

2026

OUT^{of} REACH

THE HIGH COST OF HOUSING

DATA SOURCES & DEFINITIONS



		How to Use the Numbers When Discussing Out of Reach	Where the Numbers Come From
Number of Households	Total	The total number of households,	American Community Survey (2020-2024)
	Renter	The total number of renter households.	
	Percent Renter	The percentage of households that are renters.	Divide number of renter households by total number of households, and then multiply by 100.
Housing Wage	Zero-Bedroom	The hourly wage a renter needs to earn in order to afford a rental home of a particular size at the Fair Market Rent. To be affordable, the cost of rent and utilities must not exceed 30% of household income.	Divide income needed to afford the Fair Market Rent for a particular size home by 52 (weeks per year), and then divide by 40 (hours per work week).
	One-Bedroom		
	Two-Bedroom		
	Three-Bedroom		
	Four-Bedroom		
Fair Market Rent (FMR)	Zero-Bedroom	The Fair Market Rent is HUD's best estimate of what a household seeking a modest rental home in a short amount of time can expect to pay for rent and utilities in the current market.	HUD's FY 2026 Fair Market Rents. Available at https://www.huduser.gov/portal/datasets/fmr.html
	One-Bedroom		
	Two-Bedroom		
	Three-Bedroom		
	Four-Bedroom		
Annual Income Needed to Afford FMR	Zero-Bedroom	The annual income a renter household needs in order for a rental home of a particular size at the Fair Market Rent to be affordable. To be affordable, the cost of rent and utilities must not exceed 30% of household income.	Multiply the Fair Market Rent for a particular size home by 12 to get the yearly rental cost. Then divide by 0.3 to determine the total income needed to afford that amount per year in rent.
	One-Bedroom		
	Two-Bedroom		
	Three-Bedroom		
	Four-Bedroom		

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Minimum Wage	Minimum Wage	The minimum wage for the state.	The prevailing federal, state, or county minimum wage, whichever is higher as of July 1, 2026. Sub-county minimum wages are not included. State minimum wages are reported by the U.S. Department of Labor.
	Rent Affordable at Minimum Wage	The amount that a full-time worker earning the minimum wage can afford to spend in monthly rent.	Multiply the minimum wage by 40 (hours per work week) and 52 (weeks per year) to calculate annual income. Multiply by 0.3 to determine the maximum annual amount that can be spent on rent, and then divide by 12 to obtain monthly amount.
Work Hours/Week at Minimum Wage Needed to Afford FMR	Zero-Bedroom	The number of hours a renter earning the minimum wage must work per week to afford a rental home of a particular size at the Fair Market Rent.	Divide income needed to afford the Fair Market Rent for a particular unit size by 52 (weeks per year), and then divide by the minimum wage.
	One-Bedroom		
	Two-Bedroom		
	Three-Bedroom		
	Four-Bedroom		
Renter Wage	Estimated Mean Renter Wage	The estimated mean (average) wage earned by renters.	Average weekly wages from the 2024 Quarterly Census of Employment and Wages divided by 40 (hours per work week). This overall wage is adjusted by the ratio of renter to total household income reported in the 2020-2024 ACS and projected forward to 2026 using a Consumer Price Index-based inflation adjustment factor.
	Rent Affordable at Mean Renter Wage	The amount that full-time worker earning the mean renter wage can afford to spend in monthly rent.	Multiply mean renter wage by 40 (hours per work week) and 52 (weeks per year) to calculate annual income. Multiply by 0.3 to determine the maximum annual amount that can be spent on rent, and then divide by 12 to obtain monthly amount.
Work Hours/Week at Mean Renter Wage Needed to Afford FMR	Zero-Bedroom	The number of hours a renter earning the mean renter wage must work per week to afford a rental home of a particular size at the Fair Market Rent.	Divide income needed to afford the Fair Market Rent for a particular unit size by 52 (weeks per year), and then divide by the mean renter wage.
	One-Bedroom		
	Two-Bedroom		
	Three-Bedroom		
	Four-Bedroom		
Supplemental Security Income (SSI) Payment	SSI Monthly Payment	The federal Supplemental Security Income (SSI) for qualifying individuals.	U.S. Social Security Administration. Where the Social Security Administration administers additional payments provided by the states, the higher value is reflected here.
	Rent Affordable to SSI recipient	The amount that an individual whose sole source of income is SSI can afford to spend in monthly rent.	Multiply monthly SSI payment by 0.3 to determine maximum amount that can be spent on rent.

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Income Levels	Annual Area Median Income (AMI)	The estimated annual median family income in the jurisdiction.	HUD's FY 2026 Median Family Incomes. Available at https://www.huduser.gov/portal/datasets/il.html
	30% of AMI	30% of area median income.	Multiply annual AMI by 0.3.
	Estimated Median Renter Household Income	The estimated renter median household income.	Median renter household income from American Community Survey (2020-2024) projected forward to 2026 using a Consumer Price Index-based inflation adjustment factor.
Rent Affordable at Different Income Levels	Annual Area Median Income (AMI)	The amount that a household with income at the area median income can afford to spend in monthly rent.	Multiply annual AMI by 0.3 to calculate maximum amount that can be spent on housing for it to be affordable. Divide by 12 to obtain monthly amount.
	30% of AMI	The amount that a household with income at 30% of AMI can afford to spend in monthly rent.	Multiply annual AMI by percent of AMI (30% = 0.3) and then by 0.3 to calculate maximum amount that can be spent on housing for it to be affordable. Divide by 12 to obtain monthly amount.
	Estimated Median Renter Household Income	The amount that a household with income at the renter median income can afford to spend in monthly rent.	Multiply renter median household income by 0.3 to get maximum amount that can be spent on housing for it to be affordable. Divide by 12 to obtain monthly amount.