

WISCONSIN

#32*

In **Wisconsin**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$965**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,217** monthly or **\$38,600** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.56
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WISCONSIN:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.04
2-Bedroom Housing Wage	\$18.56
Number of Renter Households	781,435
Percent Renters	33%

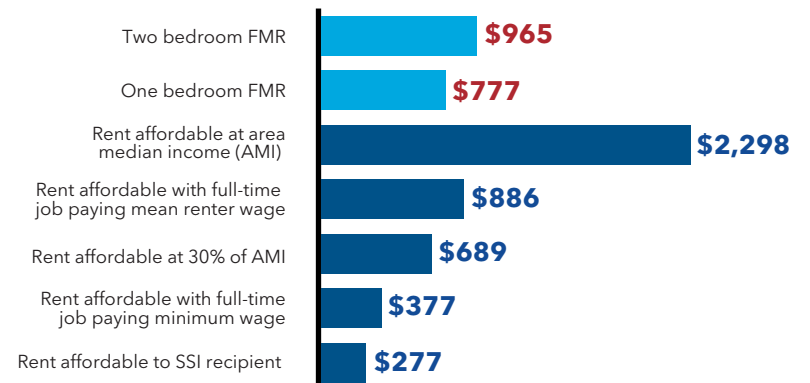
102
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

82
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
Minneapolis-St. Paul-Bloomington HMFA	\$25.56
Madison HMFA	\$24.12
Kenosha County	\$20.50
Milwaukee-Waukesha-West Allis MSA	\$19.21
Walworth 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.

Wisconsin

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
Wisconsin	\$18.56	\$965	\$38,600	2.6	\$91,904	\$2,298	\$27,571	\$689	781,435	33%	\$17.04	\$886	1.1
Combined Nonmetro Areas	\$15.98	\$831	\$33,236	2.2	\$79,017	\$1,975	\$23,705	\$593	159,216	26%	\$13.84	\$720	1.2
Metropolitan Areas													
Appleton MSA	\$16.94	\$881	\$35,240	2.3	\$95,900	\$2,398	\$28,770	\$719	25,164	27%	\$16.79	\$873	1.0
Columbia County HMFA	\$18.17	\$945	\$37,800	2.5	\$92,500	\$2,313	\$27,750	\$694	6,195	25%	\$14.30	\$744	1.3
Duluth HMFA	\$18.00	\$936	\$37,440	2.5	\$89,000	\$2,225	\$26,700	\$668	5,980	31%	\$13.06	\$679	1.4
Eau Claire MSA	\$16.08	\$836	\$33,440	2.2	\$90,000	\$2,250	\$27,000	\$675	21,880	32%	\$15.61	\$812	1.0
Fond du Lac MSA	\$16.02	\$833	\$33,320	2.2	\$97,200	\$2,430	\$29,160	\$729	12,302	29%	\$15.53	\$807	1.0
Green Bay HMFA	\$16.83	\$875	\$35,000	2.3	\$92,400	\$2,310	\$27,720	\$693	38,829	34%	\$18.16	\$944	0.9
Green County HMFA	\$17.17	\$893	\$35,720	2.4	\$88,800	\$2,220	\$26,640	\$666	3,848	25%	\$12.53	\$652	1.4
Iowa County HMFA	\$16.81	\$874	\$34,960	2.3	\$90,500	\$2,263	\$27,150	\$679	2,548	26%	\$14.08	\$732	1.2
Janesville-Beloit MSA	\$17.60	\$915	\$36,600	2.4	\$81,200	\$2,030	\$24,360	\$609	20,612	32%	\$16.97	\$882	1.0
Kenosha County HMFA	\$20.50	\$1,066	\$42,640	2.8	\$89,500	\$2,238	\$26,850	\$671	21,680	34%	\$14.80	\$770	1.4
La Crosse-Onalaska MSA	\$17.88	\$930	\$37,200	2.5	\$90,800	\$2,270	\$27,240	\$681	18,031	37%	\$15.98	\$831	1.1
Lincoln County HMFA	\$14.56	\$757	\$30,280	2.0	\$81,500	\$2,038	\$24,450	\$611	2,797	22%	\$11.37	\$591	1.3
Madison HMFA	\$24.12	\$1,254	\$50,160	3.3	\$118,700	\$2,968	\$35,610	\$890	92,905	41%	\$20.33	\$1,057	1.2
Milwaukee-Waukesha-West Allis MSA	\$19.21	\$999	\$39,960	2.6	\$96,100	\$2,403	\$28,830	\$721	254,775	40%	\$18.95	\$985	1.0
Minneapolis-St. Paul-Bloomington HMFA	\$25.56	\$1,329	\$53,160	3.5	\$118,200	\$2,955	\$35,460	\$887	12,310	24%	\$13.91	\$723	1.8
Oconto County HMFA	\$14.56	\$757	\$30,280	2.0	\$80,200	\$2,005	\$24,060	\$602	2,824	17%	\$10.77	\$560	1.4
Oshkosh-Neenah MSA	\$17.10	\$889	\$35,560	2.4	\$85,000	\$2,125	\$25,500	\$638	24,395	34%	\$17.75	\$923	1.0
Racine MSA	\$17.90	\$931	\$37,240	2.5	\$89,500	\$2,238	\$26,850	\$671	24,752	32%	\$15.25	\$793	1.2
Sheboygan MSA	\$15.33	\$797	\$31,880	2.1	\$84,600	\$2,115	\$25,380	\$635	14,198	30%	\$17.68	\$919	0.9

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.

Wisconsin

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
Wausau HMFA	\$16.12	\$838	\$33,520	2.2	\$87,600	\$2,190	\$26,280	\$657	16,194	29%	\$16.09	\$837	1.0
Counties													
Adams County	\$15.77	\$820	\$32,800	2.2	\$64,500	\$1,613	\$19,350	\$484	1,581	17%	\$12.41	\$645	1.3
Ashland County	\$14.56	\$757	\$30,280	2.0	\$66,200	\$1,655	\$19,860	\$497	1,902	29%	\$12.26	\$637	1.2
Barron County	\$15.60	\$811	\$32,440	2.2	\$74,000	\$1,850	\$22,200	\$555	4,595	24%	\$11.84	\$615	1.3
Bayfield County	\$15.31	\$796	\$31,840	2.1	\$73,700	\$1,843	\$22,110	\$553	1,314	18%	\$9.47	\$492	1.6
Brown County	\$16.83	\$875	\$35,000	2.3	\$92,400	\$2,310	\$27,720	\$693	37,240	35%	\$18.39	\$956	0.9
Buffalo County	\$16.06	\$835	\$33,400	2.2	\$77,100	\$1,928	\$23,130	\$578	1,348	23%	\$14.85	\$772	1.1
Burnett County	\$15.87	\$825	\$33,000	2.2	\$68,800	\$1,720	\$20,640	\$516	1,250	17%	\$12.88	\$670	1.2
Calumet County	\$16.94	\$881	\$35,240	2.3	\$95,900	\$2,398	\$28,770	\$719	3,776	19%	\$11.63	\$605	1.5
Chippewa County	\$16.08	\$836	\$33,440	2.2	\$90,000	\$2,250	\$27,000	\$675	6,966	27%	\$14.24	\$741	1.1
Clark County	\$14.56	\$757	\$30,280	2.0	\$71,800	\$1,795	\$21,540	\$539	2,784	22%	\$14.28	\$743	1.0
Columbia County	\$18.17	\$945	\$37,800	2.5	\$92,500	\$2,313	\$27,750	\$694	6,195	25%	\$14.30	\$744	1.3
Crawford County	\$14.56	\$757	\$30,280	2.0	\$73,100	\$1,828	\$21,930	\$548	1,708	26%	\$12.42	\$646	1.2
Dane County	\$24.12	\$1,254	\$50,160	3.3	\$118,700	\$2,968	\$35,610	\$890	92,905	41%	\$20.33	\$1,057	1.2
Dodge County	\$17.10	\$889	\$35,560	2.4	\$80,400	\$2,010	\$24,120	\$603	10,737	31%	\$16.68	\$867	1.0
Door County	\$16.81	\$874	\$34,960	2.3	\$82,300	\$2,058	\$24,690	\$617	2,749	20%	\$11.26	\$586	1.5
Douglas County	\$18.00	\$936	\$37,440	2.5	\$89,000	\$2,225	\$26,700	\$668	5,980	31%	\$13.06	\$679	1.4
Dunn County	\$16.25	\$845	\$33,800	2.2	\$82,100	\$2,053	\$24,630	\$616	5,619	33%	\$13.91	\$723	1.2
Eau Claire County	\$16.08	\$836	\$33,440	2.2	\$90,000	\$2,250	\$27,000	\$675	14,914	36%	\$16.18	\$842	1.0
Florence County	\$14.56	\$757	\$30,280	2.0	\$71,600	\$1,790	\$21,480	\$537	255	13%	\$8.50	\$442	1.7
Fond du Lac County	\$16.02	\$833	\$33,320	2.2	\$97,200	\$2,430	\$29,160	\$729	12,302	29%	\$15.53	\$807	1.0
Forest County	\$14.56	\$757	\$30,280	2.0	\$61,000	\$1,525	\$18,300	\$458	856	22%	\$12.82	\$667	1.1
Grant County	\$14.56	\$757	\$30,280	2.0	\$77,500	\$1,938	\$23,250	\$581	6,034	31%	\$12.43	\$646	1.2
Green County	\$17.17	\$893	\$35,720	2.4	\$88,800	\$2,220	\$26,640	\$666	3,848	25%	\$12.53	\$652	1.4

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Wisconsin

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
Green Lake County	\$14.87	\$773	\$30,920	2.1	\$77,000	\$1,925	\$23,100	\$578	1,879	23%	\$13.59	\$707	1.1
Iowa County	\$16.81	\$874	\$34,960	2.3	\$90,500	\$2,263	\$27,150	\$679	2,548	26%	\$14.08	\$732	1.2
Iron County	\$14.56	\$757	\$30,280	2.0	\$63,700	\$1,593	\$19,110	\$478	596	21%	\$7.55	\$393	1.9
Jackson County	\$14.56	\$757	\$30,280	2.0	\$76,900	\$1,923	\$23,070	\$577	1,985	24%	\$14.98	\$779	1.0
Jefferson County	\$18.25	\$949	\$37,960	2.5	\$96,700	\$2,418	\$29,010	\$725	9,598	29%	\$14.17	\$737	1.3
Juneau County	\$16.29	\$847	\$33,880	2.2	\$71,600	\$1,790	\$21,480	\$537	2,539	24%	\$16.24	\$845	1.0
Kenosha County	\$20.50	\$1,066	\$42,640	2.8	\$89,500	\$2,238	\$26,850	\$671	21,680	34%	\$14.80	\$770	1.4
Kewaunee County	\$16.83	\$875	\$35,000	2.3	\$92,400	\$2,310	\$27,720	\$693	1,589	19%	\$12.32	\$641	1.4
La Crosse County	\$17.88	\$930	\$37,200	2.5	\$90,800	\$2,270	\$27,240	\$681	18,031	37%	\$15.98	\$831	1.1
Lafayette County	\$14.56	\$757	\$30,280	2.0	\$78,200	\$1,955	\$23,460	\$587	1,539	23%	\$13.15	\$684	1.1
Langlade County	\$14.56	\$757	\$30,280	2.0	\$69,100	\$1,728	\$20,730	\$518	1,844	22%	\$11.97	\$622	1.2
Lincoln County	\$14.56	\$757	\$30,280	2.0	\$81,500	\$2,038	\$24,450	\$611	2,797	22%	\$11.37	\$591	1.3
Manitowoc County	\$14.58	\$758	\$30,320	2.0	\$86,500	\$2,163	\$25,950	\$649	8,291	24%	\$15.27	\$794	1.0
Marathon County	\$16.12	\$838	\$33,520	2.2	\$87,600	\$2,190	\$26,280	\$657	16,194	29%	\$16.09	\$837	1.0
Marinette County	\$14.56	\$757	\$30,280	2.0	\$67,700	\$1,693	\$20,310	\$508	4,595	24%	\$11.94	\$621	1.2
Marquette County	\$14.90	\$775	\$31,000	2.1	\$71,300	\$1,783	\$21,390	\$535	1,312	19%	\$13.67	\$711	1.1
Menominee County	\$14.56	\$757	\$30,280	2.0	\$49,300	\$1,233	\$14,790	\$370	464	33%	\$5.32	\$277	2.7
Milwaukee County	\$19.21	\$999	\$39,960	2.6	\$96,100	\$2,403	\$28,830	\$721	195,273	51%	\$20.83	\$1,083	0.9
Monroe County	\$16.71	\$869	\$34,760	2.3	\$79,700	\$1,993	\$23,910	\$598	5,275	29%	\$15.56	\$809	1.1
Oconto County	\$14.56	\$757	\$30,280	2.0	\$80,200	\$2,005	\$24,060	\$602	2,824	17%	\$10.77	\$560	1.4
Oneida County	\$15.81	\$822	\$32,880	2.2	\$80,600	\$2,015	\$24,180	\$605	2,698	17%	\$13.80	\$718	1.1
Outagamie County	\$16.94	\$881	\$35,240	2.3	\$95,900	\$2,398	\$28,770	\$719	21,388	29%	\$17.52	\$911	1.0
Ozaukee County	\$19.21	\$999	\$39,960	2.6	\$96,100	\$2,403	\$28,830	\$721	8,943	25%	\$14.93	\$776	1.3
Pepin County	\$14.56	\$757	\$30,280	2.0	\$78,700	\$1,968	\$23,610	\$590	628	20%	\$15.52	\$807	0.9
Pierce County	\$25.56	\$1,329	\$53,160	3.5	\$118,200	\$2,955	\$35,460	\$887	4,394	28%	\$12.49	\$650	2.0
Polk County	\$17.17	\$893	\$35,720	2.4	\$79,800	\$1,995	\$23,940	\$599	3,771	20%	\$11.31	\$588	1.5

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Wisconsin

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
Portage County	\$16.23	\$844	\$33,760	2.2	\$90,400	\$2,260	\$27,120	\$678	8,991	31%	\$14.69	\$764	1.1
Price County	\$14.56	\$757	\$30,280	2.0	\$66,500	\$1,663	\$19,950	\$499	1,382	21%	\$15.91	\$827	0.9
Racine County	\$17.90	\$931	\$37,240	2.5	\$89,500	\$2,238	\$26,850	\$671	24,752	32%	\$15.25	\$793	1.2
Richland County	\$14.56	\$757	\$30,280	2.0	\$71,000	\$1,775	\$21,300	\$533	1,858	25%	\$13.29	\$691	1.1
Rock County	\$17.60	\$915	\$36,600	2.4	\$81,200	\$2,030	\$24,360	\$609	20,612	32%	\$16.97	\$882	1.0
Rusk County	\$14.56	\$757	\$30,280	2.0	\$64,700	\$1,618	\$19,410	\$485	1,364	21%	\$13.11	\$682	1.1
St. Croix County	\$25.56	\$1,329	\$53,160	3.5	\$118,200	\$2,955	\$35,460	\$887	7,916	23%	\$14.26	\$741	1.8
Sauk County	\$17.48	\$909	\$36,360	2.4	\$82,200	\$2,055	\$24,660	\$617	8,030	30%	\$13.44	\$699	1.3
Sawyer County	\$15.73	\$818	\$32,720	2.2	\$67,400	\$1,685	\$20,220	\$506	2,097	27%	\$12.52	\$651	1.3
Shawano County	\$14.56	\$757	\$30,280	2.0	\$76,400	\$1,910	\$22,920	\$573	3,810	22%	\$12.37	\$643	1.2
Sheboygan County	\$15.33	\$797	\$31,880	2.1	\$84,600	\$2,115	\$25,380	\$635	14,198	30%	\$17.68	\$919	0.9
Taylor County	\$14.56	\$757	\$30,280	2.0	\$73,200	\$1,830	\$21,960	\$549	1,965	23%	\$13.70	\$712	1.1
Trempealeau County	\$15.12	\$786	\$31,440	2.1	\$80,000	\$2,000	\$24,000	\$600	3,376	28%	\$14.79	\$769	1.0
Vernon County	\$14.56	\$757	\$30,280	2.0	\$73,500	\$1,838	\$22,050	\$551	2,792	23%	\$10.97	\$570	1.3
Vilas County	\$14.94	\$777	\$31,080	2.1	\$66,100	\$1,653	\$19,830	\$496	2,340	21%	\$11.85	\$616	1.3
Walworth County	\$18.54	\$964	\$38,560	2.6	\$92,500	\$2,313	\$27,750	\$694	12,960	31%	\$13.69	\$712	1.4
Washburn County	\$15.52	\$807	\$32,280	2.1	\$73,100	\$1,828	\$21,930	\$548	1,460	20%	\$12.08	\$628	1.3
Washington County	\$19.21	\$999	\$39,960	2.6	\$96,100	\$2,403	\$28,830	\$721	12,552	23%	\$14.59	\$759	1.3
Waukesha County	\$19.21	\$999	\$39,960	2.6	\$96,100	\$2,403	\$28,830	\$721	38,007	24%	\$17.16	\$892	1.1
Waupaca County	\$14.58	\$758	\$30,320	2.0	\$81,100	\$2,028	\$24,330	\$608	5,882	26%	\$12.86	\$669	1.1
Waushara County	\$14.56	\$757	\$30,280	2.0	\$71,900	\$1,798	\$21,570	\$539	1,804	18%	\$10.97	\$571	1.3
Winnebago County	\$17.10	\$889	\$35,560	2.4	\$85,000	\$2,125	\$25,500	\$638	24,395	34%	\$17.75	\$923	1.0
Wood County	\$15.58	\$810	\$32,400	2.1	\$76,200	\$1,905	\$22,860	\$572	9,359	29%	\$16.47	\$856	0.9

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