

FLORIDA

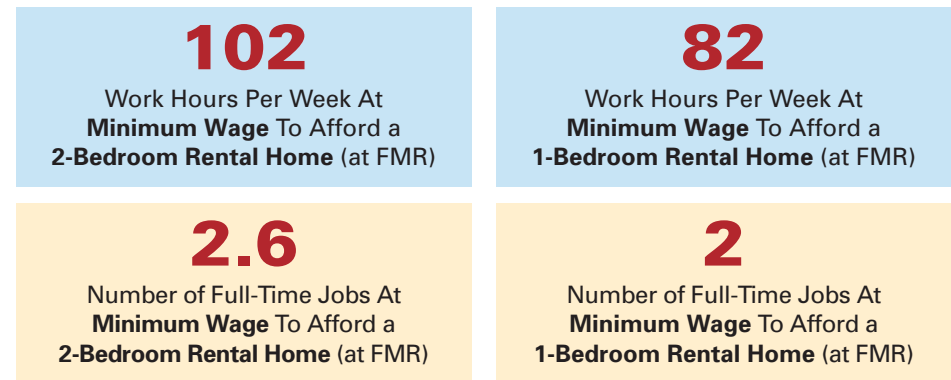
#17*

In **Florida**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,075**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,584** monthly or **\$43,007** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.68
PER HOUR
STATE HOUSING
WAGE

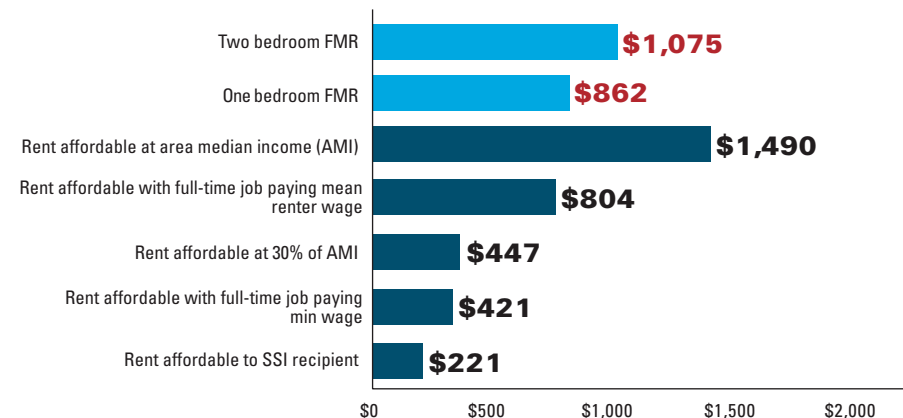
FACTS ABOUT FLORIDA:

STATE FACTS	
Minimum Wage	\$8.10
Average Renter Wage	\$15.46
2-Bedroom Housing Wage	\$20.68
Number of Renter Households	2,535,234
Percent Renters	35%



MOST EXPENSIVE AREAS	HOUSING WAGE
Monroe County	\$32.35
West Palm Beach-Boca Raton HMFA *	\$26.35
Fort Lauderdale HMFA	\$25.13
Miami-Miami Beach-Kendall HMFA	\$24.90
Naples-Immokalee-Marco Island MSA	\$22.98

* Ranked from Highest to Lowest 2-Bedroom Housing Wage



Florida	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
Florida	\$20.68	\$1,075	\$43,007	2.6	\$59,583	\$1,490	\$17,875	\$447	2,535,234	35%	\$15.46	\$804	1.3
Combined Nonmetro Areas	\$16.29	\$847	\$33,881	2.0	\$48,362	\$1,209	\$14,509	\$363	68,202	28%	\$11.65	\$606	1.4
<u>Metropolitan Areas</u>													
Baker County HMFA	\$14.46	\$752	\$30,080	1.8	\$59,100	\$1,478	\$17,730	\$443	1,799	22%	\$7.67	\$399	1.9
Cape Coral-Fort Myers MSA	\$17.69	\$920	\$36,800	2.2	\$57,900	\$1,448	\$17,370	\$434	78,125	31%	\$14.10	\$733	1.3
Crestview-Fort Walton Beach-Destin HMFA	\$18.48	\$961	\$38,440	2.3	\$71,500	\$1,788	\$21,450	\$536	27,323	36%	\$13.40	\$697	1.4
Deltona-Daytona Beach-Ormond Beach HMFA	\$18.44	\$959	\$38,360	2.3	\$54,300	\$1,358	\$16,290	\$407	59,977	30%	\$11.88	\$618	1.6
Fort Lauderdale HMFA	\$25.13	\$1,307	\$52,280	3.1	\$64,100	\$1,603	\$19,230	\$481	244,593	36%	\$17.24	\$897	1.5
Gainesville MSA	\$16.88	\$878	\$35,120	2.1	\$65,200	\$1,630	\$19,560	\$489	46,436	45%	\$11.28	\$587	1.5
Gulf County HMFA	\$16.71	\$869	\$34,760	2.1	\$49,700	\$1,243	\$14,910	\$373	1,426	27%	\$12.40	\$645	1.3
Homosassa Springs MSA	\$14.73	\$766	\$30,640	1.8	\$45,000	\$1,125	\$13,500	\$338	11,478	19%	\$10.97	\$570	1.3
Jacksonville HMFA	\$18.63	\$969	\$38,760	2.3	\$64,400	\$1,610	\$19,320	\$483	181,462	35%	\$15.64	\$813	1.2
Lakelandnter Haven MSA	\$16.12	\$838	\$33,520	2.0	\$52,500	\$1,313	\$15,750	\$394	69,045	31%	\$14.11	\$734	1.1
Miami-Miami Beach-Kendall HMFA	\$24.90	\$1,295	\$51,800	3.1	\$51,800	\$1,295	\$15,540	\$389	389,327	46%	\$17.13	\$891	1.5
Naples-Immokalee-Marco Island MSA	\$22.98	\$1,195	\$47,800	2.8	\$68,300	\$1,708	\$20,490	\$512	36,155	28%	\$15.04	\$782	1.5
North Port-Sarasota-Bradenton MSA	\$20.44	\$1,063	\$42,520	2.5	\$65,500	\$1,638	\$19,650	\$491	87,917	28%	\$14.78	\$769	1.4
Ocala MSA	\$15.77	\$820	\$32,800	1.9	\$51,500	\$1,288	\$15,450	\$386	32,326	24%	\$12.40	\$645	1.3
Orlando-Kissimmee-Sanford MSA	\$19.27	\$1,002	\$40,080	2.4	\$58,400	\$1,460	\$17,520	\$438	310,972	39%	\$15.30	\$796	1.3
Palm Bay-Melbourne-Titusville MSA	\$17.00	\$884	\$35,360	2.1	\$61,700	\$1,543	\$18,510	\$463	63,137	28%	\$15.11	\$786	1.1
Palm Coast HMFA	\$19.77	\$1,028	\$41,120	2.4	\$57,600	\$1,440	\$17,280	\$432	8,325	23%	\$12.61	\$656	1.6
Panama City-Lynn Haven-Panama City Beach MSA	\$18.25	\$949	\$37,960	2.3	\$56,700	\$1,418	\$17,010	\$425	26,185	39%	\$12.69	\$660	1.4
Pensacola-Ferry Pass-Brent MSA	\$17.25	\$897	\$35,880	2.1	\$62,000	\$1,550	\$18,600	\$465	60,038	35%	\$14.04	\$730	1.2

* 50th percentile FMR (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 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 2017 Area Median Income

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

Florida

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Port St. Lucie MSA	\$19.88	\$1,034	\$41,360	2.5	\$58,000	\$1,450	\$17,400	\$435	44,475	26%	\$12.84	\$668	1.5
Punta Gorda MSA	\$16.88	\$878	\$35,120	2.1	\$54,500	\$1,363	\$16,350	\$409	15,837	22%	\$12.15	\$632	1.4
Sebastian-Vero Beach MSA	\$16.27	\$846	\$33,840	2.0	\$61,900	\$1,548	\$18,570	\$464	14,657	25%	\$12.45	\$647	1.3
Sebring MSA	\$14.33	\$745	\$29,800	1.8	\$42,200	\$1,055	\$12,660	\$317	9,730	24%	\$10.38	\$540	1.4
Tallahassee HMFA	\$17.63	\$917	\$36,680	2.2	\$68,400	\$1,710	\$20,520	\$513	59,061	44%	\$11.43	\$595	1.5
Tampa-St. Petersburg-Clearwater MSA	\$19.50	\$1,014	\$40,560	2.4	\$59,800	\$1,495	\$17,940	\$449	408,090	36%	\$16.18	\$841	1.2
The Villages MSA	\$14.12	\$734	\$29,360	1.7	\$60,000	\$1,500	\$18,000	\$450	4,727	10%	\$10.36	\$539	1.4
Wakulla County HMFA	\$15.94	\$829	\$33,160	2.0	\$63,900	\$1,598	\$19,170	\$479	2,693	25%	\$9.54	\$496	1.7
Walton County HMFA	\$15.87	\$825	\$33,000	2.0	\$58,800	\$1,470	\$17,640	\$441	6,632	28%	\$12.84	\$668	1.2
West Palm Beach-Boca Raton HMFA *	\$26.35	\$1,370	\$54,800	3.3	\$67,900	\$1,698	\$20,370	\$509	165,084	31%	\$17.57	\$914	1.5
Counties													
Alachua County	\$16.88	\$878	\$35,120	2.1	\$65,200	\$1,630	\$19,560	\$489	45,255	47%	\$11.29	\$587	1.5
Baker County	\$14.46	\$752	\$30,080	1.8	\$59,100	\$1,478	\$17,730	\$443	1,799	22%	\$7.67	\$399	1.9
Bay County	\$18.25	\$949	\$37,960	2.3	\$56,700	\$1,418	\$17,010	\$425	26,185	39%	\$12.69	\$660	1.4
Bradford County	\$12.54	\$652	\$26,080	1.5	\$53,600	\$1,340	\$16,080	\$402	2,293	26%	\$9.30	\$483	1.3
Brevard County	\$17.00	\$884	\$35,360	2.1	\$61,700	\$1,543	\$18,510	\$463	63,137	28%	\$15.11	\$786	1.1
Broward County	\$25.13	\$1,307	\$52,280	3.1	\$64,100	\$1,603	\$19,230	\$481	244,593	36%	\$17.24	\$897	1.5
Calhoun County	\$12.54	\$652	\$26,080	1.5	\$40,700	\$1,018	\$12,210	\$305	909	19%	\$9.99	\$519	1.3
Charlotte County	\$16.88	\$878	\$35,120	2.1	\$54,500	\$1,363	\$16,350	\$409	15,837	22%	\$12.15	\$632	1.4
Citrus County	\$14.73	\$766	\$30,640	1.8	\$45,000	\$1,125	\$13,500	\$338	11,478	19%	\$10.97	\$570	1.3
Clay County	\$18.63	\$969	\$38,760	2.3	\$64,400	\$1,610	\$19,320	\$483	17,429	25%	\$12.02	\$625	1.6
Collier County	\$22.98	\$1,195	\$47,800	2.8	\$68,300	\$1,708	\$20,490	\$512	36,155	28%	\$15.04	\$782	1.5
Columbia County	\$14.23	\$740	\$29,600	1.8	\$53,500	\$1,338	\$16,050	\$401	6,791	29%	\$11.97	\$622	1.2
DeSoto County	\$12.94	\$673	\$26,920	1.6	\$41,000	\$1,025	\$12,300	\$308	3,331	30%	\$10.53	\$548	1.2

* 50th percentile FMR (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2017 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 2017 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Florida

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Dixie County	\$12.54	\$652	\$26,080	1.5	\$47,400	\$1,185	\$14,220	\$356	1,282	21%	\$12.27	\$638	1.0
Duval County	\$18.63	\$969	\$38,760	2.3	\$64,400	\$1,610	\$19,320	\$483	137,871	41%	\$16.53	\$860	1.1
Escambia County	\$17.25	\$897	\$35,880	2.1	\$62,000	\$1,550	\$18,600	\$465	43,982	39%	\$14.63	\$761	1.2
Flagler County	\$19.77	\$1,028	\$41,120	2.4	\$57,600	\$1,440	\$17,280	\$432	8,325	23%	\$12.61	\$656	1.6
Franklin County	\$14.12	\$734	\$29,360	1.7	\$49,400	\$1,235	\$14,820	\$371	1,191	27%	\$12.21	\$635	1.2
Gadsden County	\$17.63	\$917	\$36,680	2.2	\$68,400	\$1,710	\$20,520	\$513	4,974	29%	\$9.66	\$502	1.8
Gilchrist County	\$16.88	\$878	\$35,120	2.1	\$65,200	\$1,630	\$19,560	\$489	1,181	19%	\$10.72	\$558	1.6
Glades County	\$14.04	\$730	\$29,200	1.7	\$38,000	\$950	\$11,400	\$285	1,012	26%	\$13.01	\$677	1.1
Gulf County	\$16.71	\$869	\$34,760	2.1	\$49,700	\$1,243	\$14,910	\$373	1,426	27%	\$12.40	\$645	1.3
Hamilton County	\$12.54	\$652	\$26,080	1.5	\$44,700	\$1,118	\$13,410	\$335	1,265	27%	\$11.84	\$616	1.1
Hardee County	\$12.54	\$652	\$26,080	1.5	\$41,300	\$1,033	\$12,390	\$310	2,318	30%	\$11.00	\$572	1.1
Hendry County	\$14.77	\$768	\$30,720	1.8	\$42,900	\$1,073	\$12,870	\$322	3,543	31%	\$11.68	\$608	1.3
Hernando County	\$19.50	\$1,014	\$40,560	2.4	\$59,800	\$1,495	\$17,940	\$449	15,639	22%	\$11.59	\$603	1.7
Highlands County	\$14.33	\$745	\$29,800	1.8	\$42,200	\$1,055	\$12,660	\$317	9,730	24%	\$10.38	\$540	1.4
Hillsborough County	\$19.50	\$1,014	\$40,560	2.4	\$59,800	\$1,495	\$17,940	\$449	201,793	42%	\$16.84	\$876	1.2
Holmes County	\$12.54	\$652	\$26,080	1.5	\$46,000	\$1,150	\$13,800	\$345	1,407	21%	\$6.26	\$326	2.0
Indian River County	\$16.27	\$846	\$33,840	2.0	\$61,900	\$1,548	\$18,570	\$464	14,657	25%	\$12.45	\$647	1.3
Jackson County	\$12.54	\$652	\$26,080	1.5	\$47,800	\$1,195	\$14,340	\$359	4,562	28%	\$8.57	\$445	1.5
Jefferson County	\$17.63	\$917	\$36,680	2.2	\$68,400	\$1,710	\$20,520	\$513	1,261	23%	\$7.79	\$405	2.3
Lafayette County	\$12.54	\$652	\$26,080	1.5	\$50,800	\$1,270	\$15,240	\$381	492	20%	\$6.43	\$334	2.0
Lake County	\$19.27	\$1,002	\$40,080	2.4	\$58,400	\$1,460	\$17,520	\$438	30,059	25%	\$11.96	\$622	1.6
Lee County	\$17.69	\$920	\$36,800	2.2	\$57,900	\$1,448	\$17,370	\$434	78,125	31%	\$14.10	\$733	1.3
Leon County	\$17.63	\$917	\$36,680	2.2	\$68,400	\$1,710	\$20,520	\$513	52,826	48%	\$11.66	\$606	1.5
Levy County	\$12.54	\$652	\$26,080	1.5	\$45,700	\$1,143	\$13,710	\$343	3,617	23%	\$8.70	\$452	1.4
Liberty County	\$12.54	\$652	\$26,080	1.5	\$52,700	\$1,318	\$15,810	\$395	632	26%	\$11.62	\$604	1.1
Madison County	\$12.54	\$652	\$26,080	1.5	\$43,200	\$1,080	\$12,960	\$324	1,428	22%	\$8.90	\$463	1.4

* 50th percentile FMR (See Appendix B).

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Florida

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Manatee County	\$20.44	\$1,063	\$42,520	2.5	\$65,500	\$1,638	\$19,650	\$491	40,696	30%	\$13.12	\$682	1.6
Marion County	\$15.77	\$820	\$32,800	1.9	\$51,500	\$1,288	\$15,450	\$386	32,326	24%	\$12.40	\$645	1.3
Martin County	\$19.88	\$1,034	\$41,360	2.5	\$58,000	\$1,450	\$17,400	\$435	15,157	24%	\$13.47	\$701	1.5
Miami-Dade County	\$24.90	\$1,295	\$51,800	3.1	\$51,800	\$1,295	\$15,540	\$389	389,327	46%	\$17.13	\$891	1.5
Monroe County	\$32.35	\$1,682	\$67,280	4.0	\$68,700	\$1,718	\$20,610	\$515	11,235	39%	\$14.22	\$740	2.3
Nassau County	\$18.63	\$969	\$38,760	2.3	\$64,400	\$1,610	\$19,320	\$483	6,731	24%	\$11.92	\$620	1.6
Okaloosa County	\$18.48	\$961	\$38,440	2.3	\$71,500	\$1,788	\$21,450	\$536	27,323	36%	\$13.40	\$697	1.4
Okeechobee County	\$13.23	\$688	\$27,520	1.6	\$44,800	\$1,120	\$13,440	\$336	3,817	29%	\$12.39	\$644	1.1
Orange County	\$19.27	\$1,002	\$40,080	2.4	\$58,400	\$1,460	\$17,520	\$438	195,419	45%	\$16.07	\$835	1.2
Osceola County	\$19.27	\$1,002	\$40,080	2.4	\$58,400	\$1,460	\$17,520	\$438	36,146	39%	\$13.00	\$676	1.5
Palm Beach County *	\$26.35	\$1,370	\$54,800	3.3	\$67,900	\$1,698	\$20,370	\$509	165,084	31%	\$17.57	\$914	1.5
Pasco County	\$19.50	\$1,014	\$40,560	2.4	\$59,800	\$1,495	\$17,940	\$449	48,853	26%	\$12.93	\$672	1.5
Pinellas County	\$19.50	\$1,014	\$40,560	2.4	\$59,800	\$1,495	\$17,940	\$449	141,805	35%	\$16.39	\$853	1.2
Polk County	\$16.12	\$838	\$33,520	2.0	\$52,500	\$1,313	\$15,750	\$394	69,045	31%	\$14.11	\$734	1.1
Putnam County	\$13.42	\$698	\$27,920	1.7	\$37,900	\$948	\$11,370	\$284	7,302	26%	\$10.14	\$527	1.3
St. Johns County	\$18.63	\$969	\$38,760	2.3	\$64,400	\$1,610	\$19,320	\$483	19,431	25%	\$12.70	\$661	1.5
St. Lucie County	\$19.88	\$1,034	\$41,360	2.5	\$58,000	\$1,450	\$17,400	\$435	29,318	27%	\$12.23	\$636	1.6
Santa Rosa County	\$17.25	\$897	\$35,880	2.1	\$62,000	\$1,550	\$18,600	\$465	16,056	27%	\$11.83	\$615	1.5
Sarasota County	\$20.44	\$1,063	\$42,520	2.5	\$65,500	\$1,638	\$19,650	\$491	47,221	27%	\$15.97	\$830	1.3
Seminole County	\$19.27	\$1,002	\$40,080	2.4	\$58,400	\$1,460	\$17,520	\$438	49,348	32%	\$14.61	\$760	1.3
Sumter County	\$14.12	\$734	\$29,360	1.7	\$60,000	\$1,500	\$18,000	\$450	4,727	10%	\$10.36	\$539	1.4
Suwannee County	\$12.54	\$652	\$26,080	1.5	\$47,100	\$1,178	\$14,130	\$353	4,897	31%	\$9.76	\$508	1.3
Taylor County	\$12.54	\$652	\$26,080	1.5	\$45,400	\$1,135	\$13,620	\$341	1,743	23%	\$16.64	\$865	0.8
Union County	\$12.54	\$652	\$26,080	1.5	\$49,600	\$1,240	\$14,880	\$372	1,336	34%	\$13.45	\$700	0.9
Volusia County	\$18.44	\$959	\$38,360	2.3	\$54,300	\$1,358	\$16,290	\$407	59,977	30%	\$11.88	\$618	1.6
Wakulla County	\$15.94	\$829	\$33,160	2.0	\$63,900	\$1,598	\$19,170	\$479	2,693	25%	\$9.54	\$496	1.7

* 50th percentile FMR (See Appendix B).

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Florida

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	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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Walton County	\$15.87	\$825	\$33,000	2.0	\$58,800	\$1,470	\$17,640	\$441	6,632	28%	\$12.84	\$668	1.2
Washington County	\$12.54	\$652	\$26,080	1.5	\$47,900	\$1,198	\$14,370	\$359	1,799	22%	\$9.94	\$517	1.3

* 50th percentile FMR (See Appendix B).

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