

ILLINOIS

#19*

In **Illinois**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,550**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,166** monthly or **\$61,997** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$29.81
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT ILLINOIS:

STATE FACTS	
Minimum Wage	\$15.00
Average Renter Wage	\$23.01
2-Bedroom Housing Wage	\$29.81
Number of Renter Households	1,658,870
Percent Renters	33%

MOST EXPENSIVE AREAS	HOUSING WAGE
Kendall County HMFA	\$36.27
Chicago-Joliet-Naperville HMFA	\$33.87
Grundy County	\$29.04
DeKalb County	\$26.69
Kankakee MSA	\$24.06

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

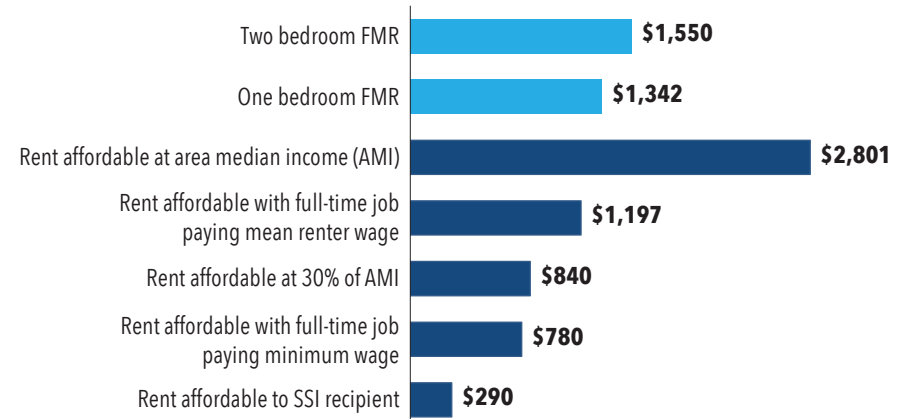
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

79
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

69
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

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

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



Illinois	FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Illinois	\$29.81	\$1,550	\$61,997	2.0	\$112,042	\$2,801	\$33,613	\$840	1,658,870	33%	\$23.01	\$1,197	1.3
Combined Nonmetro Areas	\$17.47	\$909	\$36,347	1.2	\$89,166	\$2,229	\$26,750	\$669	146,865	25%	\$14.72	\$765	1.2
<u>Metropolitan Areas</u>													
Bloomington MSA	\$20.77	\$1,080	\$43,200	1.4	\$118,800	\$2,970	\$35,640	\$891	24,026	35%	\$16.29	\$847	1.3
Bond County HMFA	\$16.75	\$871	\$34,840	1.1	\$93,600	\$2,340	\$28,080	\$702	1,630	26%	\$13.84	\$720	1.2
Cape Girardeau MSA	\$18.94	\$985	\$39,400	1.3	\$98,100	\$2,453	\$29,430	\$736	408	22%	\$13.02	\$677	1.5
Champaign-Urbana MSA	\$20.77	\$1,080	\$43,200	1.4	\$97,800	\$2,445	\$29,340	\$734	39,999	44%	\$15.80	\$822	1.3
Chicago-Joliet-Naperville HMFA	\$33.87	\$1,761	\$70,440	2.3	\$119,900	\$2,998	\$35,970	\$899	1,152,246	36%	\$25.71	\$1,337	1.3
Danville MSA	\$19.25	\$1,001	\$40,040	1.3	\$81,500	\$2,038	\$24,450	\$611	9,286	31%	\$16.53	\$860	1.2
Davenport-Moline-Rock Island MSA	\$19.71	\$1,025	\$41,000	1.3	\$98,900	\$2,473	\$29,670	\$742	24,277	28%	\$17.63	\$917	1.1
Decatur MSA	\$19.23	\$1,000	\$40,000	1.3	\$91,600	\$2,290	\$27,480	\$687	13,067	30%	\$19.90	\$1,035	1.0
DeKalb County HMFA	\$26.69	\$1,388	\$55,520	1.8	\$101,300	\$2,533	\$30,390	\$760	15,387	39%	\$13.22	\$687	2.0
Fulton County HMFA	\$16.73	\$870	\$34,800	1.1	\$80,800	\$2,020	\$24,240	\$606	3,071	22%	\$13.42	\$698	1.2
Grundy County HMFA	\$29.04	\$1,510	\$60,400	1.9	\$118,800	\$2,970	\$35,640	\$891	4,963	24%	\$21.49	\$1,117	1.4
Jackson County HMFA	\$18.79	\$977	\$39,080	1.3	\$83,600	\$2,090	\$25,080	\$627	11,700	51%	\$16.00	\$832	1.2
Johnson County HMFA	\$17.31	\$900	\$36,000	1.2	\$83,400	\$2,085	\$25,020	\$626	634	15%	\$8.86	\$461	2.0
Kankakee MSA	\$24.06	\$1,251	\$50,040	1.6	\$91,200	\$2,280	\$27,360	\$684	12,771	31%	\$16.04	\$834	1.5
Kendall County HMFA	\$36.27	\$1,886	\$75,440	2.4	\$134,200	\$3,355	\$40,260	\$1,007	7,046	16%	\$14.81	\$770	2.4
Macoupin County HMFA	\$17.69	\$920	\$36,800	1.2	\$91,100	\$2,278	\$27,330	\$683	3,885	22%	\$12.00	\$624	1.5
Peoria HMFA	\$19.29	\$1,003	\$40,120	1.3	\$97,600	\$2,440	\$29,280	\$732	41,477	27%	\$18.23	\$948	1.1
Rockford MSA	\$22.71	\$1,181	\$47,240	1.5	\$86,400	\$2,160	\$25,920	\$648	43,378	32%	\$16.84	\$876	1.3

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

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

4: AMI = Fiscal Year 2025 Area Median Income

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

Illinois	FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Springfield MSA	\$21.77	\$1,132	\$45,280	1.5	\$114,700	\$2,868	\$34,410	\$860	25,838	29%	\$15.83	\$823	1.4
St. Louis HMFA	\$23.37	\$1,215	\$48,600	1.6	\$111,400	\$2,785	\$33,420	\$836	68,609	28%	\$15.00	\$780	1.6
Williamson County HMFA	\$19.83	\$1,031	\$41,240	1.3	\$83,700	\$2,093	\$25,110	\$628	8,307	29%	\$15.15	\$788	1.3
<u>Counties</u>													
Adams County	\$18.75	\$975	\$39,000	1.3	\$93,100	\$2,328	\$27,930	\$698	7,638	28%	\$14.66	\$762	1.3
Alexander County	\$18.94	\$985	\$39,400	1.3	\$98,100	\$2,453	\$29,430	\$736	408	22%	\$13.02	\$677	1.5
Bond County	\$16.75	\$871	\$34,840	1.1	\$93,600	\$2,340	\$28,080	\$702	1,630	26%	\$13.84	\$720	1.2
Boone County	\$22.71	\$1,181	\$47,240	1.5	\$86,400	\$2,160	\$25,920	\$648	3,248	17%	\$15.43	\$803	1.5
Brown County	\$18.19	\$946	\$37,840	1.2	\$92,500	\$2,313	\$27,750	\$694	533	26%	\$16.63	\$865	1.1
Bureau County	\$18.56	\$965	\$38,600	1.2	\$89,100	\$2,228	\$26,730	\$668	3,338	24%	\$14.34	\$746	1.3
Calhoun County	\$23.37	\$1,215	\$48,600	1.6	\$111,400	\$2,785	\$33,420	\$836	133	11%	\$8.52	\$443	2.7
Carroll County	\$16.73	\$870	\$34,800	1.1	\$84,000	\$2,100	\$25,200	\$630	1,441	22%	\$15.17	\$789	1.1
Cass County	\$16.73	\$870	\$34,800	1.1	\$82,600	\$2,065	\$24,780	\$620	1,288	25%	\$15.31	\$796	1.1
Champaign County	\$20.77	\$1,080	\$43,200	1.4	\$97,800	\$2,445	\$29,340	\$734	38,999	47%	\$15.87	\$825	1.3
Christian County	\$17.29	\$899	\$35,960	1.2	\$86,600	\$2,165	\$25,980	\$650	3,482	26%	\$12.95	\$674	1.3
Clark County	\$17.81	\$926	\$37,040	1.2	\$91,800	\$2,295	\$27,540	\$689	1,207	18%	\$10.40	\$541	1.7
Clay County	\$16.73	\$870	\$34,800	1.1	\$80,400	\$2,010	\$24,120	\$603	1,048	19%	\$17.49	\$910	1.0
Clinton County	\$23.37	\$1,215	\$48,600	1.6	\$111,400	\$2,785	\$33,420	\$836	2,988	21%	\$12.87	\$669	1.8
Coles County	\$17.21	\$895	\$35,800	1.1	\$79,600	\$1,990	\$23,880	\$597	8,056	40%	\$15.69	\$816	1.1
Cook County	\$33.87	\$1,761	\$70,440	2.3	\$119,900	\$2,998	\$35,970	\$899	885,744	42%	\$28.13	\$1,463	1.2
Crawford County	\$16.73	\$870	\$34,800	1.1	\$92,900	\$2,323	\$27,870	\$697	1,452	20%	\$22.06	\$1,147	0.8
Cumberland County	\$16.73	\$870	\$34,800	1.1	\$101,600	\$2,540	\$30,480	\$762	691	17%	\$13.53	\$703	1.2
DeKalb County	\$26.69	\$1,388	\$55,520	1.8	\$101,300	\$2,533	\$30,390	\$760	15,387	39%	\$13.22	\$687	2.0
De Witt County	\$18.02	\$937	\$37,480	1.2	\$97,100	\$2,428	\$29,130	\$728	1,538	23%	\$24.45	\$1,271	0.7
Douglas County	\$16.73	\$870	\$34,800	1.1	\$94,400	\$2,360	\$28,320	\$708	1,635	21%	\$13.80	\$718	1.2

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Illinois	FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
DuPage County	\$33.87	\$1,761	\$70,440	2.3	\$119,900	\$2,998	\$35,970	\$899	93,916	27%	\$25.06	\$1,303	1.4
Edgar County	\$16.73	\$870	\$34,800	1.1	\$80,300	\$2,008	\$24,090	\$602	2,081	27%	\$22.31	\$1,160	0.8
Edwards County	\$16.73	\$870	\$34,800	1.1	\$79,800	\$1,995	\$23,940	\$599	553	21%	\$11.37	\$591	1.5
Effingham County	\$16.73	\$870	\$34,800	1.1	\$101,200	\$2,530	\$30,360	\$759	3,076	22%	\$14.15	\$736	1.2
Fayette County	\$16.73	\$870	\$34,800	1.1	\$78,500	\$1,963	\$23,550	\$589	1,550	20%	\$12.10	\$629	1.4
Ford County	\$16.73	\$870	\$34,800	1.1	\$92,000	\$2,300	\$27,600	\$690	1,483	26%	\$14.83	\$771	1.1
Franklin County	\$16.73	\$870	\$34,800	1.1	\$72,900	\$1,823	\$21,870	\$547	4,070	25%	\$11.31	\$588	1.5
Fulton County	\$16.73	\$870	\$34,800	1.1	\$80,800	\$2,020	\$24,240	\$606	3,071	22%	\$13.42	\$698	1.2
Gallatin County	\$16.73	\$870	\$34,800	1.1	\$78,200	\$1,955	\$23,460	\$587	411	20%	\$11.50	\$598	1.5
Greene County	\$17.25	\$897	\$35,880	1.2	\$80,500	\$2,013	\$24,150	\$604	1,046	23%	\$11.93	\$620	1.4
Grundy County	\$29.04	\$1,510	\$60,400	1.9	\$118,800	\$2,970	\$35,640	\$891	4,963	24%	\$21.49	\$1,117	1.4
Hamilton County	\$16.73	\$870	\$34,800	1.1	\$81,400	\$2,035	\$24,420	\$611	728	22%	\$18.70	\$972	0.9
Hancock County	\$16.73	\$870	\$34,800	1.1	\$91,900	\$2,298	\$27,570	\$689	1,407	19%	\$15.21	\$791	1.1
Hardin County	\$16.73	\$870	\$34,800	1.1	\$73,500	\$1,838	\$22,050	\$551	286	19%	\$8.36	\$435	2.0
Henderson County	\$16.73	\$870	\$34,800	1.1	\$82,700	\$2,068	\$24,810	\$620	385	14%	\$10.69	\$556	1.6
Henry County	\$19.71	\$1,025	\$41,000	1.3	\$98,900	\$2,473	\$29,670	\$742	3,974	20%	\$15.49	\$806	1.3
Iroquois County	\$16.85	\$876	\$35,040	1.1	\$88,600	\$2,215	\$26,580	\$665	2,432	21%	\$14.91	\$775	1.1
Jackson County	\$18.79	\$977	\$39,080	1.3	\$83,600	\$2,090	\$25,080	\$627	11,700	51%	\$16.00	\$832	1.2
Jasper County	\$16.73	\$870	\$34,800	1.1	\$99,600	\$2,490	\$29,880	\$747	647	17%	\$16.65	\$866	1.0
Jefferson County	\$18.98	\$987	\$39,480	1.3	\$80,500	\$2,013	\$24,150	\$604	4,167	28%	\$16.66	\$866	1.1
Jersey County	\$23.37	\$1,215	\$48,600	1.6	\$111,400	\$2,785	\$33,420	\$836	1,763	22%	\$9.47	\$493	2.5
Jo Daviess County	\$16.88	\$878	\$35,120	1.1	\$101,100	\$2,528	\$30,330	\$758	1,890	18%	\$10.69	\$556	1.6
Johnson County	\$17.31	\$900	\$36,000	1.2	\$83,400	\$2,085	\$25,020	\$626	634	15%	\$8.86	\$461	2.0
Kane County	\$33.87	\$1,761	\$70,440	2.3	\$119,900	\$2,998	\$35,970	\$899	44,441	24%	\$17.14	\$891	2.0
Kankakee County	\$24.06	\$1,251	\$50,040	1.6	\$91,200	\$2,280	\$27,360	\$684	12,771	31%	\$16.04	\$834	1.5
Kendall County	\$36.27	\$1,886	\$75,440	2.4	\$134,200	\$3,355	\$40,260	\$1,007	7,046	16%	\$14.81	\$770	2.4

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Illinois	FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Knox County	\$16.73	\$870	\$34,800	1.1	\$85,500	\$2,138	\$25,650	\$641	6,275	30%	\$11.41	\$594	1.5
Lake County	\$33.87	\$1,761	\$70,440	2.3	\$119,900	\$2,998	\$35,970	\$899	65,697	26%	\$25.43	\$1,322	1.3
La Salle County	\$19.62	\$1,020	\$40,800	1.3	\$94,200	\$2,355	\$28,260	\$707	11,764	26%	\$15.82	\$823	1.2
Lawrence County	\$16.73	\$870	\$34,800	1.1	\$80,700	\$2,018	\$24,210	\$605	1,352	25%	\$18.59	\$967	0.9
Lee County	\$16.98	\$883	\$35,320	1.1	\$92,000	\$2,300	\$27,600	\$690	3,578	27%	\$17.90	\$931	0.9
Livingston County	\$18.46	\$960	\$38,400	1.2	\$96,800	\$2,420	\$29,040	\$726	3,813	26%	\$16.17	\$841	1.1
Logan County	\$17.73	\$922	\$36,880	1.2	\$89,000	\$2,225	\$26,700	\$668	3,415	31%	\$16.18	\$841	1.1
McDonough County	\$17.60	\$915	\$36,600	1.2	\$81,000	\$2,025	\$24,300	\$608	4,456	38%	\$10.04	\$522	1.8
McHenry County	\$33.87	\$1,761	\$70,440	2.3	\$119,900	\$2,998	\$35,970	\$899	20,266	17%	\$14.24	\$741	2.4
McLean County	\$20.77	\$1,080	\$43,200	1.4	\$118,800	\$2,970	\$35,640	\$891	24,026	35%	\$16.29	\$847	1.3
Macon County	\$19.23	\$1,000	\$40,000	1.3	\$91,600	\$2,290	\$27,480	\$687	13,067	30%	\$19.90	\$1,035	1.0
Macoupin County	\$17.69	\$920	\$36,800	1.2	\$91,100	\$2,278	\$27,330	\$683	3,885	22%	\$12.00	\$624	1.5
Madison County	\$23.37	\$1,215	\$48,600	1.6	\$111,400	\$2,785	\$33,420	\$836	28,864	26%	\$15.43	\$803	1.5
Marion County	\$16.73	\$870	\$34,800	1.1	\$84,100	\$2,103	\$25,230	\$631	3,951	26%	\$12.42	\$646	1.3
Marshall County	\$19.29	\$1,003	\$40,120	1.3	\$97,600	\$2,440	\$29,280	\$732	1,007	20%	\$12.11	\$630	1.6
Mason County	\$16.73	\$870	\$34,800	1.1	\$86,900	\$2,173	\$26,070	\$652	1,111	19%	\$12.16	\$632	1.4
Massac County	\$16.73	\$870	\$34,800	1.1	\$83,000	\$2,075	\$24,900	\$623	1,150	21%	\$12.52	\$651	1.3
Menard County	\$21.77	\$1,132	\$45,280	1.5	\$114,700	\$2,868	\$34,410	\$860	1,069	21%	\$8.95	\$466	2.4
Mercer County	\$19.71	\$1,025	\$41,000	1.3	\$98,900	\$2,473	\$29,670	\$742	1,108	17%	\$10.67	\$555	1.8
Monroe County	\$23.37	\$1,215	\$48,600	1.6	\$111,400	\$2,785	\$33,420	\$836	2,241	16%	\$10.16	\$528	2.3
Montgomery County	\$16.73	\$870	\$34,800	1.1	\$93,500	\$2,338	\$28,050	\$701	2,674	24%	\$10.45	\$544	1.6
Morgan County	\$16.73	\$870	\$34,800	1.1	\$96,400	\$2,410	\$28,920	\$723	3,721	28%	\$13.47	\$700	1.2
Moultrie County	\$16.73	\$870	\$34,800	1.1	\$99,000	\$2,475	\$29,700	\$743	1,314	23%	\$15.59	\$810	1.1
Ogle County	\$19.29	\$1,003	\$40,120	1.3	\$101,700	\$2,543	\$30,510	\$763	5,275	25%	\$17.03	\$886	1.1
Peoria County	\$19.29	\$1,003	\$40,120	1.3	\$97,600	\$2,440	\$29,280	\$732	25,444	33%	\$19.91	\$1,035	1.0
Perry County	\$16.73	\$870	\$34,800	1.1	\$81,100	\$2,028	\$24,330	\$608	1,684	21%	\$10.66	\$554	1.6

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Illinois	FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Piatt County	\$20.77	\$1,080	\$43,200	1.4	\$97,800	\$2,445	\$29,340	\$734	1,000	15%	\$14.07	\$731	1.5
Pike County	\$16.73	\$870	\$34,800	1.1	\$86,600	\$2,165	\$25,980	\$650	1,253	22%	\$11.11	\$578	1.5
Pope County	\$16.94	\$881	\$35,240	1.1	\$95,500	\$2,388	\$28,650	\$716	190	14%	\$6.70	\$348	2.5
Pulaski County	\$16.73	\$870	\$34,800	1.1	\$65,800	\$1,645	\$19,740	\$494	605	32%	\$11.88	\$618	1.4
Putnam County	\$16.73	\$870	\$34,800	1.1	\$100,800	\$2,520	\$30,240	\$756	477	19%	\$19.46	\$1,012	0.9
Randolph County	\$16.73	\$870	\$34,800	1.1	\$96,500	\$2,413	\$28,950	\$724	2,704	23%	\$14.31	\$744	1.2
Richland County	\$16.73	\$870	\$34,800	1.1	\$84,900	\$2,123	\$25,470	\$637	1,692	26%	\$14.19	\$738	1.2
Rock Island County	\$19.71	\$1,025	\$41,000	1.3	\$98,900	\$2,473	\$29,670	\$742	19,195	31%	\$18.24	\$949	1.1
St. Clair County	\$23.37	\$1,215	\$48,600	1.6	\$111,400	\$2,785	\$33,420	\$836	32,620	32%	\$15.58	\$810	1.5
Saline County	\$16.73	\$870	\$34,800	1.1	\$78,300	\$1,958	\$23,490	\$587	2,523	25%	\$11.16	\$580	1.5
Sangamon County	\$21.77	\$1,132	\$45,280	1.5	\$114,700	\$2,868	\$34,410	\$860	24,769	29%	\$15.93	\$829	1.4
Schuyler County	\$16.73	\$870	\$34,800	1.1	\$92,300	\$2,308	\$27,690	\$692	559	20%	\$15.37	\$799	1.1
Scott County	\$16.73	\$870	\$34,800	1.1	\$99,600	\$2,490	\$29,880	\$747	425	21%	\$17.62	\$916	0.9
Shelby County	\$17.77	\$924	\$36,960	1.2	\$90,800	\$2,270	\$27,240	\$681	1,888	21%	\$16.26	\$846	1.1
Stark County	\$19.29	\$1,003	\$40,120	1.3	\$97,600	\$2,440	\$29,280	\$732	512	22%	\$18.73	\$974	1.0
Stephenson County	\$16.73	\$870	\$34,800	1.1	\$85,800	\$2,145	\$25,740	\$644	5,645	29%	\$15.09	\$785	1.1
Tazewell County	\$19.29	\$1,003	\$40,120	1.3	\$97,600	\$2,440	\$29,280	\$732	12,094	22%	\$15.45	\$803	1.2
Union County	\$16.73	\$870	\$34,800	1.1	\$90,300	\$2,258	\$27,090	\$677	1,602	23%	\$10.25	\$533	1.6
Vermilion County	\$19.25	\$1,001	\$40,040	1.3	\$81,500	\$2,038	\$24,450	\$611	9,286	31%	\$16.53	\$860	1.2
Wabash County	\$16.73	\$870	\$34,800	1.1	\$90,500	\$2,263	\$27,150	\$679	1,178	25%	\$11.02	\$573	1.5
Warren County	\$16.73	\$870	\$34,800	1.1	\$89,300	\$2,233	\$26,790	\$670	1,471	22%	\$16.93	\$880	1.0
Washington County	\$16.73	\$870	\$34,800	1.1	\$102,100	\$2,553	\$30,630	\$766	1,077	19%	\$19.76	\$1,027	0.8
Wayne County	\$16.73	\$870	\$34,800	1.1	\$82,600	\$2,065	\$24,780	\$620	1,443	21%	\$10.61	\$552	1.6
White County	\$16.73	\$870	\$34,800	1.1	\$75,400	\$1,885	\$22,620	\$566	1,345	24%	\$14.89	\$774	1.1
Whiteside County	\$17.29	\$899	\$35,960	1.2	\$92,200	\$2,305	\$27,660	\$692	5,696	25%	\$13.26	\$690	1.3
Will County	\$33.87	\$1,761	\$70,440	2.3	\$119,900	\$2,998	\$35,970	\$899	42,182	17%	\$14.68	\$764	2.3

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

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

4: AMI = Fiscal Year 2025 Area Median Income

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

Illinois	FY25 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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Williamson County	\$19.83	\$1,031	\$41,240	1.3	\$83,700	\$2,093	\$25,110	\$628	8,307	29%	\$15.15	\$788	1.3
Winnebago County	\$22.71	\$1,181	\$47,240	1.5	\$86,400	\$2,160	\$25,920	\$648	40,130	35%	\$16.97	\$882	1.3
Woodford County	\$19.29	\$1,003	\$40,120	1.3	\$97,600	\$2,440	\$29,280	\$732	2,420	16%	\$14.69	\$764	1.3

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