

In **Idaho**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$804**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,681** monthly or **\$32,176** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$15.47**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT IDAHO:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$12.87</b>
2-Bedroom Housing Wage	<b>\$15.47</b>
Number of Renter Households	<b>187685</b>
Percent Renters	<b>31%</b>

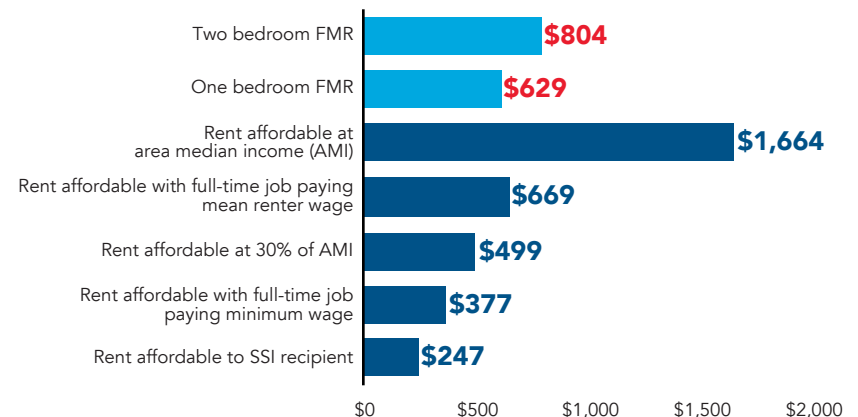
**85**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**67**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.1**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.7**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Blaine County	<b>\$19.13</b>
Teton County	<b>\$16.83</b>
Boise City, ID HUD Metro FMR Area	<b>\$16.77</b>
Coeur d'Alene, ID MSA	<b>\$16.35</b>
Power County	<b>\$15.58</b>



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.

FY19  
HOUSING  
WAGEHOUSING  
COSTSAREA MEDIAN  
INCOME (AMI)

## RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Idaho	\$15.47	\$804	\$32,176	2.1	\$66,548	\$1,664	\$19,964	\$499	187,685	31%	\$12.87	\$669	1.2
Combined Nonmetro Areas	\$14.35	\$746	\$29,848	2.0	\$58,834	\$1,471	\$17,650	\$441	64,218	32%	\$11.48	\$597	1.3
<u>Metropolitan Areas</u>													
Boise City HMFA	\$16.77	\$872	\$34,880	2.3	\$73,600	\$1,840	\$22,080	\$552	76,459	32%	\$14.05	\$731	1.2
Butte County HMFA	\$14.13	\$735	\$29,400	1.9	\$54,400	\$1,360	\$16,320	\$408	179	17%	\$33.42	\$1,738	0.4
Coeur d'Alene MSA	\$16.35	\$850	\$34,000	2.3	\$64,600	\$1,615	\$19,380	\$485	17,144	29%	\$12.75	\$663	1.3
Gem County HMFA	\$15.46	\$804	\$32,160	2.1	\$49,200	\$1,230	\$14,760	\$369	1,616	25%	\$8.04	\$418	1.9
Idaho Falls HMFA	\$13.77	\$716	\$28,640	1.9	\$72,500	\$1,813	\$21,750	\$544	12,889	27%	\$11.11	\$578	1.2
Lewiston MSA	\$15.54	\$808	\$32,320	2.1	\$63,100	\$1,578	\$18,930	\$473	4,753	29%	\$11.65	\$606	1.3
Logan MSA	\$13.46	\$700	\$28,000	1.9	\$66,600	\$1,665	\$19,980	\$500	837	20%	\$8.57	\$446	1.6
Pocatello MSA	\$13.48	\$701	\$28,040	1.9	\$62,900	\$1,573	\$18,870	\$472	9,590	31%	\$9.45	\$491	1.4
<u>Counties</u>													
Ada County	\$16.77	\$872	\$34,880	2.3	\$73,600	\$1,840	\$22,080	\$552	52,151	32%	\$14.64	\$761	1.1
Adams County	\$13.46	\$700	\$28,000	1.9	\$54,900	\$1,373	\$16,470	\$412	350	20%	\$12.82	\$667	1.1
Bannock County	\$13.48	\$701	\$28,040	1.9	\$62,900	\$1,573	\$18,870	\$472	9,590	31%	\$9.45	\$491	1.4
Bear Lake County	\$13.46	\$700	\$28,000	1.9	\$57,700	\$1,443	\$17,310	\$433	496	21%	\$5.73	\$298	2.3
Benewah County	\$13.98	\$727	\$29,080	1.9	\$53,100	\$1,328	\$15,930	\$398	912	26%	\$15.03	\$782	0.9
Bingham County	\$13.75	\$715	\$28,600	1.9	\$62,200	\$1,555	\$18,660	\$467	3,756	25%	\$11.02	\$573	1.2
Blaine County	\$19.13	\$995	\$39,800	2.6	\$76,100	\$1,903	\$22,830	\$571	2,745	33%	\$12.45	\$648	1.5
Boise County	\$16.77	\$872	\$34,880	2.3	\$73,600	\$1,840	\$22,080	\$552	514	17%	\$6.84	\$356	2.5
Bonner County	\$14.77	\$768	\$30,720	2.0	\$58,000	\$1,450	\$17,400	\$435	4,781	27%	\$10.54	\$548	1.4
Bonneville County	\$13.77	\$716	\$28,640	1.9	\$72,500	\$1,813	\$21,750	\$544	11,280	29%	\$10.96	\$570	1.3
Boundary County	\$13.46	\$700	\$28,000	1.9	\$54,800	\$1,370	\$16,440	\$411	1,173	26%	\$11.83	\$615	1.1

\* 50th percentile FMR (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 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 2019 Area Median Income

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

FY19  
HOUSING  
WAGEHOUSING  
COSTSAREA MEDIAN  
INCOME (AMI)

## RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Butte County	\$14.13	\$735	\$29,400	1.9	\$54,400	\$1,360	\$16,320	\$408	179	17%	\$33.42	\$1,738	0.4
Camas County	\$13.46	\$700	\$28,000	1.9	\$55,300	\$1,383	\$16,590	\$415	98	26%	\$15.32	\$797	0.9
Canyon County	\$16.77	\$872	\$34,880	2.3	\$73,600	\$1,840	\$22,080	\$552	22,469	32%	\$12.11	\$630	1.4
Caribou County	\$13.46	\$700	\$28,000	1.9	\$74,000	\$1,850	\$22,200	\$555	409	16%	\$16.74	\$870	0.8
Cassia County	\$13.46	\$700	\$28,000	1.9	\$55,200	\$1,380	\$16,560	\$414	2,372	30%	\$12.08	\$628	1.1
Clark County	\$13.46	\$700	\$28,000	1.9	\$38,300	\$958	\$11,490	\$287	140	45%	\$21.44	\$1,115	0.6
Clearwater County	\$14.23	\$740	\$29,600	2.0	\$53,000	\$1,325	\$15,900	\$398	858	23%	\$13.50	\$702	1.1
Custer County	\$13.90	\$723	\$28,920	1.9	\$54,200	\$1,355	\$16,260	\$407	440	24%	\$10.83	\$563	1.3
Elmore County	\$14.65	\$762	\$30,480	2.0	\$57,700	\$1,443	\$17,310	\$433	4,239	42%	\$11.37	\$591	1.3
Franklin County	\$13.46	\$700	\$28,000	1.9	\$66,600	\$1,665	\$19,980	\$500	837	20%	\$8.57	\$446	1.6
Fremont County	\$14.10	\$733	\$29,320	1.9	\$60,400	\$1,510	\$18,120	\$453	874	20%	\$10.63	\$553	1.3
Gem County	\$15.46	\$804	\$32,160	2.1	\$49,200	\$1,230	\$14,760	\$369	1,616	25%	\$8.04	\$418	1.9
Gooding County	\$13.46	\$700	\$28,000	1.9	\$52,800	\$1,320	\$15,840	\$396	1,786	32%	\$13.03	\$678	1.0
Idaho County	\$13.46	\$700	\$28,000	1.9	\$50,800	\$1,270	\$15,240	\$381	1,356	21%	\$14.68	\$764	0.9
Jefferson County	\$13.77	\$716	\$28,640	1.9	\$72,500	\$1,813	\$21,750	\$544	1,609	19%	\$12.34	\$642	1.1
Jerome County	\$14.19	\$738	\$29,520	2.0	\$54,200	\$1,355	\$16,260	\$407	2,778	36%	\$12.68	\$659	1.1
Kootenai County	\$16.35	\$850	\$34,000	2.3	\$64,600	\$1,615	\$19,380	\$485	17,144	29%	\$12.75	\$663	1.3
Latah County	\$14.08	\$732	\$29,280	1.9	\$67,400	\$1,685	\$20,220	\$506	7,218	47%	\$7.97	\$414	1.8
Lemhi County	\$13.46	\$700	\$28,000	1.9	\$53,200	\$1,330	\$15,960	\$399	1,092	29%	\$8.87	\$461	1.5
Lewis County	\$13.46	\$700	\$28,000	1.9	\$53,400	\$1,335	\$16,020	\$401	425	26%	\$10.65	\$554	1.3
Lincoln County	\$13.88	\$722	\$28,880	1.9	\$55,300	\$1,383	\$16,590	\$415	494	31%	\$13.46	\$700	1.0
Madison County	\$14.00	\$728	\$29,120	1.9	\$39,100	\$978	\$11,730	\$293	5,703	54%	\$8.24	\$428	1.7
Minidoka County	\$13.46	\$700	\$28,000	1.9	\$55,000	\$1,375	\$16,500	\$413	2,130	29%	\$14.61	\$760	0.9
Nez Perce County	\$15.54	\$808	\$32,320	2.1	\$63,100	\$1,578	\$18,930	\$473	4,753	29%	\$11.65	\$606	1.3
Oneida County	\$13.46	\$700	\$28,000	1.9	\$53,100	\$1,328	\$15,930	\$398	338	21%	\$8.93	\$465	1.5
Owyhee County	\$16.77	\$872	\$34,880	2.3	\$73,600	\$1,840	\$22,080	\$552	1,325	32%	\$11.68	\$607	1.4

\* 50th percentile FMR (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 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 2019 Area Median Income

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

FY19  
HOUSING  
WAGEHOUSING  
COSTSAREA MEDIAN  
INCOME (AMI)

## RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Payette County	\$14.23	\$740	\$29,600	2.0	\$57,300	\$1,433	\$17,190	\$430	2,229	26%	\$12.52	\$651	1.1
Power County	\$15.58	\$810	\$32,400	2.1	\$56,700	\$1,418	\$17,010	\$425	760	30%	\$17.78	\$924	0.9
Shoshone County	\$13.48	\$701	\$28,040	1.9	\$52,300	\$1,308	\$15,690	\$392	1,681	30%	\$13.20	\$686	1.0
Teton County	\$16.83	\$875	\$35,000	2.3	\$72,000	\$1,800	\$21,600	\$540	1,022	27%	\$12.74	\$662	1.3
Twin Falls County	\$14.44	\$751	\$30,040	2.0	\$65,200	\$1,630	\$19,560	\$489	9,635	32%	\$10.83	\$563	1.3
Valley County	\$14.88	\$774	\$30,960	2.1	\$65,800	\$1,645	\$19,740	\$494	859	24%	\$10.83	\$563	1.4
Washington County	\$13.46	\$700	\$28,000	1.9	\$49,500	\$1,238	\$14,850	\$371	1,069	27%	\$10.26	\$533	1.3

\* 50th percentile FMR (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 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 2019 Area Median Income

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