

KENTUCKY

#38*

In **Kentucky**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,090**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,634** monthly or **\$43,612** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$20.97
PER HOUR
**STATE HOUSING
WAGE**

FACTS ABOUT KENTUCKY:

| STATE FACTS | |
|-----------------------------|----------------|
| Minimum Wage | \$7.25 |
| Average Renter Wage | \$17.51 |
| 2-Bedroom Housing Wage | \$20.97 |
| Number of Renter Households | 564,035 |
| Percent Renters | 32% |

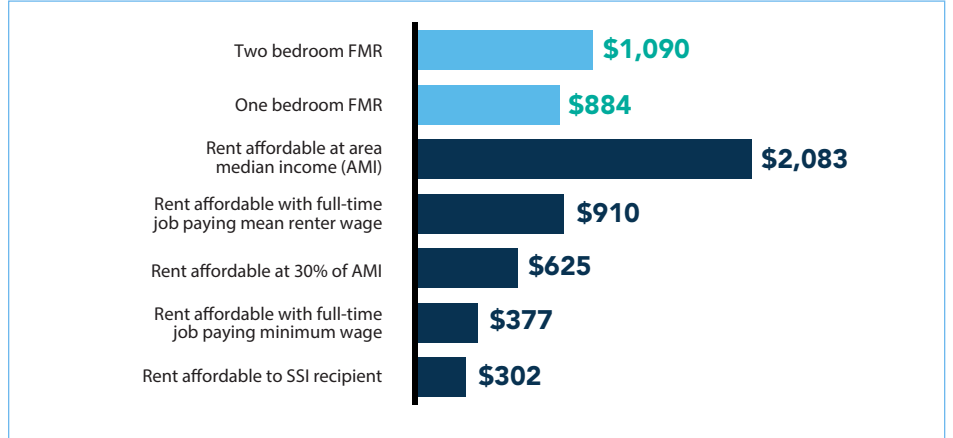
116
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

94
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.9
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

2.3
Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

| MOST EXPENSIVE AREAS | HOUSING WAGE |
|-----------------------|----------------|
| Louisville HMFA | \$25.02 |
| Clarksville HMFA | \$23.96 |
| Cincinnati HMFA | \$22.98 |
| Lexington-Fayette MSA | \$22.63 |
| Shelby County HMFA | \$21.73 |



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

| | FY24 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 BR 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 (2018-2021) | % of total households (2018-2021) | Estimated hourly mean renter wage (2024) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Kentucky | \$20.97 | \$1,090 | \$43,612 | 2.9 | \$83,318 | \$2,083 | \$24,995 | \$625 | 564,035 | 32% | \$17.51 | \$910 | 1.2 |
| Combined Nonmetro Areas | \$17.17 | \$893 | \$35,708 | 2.4 | \$68,095 | \$1,702 | \$20,429 | \$511 | 197,430 | 28% | \$14.60 | \$759 | 1.2 |
| <u>Metropolitan Areas</u> | | | | | | | | | | | | | |
| Allen County HMFA | \$18.35 | \$954 | \$38,160 | 2.5 | \$76,900 | \$1,923 | \$23,070 | \$577 | 1,802 | 23% | \$11.61 | \$604 | 1.6 |
| Bowling Green HMFA | \$21.23 | \$1,104 | \$44,160 | 2.9 | \$85,700 | \$2,143 | \$25,710 | \$643 | 23,507 | 41% | \$16.26 | \$846 | 1.3 |
| Butler County HMFA | \$16.35 | \$850 | \$34,000 | 2.3 | \$67,100 | \$1,678 | \$20,130 | \$503 | 1,253 | 28% | \$13.24 | \$689 | 1.2 |
| Carter County HMFA | \$16.35 | \$850 | \$34,000 | 2.3 | \$64,300 | \$1,608 | \$19,290 | \$482 | 2,009 | 21% | \$11.33 | \$589 | 1.4 |
| Cincinnati HMFA | \$22.98 | \$1,195 | \$47,800 | 3.2 | \$104,800 | \$2,620 | \$31,440 | \$786 | 46,574 | 28% | \$18.10 | \$941 | 1.3 |
| Clarksville HMFA | \$23.96 | \$1,246 | \$49,840 | 3.3 | \$84,000 | \$2,100 | \$25,200 | \$630 | 14,074 | 45% | \$18.65 | \$970 | 1.3 |
| Elizabethtown HMFA | \$19.29 | \$1,003 | \$40,120 | 2.7 | \$78,000 | \$1,950 | \$23,400 | \$585 | 17,681 | 36% | \$17.70 | \$920 | 1.1 |
| Evansville MSA | \$20.58 | \$1,070 | \$42,800 | 2.8 | \$81,400 | \$2,035 | \$24,420 | \$611 | 6,540 | 36% | \$15.14 | \$787 | 1.4 |
| Grant County HMFA | \$18.75 | \$975 | \$39,000 | 2.6 | \$80,200 | \$2,005 | \$24,060 | \$602 | 2,544 | 28% | \$15.02 | \$781 | 1.2 |
| Huntington-Ashland HMFA | \$18.04 | \$938 | \$37,520 | 2.5 | \$71,300 | \$1,783 | \$21,390 | \$535 | 8,813 | 27% | \$15.05 | \$782 | 1.2 |
| Lexington-Fayette MSA | \$22.63 | \$1,177 | \$47,080 | 3.1 | \$95,200 | \$2,380 | \$28,560 | \$714 | 83,906 | 40% | \$18.03 | \$938 | 1.3 |
| Louisville HMFA | \$25.02 | \$1,301 | \$52,040 | 3.5 | \$96,400 | \$2,410 | \$28,920 | \$723 | 135,904 | 35% | \$20.66 | \$1,074 | 1.2 |
| Meade County HMFA | \$19.90 | \$1,035 | \$41,400 | 2.7 | \$89,200 | \$2,230 | \$26,760 | \$669 | 2,726 | 26% | \$23.07 | \$1,200 | 0.9 |
| Owensboro MSA | \$20.98 | \$1,091 | \$43,640 | 2.9 | \$82,600 | \$2,065 | \$24,780 | \$620 | 14,501 | 30% | \$15.33 | \$797 | 1.4 |
| Shelby County HMFA | \$21.73 | \$1,130 | \$45,200 | 3.0 | \$100,500 | \$2,513 | \$30,150 | \$754 | 4,771 | 27% | \$14.61 | \$760 | 1.5 |
| <u>Counties</u> | | | | | | | | | | | | | |
| Adair County | \$16.35 | \$850 | \$34,000 | 2.3 | \$65,300 | \$1,633 | \$19,590 | \$490 | 1,601 | 24% | \$12.14 | \$631 | 1.3 |
| Allen County | \$18.35 | \$954 | \$38,160 | 2.5 | \$76,900 | \$1,923 | \$23,070 | \$577 | 1,802 | 23% | \$11.61 | \$604 | 1.6 |

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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

4: AMI = Fiscal Year 2024 Area Median Income

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

KENTUCKY

| | FY24 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 BR 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 (2018-2021) | % of total households (2018-2021) | Estimated hourly mean renter wage (2024) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Anderson County | \$18.44 | \$959 | \$38,360 | 2.5 | \$88,600 | \$2,215 | \$26,580 | \$665 | 1,944 | 21% | \$11.26 | \$586 | 1.6 |
| Ballard County | \$16.88 | \$878 | \$35,120 | 2.3 | \$79,900 | \$1,998 | \$23,970 | \$599 | 580 | 20% | \$10.54 | \$548 | 1.6 |
| Barren County | \$16.73 | \$870 | \$34,800 | 2.3 | \$61,900 | \$1,548 | \$18,570 | \$464 | 5,938 | 34% | \$13.86 | \$721 | 1.2 |
| Bath County | \$16.35 | \$850 | \$34,000 | 2.3 | \$64,000 | \$1,600 | \$19,200 | \$480 | 1,343 | 28% | \$13.75 | \$715 | 1.2 |
| Bell County | \$16.35 | \$850 | \$34,000 | 2.3 | \$47,700 | \$1,193 | \$14,310 | \$358 | 3,490 | 37% | \$11.90 | \$619 | 1.4 |
| Boone County | \$22.98 | \$1,195 | \$47,800 | 3.2 | \$104,800 | \$2,620 | \$31,440 | \$786 | 11,821 | 24% | \$17.41 | \$905 | 1.3 |
| Bourbon County | \$22.63 | \$1,177 | \$47,080 | 3.1 | \$95,200 | \$2,380 | \$28,560 | \$714 | 2,848 | 35% | \$16.21 | \$843 | 1.4 |
| Boyd County | \$18.04 | \$938 | \$37,520 | 2.5 | \$71,300 | \$1,783 | \$21,390 | \$535 | 5,756 | 31% | \$15.82 | \$823 | 1.1 |
| Boyle County | \$17.85 | \$928 | \$37,120 | 2.5 | \$75,500 | \$1,888 | \$22,650 | \$566 | 3,629 | 31% | \$14.60 | \$759 | 1.2 |
| Bracken County | \$22.98 | \$1,195 | \$47,800 | 3.2 | \$104,800 | \$2,620 | \$31,440 | \$786 | 612 | 20% | \$14.83 | \$771 | 1.5 |
| Breathitt County | \$16.35 | \$850 | \$34,000 | 2.3 | \$55,400 | \$1,385 | \$16,620 | \$416 | 1,498 | 27% | \$10.50 | \$546 | 1.6 |
| Breckinridge County | \$16.35 | \$850 | \$34,000 | 2.3 | \$68,700 | \$1,718 | \$20,610 | \$515 | 1,327 | 18% | \$12.71 | \$661 | 1.3 |
| Bullitt County | \$25.02 | \$1,301 | \$52,040 | 3.5 | \$96,400 | \$2,410 | \$28,920 | \$723 | 5,403 | 17% | \$14.79 | \$769 | 1.7 |
| Butler County | \$16.35 | \$850 | \$34,000 | 2.3 | \$67,100 | \$1,678 | \$20,130 | \$503 | 1,253 | 28% | \$13.24 | \$689 | 1.2 |
| Caldwell County | \$16.35 | \$850 | \$34,000 | 2.3 | \$65,100 | \$1,628 | \$19,530 | \$488 | 1,379 | 27% | \$11.76 | \$611 | 1.4 |
| Calloway County | \$20.46 | \$1,064 | \$42,560 | 2.8 | \$79,000 | \$1,975 | \$23,700 | \$593 | 5,266 | 36% | \$12.40 | \$645 | 1.7 |
| Campbell County | \$22.98 | \$1,195 | \$47,800 | 3.2 | \$104,800 | \$2,620 | \$31,440 | \$786 | 11,014 | 28% | \$12.54 | \$652 | 1.8 |
| Carlisle County | \$16.35 | \$850 | \$34,000 | 2.3 | \$70,300 | \$1,758 | \$21,090 | \$527 | 447 | 23% | \$15.79 | \$821 | 1.0 |
| Carroll County | \$16.35 | \$850 | \$34,000 | 2.3 | \$64,700 | \$1,618 | \$19,410 | \$485 | 1,295 | 32% | \$28.49 | \$1,482 | 0.6 |
| Carter County | \$16.35 | \$850 | \$34,000 | 2.3 | \$64,300 | \$1,608 | \$19,290 | \$482 | 2,009 | 21% | \$11.33 | \$589 | 1.4 |
| Casey County | \$16.35 | \$850 | \$34,000 | 2.3 | \$53,100 | \$1,328 | \$15,930 | \$398 | 1,461 | 24% | \$11.12 | \$578 | 1.5 |
| Christian County | \$23.96 | \$1,246 | \$49,840 | 3.3 | \$84,000 | \$2,100 | \$25,200 | \$630 | 12,831 | 50% | \$19.38 | \$1,008 | 1.2 |
| Clark County | \$22.63 | \$1,177 | \$47,080 | 3.1 | \$95,200 | \$2,380 | \$28,560 | \$714 | 4,197 | 28% | \$16.80 | \$873 | 1.3 |
| Clay County | \$16.35 | \$850 | \$34,000 | 2.3 | \$46,600 | \$1,165 | \$13,980 | \$350 | 1,796 | 25% | \$13.15 | \$684 | 1.2 |
| Clinton County | \$16.35 | \$850 | \$34,000 | 2.3 | \$51,900 | \$1,298 | \$15,570 | \$389 | 998 | 27% | \$13.29 | \$691 | 1.2 |
| Crittenden County | \$16.35 | \$850 | \$34,000 | 2.3 | \$79,900 | \$1,998 | \$23,970 | \$599 | 685 | 20% | \$17.89 | \$930 | 0.9 |

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1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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

4: AMI = Fiscal Year 2024 Area Median Income

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

KENTUCKY

FY24 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 BR 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 (2018-2021) | % of total households (2018-2021) | Estimated hourly mean renter wage (2024) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
|-------------------|--|----------|---|---|-------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
| Cumberland County | \$16.35 | \$850 | \$34,000 | 2.3 | \$60,000 | \$1,500 | \$18,000 | \$450 | 610 | 24% | \$11.22 | \$584 | 1.5 |
| Daviess County | \$20.98 | \$1,091 | \$43,640 | 2.9 | \$82,600 | \$2,065 | \$24,780 | \$620 | 13,076 | 32% | \$14.99 | \$780 | 1.4 |
| Edmonson County | \$21.23 | \$1,104 | \$44,160 | 2.9 | \$85,700 | \$2,143 | \$25,710 | \$643 | 800 | 17% | \$13.17 | \$685 | 1.6 |
| Elliott County | \$18.04 | \$938 | \$37,520 | 2.5 | \$66,100 | \$1,653 | \$19,830 | \$496 | 528 | 23% | \$6.20 | \$322 | 2.9 |
| Estill County | \$16.35 | \$850 | \$34,000 | 2.3 | \$57,800 | \$1,445 | \$17,340 | \$434 | 1,501 | 26% | \$11.67 | \$607 | 1.4 |
| Fayette County | \$22.63 | \$1,177 | \$47,080 | 3.1 | \$95,200 | \$2,380 | \$28,560 | \$714 | 62,163 | 46% | \$18.17 | \$945 | 1.2 |
| Fleming County | \$16.35 | \$850 | \$34,000 | 2.3 | \$63,400 | \$1,585 | \$19,020 | \$476 | 1,468 | 26% | \$14.46 | \$752 | 1.1 |
| Floyd County | \$16.88 | \$878 | \$35,120 | 2.3 | \$56,800 | \$1,420 | \$17,040 | \$426 | 4,106 | 29% | \$14.66 | \$762 | 1.2 |
| Franklin County | \$20.04 | \$1,042 | \$41,680 | 2.8 | \$84,300 | \$2,108 | \$25,290 | \$632 | 8,286 | 37% | \$18.80 | \$977 | 1.1 |
| Fulton County | \$16.35 | \$850 | \$34,000 | 2.3 | \$47,300 | \$1,183 | \$14,190 | \$355 | 853 | 36% | \$12.08 | \$628 | 1.4 |
| Gallatin County | \$22.98 | \$1,195 | \$47,800 | 3.2 | \$104,800 | \$2,620 | \$31,440 | \$786 | 916 | 29% | \$22.46 | \$1,168 | 1.0 |
| Garrard County | \$16.98 | \$883 | \$35,320 | 2.3 | \$72,600 | \$1,815 | \$21,780 | \$545 | 1,240 | 19% | \$14.28 | \$742 | 1.2 |
| Grant County | \$18.75 | \$975 | \$39,000 | 2.6 | \$80,200 | \$2,005 | \$24,060 | \$602 | 2,544 | 28% | \$15.02 | \$781 | 1.2 |
| Graves County | \$16.35 | \$850 | \$34,000 | 2.3 | \$70,600 | \$1,765 | \$21,180 | \$530 | 3,605 | 25% | \$13.77 | \$716 | 1.2 |
| Grayson County | \$16.35 | \$850 | \$34,000 | 2.3 | \$62,300 | \$1,558 | \$18,690 | \$467 | 2,241 | 23% | \$13.41 | \$697 | 1.2 |
| Green County | \$16.35 | \$850 | \$34,000 | 2.3 | \$60,600 | \$1,515 | \$18,180 | \$455 | 1,124 | 26% | \$14.08 | \$732 | 1.2 |
| Greenup County | \$18.04 | \$938 | \$37,520 | 2.5 | \$71,300 | \$1,783 | \$21,390 | \$535 | 3,057 | 21% | \$11.97 | \$623 | 1.5 |
| Hancock County | \$20.98 | \$1,091 | \$43,640 | 2.9 | \$82,600 | \$2,065 | \$24,780 | \$620 | 718 | 21% | \$20.65 | \$1,074 | 1.0 |
| Hardin County | \$19.29 | \$1,003 | \$40,120 | 2.7 | \$78,000 | \$1,950 | \$23,400 | \$585 | 16,180 | 38% | \$17.93 | \$933 | 1.1 |
| Harlan County | \$16.35 | \$850 | \$34,000 | 2.3 | \$48,400 | \$1,210 | \$14,520 | \$363 | 3,268 | 31% | \$14.43 | \$751 | 1.1 |
| Harrison County | \$16.35 | \$850 | \$34,000 | 2.3 | \$77,600 | \$1,940 | \$23,280 | \$582 | 2,142 | 29% | \$16.96 | \$882 | 1.0 |
| Hart County | \$16.35 | \$850 | \$34,000 | 2.3 | \$62,800 | \$1,570 | \$18,840 | \$471 | 1,893 | 26% | \$18.17 | \$945 | 0.9 |
| Henderson County | \$20.58 | \$1,070 | \$42,800 | 2.8 | \$81,400 | \$2,035 | \$24,420 | \$611 | 6,540 | 36% | \$15.14 | \$787 | 1.4 |
| Henry County | \$25.02 | \$1,301 | \$52,040 | 3.5 | \$96,400 | \$2,410 | \$28,920 | \$723 | 1,545 | 26% | \$14.70 | \$765 | 1.7 |
| Hickman County | \$16.35 | \$850 | \$34,000 | 2.3 | \$82,800 | \$2,070 | \$24,840 | \$621 | 376 | 23% | \$11.83 | \$615 | 1.4 |
| Hopkins County | \$17.56 | \$913 | \$36,520 | 2.4 | \$69,000 | \$1,725 | \$20,700 | \$518 | 5,516 | 30% | \$18.72 | \$973 | 0.9 |

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KENTUCKY

FY24 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 BR 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 (2018-2021) | % of total households (2018-2021) | Estimated hourly mean renter wage (2024) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
|-------------------|--|----------|---|---|-------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
| Jackson County | \$16.35 | \$850 | \$34,000 | 2.3 | \$55,300 | \$1,383 | \$16,590 | \$415 | 1,079 | 21% | \$14.11 | \$734 | 1.2 |
| Jefferson County | \$25.02 | \$1,301 | \$52,040 | 3.5 | \$96,400 | \$2,410 | \$28,920 | \$723 | 125,093 | 38% | \$21.33 | \$1,109 | 1.2 |
| Jessamine County | \$22.63 | \$1,177 | \$47,080 | 3.1 | \$95,200 | \$2,380 | \$28,560 | \$714 | 6,000 | 31% | \$16.19 | \$842 | 1.4 |
| Johnson County | \$16.35 | \$850 | \$34,000 | 2.3 | \$60,200 | \$1,505 | \$18,060 | \$452 | 2,623 | 31% | \$11.01 | \$572 | 1.5 |
| Kenton County | \$22.98 | \$1,195 | \$47,800 | 3.2 | \$104,800 | \$2,620 | \$31,440 | \$786 | 20,821 | 31% | \$21.41 | \$1,114 | 1.1 |
| Knott County | \$16.35 | \$850 | \$34,000 | 2.3 | \$48,400 | \$1,210 | \$14,520 | \$363 | 1,526 | 27% | \$11.29 | \$587 | 1.4 |
| Knox County | \$16.35 | \$850 | \$34,000 | 2.3 | \$47,900 | \$1,198 | \$14,370 | \$359 | 4,048 | 36% | \$10.65 | \$554 | 1.5 |
| Larue County | \$19.29 | \$1,003 | \$40,120 | 2.7 | \$78,000 | \$1,950 | \$23,400 | \$585 | 1,501 | 25% | \$13.31 | \$692 | 1.4 |
| Laurel County | \$16.81 | \$874 | \$34,960 | 2.3 | \$66,100 | \$1,653 | \$19,830 | \$496 | 6,746 | 29% | \$12.66 | \$658 | 1.3 |
| Lawrence County | \$16.35 | \$850 | \$34,000 | 2.3 | \$59,800 | \$1,495 | \$17,940 | \$449 | 1,466 | 26% | \$11.02 | \$573 | 1.5 |
| Lee County | \$16.35 | \$850 | \$34,000 | 2.3 | \$41,800 | \$1,045 | \$12,540 | \$314 | 802 | 30% | \$14.17 | \$737 | 1.2 |
| Leslie County | \$16.35 | \$850 | \$34,000 | 2.3 | \$54,000 | \$1,350 | \$16,200 | \$405 | 489 | 13% | \$9.86 | \$513 | 1.7 |
| Letcher County | \$16.35 | \$850 | \$34,000 | 2.3 | \$55,800 | \$1,395 | \$16,740 | \$419 | 2,184 | 26% | \$13.28 | \$690 | 1.2 |
| Lewis County | \$16.35 | \$850 | \$34,000 | 2.3 | \$52,400 | \$1,310 | \$15,720 | \$393 | 996 | 21% | \$11.57 | \$601 | 1.4 |
| Lincoln County | \$16.35 | \$850 | \$34,000 | 2.3 | \$62,300 | \$1,558 | \$18,690 | \$467 | 2,077 | 21% | \$11.92 | \$620 | 1.4 |
| Livingston County | \$16.35 | \$850 | \$34,000 | 2.3 | \$71,700 | \$1,793 | \$21,510 | \$538 | 639 | 18% | \$16.54 | \$860 | 1.0 |
| Logan County | \$16.35 | \$850 | \$34,000 | 2.3 | \$75,300 | \$1,883 | \$22,590 | \$565 | 2,832 | 26% | \$17.04 | \$886 | 1.0 |
| Lyon County | \$16.63 | \$865 | \$34,600 | 2.3 | \$85,000 | \$2,125 | \$25,500 | \$638 | 583 | 18% | \$10.59 | \$550 | 1.6 |
| McCracken County | \$19.08 | \$992 | \$39,680 | 2.6 | \$97,600 | \$2,440 | \$29,280 | \$732 | 8,970 | 33% | \$14.48 | \$753 | 1.3 |
| McCreary County | \$16.35 | \$850 | \$34,000 | 2.3 | \$44,400 | \$1,110 | \$13,320 | \$333 | 1,651 | 30% | \$10.88 | \$566 | 1.5 |
| McLean County | \$20.98 | \$1,091 | \$43,640 | 2.9 | \$82,600 | \$2,065 | \$24,780 | \$620 | 707 | 20% | \$10.60 | \$551 | 2.0 |
| Madison County | \$17.58 | \$914 | \$36,560 | 2.4 | \$84,300 | \$2,108 | \$25,290 | \$632 | 13,982 | 39% | \$14.25 | \$741 | 1.2 |
| Magoffin County | \$16.35 | \$850 | \$34,000 | 2.3 | \$42,600 | \$1,065 | \$12,780 | \$320 | 1,130 | 25% | \$10.74 | \$558 | 1.5 |
| Marion County | \$16.67 | \$867 | \$34,680 | 2.3 | \$71,400 | \$1,785 | \$21,420 | \$536 | 1,991 | 26% | \$14.52 | \$755 | 1.1 |
| Marshall County | \$18.02 | \$937 | \$37,480 | 2.5 | \$82,200 | \$2,055 | \$24,660 | \$617 | 2,271 | 17% | \$14.13 | \$735 | 1.3 |
| Martin County | \$16.35 | \$850 | \$34,000 | 2.3 | \$54,500 | \$1,363 | \$16,350 | \$409 | 791 | 21% | \$5.99 | \$311 | 2.7 |

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|--------------------|--|---------------|---|---|--------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
| | Hourly wage necessary to afford 2 BR ¹ FMR ² | 2 BR FMR | Annual income needed to afford 2 BR 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 (2018-2021) | % of total households (2018-2021) | Estimated hourly mean renter wage (2024) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Mason County | \$17.52 | \$911 | \$36,440 | 2.4 | \$68,800 | \$1,720 | \$20,640 | \$516 | 2,099 | 31% | \$15.61 | \$812 | 1.1 |
| Meade County | \$19.90 | \$1,035 | \$41,400 | 2.7 | \$89,200 | \$2,230 | \$26,760 | \$669 | 2,726 | 26% | \$23.07 | \$1,200 | 0.9 |
| Menifee County | \$16.35 | \$850 | \$34,000 | 2.3 | \$59,600 | \$1,490 | \$17,880 | \$447 | 587 | 26% | \$13.58 | \$706 | 1.2 |
| Mercer County | \$16.35 | \$850 | \$34,000 | 2.3 | \$83,700 | \$2,093 | \$25,110 | \$628 | 2,323 | 26% | \$21.21 | \$1,103 | 0.8 |
| Metcalfe County | \$16.35 | \$850 | \$34,000 | 2.3 | \$59,900 | \$1,498 | \$17,970 | \$449 | 922 | 22% | \$13.71 | \$713 | 1.2 |
| Monroe County | \$16.35 | \$850 | \$34,000 | 2.3 | \$63,500 | \$1,588 | \$19,050 | \$476 | 1,320 | 29% | \$14.23 | \$740 | 1.1 |
| Montgomery County | \$16.35 | \$850 | \$34,000 | 2.3 | \$72,100 | \$1,803 | \$21,630 | \$541 | 3,631 | 34% | \$16.27 | \$846 | 1.0 |
| Morgan County | \$16.35 | \$850 | \$34,000 | 2.3 | \$62,400 | \$1,560 | \$18,720 | \$468 | 999 | 21% | \$10.96 | \$570 | 1.5 |
| Muhlenberg County | \$16.35 | \$850 | \$34,000 | 2.3 | \$73,400 | \$1,835 | \$22,020 | \$551 | 2,084 | 18% | \$13.28 | \$691 | 1.2 |
| Nelson County | \$17.17 | \$893 | \$35,720 | 2.4 | \$86,200 | \$2,155 | \$25,860 | \$647 | 4,337 | 23% | \$15.73 | \$818 | 1.1 |
| Nicholas County | \$16.35 | \$850 | \$34,000 | 2.3 | \$69,800 | \$1,745 | \$20,940 | \$524 | 747 | 29% | \$9.56 | \$497 | 1.7 |
| Ohio County | \$16.35 | \$850 | \$34,000 | 2.3 | \$62,300 | \$1,558 | \$18,690 | \$467 | 2,003 | 22% | \$15.07 | \$784 | 1.1 |
| Oldham County | \$25.02 | \$1,301 | \$52,040 | 3.5 | \$96,400 | \$2,410 | \$28,920 | \$723 | 2,908 | 13% | \$12.80 | \$665 | 2.0 |
| Owen County | \$17.21 | \$895 | \$35,800 | 2.4 | \$79,200 | \$1,980 | \$23,760 | \$594 | 600 | 14% | \$19.26 | \$1,001 | 0.9 |
| Owsley County | \$16.35 | \$850 | \$34,000 | 2.3 | \$49,800 | \$1,245 | \$14,940 | \$374 | 508 | 37% | \$13.13 | \$683 | 1.2 |
| Pendleton County | \$22.98 | \$1,195 | \$47,800 | 3.2 | \$104,800 | \$2,620 | \$31,440 | \$786 | 1,390 | 26% | \$12.78 | \$665 | 1.8 |
| Perry County | \$17.94 | \$933 | \$37,320 | 2.5 | \$57,600 | \$1,440 | \$17,280 | \$432 | 2,738 | 24% | \$17.23 | \$896 | 1.0 |
| Pike County | \$17.52 | \$911 | \$36,440 | 2.4 | \$59,100 | \$1,478 | \$17,730 | \$443 | 6,184 | 26% | \$14.27 | \$742 | 1.2 |
| Powell County | \$16.58 | \$862 | \$34,480 | 2.3 | \$71,800 | \$1,795 | \$21,540 | \$539 | 1,486 | 32% | \$7.63 | \$397 | 2.2 |
| Pulaski County | \$17.54 | \$912 | \$36,480 | 2.4 | \$54,500 | \$1,363 | \$16,350 | \$409 | 7,135 | 28% | \$12.88 | \$670 | 1.4 |
| Robertson County † | \$16.35 | \$850 | \$34,000 | 2.3 | \$71,800 | \$1,795 | \$21,540 | \$539 | 206 | 26% | | | |
| Rockcastle County | \$16.35 | \$850 | \$34,000 | 2.3 | \$61,900 | \$1,548 | \$18,570 | \$464 | 1,529 | 24% | \$13.93 | \$724 | 1.2 |
| Rowan County | \$16.67 | \$867 | \$34,680 | 2.3 | \$70,200 | \$1,755 | \$21,060 | \$527 | 3,451 | 39% | \$13.96 | \$726 | 1.2 |
| Russell County | \$16.35 | \$850 | \$34,000 | 2.3 | \$68,200 | \$1,705 | \$20,460 | \$512 | 1,794 | 26% | \$11.88 | \$618 | 1.4 |
| Scott County | \$22.63 | \$1,177 | \$47,080 | 3.1 | \$95,200 | \$2,380 | \$28,560 | \$714 | 5,740 | 27% | \$20.24 | \$1,053 | 1.1 |
| Shelby County | \$21.73 | \$1,130 | \$45,200 | 3.0 | \$100,500 | \$2,513 | \$30,150 | \$754 | 4,771 | 27% | \$14.61 | \$760 | 1.5 |

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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

4: AMI = Fiscal Year 2024 Area Median Income

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

KENTUCKY

| | FY24 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 BR 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 (2018-2021) | % of total households (2018-2021) | Estimated hourly mean renter wage (2024) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Simpson County | \$19.23 | \$1,000 | \$40,000 | 2.7 | \$72,500 | \$1,813 | \$21,750 | \$544 | 2,584 | 34% | \$16.43 | \$854 | 1.2 |
| Spencer County | \$25.02 | \$1,301 | \$52,040 | 3.5 | \$96,400 | \$2,410 | \$28,920 | \$723 | 955 | 14% | \$9.00 | \$468 | 2.8 |
| Taylor County | \$16.35 | \$850 | \$34,000 | 2.3 | \$81,300 | \$2,033 | \$24,390 | \$610 | 3,197 | 32% | \$10.18 | \$529 | 1.6 |
| Todd County | \$16.35 | \$850 | \$34,000 | 2.3 | \$73,200 | \$1,830 | \$21,960 | \$549 | 1,130 | 25% | \$13.38 | \$696 | 1.2 |
| Trigg County | \$23.96 | \$1,246 | \$49,840 | 3.3 | \$84,000 | \$2,100 | \$25,200 | \$630 | 1,243 | 21% | \$10.25 | \$533 | 2.3 |
| Trimble County | \$16.58 | \$862 | \$34,480 | 2.3 | \$79,200 | \$1,980 | \$23,760 | \$594 | 613 | 19% | \$23.19 | \$1,206 | 0.7 |
| Union County | \$16.69 | \$868 | \$34,720 | 2.3 | \$70,300 | \$1,758 | \$21,090 | \$527 | 1,364 | 27% | \$16.81 | \$874 | 1.0 |
| Warren County | \$21.23 | \$1,104 | \$44,160 | 2.9 | \$85,700 | \$2,143 | \$25,710 | \$643 | 22,707 | 43% | \$16.31 | \$848 | 1.3 |
| Washington County | \$17.44 | \$907 | \$36,280 | 2.4 | \$91,400 | \$2,285 | \$27,420 | \$686 | 953 | 21% | \$11.92 | \$620 | 1.5 |
| Wayne County | \$16.35 | \$850 | \$34,000 | 2.3 | \$59,400 | \$1,485 | \$17,820 | \$446 | 2,076 | 26% | \$14.49 | \$753 | 1.1 |
| Webster County | \$16.65 | \$866 | \$34,640 | 2.3 | \$67,700 | \$1,693 | \$20,310 | \$508 | 1,365 | 28% | \$25.08 | \$1,304 | 0.7 |
| Whitley County | \$16.35 | \$850 | \$34,000 | 2.3 | \$56,700 | \$1,418 | \$17,010 | \$425 | 4,358 | 33% | \$17.87 | \$929 | 0.9 |
| Wolfe County | \$16.35 | \$850 | \$34,000 | 2.3 | \$36,800 | \$920 | \$11,040 | \$276 | 797 | 32% | \$8.54 | \$444 | 1.9 |
| Woodford County | \$22.63 | \$1,177 | \$47,080 | 3.1 | \$95,200 | \$2,380 | \$28,560 | \$714 | 2,958 | 28% | \$14.53 | \$756 | 1.6 |

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