

# CALIFORNIA

#2\*

In **California**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,028**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$6,761** monthly or **\$81,133** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$39.01**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT CALIFORNIA:

STATE FACTS	
Minimum Wage	<b>\$15.00</b>
Average Renter Wage	<b>\$30.39</b>
2-Bedroom Housing Wage	<b>\$39.01</b>
Number of Renter Households	<b>5,861,796</b>
Percent Renters	<b>45%</b>

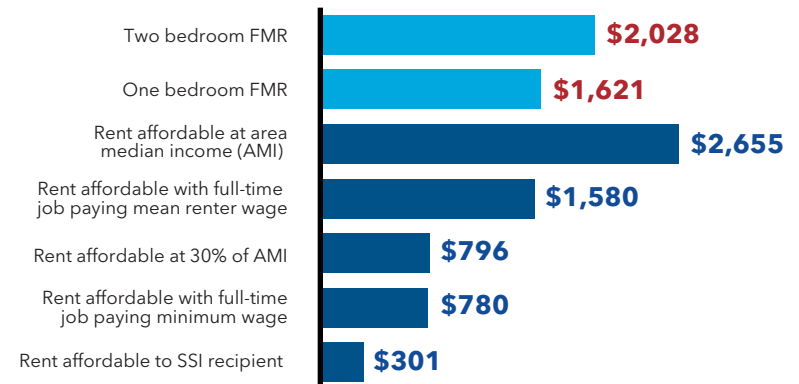
**104**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**83**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.6**  
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
San Francisco HMFA	<b>\$61.50</b>
Santa Cruz-Watsonville MSA	<b>\$60.35</b>
San Jose-Sunnyvale-Santa Clara HMFA	<b>\$55.15</b>
Santa Maria-Santa Barbara MSA	<b>\$48.38</b>
Santa Ana-Anaheim-Irvine HMFA	<b>\$44.69</b>



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

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
California	\$39.01	\$2,028	\$81,133	2.6	\$106,182	\$2,655	\$31,855	\$796	5,861,796	45%	\$30.39	\$1,580	1.3
Combined Nonmetro Areas	\$20.95	\$1,089	\$43,579	1.4	\$78,584	\$1,965	\$23,575	\$589	108,372	33%	\$15.33	\$797	1.4
<b>Metropolitan Areas</b>													
Bakersfield MSA	\$19.48	\$1,013	\$40,520	1.3	\$67,900	\$1,698	\$20,370	\$509	112,443	41%	\$16.71	\$869	1.2
Chico MSA	\$22.63	\$1,177	\$47,080	1.5	\$85,000	\$2,125	\$25,500	\$638	33,992	41%	\$16.11	\$837	1.4
El Centro MSA	\$20.48	\$1,065	\$42,600	1.4	\$63,900	\$1,598	\$19,170	\$479	19,179	42%	\$12.24	\$637	1.7
Fresno MSA	\$21.87	\$1,137	\$45,480	1.5	\$72,900	\$1,823	\$21,870	\$547	143,677	46%	\$15.53	\$807	1.4
Hanford-Corcoran MSA	\$22.35	\$1,162	\$46,480	1.5	\$68,000	\$1,700	\$20,400	\$510	20,236	46%	\$17.33	\$901	1.3
Los Angeles-Long Beach-Glendale HMFA	\$39.31	\$2,044	\$81,760	2.6	\$91,100	\$2,278	\$27,330	\$683	1,798,032	54%	\$27.41	\$1,425	1.4
Madera MSA	\$23.04	\$1,198	\$47,920	1.5	\$75,500	\$1,888	\$22,650	\$566	15,209	34%	\$15.94	\$829	1.4
Merced MSA	\$21.54	\$1,120	\$44,800	1.4	\$73,100	\$1,828	\$21,930	\$548	38,826	48%	\$17.19	\$894	1.3
Modesto MSA	\$24.04	\$1,250	\$50,000	1.6	\$79,300	\$1,983	\$23,790	\$595	72,151	41%	\$19.81	\$1,030	1.2
Napa MSA	\$41.62	\$2,164	\$86,560	2.8	\$119,400	\$2,985	\$35,820	\$896	17,060	35%	\$22.20	\$1,154	1.9
Oakland-Fremont HMFA	\$43.73	\$2,274	\$90,960	2.9	\$142,800	\$3,570	\$42,840	\$1,071	397,954	41%	\$30.98	\$1,611	1.4
Oxnard-Thousand Oaks-Ventura MSA	\$42.65	\$2,218	\$88,720	2.8	\$115,400	\$2,885	\$34,620	\$866	99,602	37%	\$22.26	\$1,158	1.9
Redding MSA	\$24.13	\$1,255	\$50,200	1.6	\$89,800	\$2,245	\$26,940	\$674	24,607	35%	\$17.69	\$920	1.4
Riverside-San Bernardino-Ontario MSA	\$29.02	\$1,509	\$60,360	1.9	\$87,400	\$2,185	\$26,220	\$656	494,470	36%	\$17.68	\$919	1.6
Sacramento--Roseville--Arden-Arcade HMFA	\$29.67	\$1,543	\$61,720	2.0	\$102,200	\$2,555	\$30,660	\$767	289,990	38%	\$21.55	\$1,121	1.4
Salinas MSA	\$37.83	\$1,967	\$78,680	2.5	\$90,100	\$2,253	\$27,030	\$676	61,657	48%	\$18.25	\$949	2.1
San Benito County HMFA	\$31.71	\$1,649	\$65,960	2.1	\$105,100	\$2,628	\$31,530	\$788	6,376	35%	\$16.53	\$860	1.9
San Diego-Carlsbad MSA	\$42.92	\$2,232	\$89,280	2.9	\$106,900	\$2,673	\$32,070	\$802	521,353	46%	\$26.69	\$1,388	1.6
San Francisco HMFA	\$61.50	\$3,198	\$127,920	4.1	\$166,000	\$4,150	\$49,800	\$1,245	368,291	50%	\$65.68	\$3,415	0.9

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

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

4: AMI = Fiscal Year 2022 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

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Jose-Sunnyvale-Santa Clara HMFA	\$55.15	\$2,868	\$114,720	3.7	\$168,500	\$4,213	\$50,550	\$1,264	277,086	44%	\$68.20	\$3,546	0.8
San Luis Obispo-Paso Robles-Arroyo Grande MSA	\$36.35	\$1,890	\$75,600	2.4	\$109,200	\$2,730	\$32,760	\$819	39,609	37%	\$19.21	\$999	1.9
Santa Ana-Anaheim-Irvine HMFA	\$44.69	\$2,324	\$92,960	3.0	\$119,100	\$2,978	\$35,730	\$893	444,773	43%	\$26.80	\$1,394	1.7
Santa Cruz-Watsonville MSA	\$60.35	\$3,138	\$125,520	4.0	\$119,300	\$2,983	\$35,790	\$895	38,181	40%	\$19.78	\$1,029	3.1
Santa Maria-Santa Barbara MSA	\$48.38	\$2,516	\$100,640	3.2	\$100,100	\$2,503	\$30,030	\$751	70,805	48%	\$21.58	\$1,122	2.2
Santa Rosa MSA	\$39.19	\$2,038	\$81,520	2.6	\$112,800	\$2,820	\$33,840	\$846	73,113	39%	\$23.59	\$1,227	1.7
Stockton-Lodi MSA	\$25.10	\$1,305	\$52,200	1.7	\$85,000	\$2,125	\$25,500	\$638	97,711	42%	\$18.72	\$974	1.3
Vallejo-Fairfield MSA	\$32.25	\$1,677	\$67,080	2.2	\$108,700	\$2,718	\$32,610	\$815	57,352	38%	\$24.68	\$1,283	1.3
Visalia-Porterville MSA	\$19.33	\$1,005	\$40,200	1.3	\$66,900	\$1,673	\$20,070	\$502	59,691	43%	\$15.49	\$805	1.2
Yolo HMFA	\$32.38	\$1,684	\$67,360	2.2	\$106,600	\$2,665	\$31,980	\$800	36,334	49%	\$18.67	\$971	1.7
Yuba City MSA	\$22.56	\$1,173	\$46,920	1.5	\$75,900	\$1,898	\$22,770	\$569	23,664	40%	\$17.22	\$896	1.3
<b>Counties</b>													
Alameda County	\$43.73	\$2,274	\$90,960	2.9	\$142,800	\$3,570	\$42,840	\$1,071	265,893	46%	\$32.59	\$1,695	1.3
Alpine County	\$20.63	\$1,073	\$42,920	1.4	\$94,500	\$2,363	\$28,350	\$709	76	19%	\$13.19	\$686	1.6
Amador County	\$22.08	\$1,148	\$45,920	1.5	\$86,600	\$2,165	\$25,980	\$650	3,448	23%	\$13.41	\$698	1.6
Butte County	\$22.63	\$1,177	\$47,080	1.5	\$85,000	\$2,125	\$25,500	\$638	33,992	41%	\$16.11	\$837	1.4
Calaveras County	\$21.04	\$1,094	\$43,760	1.4	\$90,000	\$2,250	\$27,000	\$675	3,466	20%	\$14.68	\$764	1.4
Colusa County	\$18.15	\$944	\$37,760	1.2	\$74,400	\$1,860	\$22,320	\$558	2,678	37%	\$17.75	\$923	1.0
Contra Costa County	\$43.73	\$2,274	\$90,960	2.9	\$142,800	\$3,570	\$42,840	\$1,071	132,061	33%	\$27.57	\$1,433	1.6
Del Norte County	\$18.85	\$980	\$39,200	1.3	\$63,600	\$1,590	\$19,080	\$477	3,099	32%	\$11.13	\$579	1.7
El Dorado County	\$29.67	\$1,543	\$61,720	2.0	\$102,200	\$2,555	\$30,660	\$767	17,885	24%	\$17.21	\$895	1.7
Fresno County	\$21.87	\$1,137	\$45,480	1.5	\$72,900	\$1,823	\$21,870	\$547	143,677	46%	\$15.53	\$807	1.4
Glenn County	\$18.15	\$944	\$37,760	1.2	\$64,400	\$1,610	\$19,320	\$483	4,246	42%	\$16.51	\$858	1.1
Humboldt County	\$21.38	\$1,112	\$44,480	1.4	\$79,700	\$1,993	\$23,910	\$598	23,359	43%	\$14.52	\$755	1.5

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California

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Imperial County	\$20.48	\$1,065	\$42,600	1.4	\$63,900	\$1,598	\$19,170	\$479	19,179	42%	\$12.24	\$637	1.7
Inyo County	\$20.71	\$1,077	\$43,080	1.4	\$82,700	\$2,068	\$24,810	\$620	2,784	35%	\$18.11	\$942	1.1
Kern County	\$19.48	\$1,013	\$40,520	1.3	\$67,900	\$1,698	\$20,370	\$509	112,443	41%	\$16.71	\$869	1.2
Kings County	\$22.35	\$1,162	\$46,480	1.5	\$68,000	\$1,700	\$20,400	\$510	20,236	46%	\$17.33	\$901	1.3
Lake County	\$19.63	\$1,021	\$40,840	1.3	\$69,200	\$1,730	\$20,760	\$519	8,232	32%	\$15.76	\$820	1.2
Lassen County	\$18.02	\$937	\$37,480	1.2	\$73,700	\$1,843	\$22,110	\$553	2,881	31%	\$14.75	\$767	1.2
Los Angeles County	\$39.31	\$2,044	\$81,760	2.5	\$91,100	\$2,278	\$27,330	\$683	1,798,032	54%	\$27.41	\$1,425	1.4
Madera County	\$23.04	\$1,198	\$47,920	1.5	\$75,500	\$1,888	\$22,650	\$566	15,209	34%	\$15.94	\$829	1.4
Marin County	\$61.50	\$3,198	\$127,920	4.1	\$166,000	\$4,150	\$49,800	\$1,245	38,181	36%	\$28.42	\$1,478	2.2
Mariposa County	\$20.44	\$1,063	\$42,520	1.4	\$67,000	\$1,675	\$20,100	\$503	2,326	30%	\$11.10	\$577	1.8
Mendocino County	\$23.94	\$1,245	\$49,800	1.6	\$71,700	\$1,793	\$21,510	\$538	13,553	40%	\$16.99	\$883	1.4
Merced County	\$21.54	\$1,120	\$44,800	1.4	\$73,100	\$1,828	\$21,930	\$548	38,826	48%	\$17.19	\$894	1.3
Modoc County	\$15.40	\$801	\$32,040	1.0	\$63,600	\$1,590	\$19,080	\$477	842	23%	\$12.36	\$643	1.2
Mono County	\$25.37	\$1,319	\$52,760	1.7	\$79,800	\$1,995	\$23,940	\$599	1,661	32%	\$17.34	\$902	1.5
Monterey County	\$37.83	\$1,967	\$78,680	2.5	\$90,100	\$2,253	\$27,030	\$676	61,657	48%	\$18.25	\$949	2.1
Napa County	\$41.62	\$2,164	\$86,560	2.8	\$119,400	\$2,985	\$35,820	\$896	17,060	35%	\$22.20	\$1,154	1.9
Nevada County	\$25.13	\$1,307	\$52,280	1.7	\$98,400	\$2,460	\$29,520	\$738	10,312	25%	\$15.72	\$818	1.6
Orange County	\$44.69	\$2,324	\$92,960	3.0	\$119,100	\$2,978	\$35,730	\$893	444,773	43%	\$26.80	\$1,394	1.7
Placer County	\$29.67	\$1,543	\$61,720	2.0	\$102,200	\$2,555	\$30,660	\$767	38,820	27%	\$21.09	\$1,097	1.4
Plumas County	\$17.60	\$915	\$36,600	1.2	\$82,400	\$2,060	\$24,720	\$618	2,255	27%	\$15.28	\$795	1.2
Riverside County	\$29.02	\$1,509	\$60,360	1.9	\$87,400	\$2,185	\$26,220	\$656	239,154	32%	\$16.83	\$875	1.7
Sacramento County	\$29.67	\$1,543	\$61,720	2.0	\$102,200	\$2,555	\$30,660	\$767	233,285	43%	\$22.08	\$1,148	1.3
San Benito County	\$31.71	\$1,649	\$65,960	2.1	\$105,100	\$2,628	\$31,530	\$788	6,376	35%	\$16.53	\$860	1.9
San Bernardino County	\$29.02	\$1,509	\$60,360	1.9	\$87,400	\$2,185	\$26,220	\$656	255,316	40%	\$18.49	\$961	1.6
San Diego County	\$42.92	\$2,232	\$89,280	2.9	\$106,900	\$2,673	\$32,070	\$802	521,353	46%	\$26.69	\$1,388	1.6
San Francisco County	\$61.50	\$3,198	\$127,920	3.6	\$166,000	\$4,150	\$49,800	\$1,245	224,462	62%	\$71.79	\$3,733	0.9

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California

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

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San Joaquin County	\$25.10	\$1,305	\$52,200	1.7	\$85,000	\$2,125	\$25,500	\$638	97,711	42%	\$18.72	\$974	1.3
San Luis Obispo County	\$36.35	\$1,890	\$75,600	2.4	\$109,200	\$2,730	\$32,760	\$819	39,609	37%	\$19.21	\$999	1.9
San Mateo County	\$61.50	\$3,198	\$127,920	4.1	\$166,000	\$4,150	\$49,800	\$1,245	105,648	40%	\$65.07	\$3,383	0.9
Santa Barbara County	\$48.38	\$2,516	\$100,640	3.2	\$100,100	\$2,503	\$30,030	\$751	70,805	48%	\$21.58	\$1,122	2.2
Santa Clara County	\$55.15	\$2,868	\$114,720	3.7	\$168,500	\$4,213	\$50,550	\$1,264	277,086	44%	\$68.20	\$3,546	0.8
Santa Cruz County	\$60.35	\$3,138	\$125,520	4.0	\$119,300	\$2,983	\$35,790	\$895	38,181	40%	\$19.78	\$1,029	3.1
Shasta County	\$24.13	\$1,255	\$50,200	1.6	\$89,800	\$2,245	\$26,940	\$674	24,607	35%	\$17.69	\$920	1.4
Sierra County	\$21.42	\$1,114	\$44,560	1.4	\$90,000	\$2,250	\$27,000	\$675	333	27%	\$12.38	\$644	1.7
Siskiyou County	\$17.73	\$922	\$36,880	1.2	\$62,700	\$1,568	\$18,810	\$470	6,536	34%	\$15.25	\$793	1.2
Solano County	\$32.25	\$1,677	\$67,080	2.2	\$108,700	\$2,718	\$32,610	\$815	57,352	38%	\$24.68	\$1,283	1.3
Sonoma County	\$39.19	\$2,038	\$81,520	2.6	\$112,800	\$2,820	\$33,840	\$846	73,113	39%	\$23.59	\$1,227	1.7
Stanislaus County	\$24.04	\$1,250	\$50,000	1.6	\$79,300	\$1,983	\$23,790	\$595	72,151	41%	\$19.81	\$1,030	1.2
Sutter County	\$22.56	\$1,173	\$46,920	1.5	\$75,900	\$1,898	\$22,770	\$569	13,319	41%	\$16.65	\$866	1.4
Tehama County	\$18.27	\$950	\$38,000	1.2	\$79,400	\$1,985	\$23,820	\$596	8,379	34%	\$15.82	\$822	1.2
Trinity County	\$16.87	\$877	\$35,080	1.1	\$55,700	\$1,393	\$16,710	\$418	1,855	31%	\$11.95	\$621	1.4
Tulare County	\$19.33	\$1,005	\$40,200	1.3	\$66,900	\$1,673	\$20,070	\$502	59,691	43%	\$15.49	\$805	1.2
Tuolumne County	\$21.77	\$1,132	\$45,280	1.5	\$84,300	\$2,108	\$25,290	\$632	6,051	26%	\$13.87	\$721	1.6
Ventura County	\$42.65	\$2,218	\$88,720	2.8	\$115,400	\$2,885	\$34,620	\$866	99,602	37%	\$22.26	\$1,158	1.9
Yolo County	\$32.38	\$1,684	\$67,360	2.2	\$106,600	\$2,665	\$31,980	\$800	36,334	49%	\$18.67	\$971	1.7
Yuba County	\$22.56	\$1,173	\$46,920	1.5	\$75,900	\$1,898	\$22,770	\$569	10,345	39%	\$18.57	\$966	1.2

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