

ARIZONA

STATE RANKING #25*

In **Arizona**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$960**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,199** monthly or **\$38,390** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.46
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT ARIZONA:

STATE FACTS	
Minimum Wage	\$10.50
Average Renter Wage	\$16.54
2-Bedroom Housing Wage	\$18.46
Number of Renter Households	917,041
Percent Renters	37%

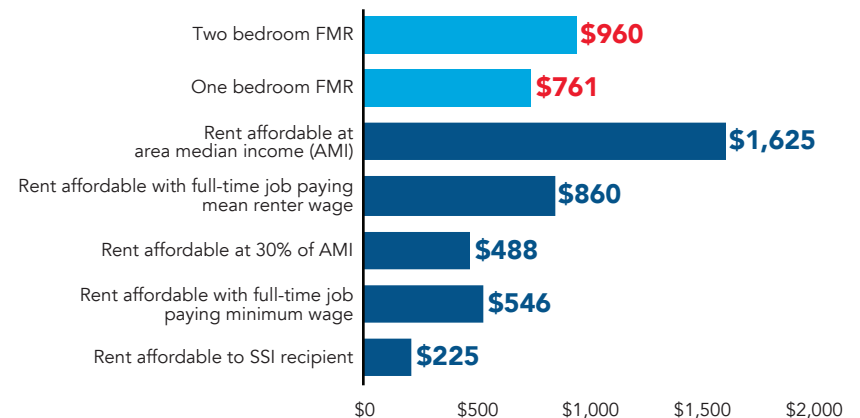
70
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

56
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.4
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Flagstaff MSA	\$21.71
Phoenix-Mesa-Scottsdale MSA	\$19.48
Prescott MSA	\$17.13
Gila County	\$16.56
Tucson MSA	\$16.42



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.

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Arizona	\$18.46	\$960	\$38,390	1.8	\$65,012	\$1,625	\$19,503	\$488	917,041	37%	\$16.54	\$860	1.1
Combined Nonmetro Areas	\$14.42	\$750	\$29,987	1.4	\$47,280	\$1,182	\$14,184	\$355	33,474	29%	\$14.74	\$767	1.0
<u>Metropolitan Areas</u>													
Flagstaff MSA	\$21.71	\$1,129	\$45,160	2.1	\$75,100	\$1,878	\$22,530	\$563	19,361	41%	\$12.37	\$643	1.8
Lake Havasu City-Kingman MSA	\$15.33	\$797	\$31,880	1.5	\$49,600	\$1,240	\$14,880	\$372	27,313	33%	\$13.62	\$708	1.1
Phoenix-Mesa-Scottsdale MSA	\$19.48	\$1,013	\$40,520	1.9	\$69,100	\$1,728	\$20,730	\$518	617,024	39%	\$17.59	\$915	1.1
Prescott MSA	\$17.13	\$891	\$35,640	1.6	\$61,000	\$1,525	\$18,300	\$458	27,930	30%	\$13.16	\$684	1.3
Sierra Vista-Douglas MSA	\$14.98	\$779	\$31,160	1.4	\$58,400	\$1,460	\$17,520	\$438	15,850	32%	\$12.43	\$646	1.2
Tucson MSA	\$16.42	\$854	\$34,160	1.6	\$60,600	\$1,515	\$18,180	\$455	152,991	39%	\$13.54	\$704	1.2
Yuma MSA	\$15.38	\$800	\$32,000	1.5	\$47,000	\$1,175	\$14,100	\$353	23,098	33%	\$11.67	\$607	1.3
<u>Counties</u>													
Apache County	\$13.40	\$697	\$27,880	1.3	\$35,200	\$880	\$10,560	\$264	4,469	23%	\$19.87	\$1,033	0.7
Cochise County	\$14.98	\$779	\$31,160	1.4	\$58,400	\$1,460	\$17,520	\$438	15,850	32%	\$12.43	\$646	1.2
Coconino County	\$21.71	\$1,129	\$45,160	2.1	\$75,100	\$1,878	\$22,530	\$563	19,361	41%	\$12.37	\$643	1.8
Gila County	\$16.56	\$861	\$34,440	1.6	\$49,900	\$1,248	\$14,970	\$374	6,025	28%	\$12.78	\$664	1.3
Graham County	\$15.10	\$785	\$31,400	1.4	\$57,400	\$1,435	\$17,220	\$431	3,345	31%	\$11.71	\$609	1.3
Greenlee County	\$13.46	\$700	\$28,000	1.3	\$60,700	\$1,518	\$18,210	\$455	1,795	54%	\$40.05	\$2,083	0.3
La Paz County	\$14.62	\$760	\$30,400	1.4	\$43,800	\$1,095	\$13,140	\$329	2,296	25%	\$10.51	\$547	1.4
Maricopa County	\$19.48	\$1,013	\$40,520	1.9	\$69,100	\$1,728	\$20,730	\$518	581,070	40%	\$17.70	\$921	1.1
Mohave County	\$15.33	\$797	\$31,880	1.5	\$49,600	\$1,240	\$14,880	\$372	27,313	33%	\$13.62	\$708	1.1
Navajo County	\$13.88	\$722	\$28,880	1.3	\$49,200	\$1,230	\$14,760	\$369	10,294	30%	\$12.22	\$635	1.1
Pima County	\$16.42	\$854	\$34,160	1.6	\$60,600	\$1,515	\$18,180	\$455	152,991	39%	\$13.54	\$704	1.2
Pinal County	\$19.48	\$1,013	\$40,520	1.9	\$69,100	\$1,728	\$20,730	\$518	35,954	27%	\$12.91	\$671	1.5

1: BR = Bedroom
 2: FMR = Fiscal Year 2018 Fair Market Rent.
 3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.
 4: AMI = Fiscal Year 2018 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Santa Cruz County	\$13.67	\$711	\$28,440	1.3	\$46,600	\$1,165	\$13,980	\$350	5,250	34%	\$10.92	\$568	1.3
Yavapai County	\$17.13	\$891	\$35,640	1.6	\$61,000	\$1,525	\$18,300	\$458	27,930	30%	\$13.16	\$684	1.3
Yuma County	\$15.38	\$800	\$32,000	1.5	\$47,000	\$1,175	\$14,100	\$353	23,098	33%	\$11.67	\$607	1.3

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