

# NORTH CAROLINA

#29\*

In **North Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$960**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,200** monthly or **\$38,400** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$18.46**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT NORTH CAROLINA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$16.37</b>
2-Bedroom Housing Wage	<b>\$18.46</b>
Number of Renter Households	<b>1,379,548</b>
Percent Renters	<b>35%</b>

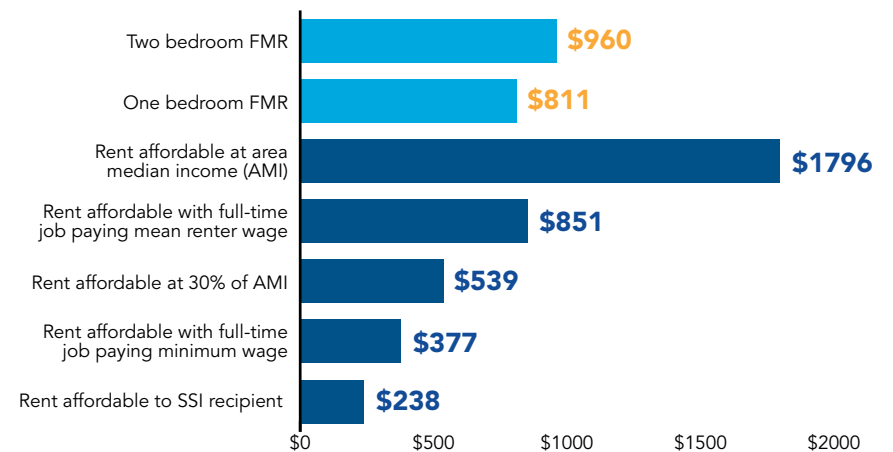
**102**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**86**  
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)

**2.2**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Asheville HMFA	<b>\$24.60</b>
Raleigh MSA	<b>\$23.08</b>
Charlotte-Concord-Gastonia HMFA	<b>\$22.13</b>
Currituck County	<b>\$22.06</b>
Durham-Chapel Hill HMFA	<b>\$21.81</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.

**FY21 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 (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
North Carolina	\$18.46	\$960	\$38,400	2.5	\$71,821	\$1,796	\$21,546	\$539	1,379,548	35%	\$16.37	\$851	1.1
Combined Nonmetro Areas	\$14.21	\$739	\$29,553	2.0	\$57,328	\$1,433	\$17,198	\$430	265,083	31%	\$11.52	\$599	1.2
<b>Metropolitan Areas</b>													
Asheville HMFA	\$24.60	\$1,279	\$51,160	3.4	\$75,500	\$1,888	\$22,650	\$566	54,636	33%	\$14.16	\$736	1.7
Brunswick County HMFA	\$16.17	\$841	\$33,640	2.2	\$76,900	\$1,923	\$23,070	\$577	10,833	19%	\$11.67	\$607	1.4
Burlington MSA	\$17.02	\$885	\$35,400	2.3	\$68,100	\$1,703	\$20,430	\$511	22,445	35%	\$13.56	\$705	1.3
Charlotte-Concord-Gastonia HMFA	\$22.13	\$1,151	\$46,040	3.1	\$84,200	\$2,105	\$25,260	\$632	243,259	38%	\$21.40	\$1,113	1.0
Craven County HMFA	\$18.21	\$947	\$37,880	2.5	\$63,800	\$1,595	\$19,140	\$479	15,282	37%	\$13.36	\$695	1.4
Davidson County HMFA	\$13.56	\$705	\$28,200	1.9	\$57,500	\$1,438	\$17,250	\$431	20,122	30%	\$12.62	\$656	1.1
Durham-Chapel Hill HMFA	\$21.81	\$1,134	\$45,360	3.0	\$86,400	\$2,160	\$25,920	\$648	84,299	40%	\$21.17	\$1,101	1.0
Fayetteville HMFA	\$16.71	\$869	\$34,760	2.3	\$59,600	\$1,490	\$17,880	\$447	61,803	49%	\$13.80	\$718	1.2
Gates County HMFA	\$14.29	\$743	\$29,720	2.0	\$64,300	\$1,608	\$19,290	\$482	1,042	22%	\$13.34	\$694	1.1
Goldsboro MSA	\$15.90	\$827	\$33,080	2.2	\$50,500	\$1,263	\$15,150	\$379	18,311	38%	\$11.92	\$620	1.3
Greensboro-High Point HMFA	\$16.52	\$859	\$34,360	2.3	\$66,700	\$1,668	\$20,010	\$500	100,026	38%	\$15.29	\$795	1.1
Greenville MSA	\$16.79	\$873	\$34,920	2.3	\$59,400	\$1,485	\$17,820	\$446	33,421	48%	\$12.62	\$656	1.3
Haywood County HMFA	\$15.90	\$827	\$33,080	2.2	\$65,600	\$1,640	\$19,680	\$492	7,188	27%	\$10.15	\$528	1.6
Hickory-Lenoir-Morganton MSA	\$13.33	\$693	\$27,720	1.8	\$60,300	\$1,508	\$18,090	\$452	40,722	28%	\$13.69	\$712	1.0
Hoke County HMFA	\$14.06	\$731	\$29,240	1.9	\$56,300	\$1,408	\$16,890	\$422	5,863	33%	\$11.02	\$573	1.3
Iredell County HMFA	\$17.75	\$923	\$36,920	2.4	\$69,700	\$1,743	\$20,910	\$523	18,407	28%	\$15.73	\$818	1.1
Jacksonville MSA	\$17.19	\$894	\$35,760	2.4	\$59,400	\$1,485	\$17,820	\$446	30,226	47%	\$12.70	\$661	1.4
Jones County HMFA	\$13.33	\$693	\$27,720	1.8	\$52,900	\$1,323	\$15,870	\$397	1,079	27%	\$9.54	\$496	1.4

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 <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 (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
Lincoln County HMFA	\$16.21	\$843	\$33,720	2.2	\$77,700	\$1,943	\$23,310	\$583	7,762	24%	\$11.65	\$606	1.4
Pamlico County HMFA	\$15.29	\$795	\$31,800	2.1	\$60,800	\$1,520	\$18,240	\$456	1,210	22%	\$11.62	\$604	1.3
Pender County HMFA	\$16.21	\$843	\$33,720	2.2	\$70,100	\$1,753	\$21,030	\$526	4,086	19%	\$9.48	\$493	1.7
Person County HMFA	\$14.56	\$757	\$30,280	2.0	\$65,600	\$1,640	\$19,680	\$492	3,744	24%	\$10.30	\$535	1.4
Raleigh MSA	\$23.08	\$1,200	\$48,000	3.2	\$95,700	\$2,393	\$28,710	\$718	169,748	34%	\$18.31	\$952	1.3
Rockingham County HMFA	\$13.33	\$693	\$27,720	1.8	\$55,000	\$1,375	\$16,500	\$413	11,380	30%	\$10.46	\$544	1.3
Rocky Mount MSA	\$14.88	\$774	\$30,960	2.1	\$62,100	\$1,553	\$18,630	\$466	21,545	37%	\$12.36	\$643	1.2
Rowan County HMFA	\$17.13	\$891	\$35,640	2.4	\$62,300	\$1,558	\$18,690	\$467	16,222	31%	\$14.00	\$728	1.2
Virginia Beach-Norfolk-Newport News HMFA	\$22.06	\$1,147	\$45,880	3.0	\$84,500	\$2,113	\$25,350	\$634	1,896	18%	\$9.98	\$519	2.2
Wilmington HMFA	\$20.56	\$1,069	\$42,760	2.8	\$76,200	\$1,905	\$22,860	\$572	40,113	42%	\$13.95	\$726	1.5
Winston-Salem HMFA	\$15.87	\$825	\$33,000	2.2	\$68,900	\$1,723	\$20,670	\$517	67,795	34%	\$15.20	\$790	1.0
<b>Counties</b>													
Alamance County	\$17.02	\$885	\$35,400	2.3	\$68,100	\$1,703	\$20,430	\$511	22,445	35%	\$13.56	\$705	1.3
Alexander County	\$13.33	\$693	\$27,720	1.8	\$60,300	\$1,508	\$18,090	\$452	3,441	24%	\$10.64	\$553	1.3
Alleghany County	\$13.33	\$693	\$27,720	1.8	\$46,300	\$1,158	\$13,890	\$347	1,168	24%	\$9.48	\$493	1.4
Anson County	\$13.33	\$693	\$27,720	1.8	\$51,400	\$1,285	\$15,420	\$386	3,224	34%	\$11.35	\$590	1.2
Ashe County	\$13.33	\$693	\$27,720	1.8	\$55,600	\$1,390	\$16,680	\$417	2,882	24%	\$12.34	\$641	1.1
Avery County	\$15.17	\$789	\$31,560	2.1	\$50,400	\$1,260	\$15,120	\$378	1,621	25%	\$11.30	\$587	1.3
Beaufort County	\$13.33	\$693	\$27,720	1.8	\$60,200	\$1,505	\$18,060	\$452	5,936	30%	\$9.95	\$518	1.3
Bertie County	\$13.33	\$693	\$27,720	1.8	\$48,600	\$1,215	\$14,580	\$365	2,022	26%	\$9.73	\$506	1.4
Bladen County	\$13.33	\$693	\$27,720	1.8	\$45,000	\$1,125	\$13,500	\$338	3,904	29%	\$11.66	\$606	1.1
Brunswick County	\$16.17	\$841	\$33,640	2.2	\$76,900	\$1,923	\$23,070	\$577	10,833	19%	\$11.67	\$607	1.4
Buncombe County	\$24.60	\$1,279	\$51,160	3.4	\$75,500	\$1,888	\$22,650	\$566	39,340	37%	\$14.79	\$769	1.7

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 <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 (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
Burke County	\$13.33	\$693	\$27,720	1.8	\$60,300	\$1,508	\$18,090	\$452	9,163	26%	\$11.03	\$574	1.2
Cabarrus County	\$22.13	\$1,151	\$46,040	3.1	\$84,200	\$2,105	\$25,260	\$632	20,612	29%	\$12.17	\$633	1.8
Caldwell County	\$13.33	\$693	\$27,720	1.8	\$60,300	\$1,508	\$18,090	\$452	9,045	28%	\$13.10	\$681	1.0
Camden County	\$20.98	\$1,091	\$43,640	2.9	\$75,300	\$1,883	\$22,590	\$565	712	18%	\$9.14	\$475	2.3
Carteret County	\$16.27	\$846	\$33,840	2.2	\$71,200	\$1,780	\$21,360	\$534	8,165	27%	\$10.73	\$558	1.5
Caswell County	\$13.33	\$693	\$27,720	1.8	\$62,100	\$1,553	\$18,630	\$466	2,155	24%	\$8.37	\$435	1.6
Catawba County	\$13.33	\$693	\$27,720	1.8	\$60,300	\$1,508	\$18,090	\$452	19,073	31%	\$14.91	\$775	0.9
Chatham County	\$21.81	\$1,134	\$45,360	3.0	\$86,400	\$2,160	\$25,920	\$648	6,866	24%	\$9.76	\$508	2.2
Cherokee County	\$13.75	\$715	\$28,600	1.9	\$54,300	\$1,358	\$16,290	\$407	2,615	21%	\$10.98	\$571	1.3
Chowan County	\$15.54	\$808	\$32,320	2.1	\$52,800	\$1,320	\$15,840	\$396	2,041	33%	\$12.72	\$662	1.2
Clay County	\$15.15	\$788	\$31,520	2.1	\$49,000	\$1,225	\$14,700	\$368	1,101	22%	\$11.14	\$579	1.4
Cleveland County	\$13.33	\$693	\$27,720	1.8	\$54,800	\$1,370	\$16,440	\$411	11,482	32%	\$12.47	\$648	1.1
Columbus County	\$13.33	\$693	\$27,720	1.8	\$49,000	\$1,225	\$14,700	\$368	5,943	28%	\$9.57	\$498	1.4
Craven County	\$18.21	\$947	\$37,880	2.5	\$63,800	\$1,595	\$19,140	\$479	15,282	37%	\$13.36	\$695	1.4
Cumberland County	\$16.71	\$869	\$34,760	2.3	\$59,600	\$1,490	\$17,880	\$447	61,803	49%	\$13.80	\$718	1.2
Currituck County	\$22.06	\$1,147	\$45,880	3.0	\$84,500	\$2,113	\$25,350	\$634	1,896	18%	\$9.98	\$519	2.2
Dare County	\$18.77	\$976	\$39,040	2.6	\$72,200	\$1,805	\$21,660	\$542	3,978	26%	\$11.32	\$588	1.7
Davidson County	\$13.56	\$705	\$28,200	1.9	\$57,500	\$1,438	\$17,250	\$431	20,122	30%	\$12.62	\$656	1.1
Davie County	\$15.87	\$825	\$33,000	2.2	\$68,900	\$1,723	\$20,670	\$517	3,321	20%	\$10.18	\$530	1.6
Duplin County	\$13.44	\$699	\$27,960	1.9	\$50,500	\$1,263	\$15,150	\$379	6,360	30%	\$11.08	\$576	1.2
Durham County	\$21.81	\$1,134	\$45,360	3.0	\$86,400	\$2,160	\$25,920	\$648	57,493	46%	\$23.34	\$1,213	0.9
Edgecombe County	\$14.88	\$774	\$30,960	2.1	\$62,100	\$1,553	\$18,630	\$466	8,715	41%	\$12.23	\$636	1.2
Forsyth County	\$15.87	\$825	\$33,000	2.2	\$68,900	\$1,723	\$20,670	\$517	56,417	38%	\$16.00	\$832	1.0
Franklin County	\$23.08	\$1,200	\$48,000	3.2	\$95,700	\$2,393	\$28,710	\$718	6,652	26%	\$14.18	\$738	1.6
Gaston County	\$22.13	\$1,151	\$46,040	3.1	\$84,200	\$2,105	\$25,260	\$632	29,081	35%	\$13.07	\$680	1.7
Gates County	\$14.29	\$743	\$29,720	2.0	\$64,300	\$1,608	\$19,290	\$482	1,042	22%	\$13.34	\$694	1.1

1: BR = Bedroom  
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**FY21 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 (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
Graham County	\$13.33	\$693	\$27,720	1.8	\$50,200	\$1,255	\$15,060	\$377	576	17%	\$10.07	\$523	1.3
Granville County	\$15.96	\$830	\$33,200	2.2	\$68,600	\$1,715	\$20,580	\$515	5,960	28%	\$11.47	\$597	1.4
Greene County	\$13.33	\$693	\$27,720	1.8	\$54,200	\$1,355	\$16,260	\$407	2,101	29%	\$8.93	\$465	1.5
Guilford County	\$16.52	\$859	\$34,360	2.3	\$66,700	\$1,668	\$20,010	\$500	84,084	41%	\$15.86	\$825	1.0
Halifax County	\$14.38	\$748	\$29,920	2.0	\$45,300	\$1,133	\$13,590	\$340	7,855	37%	\$10.17	\$529	1.4
Harnett County	\$15.19	\$790	\$31,600	2.1	\$63,000	\$1,575	\$18,900	\$473	15,728	35%	\$11.49	\$597	1.3
Haywood County	\$15.90	\$827	\$33,080	2.2	\$65,600	\$1,640	\$19,680	\$492	7,188	27%	\$10.15	\$528	1.6
Henderson County	\$24.60	\$1,279	\$51,160	3.4	\$75,500	\$1,888	\$22,650	\$566	13,120	27%	\$12.41	\$645	2.0
Hertford County	\$14.77	\$768	\$30,720	2.0	\$47,200	\$1,180	\$14,160	\$354	3,024	34%	\$12.21	\$635	1.2
Hoke County	\$14.06	\$731	\$29,240	1.9	\$56,300	\$1,408	\$16,890	\$422	5,863	33%	\$11.02	\$573	1.3
Hyde County	\$14.17	\$737	\$29,480	2.0	\$49,700	\$1,243	\$14,910	\$373	627	32%	\$12.64	\$657	1.1
Iredell County	\$17.75	\$923	\$36,920	2.4	\$69,700	\$1,743	\$20,910	\$523	18,407	28%	\$15.73	\$818	1.1
Jackson County	\$13.81	\$718	\$28,720	1.9	\$61,500	\$1,538	\$18,450	\$461	5,988	36%	\$10.89	\$566	1.3
Johnston County	\$23.08	\$1,200	\$48,000	3.2	\$95,700	\$2,393	\$28,710	\$718	18,632	27%	\$11.53	\$600	2.0
Jones County	\$13.33	\$693	\$27,720	1.8	\$52,900	\$1,323	\$15,870	\$397	1,079	27%	\$9.54	\$496	1.4
Lee County	\$14.94	\$777	\$31,080	2.1	\$61,000	\$1,525	\$18,300	\$458	7,293	33%	\$14.66	\$762	1.0
Lenoir County	\$14.37	\$747	\$29,880	2.0	\$50,000	\$1,250	\$15,000	\$375	9,410	41%	\$12.81	\$666	1.1
Lincoln County	\$16.21	\$843	\$33,720	2.2	\$77,700	\$1,943	\$23,310	\$583	7,762	24%	\$11.65	\$606	1.4
McDowell County	\$13.33	\$693	\$27,720	1.8	\$52,100	\$1,303	\$15,630	\$391	4,967	27%	\$13.48	\$701	1.0
Macon County	\$14.60	\$759	\$30,360	2.0	\$57,500	\$1,438	\$17,250	\$431	4,316	27%	\$11.95	\$621	1.2
Madison County	\$24.60	\$1,279	\$51,160	3.4	\$75,500	\$1,888	\$22,650	\$566	2,176	26%	\$9.30	\$484	2.6
Martin County	\$13.33	\$693	\$27,720	1.8	\$49,900	\$1,248	\$14,970	\$374	3,003	32%	\$10.01	\$520	1.3
Mecklenburg County	\$22.13	\$1,151	\$46,040	3.1	\$84,200	\$2,105	\$25,260	\$632	179,313	44%	\$23.91	\$1,244	0.9
Mitchell County	\$13.33	\$693	\$27,720	1.8	\$59,200	\$1,480	\$17,760	\$444	1,395	22%	\$11.62	\$604	1.1
Montgomery County	\$13.33	\$693	\$27,720	1.8	\$55,600	\$1,390	\$16,680	\$417	2,569	25%	\$10.25	\$533	1.3
Moore County	\$15.06	\$783	\$31,320	2.1	\$76,500	\$1,913	\$22,950	\$574	9,678	24%	\$12.97	\$674	1.2

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**FY21 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 (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
Nash County	\$14.88	\$774	\$30,960	2.1	\$62,100	\$1,553	\$18,630	\$466	12,830	35%	\$12.41	\$645	1.2
New Hanover County	\$20.56	\$1,069	\$42,760	2.8	\$76,200	\$1,905	\$22,860	\$572	40,113	42%	\$13.95	\$726	1.5
Northampton County	\$13.33	\$693	\$27,720	1.8	\$45,100	\$1,128	\$13,530	\$338	2,705	32%	\$10.89	\$566	1.2
Onslow County	\$17.19	\$894	\$35,760	2.4	\$59,400	\$1,485	\$17,820	\$446	30,226	47%	\$12.70	\$661	1.4
Orange County	\$21.81	\$1,134	\$45,360	3.0	\$86,400	\$2,160	\$25,920	\$648	19,940	37%	\$13.93	\$724	1.6
Pamlico County	\$15.29	\$795	\$31,800	2.1	\$60,800	\$1,520	\$18,240	\$456	1,210	22%	\$11.62	\$604	1.3
Pasquotank County	\$15.85	\$824	\$32,960	2.2	\$64,500	\$1,613	\$19,350	\$484	5,933	40%	\$12.38	\$644	1.3
Pender County	\$16.21	\$843	\$33,720	2.2	\$70,100	\$1,753	\$21,030	\$526	4,086	19%	\$9.48	\$493	1.7
Perquimans County	\$15.87	\$825	\$33,000	2.2	\$56,400	\$1,410	\$16,920	\$423	1,463	25%	\$7.83	\$407	2.0
Person County	\$14.56	\$757	\$30,280	2.0	\$65,600	\$1,640	\$19,680	\$492	3,744	24%	\$10.30	\$535	1.4
Pitt County	\$16.79	\$873	\$34,920	2.3	\$59,400	\$1,485	\$17,820	\$446	33,421	48%	\$12.62	\$656	1.3
Polk County	\$14.77	\$768	\$30,720	2.0	\$62,100	\$1,553	\$18,630	\$466	2,357	26%	\$11.64	\$605	1.3
Randolph County	\$16.52	\$859	\$34,360	2.3	\$66,700	\$1,668	\$20,010	\$500	15,942	28%	\$11.61	\$604	1.4
Richmond County	\$13.33	\$693	\$27,720	1.8	\$45,800	\$1,145	\$13,740	\$344	6,218	34%	\$10.24	\$532	1.3
Robeson County	\$13.33	\$693	\$27,720	1.8	\$44,400	\$1,110	\$13,320	\$333	15,799	34%	\$10.75	\$559	1.2
Rockingham County	\$13.33	\$693	\$27,720	1.8	\$55,000	\$1,375	\$16,500	\$413	11,380	30%	\$10.46	\$544	1.3
Rowan County	\$17.13	\$891	\$35,640	2.4	\$62,300	\$1,558	\$18,690	\$467	16,222	31%	\$14.00	\$728	1.2
Rutherford County	\$13.33	\$693	\$27,720	1.8	\$48,400	\$1,210	\$14,520	\$363	7,595	28%	\$11.18	\$582	1.2
Sampson County	\$13.33	\$693	\$27,720	1.8	\$51,400	\$1,285	\$15,420	\$386	7,188	31%	\$11.88	\$618	1.1
Scotland County	\$13.33	\$693	\$27,720	1.8	\$47,900	\$1,198	\$14,370	\$359	5,105	40%	\$9.82	\$511	1.4
Stanly County	\$13.33	\$693	\$27,720	1.8	\$62,200	\$1,555	\$18,660	\$467	5,977	26%	\$10.67	\$555	1.2
Stokes County	\$15.87	\$825	\$33,000	2.2	\$68,900	\$1,723	\$20,670	\$517	4,393	22%	\$8.24	\$429	1.9
Surry County	\$13.33	\$693	\$27,720	1.8	\$69,500	\$1,738	\$20,850	\$521	7,737	27%	\$10.32	\$536	1.3
Swain County	\$13.33	\$693	\$27,720	1.8	\$47,700	\$1,193	\$14,310	\$358	1,601	28%	\$9.90	\$515	1.3
Transylvania County	\$13.58	\$706	\$28,240	1.9	\$59,100	\$1,478	\$17,730	\$443	3,495	24%	\$9.31	\$484	1.5
Tyrrell County	\$14.13	\$735	\$29,400	1.9	\$52,100	\$1,303	\$15,630	\$391	506	32%	\$11.63	\$605	1.2

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 <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 (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
Union County	\$22.13	\$1,151	\$46,040	3.1	\$84,200	\$2,105	\$25,260	\$632	14,253	19%	\$12.61	\$656	1.8
Vance County	\$13.33	\$693	\$27,720	1.8	\$50,400	\$1,260	\$15,120	\$378	7,346	44%	\$13.06	\$679	1.0
Wake County	\$23.08	\$1,200	\$48,000	3.2	\$95,700	\$2,393	\$28,710	\$718	144,464	36%	\$18.96	\$986	1.2
Warren County	\$13.33	\$693	\$27,720	1.8	\$53,300	\$1,333	\$15,990	\$400	2,087	27%	\$8.19	\$426	1.6
Washington County	\$13.33	\$693	\$27,720	1.8	\$49,500	\$1,238	\$14,850	\$371	1,666	33%	\$10.26	\$534	1.3
Watauga County	\$15.88	\$826	\$33,040	2.2	\$71,400	\$1,785	\$21,420	\$536	8,419	40%	\$7.91	\$411	2.0
Wayne County	\$15.90	\$827	\$33,080	2.2	\$50,500	\$1,263	\$15,150	\$379	18,311	38%	\$11.92	\$620	1.3
Wilkes County	\$13.33	\$693	\$27,720	1.8	\$56,400	\$1,410	\$16,920	\$423	6,988	24%	\$10.84	\$564	1.2
Wilson County	\$14.96	\$778	\$31,120	2.1	\$64,300	\$1,608	\$19,290	\$482	13,096	41%	\$14.82	\$771	1.0
Yadkin County	\$15.87	\$825	\$33,000	2.2	\$68,900	\$1,723	\$20,670	\$517	3,664	24%	\$10.40	\$541	1.5
Yancey County	\$13.33	\$693	\$27,720	1.8	\$54,600	\$1,365	\$16,380	\$410	2,003	27%	\$12.78	\$664	1.0

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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.