

In **Idaho**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$903**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,010** monthly or **\$36,116** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$17.36**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT IDAHO:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$13.62</b>
2-Bedroom Housing Wage	<b>\$17.36</b>
Number of Renter Households	<b>189,292</b>
Percent Renters	<b>30%</b>

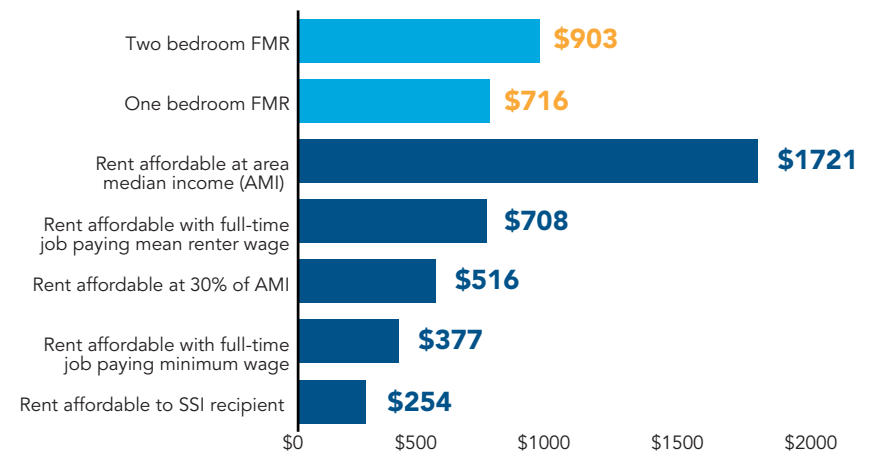
**96**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**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
Blaine County	<b>\$20.48</b>
Boise City HMFA	<b>\$19.27</b>
Coeur d'Alene MSA	<b>\$18.19</b>
Teton County	<b>\$18.13</b>
Gem County	<b>\$17.29</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.

**FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Idaho	\$17.36	\$903	\$36,116	2.4	\$68,852	\$1,721	\$20,656	\$516	189,292	30%	\$13.62	\$708	1.3
Combined Nonmetro Areas	\$15.36	\$799	\$31,953	2.1	\$61,523	\$1,538	\$18,457	\$461	50,095	30%	\$11.77	\$612	1.3
<b>Metropolitan Areas</b>													
Boise City HMFA	\$19.27	\$1,002	\$40,080	2.7	\$75,300	\$1,883	\$22,590	\$565	77,219	30%	\$14.92	\$776	1.3
Butte County HMFA	\$15.17	\$789	\$31,560	2.1	\$54,500	\$1,363	\$16,350	\$409	171	18%	\$40.29	\$2,095	0.4
Coeur d'Alene MSA	\$18.19	\$946	\$37,840	2.5	\$65,500	\$1,638	\$19,650	\$491	18,443	30%	\$13.41	\$697	1.4
Gem County HMFA	\$17.29	\$899	\$35,960	2.4	\$52,900	\$1,323	\$15,870	\$397	1,684	25%	\$8.84	\$460	2.0
Idaho Falls HMFA	\$15.67	\$815	\$32,600	2.2	\$72,200	\$1,805	\$21,660	\$542	13,778	28%	\$11.72	\$609	1.3
Jerome County HMFA	\$16.54	\$860	\$34,400	2.3	\$58,500	\$1,463	\$17,550	\$439	2,814	35%	\$13.33	\$693	1.2
Lewiston MSA	\$17.02	\$885	\$35,400	2.3	\$72,100	\$1,803	\$21,630	\$541	4,453	27%	\$11.31	\$588	1.5
Logan MSA	\$15.04	\$782	\$31,280	2.1	\$69,800	\$1,745	\$20,940	\$524	823	19%	\$8.70	\$453	1.7
Pocatello MSA	\$15.04	\$782	\$31,280	2.1	\$65,200	\$1,630	\$19,560	\$489	10,113	32%	\$10.00	\$520	1.5
Twin Falls County HMFA	\$16.42	\$854	\$34,160	2.3	\$65,400	\$1,635	\$19,620	\$491	9,699	31%	\$11.63	\$605	1.4
<b>Counties</b>													
Ada County	\$19.27	\$1,002	\$40,080	2.7	\$75,300	\$1,883	\$22,590	\$565	53,208	31%	\$15.67	\$815	1.2
Adams County	\$14.12	\$734	\$29,360	1.9	\$59,600	\$1,490	\$17,880	\$447	346	20%	\$13.64	\$709	1.0
Bannock County	\$15.04	\$782	\$31,280	2.1	\$65,200	\$1,630	\$19,560	\$489	10,113	32%	\$10.00	\$520	1.5
Bear Lake County	\$14.12	\$734	\$29,360	1.9	\$67,500	\$1,688	\$20,250	\$506	568	23%	\$5.83	\$303	2.4
Benewah County	\$15.92	\$828	\$33,120	2.2	\$57,000	\$1,425	\$17,100	\$428	913	27%	\$12.88	\$670	1.2
Bingham County	\$14.46	\$752	\$30,080	2.0	\$65,400	\$1,635	\$19,620	\$491	3,479	23%	\$10.73	\$558	1.3
Blaine County	\$20.48	\$1,065	\$42,600	2.8	\$75,000	\$1,875	\$22,500	\$563	2,394	30%	\$14.70	\$765	1.4
Boise County	\$19.27	\$1,002	\$40,080	2.7	\$75,300	\$1,883	\$22,590	\$565	550	17%	\$6.87	\$357	2.8

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

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

4: AMI = Fiscal Year 2021 Area Median Income

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

**FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Bonner County	\$15.94	\$829	\$33,160	2.2	\$65,100	\$1,628	\$19,530	\$488	4,268	24%	\$10.93	\$568	1.5
Bonneville County	\$15.67	\$815	\$32,600	2.2	\$72,200	\$1,805	\$21,660	\$542	12,079	30%	\$11.51	\$599	1.4
Boundary County	\$14.12	\$734	\$29,360	1.9	\$64,800	\$1,620	\$19,440	\$486	1,086	23%	\$13.26	\$690	1.1
Butte County	\$15.17	\$789	\$31,560	2.1	\$54,500	\$1,363	\$16,350	\$409	171	18%	\$40.29	\$2,095	0.4
Camas County	\$14.12	\$734	\$29,360	1.9	\$55,900	\$1,398	\$16,770	\$419	96	24%	\$22.52	\$1,171	0.6
Canyon County	\$19.27	\$1,002	\$40,080	2.7	\$75,300	\$1,883	\$22,590	\$565	22,204	30%	\$12.52	\$651	1.5
Caribou County	\$14.12	\$734	\$29,360	1.9	\$70,600	\$1,765	\$21,180	\$530	525	21%	\$15.18	\$789	0.9
Cassia County	\$14.25	\$741	\$29,640	2.0	\$59,900	\$1,498	\$17,970	\$449	2,293	30%	\$13.68	\$712	1.0
Clark County	\$15.13	\$787	\$31,480	2.1	\$59,500	\$1,488	\$17,850	\$446	109	38%	\$22.24	\$1,156	0.7
Clearwater County	\$15.38	\$800	\$32,000	2.1	\$57,400	\$1,435	\$17,220	\$431	780	22%	\$12.50	\$650	1.2
Custer County	\$14.63	\$761	\$30,440	2.0	\$58,600	\$1,465	\$17,580	\$440	379	21%	\$7.12	\$370	2.1
Elmore County	\$15.62	\$812	\$32,480	2.2	\$56,400	\$1,410	\$16,920	\$423	4,263	40%	\$12.16	\$632	1.3
Franklin County	\$15.04	\$782	\$31,280	2.1	\$69,800	\$1,745	\$20,940	\$524	823	19%	\$8.70	\$453	1.7
Fremont County	\$14.44	\$751	\$30,040	2.0	\$64,000	\$1,600	\$19,200	\$480	817	19%	\$11.23	\$584	1.3
Gem County	\$17.29	\$899	\$35,960	2.4	\$52,900	\$1,323	\$15,870	\$397	1,684	25%	\$8.84	\$460	2.0
Gooding County	\$14.44	\$751	\$30,040	2.0	\$60,900	\$1,523	\$18,270	\$457	1,615	30%	\$12.96	\$674	1.1
Idaho County	\$14.94	\$777	\$31,080	2.1	\$53,000	\$1,325	\$15,900	\$398	1,494	23%	\$15.55	\$809	1.0
Jefferson County	\$15.67	\$815	\$32,600	2.2	\$72,200	\$1,805	\$21,660	\$542	1,699	19%	\$13.44	\$699	1.2
Jerome County	\$16.54	\$860	\$34,400	2.3	\$58,500	\$1,463	\$17,550	\$439	2,814	35%	\$13.33	\$693	1.2
Kootenai County	\$18.19	\$946	\$37,840	2.5	\$65,500	\$1,638	\$19,650	\$491	18,443	30%	\$13.41	\$697	1.4
Latah County	\$15.10	\$785	\$31,400	2.1	\$71,300	\$1,783	\$21,390	\$535	7,044	46%	\$9.71	\$505	1.6
Lemhi County	\$15.35	\$798	\$31,920	2.1	\$56,700	\$1,418	\$17,010	\$425	801	22%	\$10.86	\$565	1.4
Lewis County	\$14.12	\$734	\$29,360	1.9	\$55,600	\$1,390	\$16,680	\$417	503	31%	\$9.74	\$507	1.4
Lincoln County	\$16.06	\$835	\$33,400	2.2	\$56,700	\$1,418	\$17,010	\$425	548	32%	\$12.82	\$666	1.3
Madison County	\$15.38	\$800	\$32,000	2.1	\$39,500	\$988	\$11,850	\$296	6,103	55%	\$8.13	\$423	1.9
Minidoka County	\$14.12	\$734	\$29,360	1.9	\$58,400	\$1,460	\$17,520	\$438	1,928	27%	\$13.15	\$684	1.1

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**FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nez Perce County	\$17.02	\$885	\$35,400	2.3	\$72,100	\$1,803	\$21,630	\$541	4,453	27%	\$11.31	\$588	1.5
Oneida County	\$16.23	\$844	\$33,760	2.2	\$61,100	\$1,528	\$18,330	\$458	325	20%	\$8.69	\$452	1.9
Owyhee County	\$19.27	\$1,002	\$40,080	2.7	\$75,300	\$1,883	\$22,590	\$565	1,257	29%	\$12.32	\$641	1.6
Payette County	\$15.29	\$795	\$31,800	2.1	\$63,100	\$1,578	\$18,930	\$473	2,427	27%	\$13.84	\$720	1.1
Power County	\$15.65	\$814	\$32,560	2.2	\$65,000	\$1,625	\$19,500	\$488	674	26%	\$18.66	\$970	0.8
Shoshone County	\$14.60	\$759	\$30,360	2.0	\$53,000	\$1,325	\$15,900	\$398	1,642	30%	\$13.56	\$705	1.1
Teton County	\$18.13	\$943	\$37,720	2.5	\$79,500	\$1,988	\$23,850	\$596	825	22%	\$8.32	\$432	2.2
Twin Falls County	\$16.42	\$854	\$34,160	2.3	\$65,400	\$1,635	\$19,620	\$491	9,699	31%	\$11.63	\$605	1.4
Valley County	\$15.35	\$798	\$31,920	2.1	\$69,900	\$1,748	\$20,970	\$524	742	19%	\$6.56	\$341	2.3
Washington County	\$14.33	\$745	\$29,800	2.0	\$48,900	\$1,223	\$14,670	\$367	1,108	27%	\$10.23	\$532	1.4

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