

MISSISSIPPI

STATE RANKING **#47***

In **Mississippi**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$755**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,516** monthly or **\$30,188** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$14.51
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MISSISSIPPI:

STATE FACTS

Minimum Wage	\$7.25
Average Renter Wage	\$11.44
2-Bedroom Housing Wage	\$14.51
Number of Renter Households	352,404
Percent Renters	32%

80

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

66

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)

1.6

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

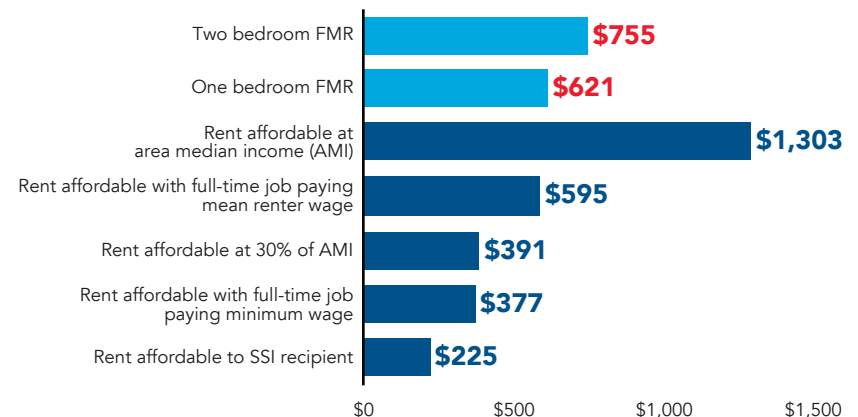
MOST EXPENSIVE AREAS

HOUSING WAGE

Lafayette County	\$16.98
Jackson HMFA	\$16.92
DeSoto County	\$16.02
Oktibbeha County	\$15.71
Hattiesburg MSA	\$15.19

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

FY18 HOUSING WAGE			HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR¹ FMR²		2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR³	Annual AMI⁴	Monthly rent affordable at AMI⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Mississippi	\$14.51		\$755	\$30,188	2.0	\$52,134	\$1,303	\$15,640	\$391	352,404	32%	\$11.44	\$595	1.3
Combined Nonmetro Areas	\$13.53		\$703	\$28,132	1.9	\$46,335	\$1,158	\$13,900	\$348	184,038	31%	\$10.35	\$538	1.3
Metropolitan Areas														
Benton County HMFA	\$12.71		\$661	\$26,440	1.8	\$43,100	\$1,078	\$12,930	\$323	505	16%	\$9.05	\$471	1.4
Gulfport-Biloxi HMFA	\$14.83		\$771	\$30,840	2.0	\$52,000	\$1,300	\$15,600	\$390	38,847	41%	\$12.19	\$634	1.2
Hattiesburg MSA	\$15.19		\$790	\$31,600	2.1	\$58,200	\$1,455	\$17,460	\$437	20,783	38%	\$11.10	\$577	1.4
Jackson HMFA	\$16.92		\$880	\$35,200	2.3	\$63,800	\$1,595	\$19,140	\$479	63,325	33%	\$13.02	\$677	1.3
Marshall County HMFA	\$12.71		\$661	\$26,440	1.8	\$46,400	\$1,160	\$13,920	\$348	3,104	23%	\$13.15	\$684	1.0
Memphis HMFA	\$16.02		\$833	\$33,320	2.2	\$64,200	\$1,605	\$19,260	\$482	16,401	27%	\$10.69	\$556	1.5
Pascagoula HMFA	\$14.21		\$739	\$29,560	2.0	\$62,700	\$1,568	\$18,810	\$470	15,009	30%	\$15.33	\$797	0.9
Simpson County HMFA	\$12.81		\$666	\$26,640	1.8	\$43,000	\$1,075	\$12,900	\$323	1,942	21%	\$8.72	\$453	1.5
Tate County HMFA	\$13.50		\$702	\$28,080	1.9	\$56,300	\$1,408	\$16,890	\$422	2,553	26%	\$10.01	\$520	1.3
Tunica County HMFA	\$13.96		\$726	\$29,040	1.9	\$35,000	\$875	\$10,500	\$263	2,420	61%	\$13.95	\$725	1.0
Yazoo County HMFA	\$13.54		\$704	\$28,160	1.9	\$38,700	\$968	\$11,610	\$290	3,477	40%	\$9.62	\$500	1.4
Counties														
Adams County	\$14.37		\$747	\$29,880	2.0	\$37,800	\$945	\$11,340	\$284	4,215	36%	\$9.10	\$473	1.6
Alcorn County	\$12.71		\$661	\$26,440	1.8	\$46,400	\$1,160	\$13,920	\$348	4,718	32%	\$10.94	\$569	1.2
Amite County	\$12.75		\$663	\$26,520	1.8	\$45,000	\$1,125	\$13,500	\$338	749	15%	\$13.58	\$706	0.9
Attala County	\$12.71		\$661	\$26,440	1.8	\$43,100	\$1,078	\$12,930	\$323	1,993	27%	\$8.21	\$427	1.5
Benton County	\$12.71		\$661	\$26,440	1.8	\$43,100	\$1,078	\$12,930	\$323	505	16%	\$9.05	\$471	1.4
Bolivar County	\$12.71		\$661	\$26,440	1.8	\$37,600	\$940	\$11,280	\$282	5,881	47%	\$12.14	\$631	1.0
Calhoun County	\$12.71		\$661	\$26,440	1.8	\$42,400	\$1,060	\$12,720	\$318	1,613	28%	\$7.91	\$412	1.6

1: BR = Bedroom

2: FMR = Fiscal Year 2018 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2018 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

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Carroll County	\$12.71	\$661	\$26,440	1.8	\$53,000	\$1,325	\$15,900	\$398	617	17%	\$7.23	\$376	1.8
Chickasaw County	\$12.71	\$661	\$26,440	1.8	\$37,900	\$948	\$11,370	\$284	1,673	26%	\$9.03	\$470	1.4
Choctaw County	\$12.71	\$661	\$26,440	1.8	\$47,600	\$1,190	\$14,280	\$357	839	26%	\$13.65	\$710	0.9
Claiborne County	\$13.00	\$676	\$27,040	1.8	\$31,600	\$790	\$9,480	\$237	977	31%	\$17.82	\$927	0.7
Clarke County	\$13.29	\$691	\$27,640	1.8	\$48,900	\$1,223	\$14,670	\$367	1,168	18%	\$10.69	\$556	1.2
Clay County	\$12.71	\$661	\$26,440	1.8	\$42,100	\$1,053	\$12,630	\$316	2,444	31%	\$8.87	\$461	1.4
Coahoma County	\$13.13	\$683	\$27,320	1.8	\$36,000	\$900	\$10,800	\$270	4,309	47%	\$10.92	\$568	1.2
Copiah County	\$16.92	\$880	\$35,200	2.3	\$63,800	\$1,595	\$19,140	\$479	2,241	23%	\$10.38	\$540	1.6
Covington County	\$12.71	\$661	\$26,440	1.8	\$42,700	\$1,068	\$12,810	\$320	1,241	18%	\$10.10	\$525	1.3
DeSoto County	\$16.02	\$833	\$33,320	2.2	\$64,200	\$1,605	\$19,260	\$482	16,401	27%	\$10.69	\$556	1.5
Forrest County	\$15.19	\$790	\$31,600	2.1	\$58,200	\$1,455	\$17,460	\$437	12,731	45%	\$11.86	\$617	1.3
Franklin County	\$12.71	\$661	\$26,440	1.8	\$55,200	\$1,380	\$16,560	\$414	773	25%	\$10.11	\$526	1.3
George County	\$15.02	\$781	\$31,240	2.1	\$60,700	\$1,518	\$18,210	\$455	1,044	14%	\$8.30	\$431	1.8
Greene County	\$12.71	\$661	\$26,440	1.8	\$57,000	\$1,425	\$17,100	\$428	698	17%	\$9.78	\$509	1.3
Grenada County	\$12.71	\$661	\$26,440	1.8	\$48,800	\$1,220	\$14,640	\$366	2,184	29%	\$10.43	\$542	1.2
Hancock County	\$14.83	\$771	\$30,840	2.0	\$52,000	\$1,300	\$15,600	\$390	5,112	27%	\$13.26	\$690	1.1
Harrison County	\$14.83	\$771	\$30,840	2.0	\$52,000	\$1,300	\$15,600	\$390	33,735	44%	\$12.04	\$626	1.2
Hinds County	\$16.92	\$880	\$35,200	2.3	\$63,800	\$1,595	\$19,140	\$479	36,434	41%	\$13.04	\$678	1.3
Holmes County	\$12.71	\$661	\$26,440	1.8	\$27,500	\$688	\$8,250	\$206	2,388	38%	\$8.85	\$460	1.4
Humphreys County	\$12.77	\$664	\$26,560	1.8	\$31,300	\$783	\$9,390	\$235	1,326	43%	\$8.82	\$459	1.4
Issaquena County	\$12.71	\$661	\$26,440	1.8	\$30,200	\$755	\$9,060	\$227	223	47%	\$10.51	\$546	1.2
Itawamba County	\$12.71	\$661	\$26,440	1.8	\$48,500	\$1,213	\$14,550	\$364	2,172	25%	\$14.52	\$755	0.9
Jackson County	\$14.21	\$739	\$29,560	2.0	\$62,700	\$1,568	\$18,810	\$470	15,009	30%	\$15.33	\$797	0.9
Jasper County	\$14.31	\$744	\$29,760	2.0	\$43,200	\$1,080	\$12,960	\$324	1,124	17%	\$9.81	\$510	1.5
Jefferson County	\$12.71	\$661	\$26,440	1.8	\$27,900	\$698	\$8,370	\$209	1,013	41%	\$8.55	\$444	1.5
Jefferson Davis County	\$12.87	\$669	\$26,760	1.8	\$33,000	\$825	\$9,900	\$248	1,116	23%	\$10.01	\$520	1.3

1: BR = Bedroom

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

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Jones County	\$14.62	\$760	\$30,400	2.0	\$44,100	\$1,103	\$13,230	\$331	6,731	27%	\$10.91	\$568	1.3
Kemper County	\$12.71	\$661	\$26,440	1.8	\$40,100	\$1,003	\$12,030	\$301	764	22%	\$16.39	\$853	0.8
Lafayette County	\$16.98	\$883	\$35,320	2.3	\$65,800	\$1,645	\$19,740	\$494	7,874	42%	\$9.19	\$478	1.8
Lamar County	\$15.19	\$790	\$31,600	2.1	\$58,200	\$1,455	\$17,460	\$437	7,246	33%	\$9.51	\$495	1.6
Lauderdale County	\$14.71	\$765	\$30,600	2.0	\$46,400	\$1,160	\$13,920	\$348	10,527	35%	\$10.77	\$560	1.4
Lawrence County	\$13.88	\$722	\$28,880	1.9	\$45,900	\$1,148	\$13,770	\$344	1,012	21%	\$11.48	\$597	1.2
Leake County	\$12.71	\$661	\$26,440	1.8	\$42,600	\$1,065	\$12,780	\$320	2,153	26%	\$8.23	\$428	1.5
Lee County	\$14.12	\$734	\$29,360	1.9	\$56,000	\$1,400	\$16,800	\$420	10,561	32%	\$9.95	\$517	1.4
Leflore County	\$12.71	\$661	\$26,440	1.8	\$31,000	\$775	\$9,300	\$233	5,272	49%	\$8.65	\$450	1.5
Lincoln County	\$12.71	\$661	\$26,440	1.8	\$43,300	\$1,083	\$12,990	\$325	3,332	26%	\$11.13	\$579	1.1
Lowndes County	\$13.15	\$684	\$27,360	1.8	\$52,700	\$1,318	\$15,810	\$395	8,852	39%	\$11.78	\$612	1.1
Madison County	\$16.92	\$880	\$35,200	2.3	\$63,800	\$1,595	\$19,140	\$479	10,683	29%	\$13.44	\$699	1.3
Marion County	\$12.71	\$661	\$26,440	1.8	\$42,300	\$1,058	\$12,690	\$317	2,279	24%	\$10.99	\$571	1.2
Marshall County	\$12.71	\$661	\$26,440	1.8	\$46,400	\$1,160	\$13,920	\$348	3,104	23%	\$13.15	\$684	1.0
Monroe County	\$12.71	\$661	\$26,440	1.8	\$49,500	\$1,238	\$14,850	\$371	3,387	24%	\$10.05	\$522	1.3
Montgomery County	\$12.71	\$661	\$26,440	1.8	\$40,000	\$1,000	\$12,000	\$300	991	23%	\$7.26	\$377	1.8
Neshoba County	\$12.71	\$661	\$26,440	1.8	\$47,600	\$1,190	\$14,280	\$357	2,964	28%	\$12.86	\$669	1.0
Newton County	\$13.19	\$686	\$27,440	1.8	\$46,900	\$1,173	\$14,070	\$352	1,849	23%	\$8.38	\$436	1.6
Noxubee County	\$12.71	\$661	\$26,440	1.8	\$42,200	\$1,055	\$12,660	\$317	1,165	29%	\$7.12	\$370	1.8
Oktibbeha County	\$15.71	\$817	\$32,680	2.2	\$54,400	\$1,360	\$16,320	\$408	8,197	48%	\$8.27	\$430	1.9
Panola County	\$12.71	\$661	\$26,440	1.8	\$47,200	\$1,180	\$14,160	\$354	3,264	27%	\$11.56	\$601	1.1
Pearl River County	\$14.77	\$768	\$30,720	2.0	\$53,200	\$1,330	\$15,960	\$399	4,751	23%	\$10.63	\$553	1.4
Perry County	\$15.19	\$790	\$31,600	2.1	\$58,200	\$1,455	\$17,460	\$437	806	18%	\$14.21	\$739	1.1
Pike County	\$13.33	\$693	\$27,720	1.8	\$42,800	\$1,070	\$12,840	\$321	4,694	32%	\$8.35	\$434	1.6
Pontotoc County	\$13.00	\$676	\$27,040	1.8	\$54,900	\$1,373	\$16,470	\$412	2,914	27%	\$11.39	\$592	1.1
Prentiss County	\$12.71	\$661	\$26,440	1.8	\$44,100	\$1,103	\$13,230	\$331	2,693	28%	\$9.37	\$487	1.4

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

	FY18 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Quitman County	\$12.71	\$661	\$26,440	1.8	\$34,300	\$858	\$10,290	\$257	1,022	34%	\$10.73	\$558	1.2
Rankin County	\$16.92	\$880	\$35,200	2.3	\$63,800	\$1,595	\$19,140	\$479	13,967	26%	\$12.86	\$669	1.3
Scott County	\$12.71	\$661	\$26,440	1.8	\$38,500	\$963	\$11,550	\$289	2,736	28%	\$10.78	\$560	1.2
Sharkey County	\$12.71	\$661	\$26,440	1.8	\$42,000	\$1,050	\$12,600	\$315	761	42%	\$11.64	\$605	1.1
Simpson County	\$12.81	\$666	\$26,640	1.8	\$43,000	\$1,075	\$12,900	\$323	1,942	21%	\$8.72	\$453	1.5
Smith County	\$12.71	\$661	\$26,440	1.8	\$49,900	\$1,248	\$14,970	\$374	1,350	23%	\$12.75	\$663	1.0
Stone County	\$13.52	\$703	\$28,120	1.9	\$52,800	\$1,320	\$15,840	\$396	1,303	22%	\$11.10	\$577	1.2
Sunflower County	\$12.71	\$661	\$26,440	1.8	\$33,300	\$833	\$9,990	\$250	3,689	43%	\$9.75	\$507	1.3
Tallahatchie County	\$12.71	\$661	\$26,440	1.8	\$43,500	\$1,088	\$13,050	\$326	1,043	24%	\$8.60	\$447	1.5
Tate County	\$13.50	\$702	\$28,080	1.9	\$56,300	\$1,408	\$16,890	\$422	2,553	26%	\$10.01	\$520	1.3
Tippah County	\$12.92	\$672	\$26,880	1.8	\$46,700	\$1,168	\$14,010	\$350	2,057	24%	\$11.12	\$578	1.2
Tishomingo County	\$12.71	\$661	\$26,440	1.8	\$45,000	\$1,125	\$13,500	\$338	1,941	25%	\$9.43	\$490	1.3
Tunica County	\$13.96	\$726	\$29,040	1.9	\$35,000	\$875	\$10,500	\$263	2,420	61%	\$13.95	\$725	1.0
Union County	\$12.71	\$661	\$26,440	1.8	\$45,200	\$1,130	\$13,560	\$339	2,916	28%	\$14.12	\$734	0.9
Walthall County	\$12.71	\$661	\$26,440	1.8	\$44,900	\$1,123	\$13,470	\$337	853	15%	\$5.24	\$272	2.4
Warren County	\$13.79	\$717	\$28,680	1.9	\$54,700	\$1,368	\$16,410	\$410	6,816	37%	\$9.13	\$475	1.5
Washington County	\$12.71	\$661	\$26,440	1.8	\$37,400	\$935	\$11,220	\$281	8,049	44%	\$10.30	\$535	1.2
Wayne County	\$12.71	\$661	\$26,440	1.8	\$47,000	\$1,175	\$14,100	\$353	1,375	18%	\$9.50	\$494	1.3
Webster County	\$12.71	\$661	\$26,440	1.8	\$49,500	\$1,238	\$14,850	\$371	1,081	27%	\$6.29	\$327	2.0
Wilkinson County	\$13.23	\$688	\$27,520	1.8	\$39,400	\$985	\$11,820	\$296	560	19%	\$9.84	\$512	1.3
Winston County	\$12.71	\$661	\$26,440	1.8	\$42,400	\$1,060	\$12,720	\$318	2,446	32%	\$11.20	\$582	1.1
Yalobusha County	\$12.71	\$661	\$26,440	1.8	\$47,900	\$1,198	\$14,370	\$359	1,316	26%	\$9.46	\$492	1.3
Yazoo County	\$13.54	\$704	\$28,160	1.9	\$38,700	\$968	\$11,610	\$290	3,477	40%	\$9.62	\$500	1.4

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