**PENNSYLVANIA**

In **Pennsylvania**, the Fair Market Rent (FMR) for a two-bedroom apartment is **$1,087**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **$3,622** monthly or **$43,463** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**$20.90 PER HOUR**

**STATE HOUSING WAGE**

### FACTS ABOUT PENNSYLVANIA:

<table>
<thead>
<tr>
<th>STATE FACTS</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Minimum Wage</td>
<td>$7.25</td>
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<tr>
<td>Average Renter Wage</td>
<td>$19.25</td>
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<tr>
<td>2-Bedroom Housing Wage</td>
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</tr>
<tr>
<td>Number of Renter Households</td>
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<tr>
<td>Percent Renters</td>
<td>31%</td>
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### MOST EXPENSIVE AREAS

<table>
<thead>
<tr>
<th>MOST EXPENSIVE AREAS</th>
<th>HOUSING WAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pike County</td>
<td>$26.31</td>
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<tr>
<td>Philadelphia-Camden-Wilmington MSA</td>
<td>$24.96</td>
</tr>
<tr>
<td>State College MSA</td>
<td>$23.31</td>
</tr>
<tr>
<td>Allentown-Bethlehem-Easton HMFA</td>
<td>$23.00</td>
</tr>
<tr>
<td>East Stroudsburg MSA</td>
<td>$22.17</td>
</tr>
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</table>

- **$2,305** Two bedroom FMR
- **$1,001** One bedroom FMR
- **$692** Rent affordable at area median income (AMI)
- **$377** Rent affordable with full-time job paying mean renter wage
- **$259** Rent affordable at 30% of AMI
- **$259** Rent affordable with full-time job paying minimum wage
- **$259** Rent affordable to SSI recipient

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.
<table>
<thead>
<tr>
<th>Pennsylvania</th>
<th>FY22 HOUSING WAGE</th>
<th>HOUSING COSTS</th>
<th>AREA MEDIAN INCOME (AMI)</th>
<th>RENTERS</th>
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<tbody>
<tr>
<td></td>
<td>Hourly wage necessary to afford 2 BR FMR</td>
<td>2 BR FMR Annual income needed to afford 2 BR FMR</td>
<td>Full-time jobs at minimum wage needed to afford 2 BR FMR</td>
<td>Annual AMI</td>
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<td>$757</td>
<td>$30,280</td>
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</table>

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.
<table>
<thead>
<tr>
<th>County</th>
<th>Hourly wage necessary to afford 2 BR FMR ¹</th>
<th>2 BR FMR</th>
<th>Annual income needed to afford 2 BR FMR</th>
<th>Full-time jobs at minimum wage needed to afford 2 BR FMR ³</th>
<th>Annual AMI ⁴</th>
<th>Monthly rent affordable at AMI ⁴</th>
<th>% of AMI</th>
<th>Monthly rent affordable at 30% of AMI</th>
<th>Renter households (2016-2020)</th>
<th>% of total households (2016-2020)</th>
<th>Estimated hourly mean renter wage (2022)</th>
<th>Monthly rent affordable at mean renter wage</th>
<th>Full-time jobs at mean renter wage needed to afford 2 BR FMR</th>
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<tbody>
<tr>
<td>York-Hanover MSA</td>
<td>$19.69</td>
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<td>$40,960</td>
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<td>$13.05</td>
<td>$678</td>
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**Counties**

- Adams County: $19,85
- Allegheny County: $18,87
- Armstrong County: $15,52
- Beaver County: $18,87
- Bedford County: $14,56
- Berks County: $19,96
- Blair County: $15,94
- Bradford County: $15,33
- Bucks County: $24,96
- Butler County: $18,87
- Cambria County: $14,56
- Cameron County: $14,56
- Carbon County: $23,00
- Centre County: $23,31
- Chester County: $24,96
- Clarion County: $14,56
- Clearfield County: $14,56
- Clinton County: $16,23
- Columbia County: $16,52
- Crawford County: $14,56
- Cumberland County: $20,65

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<td></td>
<td>Hourly wage necessary to afford 2 BR FMR</td>
<td>2 BR FMR</td>
<td>Annual income needed to afford 2 BR FMR</td>
<td>Full-time jobs at minimum wage needed to afford 2 BR FMR</td>
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<td>Erie County</td>
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<tr>
<td>Forest County</td>
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<td>$45,920</td>
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<tr>
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<td>Montour County</td>
<td>$16.62</td>
<td>$864</td>
<td>$34,560</td>
<td>2.3</td>
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<th>RENTERS</th>
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<tbody>
<tr>
<td></td>
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<td>2 BR FMR</td>
<td>2 BR FMR</td>
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<tr>
<td></td>
<td>Hourly wage</td>
<td>Annual</td>
<td>Full-time jobs at</td>
<td>Renter</td>
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<tr>
<td></td>
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<td>minimum wage needed to</td>
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<td>2 BR FMR</td>
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<td>% of total</td>
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<td>$39,240</td>
<td>2.6</td>
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<td>Wayne County</td>
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<td>$35,400</td>
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<td>York County</td>
<td>$19.69</td>
<td>$1,024</td>
<td>$40,960</td>
<td>2.7</td>
</tr>
</tbody>
</table>

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