

In **Idaho**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$863**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,876** monthly or **\$34,511** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.59
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT IDAHO:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$13.26
2-Bedroom Housing Wage	\$16.59
Number of Renter Households	190,031
Percent Renters	31%

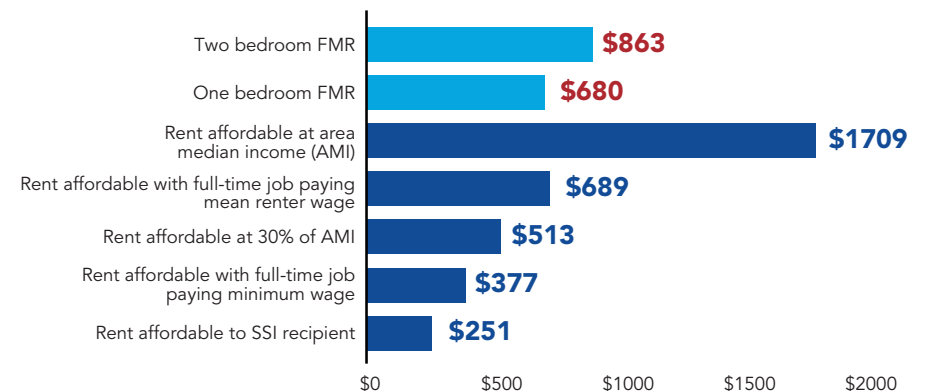
92
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

72
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Blaine County	\$20.04
Boise City HMFA	\$18.10
Coeur d'Alene MSA	\$17.83
Teton County	\$17.75
Lewiston MSA	\$16.69



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 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 (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			
Idaho	\$16.59	\$863	\$34,511	2.3	\$68,372	\$1,709	\$20,511	\$513	190,031	31%	\$13.26	\$689	1.3			
Combined Nonmetro Areas	\$15.01	\$780	\$31,212	2.1	\$59,917	\$1,498	\$17,975	\$449	63,683	31%	\$11.53	\$599	1.3			
<u>Metropolitan Areas</u>																
Boise City HMFA	\$18.10	\$941	\$37,640	2.5	\$74,800	\$1,870	\$22,440	\$561	77,681	31%	\$14.47	\$753	1.3			
Butte County HMFA	\$15.33	\$797	\$31,880	2.1	\$55,200	\$1,380	\$16,560	\$414	166	16%	\$34.06	\$1,771	0.4			
Coeur d'Alene MSA	\$17.83	\$927	\$37,080	2.5	\$70,400	\$1,760	\$21,120	\$528	17,862	30%	\$13.54	\$704	1.3			
Gem County HMFA	\$16.42	\$854	\$34,160	2.3	\$53,200	\$1,330	\$15,960	\$399	1,747	27%	\$7.67	\$399	2.1			
Idaho Falls HMFA	\$15.23	\$792	\$31,680	2.1	\$70,500	\$1,763	\$21,150	\$529	13,467	28%	\$11.69	\$608	1.3			
Lewiston MSA	\$16.69	\$868	\$34,720	2.3	\$73,900	\$1,848	\$22,170	\$554	4,804	29%	\$11.66	\$606	1.4			
Logan MSA	\$13.77	\$716	\$28,640	1.9	\$71,000	\$1,775	\$21,300	\$533	824	19%	\$9.86	\$513	1.4			
Pocatello MSA	\$14.83	\$771	\$30,840	2.0	\$66,000	\$1,650	\$19,800	\$495	9,797	32%	\$10.03	\$521	1.5			
<u>Counties</u>																
Ada County	\$18.10	\$941	\$37,640	2.5	\$74,800	\$1,870	\$22,440	\$561	53,372	32%	\$15.19	\$790	1.2			
Adams County	\$13.73	\$714	\$28,560	1.9	\$59,300	\$1,483	\$17,790	\$445	325	19%	\$12.99	\$675	1.1			
Bannock County	\$14.83	\$771	\$30,840	2.0	\$66,000	\$1,650	\$19,800	\$495	9,797	32%	\$10.03	\$521	1.5			
Bear Lake County	\$13.73	\$714	\$28,560	1.9	\$65,700	\$1,643	\$19,710	\$493	547	23%	\$6.08	\$316	2.3			
Benewah County	\$15.10	\$785	\$31,400	2.1	\$54,900	\$1,373	\$16,470	\$412	899	27%	\$12.65	\$658	1.2			
Bingham County	\$14.31	\$744	\$29,760	2.0	\$64,200	\$1,605	\$19,260	\$482	3,598	24%	\$11.06	\$575	1.3			
Blaine County	\$20.04	\$1,042	\$41,680	2.8	\$78,400	\$1,960	\$23,520	\$588	2,481	30%	\$13.56	\$705	1.5			
Boise County	\$18.10	\$941	\$37,640	2.5	\$74,800	\$1,870	\$22,440	\$561	502	16%	\$8.34	\$433	2.2			
Bonner County	\$15.56	\$809	\$32,360	2.1	\$61,500	\$1,538	\$18,450	\$461	4,507	26%	\$11.63	\$605	1.3			
Bonneville County	\$15.23	\$792	\$31,680	2.1	\$70,500	\$1,763	\$21,150	\$529	11,709	30%	\$11.46	\$596	1.3			
Boundary County	\$13.73	\$714	\$28,560	1.9	\$63,900	\$1,598	\$19,170	\$479	1,149	25%	\$12.47	\$649	1.1			

† 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 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 (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
Butte County	\$15.33	\$797	\$31,880	2.1	\$55,200	\$1,380	\$16,560	\$414	166	16%	\$34.06	\$1,771	0.4
Camas County	\$13.73	\$714	\$28,560	1.9	\$57,200	\$1,430	\$17,160	\$429	89	25%	\$20.04	\$1,042	0.7
Canyon County	\$18.10	\$941	\$37,640	2.5	\$74,800	\$1,870	\$22,440	\$561	22,557	32%	\$12.12	\$630	1.5
Caribou County	\$13.73	\$714	\$28,560	1.9	\$70,400	\$1,760	\$21,120	\$528	531	20%	\$15.58	\$810	0.9
Cassia County	\$13.83	\$719	\$28,760	1.9	\$55,800	\$1,395	\$16,740	\$419	2,396	30%	\$12.68	\$659	1.1
Clark County †	\$14.81	\$770	\$30,800	2.0	\$60,900	\$1,523	\$18,270	\$457	115	38%			
Clearwater County	\$15.06	\$783	\$31,320	2.1	\$55,600	\$1,390	\$16,680	\$417	881	24%	\$13.01	\$677	1.2
Custer County	\$14.00	\$728	\$29,120	1.9	\$53,900	\$1,348	\$16,170	\$404	444	25%	\$9.53	\$496	1.5
Elmore County	\$15.27	\$794	\$31,760	2.1	\$57,000	\$1,425	\$17,100	\$428	4,313	42%	\$11.69	\$608	1.3
Franklin County	\$13.77	\$716	\$28,640	1.9	\$71,000	\$1,775	\$21,300	\$533	824	19%	\$9.86	\$513	1.4
Fremont County	\$14.38	\$748	\$29,920	2.0	\$63,000	\$1,575	\$18,900	\$473	806	19%	\$11.65	\$606	1.2
Gem County	\$16.42	\$854	\$34,160	2.3	\$53,200	\$1,330	\$15,960	\$399	1,747	27%	\$7.67	\$399	2.1
Gooding County	\$13.73	\$714	\$28,560	1.9	\$55,900	\$1,398	\$16,770	\$419	1,720	32%	\$12.32	\$641	1.1
Idaho County	\$13.73	\$714	\$28,560	1.9	\$53,000	\$1,325	\$15,900	\$398	1,426	22%	\$14.87	\$773	0.9
Jefferson County	\$15.23	\$792	\$31,680	2.1	\$70,500	\$1,763	\$21,150	\$529	1,758	20%	\$13.59	\$706	1.1
Jerome County	\$15.13	\$787	\$31,480	2.1	\$55,300	\$1,383	\$16,590	\$415	2,825	36%	\$12.42	\$646	1.2
Kootenai County	\$17.83	\$927	\$37,080	2.5	\$70,400	\$1,760	\$21,120	\$528	17,862	30%	\$13.54	\$704	1.3
Latah County	\$14.62	\$760	\$30,400	2.0	\$70,600	\$1,765	\$21,180	\$530	7,298	47%	\$9.36	\$487	1.6
Lemhi County	\$15.02	\$781	\$31,240	2.1	\$53,000	\$1,325	\$15,900	\$398	872	25%	\$12.12	\$630	1.2
Lewis County	\$13.73	\$714	\$28,560	1.9	\$54,000	\$1,350	\$16,200	\$405	465	28%	\$10.36	\$539	1.3
Lincoln County	\$15.67	\$815	\$32,600	2.2	\$58,500	\$1,463	\$17,550	\$439	521	31%	\$12.89	\$670	1.2
Madison County	\$14.79	\$769	\$30,760	2.0	\$38,800	\$970	\$11,640	\$291	5,700	54%	\$8.26	\$429	1.8
Minidoka County	\$13.73	\$714	\$28,560	1.9	\$55,100	\$1,378	\$16,530	\$413	2,061	28%	\$13.56	\$705	1.0
Nez Perce County	\$16.69	\$868	\$34,720	2.3	\$73,900	\$1,848	\$22,170	\$554	4,804	29%	\$11.66	\$606	1.4
Oneida County	\$15.08	\$784	\$31,360	2.1	\$64,600	\$1,615	\$19,380	\$485	306	19%	\$8.21	\$427	1.8
Owyhee County	\$18.10	\$941	\$37,640	2.5	\$74,800	\$1,870	\$22,440	\$561	1,250	29%	\$11.63	\$605	1.6

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Payette County	\$14.73	\$766	\$30,640	2.0	\$59,300	\$1,483	\$17,790	\$445	2,400	27%	\$13.35	\$694	1.1			
Power County	\$16.12	\$838	\$33,520	2.2	\$58,500	\$1,463	\$17,550	\$439	802	31%	\$14.38	\$748	1.1			
Shoshone County	\$14.13	\$735	\$29,400	1.9	\$53,600	\$1,340	\$16,080	\$402	1,657	30%	\$13.65	\$710	1.0			
Teton County	\$17.75	\$923	\$36,920	2.4	\$72,800	\$1,820	\$21,840	\$546	973	26%	\$9.43	\$491	1.9			
Twin Falls County	\$15.40	\$801	\$32,040	2.1	\$60,700	\$1,518	\$18,210	\$455	9,646	31%	\$10.75	\$559	1.4			
Valley County	\$15.35	\$798	\$31,920	2.1	\$67,400	\$1,685	\$20,220	\$506	736	21%	\$9.26	\$482	1.7			
Washington County	\$13.73	\$714	\$28,560	1.9	\$50,900	\$1,273	\$15,270	\$382	1,194	30%	\$11.15	\$580	1.2			

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