

## KEY FACTS

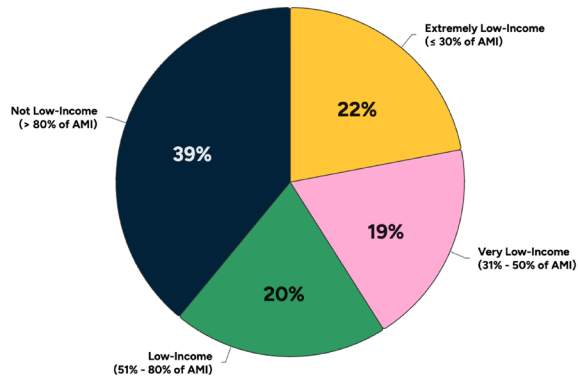
**19,901** or **22%** of renter households have extremely low incomes.

**\$23,104** is 30% of Area Median Income (AMI), or extremely low-income.

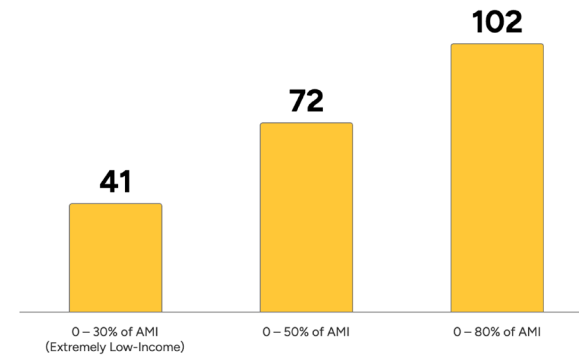
**-11,654** Shortage of rental homes affordable and available for extremely low-income renters.

**\$43,015** Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

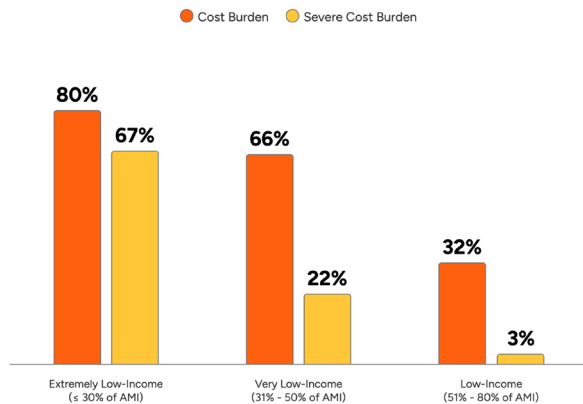
**22% of Renter Households Have Extremely Low-Incomes**



**Only 41 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households**



**67% of Extremely Low-income Renter Households Are Severely Cost Burdened**



**Rents Are Out of Reach in TN-01**

**Affordable Rents for People:**

**\$290**  
 Living on Supplemental Security Income (SSI)

**\$578**  
 Earning 30% of Area Median Income

**\$963**  
 Earning 50% of Area Median Income

**Fair Market Rent:**

**\$865**  
 One Bedroom

**\$1,075**  
 Two Bedroom

**\$1,075** is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$865** for a one-bedroom rental home.

**\$578** is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$963**.

**\$3,585** is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$43,015**. A household must earn **\$2,883** monthly or **\$34,600** annually to afford a one-bedroom home at FMR.

**\$20.68** is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$16.63**.

## SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



## KEY FACTS

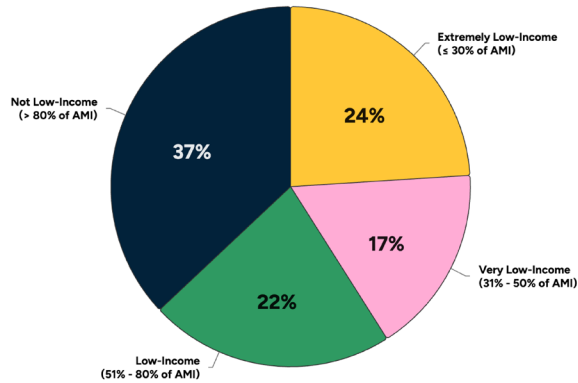
**22,672** or **24%** of renter households have extremely low incomes.

**\$28,774** is 30% of Area Median Income (AMI), or extremely low-income.

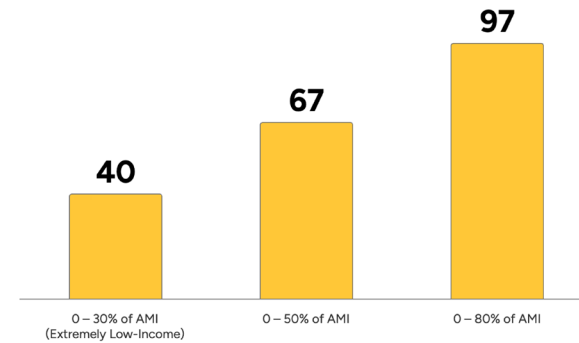
**-13,533** Shortage of rental homes affordable and available for extremely low-income renters.

**\$60,959** Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

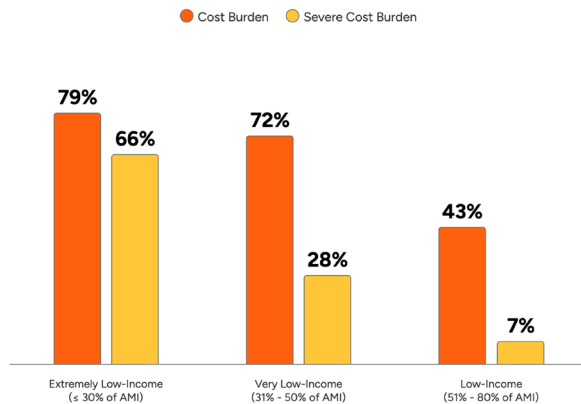
**24% of Renter Households Have Extremely Low-Incomes**



**Only 40 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households**



**66% of Extremely Low-income Renter Households Are Severely Cost Burdened**



**Rents Are Out of Reach in TN-02**

**Affordable Rents for People:**

**\$290**  
 Living on Supplemental Security Income (SSI)

**\$719**  
 Earning 30% of Area Median Income

**\$1,199**  
 Earning 50% of Area Median Income

**Fair Market Rent:**

**\$1,244**  
 One Bedroom

**\$1,524**  
 Two Bedroom

**\$1,524** is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,244** for a one-bedroom rental home.

**\$719** is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,199**.

**\$5,080** is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$60,959**. A household must earn **\$4,147** monthly or **\$49,766** annually to afford a one-bedroom home at FMR.

**\$29.31** is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$23.93**.

## SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



## KEY FACTS

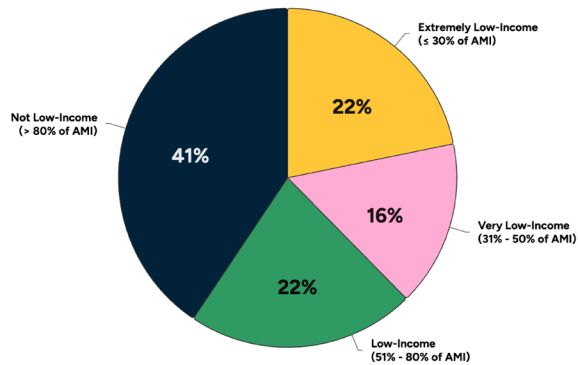
**21,087** or **22%** of renter households have extremely low incomes.

**\$27,925** is 30% of Area Median Income (AMI), or extremely low-income.

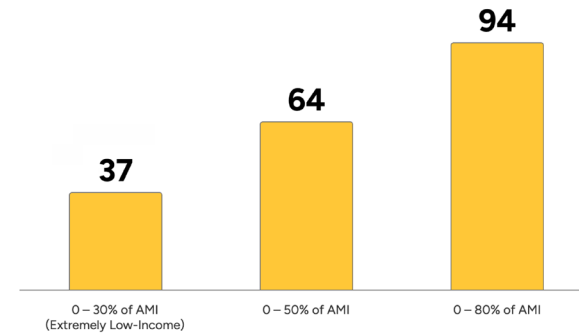
**-13,245** Shortage of rental homes affordable and available for extremely low-income renters.

**\$55,031** Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

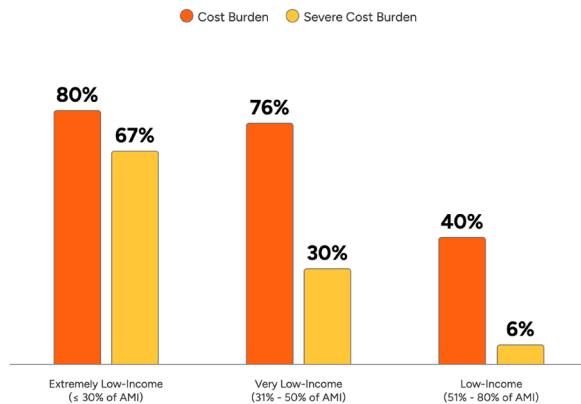
**22% of Renter Households Have Extremely Low-Incomes**



**Only 37 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households**



**67% of Extremely Low-income Renter Households Are Severely Cost Burdened**



**Rents Are Out of Reach in TN-03**

**Affordable Rents for People:**

**\$290**  
 Living on Supplemental Security Income (SSI)

**\$698**  
 Earning 30% of Area Median Income

**\$1,164**  
 Earning 50% of Area Median Income

**Fair Market Rent:**

**\$1,187**  
 One Bedroom

**\$1,376**  
 Two Bedroom

**\$1,376** is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,187** for a one-bedroom rental home.

**\$698** is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,164**.

**\$4,586** is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$55,031**. A household must earn **\$3,958** monthly or **\$47,495** annually to afford a one-bedroom home at FMR.

**\$26.46** is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$22.83**.

## SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



## KEY FACTS

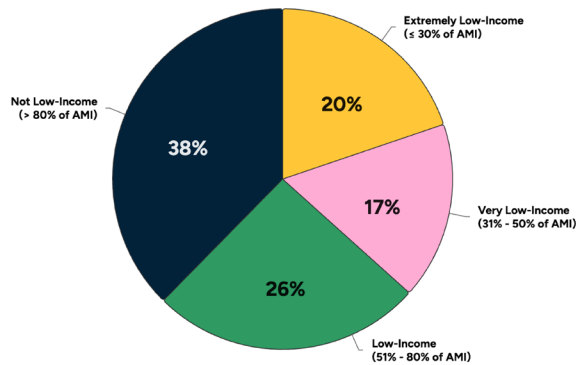
**16,897** or **20%** of renter households have extremely low incomes.

**\$27,258** is 30% of Area Median Income (AMI), or extremely low-income.

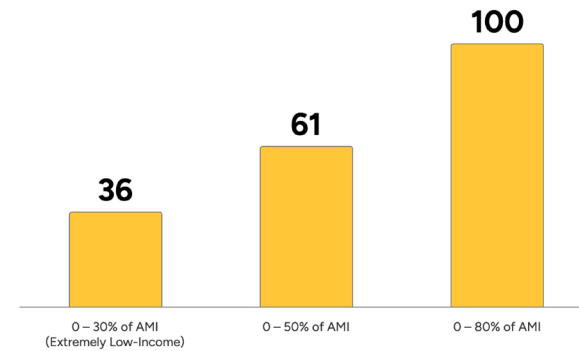
**-10,892** Shortage of rental homes affordable and available for extremely low-income renters.

**\$56,382** Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

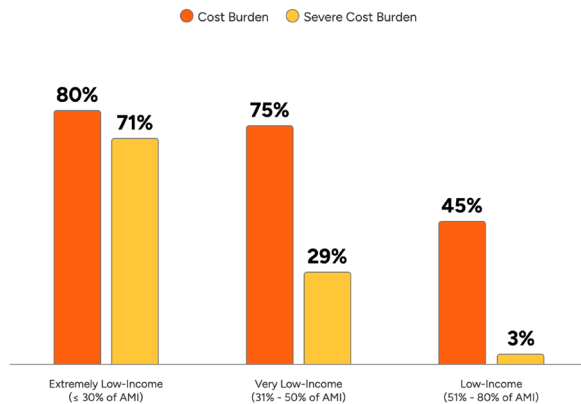
**20% of Renter Households Have Extremely Low-Incomes**



**Only 36 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households**



**71% of Extremely Low-income Renter Households Are Severely Cost Burdened**



**Rents Are Out of Reach in TN-04**

**Affordable Rents for People:**

**\$290**  
 Living on Supplemental Security Income (SSI)

**\$681**  
 Earning 30% of Area Median Income

**\$1,136**  
 Earning 50% of Area Median Income

**Fair Market Rent:**

**\$1,241**  
 One Bedroom

**\$1,410**  
 Two Bedroom

**\$1,410** is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,241** for a one-bedroom rental home.

**\$681** is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,136**.

**\$4,698** is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$56,382**. A household must earn **\$4,135** monthly or **\$49,620** annually to afford a one-bedroom home at FMR.

**\$27.11** is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$23.86**.

## SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



## KEY FACTS

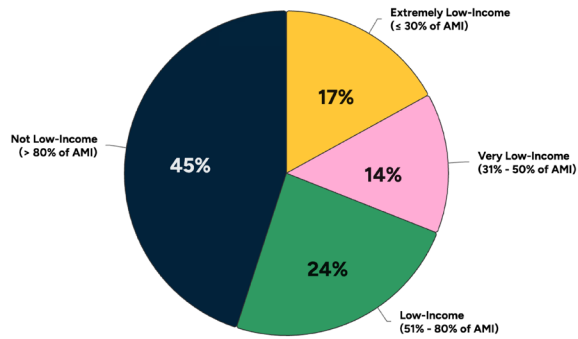
**15,614** or **17%** of renter households have extremely low incomes.

**\$37,335** is 30% of Area Median Income (AMI), or extremely low-income.

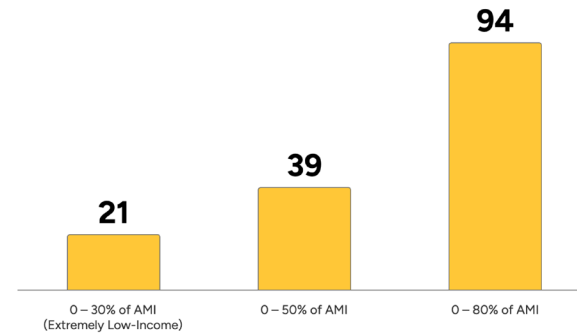
**-12,378** Shortage of rental homes affordable and available for extremely low-income renters.

**\$77,648** Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

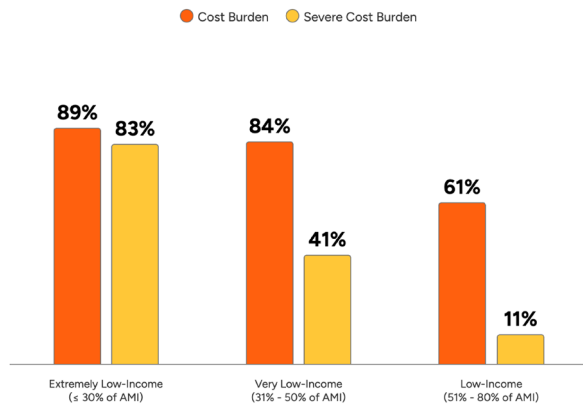
**17% of Renter Households Have Extremely Low-Incomes**



**Only 21 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households**



**83% of Extremely Low-income Renter Households Are Severely Cost Burdened**



**Rents Are Out of Reach in TN-05**

**Affordable Rents for People:**

**\$290**  
 Living on Supplemental Security Income (SSI)

**\$933**  
 Earning 30% of Area Median Income

**\$1,556**  
 Earning 50% of Area Median Income

**Fair Market Rent:**

**\$1,737**  
 One Bedroom

**\$1,941**  
 Two Bedroom

**\$1,941** is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,737** for a one-bedroom rental home.

**\$933** is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,556**.

**\$6,471** is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$77,648**. A household must earn **\$5,788** monthly or **\$69,462** annually to afford a one-bedroom home at FMR.

**\$37.33** is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$33.39**.

## SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



## KEY FACTS

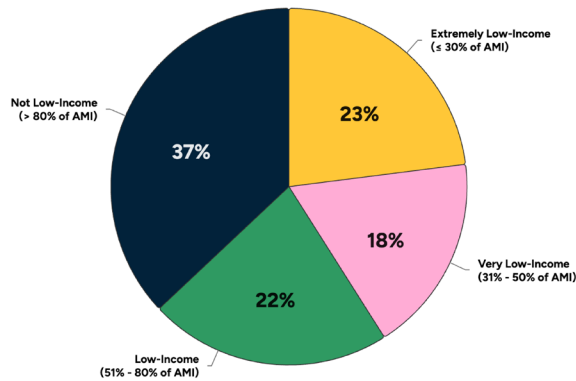
**22,727** or **23%** of renter households have extremely low incomes.

**\$27,763** is 30% of Area Median Income (AMI), or extremely low-income.

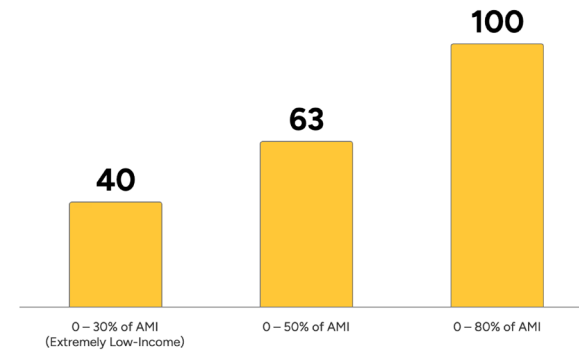
**-13,693** Shortage of rental homes affordable and available for extremely low-income renters.

**\$59,391** Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

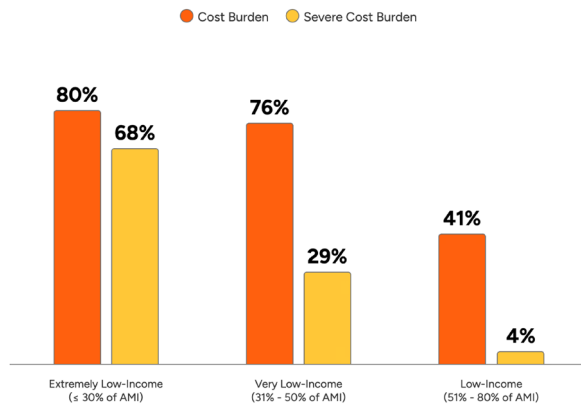
**23% of Renter Households Have Extremely Low-Incomes**



**Only 40 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households**

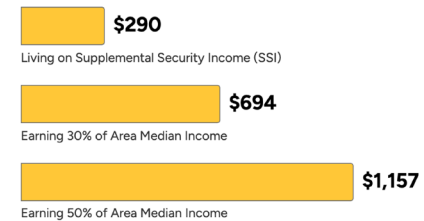


**68% of Extremely Low-income Renter Households Are Severely Cost Burdened**



**Rents Are Out of Reach in TN-06**

**Affordable Rents for People:**



**Fair Market Rent:**



**\$1,485** is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,305** for a one-bedroom rental home.

**\$694** is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,157**.

**\$4,949** is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$59,391**. A household must earn **\$4,351** monthly or **\$52,208** annually to afford a one-bedroom home at FMR.

**\$28.55** is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$25.10**.

## SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



## KEY FACTS

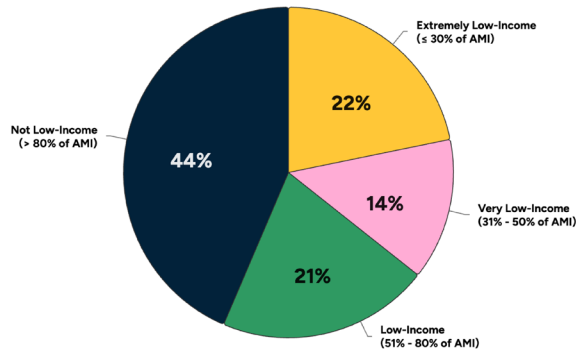
**22,835** or **22%** of renter households have extremely low incomes.

**\$28,915** is 30% of Area Median Income (AMI), or extremely low-income.

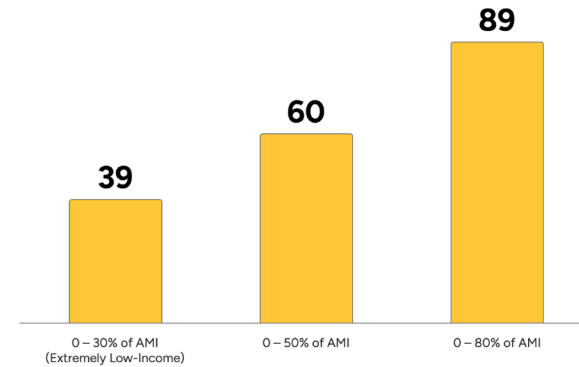
**-14,035** Shortage of rental homes affordable and available for extremely low-income renters.

**\$65,276** Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

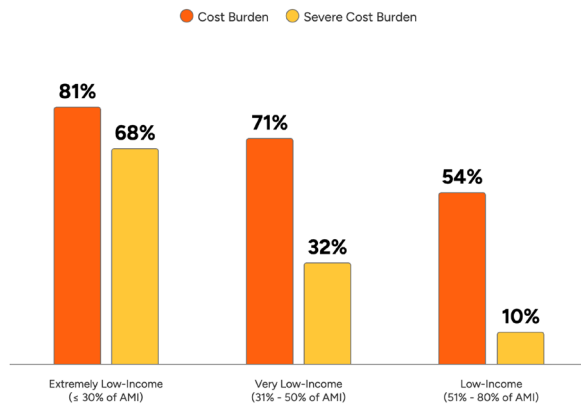
**22% of Renter Households Have Extremely Low-Incomes**



**Only 39 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households**



**68% of Extremely Low-income Renter Households Are Severely Cost Burdened**



**Rents Are Out of Reach in TN-07**

**Affordable Rents for People:**

**\$290**  
 Living on Supplemental Security Income (SSI)

**\$723**  
 Earning 30% of Area Median Income

**\$1,205**  
 Earning 50% of Area Median Income

**Fair Market Rent:**

**\$1,435**  
 One Bedroom

**\$1,632**  
 Two Bedroom

**\$1,632** is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,435** for a one-bedroom rental home.

**\$723** is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,205**.

**\$5,440** is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$65,276**. A household must earn **\$4,783** monthly or **\$57,394** annually to afford a one-bedroom home at FMR.

**\$31.38** is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$27.59**.

## SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



## KEY FACTS

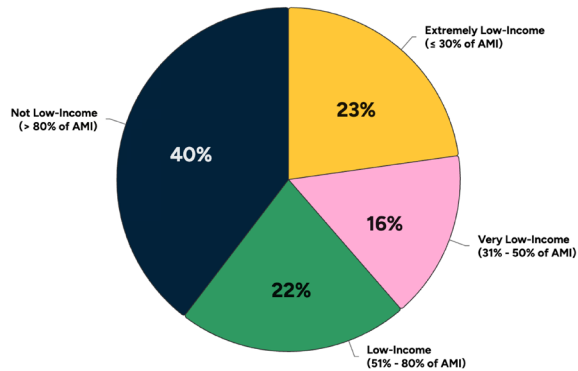
**18,642** or **23%** of renter households have extremely low incomes.

**\$27,198** is 30% of Area Median Income (AMI), or extremely low-income.

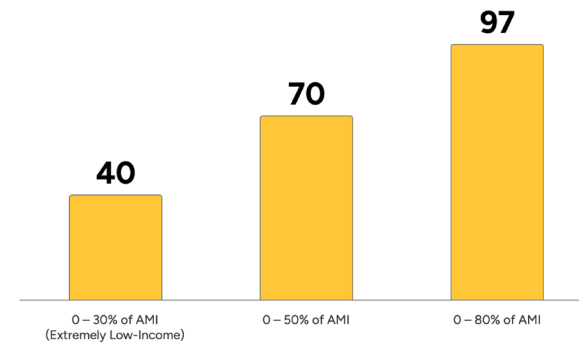
**-11,178** Shortage of rental homes affordable and available for extremely low-income renters.

**\$46,814** Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

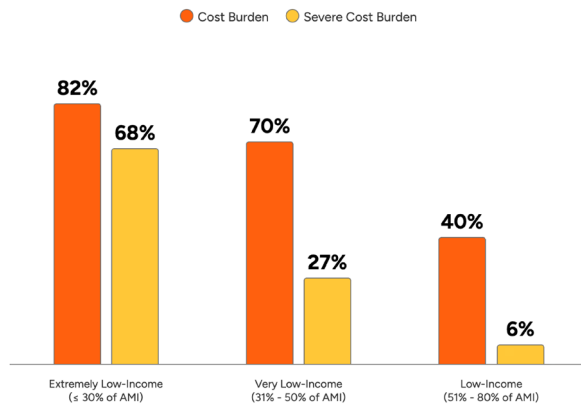
**23% of Renter Households Have Extremely Low-Incomes**



**Only 40 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households**

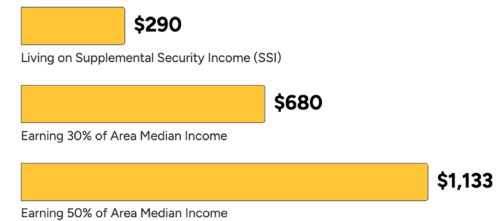


**68% of Extremely Low-income Renter Households Are Severely Cost Burdened**



**Rents Are Out of Reach in TN-08**

**Affordable Rents for People:**



**Fair Market Rent:**



**\$1,170** is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$959** for a one-bedroom rental home.

**\$680** is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$1,133**.

**\$3,901** is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$46,814**. A household must earn **\$3,195** monthly or **\$38,346** annually to afford a one-bedroom home at FMR.

**\$22.51** is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$18.44**.

## SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.



## KEY FACTS

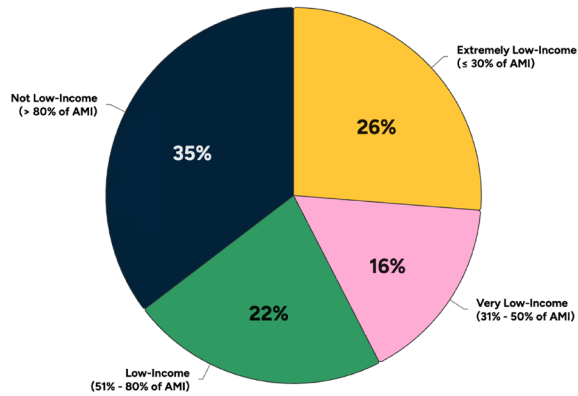
**39,362** or **26%** of renter households have extremely low incomes.

**\$21,750** is 30% of Area Median Income (AMI), or extremely low-income.

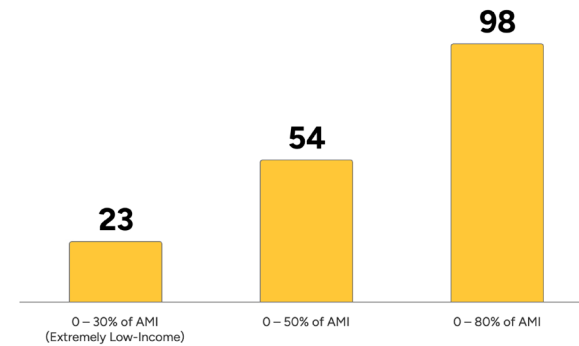
**-30,345** Shortage of rental homes affordable and available for extremely low-income renters.

**\$56,134** Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

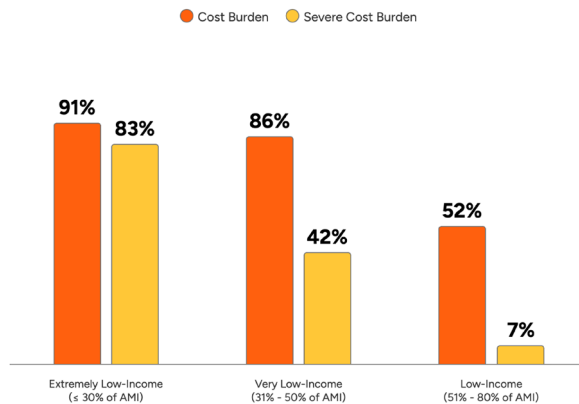
**26% of Renter Households Have Extremely Low-Incomes**



**Only 23 Rental Homes Are Affordable and Available Per 100 Extremely Low-Income Renter Households**



**83% of Extremely Low-income Renter Households Are Severely Cost Burdened**



**Rents Are Out of Reach in TN-09**

**Affordable Rents for People:**

**\$290**  
 Living on Supplemental Security Income (SSI)

**\$544**  
 Earning 30% of Area Median Income

**\$906**  
 Earning 50% of Area Median Income

**Fair Market Rent:**

**\$1,251**  
 One Bedroom

**\$1,403**  
 Two Bedroom

**\$1,403** is the average Fair Market Rent (FMR) for a two-bedroom rental home in this district. It is **\$1,251** for a one-bedroom rental home.

**\$544** is the monthly rent a household at 30% of the area median income (AMI) can afford in this district. A household at 50% AMI can afford a monthly rent of **\$906**.

**\$4,678** is what a household in this district must earn monthly to afford the average two-bedroom FMR – without paying more than **30%** of their income on housing. This translates to an annual income of **\$56,134**. A household must earn **\$4,168** monthly or **\$50,021** annually to afford a one-bedroom home at FMR.

**\$26.99** is the two-bedroom Housing Wage in this district. It is the hourly wage a worker must earn – assuming a 40-hour work week for 52 weeks per year – to afford a two-bedroom rental home. The one-bedroom Housing Wage is **\$24.05**.

## SOLUTIONS

- Provide significant resources to build and preserve homes affordable to renters with the lowest incomes through investments in public housing and the national Housing Trust Fund.
- Encourage states and local communities to reform zoning and land use regulations that prevent housing from being built and push up housing costs.
- Bridge the gap between incomes and housing costs by expanding rental assistance so that it is universally available to all eligible households or consider other innovative approaches, such as a fully refundable renters' tax credit.
- Prevent evictions and homelessness by creating permanent tools, such as emergency rental assistance, to help stabilize families in crisis.
- Other federal housing resources, including the Low-Income Housing Tax Credit, should be reformed to better address the underlying market failure that results in the rental housing shortage for extremely low-income households.

