

KENTUCKY

#46*

In **Kentucky**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$931**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,103** monthly or **\$37,232** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.90
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT KENTUCKY:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.45
2-Bedroom Housing Wage	\$17.90
Number of Renter Households	563,173
Percent Renters	32%

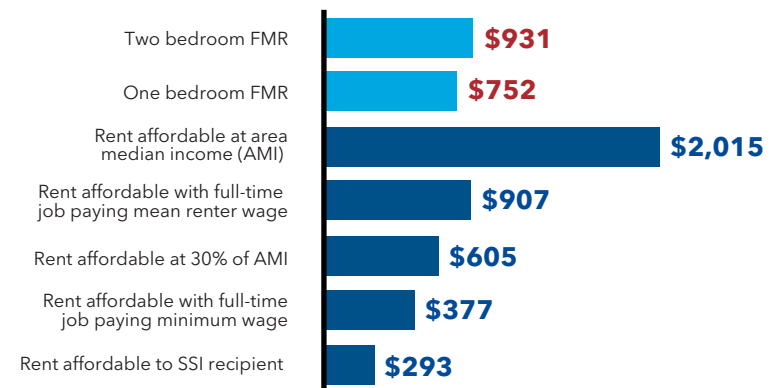
99
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

80
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.5
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.0
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Cincinnati HMFA	\$21.02
Louisville HMFA	\$20.23
Lexington-Fayette MSA	\$19.71
Clarksville HMFA	\$18.94
Evansville MSA	\$18.71



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.

KENTUCKY

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kentucky	\$17.90	\$931	\$37,232	2.5	\$80,616	\$2,015	\$24,185	\$605	563,173	32%	\$17.45	\$907	1.0
Combined Nonmetro Areas	\$14.97	\$778	\$31,129	2.1	\$65,863	\$1,647	\$19,759	\$494	197,313	28%	\$14.33	\$745	1.0
<u>Metropolitan Areas</u>													
Allen County HMFA	\$15.60	\$811	\$32,440	2.2	\$73,300	\$1,833	\$21,990	\$550	1,862	24%	\$13.39	\$696	1.2
Bowling Green HMFA	\$18.10	\$941	\$37,640	2.5	\$79,900	\$1,998	\$23,970	\$599	22,514	40%	\$15.58	\$810	1.2
Butler County HMFA	\$14.27	\$742	\$29,680	2.0	\$69,600	\$1,740	\$20,880	\$522	1,229	28%	\$12.60	\$655	1.1
Carter County HMFA	\$14.27	\$742	\$29,680	2.0	\$58,600	\$1,465	\$17,580	\$440	2,072	22%	\$8.20	\$427	1.7
Cincinnati HMFA	\$21.02	\$1,093	\$43,720	2.9	\$103,600	\$2,590	\$31,080	\$777	46,926	28%	\$17.89	\$930	1.2
Clarksville HMFA	\$18.94	\$985	\$39,400	2.6	\$73,000	\$1,825	\$21,900	\$548	14,133	45%	\$17.79	\$925	1.1
Elizabethtown HMFA	\$16.69	\$868	\$34,720	2.3	\$82,000	\$2,050	\$24,600	\$615	17,893	37%	\$17.62	\$916	0.9
Evansville MSA	\$18.71	\$973	\$38,920	2.6	\$87,300	\$2,183	\$26,190	\$655	6,502	36%	\$15.40	\$801	1.2
Grant County HMFA	\$17.62	\$916	\$36,640	2.4	\$77,200	\$1,930	\$23,160	\$579	2,657	29%	\$15.49	\$806	1.1
Huntington-Ashland HMFA	\$15.94	\$829	\$33,160	2.2	\$73,300	\$1,833	\$21,990	\$550	8,932	28%	\$15.55	\$808	1.0
Lexington-Fayette MSA	\$19.71	\$1,025	\$41,000	2.7	\$93,400	\$2,335	\$28,020	\$701	83,803	40%	\$17.66	\$919	1.1
Louisville HMFA	\$20.23	\$1,052	\$42,080	2.8	\$89,800	\$2,245	\$26,940	\$674	135,342	35%	\$20.98	\$1,091	1.0
Meade County HMFA	\$16.90	\$879	\$35,160	2.3	\$88,700	\$2,218	\$26,610	\$665	2,615	25%	\$18.90	\$983	0.9
Owensboro MSA	\$17.81	\$926	\$37,040	2.5	\$91,200	\$2,280	\$27,360	\$684	14,505	30%	\$17.08	\$888	1.0
Shelby County HMFA	\$18.10	\$941	\$37,640	2.5	\$99,300	\$2,483	\$29,790	\$745	4,875	29%	\$14.94	\$777	1.2
<u>Counties</u>													
Adair County	\$14.27	\$742	\$29,680	2.0	\$62,300	\$1,558	\$18,690	\$467	1,609	23%	\$11.93	\$620	1.2
Allen County	\$15.60	\$811	\$32,440	2.2	\$73,300	\$1,833	\$21,990	\$550	1,862	24%	\$13.39	\$696	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

KENTUCKY

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Anderson County	\$15.94	\$829	\$33,160	2.2	\$88,400	\$2,210	\$26,520	\$663	1,907	21%	\$10.01	\$520	1.6
Ballard County	\$14.67	\$763	\$30,520	2.0	\$70,000	\$1,750	\$21,000	\$525	555	19%	\$15.72	\$817	0.9
Barren County	\$14.27	\$742	\$29,680	2.0	\$59,300	\$1,483	\$17,790	\$445	5,775	33%	\$14.10	\$733	1.0
Bath County	\$14.27	\$742	\$29,680	2.0	\$61,500	\$1,538	\$18,450	\$461	1,215	26%	\$10.75	\$559	1.3
Bell County	\$14.27	\$742	\$29,680	2.0	\$47,400	\$1,185	\$14,220	\$356	3,523	37%	\$11.87	\$617	1.2
Boone County	\$21.02	\$1,093	\$43,720	2.9	\$103,600	\$2,590	\$31,080	\$777	11,260	23%	\$16.83	\$875	1.2
Bourbon County	\$19.71	\$1,025	\$41,000	2.7	\$93,400	\$2,335	\$28,020	\$701	2,927	36%	\$16.63	\$865	1.2
Boyd County	\$15.94	\$829	\$33,160	2.2	\$73,300	\$1,833	\$21,990	\$550	5,938	32%	\$16.28	\$847	1.0
Boyle County	\$15.63	\$813	\$32,520	2.2	\$74,800	\$1,870	\$22,440	\$561	3,545	31%	\$14.61	\$760	1.1
Bracken County	\$21.02	\$1,093	\$43,720	2.9	\$103,600	\$2,590	\$31,080	\$777	782	25%	\$16.90	\$879	1.2
Breathitt County	\$14.27	\$742	\$29,680	2.0	\$52,400	\$1,310	\$15,720	\$393	1,547	28%	\$10.12	\$526	1.4
Breckinridge County	\$14.27	\$742	\$29,680	2.0	\$73,900	\$1,848	\$22,170	\$554	1,344	18%	\$10.95	\$569	1.3
Bullitt County	\$20.23	\$1,052	\$42,080	2.8	\$89,800	\$2,245	\$26,940	\$674	5,734	19%	\$14.45	\$752	1.4
Butler County	\$14.27	\$742	\$29,680	2.0	\$69,600	\$1,740	\$20,880	\$522	1,229	28%	\$12.60	\$655	1.1
Caldwell County	\$14.27	\$742	\$29,680	2.0	\$75,000	\$1,875	\$22,500	\$563	1,287	24%	\$11.31	\$588	1.3
Calloway County	\$17.73	\$922	\$36,880	2.4	\$77,800	\$1,945	\$23,340	\$584	5,138	35%	\$12.50	\$650	1.4
Campbell County	\$21.02	\$1,093	\$43,720	2.9	\$103,600	\$2,590	\$31,080	\$777	11,098	29%	\$12.92	\$672	1.6
Carlisle County	\$14.27	\$742	\$29,680	2.0	\$63,800	\$1,595	\$19,140	\$479	357	20%	\$15.73	\$818	0.9
Carroll County	\$14.27	\$742	\$29,680	2.0	\$58,700	\$1,468	\$17,610	\$440	1,390	34%	\$29.38	\$1,528	0.5
Carter County	\$14.27	\$742	\$29,680	2.0	\$58,600	\$1,465	\$17,580	\$440	2,072	22%	\$8.20	\$427	1.7
Casey County	\$14.27	\$742	\$29,680	2.0	\$47,600	\$1,190	\$14,280	\$357	1,297	22%	\$10.74	\$558	1.3
Christian County	\$18.94	\$985	\$39,400	2.6	\$73,000	\$1,825	\$21,900	\$548	12,993	51%	\$18.56	\$965	1.0
Clark County	\$19.71	\$1,025	\$41,000	2.7	\$93,400	\$2,335	\$28,020	\$701	4,218	28%	\$14.73	\$766	1.3
Clay County	\$14.27	\$742	\$29,680	2.0	\$45,100	\$1,128	\$13,530	\$338	1,969	28%	\$11.42	\$594	1.2
Clinton County	\$14.27	\$742	\$29,680	2.0	\$49,300	\$1,233	\$14,790	\$370	1,031	27%	\$13.67	\$711	1.0
Crittenden County	\$14.27	\$742	\$29,680	2.0	\$80,400	\$2,010	\$24,120	\$603	595	17%	\$17.19	\$894	0.8

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

KENTUCKY

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Cumberland County	\$14.27	\$742	\$29,680	2.0	\$56,500	\$1,413	\$16,950	\$424	652	27%	\$11.21	\$583	1.3
Daviess County	\$17.81	\$926	\$37,040	2.5	\$91,200	\$2,280	\$27,360	\$684	13,087	32%	\$16.32	\$849	1.1
Edmonson County	\$18.10	\$941	\$37,640	2.5	\$79,900	\$1,998	\$23,970	\$599	776	16%	\$16.65	\$866	1.1
Elliott County †	\$14.96	\$778	\$31,120	2.1	\$56,600	\$1,415	\$16,980	\$425	491	23%			
Estill County	\$14.27	\$742	\$29,680	2.0	\$54,100	\$1,353	\$16,230	\$406	1,598	29%	\$12.47	\$649	1.1
Fayette County	\$19.71	\$1,025	\$41,000	2.7	\$93,400	\$2,335	\$28,020	\$701	61,573	46%	\$18.01	\$937	1.1
Fleming County	\$14.27	\$742	\$29,680	2.0	\$67,800	\$1,695	\$20,340	\$509	1,450	25%	\$15.12	\$786	0.9
Floyd County	\$14.62	\$760	\$30,400	2.0	\$55,200	\$1,380	\$16,560	\$414	3,855	27%	\$13.61	\$708	1.1
Franklin County	\$17.48	\$909	\$36,360	2.4	\$85,400	\$2,135	\$25,620	\$641	8,331	37%	\$18.80	\$978	0.9
Fulton County	\$14.27	\$742	\$29,680	2.0	\$51,300	\$1,283	\$15,390	\$385	744	32%	\$11.44	\$595	1.2
Gallatin County	\$21.02	\$1,093	\$43,720	2.9	\$103,600	\$2,590	\$31,080	\$777	843	28%	\$21.51	\$1,118	1.0
Garrard County	\$15.12	\$786	\$31,440	2.1	\$74,900	\$1,873	\$22,470	\$562	1,167	18%	\$12.74	\$662	1.2
Grant County	\$17.62	\$916	\$36,640	2.4	\$77,200	\$1,930	\$23,160	\$579	2,657	29%	\$15.49	\$806	1.1
Graves County	\$14.27	\$742	\$29,680	2.0	\$69,300	\$1,733	\$20,790	\$520	3,794	27%	\$13.14	\$683	1.1
Grayson County	\$14.27	\$742	\$29,680	2.0	\$55,900	\$1,398	\$16,770	\$419	2,346	25%	\$14.12	\$734	1.0
Green County	\$14.27	\$742	\$29,680	2.0	\$52,000	\$1,300	\$15,600	\$390	1,220	28%	\$13.13	\$683	1.1
Greenup County	\$15.94	\$829	\$33,160	2.2	\$73,300	\$1,833	\$21,990	\$550	2,994	21%	\$12.64	\$657	1.3
Hancock County	\$17.81	\$926	\$37,040	2.5	\$91,200	\$2,280	\$27,360	\$684	657	19%	\$28.40	\$1,477	0.6
Hardin County	\$16.69	\$868	\$34,720	2.3	\$82,000	\$2,050	\$24,600	\$615	16,533	39%	\$17.63	\$917	0.9
Harlan County	\$14.27	\$742	\$29,680	2.0	\$42,600	\$1,065	\$12,780	\$320	3,281	32%	\$13.16	\$684	1.1
Harrison County	\$14.27	\$742	\$29,680	2.0	\$74,700	\$1,868	\$22,410	\$560	2,154	30%	\$17.56	\$913	0.8
Hart County	\$14.27	\$742	\$29,680	2.0	\$66,300	\$1,658	\$19,890	\$497	1,761	25%	\$13.96	\$726	1.0
Henderson County	\$18.71	\$973	\$38,920	2.6	\$87,300	\$2,183	\$26,190	\$655	6,502	36%	\$15.40	\$801	1.2
Henry County	\$20.23	\$1,052	\$42,080	2.8	\$89,800	\$2,245	\$26,940	\$674	1,601	27%	\$15.49	\$805	1.3
Hickman County	\$14.27	\$742	\$29,680	2.0	\$77,700	\$1,943	\$23,310	\$583	362	22%	\$12.64	\$657	1.1
Hopkins County	\$15.75	\$819	\$32,760	2.2	\$67,200	\$1,680	\$20,160	\$504	5,782	32%	\$17.53	\$912	0.9

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

KENTUCKY

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Jackson County	\$14.27	\$742	\$29,680	2.0	\$51,800	\$1,295	\$15,540	\$389	1,036	21%	\$11.03	\$574	1.3
Jefferson County	\$20.23	\$1,052	\$42,080	2.8	\$89,800	\$2,245	\$26,940	\$674	124,217	38%	\$21.64	\$1,125	0.9
Jessamine County	\$19.71	\$1,025	\$41,000	2.7	\$93,400	\$2,335	\$28,020	\$701	6,093	32%	\$15.08	\$784	1.3
Johnson County	\$14.27	\$742	\$29,680	2.0	\$60,200	\$1,505	\$18,060	\$452	2,548	30%	\$10.51	\$546	1.4
Kenton County	\$21.02	\$1,093	\$43,720	2.9	\$103,600	\$2,590	\$31,080	\$777	21,540	32%	\$21.57	\$1,122	1.0
Knott County	\$14.27	\$742	\$29,680	2.0	\$47,200	\$1,180	\$14,160	\$354	1,557	29%	\$11.21	\$583	1.3
Knox County	\$14.27	\$742	\$29,680	2.0	\$44,400	\$1,110	\$13,320	\$333	4,038	36%	\$10.69	\$556	1.3
Larue County	\$16.69	\$868	\$34,720	2.3	\$82,000	\$2,050	\$24,600	\$615	1,360	23%	\$17.55	\$912	1.0
Laurel County	\$14.79	\$769	\$30,760	2.0	\$60,300	\$1,508	\$18,090	\$452	6,509	28%	\$12.40	\$645	1.2
Lawrence County	\$14.27	\$742	\$29,680	2.0	\$55,700	\$1,393	\$16,710	\$418	1,430	26%	\$10.58	\$550	1.3
Lee County	\$14.27	\$742	\$29,680	2.0	\$43,600	\$1,090	\$13,080	\$327	727	28%	\$13.74	\$715	1.0
Leslie County	\$14.27	\$742	\$29,680	2.0	\$50,500	\$1,263	\$15,150	\$379	479	13%	\$12.35	\$642	1.2
Letcher County	\$14.27	\$742	\$29,680	2.0	\$50,800	\$1,270	\$15,240	\$381	2,108	25%	\$12.54	\$652	1.1
Lewis County	\$14.27	\$742	\$29,680	2.0	\$46,600	\$1,165	\$13,980	\$350	1,028	22%	\$10.64	\$554	1.3
Lincoln County	\$14.27	\$742	\$29,680	2.0	\$61,600	\$1,540	\$18,480	\$462	2,093	22%	\$14.99	\$780	1.0
Livingston County	\$14.27	\$742	\$29,680	2.0	\$71,200	\$1,780	\$21,360	\$534	565	16%	\$10.73	\$558	1.3
Logan County	\$14.67	\$763	\$30,520	2.0	\$72,100	\$1,803	\$21,630	\$541	2,975	28%	\$18.57	\$965	0.8
Lyon County	\$14.85	\$772	\$30,880	2.0	\$76,700	\$1,918	\$23,010	\$575	446	14%	\$9.90	\$515	1.5
McCracken County	\$16.88	\$878	\$35,120	2.3	\$83,400	\$2,085	\$25,020	\$626	9,339	35%	\$14.37	\$747	1.2
McCreary County	\$14.27	\$742	\$29,680	2.0	\$43,500	\$1,088	\$13,050	\$326	1,745	31%	\$13.38	\$696	1.1
McLean County	\$17.81	\$926	\$37,040	2.5	\$91,200	\$2,280	\$27,360	\$684	761	21%	\$8.54	\$444	2.1
Madison County	\$15.06	\$783	\$31,320	2.1	\$76,400	\$1,910	\$22,920	\$573	13,930	39%	\$14.04	\$730	1.1
Magoffin County	\$14.27	\$742	\$29,680	2.0	\$45,500	\$1,138	\$13,650	\$341	1,149	25%	\$10.01	\$521	1.4
Marion County	\$15.25	\$793	\$31,720	2.1	\$75,100	\$1,878	\$22,530	\$563	2,060	27%	\$14.48	\$753	1.1
Marshall County	\$16.21	\$843	\$33,720	2.2	\$83,100	\$2,078	\$24,930	\$623	2,325	18%	\$14.20	\$738	1.1
Martin County	\$15.67	\$815	\$32,600	2.2	\$55,300	\$1,383	\$16,590	\$415	798	22%	\$6.25	\$325	2.5

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

KENTUCKY

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mason County	\$15.85	\$824	\$32,960	2.2	\$73,500	\$1,838	\$22,050	\$551	2,077	32%	\$15.19	\$790	1.0
Meade County	\$16.90	\$879	\$35,160	2.3	\$88,700	\$2,218	\$26,610	\$665	2,615	25%	\$18.90	\$983	0.9
Menifee County	\$14.27	\$742	\$29,680	2.0	\$57,000	\$1,425	\$17,100	\$428	558	26%	\$16.99	\$884	0.8
Mercer County	\$14.27	\$742	\$29,680	2.0	\$77,300	\$1,933	\$23,190	\$580	2,388	27%	\$18.89	\$982	0.8
Metcalfe County	\$14.27	\$742	\$29,680	2.0	\$55,500	\$1,388	\$16,650	\$416	893	22%	\$13.04	\$678	1.1
Monroe County	\$14.27	\$742	\$29,680	2.0	\$62,400	\$1,560	\$18,720	\$468	1,380	31%	\$9.44	\$491	1.5
Montgomery County	\$14.37	\$747	\$29,880	2.0	\$68,500	\$1,713	\$20,550	\$514	3,743	35%	\$14.55	\$757	1.0
Morgan County	\$14.27	\$742	\$29,680	2.0	\$61,400	\$1,535	\$18,420	\$461	873	20%	\$8.63	\$449	1.7
Muhlenberg County	\$14.27	\$742	\$29,680	2.0	\$69,400	\$1,735	\$20,820	\$521	2,097	18%	\$14.52	\$755	1.0
Nelson County	\$15.17	\$789	\$31,560	2.1	\$85,600	\$2,140	\$25,680	\$642	4,103	23%	\$15.48	\$805	1.0
Nicholas County	\$14.27	\$742	\$29,680	2.0	\$62,600	\$1,565	\$18,780	\$470	816	30%	\$10.25	\$533	1.4
Ohio County	\$14.27	\$742	\$29,680	2.0	\$64,000	\$1,600	\$19,200	\$480	2,026	23%	\$15.59	\$811	0.9
Oldham County	\$20.23	\$1,052	\$42,080	2.8	\$89,800	\$2,245	\$26,940	\$674	2,905	13%	\$13.81	\$718	1.5
Owen County	\$14.27	\$742	\$29,680	2.0	\$76,100	\$1,903	\$22,830	\$571	643	15%	\$20.10	\$1,045	0.7
Owsley County	\$14.27	\$742	\$29,680	2.0	\$48,000	\$1,200	\$14,400	\$360	489	33%	\$13.14	\$683	1.1
Pendleton County	\$21.02	\$1,093	\$43,720	2.9	\$103,600	\$2,590	\$31,080	\$777	1,403	27%	\$10.57	\$550	2.0
Perry County	\$14.92	\$776	\$31,040	2.1	\$56,900	\$1,423	\$17,070	\$427	2,594	23%	\$17.06	\$887	0.9
Pike County	\$14.85	\$772	\$30,880	2.0	\$54,800	\$1,370	\$16,440	\$411	6,149	26%	\$13.60	\$707	1.1
Powell County	\$15.02	\$781	\$31,240	2.1	\$72,200	\$1,805	\$21,660	\$542	1,483	32%	\$7.40	\$385	2.0
Pulaski County	\$14.73	\$766	\$30,640	2.0	\$63,300	\$1,583	\$18,990	\$475	7,272	29%	\$12.31	\$640	1.2
Robertson County	\$14.27	\$742	\$29,680	2.0	\$71,900	\$1,798	\$21,570	\$539	204	24%	\$18.19	\$946	0.8
Rockcastle County	\$14.27	\$742	\$29,680	2.0	\$60,400	\$1,510	\$18,120	\$453	1,530	24%	\$10.68	\$556	1.3
Rowan County	\$14.81	\$770	\$30,800	2.0	\$72,300	\$1,808	\$21,690	\$542	3,408	39%	\$14.23	\$740	1.0
Russell County	\$14.27	\$742	\$29,680	2.0	\$64,100	\$1,603	\$19,230	\$481	1,942	28%	\$13.07	\$680	1.1
Scott County	\$19.71	\$1,025	\$41,000	2.7	\$93,400	\$2,335	\$28,020	\$701	5,872	28%	\$19.73	\$1,026	1.0
Shelby County	\$18.10	\$941	\$37,640	2.5	\$99,300	\$2,483	\$29,790	\$745	4,875	29%	\$14.94	\$777	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2023 Fair Market Rent.

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

4: AMI = Fiscal Year 2023 Area Median Income

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

KENTUCKY

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Simpson County	\$16.71	\$869	\$34,760	2.3	\$71,300	\$1,783	\$21,390	\$535	2,380	33%	\$16.56	\$861	1.0
Spencer County	\$20.23	\$1,052	\$42,080	2.8	\$89,800	\$2,245	\$26,940	\$674	885	13%	\$9.17	\$477	2.2
Taylor County	\$14.27	\$742	\$29,680	2.0	\$74,300	\$1,858	\$22,290	\$557	3,409	35%	\$11.01	\$572	1.3
Todd County	\$14.27	\$742	\$29,680	2.0	\$70,100	\$1,753	\$21,030	\$526	1,153	26%	\$12.42	\$646	1.1
Trigg County	\$18.94	\$985	\$39,400	2.6	\$73,000	\$1,825	\$21,900	\$548	1,140	20%	\$9.60	\$499	2.0
Trimble County	\$14.33	\$745	\$29,800	2.0	\$77,100	\$1,928	\$23,130	\$578	703	22%	\$24.72	\$1,285	0.6
Union County	\$14.35	\$746	\$29,840	2.0	\$66,700	\$1,668	\$20,010	\$500	1,456	30%	\$18.35	\$954	0.8
Warren County	\$18.10	\$941	\$37,640	2.5	\$79,900	\$1,998	\$23,970	\$599	21,738	43%	\$15.56	\$809	1.2
Washington County	\$14.92	\$776	\$31,040	2.1	\$84,700	\$2,118	\$25,410	\$635	1,099	24%	\$14.19	\$738	1.1
Wayne County	\$14.27	\$742	\$29,680	2.0	\$61,600	\$1,540	\$18,480	\$462	2,151	27%	\$14.50	\$754	1.0
Webster County	\$14.27	\$742	\$29,680	2.0	\$66,200	\$1,655	\$19,860	\$497	1,206	25%	\$26.39	\$1,372	0.5
Whitley County	\$14.27	\$742	\$29,680	2.0	\$56,800	\$1,420	\$17,040	\$426	4,328	34%	\$17.32	\$901	0.8
Wolfe County	\$14.27	\$742	\$29,680	2.0	\$35,300	\$883	\$10,590	\$265	803	33%	\$8.67	\$451	1.6
Woodford County	\$19.71	\$1,025	\$41,000	2.7	\$93,400	\$2,335	\$28,020	\$701	3,120	30%	\$14.23	\$740	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing