

# TENNESSEE

# #33\*

In **Tennessee**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$952**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,172** monthly or **\$38,060** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$18.30**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT TENNESSEE:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$18.86</b>
2-Bedroom Housing Wage	<b>\$18.30</b>
Number of Renter Households	<b>882,921</b>
Percent Renters	<b>33%</b>

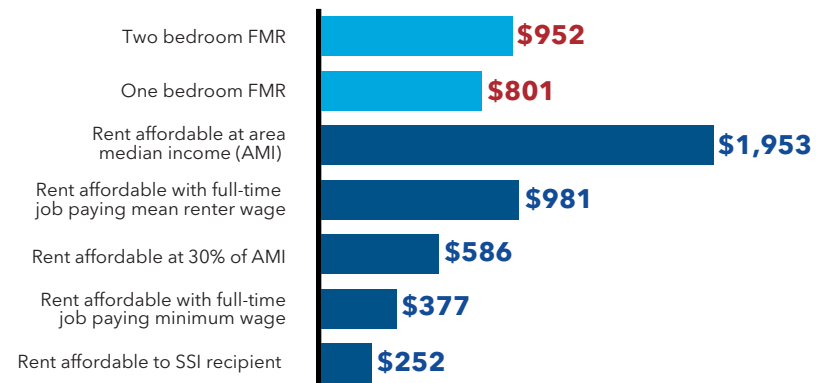
**101**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**85**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.5**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**2.1**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Nashville-Davidson-Murfreesboro-Franklin HMFA	<b>\$24.10</b>
Knoxville HMFA	<b>\$18.85</b>
Maury County	<b>\$18.54</b>
Memphis HMFA	<b>\$17.54</b>
Clarksville HMFA	<b>\$17.50</b>



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.

Tennessee

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Tennessee	\$18.30	\$952	\$38,060	2.5	\$78,121	\$1,953	\$23,436	\$586	882,921	33%	\$18.86	\$981	1.0
Combined Nonmetro Areas	\$13.64	\$709	\$28,377	1.9	\$61,533	\$1,538	\$18,460	\$461	160,766	28%	\$13.78	\$717	1.0
<u>Metropolitan Areas</u>													
Campbell County HMFA	\$13.69	\$712	\$28,480	1.9	\$53,500	\$1,338	\$16,050	\$401	5,527	34%	\$12.76	\$663	1.1
Chattanooga MSA	\$16.98	\$883	\$35,320	2.3	\$75,200	\$1,880	\$22,560	\$564	57,428	35%	\$17.60	\$915	1.0
Clarksville HMFA	\$17.50	\$910	\$36,400	2.4	\$70,500	\$1,763	\$21,150	\$529	29,170	39%	\$15.04	\$782	1.2
Cleveland MSA	\$15.96	\$830	\$33,200	2.2	\$70,900	\$1,773	\$21,270	\$532	15,422	32%	\$14.63	\$761	1.1
Crockett County HMFA	\$13.38	\$696	\$27,840	1.8	\$62,400	\$1,560	\$18,720	\$468	1,688	30%	\$16.49	\$857	0.8
Gibson County HMFA	\$13.62	\$708	\$28,320	1.9	\$61,100	\$1,528	\$18,330	\$458	6,742	34%	\$13.41	\$697	1.0
Grainger County HMFA	\$13.44	\$699	\$27,960	1.9	\$58,000	\$1,450	\$17,400	\$435	2,157	24%	\$12.86	\$669	1.0
Jackson HMFA	\$16.25	\$845	\$33,800	2.2	\$64,500	\$1,613	\$19,350	\$484	15,813	36%	\$13.85	\$720	1.2
Johnson City MSA	\$15.02	\$781	\$31,240	2.1	\$75,300	\$1,883	\$22,590	\$565	28,433	33%	\$13.49	\$702	1.1
Kingsport-Bristol-Bristol MSA	\$13.50	\$702	\$28,080	1.9	\$69,700	\$1,743	\$20,910	\$523	24,025	27%	\$16.39	\$852	0.8
Knoxville HMFA	\$18.85	\$980	\$39,200	2.6	\$84,400	\$2,110	\$25,320	\$633	94,443	31%	\$17.33	\$901	1.1
Macon County HMFA	\$14.15	\$736	\$29,440	2.0	\$58,600	\$1,465	\$17,580	\$440	2,436	27%	\$14.41	\$749	1.0
Maury County HMFA	\$18.54	\$964	\$38,560	2.6	\$87,300	\$2,183	\$26,190	\$655	9,918	28%	\$16.82	\$875	1.1
Memphis HMFA	\$17.54	\$912	\$36,480	2.4	\$77,300	\$1,933	\$23,190	\$580	170,498	43%	\$20.85	\$1,084	0.8
Morgan County HMFA	\$13.69	\$712	\$28,480	1.9	\$55,000	\$1,375	\$16,500	\$413	1,323	18%	\$13.03	\$678	1.1
Morristown HMFA	\$14.67	\$763	\$30,520	2.0	\$71,600	\$1,790	\$21,480	\$537	13,005	29%	\$14.92	\$776	1.0
Nashville-Davidson--Murfreesboro--Franklin HMFA	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	235,728	35%	\$22.69	\$1,180	1.1
Roane County HMFA	\$15.73	\$818	\$32,720	2.2	\$77,600	\$1,940	\$23,280	\$582	5,259	24%	\$22.59	\$1,175	0.7
Smith County HMFA	\$13.94	\$725	\$29,000	1.9	\$67,200	\$1,680	\$20,160	\$504	1,867	24%	\$17.06	\$887	0.8

† 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.

Tennessee

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Stewart County HMFA	\$13.44	\$699	\$27,960	1.9	\$64,600	\$1,615	\$19,380	\$485	1,273	24%	\$16.51	\$859	0.8
<b>Counties</b>													
Anderson County	\$18.85	\$980	\$39,200	2.6	\$84,400	\$2,110	\$25,320	\$633	10,000	32%	\$22.62	\$1,176	0.8
Bedford County	\$16.06	\$835	\$33,400	2.2	\$63,300	\$1,583	\$18,990	\$475	5,064	29%	\$15.92	\$828	1.0
Benton County	\$13.00	\$676	\$27,040	1.8	\$56,600	\$1,415	\$16,980	\$425	1,640	24%	\$13.33	\$693	1.0
Bledsoe County	\$13.00	\$676	\$27,040	1.8	\$58,600	\$1,465	\$17,580	\$440	1,126	23%	\$11.93	\$620	1.1
Blount County	\$18.85	\$980	\$39,200	2.6	\$84,400	\$2,110	\$25,320	\$633	11,995	23%	\$16.00	\$832	1.2
Bradley County	\$15.96	\$830	\$33,200	2.2	\$70,900	\$1,773	\$21,270	\$532	13,518	33%	\$14.76	\$767	1.1
Campbell County	\$13.69	\$712	\$28,480	1.9	\$53,500	\$1,338	\$16,050	\$401	5,527	34%	\$12.76	\$663	1.1
Cannon County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	1,294	23%	\$10.55	\$548	2.3
Carroll County	\$13.00	\$676	\$27,040	1.8	\$64,400	\$1,610	\$19,320	\$483	2,899	26%	\$11.28	\$587	1.2
Carter County	\$15.02	\$781	\$31,240	2.1	\$75,300	\$1,883	\$22,590	\$565	6,724	28%	\$15.36	\$799	1.0
Cheatham County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	3,454	23%	\$19.28	\$1,002	1.2
Chester County	\$16.25	\$845	\$33,800	2.2	\$64,500	\$1,613	\$19,350	\$484	1,368	23%	\$11.14	\$579	1.5
Claiborne County	\$13.00	\$676	\$27,040	1.8	\$54,600	\$1,365	\$16,380	\$410	3,953	29%	\$13.40	\$697	1.0
Clay County	\$13.00	\$676	\$27,040	1.8	\$48,500	\$1,213	\$14,550	\$364	703	22%	\$12.70	\$661	1.0
Cocke County	\$13.00	\$676	\$27,040	1.8	\$48,900	\$1,223	\$14,670	\$367	4,307	30%	\$16.61	\$864	0.8
Coffee County	\$14.21	\$739	\$29,560	2.0	\$68,700	\$1,718	\$20,610	\$515	7,323	33%	\$17.61	\$916	0.8
Crockett County	\$13.38	\$696	\$27,840	1.8	\$62,400	\$1,560	\$18,720	\$468	1,688	30%	\$16.49	\$857	0.8
Cumberland County	\$13.37	\$695	\$27,800	1.8	\$63,100	\$1,578	\$18,930	\$473	5,520	21%	\$11.65	\$606	1.1
Davidson County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	131,801	46%	\$25.87	\$1,345	0.9
Decatur County	\$13.00	\$676	\$27,040	1.8	\$59,000	\$1,475	\$17,700	\$443	942	20%	\$13.88	\$722	0.9
DeKalb County	\$13.00	\$676	\$27,040	1.8	\$63,800	\$1,595	\$19,140	\$479	2,468	32%	\$15.36	\$799	0.8
Dickson County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	4,668	24%	\$13.73	\$714	1.8
Dyer County	\$13.23	\$688	\$27,520	1.8	\$62,000	\$1,550	\$18,600	\$465	5,753	38%	\$15.59	\$810	0.8

† Wage data not available (See Appendix B).

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2: FMR = Fiscal Year 2022 Fair Market Rent.

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Tennessee

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Fayette County	\$17.54	\$912	\$36,480	2.4	\$77,300	\$1,933	\$23,190	\$580	3,453	22%	\$12.22	\$636	1.4
Fentress County	\$13.00	\$676	\$27,040	1.8	\$49,100	\$1,228	\$14,730	\$368	1,771	24%	\$11.01	\$572	1.2
Franklin County	\$13.02	\$677	\$27,080	1.8	\$67,100	\$1,678	\$20,130	\$503	4,373	27%	\$13.09	\$681	1.0
Gibson County	\$13.62	\$708	\$28,320	1.9	\$61,100	\$1,528	\$18,330	\$458	6,742	34%	\$13.41	\$697	1.0
Giles County	\$13.50	\$702	\$28,080	1.9	\$68,600	\$1,715	\$20,580	\$515	3,459	30%	\$13.89	\$722	1.0
Grainger County	\$13.44	\$699	\$27,960	1.9	\$58,000	\$1,450	\$17,400	\$435	2,157	24%	\$12.86	\$669	1.0
Greene County	\$13.00	\$676	\$27,040	1.8	\$61,500	\$1,538	\$18,450	\$461	6,655	24%	\$13.58	\$706	1.0
Grundy County	\$13.00	\$676	\$27,040	1.8	\$56,000	\$1,400	\$16,800	\$420	1,059	21%	\$8.02	\$417	1.6
Hamblen County	\$14.67	\$763	\$30,520	2.0	\$71,600	\$1,790	\$21,480	\$537	8,141	33%	\$13.62	\$708	1.1
Hamilton County	\$16.98	\$883	\$35,320	2.3	\$75,200	\$1,880	\$22,560	\$564	53,286	36%	\$17.85	\$928	1.0
Hancock County	\$13.00	\$676	\$27,040	1.8	\$48,700	\$1,218	\$14,610	\$365	615	23%	\$13.64	\$709	1.0
Hardeman County	\$13.00	\$676	\$27,040	1.8	\$54,000	\$1,350	\$16,200	\$405	2,831	31%	\$18.10	\$941	0.7
Hardin County	\$13.00	\$676	\$27,040	1.8	\$56,000	\$1,400	\$16,800	\$420	2,429	24%	\$14.92	\$776	0.9
Hawkins County	\$13.50	\$702	\$28,080	1.9	\$69,700	\$1,743	\$20,910	\$523	5,451	24%	\$13.69	\$712	1.0
Haywood County	\$13.00	\$676	\$27,040	1.8	\$56,800	\$1,420	\$17,040	\$426	2,939	41%	\$16.86	\$877	0.8
Henderson County	\$13.00	\$676	\$27,040	1.8	\$63,300	\$1,583	\$18,990	\$475	2,859	26%	\$11.54	\$600	1.1
Henry County	\$13.00	\$676	\$27,040	1.8	\$58,600	\$1,465	\$17,580	\$440	3,277	25%	\$13.71	\$713	0.9
Hickman County	\$13.52	\$703	\$28,120	1.9	\$58,500	\$1,463	\$17,550	\$439	1,551	18%	\$13.13	\$683	1.0
Houston County	\$14.29	\$743	\$29,720	2.0	\$60,800	\$1,520	\$18,240	\$456	597	20%	\$11.05	\$574	1.3
Humphreys County	\$13.00	\$676	\$27,040	1.8	\$62,500	\$1,563	\$18,750	\$469	1,480	22%	\$18.30	\$952	0.7
Jackson County	\$13.00	\$676	\$27,040	1.8	\$55,100	\$1,378	\$16,530	\$413	884	20%	\$14.02	\$729	0.9
Jefferson County	\$14.67	\$763	\$30,520	2.0	\$71,600	\$1,790	\$21,480	\$537	4,864	24%	\$18.29	\$951	0.8
Johnson County	\$13.00	\$676	\$27,040	1.8	\$47,500	\$1,188	\$14,250	\$356	1,707	24%	\$12.09	\$629	1.1
Knox County	\$18.85	\$980	\$39,200	2.6	\$84,400	\$2,110	\$25,320	\$633	66,264	35%	\$16.84	\$876	1.1
Lake County †	\$13.00	\$676	\$27,040	1.8	\$49,800	\$1,245	\$14,940	\$374	1,059	49%			
Lauderdale County	\$13.00	\$676	\$27,040	1.8	\$49,900	\$1,248	\$14,970	\$374	4,142	43%	\$16.77	\$872	0.8

† 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.

Tennessee

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Lawrence County	\$13.52	\$703	\$28,120	1.9	\$59,400	\$1,485	\$17,820	\$446	4,007	25%	\$10.48	\$545	1.3
Lewis County	\$13.00	\$676	\$27,040	1.8	\$57,400	\$1,435	\$17,220	\$431	1,047	22%	\$12.16	\$632	1.1
Lincoln County	\$13.00	\$676	\$27,040	1.8	\$66,900	\$1,673	\$20,070	\$502	3,191	23%	\$12.95	\$674	1.0
Loudon County	\$18.85	\$980	\$39,200	2.6	\$84,400	\$2,110	\$25,320	\$633	4,342	21%	\$15.82	\$823	1.2
McMinn County	\$13.44	\$699	\$27,960	1.9	\$61,100	\$1,528	\$18,330	\$458	5,436	26%	\$16.48	\$857	0.8
McNairy County	\$13.00	\$676	\$27,040	1.8	\$55,400	\$1,385	\$16,620	\$416	2,350	24%	\$11.91	\$619	1.1
Macon County	\$14.15	\$736	\$29,440	2.0	\$58,600	\$1,465	\$17,580	\$440	2,436	27%	\$14.41	\$749	1.0
Madison County	\$16.25	\$845	\$33,800	2.2	\$64,500	\$1,613	\$19,350	\$484	14,445	38%	\$14.00	\$728	1.2
Marion County	\$16.98	\$883	\$35,320	2.3	\$75,200	\$1,880	\$22,560	\$564	2,834	25%	\$12.68	\$660	1.3
Marshall County	\$15.17	\$789	\$31,560	2.1	\$69,100	\$1,728	\$20,730	\$518	3,351	27%	\$13.94	\$725	1.1
Maury County	\$18.54	\$964	\$38,560	2.6	\$87,300	\$2,183	\$26,190	\$655	9,918	28%	\$16.82	\$875	1.1
Meigs County	\$13.00	\$676	\$27,040	1.8	\$63,000	\$1,575	\$18,900	\$473	1,023	20%	\$12.78	\$665	1.0
Monroe County	\$13.12	\$682	\$27,280	1.8	\$59,900	\$1,498	\$17,970	\$449	4,839	26%	\$13.88	\$722	0.9
Montgomery County	\$17.50	\$910	\$36,400	2.4	\$70,500	\$1,763	\$21,150	\$529	29,170	39%	\$15.04	\$782	1.2
Moore County †	\$13.00	\$676	\$27,040	1.8	\$76,800	\$1,920	\$23,040	\$576	423	16%			
Morgan County	\$13.69	\$712	\$28,480	1.9	\$55,000	\$1,375	\$16,500	\$413	1,323	18%	\$13.03	\$678	1.1
Obion County	\$13.00	\$676	\$27,040	1.8	\$56,900	\$1,423	\$17,070	\$427	4,523	36%	\$13.15	\$684	1.0
Overton County	\$13.00	\$676	\$27,040	1.8	\$59,100	\$1,478	\$17,730	\$443	1,976	22%	\$13.24	\$688	1.0
Perry County	\$13.00	\$676	\$27,040	1.8	\$57,200	\$1,430	\$17,160	\$429	604	21%	\$14.88	\$774	0.9
Pickett County	\$13.00	\$676	\$27,040	1.8	\$51,200	\$1,280	\$15,360	\$384	424	19%	\$11.01	\$573	1.2
Polk County	\$15.96	\$830	\$33,200	2.2	\$70,900	\$1,773	\$21,270	\$532	1,904	26%	\$11.62	\$604	1.4
Putnam County	\$14.58	\$758	\$30,320	2.0	\$73,100	\$1,828	\$21,930	\$548	12,096	38%	\$12.89	\$670	1.1
Rhea County	\$13.27	\$690	\$27,600	1.8	\$63,300	\$1,583	\$18,990	\$475	3,239	26%	\$12.40	\$645	1.1
Roane County	\$15.73	\$818	\$32,720	2.2	\$77,600	\$1,940	\$23,280	\$582	5,259	24%	\$22.59	\$1,175	0.7
Robertson County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	6,278	24%	\$14.98	\$779	1.6
Rutherford County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	40,075	35%	\$18.20	\$946	1.3

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Tennessee

FY22 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	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
Scott County	\$13.00	\$676	\$27,040	1.8	\$49,800	\$1,245	\$14,940	\$374	2,473	29%	\$10.87	\$565	1.2
Sequatchie County	\$16.98	\$883	\$35,320	2.3	\$75,200	\$1,880	\$22,560	\$564	1,308	24%	\$11.76	\$611	1.4
Sevier County	\$16.15	\$840	\$33,600	2.2	\$73,500	\$1,838	\$22,050	\$551	10,988	29%	\$12.75	\$663	1.3
Shelby County	\$17.54	\$912	\$36,480	2.4	\$77,300	\$1,933	\$23,190	\$580	161,347	45%	\$21.16	\$1,100	0.8
Smith County	\$13.94	\$725	\$29,000	1.9	\$67,200	\$1,680	\$20,160	\$504	1,867	24%	\$17.06	\$887	0.8
Stewart County	\$13.44	\$699	\$27,960	1.9	\$64,600	\$1,615	\$19,380	\$485	1,273	24%	\$16.51	\$859	0.8
Sullivan County	\$13.50	\$702	\$28,080	1.9	\$69,700	\$1,743	\$20,910	\$523	18,574	28%	\$16.83	\$875	0.8
Sumner County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	18,362	27%	\$15.72	\$817	1.5
Tipton County	\$17.54	\$912	\$36,480	2.4	\$77,300	\$1,933	\$23,190	\$580	5,698	26%	\$12.61	\$656	1.4
Trousdale County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	866	25%	\$18.09	\$941	1.3
Unicoi County	\$15.02	\$781	\$31,240	2.1	\$75,300	\$1,883	\$22,590	\$565	2,110	27%	\$14.44	\$751	1.0
Union County	\$18.85	\$980	\$39,200	2.6	\$84,400	\$2,110	\$25,320	\$633	1,842	25%	\$13.07	\$680	1.4
Van Buren County	\$13.00	\$676	\$27,040	1.8	\$58,200	\$1,455	\$17,460	\$437	449	20%	\$7.78	\$404	1.7
Warren County	\$13.73	\$714	\$28,560	1.9	\$58,200	\$1,455	\$17,460	\$437	4,613	30%	\$13.14	\$683	1.0
Washington County	\$15.02	\$781	\$31,240	2.1	\$75,300	\$1,883	\$22,590	\$565	19,599	36%	\$13.06	\$679	1.1
Wayne County	\$13.00	\$676	\$27,040	1.8	\$57,700	\$1,443	\$17,310	\$433	1,230	21%	\$11.78	\$612	1.1
Weakley County	\$13.00	\$676	\$27,040	1.8	\$59,800	\$1,495	\$17,940	\$449	4,798	35%	\$11.43	\$595	1.1
White County	\$13.85	\$720	\$28,800	1.9	\$56,600	\$1,415	\$16,980	\$425	2,301	23%	\$14.34	\$746	1.0
Williamson County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	16,664	21%	\$23.87	\$1,241	1.0
Wilson County	\$24.10	\$1,253	\$50,120	3.3	\$96,700	\$2,418	\$29,010	\$725	12,266	24%	\$14.71	\$765	1.6

† 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.