

WISCONSIN

#31*

In **Wisconsin**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$930**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,100** monthly or **\$37,202** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.89
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT WISCONSIN:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$14.76
2-Bedroom Housing Wage	\$17.89
Number of Renter Households	777,217
Percent Renters	33%

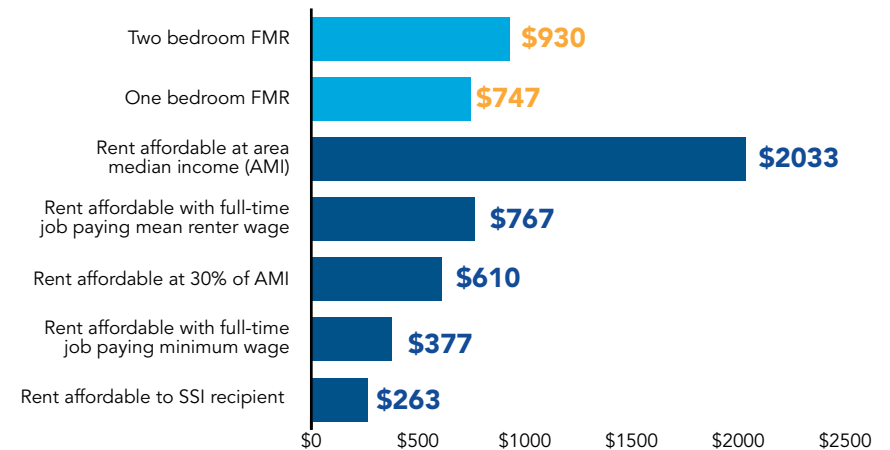
99
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

79
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
Minneapolis-St. Paul-Bloomington HMFA	\$25.15
Madison HMFA	\$23.29
Kenosha County	\$20.23
Milwaukee-Waukesha-West Allis MSA	\$18.71
Columbia County	\$17.67



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 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 (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
Wisconsin	\$17.89	\$930	\$37,202	2.5	\$81,313	\$2,033	\$24,394	\$610	777,217	33%	\$14.76	\$767	1.2
Combined Nonmetro Areas	\$15.02	\$781	\$31,232	2.1	\$70,718	\$1,768	\$21,215	\$530	161,992	26%	\$12.00	\$624	1.3
Metropolitan Areas													
Appleton MSA	\$15.44	\$803	\$32,120	2.1	\$85,600	\$2,140	\$25,680	\$642	25,093	27%	\$14.36	\$747	1.1
Columbia County HMFA	\$17.67	\$919	\$36,760	2.4	\$83,200	\$2,080	\$24,960	\$624	6,179	26%	\$11.69	\$608	1.5
Duluth MSA	\$17.00	\$884	\$35,360	2.3	\$76,300	\$1,908	\$22,890	\$572	6,174	32%	\$12.22	\$636	1.4
Eau Claire MSA	\$16.69	\$868	\$34,720	2.3	\$80,000	\$2,000	\$24,000	\$600	21,446	32%	\$12.97	\$674	1.3
Fond du Lac MSA	\$15.40	\$801	\$32,040	2.1	\$75,000	\$1,875	\$22,500	\$563	12,350	30%	\$13.25	\$689	1.2
Green Bay HMFA	\$17.15	\$892	\$35,680	2.4	\$80,700	\$2,018	\$24,210	\$605	38,737	34%	\$15.20	\$790	1.1
Green County HMFA	\$16.50	\$858	\$34,320	2.3	\$80,700	\$2,018	\$24,210	\$605	3,747	25%	\$11.57	\$602	1.4
Iowa County HMFA	\$16.85	\$876	\$35,040	2.3	\$81,500	\$2,038	\$24,450	\$611	2,576	26%	\$14.01	\$729	1.2
Janesville-Beloit MSA	\$16.62	\$864	\$34,560	2.3	\$73,000	\$1,825	\$21,900	\$548	20,485	32%	\$14.48	\$753	1.1
Kenosha County HMFA	\$20.23	\$1,052	\$42,080	2.8	\$82,300	\$2,058	\$24,690	\$617	21,741	34%	\$12.84	\$668	1.6
La Crosse-Onalaska MSA	\$16.81	\$874	\$34,960	2.3	\$85,100	\$2,128	\$25,530	\$638	17,569	37%	\$14.14	\$736	1.2
Madison HMFA	\$23.29	\$1,211	\$48,440	3.2	\$103,100	\$2,578	\$30,930	\$773	93,189	42%	\$17.24	\$897	1.4
Milwaukee-Waukesha-West Allis MSA	\$18.71	\$973	\$38,920	2.6	\$84,400	\$2,110	\$25,320	\$633	251,626	40%	\$16.69	\$868	1.1
Minneapolis-St. Paul-Bloomington HMFA	\$25.15	\$1,308	\$52,320	3.5	\$104,900	\$2,623	\$31,470	\$787	12,272	25%	\$10.66	\$554	2.4
Oconto County HMFA	\$14.23	\$740	\$29,600	2.0	\$70,400	\$1,760	\$21,120	\$528	2,773	17%	\$10.27	\$534	1.4
Oshkosh-Neenah MSA	\$14.60	\$759	\$30,360	2.0	\$77,500	\$1,938	\$23,250	\$581	24,555	35%	\$16.20	\$842	0.9
Racine MSA	\$17.44	\$907	\$36,280	2.4	\$77,200	\$1,930	\$23,160	\$579	24,955	32%	\$12.56	\$653	1.4
Sheboygan MSA	\$14.79	\$769	\$30,760	2.0	\$79,600	\$1,990	\$23,880	\$597	14,340	30%	\$15.05	\$782	1.0

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 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 (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
Wausau MSA	\$15.63	\$813	\$32,520	2.2	\$79,300	\$1,983	\$23,790	\$595	15,418	28%	\$13.76	\$716	1.1
Counties													
Adams County	\$14.71	\$765	\$30,600	2.0	\$56,000	\$1,400	\$16,800	\$420	1,514	17%	\$11.12	\$578	1.3
Ashland County	\$14.12	\$734	\$29,360	1.9	\$61,000	\$1,525	\$18,300	\$458	2,082	32%	\$11.88	\$618	1.2
Barron County	\$14.12	\$734	\$29,360	1.9	\$66,200	\$1,655	\$19,860	\$497	4,777	25%	\$10.31	\$536	1.4
Bayfield County	\$14.42	\$750	\$30,000	2.0	\$65,800	\$1,645	\$19,740	\$494	1,185	17%	\$9.25	\$481	1.6
Brown County	\$17.15	\$892	\$35,680	2.4	\$80,700	\$2,018	\$24,210	\$605	37,011	35%	\$15.35	\$798	1.1
Buffalo County	\$14.62	\$760	\$30,400	2.0	\$71,200	\$1,780	\$21,360	\$534	1,365	24%	\$12.94	\$673	1.1
Burnett County	\$14.48	\$753	\$30,120	2.0	\$61,600	\$1,540	\$18,480	\$462	1,300	18%	\$10.83	\$563	1.3
Calumet County	\$15.44	\$803	\$32,120	2.1	\$85,600	\$2,140	\$25,680	\$642	3,834	19%	\$9.53	\$496	1.6
Chippewa County	\$16.69	\$868	\$34,720	2.3	\$80,000	\$2,000	\$24,000	\$600	6,884	27%	\$11.91	\$619	1.4
Clark County	\$14.12	\$734	\$29,360	1.9	\$64,800	\$1,620	\$19,440	\$486	2,761	22%	\$12.49	\$650	1.1
Columbia County	\$17.67	\$919	\$36,760	2.4	\$83,200	\$2,080	\$24,960	\$624	6,179	26%	\$11.69	\$608	1.5
Crawford County	\$14.12	\$734	\$29,360	1.9	\$65,700	\$1,643	\$19,710	\$493	1,616	24%	\$10.46	\$544	1.3
Dane County	\$23.29	\$1,211	\$48,440	3.2	\$103,100	\$2,578	\$30,930	\$773	93,189	42%	\$17.24	\$897	1.4
Dodge County	\$15.67	\$815	\$32,600	2.2	\$77,900	\$1,948	\$23,370	\$584	10,584	30%	\$14.59	\$759	1.1
Door County	\$15.62	\$812	\$32,480	2.2	\$74,000	\$1,850	\$22,200	\$555	2,653	20%	\$10.22	\$531	1.5
Douglas County	\$17.00	\$884	\$35,360	2.3	\$76,300	\$1,908	\$22,890	\$572	6,174	32%	\$12.22	\$636	1.4
Dunn County	\$14.81	\$770	\$30,800	2.0	\$73,800	\$1,845	\$22,140	\$554	5,368	32%	\$12.92	\$672	1.1
Eau Claire County	\$16.69	\$868	\$34,720	2.3	\$80,000	\$2,000	\$24,000	\$600	14,562	36%	\$13.40	\$697	1.2
Florence County	\$14.12	\$734	\$29,360	1.9	\$62,800	\$1,570	\$18,840	\$471	268	14%	\$5.39	\$280	2.6
Fond du Lac County	\$15.40	\$801	\$32,040	2.1	\$75,000	\$1,875	\$22,500	\$563	12,350	30%	\$13.25	\$689	1.2
Forest County	\$14.12	\$734	\$29,360	1.9	\$56,700	\$1,418	\$17,010	\$425	955	24%	\$10.41	\$541	1.4
Grant County	\$14.12	\$734	\$29,360	1.9	\$70,400	\$1,760	\$21,120	\$528	5,804	30%	\$10.94	\$569	1.3
Green County	\$16.50	\$858	\$34,320	2.3	\$80,700	\$2,018	\$24,210	\$605	3,747	25%	\$11.57	\$602	1.4

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FY21 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 (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
Green Lake County	\$14.12	\$734	\$29,360	1.9	\$70,900	\$1,773	\$21,270	\$532	1,906	24%	\$11.99	\$624	1.2
Iowa County	\$16.85	\$876	\$35,040	2.3	\$81,500	\$2,038	\$24,450	\$611	2,576	26%	\$14.01	\$729	1.2
Iron County	\$14.12	\$734	\$29,360	1.9	\$56,600	\$1,415	\$16,980	\$425	651	22%	\$7.60	\$395	1.9
Jackson County	\$14.12	\$734	\$29,360	1.9	\$70,200	\$1,755	\$21,060	\$527	2,140	26%	\$12.75	\$663	1.1
Jefferson County	\$17.25	\$897	\$35,880	2.4	\$78,800	\$1,970	\$23,640	\$591	9,839	30%	\$12.05	\$626	1.4
Juneau County	\$15.12	\$786	\$31,440	2.1	\$65,200	\$1,630	\$19,560	\$489	2,555	24%	\$13.63	\$709	1.1
Kenosha County	\$20.23	\$1,052	\$42,080	2.8	\$82,300	\$2,058	\$24,690	\$617	21,741	34%	\$12.84	\$668	1.6
Kewaunee County	\$17.15	\$892	\$35,680	2.4	\$80,700	\$2,018	\$24,210	\$605	1,726	21%	\$11.25	\$585	1.5
La Crosse County	\$16.81	\$874	\$34,960	2.3	\$85,100	\$2,128	\$25,530	\$638	17,569	37%	\$14.14	\$736	1.2
Lafayette County	\$14.12	\$734	\$29,360	1.9	\$71,700	\$1,793	\$21,510	\$538	1,584	24%	\$11.04	\$574	1.3
Langlade County	\$14.12	\$734	\$29,360	1.9	\$63,200	\$1,580	\$18,960	\$474	1,973	23%	\$10.33	\$537	1.4
Lincoln County	\$14.12	\$734	\$29,360	1.9	\$73,200	\$1,830	\$21,960	\$549	2,767	22%	\$10.74	\$559	1.3
Manitowoc County	\$14.12	\$734	\$29,360	1.9	\$72,200	\$1,805	\$21,660	\$542	8,517	25%	\$13.25	\$689	1.1
Marathon County	\$15.63	\$813	\$32,520	2.2	\$79,300	\$1,983	\$23,790	\$595	15,418	28%	\$13.76	\$716	1.1
Marinette County	\$14.12	\$734	\$29,360	1.9	\$61,300	\$1,533	\$18,390	\$460	4,673	25%	\$12.08	\$628	1.2
Marquette County	\$14.29	\$743	\$29,720	2.0	\$63,100	\$1,578	\$18,930	\$473	1,236	19%	\$13.02	\$677	1.1
Menominee County	\$14.12	\$734	\$29,360	1.9	\$46,200	\$1,155	\$13,860	\$347	450	32%	\$5.49	\$286	2.6
Milwaukee County	\$18.71	\$973	\$38,920	2.6	\$84,400	\$2,110	\$25,320	\$633	193,121	51%	\$17.89	\$930	1.0
Monroe County	\$15.88	\$826	\$33,040	2.2	\$73,200	\$1,830	\$21,960	\$549	5,428	30%	\$14.24	\$741	1.1
Oconto County	\$14.23	\$740	\$29,600	2.0	\$70,400	\$1,760	\$21,120	\$528	2,773	17%	\$10.27	\$534	1.4
Oneida County	\$14.90	\$775	\$31,000	2.1	\$72,400	\$1,810	\$21,720	\$543	2,590	17%	\$11.91	\$619	1.3
Outagamie County	\$15.44	\$803	\$32,120	2.1	\$85,600	\$2,140	\$25,680	\$642	21,259	29%	\$15.01	\$781	1.0
Ozaukee County	\$18.71	\$973	\$38,920	2.6	\$84,400	\$2,110	\$25,320	\$633	8,645	24%	\$12.45	\$648	1.5
Pepin County	\$14.12	\$734	\$29,360	1.9	\$72,700	\$1,818	\$21,810	\$545	620	20%	\$13.48	\$701	1.0
Pierce County	\$25.15	\$1,308	\$52,320	3.5	\$104,900	\$2,623	\$31,470	\$787	4,333	28%	\$10.50	\$546	2.4
Polk County	\$16.04	\$834	\$33,360	2.2	\$71,300	\$1,783	\$21,390	\$535	3,894	21%	\$10.12	\$526	1.6

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