

ILLINOIS

#21*

In **Illinois**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,498**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,994** monthly or **\$59,933** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$28.81
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT ILLINOIS:

STATE FACTS	
Minimum Wage	\$14.00
Average Renter Wage	\$22.60
2-Bedroom Housing Wage	\$28.81
Number of Renter Households	1,655,952
Percent Renters	33%

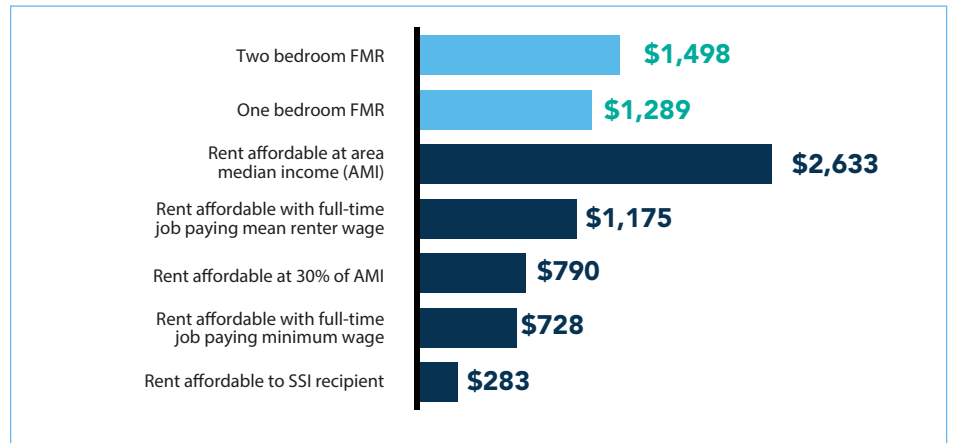
82
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

71
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

2.1
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
Kendall County HMFA	\$33.48
Chicago-Joliet-Naperville HMFA	\$32.96
Grundy County	\$28.65
DeKalb County	\$25.52
St. Louis HMFA	\$23.25



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

	FY24 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 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Illinois	\$28.81	\$1,498	\$59,933	2.1	\$105,311	\$2,633	\$31,593	\$790	1,655,952	33%	\$22.60	\$1,175	1.3
Combined Nonmetro Areas	\$16.14	\$839	\$33,569	1.2	\$83,415	\$2,085	\$25,024	\$626	149,064	26%	\$14.13	\$735	1.1
Metropolitan Areas													
Bloomington MSA	\$21.21	\$1,103	\$44,120	1.5	\$109,400	\$2,735	\$32,820	\$821	23,979	35%	\$16.08	\$836	1.3
Bond County HMFA	\$17.17	\$893	\$35,720	1.2	\$87,300	\$2,183	\$26,190	\$655	1,742	28%	\$13.99	\$728	1.2
Cape Girardeau MSA	\$17.94	\$933	\$37,320	1.3	\$83,100	\$2,078	\$24,930	\$623	381	22%	\$12.35	\$642	1.5
Champaign-Urbana MSA	\$20.17	\$1,049	\$41,960	1.4	\$106,200	\$2,655	\$31,860	\$797	39,445	44%	\$15.62	\$812	1.3
Chicago-Joliet-Naperville HMFA	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	1,146,004	36%	\$25.32	\$1,317	1.3
Danville MSA	\$18.38	\$956	\$38,240	1.3	\$75,600	\$1,890	\$22,680	\$567	9,123	31%	\$17.01	\$885	1.1
Davenport-Moline-Rock Island MSA	\$18.33	\$953	\$38,120	1.3	\$89,500	\$2,238	\$26,850	\$671	24,565	28%	\$18.11	\$942	1.0
Decatur MSA	\$18.13	\$943	\$37,720	1.3	\$86,900	\$2,173	\$26,070	\$652	13,472	31%	\$19.15	\$996	0.9
DeKalb County HMFA	\$25.52	\$1,327	\$53,080	1.8	\$92,600	\$2,315	\$27,780	\$695	15,650	40%	\$13.15	\$684	1.9
Fulton County HMFA	\$16.52	\$859	\$34,360	1.2	\$77,600	\$1,940	\$23,280	\$582	3,093	22%	\$12.82	\$667	1.3
Grundy County HMFA	\$28.65	\$1,490	\$59,600	2.0	\$114,400	\$2,860	\$34,320	\$858	4,936	24%	\$23.25	\$1,209	1.2
Jackson County HMFA	\$17.92	\$932	\$37,280	1.3	\$78,100	\$1,953	\$23,430	\$586	11,925	52%	\$15.35	\$798	1.2
Johnson County HMFA	\$17.50	\$910	\$36,400	1.3	\$81,800	\$2,045	\$24,540	\$614	605	15%	\$8.49	\$441	2.1
Kankakee MSA	\$22.38	\$1,164	\$46,560	1.6	\$102,400	\$2,560	\$30,720	\$768	12,957	32%	\$15.05	\$783	1.5
Kendall County HMFA	\$33.48	\$1,741	\$69,640	2.4	\$121,300	\$3,033	\$36,390	\$910	6,979	16%	\$14.69	\$764	2.3
Macoupin County HMFA	\$18.12	\$942	\$37,680	1.3	\$85,500	\$2,138	\$25,650	\$641	3,907	22%	\$12.20	\$634	1.5
Peoria HMFA	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	42,773	28%	\$17.71	\$921	1.0
Rockford MSA	\$19.83	\$1,031	\$41,240	1.4	\$89,000	\$2,225	\$26,700	\$668	42,628	32%	\$16.35	\$850	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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

4: AMI = Fiscal Year 2024 Area Median Income

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

ILLINOIS

	FY24 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 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Springfield MSA	\$20.58	\$1,070	\$42,800	1.5	\$105,600	\$2,640	\$31,680	\$792	26,182	29%	\$15.23	\$792	1.4
St. Louis HMFA	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	68,258	28%	\$14.25	\$741	1.6
Williamson County HMFA	\$18.81	\$978	\$39,120	1.3	\$95,500	\$2,388	\$28,650	\$716	8,284	29%	\$14.87	\$773	1.3
Counties													
Adams County	\$16.83	\$875	\$35,000	1.2	\$88,800	\$2,220	\$26,640	\$666	7,645	28%	\$14.33	\$745	1.2
Alexander County	\$17.94	\$933	\$37,320	1.3	\$83,100	\$2,078	\$24,930	\$623	381	22%	\$12.35	\$642	1.5
Bond County	\$17.17	\$893	\$35,720	1.2	\$87,300	\$2,183	\$26,190	\$655	1,742	28%	\$13.99	\$728	1.2
Boone County	\$19.83	\$1,031	\$41,240	1.4	\$89,000	\$2,225	\$26,700	\$668	3,056	16%	\$13.23	\$688	1.5
Brown County	\$15.98	\$831	\$33,240	1.1	\$87,900	\$2,198	\$26,370	\$659	603	29%	\$20.03	\$1,042	0.8
Bureau County	\$17.12	\$890	\$35,600	1.2	\$86,300	\$2,158	\$25,890	\$647	3,344	24%	\$13.55	\$704	1.3
Calhoun County †	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	132	11%			
Carroll County	\$15.52	\$807	\$32,280	1.1	\$82,500	\$2,063	\$24,750	\$619	1,441	23%	\$14.89	\$774	1.0
Cass County	\$15.52	\$807	\$32,280	1.1	\$80,500	\$2,013	\$24,150	\$604	1,143	23%	\$14.10	\$733	1.1
Champaign County	\$20.17	\$1,049	\$41,960	1.4	\$106,200	\$2,655	\$31,860	\$797	38,313	46%	\$15.75	\$819	1.3
Christian County	\$16.27	\$846	\$33,840	1.2	\$83,300	\$2,083	\$24,990	\$625	3,122	23%	\$12.17	\$633	1.3
Clark County	\$16.15	\$840	\$33,600	1.2	\$86,500	\$2,163	\$25,950	\$649	1,243	19%	\$10.88	\$566	1.5
Clay County	\$15.52	\$807	\$32,280	1.1	\$75,100	\$1,878	\$22,530	\$563	1,274	23%	\$16.66	\$867	0.9
Clinton County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	2,963	20%	\$12.75	\$663	1.8
Coles County	\$16.31	\$848	\$33,920	1.2	\$73,000	\$1,825	\$21,900	\$548	8,147	40%	\$15.69	\$816	1.0
Cook County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	877,303	42%	\$27.60	\$1,435	1.2
Crawford County	\$15.52	\$807	\$32,280	1.1	\$84,000	\$2,100	\$25,200	\$630	1,570	21%	\$21.21	\$1,103	0.7
Cumberland County	\$15.52	\$807	\$32,280	1.1	\$94,000	\$2,350	\$28,200	\$705	782	19%	\$13.09	\$681	1.2
DeKalb County	\$25.52	\$1,327	\$53,080	1.8	\$92,600	\$2,315	\$27,780	\$695	15,650	40%	\$13.15	\$684	1.9
De Witt County	\$15.87	\$825	\$33,000	1.1	\$91,400	\$2,285	\$27,420	\$686	1,569	24%	\$21.25	\$1,105	0.7
Douglas County	\$15.77	\$820	\$32,800	1.1	\$89,200	\$2,230	\$26,760	\$669	1,638	21%	\$16.60	\$863	0.9

† Wage data not available (See Appendix B).

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ILLINOIS

FY24 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 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
DuPage County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	93,684	27%	\$24.88	\$1,294	1.3
Edgar County	\$15.52	\$807	\$32,280	1.1	\$75,100	\$1,878	\$22,530	\$563	2,000	26%	\$21.03	\$1,094	0.7
Edwards County	\$15.52	\$807	\$32,280	1.1	\$78,900	\$1,973	\$23,670	\$592	547	21%	\$10.99	\$571	1.4
Effingham County	\$15.52	\$807	\$32,280	1.1	\$95,400	\$2,385	\$28,620	\$716	3,129	22%	\$12.57	\$654	1.2
Fayette County	\$15.52	\$807	\$32,280	1.1	\$74,100	\$1,853	\$22,230	\$556	1,562	20%	\$11.41	\$593	1.4
Ford County	\$15.52	\$807	\$32,280	1.1	\$86,500	\$2,163	\$25,950	\$649	1,350	24%	\$13.88	\$722	1.1
Franklin County	\$15.52	\$807	\$32,280	1.1	\$67,800	\$1,695	\$20,340	\$509	4,012	25%	\$11.00	\$572	1.4
Fulton County	\$16.52	\$859	\$34,360	1.2	\$77,600	\$1,940	\$23,280	\$582	3,093	22%	\$12.82	\$667	1.3
Gallatin County	\$15.52	\$807	\$32,280	1.1	\$69,900	\$1,748	\$20,970	\$524	502	23%	\$13.01	\$677	1.2
Greene County	\$16.23	\$844	\$33,760	1.2	\$75,800	\$1,895	\$22,740	\$569	1,048	23%	\$11.75	\$611	1.4
Grundy County	\$28.65	\$1,490	\$59,600	2.0	\$114,400	\$2,860	\$34,320	\$858	4,936	24%	\$23.25	\$1,209	1.2
Hamilton County	\$15.52	\$807	\$32,280	1.1	\$81,600	\$2,040	\$24,480	\$612	748	23%	\$15.96	\$830	1.0
Hancock County	\$15.52	\$807	\$32,280	1.1	\$87,500	\$2,188	\$26,250	\$656	1,376	18%	\$15.05	\$783	1.0
Hardin County	\$15.52	\$807	\$32,280	1.1	\$69,800	\$1,745	\$20,940	\$524	294	20%	\$6.16	\$320	2.5
Henderson County	\$15.52	\$807	\$32,280	1.1	\$85,600	\$2,140	\$25,680	\$642	376	14%	\$10.05	\$523	1.5
Henry County	\$18.33	\$953	\$38,120	1.3	\$89,500	\$2,238	\$26,850	\$671	4,084	20%	\$13.92	\$724	1.3
Iroquois County	\$15.63	\$813	\$32,520	1.1	\$86,000	\$2,150	\$25,800	\$645	2,337	21%	\$14.11	\$734	1.1
Jackson County	\$17.92	\$932	\$37,280	1.3	\$78,100	\$1,953	\$23,430	\$586	11,925	52%	\$15.35	\$798	1.2
Jasper County	\$15.52	\$807	\$32,280	1.1	\$84,900	\$2,123	\$25,470	\$637	677	18%	\$16.70	\$868	0.9
Jefferson County	\$17.27	\$898	\$35,920	1.2	\$76,900	\$1,923	\$23,070	\$577	4,140	28%	\$15.51	\$807	1.1
Jersey County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	1,463	19%	\$9.04	\$470	2.6
Jo Daviess County	\$15.52	\$807	\$32,280	1.1	\$92,200	\$2,305	\$27,660	\$692	2,029	20%	\$10.90	\$567	1.4
Johnson County	\$17.50	\$910	\$36,400	1.3	\$81,800	\$2,045	\$24,540	\$614	605	15%	\$8.49	\$441	2.1
Kane County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	45,257	25%	\$16.21	\$843	2.0
Kankakee County	\$22.38	\$1,164	\$46,560	1.6	\$102,400	\$2,560	\$30,720	\$768	12,957	32%	\$15.05	\$783	1.5
Kendall County	\$33.48	\$1,741	\$69,640	2.4	\$121,300	\$3,033	\$36,390	\$910	6,979	16%	\$14.69	\$764	2.3

† Wage data not available (See Appendix B).

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

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ILLINOIS

FY24 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 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Knox County	\$15.52	\$807	\$32,280	1.1	\$80,200	\$2,005	\$24,060	\$602	6,488	31%	\$11.03	\$573	1.4
Lake County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	66,746	26%	\$25.79	\$1,341	1.3
La Salle County	\$17.65	\$918	\$36,720	1.3	\$83,400	\$2,085	\$25,020	\$626	12,027	27%	\$15.26	\$793	1.2
Lawrence County	\$15.52	\$807	\$32,280	1.1	\$79,500	\$1,988	\$23,850	\$596	1,363	25%	\$15.57	\$810	1.0
Lee County	\$15.52	\$807	\$32,280	1.1	\$89,900	\$2,248	\$26,970	\$674	3,988	29%	\$15.76	\$819	1.0
Livingston County	\$17.12	\$890	\$35,600	1.2	\$90,900	\$2,273	\$27,270	\$682	4,063	28%	\$15.08	\$784	1.1
Logan County	\$16.23	\$844	\$33,760	1.2	\$86,000	\$2,150	\$25,800	\$645	3,260	29%	\$15.80	\$822	1.0
McDonough County	\$16.25	\$845	\$33,800	1.2	\$80,900	\$2,023	\$24,270	\$607	4,494	39%	\$9.03	\$469	1.8
McHenry County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	20,521	18%	\$14.32	\$745	2.3
McLean County	\$21.21	\$1,103	\$44,120	1.5	\$109,400	\$2,735	\$32,820	\$821	23,979	35%	\$16.08	\$836	1.3
Macon County	\$18.13	\$943	\$37,720	1.3	\$86,900	\$2,173	\$26,070	\$652	13,472	31%	\$19.15	\$996	0.9
Macoupin County	\$18.12	\$942	\$37,680	1.3	\$85,500	\$2,138	\$25,650	\$641	3,907	22%	\$12.20	\$634	1.5
Madison County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	29,247	27%	\$14.27	\$742	1.6
Marion County	\$15.52	\$807	\$32,280	1.1	\$79,900	\$1,998	\$23,970	\$599	3,992	26%	\$11.90	\$619	1.3
Marshall County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	1,059	21%	\$13.49	\$702	1.4
Mason County	\$15.52	\$807	\$32,280	1.1	\$80,600	\$2,015	\$24,180	\$605	1,132	20%	\$13.60	\$707	1.1
Massac County	\$15.52	\$807	\$32,280	1.1	\$74,000	\$1,850	\$22,200	\$555	1,186	22%	\$13.96	\$726	1.1
Menard County	\$20.58	\$1,070	\$42,800	1.5	\$105,600	\$2,640	\$31,680	\$792	1,035	20%	\$9.25	\$481	2.2
Mercer County	\$18.33	\$953	\$38,120	1.3	\$89,500	\$2,238	\$26,850	\$671	1,320	21%	\$10.98	\$571	1.7
Monroe County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	2,156	16%	\$9.57	\$498	2.4
Montgomery County	\$15.52	\$807	\$32,280	1.1	\$86,800	\$2,170	\$26,040	\$651	2,765	25%	\$9.14	\$475	1.7
Morgan County	\$15.52	\$807	\$32,280	1.1	\$86,400	\$2,160	\$25,920	\$648	3,854	29%	\$12.62	\$656	1.2
Moultrie County	\$15.52	\$807	\$32,280	1.1	\$95,500	\$2,388	\$28,650	\$716	1,282	22%	\$14.28	\$742	1.1
Ogle County	\$17.92	\$932	\$37,280	1.3	\$97,100	\$2,428	\$29,130	\$728	5,575	27%	\$16.08	\$836	1.1
Peoria County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	26,352	34%	\$19.48	\$1,013	1.0
Perry County	\$15.52	\$807	\$32,280	1.1	\$70,100	\$1,753	\$21,030	\$526	1,885	23%	\$10.66	\$554	1.5

† Wage data not available (See Appendix B).

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FY24 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

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Piatt County	\$20.17	\$1,049	\$41,960	1.4	\$106,200	\$2,655	\$31,860	\$797	1,132	17%	\$12.26	\$638	1.6
Pike County	\$15.52	\$807	\$32,280	1.1	\$81,200	\$2,030	\$24,360	\$609	1,207	21%	\$11.29	\$587	1.4
Pope County	\$15.52	\$807	\$32,280	1.1	\$78,100	\$1,953	\$23,430	\$586	234	17%	\$5.60	\$291	2.8
Pulaski County	\$15.52	\$807	\$32,280	1.1	\$63,700	\$1,593	\$19,110	\$478	534	28%	\$11.12	\$578	1.4
Putnam County	\$15.65	\$814	\$32,560	1.1	\$96,500	\$2,413	\$28,950	\$724	426	18%	\$17.82	\$927	0.9
Randolph County	\$15.52	\$807	\$32,280	1.1	\$86,200	\$2,155	\$25,860	\$647	2,797	24%	\$14.82	\$771	1.0
Richland County	\$15.52	\$807	\$32,280	1.1	\$79,800	\$1,995	\$23,940	\$599	1,745	27%	\$16.12	\$838	1.0
Rock Island County	\$18.33	\$953	\$38,120	1.3	\$89,500	\$2,238	\$26,850	\$671	19,161	31%	\$19.05	\$991	1.0
St. Clair County	\$23.25	\$1,209	\$48,360	1.7	\$103,200	\$2,580	\$30,960	\$774	32,297	32%	\$15.18	\$789	1.5
Saline County	\$15.52	\$807	\$32,280	1.1	\$74,000	\$1,850	\$22,200	\$555	2,623	26%	\$10.29	\$535	1.5
Sangamon County	\$20.58	\$1,070	\$42,800	1.5	\$105,600	\$2,640	\$31,680	\$792	25,147	30%	\$15.32	\$797	1.3
Schuyler County	\$15.52	\$807	\$32,280	1.1	\$86,600	\$2,165	\$25,980	\$650	526	19%	\$17.35	\$902	0.9
Scott County	\$15.52	\$807	\$32,280	1.1	\$91,100	\$2,278	\$27,330	\$683	351	18%	\$10.53	\$547	1.5
Shelby County	\$16.10	\$837	\$33,480	1.1	\$83,000	\$2,075	\$24,900	\$623	1,821	21%	\$15.54	\$808	1.0
Stark County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	559	24%	\$17.33	\$901	1.1
Stephenson County	\$15.65	\$814	\$32,560	1.1	\$77,800	\$1,945	\$23,340	\$584	5,889	30%	\$14.40	\$749	1.1
Tazewell County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	12,196	23%	\$14.51	\$755	1.3
Union County	\$15.52	\$807	\$32,280	1.1	\$82,200	\$2,055	\$24,660	\$617	1,457	22%	\$8.22	\$428	1.9
Vermilion County	\$18.38	\$956	\$38,240	1.3	\$75,600	\$1,890	\$22,680	\$567	9,123	31%	\$17.01	\$885	1.1
Wabash County	\$15.52	\$807	\$32,280	1.1	\$85,300	\$2,133	\$25,590	\$640	1,110	23%	\$9.93	\$516	1.6
Warren County	\$15.52	\$807	\$32,280	1.1	\$82,800	\$2,070	\$24,840	\$621	1,608	24%	\$17.47	\$908	0.9
Washington County	\$16.00	\$832	\$33,280	1.1	\$99,600	\$2,490	\$29,880	\$747	1,010	18%	\$16.79	\$873	1.0
Wayne County	\$15.52	\$807	\$32,280	1.1	\$74,800	\$1,870	\$22,440	\$561	1,463	21%	\$10.06	\$523	1.5
White County	\$15.52	\$807	\$32,280	1.1	\$77,000	\$1,925	\$23,100	\$578	1,338	24%	\$15.01	\$781	1.0
Whiteside County	\$16.27	\$846	\$33,840	1.2	\$85,500	\$2,138	\$25,650	\$641	5,923	26%	\$13.00	\$676	1.3
Will County	\$32.96	\$1,714	\$68,560	2.4	\$112,100	\$2,803	\$33,630	\$841	42,493	18%	\$14.41	\$749	2.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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

4: AMI = Fiscal Year 2024 Area Median Income

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

ILLINOIS

	FY24 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 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Williamson County	\$18.81	\$978	\$39,120	1.3	\$95,500	\$2,388	\$28,650	\$716	8,284	29%	\$14.87	\$773	1.3
Winnebago County	\$19.83	\$1,031	\$41,240	1.4	\$89,000	\$2,225	\$26,700	\$668	39,572	34%	\$16.67	\$867	1.2
Woodford County	\$18.56	\$965	\$38,600	1.3	\$92,100	\$2,303	\$27,630	\$691	2,607	18%	\$14.57	\$758	1.3

† 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 costs.