

MINNESOTA

#24*

In **Minnesota**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,165**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,885** monthly or **\$46,616** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$22.41
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MINNESOTA:

STATE FACTS	
Minimum Wage	\$10.33
Average Renter Wage	\$19.29
2-Bedroom Housing Wage	\$22.41
Number of Renter Households	619,377
Percent Renters	28%

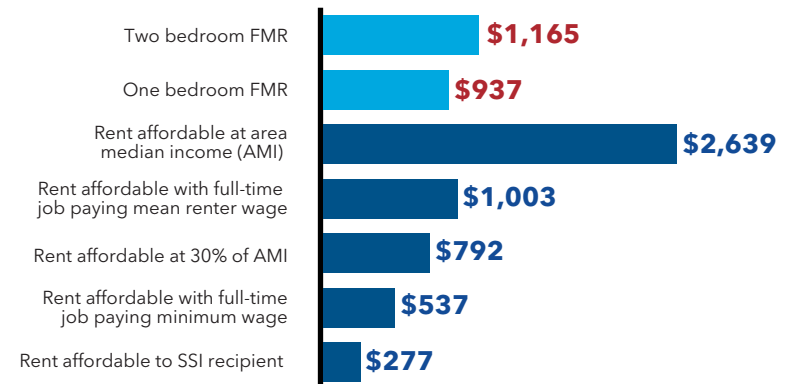
87
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

70
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
Minneapolis-St. Paul-Bloomington HMFA	\$25.56
Rochester HMFA	\$21.04
Mankato-North Mankato MSA	\$19.08
Rice County	\$18.96
Le Sueur County	\$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.

Minnesota

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
Minnesota	\$22.41	\$1,165	\$46,616	2.2	\$105,544	\$2,639	\$31,663	\$792	619,377	28%	\$19.29	\$1,003	1.2
Combined Nonmetro Areas	\$15.76	\$820	\$32,787	1.5	\$81,088	\$2,027	\$24,326	\$608	118,906	23%	\$13.13	\$683	1.2
<u>Metropolitan Areas</u>													
Duluth HMFA	\$18.00	\$936	\$37,440	1.7	\$89,000	\$2,225	\$26,700	\$668	27,603	28%	\$13.22	\$687	1.4
Fargo MSA	\$16.52	\$859	\$34,360	1.6	\$100,500	\$2,513	\$30,150	\$754	8,253	33%	\$10.69	\$556	1.5
Fillmore County HMFA	\$15.63	\$813	\$32,520	1.5	\$86,800	\$2,170	\$26,040	\$651	1,622	19%	\$10.39	\$540	1.5
Grand Forks MSA	\$16.42	\$854	\$34,160	1.6	\$92,800	\$2,320	\$27,840	\$696	3,598	29%	\$9.90	\$515	1.7
La Crosse-Onalaska MSA	\$17.88	\$930	\$37,200	1.7	\$90,800	\$2,270	\$27,240	\$681	1,534	19%	\$11.73	\$610	1.5
Lake County HMFA	\$15.88	\$826	\$33,040	1.5	\$79,900	\$1,998	\$23,970	\$599	812	16%	\$16.85	\$876	0.9
Le Sueur County HMFA	\$18.54	\$964	\$38,560	1.8	\$97,600	\$2,440	\$29,280	\$732	2,180	19%	\$12.86	\$669	1.4
Mankato-North Mankato MSA	\$19.08	\$992	\$39,680	1.8	\$94,900	\$2,373	\$28,470	\$712	13,621	35%	\$14.41	\$749	1.3
Mille Lacs County HMFA	\$18.50	\$962	\$38,480	1.8	\$71,600	\$1,790	\$21,480	\$537	2,548	24%	\$9.33	\$485	2.0
Minneapolis-St. Paul-Bloomington HMFA	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	393,968	30%	\$21.87	\$1,137	1.2
Rochester HMFA	\$21.04	\$1,094	\$43,760	2.0	\$112,900	\$2,823	\$33,870	\$847	18,800	26%	\$19.30	\$1,004	1.1
St. Cloud MSA	\$17.04	\$886	\$35,440	1.6	\$88,500	\$2,213	\$26,550	\$664	24,055	32%	\$15.22	\$791	1.1
Wabasha County HMFA	\$14.56	\$757	\$30,280	1.4	\$89,400	\$2,235	\$26,820	\$671	1,877	21%	\$12.27	\$638	1.2
<u>Counties</u>													
Aitkin County	\$15.25	\$793	\$31,720	1.5	\$67,500	\$1,688	\$20,250	\$506	1,207	16%	\$11.67	\$607	1.3
Anoka County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	24,753	19%	\$17.79	\$925	1.4
Becker County	\$15.58	\$810	\$32,400	1.5	\$79,900	\$1,998	\$23,970	\$599	2,955	21%	\$11.28	\$587	1.4
Beltrami County	\$17.50	\$910	\$36,400	1.7	\$69,600	\$1,740	\$20,880	\$522	5,754	32%	\$13.50	\$702	1.3
Benton County	\$17.04	\$886	\$35,440	1.6	\$88,500	\$2,213	\$26,550	\$664	5,641	34%	\$15.76	\$819	1.1

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.

Minnesota

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
Big Stone County	\$14.56	\$757	\$30,280	1.4	\$78,400	\$1,960	\$23,520	\$588	673	29%	\$12.01	\$625	1.2
Blue Earth County	\$19.08	\$992	\$39,680	1.8	\$94,900	\$2,373	\$28,470	\$712	10,220	39%	\$15.23	\$792	1.3
Brown County	\$14.56	\$757	\$30,280	1.4	\$87,300	\$2,183	\$26,190	\$655	2,494	23%	\$14.83	\$771	1.0
Carlton County	\$18.00	\$936	\$37,440	1.7	\$89,000	\$2,225	\$26,700	\$668	2,788	20%	\$12.78	\$665	1.4
Carver County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	6,697	18%	\$15.70	\$816	1.6
Cass County	\$15.25	\$793	\$31,720	1.5	\$69,100	\$1,728	\$20,730	\$518	2,608	20%	\$11.81	\$614	1.3
Chippewa County	\$14.56	\$757	\$30,280	1.4	\$80,000	\$2,000	\$24,000	\$600	1,653	32%	\$12.17	\$633	1.2
Chisago County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	2,764	14%	\$11.95	\$621	2.1
Clay County	\$16.52	\$859	\$34,360	1.6	\$100,500	\$2,513	\$30,150	\$754	8,253	33%	\$10.69	\$556	1.5
Clearwater County	\$14.56	\$757	\$30,280	1.4	\$72,300	\$1,808	\$21,690	\$542	665	19%	\$10.30	\$536	1.4
Cook County	\$14.56	\$757	\$30,280	1.4	\$75,300	\$1,883	\$22,590	\$565	596	23%	\$10.65	\$554	1.4
Cottonwood County	\$14.56	\$757	\$30,280	1.4	\$73,900	\$1,848	\$22,170	\$554	1,185	24%	\$14.16	\$736	1.0
Crow Wing County	\$17.02	\$885	\$35,400	1.6	\$81,600	\$2,040	\$24,480	\$612	6,511	24%	\$13.10	\$681	1.3
Dakota County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	40,713	25%	\$18.12	\$942	1.4
Dodge County	\$21.04	\$1,094	\$43,760	2.0	\$112,900	\$2,823	\$33,870	\$847	1,140	15%	\$15.10	\$785	1.4
Douglas County	\$15.58	\$810	\$32,400	1.5	\$88,700	\$2,218	\$26,610	\$665	4,380	26%	\$13.10	\$681	1.2
Faribault County	\$14.56	\$757	\$30,280	1.4	\$77,600	\$1,940	\$23,280	\$582	1,397	23%	\$14.47	\$752	1.0
Fillmore County	\$15.63	\$813	\$32,520	1.5	\$86,800	\$2,170	\$26,040	\$651	1,622	19%	\$10.39	\$540	1.5
Freeborn County	\$15.27	\$794	\$31,760	1.5	\$71,500	\$1,788	\$21,450	\$536	2,963	23%	\$13.70	\$712	1.1
Goodhue County	\$16.37	\$851	\$34,040	1.6	\$96,800	\$2,420	\$29,040	\$726	4,911	25%	\$13.97	\$727	1.2
Grant County	\$14.56	\$757	\$30,280	1.4	\$73,800	\$1,845	\$22,140	\$554	536	21%	\$10.77	\$560	1.4
Hennepin County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	192,578	37%	\$25.51	\$1,327	1.0
Houston County	\$17.88	\$930	\$37,200	1.7	\$90,800	\$2,270	\$27,240	\$681	1,534	19%	\$11.73	\$610	1.5
Hubbard County	\$15.33	\$797	\$31,880	1.5	\$75,700	\$1,893	\$22,710	\$568	1,565	18%	\$10.81	\$562	1.4
Isanti County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	2,354	16%	\$11.60	\$603	2.2
Itasca County	\$17.02	\$885	\$35,400	1.6	\$76,500	\$1,913	\$22,950	\$574	3,439	18%	\$9.09	\$473	1.9

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Minnesota

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
Jackson County	\$14.56	\$757	\$30,280	1.4	\$80,900	\$2,023	\$24,270	\$607	784	18%	\$14.55	\$757	1.0
Kanabec County	\$17.71	\$921	\$36,840	1.7	\$77,000	\$1,925	\$23,100	\$578	1,110	17%	\$12.94	\$673	1.4
Kandiyohi County	\$15.71	\$817	\$32,680	1.5	\$81,000	\$2,025	\$24,300	\$608	4,411	26%	\$11.62	\$604	1.4
Kittson County	\$14.56	\$757	\$30,280	1.4	\$83,100	\$2,078	\$24,930	\$623	380	21%	\$12.50	\$650	1.2
Koochiching County	\$14.56	\$757	\$30,280	1.4	\$71,800	\$1,795	\$21,540	\$539	1,231	21%	\$11.65	\$606	1.2
Lac qui Parle County	\$14.56	\$757	\$30,280	1.4	\$76,000	\$1,900	\$22,800	\$570	532	17%	\$12.22	\$635	1.2
Lake County	\$15.88	\$826	\$33,040	1.5	\$79,900	\$1,998	\$23,970	\$599	812	16%	\$16.85	\$876	0.9
Lake of the Woods County	\$15.88	\$826	\$33,040	1.5	\$71,800	\$1,795	\$21,540	\$539	214	14%	\$13.06	\$679	1.2
Le Sueur County	\$18.54	\$964	\$38,560	1.8	\$97,600	\$2,440	\$29,280	\$732	2,180	19%	\$12.86	\$669	1.4
Lincoln County	\$14.56	\$757	\$30,280	1.4	\$78,700	\$1,968	\$23,610	\$590	523	21%	\$11.38	\$592	1.3
Lyon County	\$14.56	\$757	\$30,280	1.4	\$83,200	\$2,080	\$24,960	\$624	3,158	31%	\$13.50	\$702	1.1
McLeod County	\$15.79	\$821	\$32,840	1.5	\$88,800	\$2,220	\$26,640	\$666	3,486	24%	\$17.29	\$899	0.9
Mahnomen County	\$14.56	\$757	\$30,280	1.4	\$59,700	\$1,493	\$17,910	\$448	611	31%	\$15.25	\$793	1.0
Marshall County	\$14.56	\$757	\$30,280	1.4	\$84,700	\$2,118	\$25,410	\$635	661	17%	\$14.03	\$730	1.0
Martin County	\$14.87	\$773	\$30,920	1.4	\$76,600	\$1,915	\$22,980	\$575	2,340	27%	\$15.61	\$812	1.0
Meeker County	\$15.65	\$814	\$32,560	1.5	\$87,100	\$2,178	\$26,130	\$653	1,773	19%	\$12.47	\$648	1.3
Mille Lacs County	\$18.50	\$962	\$38,480	1.8	\$71,600	\$1,790	\$21,480	\$537	2,548	24%	\$9.33	\$485	2.0
Morrison County	\$14.71	\$765	\$30,600	1.4	\$78,500	\$1,963	\$23,550	\$589	2,824	21%	\$11.26	\$586	1.3
Mower County	\$16.25	\$845	\$33,800	1.6	\$78,600	\$1,965	\$23,580	\$590	4,368	28%	\$15.07	\$783	1.1
Murray County	\$14.56	\$757	\$30,280	1.4	\$85,500	\$2,138	\$25,650	\$641	703	19%	\$12.86	\$669	1.1
Nicollet County	\$19.08	\$992	\$39,680	1.8	\$94,900	\$2,373	\$28,470	\$712	3,401	27%	\$12.09	\$629	1.6
Nobles County	\$15.73	\$818	\$32,720	1.5	\$74,100	\$1,853	\$22,230	\$556	2,184	28%	\$17.81	\$926	0.9
Norman County	\$14.56	\$757	\$30,280	1.4	\$78,200	\$1,955	\$23,460	\$587	539	19%	\$10.83	\$563	1.3
Olmsted County	\$21.04	\$1,094	\$43,760	2.0	\$112,900	\$2,823	\$33,870	\$847	17,660	28%	\$19.51	\$1,015	1.1
Otter Tail County	\$15.02	\$781	\$31,240	1.5	\$81,600	\$2,040	\$24,480	\$612	5,009	20%	\$12.05	\$627	1.2
Pennington County	\$15.71	\$817	\$32,680	1.5	\$83,300	\$2,083	\$24,990	\$625	1,526	26%	\$16.72	\$870	0.9

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Minnesota

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
Pine County	\$16.87	\$877	\$35,080	1.6	\$73,700	\$1,843	\$22,110	\$553	2,027	18%	\$7.97	\$414	2.1
Pipestone County	\$14.56	\$757	\$30,280	1.4	\$77,100	\$1,928	\$23,130	\$578	911	23%	\$14.45	\$751	1.0
Polk County	\$16.42	\$854	\$34,160	1.6	\$92,800	\$2,320	\$27,840	\$696	3,598	29%	\$9.90	\$515	1.7
Pope County	\$15.71	\$817	\$32,680	1.5	\$87,800	\$2,195	\$26,340	\$659	993	20%	\$12.67	\$659	1.2
Ramsey County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	84,222	40%	\$22.02	\$1,145	1.2
Red Lake County	\$14.56	\$757	\$30,280	1.4	\$85,400	\$2,135	\$25,620	\$641	305	18%	\$9.33	\$485	1.6
Redwood County	\$14.56	\$757	\$30,280	1.4	\$76,700	\$1,918	\$23,010	\$575	1,399	22%	\$13.59	\$706	1.1
Renville County	\$14.56	\$757	\$30,280	1.4	\$78,800	\$1,970	\$23,640	\$591	1,369	23%	\$11.15	\$580	1.3
Rice County	\$18.96	\$986	\$39,440	1.8	\$100,600	\$2,515	\$30,180	\$755	5,936	26%	\$12.56	\$653	1.5
Rock County	\$15.31	\$796	\$31,840	1.5	\$77,700	\$1,943	\$23,310	\$583	1,011	25%	\$13.38	\$696	1.1
Roseau County	\$15.40	\$801	\$32,040	1.5	\$84,000	\$2,100	\$25,200	\$630	1,235	21%	\$14.64	\$761	1.1
St. Louis County	\$18.00	\$936	\$37,440	1.7	\$89,000	\$2,225	\$26,700	\$668	24,815	29%	\$13.26	\$690	1.4
Scott County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	8,276	16%	\$12.96	\$674	2.0
Sherburne County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	5,610	17%	\$12.88	\$670	2.0
Sibley County	\$15.08	\$784	\$31,360	1.5	\$85,000	\$2,125	\$25,500	\$638	1,279	21%	\$14.46	\$752	1.0
Stearns County	\$17.04	\$886	\$35,440	1.6	\$88,500	\$2,213	\$26,550	\$664	18,414	31%	\$15.10	\$785	1.1
Steele County	\$16.56	\$861	\$34,440	1.6	\$90,700	\$2,268	\$27,210	\$680	3,443	23%	\$13.76	\$715	1.2
Stevens County	\$14.56	\$757	\$30,280	1.4	\$96,800	\$2,420	\$29,040	\$726	1,130	31%	\$12.77	\$664	1.1
Swift County	\$14.56	\$757	\$30,280	1.4	\$72,300	\$1,808	\$21,690	\$542	1,226	29%	\$11.07	\$575	1.3
Todd County	\$14.56	\$757	\$30,280	1.4	\$72,800	\$1,820	\$21,840	\$546	1,575	16%	\$13.75	\$715	1.1
Traverse County	\$14.56	\$757	\$30,280	1.4	\$76,400	\$1,910	\$22,920	\$573	352	22%	\$13.32	\$693	1.1
Wabasha County	\$14.56	\$757	\$30,280	1.4	\$89,400	\$2,235	\$26,820	\$671	1,877	21%	\$12.27	\$638	1.2
Wadena County	\$14.56	\$757	\$30,280	1.4	\$64,100	\$1,603	\$19,230	\$481	1,525	27%	\$17.18	\$894	0.8
Waseca County	\$14.56	\$757	\$30,280	1.4	\$79,100	\$1,978	\$23,730	\$593	1,565	21%	\$11.98	\$623	1.2
Washington County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	17,628	18%	\$14.54	\$756	1.8
Watonwan County	\$14.56	\$757	\$30,280	1.4	\$77,000	\$1,925	\$23,100	\$578	1,004	23%	\$11.06	\$575	1.3

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Minnesota

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
Wilkin County	\$14.56	\$757	\$30,280	1.4	\$83,200	\$2,080	\$24,960	\$624	540	19%	\$14.95	\$777	1.0
Winona County	\$16.02	\$833	\$33,320	1.6	\$87,500	\$2,188	\$26,250	\$656	5,454	28%	\$11.93	\$621	1.3
Wright County	\$25.56	\$1,329	\$53,160	2.5	\$118,200	\$2,955	\$35,460	\$887	8,373	17%	\$13.61	\$707	1.9
Yellow Medicine County	\$14.56	\$757	\$30,280	1.4	\$79,600	\$1,990	\$23,880	\$597	768	19%	\$11.94	\$621	1.2

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