

MISSOURI

STATE RANKING **#39***

In **Missouri**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$832**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,774** monthly or **\$33,284** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.00
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MISSOURI:

STATE FACTS	
Minimum Wage	\$8.60
Average Renter Wage	\$14.72
2-Bedroom Housing Wage	\$16.00
Number of Renter Households	788878
Percent Renters	33%

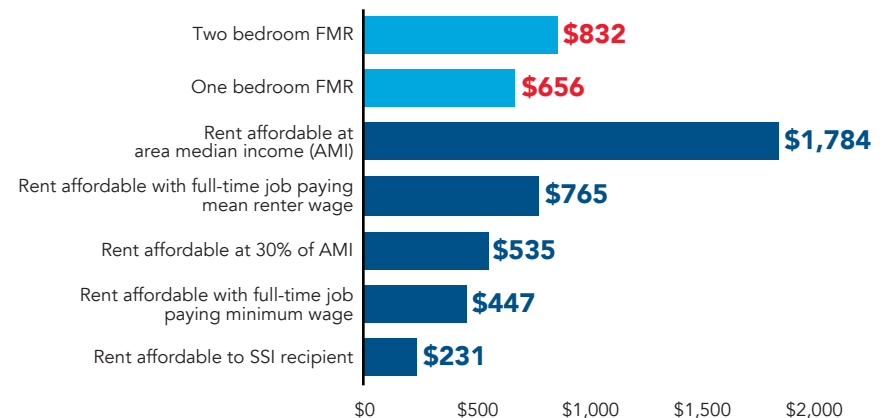
74
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

59
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Kansas City, MO-KS HUD Metro FMR Area	\$18.33
St. Louis, MO-IL HUD Metro FMR Area	\$17.77
Columbia, MO MSA	\$15.44
Pulaski County, MO	\$15.33
St. Joseph, MO-KS MSA	\$14.63



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.

Missouri

FY19 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 (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
Missouri	\$16.00	\$832	\$33,284	1.9	\$71,345	\$1,784	\$21,404	\$535	788,878	33%	\$14.72	\$765	1.1
Combined Nonmetro Areas	\$12.99	\$675	\$27,012	1.5	\$53,151	\$1,329	\$15,945	\$399	182,370	31%	\$10.24	\$533	1.3
<u>Metropolitan Areas</u>													
Bates County HMFA	\$13.25	\$689	\$27,560	1.5	\$58,600	\$1,465	\$17,580	\$440	1,765	26%	\$9.93	\$516	1.3
Callaway County HMFA	\$13.25	\$689	\$27,560	1.5	\$65,200	\$1,630	\$19,560	\$489	4,542	28%	\$12.63	\$657	1.0
Cape Grandeau MSA	\$14.38	\$748	\$29,920	1.7	\$63,600	\$1,590	\$19,080	\$477	11,193	33%	\$11.28	\$587	1.3
Columbia MSA	\$15.44	\$803	\$32,120	1.8	\$79,400	\$1,985	\$23,820	\$596	31,156	45%	\$10.74	\$558	1.4
Dallas County HMFA	\$12.42	\$646	\$25,840	1.4	\$45,700	\$1,143	\$13,710	\$343	1,650	27%	\$7.33	\$381	1.7
Jefferson City HMFA	\$12.42	\$646	\$25,840	1.4	\$75,600	\$1,890	\$22,680	\$567	10,626	31%	\$11.68	\$608	1.1
Joplin MSA	\$13.87	\$721	\$28,840	1.6	\$58,200	\$1,455	\$17,460	\$437	22,586	33%	\$13.57	\$706	1.0
Kansas City HMFA	\$18.33	\$953	\$38,120	2.1	\$82,700	\$2,068	\$24,810	\$620	174,639	36%	\$16.22	\$843	1.1
McDonald County HMFA	\$12.42	\$646	\$25,840	1.4	\$45,100	\$1,128	\$13,530	\$338	2,384	29%	\$11.36	\$591	1.1
Moniteau County HMFA	\$12.42	\$646	\$25,840	1.4	\$65,900	\$1,648	\$19,770	\$494	1,248	23%	\$9.28	\$482	1.3
Polk County HMFA	\$12.42	\$646	\$25,840	1.4	\$53,800	\$1,345	\$16,140	\$404	3,911	33%	\$9.00	\$468	1.4
Springfield HMFA	\$13.90	\$723	\$28,920	1.6	\$62,900	\$1,573	\$18,870	\$472	61,877	38%	\$12.82	\$667	1.1
St. Joseph MSA	\$14.63	\$761	\$30,440	1.7	\$64,300	\$1,608	\$19,290	\$482	15,106	34%	\$13.51	\$703	1.1
St. Louis HMFA	\$17.77	\$924	\$36,960	2.1	\$81,300	\$2,033	\$24,390	\$610	263,825	31%	\$16.90	\$879	1.1
<u>Counties</u>													
Adair County	\$12.56	\$653	\$26,120	1.5	\$62,000	\$1,550	\$18,600	\$465	3,905	41%	\$5.94	\$309	2.1
Andrew County	\$14.63	\$761	\$30,440	1.7	\$64,300	\$1,608	\$19,290	\$482	1,556	23%	\$9.68	\$503	1.5
Atchison County	\$12.42	\$646	\$25,840	1.4	\$61,900	\$1,548	\$18,570	\$464	731	29%	\$10.70	\$556	1.2
Audrain County	\$13.15	\$684	\$27,360	1.5	\$57,000	\$1,425	\$17,100	\$428	3,021	32%	\$12.00	\$624	1.1

Sullivan City (part of Crawford County) is not included due to a lack of sufficient data.
* 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
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 (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
Barry County	\$12.42	\$646	\$25,840	1.4	\$51,500	\$1,288	\$15,450	\$386	3,343	26%	\$11.67	\$607	1.1
Barton County	\$12.42	\$646	\$25,840	1.4	\$50,800	\$1,270	\$15,240	\$381	1,521	31%	\$9.65	\$502	1.3
Bates County	\$13.25	\$689	\$27,560	1.5	\$58,600	\$1,465	\$17,580	\$440	1,765	26%	\$9.93	\$516	1.3
Benton County	\$12.60	\$655	\$26,200	1.5	\$43,200	\$1,080	\$12,960	\$324	1,487	19%	\$7.85	\$408	1.6
Bollinger County	\$14.38	\$748	\$29,920	1.7	\$63,600	\$1,590	\$19,080	\$477	933	19%	\$8.09	\$421	1.8
Boone County	\$15.44	\$803	\$32,120	1.8	\$79,400	\$1,985	\$23,820	\$596	31,156	45%	\$10.74	\$558	1.4
Buchanan County	\$14.63	\$761	\$30,440	1.7	\$64,300	\$1,608	\$19,290	\$482	12,258	37%	\$13.87	\$721	1.1
Butler County	\$13.00	\$676	\$27,040	1.5	\$47,700	\$1,193	\$14,310	\$358	6,071	37%	\$10.43	\$542	1.2
Caldwell County	\$18.33	\$953	\$38,120	2.1	\$82,700	\$2,068	\$24,810	\$620	931	25%	\$8.80	\$458	2.1
Callaway County	\$13.25	\$689	\$27,560	1.5	\$65,200	\$1,630	\$19,560	\$489	4,542	28%	\$12.63	\$657	1.0
Camden County	\$13.46	\$700	\$28,000	1.6	\$58,700	\$1,468	\$17,610	\$440	3,306	20%	\$9.49	\$493	1.4
Cape Girardeau County	\$14.38	\$748	\$29,920	1.7	\$63,600	\$1,590	\$19,080	\$477	10,260	35%	\$11.41	\$593	1.3
Carroll County	\$12.42	\$646	\$25,840	1.4	\$59,400	\$1,485	\$17,820	\$446	955	26%	\$8.73	\$454	1.4
Carter County	\$12.56	\$653	\$26,120	1.5	\$52,300	\$1,308	\$15,690	\$392	657	27%	\$7.92	\$412	1.6
Cass County	\$18.33	\$953	\$38,120	2.1	\$82,700	\$2,068	\$24,810	\$620	9,494	25%	\$10.01	\$520	1.8
Cedar County	\$12.42	\$646	\$25,840	1.4	\$44,800	\$1,120	\$13,440	\$336	1,742	30%	\$7.08	\$368	1.8
Chariton County	\$12.42	\$646	\$25,840	1.4	\$59,200	\$1,480	\$17,760	\$444	656	23%	\$8.81	\$458	1.4
Christian County	\$13.90	\$723	\$28,920	1.6	\$62,900	\$1,573	\$18,870	\$472	7,975	26%	\$9.47	\$493	1.5
Clark County	\$12.42	\$646	\$25,840	1.4	\$55,700	\$1,393	\$16,710	\$418	724	25%	\$8.56	\$445	1.5
Clay County	\$18.33	\$953	\$38,120	2.1	\$82,700	\$2,068	\$24,810	\$620	27,742	31%	\$14.96	\$778	1.2
Clinton County	\$18.33	\$953	\$38,120	2.1	\$82,700	\$2,068	\$24,810	\$620	2,038	25%	\$11.19	\$582	1.6
Cole County	\$12.42	\$646	\$25,840	1.4	\$75,600	\$1,890	\$22,680	\$567	9,735	33%	\$11.90	\$619	1.0
Cooper County	\$12.58	\$654	\$26,160	1.5	\$65,500	\$1,638	\$19,650	\$491	1,843	29%	\$10.12	\$526	1.2
Crawford County	\$12.42	\$646	\$25,840	1.4	\$52,300	\$1,308	\$15,690	\$392	2,646	28%	\$13.35	\$694	0.9
Dade County	\$12.52	\$651	\$26,040	1.5	\$47,900	\$1,198	\$14,370	\$359	663	21%	\$10.08	\$524	1.2
Dallas County	\$12.42	\$646	\$25,840	1.4	\$45,700	\$1,143	\$13,710	\$343	1,650	27%	\$7.33	\$381	1.7

Sullivan City (part of Crawford County) is not included due to a lack of sufficient data.
* 50th percentile FMR (See Appendix B).

- 1: BR= Bedroom
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FY19
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	Montly 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
Daviess County	\$12.42	\$646	\$25,840	1.4	\$56,900	\$1,423	\$17,070	\$427	657	21%	\$8.82	\$459	1.4
DeKalb County	\$14.63	\$761	\$30,440	1.7	\$64,300	\$1,608	\$19,290	\$482	1,292	34%	\$10.02	\$521	1.5
Dent County	\$12.42	\$646	\$25,840	1.4	\$50,000	\$1,250	\$15,000	\$375	1,808	30%	\$7.36	\$383	1.7
Douglas County	\$12.42	\$646	\$25,840	1.4	\$41,400	\$1,035	\$12,420	\$311	1,209	23%	\$9.26	\$481	1.3
Dunklin County	\$12.42	\$646	\$25,840	1.4	\$42,600	\$1,065	\$12,780	\$320	4,689	37%	\$8.03	\$417	1.5
Franklin County	\$17.77	\$924	\$36,960	2.1	\$81,300	\$2,033	\$24,390	\$610	10,538	26%	\$12.37	\$643	1.4
Gasconade County	\$12.42	\$646	\$25,840	1.4	\$60,700	\$1,518	\$18,210	\$455	1,446	24%	\$8.10	\$421	1.5
Gentry County	\$12.42	\$646	\$25,840	1.4	\$57,500	\$1,438	\$17,250	\$431	733	28%	\$10.44	\$543	1.2
Greene County	\$13.90	\$723	\$28,920	1.6	\$62,900	\$1,573	\$18,870	\$472	50,275	42%	\$13.26	\$690	1.0
Grundy County	\$12.46	\$648	\$25,920	1.4	\$59,700	\$1,493	\$17,910	\$448	1,312	33%	\$9.39	\$488	1.3
Harrison County	\$12.65	\$658	\$26,320	1.5	\$54,700	\$1,368	\$16,410	\$410	953	27%	\$7.90	\$411	1.6
Henry County	\$13.75	\$715	\$28,600	1.6	\$55,400	\$1,385	\$16,620	\$416	2,482	27%	\$10.05	\$523	1.4
Hickory County	\$12.42	\$646	\$25,840	1.4	\$43,000	\$1,075	\$12,900	\$323	716	18%	\$6.99	\$363	1.8
Holt County	\$12.42	\$646	\$25,840	1.4	\$58,100	\$1,453	\$17,430	\$436	600	28%	\$11.25	\$585	1.1
Howard County	\$13.87	\$721	\$28,840	1.6	\$61,000	\$1,525	\$18,300	\$458	896	24%	\$7.62	\$396	1.8
Howell County	\$12.42	\$646	\$25,840	1.4	\$44,500	\$1,113	\$13,350	\$334	4,996	31%	\$11.82	\$615	1.1
Iron County	\$12.42	\$646	\$25,840	1.4	\$47,400	\$1,185	\$14,220	\$356	1,131	28%	\$10.64	\$553	1.2
Jackson County	\$18.33	\$953	\$38,120	2.1	\$82,700	\$2,068	\$24,810	\$620	115,623	41%	\$17.54	\$912	1.0
Jasper County	\$13.87	\$721	\$28,840	1.6	\$58,200	\$1,455	\$17,460	\$437	16,302	35%	\$13.96	\$726	1.0
Jefferson County	\$17.77	\$924	\$36,960	2.1	\$81,300	\$2,033	\$24,390	\$610	16,844	20%	\$10.44	\$543	1.7
Johnson County	\$13.85	\$720	\$28,800	1.6	\$65,100	\$1,628	\$19,530	\$488	8,011	40%	\$9.34	\$486	1.5
Knox County	\$12.42	\$646	\$25,840	1.4	\$53,200	\$1,330	\$15,960	\$399	337	21%	\$8.57	\$446	1.4
Laclede County	\$12.42	\$646	\$25,840	1.4	\$49,300	\$1,233	\$14,790	\$370	4,475	32%	\$9.64	\$501	1.3
Lafayette County	\$18.33	\$953	\$38,120	2.1	\$82,700	\$2,068	\$24,810	\$620	3,580	27%	\$10.19	\$530	1.8
Lawrence County	\$12.42	\$646	\$25,840	1.4	\$50,500	\$1,263	\$15,150	\$379	4,285	29%	\$13.09	\$681	0.9
Lewis County	\$12.42	\$646	\$25,840	1.4	\$59,200	\$1,480	\$17,760	\$444	1,019	27%	\$10.54	\$548	1.2

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FY19
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 (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
Lincoln County	\$17.77	\$924	\$36,960	2.1	\$81,300	\$2,033	\$24,390	\$610	4,294	23%	\$10.37	\$539	1.7
Linn County	\$12.42	\$646	\$25,840	1.4	\$50,000	\$1,250	\$15,000	\$375	1,347	27%	\$9.15	\$476	1.4
Livingston County	\$12.79	\$665	\$26,600	1.5	\$61,500	\$1,538	\$18,450	\$461	1,930	33%	\$10.09	\$525	1.3
McDonald County	\$12.42	\$646	\$25,840	1.4	\$45,100	\$1,128	\$13,530	\$338	2,384	29%	\$11.36	\$591	1.1
Macon County	\$12.42	\$646	\$25,840	1.4	\$52,800	\$1,320	\$15,840	\$396	1,557	26%	\$8.92	\$464	1.4
Madison County	\$12.92	\$672	\$26,880	1.5	\$48,500	\$1,213	\$14,550	\$364	1,403	29%	\$8.24	\$428	1.6
Maries County	\$12.42	\$646	\$25,840	1.4	\$56,200	\$1,405	\$16,860	\$422	989	27%	\$10.07	\$524	1.2
Marion County	\$12.42	\$646	\$25,840	1.4	\$59,200	\$1,480	\$17,760	\$444	4,072	36%	\$12.53	\$652	1.0
Mercer County	\$12.42	\$646	\$25,840	1.4	\$55,200	\$1,380	\$16,560	\$414	334	24%	\$11.42	\$594	1.1
Miller County	\$13.35	\$694	\$27,760	1.6	\$50,600	\$1,265	\$15,180	\$380	2,398	25%	\$10.44	\$543	1.3
Mississippi County	\$12.96	\$674	\$26,960	1.5	\$37,000	\$925	\$11,100	\$278	2,022	39%	\$10.01	\$521	1.3
Moniteau County	\$12.42	\$646	\$25,840	1.4	\$65,900	\$1,648	\$19,770	\$494	1,248	23%	\$9.28	\$482	1.3
Monroe County	\$12.42	\$646	\$25,840	1.4	\$54,000	\$1,350	\$16,200	\$405	924	26%	\$9.30	\$483	1.3
Montgomery County	\$12.50	\$650	\$26,000	1.5	\$54,600	\$1,365	\$16,380	\$410	1,349	28%	\$11.22	\$584	1.1
Morgan County	\$12.96	\$674	\$26,960	1.5	\$45,200	\$1,130	\$13,560	\$339	1,915	25%	\$11.37	\$591	1.1
New Madrid County	\$12.42	\$646	\$25,840	1.4	\$39,900	\$998	\$11,970	\$299	2,736	37%	\$10.95	\$570	1.1
Newton County	\$13.87	\$721	\$28,840	1.6	\$58,200	\$1,455	\$17,460	\$437	6,284	28%	\$12.07	\$628	1.1
Nodaway County	\$13.37	\$695	\$27,800	1.6	\$59,400	\$1,485	\$17,820	\$446	3,732	44%	\$10.80	\$562	1.2
Oregon County	\$12.42	\$646	\$25,840	1.4	\$43,800	\$1,095	\$13,140	\$329	994	23%	\$5.09	\$265	2.4
Osage County	\$12.42	\$646	\$25,840	1.4	\$75,600	\$1,890	\$22,680	\$567	891	17%	\$9.23	\$480	1.3
Ozark County	\$12.42	\$646	\$25,840	1.4	\$39,500	\$988	\$11,850	\$296	882	22%	\$6.34	\$330	2.0
Pemiscot County	\$12.42	\$646	\$25,840	1.4	\$42,900	\$1,073	\$12,870	\$322	3,244	47%	\$8.65	\$450	1.4
Perry County	\$12.85	\$668	\$26,720	1.5	\$66,700	\$1,668	\$20,010	\$500	1,771	24%	\$10.04	\$522	1.3
Pettis County	\$14.02	\$729	\$29,160	1.6	\$52,800	\$1,320	\$15,840	\$396	5,251	33%	\$10.96	\$570	1.3
Phelps County	\$14.04	\$730	\$29,200	1.6	\$60,200	\$1,505	\$18,060	\$452	6,783	39%	\$10.37	\$539	1.4
Plke County	\$12.42	\$646	\$25,840	1.4	\$57,600	\$1,440	\$17,280	\$432	1,937	29%	\$11.05	\$575	1.1

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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 (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
Flatte County	\$18.33	\$953	\$38,120	2.1	\$82,700	\$2,068	\$24,810	\$620	13,277	35%	\$14.13	\$735	1.3
Polk County	\$12.42	\$646	\$25,840	1.4	\$53,800	\$1,345	\$16,140	\$404	3,911	33%	\$9.00	\$468	1.4
Pulaski County	\$15.33	\$797	\$31,880	1.8	\$59,900	\$1,498	\$17,970	\$449	7,971	52%	\$12.00	\$624	1.3
Putnam County	\$12.42	\$646	\$25,840	1.4	\$48,500	\$1,213	\$14,550	\$364	533	27%	\$8.93	\$464	1.4
Ralls County	\$14.06	\$731	\$29,240	1.6	\$62,500	\$1,563	\$18,750	\$469	705	18%	\$14.93	\$776	0.9
Randolph County	\$12.42	\$646	\$25,840	1.4	\$57,300	\$1,433	\$17,190	\$430	2,050	25%	\$8.31	\$432	1.5
Ray County	\$18.33	\$953	\$38,120	2.1	\$82,700	\$2,068	\$24,810	\$620	1,954	23%	\$8.39	\$436	2.2
Reynolds County	\$12.42	\$646	\$25,840	1.4	\$50,700	\$1,268	\$15,210	\$380	566	22%	\$10.57	\$549	1.2
Ripley County	\$12.42	\$646	\$25,840	1.4	\$41,800	\$1,045	\$12,540	\$314	1,254	23%	\$6.42	\$334	1.9
St. Charles County	\$17.77	\$924	\$36,960	2.1	\$81,300	\$2,033	\$24,390	\$610	28,281	20%	\$12.79	\$665	1.4
St. Clair County	\$12.42	\$646	\$25,840	1.4	\$46,000	\$1,150	\$13,800	\$345	1,024	25%	\$8.94	\$465	1.4
Ste. Genevieve County	\$12.98	\$675	\$27,000	1.5	\$64,800	\$1,620	\$19,440	\$486	1,641	23%	\$10.98	\$571	1.2
St. Francois County	\$12.42	\$646	\$25,840	1.4	\$63,000	\$1,575	\$18,900	\$473	7,740	31%	\$9.75	\$507	1.3
St. Louis County	\$17.77	\$924	\$36,960	2.1	\$81,300	\$2,033	\$24,390	\$610	122,540	30%	\$17.51	\$910	1.0
Saline County	\$12.90	\$671	\$26,840	1.5	\$52,600	\$1,315	\$15,780	\$395	2,748	31%	\$11.25	\$585	1.1
Schuyler County	\$12.42	\$646	\$25,840	1.4	\$47,200	\$1,180	\$14,160	\$354	461	28%	\$8.37	\$435	1.5
Scotland County	\$12.42	\$646	\$25,840	1.4	\$58,900	\$1,473	\$17,670	\$442	534	29%	\$7.61	\$396	1.6
Scott County	\$12.58	\$654	\$26,160	1.5	\$51,400	\$1,285	\$15,420	\$386	4,744	31%	\$10.62	\$552	1.2
Shannon County	\$12.42	\$646	\$25,840	1.4	\$48,600	\$1,215	\$14,580	\$365	894	28%	\$7.59	\$395	1.6
Shelby County	\$12.42	\$646	\$25,840	1.4	\$57,900	\$1,448	\$17,370	\$434	640	26%	\$11.12	\$578	1.1
Stoddard County	\$12.42	\$646	\$25,840	1.4	\$52,100	\$1,303	\$15,630	\$391	3,615	31%	\$11.91	\$619	1.0
Stone County	\$13.67	\$711	\$28,440	1.6	\$54,800	\$1,370	\$16,440	\$411	2,578	20%	\$10.53	\$548	1.3
Sullivan County	\$13.58	\$706	\$28,240	1.6	\$54,100	\$1,353	\$16,230	\$406	597	26%	\$13.29	\$691	1.0
Taney County	\$13.90	\$723	\$28,920	1.6	\$50,500	\$1,263	\$15,150	\$379	8,965	40%	\$10.80	\$562	1.3
Texas County	\$12.42	\$646	\$25,840	1.4	\$49,000	\$1,225	\$14,700	\$368	2,412	26%	\$8.01	\$416	1.6
Vernon County	\$13.29	\$691	\$27,640	1.5	\$50,800	\$1,270	\$15,240	\$381	2,590	32%	\$11.46	\$596	1.2

Sullivan City (part of Crawford County) is not included due to a lack of sufficient data.
* 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.

Missouri

FY19 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 (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
Warren County	\$17.77	\$924	\$36,960	2.1	\$81,300	\$2,033	\$24,390	\$610	2,437	20%	\$9.31	\$484	1.9
Washington County	\$12.42	\$646	\$25,840	1.4	\$44,400	\$1,110	\$13,320	\$333	1,640	18%	\$8.02	\$417	1.5
Wayne County	\$12.42	\$646	\$25,840	1.4	\$41,900	\$1,048	\$12,570	\$314	1,278	23%	\$7.25	\$377	1.7
Webster County	\$13.90	\$723	\$28,920	1.6	\$62,900	\$1,573	\$18,870	\$472	3,627	27%	\$9.56	\$497	1.5
Worth County	\$12.42	\$646	\$25,840	1.4	\$55,100	\$1,378	\$16,530	\$413	217	24%	\$6.77	\$352	1.8
Wright County	\$12.42	\$646	\$25,840	1.4	\$42,300	\$1,058	\$12,690	\$317	2,377	32%	\$9.67	\$503	1.3
St. Louis city	\$17.77	\$924	\$36,960	2.1	\$81,300	\$2,033	\$24,390	\$610	78,891	56%	\$20.54	\$1,068	0.9

Sullivan City (part of Crawford County) is not included due to a lack of sufficient data.
 * 50th percentile FMR (See Appendix B).

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