

MISSISSIPPI

#49*

In **Mississippi**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$815**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,717** monthly or **\$32,603** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$15.67
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MISSISSIPPI:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$13.57
2-Bedroom Housing Wage	\$15.67
Number of Renter Households	348,677
Percent Renters	31%

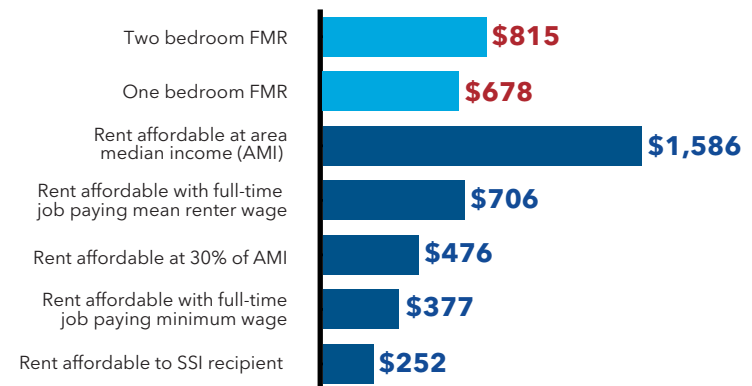
86
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

72
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Lafayette County	\$19.73
Jackson HMFA	\$18.21
Memphis HMFA	\$17.54
Hattiesburg HMFA	\$16.69
Gulfport-Biloxi HMFA	\$16.60



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.

Mississippi

FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mississippi	\$15.67	\$815	\$32,603	2.2	\$63,459	\$1,586	\$19,038	\$476	348,677	31%	\$13.57	\$706	1.2
Combined Nonmetro Areas	\$14.41	\$749	\$29,975	2.0	\$56,768	\$1,419	\$17,030	\$426	176,172	30%	\$12.68	\$659	1.1
Metropolitan Areas													
Covington County HMFA	\$13.56	\$705	\$28,200	1.9	\$48,700	\$1,218	\$14,610	\$365	1,745	25%	\$11.18	\$581	1.2
Gulfport-Biloxi HMFA	\$16.60	\$863	\$34,520	2.3	\$67,500	\$1,688	\$20,250	\$506	38,236	38%	\$13.82	\$719	1.2
Hattiesburg HMFA	\$16.69	\$868	\$34,720	2.3	\$62,800	\$1,570	\$18,840	\$471	19,982	36%	\$12.39	\$644	1.3
Holmes County HMFA	\$13.56	\$705	\$28,200	1.9	\$33,300	\$833	\$9,990	\$250	2,608	41%	\$14.64	\$761	0.9
Jackson HMFA	\$18.21	\$947	\$37,880	2.5	\$76,000	\$1,900	\$22,800	\$570	63,226	32%	\$15.03	\$781	1.2
Marshall County HMFA	\$13.63	\$709	\$28,360	1.9	\$55,700	\$1,393	\$16,710	\$418	3,427	26%	\$16.48	\$857	0.8
Memphis HMFA	\$17.54	\$912	\$36,480	2.4	\$77,300	\$1,933	\$23,190	\$580	16,256	25%	\$13.57	\$706	1.3
Pascagoula HMFA	\$16.27	\$846	\$33,840	2.2	\$78,100	\$1,953	\$23,430	\$586	15,292	28%	\$17.07	\$888	1.0
Simpson County HMFA	\$14.13	\$735	\$29,400	1.9	\$57,200	\$1,430	\$17,160	\$429	1,920	20%	\$9.24	\$481	1.5
Stone County HMFA	\$13.56	\$705	\$28,200	1.9	\$59,700	\$1,493	\$17,910	\$448	1,479	23%	\$11.26	\$586	1.2
Tate County HMFA	\$13.56	\$705	\$28,200	1.9	\$67,900	\$1,698	\$20,370	\$509	2,424	23%	\$9.49	\$494	1.4
Tunica County HMFA	\$15.92	\$828	\$33,120	2.2	\$46,200	\$1,155	\$13,860	\$347	2,419	61%	\$17.32	\$901	0.9
Yazoo County HMFA	\$13.94	\$725	\$29,000	1.9	\$50,200	\$1,255	\$15,060	\$377	3,491	41%	\$15.18	\$789	0.9
Counties													
Adams County	\$13.56	\$705	\$28,200	1.9	\$43,900	\$1,098	\$13,170	\$329	4,222	38%	\$11.89	\$618	1.1
Alcorn County	\$13.56	\$705	\$28,200	1.9	\$59,200	\$1,480	\$17,760	\$444	4,850	33%	\$13.23	\$688	1.0
Amite County	\$13.67	\$711	\$28,440	1.9	\$51,300	\$1,283	\$15,390	\$385	953	18%	\$11.04	\$574	1.2
Attala County	\$13.56	\$705	\$28,200	1.9	\$51,100	\$1,278	\$15,330	\$383	1,836	27%	\$8.13	\$423	1.7
Benton County	\$13.56	\$705	\$28,200	1.9	\$51,800	\$1,295	\$15,540	\$389	608	19%	\$14.33	\$745	0.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

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

4: AMI = Fiscal Year 2022 Area Median Income

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

Mississippi

FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Bolivar County	\$13.56	\$705	\$28,200	1.9	\$44,400	\$1,110	\$13,320	\$333	5,330	44%	\$12.53	\$652	1.1
Calhoun County	\$13.56	\$705	\$28,200	1.9	\$50,600	\$1,265	\$15,180	\$380	1,541	27%	\$14.73	\$766	0.9
Carroll County	\$13.56	\$705	\$28,200	1.9	\$72,700	\$1,818	\$21,810	\$545	642	16%	\$6.46	\$336	2.1
Chickasaw County	\$13.56	\$705	\$28,200	1.9	\$51,600	\$1,290	\$15,480	\$387	1,909	29%	\$13.68	\$711	1.0
Choctaw County	\$14.83	\$771	\$30,840	2.0	\$58,700	\$1,468	\$17,610	\$440	638	19%	\$17.41	\$905	0.9
Claiborne County	\$13.69	\$712	\$28,480	1.9	\$32,300	\$808	\$9,690	\$242	870	30%	\$21.57	\$1,122	0.6
Clarke County	\$13.56	\$705	\$28,200	1.9	\$64,700	\$1,618	\$19,410	\$485	931	15%	\$11.73	\$610	1.2
Clay County	\$13.56	\$705	\$28,200	1.9	\$47,300	\$1,183	\$14,190	\$355	2,313	30%	\$14.79	\$769	0.9
Coahoma County	\$13.56	\$705	\$28,200	1.9	\$40,700	\$1,018	\$12,210	\$305	3,854	45%	\$12.10	\$629	1.1
Copiah County	\$18.21	\$947	\$37,880	2.5	\$76,000	\$1,900	\$22,800	\$570	2,014	21%	\$11.11	\$577	1.6
Covington County	\$13.56	\$705	\$28,200	1.9	\$48,700	\$1,218	\$14,610	\$365	1,745	25%	\$11.18	\$581	1.2
DeSoto County	\$17.54	\$912	\$36,480	2.4	\$77,300	\$1,933	\$23,190	\$580	16,256	25%	\$13.57	\$706	1.3
Forrest County	\$16.69	\$868	\$34,720	2.3	\$62,800	\$1,570	\$18,840	\$471	11,831	42%	\$12.90	\$671	1.3
Franklin County	\$13.56	\$705	\$28,200	1.9	\$56,400	\$1,410	\$16,920	\$423	776	26%	\$16.37	\$851	0.8
George County	\$14.04	\$730	\$29,200	1.9	\$63,000	\$1,575	\$18,900	\$473	1,444	18%	\$10.09	\$525	1.4
Greene County	\$13.63	\$709	\$28,360	1.9	\$66,600	\$1,665	\$19,980	\$500	533	14%	\$10.53	\$548	1.3
Grenada County	\$13.73	\$714	\$28,560	1.9	\$55,200	\$1,380	\$16,560	\$414	2,732	32%	\$12.93	\$672	1.1
Hancock County	\$16.60	\$863	\$34,520	2.3	\$67,500	\$1,688	\$20,250	\$506	4,333	20%	\$12.57	\$654	1.3
Harrison County	\$16.60	\$863	\$34,520	2.3	\$67,500	\$1,688	\$20,250	\$506	33,903	42%	\$14.02	\$729	1.2
Hinds County	\$18.21	\$947	\$37,880	2.5	\$76,000	\$1,900	\$22,800	\$570	37,429	42%	\$15.96	\$830	1.1
Holmes County	\$13.56	\$705	\$28,200	1.9	\$33,300	\$833	\$9,990	\$250	2,608	41%	\$14.64	\$761	0.9
Humphreys County	\$13.56	\$705	\$28,200	1.9	\$38,600	\$965	\$11,580	\$290	1,141	36%	\$10.85	\$564	1.2
Issaquena County †	\$14.37	\$747	\$29,880	2.0	\$43,100	\$1,078	\$12,930	\$323	235	51%			
Itawamba County	\$13.56	\$705	\$28,200	1.9	\$59,100	\$1,478	\$17,730	\$443	1,833	22%	\$15.91	\$827	0.9
Jackson County	\$16.27	\$846	\$33,840	2.2	\$78,100	\$1,953	\$23,430	\$586	15,292	28%	\$17.07	\$888	1.0
Jasper County	\$13.56	\$705	\$28,200	1.9	\$52,200	\$1,305	\$15,660	\$392	1,084	16%	\$11.72	\$609	1.2

† Wage data not available (See Appendix B).

- 1: BR = Bedroom
- 2: FMR = Fiscal Year 2022 Fair Market Rent.
- 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
- 4: AMI = Fiscal Year 2022 Area Median Income
- 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Mississippi

FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Jefferson County	\$13.56	\$705	\$28,200	1.9	\$29,100	\$728	\$8,730	\$218	729	29%	\$11.90	\$619	1.1
Jefferson Davis County	\$13.56	\$705	\$28,200	1.9	\$53,000	\$1,325	\$15,900	\$398	907	20%	\$10.56	\$549	1.3
Jones County	\$14.54	\$756	\$30,240	2.0	\$57,000	\$1,425	\$17,100	\$428	6,611	27%	\$12.32	\$640	1.2
Kemper County	\$13.56	\$705	\$28,200	1.9	\$41,500	\$1,038	\$12,450	\$311	946	25%	\$10.95	\$570	1.2
Lafayette County	\$19.73	\$1,026	\$41,040	2.7	\$79,600	\$1,990	\$23,880	\$597	7,293	39%	\$11.14	\$579	1.8
Lamar County	\$16.69	\$868	\$34,720	2.3	\$62,800	\$1,570	\$18,840	\$471	7,274	32%	\$11.08	\$576	1.5
Lauderdale County	\$15.37	\$799	\$31,960	2.1	\$55,800	\$1,395	\$16,740	\$419	10,641	36%	\$11.62	\$604	1.3
Lawrence County	\$15.31	\$796	\$31,840	2.1	\$63,700	\$1,593	\$19,110	\$478	1,305	26%	\$20.07	\$1,043	0.8
Leake County	\$13.56	\$705	\$28,200	1.9	\$55,000	\$1,375	\$16,500	\$413	2,272	28%	\$12.84	\$668	1.1
Lee County	\$15.56	\$809	\$32,360	2.1	\$65,000	\$1,625	\$19,500	\$488	9,550	30%	\$12.62	\$656	1.2
Leflore County	\$13.56	\$705	\$28,200	1.9	\$40,700	\$1,018	\$12,210	\$305	4,504	45%	\$10.22	\$531	1.3
Lincoln County	\$14.33	\$745	\$29,800	2.0	\$64,500	\$1,613	\$19,350	\$484	3,162	24%	\$13.57	\$706	1.1
Lowndes County	\$14.35	\$746	\$29,840	2.0	\$69,800	\$1,745	\$20,940	\$524	8,499	38%	\$15.11	\$786	0.9
Madison County	\$18.21	\$947	\$37,880	2.5	\$76,000	\$1,900	\$22,800	\$570	11,179	28%	\$12.63	\$657	1.4
Marion County	\$14.00	\$728	\$29,120	1.9	\$52,100	\$1,303	\$15,630	\$391	2,049	21%	\$12.42	\$646	1.1
Marshall County	\$13.63	\$709	\$28,360	1.9	\$55,700	\$1,393	\$16,710	\$418	3,427	26%	\$16.48	\$857	0.8
Monroe County	\$13.56	\$705	\$28,200	1.9	\$62,300	\$1,558	\$18,690	\$467	3,283	24%	\$12.75	\$663	1.1
Montgomery County	\$13.56	\$705	\$28,200	1.9	\$52,000	\$1,300	\$15,600	\$390	1,419	33%	\$9.65	\$502	1.4
Neshoba County	\$13.56	\$705	\$28,200	1.9	\$53,500	\$1,338	\$16,050	\$401	2,835	27%	\$13.14	\$683	1.0
Newton County	\$14.33	\$745	\$29,800	2.0	\$50,700	\$1,268	\$15,210	\$380	1,668	21%	\$11.21	\$583	1.3
Noxubee County	\$13.56	\$705	\$28,200	1.9	\$52,100	\$1,303	\$15,630	\$391	1,132	28%	\$9.99	\$519	1.4
Oktibbeha County	\$15.83	\$823	\$32,920	2.2	\$73,400	\$1,835	\$22,020	\$551	9,476	50%	\$7.77	\$404	2.0
Panola County	\$13.96	\$726	\$29,040	1.9	\$50,700	\$1,268	\$15,210	\$380	3,965	32%	\$14.36	\$747	1.0
Pearl River County	\$15.88	\$826	\$33,040	2.2	\$63,600	\$1,590	\$19,080	\$477	4,504	21%	\$11.79	\$613	1.3
Perry County	\$16.69	\$868	\$34,720	2.3	\$62,800	\$1,570	\$18,840	\$471	877	19%	\$16.55	\$861	1.0
Pike County	\$14.31	\$744	\$29,760	2.0	\$48,300	\$1,208	\$14,490	\$362	4,616	32%	\$10.29	\$535	1.4

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Mississippi

FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Pontotoc County	\$13.56	\$705	\$28,200	1.9	\$59,900	\$1,498	\$17,970	\$449	2,895	27%	\$13.72	\$713	1.0
Prentiss County	\$13.56	\$705	\$28,200	1.9	\$55,900	\$1,398	\$16,770	\$419	2,411	26%	\$8.44	\$439	1.6
Quitman County	\$13.56	\$705	\$28,200	1.9	\$43,200	\$1,080	\$12,960	\$324	1,233	41%	\$10.17	\$529	1.3
Rankin County	\$18.21	\$947	\$37,880	2.5	\$76,000	\$1,900	\$22,800	\$570	12,604	22%	\$16.11	\$837	1.1
Scott County	\$13.56	\$705	\$28,200	1.9	\$56,100	\$1,403	\$16,830	\$421	2,802	27%	\$13.66	\$710	1.0
Sharkey County	\$13.56	\$705	\$28,200	1.9	\$48,600	\$1,215	\$14,580	\$365	672	38%	\$12.04	\$626	1.1
Simpson County	\$14.13	\$735	\$29,400	1.9	\$57,200	\$1,430	\$17,160	\$429	1,920	20%	\$9.24	\$481	1.5
Smith County	\$13.56	\$705	\$28,200	1.9	\$64,800	\$1,620	\$19,440	\$486	901	15%	\$14.56	\$757	0.9
Stone County	\$13.56	\$705	\$28,200	1.9	\$59,700	\$1,493	\$17,910	\$448	1,479	23%	\$11.26	\$586	1.2
Sunflower County	\$13.88	\$722	\$28,880	1.9	\$42,300	\$1,058	\$12,690	\$317	3,895	47%	\$10.87	\$565	1.3
Tallahatchie County	\$13.56	\$705	\$28,200	1.9	\$43,600	\$1,090	\$13,080	\$327	1,568	36%	\$14.27	\$742	1.0
Tate County	\$13.56	\$705	\$28,200	1.9	\$67,900	\$1,698	\$20,370	\$509	2,424	23%	\$9.49	\$494	1.4
Tippah County	\$13.56	\$705	\$28,200	1.9	\$53,800	\$1,345	\$16,140	\$404	2,409	31%	\$16.41	\$853	0.8
Tishomingo County	\$13.56	\$705	\$28,200	1.9	\$54,400	\$1,360	\$16,320	\$408	2,134	27%	\$12.64	\$657	1.1
Tunica County	\$15.92	\$828	\$33,120	2.2	\$46,200	\$1,155	\$13,860	\$347	2,419	61%	\$17.32	\$901	0.9
Union County	\$13.56	\$705	\$28,200	1.9	\$63,300	\$1,583	\$18,990	\$475	2,424	25%	\$18.45	\$960	0.7
Walthall County	\$13.56	\$705	\$28,200	1.9	\$49,300	\$1,233	\$14,790	\$370	845	15%	\$13.94	\$725	1.0
Warren County	\$14.56	\$757	\$30,280	2.0	\$62,600	\$1,565	\$18,780	\$470	6,168	34%	\$14.38	\$748	1.0
Washington County	\$13.56	\$705	\$28,200	1.9	\$44,100	\$1,103	\$13,230	\$331	8,123	45%	\$13.47	\$700	1.0
Wayne County	\$13.56	\$705	\$28,200	1.9	\$60,200	\$1,505	\$18,060	\$452	1,185	15%	\$14.68	\$763	0.9
Webster County	\$13.56	\$705	\$28,200	1.9	\$63,100	\$1,578	\$18,930	\$473	795	21%	\$5.93	\$308	2.3
Wilkinson County	\$13.56	\$705	\$28,200	1.9	\$40,300	\$1,008	\$12,090	\$302	729	22%	\$10.51	\$546	1.3
Winston County	\$13.56	\$705	\$28,200	1.9	\$49,500	\$1,238	\$14,850	\$371	1,814	26%	\$10.82	\$563	1.3
Yalobusha County	\$13.56	\$705	\$28,200	1.9	\$56,100	\$1,403	\$16,830	\$421	1,528	30%	\$13.22	\$687	1.0
Yazoo County	\$13.94	\$725	\$29,000	1.9	\$50,200	\$1,255	\$15,060	\$377	3,491	41%	\$15.18	\$789	0.9

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