

# NORTH CAROLINA

STATE RANKING #30\*

In **North Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$881**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,938** monthly or **\$35,256** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$16.95**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT NORTH CAROLINA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$15.29</b>
2-Bedroom Housing Wage	<b>\$16.95</b>
Number of Renter Households	<b>1356450</b>
Percent Renters	<b>35%</b>

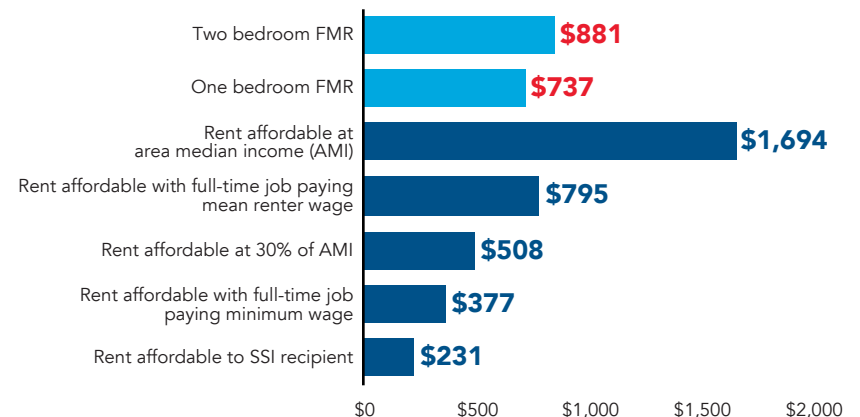
**94**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**78**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.3**  
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
Currituck County	<b>\$21.23</b>
Raleigh, NC MSA	<b>\$20.88</b>
Camden County	<b>\$20.81</b>
Durham-Chapel Hill, NC HUD Metro FMR Area	<b>\$20.29</b>
Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area	<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.

# North Carolina

## FY19 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 BMR 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
North Carolina	\$16.95	\$881	\$35,256	2.3	\$67,744	\$1,694	\$20,323	\$508	1,356,450	35%	\$15.29	\$795	1.1
Combined Nonmetro Areas	\$13.96	\$726	\$29,039	1.9	\$54,067	\$1,352	\$16,220	\$406	267,443	31%	\$10.82	\$563	1.3
<u>Metropolitan Areas</u>													
Asheville HMFA	\$19.10	\$993	\$39,720	2.6	\$66,400	\$1,660	\$19,920	\$498	53,653	33%	\$13.55	\$705	1.4
Brunswick County HMFA	\$16.38	\$852	\$34,080	2.3	\$66,300	\$1,658	\$19,890	\$497	12,121	23%	\$10.81	\$562	1.5
Burlington MSA	\$15.62	\$812	\$32,480	2.2	\$61,600	\$1,540	\$18,480	\$462	21,822	35%	\$13.22	\$687	1.2
Charlotte-Concord-Gastonia HMFA	\$19.77	\$1,028	\$41,120	2.7	\$79,000	\$1,975	\$23,700	\$593	234,197	38%	\$19.85	\$1,032	1.0
Craven County HMFA	\$17.19	\$894	\$35,760	2.4	\$64,600	\$1,615	\$19,380	\$485	14,902	37%	\$13.27	\$690	1.3
Davidson County HMFA	\$13.06	\$679	\$27,160	1.8	\$60,300	\$1,508	\$18,090	\$452	18,395	28%	\$12.22	\$636	1.1
Durham-Chapel Hill HMFA	\$20.29	\$1,055	\$42,200	2.8	\$84,800	\$2,120	\$25,440	\$636	82,874	41%	\$20.07	\$1,044	1.0
Fayetteville HMFA	\$17.17	\$893	\$35,720	2.4	\$54,900	\$1,373	\$16,470	\$412	60,967	49%	\$12.93	\$672	1.3
Gates County HMFA	\$13.06	\$679	\$27,160	1.8	\$64,600	\$1,615	\$19,380	\$485	870	20%	\$9.99	\$520	1.3
Goldboro MSA	\$14.48	\$753	\$30,120	2.0	\$58,500	\$1,463	\$17,550	\$439	18,623	39%	\$11.44	\$595	1.3
Greensboro-High Point HMFA	\$14.79	\$769	\$30,760	2.0	\$61,300	\$1,533	\$18,390	\$460	98,442	38%	\$14.71	\$765	1.0
Greenville MSA	\$14.88	\$774	\$30,960	2.1	\$67,300	\$1,683	\$20,190	\$505	32,848	48%	\$11.45	\$596	1.3
Haywood County HMFA	\$16.19	\$842	\$33,680	2.2	\$58,600	\$1,465	\$17,580	\$440	7,427	28%	\$9.86	\$513	1.6
Hickory-Lenoir-Morganton MSA	\$13.06	\$679	\$27,160	1.8	\$55,100	\$1,378	\$16,530	\$413	40,812	29%	\$12.21	\$635	1.1
Hoke County HMFA	\$14.27	\$742	\$29,680	2.0	\$53,600	\$1,340	\$16,080	\$402	5,736	33%	\$10.96	\$570	1.3
Iredell County HMFA	\$16.79	\$873	\$34,920	2.3	\$70,700	\$1,768	\$21,210	\$530	17,757	28%	\$15.23	\$792	1.1
Jacksonville MSA	\$16.21	\$843	\$33,720	2.2	\$57,600	\$1,440	\$17,280	\$432	29,958	47%	\$11.59	\$603	1.4
Jones County HMFA	\$13.06	\$679	\$27,160	1.8	\$48,400	\$1,210	\$14,520	\$363	1,139	27%	\$8.52	\$443	1.5

\* 50th percentile FMR (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 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 2019 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

## FY19 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 BMR 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lincoln County HMFA	\$15.06	\$783	\$31,320	2.1	\$64,000	\$1,600	\$19,200	\$480	7,354	24%	\$11.61	\$604	1.3
Pamlico County HMFA	\$13.94	\$725	\$29,000	1.9	\$59,300	\$1,483	\$17,790	\$445	1,355	25%	\$8.75	\$455	1.6
Pender County HMFA	\$15.27	\$794	\$31,760	2.1	\$61,900	\$1,548	\$18,570	\$464	4,395	21%	\$9.62	\$500	1.6
Person County HMFA	\$13.60	\$707	\$28,280	1.9	\$56,000	\$1,400	\$16,800	\$420	4,411	28%	\$9.15	\$476	1.5
Raleigh MSA	\$20.88	\$1,086	\$43,440	2.9	\$93,100	\$2,328	\$27,930	\$698	162,246	34%	\$16.77	\$872	1.2
Rockingham County HMFA	\$13.06	\$679	\$27,160	1.8	\$53,400	\$1,335	\$16,020	\$401	11,735	32%	\$9.95	\$517	1.3
Rocky Mount MSA	\$13.87	\$721	\$28,840	1.9	\$54,700	\$1,368	\$16,410	\$410	21,563	37%	\$11.33	\$589	1.2
Rowan County HMFA	\$16.12	\$838	\$33,520	2.2	\$59,700	\$1,493	\$17,910	\$448	16,524	32%	\$13.76	\$716	1.2
Virginia Beach-Norfolk-Newport News HMFA	\$21.23	\$1,104	\$44,160	2.9	\$79,300	\$1,983	\$23,790	\$595	1,711	18%	\$8.70	\$452	2.4
Wilmington HMFA	\$19.29	\$1,003	\$40,120	2.7	\$72,800	\$1,820	\$21,840	\$546	39,062	43%	\$13.31	\$692	1.4
Winston-Salem HMFA	\$14.02	\$729	\$29,160	1.9	\$61,900	\$1,548	\$18,570	\$464	66,108	34%	\$14.76	\$768	0.9
<u>Counties</u>													
Alamance County	\$15.62	\$812	\$32,480	2.2	\$61,600	\$1,540	\$18,480	\$462	21,822	35%	\$13.22	\$687	1.2
Alexander County	\$13.06	\$679	\$27,160	1.8	\$55,100	\$1,378	\$16,530	\$413	3,362	24%	\$9.66	\$502	1.4
Alleghany County	\$13.06	\$679	\$27,160	1.8	\$48,100	\$1,203	\$14,430	\$361	1,184	25%	\$8.36	\$435	1.6
Anson County	\$13.06	\$679	\$27,160	1.8	\$45,200	\$1,130	\$13,560	\$339	3,380	35%	\$11.33	\$589	1.2
Ashe County	\$13.06	\$679	\$27,160	1.8	\$50,500	\$1,263	\$15,150	\$379	3,112	26%	\$11.30	\$588	1.2
Avery County	\$14.62	\$760	\$30,400	2.0	\$49,400	\$1,235	\$14,820	\$371	1,549	23%	\$10.07	\$524	1.5
Beaufort County	\$13.06	\$679	\$27,160	1.8	\$55,200	\$1,380	\$16,560	\$414	5,539	29%	\$9.29	\$483	1.4
Bertie County	\$13.06	\$679	\$27,160	1.8	\$44,300	\$1,108	\$13,290	\$332	2,106	26%	\$10.32	\$537	1.3
Bladen County	\$13.06	\$679	\$27,160	1.8	\$43,700	\$1,093	\$13,110	\$328	4,481	31%	\$11.38	\$592	1.1
Brunswick County	\$16.38	\$852	\$34,080	2.3	\$66,300	\$1,658	\$19,890	\$497	12,121	23%	\$10.81	\$562	1.5
Buncombe County	\$19.10	\$993	\$39,720	2.6	\$66,400	\$1,660	\$19,920	\$498	38,287	36%	\$14.16	\$736	1.3
Burke County	\$13.06	\$679	\$27,160	1.8	\$55,100	\$1,378	\$16,530	\$413	9,835	28%	\$9.93	\$517	1.3

\* 50th percentile FMR (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 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 2019 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

## FY19 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 BMR 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Cabarrus County	\$19.77	\$1,028	\$41,120	2.7	\$79,000	\$1,975	\$23,700	\$593	20,589	29%	\$13.16	\$685	1.5
Caldwell County	\$13.06	\$679	\$27,160	1.8	\$55,100	\$1,378	\$16,530	\$413	9,118	28%	\$12.16	\$633	1.1
Camden County	\$20.81	\$1,082	\$43,280	2.9	\$75,300	\$1,883	\$22,590	\$565	754	20%	\$10.42	\$542	2.0
Carteret County	\$16.71	\$869	\$34,760	2.3	\$67,200	\$1,680	\$20,160	\$504	8,199	27%	\$10.66	\$554	1.6
Caswell County	\$13.06	\$679	\$27,160	1.8	\$51,200	\$1,280	\$15,360	\$384	2,162	24%	\$7.36	\$383	1.8
Catawba County	\$13.06	\$679	\$27,160	1.8	\$55,100	\$1,378	\$16,530	\$413	18,497	31%	\$13.12	\$682	1.0
Chatham County	\$20.29	\$1,055	\$42,200	2.8	\$84,800	\$2,120	\$25,440	\$636	6,696	24%	\$8.99	\$468	2.3
Cherokee County	\$13.06	\$679	\$27,160	1.8	\$47,900	\$1,198	\$14,370	\$359	2,241	20%	\$11.48	\$597	1.1
Chowan County	\$14.83	\$771	\$30,840	2.0	\$50,600	\$1,265	\$15,180	\$380	1,593	27%	\$8.89	\$462	1.7
Clay County	\$14.44	\$751	\$30,040	2.0	\$48,800	\$1,220	\$14,640	\$366	1,125	22%	\$8.99	\$468	1.6
Cleveland County	\$13.17	\$685	\$27,400	1.8	\$49,500	\$1,238	\$14,850	\$371	12,327	33%	\$11.70	\$608	1.1
Columbus County	\$13.06	\$679	\$27,160	1.8	\$50,000	\$1,250	\$15,000	\$375	6,541	29%	\$8.99	\$467	1.5
Craven County	\$17.19	\$894	\$35,760	2.4	\$64,600	\$1,615	\$19,380	\$485	14,902	37%	\$13.27	\$690	1.3
Cumberland County	\$17.17	\$893	\$35,720	2.4	\$54,900	\$1,373	\$16,470	\$412	60,967	49%	\$12.93	\$672	1.3
Currituck County	\$21.23	\$1,104	\$44,160	2.9	\$79,300	\$1,983	\$23,790	\$595	1,711	18%	\$8.70	\$452	2.4
Dare County	\$18.33	\$953	\$38,120	2.5	\$67,700	\$1,693	\$20,310	\$508	4,666	31%	\$11.44	\$595	1.6
Davidson County	\$13.06	\$679	\$27,160	1.8	\$60,300	\$1,508	\$18,090	\$452	18,395	28%	\$12.22	\$636	1.1
Davie County	\$14.02	\$729	\$29,160	1.9	\$61,900	\$1,548	\$18,570	\$464	3,572	22%	\$10.11	\$525	1.4
Duplin County	\$13.06	\$679	\$27,160	1.8	\$45,300	\$1,133	\$13,590	\$340	6,570	30%	\$11.39	\$592	1.1
Durham County	\$20.29	\$1,055	\$42,200	2.8	\$84,800	\$2,120	\$25,440	\$636	56,268	47%	\$22.02	\$1,145	0.9
Edgecombe County	\$13.87	\$721	\$28,840	1.9	\$54,700	\$1,368	\$16,410	\$410	8,757	41%	\$11.80	\$614	1.2
Forsyth County	\$14.02	\$729	\$29,160	1.9	\$61,900	\$1,548	\$18,570	\$464	54,477	38%	\$15.56	\$809	0.9
Franklin County	\$20.88	\$1,086	\$43,440	2.9	\$93,100	\$2,328	\$27,930	\$698	6,543	27%	\$12.94	\$673	1.6
Gaston County	\$19.77	\$1,028	\$41,120	2.7	\$79,000	\$1,975	\$23,700	\$593	27,952	35%	\$12.44	\$647	1.6
Gates County	\$13.06	\$679	\$27,160	1.8	\$64,600	\$1,615	\$19,380	\$485	870	20%	\$9.99	\$520	1.3
Graham County	\$13.06	\$679	\$27,160	1.8	\$50,200	\$1,255	\$15,060	\$377	601	18%	\$13.78	\$717	0.9

\* 50th percentile FMR (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 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 2019 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

## FY19 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 BMR 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Granville County	\$15.71	\$817	\$32,680	2.2	\$63,300	\$1,583	\$18,990	\$475	5,578	27%	\$12.04	\$626	1.3
Greene County	\$13.06	\$679	\$27,160	1.8	\$54,200	\$1,355	\$16,260	\$407	2,254	31%	\$8.62	\$448	1.5
Guilford County	\$14.79	\$769	\$30,760	2.0	\$61,300	\$1,533	\$18,390	\$460	82,586	41%	\$15.20	\$791	1.0
Halifax County	\$13.79	\$717	\$28,680	1.9	\$44,300	\$1,108	\$13,290	\$332	7,819	37%	\$9.94	\$517	1.4
Harnett County	\$15.13	\$787	\$31,480	2.1	\$65,000	\$1,625	\$19,500	\$488	15,582	35%	\$10.36	\$539	1.5
Haywood County	\$16.19	\$842	\$33,680	2.2	\$58,600	\$1,465	\$17,580	\$440	7,427	28%	\$9.86	\$513	1.6
Henderson County	\$19.10	\$993	\$39,720	2.6	\$66,400	\$1,660	\$19,920	\$498	13,249	28%	\$11.75	\$611	1.6
Hertford County	\$13.98	\$727	\$29,080	1.9	\$47,200	\$1,180	\$14,160	\$354	2,913	33%	\$11.13	\$579	1.3
Hoke County	\$14.27	\$742	\$29,680	2.0	\$53,600	\$1,340	\$16,080	\$402	5,736	33%	\$10.96	\$570	1.3
Hyde County	\$17.46	\$908	\$36,320	2.4	\$49,800	\$1,245	\$14,940	\$374	435	24%	\$12.97	\$674	1.3
Iredell County	\$16.79	\$873	\$34,920	2.3	\$70,700	\$1,768	\$21,210	\$530	17,757	28%	\$15.23	\$792	1.1
Jackson County	\$13.25	\$689	\$27,560	1.8	\$56,100	\$1,403	\$16,830	\$421	5,653	35%	\$9.24	\$480	1.4
Johnston County	\$20.88	\$1,086	\$43,440	2.9	\$93,100	\$2,328	\$27,930	\$698	18,524	28%	\$11.35	\$590	1.8
Jones County	\$13.06	\$679	\$27,160	1.8	\$48,400	\$1,210	\$14,520	\$363	1,139	27%	\$8.52	\$443	1.5
Lee County	\$14.17	\$737	\$29,480	2.0	\$60,900	\$1,523	\$18,270	\$457	7,091	33%	\$12.32	\$640	1.2
Lenoir County	\$13.52	\$703	\$28,120	1.9	\$50,100	\$1,253	\$15,030	\$376	9,271	40%	\$11.98	\$623	1.1
Lincoln County	\$15.06	\$783	\$31,320	2.1	\$64,000	\$1,600	\$19,200	\$480	7,354	24%	\$11.61	\$604	1.3
McDowell County	\$13.06	\$679	\$27,160	1.8	\$48,300	\$1,208	\$14,490	\$362	5,166	29%	\$12.83	\$667	1.0
Macon County	\$14.71	\$765	\$30,600	2.0	\$51,500	\$1,288	\$15,450	\$386	4,073	26%	\$11.41	\$593	1.3
Madison County	\$19.10	\$993	\$39,720	2.6	\$66,400	\$1,660	\$19,920	\$498	2,117	25%	\$9.47	\$492	2.0
Martin County	\$13.06	\$679	\$27,160	1.8	\$47,900	\$1,198	\$14,370	\$359	2,994	31%	\$10.94	\$569	1.2
Mecklenburg County	\$19.77	\$1,028	\$41,120	2.7	\$79,000	\$1,975	\$23,700	\$593	171,286	43%	\$21.95	\$1,141	0.9
Mitchell County	\$13.06	\$679	\$27,160	1.8	\$54,500	\$1,363	\$16,350	\$409	1,311	21%	\$10.60	\$551	1.2
Montgomery County	\$13.06	\$679	\$27,160	1.8	\$51,100	\$1,278	\$15,330	\$383	3,258	30%	\$10.24	\$533	1.3
Moore County	\$14.94	\$777	\$31,080	2.1	\$78,700	\$1,968	\$23,610	\$590	9,783	26%	\$12.26	\$638	1.2
Nash County	\$13.87	\$721	\$28,840	1.9	\$54,700	\$1,368	\$16,410	\$410	12,806	35%	\$11.15	\$580	1.2

\* 50th percentile FMR(See Appendix B).

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# North Carolina

## FY19 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 BMR 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
New Hanover County	\$19.29	\$1,003	\$40,120	2.7	\$72,800	\$1,820	\$21,840	\$546	39,062	43%	\$13.31	\$692	1.4
Northampton County	\$13.06	\$679	\$27,160	1.8	\$41,200	\$1,030	\$12,360	\$309	2,713	31%	\$10.60	\$551	1.2
Onslow County	\$16.21	\$843	\$33,720	2.2	\$57,600	\$1,440	\$17,280	\$432	29,958	47%	\$11.59	\$603	1.4
Orange County	\$20.29	\$1,055	\$42,200	2.8	\$84,800	\$2,120	\$25,440	\$636	19,910	38%	\$14.12	\$734	1.4
Pamlico County	\$13.94	\$725	\$29,000	1.9	\$59,300	\$1,483	\$17,790	\$445	1,355	25%	\$8.75	\$455	1.6
Pasquotank County	\$15.25	\$793	\$31,720	2.1	\$58,700	\$1,468	\$17,610	\$440	5,781	40%	\$10.16	\$528	1.5
Pender County	\$15.27	\$794	\$31,760	2.1	\$61,900	\$1,548	\$18,570	\$464	4,395	21%	\$9.62	\$500	1.6
Perquimans County	\$15.87	\$825	\$33,000	2.2	\$54,700	\$1,368	\$16,410	\$410	1,602	27%	\$8.56	\$445	1.9
Person County	\$13.60	\$707	\$28,280	1.9	\$56,000	\$1,400	\$16,800	\$420	4,411	28%	\$9.15	\$476	1.5
Pitt County	\$14.88	\$774	\$30,960	2.1	\$67,300	\$1,683	\$20,190	\$505	32,848	48%	\$11.45	\$596	1.3
Polk County	\$15.29	\$795	\$31,800	2.1	\$59,100	\$1,478	\$17,730	\$443	2,399	27%	\$10.24	\$533	1.5
Randolph County	\$14.79	\$769	\$30,760	2.0	\$61,300	\$1,533	\$18,390	\$460	15,856	28%	\$11.52	\$599	1.3
Richmond County	\$13.06	\$679	\$27,160	1.8	\$42,300	\$1,058	\$12,690	\$317	6,346	35%	\$9.83	\$511	1.3
Robeson County	\$13.06	\$679	\$27,160	1.8	\$43,800	\$1,095	\$13,140	\$329	16,304	35%	\$9.77	\$508	1.3
Rockingham County	\$13.06	\$679	\$27,160	1.8	\$53,400	\$1,335	\$16,020	\$401	11,735	32%	\$9.95	\$517	1.3
Rowan County	\$16.12	\$838	\$33,520	2.2	\$59,700	\$1,493	\$17,910	\$448	16,524	32%	\$13.76	\$716	1.2
Rutherford County	\$13.06	\$679	\$27,160	1.8	\$53,900	\$1,348	\$16,170	\$404	7,548	28%	\$10.39	\$540	1.3
Sampson County	\$13.06	\$679	\$27,160	1.8	\$48,600	\$1,215	\$14,580	\$365	7,129	30%	\$10.34	\$538	1.3
Scotland County	\$13.38	\$696	\$27,840	1.8	\$39,800	\$995	\$11,940	\$299	5,038	38%	\$8.69	\$452	1.5
Stanly County	\$13.06	\$679	\$27,160	1.8	\$58,700	\$1,468	\$17,610	\$440	6,566	28%	\$9.42	\$490	1.4
Stokes County	\$14.02	\$729	\$29,160	1.9	\$61,900	\$1,548	\$18,570	\$464	4,320	22%	\$7.62	\$396	1.8
Surry County	\$13.06	\$679	\$27,160	1.8	\$52,000	\$1,300	\$15,600	\$390	7,893	27%	\$11.43	\$594	1.1
Swain County	\$13.06	\$679	\$27,160	1.8	\$47,200	\$1,180	\$14,160	\$354	1,543	28%	\$11.21	\$583	1.2
Transylvania County	\$13.38	\$696	\$27,840	1.8	\$56,100	\$1,403	\$16,830	\$421	3,399	24%	\$10.14	\$528	1.3
Tyrrell County	\$13.06	\$679	\$27,160	1.8	\$39,300	\$983	\$11,790	\$295	376	24%	\$9.84	\$511	1.3
Union County	\$19.77	\$1,028	\$41,120	2.7	\$79,000	\$1,975	\$23,700	\$593	14,370	19%	\$12.57	\$653	1.6

\* 50th percentile FMR (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 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 2019 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

## FY19 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 BMR 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Vance County	\$13.06	\$679	\$27,160	1.8	\$45,200	\$1,130	\$13,560	\$339	7,049	41%	\$10.62	\$552	1.2
Wake County	\$20.88	\$1,086	\$43,440	2.9	\$93,100	\$2,328	\$27,930	\$698	137,179	36%	\$17.29	\$899	1.2
Warren County	\$13.06	\$679	\$27,160	1.8	\$49,400	\$1,235	\$14,820	\$371	2,284	28%	\$7.28	\$378	1.8
Washington County	\$13.75	\$715	\$28,600	1.9	\$45,700	\$1,143	\$13,710	\$343	2,059	39%	\$11.07	\$576	1.2
Watauga County	\$17.58	\$914	\$36,560	2.4	\$65,300	\$1,633	\$19,590	\$490	8,355	41%	\$7.23	\$376	2.4
Wayne County	\$14.48	\$753	\$30,120	2.0	\$58,500	\$1,463	\$17,550	\$439	18,623	39%	\$11.44	\$595	1.3
Wilkes County	\$13.06	\$679	\$27,160	1.8	\$55,900	\$1,398	\$16,770	\$419	7,074	25%	\$9.98	\$519	1.3
Wilson County	\$14.04	\$730	\$29,200	1.9	\$56,700	\$1,418	\$17,010	\$425	12,677	40%	\$13.82	\$719	1.0
Yadkin County	\$14.02	\$729	\$29,160	1.9	\$61,900	\$1,548	\$18,570	\$464	3,739	24%	\$10.09	\$525	1.4
Yancey County	\$13.12	\$682	\$27,280	1.8	\$50,900	\$1,273	\$15,270	\$382	1,997	27%	\$7.69	\$400	1.7

\* 50th percentile FMR (See Appendix B).

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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.