

NORTH CAROLINA

#28*

In **North Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$919**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,063** monthly or **\$36,751** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.67
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NORTH CAROLINA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$15.92
2-Bedroom Housing Wage	\$17.67
Number of Renter Households	1,369,892
Percent Renters	35%

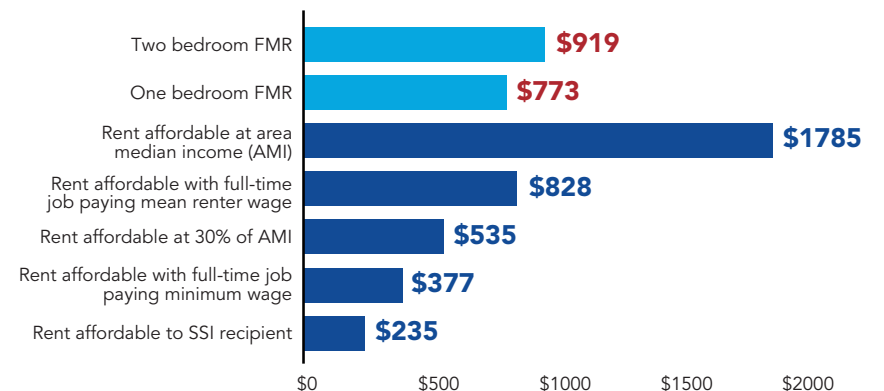
97
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

82
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Asheville HMFA	\$24.13
Raleigh MSA	\$22.37
Currituck County	\$21.85
Durham-Chapel Hill HMFA	\$20.92
Camden County	\$20.63



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.

NORTH CAROLINA

	FY20 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 (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
North Carolina	\$17.67	\$919	\$36,751	2.4	\$71,385	\$1,785	\$21,415	\$535	1,369,892	35%	\$15.92	\$828	1.1			
Combined Nonmetro Areas	\$13.84	\$720	\$28,786	1.9	\$56,514	\$1,413	\$16,954	\$424	265,922	31%	\$11.21	\$583	1.2			
<u>Metropolitan Areas</u>																
Asheville HMFA	\$24.13	\$1,255	\$50,200	3.3	\$72,500	\$1,813	\$21,750	\$544	54,419	33%	\$13.71	\$713	1.8			
Brunswick County HMFA	\$16.25	\$845	\$33,800	2.2	\$71,600	\$1,790	\$21,480	\$537	11,369	21%	\$11.14	\$579	1.5			
Burlington MSA	\$16.29	\$847	\$33,880	2.2	\$64,200	\$1,605	\$19,260	\$482	22,391	35%	\$13.69	\$712	1.2			
Charlotte-Concord-Gastonia HMFA	\$20.44	\$1,063	\$42,520	2.8	\$83,500	\$2,088	\$25,050	\$626	238,386	38%	\$20.76	\$1,080	1.0			
Craven County HMFA	\$17.87	\$929	\$37,160	2.5	\$66,200	\$1,655	\$19,860	\$497	15,327	38%	\$13.45	\$700	1.3			
Davidson County HMFA	\$13.37	\$695	\$27,800	1.8	\$59,300	\$1,483	\$17,790	\$445	19,566	30%	\$12.76	\$664	1.0			
Durham-Chapel Hill HMFA	\$20.92	\$1,088	\$43,520	2.9	\$90,900	\$2,273	\$27,270	\$682	83,765	41%	\$20.73	\$1,078	1.0			
Fayetteville HMFA	\$16.42	\$854	\$34,160	2.3	\$58,000	\$1,450	\$17,400	\$435	61,023	49%	\$13.47	\$700	1.2			
Gates County HMFA	\$13.40	\$697	\$27,880	1.8	\$68,000	\$1,700	\$20,400	\$510	972	22%	\$12.22	\$635	1.1			
Goldsboro MSA	\$15.62	\$812	\$32,480	2.2	\$54,100	\$1,353	\$16,230	\$406	18,527	38%	\$11.78	\$613	1.3			
Greensboro-High Point HMFA	\$16.12	\$838	\$33,520	2.2	\$66,600	\$1,665	\$19,980	\$500	99,063	38%	\$14.91	\$776	1.1			
Greenville MSA	\$14.90	\$775	\$31,000	2.1	\$66,700	\$1,668	\$20,010	\$500	32,937	48%	\$12.00	\$624	1.2			
Haywood County HMFA	\$17.65	\$918	\$36,720	2.4	\$60,400	\$1,510	\$18,120	\$453	7,398	28%	\$10.37	\$539	1.7			
Hickory-Lenoir-Morganton MSA	\$13.69	\$712	\$28,480	1.9	\$61,000	\$1,525	\$18,300	\$458	41,022	29%	\$12.87	\$669	1.1			
Hoke County HMFA	\$13.87	\$721	\$28,840	1.9	\$54,800	\$1,370	\$16,440	\$411	5,734	32%	\$11.29	\$587	1.2			
Iredell County HMFA	\$16.85	\$876	\$35,040	2.3	\$73,100	\$1,828	\$21,930	\$548	18,338	28%	\$15.46	\$804	1.1			
Jacksonville MSA	\$17.69	\$920	\$36,800	2.4	\$57,700	\$1,443	\$17,310	\$433	30,257	47%	\$12.18	\$634	1.5			
Jones County HMFA	\$12.90	\$671	\$26,840	1.8	\$50,100	\$1,253	\$15,030	\$376	1,125	27%	\$11.47	\$596	1.1			

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2020 Fair Market Rent.

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

4: AMI = Fiscal Year 2020 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

	FY20 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 (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lincoln County HMFA	\$15.38	\$800	\$32,000	2.1	\$65,500	\$1,638	\$19,650	\$491	7,547	24%	\$12.02	\$625	1.3
Pamlico County HMFA	\$14.58	\$758	\$30,320	2.0	\$60,400	\$1,510	\$18,120	\$453	1,332	25%	\$9.14	\$475	1.6
Pender County HMFA	\$14.56	\$757	\$30,280	2.0	\$67,900	\$1,698	\$20,370	\$509	4,246	20%	\$9.59	\$499	1.5
Person County HMFA	\$13.90	\$723	\$28,920	1.9	\$61,800	\$1,545	\$18,540	\$464	3,910	25%	\$9.38	\$488	1.5
Raleigh MSA	\$22.37	\$1,163	\$46,520	3.1	\$94,100	\$2,353	\$28,230	\$706	166,642	35%	\$17.96	\$934	1.2
Rockingham County HMFA	\$13.02	\$677	\$27,080	1.8	\$61,700	\$1,543	\$18,510	\$463	11,506	31%	\$10.49	\$545	1.2
Rocky Mount MSA	\$14.48	\$753	\$30,120	2.0	\$57,700	\$1,443	\$17,310	\$433	21,290	37%	\$11.70	\$608	1.2
Rowan County HMFA	\$16.19	\$842	\$33,680	2.2	\$64,400	\$1,610	\$19,320	\$483	16,178	31%	\$14.50	\$754	1.1
Virginia Beach-Norfolk-Newport News HMFA	\$21.85	\$1,136	\$45,440	3.0	\$82,500	\$2,063	\$24,750	\$619	1,764	17%	\$10.02	\$521	2.2
Wilmington HMFA	\$18.58	\$966	\$38,640	2.6	\$81,000	\$2,025	\$24,300	\$608	40,064	43%	\$13.12	\$682	1.4
Winston-Salem HMFA	\$14.67	\$763	\$30,520	2.0	\$68,600	\$1,715	\$20,580	\$515	67,872	34%	\$14.88	\$774	1.0
Counties													
Alamance County	\$16.29	\$847	\$33,880	2.2	\$64,200	\$1,605	\$19,260	\$482	22,391	35%	\$13.69	\$712	1.2
Alexander County	\$13.69	\$712	\$28,480	1.9	\$61,000	\$1,525	\$18,300	\$458	3,388	25%	\$9.82	\$511	1.4
Alleghany County	\$12.90	\$671	\$26,840	1.8	\$47,900	\$1,198	\$14,370	\$359	1,185	25%	\$9.75	\$507	1.3
Anson County	\$12.90	\$671	\$26,840	1.8	\$49,100	\$1,228	\$14,730	\$368	3,146	33%	\$11.44	\$595	1.1
Ashe County	\$12.90	\$671	\$26,840	1.8	\$52,900	\$1,323	\$15,870	\$397	2,930	25%	\$11.29	\$587	1.1
Avery County	\$14.25	\$741	\$29,640	2.0	\$48,600	\$1,215	\$14,580	\$365	1,669	25%	\$10.65	\$554	1.3
Beaufort County	\$12.90	\$671	\$26,840	1.8	\$58,300	\$1,458	\$17,490	\$437	5,711	30%	\$9.47	\$492	1.4
Bertie County	\$12.90	\$671	\$26,840	1.8	\$45,000	\$1,125	\$13,500	\$338	2,004	25%	\$10.68	\$555	1.2
Bladen County	\$12.90	\$671	\$26,840	1.8	\$48,600	\$1,215	\$14,580	\$365	4,082	29%	\$11.90	\$619	1.1
Brunswick County	\$16.25	\$845	\$33,800	2.2	\$71,600	\$1,790	\$21,480	\$537	11,369	21%	\$11.14	\$579	1.5
Buncombe County	\$24.13	\$1,255	\$50,200	3.3	\$72,500	\$1,813	\$21,750	\$544	38,821	36%	\$14.29	\$743	1.7

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2020 Fair Market Rent.

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

4: AMI = Fiscal Year 2020 Area Median Income

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 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 (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Burke County	\$13.69	\$712	\$28,480	1.9	\$61,000	\$1,525	\$18,300	\$458	9,600	28%	\$10.68	\$555	1.3			
Cabarrus County	\$20.44	\$1,063	\$42,520	2.8	\$83,500	\$2,088	\$25,050	\$626	20,629	29%	\$12.11	\$629	1.7			
Caldwell County	\$13.69	\$712	\$28,480	1.9	\$61,000	\$1,525	\$18,300	\$458	9,352	29%	\$12.54	\$652	1.1			
Camden County	\$20.63	\$1,073	\$42,920	2.8	\$78,200	\$1,955	\$23,460	\$587	748	19%	\$11.55	\$601	1.8			
Carteret County	\$15.90	\$827	\$33,080	2.2	\$68,900	\$1,723	\$20,670	\$517	8,255	28%	\$10.55	\$549	1.5			
Caswell County	\$12.90	\$671	\$26,840	1.8	\$54,000	\$1,350	\$16,200	\$405	1,930	21%	\$8.19	\$426	1.6			
Catawba County	\$13.69	\$712	\$28,480	1.9	\$61,000	\$1,525	\$18,300	\$458	18,682	31%	\$13.86	\$721	1.0			
Chatham County	\$20.92	\$1,088	\$43,520	2.9	\$90,900	\$2,273	\$27,270	\$682	6,710	24%	\$9.37	\$487	2.2			
Cherokee County	\$13.08	\$680	\$27,200	1.8	\$51,100	\$1,278	\$15,330	\$383	2,359	20%	\$10.69	\$556	1.2			
Chowan County	\$15.12	\$786	\$31,440	2.1	\$52,300	\$1,308	\$15,690	\$392	1,840	31%	\$10.63	\$553	1.4			
Clay County	\$14.50	\$754	\$30,160	2.0	\$50,100	\$1,253	\$15,030	\$376	1,207	24%	\$13.01	\$676	1.1			
Cleveland County	\$12.94	\$673	\$26,920	1.8	\$52,300	\$1,308	\$15,690	\$392	11,982	32%	\$12.33	\$641	1.1			
Columbus County	\$12.90	\$671	\$26,840	1.8	\$49,600	\$1,240	\$14,880	\$372	6,265	28%	\$9.72	\$505	1.3			
Craven County	\$17.87	\$929	\$37,160	2.5	\$66,200	\$1,655	\$19,860	\$497	15,327	38%	\$13.45	\$700	1.3			
Cumberland County	\$16.42	\$854	\$34,160	2.3	\$58,000	\$1,450	\$17,400	\$435	61,023	49%	\$13.47	\$700	1.2			
Currituck County	\$21.85	\$1,136	\$45,440	3.0	\$82,500	\$2,063	\$24,750	\$619	1,764	17%	\$10.02	\$521	2.2			
Dare County	\$18.02	\$937	\$37,480	2.5	\$69,400	\$1,735	\$20,820	\$521	4,492	29%	\$11.11	\$578	1.6			
Davidson County	\$13.37	\$695	\$27,800	1.8	\$59,300	\$1,483	\$17,790	\$445	19,566	30%	\$12.76	\$664	1.0			
Davie County	\$14.67	\$763	\$30,520	2.0	\$68,600	\$1,715	\$20,580	\$515	3,555	22%	\$9.96	\$518	1.5			
Duplin County	\$12.90	\$671	\$26,840	1.8	\$46,400	\$1,160	\$13,920	\$348	6,529	30%	\$10.84	\$564	1.2			
Durham County	\$20.92	\$1,088	\$43,520	2.9	\$90,900	\$2,273	\$27,270	\$682	57,065	46%	\$22.80	\$1,185	0.9			
Edgecombe County	\$14.48	\$753	\$30,120	2.0	\$57,700	\$1,443	\$17,310	\$433	8,684	41%	\$11.76	\$611	1.2			
Forsyth County	\$14.67	\$763	\$30,520	2.0	\$68,600	\$1,715	\$20,580	\$515	56,412	38%	\$15.67	\$815	0.9			
Franklin County	\$22.37	\$1,163	\$46,520	3.1	\$94,100	\$2,353	\$28,230	\$706	6,612	27%	\$14.06	\$731	1.6			
Gaston County	\$20.44	\$1,063	\$42,520	2.8	\$83,500	\$2,088	\$25,050	\$626	27,461	34%	\$12.67	\$659	1.6			
Gates County	\$13.40	\$697	\$27,880	1.8	\$68,000	\$1,700	\$20,400	\$510	972	22%	\$12.22	\$635	1.1			

† Wage data not available (See Appendix B).

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	FY20 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 (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Graham County	\$12.90	\$671	\$26,840	1.8	\$49,400	\$1,235	\$14,820	\$371	527	16%	\$7.96	\$414	1.6
Granville County	\$15.73	\$818	\$32,720	2.2	\$65,300	\$1,633	\$19,590	\$490	5,545	26%	\$10.55	\$548	1.5
Greene County	\$12.90	\$671	\$26,840	1.8	\$54,100	\$1,353	\$16,230	\$406	2,129	29%	\$8.65	\$450	1.5
Guilford County	\$16.12	\$838	\$33,520	2.2	\$66,600	\$1,665	\$19,980	\$500	83,282	41%	\$15.44	\$803	1.0
Halifax County	\$13.85	\$720	\$28,800	1.9	\$45,200	\$1,130	\$13,560	\$339	7,883	37%	\$10.36	\$539	1.3
Harnett County	\$15.10	\$785	\$31,400	2.1	\$64,800	\$1,620	\$19,440	\$486	16,009	36%	\$11.35	\$590	1.3
Haywood County	\$17.65	\$918	\$36,720	2.4	\$60,400	\$1,510	\$18,120	\$453	7,398	28%	\$10.37	\$539	1.7
Henderson County	\$24.13	\$1,255	\$50,200	3.3	\$72,500	\$1,813	\$21,750	\$544	13,279	28%	\$11.95	\$621	2.0
Hertford County	\$14.33	\$745	\$29,800	2.0	\$46,100	\$1,153	\$13,830	\$346	2,926	33%	\$12.23	\$636	1.2
Hoke County	\$13.87	\$721	\$28,840	1.9	\$54,800	\$1,370	\$16,440	\$411	5,734	32%	\$11.29	\$587	1.2
Hyde County†	\$15.73	\$818	\$32,720	2.2	\$58,100	\$1,453	\$17,430	\$436	565	32%			
Iredell County	\$16.85	\$876	\$35,040	2.3	\$73,100	\$1,828	\$21,930	\$548	18,338	28%	\$15.46	\$804	1.1
Jackson County	\$13.33	\$693	\$27,720	1.8	\$60,700	\$1,518	\$18,210	\$455	5,902	35%	\$10.36	\$539	1.3
Johnston County	\$22.37	\$1,163	\$46,520	3.1	\$94,100	\$2,353	\$28,230	\$706	19,090	28%	\$11.77	\$612	1.9
Jones County	\$12.90	\$671	\$26,840	1.8	\$50,100	\$1,253	\$15,030	\$376	1,125	27%	\$11.47	\$596	1.1
Lee County	\$14.08	\$732	\$29,280	1.9	\$62,100	\$1,553	\$18,630	\$466	7,255	33%	\$14.12	\$734	1.0
Lenoir County	\$13.85	\$720	\$28,800	1.9	\$51,300	\$1,283	\$15,390	\$385	9,382	41%	\$12.61	\$656	1.1
Lincoln County	\$15.38	\$800	\$32,000	2.1	\$65,500	\$1,638	\$19,650	\$491	7,547	24%	\$12.02	\$625	1.3
McDowell County	\$12.90	\$671	\$26,840	1.8	\$49,100	\$1,228	\$14,730	\$368	5,059	28%	\$12.73	\$662	1.0
Macon County	\$14.35	\$746	\$29,840	2.0	\$54,300	\$1,358	\$16,290	\$407	4,277	27%	\$11.89	\$618	1.2
Madison County	\$24.13	\$1,255	\$50,200	3.3	\$72,500	\$1,813	\$21,750	\$544	2,319	27%	\$10.17	\$529	2.4
Martin County	\$12.90	\$671	\$26,840	1.8	\$46,500	\$1,163	\$13,950	\$349	2,865	30%	\$10.23	\$532	1.3
Mecklenburg County	\$20.44	\$1,063	\$42,520	2.8	\$83,500	\$2,088	\$25,050	\$626	175,647	44%	\$23.26	\$1,209	0.9
Mitchell County	\$12.90	\$671	\$26,840	1.8	\$56,400	\$1,410	\$16,920	\$423	1,252	20%	\$11.83	\$615	1.1
Montgomery County	\$12.90	\$671	\$26,840	1.8	\$53,900	\$1,348	\$16,170	\$404	2,847	27%	\$9.79	\$509	1.3
Moore County	\$15.54	\$808	\$32,320	2.1	\$88,200	\$2,205	\$26,460	\$662	9,612	25%	\$12.49	\$650	1.2

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Nash County	\$14.48	\$753	\$30,120	2.0	\$57,700	\$1,443	\$17,310	\$433	12,606	34%	\$11.67	\$607	1.2			
New Hanover County	\$18.58	\$966	\$38,640	2.6	\$81,000	\$2,025	\$24,300	\$608	40,064	43%	\$13.12	\$682	1.4			
Northampton County	\$12.90	\$671	\$26,840	1.8	\$43,700	\$1,093	\$13,110	\$328	2,671	31%	\$11.40	\$593	1.1			
Onslow County	\$17.69	\$920	\$36,800	2.4	\$57,700	\$1,443	\$17,310	\$433	30,257	47%	\$12.18	\$634	1.5			
Orange County	\$20.92	\$1,088	\$43,520	2.9	\$90,900	\$2,273	\$27,270	\$682	19,990	38%	\$14.16	\$737	1.5			
Pamlico County	\$14.58	\$758	\$30,320	2.0	\$60,400	\$1,510	\$18,120	\$453	1,332	25%	\$9.14	\$475	1.6			
Pasquotank County	\$15.15	\$788	\$31,520	2.1	\$66,200	\$1,655	\$19,860	\$497	5,760	39%	\$10.76	\$559	1.4			
Pender County	\$14.56	\$757	\$30,280	2.0	\$67,900	\$1,698	\$20,370	\$509	4,246	20%	\$9.59	\$499	1.5			
Perquimans County	\$15.77	\$820	\$32,800	2.2	\$53,300	\$1,333	\$15,990	\$400	1,531	26%	\$8.24	\$429	1.9			
Person County	\$13.90	\$723	\$28,920	1.9	\$61,800	\$1,545	\$18,540	\$464	3,910	25%	\$9.38	\$488	1.5			
Pitt County	\$14.90	\$775	\$31,000	2.1	\$66,700	\$1,668	\$20,010	\$500	32,937	48%	\$12.00	\$624	1.2			
Polk County	\$14.35	\$746	\$29,840	2.0	\$60,600	\$1,515	\$18,180	\$455	2,409	27%	\$11.18	\$582	1.3			
Randolph County	\$16.12	\$838	\$33,520	2.2	\$66,600	\$1,665	\$19,980	\$500	15,781	28%	\$11.51	\$598	1.4			
Richmond County	\$12.90	\$671	\$26,840	1.8	\$43,300	\$1,083	\$12,990	\$325	6,286	34%	\$9.84	\$512	1.3			
Robeson County	\$12.90	\$671	\$26,840	1.8	\$46,200	\$1,155	\$13,860	\$347	16,092	35%	\$10.57	\$550	1.2			
Rockingham County	\$13.02	\$677	\$27,080	1.8	\$61,700	\$1,543	\$18,510	\$463	11,506	31%	\$10.49	\$545	1.2			
Rowan County	\$16.19	\$842	\$33,680	2.2	\$64,400	\$1,610	\$19,320	\$483	16,178	31%	\$14.50	\$754	1.1			
Rutherford County	\$12.90	\$671	\$26,840	1.8	\$55,800	\$1,395	\$16,740	\$419	7,558	29%	\$11.23	\$584	1.1			
Sampson County	\$12.90	\$671	\$26,840	1.8	\$49,300	\$1,233	\$14,790	\$370	7,346	31%	\$10.75	\$559	1.2			
Scotland County	\$12.90	\$671	\$26,840	1.8	\$44,000	\$1,100	\$13,200	\$330	5,079	39%	\$8.81	\$458	1.5			
Stanly County	\$12.90	\$671	\$26,840	1.8	\$60,700	\$1,518	\$18,210	\$455	6,282	26%	\$10.38	\$540	1.2			
Stokes County	\$14.67	\$763	\$30,520	2.0	\$68,600	\$1,715	\$20,580	\$515	4,305	22%	\$7.66	\$399	1.9			
Surry County	\$12.90	\$671	\$26,840	1.8	\$59,800	\$1,495	\$17,940	\$449	8,052	28%	\$11.72	\$609	1.1			
Swain County	\$12.90	\$671	\$26,840	1.8	\$47,700	\$1,193	\$14,310	\$358	1,556	29%	\$11.80	\$614	1.1			
Transylvania County	\$13.10	\$681	\$27,240	1.8	\$56,700	\$1,418	\$17,010	\$425	3,277	23%	\$10.33	\$537	1.3			
Tyrrell County	\$13.04	\$678	\$27,120	1.8	\$42,900	\$1,073	\$12,870	\$322	460	28%	\$10.64	\$553	1.2			

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2020 Fair Market Rent.

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

4: AMI = Fiscal Year 2020 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

	FY20 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 (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Union County	\$20.44	\$1,063	\$42,520	2.8	\$83,500	\$2,088	\$25,050	\$626	14,649	19%	\$12.10	\$629	1.7			
Vance County	\$12.90	\$671	\$26,840	1.8	\$48,100	\$1,203	\$14,430	\$361	6,793	40%	\$11.09	\$577	1.2			
Wake County	\$22.37	\$1,163	\$46,520	3.1	\$94,100	\$2,353	\$28,230	\$706	140,940	36%	\$18.54	\$964	1.2			
Warren County	\$12.90	\$671	\$26,840	1.8	\$51,100	\$1,278	\$15,330	\$383	2,137	27%	\$8.30	\$432	1.6			
Washington County	\$12.90	\$671	\$26,840	1.8	\$50,800	\$1,270	\$15,240	\$381	1,865	37%	\$12.78	\$664	1.0			
Watauga County	\$16.63	\$865	\$34,600	2.3	\$69,400	\$1,735	\$20,820	\$521	8,010	39%	\$7.34	\$382	2.3			
Wayne County	\$15.62	\$812	\$32,480	2.2	\$54,100	\$1,353	\$16,230	\$406	18,527	38%	\$11.78	\$613	1.3			
Wilkes County	\$12.90	\$671	\$26,840	1.8	\$53,700	\$1,343	\$16,110	\$403	7,319	26%	\$10.00	\$520	1.3			
Wilson County	\$14.38	\$748	\$29,920	2.0	\$61,000	\$1,525	\$18,300	\$458	13,164	41%	\$13.92	\$724	1.0			
Yadkin County	\$14.67	\$763	\$30,520	2.0	\$68,600	\$1,715	\$20,580	\$515	3,600	23%	\$10.52	\$547	1.4			
Yancey County	\$12.90	\$671	\$26,840	1.8	\$53,400	\$1,335	\$16,020	\$401	1,906	26%	\$9.96	\$518	1.3			

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