

Kansas

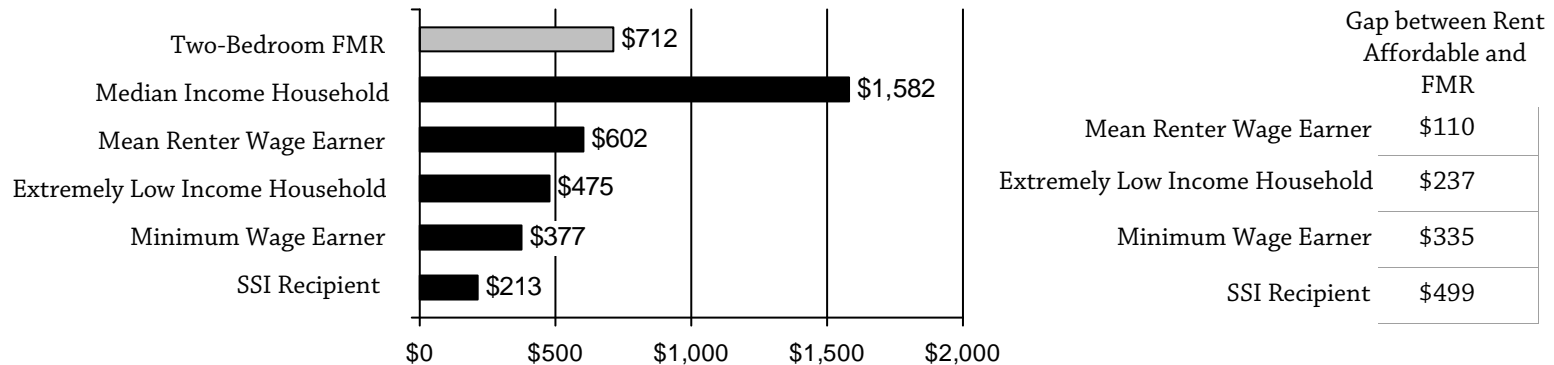
In Kansas, the Fair Market Rent (FMR) for a two-bedroom apartment is \$712. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,373 monthly or \$28,471 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$13.69

In Kansas, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 76 hours per week, 52 weeks per year. Or a household must include 1.9 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Kansas, the estimated mean (average) wage for a renter is \$11.57. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 47 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

**Monthly Rent Affordable to Selected Income Levels
Compared with Two-Bedroom FMR**



Kansas	FY13 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS			
	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Kansas	\$13.69	\$712	\$28,471	1.9	\$63,290	\$1,582	\$18,987	\$475	342,605	31%	\$11.57	\$602	1.2			
Combined Nonmetro Areas	\$11.56	\$601	\$24,040	1.6	\$56,099	\$1,402	\$16,830	\$421	99,279	28%	\$10.11	\$526	1.1			
<u>Metropolitan Areas</u>																
Franklin County HMFA	\$14.48	\$753	\$30,120	2.0	\$62,600	\$1,565	\$18,780	\$470	2,860	28%	\$9.86	\$513	1.5			
Kansas City HMFA	\$15.06	\$783	\$31,320	2.1	\$71,200	\$1,780	\$21,360	\$534	92,907	30%	\$13.43	\$699	1.1			
Lawrence MSA	\$16.54	\$860	\$34,400	2.3	\$70,800	\$1,770	\$21,240	\$531	20,802	48%	\$8.32	\$433	2.0			
Manhattan MSA	\$15.96	\$830	\$33,200	2.2	\$61,100	\$1,528	\$18,330	\$458	21,937	49%	\$9.88	\$514	1.6			
St. Joseph MSA	\$12.17	\$633	\$25,320	1.7	\$59,300	\$1,483	\$17,790	\$445	809	26%	\$12.88	\$670	0.9			
Sumner County HMFA	\$11.73	\$610	\$24,400	1.6	\$66,400	\$1,660	\$19,920	\$498	2,098	23%	\$7.28	\$379	1.6			
Topeka MSA	\$13.31	\$692	\$27,680	1.8	\$62,100	\$1,553	\$18,630	\$466	28,998	30%	\$10.85	\$564	1.2			
Wichita HMFA	\$13.54	\$704	\$28,160	1.9	\$63,200	\$1,580	\$18,960	\$474	72,915	32%	\$11.64	\$605	1.2			
<u>Counties</u>																
Allen County	\$11.10	\$577	\$23,080	1.5	\$55,100	\$1,378	\$16,530	\$413	1,257	22%	\$7.86	\$408	1.4			
Anderson County	\$11.10	\$577	\$23,080	1.5	\$50,000	\$1,250	\$15,000	\$375	593	19%	\$7.20	\$374	1.5			
Atchison County	\$11.10	\$577	\$23,080	1.5	\$56,200	\$1,405	\$16,860	\$422	1,886	31%	\$9.89	\$514	1.1			
Barber County	\$11.10	\$577	\$23,080	1.5	\$51,900	\$1,298	\$15,570	\$389	584	25%	\$10.58	\$550	1.0			
Barton County	\$11.10	\$577	\$23,080	1.5	\$55,000	\$1,375	\$16,500	\$413	3,125	28%	\$11.79	\$613	0.9			
Bourbon County	\$11.63	\$605	\$24,200	1.6	\$51,000	\$1,275	\$15,300	\$383	1,498	26%	\$10.17	\$529	1.1			
Brown County	\$11.10	\$577	\$23,080	1.5	\$49,600	\$1,240	\$14,880	\$372	1,350	33%	\$9.37	\$487	1.2			
Butler County	\$13.54	\$704	\$28,160	1.9	\$63,200	\$1,580	\$18,960	\$474	5,377	22%	\$10.27	\$534	1.3			
Chase County	\$11.10	\$577	\$23,080	1.5	\$58,000	\$1,450	\$17,400	\$435	271	24%	\$6.48	\$337	1.7			
Chautauqua County	\$11.10	\$577	\$23,080	1.5	\$52,100	\$1,303	\$15,630	\$391	354	23%	\$7.05	\$367	1.6			
Cherokee County	\$11.10	\$577	\$23,080	1.5	\$51,400	\$1,285	\$15,420	\$386	1,737	21%	\$11.21	\$583	1.0			
Cheyenne County	\$11.10	\$577	\$23,080	1.5	\$50,400	\$1,260	\$15,120	\$378	291	23%	\$12.50	\$650	0.9			
Clark County	\$11.10	\$577	\$23,080	1.5	\$64,700	\$1,618	\$19,410	\$485	222	25%	\$8.91	\$463	1.2			
Clay County	\$13.21	\$687	\$27,480	1.8	\$59,700	\$1,493	\$17,910	\$448	883	25%	\$8.86	\$461	1.5			
Cloud County	\$11.10	\$577	\$23,080	1.5	\$47,500	\$1,188	\$14,250	\$356	875	22%	\$9.21	\$479	1.2			
Coffey County	\$11.10	\$577	\$23,080	1.5	\$60,900	\$1,523	\$18,270	\$457	723	21%	\$16.80	\$874	0.7			
Comanche County	\$11.10	\$577	\$23,080	1.5	\$54,100	\$1,353	\$16,230	\$406	152	18%	\$7.09	\$369	1.6			

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

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

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

Kansas	FY13 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage
Cowley County	\$11.38	\$592	\$23,680	1.6	\$54,900	\$1,373	\$16,470	\$412	3,847	29%	\$9.78	\$509	1.2
Crawford County	\$11.58	\$602	\$24,080	1.6	\$52,400	\$1,310	\$15,720	\$393	5,577	36%	\$8.52	\$443	1.4
Decatur County	\$11.10	\$577	\$23,080	1.5	\$47,100	\$1,178	\$14,130	\$353	293	20%	\$6.62	\$344	1.7
Dickinson County	\$11.10	\$577	\$23,080	1.5	\$60,300	\$1,508	\$18,090	\$452	1,904	25%	\$9.32	\$485	1.2
Doniphan County	\$12.17	\$633	\$25,320	1.7	\$59,300	\$1,483	\$17,790	\$445	809	26%	\$12.88	\$670	0.9
Douglas County	\$16.54	\$860	\$34,400	2.3	\$70,800	\$1,770	\$21,240	\$531	20,802	48%	\$8.32	\$433	2.0
Edwards County	\$11.10	\$577	\$23,080	1.5	\$53,300	\$1,333	\$15,990	\$400	306	23%	\$10.11	\$526	1.1
Elk County	\$11.10	\$577	\$23,080	1.5	\$43,000	\$1,075	\$12,900	\$323	247	19%	\$6.54	\$340	1.7
Ellis County	\$12.21	\$635	\$25,400	1.7	\$66,100	\$1,653	\$19,830	\$496	4,237	36%	\$8.06	\$419	1.5
Ellsworth County	\$11.10	\$577	\$23,080	1.5	\$57,500	\$1,438	\$17,250	\$431	626	24%	\$11.83	\$615	0.9
Finney County	\$11.83	\$615	\$24,600	1.6	\$60,300	\$1,508	\$18,090	\$452	3,901	32%	\$11.60	\$603	1.0
Ford County	\$12.12	\$630	\$25,200	1.7	\$55,500	\$1,388	\$16,650	\$416	3,642	33%	\$11.14	\$579	1.1
Franklin County	\$14.48	\$753	\$30,120	2.0	\$62,600	\$1,565	\$18,780	\$470	2,860	28%	\$9.86	\$513	1.5
Geary County	\$15.96	\$830	\$33,200	2.2	\$61,100	\$1,528	\$18,330	\$458	6,007	51%	\$11.87	\$617	1.3
Gove County	\$11.10	\$577	\$23,080	1.5	\$50,500	\$1,263	\$15,150	\$379	225	20%	\$8.73	\$454	1.3
Graham County	\$11.10	\$577	\$23,080	1.5	\$66,700	\$1,668	\$20,010	\$500	238	20%	\$11.41	\$593	1.0
Grant County	\$11.10	\$577	\$23,080	1.5	\$64,600	\$1,615	\$19,380	\$485	728	26%	\$11.53	\$600	1.0
Gray County	\$11.10	\$577	\$23,080	1.5	\$63,600	\$1,590	\$19,080	\$477	511	25%	\$12.35	\$642	0.9
Greeley County	\$11.10	\$577	\$23,080	1.5	\$68,000	\$1,700	\$20,400	\$510	120	24%	\$15.68	\$815	0.7
Greenwood County	\$11.10	\$577	\$23,080	1.5	\$52,400	\$1,310	\$15,720	\$393	701	24%	\$9.00	\$468	1.2
Hamilton County	\$12.77	\$664	\$26,560	1.8	\$40,200	\$1,005	\$12,060	\$302	261	24%	\$12.63	\$657	1.0
Harper County	\$11.10	\$577	\$23,080	1.5	\$49,200	\$1,230	\$14,760	\$369	734	28%	\$9.15	\$476	1.2
Harvey County	\$13.54	\$704	\$28,160	1.9	\$63,200	\$1,580	\$18,960	\$474	3,391	26%	\$8.26	\$429	1.6
Haskell County	\$11.79	\$613	\$24,520	1.6	\$64,000	\$1,600	\$19,200	\$480	333	24%	\$13.67	\$711	0.9
Hodgeman County	\$11.10	\$577	\$23,080	1.5	\$58,100	\$1,453	\$17,430	\$436	172	22%	\$9.55	\$497	1.2
Jackson County	\$13.31	\$692	\$27,680	1.8	\$62,100	\$1,553	\$18,630	\$466	1,200	22%	\$8.38	\$436	1.6
Jefferson County	\$13.31	\$692	\$27,680	1.8	\$62,100	\$1,553	\$18,630	\$466	1,096	15%	\$8.71	\$453	1.5
Jewell County	\$11.10	\$577	\$23,080	1.5	\$50,400	\$1,260	\$15,120	\$378	324	22%	\$12.08	\$628	0.9
Johnson County	\$15.06	\$783	\$31,320	2.1	\$71,200	\$1,780	\$21,360	\$534	60,412	28%	\$13.74	\$714	1.1
Kearny County	\$11.10	\$577	\$23,080	1.5	\$53,200	\$1,330	\$15,960	\$399	304	22%	\$14.89	\$774	0.7
Kingman County	\$11.10	\$577	\$23,080	1.5	\$58,600	\$1,465	\$17,580	\$440	829	25%	\$12.57	\$653	0.9

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

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

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

Kansas	FY13 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage
Kiowa County	\$11.10	\$577	\$23,080	1.5	\$47,000	\$1,175	\$14,100	\$353	312	31%	\$9.44	\$491	1.2
Labette County	\$11.10	\$577	\$23,080	1.5	\$52,000	\$1,300	\$15,600	\$390	2,417	28%	\$9.47	\$492	1.2
Lane County	\$12.52	\$651	\$26,040	1.7	\$61,400	\$1,535	\$18,420	\$461	225	31%	\$14.20	\$738	0.9
Leavenworth County	\$15.06	\$783	\$31,320	2.1	\$71,200	\$1,780	\$21,360	\$534	8,249	32%	\$9.85	\$512	1.5
Lincoln County	\$11.10	\$577	\$23,080	1.5	\$53,700	\$1,343	\$16,110	\$403	301	21%	\$8.13	\$423	1.4
Linn County	\$15.06	\$783	\$31,320	2.1	\$71,200	\$1,780	\$21,360	\$534	771	18%	\$12.00	\$624	1.3
Logan County	\$11.10	\$577	\$23,080	1.5	\$60,600	\$1,515	\$18,180	\$455	337	25%	\$6.50	\$338	1.7
Lyon County	\$11.62	\$604	\$24,160	1.6	\$51,800	\$1,295	\$15,540	\$389	5,293	39%	\$8.95	\$465	1.3
Marion County	\$11.10	\$577	\$23,080	1.5	\$59,400	\$1,485	\$17,820	\$446	968	19%	\$7.91	\$411	1.4
Marshall County	\$11.10	\$577	\$23,080	1.5	\$59,800	\$1,495	\$17,940	\$449	1,029	24%	\$12.15	\$632	0.9
McPherson County	\$11.96	\$622	\$24,880	1.6	\$72,300	\$1,808	\$21,690	\$542	2,611	23%	\$10.97	\$571	1.1
Meade County	\$11.10	\$577	\$23,080	1.5	\$56,000	\$1,400	\$16,800	\$420	467	26%	\$14.56	\$757	0.8
Miami County	\$15.06	\$783	\$31,320	2.1	\$71,200	\$1,780	\$21,360	\$534	2,295	19%	\$7.06	\$367	2.1
Mitchell County	\$11.10	\$577	\$23,080	1.5	\$57,900	\$1,448	\$17,370	\$434	767	28%	\$8.72	\$453	1.3
Montgomery County	\$11.10	\$577	\$23,080	1.5	\$54,500	\$1,363	\$16,350	\$409	3,933	28%	\$8.60	\$447	1.3
Morris County	\$11.10	\$577	\$23,080	1.5	\$57,600	\$1,440	\$17,280	\$432	636	25%	\$7.66	\$398	1.4
Morton County	\$11.10	\$577	\$23,080	1.5	\$58,600	\$1,465	\$17,580	\$440	311	25%	\$13.77	\$716	0.8
Nemaha County	\$11.10	\$577	\$23,080	1.5	\$60,700	\$1,518	\$18,210	\$455	814	20%	\$7.16	\$372	1.5
Neosho County	\$11.10	\$577	\$23,080	1.5	\$51,700	\$1,293	\$15,510	\$388	1,664	25%	\$10.23	\$532	1.1
Ness County	\$11.10	\$577	\$23,080	1.5	\$59,400	\$1,485	\$17,820	\$446	256	19%	\$12.67	\$659	0.9
Norton County	\$11.10	\$577	\$23,080	1.5	\$60,300	\$1,508	\$18,090	\$452	652	29%	\$8.37	\$435	1.3
Osage County	\$13.31	\$692	\$27,680	1.8	\$62,100	\$1,553	\$18,630	\$466	1,428	21%	\$6.29	\$327	2.1
Osborne County	\$11.10	\$577	\$23,080	1.5	\$50,200	\$1,255	\$15,060	\$377	342	20%	\$9.45	\$492	1.2
Ottawa County	\$11.10	\$577	\$23,080	1.5	\$63,500	\$1,588	\$19,050	\$476	427	18%	\$8.74	\$455	1.3
Pawnee County	\$12.10	\$629	\$25,160	1.7	\$51,400	\$1,285	\$15,420	\$386	670	27%	\$8.06	\$419	1.5
Phillips County	\$11.10	\$577	\$23,080	1.5	\$57,600	\$1,440	\$17,280	\$432	477	20%	\$9.78	\$509	1.1
Pottawatomie County	\$15.96	\$830	\$33,200	2.2	\$61,100	\$1,528	\$18,330	\$458	1,671	21%	\$10.81	\$562	1.5
Pratt County	\$12.08	\$628	\$25,120	1.7	\$59,800	\$1,495	\$17,940	\$449	1,192	30%	\$10.29	\$535	1.2
Rawlins County	\$11.10	\$577	\$23,080	1.5	\$53,900	\$1,348	\$16,170	\$404	309	26%	\$12.68	\$659	0.9
Reno County	\$11.77	\$612	\$24,480	1.6	\$52,600	\$1,315	\$15,780	\$395	7,561	29%	\$10.49	\$546	1.1
Republic County	\$11.10	\$577	\$23,080	1.5	\$53,200	\$1,330	\$15,960	\$399	423	18%	\$10.26	\$534	1.1

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

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

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

Kansas	FY13 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage
Rice County	\$11.10	\$577	\$23,080	1.5	\$54,200	\$1,355	\$16,260	\$407	948	25%	\$7.93	\$412	1.4
Riley County	\$15.96	\$830	\$33,200	2.2	\$61,100	\$1,528	\$18,330	\$458	14,259	56%	\$8.66	\$451	1.8
Rooks County	\$11.10	\$577	\$23,080	1.5	\$50,600	\$1,265	\$15,180	\$380	552	23%	\$12.36	\$643	0.9
Rush County	\$11.10	\$577	\$23,080	1.5	\$51,700	\$1,293	\$15,510	\$388	337	21%	\$12.98	\$675	0.9
Russell County	\$11.10	\$577	\$23,080	1.5	\$48,600	\$1,215	\$14,580	\$365	747	23%	\$7.88	\$410	1.4
Saline County	\$12.12	\$630	\$25,200	1.7	\$61,000	\$1,525	\$18,300	\$458	7,350	33%	\$9.96	\$518	1.2
Scott County	\$11.10	\$577	\$23,080	1.5	\$69,100	\$1,728	\$20,730	\$518	311	15%	\$18.05	\$939	0.6
Sedgwick County	\$13.54	\$704	\$28,160	1.9	\$63,200	\$1,580	\$18,960	\$474	64,147	33%	\$11.90	\$619	1.1
Seward County	\$12.87	\$669	\$26,760	1.8	\$49,400	\$1,235	\$14,820	\$371	2,693	36%	\$12.20	\$635	1.1
Shawnee County	\$13.31	\$692	\$27,680	1.8	\$62,100	\$1,553	\$18,630	\$466	24,853	34%	\$11.12	\$578	1.2
Sheridan County	\$11.19	\$582	\$23,280	1.5	\$56,200	\$1,405	\$16,860	\$422	254	23%	\$8.70	\$452	1.3
Sherman County	\$11.10	\$577	\$23,080	1.5	\$52,200	\$1,305	\$15,660	\$392	853	33%	\$7.08	\$368	1.6
Smith County	\$11.10	\$577	\$23,080	1.5	\$50,700	\$1,268	\$15,210	\$380	323	18%	\$7.32	\$381	1.5
Stafford County	\$11.10	\$577	\$23,080	1.5	\$54,600	\$1,365	\$16,380	\$410	372	20%	\$12.02	\$625	0.9
Stanton County	\$11.10	\$577	\$23,080	1.5	\$54,800	\$1,370	\$16,440	\$411	169	22%	\$14.26	\$742	0.8
Stevens County	\$13.98	\$727	\$29,080	1.9	\$58,300	\$1,458	\$17,490	\$437	613	30%	\$8.80	\$457	1.6
Sumner County	\$11.73	\$610	\$24,400	1.6	\$66,400	\$1,660	\$19,920	\$498	2,098	23%	\$7.28	\$379	1.6
Thomas County	\$11.10	\$577	\$23,080	1.5	\$68,500	\$1,713	\$20,550	\$514	1,067	34%	\$8.19	\$426	1.4
Trego County	\$15.00	\$780	\$31,200	2.1	\$54,500	\$1,363	\$16,350	\$409	249	20%	\$12.56	\$653	1.2
Wabaunsee County	\$13.31	\$692	\$27,680	1.8	\$62,100	\$1,553	\$18,630	\$466	421	15%	\$7.66	\$398	1.7
Wallace County	\$11.10	\$577	\$23,080	1.5	\$60,500	\$1,513	\$18,150	\$454	130	21%	\$11.45	\$595	1.0
Washington County	\$11.10	\$577	\$23,080	1.5	\$54,900	\$1,373	\$16,470	\$412	507	20%	\$8.25	\$429	1.3
Wichita County	\$11.73	\$610	\$24,400	1.6	\$53,700	\$1,343	\$16,110	\$403	219	25%	\$10.45	\$544	1.1
Wilson County	\$11.10	\$577	\$23,080	1.5	\$51,200	\$1,280	\$15,360	\$384	934	24%	\$10.69	\$556	1.0
Woodson County	\$11.10	\$577	\$23,080	1.5	\$48,100	\$1,203	\$14,430	\$361	396	25%	\$10.30	\$536	1.1
Wyandotte County	\$15.06	\$783	\$31,320	2.1	\$71,200	\$1,780	\$21,360	\$534	21,180	37%	\$13.38	\$696	1.1

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).
3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs
4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.