

In **Idaho**, 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 **\$3,272** monthly or **\$39,258** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.87
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT IDAHO:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$16.10
2-Bedroom Housing Wage	\$18.87
Number of Renter Households	189,871
Percent Renters	29%

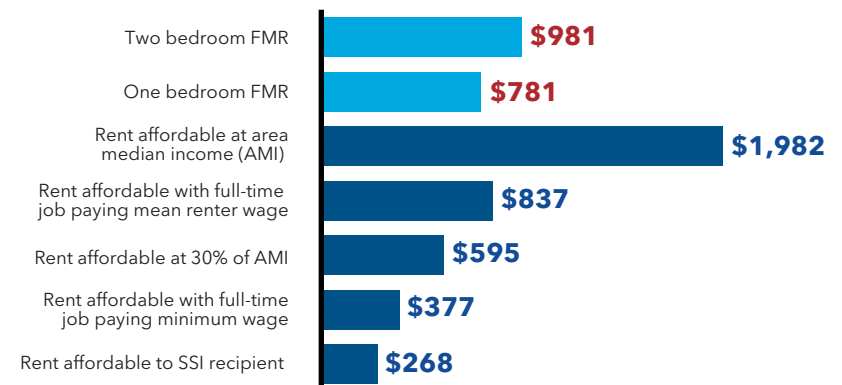
104
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

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
Boise City HMFA	\$21.50
Blaine County	\$21.46
Coeur d'Alene MSA	\$20.13
Teton County	\$19.04
Gem County	\$18.67



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	FY22 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS		
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (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		
Idaho	\$18.87	\$981	\$39,258	2.6	\$79,273	\$1,982	\$23,782	\$595	189,871	29%	\$16.10	\$837	1.2		
Combined Nonmetro Areas	\$16.22	\$843	\$33,739	2.2	\$67,806	\$1,695	\$20,342	\$509	50,666	30%	\$13.61	\$708	1.2		
<u>Metropolitan Areas</u>															
Boise City HMFA	\$21.50	\$1,118	\$44,720	3.0	\$87,500	\$2,188	\$26,250	\$656	76,473	29%	\$18.13	\$943	1.2		
Butte County HMFA	\$15.85	\$824	\$32,960	2.2	\$58,700	\$1,468	\$17,610	\$440	204	21%	\$41.20	\$2,142	0.4		
Coeur d'Alene MSA	\$20.13	\$1,047	\$41,880	2.8	\$82,200	\$2,055	\$24,660	\$617	18,517	29%	\$15.46	\$804	1.3		
Gem County HMFA	\$18.67	\$971	\$38,840	2.6	\$62,200	\$1,555	\$18,660	\$467	1,673	25%	\$10.14	\$527	1.8		
Idaho Falls HMFA	\$16.63	\$865	\$34,600	2.3	\$82,900	\$2,073	\$24,870	\$622	14,041	28%	\$13.71	\$713	1.2		
Jerome County HMFA	\$17.77	\$924	\$36,960	2.5	\$67,600	\$1,690	\$20,280	\$507	2,555	32%	\$15.64	\$813	1.1		
Lewiston MSA	\$17.79	\$925	\$37,000	2.5	\$80,800	\$2,020	\$24,240	\$606	4,471	27%	\$11.28	\$587	1.6		
Logan MSA	\$16.87	\$877	\$35,080	2.3	\$76,900	\$1,923	\$23,070	\$577	719	16%	\$7.51	\$390	2.2		
Pocatello HMFA	\$15.85	\$824	\$32,960	2.2	\$73,000	\$1,825	\$21,900	\$548	9,988	32%	\$11.56	\$601	1.4		
Power County HMFA	\$16.40	\$853	\$34,120	2.3	\$66,600	\$1,665	\$19,980	\$500	913	34%	\$16.65	\$866	1.0		
Twin Falls County HMFA	\$17.25	\$897	\$35,880	2.4	\$74,700	\$1,868	\$22,410	\$560	9,651	30%	\$13.71	\$713	1.3		
<u>Counties</u>															
Ada County	\$21.50	\$1,118	\$44,720	3.0	\$87,500	\$2,188	\$26,250	\$656	53,570	30%	\$19.32	\$1,005	1.1		
Adams County	\$15.31	\$796	\$31,840	2.1	\$63,400	\$1,585	\$19,020	\$476	305	18%	\$14.39	\$748	1.1		
Bannock County	\$15.85	\$824	\$32,960	2.2	\$73,000	\$1,825	\$21,900	\$548	9,988	32%	\$11.56	\$601	1.4		
Bear Lake County	\$14.56	\$757	\$30,280	2.0	\$74,500	\$1,863	\$22,350	\$559	528	22%	\$6.71	\$349	2.2		
Benewah County	\$17.17	\$893	\$35,720	2.4	\$58,600	\$1,465	\$17,580	\$440	937	26%	\$14.74	\$767	1.2		
Bingham County	\$15.04	\$782	\$31,280	2.1	\$71,900	\$1,798	\$21,570	\$539	3,396	22%	\$12.13	\$631	1.2		
Blaine County	\$21.46	\$1,116	\$44,640	3.0	\$79,300	\$1,983	\$23,790	\$595	2,279	27%	\$18.10	\$941	1.2		

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.

Idaho

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (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
Boise County	\$21.50	\$1,118	\$44,720	3.0	\$87,500	\$2,188	\$26,250	\$656	580	17%	\$8.57	\$445	2.5
Bonner County	\$16.71	\$869	\$34,760	2.3	\$72,600	\$1,815	\$21,780	\$545	4,292	24%	\$14.14	\$735	1.2
Bonneville County	\$16.63	\$865	\$34,600	2.3	\$82,900	\$2,073	\$24,870	\$622	12,378	30%	\$13.52	\$703	1.2
Boundary County	\$15.02	\$781	\$31,240	2.1	\$68,000	\$1,700	\$20,400	\$510	1,091	24%	\$13.80	\$718	1.1
Butte County	\$15.85	\$824	\$32,960	2.2	\$58,700	\$1,468	\$17,610	\$440	204	21%	\$41.20	\$2,142	0.4
Camas County	\$16.00	\$832	\$33,280	2.2	\$63,200	\$1,580	\$18,960	\$474	96	25%	\$28.41	\$1,478	0.6
Canyon County	\$21.50	\$1,118	\$44,720	3.0	\$87,500	\$2,188	\$26,250	\$656	21,079	28%	\$14.44	\$751	1.5
Caribou County	\$14.56	\$757	\$30,280	2.0	\$72,700	\$1,818	\$21,810	\$545	562	22%	\$16.62	\$864	0.9
Cassia County	\$14.98	\$779	\$31,160	2.1	\$65,100	\$1,628	\$19,530	\$488	2,418	31%	\$15.63	\$813	1.0
Clark County	\$16.00	\$832	\$33,280	2.2	\$61,200	\$1,530	\$18,360	\$459	151	45%	\$19.25	\$1,001	0.8
Clearwater County	\$16.10	\$837	\$33,480	2.2	\$65,100	\$1,628	\$19,530	\$488	853	24%	\$16.27	\$846	1.0
Custer County	\$15.58	\$810	\$32,400	2.1	\$59,100	\$1,478	\$17,730	\$443	383	20%	\$8.11	\$422	1.9
Elmore County	\$16.83	\$875	\$35,000	2.3	\$60,400	\$1,510	\$18,120	\$453	4,250	39%	\$16.35	\$850	1.0
Franklin County	\$16.87	\$877	\$35,080	2.3	\$76,900	\$1,923	\$23,070	\$577	719	16%	\$7.51	\$390	2.2
Fremont County	\$14.88	\$774	\$30,960	2.1	\$69,600	\$1,740	\$20,880	\$522	837	19%	\$11.42	\$594	1.3
Gem County	\$18.67	\$971	\$38,840	2.6	\$62,200	\$1,555	\$18,660	\$467	1,673	25%	\$10.14	\$527	1.8
Gooding County	\$16.04	\$834	\$33,360	2.2	\$66,400	\$1,660	\$19,920	\$498	1,703	30%	\$13.30	\$692	1.2
Idaho County	\$16.54	\$860	\$34,400	2.3	\$57,400	\$1,435	\$17,220	\$431	1,454	23%	\$14.22	\$740	1.2
Jefferson County	\$16.63	\$865	\$34,600	2.3	\$82,900	\$2,073	\$24,870	\$622	1,663	19%	\$15.32	\$797	1.1
Jerome County	\$17.77	\$924	\$36,960	2.5	\$67,600	\$1,690	\$20,280	\$507	2,555	32%	\$15.64	\$813	1.1
Kootenai County	\$20.13	\$1,047	\$41,880	2.8	\$82,200	\$2,055	\$24,660	\$617	18,517	29%	\$15.46	\$804	1.3
Latah County	\$16.04	\$834	\$33,360	2.2	\$78,900	\$1,973	\$23,670	\$592	7,017	45%	\$10.85	\$564	1.5
Lemhi County	\$15.88	\$826	\$33,040	2.2	\$63,700	\$1,593	\$19,110	\$478	786	21%	\$9.85	\$512	1.6
Lewis County	\$14.56	\$757	\$30,280	2.0	\$61,400	\$1,535	\$18,420	\$461	419	25%	\$11.54	\$600	1.3
Lincoln County	\$15.87	\$825	\$33,000	2.2	\$60,000	\$1,500	\$18,000	\$450	554	31%	\$13.52	\$703	1.2
Madison County	\$16.00	\$832	\$33,280	2.2	\$47,200	\$1,180	\$14,160	\$354	6,914	58%	\$9.78	\$508	1.6

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Idaho

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

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Minidoka County	\$14.58	\$758	\$30,320	2.0	\$63,600	\$1,590	\$19,080	\$477	2,164	29%	\$13.42	\$698	1.1
Nez Perce County	\$17.79	\$925	\$37,000	2.5	\$80,800	\$2,020	\$24,240	\$606	4,471	27%	\$11.28	\$587	1.6
Oneida County	\$17.63	\$917	\$36,680	2.4	\$67,600	\$1,690	\$20,280	\$507	309	18%	\$8.73	\$454	2.0
Owyhee County	\$21.50	\$1,118	\$44,720	3.0	\$87,500	\$2,188	\$26,250	\$656	1,244	28%	\$12.74	\$662	1.7
Payette County	\$16.56	\$861	\$34,440	2.3	\$69,100	\$1,728	\$20,730	\$518	2,663	29%	\$15.12	\$786	1.1
Power County	\$16.40	\$853	\$34,120	2.3	\$66,600	\$1,665	\$19,980	\$500	913	34%	\$16.65	\$866	1.0
Shoshone County	\$15.31	\$796	\$31,840	2.1	\$57,400	\$1,435	\$17,220	\$431	1,527	28%	\$15.61	\$812	1.0
Teton County	\$19.04	\$990	\$39,600	2.6	\$100,000	\$2,500	\$30,000	\$750	940	22%	\$15.28	\$794	1.2
Twin Falls County	\$17.25	\$897	\$35,880	2.4	\$74,700	\$1,868	\$22,410	\$560	9,651	30%	\$13.71	\$713	1.3
Valley County	\$16.10	\$837	\$33,480	2.2	\$85,600	\$2,140	\$25,680	\$642	672	17%	\$13.18	\$686	1.2
Washington County	\$15.62	\$812	\$32,480	2.2	\$54,200	\$1,355	\$16,260	\$407	1,166	27%	\$10.11	\$526	1.5

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