

# Miami County, Kansas

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## Economic Data Point



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### Rental Housing Affordability

The affordability of rental housing within a community oftentimes has an impact on a worker's place of residency. Housing is typically considered one of the largest monthly expenses a family faces.

The National Low Income Housing Coalition monitors a number of data sources to determine rental housing affordability. Their methodology sets the housing wage as the per hour wage needed to afford a rental unit at a fair market rent. Fair market rent is the amount needed to pay the gross rent (shelter rent plus utilities) of privately-owned rental housing of a modest nature with suitable amenities.

In Miami County, the Fair Market Rate rent on a two-bedroom unit is \$891 per month. Someone working only for minimum wage would need 2.4 jobs to afford the unit. A worker being paid \$17.13 per hour or more could meet the 30% ratio for housing expenses. However, the mean hourly wage for Miami County renters is \$7.89. As a result, the worker would need 2.2 jobs paid at the county's mean renter wage to afford the unit.

County	2 Bedroom Unit, Fair Market Rate Rent	Wage Needed to Afford 2 BD FMR	# FT Minimum Wage Jobs Needed to Afford 2 BD FMR	Estimated Hourly Mean 2015 Renter Wage	# FT Jobs at Mean Renter Wage Needed to Afford 2 BD FMR
Butler	\$723	\$13.90	1.9	\$10.56	1.3
Douglas	\$815	\$15.67	2.2	\$8.77	1.8
Finney	\$697	\$13.40	1.8	\$12.42	1.1
Franklin	\$760	\$14.62	2.0	\$9.85	1.5
Harvey	\$723	\$13.90	1.9	\$8.69	1.6
Johnson	\$891	\$17.13	2.4	\$14.72	1.2
Leavenworth	\$891	\$17.13	2.4	\$10.94	1.6
Lyon	\$634	\$12.19	1.7	\$8.44	1.4
McPherson	\$666	\$12.81	1.8	\$12.06	1.1
<b>Miami</b>	<b>\$891</b>	<b>\$17.13</b>	<b>2.4</b>	<b>\$7.89</b>	<b>2.2</b>
Riley	\$776	\$14.92	2.1	\$9.68	1.5
Saline	\$694	\$13.35	1.8	\$9.13	1.5
Sumner	\$639	\$12.29	1.7	\$8.48	1.4
Kansas	\$756	\$14.54	2.0	\$12.35	1.2
Kansas City MSA	\$891	\$17.13	2.4	\$14.46	1.2

*Source: National Low Income Housing Coalition, Out of Reach 2015*

*These monthly data points are shared with the local cities and chambers of commerce for their use.*