Tyrrell County	\$16.46	\$856	\$34,240	2.3	\$62,700	\$1,568	\$18,810	\$470	340	25%	\$11.03	\$574	1.5
Union County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	14,019	17%	\$16.80	\$874	1.8
Vance County	\$17.48	\$909	\$36,360	2.4	\$61,900	\$1,548	\$18,570	\$464	6,605	41%	\$15.62	\$812	1.1
Wake County	\$31.65	\$1,646	\$65,840	4.4	\$122,300	\$3,058	\$36,690	\$917	153,555	36%	\$22.48	\$1,169	1.4
Warren County	\$16.46	\$856	\$34,240	2.3	\$59,200	\$1,480	\$17,760	\$444	2,272	30%	\$9.49	\$493	1.7
Washington County	\$16.46	\$856	\$34,240	2.3	\$62,600	\$1,565	\$18,780	\$470	1,537	31%	\$13.00	\$676	1.3
Watauga County	\$21.92	\$1,140	\$45,600	3.0	\$91,000	\$2,275	\$27,300	\$683	8,272	39%	\$12.24	\$637	1.8
Wayne County	\$21.00	\$1,092	\$43,680	2.9	\$70,700	\$1,768	\$21,210	\$530	18,151	39%	\$15.28	\$795	1.4
Wilkes County	\$16.46	\$856	\$34,240	2.3	\$55,600	\$1,390	\$16,680	\$417	7,357	27%	\$14.85	\$772	1.1
Wilson County	\$18.31	\$952	\$38,080	2.5	\$71,600	\$1,790	\$21,480	\$537	13,081	41%	\$16.68	\$867	1.1
Yadkin County	\$21.35	\$1,110	\$44,400	2.9	\$81,900	\$2,048	\$24,570	\$614	3,505	24%	\$10.92	\$568	2.0
Yancey County	\$16.46	\$856	\$34,240	2.3	\$75,800	\$1,895	\$22,740	\$569	1,697	22%	\$12.80	\$665	1.3

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NORTH DAKOTA

#51*

In **North Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$956**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,186** monthly or **\$38,229** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.38
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT NORTH DAKOTA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.14
2-Bedroom Housing Wage	\$18.38
Number of Renter Households	117825
Percent Renters	37%

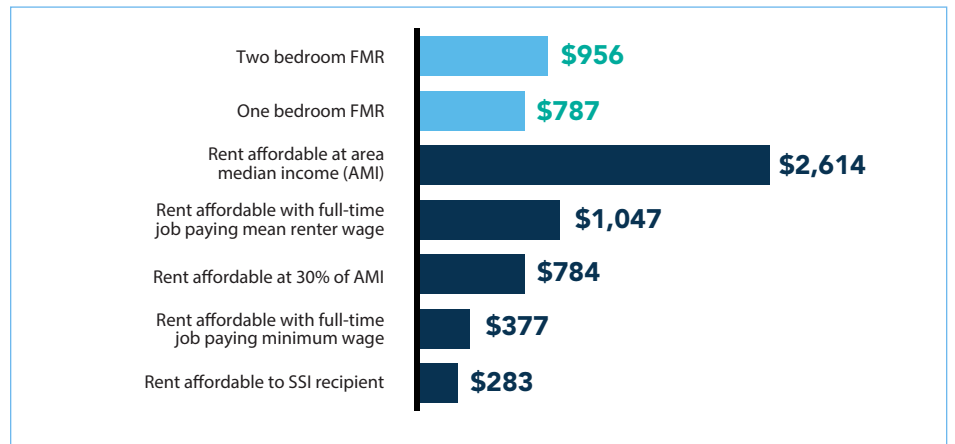
101
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

84
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Divide County	\$26.87
Mckenzie County	\$26.00
Williams County	\$21.85
Mercer County	\$20.90
Dunn County	\$20.33



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.

NORTH DAKOTA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
North Dakota	\$18.38	\$956	\$38,229	2.5	\$104,572	\$2,614	\$31,372	\$784	117,825	37%	\$20.14	\$1,047	0.9
Combined Nonmetro Areas	\$18.71	\$973	\$38,916	2.6	\$102,597	\$2,565	\$30,779	\$769	49,922	32%	\$22.29	\$1,159	0.8
Metropolitan Areas													
Bismarck MSA	\$18.37	\$955	\$38,200	2.5	\$108,500	\$2,713	\$32,550	\$814	14,993	28%	\$17.11	\$890	1.1
Fargo MSA	\$18.15	\$944	\$37,760	2.5	\$105,900	\$2,648	\$31,770	\$794	37,895	48%	\$19.67	\$1,023	0.9
Grand Forks MSA	\$17.87	\$929	\$37,160	2.5	\$104,300	\$2,608	\$31,290	\$782	15,015	49%	\$17.59	\$914	1.0
Counties													
Adams County	\$16.52	\$859	\$34,360	2.3	\$105,200	\$2,630	\$31,560	\$789	263	26%	\$12.99	\$676	1.3
Barnes County	\$17.40	\$905	\$36,200	2.4	\$96,400	\$2,410	\$28,920	\$723	1,249	26%	\$14.44	\$751	1.2
Benson County	\$16.52	\$859	\$34,360	2.3	\$72,800	\$1,820	\$21,840	\$546	528	28%	\$12.19	\$634	1.4
Billings County	\$17.29	\$899	\$35,960	2.4	\$113,700	\$2,843	\$34,110	\$853	83	26%	\$22.43	\$1,166	0.8
Bottineau County	\$16.52	\$859	\$34,360	2.3	\$107,700	\$2,693	\$32,310	\$808	501	19%	\$12.96	\$674	1.3
Bowman County	\$16.52	\$859	\$34,360	2.3	\$101,200	\$2,530	\$30,360	\$759	249	21%	\$17.94	\$933	0.9
Burke County	\$16.52	\$859	\$34,360	2.3	\$118,400	\$2,960	\$35,520	\$888	168	18%	\$19.36	\$1,007	0.9
Burleigh County	\$18.37	\$955	\$38,200	2.5	\$108,500	\$2,713	\$32,550	\$814	11,399	29%	\$16.90	\$879	1.1
Cass County	\$18.15	\$944	\$37,760	2.5	\$105,900	\$2,648	\$31,770	\$794	37,895	48%	\$19.67	\$1,023	0.9
Cavalier County	\$16.52	\$859	\$34,360	2.3	\$100,400	\$2,510	\$30,120	\$753	262	17%	\$15.37	\$799	1.1
Dickey County	\$16.52	\$859	\$34,360	2.3	\$94,400	\$2,360	\$28,320	\$708	426	22%	\$14.70	\$765	1.1
Divide County	\$26.87	\$1,397	\$55,880	3.7	\$109,800	\$2,745	\$32,940	\$824	259	29%	\$19.78	\$1,028	1.4
Dunn County	\$20.33	\$1,057	\$42,280	2.8	\$132,400	\$3,310	\$39,720	\$993	430	29%	\$36.02	\$1,873	0.6
Eddy County	\$16.52	\$859	\$34,360	2.3	\$81,700	\$2,043	\$24,510	\$613	329	31%	\$13.88	\$722	1.2
Emmons County	\$16.52	\$859	\$34,360	2.3	\$99,000	\$2,475	\$29,700	\$743	289	19%	\$9.60	\$499	1.7
Foster County †	\$16.52	\$859	\$34,360	2.3	\$111,500	\$2,788	\$33,450	\$836	324	22%			

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NORTH DAKOTA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Golden Valley County	\$16.77	\$872	\$34,880	2.3	\$104,900	\$2,623	\$31,470	\$787	170	25%	\$9.97	\$518	1.7
Grand Forks County	\$17.87	\$929	\$37,160	2.5	\$104,300	\$2,608	\$31,290	\$782	15,015	49%	\$17.59	\$914	1.0
Grant County	\$16.52	\$859	\$34,360	2.3	\$83,700	\$2,093	\$25,110	\$628	146	14%	\$8.76	\$455	1.9
Griggs County	\$16.52	\$859	\$34,360	2.3	\$93,100	\$2,328	\$27,930	\$698	168	18%	\$14.51	\$754	1.1
Hettinger County	\$17.25	\$897	\$35,880	2.4	\$90,200	\$2,255	\$27,060	\$677	236	22%	\$17.12	\$890	1.0
Kidder County	\$16.52	\$859	\$34,360	2.3	\$81,500	\$2,038	\$24,450	\$611	285	26%	\$17.15	\$892	1.0
LaMoure County	\$16.52	\$859	\$34,360	2.3	\$100,100	\$2,503	\$30,030	\$751	265	16%	\$13.35	\$694	1.2
Logan County	\$17.29	\$899	\$35,960	2.4	\$78,200	\$1,955	\$23,460	\$587	130	17%	\$16.69	\$868	1.0
McHenry County	\$16.52	\$859	\$34,360	2.3	\$101,200	\$2,530	\$30,360	\$759	419	18%	\$24.46	\$1,272	0.7
McIntosh County	\$16.52	\$859	\$34,360	2.3	\$91,100	\$2,278	\$27,330	\$683	263	22%	\$14.85	\$772	1.1
McKenzie County	\$26.00	\$1,352	\$54,080	3.6	\$108,300	\$2,708	\$32,490	\$812	2,329	44%	\$39.20	\$2,038	0.7
McLean County	\$16.52	\$859	\$34,360	2.3	\$100,300	\$2,508	\$30,090	\$752	713	17%	\$19.47	\$1,012	0.8
Mercer County	\$20.90	\$1,087	\$43,480	2.9	\$112,500	\$2,813	\$33,750	\$844	573	16%	\$22.85	\$1,188	0.9
Morton County	\$18.37	\$955	\$38,200	2.5	\$108,500	\$2,713	\$32,550	\$814	3,506	27%	\$16.86	\$876	1.1
Mountrail County	\$16.52	\$859	\$34,360	2.3	\$102,800	\$2,570	\$30,840	\$771	1,394	39%	\$30.63	\$1,593	0.5
Nelson County	\$16.52	\$859	\$34,360	2.3	\$99,900	\$2,498	\$29,970	\$749	323	25%	\$13.54	\$704	1.2
Oliver County	\$18.37	\$955	\$38,200	2.5	\$108,500	\$2,713	\$32,550	\$814	88	13%	\$38.37	\$1,995	0.5
Pembina County	\$16.52	\$859	\$34,360	2.3	\$94,600	\$2,365	\$28,380	\$710	759	26%	\$15.94	\$829	1.0
Pierce County	\$16.52	\$859	\$34,360	2.3	\$103,700	\$2,593	\$31,110	\$778	335	20%	\$10.36	\$538	1.6
Ramsey County	\$16.52	\$859	\$34,360	2.3	\$95,300	\$2,383	\$28,590	\$715	1,912	38%	\$10.57	\$550	1.6
Ransom County	\$16.52	\$859	\$34,360	2.3	\$95,200	\$2,380	\$28,560	\$714	601	26%	\$12.43	\$646	1.3
Renville County	\$17.50	\$910	\$36,400	2.4	\$100,000	\$2,500	\$30,000	\$750	141	16%	\$13.94	\$725	1.3
Richland County	\$16.52	\$859	\$34,360	2.3	\$104,400	\$2,610	\$31,320	\$783	2,086	31%	\$12.29	\$639	1.3
Rolette County	\$16.52	\$859	\$34,360	2.3	\$63,500	\$1,588	\$19,050	\$476	1,244	34%	\$15.22	\$791	1.1
Sargent County	\$16.52	\$859	\$34,360	2.3	\$99,100	\$2,478	\$29,730	\$743	459	27%	\$24.58	\$1,278	0.7
Sheridan County	\$17.29	\$899	\$35,960	2.4	\$95,700	\$2,393	\$28,710	\$718	110	17%	\$8.79	\$457	2.0

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

NORTH DAKOTA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sioux County	\$16.52	\$859	\$34,360	2.3	\$49,600	\$1,240	\$14,880	\$372	592	57%	\$16.91	\$879	1.0
Slope County †	\$17.29	\$899	\$35,960	2.4	\$93,000	\$2,325	\$27,900	\$698	34	10%			
Stark County	\$19.71	\$1,025	\$41,000	2.7	\$108,300	\$2,708	\$32,490	\$812	4,717	36%	\$25.35	\$1,318	0.8
Steele County	\$16.52	\$859	\$34,360	2.3	\$111,900	\$2,798	\$33,570	\$839	162	23%	\$9.63	\$501	1.7
Stutsman County	\$16.52	\$859	\$34,360	2.3	\$100,800	\$2,520	\$30,240	\$756	3,213	35%	\$16.37	\$851	1.0
Towner County	\$16.52	\$859	\$34,360	2.3	\$89,300	\$2,233	\$26,790	\$670	234	24%	\$15.84	\$823	1.0
Traill County	\$16.52	\$859	\$34,360	2.3	\$115,700	\$2,893	\$34,710	\$868	886	27%	\$15.47	\$804	1.1
Walsh County	\$16.52	\$859	\$34,360	2.3	\$86,600	\$2,165	\$25,980	\$650	976	22%	\$17.89	\$930	0.9
Ward County	\$18.81	\$978	\$39,120	2.6	\$110,300	\$2,758	\$33,090	\$827	11,001	39%	\$19.36	\$1,007	1.0
Wells County	\$16.52	\$859	\$34,360	2.3	\$94,300	\$2,358	\$28,290	\$707	462	26%	\$13.16	\$684	1.3
Williams County	\$21.85	\$1,136	\$45,440	3.0	\$111,400	\$2,785	\$33,420	\$836	7,224	46%	\$34.05	\$1,771	0.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

OHIO

#41*

In **Ohio**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,082**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,608** monthly or **\$43,293** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.81
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT OHIO:

STATE FACTS	
Minimum Wage	\$10.45
Average Renter Wage	\$18.26
2-Bedroom Housing Wage	\$20.81
Number of Renter Households	1589094
Percent Renters	33%

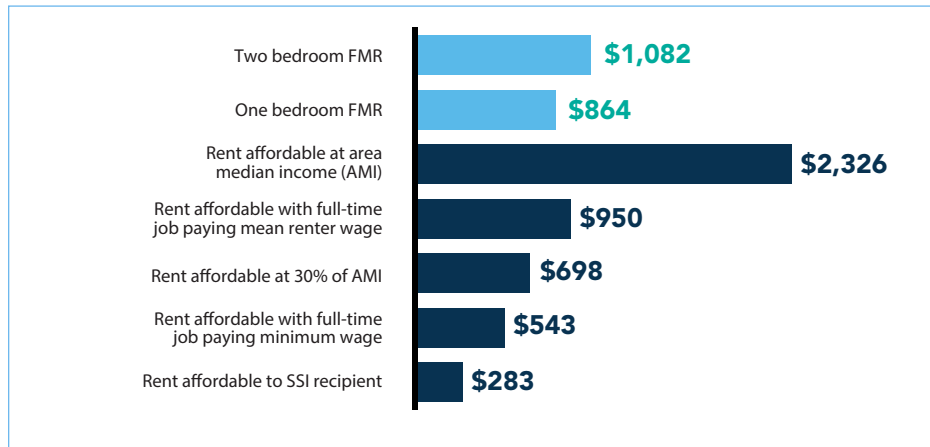
80
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

64
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)

1.6
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Columbus HMFA	\$25.04
Union County HMFA	\$24.04
Cincinnati HMFA	\$22.98
Cleveland-Elyria MSA	\$21.31
Akron MSA	\$19.98



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.

OHIO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Ohio	\$20.81	\$1,082	\$43,293	2.0	\$93,028	\$2,326	\$27,908	\$698	1,589,094	33%	\$18.26	\$950	1.1
Combined Nonmetro Areas	\$17.06	\$887	\$35,488	1.6	\$81,342	\$2,034	\$24,403	\$610	245,120	27%	\$14.97	\$778	1.1
Metropolitan Areas													
Akron MSA	\$19.98	\$1,039	\$41,560	1.9	\$95,800	\$2,395	\$28,740	\$719	94,274	32%	\$16.29	\$847	1.2
Brown County HMFA	\$16.98	\$883	\$35,320	1.6	\$83,600	\$2,090	\$25,080	\$627	4,311	25%	\$8.62	\$448	2.0
Canton-Massillon MSA	\$17.40	\$905	\$36,200	1.7	\$85,500	\$2,138	\$25,650	\$641	51,907	31%	\$14.37	\$747	1.2
Cincinnati HMFA	\$22.98	\$1,195	\$47,800	2.2	\$104,800	\$2,620	\$31,440	\$786	226,787	34%	\$19.71	\$1,025	1.2
Cleveland-Elyria MSA	\$21.31	\$1,108	\$44,320	2.0	\$97,200	\$2,430	\$29,160	\$729	307,569	35%	\$19.82	\$1,031	1.1
Columbus HMFA	\$25.04	\$1,302	\$52,080	2.4	\$103,300	\$2,583	\$30,990	\$775	313,391	39%	\$21.56	\$1,121	1.2
Dayton MSA	\$19.67	\$1,023	\$40,920	1.9	\$92,900	\$2,323	\$27,870	\$697	119,753	35%	\$17.65	\$918	1.1
Hocking County HMFA	\$16.54	\$860	\$34,400	1.6	\$77,500	\$1,938	\$23,250	\$581	2,380	21%	\$8.39	\$436	2.0
Huntington-Ashland HMFA	\$18.04	\$938	\$37,520	1.7	\$71,300	\$1,783	\$21,390	\$535	6,081	27%	\$14.57	\$758	1.2
Lima MSA	\$18.21	\$947	\$37,880	1.7	\$84,700	\$2,118	\$25,410	\$635	13,241	33%	\$18.31	\$952	1.0
Mansfield MSA	\$16.54	\$860	\$34,400	1.6	\$76,000	\$1,900	\$22,800	\$570	15,876	32%	\$13.70	\$713	1.2
Ottawa County HMFA	\$18.17	\$945	\$37,800	1.7	\$97,700	\$2,443	\$29,310	\$733	3,171	18%	\$11.78	\$613	1.5
Perry County HMFA	\$16.69	\$868	\$34,720	1.6	\$77,900	\$1,948	\$23,370	\$584	3,244	24%	\$10.90	\$567	1.5
Springfield MSA	\$18.23	\$948	\$37,920	1.7	\$70,700	\$1,768	\$21,210	\$530	17,438	31%	\$15.23	\$792	1.2
Toledo HMFA	\$18.96	\$986	\$39,440	1.8	\$86,800	\$2,170	\$26,040	\$651	92,156	37%	\$17.31	\$900	1.1
Union County HMFA	\$24.04	\$1,250	\$50,000	2.3	\$128,000	\$3,200	\$38,400	\$960	4,435	20%	\$21.18	\$1,101	1.1
Weirton-Steubenville MSA	\$16.54	\$860	\$34,400	1.6	\$72,100	\$1,803	\$21,630	\$541	7,794	29%	\$12.82	\$667	1.3
Wheeling MSA	\$17.21	\$895	\$35,800	1.6	\$80,600	\$2,015	\$24,180	\$605	6,617	25%	\$12.46	\$648	1.4

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

OHIO

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Youngstown-Warren-Boardman HMFA	\$16.54	\$860	\$34,400	1.6	\$73,600	\$1,840	\$22,080	\$552	53,549	29%	\$13.19	\$686	1.3
Counties													
Adams County	\$16.54	\$860	\$34,400	1.6	\$62,600	\$1,565	\$18,780	\$470	2,904	29%	\$12.62	\$656	1.3
Allen County	\$18.21	\$947	\$37,880	1.7	\$84,700	\$2,118	\$25,410	\$635	13,241	33%	\$18.31	\$952	1.0
Ashland County	\$16.54	\$860	\$34,400	1.6	\$81,500	\$2,038	\$24,450	\$611	4,524	22%	\$13.68	\$711	1.2
Ashtabula County	\$16.54	\$860	\$34,400	1.6	\$69,900	\$1,748	\$20,970	\$524	10,271	27%	\$12.18	\$633	1.4
Athens County	\$18.90	\$983	\$39,320	1.8	\$82,300	\$2,058	\$24,690	\$617	8,884	39%	\$9.68	\$503	2.0
Auglaize County	\$16.54	\$860	\$34,400	1.6	\$99,300	\$2,483	\$29,790	\$745	4,283	23%	\$16.60	\$863	1.0
Belmont County	\$17.21	\$895	\$35,800	1.6	\$80,600	\$2,015	\$24,180	\$605	6,617	25%	\$12.46	\$648	1.4
Brown County	\$16.98	\$883	\$35,320	1.6	\$83,600	\$2,090	\$25,080	\$627	4,311	25%	\$8.62	\$448	2.0
Butler County	\$22.98	\$1,195	\$47,800	2.2	\$104,800	\$2,620	\$31,440	\$786	44,093	31%	\$17.07	\$888	1.3
Carroll County	\$17.40	\$905	\$36,200	1.7	\$85,500	\$2,138	\$25,650	\$641	2,660	23%	\$11.25	\$585	1.5
Champaign County	\$16.90	\$879	\$35,160	1.6	\$88,700	\$2,218	\$26,610	\$665	3,698	24%	\$17.01	\$884	1.0
Clark County	\$18.23	\$948	\$37,920	1.7	\$70,700	\$1,768	\$21,210	\$530	17,438	31%	\$15.23	\$792	1.2
Clermont County	\$22.98	\$1,195	\$47,800	2.2	\$104,800	\$2,620	\$31,440	\$786	21,691	26%	\$16.33	\$849	1.4
Clinton County	\$16.73	\$870	\$34,800	1.6	\$86,400	\$2,160	\$25,920	\$648	4,800	29%	\$17.18	\$893	1.0
Columbiana County	\$16.54	\$860	\$34,400	1.6	\$73,000	\$1,825	\$21,900	\$548	11,059	27%	\$13.23	\$688	1.3
Coshocton County	\$16.54	\$860	\$34,400	1.6	\$71,900	\$1,798	\$21,570	\$539	4,177	28%	\$12.61	\$656	1.3
Crawford County	\$16.54	\$860	\$34,400	1.6	\$69,300	\$1,733	\$20,790	\$520	5,554	31%	\$15.40	\$801	1.1
Cuyahoga County	\$21.31	\$1,108	\$44,320	2.0	\$97,200	\$2,430	\$29,160	\$729	229,555	42%	\$21.68	\$1,127	1.0
Darke County	\$16.54	\$860	\$34,400	1.6	\$83,000	\$2,075	\$24,900	\$623	5,935	28%	\$14.86	\$773	1.1
Defiance County	\$16.85	\$876	\$35,040	1.6	\$87,000	\$2,175	\$26,100	\$653	3,448	23%	\$14.88	\$774	1.1
Delaware County	\$25.04	\$1,302	\$52,080	2.4	\$103,300	\$2,583	\$30,990	\$775	16,571	21%	\$19.14	\$995	1.3
Erie County	\$18.50	\$962	\$38,480	1.8	\$94,400	\$2,360	\$28,320	\$708	9,187	29%	\$14.20	\$739	1.3
Fairfield County	\$25.04	\$1,302	\$52,080	2.4	\$103,300	\$2,583	\$30,990	\$775	14,749	25%	\$12.60	\$655	2.0

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OHIO

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Fayette County	\$16.73	\$870	\$34,800	1.6	\$76,100	\$1,903	\$22,830	\$571	4,125	35%	\$14.77	\$768	1.1
Franklin County	\$25.04	\$1,302	\$52,080	2.4	\$103,300	\$2,583	\$30,990	\$775	252,407	47%	\$23.57	\$1,226	1.1
Fulton County	\$18.96	\$986	\$39,440	1.8	\$86,800	\$2,170	\$26,040	\$651	3,088	18%	\$18.69	\$972	1.0
Gallia County	\$16.54	\$860	\$34,400	1.6	\$73,800	\$1,845	\$22,140	\$554	2,725	24%	\$14.36	\$747	1.2
Geauga County	\$21.31	\$1,108	\$44,320	2.0	\$97,200	\$2,430	\$29,160	\$729	4,567	13%	\$14.01	\$728	1.5
Greene County	\$19.67	\$1,023	\$40,920	1.9	\$92,900	\$2,323	\$27,870	\$697	22,037	33%	\$16.31	\$848	1.2
Guernsey County	\$16.54	\$860	\$34,400	1.6	\$71,600	\$1,790	\$21,480	\$537	4,428	27%	\$13.43	\$698	1.2
Hamilton County	\$22.98	\$1,195	\$47,800	2.2	\$104,800	\$2,620	\$31,440	\$786	142,299	41%	\$20.81	\$1,082	1.1
Hancock County	\$18.44	\$959	\$38,360	1.8	\$95,400	\$2,385	\$28,620	\$716	9,763	31%	\$19.17	\$997	1.0
Hardin County	\$16.54	\$860	\$34,400	1.6	\$73,900	\$1,848	\$22,170	\$554	2,980	26%	\$14.56	\$757	1.1
Harrison County	\$16.54	\$860	\$34,400	1.6	\$74,400	\$1,860	\$22,320	\$558	1,290	22%	\$17.16	\$892	1.0
Henry County	\$16.54	\$860	\$34,400	1.6	\$90,500	\$2,263	\$27,150	\$679	2,336	21%	\$15.91	\$827	1.0
Highland County	\$16.54	\$860	\$34,400	1.6	\$75,000	\$1,875	\$22,500	\$563	4,538	27%	\$10.82	\$563	1.5
Hocking County	\$16.54	\$860	\$34,400	1.6	\$77,500	\$1,938	\$23,250	\$581	2,380	21%	\$8.39	\$436	2.0
Holmes County	\$16.54	\$860	\$34,400	1.6	\$92,200	\$2,305	\$27,660	\$692	2,925	22%	\$16.36	\$851	1.0
Huron County	\$16.81	\$874	\$34,960	1.6	\$81,500	\$2,038	\$24,450	\$611	6,144	27%	\$15.85	\$824	1.1
Jackson County	\$16.54	\$860	\$34,400	1.6	\$73,400	\$1,835	\$22,020	\$551	3,192	26%	\$10.76	\$559	1.5
Jefferson County	\$16.54	\$860	\$34,400	1.6	\$72,100	\$1,803	\$21,630	\$541	7,794	29%	\$12.82	\$667	1.3
Knox County	\$17.75	\$923	\$36,920	1.7	\$87,600	\$2,190	\$26,280	\$657	6,233	27%	\$13.94	\$725	1.3
Lake County	\$21.31	\$1,108	\$44,320	2.0	\$97,200	\$2,430	\$29,160	\$729	25,095	25%	\$16.73	\$870	1.3
Lawrence County	\$18.04	\$938	\$37,520	1.7	\$71,300	\$1,783	\$21,390	\$535	6,081	27%	\$14.57	\$758	1.2
Licking County	\$25.04	\$1,302	\$52,080	2.4	\$103,300	\$2,583	\$30,990	\$775	17,837	27%	\$14.06	\$731	1.8
Logan County	\$16.54	\$860	\$34,400	1.6	\$88,400	\$2,210	\$26,520	\$663	4,484	23%	\$15.73	\$818	1.1
Lorain County	\$21.31	\$1,108	\$44,320	2.0	\$97,200	\$2,430	\$29,160	\$729	33,803	27%	\$13.88	\$722	1.5
Lucas County	\$18.96	\$986	\$39,440	1.8	\$86,800	\$2,170	\$26,040	\$651	69,751	38%	\$17.78	\$925	1.1
Madison County	\$25.04	\$1,302	\$52,080	2.4	\$103,300	\$2,583	\$30,990	\$775	3,685	24%	\$12.91	\$671	1.9

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

OHIO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mahoning County	\$16.54	\$860	\$34,400	1.6	\$73,600	\$1,840	\$22,080	\$552	29,519	30%	\$13.35	\$694	1.2
Marion County	\$18.38	\$956	\$38,240	1.8	\$75,200	\$1,880	\$22,560	\$564	7,972	33%	\$14.64	\$761	1.3
Medina County	\$21.31	\$1,108	\$44,320	2.0	\$97,200	\$2,430	\$29,160	\$729	14,549	20%	\$15.53	\$807	1.4
Meigs County	\$16.54	\$860	\$34,400	1.6	\$63,900	\$1,598	\$19,170	\$479	2,204	25%	\$10.70	\$556	1.5
Mercer County	\$16.54	\$860	\$34,400	1.6	\$101,200	\$2,530	\$30,360	\$759	3,399	21%	\$12.02	\$625	1.4
Miami County	\$19.67	\$1,023	\$40,920	1.9	\$92,900	\$2,323	\$27,870	\$697	11,729	27%	\$15.88	\$826	1.2
Monroe County	\$16.54	\$860	\$34,400	1.6	\$75,200	\$1,880	\$22,560	\$564	1,112	20%	\$11.73	\$610	1.4
Montgomery County	\$19.67	\$1,023	\$40,920	1.9	\$92,900	\$2,323	\$27,870	\$697	85,987	38%	\$18.27	\$950	1.1
Morgan County	\$16.54	\$860	\$34,400	1.6	\$64,800	\$1,620	\$19,440	\$486	1,382	24%	\$11.22	\$583	1.5
Morrow County	\$25.04	\$1,302	\$52,080	2.4	\$103,300	\$2,583	\$30,990	\$775	2,418	18%	\$12.43	\$646	2.0
Muskingum County	\$16.79	\$873	\$34,920	1.6	\$76,600	\$1,915	\$22,980	\$575	10,771	31%	\$14.52	\$755	1.2
Noble County	\$16.54	\$860	\$34,400	1.6	\$70,700	\$1,768	\$21,210	\$530	921	20%	\$13.36	\$695	1.2
Ottawa County	\$18.17	\$945	\$37,800	1.7	\$97,700	\$2,443	\$29,310	\$733	3,171	18%	\$11.78	\$613	1.5
Paulding County	\$16.54	\$860	\$34,400	1.6	\$84,600	\$2,115	\$25,380	\$635	1,417	19%	\$13.47	\$700	1.2
Perry County	\$16.69	\$868	\$34,720	1.6	\$77,900	\$1,948	\$23,370	\$584	3,244	24%	\$10.90	\$567	1.5
Pickaway County	\$25.04	\$1,302	\$52,080	2.4	\$103,300	\$2,583	\$30,990	\$775	5,724	27%	\$14.87	\$773	1.7
Pike County	\$16.54	\$860	\$34,400	1.6	\$63,800	\$1,595	\$19,140	\$479	3,606	34%	\$19.71	\$1,025	0.8
Portage County	\$19.98	\$1,039	\$41,560	1.9	\$95,800	\$2,395	\$28,740	\$719	18,657	29%	\$12.73	\$662	1.6
Preble County	\$16.54	\$860	\$34,400	1.6	\$84,900	\$2,123	\$25,470	\$637	3,346	20%	\$17.62	\$916	0.9
Putnam County	\$16.54	\$860	\$34,400	1.6	\$103,200	\$2,580	\$30,960	\$774	1,811	14%	\$13.30	\$691	1.2
Richland County	\$16.54	\$860	\$34,400	1.6	\$76,000	\$1,900	\$22,800	\$570	15,876	32%	\$13.70	\$713	1.2
Ross County	\$17.96	\$934	\$37,360	1.7	\$82,200	\$2,055	\$24,660	\$617	8,616	29%	\$14.24	\$740	1.3
Sandusky County	\$16.65	\$866	\$34,640	1.6	\$85,700	\$2,143	\$25,710	\$643	6,216	26%	\$14.63	\$761	1.1
Scioto County	\$16.54	\$860	\$34,400	1.6	\$68,200	\$1,705	\$20,460	\$512	8,821	31%	\$11.87	\$617	1.4
Seneca County	\$17.02	\$885	\$35,400	1.6	\$79,500	\$1,988	\$23,850	\$596	6,131	28%	\$13.15	\$684	1.3
Shelby County	\$17.00	\$884	\$35,360	1.6	\$95,000	\$2,375	\$28,500	\$713	4,815	26%	\$18.25	\$949	0.9

1: BR = Bedroom

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4: AMI = Fiscal Year 2024 Area Median Income

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

OHIO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Stark County	\$17.40	\$905	\$36,200	1.7	\$85,500	\$2,138	\$25,650	\$641	49,247	32%	\$14.48	\$753	1.2
Summit County	\$19.98	\$1,039	\$41,560	1.9	\$95,800	\$2,395	\$28,740	\$719	75,617	33%	\$16.97	\$882	1.2
Trumbull County	\$16.54	\$860	\$34,400	1.6	\$73,600	\$1,840	\$22,080	\$552	24,030	28%	\$12.94	\$673	1.3
Tuscarawas County	\$17.50	\$910	\$36,400	1.7	\$77,300	\$1,933	\$23,190	\$580	11,501	30%	\$14.20	\$738	1.2
Union County	\$24.04	\$1,250	\$50,000	2.3	\$128,000	\$3,200	\$38,400	\$960	4,435	20%	\$21.18	\$1,101	1.1
Van Wert County	\$16.54	\$860	\$34,400	1.6	\$83,500	\$2,088	\$25,050	\$626	2,408	21%	\$16.35	\$850	1.0
Vinton County	\$16.54	\$860	\$34,400	1.6	\$70,300	\$1,758	\$21,090	\$527	1,298	25%	\$12.86	\$669	1.3
Warren County	\$22.98	\$1,195	\$47,800	2.2	\$104,800	\$2,620	\$31,440	\$786	18,704	21%	\$20.12	\$1,046	1.1
Washington County	\$16.54	\$860	\$34,400	1.6	\$80,200	\$2,005	\$24,060	\$602	6,379	26%	\$14.56	\$757	1.1
Wayne County	\$17.52	\$911	\$36,440	1.7	\$87,300	\$2,183	\$26,190	\$655	10,906	25%	\$17.36	\$903	1.0
Williams County	\$16.54	\$860	\$34,400	1.6	\$78,800	\$1,970	\$23,640	\$591	3,828	25%	\$16.44	\$855	1.0
Wood County	\$18.96	\$986	\$39,440	1.8	\$86,800	\$2,170	\$26,040	\$651	19,317	36%	\$15.68	\$815	1.2
Wyandot County	\$16.54	\$860	\$34,400	1.6	\$86,500	\$2,163	\$25,950	\$649	2,373	26%	\$19.22	\$999	0.9

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

OKLAHOMA

#46*

In **Oklahoma**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,035**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,451** monthly or **\$41,407** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$19.91
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT OKLAHOMA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.99
2-Bedroom Housing Wage	\$19.91
Number of Renter Households	518633
Percent Renters	34%

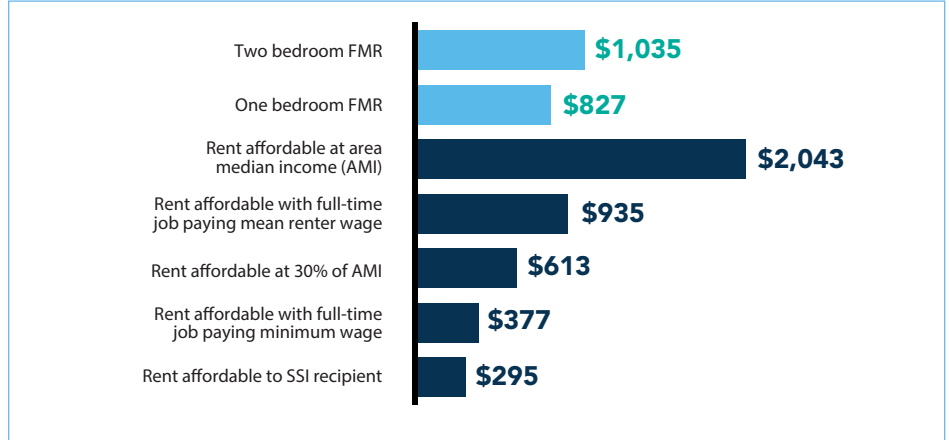
110
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

88
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.7
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Tulsa HMFA	\$21.69
Oklahoma City HMFA	\$20.98
Woodward County	\$19.31
Enid MSA	\$19.19
Texas County	\$19.04



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.

OKLAHOMA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Oklahoma	\$19.91	\$1,035	\$41,407	2.7	\$81,710	\$2,043	\$24,513	\$613	518,633	34%	\$17.99	\$935	1.1	
Combined Nonmetro Areas	\$17.66	\$918	\$36,733	2.4	\$71,245	\$1,781	\$21,373	\$534	150,762	31%	\$15.40	\$801	1.1	
Metropolitan Areas														
Cotton County HMFA	\$17.13	\$891	\$35,640	2.4	\$82,800	\$2,070	\$24,840	\$621	465	23%	\$12.25	\$637	1.4	
Enid MSA	\$19.19	\$998	\$39,920	2.6	\$84,000	\$2,100	\$25,200	\$630	8,158	34%	\$16.47	\$856	1.2	
Fort Smith HMFA	\$17.13	\$891	\$35,640	2.4	\$66,500	\$1,663	\$19,950	\$499	4,243	28%	\$11.52	\$599	1.5	
Grady County HMFA	\$17.13	\$891	\$35,640	2.4	\$91,500	\$2,288	\$27,450	\$686	5,076	25%	\$14.93	\$777	1.1	
Lawton HMFA	\$17.69	\$920	\$36,800	2.4	\$71,200	\$1,780	\$21,360	\$534	20,095	45%	\$15.68	\$815	1.1	
Lincoln County HMFA	\$17.13	\$891	\$35,640	2.4	\$75,900	\$1,898	\$22,770	\$569	2,485	19%	\$13.59	\$707	1.3	
Oklahoma City HMFA	\$20.98	\$1,091	\$43,640	2.9	\$89,500	\$2,238	\$26,850	\$671	191,452	37%	\$18.77	\$976	1.1	
Okmulgee County HMFA	\$17.13	\$891	\$35,640	2.4	\$66,600	\$1,665	\$19,980	\$500	4,157	30%	\$13.09	\$681	1.3	
Pawnee County HMFA	\$17.13	\$891	\$35,640	2.4	\$73,700	\$1,843	\$22,110	\$553	1,327	22%	\$15.80	\$821	1.1	
Tulsa HMFA	\$21.69	\$1,128	\$45,120	3.0	\$86,600	\$2,165	\$25,980	\$650	130,413	35%	\$19.75	\$1,027	1.1	
Counties														
Adair County	\$17.13	\$891	\$35,640	2.4	\$59,500	\$1,488	\$17,850	\$446	2,153	31%	\$12.41	\$645	1.4	
Alfalfa County	\$17.13	\$891	\$35,640	2.4	\$95,100	\$2,378	\$28,530	\$713	372	20%	\$16.09	\$836	1.1	
Atoka County	\$17.13	\$891	\$35,640	2.4	\$65,300	\$1,633	\$19,590	\$490	1,121	23%	\$9.01	\$468	1.9	
Beaver County	\$17.13	\$891	\$35,640	2.4	\$75,000	\$1,875	\$22,500	\$563	374	22%	\$22.68	\$1,179	0.8	
Beckham County	\$18.50	\$962	\$38,480	2.6	\$79,700	\$1,993	\$23,910	\$598	2,719	34%	\$18.77	\$976	1.0	
Blaine County	\$17.13	\$891	\$35,640	2.4	\$75,000	\$1,875	\$22,500	\$563	1,019	30%	\$19.80	\$1,029	0.9	
Bryan County	\$18.15	\$944	\$37,760	2.5	\$69,700	\$1,743	\$20,910	\$523	6,524	36%	\$15.57	\$810	1.2	
Caddo County	\$17.13	\$891	\$35,640	2.4	\$69,600	\$1,740	\$20,880	\$522	2,514	28%	\$15.89	\$826	1.1	

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

OKLAHOMA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Canadian County	\$20.98	\$1,091	\$43,640	2.9	\$89,500	\$2,238	\$26,850	\$671	13,775	24%	\$15.91	\$827	1.3
Carter County	\$18.90	\$983	\$39,320	2.6	\$76,700	\$1,918	\$23,010	\$575	6,111	33%	\$18.88	\$982	1.0
Cherokee County	\$17.27	\$898	\$35,920	2.4	\$70,200	\$1,755	\$21,060	\$527	5,983	33%	\$10.74	\$558	1.6
Choctaw County	\$17.13	\$891	\$35,640	2.4	\$64,600	\$1,615	\$19,380	\$485	1,937	33%	\$10.63	\$553	1.6
Cimarron County	\$17.13	\$891	\$35,640	2.4	\$74,800	\$1,870	\$22,440	\$561	143	19%	\$18.72	\$973	0.9
Cleveland County	\$20.98	\$1,091	\$43,640	2.9	\$89,500	\$2,238	\$26,850	\$671	41,315	36%	\$13.57	\$705	1.5
Coal County	\$17.13	\$891	\$35,640	2.4	\$59,500	\$1,488	\$17,850	\$446	578	28%	\$14.74	\$767	1.2
Comanche County	\$17.69	\$920	\$36,800	2.4	\$71,200	\$1,780	\$21,360	\$534	20,095	45%	\$15.68	\$815	1.1
Cotton County	\$17.13	\$891	\$35,640	2.4	\$82,800	\$2,070	\$24,840	\$621	465	23%	\$12.25	\$637	1.4
Craig County	\$17.62	\$916	\$36,640	2.4	\$59,800	\$1,495	\$17,940	\$449	1,583	31%	\$13.89	\$722	1.3
Creek County	\$21.69	\$1,128	\$45,120	3.0	\$86,600	\$2,165	\$25,980	\$650	6,794	25%	\$16.50	\$858	1.3
Custer County	\$17.27	\$898	\$35,920	2.4	\$83,600	\$2,090	\$25,080	\$627	3,761	35%	\$11.68	\$607	1.5
Delaware County	\$18.35	\$954	\$38,160	2.5	\$70,500	\$1,763	\$21,150	\$529	4,169	25%	\$12.68	\$659	1.4
Dewey County	\$17.13	\$891	\$35,640	2.4	\$75,900	\$1,898	\$22,770	\$569	369	23%	\$21.72	\$1,129	0.8
Ellis County	\$17.94	\$933	\$37,320	2.5	\$79,000	\$1,975	\$23,700	\$593	260	18%	\$14.90	\$775	1.2
Garfield County	\$19.19	\$998	\$39,920	2.6	\$84,000	\$2,100	\$25,200	\$630	8,158	34%	\$16.47	\$856	1.2
Garvin County	\$17.13	\$891	\$35,640	2.4	\$68,600	\$1,715	\$20,580	\$515	3,103	31%	\$19.60	\$1,019	0.9
Grady County	\$17.13	\$891	\$35,640	2.4	\$91,500	\$2,288	\$27,450	\$686	5,076	25%	\$14.93	\$777	1.1
Grant County	\$17.13	\$891	\$35,640	2.4	\$84,100	\$2,103	\$25,230	\$631	336	22%	\$36.02	\$1,873	0.5
Greer County	\$17.13	\$891	\$35,640	2.4	\$67,900	\$1,698	\$20,370	\$509	574	28%	\$8.07	\$419	2.1
Harmon County †	\$17.13	\$891	\$35,640	2.4	\$68,400	\$1,710	\$20,520	\$513	237	25%			
Harper County	\$17.13	\$891	\$35,640	2.4	\$74,200	\$1,855	\$22,260	\$557	209	17%	\$18.33	\$953	0.9
Haskell County	\$17.13	\$891	\$35,640	2.4	\$61,900	\$1,548	\$18,570	\$464	1,127	25%	\$12.70	\$660	1.3
Hughes County	\$17.13	\$891	\$35,640	2.4	\$59,600	\$1,490	\$17,880	\$447	1,017	26%	\$11.57	\$602	1.5
Jackson County	\$17.13	\$891	\$35,640	2.4	\$80,700	\$2,018	\$24,210	\$605	3,863	39%	\$17.08	\$888	1.0
Jefferson County	\$17.13	\$891	\$35,640	2.4	\$61,700	\$1,543	\$18,510	\$463	576	28%	\$8.33	\$433	2.1

† Wage data not available (See Appendix B).

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OKLAHOMA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Johnston County	\$17.13	\$891	\$35,640	2.4	\$60,400	\$1,510	\$18,120	\$453	1,161	30%	\$13.66	\$710	1.3
Kay County	\$17.13	\$891	\$35,640	2.4	\$69,700	\$1,743	\$20,910	\$523	5,417	33%	\$18.20	\$946	0.9
Kingfisher County	\$17.94	\$933	\$37,320	2.5	\$78,000	\$1,950	\$23,400	\$585	1,462	26%	\$22.23	\$1,156	0.8
Kiowa County	\$17.13	\$891	\$35,640	2.4	\$63,100	\$1,578	\$18,930	\$473	850	26%	\$11.74	\$610	1.5
Latimer County	\$17.13	\$891	\$35,640	2.4	\$61,100	\$1,528	\$18,330	\$458	1,179	31%	\$15.18	\$789	1.1
Le Flore County	\$17.13	\$891	\$35,640	2.4	\$62,800	\$1,570	\$18,840	\$471	5,192	29%	\$12.30	\$640	1.4
Lincoln County	\$17.13	\$891	\$35,640	2.4	\$75,900	\$1,898	\$22,770	\$569	2,485	19%	\$13.59	\$707	1.3
Logan County	\$20.98	\$1,091	\$43,640	2.9	\$89,500	\$2,238	\$26,850	\$671	2,292	13%	\$10.46	\$544	2.0
Love County	\$17.73	\$922	\$36,880	2.4	\$75,300	\$1,883	\$22,590	\$565	1,049	28%	\$15.17	\$789	1.2
McClain County	\$20.98	\$1,091	\$43,640	2.9	\$89,500	\$2,238	\$26,850	\$671	3,186	21%	\$11.98	\$623	1.8
McCurtain County	\$17.13	\$891	\$35,640	2.4	\$64,500	\$1,613	\$19,350	\$484	3,181	28%	\$15.56	\$809	1.1
McIntosh County	\$17.13	\$891	\$35,640	2.4	\$58,500	\$1,463	\$17,550	\$439	1,654	22%	\$10.12	\$526	1.7
Major County	\$17.13	\$891	\$35,640	2.4	\$83,300	\$2,083	\$24,990	\$625	567	18%	\$15.47	\$804	1.1
Marshall County	\$17.13	\$891	\$35,640	2.4	\$60,200	\$1,505	\$18,060	\$452	1,284	23%	\$19.00	\$988	0.9
Mayes County	\$17.13	\$891	\$35,640	2.4	\$73,100	\$1,828	\$21,930	\$548	3,879	26%	\$16.16	\$840	1.1
Murray County	\$17.52	\$911	\$36,440	2.4	\$77,900	\$1,948	\$23,370	\$584	1,364	27%	\$13.95	\$725	1.3
Muskogee County	\$17.42	\$906	\$36,240	2.4	\$72,400	\$1,810	\$21,720	\$543	8,517	33%	\$14.65	\$762	1.2
Noble County	\$17.13	\$891	\$35,640	2.4	\$83,900	\$2,098	\$25,170	\$629	858	20%	\$15.64	\$813	1.1
Nowata County	\$17.13	\$891	\$35,640	2.4	\$65,700	\$1,643	\$19,710	\$493	1,040	28%	\$14.22	\$739	1.2
Okfuskee County	\$17.13	\$891	\$35,640	2.4	\$61,400	\$1,535	\$18,420	\$461	1,106	29%	\$10.27	\$534	1.7
Oklahoma County	\$20.98	\$1,091	\$43,640	2.9	\$89,500	\$2,238	\$26,850	\$671	130,884	41%	\$20.15	\$1,048	1.0
Okmulgee County	\$17.13	\$891	\$35,640	2.4	\$66,600	\$1,665	\$19,980	\$500	4,157	30%	\$13.09	\$681	1.3
Osage County	\$21.69	\$1,128	\$45,120	3.0	\$86,600	\$2,165	\$25,980	\$650	3,665	22%	\$12.76	\$664	1.7
Ottawa County	\$17.13	\$891	\$35,640	2.4	\$59,900	\$1,498	\$17,970	\$449	3,812	33%	\$12.99	\$676	1.3
Pawnee County	\$17.13	\$891	\$35,640	2.4	\$73,700	\$1,843	\$22,110	\$553	1,327	22%	\$15.80	\$821	1.1
Payne County	\$18.77	\$976	\$39,040	2.6	\$77,200	\$1,930	\$23,160	\$579	15,456	49%	\$12.43	\$646	1.5

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

OKLAHOMA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Pittsburg County	\$17.33	\$901	\$36,040	2.4	\$71,100	\$1,778	\$21,330	\$533	4,865	28%	\$12.01	\$624	1.4
Pontotoc County	\$18.35	\$954	\$38,160	2.5	\$79,300	\$1,983	\$23,790	\$595	5,068	34%	\$14.63	\$761	1.3
Pottawatomie County	\$17.58	\$914	\$36,560	2.4	\$68,300	\$1,708	\$20,490	\$512	7,940	30%	\$13.56	\$705	1.3
Pushmataha County	\$17.13	\$891	\$35,640	2.4	\$57,000	\$1,425	\$17,100	\$428	1,041	25%	\$9.93	\$516	1.7
Roger Mills County	\$17.13	\$891	\$35,640	2.4	\$72,200	\$1,805	\$21,660	\$542	280	19%	\$18.24	\$949	0.9
Rogers County	\$21.69	\$1,128	\$45,120	3.0	\$86,600	\$2,165	\$25,980	\$650	7,952	23%	\$17.19	\$894	1.3
Seminole County	\$17.13	\$891	\$35,640	2.4	\$54,500	\$1,363	\$16,350	\$409	2,636	31%	\$13.67	\$711	1.3
Sequoyah County	\$17.13	\$891	\$35,640	2.4	\$66,500	\$1,663	\$19,950	\$499	4,243	28%	\$11.52	\$599	1.5
Stephens County	\$17.13	\$891	\$35,640	2.4	\$75,200	\$1,880	\$22,560	\$564	4,306	25%	\$15.02	\$781	1.1
Texas County	\$19.04	\$990	\$39,600	2.6	\$74,900	\$1,873	\$22,470	\$562	2,195	32%	\$21.52	\$1,119	0.9
Tillman County	\$17.13	\$891	\$35,640	2.4	\$60,900	\$1,523	\$18,270	\$457	696	27%	\$14.03	\$729	1.2
Tulsa County	\$21.69	\$1,128	\$45,120	3.0	\$86,600	\$2,165	\$25,980	\$650	106,019	40%	\$20.24	\$1,052	1.1
Wagoner County	\$21.69	\$1,128	\$45,120	3.0	\$86,600	\$2,165	\$25,980	\$650	5,983	20%	\$15.80	\$821	1.4
Washington County	\$17.13	\$891	\$35,640	2.4	\$82,500	\$2,063	\$24,750	\$619	5,614	28%	\$17.73	\$922	1.0
Washita County	\$17.13	\$891	\$35,640	2.4	\$74,100	\$1,853	\$22,230	\$556	1,013	25%	\$14.76	\$767	1.2
Woods County	\$17.98	\$935	\$37,400	2.5	\$85,500	\$2,138	\$25,650	\$641	1,053	31%	\$12.86	\$669	1.4
Woodward County	\$19.31	\$1,004	\$40,160	2.7	\$75,900	\$1,898	\$22,770	\$569	2,295	29%	\$20.36	\$1,059	0.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

OREGON

#15*

In **Oregon**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,682**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,606** monthly or **\$67,275** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$32.34
PER HOUR
**STATE HOUSING
WAGE**

FACTS ABOUT OREGON:

STATE FACTS	
Minimum Wage	\$14.70
Average Renter Wage	\$21.93
2-Bedroom Housing Wage	\$32.34
Number of Renter Households	618278
Percent Renters	37%

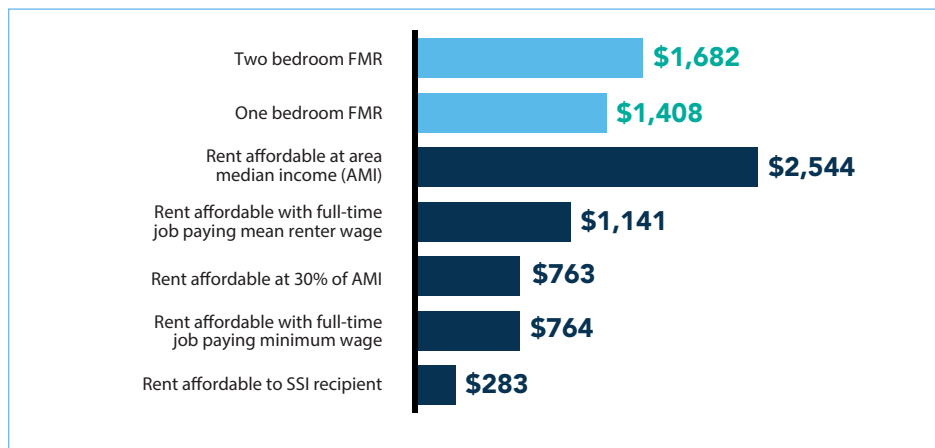
88
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

74
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.2
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.8
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Portland-Vancouver-Hillsboro MSA	\$38.92
Hood River County	\$35.08
Bend-Redmond MSA	\$31.21
Corvallis MSA	\$30.19
Wasco County	\$29.79



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.

OREGON

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Oregon	\$32.34	\$1,682	\$67,275	2.2	\$101,750	\$2,544	\$30,525	\$763	618,278	37%	\$21.93	\$1,141	1.5
Combined Nonmetro Areas	\$21.93	\$1,140	\$45,604	1.5	\$80,406	\$2,010	\$24,122	\$603	86,121	31%	\$16.53	\$859	1.3
<u>Metropolitan Areas</u>													
Albany MSA	\$26.62	\$1,384	\$55,360	1.8	\$84,900	\$2,123	\$25,470	\$637	16,499	33%	\$17.72	\$921	1.5
Bend-Redmond MSA	\$31.21	\$1,623	\$64,920	2.1	\$105,100	\$2,628	\$31,530	\$788	24,660	30%	\$21.16	\$1,100	1.5
Corvallis MSA	\$30.19	\$1,570	\$62,800	2.1	\$109,800	\$2,745	\$32,940	\$824	16,662	44%	\$15.90	\$827	1.9
Eugene-Springfield MSA	\$26.87	\$1,397	\$55,880	1.8	\$89,100	\$2,228	\$26,730	\$668	64,535	41%	\$17.49	\$909	1.5
Grants Pass MSA	\$25.88	\$1,346	\$53,840	1.8	\$76,000	\$1,900	\$22,800	\$570	10,645	29%	\$15.17	\$789	1.7
Medford MSA	\$26.85	\$1,396	\$55,840	1.8	\$87,800	\$2,195	\$26,340	\$659	31,425	35%	\$17.50	\$910	1.5
Portland-Vancouver-Hillsboro MSA	\$38.92	\$2,024	\$80,960	2.6	\$116,900	\$2,923	\$35,070	\$877	309,284	39%	\$25.58	\$1,330	1.5
Salem MSA	\$25.77	\$1,340	\$53,600	1.8	\$91,300	\$2,283	\$27,390	\$685	58,447	38%	\$17.23	\$896	1.5
<u>Counties</u>													
Baker County	\$17.63	\$917	\$36,680	1.3	\$70,900	\$1,773	\$21,270	\$532	1,946	28%	\$17.13	\$891	1.0
Benton County	\$30.19	\$1,570	\$62,800	2.1	\$109,800	\$2,745	\$32,940	\$824	16,662	44%	\$15.90	\$827	1.9
Clackamas County	\$38.92	\$2,024	\$80,960	2.4	\$116,900	\$2,923	\$35,070	\$877	46,532	29%	\$20.65	\$1,074	1.9
Clatsop County	\$24.50	\$1,274	\$50,960	1.8	\$92,300	\$2,308	\$27,690	\$692	6,583	38%	\$16.19	\$842	1.5
Columbia County	\$38.92	\$2,024	\$80,960	2.6	\$116,900	\$2,923	\$35,070	\$877	4,758	23%	\$14.14	\$736	2.8
Coos County	\$20.67	\$1,075	\$43,000	1.5	\$78,500	\$1,963	\$23,550	\$589	8,657	31%	\$14.38	\$748	1.4
Crook County	\$22.42	\$1,166	\$46,640	1.6	\$91,000	\$2,275	\$27,300	\$683	2,542	25%	\$25.05	\$1,303	0.9
Curry County	\$22.04	\$1,146	\$45,840	1.6	\$75,700	\$1,893	\$22,710	\$568	2,606	23%	\$14.36	\$747	1.5
Deschutes County	\$31.21	\$1,623	\$64,920	2.1	\$105,100	\$2,628	\$31,530	\$788	24,660	30%	\$21.16	\$1,100	1.5
Douglas County	\$21.46	\$1,116	\$44,640	1.6	\$73,300	\$1,833	\$21,990	\$550	13,161	28%	\$18.05	\$939	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

OREGON

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Gilliam County	\$21.94	\$1,141	\$45,640	1.6	\$76,700	\$1,918	\$23,010	\$575	219	25%	\$37.70	\$1,961	0.6
Grant County	\$18.46	\$960	\$38,400	1.3	\$71,100	\$1,778	\$21,330	\$533	743	22%	\$15.04	\$782	1.2
Harney County	\$17.40	\$905	\$36,200	1.3	\$61,400	\$1,535	\$18,420	\$461	958	31%	\$12.26	\$638	1.4
Hood River County	\$35.08	\$1,824	\$72,960	2.6	\$104,200	\$2,605	\$31,260	\$782	2,869	32%	\$16.34	\$850	2.1
Jackson County	\$26.85	\$1,396	\$55,840	1.8	\$87,800	\$2,195	\$26,340	\$659	31,425	35%	\$17.50	\$910	1.5
Jefferson County	\$21.02	\$1,093	\$43,720	1.5	\$81,000	\$2,025	\$24,300	\$608	2,564	30%	\$17.89	\$930	1.2
Josephine County	\$25.88	\$1,346	\$53,840	1.8	\$76,000	\$1,900	\$22,800	\$570	10,645	29%	\$15.17	\$789	1.7
Klamath County	\$19.87	\$1,033	\$41,320	1.5	\$75,200	\$1,880	\$22,560	\$564	9,291	33%	\$15.38	\$800	1.3
Lake County	\$18.06	\$939	\$37,560	1.3	\$78,900	\$1,973	\$23,670	\$592	1,262	38%	\$12.51	\$650	1.4
Lane County	\$26.87	\$1,397	\$55,880	1.8	\$89,100	\$2,228	\$26,730	\$668	64,535	41%	\$17.49	\$909	1.5
Lincoln County	\$24.50	\$1,274	\$50,960	1.8	\$78,200	\$1,955	\$23,460	\$587	6,587	29%	\$14.96	\$778	1.6
Linn County	\$26.62	\$1,384	\$55,360	1.8	\$84,900	\$2,123	\$25,470	\$637	16,499	33%	\$17.72	\$921	1.5
Malheur County	\$18.04	\$938	\$37,520	1.3	\$65,800	\$1,645	\$19,740	\$494	4,124	41%	\$16.31	\$848	1.1
Marion County	\$25.77	\$1,340	\$53,600	1.8	\$91,300	\$2,283	\$27,390	\$685	47,186	38%	\$17.74	\$922	1.5
Morrow County	\$17.60	\$915	\$36,600	1.3	\$76,800	\$1,920	\$23,040	\$576	1,267	30%	\$22.54	\$1,172	0.8
Multnomah County	\$38.92	\$2,024	\$80,960	2.4	\$116,900	\$2,923	\$35,070	\$877	156,286	46%	\$25.20	\$1,310	1.5
Polk County	\$25.77	\$1,340	\$53,600	1.8	\$91,300	\$2,283	\$27,390	\$685	11,261	35%	\$13.27	\$690	1.9
Sherman County	\$21.19	\$1,102	\$44,080	1.5	\$78,600	\$1,965	\$23,580	\$590	231	30%	\$26.29	\$1,367	0.8
Tillamook County	\$22.56	\$1,173	\$46,920	1.6	\$77,600	\$1,940	\$23,280	\$582	3,058	27%	\$19.57	\$1,018	1.2
Umatilla County	\$20.33	\$1,057	\$42,280	1.5	\$97,100	\$2,428	\$29,130	\$728	9,175	33%	\$15.24	\$793	1.3
Union County	\$20.38	\$1,060	\$42,400	1.5	\$78,100	\$1,953	\$23,430	\$586	3,573	33%	\$13.98	\$727	1.5
Wallowa County	\$18.83	\$979	\$39,160	1.4	\$80,700	\$2,018	\$24,210	\$605	854	26%	\$10.45	\$544	1.8
Wasco County	\$29.79	\$1,549	\$61,960	2.2	\$83,300	\$2,083	\$24,990	\$625	3,658	35%	\$16.17	\$841	1.8
Washington County	\$38.92	\$2,024	\$80,960	2.4	\$116,900	\$2,923	\$35,070	\$877	89,954	39%	\$30.39	\$1,580	1.3
Wheeler County †	\$17.40	\$905	\$36,200	1.3	\$67,000	\$1,675	\$20,100	\$503	193	31%			
Yamhill County	\$38.92	\$2,024	\$80,960	2.6	\$116,900	\$2,923	\$35,070	\$877	11,754	31%	\$16.13	\$839	2.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

PENNSYLVANIA

#27*

In **Pennsylvania**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,365**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,551** monthly or **\$54,614** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$26.26
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT PENNSYLVANIA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.11
2-Bedroom Housing Wage	\$26.26
Number of Renter Households	1600237
Percent Renters	31%

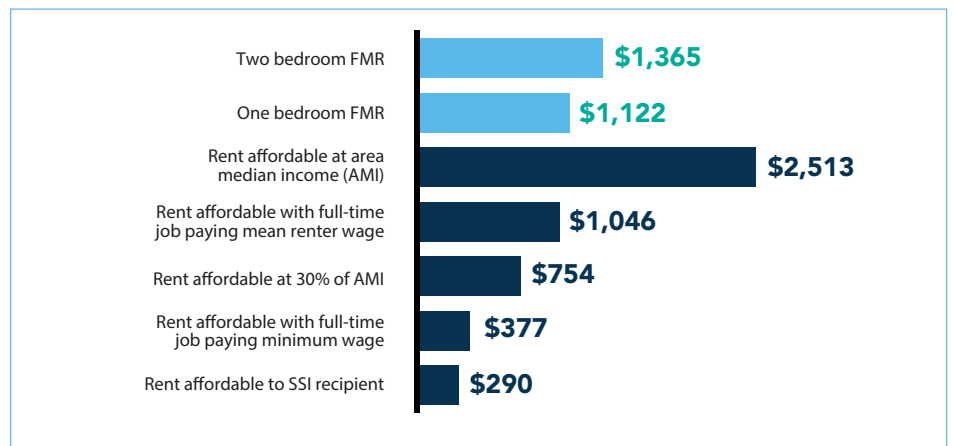
145
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom Rental Home** (at FMR)

119
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom Rental Home** (at FMR)

3.6
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

3
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Philadelphia-Camden-Wilmington MSA	\$33.40
Pike County HMFA	\$31.71
East Stroudsburg MSA	\$28.27
Allentown-Bethlehem-Easton HMFA	\$27.42
Lancaster MSA	\$25.63



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.

PENNSYLVANIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Pennsylvania	\$26.26	\$1,365	\$54,614	3.6	\$100,505	\$2,513	\$30,151	\$754	1,600,237	31%	\$20.11	\$1,046	1.3
Combined Nonmetro Areas	\$16.59	\$862	\$34,499	2.3	\$79,336	\$1,983	\$23,801	\$595	138,669	24%	\$14.05	\$731	1.2
Metropolitan Areas													
Allentown-Bethlehem-Easton HMFA	\$27.42	\$1,426	\$57,040	3.8	\$98,300	\$2,458	\$29,490	\$737	91,342	32%	\$18.65	\$970	1.5
Altoona MSA	\$19.10	\$993	\$39,720	2.6	\$86,900	\$2,173	\$26,070	\$652	13,916	28%	\$14.10	\$733	1.4
Armstrong County HMFA	\$17.96	\$934	\$37,360	2.5	\$79,500	\$1,988	\$23,850	\$596	5,957	21%	\$14.52	\$755	1.2
Chambersburg-Waynesboro MSA	\$22.12	\$1,150	\$46,000	3.1	\$92,700	\$2,318	\$27,810	\$695	16,945	27%	\$16.38	\$852	1.4
Columbia County HMFA	\$20.46	\$1,064	\$42,560	2.8	\$81,200	\$2,030	\$24,360	\$609	7,565	29%	\$14.04	\$730	1.5
East Stroudsburg MSA	\$28.27	\$1,470	\$58,800	3.9	\$103,500	\$2,588	\$31,050	\$776	12,589	21%	\$14.59	\$759	1.9
Erie MSA	\$18.90	\$983	\$39,320	2.6	\$80,500	\$2,013	\$24,150	\$604	35,065	32%	\$12.79	\$665	1.5
Gettysburg MSA	\$23.58	\$1,226	\$49,040	3.3	\$96,900	\$2,423	\$29,070	\$727	8,742	22%	\$14.87	\$773	1.6
Harrisburg-Carlisle MSA	\$24.48	\$1,273	\$50,920	3.4	\$97,900	\$2,448	\$29,370	\$734	77,726	32%	\$20.54	\$1,068	1.2
Johnstown MSA	\$16.60	\$863	\$34,520	2.3	\$76,500	\$1,913	\$22,950	\$574	13,453	24%	\$12.02	\$625	1.4
Lancaster MSA	\$25.63	\$1,333	\$53,320	3.5	\$106,700	\$2,668	\$32,010	\$800	62,803	30%	\$18.73	\$974	1.4
Lebanon MSA	\$23.56	\$1,225	\$49,000	3.2	\$89,100	\$2,228	\$26,730	\$668	15,717	28%	\$15.80	\$822	1.5
Montour County HMFA	\$20.71	\$1,077	\$43,080	2.9	\$92,400	\$2,310	\$27,720	\$693	2,324	30%	\$21.35	\$1,110	1.0
Philadelphia-Camden-Wilmington MSA	\$33.40	\$1,737	\$69,480	4.6	\$114,700	\$2,868	\$34,410	\$860	580,578	35%	\$25.06	\$1,303	1.3
Pike County HMFA	\$31.71	\$1,649	\$65,960	4.4	\$96,000	\$2,400	\$28,800	\$720	3,721	16%	\$11.75	\$611	2.7
Pittsburgh HMFA	\$22.33	\$1,161	\$46,440	3.1	\$101,200	\$2,530	\$30,360	\$759	298,025	30%	\$19.85	\$1,032	1.1
Reading MSA	\$25.38	\$1,320	\$52,800	3.5	\$93,700	\$2,343	\$28,110	\$703	47,009	29%	\$17.31	\$900	1.5
Scranton--Wilkes-Barre MSA	\$19.98	\$1,039	\$41,560	2.8	\$83,000	\$2,075	\$24,900	\$623	76,197	33%	\$15.45	\$803	1.3

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

PENNSYLVANIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sharon HMFA	\$16.25	\$845	\$33,800	2.2	\$78,800	\$1,970	\$23,640	\$591	12,683	28%	\$12.88	\$670	1.3
State College MSA	\$25.33	\$1,317	\$52,680	3.5	\$108,200	\$2,705	\$32,460	\$812	21,825	37%	\$13.52	\$703	1.9
Williamsport MSA	\$20.81	\$1,082	\$43,280	2.9	\$86,600	\$2,165	\$25,980	\$650	13,764	30%	\$15.61	\$812	1.3
York-Hanover MSA	\$23.02	\$1,197	\$47,880	3.2	\$105,100	\$2,628	\$31,530	\$788	43,622	24%	\$16.77	\$872	1.4
Counties													
Adams County	\$23.58	\$1,226	\$49,040	3.3	\$96,900	\$2,423	\$29,070	\$727	8,742	22%	\$14.87	\$773	1.6
Allegheny County	\$22.33	\$1,161	\$46,440	3.1	\$101,200	\$2,530	\$30,360	\$759	190,681	35%	\$22.02	\$1,145	1.0
Armstrong County	\$17.96	\$934	\$37,360	2.5	\$79,500	\$1,988	\$23,850	\$596	5,957	21%	\$14.52	\$755	1.2
Beaver County	\$22.33	\$1,161	\$46,440	3.1	\$101,200	\$2,530	\$30,360	\$759	19,006	26%	\$16.25	\$845	1.4
Bedford County	\$16.25	\$845	\$33,800	2.2	\$79,800	\$1,995	\$23,940	\$599	4,136	21%	\$11.43	\$595	1.4
Berks County	\$25.38	\$1,320	\$52,800	3.5	\$93,700	\$2,343	\$28,110	\$703	47,009	29%	\$17.31	\$900	1.5
Blair County	\$19.10	\$993	\$39,720	2.6	\$86,900	\$2,173	\$26,070	\$652	13,916	28%	\$14.10	\$733	1.4
Bradford County	\$16.96	\$882	\$35,280	2.3	\$81,000	\$2,025	\$24,300	\$608	6,713	28%	\$19.55	\$1,017	0.9
Bucks County	\$33.40	\$1,737	\$69,480	4.6	\$114,700	\$2,868	\$34,410	\$860	54,368	22%	\$16.88	\$878	2.0
Butler County	\$22.33	\$1,161	\$46,440	3.1	\$101,200	\$2,530	\$30,360	\$759	18,946	24%	\$16.93	\$881	1.3
Cambria County	\$16.60	\$863	\$34,520	2.3	\$76,500	\$1,913	\$22,950	\$574	13,453	24%	\$12.02	\$625	1.4
Cameron County	\$16.25	\$845	\$33,800	2.2	\$60,600	\$1,515	\$18,180	\$455	633	29%	\$13.63	\$709	1.2
Carbon County	\$27.42	\$1,426	\$57,040	3.8	\$98,300	\$2,458	\$29,490	\$737	6,647	25%	\$14.03	\$729	2.0
Centre County	\$25.33	\$1,317	\$52,680	3.5	\$108,200	\$2,705	\$32,460	\$812	21,825	37%	\$13.52	\$703	1.9
Chester County	\$33.40	\$1,737	\$69,480	4.6	\$114,700	\$2,868	\$34,410	\$860	50,869	25%	\$24.43	\$1,270	1.4
Clarion County	\$16.25	\$845	\$33,800	2.2	\$81,200	\$2,030	\$24,360	\$609	4,224	29%	\$11.48	\$597	1.4
Clearfield County	\$16.25	\$845	\$33,800	2.2	\$75,400	\$1,885	\$22,620	\$566	7,046	22%	\$12.66	\$658	1.3
Clinton County	\$17.52	\$911	\$36,440	2.4	\$76,900	\$1,923	\$23,070	\$577	4,255	29%	\$13.99	\$728	1.3
Columbia County	\$20.46	\$1,064	\$42,560	2.8	\$81,200	\$2,030	\$24,360	\$609	7,565	29%	\$14.04	\$730	1.5

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

PENNSYLVANIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Crawford County	\$16.25	\$845	\$33,800	2.2	\$72,400	\$1,810	\$21,720	\$543	8,706	26%	\$13.63	\$709	1.2
Cumberland County	\$24.48	\$1,273	\$50,920	3.4	\$97,900	\$2,448	\$29,370	\$734	31,009	30%	\$19.74	\$1,026	1.2
Dauphin County	\$24.48	\$1,273	\$50,920	3.4	\$97,900	\$2,448	\$29,370	\$734	43,225	37%	\$21.65	\$1,126	1.1
Delaware County	\$33.40	\$1,737	\$69,480	4.6	\$114,700	\$2,868	\$34,410	\$860	67,184	31%	\$19.88	\$1,034	1.7
Elk County	\$16.25	\$845	\$33,800	2.2	\$86,000	\$2,150	\$25,800	\$645	2,819	21%	\$11.40	\$593	1.4
Erie County	\$18.90	\$983	\$39,320	2.6	\$80,500	\$2,013	\$24,150	\$604	35,065	32%	\$12.79	\$665	1.5
Fayette County	\$22.33	\$1,161	\$46,440	3.1	\$101,200	\$2,530	\$30,360	\$759	14,567	27%	\$12.38	\$644	1.8
Forest County	\$18.85	\$980	\$39,200	2.6	\$62,000	\$1,550	\$18,600	\$465	308	17%	\$12.60	\$655	1.5
Franklin County	\$22.12	\$1,150	\$46,000	3.1	\$92,700	\$2,318	\$27,810	\$695	16,945	27%	\$16.38	\$852	1.4
Fulton County	\$16.25	\$845	\$33,800	2.2	\$82,600	\$2,065	\$24,780	\$620	1,406	23%	\$17.96	\$934	0.9
Greene County	\$16.94	\$881	\$35,240	2.3	\$89,900	\$2,248	\$26,970	\$674	2,998	21%	\$18.36	\$955	0.9
Huntingdon County	\$16.25	\$845	\$33,800	2.2	\$81,500	\$2,038	\$24,450	\$611	3,388	21%	\$12.09	\$629	1.3
Indiana County	\$16.52	\$859	\$34,360	2.3	\$80,400	\$2,010	\$24,120	\$603	9,217	29%	\$14.57	\$758	1.1
Jefferson County	\$16.25	\$845	\$33,800	2.2	\$74,100	\$1,853	\$22,230	\$556	4,552	25%	\$13.55	\$705	1.2
Juniata County	\$16.25	\$845	\$33,800	2.2	\$83,400	\$2,085	\$25,020	\$626	2,386	27%	\$13.84	\$720	1.2
Lackawanna County	\$19.98	\$1,039	\$41,560	2.8	\$83,000	\$2,075	\$24,900	\$623	30,420	35%	\$15.14	\$787	1.3
Lancaster County	\$25.63	\$1,333	\$53,320	3.5	\$106,700	\$2,668	\$32,010	\$800	62,803	30%	\$18.73	\$974	1.4
Lawrence County	\$16.75	\$871	\$34,840	2.3	\$82,200	\$2,055	\$24,660	\$617	9,148	25%	\$12.73	\$662	1.3
Lebanon County	\$23.56	\$1,225	\$49,000	3.2	\$89,100	\$2,228	\$26,730	\$668	15,717	28%	\$15.80	\$822	1.5
Lehigh County	\$27.42	\$1,426	\$57,040	3.8	\$98,300	\$2,458	\$29,490	\$737	49,686	35%	\$20.29	\$1,055	1.4
Luzerne County	\$19.98	\$1,039	\$41,560	2.8	\$83,000	\$2,075	\$24,900	\$623	43,342	33%	\$15.40	\$801	1.3
Lycoming County	\$20.81	\$1,082	\$43,280	2.9	\$86,600	\$2,165	\$25,980	\$650	13,764	30%	\$15.61	\$812	1.3
McKean County	\$16.25	\$845	\$33,800	2.2	\$77,400	\$1,935	\$23,220	\$581	3,595	23%	\$11.74	\$611	1.4
Mercer County	\$16.25	\$845	\$33,800	2.2	\$78,800	\$1,970	\$23,640	\$591	12,683	28%	\$12.88	\$670	1.3
Mifflin County	\$16.35	\$850	\$34,000	2.3	\$71,800	\$1,795	\$21,540	\$539	5,304	28%	\$15.48	\$805	1.1
Monroe County	\$28.27	\$1,470	\$58,800	3.9	\$103,500	\$2,588	\$31,050	\$776	12,589	21%	\$14.59	\$759	1.9

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

PENNSYLVANIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Montgomery County	\$33.40	\$1,737	\$69,480	4.6	\$114,700	\$2,868	\$34,410	\$860	93,177	28%	\$25.28	\$1,314	1.3
Montour County	\$20.71	\$1,077	\$43,080	2.9	\$92,400	\$2,310	\$27,720	\$693	2,324	30%	\$21.35	\$1,110	1.0
Northampton County	\$27.42	\$1,426	\$57,040	3.8	\$98,300	\$2,458	\$29,490	\$737	35,009	29%	\$16.40	\$853	1.7
Northumberland County	\$16.25	\$845	\$33,800	2.2	\$82,500	\$2,063	\$24,750	\$619	9,900	26%	\$13.74	\$715	1.2
Perry County	\$24.48	\$1,273	\$50,920	3.4	\$97,900	\$2,448	\$29,370	\$734	3,492	19%	\$9.65	\$502	2.5
Philadelphia County	\$33.40	\$1,737	\$69,480	4.6	\$114,700	\$2,868	\$34,410	\$860	314,980	48%	\$30.25	\$1,573	1.1
Pike County	\$31.71	\$1,649	\$65,960	4.4	\$96,000	\$2,400	\$28,800	\$720	3,721	16%	\$11.75	\$611	2.7
Potter County	\$16.25	\$845	\$33,800	2.2	\$74,600	\$1,865	\$22,380	\$560	1,316	20%	\$16.43	\$855	1.0
Schuylkill County	\$16.50	\$858	\$34,320	2.3	\$79,600	\$1,990	\$23,880	\$597	13,373	23%	\$14.66	\$762	1.1
Snyder County	\$17.19	\$894	\$35,760	2.4	\$81,600	\$2,040	\$24,480	\$612	3,543	25%	\$14.35	\$746	1.2
Somerset County	\$16.25	\$845	\$33,800	2.2	\$73,700	\$1,843	\$22,110	\$553	5,583	19%	\$14.07	\$732	1.2
Sullivan County	\$16.25	\$845	\$33,800	2.2	\$85,100	\$2,128	\$25,530	\$638	381	15%	\$9.81	\$510	1.7
Susquehanna County	\$17.62	\$916	\$36,640	2.4	\$84,400	\$2,110	\$25,320	\$633	3,357	21%	\$15.46	\$804	1.1
Tioga County	\$16.54	\$860	\$34,400	2.3	\$77,600	\$1,940	\$23,280	\$582	3,917	24%	\$13.12	\$682	1.3
Union County	\$17.02	\$885	\$35,400	2.3	\$94,600	\$2,365	\$28,380	\$710	4,016	28%	\$15.30	\$796	1.1
Venango County	\$16.25	\$845	\$33,800	2.2	\$77,100	\$1,928	\$23,130	\$578	5,299	25%	\$12.62	\$656	1.3
Warren County	\$16.25	\$845	\$33,800	2.2	\$78,300	\$1,958	\$23,490	\$587	3,585	22%	\$14.96	\$778	1.1
Washington County	\$22.33	\$1,161	\$46,440	3.1	\$101,200	\$2,530	\$30,360	\$759	20,946	24%	\$19.89	\$1,034	1.1
Wayne County	\$19.19	\$998	\$39,920	2.6	\$79,300	\$1,983	\$23,790	\$595	3,565	18%	\$13.70	\$712	1.4
Westmoreland County	\$22.33	\$1,161	\$46,440	3.1	\$101,200	\$2,530	\$30,360	\$759	33,879	22%	\$13.88	\$722	1.6
Wyoming County	\$19.98	\$1,039	\$41,560	2.8	\$83,000	\$2,075	\$24,900	\$623	2,435	23%	\$19.50	\$1,014	1.0
York County	\$23.02	\$1,197	\$47,880	3.2	\$105,100	\$2,628	\$31,530	\$788	43,622	24%	\$16.77	\$872	1.4

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

PUERTO RICO

#52*

In **Puerto Rico**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$602**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,008** monthly or **\$24,092** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$11.58
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT PUERTO RICO:

STATE FACTS	
Minimum Wage	\$10.50
Average Renter Wage	\$9.16
2-Bedroom Housing Wage	\$11.58
Number of Renter Households	389715
Percent Renters	32%

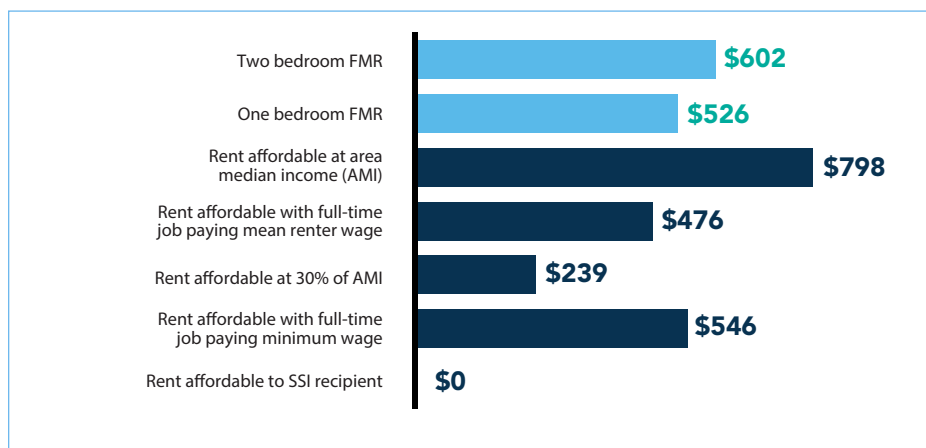
44
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

39
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
San Juan-Guaynabo HMFA	\$12.85
Fajardo HMFA	\$11.85
Mayagüez MSA	\$10.23
Barranquitas-Aibonito HMFA	\$10.12
Ponce MSA	\$9.40



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.

PUERTO RICO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Puerto Rico	\$11.58	\$602	\$24,092	1.1	\$31,916	\$798	\$9,575	\$239	389,715	32%	\$9.16	\$476	1.3
Combined Nonmetro Areas	\$9.10	\$473	\$18,920	0.9	\$26,400	\$660	\$7,920	\$198	10,268	26%	\$10.26	\$533	0.9
Metropolitan Areas													
Aguadilla-Isabela MSA	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	38,816	35%	\$8.56	\$445	1.2
Arecibo MSA	\$10.04	\$522	\$20,880	1.0	\$33,900	\$848	\$10,170	\$254	20,796	32%	\$7.56	\$393	1.3
Barranquitas-Aibonito HMFA	\$10.12	\$526	\$21,040	1.0	\$23,700	\$593	\$7,110	\$178	8,676	29%	\$9.01	\$469	1.1
Caguas HMFA	\$11.33	\$589	\$23,560	1.1	\$34,300	\$858	\$10,290	\$257	34,411	32%	\$8.89	\$462	1.3
Fajardo HMFA	\$11.85	\$616	\$24,640	1.1	\$28,600	\$715	\$8,580	\$215	7,073	30%	\$8.82	\$458	1.3
Guayama MSA	\$9.33	\$485	\$19,400	0.9	\$25,400	\$635	\$7,620	\$191	7,588	28%	\$8.68	\$451	1.1
Mayagüez MSA	\$10.23	\$532	\$21,280	1.0	\$27,300	\$683	\$8,190	\$205	16,301	43%	\$6.76	\$352	1.5
Ponce MSA	\$10.08	\$524	\$20,960	1.0	\$24,600	\$615	\$7,380	\$185	23,221	28%	\$6.83	\$355	1.5
San German MSA	\$10.00	\$520	\$20,800	1.0	\$29,700	\$743	\$8,910	\$223	12,388	28%	\$7.13	\$371	1.4
San Juan-Guaynabo HMFA	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	201,569	33%	\$9.82	\$511	1.3
Yauco MSA	\$9.10	\$473	\$18,920	0.9	\$26,900	\$673	\$8,070	\$202	8,608	28%	\$7.86	\$409	1.2
Counties													
Adjuntas Municipio	\$10.08	\$524	\$20,960	1.0	\$24,600	\$615	\$7,380	\$185	1,698	30%	\$7.20	\$375	1.4
Aguada Municipio	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	3,160	24%	\$5.77	\$300	1.7
Aguadilla Municipio	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	9,059	42%	\$10.44	\$543	1.0
Aguas Buenas Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	3,101	35%	\$7.50	\$390	1.7
Aibonito Municipio	\$10.12	\$526	\$21,040	1.0	\$23,700	\$593	\$7,110	\$178	2,026	23%	\$9.73	\$506	1.0
Añasco Municipio	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	2,402	27%	\$9.89	\$514	1.0
Arecibo Municipio	\$10.04	\$522	\$20,880	1.0	\$33,900	\$848	\$10,170	\$254	11,645	37%	\$7.96	\$414	1.3

1: BR = Bedroom

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4: AMI = Fiscal Year 2024 Area Median Income

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

PUERTO RICO

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Arroyo Municipio	\$9.33	\$485	\$19,400	0.9	\$25,400	\$635	\$7,620	\$191	1,425	23%	\$12.55	\$653	0.7
Barceloneta Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	2,208	27%	\$12.96	\$674	1.0
Barranquitas Municipio	\$10.12	\$526	\$21,040	1.0	\$23,700	\$593	\$7,110	\$178	2,949	32%	\$8.83	\$459	1.1
Bayamón Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	21,210	31%	\$7.68	\$399	1.7
Cabo Rojo Municipio	\$10.00	\$520	\$20,800	1.0	\$29,700	\$743	\$8,910	\$223	4,507	26%	\$6.45	\$335	1.6
Caguas Municipio	\$11.33	\$589	\$23,560	1.1	\$34,300	\$858	\$10,290	\$257	16,519	33%	\$8.17	\$425	1.4
Camuy Municipio	\$10.04	\$522	\$20,880	1.0	\$33,900	\$848	\$10,170	\$254	2,812	24%	\$5.92	\$308	1.7
Canóvanas Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	4,153	28%	\$9.69	\$504	1.3
Carolina Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	19,033	31%	\$9.30	\$483	1.4
Cataño Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	3,481	40%	\$8.51	\$443	1.5
Cayey Municipio	\$11.33	\$589	\$23,560	1.1	\$34,300	\$858	\$10,290	\$257	5,963	37%	\$9.93	\$516	1.1
Ceiba Municipio	\$11.85	\$616	\$24,640	1.1	\$28,600	\$715	\$8,580	\$215	1,104	26%	\$9.76	\$507	1.2
Ciales Municipio	\$10.12	\$526	\$21,040	1.0	\$23,700	\$593	\$7,110	\$178	1,534	28%	\$6.56	\$341	1.5
Cidra Municipio	\$11.33	\$589	\$23,560	1.1	\$34,300	\$858	\$10,290	\$257	4,677	33%	\$11.09	\$577	1.0
Coamo Municipio	\$9.10	\$473	\$18,920	0.9	\$26,400	\$660	\$7,920	\$198	3,040	24%	\$6.70	\$348	1.4
Comerío Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	2,411	44%	\$8.54	\$444	1.5
Corozal Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	2,608	24%	\$7.93	\$412	1.6
Culebra Municipio	\$9.10	\$473	\$18,920	0.9	\$26,400	\$660	\$7,920	\$198	172	38%	\$8.15	\$424	1.1
Dorado Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	2,416	20%	\$10.58	\$550	1.2
Fajardo Municipio	\$11.85	\$616	\$24,640	1.1	\$28,600	\$715	\$8,580	\$215	3,913	31%	\$8.84	\$460	1.3
Florida Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	1,296	29%	\$6.88	\$358	1.9
Guánica Municipio	\$9.10	\$473	\$18,920	0.9	\$26,900	\$673	\$8,070	\$202	1,652	30%	\$6.21	\$323	1.5
Guayama Municipio	\$9.33	\$485	\$19,400	0.9	\$25,400	\$635	\$7,620	\$191	4,210	29%	\$7.79	\$405	1.2
Guayanilla Municipio	\$9.10	\$473	\$18,920	0.9	\$26,900	\$673	\$8,070	\$202	1,701	27%	\$8.09	\$421	1.1
Guaynabo Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	9,648	29%	\$11.43	\$594	1.1
Gurabo Municipio	\$11.33	\$589	\$23,560	1.1	\$34,300	\$858	\$10,290	\$257	3,421	23%	\$8.91	\$463	1.3

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

PUERTO RICO

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hatillo Municipio	\$10.04	\$522	\$20,880	1.0	\$33,900	\$848	\$10,170	\$254	3,511	26%	\$7.74	\$403	1.3
Hormigueros Municipio	\$10.23	\$532	\$21,280	1.0	\$27,300	\$683	\$8,190	\$205	1,807	29%	\$7.23	\$376	1.4
Humacao Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	4,473	25%	\$10.58	\$550	1.2
Isabela Municipio	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	6,018	41%	\$8.24	\$428	1.2
Jayuya Municipio	\$9.10	\$473	\$18,920	0.9	\$26,400	\$660	\$7,920	\$198	2,011	41%	\$12.89	\$670	0.7
Juana Díaz Municipio	\$10.08	\$524	\$20,960	1.0	\$24,600	\$615	\$7,380	\$185	3,728	24%	\$8.50	\$442	1.2
Juncos Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	3,563	27%	\$18.31	\$952	0.7
Lajas Municipio	\$10.00	\$520	\$20,800	1.0	\$29,700	\$743	\$8,910	\$223	2,515	31%	\$6.71	\$349	1.5
Lares Municipio	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	3,402	33%	\$8.69	\$452	1.1
Las Marías Municipio	\$10.23	\$532	\$21,280	1.0	\$27,300	\$683	\$8,190	\$205	699	26%	\$4.52	\$235	2.3
Las Piedras Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	2,827	23%	\$10.05	\$522	1.3
Loíza Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	2,619	30%	\$8.64	\$449	1.5
Luquillo Municipio	\$11.85	\$616	\$24,640	1.1	\$28,600	\$715	\$8,580	\$215	2,056	30%	\$8.20	\$426	1.4
Manatí Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	3,871	26%	\$11.14	\$579	1.2
Maricao Municipio	\$9.10	\$473	\$18,920	0.9	\$26,400	\$660	\$7,920	\$198	485	25%	\$10.66	\$554	0.9
Maunabo Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	1,136	29%	\$10.08	\$524	1.3
Mayagüez Municipio	\$10.23	\$532	\$21,280	1.0	\$27,300	\$683	\$8,190	\$205	13,795	47%	\$6.76	\$352	1.5
Moca Municipio	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	4,876	37%	\$7.37	\$383	1.4
Morovis Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	2,840	29%	\$6.46	\$336	2.0
Naguabo Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	2,266	28%	\$8.99	\$467	1.4
Naranjito Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	2,799	33%	\$8.24	\$429	1.6
Orocovis Municipio	\$10.12	\$526	\$21,040	1.0	\$23,700	\$593	\$7,110	\$178	2,167	32%	\$8.73	\$454	1.2
Patillas Municipio	\$9.33	\$485	\$19,400	0.9	\$25,400	\$635	\$7,620	\$191	1,953	32%	\$6.95	\$361	1.3
Peñuelas Municipio	\$9.10	\$473	\$18,920	0.9	\$26,900	\$673	\$8,070	\$202	2,166	31%	\$11.18	\$581	0.8
Ponce Municipio	\$10.08	\$524	\$20,960	1.0	\$24,600	\$615	\$7,380	\$185	15,995	30%	\$6.42	\$334	1.6
Quebradillas Municipio	\$10.04	\$522	\$20,880	1.0	\$33,900	\$848	\$10,170	\$254	2,828	33%	\$6.23	\$324	1.6

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

PUERTO RICO

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Rincón Municipio	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	1,607	28%	\$6.54	\$340	1.5
Río Grande Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	4,366	27%	\$7.33	\$381	1.8
Sabana Grande Municipio	\$10.00	\$520	\$20,800	1.0	\$29,700	\$743	\$8,910	\$223	1,571	22%	\$9.01	\$468	1.1
Salinas Municipio	\$9.10	\$473	\$18,920	0.9	\$26,400	\$660	\$7,920	\$198	2,290	24%	\$9.21	\$479	1.0
San Germán Municipio	\$10.00	\$520	\$20,800	1.0	\$29,700	\$743	\$8,910	\$223	3,795	33%	\$7.16	\$372	1.4
San Juan Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	67,888	46%	\$9.75	\$507	1.3
San Lorenzo Municipio	\$11.33	\$589	\$23,560	1.1	\$34,300	\$858	\$10,290	\$257	3,831	28%	\$11.30	\$588	1.0
San Sebastián Municipio	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	4,077	29%	\$6.55	\$340	1.5
Santa Isabel Municipio	\$9.10	\$473	\$18,920	0.9	\$26,400	\$660	\$7,920	\$198	1,452	20%	\$11.15	\$580	0.8
Toa Alta Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	4,126	18%	\$5.73	\$298	2.2
Toa Baja Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	7,866	28%	\$10.47	\$544	1.2
Trujillo Alto Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	6,992	28%	\$6.18	\$321	2.1
Utua Municipio	\$9.98	\$519	\$20,760	1.0	\$26,500	\$663	\$7,950	\$199	4,215	41%	\$6.34	\$330	1.6
Vega Alta Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	4,042	32%	\$11.78	\$613	1.1
Vega Baja Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	4,922	24%	\$10.85	\$564	1.2
Vieques Municipio	\$9.10	\$473	\$18,920	0.9	\$26,400	\$660	\$7,920	\$198	818	31%	\$12.26	\$637	0.7
Villalba Municipio	\$10.08	\$524	\$20,960	1.0	\$24,600	\$615	\$7,380	\$185	1,800	23%	\$8.91	\$464	1.1
Yabucoa Municipio	\$12.85	\$668	\$26,720	1.2	\$35,100	\$878	\$10,530	\$263	3,408	29%	\$7.70	\$401	1.7
Yauco Municipio	\$9.10	\$473	\$18,920	0.9	\$26,900	\$673	\$8,070	\$202	3,089	25%	\$7.52	\$391	1.2

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

RHODE ISLAND

#12*

In **Rhode Island**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,726**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,755** monthly or **\$69,054** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$33.20
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT RHODE ISLAND:

STATE FACTS	
Minimum Wage	\$14.00
Average Renter Wage	\$18.04
2-Bedroom Housing Wage	\$33.20
Number of Renter Households	161269
Percent Renters	37%

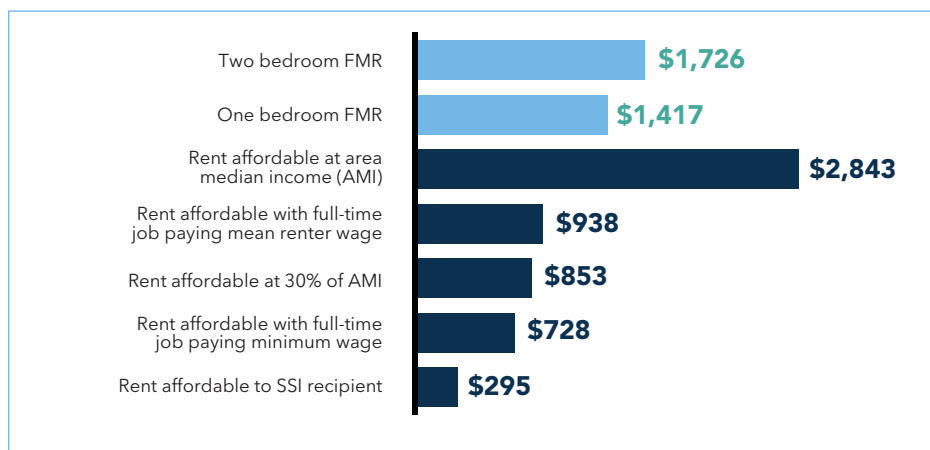
95
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

78
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.9
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Newport-Middleton-Portsmouth HMFA	\$43.65
Providence-Fall River HMFA	\$32.56
Westerly-Hopkinton-New Shoreham HMFA	\$30.96



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.

RHODE ISLAND

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Rhode Island	\$33.20	\$1,726	\$69,054	2.4	\$113,701	\$2,843	\$34,110	\$853	161,269	37%	\$18.04	\$938	1.8
Metropolitan Areas													
Newport-Middleton-Portsmouth HMFA	\$43.65	\$2,270	\$90,800	3.1	\$131,900	\$3,298	\$39,570	\$989	9,843	39%	\$18.86	\$981	2.3
Providence-Fall River HMFA	\$32.56	\$1,693	\$67,720	2.3	\$112,400	\$2,810	\$33,720	\$843	147,817	38%	\$18.11	\$942	1.8
Westerly-Hopkinton-New Shoreham HMFA	\$30.96	\$1,610	\$64,400	2.2	\$117,800	\$2,945	\$35,340	\$884	3,609	26%	\$14.57	\$758	2.1

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

SOUTH CAROLINA

#30*

In **South Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,252**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,174** monthly or **\$50,085** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.08
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT SOUTH CAROLINA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.32
2-Bedroom Housing Wage	\$24.08
Number of Renter Households	588423
Percent Renters	29%

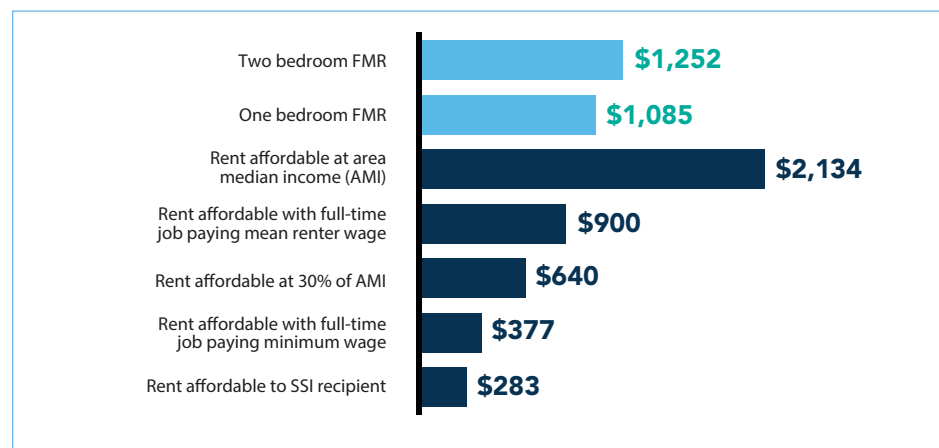
133
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

115
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

3.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Beaufort County HMFA	\$31.77
Charleston-North Charleston MSA	\$30.75
Charlotte-Concord-Gastonia HMFA	\$29.88
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$26.17
Columbia HMFA	\$23.96



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.

SOUTH CAROLINA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
South Carolina	\$24.08	\$1,252	\$50,085	3.3	\$85,370	\$2,134	\$25,611	\$640	588,423	29%	\$17.32	\$900	1.4
Combined Nonmetro Areas	\$18.27	\$950	\$38,008	2.5	\$64,176	\$1,604	\$19,253	\$481	83,309	29%	\$14.97	\$778	1.2
Metropolitan Areas													
Anderson HMFA	\$20.08	\$1,044	\$41,760	2.8	\$79,900	\$1,998	\$23,970	\$599	20,281	25%	\$13.42	\$698	1.5
Augusta-Richmond County HMFA	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	19,090	25%	\$16.24	\$844	1.3
Beaufort County HMFA	\$31.77	\$1,652	\$66,080	4.4	\$106,400	\$2,660	\$31,920	\$798	18,612	24%	\$16.58	\$862	1.9
Charleston-North Charleston MSA	\$30.75	\$1,599	\$63,960	4.2	\$105,100	\$2,628	\$31,530	\$788	100,827	32%	\$20.15	\$1,048	1.5
Charlotte-Concord-Gastonia HMFA	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	29,807	27%	\$19.17	\$997	1.6
Chester County HMFA	\$17.50	\$910	\$36,400	2.4	\$63,600	\$1,590	\$19,080	\$477	2,918	23%	\$18.80	\$978	0.9
Clarendon County HMFA	\$17.40	\$905	\$36,200	2.4	\$70,800	\$1,770	\$21,240	\$531	2,997	26%	\$8.02	\$417	2.2
Columbia HMFA	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	98,286	32%	\$17.01	\$884	1.4
Darlington County HMFA	\$18.44	\$959	\$38,360	2.5	\$63,600	\$1,590	\$19,080	\$477	7,742	31%	\$17.65	\$918	1.0
Florence HMFA	\$19.46	\$1,012	\$40,480	2.7	\$78,100	\$1,953	\$23,430	\$586	18,453	35%	\$14.42	\$750	1.3
Greenville-Mauldin-Easley HMFA	\$23.19	\$1,206	\$48,240	3.2	\$88,600	\$2,215	\$26,580	\$665	80,686	31%	\$18.63	\$969	1.2
Jasper County HMFA	\$22.81	\$1,186	\$47,440	3.1	\$71,800	\$1,795	\$21,540	\$539	3,128	27%	\$19.65	\$1,022	1.2
Kershaw County HMFA	\$18.94	\$985	\$39,400	2.6	\$81,800	\$2,045	\$24,540	\$614	4,593	18%	\$12.19	\$634	1.6
Lancaster County HMFA	\$19.73	\$1,026	\$41,040	2.7	\$85,400	\$2,135	\$25,620	\$641	6,987	18%	\$15.25	\$793	1.3
Laurens County HMFA	\$19.12	\$994	\$39,760	2.6	\$70,400	\$1,760	\$21,120	\$528	7,391	29%	\$16.00	\$832	1.2
Myrtle Beach-North Myrtle Beach-Conway H MEA	\$26.17	\$1,361	\$54,440	3.6	\$79,700	\$1,993	\$23,910	\$598	35,313	25%	\$15.39	\$800	1.7
Spartanburg MSA	\$21.94	\$1,141	\$45,640	3.0	\$72,500	\$1,813	\$21,750	\$544	34,114	27%	\$17.29	\$899	1.3
Sumter HMFA	\$22.40	\$1,165	\$46,600	3.1	\$70,500	\$1,763	\$21,150	\$529	13,889	34%	\$17.41	\$906	1.3

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4: AMI = Fiscal Year 2024 Area Median Income

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

SOUTH CAROLINA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Abbeville County	\$17.40	\$905	\$36,200	2.4	\$70,700	\$1,768	\$21,210	\$530	2,307	24%	\$14.31	\$744	1.2			
Aiken County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	16,770	25%	\$16.91	\$879	1.3			
Allendale County	\$17.40	\$905	\$36,200	2.4	\$55,500	\$1,388	\$16,650	\$416	1,067	33%	\$25.87	\$1,345	0.7			
Anderson County	\$20.08	\$1,044	\$41,760	2.8	\$79,900	\$1,998	\$23,970	\$599	20,281	25%	\$13.42	\$698	1.5			
Bamberg County	\$17.40	\$905	\$36,200	2.4	\$63,000	\$1,575	\$18,900	\$473	1,210	26%	\$15.20	\$791	1.1			
Barnwell County	\$17.40	\$905	\$36,200	2.4	\$67,500	\$1,688	\$20,250	\$506	2,407	29%	\$11.07	\$575	1.6			
Beaufort County	\$31.77	\$1,652	\$66,080	4.4	\$106,400	\$2,660	\$31,920	\$798	18,612	24%	\$16.58	\$862	1.9			
Berkeley County	\$30.75	\$1,599	\$63,960	4.2	\$105,100	\$2,628	\$31,530	\$788	22,648	26%	\$22.32	\$1,160	1.4			
Calhoun County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	1,026	17%	\$14.98	\$779	1.6			
Charleston County	\$30.75	\$1,599	\$63,960	4.2	\$105,100	\$2,628	\$31,530	\$788	63,145	37%	\$20.21	\$1,051	1.5			
Cherokee County	\$17.96	\$934	\$37,360	2.5	\$68,200	\$1,705	\$20,460	\$512	6,209	29%	\$14.09	\$733	1.3			
Chester County	\$17.50	\$910	\$36,400	2.4	\$63,600	\$1,590	\$19,080	\$477	2,918	23%	\$18.80	\$978	0.9			
Chesterfield County	\$17.40	\$905	\$36,200	2.4	\$63,200	\$1,580	\$18,960	\$474	4,774	28%	\$14.17	\$737	1.2			
Clarendon County	\$17.40	\$905	\$36,200	2.4	\$70,800	\$1,770	\$21,240	\$531	2,997	26%	\$8.02	\$417	2.2			
Colleton County	\$17.40	\$905	\$36,200	2.4	\$62,200	\$1,555	\$18,660	\$467	4,274	27%	\$15.59	\$811	1.1			
Darlington County	\$18.44	\$959	\$38,360	2.5	\$63,600	\$1,590	\$19,080	\$477	7,742	31%	\$17.65	\$918	1.0			
Dillon County	\$17.40	\$905	\$36,200	2.4	\$51,300	\$1,283	\$15,390	\$385	4,528	43%	\$11.33	\$589	1.5			
Dorchester County	\$30.75	\$1,599	\$63,960	4.2	\$105,100	\$2,628	\$31,530	\$788	15,034	25%	\$16.22	\$843	1.9			
Edgefield County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	2,320	25%	\$8.20	\$426	2.6			
Fairfield County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	2,186	25%	\$15.71	\$817	1.5			
Florence County	\$19.46	\$1,012	\$40,480	2.7	\$78,100	\$1,953	\$23,430	\$586	18,453	35%	\$14.42	\$750	1.3			
Georgetown County	\$21.42	\$1,114	\$44,560	3.0	\$75,900	\$1,898	\$22,770	\$569	4,748	18%	\$15.19	\$790	1.4			
Greenville County	\$23.19	\$1,206	\$48,240	3.2	\$88,600	\$2,215	\$26,580	\$665	65,349	31%	\$19.27	\$1,002	1.2			
Greenwood County	\$19.08	\$992	\$39,680	2.6	\$60,100	\$1,503	\$18,030	\$451	9,657	35%	\$17.53	\$912	1.1			
Hampton County	\$17.40	\$905	\$36,200	2.4	\$55,300	\$1,383	\$16,590	\$415	1,780	25%	\$14.60	\$759	1.2			

1: BR = Bedroom
 2: FMR = Fiscal Year 2024 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2024 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

SOUTH CAROLINA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Horry County	\$26.17	\$1,361	\$54,440	3.6	\$79,700	\$1,993	\$23,910	\$598	35,313	25%	\$15.39	\$800	1.7
Jasper County	\$22.81	\$1,186	\$47,440	3.1	\$71,800	\$1,795	\$21,540	\$539	3,128	27%	\$19.65	\$1,022	1.2
Kershaw County	\$18.94	\$985	\$39,400	2.6	\$81,800	\$2,045	\$24,540	\$614	4,593	18%	\$12.19	\$634	1.6
Lancaster County	\$19.73	\$1,026	\$41,040	2.7	\$85,400	\$2,135	\$25,620	\$641	6,987	18%	\$15.25	\$793	1.3
Laurens County	\$19.12	\$994	\$39,760	2.6	\$70,400	\$1,760	\$21,120	\$528	7,391	29%	\$16.00	\$832	1.2
Lee County	\$17.40	\$905	\$36,200	2.4	\$54,000	\$1,350	\$16,200	\$405	1,635	26%	\$14.57	\$758	1.2
Lexington County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	27,984	24%	\$15.58	\$810	1.5
McCormick County	\$19.12	\$994	\$39,760	2.6	\$81,100	\$2,028	\$24,330	\$608	637	16%	\$9.74	\$506	2.0
Marion County	\$17.40	\$905	\$36,200	2.4	\$49,100	\$1,228	\$14,730	\$368	4,517	40%	\$13.84	\$720	1.3
Marlboro County	\$17.40	\$905	\$36,200	2.4	\$50,100	\$1,253	\$15,030	\$376	3,478	37%	\$17.71	\$921	1.0
Newberry County	\$19.52	\$1,015	\$40,600	2.7	\$74,200	\$1,855	\$22,260	\$557	3,860	26%	\$16.35	\$850	1.2
Oconee County	\$19.00	\$988	\$39,520	2.6	\$74,100	\$1,853	\$22,230	\$556	8,238	25%	\$15.33	\$797	1.2
Orangeburg County	\$18.40	\$957	\$38,280	2.5	\$58,500	\$1,463	\$17,550	\$439	11,323	35%	\$13.91	\$723	1.3
Pickens County	\$23.19	\$1,206	\$48,240	3.2	\$88,600	\$2,215	\$26,580	\$665	15,337	30%	\$12.53	\$652	1.9
Richland County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	65,439	40%	\$18.06	\$939	1.3
Saluda County	\$23.96	\$1,246	\$49,840	3.3	\$86,900	\$2,173	\$26,070	\$652	1,651	22%	\$13.17	\$685	1.8
Spartanburg County	\$21.94	\$1,141	\$45,640	3.0	\$72,500	\$1,813	\$21,750	\$544	34,114	27%	\$17.29	\$899	1.3
Sumter County	\$22.40	\$1,165	\$46,600	3.1	\$70,500	\$1,763	\$21,150	\$529	13,889	34%	\$17.41	\$906	1.3
Union County	\$17.40	\$905	\$36,200	2.4	\$61,900	\$1,548	\$18,570	\$464	3,535	31%	\$15.22	\$792	1.1
Williamsburg County	\$17.40	\$905	\$36,200	2.4	\$59,200	\$1,480	\$17,760	\$444	3,125	26%	\$13.51	\$702	1.3
York County	\$29.88	\$1,554	\$62,160	4.1	\$106,000	\$2,650	\$31,800	\$795	29,807	27%	\$19.17	\$997	1.6

1: BR = Bedroom

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4: AMI = Fiscal Year 2024 Area Median Income

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

SOUTH DAKOTA

#47*

In **South Dakota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,024**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,412** monthly or **\$40,944** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$19.68
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT SOUTH DAKOTA:

STATE FACTS	
Minimum Wage	\$11.20
Average Renter Wage	\$17.06
2-Bedroom Housing Wage	\$19.68
Number of Renter Households	110854
Percent Renters	32%

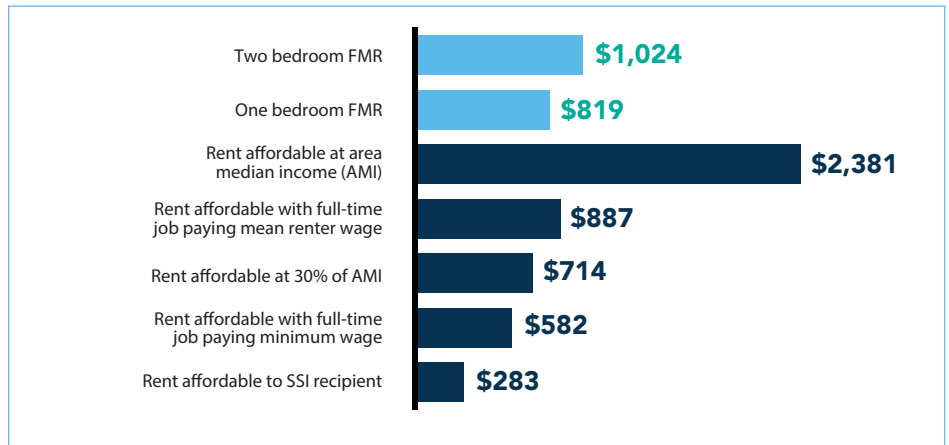
70
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

56
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

1.4
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Fall River County	\$23.00
Rapid City HMFA	\$22.37
Meade County HMFA	\$22.23
Custer County	\$22.12
Stanley County	\$20.62



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.

SOUTH DAKOTA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
South Dakota	\$19.68	\$1,024	\$40,944	1.8	\$95,231	\$2,381	\$28,569	\$714	110,854	32%	\$17.06	\$887	1.2
Combined Nonmetro Areas	\$18.63	\$969	\$38,747	1.7	\$89,809	\$2,245	\$26,943	\$674	54,512	31%	\$15.22	\$791	1.2
<u>Metropolitan Areas</u>													
Meade County HMFA	\$22.23	\$1,156	\$46,240	2.0	\$93,400	\$2,335	\$28,020	\$701	3,090	27%	\$16.01	\$833	1.4
Rapid City HMFA	\$22.37	\$1,163	\$46,520	2.0	\$86,800	\$2,170	\$26,040	\$651	13,816	31%	\$15.72	\$818	1.4
Sioux City MSA	\$19.42	\$1,010	\$40,400	1.7	\$92,500	\$2,313	\$27,750	\$694	2,087	30%	\$20.98	\$1,091	0.9
Sioux Falls MSA	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	37,349	34%	\$19.19	\$998	1.0
<u>Counties</u>													
Aurora County	\$17.40	\$905	\$36,200	1.6	\$90,900	\$2,273	\$27,270	\$682	246	23%	\$19.44	\$1,011	0.9
Beadle County	\$18.35	\$954	\$38,160	1.6	\$82,300	\$2,058	\$24,690	\$617	2,229	30%	\$17.24	\$896	1.1
Bennett County	\$19.71	\$1,025	\$41,000	1.8	\$55,900	\$1,398	\$16,770	\$419	399	39%	\$10.20	\$530	1.9
Bon Homme County	\$17.40	\$905	\$36,200	1.6	\$82,200	\$2,055	\$24,660	\$617	570	24%	\$13.32	\$693	1.3
Brookings County	\$19.37	\$1,007	\$40,280	1.7	\$106,500	\$2,663	\$31,950	\$799	5,569	42%	\$18.98	\$987	1.0
Brown County	\$18.46	\$960	\$38,400	1.6	\$102,500	\$2,563	\$30,750	\$769	5,467	34%	\$15.61	\$812	1.2
Brule County	\$17.40	\$905	\$36,200	1.6	\$91,400	\$2,285	\$27,420	\$686	685	35%	\$14.11	\$733	1.2
Buffalo County †	\$20.44	\$1,063	\$42,520	1.8	\$46,200	\$1,155	\$13,860	\$347	251	51%			
Butte County	\$20.44	\$1,063	\$42,520	1.8	\$85,700	\$2,143	\$25,710	\$643	816	20%	\$11.76	\$611	1.7
Campbell County	\$17.40	\$905	\$36,200	1.6	\$96,000	\$2,400	\$28,800	\$720	119	17%	\$12.86	\$669	1.4
Charles Mix County	\$17.40	\$905	\$36,200	1.6	\$77,300	\$1,933	\$23,190	\$580	773	26%	\$11.29	\$587	1.5
Clark County	\$17.40	\$905	\$36,200	1.6	\$79,600	\$1,990	\$23,880	\$597	268	20%	\$17.44	\$907	1.0
Clay County	\$18.88	\$982	\$39,280	1.7	\$95,000	\$2,375	\$28,500	\$713	2,649	49%	\$10.81	\$562	1.7
Codington County	\$20.25	\$1,053	\$42,120	1.8	\$93,600	\$2,340	\$28,080	\$702	3,997	33%	\$14.80	\$770	1.4
Corson County	\$17.40	\$905	\$36,200	1.6	\$59,300	\$1,483	\$17,790	\$445	467	44%	\$11.97	\$622	1.5

† Wage data not available (See Appendix B).

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

SOUTH DAKOTA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Custer County	\$22.12	\$1,150	\$46,000	2.0	\$95,100	\$2,378	\$28,530	\$713	547	14%	\$14.30	\$743	1.5
Davison County	\$18.21	\$947	\$37,880	1.6	\$91,300	\$2,283	\$27,390	\$685	3,142	37%	\$15.51	\$807	1.2
Day County	\$17.40	\$905	\$36,200	1.6	\$81,300	\$2,033	\$24,390	\$610	591	25%	\$13.14	\$683	1.3
Deuel County	\$17.40	\$905	\$36,200	1.6	\$91,200	\$2,280	\$27,360	\$684	382	21%	\$13.63	\$709	1.3
Dewey County	\$17.40	\$905	\$36,200	1.6	\$61,900	\$1,548	\$18,570	\$464	659	39%	\$13.03	\$677	1.3
Douglas County	\$19.21	\$999	\$39,960	1.7	\$96,900	\$2,423	\$29,070	\$727	243	23%	\$12.43	\$646	1.5
Edmunds County	\$17.40	\$905	\$36,200	1.6	\$93,900	\$2,348	\$28,170	\$704	264	17%	\$14.00	\$728	1.2
Fall River County	\$23.00	\$1,196	\$47,840	2.1	\$74,500	\$1,863	\$22,350	\$559	781	24%	\$8.15	\$424	2.8
Faulk County	\$17.79	\$925	\$37,000	1.6	\$95,900	\$2,398	\$28,770	\$719	128	17%	\$7.69	\$400	2.3
Grant County	\$17.40	\$905	\$36,200	1.6	\$93,100	\$2,328	\$27,930	\$698	562	19%	\$10.22	\$531	1.7
Gregory County	\$17.40	\$905	\$36,200	1.6	\$77,600	\$1,940	\$23,280	\$582	376	24%	\$9.67	\$503	1.8
Haakon County †	\$19.44	\$1,011	\$40,440	1.7	\$74,600	\$1,865	\$22,380	\$560	169	24%			
Hamlin County	\$17.40	\$905	\$36,200	1.6	\$87,500	\$2,188	\$26,250	\$656	415	19%	\$16.70	\$868	1.0
Hand County	\$17.40	\$905	\$36,200	1.6	\$105,100	\$2,628	\$31,530	\$788	428	31%	\$10.51	\$546	1.7
Hanson County	\$17.40	\$905	\$36,200	1.6	\$101,200	\$2,530	\$30,360	\$759	140	13%	\$17.02	\$885	1.0
Harding County	\$18.60	\$967	\$38,680	1.7	\$82,800	\$2,070	\$24,840	\$621	166	32%	\$20.35	\$1,058	0.9
Hughes County	\$19.79	\$1,029	\$41,160	1.8	\$98,900	\$2,473	\$29,670	\$742	1,963	27%	\$13.18	\$685	1.5
Hutchinson County	\$18.77	\$976	\$39,040	1.7	\$97,200	\$2,430	\$29,160	\$729	683	23%	\$14.91	\$775	1.3
Hyde County	\$18.60	\$967	\$38,680	1.7	\$88,600	\$2,215	\$26,580	\$665	120	22%	\$17.39	\$904	1.1
Jackson County	\$17.40	\$905	\$36,200	1.6	\$36,000	\$900	\$10,800	\$270	322	44%	\$12.28	\$639	1.4
Jerauld County	\$18.60	\$967	\$38,680	1.7	\$94,000	\$2,350	\$28,200	\$705	125	15%	\$11.71	\$609	1.6
Jones County	\$18.60	\$967	\$38,680	1.7	\$79,800	\$1,995	\$23,940	\$599	93	24%	\$14.84	\$771	1.3
Kingsbury County	\$18.73	\$974	\$38,960	1.7	\$90,600	\$2,265	\$27,180	\$680	396	20%	\$13.29	\$691	1.4
Lake County	\$17.83	\$927	\$37,080	1.6	\$96,400	\$2,410	\$28,920	\$723	1,212	27%	\$14.83	\$771	1.2
Lawrence County	\$19.85	\$1,032	\$41,280	1.8	\$91,100	\$2,278	\$27,330	\$683	3,910	34%	\$17.41	\$905	1.1
Lincoln County	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	7,008	27%	\$20.22	\$1,051	1.0

† Wage data not available (See Appendix B).

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SOUTH DAKOTA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lyman County	\$17.40	\$905	\$36,200	1.6	\$70,300	\$1,758	\$21,090	\$527	399	33%	\$8.38	\$436	2.1
McCook County	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	398	18%	\$16.58	\$862	1.2
McPherson County	\$17.40	\$905	\$36,200	1.6	\$75,800	\$1,895	\$22,740	\$569	187	21%	\$14.18	\$737	1.2
Marshall County	\$17.40	\$905	\$36,200	1.6	\$106,500	\$2,663	\$31,950	\$799	358	21%	\$18.62	\$968	0.9
Meade County	\$22.23	\$1,156	\$46,240	2.0	\$93,400	\$2,335	\$28,020	\$701	3,090	27%	\$16.01	\$833	1.4
Mellette County	\$17.40	\$905	\$36,200	1.6	\$53,200	\$1,330	\$15,960	\$399	270	43%	\$10.47	\$545	1.7
Miner County	\$17.40	\$905	\$36,200	1.6	\$93,400	\$2,335	\$28,020	\$701	172	19%	\$14.84	\$772	1.2
Minnehaha County	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	29,213	37%	\$19.11	\$994	1.0
Moody County	\$17.40	\$905	\$36,200	1.6	\$97,300	\$2,433	\$29,190	\$730	767	30%	\$15.76	\$820	1.1
Oglala Lakota County	\$17.40	\$905	\$36,200	1.6	\$35,700	\$893	\$10,710	\$268	1,326	49%	\$14.12	\$734	1.2
Pennington County	\$22.37	\$1,163	\$46,520	2.0	\$86,800	\$2,170	\$26,040	\$651	13,816	31%	\$15.72	\$818	1.4
Perkins County	\$17.40	\$905	\$36,200	1.6	\$85,200	\$2,130	\$25,560	\$639	266	22%	\$12.84	\$667	1.4
Potter County	\$18.90	\$983	\$39,320	1.7	\$95,300	\$2,383	\$28,590	\$715	229	22%	\$13.25	\$689	1.4
Roberts County	\$17.40	\$905	\$36,200	1.6	\$73,600	\$1,840	\$22,080	\$552	1,176	32%	\$12.66	\$658	1.4
Sanborn County	\$17.40	\$905	\$36,200	1.6	\$88,900	\$2,223	\$26,670	\$667	225	24%	\$12.08	\$628	1.4
Spink County	\$17.40	\$905	\$36,200	1.6	\$95,500	\$2,388	\$28,650	\$716	657	26%	\$19.34	\$1,006	0.9
Stanley County	\$20.62	\$1,072	\$42,880	1.8	\$111,100	\$2,778	\$33,330	\$833	202	16%	\$14.12	\$734	1.5
Sully County	\$18.60	\$967	\$38,680	1.7	\$93,600	\$2,340	\$28,080	\$702	117	20%	\$23.09	\$1,201	0.8
Todd County	\$17.40	\$905	\$36,200	1.6	\$37,600	\$940	\$11,280	\$282	1,373	57%	\$16.12	\$838	1.1
Tripp County	\$17.40	\$905	\$36,200	1.6	\$73,300	\$1,833	\$21,990	\$550	634	29%	\$12.02	\$625	1.4
Turner County	\$20.04	\$1,042	\$41,680	1.8	\$107,600	\$2,690	\$32,280	\$807	730	21%	\$10.96	\$570	1.8
Union County	\$19.42	\$1,010	\$40,400	1.7	\$92,500	\$2,313	\$27,750	\$694	2,087	30%	\$20.98	\$1,091	0.9
Walworth County	\$17.77	\$924	\$36,960	1.6	\$80,700	\$2,018	\$24,210	\$605	634	27%	\$15.39	\$800	1.2
Yankton County	\$17.40	\$905	\$36,200	1.6	\$96,400	\$2,410	\$28,920	\$723	2,899	30%	\$17.11	\$890	1.0
Ziebach County	\$17.40	\$905	\$36,200	1.6	\$50,400	\$1,260	\$15,120	\$378	299	44%	\$9.36	\$487	1.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TENNESSEE

#29*

In **Tennessee**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,264**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,214** monthly or **\$50,566** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.31
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT TENNESSEE:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.73
2-Bedroom Housing Wage	\$24.31
Number of Renter Households	893910
Percent Renters	33%

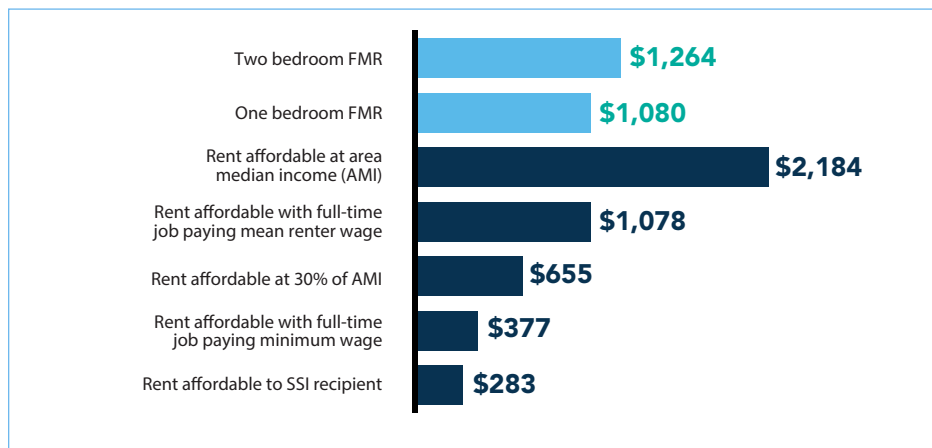
134
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom Rental Home** (at FMR)

115
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom Rental Home** (at FMR)

3.4
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Nashville-Davidson-Murfreesboro-Franklin HMFA	\$31.13
Maury County HMFA	\$25.71
Memphis HMFA	\$24.96
Clarksville HMFA	\$23.96
Chattanooga MSA	\$23.69



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.

TENNESSEE

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Tennessee	\$24.31	\$1,264	\$50,566	3.4	\$87,346	\$2,184	\$26,204	\$655	893,910	33%	\$20.73	\$1,078	1.2
Combined Nonmetro Areas	\$17.47	\$909	\$36,348	2.4	\$69,433	\$1,736	\$20,830	\$521	159,715	27%	\$15.05	\$783	1.2
Metropolitan Areas													
Campbell County HMFA	\$17.54	\$912	\$36,480	2.4	\$65,400	\$1,635	\$19,620	\$491	5,311	33%	\$14.87	\$773	1.2
Chattanooga MSA	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	56,718	34%	\$19.73	\$1,026	1.2
Clarksville HMFA	\$23.96	\$1,246	\$49,840	3.3	\$84,000	\$2,100	\$25,200	\$630	30,075	37%	\$16.12	\$838	1.5
Cleveland MSA	\$21.42	\$1,114	\$44,560	3.0	\$80,800	\$2,020	\$24,240	\$606	14,738	30%	\$15.21	\$791	1.4
Crockett County HMFA	\$19.10	\$993	\$39,720	2.6	\$75,800	\$1,895	\$22,740	\$569	1,686	31%	\$16.84	\$876	1.1
Gibson County HMFA	\$16.56	\$861	\$34,440	2.3	\$74,100	\$1,853	\$22,230	\$556	6,714	34%	\$13.21	\$687	1.3
Grainger County HMFA	\$17.37	\$903	\$36,120	2.4	\$64,200	\$1,605	\$19,260	\$482	2,158	23%	\$15.91	\$827	1.1
Jackson HMFA	\$21.88	\$1,138	\$45,520	3.0	\$81,100	\$2,028	\$24,330	\$608	16,262	36%	\$15.76	\$819	1.4
Johnson City MSA	\$20.58	\$1,070	\$42,800	2.8	\$80,100	\$2,003	\$24,030	\$601	28,283	32%	\$14.29	\$743	1.4
Kingsport-Bristol-Bristol MSA	\$17.40	\$905	\$36,200	2.4	\$70,300	\$1,758	\$21,090	\$527	23,520	26%	\$18.13	\$943	1.0
Knoxville HMFA	\$23.48	\$1,221	\$48,840	3.2	\$91,000	\$2,275	\$27,300	\$683	96,026	31%	\$19.09	\$993	1.2
Macon County HMFA	\$17.83	\$927	\$37,080	2.5	\$72,100	\$1,803	\$21,630	\$541	2,587	28%	\$15.34	\$798	1.2
Maury County HMFA	\$25.71	\$1,337	\$53,480	3.5	\$88,200	\$2,205	\$26,460	\$662	11,084	28%	\$18.85	\$980	1.4
Memphis HMFA	\$24.96	\$1,298	\$51,920	3.4	\$85,200	\$2,130	\$25,560	\$639	168,758	43%	\$22.33	\$1,161	1.1
Morgan County HMFA	\$16.56	\$861	\$34,440	2.3	\$70,500	\$1,763	\$21,150	\$529	1,311	18%	\$14.07	\$732	1.2
Morristown HMFA	\$19.67	\$1,023	\$40,920	2.7	\$80,900	\$2,023	\$24,270	\$607	13,571	29%	\$15.74	\$818	1.3
Nashville-Davidson--Murfreesboro--Franklin H MEA	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	247,539	35%	\$25.20	\$1,310	1.2
Roane County HMFA	\$18.85	\$980	\$39,200	2.6	\$86,700	\$2,168	\$26,010	\$650	4,988	23%	\$21.33	\$1,109	0.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TENNESSEE

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Smith County HMFA	\$17.46	\$908	\$36,320	2.4	\$76,200	\$1,905	\$22,860	\$572	1,932	25%	\$16.51	\$858	1.1
Stewart County HMFA	\$18.46	\$960	\$38,400	2.5	\$86,000	\$2,150	\$25,800	\$645	934	19%	\$20.22	\$1,051	0.9
Counties													
Anderson County	\$23.48	\$1,221	\$48,840	3.2	\$91,000	\$2,275	\$27,300	\$683	9,431	30%	\$24.74	\$1,287	0.9
Bedford County	\$19.56	\$1,017	\$40,680	2.7	\$75,600	\$1,890	\$22,680	\$567	5,471	30%	\$18.45	\$960	1.1
Benton County	\$16.56	\$861	\$34,440	2.3	\$69,900	\$1,748	\$20,970	\$524	1,756	26%	\$16.19	\$842	1.0
Bledsoe County	\$16.56	\$861	\$34,440	2.3	\$63,400	\$1,585	\$19,020	\$476	939	19%	\$9.10	\$473	1.8
Blount County	\$23.48	\$1,221	\$48,840	3.2	\$91,000	\$2,275	\$27,300	\$683	12,694	24%	\$20.25	\$1,053	1.2
Bradley County	\$21.42	\$1,114	\$44,560	3.0	\$80,800	\$2,020	\$24,240	\$606	13,238	32%	\$15.46	\$804	1.4
Campbell County	\$17.54	\$912	\$36,480	2.4	\$65,400	\$1,635	\$19,620	\$491	5,311	33%	\$14.87	\$773	1.2
Cannon County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	1,352	23%	\$14.18	\$737	2.2
Carroll County	\$16.56	\$861	\$34,440	2.3	\$72,800	\$1,820	\$21,840	\$546	2,811	25%	\$13.24	\$689	1.3
Carter County	\$20.58	\$1,070	\$42,800	2.8	\$80,100	\$2,003	\$24,030	\$601	6,385	27%	\$14.76	\$768	1.4
Cheatham County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	2,959	19%	\$20.25	\$1,053	1.5
Chester County	\$21.88	\$1,138	\$45,520	3.0	\$81,100	\$2,028	\$24,330	\$608	1,426	23%	\$10.66	\$555	2.1
Claiborne County	\$16.56	\$861	\$34,440	2.3	\$66,900	\$1,673	\$20,070	\$502	3,823	28%	\$14.10	\$733	1.2
Clay County	\$16.56	\$861	\$34,440	2.3	\$60,900	\$1,523	\$18,270	\$457	649	21%	\$13.58	\$706	1.2
Cocke County	\$16.56	\$861	\$34,440	2.3	\$54,200	\$1,355	\$16,260	\$407	4,243	29%	\$16.25	\$845	1.0
Coffee County	\$17.90	\$931	\$37,240	2.5	\$72,800	\$1,820	\$21,840	\$546	7,029	31%	\$18.39	\$956	1.0
Crockett County	\$19.10	\$993	\$39,720	2.6	\$75,800	\$1,895	\$22,740	\$569	1,686	31%	\$16.84	\$876	1.1
Cumberland County	\$16.94	\$881	\$35,240	2.3	\$71,000	\$1,775	\$21,300	\$533	5,648	21%	\$13.82	\$719	1.2
Davidson County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	138,670	46%	\$28.40	\$1,477	1.1
Decatur County	\$16.56	\$861	\$34,440	2.3	\$67,700	\$1,693	\$20,310	\$508	950	22%	\$15.76	\$819	1.1
DeKalb County	\$17.08	\$888	\$35,520	2.4	\$66,000	\$1,650	\$19,800	\$495	2,621	31%	\$14.10	\$733	1.2
Dickson County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	4,105	20%	\$17.38	\$904	1.8

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TENNESSEE

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Dyer County	\$16.56	\$861	\$34,440	2.3	\$70,300	\$1,758	\$21,090	\$527	5,377	37%	\$15.40	\$801	1.1
Fayette County	\$24.96	\$1,298	\$51,920	3.4	\$85,200	\$2,130	\$25,560	\$639	3,024	18%	\$15.15	\$788	1.6
Fentress County	\$16.56	\$861	\$34,440	2.3	\$58,100	\$1,453	\$17,430	\$436	1,722	23%	\$11.74	\$611	1.4
Franklin County	\$17.48	\$909	\$36,360	2.4	\$77,000	\$1,925	\$23,100	\$578	4,030	24%	\$14.55	\$757	1.2
Gibson County	\$16.56	\$861	\$34,440	2.3	\$74,100	\$1,853	\$22,230	\$556	6,714	34%	\$13.21	\$687	1.3
Giles County	\$17.31	\$900	\$36,000	2.4	\$79,600	\$1,990	\$23,880	\$597	3,051	27%	\$15.58	\$810	1.1
Grainger County	\$17.37	\$903	\$36,120	2.4	\$64,200	\$1,605	\$19,260	\$482	2,158	23%	\$15.91	\$827	1.1
Greene County	\$16.56	\$861	\$34,440	2.3	\$57,800	\$1,445	\$17,340	\$434	6,829	25%	\$14.37	\$747	1.2
Grundy County	\$16.56	\$861	\$34,440	2.3	\$59,200	\$1,480	\$17,760	\$444	814	16%	\$13.68	\$711	1.2
Hamblen County	\$19.67	\$1,023	\$40,920	2.7	\$80,900	\$2,023	\$24,270	\$607	8,263	33%	\$14.68	\$764	1.3
Hamilton County	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	52,726	35%	\$20.07	\$1,044	1.2
Hancock County	\$16.56	\$861	\$34,440	2.3	\$48,600	\$1,215	\$14,580	\$365	626	22%	\$12.74	\$662	1.3
Hardeman County	\$16.56	\$861	\$34,440	2.3	\$66,300	\$1,658	\$19,890	\$497	2,645	29%	\$19.20	\$998	0.9
Hardin County	\$16.56	\$861	\$34,440	2.3	\$55,900	\$1,398	\$16,770	\$419	2,660	24%	\$17.82	\$927	0.9
Hawkins County	\$17.40	\$905	\$36,200	2.4	\$70,300	\$1,758	\$21,090	\$527	4,965	22%	\$15.37	\$799	1.1
Haywood County	\$16.56	\$861	\$34,440	2.3	\$63,100	\$1,578	\$18,930	\$473	3,018	42%	\$16.19	\$842	1.0
Henderson County	\$16.79	\$873	\$34,920	2.3	\$71,900	\$1,798	\$21,570	\$539	3,085	29%	\$15.25	\$793	1.1
Henry County	\$17.35	\$902	\$36,080	2.4	\$66,800	\$1,670	\$20,040	\$501	3,236	25%	\$14.41	\$749	1.2
Hickman County	\$16.56	\$861	\$34,440	2.3	\$69,000	\$1,725	\$20,700	\$518	1,821	21%	\$18.19	\$946	0.9
Houston County	\$16.56	\$861	\$34,440	2.3	\$77,500	\$1,938	\$23,250	\$581	604	20%	\$11.68	\$608	1.4
Humphreys County	\$16.56	\$861	\$34,440	2.3	\$74,100	\$1,853	\$22,230	\$556	1,397	21%	\$19.97	\$1,038	0.8
Jackson County	\$16.56	\$861	\$34,440	2.3	\$68,900	\$1,723	\$20,670	\$517	777	17%	\$10.30	\$536	1.6
Jefferson County	\$19.67	\$1,023	\$40,920	2.7	\$80,900	\$2,023	\$24,270	\$607	5,308	26%	\$18.46	\$960	1.1
Johnson County	\$16.56	\$861	\$34,440	2.3	\$65,700	\$1,643	\$19,710	\$493	1,635	24%	\$12.32	\$641	1.3
Knox County	\$23.48	\$1,221	\$48,840	3.2	\$91,000	\$2,275	\$27,300	\$683	68,295	35%	\$18.22	\$947	1.3
Lake County	\$16.56	\$861	\$34,440	2.3	\$48,000	\$1,200	\$14,400	\$360	1,078	54%	\$10.84	\$564	1.5

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TENNESSEE

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lauderdale County	\$16.56	\$861	\$34,440	2.3	\$59,100	\$1,478	\$17,730	\$443	3,466	38%	\$16.18	\$841	1.0
Lawrence County	\$17.27	\$898	\$35,920	2.4	\$70,300	\$1,758	\$21,090	\$527	4,058	25%	\$12.05	\$627	1.4
Lewis County	\$16.56	\$861	\$34,440	2.3	\$65,800	\$1,645	\$19,740	\$494	1,087	21%	\$12.30	\$640	1.3
Lincoln County	\$16.56	\$861	\$34,440	2.3	\$87,100	\$2,178	\$26,130	\$653	3,386	24%	\$15.29	\$795	1.1
Loudon County	\$23.48	\$1,221	\$48,840	3.2	\$91,000	\$2,275	\$27,300	\$683	4,137	18%	\$14.01	\$729	1.7
McMinn County	\$18.27	\$950	\$38,000	2.5	\$73,700	\$1,843	\$22,110	\$553	5,507	26%	\$15.63	\$813	1.2
McNairy County	\$16.56	\$861	\$34,440	2.3	\$64,400	\$1,610	\$19,320	\$483	2,019	21%	\$12.88	\$670	1.3
Macon County	\$17.83	\$927	\$37,080	2.5	\$72,100	\$1,803	\$21,630	\$541	2,587	28%	\$15.34	\$798	1.2
Madison County	\$21.88	\$1,138	\$45,520	3.0	\$81,100	\$2,028	\$24,330	\$608	14,836	38%	\$16.06	\$835	1.4
Marion County	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	2,604	22%	\$13.81	\$718	1.7
Marshall County	\$19.42	\$1,010	\$40,400	2.7	\$83,400	\$2,085	\$25,020	\$626	3,013	23%	\$14.77	\$768	1.3
Mauzy County	\$25.71	\$1,337	\$53,480	3.5	\$88,200	\$2,205	\$26,460	\$662	11,084	28%	\$18.85	\$980	1.4
Meigs County	\$16.56	\$861	\$34,440	2.3	\$71,600	\$1,790	\$21,480	\$537	1,218	23%	\$16.05	\$835	1.0
Monroe County	\$16.56	\$861	\$34,440	2.3	\$72,900	\$1,823	\$21,870	\$547	5,303	28%	\$14.21	\$739	1.2
Montgomery County	\$23.96	\$1,246	\$49,840	3.3	\$84,000	\$2,100	\$25,200	\$630	30,075	37%	\$16.12	\$838	1.5
Moore County †	\$17.06	\$887	\$35,480	2.4	\$87,500	\$2,188	\$26,250	\$656	399	16%			
Morgan County	\$16.56	\$861	\$34,440	2.3	\$70,500	\$1,763	\$21,150	\$529	1,311	18%	\$14.07	\$732	1.2
Obion County	\$16.56	\$861	\$34,440	2.3	\$70,200	\$1,755	\$21,060	\$527	4,303	34%	\$15.24	\$792	1.1
Overton County	\$16.56	\$861	\$34,440	2.3	\$70,700	\$1,768	\$21,210	\$530	1,863	21%	\$17.14	\$891	1.0
Perry County	\$17.44	\$907	\$36,280	2.4	\$65,700	\$1,643	\$19,710	\$493	703	24%	\$13.57	\$706	1.3
Pickett County	\$17.56	\$913	\$36,520	2.4	\$60,200	\$1,505	\$18,060	\$452	404	18%	\$9.80	\$510	1.8
Polk County	\$21.42	\$1,114	\$44,560	3.0	\$80,800	\$2,020	\$24,240	\$606	1,500	21%	\$10.17	\$529	2.1
Putnam County	\$19.06	\$991	\$39,640	2.6	\$73,000	\$1,825	\$21,900	\$548	12,803	39%	\$14.14	\$735	1.3
Rhea County	\$16.56	\$861	\$34,440	2.3	\$64,400	\$1,610	\$19,320	\$483	3,379	27%	\$16.41	\$854	1.0
Roane County	\$18.85	\$980	\$39,200	2.6	\$86,700	\$2,168	\$26,010	\$650	4,988	23%	\$21.33	\$1,109	0.9
Robertson County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	6,439	24%	\$15.98	\$831	1.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TENNESSEE

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Rutherford County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	42,612	35%	\$19.90	\$1,035	1.6
Scott County	\$16.56	\$861	\$34,440	2.3	\$51,800	\$1,295	\$15,540	\$389	2,444	28%	\$14.38	\$748	1.2
Sequatchie County	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	1,388	23%	\$11.18	\$581	2.1
Sevier County	\$20.81	\$1,082	\$43,280	2.9	\$76,700	\$1,918	\$23,010	\$575	10,628	28%	\$14.71	\$765	1.4
Shelby County	\$24.96	\$1,298	\$51,920	3.4	\$85,200	\$2,130	\$25,560	\$639	160,329	45%	\$22.59	\$1,175	1.1
Smith County	\$17.46	\$908	\$36,320	2.4	\$76,200	\$1,905	\$22,860	\$572	1,932	25%	\$16.51	\$858	1.1
Stewart County	\$18.46	\$960	\$38,400	2.5	\$86,000	\$2,150	\$25,800	\$645	934	19%	\$20.22	\$1,051	0.9
Sullivan County	\$17.40	\$905	\$36,200	2.4	\$70,300	\$1,758	\$21,090	\$527	18,555	27%	\$18.56	\$965	0.9
Sumner County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	20,238	27%	\$17.19	\$894	1.8
Tipton County	\$24.96	\$1,298	\$51,920	3.4	\$85,200	\$2,130	\$25,560	\$639	5,405	24%	\$15.90	\$827	1.6
Trousdale County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	829	23%	\$18.20	\$947	1.7
Unicoi County	\$20.58	\$1,070	\$42,800	2.8	\$80,100	\$2,003	\$24,030	\$601	2,042	27%	\$11.60	\$603	1.8
Union County	\$23.48	\$1,221	\$48,840	3.2	\$91,000	\$2,275	\$27,300	\$683	1,469	19%	\$14.95	\$778	1.6
Van Buren County	\$16.56	\$861	\$34,440	2.3	\$65,400	\$1,635	\$19,620	\$491	478	20%	\$8.88	\$462	1.9
Warren County	\$17.27	\$898	\$35,920	2.4	\$68,100	\$1,703	\$20,430	\$511	4,623	29%	\$13.87	\$721	1.2
Washington County	\$20.58	\$1,070	\$42,800	2.8	\$80,100	\$2,003	\$24,030	\$601	19,856	36%	\$14.41	\$749	1.4
Wayne County	\$16.56	\$861	\$34,440	2.3	\$67,100	\$1,678	\$20,130	\$503	1,134	20%	\$10.36	\$539	1.6
Weakley County	\$16.56	\$861	\$34,440	2.3	\$69,200	\$1,730	\$20,760	\$519	4,570	35%	\$11.55	\$600	1.4
White County	\$18.56	\$965	\$38,600	2.6	\$66,200	\$1,655	\$19,860	\$497	2,582	24%	\$17.38	\$904	1.1
Williamson County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	17,708	20%	\$27.78	\$1,445	1.1
Wilson County	\$31.13	\$1,619	\$64,760	4.3	\$106,900	\$2,673	\$32,070	\$802	12,627	23%	\$16.60	\$863	1.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TEXAS

#23*

In **Texas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,450**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,832** monthly or **\$57,980** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$27.88
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT TEXAS:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$24.33
2-Bedroom Housing Wage	\$27.88
Number of Renter Households	3944826
Percent Renters	38%

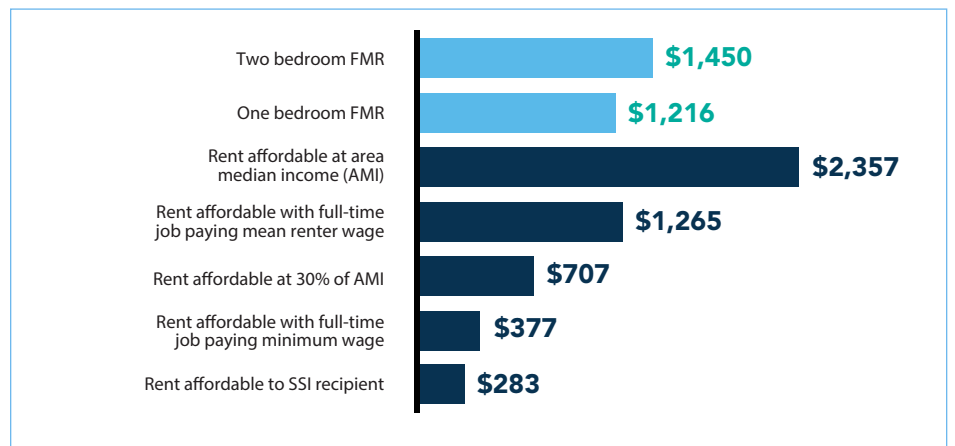
154
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

129
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

3.8
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

3.2
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Austin-Round Rock MSA	\$37.00
Dallas HMFA	\$33.81
Kendall County	\$32.25
Fort Worth-Arlington HMFA	\$31.10
Midland HMFA	\$31.00



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.

TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Texas	\$27.88	\$1,450	\$57,980	3.8	\$94,298	\$2,357	\$28,289	\$707	3,944,826	38%	\$24.33	\$1,265	1.1
Combined Nonmetro Areas	\$19.90	\$1,035	\$41,386	2.7	\$75,921	\$1,898	\$22,776	\$569	309,411	28%	\$16.98	\$883	1.2
Metropolitan Areas													
Abilene MSA	\$21.48	\$1,117	\$44,680	3.0	\$85,600	\$2,140	\$25,680	\$642	24,244	37%	\$18.22	\$948	1.2
Amarillo HMFA	\$20.81	\$1,082	\$43,280	2.9	\$87,700	\$2,193	\$26,310	\$658	36,154	36%	\$20.55	\$1,069	1.0
Atascosa County HMFA	\$21.83	\$1,135	\$45,400	3.0	\$82,400	\$2,060	\$24,720	\$618	3,963	25%	\$18.86	\$981	1.2
Austin County HMFA	\$17.73	\$922	\$36,880	2.4	\$92,500	\$2,313	\$27,750	\$694	2,423	20%	\$18.34	\$954	1.0
Austin-Round Rock MSA	\$37.00	\$1,924	\$76,960	5.1	\$126,000	\$3,150	\$37,800	\$945	372,749	41%	\$29.51	\$1,535	1.3
Beaumont-Port Arthur MSA	\$21.65	\$1,126	\$45,040	3.0	\$79,700	\$1,993	\$23,910	\$598	47,109	32%	\$20.92	\$1,088	1.0
Brazoria County HMFA	\$25.77	\$1,340	\$53,600	3.6	\$106,300	\$2,658	\$31,890	\$797	33,015	26%	\$22.29	\$1,159	1.2
Brownsville-Harlingen MSA	\$18.56	\$965	\$38,600	2.6	\$60,400	\$1,510	\$18,120	\$453	46,015	35%	\$12.79	\$665	1.5
College Station-Bryan MSA	\$21.92	\$1,140	\$45,600	3.0	\$93,400	\$2,335	\$28,020	\$701	49,065	49%	\$15.89	\$826	1.4
Corpus Christi MSA	\$26.06	\$1,355	\$54,200	3.6	\$75,300	\$1,883	\$22,590	\$565	60,538	39%	\$19.86	\$1,033	1.3
Dallas HMFA	\$33.81	\$1,758	\$70,320	4.7	\$110,300	\$2,758	\$33,090	\$827	771,205	41%	\$29.92	\$1,556	1.1
El Paso HMFA	\$22.12	\$1,150	\$46,000	3.1	\$63,200	\$1,580	\$18,960	\$474	108,242	37%	\$14.82	\$771	1.5
Falls County HMFA	\$17.40	\$905	\$36,200	2.4	\$68,200	\$1,705	\$20,460	\$512	1,186	22%	\$10.06	\$523	1.7
Fort Worth-Arlington HMFA	\$31.10	\$1,617	\$64,680	4.3	\$101,900	\$2,548	\$30,570	\$764	329,852	38%	\$22.23	\$1,156	1.4
Harrison County HMFA	\$21.23	\$1,104	\$44,160	2.9	\$88,800	\$2,220	\$26,640	\$666	6,499	26%	\$15.51	\$807	1.4
Houston-The Woodlands-Sugar Land HMFA	\$26.10	\$1,357	\$54,280	3.6	\$94,600	\$2,365	\$28,380	\$710	946,734	40%	\$27.01	\$1,404	1.0
Hudspeth County HMFA	\$20.25	\$1,053	\$42,120	2.8	\$50,200	\$1,255	\$15,060	\$377	282	32%	\$22.61	\$1,176	0.9
Kendall County HMFA	\$32.25	\$1,677	\$67,080	4.4	\$132,400	\$3,310	\$39,720	\$993	3,960	24%	\$15.78	\$821	2.0

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Killeen-Temple HMFA	\$21.83	\$1,135	\$45,400	3.0	\$75,300	\$1,883	\$22,590	\$565	71,751	45%	\$19.86	\$1,033	1.1
Lampasas County HMFA	\$20.08	\$1,044	\$41,760	2.8	\$94,000	\$2,350	\$28,200	\$705	1,546	19%	\$11.14	\$579	1.8
Laredo MSA	\$20.90	\$1,087	\$43,480	2.9	\$67,700	\$1,693	\$20,310	\$508	28,570	37%	\$12.29	\$639	1.7
Longview HMFA	\$21.19	\$1,102	\$44,080	2.9	\$77,900	\$1,948	\$23,370	\$584	22,273	36%	\$18.95	\$985	1.1
Lubbock HMFA	\$21.40	\$1,113	\$44,520	3.0	\$85,700	\$2,143	\$25,710	\$643	54,621	44%	\$15.92	\$828	1.3
Lynn County HMFA	\$17.40	\$905	\$36,200	2.4	\$73,500	\$1,838	\$22,050	\$551	568	28%	\$34.71	\$1,805	0.5
Martin County HMFA	\$17.40	\$905	\$36,200	2.4	\$91,500	\$2,288	\$27,450	\$686	749	39%	\$24.77	\$1,288	0.7
McAllen-Edinburg-Mission MSA	\$18.79	\$977	\$39,080	2.6	\$57,300	\$1,433	\$17,190	\$430	82,786	32%	\$12.15	\$632	1.5
Medina County HMFA	\$21.88	\$1,138	\$45,520	3.0	\$94,400	\$2,360	\$28,320	\$708	3,102	18%	\$13.99	\$727	1.6
Midland HMFA	\$31.00	\$1,612	\$64,480	4.3	\$91,800	\$2,295	\$27,540	\$689	21,532	33%	\$30.20	\$1,571	1.0
Odessa MSA	\$28.48	\$1,481	\$59,240	3.9	\$82,000	\$2,050	\$24,600	\$615	21,278	35%	\$24.74	\$1,286	1.2
Oldham County HMFA	\$19.42	\$1,010	\$40,400	2.7	\$80,200	\$2,005	\$24,060	\$602	179	28%	\$17.40	\$905	1.1
Rusk County HMFA	\$19.44	\$1,011	\$40,440	2.7	\$79,300	\$1,983	\$23,790	\$595	3,708	21%	\$16.56	\$861	1.2
San Angelo HMFA	\$22.10	\$1,149	\$45,960	3.0	\$78,000	\$1,950	\$23,400	\$585	14,854	32%	\$17.58	\$914	1.3
San Antonio-New Braunfels HMFA	\$28.04	\$1,458	\$58,320	3.9	\$88,500	\$2,213	\$26,550	\$664	334,231	38%	\$20.25	\$1,053	1.4
Sherman-Denison MSA	\$23.60	\$1,227	\$49,080	3.3	\$92,100	\$2,303	\$27,630	\$691	17,130	33%	\$18.46	\$960	1.3
Sterling County HMFA	\$22.04	\$1,146	\$45,840	3.0	\$70,200	\$1,755	\$21,060	\$527	55	14%	\$20.70	\$1,077	1.1
Texarkana HMFA	\$18.88	\$982	\$39,280	2.6	\$69,600	\$1,740	\$20,880	\$522	12,811	37%	\$16.26	\$845	1.2
Tyler MSA	\$23.75	\$1,235	\$49,400	3.3	\$87,300	\$2,183	\$26,190	\$655	25,423	31%	\$19.75	\$1,027	1.2
Victoria MSA	\$24.54	\$1,276	\$51,040	3.4	\$88,300	\$2,208	\$26,490	\$662	11,730	32%	\$16.08	\$836	1.5
Waco HMFA	\$24.35	\$1,266	\$50,640	3.4	\$83,800	\$2,095	\$25,140	\$629	38,400	40%	\$16.92	\$880	1.4
Wichita Falls MSA	\$19.94	\$1,037	\$41,480	2.8	\$81,400	\$2,035	\$24,420	\$611	20,464	36%	\$16.40	\$853	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Wise County HMFA	\$22.60	\$1,175	\$47,000	3.1	\$98,700	\$2,468	\$29,610	\$740	4,419	18%	\$16.96	\$882	1.3
Counties													
Anderson County	\$19.90	\$1,035	\$41,400	2.7	\$71,700	\$1,793	\$21,510	\$538	5,297	31%	\$17.82	\$926	1.1
Andrews County	\$26.12	\$1,358	\$54,320	3.6	\$99,600	\$2,490	\$29,880	\$747	1,814	27%	\$33.54	\$1,744	0.8
Angelina County	\$20.65	\$1,074	\$42,960	2.8	\$75,000	\$1,875	\$22,500	\$563	11,203	35%	\$15.83	\$823	1.3
Aransas County	\$24.25	\$1,261	\$50,440	3.3	\$76,300	\$1,908	\$22,890	\$572	2,392	21%	\$16.95	\$881	1.4
Archer County	\$19.94	\$1,037	\$41,480	2.8	\$81,400	\$2,035	\$24,420	\$611	531	16%	\$13.19	\$686	1.5
Armstrong County	\$20.81	\$1,082	\$43,280	2.9	\$87,700	\$2,193	\$26,310	\$658	91	13%	\$27.42	\$1,426	0.8
Atascosa County	\$21.83	\$1,135	\$45,400	3.0	\$82,400	\$2,060	\$24,720	\$618	3,963	25%	\$18.86	\$981	1.2
Austin County	\$17.73	\$922	\$36,880	2.4	\$92,500	\$2,313	\$27,750	\$694	2,423	20%	\$18.34	\$954	1.0
Bailey County	\$17.96	\$934	\$37,360	2.5	\$84,900	\$2,123	\$25,470	\$637	518	27%	\$14.01	\$728	1.3
Bandera County	\$28.04	\$1,458	\$58,320	3.9	\$88,500	\$2,213	\$26,550	\$664	1,068	13%	\$11.95	\$621	2.3
Bastrop County	\$37.00	\$1,924	\$76,960	5.1	\$126,000	\$3,150	\$37,800	\$945	7,375	22%	\$16.15	\$840	2.3
Baylor County	\$17.40	\$905	\$36,200	2.4	\$73,400	\$1,835	\$22,020	\$551	473	32%	\$12.16	\$632	1.4
Bee County	\$22.48	\$1,169	\$46,760	3.1	\$70,700	\$1,768	\$21,210	\$530	2,798	33%	\$13.07	\$680	1.7
Bell County	\$21.83	\$1,135	\$45,400	3.0	\$75,300	\$1,883	\$22,590	\$565	61,133	45%	\$19.95	\$1,038	1.1
Bexar County	\$28.04	\$1,458	\$58,320	3.9	\$88,500	\$2,213	\$26,550	\$664	301,813	41%	\$20.78	\$1,080	1.3
Blanco County	\$23.48	\$1,221	\$48,840	3.2	\$101,200	\$2,530	\$30,360	\$759	1,064	22%	\$17.98	\$935	1.3
Borden County	\$19.54	\$1,016	\$40,640	2.7	\$107,200	\$2,680	\$32,160	\$804	57	27%	\$60.90	\$3,167	0.3
Bosque County	\$17.40	\$905	\$36,200	2.4	\$81,800	\$2,045	\$24,540	\$614	1,765	24%	\$17.67	\$919	1.0
Bowie County	\$18.88	\$982	\$39,280	2.6	\$69,600	\$1,740	\$20,880	\$522	12,811	37%	\$16.26	\$845	1.2
Brazoria County	\$25.77	\$1,340	\$53,600	3.6	\$106,300	\$2,658	\$31,890	\$797	33,015	26%	\$22.29	\$1,159	1.2
Brazos County	\$21.92	\$1,140	\$45,600	3.0	\$93,400	\$2,335	\$28,020	\$701	45,889	53%	\$15.66	\$814	1.4
Brewster County	\$20.58	\$1,070	\$42,800	2.8	\$75,500	\$1,888	\$22,650	\$566	1,990	40%	\$16.60	\$863	1.2
Briscoe County	\$17.40	\$905	\$36,200	2.4	\$55,900	\$1,398	\$16,770	\$419	151	26%	\$32.13	\$1,671	0.5

† Wage data not available (See Appendix B).

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2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Brooks County	\$17.40	\$905	\$36,200	2.4	\$39,600	\$990	\$11,880	\$297	1,029	39%	\$7.71	\$401	2.3
Brown County	\$20.73	\$1,078	\$43,120	2.9	\$71,600	\$1,790	\$21,480	\$537	4,746	32%	\$13.44	\$699	1.5
Burleson County	\$21.92	\$1,140	\$45,600	3.0	\$93,400	\$2,335	\$28,020	\$701	1,613	21%	\$19.54	\$1,016	1.1
Burnet County	\$21.88	\$1,138	\$45,520	3.0	\$92,500	\$2,313	\$27,750	\$694	3,841	21%	\$19.09	\$993	1.1
Caldwell County	\$37.00	\$1,924	\$76,960	5.1	\$126,000	\$3,150	\$37,800	\$945	4,299	28%	\$15.60	\$811	2.4
Calhoun County	\$17.40	\$905	\$36,200	2.4	\$86,300	\$2,158	\$25,890	\$647	1,911	24%	\$31.35	\$1,630	0.6
Callahan County	\$21.48	\$1,117	\$44,680	3.0	\$85,600	\$2,140	\$25,680	\$642	947	18%	\$15.90	\$827	1.4
Cameron County	\$18.56	\$965	\$38,600	2.6	\$60,400	\$1,510	\$18,120	\$453	46,015	35%	\$12.79	\$665	1.5
Camp County	\$17.40	\$905	\$36,200	2.4	\$67,800	\$1,695	\$20,340	\$509	964	22%	\$13.32	\$693	1.3
Carson County	\$20.81	\$1,082	\$43,280	2.9	\$87,700	\$2,193	\$26,310	\$658	367	16%	\$39.49	\$2,053	0.5
Cass County	\$17.40	\$905	\$36,200	2.4	\$67,900	\$1,698	\$20,370	\$509	2,532	22%	\$12.97	\$675	1.3
Castro County	\$17.40	\$905	\$36,200	2.4	\$64,900	\$1,623	\$19,470	\$487	844	35%	\$16.99	\$883	1.0
Chambers County	\$26.10	\$1,357	\$54,280	3.6	\$94,600	\$2,365	\$28,380	\$710	2,564	16%	\$26.71	\$1,389	1.0
Cherokee County	\$18.56	\$965	\$38,600	2.6	\$67,700	\$1,693	\$20,310	\$508	5,067	28%	\$12.69	\$660	1.5
Childress County	\$20.02	\$1,041	\$41,640	2.8	\$63,500	\$1,588	\$19,050	\$476	546	29%	\$21.07	\$1,095	1.0
Clay County	\$19.94	\$1,037	\$41,480	2.8	\$81,400	\$2,035	\$24,420	\$611	782	19%	\$20.89	\$1,086	1.0
Cochran County	\$17.40	\$905	\$36,200	2.4	\$56,300	\$1,408	\$16,890	\$422	312	33%	\$31.57	\$1,642	0.6
Coke County	\$17.40	\$905	\$36,200	2.4	\$73,900	\$1,848	\$22,170	\$554	451	30%	\$31.49	\$1,638	0.6
Coleman County	\$21.15	\$1,100	\$44,000	2.9	\$63,400	\$1,585	\$19,020	\$476	896	28%	\$16.69	\$868	1.3
Collin County	\$33.81	\$1,758	\$70,320	4.7	\$110,300	\$2,758	\$33,090	\$827	136,137	35%	\$27.05	\$1,407	1.2
Collingsworth County	\$17.40	\$905	\$36,200	2.4	\$64,500	\$1,613	\$19,350	\$484	240	24%	\$21.10	\$1,097	0.8
Colorado County	\$19.75	\$1,027	\$41,080	2.7	\$78,100	\$1,953	\$23,430	\$586	1,315	18%	\$15.50	\$806	1.3
Comal County	\$28.04	\$1,458	\$58,320	3.9	\$88,500	\$2,213	\$26,550	\$664	15,445	24%	\$16.03	\$834	1.7
Comanche County	\$19.54	\$1,016	\$40,640	2.7	\$86,100	\$2,153	\$25,830	\$646	939	18%	\$13.66	\$710	1.4
Concho County	\$22.85	\$1,188	\$47,520	3.2	\$80,600	\$2,015	\$24,180	\$605	157	19%	\$25.38	\$1,320	0.9
Cooke County	\$22.92	\$1,192	\$47,680	3.2	\$90,400	\$2,260	\$27,120	\$678	5,004	31%	\$17.56	\$913	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Coryell County	\$21.83	\$1,135	\$45,400	3.0	\$75,300	\$1,883	\$22,590	\$565	10,618	42%	\$18.90	\$983	1.2
Cottle County †	\$19.54	\$1,016	\$40,640	2.7	\$58,200	\$1,455	\$17,460	\$437	230	33%			
Crane County	\$20.73	\$1,078	\$43,120	2.9	\$88,300	\$2,208	\$26,490	\$662	243	15%	\$42.98	\$2,235	0.5
Crockett County	\$17.40	\$905	\$36,200	2.4	\$63,500	\$1,588	\$19,050	\$476	357	28%	\$18.34	\$953	0.9
Crosby County	\$21.40	\$1,113	\$44,520	3.0	\$85,700	\$2,143	\$25,710	\$643	580	29%	\$13.53	\$703	1.6
Culberson County	\$19.54	\$1,016	\$40,640	2.7	\$47,000	\$1,175	\$14,100	\$353	152	24%	\$70.26	\$3,653	0.3
Dallam County	\$17.40	\$905	\$36,200	2.4	\$93,500	\$2,338	\$28,050	\$701	661	28%	\$23.45	\$1,219	0.7
Dallas County	\$33.81	\$1,758	\$70,320	4.7	\$110,300	\$2,758	\$33,090	\$827	474,486	49%	\$33.53	\$1,744	1.0
Dawson County	\$17.46	\$908	\$36,320	2.4	\$66,900	\$1,673	\$20,070	\$502	1,173	28%	\$13.01	\$677	1.3
Deaf Smith County	\$20.25	\$1,053	\$42,120	2.8	\$57,700	\$1,443	\$17,310	\$433	2,141	36%	\$27.34	\$1,422	0.7
Delta County	\$17.40	\$905	\$36,200	2.4	\$87,800	\$2,195	\$26,340	\$659	415	20%	\$10.85	\$564	1.6
Denton County	\$33.81	\$1,758	\$70,320	4.7	\$110,300	\$2,758	\$33,090	\$827	116,543	35%	\$18.84	\$980	1.8
DeWitt County	\$21.27	\$1,106	\$44,240	2.9	\$73,900	\$1,848	\$22,170	\$554	1,931	29%	\$17.41	\$905	1.2
Dickens County	\$17.40	\$905	\$36,200	2.4	\$68,400	\$1,710	\$20,520	\$513	109	17%	\$15.22	\$791	1.1
Dimmit County	\$17.40	\$905	\$36,200	2.4	\$75,000	\$1,875	\$22,500	\$563	983	35%	\$31.36	\$1,631	0.6
Donley County	\$17.40	\$905	\$36,200	2.4	\$77,900	\$1,948	\$23,370	\$584	328	27%	\$13.18	\$686	1.3
Duval County	\$17.40	\$905	\$36,200	2.4	\$68,200	\$1,705	\$20,460	\$512	830	29%	\$20.60	\$1,071	0.8
Eastland County	\$17.40	\$905	\$36,200	2.4	\$75,200	\$1,880	\$22,560	\$564	2,161	31%	\$23.24	\$1,208	0.7
Ector County	\$28.48	\$1,481	\$59,240	3.9	\$82,000	\$2,050	\$24,600	\$615	21,278	35%	\$24.74	\$1,286	1.2
Edwards County	\$19.54	\$1,016	\$40,640	2.7	\$49,800	\$1,245	\$14,940	\$374	96	18%	\$21.63	\$1,125	0.9
Ellis County	\$33.81	\$1,758	\$70,320	4.7	\$110,300	\$2,758	\$33,090	\$827	15,840	24%	\$15.77	\$820	2.1
El Paso County	\$22.12	\$1,150	\$46,000	3.1	\$63,200	\$1,580	\$18,960	\$474	108,242	37%	\$14.82	\$771	1.5
Erath County	\$20.81	\$1,082	\$43,280	2.9	\$87,500	\$2,188	\$26,250	\$656	5,883	37%	\$13.83	\$719	1.5
Falls County	\$17.40	\$905	\$36,200	2.4	\$68,200	\$1,705	\$20,460	\$512	1,186	22%	\$10.06	\$523	1.7
Fannin County	\$19.17	\$997	\$39,880	2.6	\$86,300	\$2,158	\$25,890	\$647	3,171	25%	\$15.19	\$790	1.3
Fayette County	\$19.62	\$1,020	\$40,800	2.7	\$94,400	\$2,360	\$28,320	\$708	1,740	19%	\$12.64	\$657	1.6

† Wage data not available (See Appendix B).

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TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Fisher County	\$17.40	\$905	\$36,200	2.4	\$68,500	\$1,713	\$20,550	\$514	317	21%	\$15.15	\$788	1.1
Floyd County	\$19.48	\$1,013	\$40,520	2.7	\$61,400	\$1,535	\$18,420	\$461	590	30%	\$16.49	\$858	1.2
Foard County	\$19.54	\$1,016	\$40,640	2.7	\$53,700	\$1,343	\$16,110	\$403	147	32%	\$12.03	\$626	1.6
Fort Bend County	\$26.10	\$1,357	\$54,280	3.6	\$94,600	\$2,365	\$28,380	\$710	60,176	22%	\$17.22	\$896	1.5
Franklin County	\$21.27	\$1,106	\$44,240	2.9	\$77,900	\$1,948	\$23,370	\$584	753	20%	\$14.98	\$779	1.4
Freestone County	\$17.88	\$930	\$37,200	2.5	\$85,000	\$2,125	\$25,500	\$638	1,604	24%	\$14.18	\$738	1.3
Frio County	\$20.23	\$1,052	\$42,080	2.8	\$69,500	\$1,738	\$20,850	\$521	1,815	39%	\$22.08	\$1,148	0.9
Gaines County	\$18.15	\$944	\$37,760	2.5	\$90,400	\$2,260	\$27,120	\$678	1,831	27%	\$13.67	\$711	1.3
Galveston County	\$26.10	\$1,357	\$54,280	3.6	\$94,600	\$2,365	\$28,380	\$710	43,591	32%	\$16.74	\$871	1.6
Garza County	\$17.40	\$905	\$36,200	2.4	\$88,800	\$2,220	\$26,640	\$666	510	30%	\$20.09	\$1,044	0.9
Gillespie County	\$24.40	\$1,269	\$50,760	3.4	\$99,000	\$2,475	\$29,700	\$743	3,330	30%	\$14.57	\$758	1.7
Glasscock County	\$19.54	\$1,016	\$40,640	2.7	\$117,400	\$2,935	\$35,220	\$881	158	38%	\$26.00	\$1,352	0.8
Goliad County	\$24.54	\$1,276	\$51,040	3.4	\$88,300	\$2,208	\$26,490	\$662	471	17%	\$10.72	\$558	2.3
Gonzales County	\$17.40	\$905	\$36,200	2.4	\$74,100	\$1,853	\$22,230	\$556	2,444	33%	\$17.70	\$920	1.0
Gray County	\$19.67	\$1,023	\$40,920	2.7	\$67,600	\$1,690	\$20,280	\$507	2,373	30%	\$19.74	\$1,027	1.0
Grayson County	\$23.60	\$1,227	\$49,080	3.3	\$92,100	\$2,303	\$27,630	\$691	17,130	33%	\$18.46	\$960	1.3
Gregg County	\$21.19	\$1,102	\$44,080	2.9	\$77,900	\$1,948	\$23,370	\$584	19,026	40%	\$19.27	\$1,002	1.1
Grimes County	\$19.46	\$1,012	\$40,480	2.7	\$84,700	\$2,118	\$25,410	\$635	2,128	22%	\$14.80	\$770	1.3
Guadalupe County	\$28.04	\$1,458	\$58,320	3.9	\$88,500	\$2,213	\$26,550	\$664	13,411	22%	\$18.37	\$955	1.5
Hale County	\$17.40	\$905	\$36,200	2.4	\$63,300	\$1,583	\$18,990	\$475	4,208	38%	\$15.54	\$808	1.1
Hall County	\$17.40	\$905	\$36,200	2.4	\$54,500	\$1,363	\$16,350	\$409	343	30%	\$11.41	\$593	1.5
Hamilton County	\$19.08	\$992	\$39,680	2.6	\$81,500	\$2,038	\$24,450	\$611	523	17%	\$14.45	\$751	1.3
Hansford County	\$20.38	\$1,060	\$42,400	2.8	\$94,000	\$2,350	\$28,200	\$705	434	25%	\$15.65	\$814	1.3
Hardeman County	\$17.40	\$905	\$36,200	2.4	\$75,800	\$1,895	\$22,740	\$569	421	32%	\$15.81	\$822	1.1
Hardin County	\$21.65	\$1,126	\$45,040	3.0	\$79,700	\$1,993	\$23,910	\$598	3,637	17%	\$15.75	\$819	1.4
Harris County	\$26.10	\$1,357	\$54,280	3.6	\$94,600	\$2,365	\$28,380	\$710	768,193	45%	\$28.94	\$1,505	0.9

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TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Harrison County	\$21.23	\$1,104	\$44,160	2.9	\$88,800	\$2,220	\$26,640	\$666	6,499	26%	\$15.51	\$807	1.4
Hartley County	\$23.40	\$1,217	\$48,680	3.2	\$112,300	\$2,808	\$33,690	\$842	330	20%	\$15.50	\$806	1.5
Haskell County	\$17.40	\$905	\$36,200	2.4	\$69,900	\$1,748	\$20,970	\$524	628	30%	\$19.35	\$1,006	0.9
Hays County	\$37.00	\$1,924	\$76,960	5.1	\$126,000	\$3,150	\$37,800	\$945	33,211	37%	\$14.26	\$742	2.6
Hemphill County	\$20.58	\$1,070	\$42,800	2.8	\$114,400	\$2,860	\$34,320	\$858	358	27%	\$15.58	\$810	1.3
Henderson County	\$19.54	\$1,016	\$40,640	2.7	\$82,200	\$2,055	\$24,660	\$617	7,673	24%	\$13.64	\$709	1.4
Hidalgo County	\$18.79	\$977	\$39,080	2.6	\$57,300	\$1,433	\$17,190	\$430	82,786	32%	\$12.15	\$632	1.5
Hill County	\$19.29	\$1,003	\$40,120	2.7	\$78,000	\$1,950	\$23,400	\$585	3,302	25%	\$17.22	\$895	1.1
Hockley County	\$17.40	\$905	\$36,200	2.4	\$70,200	\$1,755	\$21,060	\$527	2,157	27%	\$24.63	\$1,281	0.7
Hood County	\$25.87	\$1,345	\$53,800	3.6	\$88,300	\$2,208	\$26,490	\$662	4,855	20%	\$13.47	\$701	1.9
Hopkins County	\$20.37	\$1,059	\$42,360	2.8	\$83,200	\$2,080	\$24,960	\$624	4,126	30%	\$17.85	\$928	1.1
Houston County	\$17.81	\$926	\$37,040	2.5	\$67,700	\$1,693	\$20,310	\$508	2,284	31%	\$20.93	\$1,088	0.9
Howard County	\$22.87	\$1,189	\$47,560	3.2	\$85,100	\$2,128	\$25,530	\$638	3,993	33%	\$18.96	\$986	1.2
Hudspeth County	\$20.25	\$1,053	\$42,120	2.8	\$50,200	\$1,255	\$15,060	\$377	282	32%	\$22.61	\$1,176	0.9
Hunt County	\$33.81	\$1,758	\$70,320	4.7	\$110,300	\$2,758	\$33,090	\$827	10,987	30%	\$18.54	\$964	1.8
Hutchinson County	\$19.77	\$1,028	\$41,120	2.7	\$85,900	\$2,148	\$25,770	\$644	1,214	18%	\$21.05	\$1,095	0.9
Irion County	\$22.10	\$1,149	\$45,960	3.0	\$78,000	\$1,950	\$23,400	\$585	76	12%	\$31.33	\$1,629	0.7
Jack County	\$17.40	\$905	\$36,200	2.4	\$76,500	\$1,913	\$22,950	\$574	814	27%	\$13.03	\$677	1.3
Jackson County	\$19.92	\$1,036	\$41,440	2.7	\$82,400	\$2,060	\$24,720	\$618	1,360	26%	\$20.33	\$1,057	1.0
Jasper County	\$19.13	\$995	\$39,800	2.6	\$68,500	\$1,713	\$20,550	\$514	2,676	20%	\$12.08	\$628	1.6
Jeff Davis County †	\$19.54	\$1,016	\$40,640	2.7	\$75,000	\$1,875	\$22,500	\$563	117	11%			
Jefferson County	\$21.65	\$1,126	\$45,040	3.0	\$79,700	\$1,993	\$23,910	\$598	35,701	38%	\$21.93	\$1,141	1.0
Jim Hogg County	\$17.40	\$905	\$36,200	2.4	\$49,100	\$1,228	\$14,730	\$368	487	36%	\$14.63	\$761	1.2
Jim Wells County	\$18.06	\$939	\$37,560	2.5	\$62,400	\$1,560	\$18,720	\$468	4,140	32%	\$17.03	\$885	1.1
Johnson County	\$31.10	\$1,617	\$64,680	4.3	\$101,900	\$2,548	\$30,570	\$764	15,937	26%	\$18.72	\$974	1.7
Jones County	\$21.48	\$1,117	\$44,680	3.0	\$85,600	\$2,140	\$25,680	\$642	1,055	18%	\$19.34	\$1,006	1.1

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TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Karnes County	\$20.65	\$1,074	\$42,960	2.8	\$76,900	\$1,923	\$23,070	\$577	1,416	32%	\$17.71	\$921	1.2
Kaufman County	\$33.81	\$1,758	\$70,320	4.7	\$110,300	\$2,758	\$33,090	\$827	10,834	23%	\$16.10	\$837	2.1
Kendall County	\$32.25	\$1,677	\$67,080	4.4	\$132,400	\$3,310	\$39,720	\$993	3,960	24%	\$15.78	\$821	2.0
Kenedy County	\$19.54	\$1,016	\$40,640	2.7	\$48,900	\$1,223	\$14,670	\$367	32	84%	\$32.81	\$1,706	0.6
Kent County	\$19.54	\$1,016	\$40,640	2.7	\$94,000	\$2,350	\$28,200	\$705	47	19%	\$24.15	\$1,256	0.8
Kerr County	\$22.27	\$1,158	\$46,320	3.1	\$86,500	\$2,163	\$25,950	\$649	6,453	29%	\$18.02	\$937	1.2
Kimble County	\$17.54	\$912	\$36,480	2.4	\$88,000	\$2,200	\$26,400	\$660	356	21%	\$12.29	\$639	1.4
King County	\$19.54	\$1,016	\$40,640	2.7	\$75,000	\$1,875	\$22,500	\$563	48	60%	\$51.38	\$2,672	0.4
Kinney County †	\$19.54	\$1,016	\$40,640	2.7	\$72,800	\$1,820	\$21,840	\$546	276	25%			
Kleberg County	\$23.48	\$1,221	\$48,840	3.2	\$66,500	\$1,663	\$19,950	\$499	5,472	46%	\$11.32	\$589	2.1
Knox County	\$17.40	\$905	\$36,200	2.4	\$62,300	\$1,558	\$18,690	\$467	274	22%	\$14.31	\$744	1.2
Lamar County	\$17.85	\$928	\$37,120	2.5	\$75,600	\$1,890	\$22,680	\$567	6,699	33%	\$15.46	\$804	1.2
Lamb County	\$17.40	\$905	\$36,200	2.4	\$73,900	\$1,848	\$22,170	\$554	1,257	27%	\$16.04	\$834	1.1
Lampasas County	\$20.08	\$1,044	\$41,760	2.8	\$94,000	\$2,350	\$28,200	\$705	1,546	19%	\$11.14	\$579	1.8
La Salle County	\$17.62	\$916	\$36,640	2.4	\$63,600	\$1,590	\$19,080	\$477	353	21%	\$33.91	\$1,763	0.5
Lavaca County	\$20.52	\$1,067	\$42,680	2.8	\$85,900	\$2,148	\$25,770	\$644	1,945	24%	\$17.75	\$923	1.2
Lee County	\$23.10	\$1,201	\$48,040	3.2	\$76,400	\$1,910	\$22,920	\$573	1,383	22%	\$15.32	\$797	1.5
Leon County	\$17.85	\$928	\$37,120	2.5	\$74,000	\$1,850	\$22,200	\$555	1,387	22%	\$25.21	\$1,311	0.7
Liberty County	\$26.10	\$1,357	\$54,280	3.6	\$94,600	\$2,365	\$28,380	\$710	5,562	19%	\$17.35	\$902	1.5
Limestone County	\$18.48	\$961	\$38,440	2.5	\$67,700	\$1,693	\$20,310	\$508	2,066	25%	\$16.20	\$843	1.1
Lipscomb County	\$18.33	\$953	\$38,120	2.5	\$81,500	\$2,038	\$24,450	\$611	250	22%	\$20.28	\$1,055	0.9
Live Oak County	\$17.98	\$935	\$37,400	2.5	\$72,600	\$1,815	\$21,780	\$545	1,045	25%	\$22.35	\$1,162	0.8
Llano County	\$22.63	\$1,177	\$47,080	3.1	\$82,900	\$2,073	\$24,870	\$622	2,033	21%	\$14.99	\$779	1.5
Loving County †	\$19.54	\$1,016	\$40,640	2.7	\$75,000	\$1,875	\$22,500	\$563	28	70%			
Lubbock County	\$21.40	\$1,113	\$44,520	3.0	\$85,700	\$2,143	\$25,710	\$643	54,041	44%	\$15.93	\$828	1.3
Lynn County	\$17.40	\$905	\$36,200	2.4	\$73,500	\$1,838	\$22,050	\$551	568	28%	\$34.71	\$1,805	0.5

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
McCulloch County	\$19.94	\$1,037	\$41,480	2.8	\$70,500	\$1,763	\$21,150	\$529	957	30%	\$17.39	\$904	1.1
McLennan County	\$24.35	\$1,266	\$50,640	3.4	\$83,800	\$2,095	\$25,140	\$629	38,400	40%	\$16.92	\$880	1.4
McMullen County	\$19.54	\$1,016	\$40,640	2.7	\$79,000	\$1,975	\$23,700	\$593	28	14%	\$25.55	\$1,329	0.8
Madison County	\$18.52	\$963	\$38,520	2.6	\$79,400	\$1,985	\$23,820	\$596	1,170	29%	\$17.01	\$884	1.1
Marion County	\$17.40	\$905	\$36,200	2.4	\$65,500	\$1,638	\$19,650	\$491	899	22%	\$12.83	\$667	1.4
Martin County	\$17.40	\$905	\$36,200	2.4	\$91,500	\$2,288	\$27,450	\$686	749	39%	\$24.77	\$1,288	0.7
Mason County	\$18.44	\$959	\$38,360	2.5	\$103,100	\$2,578	\$30,930	\$773	303	20%	\$9.69	\$504	1.9
Matagorda County	\$22.08	\$1,148	\$45,920	3.0	\$74,000	\$1,850	\$22,200	\$555	4,307	31%	\$18.62	\$968	1.2
Maverick County	\$17.85	\$928	\$37,120	2.5	\$62,300	\$1,558	\$18,690	\$467	5,702	32%	\$9.49	\$494	1.9
Medina County	\$21.88	\$1,138	\$45,520	3.0	\$94,400	\$2,360	\$28,320	\$708	3,102	18%	\$13.99	\$727	1.6
Menard County	\$17.40	\$905	\$36,200	2.4	\$80,900	\$2,023	\$24,270	\$607	222	25%	\$13.66	\$710	1.3
Midland County	\$31.00	\$1,612	\$64,480	4.3	\$91,800	\$2,295	\$27,540	\$689	21,532	33%	\$30.20	\$1,571	1.0
Milam County	\$18.15	\$944	\$37,760	2.5	\$76,500	\$1,913	\$22,950	\$574	2,319	24%	\$16.11	\$838	1.1
Mills County	\$17.40	\$905	\$36,200	2.4	\$82,700	\$2,068	\$24,810	\$620	272	15%	\$15.44	\$803	1.1
Mitchell County	\$18.54	\$964	\$38,560	2.6	\$94,500	\$2,363	\$28,350	\$709	701	29%	\$26.11	\$1,358	0.7
Montague County	\$22.08	\$1,148	\$45,920	3.0	\$84,700	\$2,118	\$25,410	\$635	1,606	20%	\$15.09	\$785	1.5
Montgomery County	\$26.10	\$1,357	\$54,280	3.6	\$94,600	\$2,365	\$28,380	\$710	61,216	27%	\$21.80	\$1,133	1.2
Moore County	\$20.63	\$1,073	\$42,920	2.8	\$69,900	\$1,748	\$20,970	\$524	2,452	35%	\$22.68	\$1,179	0.9
Morris County	\$17.40	\$905	\$36,200	2.4	\$62,200	\$1,555	\$18,660	\$467	1,292	26%	\$21.06	\$1,095	0.8
Motley County	\$17.40	\$905	\$36,200	2.4	\$74,300	\$1,858	\$22,290	\$557	111	24%	\$17.02	\$885	1.0
Nacogdoches County	\$20.56	\$1,069	\$42,760	2.8	\$71,600	\$1,790	\$21,480	\$537	10,185	41%	\$12.78	\$665	1.6
Navarro County	\$19.52	\$1,015	\$40,600	2.7	\$75,500	\$1,888	\$22,650	\$566	5,801	32%	\$15.06	\$783	1.3
Newton County	\$17.40	\$905	\$36,200	2.4	\$58,700	\$1,468	\$17,610	\$440	929	19%	\$10.51	\$546	1.7
Nolan County	\$18.12	\$942	\$37,680	2.5	\$62,900	\$1,573	\$18,870	\$472	1,959	35%	\$20.74	\$1,079	0.9
Nueces County	\$26.06	\$1,355	\$54,200	3.6	\$75,300	\$1,883	\$22,590	\$565	52,847	41%	\$19.52	\$1,015	1.3
Ochiltree County	\$20.71	\$1,077	\$43,080	2.9	\$81,900	\$2,048	\$24,570	\$614	1,087	30%	\$21.86	\$1,137	0.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Oldham County	\$19.42	\$1,010	\$40,400	2.7	\$80,200	\$2,005	\$24,060	\$602	179	28%	\$17.40	\$905	1.1
Orange County	\$21.65	\$1,126	\$45,040	3.0	\$79,700	\$1,993	\$23,910	\$598	7,771	25%	\$18.17	\$945	1.2
Palo Pinto County	\$20.21	\$1,051	\$42,040	2.8	\$81,400	\$2,035	\$24,420	\$611	2,973	28%	\$16.38	\$852	1.2
Panola County	\$18.44	\$959	\$38,360	2.5	\$86,200	\$2,155	\$25,860	\$647	1,569	19%	\$13.79	\$717	1.3
Parker County	\$31.10	\$1,617	\$64,680	4.3	\$101,900	\$2,548	\$30,570	\$764	9,495	18%	\$14.64	\$761	2.1
Parmer County	\$18.92	\$984	\$39,360	2.6	\$83,900	\$2,098	\$25,170	\$629	923	29%	\$22.85	\$1,188	0.8
Pecos County	\$18.37	\$955	\$38,200	2.5	\$69,300	\$1,733	\$20,790	\$520	1,490	29%	\$17.11	\$890	1.1
Polk County	\$19.13	\$995	\$39,800	2.6	\$70,700	\$1,768	\$21,210	\$530	3,974	22%	\$17.05	\$887	1.1
Potter County	\$20.81	\$1,082	\$43,280	2.9	\$87,700	\$2,193	\$26,310	\$658	18,920	44%	\$20.77	\$1,080	1.0
Presidio County	\$17.40	\$905	\$36,200	2.4	\$39,800	\$995	\$11,940	\$299	592	26%	\$15.92	\$828	1.1
Rains County	\$17.83	\$927	\$37,080	2.5	\$85,400	\$2,135	\$25,620	\$641	944	20%	\$14.14	\$735	1.3
Randall County	\$20.81	\$1,082	\$43,280	2.9	\$87,700	\$2,193	\$26,310	\$658	16,776	31%	\$16.65	\$866	1.2
Reagan County	\$20.48	\$1,065	\$42,600	2.8	\$79,500	\$1,988	\$23,850	\$596	355	33%	\$31.48	\$1,637	0.7
Real County	\$20.48	\$1,065	\$42,600	2.8	\$68,000	\$1,700	\$20,400	\$510	256	26%	\$11.44	\$595	1.8
Red River County	\$17.40	\$905	\$36,200	2.4	\$62,600	\$1,565	\$18,780	\$470	1,165	25%	\$14.27	\$742	1.2
Reeves County	\$19.46	\$1,012	\$40,480	2.7	\$65,300	\$1,633	\$19,590	\$490	1,028	25%	\$27.98	\$1,455	0.7
Refugio County	\$17.42	\$906	\$36,240	2.4	\$62,400	\$1,560	\$18,720	\$468	541	24%	\$8.80	\$457	2.0
Roberts County	\$19.54	\$1,016	\$40,640	2.7	\$74,500	\$1,863	\$22,350	\$559	43	13%	\$36.51	\$1,898	0.5
Robertson County	\$21.92	\$1,140	\$45,600	3.0	\$93,400	\$2,335	\$28,020	\$701	1,563	25%	\$16.99	\$883	1.3
Rockwall County	\$33.81	\$1,758	\$70,320	4.7	\$110,300	\$2,758	\$33,090	\$827	6,378	17%	\$16.79	\$873	2.0
Runnels County	\$19.90	\$1,035	\$41,400	2.7	\$69,700	\$1,743	\$20,910	\$523	873	23%	\$18.73	\$974	1.1
Rusk County	\$19.44	\$1,011	\$40,440	2.7	\$79,300	\$1,983	\$23,790	\$595	3,708	21%	\$16.56	\$861	1.2
Sabine County	\$17.40	\$905	\$36,200	2.4	\$66,500	\$1,663	\$19,950	\$499	678	15%	\$11.96	\$622	1.5
San Augustine County	\$19.54	\$1,016	\$40,640	2.7	\$52,600	\$1,315	\$15,780	\$395	839	27%	\$14.55	\$757	1.3
San Jacinto County	\$17.44	\$907	\$36,280	2.4	\$77,500	\$1,938	\$23,250	\$581	1,710	17%	\$15.96	\$830	1.1
San Patricio County	\$26.06	\$1,355	\$54,200	3.6	\$75,300	\$1,883	\$22,590	\$565	7,691	32%	\$22.32	\$1,161	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Saba County	\$19.62	\$1,020	\$40,800	2.7	\$68,400	\$1,710	\$20,520	\$513	482	24%	\$15.75	\$819	1.2
Schleicher County	\$19.54	\$1,016	\$40,640	2.7	\$84,700	\$2,118	\$25,410	\$635	142	16%	\$34.26	\$1,782	0.6
Scurry County	\$18.48	\$961	\$38,440	2.5	\$80,900	\$2,023	\$24,270	\$607	1,090	19%	\$28.00	\$1,456	0.7
Shackelford County	\$19.54	\$1,016	\$40,640	2.7	\$79,200	\$1,980	\$23,760	\$594	251	19%	\$14.32	\$744	1.4
Shelby County	\$17.40	\$905	\$36,200	2.4	\$63,300	\$1,583	\$18,990	\$475	2,232	25%	\$18.06	\$939	1.0
Sherman County	\$17.40	\$905	\$36,200	2.4	\$78,200	\$1,955	\$23,460	\$587	189	24%	\$29.32	\$1,525	0.6
Smith County	\$23.75	\$1,235	\$49,400	3.3	\$87,300	\$2,183	\$26,190	\$655	25,423	31%	\$19.75	\$1,027	1.2
Somervell County	\$19.42	\$1,010	\$40,400	2.7	\$102,300	\$2,558	\$30,690	\$767	596	18%	\$21.23	\$1,104	0.9
Starr County	\$17.40	\$905	\$36,200	2.4	\$42,900	\$1,073	\$12,870	\$322	5,106	27%	\$6.73	\$350	2.6
Stephens County	\$17.40	\$905	\$36,200	2.4	\$65,700	\$1,643	\$19,710	\$493	728	21%	\$10.95	\$569	1.6
Sterling County	\$22.04	\$1,146	\$45,840	3.0	\$70,200	\$1,755	\$21,060	\$527	55	14%	\$20.70	\$1,077	1.1
Stonewall County	\$19.54	\$1,016	\$40,640	2.7	\$86,100	\$2,153	\$25,830	\$646	76	17%	\$36.55	\$1,901	0.5
Sutton County	\$17.40	\$905	\$36,200	2.4	\$71,600	\$1,790	\$21,480	\$537	387	36%	\$24.00	\$1,248	0.7
Swisher County	\$17.40	\$905	\$36,200	2.4	\$57,200	\$1,430	\$17,160	\$429	753	31%	\$15.62	\$812	1.1
Tarrant County	\$31.10	\$1,617	\$64,680	4.3	\$101,900	\$2,548	\$30,570	\$764	304,420	40%	\$22.70	\$1,180	1.4
Taylor County	\$21.48	\$1,117	\$44,680	3.0	\$85,600	\$2,140	\$25,680	\$642	22,242	41%	\$18.27	\$950	1.2
Terrell County	\$19.54	\$1,016	\$40,640	2.7	\$71,600	\$1,790	\$21,480	\$537	38	9%	\$42.05	\$2,187	0.5
Terry County	\$17.73	\$922	\$36,880	2.4	\$57,500	\$1,438	\$17,250	\$431	1,426	34%	\$17.94	\$933	1.0
Throckmorton County	\$17.81	\$926	\$37,040	2.5	\$71,700	\$1,793	\$21,510	\$538	190	30%	\$19.92	\$1,036	0.9
Titus County	\$17.81	\$926	\$37,040	2.5	\$72,300	\$1,808	\$21,690	\$542	3,577	33%	\$13.11	\$682	1.4
Tom Green County	\$22.10	\$1,149	\$45,960	3.0	\$78,000	\$1,950	\$23,400	\$585	14,778	33%	\$17.37	\$903	1.3
Travis County	\$37.00	\$1,924	\$76,960	5.1	\$126,000	\$3,150	\$37,800	\$945	253,526	47%	\$32.45	\$1,687	1.1
Trinity County	\$19.40	\$1,009	\$40,360	2.7	\$70,300	\$1,758	\$21,090	\$527	1,404	24%	\$12.26	\$637	1.6
Tyler County	\$17.40	\$905	\$36,200	2.4	\$65,500	\$1,638	\$19,650	\$491	1,318	19%	\$13.38	\$696	1.3
Upshur County	\$21.19	\$1,102	\$44,080	2.9	\$77,900	\$1,948	\$23,370	\$584	3,247	22%	\$15.35	\$798	1.4
Upton County †	\$17.40	\$905	\$36,200	2.4	\$81,400	\$2,035	\$24,420	\$611	312	23%			

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

TEXAS

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Uvalde County	\$19.62	\$1,020	\$40,800	2.7	\$64,900	\$1,623	\$19,470	\$487	2,670	32%	\$14.95	\$777	1.3
Val Verde County	\$19.44	\$1,011	\$40,440	2.7	\$70,800	\$1,770	\$21,240	\$531	5,668	34%	\$13.52	\$703	1.4
Van Zandt County	\$20.17	\$1,049	\$41,960	2.8	\$80,000	\$2,000	\$24,000	\$600	4,542	20%	\$12.03	\$626	1.7
Victoria County	\$24.54	\$1,276	\$51,040	3.4	\$88,300	\$2,208	\$26,490	\$662	11,259	33%	\$16.24	\$844	1.5
Walker County	\$22.88	\$1,190	\$47,600	3.2	\$76,100	\$1,903	\$22,830	\$571	11,099	45%	\$13.36	\$695	1.7
Waller County	\$26.10	\$1,357	\$54,280	3.6	\$94,600	\$2,365	\$28,380	\$710	5,432	31%	\$14.79	\$769	1.8
Ward County	\$20.52	\$1,067	\$42,680	2.8	\$76,700	\$1,918	\$23,010	\$575	834	20%	\$29.86	\$1,553	0.7
Washington County	\$22.71	\$1,181	\$47,240	3.1	\$91,500	\$2,288	\$27,450	\$686	3,839	27%	\$13.30	\$692	1.7
Webb County	\$20.90	\$1,087	\$43,480	2.9	\$67,700	\$1,693	\$20,310	\$508	28,570	37%	\$12.29	\$639	1.7
Wharton County	\$19.21	\$999	\$39,960	2.6	\$76,100	\$1,903	\$22,830	\$571	5,036	33%	\$14.87	\$773	1.3
Wheeler County	\$18.00	\$936	\$37,440	2.5	\$69,700	\$1,743	\$20,910	\$523	505	26%	\$11.68	\$607	1.5
Wichita County	\$19.94	\$1,037	\$41,480	2.8	\$81,400	\$2,035	\$24,420	\$611	19,151	39%	\$16.40	\$853	1.2
Wilbarger County	\$17.85	\$928	\$37,120	2.5	\$67,500	\$1,688	\$20,250	\$506	1,891	41%	\$15.36	\$799	1.2
Willacy County	\$17.40	\$905	\$36,200	2.4	\$53,100	\$1,328	\$15,930	\$398	1,671	31%	\$13.46	\$700	1.3
Williamson County	\$37.00	\$1,924	\$76,960	5.1	\$126,000	\$3,150	\$37,800	\$945	74,338	32%	\$25.10	\$1,305	1.5
Wilson County	\$28.04	\$1,458	\$58,320	3.9	\$88,500	\$2,213	\$26,550	\$664	2,494	14%	\$14.07	\$732	2.0
Winkler County	\$19.54	\$1,016	\$40,640	2.7	\$94,100	\$2,353	\$28,230	\$706	446	17%	\$28.47	\$1,480	0.7
Wise County	\$22.60	\$1,175	\$47,000	3.1	\$98,700	\$2,468	\$29,610	\$740	4,419	18%	\$16.96	\$882	1.3
Wood County	\$21.00	\$1,092	\$43,680	2.9	\$80,600	\$2,015	\$24,180	\$605	3,478	20%	\$11.35	\$590	1.8
Yoakum County	\$22.40	\$1,165	\$46,600	3.1	\$91,700	\$2,293	\$27,510	\$688	896	34%	\$30.40	\$1,581	0.7
Young County	\$18.37	\$955	\$38,200	2.5	\$93,500	\$2,338	\$28,050	\$701	1,992	26%	\$15.60	\$811	1.2
Zapata County	\$17.40	\$905	\$36,200	2.4	\$41,600	\$1,040	\$12,480	\$312	1,167	25%	\$8.95	\$465	1.9
Zavala County †	\$17.40	\$905	\$36,200	2.4	\$55,900	\$1,398	\$16,770	\$419	942	27%			

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

UTAH

#25*

In **Utah**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,398**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,661** monthly or **\$55,930** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$26.89
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT UTAH:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$19.91
2-Bedroom Housing Wage	\$26.89
Number of Renter Households	311167
Percent Renters	29%

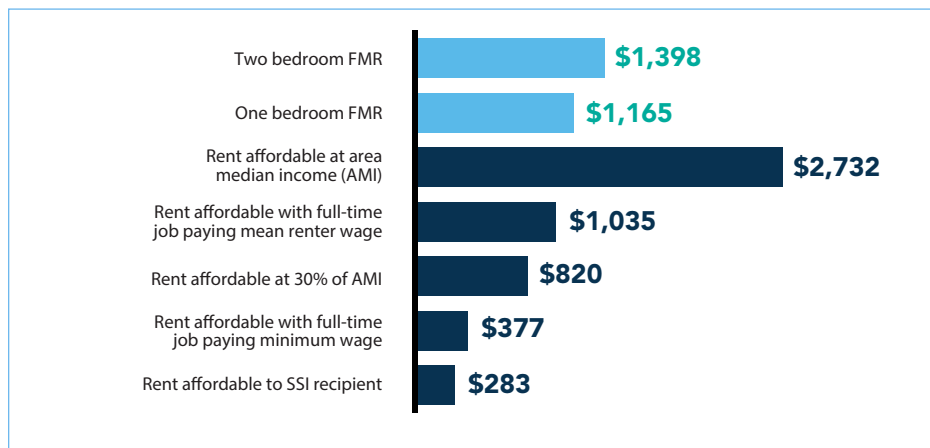
148
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

124
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

3.7
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

3.1
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Summit County	\$34.75
Salt Lake City HMFA	\$30.88
Wasatch County	\$27.65
St. George MSA	\$26.06
Kane County	\$25.98



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.

UTAH

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Utah	\$26.89	\$1,398	\$55,930	3.7	\$109,289	\$2,732	\$32,787	\$820	311,167	29%	\$19.91	\$1,035	1.4
Combined Nonmetro Areas	\$21.50	\$1,118	\$44,718	3.0	\$95,655	\$2,391	\$28,697	\$717	27,944	25%	\$16.61	\$864	1.3
Metropolitan Areas													
Box Elder County HMFA	\$18.69	\$972	\$38,880	2.6	\$92,400	\$2,310	\$27,720	\$693	4,441	24%	\$18.20	\$946	1.0
Logan MSA	\$20.13	\$1,047	\$41,880	2.8	\$95,800	\$2,395	\$28,740	\$719	14,970	36%	\$14.12	\$734	1.4
Ogden-Clearfield HMFA	\$25.96	\$1,350	\$54,000	3.6	\$110,400	\$2,760	\$33,120	\$828	48,712	24%	\$16.80	\$874	1.5
Provo-Orem MSA	\$24.10	\$1,253	\$50,120	3.3	\$109,500	\$2,738	\$32,850	\$821	59,535	31%	\$18.41	\$957	1.3
Salt Lake City HMFA	\$30.88	\$1,606	\$64,240	4.3	\$115,500	\$2,888	\$34,650	\$866	133,934	33%	\$23.05	\$1,199	1.3
St. George MSA	\$26.06	\$1,355	\$54,200	3.6	\$101,200	\$2,530	\$30,360	\$759	17,674	28%	\$16.26	\$845	1.6
Tooele County HMFA	\$21.65	\$1,126	\$45,040	3.0	\$114,900	\$2,873	\$34,470	\$862	3,957	18%	\$13.95	\$725	1.6
Counties													
Beaver County	\$17.40	\$905	\$36,200	2.4	\$91,900	\$2,298	\$27,570	\$689	447	20%	\$16.53	\$860	1.1
Box Elder County	\$18.69	\$972	\$38,880	2.6	\$92,400	\$2,310	\$27,720	\$693	4,441	24%	\$18.20	\$946	1.0
Cache County	\$20.13	\$1,047	\$41,880	2.8	\$95,800	\$2,395	\$28,740	\$719	14,970	36%	\$14.12	\$734	1.4
Carbon County	\$17.40	\$905	\$36,200	2.4	\$75,500	\$1,888	\$22,650	\$566	2,643	33%	\$13.06	\$679	1.3
Daggett County †	\$18.54	\$964	\$38,560	2.6	\$102,900	\$2,573	\$30,870	\$772	38	16%			
Davis County	\$25.96	\$1,350	\$54,000	3.6	\$110,400	\$2,760	\$33,120	\$828	25,005	22%	\$16.20	\$843	1.6
Duchesne County	\$18.50	\$962	\$38,480	2.6	\$83,300	\$2,083	\$24,990	\$625	1,469	23%	\$18.95	\$985	1.0
Emery County	\$17.40	\$905	\$36,200	2.4	\$87,400	\$2,185	\$26,220	\$656	749	22%	\$12.16	\$632	1.4
Garfield County	\$17.40	\$905	\$36,200	2.4	\$77,400	\$1,935	\$23,220	\$581	524	27%	\$25.77	\$1,340	0.7
Grand County	\$23.73	\$1,234	\$49,360	3.3	\$80,000	\$2,000	\$24,000	\$600	1,429	33%	\$16.32	\$849	1.5
Iron County	\$20.87	\$1,085	\$43,400	2.9	\$82,800	\$2,070	\$24,840	\$621	5,952	32%	\$12.63	\$657	1.7

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

UTAH

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Juab County	\$24.10	\$1,253	\$50,120	3.3	\$109,500	\$2,738	\$32,850	\$821	732	20%	\$16.51	\$858	1.5
Kane County	\$25.98	\$1,351	\$54,040	3.6	\$103,100	\$2,578	\$30,930	\$773	711	22%	\$10.34	\$538	2.5
Millard County	\$17.63	\$917	\$36,680	2.4	\$81,500	\$2,038	\$24,450	\$611	1,004	24%	\$14.48	\$753	1.2
Morgan County	\$25.96	\$1,350	\$54,000	3.6	\$110,400	\$2,760	\$33,120	\$828	458	13%	\$18.76	\$975	1.4
Piute County	\$17.40	\$905	\$36,200	2.4	\$49,700	\$1,243	\$14,910	\$373	51	9%	\$12.94	\$673	1.3
Rich County	\$17.40	\$905	\$36,200	2.4	\$88,000	\$2,200	\$26,400	\$660	160	21%	\$13.84	\$720	1.3
Salt Lake County	\$30.88	\$1,606	\$64,240	4.3	\$115,500	\$2,888	\$34,650	\$866	133,934	33%	\$23.05	\$1,199	1.3
San Juan County	\$18.69	\$972	\$38,880	2.6	\$69,600	\$1,740	\$20,880	\$522	903	20%	\$20.86	\$1,085	0.9
Sanpete County	\$19.27	\$1,002	\$40,080	2.7	\$77,100	\$1,928	\$23,130	\$578	1,911	22%	\$12.22	\$635	1.6
Sevier County	\$17.81	\$926	\$37,040	2.5	\$81,600	\$2,040	\$24,480	\$612	1,511	20%	\$14.25	\$741	1.2
Summit County	\$34.75	\$1,807	\$72,280	4.8	\$153,000	\$3,825	\$45,900	\$1,148	2,597	19%	\$21.32	\$1,109	1.6
Tooele County	\$21.65	\$1,126	\$45,040	3.0	\$114,900	\$2,873	\$34,470	\$862	3,957	18%	\$13.95	\$725	1.6
Uintah County	\$17.40	\$905	\$36,200	2.4	\$89,300	\$2,233	\$26,790	\$670	3,037	26%	\$17.18	\$893	1.0
Utah County	\$24.10	\$1,253	\$50,120	3.3	\$109,500	\$2,738	\$32,850	\$821	58,803	31%	\$18.43	\$958	1.3
Wasatch County	\$27.65	\$1,438	\$57,520	3.8	\$127,300	\$3,183	\$38,190	\$955	2,578	23%	\$17.57	\$914	1.6
Washington County	\$26.06	\$1,355	\$54,200	3.6	\$101,200	\$2,530	\$30,360	\$759	17,674	28%	\$16.26	\$845	1.6
Wayne County	\$17.40	\$905	\$36,200	2.4	\$91,300	\$2,283	\$27,390	\$685	230	22%	\$17.79	\$925	1.0
Weber County	\$25.96	\$1,350	\$54,000	3.6	\$110,400	\$2,760	\$33,120	\$828	23,249	26%	\$17.44	\$907	1.5

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

VERMONT

#19*

In **Vermont**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,530**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,100** monthly or **\$61,200** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$29.42
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT VERMONT:

STATE FACTS	
Minimum Wage	\$13.67
Average Renter Wage	\$17.38
2-Bedroom Housing Wage	\$29.42
Number of Renter Households	72636
Percent Renters	27%

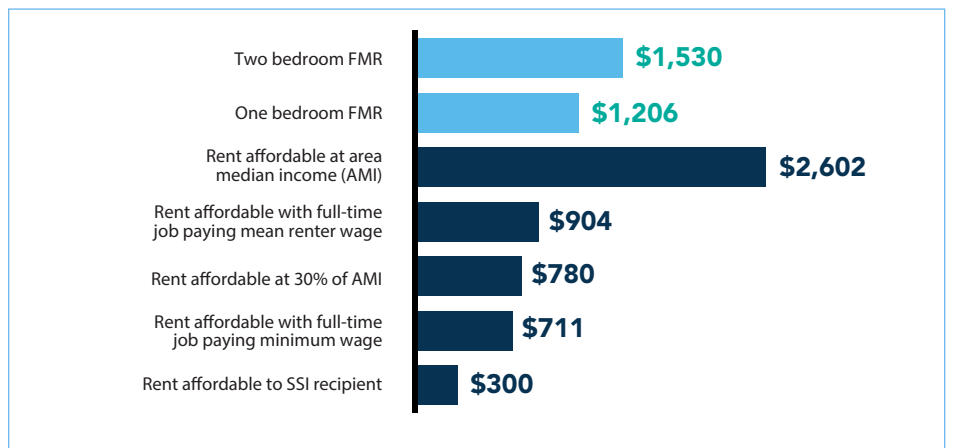
86
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

68
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Burlington-South Burlington MSA	\$36.29
Washington County	\$27.94
Windham County	\$25.77
Addison County	\$25.62
Windsor County	\$25.00



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.

VERMONT

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Vermont	\$29.42	\$1,530	\$61,200	2.2	\$104,062	\$2,602	\$31,219	\$780	72,636	27%	\$17.38	\$904	1.7
Combined Nonmetro Areas	\$24.60	\$1,279	\$51,174	1.8	\$96,265	\$2,407	\$28,880	\$722	42,675	24%	\$15.82	\$823	1.6
<u>Metropolitan Areas</u>													
Burlington-South Burlington MSA	\$36.29	\$1,887	\$75,480	2.7	\$118,900	\$2,973	\$35,670	\$892	29,961	33%	\$19.61	\$1,020	1.9
<u>Counties</u>													
Addison County	\$25.62	\$1,332	\$53,280	1.9	\$110,600	\$2,765	\$33,180	\$830	2,961	21%	\$16.22	\$843	1.6
Bennington County	\$23.87	\$1,241	\$49,640	1.7	\$101,000	\$2,525	\$30,300	\$758	3,743	26%	\$13.38	\$696	1.8
Caledonia County	\$20.54	\$1,068	\$42,720	1.5	\$88,800	\$2,220	\$26,640	\$666	2,928	23%	\$13.11	\$682	1.6
Essex County †	\$18.00	\$936	\$37,440	1.3	\$69,500	\$1,738	\$20,850	\$521	436	16%			
Lamoille County	\$24.83	\$1,291	\$51,640	1.8	\$92,800	\$2,320	\$27,840	\$696	2,963	27%	\$18.72	\$974	1.3
Orange County	\$23.92	\$1,244	\$49,760	1.8	\$93,000	\$2,325	\$27,900	\$698	2,229	18%	\$15.38	\$800	1.6
Orleans County	\$20.79	\$1,081	\$43,240	1.5	\$84,700	\$2,118	\$25,410	\$635	2,300	20%	\$13.63	\$709	1.5
Rutland County	\$23.54	\$1,224	\$48,960	1.7	\$90,800	\$2,270	\$27,240	\$681	7,020	28%	\$15.71	\$817	1.5
Washington County	\$27.94	\$1,453	\$58,120	2.0	\$105,400	\$2,635	\$31,620	\$791	6,881	27%	\$16.02	\$833	1.7
Windham County	\$25.77	\$1,340	\$53,600	1.9	\$91,600	\$2,290	\$27,480	\$687	5,472	28%	\$15.82	\$823	1.6
Windsor County	\$25.00	\$1,300	\$52,000	1.8	\$100,500	\$2,513	\$30,150	\$754	5,742	23%	\$18.04	\$938	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

VIRGINIA

#18*

In **Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,573**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,244** monthly or **\$62,925** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$30.25
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT VIRGINIA:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$23.17
2-Bedroom Housing Wage	\$30.25
Number of Renter Households	1090477
Percent Renters	33%

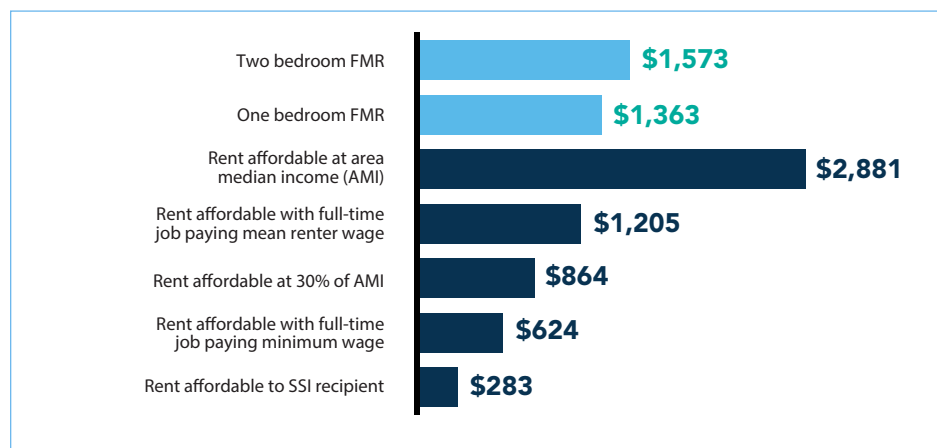
101
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

87
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Washington-Arlington-Alexandria HMFA	\$39.33
Charlottesville MSA	\$32.27
Richmond MSA	\$29.46
Virginia Beach-Norfolk-Newport News HMFA	\$28.71
King George County	\$26.92



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.

VIRGINIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Virginia	\$30.25	\$1,573	\$62,925	2.5	\$115,235	\$2,881	\$34,570	\$864	1,090,477	33%	\$23.17	\$1,205	1.3
Combined Nonmetro Areas	\$18.58	\$966	\$38,649	1.5	\$74,970	\$1,874	\$22,491	\$562	113,556	27%	\$14.88	\$774	1.2
Metropolitan Areas													
Blacksburg-Christiansburg-Radford HMFA	\$24.25	\$1,261	\$50,440	2.0	\$106,700	\$2,668	\$32,010	\$800	19,215	46%	\$13.07	\$680	1.9
Charlottesville MSA	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	29,814	34%	\$19.96	\$1,038	1.6
Culpeper County HMFA	\$24.06	\$1,251	\$50,040	2.0	\$110,400	\$2,760	\$33,120	\$828	4,683	26%	\$15.76	\$820	1.5
Franklin County HMFA	\$17.40	\$905	\$36,200	1.5	\$85,700	\$2,143	\$25,710	\$643	4,415	20%	\$16.65	\$866	1.0
Giles County HMFA	\$17.40	\$905	\$36,200	1.5	\$75,400	\$1,885	\$22,620	\$566	1,529	22%	\$19.14	\$995	0.9
Harrisonburg MSA	\$23.13	\$1,203	\$48,120	1.9	\$89,700	\$2,243	\$26,910	\$673	18,435	38%	\$18.26	\$949	1.3
King and Queen County HMFA	\$21.00	\$1,092	\$43,680	1.8	\$99,300	\$2,483	\$29,790	\$745	631	22%	\$17.66	\$918	1.2
Kingsport-Bristol-Bristol MSA	\$17.40	\$905	\$36,200	1.5	\$70,300	\$1,758	\$21,090	\$527	10,065	26%	\$14.68	\$764	1.2
Lynchburg MSA	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	30,265	29%	\$18.16	\$944	1.2
Madison County HMFA	\$20.00	\$1,040	\$41,600	1.7	\$98,000	\$2,450	\$29,400	\$735	1,105	21%	\$12.11	\$630	1.7
Pulaski County HMFA	\$17.40	\$905	\$36,200	1.5	\$80,600	\$2,015	\$24,180	\$605	4,298	30%	\$15.47	\$805	1.1
Rappahannock County HMFA	\$23.08	\$1,200	\$48,000	1.9	\$108,100	\$2,703	\$32,430	\$811	718	25%	\$12.85	\$668	1.8
Richmond MSA	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	170,881	33%	\$22.31	\$1,160	1.3
Roanoke HMFA	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	35,694	33%	\$18.26	\$949	1.1
Southampton County-Franklin city HMFA	\$20.25	\$1,053	\$42,120	1.7	\$87,700	\$2,193	\$26,310	\$658	3,062	30%	\$13.68	\$711	1.5
Staunton-Waynesboro MSA	\$22.10	\$1,149	\$45,960	1.8	\$89,900	\$2,248	\$26,970	\$674	14,944	30%	\$15.77	\$820	1.4
Virginia Beach-Norfolk-Newport News HMFA	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	256,830	38%	\$19.16	\$996	1.5
Warren County HMFA	\$22.40	\$1,165	\$46,600	1.9	\$98,200	\$2,455	\$29,460	\$737	3,935	26%	\$16.44	\$855	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

VIRGINIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington-Arlington-Alexandria HMFA	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	352,553	33%	\$29.95	\$1,557	1.3
Winchester MSA	\$26.73	\$1,390	\$55,600	2.2	\$110,000	\$2,750	\$33,000	\$825	13,849	31%	\$21.42	\$1,114	1.2
Counties													
Accomack County	\$18.04	\$938	\$37,520	1.5	\$73,700	\$1,843	\$22,110	\$553	4,722	33%	\$17.49	\$910	1.0
Albemarle County	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	14,427	33%	\$19.78	\$1,029	1.6
Alleghany County	\$17.40	\$905	\$36,200	1.5	\$69,500	\$1,738	\$20,850	\$521	1,059	17%	\$10.45	\$543	1.7
Amelia County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	820	16%	\$24.05	\$1,251	1.2
Amherst County	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	3,065	24%	\$10.90	\$567	1.9
Appomattox County	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	1,452	22%	\$13.33	\$693	1.6
Arlington County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	64,045	58%	\$43.53	\$2,263	0.9
Augusta County	\$22.10	\$1,149	\$45,960	1.8	\$89,900	\$2,248	\$26,970	\$674	6,393	21%	\$17.58	\$914	1.3
Bath County	\$17.54	\$912	\$36,480	1.5	\$81,100	\$2,028	\$24,330	\$608	550	29%	\$17.61	\$916	1.0
Bedford County	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	5,120	16%	\$12.05	\$627	1.7
Bland County	\$17.40	\$905	\$36,200	1.5	\$71,500	\$1,788	\$21,450	\$536	331	15%	\$19.14	\$995	0.9
Botetourt County	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	1,718	13%	\$18.88	\$982	1.1
Brunswick County	\$17.40	\$905	\$36,200	1.5	\$62,800	\$1,570	\$18,840	\$471	1,651	27%	\$13.31	\$692	1.3
Buchanan County	\$17.40	\$905	\$36,200	1.5	\$49,700	\$1,243	\$14,910	\$373	1,377	18%	\$16.36	\$851	1.1
Buckingham County	\$19.42	\$1,010	\$40,400	1.6	\$81,100	\$2,028	\$24,330	\$608	1,446	25%	\$12.97	\$675	1.5
Campbell County	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	5,802	26%	\$22.87	\$1,189	0.9
Caroline County	\$22.71	\$1,181	\$47,240	1.9	\$102,800	\$2,570	\$30,840	\$771	2,084	18%	\$12.44	\$647	1.8
Carroll County	\$17.40	\$905	\$36,200	1.5	\$65,900	\$1,648	\$19,770	\$494	2,619	22%	\$11.51	\$599	1.5
Charles City County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	446	15%	\$20.15	\$1,048	1.5
Charlotte County	\$17.40	\$905	\$36,200	1.5	\$74,500	\$1,863	\$22,350	\$559	1,403	31%	\$11.96	\$622	1.5
Chesterfield County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	30,313	23%	\$18.36	\$955	1.6
Clarke County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	1,241	22%	\$10.96	\$570	3.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

VIRGINIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Craig County †	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	345	19%			
Culpeper County	\$24.06	\$1,251	\$50,040	2.0	\$110,400	\$2,760	\$33,120	\$828	4,683	26%	\$15.76	\$820	1.5
Cumberland County	\$19.38	\$1,008	\$40,320	1.6	\$72,300	\$1,808	\$21,690	\$542	909	22%	\$16.38	\$852	1.2
Dickenson County	\$17.40	\$905	\$36,200	1.5	\$55,000	\$1,375	\$16,500	\$413	1,262	23%	\$14.62	\$760	1.2
Dinwiddie County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	2,238	21%	\$19.00	\$988	1.6
Essex County	\$20.02	\$1,041	\$41,640	1.7	\$66,600	\$1,665	\$19,980	\$500	1,474	35%	\$13.41	\$697	1.5
Fairfax County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	129,196	31%	\$34.00	\$1,768	1.2
Fauquier County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	5,853	23%	\$18.49	\$962	2.1
Floyd County	\$17.40	\$905	\$36,200	1.5	\$81,300	\$2,033	\$24,390	\$610	913	14%	\$13.58	\$706	1.3
Fluvanna County	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	1,181	12%	\$15.75	\$819	2.0
Franklin County	\$17.40	\$905	\$36,200	1.5	\$85,700	\$2,143	\$25,710	\$643	4,415	20%	\$16.65	\$866	1.0
Frederick County	\$26.73	\$1,390	\$55,600	2.2	\$110,000	\$2,750	\$33,000	\$825	7,561	23%	\$19.68	\$1,023	1.4
Giles County	\$17.40	\$905	\$36,200	1.5	\$75,400	\$1,885	\$22,620	\$566	1,529	22%	\$19.14	\$995	0.9
Gloucester County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	3,103	21%	\$13.58	\$706	2.1
Goochland County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	1,516	15%	\$36.05	\$1,874	0.8
Grayson County	\$17.40	\$905	\$36,200	1.5	\$62,200	\$1,555	\$18,660	\$467	1,179	19%	\$10.53	\$547	1.7
Greene County	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	1,672	22%	\$17.23	\$896	1.9
Greensville County	\$18.62	\$968	\$38,720	1.6	\$66,800	\$1,670	\$20,040	\$501	977	30%	\$19.55	\$1,017	1.0
Halifax County	\$17.40	\$905	\$36,200	1.5	\$71,300	\$1,783	\$21,390	\$535	3,693	27%	\$14.08	\$732	1.2
Hanover County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	7,023	17%	\$15.72	\$817	1.9
Henrico County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	47,524	35%	\$22.70	\$1,181	1.3
Henry County	\$17.40	\$905	\$36,200	1.5	\$62,100	\$1,553	\$18,630	\$466	5,470	27%	\$14.26	\$741	1.2
Highland County	\$17.54	\$912	\$36,480	1.5	\$72,100	\$1,803	\$21,630	\$541	138	14%	\$10.59	\$551	1.7
Isle of Wight County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	3,295	22%	\$14.23	\$740	2.0
James City County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	6,870	22%	\$14.25	\$741	2.0
King and Queen County	\$21.00	\$1,092	\$43,680	1.8	\$99,300	\$2,483	\$29,790	\$745	631	22%	\$17.66	\$918	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

VIRGINIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
King George County	\$26.92	\$1,400	\$56,000	2.2	\$124,000	\$3,100	\$37,200	\$930	2,412	25%	\$18.23	\$948	1.5
King William County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	958	14%	\$15.39	\$800	1.9
Lancaster County	\$21.42	\$1,114	\$44,560	1.8	\$90,700	\$2,268	\$27,210	\$680	933	18%	\$15.72	\$817	1.4
Lee County	\$17.40	\$905	\$36,200	1.5	\$60,500	\$1,513	\$18,150	\$454	2,318	28%	\$8.66	\$450	2.0
Loudoun County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	31,274	23%	\$22.48	\$1,169	1.7
Louisa County	\$21.81	\$1,134	\$45,360	1.8	\$99,000	\$2,475	\$29,700	\$743	2,950	20%	\$15.46	\$804	1.4
Lunenburg County	\$17.40	\$905	\$36,200	1.5	\$73,200	\$1,830	\$21,960	\$549	1,378	30%	\$14.30	\$744	1.2
Madison County	\$20.00	\$1,040	\$41,600	1.7	\$98,000	\$2,450	\$29,400	\$735	1,105	21%	\$12.11	\$630	1.7
Mathews County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	605	16%	\$10.30	\$536	2.8
Mecklenburg County	\$17.71	\$921	\$36,840	1.5	\$74,000	\$1,850	\$22,200	\$555	3,797	29%	\$12.47	\$648	1.4
Middlesex County	\$23.12	\$1,202	\$48,080	1.9	\$94,100	\$2,353	\$28,230	\$706	738	16%	\$17.62	\$916	1.3
Montgomery County	\$24.25	\$1,261	\$50,440	2.0	\$106,700	\$2,668	\$32,010	\$800	16,248	45%	\$13.28	\$690	1.8
Nelson County	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	1,285	21%	\$16.27	\$846	2.0
New Kent County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	664	8%	\$15.18	\$790	1.9
Northampton County	\$18.04	\$938	\$37,520	1.5	\$80,000	\$2,000	\$24,000	\$600	1,907	36%	\$12.92	\$672	1.4
Northumberland County	\$22.31	\$1,160	\$46,400	1.9	\$88,600	\$2,215	\$26,580	\$665	577	11%	\$24.02	\$1,249	0.9
Nottoway County	\$17.83	\$927	\$37,080	1.5	\$86,300	\$2,158	\$25,890	\$647	1,554	29%	\$16.62	\$864	1.1
Orange County	\$22.83	\$1,187	\$47,480	1.9	\$107,100	\$2,678	\$32,130	\$803	3,101	22%	\$13.46	\$700	1.7
Page County	\$17.40	\$905	\$36,200	1.5	\$77,100	\$1,928	\$23,130	\$578	2,651	28%	\$14.19	\$738	1.2
Patrick County	\$17.40	\$905	\$36,200	1.5	\$73,600	\$1,840	\$22,080	\$552	1,639	21%	\$11.82	\$615	1.5
Pittsylvania County	\$17.40	\$905	\$36,200	1.5	\$61,700	\$1,543	\$18,510	\$463	5,536	23%	\$14.90	\$775	1.2
Powhatan County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	978	9%	\$11.56	\$601	2.5
Prince Edward County	\$20.15	\$1,048	\$41,920	1.7	\$81,800	\$2,045	\$24,540	\$614	2,896	39%	\$13.64	\$709	1.5
Prince George County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	3,726	29%	\$19.15	\$996	1.5
Prince William County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	39,458	26%	\$17.58	\$914	2.2
Pulaski County	\$17.40	\$905	\$36,200	1.5	\$80,600	\$2,015	\$24,180	\$605	4,298	30%	\$15.47	\$805	1.1

† Wage data not available (See Appendix B).

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

VIRGINIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Rappahannock County	\$23.08	\$1,200	\$48,000	1.9	\$108,100	\$2,703	\$32,430	\$811	718	25%	\$12.85	\$668	1.8
Richmond County	\$21.35	\$1,110	\$44,400	1.8	\$86,100	\$2,153	\$25,830	\$646	890	31%	\$18.93	\$984	1.1
Roanoke County	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	9,514	24%	\$16.16	\$840	1.3
Rockbridge County	\$18.17	\$945	\$37,800	1.5	\$80,500	\$2,013	\$24,150	\$604	2,042	22%	\$13.32	\$693	1.4
Rockingham County	\$23.13	\$1,203	\$48,120	1.9	\$89,700	\$2,243	\$26,910	\$673	7,827	25%	\$19.80	\$1,030	1.2
Russell County	\$17.40	\$905	\$36,200	1.5	\$67,100	\$1,678	\$20,130	\$503	2,626	25%	\$14.63	\$761	1.2
Scott County	\$17.40	\$905	\$36,200	1.5	\$70,300	\$1,758	\$21,090	\$527	1,897	21%	\$12.25	\$637	1.4
Shenandoah County	\$21.40	\$1,113	\$44,520	1.8	\$81,400	\$2,035	\$24,420	\$611	4,777	27%	\$16.83	\$875	1.3
Smyth County	\$17.40	\$905	\$36,200	1.5	\$65,200	\$1,630	\$19,560	\$489	3,992	32%	\$13.54	\$704	1.3
Southampton County	\$20.25	\$1,053	\$42,120	1.7	\$87,700	\$2,193	\$26,310	\$658	1,576	23%	\$15.56	\$809	1.3
Spotsylvania County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	10,431	21%	\$15.10	\$785	2.6
Stafford County	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	10,269	20%	\$15.72	\$818	2.5
Surry County	\$17.40	\$905	\$36,200	1.5	\$91,000	\$2,275	\$27,300	\$683	606	22%	\$27.32	\$1,420	0.6
Sussex County	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	1,130	31%	\$16.56	\$861	1.8
Tazewell County	\$17.40	\$905	\$36,200	1.5	\$63,600	\$1,590	\$19,080	\$477	4,324	27%	\$16.35	\$850	1.1
Warren County	\$22.40	\$1,165	\$46,600	1.9	\$98,200	\$2,455	\$29,460	\$737	3,935	26%	\$16.44	\$855	1.4
Washington County	\$17.40	\$905	\$36,200	1.5	\$70,300	\$1,758	\$21,090	\$527	5,465	25%	\$15.57	\$810	1.1
Westmoreland County	\$21.40	\$1,113	\$44,520	1.8	\$83,900	\$2,098	\$25,170	\$629	1,835	23%	\$10.84	\$564	2.0
Wise County	\$17.40	\$905	\$36,200	1.5	\$61,600	\$1,540	\$18,480	\$462	4,170	30%	\$13.08	\$680	1.3
Wythe County	\$17.56	\$913	\$36,520	1.5	\$77,300	\$1,933	\$23,190	\$580	3,070	25%	\$11.77	\$612	1.5
York County	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	7,207	28%	\$15.76	\$819	1.8
Alexandria city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	42,885	57%	\$32.68	\$1,699	1.2
Bristol city	\$17.40	\$905	\$36,200	1.5	\$70,300	\$1,758	\$21,090	\$527	2,703	37%	\$13.94	\$725	1.2
Buena Vista city	\$18.17	\$945	\$37,800	1.5	\$80,500	\$2,013	\$24,150	\$604	1,122	42%	\$20.90	\$1,087	0.9
Charlottesville city	\$32.27	\$1,678	\$67,120	2.7	\$124,200	\$3,105	\$37,260	\$932	11,249	58%	\$21.47	\$1,116	1.5
Chesapeake city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	24,380	27%	\$15.32	\$797	1.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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VIRGINIA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Colonial Heights city	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	2,555	34%	\$10.34	\$538	2.8
Covington city	\$17.40	\$905	\$36,200	1.5	\$69,500	\$1,738	\$20,850	\$521	620	25%	\$22.72	\$1,181	0.8
Danville city	\$17.40	\$905	\$36,200	1.5	\$61,700	\$1,543	\$18,510	\$463	9,474	51%	\$17.95	\$933	1.0
Emporia city	\$18.62	\$968	\$38,720	1.6	\$66,800	\$1,670	\$20,040	\$501	1,346	60%	\$17.88	\$930	1.0
Fairfax city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	2,898	32%	\$17.65	\$918	2.2
Falls Church city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	2,549	44%	\$24.00	\$1,248	1.6
Franklin city	\$20.25	\$1,053	\$42,120	1.7	\$87,700	\$2,193	\$26,310	\$658	1,486	44%	\$12.30	\$640	1.6
Fredericksburg city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	6,940	62%	\$21.63	\$1,125	1.8
Galax city	\$17.40	\$905	\$36,200	1.5	\$65,900	\$1,648	\$19,770	\$494	771	29%	\$11.82	\$614	1.5
Hampton city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	25,528	44%	\$18.24	\$949	1.6
Harrisonburg city	\$23.13	\$1,203	\$48,120	1.9	\$89,700	\$2,243	\$26,910	\$673	10,608	62%	\$16.40	\$853	1.4
Hopewell city	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	4,341	46%	\$24.80	\$1,290	1.2
Lexington city	\$18.17	\$945	\$37,800	1.5	\$80,500	\$2,013	\$24,150	\$604	940	47%	\$7.58	\$394	2.4
Lynchburg city	\$21.02	\$1,093	\$43,720	1.8	\$81,100	\$2,028	\$24,330	\$608	14,826	51%	\$19.90	\$1,035	1.1
Manassas city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	3,604	26%	\$25.92	\$1,348	1.5
Manassas Park city	\$39.33	\$2,045	\$81,800	3.3	\$154,700	\$3,868	\$46,410	\$1,160	1,910	37%	\$18.35	\$954	2.1
Martinsville city	\$17.40	\$905	\$36,200	1.5	\$62,100	\$1,553	\$18,630	\$466	2,559	45%	\$15.86	\$825	1.1
Newport News city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	39,534	52%	\$24.44	\$1,271	1.2
Norfolk city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	51,796	55%	\$22.92	\$1,192	1.3
Norton city	\$17.40	\$905	\$36,200	1.5	\$61,600	\$1,540	\$18,480	\$462	748	47%	\$8.71	\$453	2.0
Petersburg city	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	9,200	63%	\$21.67	\$1,127	1.4
Poquoson city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	835	18%	\$14.86	\$773	1.9
Portsmouth city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	17,123	44%	\$20.33	\$1,057	1.4
Radford city	\$24.25	\$1,261	\$50,440	2.0	\$106,700	\$2,668	\$32,010	\$800	2,967	54%	\$11.35	\$590	2.1
Richmond city	\$29.46	\$1,532	\$61,280	2.5	\$110,300	\$2,758	\$33,090	\$827	57,449	57%	\$28.82	\$1,499	1.0
Roanoke city	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	20,498	48%	\$19.25	\$1,001	1.1

† Wage data not available (See Appendix B).

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

VIRGINIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Salem city	\$20.92	\$1,088	\$43,520	1.7	\$87,100	\$2,178	\$26,130	\$653	3,619	36%	\$18.85	\$980	1.1
Staunton city	\$22.10	\$1,149	\$45,960	1.8	\$89,900	\$2,248	\$26,970	\$674	4,483	41%	\$14.25	\$741	1.6
Suffolk city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	10,734	30%	\$16.05	\$835	1.8
Virginia Beach city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	63,422	35%	\$18.61	\$968	1.5
Waynesboro city	\$22.10	\$1,149	\$45,960	1.8	\$89,900	\$2,248	\$26,970	\$674	4,068	43%	\$11.99	\$624	1.8
Williamsburg city	\$28.71	\$1,493	\$59,720	2.4	\$100,700	\$2,518	\$30,210	\$755	2,398	49%	\$15.07	\$784	1.9
Winchester city	\$26.73	\$1,390	\$55,600	2.2	\$110,000	\$2,750	\$33,000	\$825	6,288	56%	\$24.00	\$1,248	1.1

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WASHINGTON

#5*

In **Washington**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,097**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,989** monthly or **\$83,865** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$40.32
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT WASHINGTON:

STATE FACTS	
Minimum Wage	\$16.28
Average Renter Wage	\$28.95
2-Bedroom Housing Wage	\$40.32
Number of Renter Households	1079020
Percent Renters	36%

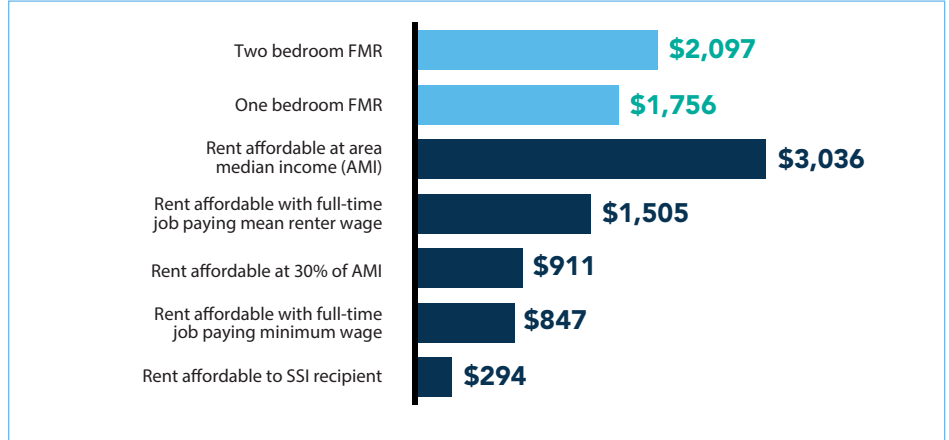
99
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

83
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Seattle-Bellevue HMFA	\$50.87
Bremerton-Silverdale MSA	\$39.40
Portland-Vancouver-Hillsboro MSA	\$38.92
Tacoma HMFA	\$38.21
Olympia-Tumwater MSA	\$34.65



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.

WASHINGTON

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Washington	\$40.32	\$2,097	\$83,865	2.5	\$121,443	\$3,036	\$36,433	\$911	1,079,020	36%	\$28.95	\$1,505	1.4
Combined Nonmetro Areas	\$23.70	\$1,232	\$49,294	1.5	\$89,602	\$2,240	\$26,881	\$672	90,741	29%	\$15.47	\$805	1.5
Metropolitan Areas													
Bellingham MSA	\$30.21	\$1,571	\$62,840	1.9	\$106,300	\$2,658	\$31,890	\$797	33,729	37%	\$18.14	\$943	1.7
Bremerton-Silverdale MSA	\$39.40	\$2,049	\$81,960	2.4	\$119,700	\$2,993	\$35,910	\$898	31,981	30%	\$18.75	\$975	2.1
Kennewick-Richland MSA	\$28.56	\$1,485	\$59,400	1.8	\$99,900	\$2,498	\$29,970	\$749	32,651	31%	\$18.19	\$946	1.6
Lewiston MSA	\$21.33	\$1,109	\$44,360	1.3	\$84,300	\$2,108	\$25,290	\$632	2,640	28%	\$14.90	\$775	1.4
Longview MSA	\$25.79	\$1,341	\$53,640	1.6	\$86,400	\$2,160	\$25,920	\$648	14,503	34%	\$19.96	\$1,038	1.3
Mount Vernon-Anacortes MSA	\$31.87	\$1,657	\$66,280	2.0	\$102,800	\$2,570	\$30,840	\$771	15,078	30%	\$17.76	\$923	1.8
Olympia-Tumwater MSA	\$34.65	\$1,802	\$72,080	2.1	\$116,700	\$2,918	\$35,010	\$875	37,865	33%	\$19.29	\$1,003	1.8
Portland-Vancouver-Hillsboro MSA	\$38.92	\$2,024	\$80,960	2.4	\$116,900	\$2,923	\$35,070	\$877	63,742	33%	\$22.94	\$1,193	1.7
Seattle-Bellevue HMFA	\$50.87	\$2,645	\$105,800	3.1	\$147,400	\$3,685	\$44,220	\$1,106	498,025	41%	\$38.22	\$1,988	1.3
Spokane HMFA	\$25.08	\$1,304	\$52,160	1.5	\$100,100	\$2,503	\$30,030	\$751	77,399	36%	\$18.66	\$970	1.3
Stevens County HMFA	\$18.42	\$958	\$38,320	1.1	\$82,800	\$2,070	\$24,840	\$621	3,745	20%	\$14.63	\$761	1.3
Tacoma HMFA	\$38.21	\$1,987	\$79,480	2.3	\$112,300	\$2,808	\$33,690	\$842	121,139	35%	\$20.81	\$1,082	1.8
Walla Walla MSA	\$27.96	\$1,454	\$58,160	1.7	\$90,200	\$2,255	\$27,060	\$677	7,778	34%	\$15.47	\$805	1.8
Wenatchee MSA	\$27.85	\$1,448	\$57,920	1.7	\$100,300	\$2,508	\$30,090	\$752	15,770	34%	\$16.55	\$861	1.7
Yakima MSA	\$25.19	\$1,310	\$52,400	1.5	\$78,600	\$1,965	\$23,580	\$590	32,234	38%	\$15.79	\$821	1.6
Counties													
Adams County	\$21.38	\$1,112	\$44,480	1.3	\$72,700	\$1,818	\$21,810	\$545	2,212	35%	\$17.56	\$913	1.2
Asotin County	\$21.33	\$1,109	\$44,360	1.3	\$84,300	\$2,108	\$25,290	\$632	2,640	28%	\$14.90	\$775	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WASHINGTON

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Benton County	\$28.56	\$1,485	\$59,400	1.8	\$99,900	\$2,498	\$29,970	\$749	24,125	32%	\$19.31	\$1,004	1.5
Chelan County	\$27.85	\$1,448	\$57,920	1.7	\$100,300	\$2,508	\$30,090	\$752	11,116	37%	\$16.94	\$881	1.6
Clallam County	\$24.04	\$1,250	\$50,000	1.5	\$93,900	\$2,348	\$28,170	\$704	9,234	27%	\$13.95	\$725	1.7
Clark County	\$38.92	\$2,024	\$80,960	2.4	\$116,900	\$2,923	\$35,070	\$877	62,839	33%	\$23.05	\$1,198	1.7
Columbia County	\$20.87	\$1,085	\$43,400	1.3	\$101,300	\$2,533	\$30,390	\$760	450	25%	\$22.68	\$1,179	0.9
Cowlitz County	\$25.79	\$1,341	\$53,640	1.6	\$86,400	\$2,160	\$25,920	\$648	14,503	34%	\$19.96	\$1,038	1.3
Douglas County	\$27.85	\$1,448	\$57,920	1.7	\$100,300	\$2,508	\$30,090	\$752	4,654	30%	\$15.11	\$786	1.8
Ferry County	\$18.15	\$944	\$37,760	1.1	\$75,500	\$1,888	\$22,650	\$566	721	24%	\$11.05	\$575	1.6
Franklin County	\$28.56	\$1,485	\$59,400	1.8	\$99,900	\$2,498	\$29,970	\$749	8,526	30%	\$15.11	\$786	1.9
Garfield County †	\$19.19	\$998	\$39,920	1.2	\$79,500	\$1,988	\$23,850	\$596	227	22%			
Grant County	\$21.31	\$1,108	\$44,320	1.3	\$81,800	\$2,045	\$24,540	\$614	11,861	35%	\$19.19	\$998	1.1
Grays Harbor County	\$21.98	\$1,143	\$45,720	1.4	\$80,800	\$2,020	\$24,240	\$606	8,497	29%	\$14.59	\$759	1.5
Island County	\$29.29	\$1,523	\$60,920	1.8	\$102,000	\$2,550	\$30,600	\$765	9,291	26%	\$17.33	\$901	1.7
Jefferson County	\$23.33	\$1,213	\$48,520	1.4	\$88,300	\$2,208	\$26,490	\$662	3,112	20%	\$15.39	\$800	1.5
King County	\$50.87	\$2,645	\$105,800	3.1	\$147,400	\$3,685	\$44,220	\$1,106	401,313	44%	\$41.00	\$2,132	1.2
Kitsap County	\$39.40	\$2,049	\$81,960	2.4	\$119,700	\$2,993	\$35,910	\$898	31,981	30%	\$18.75	\$975	2.1
Kittitas County	\$26.50	\$1,378	\$55,120	1.6	\$99,800	\$2,495	\$29,940	\$749	7,402	38%	\$13.60	\$707	1.9
Klickitat County	\$23.73	\$1,234	\$49,360	1.5	\$84,900	\$2,123	\$25,470	\$637	2,405	25%	\$17.29	\$899	1.4
Lewis County	\$23.92	\$1,244	\$49,760	1.5	\$89,000	\$2,225	\$26,700	\$668	8,525	27%	\$14.48	\$753	1.7
Lincoln County	\$20.75	\$1,079	\$43,160	1.3	\$83,800	\$2,095	\$25,140	\$629	1,004	22%	\$15.83	\$823	1.3
Mason County	\$24.58	\$1,278	\$51,120	1.5	\$99,000	\$2,475	\$29,700	\$743	5,305	21%	\$12.16	\$632	2.0
Okanogan County	\$20.21	\$1,051	\$42,040	1.2	\$72,800	\$1,820	\$21,840	\$546	5,138	30%	\$13.17	\$685	1.5
Pacific County	\$21.38	\$1,112	\$44,480	1.3	\$82,400	\$2,060	\$24,720	\$618	1,910	18%	\$11.55	\$600	1.9
Pend Oreille County	\$19.90	\$1,035	\$41,400	1.2	\$80,300	\$2,008	\$24,090	\$602	1,374	24%	\$13.45	\$699	1.5
Pierce County	\$38.21	\$1,987	\$79,480	2.3	\$112,300	\$2,808	\$33,690	\$842	121,139	35%	\$20.81	\$1,082	1.8
San Juan County	\$31.98	\$1,663	\$66,520	2.0	\$104,700	\$2,618	\$31,410	\$785	1,945	22%	\$15.45	\$803	2.1

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WASHINGTON

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Skagit County	\$31.87	\$1,657	\$66,280	2.0	\$102,800	\$2,570	\$30,840	\$771	15,078	30%	\$17.76	\$923	1.8
Skamania County	\$38.92	\$2,024	\$80,960	2.4	\$116,900	\$2,923	\$35,070	\$877	903	19%	\$11.81	\$614	3.3
Snohomish County	\$50.87	\$2,645	\$105,800	3.1	\$147,400	\$3,685	\$44,220	\$1,106	96,712	31%	\$23.70	\$1,233	2.1
Spokane County	\$25.08	\$1,304	\$52,160	1.5	\$100,100	\$2,503	\$30,030	\$751	77,399	36%	\$18.66	\$970	1.3
Stevens County	\$18.42	\$958	\$38,320	1.1	\$82,800	\$2,070	\$24,840	\$621	3,745	20%	\$14.63	\$761	1.3
Thurston County	\$34.65	\$1,802	\$72,080	2.1	\$116,700	\$2,918	\$35,010	\$875	37,865	33%	\$19.29	\$1,003	1.8
Wahkiakum County †	\$20.63	\$1,073	\$42,920	1.3	\$72,600	\$1,815	\$21,780	\$545	288	15%			
Walla Walla County	\$27.96	\$1,454	\$58,160	1.7	\$90,200	\$2,255	\$27,060	\$677	7,778	34%	\$15.47	\$805	1.8
Whatcom County	\$30.21	\$1,571	\$62,840	1.9	\$106,300	\$2,658	\$31,890	\$797	33,729	37%	\$18.14	\$943	1.7
Whitman County	\$22.52	\$1,171	\$46,840	1.4	\$93,400	\$2,335	\$28,020	\$701	9,840	55%	\$14.07	\$732	1.6
Yakima County	\$25.19	\$1,310	\$52,400	1.5	\$78,600	\$1,965	\$23,580	\$590	32,234	38%	\$15.79	\$821	1.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WEST VIRGINIA

#50*

In **West Virginia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$960**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,200** monthly or **\$38,405** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.46
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WEST VIRGINIA:

STATE FACTS	
Minimum Wage	\$8.75
Average Renter Wage	\$14.45
2-Bedroom Housing Wage	\$18.46
Number of Renter Households	185013
Percent Renters	26%

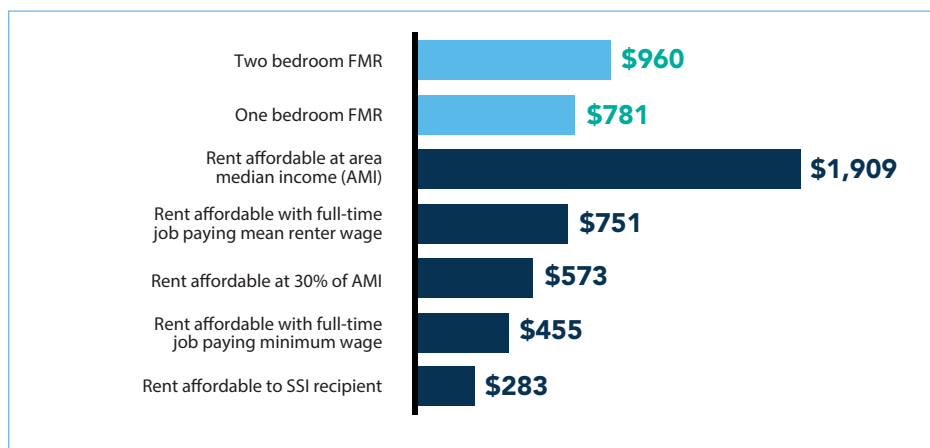
84
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

69
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Winchester MSA	\$26.73
Martinsburg HMFA	\$22.13
Jefferson County HMFA	\$21.13
Morgantown MSA	\$20.73
Putnam County HMFA	\$20.38



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.

WEST VIRGINIA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
West Virginia	\$18.46	\$960	\$38,405	2.1	\$76,374	\$1,909	\$22,912	\$573	185,013	26%	\$14.45	\$751	1.3
Combined Nonmetro Areas	\$17.02	\$885	\$35,412	1.9	\$68,135	\$1,703	\$20,441	\$511	57,108	23%	\$15.00	\$780	1.1
<u>Metropolitan Areas</u>													
Boone County HMFA	\$16.31	\$848	\$33,920	1.9	\$74,700	\$1,868	\$22,410	\$560	1,673	21%	\$11.79	\$613	1.4
Charleston HMFA	\$19.12	\$994	\$39,760	2.2	\$78,300	\$1,958	\$23,490	\$587	23,919	30%	\$16.51	\$858	1.2
Cumberland MSA	\$17.69	\$920	\$36,800	2.0	\$82,300	\$2,058	\$24,690	\$617	1,999	19%	\$12.77	\$664	1.4
Fayette County HMFA	\$16.79	\$873	\$34,920	1.9	\$65,800	\$1,645	\$19,740	\$494	3,875	24%	\$11.14	\$579	1.5
Huntington-Ashland HMFA	\$18.04	\$938	\$37,520	2.1	\$71,300	\$1,783	\$21,390	\$535	17,224	32%	\$12.76	\$664	1.4
Jackson County HMFA	\$16.31	\$848	\$33,920	1.9	\$77,300	\$1,933	\$23,190	\$580	2,599	23%	\$14.72	\$766	1.1
Jefferson County HMFA	\$21.13	\$1,099	\$43,960	2.4	\$120,900	\$3,023	\$36,270	\$907	4,380	20%	\$10.20	\$530	2.1
Lincoln County HMFA	\$16.33	\$849	\$33,960	1.9	\$59,700	\$1,493	\$17,910	\$448	1,716	22%	\$9.28	\$483	1.8
Martinsburg HMFA	\$22.13	\$1,151	\$46,040	2.5	\$82,100	\$2,053	\$24,630	\$616	11,939	25%	\$15.76	\$820	1.4
Morgan County HMFA	\$17.58	\$914	\$36,560	2.0	\$77,700	\$1,943	\$23,310	\$583	1,106	16%	\$10.86	\$565	1.6
Morgantown MSA	\$20.73	\$1,078	\$43,120	2.4	\$90,900	\$2,273	\$27,270	\$682	21,440	38%	\$14.81	\$770	1.4
Parkersburg-Vienna MSA	\$18.23	\$948	\$37,920	2.1	\$74,700	\$1,868	\$22,410	\$560	9,339	25%	\$13.07	\$680	1.4
Putnam County HMFA	\$20.38	\$1,060	\$42,400	2.3	\$95,700	\$2,393	\$28,710	\$718	4,004	18%	\$16.90	\$879	1.2
Raleigh County HMFA	\$17.79	\$925	\$37,000	2.0	\$64,100	\$1,603	\$19,230	\$481	7,330	25%	\$13.02	\$677	1.4
Weirton-Steubenville MSA	\$16.54	\$860	\$34,400	1.9	\$72,100	\$1,803	\$21,630	\$541	5,868	26%	\$15.48	\$805	1.1
Wheeling MSA	\$17.21	\$895	\$35,800	2.0	\$80,600	\$2,015	\$24,180	\$605	7,986	27%	\$12.10	\$629	1.4
Winchester MSA	\$26.73	\$1,390	\$55,600	3.1	\$110,000	\$2,750	\$33,000	\$825	1,508	19%	\$9.79	\$509	2.7

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WEST VIRGINIA

FY24 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

Counties

	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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Barbour County	\$16.31	\$848	\$33,920	1.9	\$59,100	\$1,478	\$17,730	\$443	1,441	25%	\$21.70	\$1,129	0.8
Berkeley County	\$22.13	\$1,151	\$46,040	2.5	\$82,100	\$2,053	\$24,630	\$616	11,939	25%	\$15.76	\$820	1.4
Boone County	\$16.31	\$848	\$33,920	1.9	\$74,700	\$1,868	\$22,410	\$560	1,673	21%	\$11.79	\$613	1.4
Braxton County	\$16.31	\$848	\$33,920	1.9	\$48,900	\$1,223	\$14,670	\$367	845	19%	\$16.83	\$875	1.0
Brooke County	\$16.54	\$860	\$34,400	1.9	\$72,100	\$1,803	\$21,630	\$541	2,428	25%	\$16.60	\$863	1.0
Cabell County	\$18.04	\$938	\$37,520	2.1	\$71,300	\$1,783	\$21,390	\$535	13,744	35%	\$12.63	\$657	1.4
Calhoun County	\$16.31	\$848	\$33,920	1.9	\$50,700	\$1,268	\$15,210	\$380	528	22%	\$12.02	\$625	1.4
Clay County	\$19.12	\$994	\$39,760	2.2	\$78,300	\$1,958	\$23,490	\$587	522	18%	\$7.80	\$406	2.5
Doddridge County	\$16.38	\$852	\$34,080	1.9	\$77,300	\$1,933	\$23,190	\$580	238	10%	\$24.13	\$1,255	0.7
Fayette County	\$16.79	\$873	\$34,920	1.9	\$65,800	\$1,645	\$19,740	\$494	3,875	24%	\$11.14	\$579	1.5
Gilmer County	\$16.31	\$848	\$33,920	1.9	\$68,800	\$1,720	\$20,640	\$516	548	26%	\$10.63	\$553	1.5
Grant County	\$16.31	\$848	\$33,920	1.9	\$73,300	\$1,833	\$21,990	\$550	819	20%	\$13.66	\$710	1.2
Greenbrier County	\$16.62	\$864	\$34,560	1.9	\$64,900	\$1,623	\$19,470	\$487	3,697	25%	\$11.64	\$605	1.4
Hampshire County	\$26.73	\$1,390	\$55,600	3.1	\$110,000	\$2,750	\$33,000	\$825	1,508	19%	\$9.79	\$509	2.7
Hancock County	\$16.54	\$860	\$34,400	1.9	\$72,100	\$1,803	\$21,630	\$541	3,440	26%	\$14.60	\$759	1.1
Hardy County	\$16.71	\$869	\$34,760	1.9	\$61,500	\$1,538	\$18,450	\$461	1,295	23%	\$18.07	\$940	0.9
Harrison County	\$18.48	\$961	\$38,440	2.1	\$83,800	\$2,095	\$25,140	\$629	6,814	26%	\$17.29	\$899	1.1
Jackson County	\$16.31	\$848	\$33,920	1.9	\$77,300	\$1,933	\$23,190	\$580	2,599	23%	\$14.72	\$766	1.1
Jefferson County	\$21.13	\$1,099	\$43,960	2.4	\$120,900	\$3,023	\$36,270	\$907	4,380	20%	\$10.20	\$530	2.1
Kanawha County	\$19.12	\$994	\$39,760	2.2	\$78,300	\$1,958	\$23,490	\$587	23,397	30%	\$16.61	\$863	1.2
Lewis County	\$16.31	\$848	\$33,920	1.9	\$73,400	\$1,835	\$22,020	\$551	1,864	27%	\$12.73	\$662	1.3
Lincoln County	\$16.33	\$849	\$33,960	1.9	\$59,700	\$1,493	\$17,910	\$448	1,716	22%	\$9.28	\$483	1.8
Logan County	\$16.31	\$848	\$33,920	1.9	\$54,200	\$1,355	\$16,260	\$407	3,005	24%	\$16.62	\$864	1.0
McDowell County	\$16.31	\$848	\$33,920	1.9	\$39,700	\$993	\$11,910	\$298	1,501	23%	\$15.04	\$782	1.1
Marion County	\$19.25	\$1,001	\$40,040	2.2	\$81,400	\$2,035	\$24,420	\$611	5,709	25%	\$15.18	\$789	1.3

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WEST VIRGINIA

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Marshall County	\$17.21	\$895	\$35,800	2.0	\$80,600	\$2,015	\$24,180	\$605	2,455	20%	\$14.62	\$760	1.2
Mason County	\$17.04	\$886	\$35,440	1.9	\$75,200	\$1,880	\$22,560	\$564	1,595	16%	\$21.57	\$1,122	0.8
Mercer County	\$16.31	\$848	\$33,920	1.9	\$67,000	\$1,675	\$20,100	\$503	7,353	30%	\$14.70	\$764	1.1
Mineral County	\$17.69	\$920	\$36,800	2.0	\$82,300	\$2,058	\$24,690	\$617	1,999	19%	\$12.77	\$664	1.4
Mingo County	\$16.31	\$848	\$33,920	1.9	\$54,400	\$1,360	\$16,320	\$408	2,496	27%	\$15.89	\$826	1.0
Monongalia County	\$20.73	\$1,078	\$43,120	2.4	\$90,900	\$2,273	\$27,270	\$682	19,007	43%	\$15.10	\$785	1.4
Monroe County	\$16.31	\$848	\$33,920	1.9	\$69,100	\$1,728	\$20,730	\$518	843	18%	\$14.24	\$740	1.1
Morgan County	\$17.58	\$914	\$36,560	2.0	\$77,700	\$1,943	\$23,310	\$583	1,106	16%	\$10.86	\$565	1.6
Nicholas County	\$16.31	\$848	\$33,920	1.9	\$68,900	\$1,723	\$20,670	\$517	1,907	20%	\$11.88	\$618	1.4
Ohio County	\$17.21	\$895	\$35,800	2.0	\$80,600	\$2,015	\$24,180	\$605	5,531	32%	\$11.13	\$579	1.5
Pendleton County	\$16.31	\$848	\$33,920	1.9	\$66,900	\$1,673	\$20,070	\$502	406	17%	\$9.86	\$513	1.7
Pleasants County	\$16.31	\$848	\$33,920	1.9	\$81,400	\$2,035	\$24,420	\$611	398	15%	\$13.09	\$680	1.2
Pocahontas County	\$16.31	\$848	\$33,920	1.9	\$64,700	\$1,618	\$19,410	\$485	461	16%	\$13.07	\$679	1.2
Preston County	\$20.73	\$1,078	\$43,120	2.4	\$90,900	\$2,273	\$27,270	\$682	2,433	19%	\$12.11	\$630	1.7
Putnam County	\$20.38	\$1,060	\$42,400	2.3	\$95,700	\$2,393	\$28,710	\$718	4,004	18%	\$16.90	\$879	1.2
Raleigh County	\$17.79	\$925	\$37,000	2.0	\$64,100	\$1,603	\$19,230	\$481	7,330	25%	\$13.02	\$677	1.4
Randolph County	\$16.31	\$848	\$33,920	1.9	\$68,000	\$1,700	\$20,400	\$510	2,651	26%	\$10.15	\$528	1.6
Ritchie County	\$16.31	\$848	\$33,920	1.9	\$63,000	\$1,575	\$18,900	\$473	524	16%	\$14.92	\$776	1.1
Roane County	\$16.31	\$848	\$33,920	1.9	\$53,200	\$1,330	\$15,960	\$399	1,422	26%	\$13.04	\$678	1.3
Summers County	\$16.31	\$848	\$33,920	1.9	\$65,800	\$1,645	\$19,740	\$494	1,032	21%	\$12.60	\$655	1.3
Taylor County	\$16.96	\$882	\$35,280	1.9	\$72,800	\$1,820	\$21,840	\$546	1,322	20%	\$17.61	\$916	1.0
Tucker County	\$16.31	\$848	\$33,920	1.9	\$73,300	\$1,833	\$21,990	\$550	560	20%	\$12.80	\$666	1.3
Tyler County	\$16.44	\$855	\$34,200	1.9	\$84,100	\$2,103	\$25,230	\$631	334	11%	\$14.99	\$780	1.1
Upshur County	\$17.77	\$924	\$36,960	2.0	\$68,200	\$1,705	\$20,460	\$512	2,206	23%	\$14.05	\$731	1.3
Wayne County	\$18.04	\$938	\$37,520	2.1	\$71,300	\$1,783	\$21,390	\$535	3,480	23%	\$13.93	\$724	1.3
Webster County	\$16.31	\$848	\$33,920	1.9	\$59,000	\$1,475	\$17,700	\$443	650	22%	\$6.76	\$351	2.4

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WEST VIRGINIA

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Wetzel County	\$17.77	\$924	\$36,960	2.0	\$73,800	\$1,845	\$22,140	\$554	1,129	19%	\$12.90	\$671	1.4
Wirt County	\$18.23	\$948	\$37,920	2.1	\$74,700	\$1,868	\$22,410	\$560	332	15%	\$7.09	\$368	2.6
Wood County	\$18.23	\$948	\$37,920	2.1	\$74,700	\$1,868	\$22,410	\$560	9,007	25%	\$13.17	\$685	1.4
Wyoming County	\$16.79	\$873	\$34,920	1.9	\$54,200	\$1,355	\$16,260	\$407	1,515	20%	\$15.97	\$831	1.1

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4: AMI = Fiscal Year 2024 Area Median Income

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

WISCONSIN

#36*

In **Wisconsin**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,129**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,764** monthly or **\$45,163** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$21.71
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT WISCONSIN:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$18.51
2-Bedroom Housing Wage	\$21.71
Number of Renter Households	783898
Percent Renters	32%

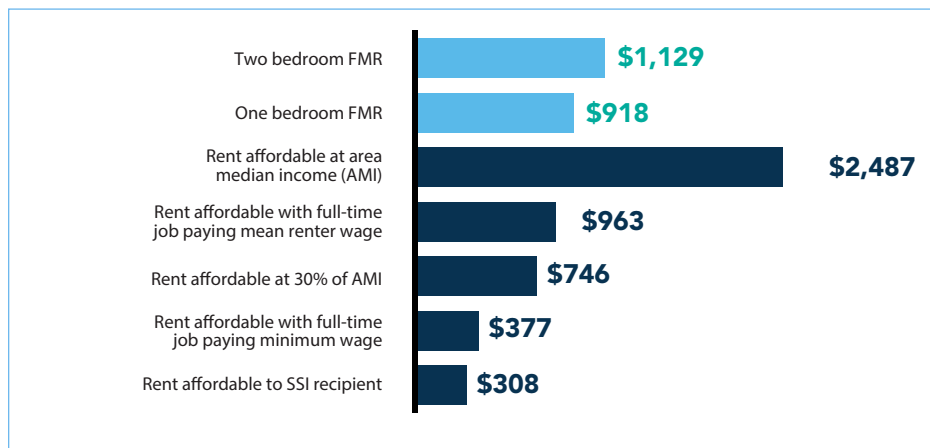
120
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)

97
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)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Minneapolis-St. Paul-Bloomington HMFA	\$31.19
Kenosha County HMFA	\$26.94
Madison HMFA	\$26.38
Milwaukee-Waukesha-West Allis MSA	\$22.50
La Crosse-Onalaska MSA	\$21.58



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.

WISCONSIN

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Wisconsin	\$21.71	\$1,129	\$45,163	3.0	\$99,490	\$2,487	\$29,847	\$746	783,898	32%	\$18.51	\$963	1.2
Combined Nonmetro Areas	\$18.52	\$963	\$38,513	2.6	\$88,169	\$2,204	\$26,451	\$661	151,677	24%	\$15.11	\$786	1.2
Metropolitan Areas													
Appleton MSA	\$18.90	\$983	\$39,320	2.6	\$104,000	\$2,600	\$31,200	\$780	25,721	26%	\$18.94	\$985	1.0
Columbia County HMFA	\$19.67	\$1,023	\$40,920	2.7	\$99,600	\$2,490	\$29,880	\$747	5,815	24%	\$15.00	\$780	1.3
Duluth HMFA	\$21.40	\$1,113	\$44,520	3.0	\$95,200	\$2,380	\$28,560	\$714	5,588	30%	\$13.65	\$710	1.6
Eau Claire MSA	\$19.98	\$1,039	\$41,560	2.8	\$99,400	\$2,485	\$29,820	\$746	22,395	33%	\$17.72	\$921	1.1
Fond du Lac MSA	\$19.33	\$1,005	\$40,200	2.7	\$95,700	\$2,393	\$28,710	\$718	12,437	29%	\$17.36	\$903	1.1
Green Bay HMFA	\$20.29	\$1,055	\$42,200	2.8	\$98,000	\$2,450	\$29,400	\$735	39,605	34%	\$18.76	\$976	1.1
Green County HMFA	\$18.25	\$949	\$37,960	2.5	\$98,000	\$2,450	\$29,400	\$735	3,840	25%	\$13.72	\$714	1.3
Iowa County HMFA	\$18.98	\$987	\$39,480	2.6	\$107,800	\$2,695	\$32,340	\$809	2,153	22%	\$15.75	\$819	1.2
Janesville-Beloit MSA	\$21.25	\$1,105	\$44,200	2.9	\$85,700	\$2,143	\$25,710	\$643	19,977	30%	\$18.39	\$956	1.2
Kenosha County HMFA	\$26.94	\$1,401	\$56,040	3.7	\$97,800	\$2,445	\$29,340	\$734	21,765	33%	\$16.79	\$873	1.6
La Crosse-Onalaska MSA	\$21.58	\$1,122	\$44,880	3.0	\$98,400	\$2,460	\$29,520	\$738	18,981	38%	\$17.80	\$926	1.2
Lincoln County HMFA	\$17.40	\$905	\$36,200	2.4	\$90,600	\$2,265	\$27,180	\$680	2,632	22%	\$10.81	\$562	1.6
Madison HMFA	\$26.38	\$1,372	\$54,880	3.6	\$125,900	\$3,148	\$37,770	\$944	101,367	42%	\$22.41	\$1,165	1.2
Milwaukee-Waukesha-West Allis MSA	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	258,417	40%	\$20.34	\$1,058	1.1
Minneapolis-St. Paul-Bloomington HMFA	\$31.19	\$1,622	\$64,880	4.3	\$124,200	\$3,105	\$37,260	\$932	11,576	22%	\$14.15	\$736	2.2
Oconto County HMFA	\$17.40	\$905	\$36,200	2.4	\$93,600	\$2,340	\$28,080	\$702	2,555	16%	\$12.75	\$663	1.4
Oshkosh-Neenah MSA	\$19.42	\$1,010	\$40,400	2.7	\$99,100	\$2,478	\$29,730	\$743	24,453	34%	\$18.92	\$984	1.0
Racine MSA	\$21.00	\$1,092	\$43,680	2.9	\$97,300	\$2,433	\$29,190	\$730	23,759	30%	\$16.69	\$868	1.3

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WISCONSIN

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sheboygan MSA	\$18.37	\$955	\$38,200	2.5	\$86,800	\$2,170	\$26,040	\$651	13,883	28%	\$21.06	\$1,095	0.9
Wausau HMFA	\$19.62	\$1,020	\$40,800	2.7	\$94,800	\$2,370	\$28,440	\$711	15,302	27%	\$16.65	\$866	1.2
Counties													
Adams County	\$17.40	\$905	\$36,200	2.4	\$78,900	\$1,973	\$23,670	\$592	1,395	15%	\$12.36	\$643	1.4
Ashland County	\$17.40	\$905	\$36,200	2.4	\$81,000	\$2,025	\$24,300	\$608	1,931	28%	\$11.93	\$620	1.5
Barron County	\$18.13	\$943	\$37,720	2.5	\$82,800	\$2,070	\$24,840	\$621	4,742	25%	\$14.46	\$752	1.3
Bayfield County	\$17.40	\$905	\$36,200	2.4	\$83,400	\$2,085	\$25,020	\$626	1,299	17%	\$11.31	\$588	1.5
Brown County	\$20.29	\$1,055	\$42,200	2.8	\$98,000	\$2,450	\$29,400	\$735	38,473	35%	\$19.01	\$989	1.1
Buffalo County	\$18.19	\$946	\$37,840	2.5	\$85,900	\$2,148	\$25,770	\$644	1,257	22%	\$14.94	\$777	1.2
Burnett County	\$18.29	\$951	\$38,040	2.5	\$80,600	\$2,015	\$24,180	\$605	1,071	15%	\$13.62	\$708	1.3
Calumet County	\$18.90	\$983	\$39,320	2.6	\$104,000	\$2,600	\$31,200	\$780	3,850	19%	\$14.02	\$729	1.3
Chippewa County	\$19.98	\$1,039	\$41,560	2.8	\$99,400	\$2,485	\$29,820	\$746	6,897	26%	\$15.06	\$783	1.3
Clark County	\$17.40	\$905	\$36,200	2.4	\$79,600	\$1,990	\$23,880	\$597	2,778	22%	\$15.23	\$792	1.1
Columbia County	\$19.67	\$1,023	\$40,920	2.7	\$99,600	\$2,490	\$29,880	\$747	5,815	24%	\$15.00	\$780	1.3
Crawford County	\$17.40	\$905	\$36,200	2.4	\$79,300	\$1,983	\$23,790	\$595	1,659	25%	\$14.45	\$751	1.2
Dane County	\$26.38	\$1,372	\$54,880	3.6	\$125,900	\$3,148	\$37,770	\$944	101,367	42%	\$22.41	\$1,165	1.2
Dodge County	\$18.67	\$971	\$38,840	2.6	\$91,700	\$2,293	\$27,510	\$688	10,471	29%	\$18.72	\$973	1.0
Door County	\$19.67	\$1,023	\$40,920	2.7	\$92,300	\$2,308	\$27,690	\$692	2,615	19%	\$14.64	\$761	1.3
Douglas County	\$21.40	\$1,113	\$44,520	3.0	\$95,200	\$2,380	\$28,560	\$714	5,588	30%	\$13.65	\$710	1.6
Dunn County	\$18.52	\$963	\$38,520	2.6	\$94,400	\$2,360	\$28,320	\$708	5,809	34%	\$15.03	\$781	1.2
Eau Claire County	\$19.98	\$1,039	\$41,560	2.8	\$99,400	\$2,485	\$29,820	\$746	15,498	36%	\$18.86	\$980	1.1
Florence County	\$20.44	\$1,063	\$42,520	2.8	\$75,900	\$1,898	\$22,770	\$569	217	10%	\$9.37	\$487	2.2
Fond du Lac County	\$19.33	\$1,005	\$40,200	2.7	\$95,700	\$2,393	\$28,710	\$718	12,437	29%	\$17.36	\$903	1.1
Forest County	\$17.40	\$905	\$36,200	2.4	\$70,900	\$1,773	\$21,270	\$532	697	19%	\$11.48	\$597	1.5
Grant County	\$17.40	\$905	\$36,200	2.4	\$88,300	\$2,208	\$26,490	\$662	6,024	30%	\$13.15	\$684	1.3

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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4: AMI = Fiscal Year 2024 Area Median Income

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

WISCONSIN

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Green County	\$18.25	\$949	\$37,960	2.5	\$98,000	\$2,450	\$29,400	\$735	3,840	25%	\$13.72	\$714	1.3
Green Lake County	\$17.40	\$905	\$36,200	2.4	\$86,600	\$2,165	\$25,980	\$650	1,867	23%	\$15.78	\$820	1.1
Iowa County	\$18.98	\$987	\$39,480	2.6	\$107,800	\$2,695	\$32,340	\$809	2,153	22%	\$15.75	\$819	1.2
Iron County	\$17.40	\$905	\$36,200	2.4	\$76,700	\$1,918	\$23,010	\$575	443	15%	\$8.01	\$416	2.2
Jackson County	\$17.40	\$905	\$36,200	2.4	\$86,000	\$2,150	\$25,800	\$645	1,950	24%	\$13.47	\$701	1.3
Jefferson County	\$20.40	\$1,061	\$42,440	2.8	\$100,400	\$2,510	\$30,120	\$753	9,161	27%	\$16.79	\$873	1.2
Juneau County	\$18.21	\$947	\$37,880	2.5	\$81,000	\$2,025	\$24,300	\$608	2,198	21%	\$16.66	\$867	1.1
Kenosha County	\$26.94	\$1,401	\$56,040	3.7	\$97,800	\$2,445	\$29,340	\$734	21,765	33%	\$16.79	\$873	1.6
Kewaunee County	\$20.29	\$1,055	\$42,200	2.8	\$98,000	\$2,450	\$29,400	\$735	1,132	14%	\$12.32	\$640	1.6
La Crosse County	\$21.58	\$1,122	\$44,880	3.0	\$98,400	\$2,460	\$29,520	\$738	18,981	38%	\$17.80	\$926	1.2
Lafayette County	\$17.40	\$905	\$36,200	2.4	\$87,500	\$2,188	\$26,250	\$656	1,381	21%	\$14.42	\$750	1.2
Langlade County	\$17.40	\$905	\$36,200	2.4	\$76,900	\$1,923	\$23,070	\$577	1,939	23%	\$13.72	\$714	1.3
Lincoln County	\$17.40	\$905	\$36,200	2.4	\$90,600	\$2,265	\$27,180	\$680	2,632	22%	\$10.81	\$562	1.6
Manitowoc County	\$17.40	\$905	\$36,200	2.4	\$81,700	\$2,043	\$24,510	\$613	8,370	24%	\$15.54	\$808	1.1
Marathon County	\$19.62	\$1,020	\$40,800	2.7	\$94,800	\$2,370	\$28,440	\$711	15,302	27%	\$16.65	\$866	1.2
Marinette County	\$17.40	\$905	\$36,200	2.4	\$75,700	\$1,893	\$22,710	\$568	3,807	21%	\$16.79	\$873	1.0
Marquette County	\$17.40	\$905	\$36,200	2.4	\$77,700	\$1,943	\$23,310	\$583	1,360	20%	\$13.98	\$727	1.2
Menominee County	\$18.10	\$941	\$37,640	2.5	\$70,000	\$1,750	\$21,000	\$525	390	30%	\$11.91	\$619	1.5
Milwaukee County	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	197,035	51%	\$22.45	\$1,167	1.0
Monroe County	\$19.19	\$998	\$39,920	2.6	\$86,600	\$2,165	\$25,980	\$650	5,125	28%	\$17.05	\$887	1.1
Oconto County	\$17.40	\$905	\$36,200	2.4	\$93,600	\$2,340	\$28,080	\$702	2,555	16%	\$12.75	\$663	1.4
Oneida County	\$19.04	\$990	\$39,600	2.6	\$89,200	\$2,230	\$26,760	\$669	2,859	17%	\$13.27	\$690	1.4
Outagamie County	\$18.90	\$983	\$39,320	2.6	\$104,000	\$2,600	\$31,200	\$780	21,871	29%	\$19.66	\$1,022	1.0
Ozaukee County	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	9,963	27%	\$17.09	\$889	1.3
Pepin County	\$17.40	\$905	\$36,200	2.4	\$89,000	\$2,225	\$26,700	\$668	553	18%	\$16.07	\$836	1.1
Pierce County	\$31.19	\$1,622	\$64,880	4.3	\$124,200	\$3,105	\$37,260	\$932	4,058	26%	\$11.75	\$611	2.7

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WISCONSIN

FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Polk County	\$19.62	\$1,020	\$40,800	2.7	\$92,000	\$2,300	\$27,600	\$690	3,602	19%	\$13.27	\$690	1.5
Portage County	\$18.79	\$977	\$39,080	2.6	\$99,100	\$2,478	\$29,730	\$743	8,869	30%	\$15.12	\$786	1.2
Price County	\$17.40	\$905	\$36,200	2.4	\$76,000	\$1,900	\$22,800	\$570	1,358	20%	\$14.02	\$729	1.2
Racine County	\$21.00	\$1,092	\$43,680	2.9	\$97,300	\$2,433	\$29,190	\$730	23,759	30%	\$16.69	\$868	1.3
Richland County	\$17.40	\$905	\$36,200	2.4	\$82,900	\$2,073	\$24,870	\$622	1,688	23%	\$14.57	\$758	1.2
Rock County	\$21.25	\$1,105	\$44,200	2.9	\$85,700	\$2,143	\$25,710	\$643	19,977	30%	\$18.39	\$956	1.2
Rusk County	\$17.40	\$905	\$36,200	2.4	\$75,100	\$1,878	\$22,530	\$563	1,306	21%	\$13.87	\$721	1.3
St. Croix County	\$31.19	\$1,622	\$64,880	4.3	\$124,200	\$3,105	\$37,260	\$932	7,518	21%	\$14.75	\$767	2.1
Sauk County	\$20.04	\$1,042	\$41,680	2.8	\$101,000	\$2,525	\$30,300	\$758	7,326	27%	\$14.11	\$734	1.4
Sawyer County	\$18.10	\$941	\$37,640	2.5	\$81,100	\$2,028	\$24,330	\$608	1,977	24%	\$14.15	\$736	1.3
Shawano County	\$17.40	\$905	\$36,200	2.4	\$82,000	\$2,050	\$24,600	\$615	3,447	21%	\$12.54	\$652	1.4
Sheboygan County	\$18.37	\$955	\$38,200	2.5	\$86,800	\$2,170	\$26,040	\$651	13,883	28%	\$21.06	\$1,095	0.9
Taylor County	\$17.40	\$905	\$36,200	2.4	\$81,600	\$2,040	\$24,480	\$612	1,547	20%	\$15.85	\$824	1.1
Trempealeau County	\$17.67	\$919	\$36,760	2.4	\$91,100	\$2,278	\$27,330	\$683	3,195	26%	\$15.30	\$796	1.2
Vernon County	\$17.40	\$905	\$36,200	2.4	\$88,300	\$2,208	\$26,490	\$662	2,429	20%	\$13.64	\$709	1.3
Vilas County	\$17.40	\$905	\$36,200	2.4	\$82,300	\$2,058	\$24,690	\$617	1,761	17%	\$14.82	\$770	1.2
Walworth County	\$21.31	\$1,108	\$44,320	2.9	\$101,200	\$2,530	\$30,360	\$759	12,780	30%	\$14.68	\$763	1.5
Washburn County	\$17.67	\$919	\$36,760	2.4	\$81,100	\$2,028	\$24,330	\$608	1,356	19%	\$12.36	\$642	1.4
Washington County	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	12,794	23%	\$16.63	\$865	1.4
Waukesha County	\$22.50	\$1,170	\$46,800	3.1	\$102,100	\$2,553	\$30,630	\$766	38,625	23%	\$17.88	\$930	1.3
Waupaca County	\$17.40	\$905	\$36,200	2.4	\$89,500	\$2,238	\$26,850	\$671	5,329	24%	\$14.74	\$766	1.2
Waushara County	\$17.40	\$905	\$36,200	2.4	\$80,300	\$2,008	\$24,090	\$602	1,739	17%	\$12.61	\$656	1.4
Winnebago County	\$19.42	\$1,010	\$40,400	2.7	\$99,100	\$2,478	\$29,730	\$743	24,453	34%	\$18.92	\$984	1.0
Wood County	\$17.58	\$914	\$36,560	2.4	\$86,000	\$2,150	\$25,800	\$645	8,600	27%	\$16.83	\$875	1.0

1: BR = Bedroom

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WYOMING

#37*

In **Wyoming**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,091**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,637** monthly or **\$43,647** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.98
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT WYOMING:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$16.98
2-Bedroom Housing Wage	\$20.98
Number of Renter Households	65763
Percent Renters	28%

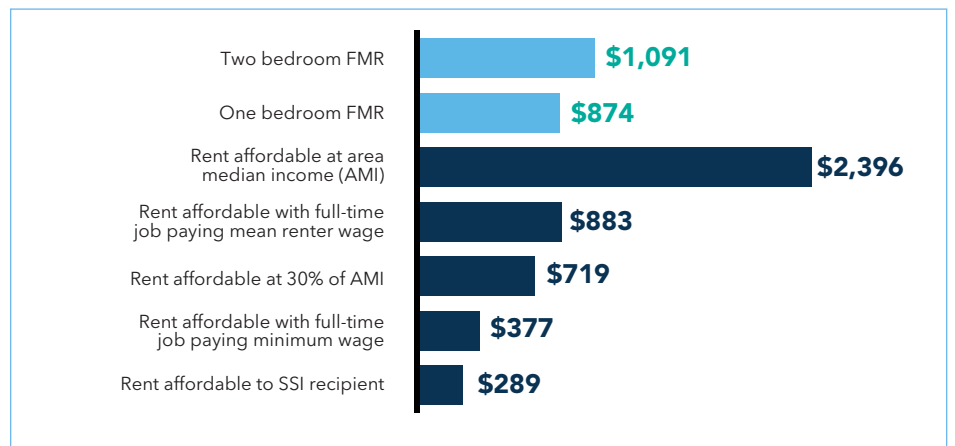
116
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom Rental Home** (at FMR)

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

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
Teton County	\$33.50
Cheyenne MSA	\$22.33
Sheridan County	\$22.02
Johnson County	\$21.15
Casper MSA	\$20.58



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.

WYOMING

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Wyoming	\$20.98	\$1,091	\$43,647	2.9	\$95,857	\$2,396	\$28,757	\$719	65,763	28%	\$16.98	\$883	1.2
Combined Nonmetro Areas	\$20.72	\$1,078	\$43,104	2.9	\$98,024	\$2,451	\$29,407	\$735	45,290	28%	\$17.32	\$900	1.2
Metropolitan Areas													
Casper MSA	\$20.58	\$1,070	\$42,800	2.8	\$85,900	\$2,148	\$25,770	\$644	8,958	27%	\$16.44	\$855	1.3
Cheyenne MSA	\$22.33	\$1,161	\$46,440	3.1	\$95,400	\$2,385	\$28,620	\$716	11,515	28%	\$16.12	\$838	1.4
Counties													
Albany County	\$19.56	\$1,017	\$40,680	2.7	\$97,700	\$2,443	\$29,310	\$733	8,055	49%	\$13.57	\$706	1.4
Big Horn County	\$17.40	\$905	\$36,200	2.4	\$85,700	\$2,143	\$25,710	\$643	976	23%	\$16.24	\$844	1.1
Campbell County	\$20.52	\$1,067	\$42,680	2.8	\$108,000	\$2,700	\$32,400	\$810	3,806	22%	\$13.00	\$676	1.6
Carbon County	\$19.96	\$1,038	\$41,520	2.8	\$80,500	\$2,013	\$24,150	\$604	1,591	27%	\$23.67	\$1,231	0.8
Converse County	\$19.60	\$1,019	\$40,760	2.7	\$98,800	\$2,470	\$29,640	\$741	1,102	19%	\$13.87	\$721	1.4
Crook County	\$17.63	\$917	\$36,680	2.4	\$96,000	\$2,400	\$28,800	\$720	596	22%	\$22.70	\$1,180	0.8
Fremont County	\$19.69	\$1,024	\$40,960	2.7	\$80,800	\$2,020	\$24,240	\$606	4,284	29%	\$14.97	\$778	1.3
Goshen County	\$17.96	\$934	\$37,360	2.5	\$77,800	\$1,945	\$23,340	\$584	1,254	25%	\$15.28	\$795	1.2
Hot Springs County	\$17.40	\$905	\$36,200	2.4	\$82,900	\$2,073	\$24,870	\$622	602	29%	\$10.95	\$569	1.6
Johnson County	\$21.15	\$1,100	\$44,000	2.9	\$95,400	\$2,385	\$28,620	\$716	1,134	29%	\$9.90	\$515	2.1
Laramie County	\$22.33	\$1,161	\$46,440	3.1	\$95,400	\$2,385	\$28,620	\$716	11,515	28%	\$16.12	\$838	1.4
Lincoln County	\$17.40	\$905	\$36,200	2.4	\$111,800	\$2,795	\$33,540	\$839	1,573	21%	\$15.86	\$825	1.1
Natrona County	\$20.58	\$1,070	\$42,800	2.8	\$85,900	\$2,148	\$25,770	\$644	8,958	27%	\$16.44	\$855	1.3
Niobrara County †	\$17.40	\$905	\$36,200	2.4	\$64,300	\$1,608	\$19,290	\$482	317	30%			
Park County	\$19.52	\$1,015	\$40,600	2.7	\$88,400	\$2,210	\$26,520	\$663	3,451	26%	\$13.80	\$718	1.4
Platte County	\$19.50	\$1,014	\$40,560	2.7	\$92,700	\$2,318	\$27,810	\$695	1,001	26%	\$14.60	\$759	1.3
Sheridan County	\$22.02	\$1,145	\$45,800	3.0	\$108,500	\$2,713	\$32,550	\$814	4,055	31%	\$15.05	\$783	1.5

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

WYOMING

	FY24 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 to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sublette County	\$19.96	\$1,038	\$41,520	2.8	\$103,400	\$2,585	\$31,020	\$776	595	17%	\$17.04	\$886	1.2
Sweetwater County	\$19.87	\$1,033	\$41,320	2.7	\$102,500	\$2,563	\$30,750	\$769	4,353	27%	\$23.20	\$1,207	0.9
Teton County	\$33.50	\$1,742	\$69,680	4.6	\$133,100	\$3,328	\$39,930	\$998	3,642	38%	\$26.44	\$1,375	1.3
Uinta County	\$17.40	\$905	\$36,200	2.4	\$96,600	\$2,415	\$28,980	\$725	1,672	22%	\$11.93	\$620	1.5
Washakie County	\$17.40	\$905	\$36,200	2.4	\$82,000	\$2,050	\$24,600	\$615	968	28%	\$16.82	\$874	1.0
Weston County	\$20.37	\$1,059	\$42,360	2.8	\$82,500	\$2,063	\$24,750	\$619	263	10%	\$12.48	\$649	1.6

† Wage data not available (See Appendix B).

1: BR = Bedroom

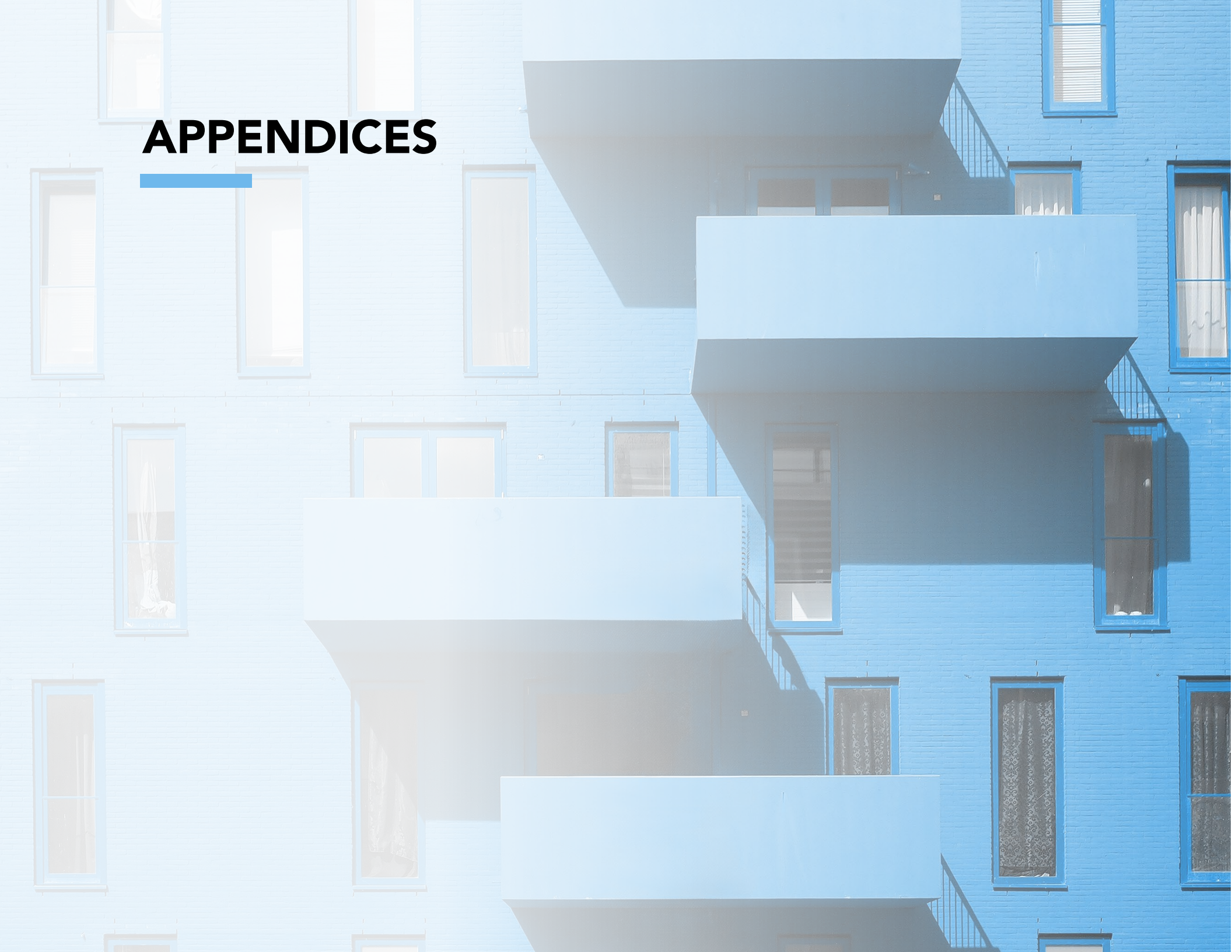
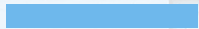
2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

APPENDICES



LOCAL MINIMUM WAGES

Locality	Local Minimum Wage (as of 7/1/24)	1 BR Housing Wage	2 BR Housing Wage
Alameda, CA	\$17.00	\$40.98	\$49.81
Belmont, CA	\$17.35	\$54.19	\$64.60
Berkeley, CA ¹	\$18.07	\$40.98	\$49.81
Boulder County, CO	\$15.69	\$35.06	\$42.63
Burlingame, CA	\$17.03	\$54.19	\$64.60
Chicago, IL ²	\$15.80	\$28.98	\$32.96
Cook County, IL	\$14.00	\$28.98	\$32.96
Cupertino, CA	\$17.75	\$51.81	\$60.23
Daly City, CA	\$16.62	\$54.19	\$64.60
Denver, CO	\$18.29	\$35.29	\$42.33
East Palo Alto, CA	\$17.00	\$54.19	\$64.60
Edgewater, CO	\$15.02	\$35.29	\$42.33
El Cerrito, CA	\$17.92	\$40.98	\$49.81
Emeryville, CA	\$19.36	\$40.98	\$49.81
Flagstaff, AZ	\$17.40	\$29.56	\$35.83
Foster City, CA	\$17.00	\$54.19	\$64.60
Fremont, CA	\$17.30	\$40.98	\$49.81
Half Moon Bay, CA	\$17.01	\$54.19	\$64.60
Hayward, CA ³	\$16.90	\$40.98	\$49.81
Howard County, MD ⁴	\$15.00	\$30.42	\$37.37
Las Cruces, NM	\$12.36	\$16.94	\$19.02
Los Altos, CA	\$17.75	\$51.81	\$60.23
Los Angeles, CA	\$17.28	\$38.58	\$48.92
Los Angeles County, CA	\$17.27	\$38.58	\$48.92
Malibu, CA	\$17.27	\$38.58	\$48.92
Menlo Park, CA	\$16.70	\$54.19	\$64.60
Milpitas, CA	\$17.70	\$51.81	\$60.23
Minneapolis, MN	\$15.57	\$25.52	\$31.19

1. Berkeley's minimum wage may increase July 1, 2024, but new minimum wage information was not available at the time this report was written.
2. Chicago's minimum wage may increase July 1, 2024, but new minimum wage information was not available at the time this report was written. Before July 1, 2024, the minimum wage in Chicago is \$15.80 per hour for employers with 21 or more workers, and \$15.00 per hour for employers with 4 to 20 workers. Minimum wage for youth is \$13.50. Minimum wage for city contracts its \$16.80.
3. Minimum wage for employers with more than 25 employees. Minimum wage for employers with fewer than 25 employees is \$16.00.
4. The minimum wage for only Howard County government employees will be raised to \$16.00 on 7/1/24.

Locality	Local Minimum Wage (as of 7/1/24)	1 BR Housing Wage	2 BR Housing Wage
Montgomery County, MD ⁵	\$17.15	\$34.67	\$39.33
Mountain View, CA	\$18.75	\$51.81	\$60.23
Novato, CA ⁶	\$16.86	\$54.19	\$64.60
Oakland, CA	\$16.50	\$40.98	\$49.81
Palo Alto, CA	\$17.80	\$51.81	\$60.23
Pasadena, CA	\$17.50	\$38.58	\$48.92
Petaluma, CA	\$17.45	\$34.79	\$45.71
Portland, ME	\$15.00	\$29.08	\$37.42
Redwood City, CA	\$17.70	\$54.19	\$64.60
Richmond, CA	\$17.20	\$40.98	\$49.81
Rockland, ME ⁷	\$15.00	\$17.87	\$21.54
Saint Paul, MN ⁸	\$15.57	\$25.52	\$31.19
San Carlos, CA	\$16.87	\$54.19	\$64.60
San Diego, CA	\$16.85	\$43.23	\$54.48
San Francisco City and County , CA	\$18.67	\$54.19	\$64.60
San Jose, CA	\$17.55	\$51.81	\$60.23
San Mateo, CA	\$17.35	\$54.19	\$64.60
San Mateo County, CA	\$17.06	\$54.19	\$64.60
Santa Clara, CA	\$17.75	\$51.81	\$60.23
Santa Fe, NM	\$14.60	\$25.33	\$29.52
Santa Fe County, NM	\$14.60	\$25.33	\$29.52
Santa Monica, CA	\$17.27	\$38.58	\$48.92
Santa Rosa, CA	\$17.45	\$34.79	\$45.71
SeaTac, WA ⁹	\$19.71	\$43.63	\$50.87
Seattle, WA ¹⁰	\$19.97	\$43.63	\$50.87
Sonoma, CA ¹¹	\$17.60	\$34.79	\$45.71
South San Francisco, CA	\$17.25	\$54.19	\$64.60
Sunnyvale, CA	\$18.55	\$51.81	\$60.23
Tukwila, WA ¹²	\$20.29	\$43.63	\$50.87
West Hollywood, CA	\$19.08	\$38.58	\$48.92

- 5. Minimum wage for employers with more than 50 employees. Minimum wage for employers with 11-50 employees is \$17.15. Minimum wage for 10 or less employees is \$15.00 per hour.
- 6. Minimum wage for employers with 100 or more employees. Minimum wage for employers with 26-99 employees is \$16.60. Minimum wage for employees with 25 or less employees is \$16.04. Minimum wage for employers with 100 or more employees. Minimum wage for employers with 26-99 employees is \$16.07 and minimum wage for employers with 1-25 employees is \$15.53.
- 7. Minimum wage for employers with 25 or more employees. Minimum wage for employers with less than 25 employees is \$14.15.
- 8. Minimum wage for employers with more than 100 employees and City of St. Paul employees. Minimum wage for employers with 6-100 employees is \$14.00. Minimum wage for employers with 5 or fewer employees is \$12.25.
- 9. Minimum wage for hospitality and transportation workers.
- 10. Minimum wage for employers with more than 500 employees and for employers with 500 or fewer employees that do not provide medical benefits. Minimum wage for employers with 500 or fewer that provide medical benefits is \$17.25.
- 11. 16.56 for small employers 25 or fewer
- 12. Minimum wage for employers with over 500 employees. Minimum wage for employers with between 15-500 employees or gross revenue over \$2 million is \$19.29. For employers with below 15 employees or employers who earn \$2 million or less in revenue the minimum wage is \$16.28.

DATA NOTES, METHODOLOGIES, AND SOURCES

Appendix B describes the data used in *Out of Reach*. Information on how to calculate and interpret the report's numbers are in the pages "How to Use the Numbers" and "Where the Numbers Come From."

FAIR MARKET RENT AREA DEFINITIONS

HUD determines Fair Market Rents (FMRs) for metropolitan and rural housing markets across the country. In metropolitan areas, HUD starts with the Office of Management and Budget's (OMB) metropolitan area boundaries to define FMR areas. Since FMR areas are meant to reflect cohesive housing markets, the OMB boundaries are not always preferable. Also, significant changes to OMB metropolitan boundaries can affect current housing assistance recipients. In keeping with OMB's guidance to federal agencies, HUD modifies OMB boundaries in some instances for program administration.

OMB released new metropolitan area boundaries in February 2013. For FY16, HUD elected to apply pre-2013 boundaries to FMR areas except where the post-2013 OMB boundaries resulted in a smaller FMR area. Counties that had been removed from metropolitan areas were treated by HUD as nonmetropolitan counties. Counties that had been added to metropolitan areas were treated by HUD as metropolitan subareas (HMFAs) and given their own FMR if local rent data were statistically reliable. New multi-county metropolitan areas were treated by HUD as individual county metropolitan subareas (HMFAs) if the data were statistically reliable. This is consistent with HUD's objective to allow variation in FMRs locally. These changes resulted in more metropolitan areas in *Out of Reach*, beginning in 2016. HUD followed the same methodology for OMB's 2018 metropolitan area boundaries, starting in FY 2022.

In cases in which an FMR area crosses state lines, *Out of Reach* provides an entry for the area under both states. While the Housing Wage, FMR, and Area Median Income (AMI) values apply to the entire FMR area and will be the same in both states, other data such as the number of renter households, the minimum wage, and renter wages apply only to the portion of the FMR area within that state's borders.

FAIR MARKET RENTS

The FY24 FMRs are based on five-year 2017-2021 American Community Survey (ACS) data. For each FMR area, a base rent is typically set at the 40th percentile of adjusted standard quality two-bedroom gross rents from the five-year ACS. The estimate is considered reliable by HUD if its margin of error is less than 50% of the estimate and is based on at least 100 observations. If an FMR area does not have a reliable estimate from the five-year 2017-2021 ACS, then HUD checks whether the area had a minimally reliable estimate (margin of error was less than 50% of estimate and based on more than 100 observations) in at least two of the past three years. If so, the FY24 base rent is the average of the inflation-adjusted reliable ACS estimates. If an area has not had at least two minimally reliable estimates in the past three years, the estimate for the next largest geographic area is the base for FY24, which for a nonmetropolitan county would be the state nonmetropolitan area.

HUD then adjusts the base FMRs to account for inflation between 2021 and 2024. In its calculation of FY2024 FMRs, HUD used the Consumer Price Index (CPI) in conjunction with data reported by several private companies to better capture local rent inflation. More information can be found in the [Federal Register](#). A recent mover adjustment factor is also applied to the base rent.

Statistically reliable local rent surveys can be used to estimate rents when their estimates are statistically different from the ACS-based rents. HUD currently does not have funds to conduct local rent surveys, so surveys must be paid for by local public housing agencies or other interested parties if they wish for HUD to reevaluate the ACS-based FMRs.

While the *Out of Reach* report highlights the one-bedroom and two-bedroom FMRs, the *Out of Reach* website includes zero- to four-bedroom FMRs. HUD finds that two-bedroom rental units are the most common and the most reliable to survey, so two-bedroom units are utilized as the primary FMR estimate.

HUD applies bedroom-size ratio adjustment factors to the two-bedroom estimates to calculate FMRs for other bedroom-size units. HUD makes additional adjustments for units with three or more bedrooms to increase the likelihood that the largest families, who have the most difficulty in finding units, will be successful in finding rental units eligible for programs whose payment standards are based on FMRs.

Due to changes in FMR methodology over the years, we do not recommend comparing the current edition of **Out of Reach** with previous ones.

FMRs for each area are available at <https://www.huduser.gov/portal/datasets/fmr.html>

HUD's Federal Register notices for FY24 FMRs are available at https://www.huduser.gov/portal/datasets/fmr.html#documents_2024

NATIONAL, STATE, AND NON-METRO FAIR MARKET RENTS

The FMRs for the nation, states, and state nonmetropolitan areas in **Out of Reach** are calculated by NLIHC and reflect the weighted average FMR for the counties (FMR areas in New England) included in the larger geography. The weight for FMRs is the number of renter households within each county (FMR area in New England) from the five-year 2018-2022 ACS.

AFFORDABILITY

Out of Reach is consistent with federal housing policy in the assumption that no more than 30% of a household's gross income should be consumed by gross housing costs. Spending more than 30% of income on housing is considered "unaffordable."

AREA MEDIAN INCOME (AMI)

This edition of **Out of Reach** includes HUD's FY24 AMIs. HUD calculates the family AMI for metropolitan areas and nonmetropolitan counties. The Census definition of "family" is two or more persons related by blood, marriage or adoption residing together. This family AMI is not intended to apply to a specific family size. Information on HUD's methodology for calculating AMIs can be found at <https://www.huduser.gov/portal/datasets/il.html>

Applying the assumption that no more than 30% of household income should be spent on housing costs, **Out of Reach** calculates the maximum affordable rent for households earning the median income and households earning 30% of the median.

The median incomes for states and state nonmetropolitan areas reported in **Out of Reach** reflect the weighted average of county AMI data weighted by the total number of households from the 2018-2022 ACS.

FY24 family AMI for metropolitan areas and nonmetropolitan counties, the methodology, and HUD's adjustments to subsequent income limits are available at <https://www.huduser.gov/portal/datasets/il.html>

PREVAILING MINIMUM WAGE

Out of Reach incorporates the minimum wage in effect as of July 1, 2024. According to the [U.S. Department of Labor](#), the District of Columbia, Puerto Rico, and 30 states have a minimum wage higher than the federal level of \$7.25 per hour. **Out of Reach** incorporates the higher prevailing state minimum wage in these states. Some local jurisdictions have a minimum wage that is higher than the prevailing federal or state rate. Local rates for counties, but not sub-county jurisdictions, are incorporated into **Out of Reach**.

Among the statistics included in **Out of Reach** are the number of hours and subsequent full-time jobs a minimum wage earner must work to afford the FMR. These estimates are included for all states and counties, but not for sub-county jurisdictions. If the reader would like to calculate the same statistics using a different wage such as a higher city-based minimum wage, a simple formula can be used for the conversion:

$$\frac{[\text{hours or jobs at the published wage}] * [\text{published wage}]}{[\text{alternative wage}]}$$

For example, one would have to work 125 hours per week to afford the two-bedroom FMR in Seattle, WA, if the local minimum wage was equivalent to the State of Washington's rate of \$16.28. However, the same FMR would be affordable with 102 hours of work per week under the Seattle's higher local minimum wage of \$19.97 ($125 * \$16.28 / \19.97). For further guidance, see "Where the Numbers Come From" or contact NLIHC research staff.

The national average number of hours a full-time worker earning minimum wage must work to afford the FMR is calculated by taking into account the prevailing minimum wage at the county level (or New England FMR area) and finding the weighted average of hours needed in all counties, weighting counties by their number of renter households. Accordingly, that average reflects higher state and county minimum wages, but not higher minimum wages associated with sub-county jurisdictions.

The Department of Labor provides further information on state minimum wages at www.dol.gov/whd/minwage/america.htm.

AVERAGE RENTER WAGE

Recognizing that the minimum wage reflects the earnings of only the lowest-income workers, **Out of Reach** also calculates an estimated mean renter hourly wage. This measure reflects the compensation that a typical renter is likely to receive for an hour of work by dividing average weekly earnings by 40 hours, thus assuming a full-time workweek. Earnings include several non-wage forms of compensation like paid leave, bonuses, tips, and stock options.

The estimated mean renter hourly wage is based on the average weekly earnings of private (non-governmental) employees working in each county. Renter wage information is based on 2022 data reported by the Bureau of Labor Statistics' Quarterly Census of Employment and Wages (QCEW). For each county, mean hourly earnings are multiplied by the ratio of median renter household income to median household income from the five-year 2018-2022 ACS to arrive at an estimated average renter wage.

An inflation factor was applied to the estimated mean renter hourly wage to adjust from 2022 to FY24. The inflation factor (310.683 / 292.612) was based on the Congressional Budget Office's (CBO) February 2024 projection of the CPI for FY24 and the 2022 calendar year CPI.

In approximately 11% of counties or county equivalents (including Puerto Rico), the renter wage is below the federal, state, or local minimum wage. One explanation is that workers in these counties likely average fewer than 40 hours per week, but the mean renter wage calculation assumes weekly compensation is the product of a full-time work week. For example, mistakenly assuming earnings from 20 hours of work were the product of a full-time workweek would underestimate the actual hourly wage by half, but it would still accurately reflect the true earnings.

Wage data from the Quarterly Census of Employment and Wages are available through the Bureau of Labor Statistics at www.bls.gov/cew/home.htm.

1 This measure is different from median renter household income, which reflects an estimate of what renter households are earning today and includes income not earned in relation to employment.

2 Renter wage data for some counties are not provided in Out of Reach either because the BLS could not disclose the data for confidentiality reasons or because the number of employees working in the county was insufficient to estimate a reliable wage.

OCCUPATIONAL WAGES

The occupational wages included in **Out of Reach** are from the Bureau of Labor Statistics' Occupational Employment and Wage Statistics. An inflation factor was applied to adjust wages from May 2023 to FY24. The inflation factor (310.683/303.294) was based on the CBO's February projection of the CPI for FY24 and the CPI in May 2023.

MEDIAN RENTER HOUSEHOLD INCOME

Median renter household income is from the five -year 2018-2022 ACS projected to FY24 using the inflation factor (310.683 / 292.612) based on the Congressional Budget Office's (CBO) February 2024 projection of the CPI for FY 2024 and the 2022 calendar year CPI.

WORKING HOURS

Calculations of the Housing Wage and of the number of jobs required at the minimum wage or mean renter wage to afford the FMR assume that an individual works 40 hours per week, 52 weeks each year, for a total of 2,080 hours per year. Seasonal employment, unpaid sick leave, temporary layoffs, job changes, and other leave prevent many individuals from maximizing their earnings throughout the year. According to the Bureau of Labor Statistics, as of April 2024, the average wage earner on private, nonfarm payrolls in the U.S. worked 34.3 hours per week.

Not all employees have the opportunity to translate an hourly wage into full-time, year-round employment. For these workers, the Housing Wage underestimates the actual hourly compensation needed to afford the FMR. Conversely, some households include multiple wage earners. For these households, a home renting at the FMR would be affordable even if each worker earned less than the area's stated Housing Wage, as long as their combined wages exceed the Housing Wage for at least 40 working hours per week.

SUPPLEMENTAL SECURITY INCOME (SSI)

Out of Reach compares rental housing costs with the rent affordable to individuals receiving Supplemental Security Income (SSI) payments. The national numbers are based on the maximum federal SSI payment for individuals in 2024, which is \$943 per month. **Out of Reach** calculations for states include state supplemental payments that benefit all individual SSI recipients in 22 states where the Social Security Administration (SSA) reports the supplemental payment amount.

Supplemental payments provided by other states and the District of Columbia are excluded from **Out of Reach** calculations. For some, these payments are administered by the SSA but are available only to populations with specific disabilities, in specific facilities, or in specific household settings. For the majority, however, the supplements are administered directly by the states, so the data are not readily available if they haven't been reported to the SSA. Six states do not supplement federal SSI payments: Arizona, Arkansas, Mississippi, North Dakota, Tennessee, and West Virginia. Residents of Puerto Rico cannot receive federal SSI payments.

Information on SSI payments is available from the Social Security Administration at <https://www.ssa.gov/OACT/COLA/SSI.html>.

The Technical Assistance Collaborative, Inc., publishes **Priced Out**, which compares FMRs with the incomes of SSI recipients.

³ Bureau of Labor Statistics. (2024). The employment situation – May 2024. U.S. Department of Labor. <https://www.bls.gov/news.release/empstat.nr0.htm>

ADDITIONAL DATA AVAILABLE ONLINE

The print / PDF version of **Out of Reach** contains limited data in an effort to present the most important information in a limited number of pages. Additional data can be found online at <http://www.nlihc.org/oor>.

The **Out of Reach** methodology was developed by Cushing N. Dolbeare, founder of the National Low Income Housing Coalition.

2024
OUT *of* **REACH**



AN UNWAVERING
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