

In **Iowa**, 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 **\$2,679** monthly or **\$32,151** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$15.46**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT IOWA:

| STATE FACTS                 |                |
|-----------------------------|----------------|
| Minimum Wage                | <b>\$7.25</b>  |
| Average Renter Wage         | <b>\$13.43</b> |
| 2-Bedroom Housing Wage      | <b>\$15.46</b> |
| Number of Renter Households | <b>362,703</b> |
| Percent Renters             | <b>29%</b>     |

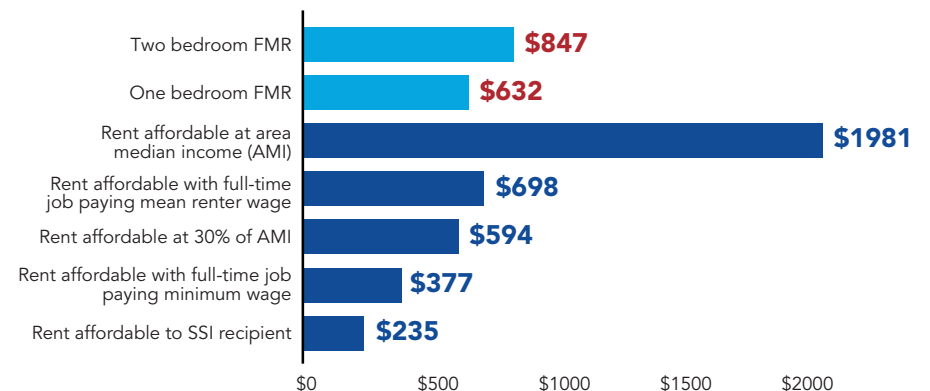
**85**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**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   |
|--------------------------------|----------------|
| Iowa City HMFA                 | <b>\$19.44</b> |
| Omaha-Council Bluffs HMFA      | <b>\$18.19</b> |
| Des Moines-West Des Moines MSA | <b>\$17.31</b> |
| Ames MSA                       | <b>\$16.48</b> |
| Muscatine County               | <b>\$15.94</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.

|                                  | FY20 HOUSING WAGE  |          |  |   | HOUSING COSTS           |   |            |                                       | AREA 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 (2014-2018) | % of total households (2014-2018) | Estimated hourly mean renter wage (2020) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |  |  |  |
| Iowa                             | \$15.46  | \$804    | \$32,151                                 | 2.1   | \$79,229                | \$1,981                                     | \$23,769   | \$594                                 | 362,703                       | 29%                               | \$13.43                                  | \$698                                       | 1.2  |  |  |  |
| Combined Nonmetro Areas          | \$13.74  | \$715    | \$28,586                                 | 1.9   | \$69,809                | \$1,745                                     | \$20,943   | \$524                                 | 135,078                       | 26%                               | \$12.33                                  | \$641                                       | 1.1  |  |  |  |
| <u>Metropolitan Areas</u>        |  |          |  |   |                         |   |            |                                       |                               |                                   |  |   |  |  |  |  |
| Ames MSA                         | \$16.48  | \$857    | \$34,280                                 | 2.3   | \$104,300               | \$2,608                                     | \$31,290   | \$782                                 | 17,581                        | 47%                               | \$11.89                                  | \$618                                       | 1.4  |  |  |  |
| Benton County HMFA               | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$85,100                | \$2,128                                     | \$25,530   | \$638                                 | 1,806                         | 18%                               | \$8.96                                   | \$466                                       | 1.5  |  |  |  |
| Bremer County HMFA               | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$87,600                | \$2,190                                     | \$26,280   | \$657                                 | 1,727                         | 18%                               | \$10.36                                  | \$539                                       | 1.3  |  |  |  |
| Cedar Rapids HMFA                | \$14.94  | \$777    | \$31,080                                 | 2.1   | \$85,200                | \$2,130                                     | \$25,560   | \$639                                 | 22,995                        | 26%                               | \$13.90                                  | \$723                                       | 1.1  |  |  |  |
| Davenport-Moline-Rock Island MSA | \$14.96  | \$778    | \$31,120                                 | 2.1   | \$75,400                | \$1,885                                     | \$22,620   | \$566                                 | 20,466                        | 31%                               | \$12.51                                  | \$651                                       | 1.2  |  |  |  |
| Des Moines-West Des Moines MSA   | \$17.31  | \$900    | \$36,000                                 | 2.4   | \$89,200                | \$2,230                                     | \$26,760   | \$669                                 | 75,206                        | 31%                               | \$16.47                                  | \$857                                       | 1.1  |  |  |  |
| Dubuque MSA                      | \$15.06  | \$783    | \$31,320                                 | 2.1   | \$82,900                | \$2,073                                     | \$24,870   | \$622                                 | 10,594                        | 28%                               | \$11.84                                  | \$616                                       | 1.3  |  |  |  |
| Iowa City HMFA                   | \$19.44  | \$1,011  | \$40,440                                 | 2.7   | \$101,200               | \$2,530                                     | \$30,360   | \$759                                 | 23,447                        | 40%                               | \$9.96                                   | \$518                                       | 2.0  |  |  |  |
| Jones County HMFA                | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$76,200                | \$1,905                                     | \$22,860   | \$572                                 | 1,998                         | 24%                               | \$11.61                                  | \$604                                       | 1.1  |  |  |  |
| Omaha-Council Bluffs HMFA        | \$18.19  | \$946    | \$37,840                                 | 2.5   | \$87,000                | \$2,175                                     | \$26,100   | \$653                                 | 14,485                        | 30%                               | \$12.75                                  | \$663                                       | 1.4  |  |  |  |
| Plymouth County HMFA             | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$79,100                | \$1,978                                     | \$23,730   | \$593                                 | 2,156                         | 21%                               | \$14.08                                  | \$732                                       | 0.9  |  |  |  |
| Sioux City HMFA                  | \$15.44  | \$803    | \$32,120                                 | 2.1   | \$75,200                | \$1,880                                     | \$22,560   | \$564                                 | 13,393                        | 34%                               | \$12.07                                  | \$628                                       | 1.3  |  |  |  |
| Washington County HMFA           | \$15.48  | \$805    | \$32,200                                 | 2.1   | \$78,200                | \$1,955                                     | \$23,460   | \$587                                 | 2,546                         | 29%                               | \$10.45                                  | \$544                                       | 1.5  |  |  |  |
| Waterloo-Cedar Falls HMFA        | \$14.67  | \$763    | \$30,520                                 | 2.0   | \$71,600                | \$1,790                                     | \$21,480   | \$537                                 | 19,225                        | 33%                               | \$13.92                                  | \$724                                       | 1.1  |  |  |  |
| <u>Counties</u>                  |  |          |  |   |                         |   |            |                                       |                               |                                   |  |   |  |  |  |  |
| Adair County                     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$66,600                | \$1,665                                     | \$19,980   | \$500                                 | 732                           | 23%                               | \$10.49                                  | \$545                                       | 1.3  |  |  |  |
| Adams County                     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$65,700                | \$1,643                                     | \$19,710   | \$493                                 | 372                           | 23%                               | \$13.93                                  | \$724                                       | 0.9  |  |  |  |
| Allamakee County                 | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$68,400                | \$1,710                                     | \$20,520   | \$513                                 | 1,327                         | 22%                               | \$10.05                                  | \$523                                       | 1.3  |  |  |  |
| Appanoose County                 | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$57,200                | \$1,430                                     | \$17,160   | \$429                                 | 1,445                         | 27%                               | \$9.21                                   | \$479                                       | 1.4  |  |  |  |

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2020 Fair Market Rent.

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

4: AMI = Fiscal Year 2020 Area Median Income

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

|                    | FY20 HOUSING WAGE  |          |  |   | HOUSING COSTS           |   |            |                                       | AREA 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 (2014-2018) | % of total households (2014-2018) | Estimated hourly mean renter wage (2020) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |  |  |  |
| Audubon County     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$65,700                | \$1,643                                     | \$19,710   | \$493                                 | 597                           | 22%                               | \$12.90                                  | \$671                                       | 1.0  |  |  |  |
| Benton County      | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$85,100                | \$2,128                                     | \$25,530   | \$638                                 | 1,806                         | 18%                               | \$8.96                                   | \$466                                       | 1.5  |  |  |  |
| Black Hawk County  | \$14.67  | \$763    | \$30,520                                 | 2.0   | \$71,600                | \$1,790                                     | \$21,480   | \$537                                 | 18,173                        | 34%                               | \$13.88                                  | \$722                                       | 1.1  |  |  |  |
| Boone County       | \$14.31  | \$744    | \$29,760                                 | 2.0   | \$77,700                | \$1,943                                     | \$23,310   | \$583                                 | 2,533                         | 23%                               | \$11.73                                  | \$610                                       | 1.2  |  |  |  |
| Bremer County      | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$87,600                | \$2,190                                     | \$26,280   | \$657                                 | 1,727                         | 18%                               | \$10.36                                  | \$539                                       | 1.3  |  |  |  |
| Buchanan County    | \$13.38  | \$696    | \$27,840                                 | 1.8   | \$79,200                | \$1,980                                     | \$23,760   | \$594                                 | 1,744                         | 22%                               | \$10.45                                  | \$543                                       | 1.3  |  |  |  |
| Buena Vista County | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$68,600                | \$1,715                                     | \$20,580   | \$515                                 | 2,525                         | 33%                               | \$13.81                                  | \$718                                       | 1.0  |  |  |  |
| Butler County      | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$71,600                | \$1,790                                     | \$21,480   | \$537                                 | 1,306                         | 21%                               | \$11.40                                  | \$593                                       | 1.2  |  |  |  |
| Calhoun County     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$63,000                | \$1,575                                     | \$18,900   | \$473                                 | 928                           | 22%                               | \$10.25                                  | \$533                                       | 1.3  |  |  |  |
| Carroll County     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$78,500                | \$1,963                                     | \$23,550   | \$589                                 | 2,000                         | 23%                               | \$9.36                                   | \$487                                       | 1.4  |  |  |  |
| Cass County        | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$61,600                | \$1,540                                     | \$18,480   | \$462                                 | 1,828                         | 31%                               | \$11.56                                  | \$601                                       | 1.1  |  |  |  |
| Cedar County       | \$14.31  | \$744    | \$29,760                                 | 2.0   | \$82,500                | \$2,063                                     | \$24,750   | \$619                                 | 1,470                         | 19%                               | \$12.73                                  | \$662                                       | 1.1  |  |  |  |
| Cerro Gordo County | \$14.60  | \$759    | \$30,360                                 | 2.0   | \$71,700                | \$1,793                                     | \$21,510   | \$538                                 | 5,929                         | 31%                               | \$11.84                                  | \$616                                       | 1.2  |  |  |  |
| Cherokee County    | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$73,200                | \$1,830                                     | \$21,960   | \$549                                 | 1,381                         | 26%                               | \$11.61                                  | \$604                                       | 1.1  |  |  |  |
| Chickasaw County   | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$73,200                | \$1,830                                     | \$21,960   | \$549                                 | 1,028                         | 20%                               | \$14.87                                  | \$773                                       | 0.9  |  |  |  |
| Clarke County      | \$14.56  | \$757    | \$30,280                                 | 2.0   | \$66,000                | \$1,650                                     | \$19,800   | \$495                                 | 1,126                         | 29%                               | \$11.94                                  | \$621                                       | 1.2  |  |  |  |
| Clay County        | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$68,500                | \$1,713                                     | \$20,550   | \$514                                 | 2,292                         | 31%                               | \$11.92                                  | \$620                                       | 1.1  |  |  |  |
| Clayton County     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$69,500                | \$1,738                                     | \$20,850   | \$521                                 | 1,914                         | 25%                               | \$12.89                                  | \$670                                       | 1.0  |  |  |  |
| Clinton County     | \$14.25  | \$741    | \$29,640                                 | 2.0   | \$71,700                | \$1,793                                     | \$21,510   | \$538                                 | 5,082                         | 26%                               | \$10.84                                  | \$564                                       | 1.3  |  |  |  |
| Crawford County    | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$63,100                | \$1,578                                     | \$18,930   | \$473                                 | 1,737                         | 27%                               | \$10.39                                  | \$541                                       | 1.3  |  |  |  |
| Dallas County      | \$17.31  | \$900    | \$36,000                                 | 2.4   | \$89,200                | \$2,230                                     | \$26,760   | \$669                                 | 8,430                         | 26%                               | \$15.69                                  | \$816                                       | 1.1  |  |  |  |
| Davis County       | \$13.37  | \$695    | \$27,800                                 | 1.8   | \$71,000                | \$1,775                                     | \$21,300   | \$533                                 | 550                           | 17%                               | \$8.40                                   | \$437                                       | 1.6  |  |  |  |
| Decatur County     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$53,500                | \$1,338                                     | \$16,050   | \$401                                 | 1,089                         | 34%                               | \$8.03                                   | \$418                                       | 1.6  |  |  |  |
| Delaware County    | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$76,900                | \$1,923                                     | \$23,070   | \$577                                 | 1,185                         | 17%                               | \$10.55                                  | \$549                                       | 1.3  |  |  |  |
| Des Moines County  | \$15.58  | \$810    | \$32,400                                 | 2.1   | \$64,700                | \$1,618                                     | \$19,410   | \$485                                 | 4,635                         | 28%                               | \$11.40                                  | \$593                                       | 1.4  |  |  |  |
| Dickinson County   | \$14.42  | \$750    | \$30,000                                 | 2.0   | \$83,400                | \$2,085                                     | \$25,020   | \$626                                 | 1,697                         | 21%                               | \$9.43                                   | \$490                                       | 1.5  |  |  |  |

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2020 Fair Market Rent.

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

4: AMI = Fiscal Year 2020 Area Median Income

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

|                  | FY20 HOUSING WAGE  | HOUSING COSTS |  |   | AREA 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 (2014-2018) | % of total households (2014-2018) | Estimated hourly mean renter wage (2020) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Dubuque County   | \$15.06  | \$783         | \$31,320                                 | 2.1   | \$82,900                 | \$2,073                                     | \$24,870   | \$622                                 | 10,594                        | 28%                               | \$11.84                                  | \$616                                       | 1.3  |
| Emmet County     | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$71,600                 | \$1,790                                     | \$21,480   | \$537                                 | 942                           | 23%                               | \$12.38                                  | \$644                                       | 1.1  |
| Fayette County   | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$63,900                 | \$1,598                                     | \$19,170   | \$479                                 | 2,046                         | 25%                               | \$9.95                                   | \$517                                       | 1.3  |
| Floyd County     | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$67,100                 | \$1,678                                     | \$20,130   | \$503                                 | 1,878                         | 28%                               | \$10.25                                  | \$533                                       | 1.3  |
| Franklin County  | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$61,200                 | \$1,530                                     | \$18,360   | \$459                                 | 1,079                         | 26%                               | \$15.63                                  | \$813                                       | 0.8  |
| Fremont County   | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$70,100                 | \$1,753                                     | \$21,030   | \$526                                 | 773                           | 26%                               | \$10.73                                  | \$558                                       | 1.2  |
| Greene County    | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$71,100                 | \$1,778                                     | \$21,330   | \$533                                 | 1,002                         | 26%                               | \$11.69                                  | \$608                                       | 1.1  |
| Grundy County    | \$14.67  | \$763         | \$30,520                                 | 2.0   | \$71,600                 | \$1,790                                     | \$21,480   | \$537                                 | 1,052                         | 20%                               | \$14.63                                  | \$761                                       | 1.0  |
| Guthrie County   | \$17.31  | \$900         | \$36,000                                 | 2.4   | \$89,200                 | \$2,230                                     | \$26,760   | \$669                                 | 904                           | 21%                               | \$12.91                                  | \$671                                       | 1.3  |
| Hamilton County  | \$13.63  | \$709         | \$28,360                                 | 1.9   | \$73,400                 | \$1,835                                     | \$22,020   | \$551                                 | 1,714                         | 27%                               | \$12.24                                  | \$636                                       | 1.1  |
| Hancock County   | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$71,500                 | \$1,788                                     | \$21,450   | \$536                                 | 1,051                         | 22%                               | \$12.21                                  | \$635                                       | 1.1  |
| Hardin County    | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$74,400                 | \$1,860                                     | \$22,320   | \$558                                 | 1,646                         | 23%                               | \$13.49                                  | \$702                                       | 1.0  |
| Harrison County  | \$18.19  | \$946         | \$37,840                                 | 2.5   | \$87,000                 | \$2,175                                     | \$26,100   | \$653                                 | 1,529                         | 25%                               | \$11.15                                  | \$580                                       | 1.6  |
| Henry County     | \$13.65  | \$710         | \$28,400                                 | 1.9   | \$66,900                 | \$1,673                                     | \$20,070   | \$502                                 | 2,239                         | 29%                               | \$13.18                                  | \$685                                       | 1.0  |
| Howard County    | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$66,200                 | \$1,655                                     | \$19,860   | \$497                                 | 810                           | 21%                               | \$11.67                                  | \$607                                       | 1.1  |
| Humboldt County  | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$67,900                 | \$1,698                                     | \$20,370   | \$509                                 | 1,088                         | 26%                               | \$11.63                                  | \$605                                       | 1.1  |
| Ida County       | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$73,200                 | \$1,830                                     | \$21,960   | \$549                                 | 729                           | 24%                               | \$13.64                                  | \$709                                       | 1.0  |
| Iowa County      | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$76,400                 | \$1,910                                     | \$22,920   | \$573                                 | 1,487                         | 22%                               | \$11.88                                  | \$618                                       | 1.1  |
| Jackson County   | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$66,300                 | \$1,658                                     | \$19,890   | \$497                                 | 1,734                         | 21%                               | \$9.46                                   | \$492                                       | 1.4  |
| Jasper County    | \$13.98  | \$727         | \$29,080                                 | 1.9   | \$72,800                 | \$1,820                                     | \$21,840   | \$546                                 | 3,790                         | 26%                               | \$12.41                                  | \$646                                       | 1.1  |
| Jefferson County | \$14.29  | \$743         | \$29,720                                 | 2.0   | \$66,200                 | \$1,655                                     | \$19,860   | \$497                                 | 2,249                         | 33%                               | \$10.00                                  | \$520                                       | 1.4  |
| Johnson County   | \$19.44  | \$1,011       | \$40,440                                 | 2.7   | \$101,200                | \$2,530                                     | \$30,360   | \$759                                 | 23,447                        | 40%                               | \$9.96                                   | \$518                                       | 2.0  |
| Jones County     | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$76,200                 | \$1,905                                     | \$22,860   | \$572                                 | 1,998                         | 24%                               | \$11.61                                  | \$604                                       | 1.1  |
| Keokuk County    | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$69,200                 | \$1,730                                     | \$20,760   | \$519                                 | 1,014                         | 23%                               | \$12.72                                  | \$661                                       | 1.0  |
| Kossuth County   | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$73,600                 | \$1,840                                     | \$22,080   | \$552                                 | 1,584                         | 24%                               | \$13.24                                  | \$688                                       | 1.0  |
| Lee County       | \$13.27  | \$690         | \$27,600                                 | 1.8   | \$64,400                 | \$1,610                                     | \$19,320   | \$483                                 | 3,641                         | 26%                               | \$11.50                                  | \$598                                       | 1.2  |

† Wage data not available (See Appendix B).

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4: AMI = Fiscal Year 2020 Area Median Income

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

|                      | FY20 HOUSING WAGE  | HOUSING COSTS |  |   | AREA 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 (2014-2018) | % of total households (2014-2018) | Estimated hourly mean renter wage (2020) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Linn County          | \$14.94  | \$777         | \$31,080                                 | 2.1   | \$85,200                 | \$2,130                                     | \$25,560   | \$639                                 | 22,995                        | 26%                               | \$13.90                                  | \$723                                       | 1.1  |
| Louisa County        | \$13.56  | \$705         | \$28,200                                 | 1.9   | \$71,800                 | \$1,795                                     | \$21,540   | \$539                                 | 1,011                         | 23%                               | \$12.99                                  | \$675                                       | 1.0  |
| Lucas County         | \$15.17  | \$789         | \$31,560                                 | 2.1   | \$67,100                 | \$1,678                                     | \$20,130   | \$503                                 | 829                           | 23%                               | \$13.22                                  | \$687                                       | 1.1  |
| Lyon County          | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$74,200                 | \$1,855                                     | \$22,260   | \$557                                 | 755                           | 17%                               | \$13.66                                  | \$710                                       | 1.0  |
| Madison County       | \$17.31  | \$900         | \$36,000                                 | 2.4   | \$89,200                 | \$2,230                                     | \$26,760   | \$669                                 | 1,356                         | 21%                               | \$11.17                                  | \$581                                       | 1.5  |
| Mahaska County       | \$13.50  | \$702         | \$28,080                                 | 1.9   | \$65,100                 | \$1,628                                     | \$19,530   | \$488                                 | 2,545                         | 29%                               | \$11.64                                  | \$605                                       | 1.2  |
| Marion County        | \$14.12  | \$734         | \$29,360                                 | 1.9   | \$76,400                 | \$1,910                                     | \$22,920   | \$573                                 | 3,924                         | 29%                               | \$15.94                                  | \$829                                       | 0.9  |
| Marshall County      | \$14.83  | \$771         | \$30,840                                 | 2.0   | \$67,200                 | \$1,680                                     | \$20,160   | \$504                                 | 4,416                         | 29%                               | \$15.58                                  | \$810                                       | 1.0  |
| Mills County         | \$18.19  | \$946         | \$37,840                                 | 2.5   | \$87,000                 | \$2,175                                     | \$26,100   | \$653                                 | 1,230                         | 22%                               | \$9.58                                   | \$498                                       | 1.9  |
| Mitchell County      | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$70,700                 | \$1,768                                     | \$21,210   | \$530                                 | 762                           | 17%                               | \$13.77                                  | \$716                                       | 1.0  |
| Monona County        | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$63,900                 | \$1,598                                     | \$19,170   | \$479                                 | 1,173                         | 29%                               | \$9.40                                   | \$489                                       | 1.4  |
| Monroe County        | \$13.85  | \$720         | \$28,800                                 | 1.9   | \$66,900                 | \$1,673                                     | \$20,070   | \$502                                 | 731                           | 22%                               | \$16.05                                  | \$835                                       | 0.9  |
| Montgomery County    | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$59,300                 | \$1,483                                     | \$17,790   | \$445                                 | 1,439                         | 31%                               | \$11.40                                  | \$593                                       | 1.2  |
| Muscatine County     | \$15.94  | \$829         | \$33,160                                 | 2.2   | \$73,100                 | \$1,828                                     | \$21,930   | \$548                                 | 4,483                         | 27%                               | \$17.51                                  | \$910                                       | 0.9  |
| O'Brien County       | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$76,300                 | \$1,908                                     | \$22,890   | \$572                                 | 1,694                         | 28%                               | \$10.59                                  | \$551                                       | 1.2  |
| Osceola County       | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$68,700                 | \$1,718                                     | \$20,610   | \$515                                 | 631                           | 24%                               | \$14.48                                  | \$753                                       | 0.9  |
| Page County          | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$64,900                 | \$1,623                                     | \$19,470   | \$487                                 | 1,741                         | 28%                               | \$11.64                                  | \$605                                       | 1.1  |
| Palo Alto County     | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$71,200                 | \$1,780                                     | \$21,360   | \$534                                 | 980                           | 26%                               | \$13.36                                  | \$695                                       | 1.0  |
| Plymouth County      | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$79,100                 | \$1,978                                     | \$23,730   | \$593                                 | 2,156                         | 21%                               | \$14.08                                  | \$732                                       | 0.9  |
| Pocahontas County    | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$67,000                 | \$1,675                                     | \$20,100   | \$503                                 | 726                           | 23%                               | \$16.41                                  | \$853                                       | 0.8  |
| Polk County          | \$17.31  | \$900         | \$36,000                                 | 2.4   | \$89,200                 | \$2,230                                     | \$26,760   | \$669                                 | 60,322                        | 33%                               | \$16.95                                  | \$882                                       | 1.0  |
| Pottawattamie County | \$18.19  | \$946         | \$37,840                                 | 2.5   | \$87,000                 | \$2,175                                     | \$26,100   | \$653                                 | 11,726                        | 32%                               | \$13.09                                  | \$681                                       | 1.4  |
| Poweshiek County     | \$14.06  | \$731         | \$29,240                                 | 1.9   | \$73,000                 | \$1,825                                     | \$21,900   | \$548                                 | 2,358                         | 31%                               | \$13.92                                  | \$724                                       | 1.0  |
| Ringgold County †    | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$62,200                 | \$1,555                                     | \$18,660   | \$467                                 | 454                           | 23%                               |  |   |  |
| Sac County           | \$13.21  | \$687         | \$27,480                                 | 1.8   | \$71,000                 | \$1,775                                     | \$21,300   | \$533                                 | 913                           | 21%                               | \$12.36                                  | \$643                                       | 1.1  |
| Scott County         | \$14.96  | \$778         | \$31,120                                 | 2.1   | \$75,400                 | \$1,885                                     | \$22,620   | \$566                                 | 20,466                        | 31%                               | \$12.51                                  | \$651                                       | 1.2  |

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2020 Fair Market Rent.

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

4: AMI = Fiscal Year 2020 Area Median Income

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

|                   | FY20 HOUSING WAGE  |          |  |   | HOUSING COSTS           |   |            |                                       | AREA 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 (2014-2018) | % of total households (2014-2018) | Estimated hourly mean renter wage (2020) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |  |  |  |
| Shelby County     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$72,500                | \$1,813                                     | \$21,750   | \$544                                 | 1,135                         | 22%                               | \$11.69                                  | \$608                                       | 1.1  |  |  |  |
| Sioux County      | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$80,600                | \$2,015                                     | \$24,180   | \$605                                 | 2,461                         | 20%                               | \$11.73                                  | \$610                                       | 1.1  |  |  |  |
| Story County      | \$16.48  | \$857    | \$34,280                                 | 2.3   | \$104,300               | \$2,608                                     | \$31,290   | \$782                                 | 17,581                        | 47%                               | \$11.89                                  | \$618                                       | 1.4  |  |  |  |
| Tama County       | \$13.35  | \$694    | \$27,760                                 | 1.8   | \$71,600                | \$1,790                                     | \$21,480   | \$537                                 | 1,602                         | 24%                               | \$14.34                                  | \$746                                       | 0.9  |  |  |  |
| Taylor County     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$62,400                | \$1,560                                     | \$18,720   | \$468                                 | 622                           | 23%                               | \$13.16                                  | \$684                                       | 1.0  |  |  |  |
| Union County      | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$66,800                | \$1,670                                     | \$20,040   | \$501                                 | 1,518                         | 29%                               | \$10.21                                  | \$531                                       | 1.3  |  |  |  |
| Van Buren County  | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$64,600                | \$1,615                                     | \$19,380   | \$485                                 | 521                           | 18%                               | \$10.63                                  | \$553                                       | 1.2  |  |  |  |
| Wapello County    | \$14.08  | \$732    | \$29,280                                 | 1.9   | \$58,700                | \$1,468                                     | \$17,610   | \$440                                 | 3,997                         | 28%                               | \$11.28                                  | \$587                                       | 1.2  |  |  |  |
| Warren County     | \$17.31  | \$900    | \$36,000                                 | 2.4   | \$89,200                | \$2,230                                     | \$26,760   | \$669                                 | 4,194                         | 22%                               | \$8.47                                   | \$440                                       | 2.0  |  |  |  |
| Washington County | \$15.48  | \$805    | \$32,200                                 | 2.1   | \$78,200                | \$1,955                                     | \$23,460   | \$587                                 | 2,546                         | 29%                               | \$10.45                                  | \$544                                       | 1.5  |  |  |  |
| Wayne County      | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$58,200                | \$1,455                                     | \$17,460   | \$437                                 | 491                           | 18%                               | \$12.45                                  | \$647                                       | 1.1  |  |  |  |
| Webster County    | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$62,700                | \$1,568                                     | \$18,810   | \$470                                 | 4,948                         | 33%                               | \$13.97                                  | \$727                                       | 0.9  |  |  |  |
| Winnebago County  | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$67,100                | \$1,678                                     | \$20,130   | \$503                                 | 1,219                         | 26%                               | \$11.78                                  | \$612                                       | 1.1  |  |  |  |
| Winneshiek County | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$80,700                | \$2,018                                     | \$24,210   | \$605                                 | 1,711                         | 21%                               | \$10.58                                  | \$550                                       | 1.2  |  |  |  |
| Woodbury County   | \$15.44  | \$803    | \$32,120                                 | 2.1   | \$75,200                | \$1,880                                     | \$22,560   | \$564                                 | 13,393                        | 34%                               | \$12.07                                  | \$628                                       | 1.3  |  |  |  |
| Worth County      | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$68,100                | \$1,703                                     | \$20,430   | \$511                                 | 720                           | 23%                               | \$10.77                                  | \$560                                       | 1.2  |  |  |  |
| Wright County     | \$13.21  | \$687    | \$27,480                                 | 1.8   | \$64,000                | \$1,600                                     | \$19,200   | \$480                                 | 1,620                         | 28%                               | \$12.68                                  | \$659                                       | 1.0  |  |  |  |

† Wage data not available (See Appendix B).

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 4: AMI = Fiscal Year 2020 Area Median Income  
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.