

CALIFORNIA

#1*

In **California**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$2,197**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$7,323** monthly or **\$87,877** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$42.25
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT CALIFORNIA:

STATE FACTS	
Minimum Wage	\$15.50
Average Renter Wage	\$33.67
2-Bedroom Housing Wage	\$42.25
Number of Renter Households	5,882,339
Percent Renters	45%

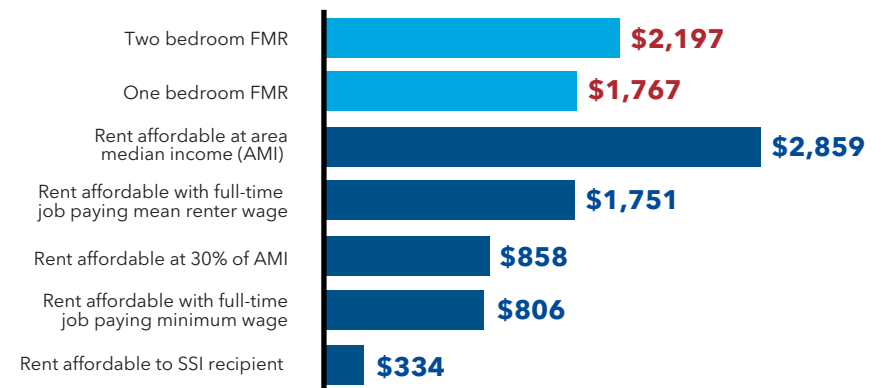
109
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom
Rental Home (at FMR)

88
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom
Rental Home (at FMR)

2.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Santa Cruz-Watsonville MSA	\$63.33
San Francisco HMFA	\$61.31
San Jose-Sunnyvale-Santa Clara HMFA	\$56.56
Salinas MSA	\$51.44
Santa Maria-Santa Barbara MSA	\$51.29



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.

CALIFORNIA

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
California	\$42.25	\$2,197	\$87,877	2.7	\$114,341	\$2,859	\$34,302	\$858	5,882,339	45%	\$33.67	\$1,751	1.3
Combined Nonmetro Areas	\$22.35	\$1,162	\$46,483	1.4	\$86,180	\$2,155	\$25,854	\$646	105,282	32%	\$16.37	\$851	1.4
<u>Metropolitan Areas</u>													
Bakersfield MSA	\$21.87	\$1,137	\$45,480	1.4	\$72,600	\$1,815	\$21,780	\$545	111,889	41%	\$17.56	\$913	1.2
Chico MSA	\$23.83	\$1,239	\$49,560	1.5	\$91,600	\$2,290	\$27,480	\$687	35,743	42%	\$17.37	\$903	1.4
El Centro MSA	\$22.21	\$1,155	\$46,200	1.4	\$67,900	\$1,698	\$20,370	\$509	19,149	42%	\$13.54	\$704	1.6
Fresno MSA	\$24.19	\$1,258	\$50,320	1.6	\$79,400	\$1,985	\$23,820	\$596	144,386	46%	\$16.97	\$882	1.4
Hanford-Corcoran MSA	\$24.75	\$1,287	\$51,480	1.6	\$72,600	\$1,815	\$21,780	\$545	19,676	45%	\$18.04	\$938	1.4
Los Angeles-Long Beach-Glendale HMFA	\$42.73	\$2,222	\$88,880	2.8	\$98,200	\$2,455	\$29,460	\$737	1,796,882	54%	\$29.88	\$1,554	1.4
Madera MSA	\$24.19	\$1,258	\$50,320	1.6	\$81,600	\$2,040	\$24,480	\$612	14,736	34%	\$16.23	\$844	1.5
Merced MSA	\$23.90	\$1,243	\$49,720	1.5	\$67,400	\$1,685	\$20,220	\$506	39,472	48%	\$18.75	\$975	1.3
Modesto MSA	\$26.25	\$1,365	\$54,600	1.7	\$92,600	\$2,315	\$27,780	\$695	70,847	40%	\$21.46	\$1,116	1.2
Napa MSA	\$45.92	\$2,388	\$95,520	3.0	\$129,600	\$3,240	\$38,880	\$972	16,803	34%	\$24.51	\$1,274	1.9
Oakland-Fremont HMFA	\$46.25	\$2,405	\$96,200	3.0	\$147,900	\$3,698	\$44,370	\$1,109	402,000	41%	\$32.68	\$1,699	1.4
Oxnard-Thousand Oaks-Ventura MSA	\$46.63	\$2,425	\$97,000	3.0	\$123,500	\$3,088	\$37,050	\$926	100,077	36%	\$23.64	\$1,229	2.0
Redding MSA	\$25.75	\$1,339	\$53,560	1.7	\$87,000	\$2,175	\$26,100	\$653	25,286	35%	\$19.30	\$1,004	1.3
Riverside-San Bernardino-Ontario MSA	\$33.67	\$1,751	\$70,040	2.2	\$94,500	\$2,363	\$28,350	\$709	493,531	35%	\$19.21	\$999	1.8
Sacramento--Roseville--Arden-Arcade HMFA	\$33.77	\$1,756	\$70,240	2.2	\$113,900	\$2,848	\$34,170	\$854	293,619	37%	\$22.97	\$1,194	1.5
Salinas MSA	\$51.44	\$2,675	\$107,000	3.3	\$100,400	\$2,510	\$30,120	\$753	62,795	48%	\$20.19	\$1,050	2.5
San Benito County HMFA	\$41.44	\$2,155	\$86,200	2.7	\$140,200	\$3,505	\$42,060	\$1,052	6,200	32%	\$18.81	\$978	2.2
San Diego-Carlsbad MSA	\$46.13	\$2,399	\$95,960	3.0	\$116,800	\$2,920	\$35,040	\$876	523,706	46%	\$28.87	\$1,501	1.6

1: BR = Bedroom

2: FMR = Fiscal Year 2023 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2023 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

CALIFORNIA

FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Francisco HMFA	\$61.31	\$3,188	\$127,520	4.0	\$175,000	\$4,375	\$52,500	\$1,313	367,393	50%	\$78.98	\$4,107	0.8
San Jose-Sunnyvale-Santa Clara HMFA	\$56.56	\$2,941	\$117,640	3.6	\$181,300	\$4,533	\$54,390	\$1,360	283,743	44%	\$78.95	\$4,105	0.7
San Luis Obispo-Paso Robles-Arroyo Grande MSA	\$39.52	\$2,055	\$82,200	2.5	\$113,100	\$2,828	\$33,930	\$848	40,139	38%	\$19.84	\$1,032	2.0
Santa Ana-Anaheim-Irvine HMFA	\$48.83	\$2,539	\$101,560	3.2	\$127,800	\$3,195	\$38,340	\$959	455,152	43%	\$29.24	\$1,520	1.7
Santa Cruz-Watsonville MSA	\$63.33	\$3,293	\$131,720	4.1	\$132,800	\$3,320	\$39,840	\$996	38,155	40%	\$22.39	\$1,164	2.8
Santa Maria-Santa Barbara MSA	\$51.29	\$2,667	\$106,680	3.3	\$107,300	\$2,683	\$32,190	\$805	69,883	47%	\$23.77	\$1,236	2.2
Santa Rosa MSA	\$43.31	\$2,252	\$90,080	2.8	\$128,100	\$3,203	\$38,430	\$961	72,886	39%	\$26.05	\$1,355	1.7
Stockton-Lodi MSA	\$29.10	\$1,513	\$60,520	1.9	\$100,300	\$2,508	\$30,090	\$752	95,927	41%	\$20.11	\$1,045	1.4
Vallejo-Fairfield MSA	\$37.75	\$1,963	\$78,520	2.4	\$112,600	\$2,815	\$33,780	\$845	57,592	37%	\$24.71	\$1,285	1.5
Visalia-Porterville MSA	\$21.46	\$1,116	\$44,640	1.4	\$67,700	\$1,693	\$20,310	\$508	59,506	43%	\$16.33	\$849	1.3
Yolo HMFA	\$35.60	\$1,851	\$74,040	2.3	\$114,000	\$2,850	\$34,200	\$855	36,429	48%	\$19.85	\$1,032	1.8
Yuba City MSA	\$24.77	\$1,288	\$51,520	1.6	\$76,100	\$1,903	\$22,830	\$571	23,455	39%	\$18.63	\$969	1.3
<u>Counties</u>													
Alameda County	\$46.25	\$2,405	\$96,200	3.0	\$147,900	\$3,698	\$44,370	\$1,109	268,273	46%	\$34.55	\$1,797	1.3
Alpine County	\$21.92	\$1,140	\$45,600	1.4	\$114,600	\$2,865	\$34,380	\$860	79	18%	\$12.77	\$664	1.7
Amador County	\$23.06	\$1,199	\$47,960	1.5	\$101,200	\$2,530	\$30,360	\$759	3,319	22%	\$16.42	\$854	1.4
Butte County	\$23.83	\$1,239	\$49,560	1.5	\$91,600	\$2,290	\$27,480	\$687	35,743	42%	\$17.37	\$903	1.4
Calaveras County	\$22.33	\$1,161	\$46,440	1.4	\$96,200	\$2,405	\$28,860	\$722	3,111	19%	\$15.90	\$827	1.4
Colusa County	\$18.88	\$982	\$39,280	1.2	\$83,800	\$2,095	\$25,140	\$629	2,806	38%	\$17.74	\$923	1.1
Contra Costa County	\$46.25	\$2,405	\$96,200	3.0	\$147,900	\$3,698	\$44,370	\$1,109	133,727	33%	\$28.71	\$1,493	1.6
Del Norte County	\$19.94	\$1,037	\$41,480	1.3	\$72,000	\$1,800	\$21,600	\$540	3,026	32%	\$13.35	\$694	1.5
El Dorado County	\$33.77	\$1,756	\$70,240	2.2	\$113,900	\$2,848	\$34,170	\$854	17,743	24%	\$17.76	\$924	1.9
Fresno County	\$24.19	\$1,258	\$50,320	1.6	\$79,400	\$1,985	\$23,820	\$596	144,386	46%	\$16.97	\$882	1.4

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FY23 HOUSING
WAGE

HOUSING COSTS

AREA MEDIAN
INCOME (AMI)

RENTERS

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Glenn County	\$19.21	\$999	\$39,960	1.2	\$77,700	\$1,943	\$23,310	\$583	3,817	39%	\$16.71	\$869	1.1
Humboldt County	\$22.75	\$1,183	\$47,320	1.5	\$78,000	\$1,950	\$23,400	\$585	22,798	42%	\$15.29	\$795	1.5
Imperial County	\$22.21	\$1,155	\$46,200	1.4	\$67,900	\$1,698	\$20,370	\$509	19,149	42%	\$13.54	\$704	1.6
Inyo County	\$22.87	\$1,189	\$47,560	1.5	\$85,400	\$2,135	\$25,620	\$641	2,789	36%	\$21.35	\$1,110	1.1
Kern County	\$21.87	\$1,137	\$45,480	1.4	\$72,600	\$1,815	\$21,780	\$545	111,889	41%	\$17.56	\$913	1.2
Kings County	\$24.75	\$1,287	\$51,480	1.6	\$72,600	\$1,815	\$21,780	\$545	19,676	45%	\$18.04	\$938	1.4
Lake County	\$21.48	\$1,117	\$44,680	1.4	\$83,800	\$2,095	\$25,140	\$629	8,133	31%	\$17.84	\$928	1.2
Lassen County	\$18.69	\$972	\$38,880	1.2	\$76,500	\$1,913	\$22,950	\$574	2,674	30%	\$14.77	\$768	1.3
Los Angeles County	\$42.73	\$2,222	\$88,880	2.5	\$98,200	\$2,455	\$29,460	\$737	1,796,882	54%	\$29.88	\$1,554	1.4
Madera County	\$24.19	\$1,258	\$50,320	1.6	\$81,600	\$2,040	\$24,480	\$612	14,736	34%	\$16.23	\$844	1.5
Marin County	\$61.31	\$3,188	127,520	4.0	\$175,000	\$4,375	\$52,500	\$1,313	37,608	36%	\$30.28	\$1,574	2.0
Mariposa County	\$20.88	\$1,086	\$43,440	1.3	\$71,200	\$1,780	\$21,360	\$534	2,159	28%	\$12.55	\$653	1.7
Mendocino County	\$25.10	\$1,305	\$52,200	1.6	\$89,700	\$2,243	\$26,910	\$673	13,580	40%	\$18.10	\$941	1.4
Merced County	\$23.90	\$1,243	\$49,720	1.5	\$67,400	\$1,685	\$20,220	\$506	39,472	48%	\$18.75	\$975	1.3
Modoc County	\$16.00	\$832	\$33,280	1.0	\$63,100	\$1,578	\$18,930	\$473	870	25%	\$13.91	\$723	1.2
Mono County	\$26.65	\$1,386	\$55,440	1.7	\$95,800	\$2,395	\$28,740	\$719	1,836	34%	\$16.64	\$865	1.6
Monterey County	\$51.44	\$2,675	107,000	3.3	\$100,400	\$2,510	\$30,120	\$753	62,795	48%	\$20.19	\$1,050	2.5
Napa County	\$45.92	\$2,388	\$95,520	3.0	\$129,600	\$3,240	\$38,880	\$972	16,803	34%	\$24.51	\$1,274	1.9
Nevada County	\$26.67	\$1,387	\$55,480	1.7	\$112,500	\$2,813	\$33,750	\$844	10,072	25%	\$15.97	\$830	1.7
Orange County	\$48.83	\$2,539	101,560	3.2	\$127,800	\$3,195	\$38,340	\$959	455,152	43%	\$29.24	\$1,520	1.7
Placer County	\$33.77	\$1,756	\$70,240	2.2	\$113,900	\$2,848	\$34,170	\$854	39,858	27%	\$22.83	\$1,187	1.5
Plumas County	\$19.23	\$1,000	\$40,000	1.2	\$83,800	\$2,095	\$25,140	\$629	2,280	28%	\$17.26	\$898	1.1
Riverside County	\$33.67	\$1,751	\$70,040	2.2	\$94,500	\$2,363	\$28,350	\$709	236,037	32%	\$18.22	\$948	1.8
Sacramento County	\$33.77	\$1,756	\$70,240	2.2	\$113,900	\$2,848	\$34,170	\$854	236,018	42%	\$23.49	\$1,221	1.4
San Benito County	\$41.44	\$2,155	\$86,200	2.7	\$140,200	\$3,505	\$42,060	\$1,052	6,200	32%	\$18.81	\$978	2.2
San Bernardino County	\$33.67	\$1,751	\$70,040	2.2	\$94,500	\$2,363	\$28,350	\$709	257,494	40%	\$20.15	\$1,048	1.7

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CALIFORNIA

FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Diego County	\$46.13	\$2,399	\$95,960	3.0	\$116,800	\$2,920	\$35,040	\$876	523,706	46%	\$28.87	\$1,501	1.6
San Francisco County	\$61.31	\$3,188	127,520	3.4	\$175,000	\$4,375	\$52,500	\$1,313	223,174	62%	\$88.24	\$4,588	0.7
San Joaquin County	\$29.10	\$1,513	\$60,520	1.9	\$100,300	\$2,508	\$30,090	\$752	95,927	41%	\$20.11	\$1,045	1.4
San Luis Obispo County	\$39.52	\$2,055	\$82,200	2.5	\$113,100	\$2,828	\$33,930	\$848	40,139	38%	\$19.84	\$1,032	2.0
San Mateo County	\$61.31	\$3,188	127,520	3.7	\$175,000	\$4,375	\$52,500	\$1,313	106,611	40%	\$76.43	\$3,974	0.8
Santa Barbara County	\$51.29	\$2,667	106,680	3.3	\$107,300	\$2,683	\$32,190	\$805	69,883	47%	\$23.77	\$1,236	2.2
Santa Clara County	\$56.56	\$2,941	117,640	3.6	\$181,300	\$4,533	\$54,390	\$1,360	283,743	44%	\$78.95	\$4,105	0.7
Santa Cruz County	\$63.33	\$3,293	131,720	4.1	\$132,800	\$3,320	\$39,840	\$996	38,155	40%	\$22.39	\$1,164	2.8
Shasta County	\$25.75	\$1,339	\$53,560	1.7	\$87,000	\$2,175	\$26,100	\$653	25,286	35%	\$19.30	\$1,004	1.3
Sierra County	\$21.88	\$1,138	\$45,520	1.4	\$81,900	\$2,048	\$24,570	\$614	243	21%	\$12.84	\$668	1.7
Siskiyou County	\$18.73	\$974	\$38,960	1.2	\$69,600	\$1,740	\$20,880	\$522	6,164	33%	\$16.59	\$863	1.1
Solano County	\$37.75	\$1,963	\$78,520	2.4	\$112,600	\$2,815	\$33,780	\$845	57,592	37%	\$24.71	\$1,285	1.5
Sonoma County	\$43.31	\$2,252	\$90,080	2.8	\$128,100	\$3,203	\$38,430	\$961	72,886	39%	\$26.05	\$1,355	1.7
Stanislaus County	\$26.25	\$1,365	\$54,600	1.7	\$92,600	\$2,315	\$27,780	\$695	70,847	40%	\$21.46	\$1,116	1.2
Sutter County	\$24.77	\$1,288	\$51,520	1.6	\$76,100	\$1,903	\$22,830	\$571	13,123	40%	\$18.19	\$946	1.4
Tehama County	\$20.73	\$1,078	\$43,120	1.3	\$68,700	\$1,718	\$20,610	\$515	8,055	33%	\$16.69	\$868	1.2
Trinity County	\$17.77	\$924	\$36,960	1.1	\$60,400	\$1,510	\$18,120	\$453	1,630	30%	\$16.04	\$834	1.1
Tulare County	\$21.46	\$1,116	\$44,640	1.4	\$67,700	\$1,693	\$20,310	\$508	59,506	43%	\$16.33	\$849	1.3
Tuolumne County	\$22.83	\$1,187	\$47,480	1.5	\$97,700	\$2,443	\$29,310	\$733	5,841	25%	\$14.93	\$776	1.5
Ventura County	\$46.63	\$2,425	\$97,000	3.0	\$123,500	\$3,088	\$37,050	\$926	100,077	36%	\$23.64	\$1,229	2.0
Yolo County	\$35.60	\$1,851	\$74,040	2.3	\$114,000	\$2,850	\$34,200	\$855	36,429	48%	\$19.85	\$1,032	1.8
Yuba County	\$24.77	\$1,288	\$51,520	1.6	\$76,100	\$1,903	\$22,830	\$571	10,332	38%	\$19.66	\$1,022	1.3

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