

TEXAS

#22*

In **Texas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$956**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,186** monthly or **\$38,234** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.38
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT TEXAS:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.89
2-Bedroom Housing Wage	\$18.38
Number of Renter Households	3,455,426
Percent Renters	38%

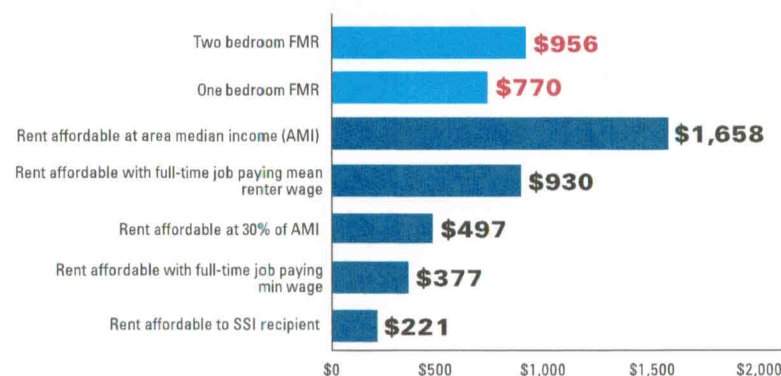
101
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

82
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Midland HMFA	\$29.23
Odessa MSA	\$25.29
Austin-Round Rock MSA	\$22.98
Kendall County	\$21.27
Jeff Davis County	\$20.62



* Ranked from Highest to Lowest 2-Bedroom Housing Wage

Texas	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Texas	\$18.38	\$956	\$38,234	2.5	\$66,310	\$1,658	\$19,893	\$497	3,455,426	38%	\$17.89	\$930	1.0
Combined Nonmetro Areas	\$14.58	\$758	\$30,323	2.0	\$53,708	\$1,343	\$16,112	\$403	301,888	29%	\$13.51	\$702	1.1
<u>Metropolitan Areas</u>													
Abilene MSA	\$15.77	\$820	\$32,800	2.2	\$56,100	\$1,403	\$16,830	\$421	22,045	37%	\$12.81	\$666	1.2
Amarillo HMFA	\$15.92	\$828	\$33,120	2.2	\$65,300	\$1,633	\$19,590	\$490	33,903	36%	\$13.70	\$713	1.2
Aransas County HMFA	\$16.02	\$833	\$33,320	2.2	\$51,800	\$1,295	\$15,540	\$389	2,642	27%	\$13.95	\$726	1.1
Atascosa County HMFA	\$15.17	\$789	\$31,560	2.1	\$57,800	\$1,445	\$17,340	\$434	3,954	26%	\$15.25	\$793	1.0
Austin County HMFA	\$16.87	\$877	\$35,080	2.3	\$69,800	\$1,745	\$20,940	\$524	2,882	26%	\$13.73	\$714	1.2
Austin-Round Rock MSA	\$22.98	\$1,195	\$47,800	3.2	\$81,400	\$2,035	\$24,420	\$611	289,795	42%	\$18.44	\$959	1.2
Beaumont-Port Arthur HMFA	\$16.00	\$832	\$33,280	2.2	\$55,400	\$1,385	\$16,620	\$416	46,348	32%	\$16.65	\$866	1.0
Brazoria County HMFA	\$18.73	\$974	\$38,960	2.6	\$85,600	\$2,140	\$25,680	\$642	31,761	28%	\$16.99	\$883	1.1
Brownsville-Harlingen MSA	\$13.37	\$695	\$27,800	1.8	\$37,900	\$948	\$11,370	\$284	40,212	33%	\$8.76	\$456	1.5
College Station-Bryan MSA	\$16.25	\$845	\$33,800	2.2	\$60,400	\$1,510	\$18,120	\$453	43,796	51%	\$11.83	\$615	1.4
Corpus Christi HMFA	\$19.06	\$991	\$39,640	2.6	\$63,100	\$1,578	\$18,930	\$473	61,686	41%	\$15.69	\$816	1.2
Dallas HMFA	\$19.83	\$1,031	\$41,240	2.7	\$73,400	\$1,835	\$22,020	\$551	661,577	42%	\$21.06	\$1,095	0.9
El Paso HMFA	\$16.04	\$834	\$33,360	2.2	\$45,300	\$1,133	\$13,590	\$340	99,965	39%	\$11.13	\$579	1.4
Falls County HMFA	\$13.10	\$681	\$27,240	1.8	\$48,500	\$1,213	\$14,550	\$364	1,448	27%	\$10.06	\$523	1.3
Fort Worth-Arlington HMFA	\$18.71	\$973	\$38,920	2.6	\$71,400	\$1,785	\$21,420	\$536	286,972	37%	\$16.03	\$834	1.2
Hood County HMFA	\$16.94	\$881	\$35,240	2.3	\$65,900	\$1,648	\$19,770	\$494	4,862	23%	\$12.79	\$665	1.3
Houston-The Woodlands-Sugar Land HMFA	\$18.77	\$976	\$39,040	2.6	\$71,500	\$1,788	\$21,450	\$536	819,368	40%	\$21.87	\$1,137	0.9
Hudspeth County HMFA	\$17.08	\$888	\$35,520	2.4	\$28,000	\$700	\$8,400	\$210	169	17%	\$26.41	\$1,373	0.6
Kendall County HMFA	\$21.27	\$1,106	\$44,240	2.9	\$91,500	\$2,288	\$27,450	\$686	3,717	27%	\$12.28	\$639	1.7

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 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 2017 Area Median Income

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

Texas

Texas	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	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 (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Killeen-Temple HMFA	\$15.17	\$789	\$31,560	2.1	\$59,000	\$1,475	\$17,700	\$443	58,575	44%	\$14.79	\$769	1.0
Lampasas County HMFA	\$13.10	\$681	\$27,240	1.8	\$60,700	\$1,518	\$18,210	\$455	2,046	27%	\$10.62	\$552	1.2
Laredo MSA	\$15.67	\$815	\$32,600	2.2	\$42,800	\$1,070	\$12,840	\$321	25,735	37%	\$9.09	\$473	1.7
Longview HMFA	\$16.44	\$855	\$34,200	2.3	\$61,400	\$1,535	\$18,420	\$461	20,978	35%	\$13.65	\$710	1.2
Lubbock HMFA	\$15.17	\$789	\$31,560	2.1	\$58,500	\$1,463	\$17,550	\$439	47,082	43%	\$11.87	\$617	1.3
Lynn County HMFA	\$13.46	\$700	\$28,000	1.9	\$49,500	\$1,238	\$14,850	\$371	607	28%	\$11.20	\$582	1.2
Martin County HMFA	\$14.44	\$751	\$30,040	2.0	\$70,800	\$1,770	\$21,240	\$531	399	24%	\$17.28	\$899	0.8
McAllen-Edinburg-Mission MSA	\$14.12	\$734	\$29,360	1.9	\$40,300	\$1,008	\$12,090	\$302	71,469	32%	\$9.24	\$480	1.5
Medina County HMFA	\$13.58	\$706	\$28,240	1.9	\$66,100	\$1,653	\$19,830	\$496	2,828	19%	\$8.52	\$443	1.6
Midland HMFA	\$29.23	\$1,520	\$60,800	4.0	\$91,600	\$2,290	\$27,480	\$687	17,421	33%	\$22.92	\$1,192	1.3
Newton County HMFA	\$13.10	\$681	\$27,240	1.8	\$49,200	\$1,230	\$14,760	\$369	1,131	23%	\$9.07	\$472	1.4
Odessa MSA	\$25.29	\$1,315	\$52,600	3.5	\$72,400	\$1,810	\$21,720	\$543	17,135	34%	\$20.35	\$1,058	1.2
Oldham County HMFA	\$18.12	\$942	\$37,680	2.5	\$71,400	\$1,785	\$21,420	\$536	153	24%	\$23.34	\$1,214	0.8
Rusk County HMFA	\$13.96	\$726	\$29,040	1.9	\$58,100	\$1,453	\$17,430	\$436	4,482	25%	\$12.98	\$675	1.1
San Angelo MSA	\$18.73	\$974	\$38,960	2.6	\$61,400	\$1,535	\$18,420	\$461	16,511	38%	\$13.32	\$693	1.4
San Antonio-New Braunfels HMFA	\$18.54	\$964	\$38,560	2.6	\$63,500	\$1,588	\$19,050	\$476	282,831	38%	\$14.82	\$771	1.3
Sherman-Denison MSA	\$15.29	\$795	\$31,800	2.1	\$66,700	\$1,668	\$20,010	\$500	15,622	33%	\$13.11	\$682	1.2
Somervell County HMFA	\$13.10	\$681	\$27,240	1.8	\$58,900	\$1,473	\$17,670	\$442	1,068	32%	\$24.19	\$1,258	0.5
Texarkana HMFA	\$13.85	\$720	\$28,800	1.9	\$52,600	\$1,315	\$15,780	\$395	11,370	34%	\$10.49	\$546	1.3
Tyler MSA	\$16.40	\$853	\$34,120	2.3	\$58,000	\$1,450	\$17,400	\$435	27,160	34%	\$14.25	\$741	1.2
Victoria MSA	\$17.65	\$918	\$36,720	2.4	\$63,800	\$1,595	\$19,140	\$479	11,547	33%	\$13.85	\$720	1.3
Waco HMFA	\$15.60	\$811	\$32,440	2.2	\$58,200	\$1,455	\$17,460	\$437	35,919	41%	\$13.05	\$678	1.2

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