

2014 STATE SUMMARY

	FY14 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage needed 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	Annual AMI ³	Monthly rent affordable ⁴ at AMI	30% of AMI ⁵	Monthly rent affordable at 30% of AMI	Renter households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Alabama	\$13.13		\$683	\$27,305	1.8	\$55,737	\$1,393	\$16,721	\$418	548,252	30%	\$11.10	\$577	1.2
Alaska	\$21.63		\$1,125	\$44,985	2.8	\$79,522	\$1,988	\$23,857	\$596	90,100	36%	\$16.50	\$858	1.3
Arizona	\$17.52		\$911	\$36,447	2.2	\$58,462	\$1,462	\$17,539	\$438	812,439	34%	\$14.54	\$756	1.2
Arkansas	\$12.56		\$653	\$26,115	1.7	\$52,080	\$1,302	\$15,624	\$391	369,983	33%	\$11.07	\$575	1.1
California	\$26.04		\$1,354	\$54,168	3.3	\$70,473	\$1,762	\$21,142	\$529	5,487,934	44%	\$18.50	\$962	1.4
Colorado	\$17.61		\$916	\$36,623	2.2	\$73,407	\$1,835	\$22,022	\$551	668,802	34%	\$14.90	\$775	1.2
Connecticut	\$23.02		\$1,197	\$47,890	2.6	\$88,290	\$2,207	\$26,487	\$662	430,624	32%	\$15.75	\$819	1.5
Delaware	\$20.09		\$1,044	\$41,778	2.8	\$72,769	\$1,819	\$21,831	\$546	91,288	27%	\$15.01	\$780	1.3
District of Columbia	\$28.25		\$1,469	\$58,760	3.4	\$107,000	\$2,675	\$32,100	\$803	150,339	58%	\$25.52	\$1,327	1.1
Florida	\$19.39		\$1,008	\$40,335	2.4	\$56,749	\$1,419	\$17,025	\$426	2,281,613	32%	\$13.73	\$714	1.4
Georgia	\$15.57		\$809	\$32,375	2.1	\$58,090	\$1,452	\$17,427	\$436	1,193,190	34%	\$13.57	\$705	1.1
Hawaii	\$31.54		\$1,640	\$65,600	4.4	\$77,463	\$1,937	\$23,239	\$581	187,185	42%	\$13.86	\$721	2.3
Idaho	\$13.31		\$692	\$27,695	1.8	\$54,903	\$1,373	\$16,471	\$412	172,785	30%	\$10.54	\$548	1.3
Illinois	\$17.34		\$902	\$36,064	2.1	\$68,973	\$1,724	\$20,692	\$517	1,525,754	32%	\$14.40	\$749	1.2
Indiana	\$14.03		\$729	\$29,172	1.9	\$60,253	\$1,506	\$18,076	\$452	729,048	29%	\$11.62	\$604	1.2
Iowa	\$13.26		\$689	\$27,576	1.8	\$66,830	\$1,671	\$20,049	\$501	335,178	27%	\$10.56	\$549	1.3
Kansas	\$14.34		\$746	\$29,825	2.0	\$63,652	\$1,591	\$19,096	\$477	352,609	32%	\$11.93	\$620	1.2
Kentucky	\$12.69		\$660	\$26,393	1.8	\$56,353	\$1,409	\$16,906	\$423	529,509	31%	\$11.00	\$572	1.2
Louisiana	\$15.45		\$804	\$32,145	2.1	\$56,820	\$1,421	\$17,046	\$426	553,534	33%	\$12.71	\$661	1.2
Maine	\$16.19		\$842	\$33,671	2.2	\$62,761	\$1,569	\$18,828	\$471	154,463	28%	\$9.99	\$520	1.6
Maryland	\$24.94		\$1,297	\$51,871	3.4	\$90,654	\$2,266	\$27,196	\$680	682,334	32%	\$15.31	\$796	1.6
Massachusetts	\$24.08		\$1,252	\$50,090	3.0	\$85,107	\$2,128	\$25,532	\$638	929,735	37%	\$17.47	\$909	1.4
Michigan	\$15.08		\$784	\$31,368	2.0	\$61,708	\$1,543	\$18,512	\$463	1,038,718	27%	\$11.88	\$618	1.3
Minnesota	\$16.46		\$856	\$34,226	2.3	\$75,703	\$1,893	\$22,711	\$568	567,156	27%	\$12.55	\$653	1.3
Mississippi	\$13.59		\$707	\$28,271	1.9	\$48,972	\$1,224	\$14,692	\$367	327,278	30%	\$10.16	\$529	1.3
Missouri	\$14.31		\$744	\$29,755	1.9	\$61,065	\$1,527	\$18,320	\$458	731,881	31%	\$12.15	\$632	1.2
Montana	\$13.55		\$705	\$28,183	1.7	\$59,147	\$1,479	\$17,744	\$444	127,692	31%	\$10.81	\$562	1.3
Nebraska	\$13.49		\$701	\$28,059	1.9	\$66,225	\$1,656	\$19,867	\$497	233,286	32%	\$10.90	\$567	1.2
Nevada	\$19.25		\$1,001	\$40,044	2.3	\$59,724	\$1,493	\$17,917	\$448	418,615	42%	\$14.83	\$771	1.3
New Hampshire	\$20.18		\$1,049	\$41,971	2.8	\$80,387	\$2,010	\$24,116	\$603	144,824	28%	\$13.35	\$694	1.5
New Jersey	\$24.92		\$1,296	\$51,838	3.0	\$85,017	\$2,125	\$25,505	\$638	1,078,712	34%	\$16.34	\$850	1.5
New Mexico	\$14.89		\$774	\$30,979	2.0	\$55,216	\$1,380	\$16,565	\$414	237,349	31%	\$12.08	\$628	1.2

1: BR= Bedroom.

2: FMR- Fiscal Year 2014 Fair Market Rent (HUD, 2013).

3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).

4: "Affordable" rents represent the generally accepted standard of spending no more than 30% of gross income on rent and utilities.

5: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

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	Hourly wage needed 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	Annual AMI ³	Monthly rent affordable ⁴ at AMI	30% of AMI ⁵	Monthly rent affordable at 30% of AMI	Renter households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New York	\$24.87		\$1,293	\$51,731	3.1	\$72,134	\$1,803	\$21,640	\$541	3,290,208	46%	\$21.81	\$1,134	1.1
North Carolina	\$14.37		\$747	\$29,897	2.0	\$57,753	\$1,444	\$17,326	\$433	1,215,861	33%	\$12.42	\$646	1.2
North Dakota	\$14.19		\$738	\$29,521	2.0	\$68,741	\$1,719	\$20,622	\$516	95,100	34%	\$13.32	\$692	1.1
Ohio	\$13.84		\$720	\$28,796	1.7	\$61,413	\$1,535	\$18,424	\$461	1,457,426	32%	\$11.56	\$601	1.2
Oklahoma	\$13.25		\$689	\$27,560	1.8	\$56,368	\$1,409	\$16,910	\$423	468,275	33%	\$12.52	\$651	1.1
Oregon	\$16.28		\$846	\$33,858	1.8	\$61,362	\$1,534	\$18,409	\$460	566,894	37%	\$13.06	\$679	1.2
Pennsylvania	\$17.33		\$901	\$36,048	2.4	\$67,958	\$1,699	\$20,388	\$510	1,481,031	30%	\$13.23	\$688	1.3
Puerto Rico	\$10.19		\$530	\$21,191	1.4	\$23,238	\$581	\$6,971	\$174	356,053	29%	\$6.68	\$347	1.5
Rhode Island	\$17.86		\$928	\$37,139	2.2	\$73,695	\$1,842	\$22,109	\$553	159,422	39%	\$11.92	\$620	1.5
South Carolina	\$14.55		\$756	\$30,258	2.0	\$54,984	\$1,375	\$16,495	\$412	540,055	31%	\$11.00	\$572	1.3
South Dakota	\$13.09		\$680	\$27,219	1.8	\$64,284	\$1,607	\$19,285	\$482	100,585	31%	\$10.11	\$526	1.3
Tennessee	\$14.02		\$729	\$29,171	1.9	\$55,309	\$1,383	\$16,593	\$415	781,141	32%	\$12.50	\$650	1.1
Texas	\$16.77		\$872	\$34,876	2.3	\$61,566	\$1,539	\$18,470	\$462	3,173,591	36%	\$15.99	\$832	1.0
Utah	\$15.26		\$794	\$31,744	2.1	\$66,690	\$1,667	\$20,007	\$500	260,398	30%	\$11.95	\$621	1.3
Vermont	\$19.36		\$1,007	\$40,272	2.2	\$70,046	\$1,751	\$21,014	\$525	74,086	29%	\$11.24	\$585	1.7
Virginia	\$20.93		\$1,088	\$43,536	2.9	\$78,430	\$1,961	\$23,529	\$588	968,012	32%	\$15.97	\$830	1.3
Washington	\$18.65		\$970	\$38,788	2.0	\$74,071	\$1,852	\$22,221	\$556	948,607	36%	\$15.55	\$808	1.2
West Virginia	\$12.80		\$665	\$26,617	1.8	\$52,670	\$1,317	\$15,801	\$395	195,304	26%	\$10.10	\$525	1.3
Wisconsin	\$14.76		\$767	\$30,697	2.0	\$67,554	\$1,689	\$20,266	\$507	717,964	31%	\$11.42	\$594	1.3
Wyoming	\$14.77		\$768	\$30,716	2.0	\$72,577	\$1,814	\$21,773	\$544	65,820	30%	\$13.62	\$708	1.1

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