

## KEY FACTS

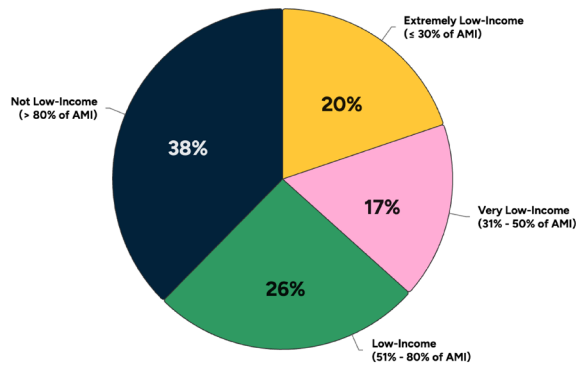
**16,897** or **20%** of renter households have extremely low incomes.

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

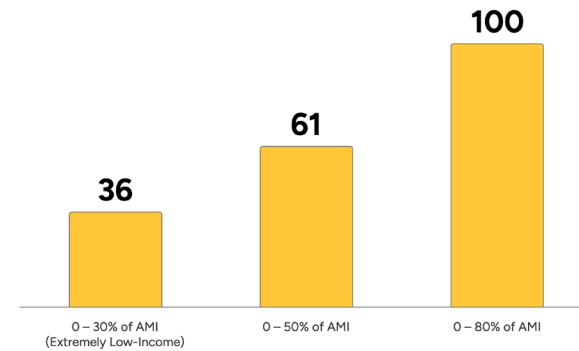
**-10,892** Shortage of rental homes affordable and available for extremely low-income renters.

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

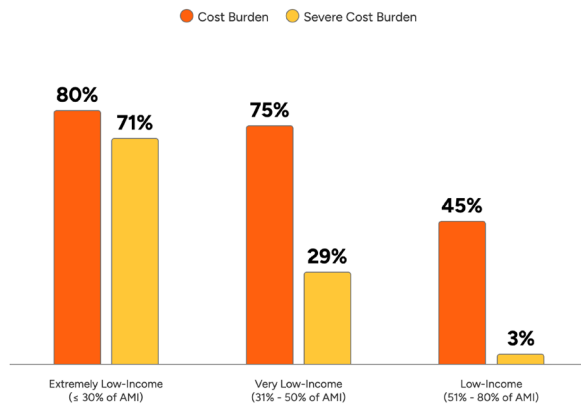
**20% of Renter Households Have Extremely Low-Incomes**



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

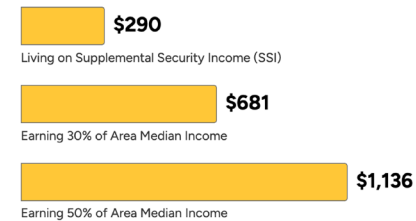


**71% of Extremely Low-income Renter Households Are Severely Cost Burdened**



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

**Affordable Rents for People:**



**Fair Market Rent:**



**\$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.

