

KANSAS

STATE RANKING **#38***

In **Kansas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$815**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,715** monthly or **\$32,584** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$15.67
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT KANSAS:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$13.41
2-Bedroom Housing Wage	\$15.67
Number of Renter Households	375,515
Percent Renters	34%

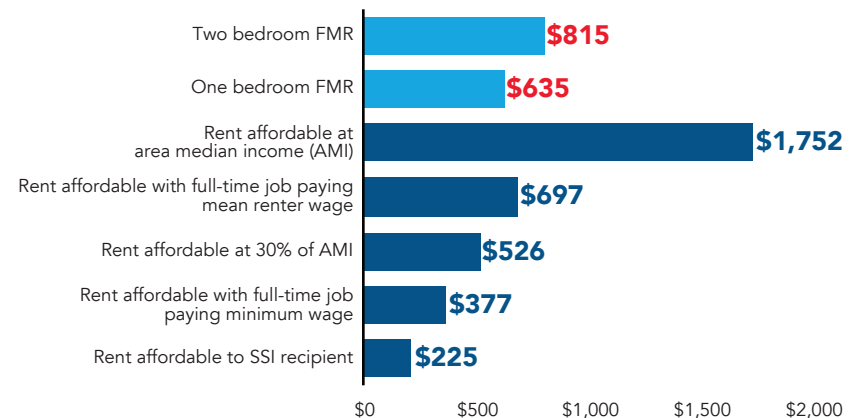
86
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

67
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)

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Manhattan MSA	\$19.50
Geary County	\$18.94
Haskell County	\$17.79
Kansas City HMFA	\$16.71
Lawrence MSA	\$16.21



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.

KANSAS

	FY18 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 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kansas	\$15.67	\$815	\$32,584	2.2	\$70,075	\$1,752	\$21,022	\$526	375,515	34%	\$13.41	\$697	1.2
Combined Nonmetro Areas	\$14.32	\$745	\$29,790	2.0	\$60,027	\$1,501	\$18,008	\$450	114,990	31%	\$11.51	\$598	1.2
<u>Metropolitan Areas</u>													
Kansas City HMFA	\$16.71	\$869	\$34,760	2.3	\$80,000	\$2,000	\$24,000	\$600	106,810	33%	\$15.71	\$817	1.1
Kingman County HMFA	\$13.40	\$697	\$27,880	1.8	\$68,500	\$1,713	\$20,550	\$514	652	22%	\$10.68	\$555	1.3
Lawrence MSA	\$16.21	\$843	\$33,720	2.2	\$87,400	\$2,185	\$26,220	\$656	21,508	49%	\$9.12	\$474	1.8
Manhattan MSA	\$19.50	\$1,014	\$40,560	2.7	\$72,200	\$1,805	\$21,660	\$542	17,320	50%	\$11.43	\$595	1.7
St. Joseph MSA	\$14.21	\$739	\$29,560	2.0	\$64,300	\$1,608	\$19,290	\$482	852	28%	\$13.72	\$713	1.0
Sumner County HMFA	\$13.69	\$712	\$28,480	1.9	\$68,400	\$1,710	\$20,520	\$513	2,251	25%	\$9.05	\$470	1.5
Topeka MSA	\$15.12	\$786	\$31,440	2.1	\$68,600	\$1,715	\$20,580	\$515	30,048	32%	\$12.24	\$637	1.2
Wichita HMFA	\$15.52	\$807	\$32,280	2.1	\$69,400	\$1,735	\$20,820	\$521	81,084	35%	\$13.36	\$695	1.2
<u>Counties</u>													
Allen County	\$13.40	\$697	\$27,880	1.8	\$53,100	\$1,328	\$15,930	\$398	1,481	28%	\$11.52	\$599	1.2
Anderson County	\$13.40	\$697	\$27,880	1.8	\$59,500	\$1,488	\$17,850	\$446	927	29%	\$10.95	\$569	1.2
Atchison County	\$14.10	\$733	\$29,320	1.9	\$59,100	\$1,478	\$17,730	\$443	1,756	29%	\$10.62	\$552	1.3
Barber County	\$13.40	\$697	\$27,880	1.8	\$66,000	\$1,650	\$19,800	\$495	572	29%	\$12.47	\$648	1.1
Barton County	\$13.40	\$697	\$27,880	1.8	\$61,700	\$1,543	\$18,510	\$463	3,566	32%	\$11.27	\$586	1.2
Bourbon County	\$13.40	\$697	\$27,880	1.8	\$54,900	\$1,373	\$16,470	\$412	1,732	31%	\$9.19	\$478	1.5
Brown County	\$13.40	\$697	\$27,880	1.8	\$55,500	\$1,388	\$16,650	\$416	1,221	30%	\$12.21	\$635	1.1
Butler County	\$15.52	\$807	\$32,280	2.1	\$69,400	\$1,735	\$20,820	\$521	6,617	27%	\$10.67	\$555	1.5
Chase County	\$13.40	\$697	\$27,880	1.8	\$62,300	\$1,558	\$18,690	\$467	235	22%	\$8.52	\$443	1.6
Chautauqua County	\$14.77	\$768	\$30,720	2.0	\$48,400	\$1,210	\$14,520	\$363	308	21%	\$10.65	\$554	1.4
Cherokee County	\$13.40	\$697	\$27,880	1.8	\$54,400	\$1,360	\$16,320	\$408	1,977	25%	\$13.20	\$686	1.0

1: BR = Bedroom

2: FMR = Fiscal Year 2018 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 2018 Area Median Income

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

	FY18 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 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Cheyenne County	\$13.40	\$697	\$27,880	1.8	\$63,500	\$1,588	\$19,050	\$476	269	21%	\$10.87	\$565	1.2
Clark County	\$13.69	\$712	\$28,480	1.9	\$60,700	\$1,518	\$18,210	\$455	286	32%	\$16.28	\$847	0.8
Clay County	\$15.96	\$830	\$33,200	2.2	\$66,000	\$1,650	\$19,800	\$495	718	21%	\$9.17	\$477	1.7
Cloud County	\$13.40	\$697	\$27,880	1.8	\$51,500	\$1,288	\$15,450	\$386	1,082	28%	\$9.29	\$483	1.4
Coffey County	\$13.40	\$697	\$27,880	1.8	\$71,800	\$1,795	\$21,540	\$539	909	25%	\$19.86	\$1,033	0.7
Comanche County	\$13.40	\$697	\$27,880	1.8	\$62,300	\$1,558	\$18,690	\$467	191	25%	\$13.66	\$710	1.0
Cowley County	\$13.48	\$701	\$28,040	1.9	\$57,400	\$1,435	\$17,220	\$431	4,741	34%	\$12.61	\$656	1.1
Crawford County	\$14.04	\$730	\$29,200	1.9	\$58,200	\$1,455	\$17,460	\$437	5,765	39%	\$9.72	\$506	1.4
Decatur County	\$13.40	\$697	\$27,880	1.8	\$57,500	\$1,438	\$17,250	\$431	353	25%	\$12.15	\$632	1.1
Dickinson County	\$13.40	\$697	\$27,880	1.8	\$62,700	\$1,568	\$18,810	\$470	2,340	30%	\$9.32	\$484	1.4
Doniphan County	\$14.21	\$739	\$29,560	2.0	\$64,300	\$1,608	\$19,290	\$482	852	28%	\$13.72	\$713	1.0
Douglas County	\$16.21	\$843	\$33,720	2.2	\$87,400	\$2,185	\$26,220	\$656	21,508	49%	\$9.12	\$474	1.8
Edwards County	\$13.40	\$697	\$27,880	1.8	\$60,100	\$1,503	\$18,030	\$451	288	23%	\$15.79	\$821	0.8
Elk County	\$13.40	\$697	\$27,880	1.8	\$51,000	\$1,275	\$15,300	\$383	229	18%	\$5.43	\$282	2.5
Ellis County	\$13.65	\$710	\$28,400	1.9	\$67,600	\$1,690	\$20,280	\$507	4,219	36%	\$9.67	\$503	1.4
Ellsworth County	\$13.40	\$697	\$27,880	1.8	\$64,600	\$1,615	\$19,380	\$485	626	25%	\$8.75	\$455	1.5
Finney County	\$15.08	\$784	\$31,360	2.1	\$59,300	\$1,483	\$17,790	\$445	4,862	38%	\$15.38	\$800	1.0
Ford County	\$14.67	\$763	\$30,520	2.0	\$57,900	\$1,448	\$17,370	\$434	4,325	39%	\$12.49	\$649	1.2
Franklin County	\$15.52	\$807	\$32,280	2.1	\$64,800	\$1,620	\$19,440	\$486	2,657	27%	\$9.74	\$507	1.6
Geary County	\$18.94	\$985	\$39,400	2.6	\$50,200	\$1,255	\$15,060	\$377	7,571	59%	\$13.51	\$702	1.4
Gove County	\$13.40	\$697	\$27,880	1.8	\$57,600	\$1,440	\$17,280	\$432	248	21%	\$9.92	\$516	1.4
Graham County	\$13.40	\$697	\$27,880	1.8	\$59,000	\$1,475	\$17,700	\$443	258	21%	\$9.76	\$507	1.4
Grant County	\$13.40	\$697	\$27,880	1.8	\$66,500	\$1,663	\$19,950	\$499	581	22%	\$12.77	\$664	1.0
Gray County	\$13.40	\$697	\$27,880	1.8	\$69,700	\$1,743	\$20,910	\$523	540	25%	\$14.11	\$733	1.0
Greeley County	\$13.40	\$697	\$27,880	1.8	\$61,600	\$1,540	\$18,480	\$462	136	28%	\$16.82	\$875	0.8
Greenwood County	\$13.40	\$697	\$27,880	1.8	\$54,100	\$1,353	\$16,230	\$406	698	25%	\$9.89	\$514	1.4

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	FY18 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 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hamilton County	\$14.33	\$745	\$29,800	2.0	\$52,200	\$1,305	\$15,660	\$392	284	31%	\$15.85	\$824	0.9
Harper County	\$13.40	\$697	\$27,880	1.8	\$59,700	\$1,493	\$17,910	\$448	554	23%	\$11.82	\$615	1.1
Harvey County	\$15.52	\$807	\$32,280	2.1	\$69,400	\$1,735	\$20,820	\$521	4,096	30%	\$10.27	\$534	1.5
Haskell County	\$17.79	\$925	\$37,000	2.5	\$67,600	\$1,690	\$20,280	\$507	361	27%	\$17.26	\$898	1.0
Hodgeman County	\$13.40	\$697	\$27,880	1.8	\$76,100	\$1,903	\$22,830	\$571	206	25%	\$9.96	\$518	1.3
Jackson County	\$15.12	\$786	\$31,440	2.1	\$68,600	\$1,715	\$20,580	\$515	1,306	25%	\$7.90	\$411	1.9
Jefferson County	\$15.12	\$786	\$31,440	2.1	\$68,600	\$1,715	\$20,580	\$515	1,405	19%	\$12.66	\$658	1.2
Jewell County	\$13.40	\$697	\$27,880	1.8	\$52,300	\$1,308	\$15,690	\$392	276	20%	\$9.59	\$499	1.4
Johnson County	\$16.71	\$869	\$34,760	2.3	\$80,000	\$2,000	\$24,000	\$600	68,838	31%	\$15.72	\$818	1.1
Kearny County	\$13.40	\$697	\$27,880	1.8	\$64,700	\$1,618	\$19,410	\$485	295	22%	\$15.01	\$781	0.9
Kingman County	\$13.40	\$697	\$27,880	1.8	\$68,500	\$1,713	\$20,550	\$514	652	22%	\$10.68	\$555	1.3
Kiowa County	\$13.40	\$697	\$27,880	1.8	\$64,200	\$1,605	\$19,260	\$482	332	33%	\$13.09	\$680	1.0
Labette County	\$13.40	\$697	\$27,880	1.8	\$54,400	\$1,360	\$16,320	\$408	2,561	31%	\$10.10	\$525	1.3
Lane County	\$13.63	\$709	\$28,360	1.9	\$68,900	\$1,723	\$20,670	\$517	167	21%	\$13.38	\$696	1.0
Leavenworth County	\$16.71	\$869	\$34,760	2.3	\$80,000	\$2,000	\$24,000	\$600	8,942	33%	\$13.16	\$684	1.3
Lincoln County	\$13.40	\$697	\$27,880	1.8	\$65,600	\$1,640	\$19,680	\$492	225	17%	\$8.55	\$445	1.6
Linn County	\$16.71	\$869	\$34,760	2.3	\$80,000	\$2,000	\$24,000	\$600	905	21%	\$17.50	\$910	1.0
Logan County	\$13.40	\$697	\$27,880	1.8	\$68,000	\$1,700	\$20,400	\$510	308	26%	\$11.35	\$590	1.2
Lyon County	\$13.40	\$697	\$27,880	1.8	\$53,400	\$1,335	\$16,020	\$401	5,420	41%	\$9.68	\$503	1.4
McPherson County	\$14.38	\$748	\$29,920	2.0	\$73,100	\$1,828	\$21,930	\$548	3,133	26%	\$13.61	\$708	1.1
Marion County	\$13.40	\$697	\$27,880	1.8	\$63,700	\$1,593	\$19,110	\$478	941	20%	\$9.47	\$493	1.4
Marshall County	\$13.40	\$697	\$27,880	1.8	\$63,200	\$1,580	\$18,960	\$474	1,032	24%	\$11.75	\$611	1.1
Meade County	\$13.40	\$697	\$27,880	1.8	\$62,900	\$1,573	\$18,870	\$472	468	28%	\$12.15	\$632	1.1
Miami County	\$16.71	\$869	\$34,760	2.3	\$80,000	\$2,000	\$24,000	\$600	2,836	22%	\$8.46	\$440	2.0
Mitchell County	\$13.40	\$697	\$27,880	1.8	\$68,700	\$1,718	\$20,610	\$515	721	27%	\$9.28	\$482	1.4
Montgomery County	\$13.46	\$700	\$28,000	1.9	\$52,700	\$1,318	\$15,810	\$395	4,123	30%	\$9.66	\$502	1.4

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	FY18 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 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Morris County	\$13.40	\$697	\$27,880	1.8	\$57,200	\$1,430	\$17,160	\$429	506	22%	\$7.44	\$387	1.8
Morton County	\$13.40	\$697	\$27,880	1.8	\$57,700	\$1,443	\$17,310	\$433	350	30%	\$9.57	\$497	1.4
Nemaha County	\$13.40	\$697	\$27,880	1.8	\$71,300	\$1,783	\$21,390	\$535	1,027	25%	\$11.83	\$615	1.1
Neosho County	\$13.40	\$697	\$27,880	1.8	\$53,600	\$1,340	\$16,080	\$402	1,841	29%	\$8.69	\$452	1.5
Ness County	\$13.40	\$697	\$27,880	1.8	\$63,400	\$1,585	\$19,020	\$476	267	20%	\$13.79	\$717	1.0
Norton County	\$13.40	\$697	\$27,880	1.8	\$65,500	\$1,638	\$19,650	\$491	527	26%	\$14.48	\$753	0.9
Osage County	\$15.12	\$786	\$31,440	2.1	\$68,600	\$1,715	\$20,580	\$515	1,545	24%	\$7.30	\$380	2.1
Osborne County	\$13.40	\$697	\$27,880	1.8	\$57,600	\$1,440	\$17,280	\$432	424	25%	\$10.77	\$560	1.2
Ottawa County	\$13.63	\$709	\$28,360	1.9	\$69,800	\$1,745	\$20,940	\$524	431	18%	\$10.08	\$524	1.4
Pawnee County	\$13.40	\$697	\$27,880	1.8	\$64,900	\$1,623	\$19,470	\$487	757	29%	\$13.33	\$693	1.0
Phillips County	\$13.40	\$697	\$27,880	1.8	\$59,200	\$1,480	\$17,760	\$444	553	24%	\$12.29	\$639	1.1
Pottawatomie County	\$19.50	\$1,014	\$40,560	2.7	\$72,200	\$1,805	\$21,660	\$542	1,875	22%	\$11.94	\$621	1.6
Pratt County	\$14.15	\$736	\$29,440	2.0	\$66,000	\$1,650	\$19,800	\$495	1,207	32%	\$10.06	\$523	1.4
Rawlins County	\$13.40	\$697	\$27,880	1.8	\$61,300	\$1,533	\$18,390	\$460	295	25%	\$11.68	\$607	1.1
Reno County	\$14.90	\$775	\$31,000	2.1	\$60,600	\$1,515	\$18,180	\$455	8,348	33%	\$11.69	\$608	1.3
Republic County	\$13.40	\$697	\$27,880	1.8	\$57,400	\$1,435	\$17,220	\$431	489	22%	\$10.54	\$548	1.3
Rice County	\$13.40	\$697	\$27,880	1.8	\$66,300	\$1,658	\$19,890	\$497	1,044	26%	\$11.64	\$605	1.2
Riley County	\$19.50	\$1,014	\$40,560	2.7	\$72,200	\$1,805	\$21,660	\$542	15,445	58%	\$11.23	\$584	1.7
Rooks County	\$13.40	\$697	\$27,880	1.8	\$58,600	\$1,465	\$17,580	\$440	511	23%	\$9.91	\$515	1.4
Rush County	\$13.40	\$697	\$27,880	1.8	\$60,300	\$1,508	\$18,090	\$452	316	22%	\$9.62	\$500	1.4
Russell County	\$13.62	\$708	\$28,320	1.9	\$58,200	\$1,455	\$17,460	\$437	807	25%	\$9.46	\$492	1.4
Saline County	\$14.96	\$778	\$31,120	2.1	\$62,700	\$1,568	\$18,810	\$470	7,460	33%	\$11.06	\$575	1.4
Scott County	\$15.19	\$790	\$31,600	2.1	\$59,700	\$1,493	\$17,910	\$448	575	27%	\$15.23	\$792	1.0
Sedgwick County	\$15.52	\$807	\$32,280	2.1	\$69,400	\$1,735	\$20,820	\$521	70,371	36%	\$13.69	\$712	1.1
Seward County	\$14.62	\$760	\$30,400	2.0	\$52,900	\$1,323	\$15,870	\$397	2,304	31%	\$13.74	\$715	1.1
Shawnee County	\$15.12	\$786	\$31,440	2.1	\$68,600	\$1,715	\$20,580	\$515	25,394	36%	\$12.49	\$649	1.2

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

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	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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sheridan County	\$13.40	\$697	\$27,880	1.8	\$65,900	\$1,648	\$19,770	\$494	254	22%	\$14.40	\$749	0.9
Sherman County	\$14.31	\$744	\$29,760	2.0	\$53,200	\$1,330	\$15,960	\$399	1,039	37%	\$10.71	\$557	1.3
Smith County	\$13.40	\$697	\$27,880	1.8	\$58,200	\$1,455	\$17,460	\$437	382	22%	\$8.97	\$466	1.5
Stafford County	\$13.40	\$697	\$27,880	1.8	\$63,200	\$1,580	\$18,960	\$474	270	15%	\$11.10	\$577	1.2
Stanton County	\$13.40	\$697	\$27,880	1.8	\$57,300	\$1,433	\$17,190	\$430	180	22%	\$13.56	\$705	1.0
Stevens County	\$14.50	\$754	\$30,160	2.0	\$66,700	\$1,668	\$20,010	\$500	491	26%	\$12.14	\$631	1.2
Sumner County	\$13.69	\$712	\$28,480	1.9	\$68,400	\$1,710	\$20,520	\$513	2,251	25%	\$9.05	\$470	1.5
Thomas County	\$13.40	\$697	\$27,880	1.8	\$72,100	\$1,803	\$21,630	\$541	862	27%	\$7.63	\$397	1.8
Trego County	\$13.40	\$697	\$27,880	1.8	\$68,000	\$1,700	\$20,400	\$510	283	21%	\$8.20	\$426	1.6
Wabaunsee County	\$15.12	\$786	\$31,440	2.1	\$68,600	\$1,715	\$20,580	\$515	398	15%	\$9.92	\$516	1.5
Wallace County	\$13.40	\$697	\$27,880	1.8	\$79,000	\$1,975	\$23,700	\$593	144	25%	\$12.40	\$645	1.1
Washington County	\$13.40	\$697	\$27,880	1.8	\$59,300	\$1,483	\$17,790	\$445	500	21%	\$9.45	\$492	1.4
Wichita County	\$13.40	\$697	\$27,880	1.8	\$62,200	\$1,555	\$18,660	\$467	210	25%	\$14.18	\$737	0.9
Wilson County	\$13.40	\$697	\$27,880	1.8	\$51,700	\$1,293	\$15,510	\$388	961	25%	\$10.22	\$531	1.3
Woodson County	\$13.40	\$697	\$27,880	1.8	\$52,900	\$1,323	\$15,870	\$397	301	20%	\$7.84	\$408	1.7
Wyandotte County	\$16.71	\$869	\$34,760	2.3	\$80,000	\$2,000	\$24,000	\$600	25,289	43%	\$16.66	\$866	1.0

1: BR = Bedroom

2: FMR = Fiscal Year 2018 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 2018 Area Median Income

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