

# NORTH CAROLINA

#34\*

In **North Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$821**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,737** monthly or **\$32,843** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$15.79**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT NORTH CAROLINA:

### STATE FACTS

Minimum Wage	\$7.25
Average Renter Wage	\$14.14
2-Bedroom Housing Wage	\$15.79
Number of Renter Households	1,316,509
Percent Renters	35%

**87**

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

**72**

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

**2.2**

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

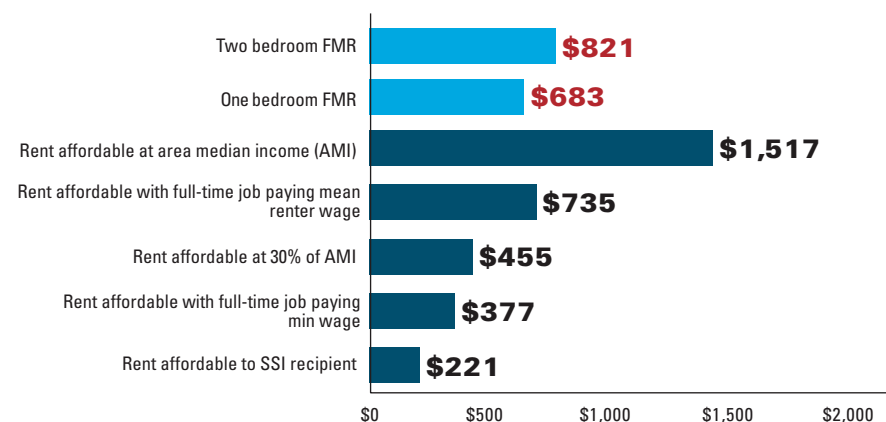
**1.8**

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

### MOST EXPENSIVE AREAS

### HOUSING WAGE

Currituck County	\$21.73
Camden County	\$19.48
Raleigh MSA	\$19.10
Durham-Chapel Hill HMFA	\$18.81
Wilmington HMFA	\$17.60



\* Ranked from Highest to Lowest 2-Bedroom Housing Wage

North Carolina FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (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
North Carolina	\$15.79	\$821	\$32,843	2.2	\$60,681	\$1,517	\$18,204	\$455	1,316,509	35%	\$14.14	\$735	1.1
Combined Nonmetro Areas	\$13.22	\$688	\$27,504	1.8	\$49,385	\$1,235	\$14,815	\$370	264,182	31%	\$10.00	\$520	1.3
<b><u>Metropolitan Areas</u></b>													
Asheville HMFA	\$17.13	\$891	\$35,640	2.4	\$61,300	\$1,533	\$18,390	\$460	52,111	33%	\$12.49	\$649	1.4
Brunswick County HMFA	\$16.98	\$883	\$35,320	2.3	\$57,400	\$1,435	\$17,220	\$431	11,770	24%	\$10.67	\$555	1.6
Burlington MSA	\$16.12	\$838	\$33,520	2.2	\$52,900	\$1,323	\$15,870	\$397	21,272	35%	\$11.89	\$618	1.4
Charlotte-Concord-Gastonia HMFA	\$17.44	\$907	\$36,280	2.4	\$70,700	\$1,768	\$21,210	\$530	221,698	37%	\$18.32	\$953	1.0
Craven County HMFA	\$15.92	\$828	\$33,120	2.2	\$51,000	\$1,275	\$15,300	\$383	15,004	37%	\$13.14	\$683	1.2
Davidson County HMFA	\$12.42	\$646	\$25,840	1.7	\$56,100	\$1,403	\$16,830	\$421	18,078	28%	\$11.73	\$610	1.1
Durham-Chapel Hill HMFA	\$18.81	\$978	\$39,120	2.6	\$73,300	\$1,833	\$21,990	\$550	80,413	41%	\$18.87	\$981	1.0
Fayetteville HMFA	\$16.02	\$833	\$33,320	2.2	\$52,300	\$1,308	\$15,690	\$392	58,150	47%	\$12.60	\$655	1.3
Gates County HMFA	\$12.35	\$642	\$25,680	1.7	\$56,700	\$1,418	\$17,010	\$425	898	20%	\$8.97	\$466	1.4
Goldsboro MSA	\$12.90	\$671	\$26,840	1.8	\$45,000	\$1,125	\$13,500	\$338	19,051	40%	\$11.19	\$582	1.2
Greensboro-High Point HMFA	\$14.67	\$763	\$30,520	2.0	\$57,200	\$1,430	\$17,160	\$429	95,459	38%	\$14.06	\$731	1.0
Greenville MSA	\$15.19	\$790	\$31,600	2.1	\$54,200	\$1,355	\$16,260	\$407	31,876	47%	\$10.79	\$561	1.4
Haywood County HMFA	\$14.35	\$746	\$29,840	2.0	\$53,300	\$1,333	\$15,990	\$400	7,081	27%	\$9.99	\$519	1.4
Hickory-Lenoir-Morganton MSA	\$13.08	\$680	\$27,200	1.8	\$52,000	\$1,300	\$15,600	\$390	40,295	29%	\$11.11	\$578	1.2
Hoke County HMFA	\$13.08	\$680	\$27,200	1.8	\$54,800	\$1,370	\$16,440	\$411	5,756	34%	\$10.13	\$527	1.3
Iredell County HMFA	\$15.87	\$825	\$33,000	2.2	\$65,500	\$1,638	\$19,650	\$491	16,503	27%	\$13.99	\$728	1.1
Jacksonville MSA	\$15.62	\$812	\$32,480	2.2	\$55,500	\$1,388	\$16,650	\$416	28,757	46%	\$10.43	\$542	1.5
Jones County HMFA	\$12.87	\$669	\$26,760	1.8	\$49,200	\$1,230	\$14,760	\$369	1,216	29%	\$10.71	\$557	1.2
Lincoln County HMFA	\$13.42	\$698	\$27,920	1.9	\$53,600	\$1,340	\$16,080	\$402	6,897	23%	\$9.68	\$503	1.4

\* 50th percentile FMR (See Appendix B). † 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.

North Carolina FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (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
Pamlico County HMFA	\$12.35	\$642	\$25,680	1.7	\$59,300	\$1,483	\$17,790	\$445	1,262	24%	\$7.76	\$404	1.6
Pender County HMFA	\$13.79	\$717	\$28,680	1.9	\$57,100	\$1,428	\$17,130	\$428	4,640	23%	\$10.31	\$536	1.3
Person County HMFA	\$13.00	\$676	\$27,040	1.8	\$52,300	\$1,308	\$15,690	\$392	4,345	28%	\$8.35	\$434	1.6
Raleigh MSA	\$19.10	\$993	\$39,720	2.6	\$80,200	\$2,005	\$24,060	\$602	154,647	34%	\$15.23	\$792	1.3
Rockingham County HMFA	\$12.35	\$642	\$25,680	1.7	\$48,500	\$1,213	\$14,550	\$364	11,742	31%	\$9.64	\$501	1.3
Rocky Mount MSA	\$14.29	\$743	\$29,720	2.0	\$49,100	\$1,228	\$14,730	\$368	21,519	37%	\$11.07	\$575	1.3
Rowan County HMFA	\$13.44	\$699	\$27,960	1.9	\$56,300	\$1,408	\$16,890	\$422	16,848	33%	\$13.54	\$704	1.0
Virginia Beach-Norfolk-Newport News HMFA *	\$21.73	\$1,130	\$45,200	3.0	\$73,000	\$1,825	\$21,900	\$548	1,764	19%	\$9.07	\$471	2.4
Wilmington HMFA	\$17.60	\$915	\$36,600	2.4	\$68,200	\$1,705	\$20,460	\$512	37,765	43%	\$12.44	\$647	1.4
Winston-Salem HMFA	\$14.48	\$753	\$30,120	2.0	\$56,900	\$1,423	\$17,070	\$427	65,510	34%	\$13.60	\$707	1.1
<b>Counties</b>													
Alamance County	\$16.12	\$838	\$33,520	2.2	\$52,900	\$1,323	\$15,870	\$397	21,272	35%	\$11.89	\$618	1.4
Alexander County	\$13.08	\$680	\$27,200	1.8	\$52,000	\$1,300	\$15,600	\$390	3,324	24%	\$8.12	\$422	1.6
Alleghany County	\$12.35	\$642	\$25,680	1.7	\$42,700	\$1,068	\$12,810	\$320	1,128	24%	\$7.73	\$402	1.6
Anson County	\$12.35	\$642	\$25,680	1.7	\$40,500	\$1,013	\$12,150	\$304	3,236	34%	\$11.52	\$599	1.1
Ashe County	\$12.35	\$642	\$25,680	1.7	\$47,200	\$1,180	\$14,160	\$354	2,900	25%	\$8.65	\$450	1.4
Avery County	\$14.31	\$744	\$29,760	2.0	\$47,300	\$1,183	\$14,190	\$355	1,494	22%	\$8.65	\$450	1.7
Beaufort County	\$12.35	\$642	\$25,680	1.7	\$52,400	\$1,310	\$15,720	\$393	5,412	29%	\$9.74	\$506	1.3
Bertie County	\$12.35	\$642	\$25,680	1.7	\$39,800	\$995	\$11,940	\$299	1,961	26%	\$9.19	\$478	1.3
Bladen County	\$12.35	\$642	\$25,680	1.7	\$43,900	\$1,098	\$13,170	\$329	4,711	33%	\$10.22	\$531	1.2
Brunswick County	\$16.98	\$883	\$35,320	2.3	\$57,400	\$1,435	\$17,220	\$431	11,770	24%	\$10.67	\$555	1.6
Buncombe County	\$17.13	\$891	\$35,640	2.4	\$61,300	\$1,533	\$18,390	\$460	37,234	37%	\$12.96	\$674	1.3
Burke County	\$13.08	\$680	\$27,200	1.8	\$52,000	\$1,300	\$15,600	\$390	9,814	29%	\$9.01	\$469	1.5
Cabarrus County	\$17.44	\$907	\$36,280	2.4	\$70,700	\$1,768	\$21,210	\$530	19,480	29%	\$11.93	\$620	1.5

\* 50th percentile FMR (See Appendix B). † 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.

North Carolina FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (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
Caldwell County	\$13.08	\$680	\$27,200	1.8	\$52,000	\$1,300	\$15,600	\$390	9,245	29%	\$10.38	\$540	1.3
Camden County	\$19.48	\$1,013	\$40,520	2.7	\$73,300	\$1,833	\$21,990	\$550	598	16%	\$11.86	\$617	1.6
Carteret County	\$15.75	\$819	\$32,760	2.2	\$65,100	\$1,628	\$19,530	\$488	8,536	29%	\$9.41	\$489	1.7
Caswell County	\$12.35	\$642	\$25,680	1.7	\$50,200	\$1,255	\$15,060	\$377	1,918	22%	\$7.97	\$414	1.6
Catawba County	\$13.08	\$680	\$27,200	1.8	\$52,000	\$1,300	\$15,600	\$390	17,912	31%	\$12.22	\$636	1.1
Chatham County	\$18.81	\$978	\$39,120	2.6	\$73,300	\$1,833	\$21,990	\$550	6,130	23%	\$8.98	\$467	2.1
Cherokee County	\$12.35	\$642	\$25,680	1.7	\$44,700	\$1,118	\$13,410	\$335	2,021	19%	\$10.25	\$533	1.2
Chowan County	\$12.60	\$655	\$26,200	1.7	\$46,100	\$1,153	\$13,830	\$346	1,984	33%	\$8.55	\$445	1.5
Clay County	\$13.52	\$703	\$28,120	1.9	\$45,200	\$1,130	\$13,560	\$339	1,066	23%	\$8.61	\$448	1.6
Cleveland County	\$12.42	\$646	\$25,840	1.7	\$49,500	\$1,238	\$14,850	\$371	11,907	32%	\$10.57	\$550	1.2
Columbus County	\$12.35	\$642	\$25,680	1.7	\$46,400	\$1,160	\$13,920	\$348	6,584	30%	\$8.69	\$452	1.4
Craven County	\$15.92	\$828	\$33,120	2.2	\$51,000	\$1,275	\$15,300	\$383	15,004	37%	\$13.14	\$683	1.2
Cumberland County	\$16.02	\$833	\$33,320	2.2	\$52,300	\$1,308	\$15,690	\$392	58,150	47%	\$12.60	\$655	1.3
Currituck County *	\$21.73	\$1,130	\$45,200	3.0	\$73,000	\$1,825	\$21,900	\$548	1,764	19%	\$9.07	\$471	2.4
Dare County	\$17.17	\$893	\$35,720	2.4	\$65,600	\$1,640	\$19,680	\$492	4,780	32%	\$10.82	\$563	1.6
Davidson County	\$12.42	\$646	\$25,840	1.7	\$56,100	\$1,403	\$16,830	\$421	18,078	28%	\$11.73	\$610	1.1
Davie County	\$14.48	\$753	\$30,120	2.0	\$56,900	\$1,423	\$17,070	\$427	3,267	21%	\$9.30	\$483	1.6
Duplin County	\$12.35	\$642	\$25,680	1.7	\$44,400	\$1,110	\$13,320	\$333	7,035	32%	\$10.02	\$521	1.2
Durham County	\$18.81	\$978	\$39,120	2.6	\$73,300	\$1,833	\$21,990	\$550	53,734	46%	\$20.68	\$1,075	0.9
Edgecombe County	\$14.29	\$743	\$29,720	2.0	\$49,100	\$1,228	\$14,730	\$368	8,440	40%	\$10.82	\$563	1.3
Forsyth County	\$14.48	\$753	\$30,120	2.0	\$56,900	\$1,423	\$17,070	\$427	54,290	38%	\$14.29	\$743	1.0
Franklin County	\$19.10	\$993	\$39,720	2.6	\$80,200	\$2,005	\$24,060	\$602	5,983	25%	\$12.84	\$667	1.5
Gaston County	\$17.44	\$907	\$36,280	2.4	\$70,700	\$1,768	\$21,210	\$530	26,528	34%	\$11.54	\$600	1.5
Gates County	\$12.35	\$642	\$25,680	1.7	\$56,700	\$1,418	\$17,010	\$425	898	20%	\$8.97	\$466	1.4
Graham County	\$12.35	\$642	\$25,680	1.7	\$44,400	\$1,110	\$13,320	\$333	584	18%	\$14.82	\$771	0.8
Granville County	\$15.12	\$786	\$31,440	2.1	\$57,000	\$1,425	\$17,100	\$428	5,557	27%	\$10.37	\$539	1.5

\* 50th percentile FMR (See Appendix B). † 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.

North Carolina FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (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
Greene County	\$12.35	\$642	\$25,680	1.7	\$51,400	\$1,285	\$15,420	\$386	2,196	30%	\$8.42	\$438	1.5
Guilford County	\$14.67	\$763	\$30,520	2.0	\$57,200	\$1,430	\$17,160	\$429	80,564	40%	\$14.53	\$756	1.0
Halifax County	\$12.73	\$662	\$26,480	1.8	\$43,100	\$1,078	\$12,930	\$323	7,944	37%	\$9.38	\$488	1.4
Harnett County	\$13.48	\$701	\$28,040	1.9	\$51,200	\$1,280	\$15,360	\$384	14,533	34%	\$10.26	\$533	1.3
Haywood County	\$14.35	\$746	\$29,840	2.0	\$53,300	\$1,333	\$15,990	\$400	7,081	27%	\$9.99	\$519	1.4
Henderson County	\$17.13	\$891	\$35,640	2.4	\$61,300	\$1,533	\$18,390	\$460	12,625	27%	\$11.09	\$577	1.5
Hertford County	\$12.81	\$666	\$26,640	1.8	\$42,000	\$1,050	\$12,600	\$315	2,983	34%	\$9.23	\$480	1.4
Hoke County	\$13.08	\$680	\$27,200	1.8	\$54,800	\$1,370	\$16,440	\$411	5,756	34%	\$10.13	\$527	1.3
Hyde County †	\$16.71	\$869	\$34,760	2.3	\$49,800	\$1,245	\$14,940	\$374	457	22%			
Iredell County	\$15.87	\$825	\$33,000	2.2	\$65,500	\$1,638	\$19,650	\$491	16,503	27%	\$13.99	\$728	1.1
Jackson County	\$12.35	\$642	\$25,680	1.7	\$51,200	\$1,280	\$15,360	\$384	5,170	32%	\$8.20	\$427	1.5
Johnston County	\$19.10	\$993	\$39,720	2.6	\$80,200	\$2,005	\$24,060	\$602	18,079	29%	\$10.21	\$531	1.9
Jones County	\$12.87	\$669	\$26,760	1.8	\$49,200	\$1,230	\$14,760	\$369	1,216	29%	\$10.71	\$557	1.2
Lee County	\$13.65	\$710	\$28,400	1.9	\$58,100	\$1,453	\$17,430	\$436	7,061	33%	\$12.12	\$630	1.1
Lenoir County	\$12.94	\$673	\$26,920	1.8	\$46,600	\$1,165	\$13,980	\$350	9,252	40%	\$11.43	\$594	1.1
Lincoln County	\$13.42	\$698	\$27,920	1.9	\$53,600	\$1,340	\$16,080	\$402	6,897	23%	\$9.68	\$503	1.4
McDowell County	\$12.35	\$642	\$25,680	1.7	\$46,400	\$1,160	\$13,920	\$348	5,158	30%	\$10.98	\$571	1.1
Macon County	\$13.98	\$727	\$29,080	1.9	\$48,500	\$1,213	\$14,550	\$364	4,278	28%	\$10.51	\$547	1.3
Madison County	\$17.13	\$891	\$35,640	2.4	\$61,300	\$1,533	\$18,390	\$460	2,252	27%	\$9.36	\$487	1.8
Martin County	\$12.35	\$642	\$25,680	1.7	\$50,400	\$1,260	\$15,120	\$378	2,940	32%	\$10.27	\$534	1.2
Mecklenburg County	\$17.44	\$907	\$36,280	2.4	\$70,700	\$1,768	\$21,210	\$530	161,475	43%	\$20.30	\$1,056	0.9
Mitchell County	\$12.35	\$642	\$25,680	1.7	\$49,200	\$1,230	\$14,760	\$369	1,482	23%	\$8.50	\$442	1.5
Montgomery County	\$12.35	\$642	\$25,680	1.7	\$48,400	\$1,210	\$14,520	\$363	3,145	30%	\$11.88	\$618	1.0
Moore County	\$12.96	\$674	\$26,960	1.8	\$65,600	\$1,640	\$19,680	\$492	9,429	25%	\$10.90	\$567	1.2
Nash County	\$14.29	\$743	\$29,720	2.0	\$49,100	\$1,228	\$14,730	\$368	13,079	36%	\$11.15	\$580	1.3
New Hanover County	\$17.60	\$915	\$36,600	2.4	\$68,200	\$1,705	\$20,460	\$512	37,765	43%	\$12.44	\$647	1.4

\* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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North Carolina FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (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
Northampton County	\$12.35	\$642	\$25,680	1.7	\$39,600	\$990	\$11,880	\$297	2,680	31%	\$9.77	\$508	1.3
Onslow County	\$15.62	\$812	\$32,480	2.2	\$55,500	\$1,388	\$16,650	\$416	28,757	46%	\$10.43	\$542	1.5
Orange County	\$18.81	\$978	\$39,120	2.6	\$73,300	\$1,833	\$21,990	\$550	20,549	40%	\$13.20	\$686	1.4
Pamlico County	\$12.35	\$642	\$25,680	1.7	\$59,300	\$1,483	\$17,790	\$445	1,262	24%	\$7.76	\$404	1.6
Pasquotank County	\$15.88	\$826	\$33,040	2.2	\$55,600	\$1,390	\$16,680	\$417	5,418	38%	\$9.67	\$503	1.6
Pender County	\$13.79	\$717	\$28,680	1.9	\$57,100	\$1,428	\$17,130	\$428	4,640	23%	\$10.31	\$536	1.3
Perquimans County	\$15.15	\$788	\$31,520	2.1	\$53,600	\$1,340	\$16,080	\$402	1,222	22%	\$8.08	\$420	1.9
Person County	\$13.00	\$676	\$27,040	1.8	\$52,300	\$1,308	\$15,690	\$392	4,345	28%	\$8.35	\$434	1.6
Pitt County	\$15.19	\$790	\$31,600	2.1	\$54,200	\$1,355	\$16,260	\$407	31,876	47%	\$10.79	\$561	1.4
Polk County	\$14.85	\$772	\$30,880	2.0	\$58,500	\$1,463	\$17,550	\$439	2,189	25%	\$10.51	\$547	1.4
Randolph County	\$14.67	\$763	\$30,520	2.0	\$57,200	\$1,430	\$17,160	\$429	14,895	27%	\$11.10	\$577	1.3
Richmond County	\$12.35	\$642	\$25,680	1.7	\$43,100	\$1,078	\$12,930	\$323	6,882	37%	\$9.02	\$469	1.4
Robeson County	\$12.35	\$642	\$25,680	1.7	\$35,800	\$895	\$10,740	\$269	16,887	37%	\$8.87	\$461	1.4
Rockingham County	\$12.35	\$642	\$25,680	1.7	\$48,500	\$1,213	\$14,550	\$364	11,742	31%	\$9.64	\$501	1.3
Rowan County	\$13.44	\$699	\$27,960	1.9	\$56,300	\$1,408	\$16,890	\$422	16,848	33%	\$13.54	\$704	1.0
Rutherford County	\$12.35	\$642	\$25,680	1.7	\$45,100	\$1,128	\$13,530	\$338	7,556	29%	\$9.74	\$507	1.3
Sampson County	\$12.35	\$642	\$25,680	1.7	\$44,300	\$1,108	\$13,290	\$332	6,802	29%	\$9.82	\$511	1.3
Scotland County	\$12.38	\$644	\$25,760	1.7	\$38,100	\$953	\$11,430	\$286	4,800	37%	\$8.39	\$436	1.5
Stanly County	\$12.35	\$642	\$25,680	1.7	\$55,500	\$1,388	\$16,650	\$416	6,852	29%	\$8.66	\$450	1.4
Stokes County	\$14.48	\$753	\$30,120	2.0	\$56,900	\$1,423	\$17,070	\$427	4,272	23%	\$7.57	\$393	1.9
Surry County	\$12.35	\$642	\$25,680	1.7	\$46,600	\$1,165	\$13,980	\$350	8,173	28%	\$10.89	\$566	1.1
Swain County	\$12.35	\$642	\$25,680	1.7	\$46,600	\$1,165	\$13,980	\$350	1,491	28%	\$10.41	\$541	1.2
Transylvania County	\$12.58	\$654	\$26,160	1.7	\$53,900	\$1,348	\$16,170	\$404	3,191	23%	\$9.01	\$469	1.4
Tyrrell County	\$12.35	\$642	\$25,680	1.7	\$39,900	\$998	\$11,970	\$299	379	26%	\$8.91	\$463	1.4
Union County	\$17.44	\$907	\$36,280	2.4	\$70,700	\$1,768	\$21,210	\$530	14,215	20%	\$11.39	\$592	1.5
Vance County	\$12.35	\$642	\$25,680	1.7	\$45,200	\$1,130	\$13,560	\$339	6,178	37%	\$9.20	\$478	1.3

\* 50th percentile FMR (See Appendix B). † 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.

North Carolina FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (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
Wake County	\$19.10	\$993	\$39,720	2.6	\$80,200	\$2,005	\$24,060	\$602	130,585	36%	\$15.70	\$817	1.2
Warren County	\$12.35	\$642	\$25,680	1.7	\$46,300	\$1,158	\$13,890	\$347	2,334	30%	\$7.62	\$396	1.6
Washington County	\$13.85	\$720	\$28,800	1.9	\$42,100	\$1,053	\$12,630	\$316	1,635	31%	\$11.56	\$601	1.2
Watauga County	\$17.06	\$887	\$35,480	2.4	\$61,900	\$1,548	\$18,570	\$464	8,426	42%	\$6.10	\$317	2.8
Wayne County	\$12.90	\$671	\$26,840	1.8	\$45,000	\$1,125	\$13,500	\$338	19,051	40%	\$11.19	\$582	1.2
Wilkes County	\$12.35	\$642	\$25,680	1.7	\$45,000	\$1,125	\$13,500	\$338	7,037	26%	\$9.20	\$479	1.3
Wilson County	\$14.81	\$770	\$30,800	2.0	\$46,500	\$1,163	\$13,950	\$349	12,790	40%	\$12.58	\$654	1.2
Yadkin County	\$14.48	\$753	\$30,120	2.0	\$56,900	\$1,423	\$17,070	\$427	3,681	24%	\$9.14	\$475	1.6
Yancey County	\$12.98	\$675	\$27,000	1.8	\$48,700	\$1,218	\$14,610	\$365	1,820	25%	\$7.84	\$408	1.7

\* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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