

WISCONSIN

STATE RANKING **#30***

In **Wisconsin**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$859**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,864** monthly or **\$34,371** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.52
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WISCONSIN:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$13.35
2-Bedroom Housing Wage	\$16.52
Number of Renter Households	762,613
Percent Renters	33%

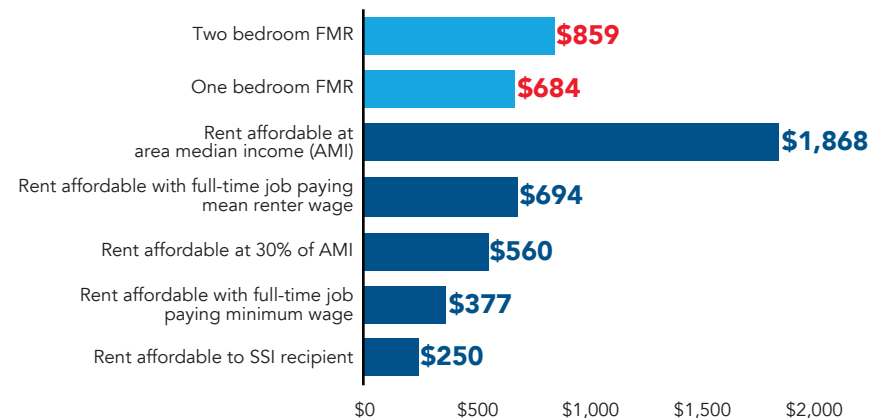
91
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

73
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
Madison HMFA	\$20.98
Minneapolis-St. Paul-Bloomington HMFA	\$20.94
Milwaukee-Waukesha-West Allis MSA	\$17.52
Kenosha County HMFA	\$17.29
Columbia County HMFA	\$16.58



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.

	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Wisconsin	\$16.52		\$859	\$34,371	2.3	\$74,719	\$1,868	\$22,416	\$560	762,613	33%	\$13.35	\$694	1.2
Combined Nonmetro Areas	\$14.00		\$728	\$29,115	1.9	\$65,443	\$1,636	\$19,633	\$491	160,323	26%	\$11.08	\$576	1.3
<u>Metropolitan Areas</u>														
Appleton MSA	\$15.81		\$822	\$32,880	2.2	\$77,900	\$1,948	\$23,370	\$584	24,272	27%	\$13.05	\$678	1.2
Columbia County HMFA	\$16.58		\$862	\$34,480	2.3	\$75,900	\$1,898	\$22,770	\$569	5,840	25%	\$10.27	\$534	1.6
Duluth MSA	\$16.31		\$848	\$33,920	2.2	\$71,400	\$1,785	\$21,420	\$536	6,011	32%	\$11.86	\$617	1.4
Eau Claire MSA	\$14.87		\$773	\$30,920	2.1	\$72,000	\$1,800	\$21,600	\$540	22,052	34%	\$11.64	\$605	1.3
Fond du Lac MSA	\$14.52		\$755	\$30,200	2.0	\$75,600	\$1,890	\$22,680	\$567	11,613	28%	\$11.92	\$620	1.2
Green Bay HMFA	\$15.12		\$786	\$31,440	2.1	\$77,500	\$1,938	\$23,250	\$581	37,121	34%	\$13.57	\$706	1.1
Green County HMFA	\$14.96		\$778	\$31,120	2.1	\$72,600	\$1,815	\$21,780	\$545	3,806	26%	\$10.20	\$531	1.5
Iowa County HMFA	\$15.21		\$791	\$31,640	2.1	\$73,600	\$1,840	\$22,080	\$552	2,367	24%	\$11.73	\$610	1.3
Janesville-Beloit MSA	\$15.27		\$794	\$31,760	2.1	\$66,900	\$1,673	\$20,070	\$502	19,913	31%	\$12.50	\$650	1.2
Kenosha County HMFA	\$17.29		\$899	\$35,960	2.4	\$74,300	\$1,858	\$22,290	\$557	21,678	34%	\$10.97	\$570	1.6
La Crosse-Onalaska MSA	\$15.25		\$793	\$31,720	2.1	\$72,400	\$1,810	\$21,720	\$543	16,609	36%	\$12.37	\$643	1.2
Madison HMFA	\$20.98		\$1,091	\$43,640	2.9	\$91,700	\$2,293	\$27,510	\$688	89,014	42%	\$14.87	\$773	1.4
Milwaukee-Waukesha-West Allis MSA	\$17.52		\$911	\$36,440	2.4	\$77,300	\$1,933	\$23,190	\$580	250,860	40%	\$15.28	\$795	1.1
Minneapolis-St. Paul-Bloomington HMFA	\$20.94		\$1,089	\$43,560	2.9	\$94,300	\$2,358	\$28,290	\$707	12,038	25%	\$10.00	\$520	2.1
Oconto County HMFA	\$13.25		\$689	\$27,560	1.8	\$66,800	\$1,670	\$20,040	\$501	2,601	17%	\$8.63	\$449	1.5
Oshkosh-Neenah MSA	\$14.71		\$765	\$30,600	2.0	\$71,100	\$1,778	\$21,330	\$533	24,401	35%	\$14.78	\$769	1.0
Racine MSA	\$15.92		\$828	\$33,120	2.2	\$78,300	\$1,958	\$23,490	\$587	23,226	31%	\$12.41	\$645	1.3
Sheboygan MSA	\$14.10		\$733	\$29,320	1.9	\$74,700	\$1,868	\$22,410	\$560	14,104	30%	\$13.53	\$704	1.0
Wausau MSA	\$14.88		\$774	\$30,960	2.1	\$72,700	\$1,818	\$21,810	\$545	14,764	27%	\$12.40	\$645	1.2

1: BR = Bedroom

2: FMR = Fiscal Year 2018 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 2018 Area Median Income

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

	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Counties														
Adams County	\$13.25	\$689	\$27,560	1.8	\$54,700	\$1,368	\$16,410	\$410	1,144	14%	\$9.50	\$494	1.4	
Ashland County	\$13.25	\$689	\$27,560	1.8	\$53,500	\$1,338	\$16,050	\$401	2,063	31%	\$10.67	\$555	1.2	
Barron County	\$13.25	\$689	\$27,560	1.8	\$58,600	\$1,465	\$17,580	\$440	5,111	27%	\$11.24	\$584	1.2	
Bayfield County	\$13.46	\$700	\$28,000	1.9	\$61,400	\$1,535	\$18,420	\$461	1,167	17%	\$6.61	\$344	2.0	
Brown County	\$15.12	\$786	\$31,440	2.1	\$77,500	\$1,938	\$23,250	\$581	35,464	35%	\$13.70	\$713	1.1	
Buffalo County	\$13.65	\$710	\$28,400	1.9	\$64,900	\$1,623	\$19,470	\$487	1,419	25%	\$10.47	\$544	1.3	
Burnett County	\$13.25	\$689	\$27,560	1.8	\$53,500	\$1,338	\$16,050	\$401	1,402	19%	\$9.35	\$486	1.4	
Calumet County	\$15.81	\$822	\$32,880	2.2	\$77,900	\$1,948	\$23,370	\$584	3,558	19%	\$8.68	\$451	1.8	
Chippewa County	\$14.87	\$773	\$30,920	2.1	\$72,000	\$1,800	\$21,600	\$540	6,873	28%	\$11.03	\$574	1.3	
Clark County	\$13.25	\$689	\$27,560	1.8	\$57,100	\$1,428	\$17,130	\$428	2,832	22%	\$12.12	\$630	1.1	
Columbia County	\$16.58	\$862	\$34,480	2.3	\$75,900	\$1,898	\$22,770	\$569	5,840	25%	\$10.27	\$534	1.6	
Crawford County	\$13.25	\$689	\$27,560	1.8	\$60,200	\$1,505	\$18,060	\$452	1,587	24%	\$8.29	\$431	1.6	
Dane County	\$20.98	\$1,091	\$43,640	2.9	\$91,700	\$2,293	\$27,510	\$688	89,014	42%	\$14.87	\$773	1.4	
Dodge County	\$14.58	\$758	\$30,320	2.0	\$74,700	\$1,868	\$22,410	\$560	9,636	29%	\$13.27	\$690	1.1	
Door County	\$13.81	\$718	\$28,720	1.9	\$68,300	\$1,708	\$20,490	\$512	2,750	21%	\$9.46	\$492	1.5	
Douglas County	\$16.31	\$848	\$33,920	2.2	\$71,400	\$1,785	\$21,420	\$536	6,011	32%	\$11.86	\$617	1.4	
Dunn County	\$13.40	\$697	\$27,880	1.8	\$66,900	\$1,673	\$20,070	\$502	5,113	31%	\$11.27	\$586	1.2	
Eau Claire County	\$14.87	\$773	\$30,920	2.1	\$72,000	\$1,800	\$21,600	\$540	15,179	38%	\$11.89	\$618	1.3	
Florence County	\$13.63	\$709	\$28,360	1.9	\$58,700	\$1,468	\$17,610	\$440	259	13%	\$6.86	\$357	2.0	
Fond du Lac County	\$14.52	\$755	\$30,200	2.0	\$75,600	\$1,890	\$22,680	\$567	11,613	28%	\$11.92	\$620	1.2	
Forest County	\$13.25	\$689	\$27,560	1.8	\$55,000	\$1,375	\$16,500	\$413	951	24%	\$8.12	\$422	1.6	
Grant County	\$13.25	\$689	\$27,560	1.8	\$64,700	\$1,618	\$19,410	\$485	5,699	29%	\$9.68	\$503	1.4	
Green County	\$14.96	\$778	\$31,120	2.1	\$72,600	\$1,815	\$21,780	\$545	3,806	26%	\$10.20	\$531	1.5	
Green Lake County	\$13.25	\$689	\$27,560	1.8	\$63,300	\$1,583	\$18,990	\$475	2,138	27%	\$11.26	\$585	1.2	
Iowa County	\$15.21	\$791	\$31,640	2.1	\$73,600	\$1,840	\$22,080	\$552	2,367	24%	\$11.73	\$610	1.3	

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	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Iron County	\$13.25	\$689	\$27,560	1.8	\$57,100	\$1,428	\$17,130	\$428	663	22%	\$5.71	\$297	2.3
Jackson County	\$13.25	\$689	\$27,560	1.8	\$60,700	\$1,518	\$18,210	\$455	2,132	26%	\$13.26	\$690	1.0
Jefferson County	\$15.81	\$822	\$32,880	2.2	\$76,300	\$1,908	\$22,890	\$572	9,654	30%	\$11.69	\$608	1.4
Juneau County	\$13.56	\$705	\$28,200	1.9	\$57,300	\$1,433	\$17,190	\$430	2,424	24%	\$11.98	\$623	1.1
Kenosha County	\$17.29	\$899	\$35,960	2.4	\$74,300	\$1,858	\$22,290	\$557	21,678	34%	\$10.97	\$570	1.6
Kewaunee County	\$15.12	\$786	\$31,440	2.1	\$77,500	\$1,938	\$23,250	\$581	1,657	20%	\$10.54	\$548	1.4
La Crosse County	\$15.25	\$793	\$31,720	2.1	\$72,400	\$1,810	\$21,720	\$543	16,609	36%	\$12.37	\$643	1.2
Lafayette County	\$13.25	\$689	\$27,560	1.8	\$66,200	\$1,655	\$19,860	\$497	1,610	24%	\$9.97	\$519	1.3
Langlade County	\$13.25	\$689	\$27,560	1.8	\$56,000	\$1,400	\$16,800	\$420	2,029	24%	\$8.62	\$448	1.5
Lincoln County	\$13.25	\$689	\$27,560	1.8	\$65,300	\$1,633	\$19,590	\$490	3,016	24%	\$12.25	\$637	1.1
Manitowoc County	\$13.25	\$689	\$27,560	1.8	\$67,800	\$1,695	\$20,340	\$509	8,341	25%	\$12.31	\$640	1.1
Marathon County	\$14.88	\$774	\$30,960	2.1	\$72,700	\$1,818	\$21,810	\$545	14,764	27%	\$12.40	\$645	1.2
Marinette County	\$13.25	\$689	\$27,560	1.8	\$57,100	\$1,428	\$17,130	\$428	4,586	25%	\$11.73	\$610	1.1
Marquette County	\$14.04	\$730	\$29,200	1.9	\$58,900	\$1,473	\$17,670	\$442	1,253	20%	\$11.25	\$585	1.2
Menominee County	\$13.25	\$689	\$27,560	1.8	\$38,500	\$963	\$11,550	\$289	385	32%	\$3.70	\$192	3.6
Milwaukee County	\$17.52	\$911	\$36,440	2.4	\$77,300	\$1,933	\$23,190	\$580	193,617	51%	\$16.44	\$855	1.1
Monroe County	\$15.37	\$799	\$31,960	2.1	\$65,600	\$1,640	\$19,680	\$492	5,636	32%	\$12.06	\$627	1.3
Oconto County	\$13.25	\$689	\$27,560	1.8	\$66,800	\$1,670	\$20,040	\$501	2,601	17%	\$8.63	\$449	1.5
Oneida County	\$13.71	\$713	\$28,520	1.9	\$64,400	\$1,610	\$19,320	\$483	2,488	17%	\$10.50	\$546	1.3
Outagamie County	\$15.81	\$822	\$32,880	2.2	\$77,900	\$1,948	\$23,370	\$584	20,714	29%	\$13.62	\$708	1.2
Ozaukee County	\$17.52	\$911	\$36,440	2.4	\$77,300	\$1,933	\$23,190	\$580	8,472	24%	\$11.51	\$599	1.5
Pepin County	\$13.25	\$689	\$27,560	1.8	\$64,700	\$1,618	\$19,410	\$485	534	18%	\$9.20	\$479	1.4
Pierce County	\$20.94	\$1,089	\$43,560	2.9	\$94,300	\$2,358	\$28,290	\$707	4,057	27%	\$8.24	\$429	2.5
Polk County	\$14.83	\$771	\$30,840	2.0	\$64,700	\$1,618	\$19,410	\$485	4,047	22%	\$10.83	\$563	1.4
Portage County	\$13.46	\$700	\$28,000	1.9	\$76,600	\$1,915	\$22,980	\$575	8,649	31%	\$10.28	\$535	1.3
Price County	\$13.25	\$689	\$27,560	1.8	\$57,100	\$1,428	\$17,130	\$428	1,506	23%	\$12.43	\$646	1.1

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 4: AMI = Fiscal Year 2018 Area Median Income
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Racine County	\$15.92	\$828	\$33,120	2.2	\$78,300	\$1,958	\$23,490	\$587	23,226	31%	\$12.41	\$645	1.3
Richland County	\$13.25	\$689	\$27,560	1.8	\$59,000	\$1,475	\$17,700	\$443	1,944	26%	\$10.64	\$553	1.2
Rock County	\$15.27	\$794	\$31,760	2.1	\$66,900	\$1,673	\$20,070	\$502	19,913	31%	\$12.50	\$650	1.2
Rusk County	\$13.25	\$689	\$27,560	1.8	\$49,800	\$1,245	\$14,940	\$374	1,449	23%	\$10.97	\$570	1.2
St. Croix County	\$20.94	\$1,089	\$43,560	2.9	\$94,300	\$2,358	\$28,290	\$707	7,981	24%	\$10.42	\$542	2.0
Sauk County	\$14.85	\$772	\$30,880	2.0	\$68,200	\$1,705	\$20,460	\$512	7,972	32%	\$11.02	\$573	1.3
Sawyer County	\$14.73	\$766	\$30,640	2.0	\$52,600	\$1,315	\$15,780	\$395	1,963	26%	\$9.56	\$497	1.5
Shawano County	\$13.25	\$689	\$27,560	1.8	\$60,300	\$1,508	\$18,090	\$452	4,087	24%	\$9.95	\$517	1.3
Sheboygan County	\$14.10	\$733	\$29,320	1.9	\$74,700	\$1,868	\$22,410	\$560	14,104	30%	\$13.53	\$704	1.0
Taylor County	\$13.25	\$689	\$27,560	1.8	\$59,800	\$1,495	\$17,940	\$449	2,145	25%	\$9.75	\$507	1.4
Trempealeau County	\$13.25	\$689	\$27,560	1.8	\$68,000	\$1,700	\$20,400	\$510	3,342	28%	\$12.15	\$632	1.1
Vernon County	\$13.25	\$689	\$27,560	1.8	\$61,800	\$1,545	\$18,540	\$464	2,488	21%	\$8.94	\$465	1.5
Vilas County	\$13.25	\$689	\$27,560	1.8	\$52,400	\$1,310	\$15,720	\$393	2,630	25%	\$9.61	\$500	1.4
Walworth County	\$16.33	\$849	\$33,960	2.3	\$78,200	\$1,955	\$23,460	\$587	12,868	32%	\$10.40	\$541	1.6
Washburn County	\$13.81	\$718	\$28,720	1.9	\$57,000	\$1,425	\$17,100	\$428	1,617	23%	\$9.94	\$517	1.4
Washington County	\$17.52	\$911	\$36,440	2.4	\$77,300	\$1,933	\$23,190	\$580	11,735	22%	\$12.50	\$650	1.4
Waukesha County	\$17.52	\$911	\$36,440	2.4	\$77,300	\$1,933	\$23,190	\$580	37,036	24%	\$14.33	\$745	1.2
Waupaca County	\$13.25	\$689	\$27,560	1.8	\$66,900	\$1,673	\$20,070	\$502	5,339	25%	\$10.97	\$570	1.2
Waushara County	\$13.25	\$689	\$27,560	1.8	\$59,700	\$1,493	\$17,910	\$448	1,827	19%	\$8.63	\$449	1.5
Winnebago County	\$14.71	\$765	\$30,600	2.0	\$71,100	\$1,778	\$21,330	\$533	24,401	35%	\$14.78	\$769	1.0
Wood County	\$13.25	\$689	\$27,560	1.8	\$68,400	\$1,710	\$20,520	\$513	8,428	26%	\$12.36	\$643	1.1

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