FLORIDA

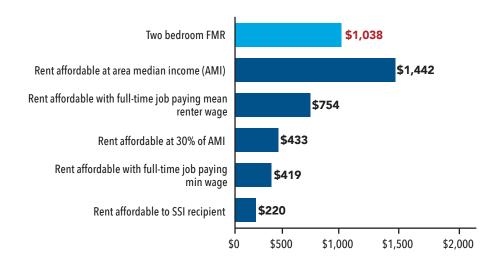
In Florida, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,038**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,461** monthly or **\$41,527** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

state RANKING 17*

19.96 PER HOUR

STATE FACTS	
Minimum Wage	\$8.05
Average Renter Wage	\$14.49
2-Bedroom Housing Wage	\$19.96
Number of Renter Households	2,444,564
Percent Renters	34%

MOST EXPENSIVE COUNTIES	HOUSING WAGE*
Monroe County	\$28.33
Broward County	\$24.10
Miami-Dade County	\$24.04
Palm Beach County	\$23.85
Collier County	\$20.04



99

Work Hours Per Week At Minimum Wage Needed To Afford a 2-Bedroom Unit (at FMR)

2.5

Number of Full-Time Jobs At Minimum Wage Needed To Afford a 2-Bedroom Unit (at FMR)

* Ranked from Highest to Lowest 2-Bedroom Housing Wage

6 WAGE	HO	USING CO	OSTS	AREA	MEDIAN	INCOME	E (AMI)	RENTER HOUSEHOLDS						
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 (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR		
\$19.96	\$1,038	\$41,527	2.5	\$57,685	\$1,442	\$17,305	\$433	2,444,564	34%	\$14.49	\$754	1.4		
\$15.72	\$818	\$32,707	2.0	\$49,385	\$1,235	\$14,816	\$370	65,981	27%	\$10.75	\$559	1.5		
\$13.92	\$724	\$28,960	1.7	\$60,400	\$1,510	\$18,120	\$453	1,932	23%	\$8.27	\$430	1.7		
\$17.52	\$911	\$36,440	2.2	\$56,400	\$1,410	\$16,920	\$423	75,574	31%	\$13.08	\$680	1.3		
\$17.88	\$930	\$37,200	2.2	\$63,700	\$1,593	\$19,110	\$478	26,057	35%	\$12.35	\$642	1.4		
\$17.23	\$896	\$35,840	2.1	\$51,400	\$1,285	\$15,420	\$386	57,231	29%	\$11.09	\$577	1.6		
\$24.10	\$1,253	\$50,120	3.0	\$60,900	\$1,523	\$18,270	\$457	236,902	35%	\$16.17	\$841	1.5		
\$17.06	\$887	\$35,480	2.1	\$59,700	\$1,493	\$17,910	\$448	45,887	45%	\$10.79	\$561	1.6		
\$14.19	\$738	\$29,520	1.8	\$45,700	\$1,143	\$13,710	\$343	1,514	28%	\$9.74	\$506	1.5		
\$14.92	\$776	\$31,040	1.9	\$52,300	\$1,308	\$15,690	\$392	11,238	19%	\$10.02	\$521	1.5		
\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	174,859	34%	\$14.82	\$771	1.2		
\$17.33	\$901	\$36,040	2.2	\$51,800	\$1,295	\$15,540	\$389	67,112	30%	\$13.28	\$690	1.3		
\$24.04	\$1,250	\$50,000	3.0	\$48,100	\$1,203	\$14,430	\$361	375,409	45%	\$16.01	\$832	1.5		
\$20.04	\$1,042	\$41,680	2.5	\$65,700	\$1,643	\$19,710	\$493	34,273	27%	\$14.09	\$733	1.4		
\$18.73	\$974	\$38,960	2.3	\$61,900	\$1,548	\$18,570	\$464	85,266	28%	\$13.76	\$716	1.4		
\$15.00	\$780	\$31,200	1.9	\$47,500	\$1,188	\$14,250	\$356	32,089	24%	\$11.57	\$602	1.3		
\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	295,184	38%	\$14.33	\$745	1.3		
\$16.77	\$872	\$34,880	2.1	\$58,300	\$1,458	\$17,490	\$437	61,202	28%	\$13.85	\$720	1.2		
\$17.83	\$927	\$37,080	2.2	\$52,900	\$1,323	\$15,870	\$397	7,279	20%	\$11.29	\$587	1.6		
\$16.94	\$881	\$35,240	2.1	\$55,200	\$1,380	\$16,560	\$414	26,016	39%	\$12.40	\$645	1.4		
\$16.12	\$838	\$33,520	2.0	\$59,600	\$1,490	\$17,880	\$447	57,603	34%	\$12.70	\$660	1.3		
\$17.75	\$923	\$36,920	2.2	\$56,300	\$1,408	\$16,890	\$422	43,114	26%	\$11.89	\$618	1.5		
\$16.31	\$848	\$33,920	2.0	\$52,400	\$1,310	\$15,720	\$393	15,147	21%	\$11.53	\$600	1.4		
	Hourly wage necessary to afford 2 BR ¹ FMR ² \$19.96 \$15.72 \$13.92 \$17.52 \$17.88 \$17.23 \$17.88 \$17.23 \$24.10 \$14.19 \$14.19 \$14.92 \$18.46 \$14.19 \$14.92 \$18.46 \$17.33 \$24.04 \$18.73 \$15.00 \$19.29 \$16.77 \$17.83 \$16.94 \$16.12 \$17.75	Hourly wage necessary to afford 2 BR1 FMR2 2 BR FMR \$19.96 \$1,038 \$19.96 \$1,038 \$15.72 \$818 \$13.92 \$724 \$17.52 \$911 \$17.88 \$930 \$17.23 \$896 \$24.10 \$1,253 \$17.06 \$887 \$14.19 \$738 \$14.92 \$776 \$18.46 \$960 \$17.33 \$901 \$24.04 \$1,250 \$20.04 \$1,042 \$18.73 \$974 \$15.00 \$780 \$19.29 \$1,003 \$16.77 \$872 \$17.83 \$927 \$16.94 \$881 \$16.12 \$838 \$17.75 \$923	Hourly wage necessary to afford 2 BR1 FMR2Annual income needed to afford 2 BR FMR\$19.96\$1,038\$41,527 \$15.72\$17.92\$1,038\$41,527 \$15.72\$13.92\$724\$28,960\$17.52\$911\$36,440\$17.52\$911\$36,440\$17.88\$930\$37,200\$17.23\$896\$35,840\$24.10\$1,253\$50,120\$17.06\$887\$35,480\$14.19\$738\$29,520\$14.22\$776\$31,040\$18.46\$960\$38,400\$17.33\$901\$36,040\$24.04\$1,250\$50,000\$20.04\$1,042\$41,680\$18.73\$974\$38,960\$15.00\$780\$31,200\$19.29\$1,003\$40,120\$16.77\$872\$34,880\$17.83\$927\$37,080\$16.94\$881\$35,240\$16.12\$838\$33,520\$17.75\$923\$36,920	Hourly wage necessary to afford 2 BR1 FMR2Annual income needed to afford 2 BR FMRFull-time jobs at minimum wage needed to afford 2 BR FMR\$19.96\$1,038\$41,5272.5\$15.72\$818\$32,7072.0\$13.92\$724\$28,9601.7\$17.52\$911\$36,4402.2\$17.88\$930\$37,2002.2\$17.23\$896\$35,8402.1\$24.10\$1,253\$50,1203.0\$17.06\$887\$35,4802.1\$14.19\$738\$29,5201.8\$14.92\$776\$31,0401.9\$18.46\$960\$38,4002.3\$17.33\$901\$36,0402.2\$24.04\$1,250\$50,0003.0\$20.04\$1,042\$41,6802.5\$18.73\$974\$38,9602.3\$15.00\$780\$31,2001.9\$19.29\$1,003\$40,1202.4\$16.77\$872\$34,8802.1\$17.83\$927\$37,0802.2\$16.94\$881\$35,2402.1\$16.12\$838\$33,5202.0\$17.75\$923\$36,9202.2	Hourly wage necessary to afford 2 BR?Annual income needed 2 BR FMRFull-time jobs at minimum wage needed to afford 2 BR FMRAnnual Amnual Ammal\$19.96\$1,038\$41,5272.5\$57,685\$15.72\$818\$32,7072.0\$49,385\$13.92\$724\$28,9601.7\$60,400\$17.52\$911\$36,4402.2\$56,400\$17.53\$930\$37,2002.2\$63,700\$17.23\$896\$35,8402.1\$51,400\$24.10\$1,253\$50,1203.0\$60,900\$14.92\$776\$31,0401.9\$52,300\$14.92\$776\$31,0401.9\$52,300\$14.92\$776\$31,0401.9\$52,300\$14.92\$776\$31,0402.2\$51,800\$24.04\$1,250\$50,0003.0\$48,100\$20.04\$1,042\$41,6802.5\$65,700\$18.73\$974\$38,9602.3\$61,900\$19.29\$1,003\$40,1202.4\$57,800\$19.29\$1,003\$40,1202.4\$57,800\$16.77\$881\$35,2402.1\$58,300\$17.33\$927\$37,0802.2\$52,900\$16.74\$881\$35,2402.1\$55,200\$16.75\$887\$33,5202.0\$59,600\$16.74\$888\$35,2402.1\$55,200\$16.12\$838\$33,5202.0\$56,300	Hourly wage necessary to afford 2 BN FMR?Annual income to afford 2 BR FMRFull time jobs at minimum wage needed to afford 2 BR FMRMonthly rent affordable at AMI?Monthly rent affordable at AMI?\$19.96\$1,038\$41,5272.5\$57,685\$1,442\$15.72\$818\$32,7072.0\$49,385\$1,235\$13.92\$724\$28,9601.7\$60,400\$1,510\$17.52\$911\$36,4402.2\$63,700\$1,593\$17.23\$896\$35,8402.1\$51,400\$1,285\$24.10\$1,253\$50,1203.0\$60,900\$1,523\$17.24\$776\$31,0401.9\$52,300\$1,493\$14.19\$738\$29,5201.8\$45,700\$1,493\$14.19\$778\$36,0402.2\$51,800\$1,233\$17.06\$887\$35,4802.1\$59,700\$1,493\$14.19\$778\$29,5201.8\$45,700\$1,493\$14.92\$776\$31,0401.9\$52,300\$1,308\$18.46\$960\$38,4002.3\$64,900\$1,623\$17.33\$901\$36,0402.2\$51,800\$1,295\$24.04\$1,250\$50,0003.0\$48,100\$1,203\$20.04\$1,042\$41,6802.5\$65,700\$1,643\$18.73\$974\$38,9602.3\$61,900\$1,548\$15.00\$780\$31,2001.9\$47,500\$1,488\$	Hourly wage afford 2 BR1 FMR? Annual income 2 BR FMR? Full-time jobs at minimum wage 2 BR FMR? Monthly rent afford 2ble 2 BR FMR? Monthly rent afford 2ble 2 BR FMR? Joss afford 2ble at AMI ^b Joss afford 2ble afford 2ble afford 2ble afford 2ble afford 2ble afford 2ble afford 2ble afford 2ble	Hourly wage necessary to afford 2 BR FMR Annual income cheeded 2 BR FMR Full-time jobs at meeded 2 BR FMR Monthly rent afford 2 BR MR ²	Hourywage afford 2 BP1 Annual income peeded to afford 2 BP FMR Full-time jobs at meded to afford 2 BP FMR Monthly rent afford 2 BP 2 BP FMR Monthly rent afford 2 BP 2 BP FMR Monthly rent 2 BP FMR Monthly rent 2 BP FMR Monthly rent afford 2 BP 2 BP FMR Monthly rent 2 BP FMR <	Hourhywage afford 2 BP1 FMR ² Annual income to afford 2 BR FMR Full Hime jobs at minimum wage needed to afford 2 BR FMR Monthly rent at AMP Monthly rent at AMP Monthly rent at AMP Renter at AMP % of total afford 2 BP of AMI \$19.96 \$1,038 \$41,527 2.5 \$57,685 \$1,442 \$17,305 \$433 2,444,564 34% \$15.72 \$818 \$32,707 2.0 \$49,385 \$1,235 \$14,816 \$370 65,981 27% \$13.92 \$724 \$28,960 1.7 \$60,400 \$1,510 \$18,120 \$443 1,932 23% \$13.92 \$724 \$28,960 1.7 \$60,400 \$1,510 \$18,120 \$443 1,932 23% \$17.52 \$911 \$36,440 2.2 \$56,400 \$1,410 \$16,920 \$423 75,574 31% \$17.23 \$896 \$33,840 2.1 \$51,400 \$1,285 \$15,420 \$386 \$7,231 29% \$24.10 \$1,253 \$50,100 \$1,433 \$1,710 \$448 <td>Hourly wage afford 2 BR FMR Annual income reded a afford 2 BR FMR Full time jobs at balford 2 BR FMR Intuit afford afford 2 BR FMR Monthly method 2 BR FMR Monthly afford afford 2 BR FMR Soft off 3 ST FM Soft</td> <td>Hourly wage afflord 2 BR Annual norme pedded PMR Fill time joboxt in afford 2 BR HMR Fill time joboxt inford 2 BR HMR Fill time joboxt inford 2 BR HMR Monthly reft ANNI Monthly et ANNI Retrie (2100) So of ball hourly mean at XNI Monthly reft at XNI 519.96 515.72 \$10.38 581.92 \$41,527 532.97 2.5 537.685 \$1,442 54.985 \$17,305 51.235 \$43.31 51.235 2.444.564 537.0 34% 65.981 27% 27% \$10.75 \$57.54 5559 \$13.92 \$724 \$28,960 1.7 \$60,400 \$1,510 \$18,120 \$45.33 1.932 23% 58.27 \$430 \$17.82 \$930 \$37,200 2.2 \$56,400 \$1,510 \$18,120 \$443 \$45.721 2.9% 51.075 \$51.421 \$17.23 \$599 \$37,200 2.2 \$66,700 \$1,593 \$19,110 \$478 \$2,657 35% 51.235 \$14.41 \$17.23 \$589 \$35,440 2.1 \$55,400 \$1,285 \$15,420 \$386 \$7,231 29% 51.079 \$51.407 \$17.24 \$5976 \$35,440 2.1<</td>	Hourly wage afford 2 BR FMR Annual income reded a afford 2 BR FMR Full time jobs at balford 2 BR FMR Intuit afford afford 2 BR FMR Monthly method 2 BR FMR Monthly afford afford 2 BR FMR Soft off 3 ST FM Soft	Hourly wage afflord 2 BR Annual norme pedded PMR Fill time joboxt in afford 2 BR HMR Fill time joboxt inford 2 BR HMR Fill time joboxt inford 2 BR HMR Monthly reft ANNI Monthly et ANNI Retrie (2100) So of ball hourly mean at XNI Monthly reft at XNI 519.96 515.72 \$10.38 581.92 \$41,527 532.97 2.5 537.685 \$1,442 54.985 \$17,305 51.235 \$43.31 51.235 2.444.564 537.0 34% 65.981 27% 27% \$10.75 \$57.54 5559 \$13.92 \$724 \$28,960 1.7 \$60,400 \$1,510 \$18,120 \$45.33 1.932 23% 58.27 \$430 \$17.82 \$930 \$37,200 2.2 \$56,400 \$1,510 \$18,120 \$443 \$45.721 2.9% 51.075 \$51.421 \$17.23 \$599 \$37,200 2.2 \$66,700 \$1,593 \$19,110 \$478 \$2,657 35% 51.235 \$14.41 \$17.23 \$589 \$35,440 2.1 \$55,400 \$1,285 \$15,420 \$386 \$7,231 29% 51.079 \$51.407 \$17.24 \$5976 \$35,440 2.1<		

* 50th percentile FMR (See Appendix A).

1: BR = Bedroom

2: FMR = Fiscal Year 2016 Fair Market Rent (HUD, 2016)
3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix A.

4: AMI = Fiscal Year 2016 Area Median Income

Florida														
FY16 HOU	SING WAGE	HO	USING CO	OSTS	AREA	MEDIAN	INCOM	E (AMI)	RENTER HOUSEHOLDS					
	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 (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR	
Sebastian-Vero Beach MSA	\$16.02	\$833	\$33,320	2.0	\$52,800	\$1,320	\$15,840	\$396	14,777	26%	\$11.54	\$600	1.4	
Sebring MSA	\$14.17	\$737	\$29,480	1.8	\$43,300	\$1,083	\$12,990	\$325	9,222	23%	\$10.17	\$529	1.4	
Tallahassee HMFA	\$17.58	\$914	\$36,560	2.2	\$65,100	\$1,628	\$19,530	\$488	58,129	44%	\$10.49	\$545	1.7	
Tampa-St. Petersburg-Clearwater MSA	\$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	394,306	35%	\$15.19	\$790	1.3	
The Villages MSA	\$14.00	\$728	\$29,120	1.7	\$62,100	\$1,553	\$18,630	\$466	4,461	10%	\$10.48	\$545	1.3	
Wakulla County HMFA	\$15.35	\$798	\$31,920	1.9	\$61,500	\$1,538	\$18,450	\$461	2,616	24%	\$7.68	\$399	2.0	
Walton County HMFA	\$14.83	\$771	\$30,840	1.8	\$58,000	\$1,450	\$17,400	\$435	6,216	27%	\$11.48	\$597	1.3	
West Palm Beach-Boca Raton HMFA *	\$23.85	\$1,240	\$49,600	3.0	\$65,400	\$1,635	\$19,620	\$491	157,968	30%	\$16.76	\$872	1.4	
<u>Counties</u>														
Alachua County	\$17.06	\$887	\$35,480	2.1	\$59,700	\$1,493	\$17,910	\$448	44,665	46%	\$10.80	\$561	1.6	
Baker County	\$13.92	\$724	\$28,960	1.7	\$60,400	\$1,510	\$18,120	\$453	1,932	23%	\$8.27	\$430	1.7	
Bay County	\$16.94	\$881	\$35,240	2.1	\$55,200	\$1,380	\$16,560	\$414	26,016	39%	\$12.40	\$645	1.4	
Bradford County	\$12.19	\$634	\$25,360	1.5	\$50,900	\$1,273	\$15,270	\$382	2,133	24%	\$8.60	\$447	1.4	
Brevard County	\$16.77	\$872	\$34,880	2.1	\$58,300	\$1,458	\$17,490	\$437	61,202	28%	\$13.85	\$720	1.2	
Broward County	\$24.10	\$1,253	\$50,120	3.0	\$60,900	\$1,523	\$18,270	\$457	236,902	35%	\$16.17	\$841	1.5	
Calhoun County	\$12.19	\$634	\$25,360	1.5	\$40,400	\$1,010	\$12,120	\$303	1,021	21%	\$8.50	\$442	1.4	
Charlotte County	\$16.31	\$848	\$33,920	2.0	\$52,400	\$1,310	\$15,720	\$393	15,147	21%	\$11.53	\$600	1.4	
Citrus County	\$14.92	\$776	\$31,040	1.9	\$52,300	\$1,308	\$15,690	\$392	11,238	19%	\$10.02	\$521	1.5	
Clay County	\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	16,786	25%	\$11.33	\$589	1.6	
Collier County	\$20.04	\$1,042	\$41,680	2.5	\$65,700	\$1,643	\$19,710	\$493	34,273	27%	\$14.09	\$733	1.4	
Columbia County	\$16.81	\$874	\$34,960	2.1	\$57,800	\$1,445	\$17,340	\$434	6,729	28%	\$10.74	\$558	1.6	
DeSoto County	\$13.06	\$679	\$27,160	1.6	\$39,600	\$990	\$11,880	\$297	3,053	28%	\$10.64	\$553	1.2	
Dixie County	\$12.46	\$648	\$25,920	1.5	\$44,100	\$1,103	\$13,230	\$331	1,303	22%	\$11.48	\$597	1.1	
Duval County	\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	132,839	40%	\$15.73	\$818	1.2	
Escambia County	\$16.12	\$838	\$33,520	2.0	\$59,600	\$1,490	\$17,880	\$447	42,248	38%	\$13.21	\$687	1.2	
Flagler County	\$17.83	\$927	\$37,080	2.2	\$52,900	\$1,323	\$15,870	\$397	7,279	20%	\$11.29	\$587	1.6	
Franklin County	\$13.90	\$723	\$28,920	1.7	\$49,900	\$1,248	\$14,970	\$374	1,147	27%	\$8.81	\$458	1.6	

* 50th percentile FMR (See Appendix A).

1: BR = Bedroom

2: FMR = Fiscal Year 2016 Fair Market Rent (HUD, 2016)

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix A.

4: AMI = Fiscal Year 2016 Area Median Income

Florida														
	FY16 HOUSING WAGE	HO	HOUSING COSTS			MEDIAN	INCOM	E (AMI)	RENTER HOUSEHOLDS					
	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 (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR	
Gadsden County	\$17.58	\$914	\$36,560	2.2	\$65,100	\$1,628	\$19,530	\$488	4,898	29%	\$8.48	\$441	2.1	
Gilchrist County	\$17.06	\$887	\$35,480	2.1	\$59,700	\$1,493	\$17,910	\$448	1,222	19%	\$10.35	\$538	1.6	
Glades County	\$14.60	\$759	\$30,360	1.8	\$38,300	\$958	\$11,490	\$287	1,002	26%	\$11.70	\$608	1.2	
Gulf County	\$14.19	\$738	\$29,520	1.8	\$45,700	\$1,143	\$13,710	\$343	1,514	28%	\$9.74	\$506	1.5	
Hamilton County	\$12.19	\$634	\$25,360	1.5	\$47,500	\$1,188	\$14,250	\$356	1,215	26%	\$11.86	\$617	1.0	
Hardee County	\$12.60	\$655	\$26,200	1.6	\$41,900	\$1,048	\$12,570	\$314	2,132	28%	\$9.77	\$508	1.3	
Hendry County	\$14.63	\$761	\$30,440	1.8	\$41,700	\$1,043	\$12,510	\$313	3,324	30%	\$10.83	\$563	1.4	
Hernando County	\$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	15,116	22%	\$10.87	\$565	1.8	
Highlands County	\$14.17	\$737	\$29,480	1.8	\$43,300	\$1,083	\$12,990	\$325	9,222	23%	\$10.17	\$529	1.4	
Hillsborough Count	ry \$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	194,408	41%	\$15.75	\$819	1.2	
Holmes County	\$12.19	\$634	\$25,360	1.5	\$46,900	\$1,173	\$14,070	\$352	1,340	20%	\$6.11	\$318	2.0	
Indian River County	\$16.02	\$833	\$33,320	2.0	\$52,800	\$1,320	\$15,840	\$396	14,777	26%	\$11.54	\$600	1.4	
Jackson County	\$12.19	\$634	\$25,360	1.5	\$49,300	\$1,233	\$14,790	\$370	4,002	25%	\$7.67	\$399	1.6	
Jefferson County	\$17.58	\$914	\$36,560	2.2	\$65,100	\$1,628	\$19,530	\$488	1,361	25%	\$6.99	\$363	2.5	
Lafayette County	\$12.19	\$634	\$25,360	1.5	\$54,000	\$1,350	\$16,200	\$405	557	21%	\$7.15	\$372	1.7	
Lake County	\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	30,013	26%	\$11.05	\$574	1.7	
Lee County	\$17.52	\$911	\$36,440	2.2	\$56,400	\$1,410	\$16,920	\$423	75,574	31%	\$13.08	\$680	1.3	
Leon County	\$17.58	\$914	\$36,560	2.2	\$65,100	\$1,628	\$19,530	\$488	51,870	47%	\$10.73	\$558	1.6	
Levy County	\$12.19	\$634	\$25,360	1.5	\$42,400	\$1,060	\$12,720	\$318	3,677	24%	\$8.37	\$435	1.5	
Liberty County	\$12.19	\$634	\$25,360	1.5	\$53,600	\$1,340	\$16,080	\$402	510	22%	\$12.47	\$648	1.0	
Madison County	\$12.19	\$634	\$25,360	1.5	\$41,600	\$1,040	\$12,480	\$312	1,488	22%	\$8.11	\$422	1.5	
Manatee County	\$18.73	\$974	\$38,960	2.3	\$61,900	\$1,548	\$18,570	\$464	39,474	30%	\$11.90	\$619	1.6	
Marion County	\$15.00	\$780	\$31,200	1.9	\$47,500	\$1,188	\$14,250	\$356	32,089	24%	\$11.57	\$602	1.3	
Martin County	\$17.75	\$923	\$36,920	2.2	\$56,300	\$1,408	\$16,890	\$422	14,534	24%	\$12.39	\$644	1.4	
Miami-Dade County	/ \$24.04	\$1,250	\$50,000	3.0	\$48,100	\$1,203	\$14,430	\$361	375,409	45%	\$16.01	\$832	1.5	
Monroe County	\$28.33	\$1,473	\$58,920	3.5	\$72,500	\$1,813	\$21,750	\$544	11,213	39%	\$13.50	\$702	2.1	
Nassau County	\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	6,300	22%	\$11.65	\$606	1.6	
Okaloosa County	\$17.88	\$930	\$37,200	2.2	\$63,700	\$1,593	\$19,110	\$478	26,057	35%	\$12.35	\$642	1.4	
Okeechobee County	\$13.48	\$701	\$28,040	1.7	\$44,300	\$1,108	\$13,290	\$332	3,675	28%	\$11.55	\$601	1.2	

* 50th percentile FMR (See Appendix A).

1: BR = Bedroom

2: FMR = Fiscal Year 2016 Fair Market Rent (HUD, 2016)

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix A.

4: AMI = Fiscal Year 2016 Area Median Income

Fiorida														
	FY16 HOUSING WAGE	HOU	JSING CO	OSTS	AREA N	MEDIAN	INCOME	E (AMI)	RENTER HOUSEHOLDS					
	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 AMI⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2010-2014)	% of total households (2010-2014)	Estimated hourly mean renter wage (2016)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR	
Orange County	\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	186,283	44%	\$15.12	\$786	1.3	
Osceola County	\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	33,903	37%	\$12.04	\$626	1.6	
Palm Beach County		\$1,240	\$49,600	3.0	\$65,400	\$1,635	\$19,620	\$491	157,968	30%	\$16.76	\$872	1.4	
Pasco County	\$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	45,791	25%	\$12.03	\$626	1.6	
Pinellas County	\$19.08	\$992	\$39,680	2.4	\$59,200	\$1,480	\$17,760	\$444	138,991	35%	\$15.52	\$807	1.2	
Polk County	\$17.33	\$901	\$36,040	2.2	\$51,800	\$1,295	\$15,540	\$389	67,112	30%	\$13.28	\$690	1.3	
Putnam County	\$12.19	\$634	\$25,360	1.5	\$44,500	\$1,113	\$13,350	\$334	6,905	25%	\$9.83	\$511	1.2	
St. Johns County	\$18.46	\$960	\$38,400	2.3	\$64,900	\$1,623	\$19,470	\$487	18,934	24%	\$11.47	\$597	1.6	
St. Lucie County	\$17.75	\$923	\$36,920	2.2	\$56,300	\$1,408	\$16,890	\$422	28,580	27%	\$11.42	\$594	1.6	
Santa Rosa County	\$16.12	\$838	\$33,520	2.0	\$59,600	\$1,490	\$17,880	\$447	15,355	27%	\$10.74	\$559	1.5	
Sarasota County	\$18.73	\$974	\$38,960	2.3	\$61,900	\$1,548	\$18,570	\$464	45,792	27%	\$15.08	\$784	1.2	
Seminole County	\$19.29	\$1,003	\$40,120	2.4	\$57,800	\$1,445	\$17,340	\$434	44,985	30%	\$13.51	\$702	1.4	
Sumter County	\$14.00	\$728	\$29,120	1.7	\$62,100	\$1,553	\$18,630	\$466	4,461	10%	\$10.48	\$545	1.3	
Suwannee County	\$12.19	\$634	\$25,360	1.5	\$44,900	\$1,123	\$13,470	\$337	4,637	30%	\$8.23	\$428	1.5	
Taylor County	\$12.19	\$634	\$25,360	1.5	\$43,800	\$1,095	\$13,140	\$329	1,768	24%	\$14.31	\$744	0.9	
Union County	\$12.19	\$634	\$25,360	1.5	\$49,600	\$1,240	\$14,880	\$372	1,239	32%	\$12.06	\$627	1.0	
Volusia County	\$17.23	\$896	\$35,840	2.1	\$51,400	\$1,285	\$15,420	\$386	57,231	29%	\$11.09	\$577	1.6	
Wakulla County	\$15.35	\$798	\$31,920	1.9	\$61,500	\$1,538	\$18,450	\$461	2,616	24%	\$7.68	\$399	2.0	
Walton County	\$14.83	\$771	\$30,840	1.8	\$58,000	\$1,450	\$17,400	\$435	6,216	27%	\$11.48	\$597	1.3	
Washington Count	y \$12.19	\$634	\$25,360	1.5	\$46,300	\$1,158	\$13,890	\$347	1,911	23%	\$8.92	\$464	1.4	

* 50th percentile FMR (See Appendix A).

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2: FMR = Fiscal Year 2016 Fair Market Rent (HUD, 2016) 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix A.

4: AMI = Fiscal Year 2016 Area Median Income