

WYOMING

#33*

In **Wyoming**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$892**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,972** monthly or **\$35,663** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.15
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WYOMING:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$15.15
2-Bedroom Housing Wage	\$17.15
Number of Renter Households	70,509
Percent Renters	31%

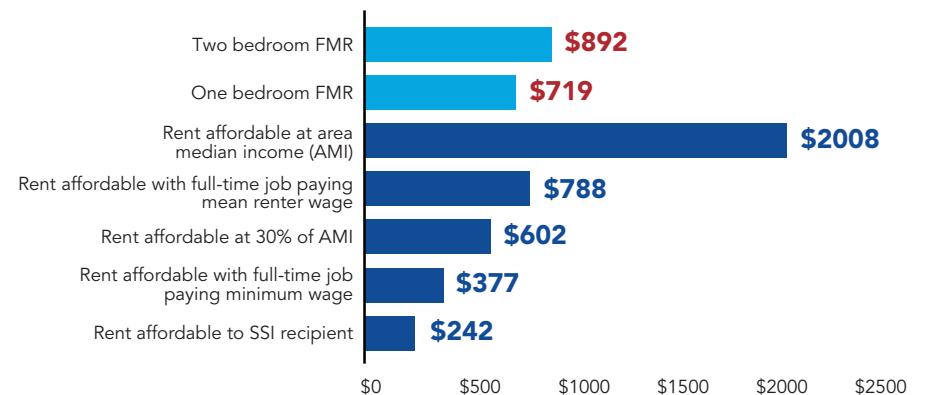
95
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

76
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Teton County	\$24.25
Johnson County	\$18.65
Campbell County	\$18.50
Cheyenne MSA	\$18.27
Casper MSA	\$17.77



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.

WYOMING

	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			
Wyoming	\$17.15	\$892	\$35,663	2.4	\$80,329	\$2,008	\$24,099	\$602	70,509	31%	\$15.15	\$788	1.1			
Combined Nonmetro Areas	\$16.73	\$870	\$34,790	2.3	\$81,092	\$2,027	\$24,328	\$608	47,834	30%	\$15.20	\$791	1.1			
<u>Metropolitan Areas</u>																
Casper MSA	\$17.77	\$924	\$36,960	2.5	\$79,300	\$1,983	\$23,790	\$595	10,828	33%	\$16.77	\$872	1.1			
Cheyenne MSA	\$18.27	\$950	\$38,000	2.5	\$78,100	\$1,953	\$23,430	\$586	11,847	30%	\$13.26	\$690	1.4			
<u>Counties</u>																
Albany County	\$15.37	\$799	\$31,960	2.1	\$78,900	\$1,973	\$23,670	\$592	8,056	50%	\$10.26	\$533	1.5			
Big Horn County	\$13.73	\$714	\$28,560	1.9	\$66,400	\$1,660	\$19,920	\$498	1,225	27%	\$10.42	\$542	1.3			
Campbell County	\$18.50	\$962	\$38,480	2.6	\$93,900	\$2,348	\$28,170	\$704	4,862	28%	\$16.77	\$872	1.1			
Carbon County	\$16.81	\$874	\$34,960	2.3	\$77,600	\$1,940	\$23,280	\$582	2,010	32%	\$18.52	\$963	0.9			
Converse County	\$15.73	\$818	\$32,720	2.2	\$84,300	\$2,108	\$25,290	\$632	1,521	28%	\$17.26	\$897	0.9			
Crook County	\$15.88	\$826	\$33,040	2.2	\$84,000	\$2,100	\$25,200	\$630	476	16%	\$16.91	\$879	0.9			
Fremont County	\$15.69	\$816	\$32,640	2.2	\$71,200	\$1,780	\$21,360	\$534	4,515	30%	\$14.48	\$753	1.1			
Goshen County	\$15.40	\$801	\$32,040	2.1	\$68,100	\$1,703	\$20,430	\$511	1,360	26%	\$13.23	\$688	1.2			
Hot Springs County	\$15.10	\$785	\$31,400	2.1	\$72,500	\$1,813	\$21,750	\$544	528	24%	\$8.92	\$464	1.7			
Johnson County	\$18.65	\$970	\$38,800	2.6	\$62,700	\$1,568	\$18,810	\$470	1,110	29%	\$12.11	\$630	1.5			
Laramie County	\$18.27	\$950	\$38,000	2.5	\$78,100	\$1,953	\$23,430	\$586	11,847	30%	\$13.26	\$690	1.4			
Lincoln County	\$16.40	\$853	\$34,120	2.3	\$77,200	\$1,930	\$23,160	\$579	1,504	21%	\$14.91	\$775	1.1			
Natrona County	\$17.77	\$924	\$36,960	2.5	\$79,300	\$1,983	\$23,790	\$595	10,828	33%	\$16.77	\$872	1.1			
Niobrara County †	\$13.73	\$714	\$28,560	1.9	\$65,200	\$1,630	\$19,560	\$489	235	24%						
Park County	\$16.35	\$850	\$34,000	2.3	\$76,600	\$1,915	\$22,980	\$575	3,386	28%	\$14.01	\$728	1.2			
Platte County	\$13.73	\$714	\$28,560	1.9	\$69,300	\$1,733	\$20,790	\$520	1,032	26%	\$15.07	\$783	0.9			
Sheridan County	\$16.75	\$871	\$34,840	2.3	\$78,700	\$1,968	\$23,610	\$590	4,224	32%	\$11.52	\$599	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.

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Sublette County	\$15.08	\$784	\$31,360	2.1	\$96,800	\$2,420	\$29,040	\$726	621	19%	\$18.76	\$976	0.8			
Sweetwater County	\$16.25	\$845	\$33,800	2.2	\$90,200	\$2,255	\$27,060	\$677	3,909	25%	\$17.97	\$935	0.9			
Teton County	\$24.25	\$1,261	\$50,440	3.3	\$110,700	\$2,768	\$33,210	\$830	3,871	42%	\$17.99	\$935	1.3			
Uinta County	\$13.73	\$714	\$28,560	1.9	\$69,500	\$1,738	\$20,850	\$521	1,913	25%	\$11.67	\$607	1.2			
Washakie County	\$13.73	\$714	\$28,560	1.9	\$70,200	\$1,755	\$21,060	\$527	793	23%	\$12.09	\$628	1.1			
Weston County	\$17.12	\$890	\$35,600	2.4	\$85,500	\$2,138	\$25,650	\$641	683	22%	\$15.13	\$787	1.1			

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