

TEXAS

#21*

In **Texas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,143**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,809** monthly or **\$45,714** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$21.98
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT TEXAS:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$20.25
2-Bedroom Housing Wage	\$21.98
Number of Renter Households	3,686,845
Percent Renters	38%

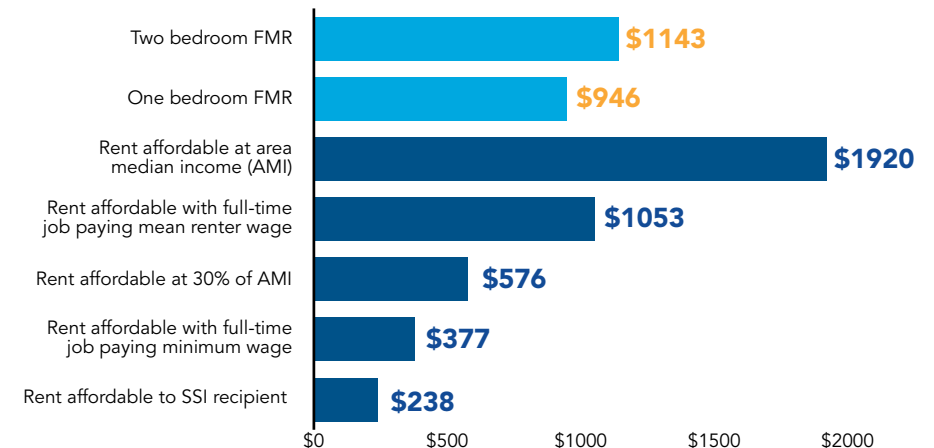
121
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

100
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

3
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Austin-Round Rock MSA	\$27.58
Midland HMFA	\$26.75
Dallas HMFA	\$26.00
Kendall County	\$24.87
Fort Worth-Arlington HMFA	\$23.88



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.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Texas	\$21.98	\$1,143	\$45,714	3.0	\$76,812	\$1,920	\$23,044	\$576	3,686,845	38%	\$20.25	\$1,053	1.1
Combined Nonmetro Areas	\$15.47	\$804	\$32,172	2.1	\$60,448	\$1,511	\$18,134	\$453	303,558	29%	\$15.11	\$786	1.0
Metropolitan Areas													
Abilene MSA	\$18.37	\$955	\$38,200	2.5	\$63,400	\$1,585	\$19,020	\$476	23,175	38%	\$15.39	\$800	1.2
Amarillo HMFA	\$17.42	\$906	\$36,240	2.4	\$72,100	\$1,803	\$21,630	\$541	34,824	36%	\$16.34	\$850	1.1
Aransas County HMFA	\$17.42	\$906	\$36,240	2.4	\$61,700	\$1,543	\$18,510	\$463	1,891	20%	\$14.22	\$739	1.2
Atascosa County HMFA	\$16.94	\$881	\$35,240	2.3	\$63,000	\$1,575	\$18,900	\$473	3,835	25%	\$23.17	\$1,205	0.7
Austin County HMFA	\$18.38	\$956	\$38,240	2.5	\$82,700	\$2,068	\$24,810	\$620	2,688	24%	\$12.18	\$633	1.5
Austin-Round Rock MSA	\$27.58	\$1,434	\$57,360	3.8	\$98,900	\$2,473	\$29,670	\$742	319,758	42%	\$22.69	\$1,180	1.2
Beaumont-Port Arthur HMFA	\$16.92	\$880	\$35,200	2.3	\$65,800	\$1,645	\$19,740	\$494	47,900	33%	\$18.87	\$981	0.9
Brazoria County HMFA	\$21.90	\$1,139	\$45,560	3.0	\$93,500	\$2,338	\$28,050	\$701	33,878	28%	\$18.89	\$982	1.2
Brownsville-Harlingen MSA	\$14.48	\$753	\$30,120	2.0	\$45,900	\$1,148	\$13,770	\$344	42,508	34%	\$9.71	\$505	1.5
College Station-Bryan MSA	\$17.48	\$909	\$36,360	2.4	\$75,600	\$1,890	\$22,680	\$567	45,016	49%	\$12.66	\$658	1.4
Corpus Christi HMFA	\$20.75	\$1,079	\$43,160	2.9	\$69,300	\$1,733	\$20,790	\$520	61,687	40%	\$16.99	\$883	1.2
Dallas HMFA	\$26.00	\$1,352	\$54,080	3.6	\$89,000	\$2,225	\$26,700	\$668	724,765	42%	\$24.38	\$1,268	1.1
El Paso HMFA	\$15.98	\$831	\$33,240	2.2	\$51,600	\$1,290	\$15,480	\$387	104,292	39%	\$12.13	\$631	1.3
Falls County HMFA	\$14.12	\$734	\$29,360	1.9	\$50,400	\$1,260	\$15,120	\$378	1,435	28%	\$6.49	\$337	2.2
Fort Worth-Arlington HMFA	\$23.88	\$1,242	\$49,680	3.3	\$80,800	\$2,020	\$24,240	\$606	304,266	38%	\$18.58	\$966	1.3
Hood County HMFA	\$21.29	\$1,107	\$44,280	2.9	\$76,200	\$1,905	\$22,860	\$572	5,018	23%	\$12.55	\$653	1.7
Houston-The Woodlands-Sugar Land HMFA	\$22.62	\$1,176	\$47,040	3.1	\$79,200	\$1,980	\$23,760	\$594	893,944	40%	\$23.31	\$1,212	1.0
Hudspeth County HMFA	\$14.12	\$734	\$29,360	1.9	\$31,500	\$788	\$9,450	\$236	275	28%	\$26.35	\$1,370	0.5

1: BR = Bedroom
 2: FMR = Fiscal Year 2021 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2021 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Kendall County HMFA	\$24.87	\$1,293	\$51,720	3.4	\$103,800	\$2,595	\$31,140	\$779	3,690	26%	\$15.68	\$815	1.6
Killeen-Temple HMFA	\$15.67	\$815	\$32,600	2.2	\$64,700	\$1,618	\$19,410	\$485	65,448	45%	\$17.17	\$893	0.9
Lampasas County HMFA	\$15.31	\$796	\$31,840	2.1	\$74,500	\$1,863	\$22,350	\$559	1,768	23%	\$9.28	\$483	1.6
Laredo MSA	\$17.60	\$915	\$36,600	2.4	\$54,100	\$1,353	\$16,230	\$406	28,276	38%	\$10.07	\$524	1.7
Longview HMFA	\$16.35	\$850	\$34,000	2.3	\$69,700	\$1,743	\$20,910	\$523	21,567	36%	\$16.50	\$858	1.0
Lubbock HMFA	\$17.23	\$896	\$35,840	2.4	\$72,800	\$1,820	\$21,840	\$546	51,324	44%	\$13.10	\$681	1.3
Lynn County HMFA	\$14.12	\$734	\$29,360	1.9	\$55,600	\$1,390	\$16,680	\$417	683	32%	\$14.09	\$733	1.0
Martin County HMFA	\$14.12	\$734	\$29,360	1.9	\$87,600	\$2,190	\$26,280	\$657	443	26%	\$25.18	\$1,309	0.6
McAllen-Edinburg-Mission MSA	\$14.21	\$739	\$29,560	2.0	\$45,200	\$1,130	\$13,560	\$339	76,182	32%	\$10.22	\$531	1.4
Medina County HMFA	\$16.65	\$866	\$34,640	2.3	\$76,700	\$1,918	\$23,010	\$575	3,074	20%	\$13.43	\$699	1.2
Midland HMFA	\$26.75	\$1,391	\$55,640	3.7	\$99,100	\$2,478	\$29,730	\$743	18,853	33%	\$29.43	\$1,531	0.9
Newton County HMFA	\$14.12	\$734	\$29,360	1.9	\$53,600	\$1,340	\$16,080	\$402	818	15%	\$8.43	\$438	1.7
Odessa MSA	\$23.35	\$1,214	\$48,560	3.2	\$84,300	\$2,108	\$25,290	\$632	18,443	35%	\$24.68	\$1,283	0.9
Oldham County HMFA	\$19.71	\$1,025	\$41,000	2.7	\$77,500	\$1,938	\$23,250	\$581	128	22%	\$21.14	\$1,099	0.9
Rusk County HMFA	\$14.50	\$754	\$30,160	2.0	\$63,600	\$1,590	\$19,080	\$477	4,011	22%	\$13.08	\$680	1.1
San Angelo MSA	\$18.85	\$980	\$39,200	2.6	\$68,500	\$1,713	\$20,550	\$514	15,967	36%	\$15.44	\$803	1.2
San Antonio-New Braunfels HMFA	\$21.42	\$1,114	\$44,560	3.0	\$74,100	\$1,853	\$22,230	\$556	293,104	38%	\$16.81	\$874	1.3
Sherman-Denison MSA	\$18.44	\$959	\$38,360	2.5	\$70,500	\$1,763	\$21,150	\$529	15,698	32%	\$14.51	\$755	1.3
Somervell County HMFA	\$17.10	\$889	\$35,560	2.4	\$61,100	\$1,528	\$18,330	\$458	615	20%	\$18.69	\$972	0.9
Texarkana HMFA	\$15.88	\$826	\$33,040	2.2	\$57,800	\$1,445	\$17,340	\$434	12,452	37%	\$12.59	\$655	1.3
Tyler MSA	\$20.87	\$1,085	\$43,400	2.9	\$72,900	\$1,823	\$21,870	\$547	26,089	34%	\$15.88	\$826	1.3
Victoria MSA	\$19.87	\$1,033	\$41,320	2.7	\$74,400	\$1,860	\$22,320	\$558	11,453	33%	\$14.91	\$775	1.3

1: BR = Bedroom

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

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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.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Waco HMFA	\$17.96	\$934	\$37,360	2.5	\$61,900	\$1,548	\$18,570	\$464	36,713	41%	\$14.39	\$748	1.2
Wichita Falls MSA	\$16.00	\$832	\$33,280	2.2	\$69,000	\$1,725	\$20,700	\$518	20,398	36%	\$12.88	\$670	1.2
Wise County HMFA	\$20.90	\$1,087	\$43,480	2.9	\$79,700	\$1,993	\$23,910	\$598	4,935	22%	\$15.06	\$783	1.4
Counties													
Anderson County	\$14.88	\$774	\$30,960	2.1	\$55,500	\$1,388	\$16,650	\$416	5,071	30%	\$17.34	\$902	0.9
Andrews County	\$20.08	\$1,044	\$41,760	2.8	\$89,800	\$2,245	\$26,940	\$674	1,443	26%	\$26.10	\$1,357	0.8
Angelina County	\$16.75	\$871	\$34,840	2.3	\$53,900	\$1,348	\$16,170	\$404	10,504	34%	\$12.02	\$625	1.4
Aransas County	\$17.42	\$906	\$36,240	2.4	\$61,700	\$1,543	\$18,510	\$463	1,891	20%	\$14.22	\$739	1.2
Archer County	\$16.00	\$832	\$33,280	2.2	\$69,000	\$1,725	\$20,700	\$518	564	16%	\$9.37	\$487	1.7
Armstrong County	\$17.42	\$906	\$36,240	2.4	\$72,100	\$1,803	\$21,630	\$541	83	12%	\$26.07	\$1,356	0.7
Atascosa County	\$16.94	\$881	\$35,240	2.3	\$63,000	\$1,575	\$18,900	\$473	3,835	25%	\$23.17	\$1,205	0.7
Austin County	\$18.38	\$956	\$38,240	2.5	\$82,700	\$2,068	\$24,810	\$620	2,688	24%	\$12.18	\$633	1.5
Bailey County	\$14.12	\$734	\$29,360	1.9	\$51,600	\$1,290	\$15,480	\$387	522	25%	\$15.23	\$792	0.9
Bandera County	\$21.42	\$1,114	\$44,560	3.0	\$74,100	\$1,853	\$22,230	\$556	1,258	15%	\$10.81	\$562	2.0
Bastrop County	\$27.58	\$1,434	\$57,360	3.8	\$98,900	\$2,473	\$29,670	\$742	5,709	22%	\$13.18	\$685	2.1
Baylor County	\$14.12	\$734	\$29,360	1.9	\$57,300	\$1,433	\$17,190	\$430	423	28%	\$10.03	\$521	1.4
Bee County	\$17.79	\$925	\$37,000	2.5	\$49,900	\$1,248	\$14,970	\$374	3,084	37%	\$13.05	\$678	1.4
Bell County	\$15.67	\$815	\$32,600	2.2	\$64,700	\$1,618	\$19,410	\$485	56,057	46%	\$17.27	\$898	0.9
Bexar County	\$21.42	\$1,114	\$44,560	3.0	\$74,100	\$1,853	\$22,230	\$556	263,873	41%	\$17.24	\$897	1.2
Blanco County	\$17.21	\$895	\$35,800	2.4	\$72,500	\$1,813	\$21,750	\$544	930	21%	\$16.11	\$838	1.1
Borden County	\$15.21	\$791	\$31,640	2.1	\$94,200	\$2,355	\$28,260	\$707	55	24%	\$12.76	\$664	1.2
Bosque County	\$14.12	\$734	\$29,360	1.9	\$61,300	\$1,533	\$18,390	\$460	1,632	23%	\$15.77	\$820	0.9
Bowie County	\$15.88	\$826	\$33,040	2.2	\$57,800	\$1,445	\$17,340	\$434	12,452	37%	\$12.59	\$655	1.3
Brazoria County	\$21.90	\$1,139	\$45,560	3.0	\$93,500	\$2,338	\$28,050	\$701	33,878	28%	\$18.89	\$982	1.2
Brazos County	\$17.48	\$909	\$36,360	2.4	\$75,600	\$1,890	\$22,680	\$567	41,987	53%	\$12.38	\$644	1.4

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Brewster County	\$15.87	\$825	\$33,000	2.2	\$62,000	\$1,550	\$18,600	\$465	1,725	42%	\$14.07	\$732	1.1
Briscoe County	\$14.12	\$734	\$29,360	1.9	\$56,700	\$1,418	\$17,010	\$425	185	31%	\$13.12	\$682	1.1
Brooks County	\$14.12	\$734	\$29,360	1.9	\$31,300	\$783	\$9,390	\$235	820	39%	\$9.12	\$474	1.5
Brown County	\$15.40	\$801	\$32,040	2.1	\$60,500	\$1,513	\$18,150	\$454	3,968	28%	\$12.64	\$657	1.2
Burleson County	\$17.48	\$909	\$36,360	2.4	\$75,600	\$1,890	\$22,680	\$567	1,487	22%	\$18.57	\$966	0.9
Burnet County	\$16.63	\$865	\$34,600	2.3	\$71,100	\$1,778	\$21,330	\$533	3,819	23%	\$14.30	\$743	1.2
Caldwell County	\$27.58	\$1,434	\$57,360	3.8	\$98,900	\$2,473	\$29,670	\$742	4,389	33%	\$12.04	\$626	2.3
Calhoun County	\$15.81	\$822	\$32,880	2.2	\$72,100	\$1,803	\$21,630	\$541	2,064	27%	\$27.24	\$1,416	0.6
Callahan County	\$18.37	\$955	\$38,200	2.5	\$63,400	\$1,585	\$19,020	\$476	961	18%	\$14.04	\$730	1.3
Cameron County	\$14.48	\$753	\$30,120	2.0	\$45,900	\$1,148	\$13,770	\$344	42,508	34%	\$9.71	\$505	1.5
Camp County	\$14.12	\$734	\$29,360	1.9	\$55,300	\$1,383	\$16,590	\$415	1,270	28%	\$13.32	\$693	1.1
Carson County	\$17.42	\$906	\$36,240	2.4	\$72,100	\$1,803	\$21,630	\$541	434	19%	\$26.59	\$1,382	0.7
Cass County	\$14.12	\$734	\$29,360	1.9	\$55,900	\$1,398	\$16,770	\$419	2,465	21%	\$11.64	\$605	1.2
Castro County	\$14.12	\$734	\$29,360	1.9	\$54,300	\$1,358	\$16,290	\$407	900	36%	\$13.28	\$690	1.1
Chambers County	\$22.62	\$1,176	\$47,040	3.1	\$79,200	\$1,980	\$23,760	\$594	2,400	17%	\$16.54	\$860	1.4
Cherokee County	\$14.31	\$744	\$29,760	2.0	\$56,300	\$1,408	\$16,890	\$422	5,104	28%	\$11.78	\$612	1.2
Childress County	\$16.06	\$835	\$33,400	2.2	\$58,800	\$1,470	\$17,640	\$441	966	40%	\$15.15	\$788	1.1
Clay County	\$16.00	\$832	\$33,280	2.2	\$69,000	\$1,725	\$20,700	\$518	642	16%	\$11.37	\$591	1.4
Cochran County	\$14.12	\$734	\$29,360	1.9	\$64,500	\$1,613	\$19,350	\$484	216	22%	\$12.04	\$626	1.2
Coke County	\$14.12	\$734	\$29,360	1.9	\$63,300	\$1,583	\$18,990	\$475	425	26%	\$19.50	\$1,014	0.7
Coleman County	\$14.12	\$734	\$29,360	1.9	\$56,100	\$1,403	\$16,830	\$421	870	25%	\$12.12	\$630	1.2
Collin County	\$26.00	\$1,352	\$54,080	3.6	\$89,000	\$2,225	\$26,700	\$668	119,335	35%	\$22.13	\$1,151	1.2
Collingsworth County	\$14.12	\$734	\$29,360	1.9	\$53,100	\$1,328	\$15,930	\$398	256	25%	\$11.98	\$623	1.2
Colorado County	\$14.56	\$757	\$30,280	2.0	\$62,000	\$1,550	\$18,600	\$465	1,308	18%	\$13.51	\$703	1.1
Comal County	\$21.42	\$1,114	\$44,560	3.0	\$74,100	\$1,853	\$22,230	\$556	12,904	25%	\$12.70	\$661	1.7
Comanche County	\$14.12	\$734	\$29,360	1.9	\$57,200	\$1,430	\$17,160	\$429	1,098	20%	\$11.93	\$620	1.2

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Concho County	\$16.23	\$844	\$33,760	2.2	\$60,500	\$1,513	\$18,150	\$454	226	25%	\$11.59	\$603	1.4
Cooke County	\$16.15	\$840	\$33,600	2.2	\$72,900	\$1,823	\$21,870	\$547	4,709	31%	\$14.87	\$773	1.1
Coryell County	\$15.67	\$815	\$32,600	2.2	\$64,700	\$1,618	\$19,410	\$485	9,391	42%	\$16.21	\$843	1.0
Cottle County	\$14.12	\$734	\$29,360	1.9	\$47,500	\$1,188	\$14,250	\$356	310	44%	\$14.65	\$762	1.0
Crane County	\$14.12	\$734	\$29,360	1.9	\$81,000	\$2,025	\$24,300	\$608	204	14%	\$19.07	\$992	0.7
Crockett County	\$14.12	\$734	\$29,360	1.9	\$68,200	\$1,705	\$20,460	\$512	353	26%	\$15.01	\$781	0.9
Crosby County	\$17.23	\$896	\$35,840	2.4	\$72,800	\$1,820	\$21,840	\$546	509	25%	\$12.45	\$648	1.4
Culberson County †	\$14.46	\$752	\$30,080	2.0	\$42,400	\$1,060	\$12,720	\$318	193	33%			
Dallam County	\$14.65	\$762	\$30,480	2.0	\$65,000	\$1,625	\$19,500	\$488	841	36%	\$14.89	\$774	1.0
Dallas County	\$26.00	\$1,352	\$54,080	3.6	\$89,000	\$2,225	\$26,700	\$668	464,121	50%	\$27.02	\$1,405	1.0
Dawson County	\$14.12	\$734	\$29,360	1.9	\$55,700	\$1,393	\$16,710	\$418	1,327	31%	\$9.57	\$497	1.5
Deaf Smith County	\$16.58	\$862	\$34,480	2.3	\$63,500	\$1,588	\$19,050	\$476	2,210	36%	\$19.42	\$1,010	0.9
Delta County	\$14.12	\$734	\$29,360	1.9	\$58,300	\$1,458	\$17,490	\$437	436	22%	\$8.01	\$417	1.8
Denton County	\$26.00	\$1,352	\$54,080	3.6	\$89,000	\$2,225	\$26,700	\$668	101,387	35%	\$15.23	\$792	1.7
DeWitt County	\$15.38	\$800	\$32,000	2.1	\$71,100	\$1,778	\$21,330	\$533	1,919	27%	\$15.38	\$800	1.0
Dickens County	\$14.12	\$734	\$29,360	1.9	\$59,900	\$1,498	\$17,970	\$449	197	23%	\$11.35	\$590	1.2
Dimmit County	\$15.21	\$791	\$31,640	2.1	\$36,500	\$913	\$10,950	\$274	1,063	34%	\$25.26	\$1,313	0.6
Donley County	\$14.12	\$734	\$29,360	1.9	\$56,200	\$1,405	\$16,860	\$422	397	30%	\$10.71	\$557	1.3
Duval County	\$14.12	\$734	\$29,360	1.9	\$47,700	\$1,193	\$14,310	\$358	1,213	35%	\$12.11	\$630	1.2
Eastland County	\$14.12	\$734	\$29,360	1.9	\$47,500	\$1,188	\$14,250	\$356	1,519	23%	\$18.98	\$987	0.7
Ector County	\$23.35	\$1,214	\$48,560	3.2	\$84,300	\$2,108	\$25,290	\$632	18,443	35%	\$24.68	\$1,283	0.9
Edwards County	\$15.21	\$791	\$31,640	2.1	\$65,000	\$1,625	\$19,500	\$488	114	14%	\$13.95	\$726	1.1
Ellis County	\$26.00	\$1,352	\$54,080	3.6	\$89,000	\$2,225	\$26,700	\$668	14,685	26%	\$13.42	\$698	1.9
El Paso County	\$15.98	\$831	\$33,240	2.2	\$51,600	\$1,290	\$15,480	\$387	104,292	39%	\$12.13	\$631	1.3
Erath County	\$16.10	\$837	\$33,480	2.2	\$67,500	\$1,688	\$20,250	\$506	4,972	37%	\$11.91	\$619	1.4
Falls County	\$14.12	\$734	\$29,360	1.9	\$50,400	\$1,260	\$15,120	\$378	1,435	28%	\$6.49	\$337	2.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

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

4: AMI = Fiscal Year 2021 Area Median Income

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

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Fannin County	\$14.83	\$771	\$30,840	2.0	\$66,900	\$1,673	\$20,070	\$502	3,336	27%	\$13.68	\$711	1.1
Fayette County	\$15.33	\$797	\$31,880	2.1	\$72,300	\$1,808	\$21,690	\$542	1,675	18%	\$12.05	\$627	1.3
Fisher County	\$14.12	\$734	\$29,360	1.9	\$61,600	\$1,540	\$18,480	\$462	422	26%	\$14.72	\$765	1.0
Floyd County	\$14.81	\$770	\$30,800	2.0	\$56,000	\$1,400	\$16,800	\$420	571	25%	\$13.30	\$692	1.1
Foard County	\$15.21	\$791	\$31,640	2.1	\$57,900	\$1,448	\$17,370	\$434	90	17%	\$7.65	\$398	2.0
Fort Bend County	\$22.62	\$1,176	\$47,040	3.1	\$79,200	\$1,980	\$23,760	\$594	54,300	23%	\$14.65	\$762	1.5
Franklin County	\$14.88	\$774	\$30,960	2.1	\$68,100	\$1,703	\$20,430	\$511	844	21%	\$16.00	\$832	0.9
Freestone County	\$14.12	\$734	\$29,360	1.9	\$65,700	\$1,643	\$19,710	\$493	1,524	23%	\$13.17	\$685	1.1
Frio County	\$14.96	\$778	\$31,120	2.1	\$51,100	\$1,278	\$15,330	\$383	1,406	31%	\$20.97	\$1,091	0.7
Gaines County	\$14.12	\$734	\$29,360	1.9	\$67,900	\$1,698	\$20,370	\$509	1,319	23%	\$20.53	\$1,068	0.7
Galveston County	\$22.62	\$1,176	\$47,040	3.1	\$79,200	\$1,980	\$23,760	\$594	39,443	32%	\$13.69	\$712	1.7
Garza County	\$14.56	\$757	\$30,280	2.0	\$66,100	\$1,653	\$19,830	\$496	455	29%	\$15.40	\$801	0.9
Gillespie County	\$18.60	\$967	\$38,680	2.6	\$73,900	\$1,848	\$22,170	\$554	2,947	28%	\$13.23	\$688	1.4
Glasscock County †	\$15.21	\$791	\$31,640	2.1	\$76,900	\$1,923	\$23,070	\$577	138	34%			
Goliad County	\$19.87	\$1,033	\$41,320	2.7	\$74,400	\$1,860	\$22,320	\$558	545	20%	\$7.18	\$373	2.8
Gonzales County	\$14.69	\$764	\$30,560	2.0	\$64,700	\$1,618	\$19,410	\$485	2,408	33%	\$14.59	\$759	1.0
Gray County	\$15.65	\$814	\$32,560	2.2	\$65,500	\$1,638	\$19,650	\$491	2,086	26%	\$16.67	\$867	0.9
Grayson County	\$18.44	\$959	\$38,360	2.5	\$70,500	\$1,763	\$21,150	\$529	15,698	32%	\$14.51	\$755	1.3
Gregg County	\$16.35	\$850	\$34,000	2.3	\$69,700	\$1,743	\$20,910	\$523	18,574	41%	\$16.84	\$875	1.0
Grimes County	\$14.29	\$743	\$29,720	2.0	\$63,000	\$1,575	\$18,900	\$473	2,119	24%	\$14.35	\$746	1.0
Guadalupe County	\$21.42	\$1,114	\$44,560	3.0	\$74,100	\$1,853	\$22,230	\$556	12,611	23%	\$15.42	\$802	1.4
Hale County	\$14.12	\$734	\$29,360	1.9	\$56,800	\$1,420	\$17,040	\$426	4,123	38%	\$13.17	\$685	1.1
Hall County	\$14.12	\$734	\$29,360	1.9	\$40,700	\$1,018	\$12,210	\$305	440	35%	\$9.27	\$482	1.5
Hamilton County	\$14.12	\$734	\$29,360	1.9	\$66,000	\$1,650	\$19,800	\$495	542	18%	\$11.47	\$597	1.2
Hansford County	\$15.65	\$814	\$32,560	2.2	\$43,400	\$1,085	\$13,020	\$326	543	30%	\$21.92	\$1,140	0.7
Hardeman County	\$14.12	\$734	\$29,360	1.9	\$54,900	\$1,373	\$16,470	\$412	512	32%	\$12.55	\$653	1.1

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

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

4: AMI = Fiscal Year 2021 Area Median Income

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

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Hardin County	\$16.92	\$880	\$35,200	2.3	\$65,800	\$1,645	\$19,740	\$494	3,874	19%	\$12.40	\$645	1.4
Harris County	\$22.62	\$1,176	\$47,040	3.1	\$79,200	\$1,980	\$23,760	\$594	728,914	45%	\$24.88	\$1,294	0.9
Harrison County	\$16.00	\$832	\$33,280	2.2	\$69,100	\$1,728	\$20,730	\$518	6,452	28%	\$16.67	\$867	1.0
Hartley County	\$16.48	\$857	\$34,280	2.3	\$69,200	\$1,730	\$20,760	\$519	626	37%	\$16.58	\$862	1.0
Haskell County	\$14.12	\$734	\$29,360	1.9	\$58,500	\$1,463	\$17,550	\$439	524	24%	\$9.60	\$499	1.5
Hays County	\$27.58	\$1,434	\$57,360	3.8	\$98,900	\$2,473	\$29,670	\$742	27,698	38%	\$11.44	\$595	2.4
Hemphill County	\$18.69	\$972	\$38,880	2.6	\$70,300	\$1,758	\$21,090	\$527	373	29%	\$21.84	\$1,136	0.9
Henderson County	\$15.42	\$802	\$32,080	2.1	\$54,800	\$1,370	\$16,440	\$411	7,624	25%	\$12.39	\$644	1.2
Hidalgo County	\$14.21	\$739	\$29,560	2.0	\$45,200	\$1,130	\$13,560	\$339	76,182	32%	\$10.22	\$531	1.4
Hill County	\$14.65	\$762	\$30,480	2.0	\$62,400	\$1,560	\$18,720	\$468	3,563	27%	\$13.87	\$721	1.1
Hockley County	\$14.12	\$734	\$29,360	1.9	\$59,200	\$1,480	\$17,760	\$444	2,357	29%	\$23.71	\$1,233	0.6
Hood County	\$21.29	\$1,107	\$44,280	2.9	\$76,200	\$1,905	\$22,860	\$572	5,018	23%	\$12.55	\$653	1.7
Hopkins County	\$15.06	\$783	\$31,320	2.1	\$64,700	\$1,618	\$19,410	\$485	4,081	30%	\$13.81	\$718	1.1
Houston County	\$14.12	\$734	\$29,360	1.9	\$48,800	\$1,220	\$14,640	\$366	2,478	30%	\$16.50	\$858	0.9
Howard County	\$18.54	\$964	\$38,560	2.6	\$63,400	\$1,585	\$19,020	\$476	3,829	35%	\$18.21	\$947	1.0
Hudspeth County	\$14.12	\$734	\$29,360	1.9	\$31,500	\$788	\$9,450	\$236	275	28%	\$26.35	\$1,370	0.5
Hunt County	\$26.00	\$1,352	\$54,080	3.6	\$89,000	\$2,225	\$26,700	\$668	10,329	31%	\$15.78	\$821	1.6
Hutchinson County	\$15.65	\$814	\$32,560	2.2	\$65,800	\$1,645	\$19,740	\$494	1,363	20%	\$18.41	\$957	0.9
Irion County	\$18.85	\$980	\$39,200	2.6	\$68,500	\$1,713	\$20,550	\$514	153	22%	\$31.78	\$1,653	0.6
Jack County	\$14.12	\$734	\$29,360	1.9	\$68,400	\$1,710	\$20,520	\$513	593	19%	\$11.29	\$587	1.3
Jackson County	\$16.08	\$836	\$33,440	2.2	\$73,700	\$1,843	\$22,110	\$553	1,495	30%	\$15.43	\$802	1.0
Jasper County	\$15.83	\$823	\$32,920	2.2	\$65,100	\$1,628	\$19,530	\$488	2,901	22%	\$13.18	\$686	1.2
Jeff Davis County	\$16.62	\$864	\$34,560	2.3	\$67,400	\$1,685	\$20,220	\$506	194	18%	\$17.03	\$886	1.0
Jefferson County	\$16.92	\$880	\$35,200	2.3	\$65,800	\$1,645	\$19,740	\$494	36,196	39%	\$19.79	\$1,029	0.9
Jim Hogg County	\$14.12	\$734	\$29,360	1.9	\$45,400	\$1,135	\$13,620	\$341	461	28%	\$5.95	\$310	2.4
Jim Wells County	\$16.90	\$879	\$35,160	2.3	\$55,600	\$1,390	\$16,680	\$417	3,817	29%	\$14.62	\$760	1.2

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Johnson County	\$23.88	\$1,242	\$49,680	3.3	\$80,800	\$2,020	\$24,240	\$606	15,278	27%	\$15.88	\$826	1.5
Jones County	\$18.37	\$955	\$38,200	2.5	\$63,400	\$1,585	\$19,020	\$476	1,447	25%	\$15.30	\$796	1.2
Karnes County	\$15.50	\$806	\$32,240	2.1	\$67,200	\$1,680	\$20,160	\$504	1,092	26%	\$24.51	\$1,275	0.6
Kaufman County	\$26.00	\$1,352	\$54,080	3.6	\$89,000	\$2,225	\$26,700	\$668	8,892	23%	\$13.26	\$690	2.0
Kendall County	\$24.87	\$1,293	\$51,720	3.4	\$103,800	\$2,595	\$31,140	\$779	3,690	26%	\$15.68	\$815	1.6
Kenedy County	\$15.21	\$791	\$31,640	2.1	\$60,900	\$1,523	\$18,270	\$457	151	77%	\$40.61	\$2,112	0.4
Kent County †	\$15.21	\$791	\$31,640	2.1	\$77,300	\$1,933	\$23,190	\$580	83	30%			
Kerr County	\$16.12	\$838	\$33,520	2.2	\$66,300	\$1,658	\$19,890	\$497	6,267	29%	\$13.74	\$714	1.2
Kimble County	\$14.44	\$751	\$30,040	2.0	\$55,200	\$1,380	\$16,560	\$414	424	24%	\$9.91	\$515	1.5
King County †	\$17.08	\$888	\$35,520	2.4	\$78,300	\$1,958	\$23,490	\$587	51	66%			
Kinney County	\$16.13	\$839	\$33,560	2.2	\$53,600	\$1,340	\$16,080	\$402	313	23%	\$14.13	\$735	1.1
Kleberg County	\$17.27	\$898	\$35,920	2.4	\$54,900	\$1,373	\$16,470	\$412	5,174	47%	\$10.88	\$566	1.6
Knox County	\$14.12	\$734	\$29,360	1.9	\$62,600	\$1,565	\$18,780	\$470	235	17%	\$15.46	\$804	0.9
Lamar County	\$14.77	\$768	\$30,720	2.0	\$58,700	\$1,468	\$17,610	\$440	7,033	36%	\$13.50	\$702	1.1
Lamb County	\$14.12	\$734	\$29,360	1.9	\$54,600	\$1,365	\$16,380	\$410	1,348	29%	\$18.09	\$940	0.8
Lampasas County	\$15.31	\$796	\$31,840	2.1	\$74,500	\$1,863	\$22,350	\$559	1,768	23%	\$9.28	\$483	1.6
La Salle County	\$14.12	\$734	\$29,360	1.9	\$53,200	\$1,330	\$15,960	\$399	710	31%	\$34.60	\$1,799	0.4
Lavaca County	\$14.94	\$777	\$31,080	2.1	\$67,400	\$1,685	\$20,220	\$506	2,015	26%	\$15.87	\$825	0.9
Lee County	\$17.52	\$911	\$36,440	2.4	\$63,700	\$1,593	\$19,110	\$478	1,174	19%	\$19.47	\$1,012	0.9
Leon County	\$14.12	\$734	\$29,360	1.9	\$63,900	\$1,598	\$19,170	\$479	1,458	23%	\$23.63	\$1,229	0.6
Liberty County	\$22.62	\$1,176	\$47,040	3.1	\$79,200	\$1,980	\$23,760	\$594	6,571	24%	\$15.83	\$823	1.4
Limestone County	\$15.12	\$786	\$31,440	2.1	\$55,000	\$1,375	\$16,500	\$413	2,173	26%	\$13.84	\$720	1.1
Lipscomb County	\$14.56	\$757	\$30,280	2.0	\$76,100	\$1,903	\$22,830	\$571	312	26%	\$20.45	\$1,064	0.7
Live Oak County	\$14.12	\$734	\$29,360	1.9	\$65,700	\$1,643	\$19,710	\$493	677	18%	\$20.62	\$1,072	0.7
Llano County	\$16.90	\$879	\$35,160	2.3	\$67,000	\$1,675	\$20,100	\$503	1,903	22%	\$12.14	\$631	1.4
Loving County †	\$15.21	\$791	\$31,640	2.1	\$97,500	\$2,438	\$29,250	\$731	11	37%			

† Wage data not available (See Appendix B).

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lubbock County	\$17.23	\$896	\$35,840	2.4	\$72,800	\$1,820	\$21,840	\$546	50,815	45%	\$13.11	\$682	1.3
Lynn County	\$14.12	\$734	\$29,360	1.9	\$55,600	\$1,390	\$16,680	\$417	683	32%	\$14.09	\$733	1.0
McCulloch County	\$16.33	\$849	\$33,960	2.3	\$57,600	\$1,440	\$17,280	\$432	873	28%	\$15.24	\$793	1.1
McLennan County	\$17.96	\$934	\$37,360	2.5	\$61,900	\$1,548	\$18,570	\$464	36,713	41%	\$14.39	\$748	1.2
McMullen County	\$15.21	\$791	\$31,640	2.1	\$74,100	\$1,853	\$22,230	\$556	65	24%	\$26.96	\$1,402	0.6
Madison County	\$17.06	\$887	\$35,480	2.4	\$64,200	\$1,605	\$19,260	\$482	1,103	26%	\$10.92	\$568	1.6
Marion County	\$14.12	\$734	\$29,360	1.9	\$51,900	\$1,298	\$15,570	\$389	1,070	23%	\$11.64	\$605	1.2
Martin County	\$14.12	\$734	\$29,360	1.9	\$87,600	\$2,190	\$26,280	\$657	443	26%	\$25.18	\$1,309	0.6
Mason County	\$15.92	\$828	\$33,120	2.2	\$60,500	\$1,513	\$18,150	\$454	498	29%	\$10.80	\$562	1.5
Matagorda County	\$15.54	\$808	\$32,320	2.1	\$57,900	\$1,448	\$17,370	\$434	4,061	29%	\$26.44	\$1,375	0.6
Maverick County	\$14.15	\$736	\$29,440	2.0	\$44,400	\$1,110	\$13,320	\$333	5,584	34%	\$9.07	\$471	1.6
Medina County	\$16.65	\$866	\$34,640	2.3	\$76,700	\$1,918	\$23,010	\$575	3,074	20%	\$13.43	\$699	1.2
Menard County	\$14.12	\$734	\$29,360	1.9	\$56,500	\$1,413	\$16,950	\$424	313	31%	\$7.08	\$368	2.0
Midland County	\$26.75	\$1,391	\$55,640	3.7	\$99,100	\$2,478	\$29,730	\$743	18,853	33%	\$29.43	\$1,531	0.9
Milam County	\$14.12	\$734	\$29,360	1.9	\$61,400	\$1,535	\$18,420	\$461	2,637	29%	\$14.57	\$758	1.0
Mills County	\$14.12	\$734	\$29,360	1.9	\$59,200	\$1,480	\$17,760	\$444	267	15%	\$7.36	\$383	1.9
Mitchell County	\$14.12	\$734	\$29,360	1.9	\$78,800	\$1,970	\$23,640	\$591	501	21%	\$18.16	\$944	0.8
Montague County	\$16.90	\$879	\$35,160	2.3	\$58,400	\$1,460	\$17,520	\$438	2,153	28%	\$13.65	\$710	1.2
Montgomery County	\$22.62	\$1,176	\$47,040	3.1	\$79,200	\$1,980	\$23,760	\$594	57,512	29%	\$19.43	\$1,011	1.2
Moore County	\$15.83	\$823	\$32,920	2.2	\$58,400	\$1,460	\$17,520	\$438	2,300	34%	\$18.80	\$978	0.8
Morris County	\$14.12	\$734	\$29,360	1.9	\$55,900	\$1,398	\$16,770	\$419	1,383	27%	\$17.81	\$926	0.8
Motley County	\$14.12	\$734	\$29,360	1.9	\$60,900	\$1,523	\$18,270	\$457	155	32%	\$14.48	\$753	1.0
Nacogdoches County	\$16.12	\$838	\$33,520	2.2	\$68,400	\$1,710	\$20,520	\$513	10,318	43%	\$9.83	\$511	1.6
Navarro County	\$15.83	\$823	\$32,920	2.2	\$60,500	\$1,513	\$18,150	\$454	5,391	31%	\$13.65	\$710	1.2
Newton County	\$14.12	\$734	\$29,360	1.9	\$53,600	\$1,340	\$16,080	\$402	818	15%	\$8.43	\$438	1.7
Nolan County	\$14.17	\$737	\$29,480	2.0	\$63,300	\$1,583	\$18,990	\$475	1,772	33%	\$14.22	\$739	1.0

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 4: AMI = Fiscal Year 2021 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Nueces County	\$20.75	\$1,079	\$43,160	2.9	\$69,300	\$1,733	\$20,790	\$520	54,434	42%	\$17.05	\$887	1.2
Ochiltree County	\$14.79	\$769	\$30,760	2.0	\$65,100	\$1,628	\$19,530	\$488	927	27%	\$20.36	\$1,059	0.7
Oldham County	\$19.71	\$1,025	\$41,000	2.7	\$77,500	\$1,938	\$23,250	\$581	128	22%	\$21.14	\$1,099	0.9
Orange County	\$16.92	\$880	\$35,200	2.3	\$65,800	\$1,645	\$19,740	\$494	7,830	25%	\$17.27	\$898	1.0
Palo Pinto County	\$15.31	\$796	\$31,840	2.1	\$58,800	\$1,470	\$17,640	\$441	2,799	27%	\$12.93	\$673	1.2
Panola County	\$15.06	\$783	\$31,320	2.1	\$59,200	\$1,480	\$17,760	\$444	2,011	23%	\$17.13	\$891	0.9
Parker County	\$23.88	\$1,242	\$49,680	3.3	\$80,800	\$2,020	\$24,240	\$606	9,366	21%	\$13.35	\$694	1.8
Parmer County	\$14.12	\$734	\$29,360	1.9	\$63,200	\$1,580	\$18,960	\$474	1,059	33%	\$14.98	\$779	0.9
Pecos County	\$17.27	\$898	\$35,920	2.4	\$64,000	\$1,600	\$19,200	\$480	1,293	28%	\$20.02	\$1,041	0.9
Polk County	\$14.56	\$757	\$30,280	2.0	\$58,900	\$1,473	\$17,670	\$442	4,322	24%	\$14.25	\$741	1.0
Potter County	\$17.42	\$906	\$36,240	2.4	\$72,100	\$1,803	\$21,630	\$541	19,896	45%	\$16.58	\$862	1.1
Presidio County	\$14.12	\$734	\$29,360	1.9	\$38,900	\$973	\$11,670	\$292	1,072	42%	\$11.59	\$603	1.2
Rains County	\$14.12	\$734	\$29,360	1.9	\$67,400	\$1,685	\$20,220	\$506	964	22%	\$10.62	\$552	1.3
Randall County	\$17.42	\$906	\$36,240	2.4	\$72,100	\$1,803	\$21,630	\$541	14,411	29%	\$14.05	\$730	1.2
Reagan County	\$18.73	\$974	\$38,960	2.6	\$77,800	\$1,945	\$23,340	\$584	353	33%	\$28.32	\$1,473	0.7
Real County	\$16.46	\$856	\$34,240	2.3	\$53,600	\$1,340	\$16,080	\$402	265	24%	\$9.19	\$478	1.8
Red River County	\$14.12	\$734	\$29,360	1.9	\$53,800	\$1,345	\$16,140	\$404	1,163	23%	\$13.79	\$717	1.0
Reeves County	\$15.15	\$788	\$31,520	2.1	\$72,000	\$1,800	\$21,600	\$540	969	28%	\$26.89	\$1,398	0.6
Refugio County	\$14.56	\$757	\$30,280	2.0	\$61,300	\$1,533	\$18,390	\$460	694	27%	\$12.01	\$625	1.2
Roberts County	\$15.21	\$791	\$31,640	2.1	\$87,500	\$2,188	\$26,250	\$656	61	20%	\$18.74	\$974	0.8
Robertson County	\$17.48	\$909	\$36,360	2.4	\$75,600	\$1,890	\$22,680	\$567	1,542	24%	\$12.17	\$633	1.4
Rockwall County	\$26.00	\$1,352	\$54,080	3.6	\$89,000	\$2,225	\$26,700	\$668	6,016	18%	\$12.21	\$635	2.1
Runnels County	\$14.35	\$746	\$29,840	2.0	\$51,200	\$1,280	\$15,360	\$384	1,124	29%	\$12.74	\$662	1.1
Rusk County	\$14.50	\$754	\$30,160	2.0	\$63,600	\$1,590	\$19,080	\$477	4,011	22%	\$13.08	\$680	1.1
Sabine County	\$14.12	\$734	\$29,360	1.9	\$48,400	\$1,210	\$14,520	\$363	507	12%	\$9.14	\$475	1.5
San Augustine County	\$14.75	\$767	\$30,680	2.0	\$51,800	\$1,295	\$15,540	\$389	777	23%	\$14.87	\$773	1.0

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
San Jacinto County	\$14.12	\$734	\$29,360	1.9	\$59,100	\$1,478	\$17,730	\$443	1,945	19%	\$13.79	\$717	1.0
San Patricio County	\$20.75	\$1,079	\$43,160	2.9	\$69,300	\$1,733	\$20,790	\$520	7,253	32%	\$16.40	\$853	1.3
San Saba County	\$14.12	\$734	\$29,360	1.9	\$57,900	\$1,448	\$17,370	\$434	657	32%	\$12.74	\$662	1.1
Schleicher County †	\$15.21	\$791	\$31,640	2.1	\$74,400	\$1,860	\$22,320	\$558	227	21%			
Scurry County	\$16.87	\$877	\$35,080	2.3	\$74,700	\$1,868	\$22,410	\$560	1,474	25%	\$20.03	\$1,041	0.8
Shackelford County	\$14.12	\$734	\$29,360	1.9	\$56,700	\$1,418	\$17,010	\$425	269	20%	\$27.63	\$1,437	0.5
Shelby County	\$14.12	\$734	\$29,360	1.9	\$50,200	\$1,255	\$15,060	\$377	2,449	26%	\$11.95	\$621	1.2
Sherman County	\$14.12	\$734	\$29,360	1.9	\$67,800	\$1,695	\$20,340	\$509	279	27%	\$17.70	\$921	0.8
Smith County	\$20.87	\$1,085	\$43,400	2.9	\$72,900	\$1,823	\$21,870	\$547	26,089	34%	\$15.88	\$826	1.3
Somervell County	\$17.10	\$889	\$35,560	2.4	\$61,100	\$1,528	\$18,330	\$458	615	20%	\$18.69	\$972	0.9
Starr County	\$14.12	\$734	\$29,360	1.9	\$33,500	\$838	\$10,050	\$251	4,028	25%	\$6.54	\$340	2.2
Stephens County	\$14.12	\$734	\$29,360	1.9	\$51,600	\$1,290	\$15,480	\$387	582	18%	\$9.17	\$477	1.5
Sterling County	\$15.21	\$791	\$31,640	2.1	\$72,300	\$1,808	\$21,690	\$542	66	14%	\$21.63	\$1,125	0.7
Stonewall County	\$15.21	\$791	\$31,640	2.1	\$82,100	\$2,053	\$24,630	\$616	142	24%	\$10.48	\$545	1.5
Sutton County	\$14.12	\$734	\$29,360	1.9	\$66,700	\$1,668	\$20,010	\$500	435	31%	\$32.58	\$1,694	0.4
Swisher County	\$14.12	\$734	\$29,360	1.9	\$48,500	\$1,213	\$14,550	\$364	727	29%	\$12.85	\$668	1.1
Tarrant County	\$23.88	\$1,242	\$49,680	3.3	\$80,800	\$2,020	\$24,240	\$606	279,622	39%	\$18.90	\$983	1.3
Taylor County	\$18.37	\$955	\$38,200	2.5	\$63,400	\$1,585	\$19,020	\$476	20,767	42%	\$15.44	\$803	1.2
Terrell County †	\$16.31	\$848	\$33,920	2.2	\$60,900	\$1,523	\$18,270	\$457	29	7%			
Terry County	\$14.12	\$734	\$29,360	1.9	\$55,800	\$1,395	\$16,740	\$419	1,233	30%	\$15.76	\$819	0.9
Throckmorton County †	\$14.12	\$734	\$29,360	1.9	\$67,100	\$1,678	\$20,130	\$503	181	27%			
Titus County	\$14.12	\$734	\$29,360	1.9	\$53,500	\$1,338	\$16,050	\$401	3,597	33%	\$12.55	\$653	1.1
Tom Green County	\$18.85	\$980	\$39,200	2.6	\$68,500	\$1,713	\$20,550	\$514	15,814	37%	\$15.09	\$785	1.2
Travis County	\$27.58	\$1,434	\$57,360	3.8	\$98,900	\$2,473	\$29,670	\$742	225,010	48%	\$24.55	\$1,276	1.1
Trinity County	\$16.08	\$836	\$33,440	2.2	\$50,500	\$1,263	\$15,150	\$379	1,364	23%	\$10.88	\$566	1.5
Tyler County	\$14.12	\$734	\$29,360	1.9	\$61,400	\$1,535	\$18,420	\$461	1,139	16%	\$8.32	\$433	1.7

† Wage data not available (See Appendix B).

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FY21 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 (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Upshur County	\$16.35	\$850	\$34,000	2.3	\$69,700	\$1,743	\$20,910	\$523	2,993	21%	\$12.15	\$632	1.3
Upton County	\$14.12	\$734	\$29,360	1.9	\$67,200	\$1,680	\$20,160	\$504	359	27%	\$36.65	\$1,906	0.4
Uvalde County	\$14.12	\$734	\$29,360	1.9	\$52,000	\$1,300	\$15,600	\$390	2,359	27%	\$11.46	\$596	1.2
Val Verde County	\$15.31	\$796	\$31,840	2.1	\$54,000	\$1,350	\$16,200	\$405	5,758	36%	\$11.79	\$613	1.3
Van Zandt County	\$15.40	\$801	\$32,040	2.1	\$64,100	\$1,603	\$19,230	\$481	4,434	22%	\$11.87	\$617	1.3
Victoria County	\$19.87	\$1,033	\$41,320	2.7	\$74,400	\$1,860	\$22,320	\$558	10,908	34%	\$15.12	\$786	1.3
Walker County	\$18.67	\$971	\$38,840	2.6	\$67,600	\$1,690	\$20,280	\$507	10,673	49%	\$11.17	\$581	1.7
Waller County	\$22.62	\$1,176	\$47,040	3.1	\$79,200	\$1,980	\$23,760	\$594	4,804	32%	\$12.65	\$658	1.8
Ward County	\$16.12	\$838	\$33,520	2.2	\$79,600	\$1,990	\$23,880	\$597	1,132	28%	\$28.05	\$1,458	0.6
Washington County	\$17.13	\$891	\$35,640	2.4	\$72,100	\$1,803	\$21,630	\$541	3,267	26%	\$11.97	\$622	1.4
Webb County	\$17.60	\$915	\$36,600	2.4	\$54,100	\$1,353	\$16,230	\$406	28,276	38%	\$10.07	\$524	1.7
Wharton County	\$14.85	\$772	\$30,880	2.0	\$64,700	\$1,618	\$19,410	\$485	5,021	33%	\$12.93	\$672	1.1
Wheeler County	\$14.12	\$734	\$29,360	1.9	\$59,700	\$1,493	\$17,910	\$448	729	33%	\$17.59	\$915	0.8
Wichita County	\$16.00	\$832	\$33,280	2.2	\$69,000	\$1,725	\$20,700	\$518	19,192	40%	\$13.01	\$676	1.2
Wilbarger County	\$14.12	\$734	\$29,360	1.9	\$60,300	\$1,508	\$18,090	\$452	2,034	39%	\$15.92	\$828	0.9
Willacy County	\$14.12	\$734	\$29,360	1.9	\$35,300	\$883	\$10,590	\$265	1,704	29%	\$13.46	\$700	1.0
Williamson County	\$27.58	\$1,434	\$57,360	3.8	\$98,900	\$2,473	\$29,670	\$742	56,952	32%	\$20.58	\$1,070	1.3
Wilson County	\$21.42	\$1,114	\$44,560	3.0	\$74,100	\$1,853	\$22,230	\$556	2,458	16%	\$12.13	\$631	1.8
Winkler County	\$14.12	\$734	\$29,360	1.9	\$71,900	\$1,798	\$21,570	\$539	534	20%	\$31.13	\$1,619	0.5
Wise County	\$20.90	\$1,087	\$43,480	2.9	\$79,700	\$1,993	\$23,910	\$598	4,935	22%	\$15.06	\$783	1.4
Wood County	\$15.44	\$803	\$32,120	2.1	\$61,500	\$1,538	\$18,450	\$461	3,267	20%	\$9.43	\$490	1.6
Yoakum County	\$14.29	\$743	\$29,720	2.0	\$79,800	\$1,995	\$23,940	\$599	575	22%	\$25.24	\$1,312	0.6
Young County	\$14.12	\$734	\$29,360	1.9	\$62,100	\$1,553	\$18,630	\$466	1,786	24%	\$14.12	\$734	1.0
Zapata County	\$14.12	\$734	\$29,360	1.9	\$36,300	\$908	\$10,890	\$272	1,137	25%	\$15.57	\$810	0.9
Zavala County	\$14.12	\$734	\$29,360	1.9	\$35,800	\$895	\$10,740	\$269	1,001	28%	\$8.78	\$457	1.6

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