

KANSAS

#39*

In **Kansas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$874**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,915** monthly or **\$34,975** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.81
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT KANSAS:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$14.62
2-Bedroom Housing Wage	\$16.81
Number of Renter Households	381,104
Percent Renters	34%

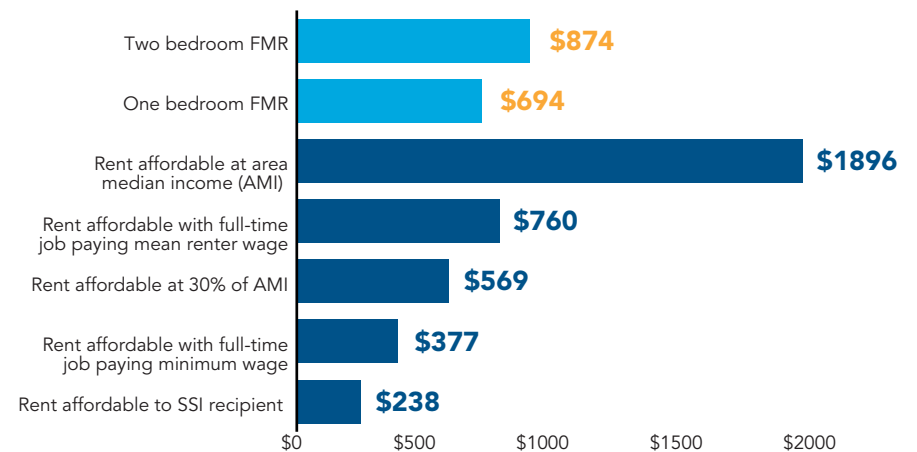
93
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

74
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)

1.8
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	\$19.63
Lawrence MSA	\$18.27
Manhattan MSA	\$17.44
Geary County	\$17.42
Wichita HMFA	\$16.42



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.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kansas	\$16.81	\$874	\$34,975	2.3	\$75,840	\$1,896	\$22,752	\$569	381,104	34%	\$14.62	\$760	1.1
Combined Nonmetro Areas	\$14.51	\$754	\$30,178	2.0	\$64,725	\$1,618	\$19,418	\$485	115,357	31%	\$12.78	\$665	1.1
Metropolitan Areas													
Kansas City HMFA	\$19.63	\$1,021	\$40,840	2.7	\$86,600	\$2,165	\$25,980	\$650	108,508	33%	\$16.91	\$879	1.2
Kingman County HMFA	\$13.81	\$718	\$28,720	1.9	\$74,100	\$1,853	\$22,230	\$556	672	21%	\$10.98	\$571	1.3
Lawrence MSA	\$18.27	\$950	\$38,000	2.5	\$84,500	\$2,113	\$25,350	\$634	22,854	49%	\$10.66	\$554	1.7
Manhattan MSA	\$17.44	\$907	\$36,280	2.4	\$77,400	\$1,935	\$23,220	\$581	16,906	48%	\$12.15	\$632	1.4
St. Joseph MSA	\$15.71	\$817	\$32,680	2.2	\$67,800	\$1,695	\$20,340	\$509	852	28%	\$13.49	\$701	1.2
Sumner County HMFA	\$14.60	\$759	\$30,360	2.0	\$73,100	\$1,828	\$21,930	\$548	2,437	26%	\$10.97	\$570	1.3
Topeka MSA	\$15.40	\$801	\$32,040	2.1	\$77,000	\$1,925	\$23,100	\$578	30,320	32%	\$13.56	\$705	1.1
Wichita HMFA	\$16.42	\$854	\$34,160	2.3	\$75,800	\$1,895	\$22,740	\$569	83,198	35%	\$14.34	\$746	1.1
Counties													
Allen County	\$13.81	\$718	\$28,720	1.9	\$61,500	\$1,538	\$18,450	\$461	1,571	29%	\$9.94	\$517	1.4
Anderson County	\$13.81	\$718	\$28,720	1.9	\$65,200	\$1,630	\$19,560	\$489	795	26%	\$16.50	\$858	0.8
Atchison County	\$13.81	\$718	\$28,720	1.9	\$63,400	\$1,585	\$19,020	\$476	1,825	31%	\$13.13	\$683	1.1
Barber County	\$13.81	\$718	\$28,720	1.9	\$64,600	\$1,615	\$19,380	\$485	543	28%	\$11.30	\$588	1.2
Barton County	\$13.81	\$718	\$28,720	1.9	\$67,700	\$1,693	\$20,310	\$508	3,160	30%	\$12.23	\$636	1.1
Bourbon County	\$13.81	\$718	\$28,720	1.9	\$53,600	\$1,340	\$16,080	\$402	1,612	29%	\$11.36	\$591	1.2
Brown County	\$13.81	\$718	\$28,720	1.9	\$59,000	\$1,475	\$17,700	\$443	1,153	30%	\$15.34	\$797	0.9
Butler County	\$16.42	\$854	\$34,160	2.3	\$75,800	\$1,895	\$22,740	\$569	6,347	26%	\$11.57	\$602	1.4
Chase County	\$13.81	\$718	\$28,720	1.9	\$64,000	\$1,600	\$19,200	\$480	203	19%	\$12.15	\$632	1.1
Chautauqua County	\$13.81	\$718	\$28,720	1.9	\$56,500	\$1,413	\$16,950	\$424	325	22%	\$9.08	\$472	1.5
Cherokee County	\$13.92	\$724	\$28,960	1.9	\$55,000	\$1,375	\$16,500	\$413	2,164	27%	\$13.80	\$717	1.0

1: BR = Bedroom
 2: FMR = Fiscal Year 2021 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2021 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Cheyenne County	\$13.81	\$718	\$28,720	1.9	\$65,400	\$1,635	\$19,620	\$491	244	20%	\$12.24	\$636	1.1
Clark County	\$15.77	\$820	\$32,800	2.2	\$71,400	\$1,785	\$21,420	\$536	224	26%	\$15.03	\$782	1.0
Clay County	\$14.42	\$750	\$30,000	2.0	\$69,700	\$1,743	\$20,910	\$523	1,017	29%	\$8.83	\$459	1.6
Cloud County	\$13.81	\$718	\$28,720	1.9	\$55,700	\$1,393	\$16,710	\$418	999	27%	\$10.49	\$545	1.3
Coffey County	\$13.81	\$718	\$28,720	1.9	\$78,400	\$1,960	\$23,520	\$588	865	24%	\$19.84	\$1,032	0.7
Comanche County	\$13.81	\$718	\$28,720	1.9	\$77,700	\$1,943	\$23,310	\$583	153	20%	\$8.04	\$418	1.7
Cowley County	\$13.85	\$720	\$28,800	1.9	\$61,400	\$1,535	\$18,420	\$461	4,397	33%	\$13.81	\$718	1.0
Crawford County	\$14.23	\$740	\$29,600	2.0	\$61,200	\$1,530	\$18,360	\$459	6,208	41%	\$10.40	\$541	1.4
Decatur County	\$13.81	\$718	\$28,720	1.9	\$65,400	\$1,635	\$19,620	\$491	379	26%	\$12.88	\$670	1.1
Dickinson County	\$13.81	\$718	\$28,720	1.9	\$64,800	\$1,620	\$19,440	\$486	2,325	29%	\$9.01	\$468	1.5
Doniphan County	\$15.71	\$817	\$32,680	2.2	\$67,800	\$1,695	\$20,340	\$509	852	28%	\$13.49	\$701	1.2
Douglas County	\$18.27	\$950	\$38,000	2.5	\$84,500	\$2,113	\$25,350	\$634	22,854	49%	\$10.66	\$554	1.7
Edwards County	\$13.81	\$718	\$28,720	1.9	\$63,100	\$1,578	\$18,930	\$473	288	22%	\$15.38	\$800	0.9
Elk County	\$13.81	\$718	\$28,720	1.9	\$57,400	\$1,435	\$17,220	\$431	231	20%	\$6.22	\$323	2.2
Ellis County	\$14.23	\$740	\$29,600	2.0	\$79,900	\$1,998	\$23,970	\$599	4,483	39%	\$11.07	\$576	1.3
Ellsworth County	\$13.81	\$718	\$28,720	1.9	\$71,000	\$1,775	\$21,300	\$533	553	23%	\$11.34	\$590	1.2
Finney County	\$15.42	\$802	\$32,080	2.1	\$66,600	\$1,665	\$19,980	\$500	4,461	36%	\$15.56	\$809	1.0
Ford County	\$15.12	\$786	\$31,440	2.1	\$61,800	\$1,545	\$18,540	\$464	4,366	38%	\$16.31	\$848	0.9
Franklin County	\$15.54	\$808	\$32,320	2.1	\$71,100	\$1,778	\$21,330	\$533	2,801	28%	\$12.30	\$640	1.3
Geary County	\$17.42	\$906	\$36,240	2.4	\$56,700	\$1,418	\$17,010	\$425	7,875	62%	\$14.38	\$748	1.2
Gove County	\$13.81	\$718	\$28,720	1.9	\$62,500	\$1,563	\$18,750	\$469	295	24%	\$13.57	\$705	1.0
Graham County	\$13.81	\$718	\$28,720	1.9	\$59,700	\$1,493	\$17,910	\$448	212	18%	\$9.43	\$490	1.5
Grant County	\$13.81	\$718	\$28,720	1.9	\$73,000	\$1,825	\$21,900	\$548	651	26%	\$14.00	\$728	1.0
Gray County	\$13.81	\$718	\$28,720	1.9	\$74,200	\$1,855	\$22,260	\$557	470	22%	\$17.62	\$916	0.8
Greeley County	\$13.81	\$718	\$28,720	1.9	\$61,100	\$1,528	\$18,330	\$458	192	37%	\$14.78	\$769	0.9
Greenwood County	\$13.81	\$718	\$28,720	1.9	\$56,900	\$1,423	\$17,070	\$427	726	26%	\$13.26	\$690	1.0

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hamilton County	\$13.81	\$718	\$28,720	1.9	\$53,900	\$1,348	\$16,170	\$404	252	28%	\$18.96	\$986	0.7
Harper County	\$13.81	\$718	\$28,720	1.9	\$62,200	\$1,555	\$18,660	\$467	688	30%	\$17.04	\$886	0.8
Harvey County	\$16.42	\$854	\$34,160	2.3	\$75,800	\$1,895	\$22,740	\$569	3,777	28%	\$11.43	\$594	1.4
Haskell County	\$13.81	\$718	\$28,720	1.9	\$62,600	\$1,565	\$18,780	\$470	314	24%	\$17.84	\$928	0.8
Hodgeman County	\$13.81	\$718	\$28,720	1.9	\$74,200	\$1,855	\$22,260	\$557	142	19%	\$10.97	\$570	1.3
Jackson County	\$15.40	\$801	\$32,040	2.1	\$77,000	\$1,925	\$23,100	\$578	1,335	24%	\$8.14	\$423	1.9
Jefferson County	\$15.40	\$801	\$32,040	2.1	\$77,000	\$1,925	\$23,100	\$578	1,207	16%	\$14.16	\$736	1.1
Jewell County	\$13.81	\$718	\$28,720	1.9	\$54,400	\$1,360	\$16,320	\$408	258	19%	\$7.77	\$404	1.8
Johnson County	\$19.63	\$1,021	\$40,840	2.7	\$86,600	\$2,165	\$25,980	\$650	70,341	31%	\$17.08	\$888	1.1
Kearny County	\$13.81	\$718	\$28,720	1.9	\$59,600	\$1,490	\$17,880	\$447	287	24%	\$13.04	\$678	1.1
Kingman County	\$13.81	\$718	\$28,720	1.9	\$74,100	\$1,853	\$22,230	\$556	672	21%	\$10.98	\$571	1.3
Kiowa County	\$13.81	\$718	\$28,720	1.9	\$68,300	\$1,708	\$20,490	\$512	290	29%	\$9.66	\$502	1.4
Labette County	\$13.81	\$718	\$28,720	1.9	\$59,600	\$1,490	\$17,880	\$447	2,493	30%	\$9.64	\$501	1.4
Lane County	\$13.81	\$718	\$28,720	1.9	\$72,300	\$1,808	\$21,690	\$542	185	24%	\$14.46	\$752	1.0
Leavenworth County	\$19.63	\$1,021	\$40,840	2.7	\$86,600	\$2,165	\$25,980	\$650	8,879	33%	\$12.66	\$658	1.6
Lincoln County	\$13.81	\$718	\$28,720	1.9	\$67,400	\$1,685	\$20,220	\$506	276	22%	\$11.10	\$577	1.2
Linn County	\$19.63	\$1,021	\$40,840	2.7	\$86,600	\$2,165	\$25,980	\$650	1,012	23%	\$16.27	\$846	1.2
Logan County	\$13.81	\$718	\$28,720	1.9	\$70,600	\$1,765	\$21,180	\$530	355	31%	\$11.93	\$620	1.2
Lyon County	\$13.81	\$718	\$28,720	1.9	\$63,900	\$1,598	\$19,170	\$479	5,426	40%	\$10.14	\$527	1.4
McPherson County	\$14.33	\$745	\$29,800	2.0	\$73,500	\$1,838	\$22,050	\$551	3,761	30%	\$15.65	\$814	0.9
Marion County	\$13.81	\$718	\$28,720	1.9	\$67,000	\$1,675	\$20,100	\$503	1,040	21%	\$10.19	\$530	1.4
Marshall County	\$13.81	\$718	\$28,720	1.9	\$66,500	\$1,663	\$19,950	\$499	870	21%	\$13.34	\$694	1.0
Meade County	\$13.81	\$718	\$28,720	1.9	\$69,400	\$1,735	\$20,820	\$521	520	31%	\$17.67	\$919	0.8
Miami County	\$19.63	\$1,021	\$40,840	2.7	\$86,600	\$2,165	\$25,980	\$650	2,666	21%	\$9.95	\$517	2.0
Mitchell County	\$13.81	\$718	\$28,720	1.9	\$63,600	\$1,590	\$19,080	\$477	738	29%	\$13.73	\$714	1.0
Montgomery County	\$13.81	\$718	\$28,720	1.9	\$56,500	\$1,413	\$16,950	\$424	4,239	31%	\$11.30	\$588	1.2

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Morris County	\$13.81	\$718	\$28,720	1.9	\$70,800	\$1,770	\$21,240	\$531	448	20%	\$9.90	\$515	1.4
Morton County	\$13.81	\$718	\$28,720	1.9	\$60,300	\$1,508	\$18,090	\$452	317	31%	\$14.49	\$753	1.0
Nemaha County	\$13.81	\$718	\$28,720	1.9	\$78,200	\$1,955	\$23,460	\$587	1,005	25%	\$10.65	\$554	1.3
Neosho County	\$13.81	\$718	\$28,720	1.9	\$59,900	\$1,498	\$17,970	\$449	1,957	30%	\$10.48	\$545	1.3
Ness County	\$13.81	\$718	\$28,720	1.9	\$62,200	\$1,555	\$18,660	\$467	211	17%	\$16.05	\$834	0.9
Norton County	\$13.81	\$718	\$28,720	1.9	\$61,700	\$1,543	\$18,510	\$463	363	20%	\$14.61	\$760	0.9
Osage County	\$15.40	\$801	\$32,040	2.1	\$77,000	\$1,925	\$23,100	\$578	1,672	25%	\$7.63	\$397	2.0
Osborne County	\$13.81	\$718	\$28,720	1.9	\$69,800	\$1,745	\$20,940	\$524	416	25%	\$9.63	\$501	1.4
Ottawa County	\$14.27	\$742	\$29,680	2.0	\$72,800	\$1,820	\$21,840	\$546	499	20%	\$10.40	\$541	1.4
Pawnee County	\$13.81	\$718	\$28,720	1.9	\$58,700	\$1,468	\$17,610	\$440	831	34%	\$11.83	\$615	1.2
Phillips County	\$13.81	\$718	\$28,720	1.9	\$63,400	\$1,585	\$19,020	\$476	562	24%	\$13.55	\$705	1.0
Pottawatomie County	\$17.44	\$907	\$36,280	2.4	\$77,400	\$1,935	\$23,220	\$581	1,857	21%	\$12.33	\$641	1.4
Pratt County	\$14.08	\$732	\$29,280	1.9	\$70,600	\$1,765	\$21,180	\$530	1,178	32%	\$13.80	\$718	1.0
Rawlins County	\$13.81	\$718	\$28,720	1.9	\$68,900	\$1,723	\$20,670	\$517	305	26%	\$11.49	\$598	1.2
Reno County	\$15.08	\$784	\$31,360	2.1	\$63,700	\$1,593	\$19,110	\$478	7,683	31%	\$11.70	\$608	1.3
Republic County	\$13.81	\$718	\$28,720	1.9	\$68,600	\$1,715	\$20,580	\$515	601	27%	\$10.43	\$543	1.3
Rice County	\$13.81	\$718	\$28,720	1.9	\$65,400	\$1,635	\$19,620	\$491	999	26%	\$13.28	\$691	1.0
Riley County	\$17.44	\$907	\$36,280	2.4	\$77,400	\$1,935	\$23,220	\$581	15,049	57%	\$12.07	\$628	1.4
Rooks County	\$13.81	\$718	\$28,720	1.9	\$64,400	\$1,610	\$19,320	\$483	501	23%	\$10.55	\$549	1.3
Rush County	\$13.81	\$718	\$28,720	1.9	\$66,600	\$1,665	\$19,980	\$500	344	24%	\$11.51	\$598	1.2
Russell County	\$13.81	\$718	\$28,720	1.9	\$66,600	\$1,665	\$19,980	\$500	663	22%	\$12.11	\$630	1.1
Saline County	\$15.46	\$804	\$32,160	2.1	\$70,200	\$1,755	\$21,060	\$527	7,313	33%	\$11.99	\$623	1.3
Scott County	\$13.81	\$718	\$28,720	1.9	\$80,900	\$2,023	\$24,270	\$607	591	30%	\$12.57	\$654	1.1
Sedgwick County	\$16.42	\$854	\$34,160	2.3	\$75,800	\$1,895	\$22,740	\$569	73,074	37%	\$14.66	\$762	1.1
Seward County	\$15.08	\$784	\$31,360	2.1	\$52,000	\$1,300	\$15,600	\$390	2,437	33%	\$17.89	\$930	0.8
Shawnee County	\$15.40	\$801	\$32,040	2.1	\$77,000	\$1,925	\$23,100	\$578	25,707	36%	\$13.85	\$720	1.1

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Sheridan County	\$13.81	\$718	\$28,720	1.9	\$72,800	\$1,820	\$21,840	\$546	264	23%	\$12.81	\$666	1.1
Sherman County	\$15.08	\$784	\$31,360	2.1	\$57,400	\$1,435	\$17,220	\$431	842	33%	\$10.11	\$526	1.5
Smith County	\$13.81	\$718	\$28,720	1.9	\$58,500	\$1,463	\$17,550	\$439	390	23%	\$15.45	\$803	0.9
Stafford County	\$13.81	\$718	\$28,720	1.9	\$67,100	\$1,678	\$20,130	\$503	333	19%	\$11.06	\$575	1.2
Stanton County	\$13.92	\$724	\$28,960	1.9	\$61,100	\$1,528	\$18,330	\$458	188	26%	\$12.68	\$659	1.1
Stevens County	\$14.00	\$728	\$29,120	1.9	\$63,900	\$1,598	\$19,170	\$479	540	30%	\$12.23	\$636	1.1
Sumner County	\$14.60	\$759	\$30,360	2.0	\$73,100	\$1,828	\$21,930	\$548	2,437	26%	\$10.97	\$570	1.3
Thomas County	\$13.81	\$718	\$28,720	1.9	\$74,000	\$1,850	\$22,200	\$555	1,093	32%	\$9.68	\$503	1.4
Trego County	\$13.81	\$718	\$28,720	1.9	\$73,700	\$1,843	\$22,110	\$553	346	25%	\$8.94	\$465	1.5
Wabaunsee County	\$15.40	\$801	\$32,040	2.1	\$77,000	\$1,925	\$23,100	\$578	399	15%	\$11.90	\$619	1.3
Wallace County	\$13.81	\$718	\$28,720	1.9	\$87,400	\$2,185	\$26,220	\$656	153	24%	\$12.23	\$636	1.1
Washington County	\$13.81	\$718	\$28,720	1.9	\$62,400	\$1,560	\$18,720	\$468	515	22%	\$12.54	\$652	1.1
Wichita County	\$13.81	\$718	\$28,720	1.9	\$68,100	\$1,703	\$20,430	\$511	249	27%	\$18.47	\$960	0.7
Wilson County	\$13.81	\$718	\$28,720	1.9	\$60,600	\$1,515	\$18,180	\$455	991	27%	\$12.36	\$643	1.1
Woodson County	\$13.81	\$718	\$28,720	1.9	\$55,000	\$1,375	\$16,500	\$413	329	23%	\$7.90	\$411	1.7
Wyandotte County	\$19.63	\$1,021	\$40,840	2.7	\$86,600	\$2,165	\$25,980	\$650	25,610	43%	\$17.49	\$909	1.1

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

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

4: AMI = Fiscal Year 2021 Area Median Income

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