

# KANSAS

#43\*

In **Kansas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,060**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,533** monthly or **\$42,390** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$20.38**  
PER HOUR  
**STATE HOUSING  
WAGE**

## FACTS ABOUT KANSAS:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$18.22</b>
2-Bedroom Housing Wage	<b>\$20.38</b>
Number of Renter Households	<b>380,760</b>
Percent Renters	<b>33%</b>

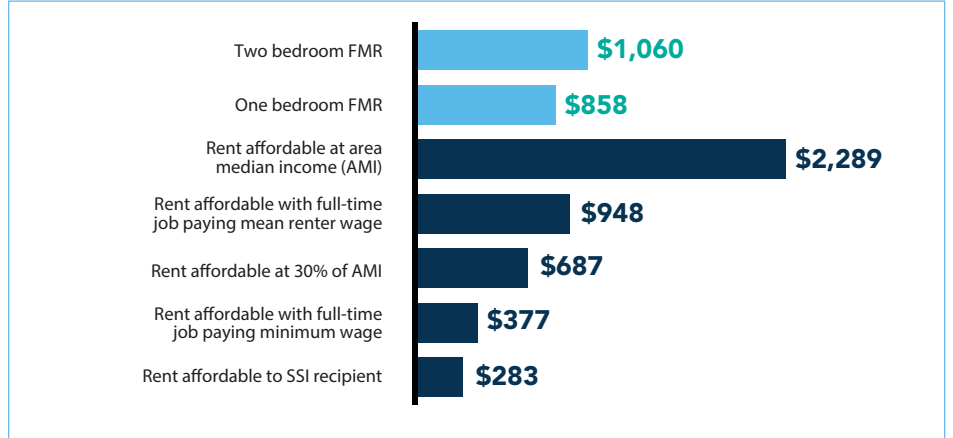
**112**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**91**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**2.8**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
2-Bedroom Rental Home** (at FMR)

**2.3**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Kansas City HMFA	<b>\$24.19</b>
Kearny County	<b>\$20.98</b>
Lawrence MSA	<b>\$20.27</b>
Seward County	<b>\$20.12</b>
Finney County	<b>\$19.77</b>



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.

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 to afford 2BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kansas	\$20.38	\$1,060	\$42,390	2.8	\$91,543	\$2,289	\$27,463	\$687	380,760	33%	\$18.22	\$948	1.1
Combined Nonmetro Areas	\$17.81	\$926	\$37,042	2.5	\$80,800	\$2,020	\$24,240	\$606	102,849	29%	\$15.39	\$800	1.2
<u>Metropolitan Areas</u>													
Geary County HMFA	\$18.67	\$971	\$38,840	2.6	\$69,500	\$1,738	\$20,850	\$521	7,699	57%	\$16.75	\$871	1.1
Kansas City HMFA	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	112,164	32%	\$21.30	\$1,108	1.1
Lawrence MSA	\$20.27	\$1,054	\$42,160	2.8	\$102,000	\$2,550	\$30,600	\$765	24,601	50%	\$14.29	\$743	1.4
Manhattan HMFA	\$19.40	\$1,009	\$40,360	2.7	\$91,900	\$2,298	\$27,570	\$689	16,813	47%	\$14.68	\$763	1.3
St. Joseph MSA	\$18.54	\$964	\$38,560	2.6	\$81,500	\$2,038	\$24,450	\$611	545	20%	\$12.66	\$658	1.5
Sumner County HMFA	\$18.31	\$952	\$38,080	2.5	\$87,800	\$2,195	\$26,340	\$659	2,301	26%	\$13.88	\$722	1.3
Topeka MSA	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	28,749	30%	\$17.20	\$895	1.1
Wichita HMFA	\$19.56	\$1,017	\$40,680	2.7	\$91,500	\$2,288	\$27,450	\$686	85,039	35%	\$17.78	\$924	1.1
<u>Counties</u>													
Allen County	\$16.96	\$882	\$35,280	2.3	\$74,100	\$1,853	\$22,230	\$556	1,355	27%	\$13.46	\$700	1.3
Anderson County	\$16.96	\$882	\$35,280	2.3	\$84,000	\$2,100	\$25,200	\$630	687	22%	\$9.97	\$518	1.7
Atchison County	\$16.96	\$882	\$35,280	2.3	\$75,100	\$1,878	\$22,530	\$563	1,741	30%	\$12.67	\$659	1.3
Barber County	\$16.96	\$882	\$35,280	2.3	\$76,000	\$1,900	\$22,800	\$570	341	19%	\$17.89	\$930	0.9
Barton County	\$16.96	\$882	\$35,280	2.3	\$76,600	\$1,915	\$22,980	\$575	3,282	33%	\$16.08	\$836	1.1
Bourbon County	\$17.75	\$923	\$36,920	2.4	\$78,500	\$1,963	\$23,550	\$589	1,701	29%	\$12.80	\$665	1.4
Brown County	\$16.96	\$882	\$35,280	2.3	\$76,400	\$1,910	\$22,920	\$573	1,005	27%	\$16.22	\$843	1.0
Butler County	\$19.56	\$1,017	\$40,680	2.7	\$91,500	\$2,288	\$27,450	\$686	5,409	22%	\$14.02	\$729	1.4
Chase County	\$16.96	\$882	\$35,280	2.3	\$69,600	\$1,740	\$20,880	\$522	292	27%	\$16.47	\$856	1.0
Chautauqua County	\$16.96	\$882	\$35,280	2.3	\$61,300	\$1,533	\$18,390	\$460	247	19%	\$12.63	\$657	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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

	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 to afford 2BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Cherokee County	\$16.96	\$882	\$35,280	2.3	\$72,600	\$1,815	\$21,780	\$545	2,147	29%	\$17.04	\$886	1.0
Cheyenne County	\$16.96	\$882	\$35,280	2.3	\$75,300	\$1,883	\$22,590	\$565	252	21%	\$14.20	\$738	1.2
Clark County	\$16.96	\$882	\$35,280	2.3	\$75,900	\$1,898	\$22,770	\$569	212	26%	\$23.50	\$1,222	0.7
Clay County	\$17.04	\$886	\$35,440	2.4	\$80,300	\$2,008	\$24,090	\$602	1,021	29%	\$9.48	\$493	1.8
Cloud County	\$16.96	\$882	\$35,280	2.3	\$74,900	\$1,873	\$22,470	\$562	1,079	29%	\$13.41	\$697	1.3
Coffey County	\$16.96	\$882	\$35,280	2.3	\$90,400	\$2,260	\$27,120	\$678	867	24%	\$23.16	\$1,204	0.7
Comanche County	\$16.96	\$882	\$35,280	2.3	\$89,800	\$2,245	\$26,940	\$674	218	26%	\$9.69	\$504	1.8
Cowley County	\$16.96	\$882	\$35,280	2.3	\$76,300	\$1,908	\$22,890	\$572	3,817	29%	\$14.51	\$755	1.2
Crawford County	\$17.77	\$924	\$36,960	2.5	\$69,000	\$1,725	\$20,700	\$518	6,530	41%	\$13.13	\$683	1.4
Decatur County	\$16.96	\$882	\$35,280	2.3	\$75,700	\$1,893	\$22,710	\$568	258	19%	\$11.99	\$624	1.4
Dickinson County	\$16.96	\$882	\$35,280	2.3	\$83,200	\$2,080	\$24,960	\$624	1,962	25%	\$12.23	\$636	1.4
Doniphan County	\$18.54	\$964	\$38,560	2.6	\$81,500	\$2,038	\$24,450	\$611	545	20%	\$12.66	\$658	1.5
Douglas County	\$20.27	\$1,054	\$42,160	2.8	\$102,000	\$2,550	\$30,600	\$765	24,601	50%	\$14.29	\$743	1.4
Edwards County	\$16.96	\$882	\$35,280	2.3	\$81,700	\$2,043	\$24,510	\$613	262	21%	\$15.02	\$781	1.1
Elk County	\$16.96	\$882	\$35,280	2.3	\$69,800	\$1,745	\$20,940	\$524	229	22%	\$10.51	\$547	1.6
Ellis County	\$18.21	\$947	\$37,880	2.5	\$91,800	\$2,295	\$27,540	\$689	4,623	39%	\$13.79	\$717	1.3
Ellsworth County	\$16.96	\$882	\$35,280	2.3	\$83,700	\$2,093	\$25,110	\$628	428	19%	\$12.38	\$644	1.4
Finney County	\$19.77	\$1,028	\$41,120	2.7	\$87,700	\$2,193	\$26,310	\$658	4,547	35%	\$21.26	\$1,105	0.9
Ford County	\$18.42	\$958	\$38,320	2.5	\$83,300	\$2,083	\$24,990	\$625	4,165	36%	\$23.49	\$1,222	0.8
Franklin County	\$19.35	\$1,006	\$40,240	2.7	\$89,000	\$2,225	\$26,700	\$668	2,706	27%	\$14.70	\$764	1.3
Geary County	\$18.67	\$971	\$38,840	2.6	\$69,500	\$1,738	\$20,850	\$521	7,699	57%	\$16.75	\$871	1.1
Gove County	\$16.96	\$882	\$35,280	2.3	\$83,700	\$2,093	\$25,110	\$628	258	22%	\$13.35	\$694	1.3
Graham County	\$16.96	\$882	\$35,280	2.3	\$59,000	\$1,475	\$17,700	\$443	223	19%	\$15.18	\$789	1.1
Grant County	\$16.96	\$882	\$35,280	2.3	\$92,800	\$2,320	\$27,840	\$696	574	24%	\$13.70	\$712	1.2
Gray County	\$16.96	\$882	\$35,280	2.3	\$94,500	\$2,363	\$28,350	\$709	403	20%	\$17.76	\$923	1.0
Greeley County	\$16.96	\$882	\$35,280	2.3	\$80,600	\$2,015	\$24,180	\$605	141	25%	\$18.44	\$959	0.9

† Wage data not available (See Appendix B).

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	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 to afford 2BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Greenwood County	\$16.96	\$882	\$35,280	2.3	\$71,800	\$1,795	\$21,540	\$539	528	20%	\$12.46	\$648	1.4
Hamilton County †	\$17.96	\$934	\$37,360	2.5	\$70,400	\$1,760	\$21,120	\$528	161	22%			
Harper County	\$16.96	\$882	\$35,280	2.3	\$68,700	\$1,718	\$20,610	\$515	577	26%	\$15.54	\$808	1.1
Harvey County	\$19.56	\$1,017	\$40,680	2.7	\$91,500	\$2,288	\$27,450	\$686	3,782	29%	\$15.73	\$818	1.2
Haskell County	\$16.96	\$882	\$35,280	2.3	\$97,400	\$2,435	\$29,220	\$731	323	24%	\$17.82	\$926	1.0
Hodgeman County	\$17.10	\$889	\$35,560	2.4	\$88,300	\$2,208	\$26,490	\$662	133	19%	\$23.42	\$1,218	0.7
Jackson County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	1,181	23%	\$10.32	\$536	1.8
Jefferson County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	1,101	15%	\$13.18	\$685	1.4
Jewell County	\$16.96	\$882	\$35,280	2.3	\$70,200	\$1,755	\$21,060	\$527	253	20%	\$9.43	\$490	1.8
Johnson County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	75,104	31%	\$21.83	\$1,135	1.1
Kearny County	\$20.98	\$1,091	\$43,640	2.9	\$76,200	\$1,905	\$22,860	\$572	426	32%	\$18.14	\$943	1.2
Kingman County	\$16.96	\$882	\$35,280	2.3	\$77,900	\$1,948	\$23,370	\$584	873	28%	\$18.10	\$941	0.9
Kiowa County	\$16.96	\$882	\$35,280	2.3	\$81,400	\$2,035	\$24,420	\$611	228	25%	\$11.02	\$573	1.5
Labette County	\$16.96	\$882	\$35,280	2.3	\$76,700	\$1,918	\$23,010	\$575	1,962	25%	\$14.51	\$754	1.2
Lane County	\$16.96	\$882	\$35,280	2.3	\$88,900	\$2,223	\$26,670	\$667	150	22%	\$21.16	\$1,100	0.8
Leavenworth County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	9,389	32%	\$13.33	\$693	1.8
Lincoln County	\$16.96	\$882	\$35,280	2.3	\$74,000	\$1,850	\$22,200	\$555	253	21%	\$11.32	\$589	1.5
Linn County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	755	18%	\$17.86	\$929	1.4
Logan County	\$18.83	\$979	\$39,160	2.6	\$89,800	\$2,245	\$26,940	\$674	435	36%	\$12.75	\$663	1.5
Lyon County	\$17.33	\$901	\$36,040	2.4	\$79,500	\$1,988	\$23,850	\$596	5,539	42%	\$13.91	\$723	1.2
McPherson County	\$17.29	\$899	\$35,960	2.4	\$93,600	\$2,340	\$28,080	\$702	3,100	26%	\$15.95	\$829	1.1
Marion County	\$16.96	\$882	\$35,280	2.3	\$79,100	\$1,978	\$23,730	\$593	858	19%	\$11.11	\$578	1.5
Marshall County	\$16.96	\$882	\$35,280	2.3	\$84,700	\$2,118	\$25,410	\$635	733	18%	\$10.70	\$556	1.6
Meade County	\$16.96	\$882	\$35,280	2.3	\$94,500	\$2,363	\$28,350	\$709	473	30%	\$19.09	\$993	0.9
Miami County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	2,731	21%	\$13.91	\$723	1.7
Mitchell County	\$16.96	\$882	\$35,280	2.3	\$83,100	\$2,078	\$24,930	\$623	593	24%	\$16.18	\$842	1.0

† Wage data not available (See Appendix B).

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3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

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	FY24 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	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 to afford 2BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Montgomery County	\$16.96	\$882	\$35,280	2.3	\$69,600	\$1,740	\$20,880	\$522	3,478	27%	\$13.75	\$715	1.2
Morris County	\$17.60	\$915	\$36,600	2.4	\$76,200	\$1,905	\$22,860	\$572	412	18%	\$14.89	\$774	1.2
Morton County	\$16.96	\$882	\$35,280	2.3	\$85,400	\$2,135	\$25,620	\$641	252	27%	\$15.57	\$809	1.1
Nemaha County	\$16.96	\$882	\$35,280	2.3	\$101,700	\$2,543	\$30,510	\$763	917	23%	\$10.74	\$558	1.6
Neosho County	\$16.96	\$882	\$35,280	2.3	\$76,600	\$1,915	\$22,980	\$575	1,513	24%	\$10.27	\$534	1.7
Ness County	\$16.96	\$882	\$35,280	2.3	\$96,700	\$2,418	\$29,010	\$725	217	19%	\$17.31	\$900	1.0
Norton County	\$16.96	\$882	\$35,280	2.3	\$80,300	\$2,008	\$24,090	\$602	449	24%	\$11.22	\$583	1.5
Osage County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	1,348	21%	\$9.61	\$499	1.9
Osborne County	\$16.96	\$882	\$35,280	2.3	\$79,500	\$1,988	\$23,850	\$596	388	24%	\$11.05	\$575	1.5
Ottawa County	\$18.71	\$973	\$38,920	2.6	\$91,900	\$2,298	\$27,570	\$689	529	22%	\$10.89	\$566	1.7
Pawnee County	\$16.96	\$882	\$35,280	2.3	\$87,200	\$2,180	\$26,160	\$654	918	38%	\$11.07	\$576	1.5
Phillips County	\$16.96	\$882	\$35,280	2.3	\$76,500	\$1,913	\$22,950	\$574	600	27%	\$15.10	\$785	1.1
Pottawatomie County	\$19.40	\$1,009	\$40,360	2.7	\$91,900	\$2,298	\$27,570	\$689	1,837	20%	\$15.30	\$796	1.3
Pratt County	\$16.96	\$882	\$35,280	2.3	\$84,000	\$2,100	\$25,200	\$630	1,074	30%	\$14.11	\$734	1.2
Rawlins County	\$16.96	\$882	\$35,280	2.3	\$82,700	\$2,068	\$24,810	\$620	362	31%	\$17.32	\$901	1.0
Reno County	\$18.73	\$974	\$38,960	2.6	\$79,100	\$1,978	\$23,730	\$593	7,467	30%	\$15.09	\$784	1.2
Republic County	\$16.96	\$882	\$35,280	2.3	\$81,400	\$2,035	\$24,420	\$611	560	28%	\$14.57	\$757	1.2
Rice County	\$16.96	\$882	\$35,280	2.3	\$76,200	\$1,905	\$22,860	\$572	916	24%	\$17.76	\$924	1.0
Riley County	\$19.40	\$1,009	\$40,360	2.7	\$91,900	\$2,298	\$27,570	\$689	14,976	56%	\$14.42	\$750	1.3
Rooks County	\$16.96	\$882	\$35,280	2.3	\$88,500	\$2,213	\$26,550	\$664	523	25%	\$17.52	\$911	1.0
Rush County	\$16.96	\$882	\$35,280	2.3	\$71,500	\$1,788	\$21,450	\$536	309	23%	\$12.54	\$652	1.4
Russell County	\$16.96	\$882	\$35,280	2.3	\$70,200	\$1,755	\$21,060	\$527	714	24%	\$17.49	\$909	1.0
Saline County	\$19.71	\$1,025	\$41,000	2.7	\$85,200	\$2,130	\$25,560	\$639	7,303	33%	\$13.59	\$707	1.5
Scott County	\$16.96	\$882	\$35,280	2.3	\$75,300	\$1,883	\$22,590	\$565	826	39%	\$18.30	\$951	0.9
Sedgwick County	\$19.56	\$1,017	\$40,680	2.7	\$91,500	\$2,288	\$27,450	\$686	75,848	37%	\$18.12	\$942	1.1
Seward County	\$20.12	\$1,046	\$41,840	2.8	\$74,500	\$1,863	\$22,350	\$559	2,456	35%	\$23.35	\$1,214	0.9

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Shawnee County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	24,654	33%	\$17.74	\$923	1.0
Sheridan County	\$16.96	\$882	\$35,280	2.3	\$107,200	\$2,680	\$32,160	\$804	266	26%	\$14.76	\$767	1.1
Sherman County	\$18.40	\$957	\$38,280	2.5	\$78,100	\$1,953	\$23,430	\$586	808	35%	\$12.82	\$667	1.4
Smith County	\$16.96	\$882	\$35,280	2.3	\$79,500	\$1,988	\$23,850	\$596	251	16%	\$19.64	\$1,021	0.9
Stafford County	\$16.96	\$882	\$35,280	2.3	\$84,800	\$2,120	\$25,440	\$636	318	20%	\$11.93	\$620	1.4
Stanton County †	\$16.96	\$882	\$35,280	2.3	\$76,500	\$1,913	\$22,950	\$574	180	20%			
Stevens County	\$17.35	\$902	\$36,080	2.4	\$83,300	\$2,083	\$24,990	\$625	517	30%	\$17.61	\$916	1.0
Sumner County	\$18.31	\$952	\$38,080	2.5	\$87,800	\$2,195	\$26,340	\$659	2,301	26%	\$13.88	\$722	1.3
Thomas County	\$16.96	\$882	\$35,280	2.3	\$97,400	\$2,435	\$29,220	\$731	865	28%	\$11.06	\$575	1.5
Trego County	\$16.96	\$882	\$35,280	2.3	\$95,100	\$2,378	\$28,530	\$713	235	18%	\$9.28	\$483	1.8
Wabaunsee County	\$18.46	\$960	\$38,400	2.5	\$87,300	\$2,183	\$26,190	\$655	465	18%	\$14.77	\$768	1.2
Wallace County	\$16.96	\$882	\$35,280	2.3	\$84,200	\$2,105	\$25,260	\$632	196	30%	\$16.08	\$836	1.1
Washington County	\$16.96	\$882	\$35,280	2.3	\$79,900	\$1,998	\$23,970	\$599	543	23%	\$15.24	\$793	1.1
Wichita County	\$16.96	\$882	\$35,280	2.3	\$93,500	\$2,338	\$28,050	\$701	138	16%	\$14.53	\$755	1.2
Wilson County	\$16.96	\$882	\$35,280	2.3	\$74,300	\$1,858	\$22,290	\$557	958	27%	\$14.92	\$776	1.1
Woodson County	\$16.96	\$882	\$35,280	2.3	\$77,300	\$1,933	\$23,190	\$580	220	18%	\$9.42	\$490	1.8
Wyandotte County	\$24.19	\$1,258	\$50,320	3.3	\$103,100	\$2,578	\$30,930	\$773	24,185	39%	\$21.02	\$1,093	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2024 Area Median Income

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