

CONGRESSIONAL DISTRICT HOUSING PROFILE



DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	20,254	13,873	68%	Income at or below 30% of AMI	36	-12,908
Income between 31% and 50% of AMI	17,690	4,519	26%	Income at or below 50% of AMI	63	-13,977
Income between 51% and 80% of AMI	18,175	587	3%	Income at or below 80% of AMI	99	-830
All Renter Households	86,576	19,327	22%			

Renters make up 30% of all households in the District

Source: NLIHC tabulations of 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data

STATE-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30%** of AMI	238,039	157,991	66%	Income at or below 30%** of AMI	47	-126,597
Income between 31%** and 50% of AMI	119,597	32,649	27%	Income at or below 50% of AMI	66	-119,876
Income between 51% and 80% of AMI	186,626	9,400	5%	Income at or below 80% of AMI	102	8,450
All Renter Households	874,841	201,683	23%			

Renters make up 34% of all households in the state

Source: NLIHC tabulations of 2018 American Community Survey (ACS) Public Use Microdata Sample (PUMS)

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Johnson City MSA	27,863	\$53,900	\$16,170	\$404	\$552	\$10.62	\$689	\$13.25	73	\$11.35
Kingsport-Bristol-Bristol MSA	24,283	\$55,100	\$16,530	\$413	\$529	\$10.17	\$700	\$13.46	74	\$14.16
Morristown MSA	13,599	\$57,800	\$17,340	\$434	\$544	\$10.46	\$720	\$13.85	76	\$12.27
Sevier County	12,040	\$55,600	\$16,680	\$417	\$625	\$12.02	\$724	\$13.92	77	\$10.04
Greene County	7,455	\$55,800	\$16,740	\$419	\$475	\$9.13	\$619	\$11.90	66	\$11.93
Cocke County	4,628	\$41,600	\$12,480	\$312	\$468	\$9.00	\$619	\$11.90	66	\$10.30
Johnson County	1,631	\$39,300	\$11,790	\$295	\$541	\$10.40	\$619	\$11.90	66	\$11.75

Source: Out of Reach 2019. This congressional district includes at least a portion of the Fair Market Rent (FMR) areas listed above. For FMR areas that span more than one state, the data reflect this state's geography. For districts covering more than seven FMR areas, only the seven largest are shown.

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	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	25,447	16,724	66%	Income at or below 30% of AMI	38	-15,884
Income between 31% and 50% of AMI	16,923	4,422	26%	Income at or below 50% of AMI	63	-15,627
Income between 51% and 80% of AMI	20,316	605	3%	Income at or below 80% of AMI	96	-2,667
All Renter Households	92,242	21,849	24%			

Renters make up 32% of all households in the District

Source: NLIHC tabulations of 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data

STATE-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30%** of AMI	238,039	157,991	66%	Income at or below 30%** of AMI	47	-126,597
Income between 31%** and 50% of AMI	119,597	32,649	27%	Income at or below 50% of AMI	66	-119,876
Income between 51% and 80% of AMI	186,626	9,400	5%	Income at or below 80% of AMI	102	8,450
All Renter Households	874,841	201,683	23%			

Renters make up 34% of all households in the state

Source: NLIHC tabulations of 2018 American Community Survey (ACS) Public Use Microdata Sample (PUMS)

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Knoxville HMFA	94,507	\$69,900	\$20,970	\$524	\$698	\$13.42	\$855	\$16.44	91	\$14.00
Morristown MSA	13,599	\$57,800	\$17,340	\$434	\$544	\$10.46	\$720	\$13.85	76	\$12.27
Campbell County HMFA	4,863	\$43,900	\$13,170	\$329	\$468	\$9.00	\$619	\$11.90	66	\$10.29
Claiborne County	3,762	\$46,400	\$13,920	\$348	\$487	\$9.37	\$619	\$11.90	66	\$10.21
Grainger County HMFA	2,051	\$50,700	\$15,210	\$380	\$554	\$10.65	\$637	\$12.25	68	\$11.85

Source: Out of Reach 2019. This congressional district includes at least a portion of the Fair Market Rent (FMR) areas listed above. For FMR areas that span more than one state, the data reflect this state's geography. For districts covering more than seven FMR areas, only the seven largest are shown.

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DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	22,333	14,868	67%	Income at or below 30% of AMI	41	-13,146
Income between 31% and 50% of AMI	17,413	5,084	29%	Income at or below 50% of AMI	70	-11,898
Income between 51% and 80% of AMI	18,286	671	4%	Income at or below 80% of AMI	103	1,666
All Renter Households	87,184	20,898	24%			

Renters make up 31% of all households in the District

Source: NLIHC tabulations of 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data

STATE-LEVEL RENTER STATISTICS

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Income between 31%** and 50% of AMI	119,597	32,649	27%	Income at or below 50% of AMI	66	-119,876
Income between 51% and 80% of AMI	186,626	9,400	5%	Income at or below 80% of AMI	102	8,450
All Renter Households	874,841	201,683	23%			

Renters make up 34% of all households in the state

Source: NLIHC tabulations of 2018 American Community Survey (ACS) Public Use Microdata Sample (PUMS)

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Knoxville HMFA	94,507	\$69,900	\$20,970	\$524	\$698	\$13.42	\$855	\$16.44	91	\$14.00
Chattanooga MSA	53,640	\$70,100	\$21,030	\$526	\$694	\$13.35	\$847	\$16.29	90	\$13.92
Cleveland MSA	15,163	\$57,700	\$17,310	\$433	\$604	\$11.62	\$799	\$15.37	85	\$13.22
Roane County HMFA	5,345	\$60,000	\$18,000	\$450	\$581	\$11.17	\$769	\$14.79	82	\$18.96
McMinn County	5,237	\$52,700	\$15,810	\$395	\$541	\$10.40	\$619	\$11.90	66	\$10.97
Campbell County HMFA	4,863	\$43,900	\$13,170	\$329	\$468	\$9.00	\$619	\$11.90	66	\$10.29
Monroe County	4,218	\$46,000	\$13,800	\$345	\$517	\$9.94	\$623	\$11.98	66	\$13.43

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DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	20,539	13,850	67%	Income at or below 30% of AMI	35	-13,416
Income between 31% and 50% of AMI	15,878	3,890	25%	Income at or below 50% of AMI	65	-12,884
Income between 51% and 80% of AMI	19,370	653	3%	Income at or below 80% of AMI	99	-808
All Renter Households	87,951	18,597	21%			

Renters make up 32% of all households in the District

Source: NLIHC tabulations of 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data

STATE-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30%** of AMI	238,039	157,991	66%	Income at or below 30%** of AMI	47	-126,597
Income between 31%** and 50% of AMI	119,597	32,649	27%	Income at or below 50% of AMI	66	-119,876
Income between 51% and 80% of AMI	186,626	9,400	5%	Income at or below 80% of AMI	102	8,450
All Renter Households	874,841	201,683	23%			

Renters make up 34% of all households in the state

Source: NLIHC tabulations of 2018 American Community Survey (ACS) Public Use Microdata Sample (PUMS)

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Nashville-Davidson--Murfreesboro--Franklin HMFA	220,857	\$80,000	\$24,000	\$600	\$911	\$17.52	\$1,103	\$21.21	117	\$17.86
Chattanooga MSA	53,640	\$70,100	\$21,030	\$526	\$694	\$13.35	\$847	\$16.29	90	\$13.92
Cleveland MSA	15,163	\$57,700	\$17,310	\$433	\$604	\$11.62	\$799	\$15.37	85	\$13.22
Maury County HMFA	10,441	\$64,700	\$19,410	\$485	\$726	\$13.96	\$859	\$16.52	91	\$14.98
Bedford County	5,427	\$53,300	\$15,990	\$400	\$558	\$10.73	\$714	\$13.73	76	\$13.50
Warren County	4,961	\$51,900	\$15,570	\$389	\$480	\$9.23	\$635	\$12.21	67	\$13.88
Franklin County	4,310	\$55,100	\$16,530	\$413	\$468	\$9.00	\$619	\$11.90	66	\$11.67

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	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	32,383	22,242	69%	Income at or below 30% of AMI	34	-21,300
Income between 31% and 50% of AMI	23,959	5,962	25%	Income at or below 50% of AMI	60	-22,590
Income between 51% and 80% of AMI	29,115	1,425	5%	Income at or below 80% of AMI	96	-3,541
All Renter Households	131,235	29,907	23%			

Renters make up 44% of all households in the District

Source: NLIHC tabulations of 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data

STATE-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30%** of AMI	238,039	157,991	66%	Income at or below 30%** of AMI	47	-126,597
Income between 31%** and 50% of AMI	119,597	32,649	27%	Income at or below 50% of AMI	66	-119,876
Income between 51% and 80% of AMI	186,626	9,400	5%	Income at or below 80% of AMI	102	8,450
All Renter Households	874,841	201,683	23%			

Renters make up 34% of all households in the state

Source: NLIHC tabulations of 2018 American Community Survey (ACS) Public Use Microdata Sample (PUMS)

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Nashville-Davidson--Murfreesboro--Franklin HMFA	220,857	\$80,000	\$24,000	\$600	\$911	\$17.52	\$1,103	\$21.21	117	\$17.86

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Income at or below 30% of AMI	18,168	12,489	69%	Income at or below 30% of AMI	35	-11,771
Income between 31% and 50% of AMI	15,029	3,733	25%	Income at or below 50% of AMI	67	-10,816
Income between 51% and 80% of AMI	17,412	532	3%	Income at or below 80% of AMI	97	-1,696
All Renter Households	74,855	16,849	23%			

Renters make up 27% of all households in the District

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Income between 31%** and 50% of AMI	119,597	32,649	27%	Income at or below 50% of AMI	66	-119,876
Income between 51% and 80% of AMI	186,626	9,400	5%	Income at or below 80% of AMI	102	8,450
All Renter Households	874,841	201,683	23%			

Renters make up 34% of all households in the state

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REGIONAL RENTAL AFFORDABILITY STATISTICS

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Nashville-Davidson--Murfreesboro--Franklin HMFA	220,857	\$80,000	\$24,000	\$600	\$911	\$17.52	\$1,103	\$21.21	117	\$17.86
Putnam County	12,097	\$56,900	\$17,070	\$427	\$538	\$10.35	\$668	\$12.85	71	\$10.22
Coffee County	6,951	\$58,400	\$17,520	\$438	\$515	\$9.90	\$681	\$13.10	72	\$16.30
Cumberland County	5,487	\$49,700	\$14,910	\$373	\$487	\$9.37	\$644	\$12.38	68	\$10.46
DeKalb County	2,466	\$46,900	\$14,070	\$352	\$468	\$9.00	\$619	\$11.90	66	\$15.39
Macon County HMFA	2,435	\$45,100	\$13,530	\$338	\$548	\$10.54	\$677	\$13.02	72	\$12.07
White County	2,120	\$46,200	\$13,860	\$347	\$481	\$9.25	\$619	\$11.90	66	\$11.27

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	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	14,265	10,169	71%	Income at or below 30% of AMI	33	-9,567
Income between 31% and 50% of AMI	12,034	3,957	33%	Income at or below 50% of AMI	61	-10,190
Income between 51% and 80% of AMI	14,703	939	6%	Income at or below 80% of AMI	96	-1,630
All Renter Households	72,437	15,270	21%			

Renters make up 28% of all households in the District

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Income between 51% and 80% of AMI	186,626	9,400	5%	Income at or below 80% of AMI	102	8,450
All Renter Households	874,841	201,683	23%			

Renters make up 34% of all households in the state

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REGIONAL RENTAL AFFORDABILITY STATISTICS

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Nashville-Davidson--Murfreesboro--Franklin HMFA	220,857	\$80,000	\$24,000	\$600	\$911	\$17.52	\$1,103	\$21.21	117	\$17.86
Clarksville MSA	28,273	\$65,000	\$19,500	\$488	\$689	\$13.25	\$867	\$16.67	92	\$13.05
Jackson HMFA	15,097	\$53,100	\$15,930	\$398	\$634	\$12.19	\$775	\$14.90	82	\$11.74
Maury County HMFA	10,441	\$64,700	\$19,410	\$485	\$726	\$13.96	\$859	\$16.52	91	\$14.98
Lawrence County	4,214	\$51,000	\$15,300	\$383	\$508	\$9.77	\$619	\$11.90	66	\$9.64
Giles County	3,513	\$53,900	\$16,170	\$404	\$541	\$10.40	\$619	\$11.90	66	\$11.52
Henderson County	2,996	\$52,900	\$15,870	\$397	\$497	\$9.56	\$658	\$12.65	70	\$7.87

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Income at or below 30% of AMI	17,287	12,185	70%	Income at or below 30% of AMI	35	-11,224
Income between 31% and 50% of AMI	13,009	4,639	36%	Income at or below 50% of AMI	63	-11,245
Income between 51% and 80% of AMI	15,108	901	6%	Income at or below 80% of AMI	95	-2,155
All Renter Households	75,878	17,976	24%			

Renters make up 29% of all households in the District

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All Renter Households	874,841	201,683	23%			

Renters make up 34% of all households in the state

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Memphis HMFA	163,673	\$65,900	\$19,770	\$494	\$742	\$14.27	\$875	\$16.83	93	\$16.75
Jackson HMFA	15,097	\$53,100	\$15,930	\$398	\$634	\$12.19	\$775	\$14.90	82	\$11.74
Dyer County	5,899	\$55,700	\$16,710	\$418	\$485	\$9.33	\$642	\$12.35	68	\$11.96
Gibson County	5,842	\$51,100	\$15,330	\$383	\$542	\$10.42	\$620	\$11.92	66	\$10.69
Weakley County	4,547	\$54,900	\$16,470	\$412	\$487	\$9.37	\$619	\$11.90	66	\$10.15
Obion County	4,164	\$50,800	\$15,240	\$381	\$499	\$9.60	\$619	\$11.90	66	\$10.50
Lauderdale County	4,135	\$41,300	\$12,390	\$310	\$518	\$9.96	\$621	\$11.94	66	\$11.38

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*Severely Burdened: Households spending more than 50% of income on housing costs, including utilities. **Or poverty guideline, if higher. AMI = Area Median Income. Last updated in January 2020. Please Contact NLIHC research staff at (202) 662-1530 to request additional information.

DISTRICT-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30% of AMI	37,000	30,558	83%	Income at or below 30% of AMI	21	-29,392
Income between 31% and 50% of AMI	24,069	9,139	38%	Income at or below 50% of AMI	52	-29,200
Income between 51% and 80% of AMI	24,599	1,463	6%	Income at or below 80% of AMI	100	394
All Renter Households	123,835	41,358	33%			

Renters make up 52% of all households in the District

Source: NLIHC tabulations of 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) data

STATE-LEVEL RENTER STATISTICS

	Total Renter Households	Severely Burdened Households*	% with Severe Burden		Affordable and Available Rental Units Per 100	Surplus/ (Deficit) of Affordable and Available Rental Units
Income at or below 30%** of AMI	238,039	157,991	66%	Income at or below 30%** of AMI	47	-126,597
Income between 31%** and 50% of AMI	119,597	32,649	27%	Income at or below 50% of AMI	66	-119,876
Income between 51% and 80% of AMI	186,626	9,400	5%	Income at or below 80% of AMI	102	8,450
All Renter Households	874,841	201,683	23%			

Renters make up 34% of all households in the state

Source: NLIHC tabulations of 2018 American Community Survey (ACS) Public Use Microdata Sample (PUMS)

REGIONAL RENTAL AFFORDABILITY STATISTICS

Metropolitan Statistical Areas (MSAs) and Counties in Districts	Total Renter Households	AMI	30% of AMI	Rent Affordable at 30% of AMI	One Bdrm Fair Market Rent	One Bdrm Housing Wage	Two Bdrm Fair Market Rent	Two Bdrm Housing Wage	Hours at Minimum Wage for Two Bdrm	Avg Renter Wage
Memphis HMFA	163,673	\$65,900	\$19,770	\$494	\$742	\$14.27	\$875	\$16.83	93	\$16.75

Source: Out of Reach 2019. This congressional district includes at least a portion of the Fair Market Rent (FMR) areas listed above. For FMR areas that span more than one state, the data reflect this state's geography. For districts covering more than seven FMR areas, only the seven largest are shown.

*Severely Burdened: Households spending more than 50% of income on housing costs, including utilities. **Or poverty guideline, if higher. AMI = Area Median Income. Last updated in January 2020. Please Contact NLIHC research staff at (202) 662-1530 to request additional information.