

NLIHC's 2022 Out of Reach Report: Low-Wage Workers Struggling with Record-High Inflation and Rising Rental Costs

In order to afford a modest, two-bedroom apartment at fair market rent in California, full-time workers need to earn \$39.01 per hour. This is California's 2022 Housing Wage, revealed in a national report published today. The report, Out of Reach, was jointly released by the National Low Income Housing Coalition (NLIHC), a research and advocacy organization dedicated to achieving affordable and decent homes for people with the lowest incomes, and SCANPH. Read the California [data here](#).



This year, we release the Out of Reach report amid record-high inflation and rising rental costs. These rent increases are affecting tenants nationwide, with median rents for two-bedroom apartments increasing nearly 18% between the first quarter of 2021 and the first quarter of 2022. At the same time, costs for necessities like food and transportation have also skyrocketed, leaving low-income renters with increasingly tighter budgets. With inflation breaking a 40-year record in 2022, many renters have had to make difficult decisions about their budget, sacrificing childcare, medical care, and food to maintain housing. **A renter needs**

to earn on average \$25.82 per hour to afford a modest two-bedroom rental home in the U.S. without spending more than 30% of their income on housing costs, or \$21.25 per hour to afford a one-bedroom home. While the Housing Wage varies by state and metropolitan area, low-wage workers everywhere struggle to afford their housing.

2022 TWO-BEDROOM RENTAL HOUSING WAGES



*Note: New England states are displayed with HUD Fair Market Rent Areas. All other states are displayed at the county level. This map does not account for sub-county jurisdictions with minimum wages higher than the prevailing county, state, or federal minimum wage. No local minimum wages are sufficient to afford a one-bedroom rental home at the Fair Market Rent with a 40-hour work week. The geographic variation of Oregon and New York's state minimum wages are reflected at the county level.

