

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	5,908,461
Percent Renters	44%

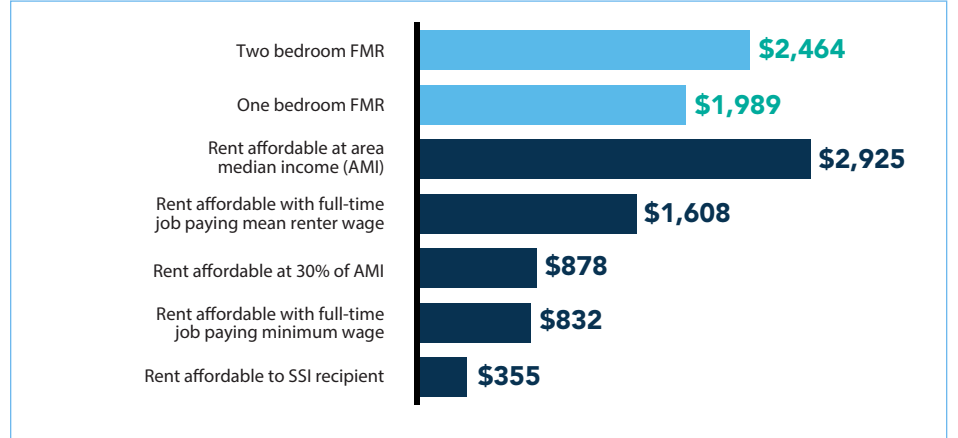
118
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

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.

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	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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	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

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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

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