

ILLINOIS

#25*

In **Illinois**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,279**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,262** monthly or **\$51,143** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.59
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT ILLINOIS:

STATE FACTS	
Minimum Wage	\$13.00
Average Renter Wage	\$22.98
2-Bedroom Housing Wage	\$24.59
Number of Renter Households	1,650,933
Percent Renters	33%

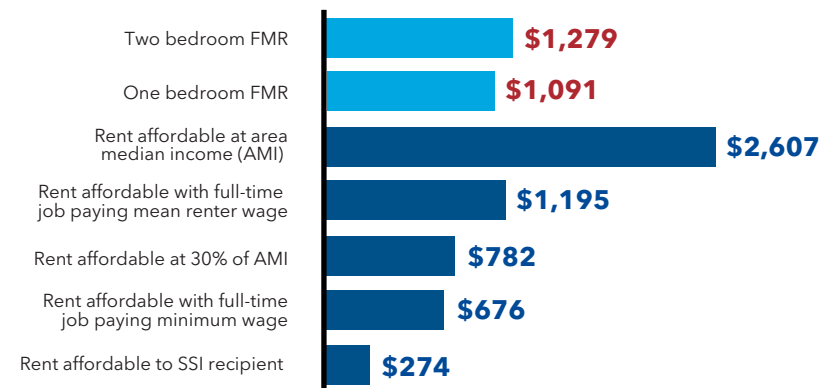
76
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

65
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

1.9
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
Chicago-Joliet-Naperville HMFA	\$27.69
Kendall County	\$27.65
Grundy County	\$23.98
DeKalb County	\$21.12
Kankakee MSA	\$20.58



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.

ILLINOIS

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Illinois	\$24.59	\$1,279	\$51,143	1.9	\$104,298	\$2,607	\$31,289	\$782	1,650,933	33%	\$22.98	\$1,195	1.1
Combined Nonmetro Areas	\$15.47	\$804	\$32,174	1.2	\$81,982	\$2,050	\$24,595	\$615	149,597	26%	\$14.01	\$729	1.1
<u>Metropolitan Areas</u>													
Bloomington MSA	\$18.98	\$987	\$39,480	1.5	\$115,000	\$2,875	\$34,500	\$863	23,906	35%	\$15.67	\$815	1.2
Bond County HMFA	\$14.88	\$774	\$30,960	1.1	\$76,900	\$1,923	\$23,070	\$577	1,485	24%	\$10.26	\$534	1.5
Cape Girardeau MSA	\$16.75	\$871	\$34,840	1.3	\$84,900	\$2,123	\$25,470	\$637	435	24%	\$15.40	\$801	1.1
Champaign-Urbana MSA	\$19.81	\$1,030	\$41,200	1.5	\$99,900	\$2,498	\$29,970	\$749	39,304	44%	\$15.64	\$813	1.3
Chicago-Joliet-Naperville HMFA	\$27.69	\$1,440	\$57,600	2.1	\$112,300	\$2,808	\$33,690	\$842	1,138,473	36%	\$25.94	\$1,349	1.1
Danville MSA	\$16.88	\$878	\$35,120	1.3	\$70,800	\$1,770	\$21,240	\$531	8,689	29%	\$16.40	\$853	1.0
Davenport-Moline-Rock Island MSA	\$17.42	\$906	\$36,240	1.3	\$88,400	\$2,210	\$26,520	\$663	25,038	29%	\$18.46	\$960	0.9
Decatur MSA	\$16.52	\$859	\$34,360	1.3	\$82,200	\$2,055	\$24,660	\$617	13,353	31%	\$18.11	\$942	0.9
DeKalb County HMFA	\$21.12	\$1,098	\$43,920	1.6	\$91,100	\$2,278	\$27,330	\$683	16,442	42%	\$13.96	\$726	1.5
Fulton County HMFA	\$15.85	\$824	\$32,960	1.2	\$75,100	\$1,878	\$22,530	\$563	3,086	22%	\$12.61	\$656	1.3
Grundy County HMFA	\$23.98	\$1,247	\$49,880	1.8	\$109,200	\$2,730	\$32,760	\$819	5,234	26%	\$23.13	\$1,203	1.0
Jackson County HMFA	\$16.50	\$858	\$34,320	1.3	\$76,000	\$1,900	\$22,800	\$570	11,781	51%	\$14.29	\$743	1.2
Johnson County HMFA	\$16.83	\$875	\$35,000	1.3	\$78,500	\$1,963	\$23,550	\$589	597	15%	\$7.43	\$387	2.3
Kankakee MSA	\$20.58	\$1,070	\$42,800	1.6	\$79,700	\$1,993	\$23,910	\$598	13,016	32%	\$15.50	\$806	1.3
Kendall County HMFA	\$27.65	\$1,438	\$57,520	2.1	\$111,900	\$2,798	\$33,570	\$839	6,862	16%	\$14.40	\$749	1.9
Macoupin County HMFA	\$14.88	\$774	\$30,960	1.1	\$79,100	\$1,978	\$23,730	\$593	4,187	24%	\$12.03	\$626	1.2
Peoria HMFA	\$17.23	\$896	\$35,840	1.3	\$91,900	\$2,298	\$27,570	\$689	42,757	28%	\$17.46	\$908	1.0
Rockford MSA	\$17.98	\$935	\$37,400	1.4	\$82,400	\$2,060	\$24,720	\$618	42,688	32%	\$16.20	\$843	1.1

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

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	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Springfield MSA	\$17.52	\$911	\$36,440	1.3	\$99,300	\$2,483	\$29,790	\$745	26,620	30%	\$15.03	\$782	1.2
St. Louis HMFA	\$19.21	\$999	\$39,960	1.5	\$101,200	\$2,530	\$30,360	\$759	69,444	28%	\$14.18	\$738	1.4
Williamson County HMFA	\$17.12	\$890	\$35,600	1.3	\$82,900	\$2,073	\$24,870	\$622	7,939	28%	\$13.25	\$689	1.3
<u>Counties</u>													
Adams County	\$16.10	\$837	\$33,480	1.2	\$86,500	\$2,163	\$25,950	\$649	7,607	28%	\$14.85	\$772	1.1
Alexander County	\$16.75	\$871	\$34,840	1.3	\$84,900	\$2,123	\$25,470	\$637	435	24%	\$15.40	\$801	1.1
Bond County	\$14.88	\$774	\$30,960	1.1	\$76,900	\$1,923	\$23,070	\$577	1,485	24%	\$10.26	\$534	1.5
Boone County	\$17.98	\$935	\$37,400	1.4	\$82,400	\$2,060	\$24,720	\$618	3,307	18%	\$12.52	\$651	1.4
Brown County	\$14.88	\$774	\$30,960	1.1	\$89,300	\$2,233	\$26,790	\$670	526	26%	\$19.68	\$1,023	0.8
Bureau County	\$15.65	\$814	\$32,560	1.2	\$84,000	\$2,100	\$25,200	\$630	3,436	25%	\$14.10	\$733	1.1
Calhoun County	\$19.21	\$999	\$39,960	1.5	\$101,200	\$2,530	\$30,360	\$759	113	9%	\$7.87	\$409	2.4
Carroll County	\$14.88	\$774	\$30,960	1.1	\$78,700	\$1,968	\$23,610	\$590	1,354	21%	\$13.22	\$687	1.1
Cass County	\$14.88	\$774	\$30,960	1.1	\$77,900	\$1,948	\$23,370	\$584	1,103	22%	\$14.92	\$776	1.0
Champaign County	\$19.81	\$1,030	\$41,200	1.5	\$99,900	\$2,498	\$29,970	\$749	38,150	47%	\$15.76	\$819	1.3
Christian County	\$15.75	\$819	\$32,760	1.2	\$79,000	\$1,975	\$23,700	\$593	3,307	24%	\$13.28	\$690	1.2
Clark County	\$15.63	\$813	\$32,520	1.2	\$89,300	\$2,233	\$26,790	\$670	1,275	20%	\$12.34	\$642	1.3
Clay County	\$14.88	\$774	\$30,960	1.1	\$74,200	\$1,855	\$22,260	\$557	1,216	22%	\$15.10	\$785	1.0
Clinton County	\$19.21	\$999	\$39,960	1.5	\$101,200	\$2,530	\$30,360	\$759	2,889	20%	\$13.52	\$703	1.4
Coles County	\$15.54	\$808	\$32,320	1.2	\$72,400	\$1,810	\$21,720	\$543	8,087	40%	\$14.88	\$774	1.0
Cook County	\$27.69	\$1,440	\$57,600	2.1	\$112,300	\$2,808	\$33,690	\$842	869,515	43%	\$28.34	\$1,474	1.0
Crawford County	\$14.88	\$774	\$30,960	1.1	\$80,700	\$2,018	\$24,210	\$605	1,658	22%	\$18.41	\$957	0.8
Cumberland County	\$14.88	\$774	\$30,960	1.1	\$89,300	\$2,233	\$26,790	\$670	796	19%	\$15.13	\$787	1.0
DeKalb County	\$21.12	\$1,098	\$43,920	1.6	\$91,100	\$2,278	\$27,330	\$683	16,442	42%	\$13.96	\$726	1.5
De Witt County	\$14.88	\$774	\$30,960	1.1	\$87,000	\$2,175	\$26,100	\$653	1,562	24%	\$20.02	\$1,041	0.7
Douglas County	\$15.77	\$820	\$32,800	1.2	\$86,100	\$2,153	\$25,830	\$646	1,746	23%	\$12.98	\$675	1.2

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	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
DuPage County	\$27.69	\$1,440	\$57,600	2.1	\$112,300	\$2,808	\$33,690	\$842	93,049	27%	\$25.04	\$1,302	1.1
Edgar County	\$14.88	\$774	\$30,960	1.1	\$75,600	\$1,890	\$22,680	\$567	2,095	28%	\$17.61	\$916	0.8
Edwards County	\$14.88	\$774	\$30,960	1.1	\$80,100	\$2,003	\$24,030	\$601	542	20%	\$10.31	\$536	1.4
Effingham County	\$14.88	\$774	\$30,960	1.1	\$90,100	\$2,253	\$27,030	\$676	3,285	23%	\$14.34	\$746	1.0
Fayette County	\$14.88	\$774	\$30,960	1.1	\$70,600	\$1,765	\$21,180	\$530	1,630	21%	\$11.25	\$585	1.3
Ford County	\$15.23	\$792	\$31,680	1.2	\$86,400	\$2,160	\$25,920	\$648	1,360	24%	\$15.91	\$827	1.0
Franklin County	\$14.88	\$774	\$30,960	1.1	\$67,600	\$1,690	\$20,280	\$507	4,121	25%	\$10.50	\$546	1.4
Fulton County	\$15.85	\$824	\$32,960	1.2	\$75,100	\$1,878	\$22,530	\$563	3,086	22%	\$12.61	\$656	1.3
Gallatin County	\$14.88	\$774	\$30,960	1.1	\$72,700	\$1,818	\$21,810	\$545	446	21%	\$15.00	\$780	1.0
Greene County	\$15.17	\$789	\$31,560	1.2	\$74,300	\$1,858	\$22,290	\$557	968	21%	\$11.64	\$605	1.3
Grundy County	\$23.98	\$1,247	\$49,880	1.8	\$109,200	\$2,730	\$32,760	\$819	5,234	26%	\$23.13	\$1,203	1.0
Hamilton County	\$14.88	\$774	\$30,960	1.1	\$81,600	\$2,040	\$24,480	\$612	709	22%	\$13.17	\$685	1.1
Hancock County	\$14.88	\$774	\$30,960	1.1	\$86,300	\$2,158	\$25,890	\$647	1,340	18%	\$13.54	\$704	1.1
Hardin County	\$14.88	\$774	\$30,960	1.1	\$69,600	\$1,740	\$20,880	\$522	337	22%	\$5.39	\$280	2.8
Henderson County	\$14.88	\$774	\$30,960	1.1	\$83,000	\$2,075	\$24,900	\$623	398	15%	\$9.80	\$510	1.5
Henry County	\$17.42	\$906	\$36,240	1.3	\$88,400	\$2,210	\$26,520	\$663	4,091	20%	\$13.69	\$712	1.3
Iroquois County	\$14.88	\$774	\$30,960	1.1	\$84,600	\$2,115	\$25,380	\$635	2,508	22%	\$12.30	\$640	1.2
Jackson County	\$16.50	\$858	\$34,320	1.3	\$76,000	\$1,900	\$22,800	\$570	11,781	51%	\$14.29	\$743	1.2
Jasper County	\$14.88	\$774	\$30,960	1.1	\$79,100	\$1,978	\$23,730	\$593	620	17%	\$16.12	\$838	0.9
Jefferson County	\$16.37	\$851	\$34,040	1.3	\$75,700	\$1,893	\$22,710	\$568	4,153	28%	\$15.27	\$794	1.1
Jersey County	\$19.21	\$999	\$39,960	1.5	\$101,200	\$2,530	\$30,360	\$759	1,484	19%	\$8.97	\$467	2.1
Jo Daviess County	\$14.88	\$774	\$30,960	1.1	\$87,500	\$2,188	\$26,250	\$656	2,093	21%	\$13.13	\$683	1.1
Johnson County	\$16.83	\$875	\$35,000	1.3	\$78,500	\$1,963	\$23,550	\$589	597	15%	\$7.43	\$387	2.3
Kane County	\$27.69	\$1,440	\$57,600	2.1	\$112,300	\$2,808	\$33,690	\$842	45,128	25%	\$16.60	\$863	1.7
Kankakee County	\$20.58	\$1,070	\$42,800	1.6	\$79,700	\$1,993	\$23,910	\$598	13,016	32%	\$15.50	\$806	1.3
Kendall County	\$27.65	\$1,438	\$57,520	2.1	\$111,900	\$2,798	\$33,570	\$839	6,862	16%	\$14.40	\$749	1.9

† Wage data not available (See Appendix B).

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	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Knox County	\$14.88	\$774	\$30,960	1.1	\$77,800	\$1,945	\$23,340	\$584	6,644	32%	\$10.59	\$551	1.4
Lake County	\$27.69	\$1,440	\$57,600	2.1	\$112,300	\$2,808	\$33,690	\$842	66,189	26%	\$26.58	\$1,382	1.0
La Salle County	\$17.04	\$886	\$35,440	1.3	\$89,900	\$2,248	\$26,970	\$674	12,379	28%	\$15.90	\$827	1.1
Lawrence County	\$14.88	\$774	\$30,960	1.1	\$73,600	\$1,840	\$22,080	\$552	1,351	25%	\$16.26	\$845	0.9
Lee County	\$14.88	\$774	\$30,960	1.1	\$92,000	\$2,300	\$27,600	\$690	3,820	28%	\$16.43	\$854	0.9
Livingston County	\$16.04	\$834	\$33,360	1.2	\$86,700	\$2,168	\$26,010	\$650	4,010	28%	\$14.97	\$778	1.1
Logan County	\$16.10	\$837	\$33,480	1.2	\$85,000	\$2,125	\$25,500	\$638	3,167	29%	\$15.66	\$815	1.0
McDonough County	\$15.27	\$794	\$31,760	1.2	\$82,600	\$2,065	\$24,780	\$620	4,219	38%	\$9.41	\$489	1.6
McHenry County	\$27.69	\$1,440	\$57,600	2.1	\$112,300	\$2,808	\$33,690	\$842	21,202	19%	\$14.83	\$771	1.9
McLean County	\$18.98	\$987	\$39,480	1.5	\$115,000	\$2,875	\$34,500	\$863	23,906	35%	\$15.67	\$815	1.2
Macon County	\$16.52	\$859	\$34,360	1.3	\$82,200	\$2,055	\$24,660	\$617	13,353	31%	\$18.11	\$942	0.9
Macoupin County	\$14.88	\$774	\$30,960	1.1	\$79,100	\$1,978	\$23,730	\$593	4,187	24%	\$12.03	\$626	1.2
Madison County	\$19.21	\$999	\$39,960	1.5	\$101,200	\$2,530	\$30,360	\$759	29,339	27%	\$13.81	\$718	1.4
Marion County	\$14.88	\$774	\$30,960	1.1	\$77,400	\$1,935	\$23,220	\$581	3,869	25%	\$11.95	\$622	1.2
Marshall County	\$17.23	\$896	\$35,840	1.3	\$91,900	\$2,298	\$27,570	\$689	970	20%	\$14.09	\$732	1.2
Mason County	\$14.88	\$774	\$30,960	1.1	\$79,000	\$1,975	\$23,700	\$593	1,209	21%	\$13.82	\$719	1.1
Massac County	\$15.50	\$806	\$32,240	1.2	\$76,100	\$1,903	\$22,830	\$571	1,203	22%	\$11.63	\$605	1.3
Menard County	\$17.52	\$911	\$36,440	1.3	\$99,300	\$2,483	\$29,790	\$745	1,063	21%	\$9.97	\$518	1.8
Mercer County	\$17.42	\$906	\$36,240	1.3	\$88,400	\$2,210	\$26,520	\$663	1,380	22%	\$11.31	\$588	1.5
Monroe County	\$19.21	\$999	\$39,960	1.5	\$101,200	\$2,530	\$30,360	\$759	2,175	16%	\$10.28	\$535	1.9
Montgomery County	\$14.88	\$774	\$30,960	1.1	\$86,100	\$2,153	\$25,830	\$646	2,740	25%	\$9.27	\$482	1.6
Morgan County	\$15.37	\$799	\$31,960	1.2	\$80,100	\$2,003	\$24,030	\$601	3,968	30%	\$12.90	\$671	1.2
Moultrie County	\$14.88	\$774	\$30,960	1.1	\$94,400	\$2,360	\$28,320	\$708	1,231	21%	\$15.37	\$799	1.0
Ogle County	\$16.63	\$865	\$34,600	1.3	\$91,800	\$2,295	\$27,540	\$689	5,821	28%	\$17.05	\$886	1.0
Peoria County	\$17.23	\$896	\$35,840	1.3	\$91,900	\$2,298	\$27,570	\$689	25,882	34%	\$19.10	\$993	0.9
Perry County	\$14.88	\$774	\$30,960	1.1	\$71,500	\$1,788	\$21,450	\$536	2,040	25%	\$11.08	\$576	1.3

† Wage data not available (See Appendix B).

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Piatt County	\$19.81	\$1,030	\$41,200	1.5	\$99,900	\$2,498	\$29,970	\$749	1,154	17%	\$12.70	\$660	1.6
Pike County	\$14.88	\$774	\$30,960	1.1	\$80,100	\$2,003	\$24,030	\$601	1,234	21%	\$9.80	\$509	1.5
Pope County †	\$14.88	\$774	\$30,960	1.1	\$70,200	\$1,755	\$21,060	\$527	226	16%			
Pulaski County	\$14.88	\$774	\$30,960	1.1	\$70,600	\$1,765	\$21,180	\$530	454	24%	\$10.10	\$525	1.5
Putnam County	\$15.33	\$797	\$31,880	1.2	\$91,100	\$2,278	\$27,330	\$683	434	19%	\$17.74	\$922	0.9
Randolph County	\$14.88	\$774	\$30,960	1.1	\$84,000	\$2,100	\$25,200	\$630	2,966	26%	\$14.66	\$763	1.0
Richland County	\$14.88	\$774	\$30,960	1.1	\$81,900	\$2,048	\$24,570	\$614	1,680	26%	\$12.64	\$657	1.2
Rock Island County	\$17.42	\$906	\$36,240	1.3	\$88,400	\$2,210	\$26,520	\$663	19,567	32%	\$19.55	\$1,016	0.9
St. Clair County	\$19.21	\$999	\$39,960	1.5	\$101,200	\$2,530	\$30,360	\$759	33,444	33%	\$15.46	\$804	1.2
Saline County	\$14.88	\$774	\$30,960	1.1	\$69,500	\$1,738	\$20,850	\$521	2,543	25%	\$10.72	\$558	1.4
Sangamon County	\$17.52	\$911	\$36,440	1.3	\$99,300	\$2,483	\$29,790	\$745	25,557	30%	\$15.10	\$785	1.2
Schuyler County	\$14.88	\$774	\$30,960	1.1	\$85,700	\$2,143	\$25,710	\$643	557	21%	\$15.34	\$797	1.0
Scott County	\$14.88	\$774	\$30,960	1.1	\$82,100	\$2,053	\$24,630	\$616	338	17%	\$11.50	\$598	1.3
Shelby County	\$14.88	\$774	\$30,960	1.1	\$79,000	\$1,975	\$23,700	\$593	1,767	20%	\$14.43	\$751	1.0
Stark County	\$17.23	\$896	\$35,840	1.3	\$91,900	\$2,298	\$27,570	\$689	501	22%	\$15.93	\$829	1.1
Stephenson County	\$14.88	\$774	\$30,960	1.1	\$76,100	\$1,903	\$22,830	\$571	5,629	29%	\$13.51	\$703	1.1
Tazewell County	\$17.23	\$896	\$35,840	1.3	\$91,900	\$2,298	\$27,570	\$689	12,651	24%	\$14.61	\$760	1.2
Union County	\$14.88	\$774	\$30,960	1.1	\$79,600	\$1,990	\$23,880	\$597	1,438	21%	\$7.60	\$395	2.0
Vermilion County	\$16.88	\$878	\$35,120	1.3	\$70,800	\$1,770	\$21,240	\$531	8,689	29%	\$16.40	\$853	1.0
Wabash County	\$15.73	\$818	\$32,720	1.2	\$82,500	\$2,063	\$24,750	\$619	976	21%	\$11.25	\$585	1.4
Warren County	\$14.88	\$774	\$30,960	1.1	\$81,700	\$2,043	\$24,510	\$613	1,576	23%	\$14.48	\$753	1.0
Washington County	\$16.21	\$843	\$33,720	1.2	\$96,500	\$2,413	\$28,950	\$724	1,033	18%	\$14.03	\$729	1.2
Wayne County	\$14.88	\$774	\$30,960	1.1	\$74,100	\$1,853	\$22,230	\$556	1,516	22%	\$10.12	\$526	1.5
White County	\$14.88	\$774	\$30,960	1.1	\$74,400	\$1,860	\$22,320	\$558	1,319	23%	\$12.03	\$626	1.2
Whiteside County	\$15.88	\$826	\$33,040	1.2	\$83,700	\$2,093	\$25,110	\$628	5,962	26%	\$13.23	\$688	1.2
Will County	\$27.69	\$1,440	\$57,600	2.1	\$112,300	\$2,808	\$33,690	\$842	43,390	18%	\$14.88	\$774	1.9

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2023 Fair Market Rent.

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

4: AMI = Fiscal Year 2023 Area Median Income

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

ILLINOIS

	FY23 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Williamson County	\$17.12	\$890	\$35,600	1.3	\$82,900	\$2,073	\$24,870	\$622	7,939	28%	\$13.25	\$689	1.3
Winnebago County	\$17.98	\$935	\$37,400	1.4	\$82,400	\$2,060	\$24,720	\$618	39,381	34%	\$16.66	\$866	1.1
Woodford County	\$17.23	\$896	\$35,840	1.3	\$91,900	\$2,298	\$27,570	\$689	2,753	19%	\$13.84	\$720	1.2

† Wage data not available (See Appendix B).

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