

# GEORGIA

# #27\*

In **Georgia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$994**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,313** monthly or **\$39,758** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$19.11**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT GEORGIA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$17.51</b>
2-Bedroom Housing Wage	<b>\$19.11</b>
Number of Renter Households	<b>1,369,507</b>
Percent Renters	<b>37%</b>

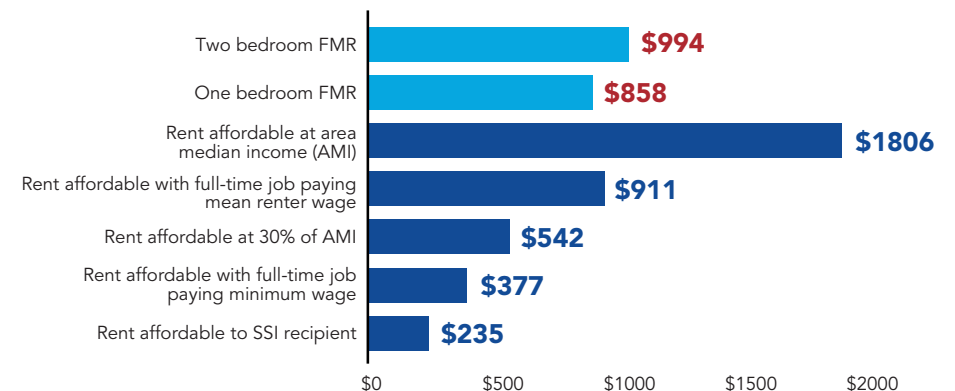
**105**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**91**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.6**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**2.3**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Atlanta-Sandy Springs-Roswell HMFA	<b>\$22.44</b>
Savannah MSA	<b>\$19.42</b>
Morgan County	<b>\$17.65</b>
Butts County	<b>\$17.58</b>
Hall County	<b>\$17.27</b>



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.

GEORGIA

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Georgia	\$19.11	\$994	\$39,758	2.6	\$72,224	\$1,806	\$21,667	\$542	1,369,507	37%	\$17.51	\$911	1.1			
Combined Nonmetro Areas	\$13.28	\$691	\$27,622	1.8	\$52,282	\$1,307	\$15,684	\$392	217,779	34%	\$11.61	\$604	1.1			
<b>Metropolitan Areas</b>																
Albany MSA	\$14.23	\$740	\$29,600	2.0	\$52,300	\$1,308	\$15,690	\$392	26,395	46%	\$13.62	\$708	1.0			
Athens-Clarke County MSA	\$16.31	\$848	\$33,920	2.2	\$65,600	\$1,640	\$19,680	\$492	34,843	45%	\$13.46	\$700	1.2			
Atlanta-Sandy Springs-Roswell HMFA	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	749,589	37%	\$20.01	\$1,041	1.1			
Augusta-Richmond County HMFA	\$16.31	\$848	\$33,920	2.2	\$65,900	\$1,648	\$19,770	\$494	49,120	36%	\$14.30	\$743	1.1			
Brunswick MSA	\$15.12	\$786	\$31,440	2.1	\$71,200	\$1,780	\$21,360	\$534	15,407	33%	\$12.55	\$653	1.2			
Butts County HMFA	\$17.58	\$914	\$36,560	2.4	\$51,600	\$1,290	\$15,480	\$387	2,316	28%	\$12.43	\$646	1.4			
Chattanooga MSA	\$16.00	\$832	\$33,280	2.2	\$72,600	\$1,815	\$21,780	\$545	14,932	26%	\$11.53	\$600	1.4			
Columbus MSA	\$15.19	\$790	\$31,600	2.1	\$62,300	\$1,558	\$18,690	\$467	42,370	47%	\$15.53	\$808	1.0			
Dalton HMFA	\$13.92	\$724	\$28,960	1.9	\$53,100	\$1,328	\$15,930	\$398	13,302	37%	\$15.74	\$819	0.9			
Gainesville MSA	\$17.27	\$898	\$35,920	2.4	\$75,500	\$1,888	\$22,650	\$566	20,060	31%	\$16.19	\$842	1.1			
Haralson County HMFA	\$16.04	\$834	\$33,360	2.2	\$57,300	\$1,433	\$17,190	\$430	3,523	32%	\$14.51	\$754	1.1			
Hinesville HMFA	\$17.10	\$889	\$35,560	2.4	\$50,200	\$1,255	\$15,060	\$377	12,900	56%	\$16.07	\$835	1.1			
Lamar County HMFA	\$14.73	\$766	\$30,640	2.0	\$57,300	\$1,433	\$17,190	\$430	1,944	31%	\$9.68	\$504	1.5			
Lincoln County HMFA	\$12.92	\$672	\$26,880	1.8	\$52,000	\$1,300	\$15,600	\$390	947	28%	\$9.59	\$499	1.3			
Long County HMFA	\$13.12	\$682	\$27,280	1.8	\$59,100	\$1,478	\$17,730	\$443	1,703	30%	\$9.17	\$477	1.4			
Macon HMFA	\$14.83	\$771	\$30,840	2.0	\$59,000	\$1,475	\$17,700	\$443	31,254	41%	\$13.04	\$678	1.1			
Meriwether County HMFA	\$15.90	\$827	\$33,080	2.2	\$51,700	\$1,293	\$15,510	\$388	2,681	33%	\$11.79	\$613	1.3			
Monroe County HMFA	\$13.83	\$719	\$28,760	1.9	\$70,600	\$1,765	\$21,180	\$530	2,040	21%	\$12.85	\$668	1.1			

† Wage data not available (See Appendix B).

1: BR = Bedroom  
 2: FMR = Fiscal Year 2020 Fair Market Rent.  
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.  
 4: AMI = Fiscal Year 2020 Area Median Income  
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

GEORGIA

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Morgan County HMFA	\$17.65	\$918	\$36,720	2.4	\$68,000	\$1,700	\$20,400	\$510	1,682	25%	\$10.91	\$567	1.6			
Murray County HMFA	\$13.35	\$694	\$27,760	1.8	\$51,400	\$1,285	\$15,420	\$386	4,338	31%	\$11.53	\$600	1.2			
Peach County HMFA	\$13.96	\$726	\$29,040	1.9	\$59,500	\$1,488	\$17,850	\$446	3,716	37%	\$10.73	\$558	1.3			
Pulaski County HMFA	\$12.52	\$651	\$26,040	1.7	\$52,500	\$1,313	\$15,750	\$394	1,416	37%	\$11.08	\$576	1.1			
Rome MSA	\$14.52	\$755	\$30,200	2.0	\$58,700	\$1,468	\$17,610	\$440	14,164	40%	\$13.96	\$726	1.0			
Savannah MSA	\$19.42	\$1,010	\$40,400	2.7	\$72,000	\$1,800	\$21,600	\$540	58,370	41%	\$15.79	\$821	1.2			
Valdosta MSA	\$13.85	\$720	\$28,800	1.9	\$55,400	\$1,385	\$16,620	\$416	22,726	44%	\$11.30	\$588	1.2			
Warner Robins HMFA	\$17.21	\$895	\$35,800	2.4	\$69,600	\$1,740	\$20,880	\$522	19,990	36%	\$11.59	\$603	1.5			
<b>Counties</b>																
Appling County	\$12.52	\$651	\$26,040	1.7	\$49,600	\$1,240	\$14,880	\$372	1,801	27%	\$19.47	\$1,013	0.6			
Atkinson County	\$12.52	\$651	\$26,040	1.7	\$37,500	\$938	\$11,250	\$281	692	25%	\$11.86	\$617	1.1			
Bacon County	\$12.52	\$651	\$26,040	1.7	\$49,200	\$1,230	\$14,760	\$369	1,255	32%	\$11.22	\$584	1.1			
Baker County †	\$14.23	\$740	\$29,600	2.0	\$52,300	\$1,308	\$15,690	\$392	446	32%						
Baldwin County	\$13.81	\$718	\$28,720	1.9	\$54,900	\$1,373	\$16,470	\$412	7,116	44%	\$7.58	\$394	1.8			
Banks County	\$12.85	\$668	\$26,720	1.8	\$51,800	\$1,295	\$15,540	\$389	1,597	24%	\$11.39	\$592	1.1			
Barrow County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	6,912	27%	\$13.13	\$683	1.7			
Bartow County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	12,695	34%	\$15.57	\$810	1.4			
Ben Hill County	\$12.52	\$651	\$26,040	1.7	\$39,500	\$988	\$11,850	\$296	2,664	41%	\$11.75	\$611	1.1			
Berrien County	\$12.52	\$651	\$26,040	1.7	\$47,900	\$1,198	\$14,370	\$359	2,426	33%	\$12.25	\$637	1.0			
Bibb County	\$14.83	\$771	\$30,840	2.0	\$59,000	\$1,475	\$17,700	\$443	27,498	47%	\$13.31	\$692	1.1			
Bleckley County	\$12.52	\$651	\$26,040	1.7	\$53,400	\$1,335	\$16,020	\$401	1,184	28%	\$7.38	\$384	1.7			
Brantley County	\$15.12	\$786	\$31,440	2.1	\$71,200	\$1,780	\$21,360	\$534	1,293	20%	\$11.26	\$586	1.3			
Brooks County	\$13.85	\$720	\$28,800	1.9	\$55,400	\$1,385	\$16,620	\$416	1,602	25%	\$13.35	\$694	1.0			
Bryan County	\$19.42	\$1,010	\$40,400	2.7	\$72,000	\$1,800	\$21,600	\$540	3,810	30%	\$9.04	\$470	2.1			

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

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	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Bulloch County	\$13.63	\$709	\$28,360	1.9	\$54,900	\$1,373	\$16,470	\$412	12,542	47%	\$9.95	\$517	1.4
Burke County	\$16.31	\$848	\$33,920	2.2	\$65,900	\$1,648	\$19,770	\$494	2,410	29%	\$22.14	\$1,151	0.7
Butts County	\$17.58	\$914	\$36,560	2.4	\$51,600	\$1,290	\$15,480	\$387	2,316	28%	\$12.43	\$646	1.4
Calhoun County	\$12.52	\$651	\$26,040	1.7	\$39,600	\$990	\$11,880	\$297	627	34%	\$10.08	\$524	1.2
Camden County	\$16.40	\$853	\$34,120	2.3	\$63,000	\$1,575	\$18,900	\$473	7,330	38%	\$13.23	\$688	1.2
Candler County	\$12.52	\$651	\$26,040	1.7	\$39,300	\$983	\$11,790	\$295	1,587	40%	\$8.43	\$438	1.5
Carroll County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	14,300	35%	\$14.22	\$740	1.6
Catoosa County	\$16.00	\$832	\$33,280	2.2	\$72,600	\$1,815	\$21,780	\$545	6,156	25%	\$10.70	\$556	1.5
Charlton County	\$12.52	\$651	\$26,040	1.7	\$57,700	\$1,443	\$17,310	\$433	955	27%	\$8.43	\$438	1.5
Chatham County	\$19.42	\$1,010	\$40,400	2.7	\$72,000	\$1,800	\$21,600	\$540	49,606	46%	\$16.18	\$842	1.2
Chattahoochee County	\$15.19	\$790	\$31,600	2.1	\$62,300	\$1,558	\$18,690	\$467	1,887	74%	\$25.39	\$1,320	0.6
Chattooga County	\$12.52	\$651	\$26,040	1.7	\$46,800	\$1,170	\$14,040	\$351	3,018	33%	\$13.53	\$704	0.9
Cherokee County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	20,124	23%	\$12.36	\$643	1.8
Clarke County	\$16.31	\$848	\$33,920	2.2	\$65,600	\$1,640	\$19,680	\$492	28,804	61%	\$14.26	\$742	1.1
Clay County	\$12.52	\$651	\$26,040	1.7	\$37,400	\$935	\$11,220	\$281	433	36%	\$7.71	\$401	1.6
Clayton County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	45,896	49%	\$23.08	\$1,200	1.0
Clinch County	\$12.52	\$651	\$26,040	1.7	\$46,300	\$1,158	\$13,890	\$347	698	28%	\$12.98	\$675	1.0
Cobb County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	99,060	36%	\$19.57	\$1,018	1.1
Coffee County	\$12.52	\$651	\$26,040	1.7	\$48,900	\$1,223	\$14,670	\$367	4,876	34%	\$12.57	\$654	1.0
Colquitt County	\$12.52	\$651	\$26,040	1.7	\$42,500	\$1,063	\$12,750	\$319	5,958	39%	\$11.26	\$586	1.1
Columbia County	\$16.31	\$848	\$33,920	2.2	\$65,900	\$1,648	\$19,770	\$494	9,814	21%	\$12.18	\$634	1.3
Cook County	\$12.52	\$651	\$26,040	1.7	\$44,400	\$1,110	\$13,320	\$333	2,043	33%	\$10.35	\$538	1.2
Coweta County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	14,293	28%	\$11.84	\$616	1.9
Crawford County	\$14.83	\$771	\$30,840	2.0	\$59,000	\$1,475	\$17,700	\$443	1,040	22%	\$11.93	\$620	1.2
Crisp County	\$12.52	\$651	\$26,040	1.7	\$41,700	\$1,043	\$12,510	\$313	3,539	42%	\$9.68	\$504	1.3
Dade County	\$16.00	\$832	\$33,280	2.2	\$72,600	\$1,815	\$21,780	\$545	1,560	26%	\$14.49	\$753	1.1

† Wage data not available (See Appendix B).

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2: FMR = Fiscal Year 2020 Fair Market Rent.

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

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	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Dawson County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	1,594	18%	\$8.37	\$435	2.7
Decatur County	\$12.52	\$651	\$26,040	1.7	\$50,400	\$1,260	\$15,120	\$378	4,392	43%	\$9.99	\$520	1.3
DeKalb County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	126,917	46%	\$19.93	\$1,036	1.1
Dodge County	\$12.52	\$651	\$26,040	1.7	\$49,900	\$1,248	\$14,970	\$374	2,603	34%	\$10.10	\$525	1.2
Dooly County	\$12.52	\$651	\$26,040	1.7	\$48,800	\$1,220	\$14,640	\$366	1,468	30%	\$10.24	\$533	1.2
Dougherty County	\$14.23	\$740	\$29,600	2.0	\$52,300	\$1,308	\$15,690	\$392	18,983	55%	\$14.14	\$735	1.0
Douglas County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	17,441	36%	\$13.54	\$704	1.7
Early County	\$12.52	\$651	\$26,040	1.7	\$42,700	\$1,068	\$12,810	\$320	1,394	34%	\$15.80	\$822	0.8
Echols County	\$13.85	\$720	\$28,800	1.9	\$55,400	\$1,385	\$16,620	\$416	470	30%	\$12.43	\$647	1.1
Effingham County	\$19.42	\$1,010	\$40,400	2.7	\$72,000	\$1,800	\$21,600	\$540	4,954	24%	\$14.67	\$763	1.3
Elbert County	\$12.52	\$651	\$26,040	1.7	\$47,500	\$1,188	\$14,250	\$356	2,025	27%	\$9.76	\$507	1.3
Emanuel County	\$12.52	\$651	\$26,040	1.7	\$43,700	\$1,093	\$13,110	\$328	2,885	34%	\$10.47	\$545	1.2
Evans County	\$12.52	\$651	\$26,040	1.7	\$52,200	\$1,305	\$15,660	\$392	1,336	33%	\$11.07	\$576	1.1
Fannin County	\$13.73	\$714	\$28,560	1.9	\$59,800	\$1,495	\$17,940	\$449	2,286	22%	\$10.69	\$556	1.3
Fayette County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	7,381	19%	\$13.05	\$679	1.7
Floyd County	\$14.52	\$755	\$30,200	2.0	\$58,700	\$1,468	\$17,610	\$440	14,164	40%	\$13.96	\$726	1.0
Forsyth County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	12,046	16%	\$13.62	\$708	1.6
Franklin County	\$12.52	\$651	\$26,040	1.7	\$52,400	\$1,310	\$15,720	\$393	2,843	34%	\$10.58	\$550	1.2
Fulton County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	193,973	48%	\$24.91	\$1,296	0.9
Gilmer County	\$14.33	\$745	\$29,800	2.0	\$58,400	\$1,460	\$17,520	\$438	2,930	25%	\$8.79	\$457	1.6
Glascok County	\$12.52	\$651	\$26,040	1.7	\$64,000	\$1,600	\$19,200	\$480	265	24%	\$9.49	\$494	1.3
Glynn County	\$15.12	\$786	\$31,440	2.1	\$71,200	\$1,780	\$21,360	\$534	12,772	38%	\$12.75	\$663	1.2
Gordon County	\$12.56	\$653	\$26,120	1.7	\$50,200	\$1,255	\$15,060	\$377	7,307	36%	\$13.92	\$724	0.9
Grady County	\$12.90	\$671	\$26,840	1.8	\$48,400	\$1,210	\$14,520	\$363	3,112	34%	\$11.05	\$575	1.2
Greene County	\$13.06	\$679	\$27,160	1.8	\$63,500	\$1,588	\$19,050	\$476	2,009	29%	\$11.64	\$605	1.1
Gwinnett County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	97,546	34%	\$18.06	\$939	1.2

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Habersham County	\$13.52	\$703	\$28,120	1.9	\$58,000	\$1,450	\$17,400	\$435	3,528	23%	\$12.10	\$629	1.1
Hall County	\$17.27	\$898	\$35,920	2.4	\$75,500	\$1,888	\$22,650	\$566	20,060	31%	\$16.19	\$842	1.1
Hancock County	\$12.52	\$651	\$26,040	1.7	\$35,200	\$880	\$10,560	\$264	803	27%	\$11.62	\$604	1.1
Haralson County	\$16.04	\$834	\$33,360	2.2	\$57,300	\$1,433	\$17,190	\$430	3,523	32%	\$14.51	\$754	1.1
Harris County	\$15.19	\$790	\$31,600	2.1	\$62,300	\$1,558	\$18,690	\$467	1,701	14%	\$7.99	\$416	1.9
Hart County	\$12.83	\$667	\$26,680	1.8	\$55,300	\$1,383	\$16,590	\$415	2,386	24%	\$11.15	\$580	1.2
Heard County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	1,357	30%	\$14.61	\$760	1.5
Henry County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	20,994	28%	\$12.61	\$656	1.8
Houston County	\$17.21	\$895	\$35,800	2.4	\$69,600	\$1,740	\$20,880	\$522	19,990	36%	\$11.59	\$603	1.5
Inwin County	\$12.52	\$651	\$26,040	1.7	\$51,800	\$1,295	\$15,540	\$389	849	26%	\$11.01	\$573	1.1
Jackson County	\$14.79	\$769	\$30,760	2.0	\$81,000	\$2,025	\$24,300	\$608	4,949	22%	\$10.90	\$567	1.4
Jasper County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	1,289	25%	\$11.30	\$587	2.0
Jeff Davis County	\$12.52	\$651	\$26,040	1.7	\$47,300	\$1,183	\$14,190	\$355	1,678	32%	\$12.59	\$655	1.0
Jefferson County	\$12.52	\$651	\$26,040	1.7	\$43,900	\$1,098	\$13,170	\$329	1,910	34%	\$10.11	\$526	1.2
Jenkins County	\$12.52	\$651	\$26,040	1.7	\$41,500	\$1,038	\$12,450	\$311	1,015	30%	\$11.25	\$585	1.1
Johnson County	\$12.52	\$651	\$26,040	1.7	\$51,100	\$1,278	\$15,330	\$383	1,068	32%	\$7.54	\$392	1.7
Jones County	\$14.83	\$771	\$30,840	2.0	\$59,000	\$1,475	\$17,700	\$443	2,090	20%	\$8.41	\$437	1.8
Lamar County	\$14.73	\$766	\$30,640	2.0	\$57,300	\$1,433	\$17,190	\$430	1,944	31%	\$9.68	\$504	1.5
Lanier County	\$13.85	\$720	\$28,800	1.9	\$55,400	\$1,385	\$16,620	\$416	1,342	36%	\$8.06	\$419	1.7
Laurens County	\$12.52	\$651	\$26,040	1.7	\$45,700	\$1,143	\$13,710	\$343	6,411	37%	\$10.55	\$549	1.2
Lee County	\$14.23	\$740	\$29,600	2.0	\$52,300	\$1,308	\$15,690	\$392	2,861	28%	\$11.84	\$616	1.2
Liberty County	\$17.10	\$889	\$35,560	2.4	\$50,200	\$1,255	\$15,060	\$377	12,900	56%	\$16.07	\$835	1.1
Lincoln County	\$12.92	\$672	\$26,880	1.8	\$52,000	\$1,300	\$15,600	\$390	947	28%	\$9.59	\$499	1.3
Long County	\$13.12	\$682	\$27,280	1.8	\$59,100	\$1,478	\$17,730	\$443	1,703	30%	\$9.17	\$477	1.4
Lowndes County	\$13.85	\$720	\$28,800	1.9	\$55,400	\$1,385	\$16,620	\$416	19,312	48%	\$11.22	\$583	1.2
Lumpkin County	\$16.21	\$843	\$33,720	2.2	\$59,800	\$1,495	\$17,940	\$449	3,737	32%	\$8.83	\$459	1.8

† Wage data not available (See Appendix B).

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	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
McDuffie County	\$16.31	\$848	\$33,920	2.2	\$65,900	\$1,648	\$19,770	\$494	3,173	39%	\$9.66	\$502	1.7
McIntosh County	\$15.12	\$786	\$31,440	2.1	\$71,200	\$1,780	\$21,360	\$534	1,342	22%	\$8.77	\$456	1.7
Macon County	\$12.52	\$651	\$26,040	1.7	\$41,700	\$1,043	\$12,510	\$313	1,636	35%	\$13.08	\$680	1.0
Madison County	\$16.31	\$848	\$33,920	2.2	\$65,600	\$1,640	\$19,680	\$492	2,583	24%	\$9.14	\$475	1.8
Marion County	\$15.19	\$790	\$31,600	2.1	\$62,300	\$1,558	\$18,690	\$467	874	26%	\$11.36	\$591	1.3
Meriwether County	\$15.90	\$827	\$33,080	2.2	\$51,700	\$1,293	\$15,510	\$388	2,681	33%	\$11.79	\$613	1.3
Miller County	\$13.27	\$690	\$27,600	1.8	\$49,800	\$1,245	\$14,940	\$374	757	33%	\$8.13	\$423	1.6
Mitchell County	\$12.52	\$651	\$26,040	1.7	\$43,300	\$1,083	\$12,990	\$325	2,913	37%	\$12.06	\$627	1.0
Monroe County	\$13.83	\$719	\$28,760	1.9	\$70,600	\$1,765	\$21,180	\$530	2,040	21%	\$12.85	\$668	1.1
Montgomery County	\$12.52	\$651	\$26,040	1.7	\$51,100	\$1,278	\$15,330	\$383	842	28%	\$9.37	\$487	1.3
Morgan County	\$17.65	\$918	\$36,720	2.4	\$68,000	\$1,700	\$20,400	\$510	1,682	25%	\$10.91	\$567	1.6
Murray County	\$13.35	\$694	\$27,760	1.8	\$51,400	\$1,285	\$15,420	\$386	4,338	31%	\$11.53	\$600	1.2
Muscogee County	\$15.19	\$790	\$31,600	2.1	\$62,300	\$1,558	\$18,690	\$467	37,908	52%	\$15.70	\$816	1.0
Newton County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	11,831	32%	\$13.32	\$692	1.7
Oconee County	\$16.31	\$848	\$33,920	2.2	\$65,600	\$1,640	\$19,680	\$492	2,266	17%	\$10.93	\$569	1.5
Oglethorpe County	\$16.31	\$848	\$33,920	2.2	\$65,600	\$1,640	\$19,680	\$492	1,190	21%	\$9.78	\$508	1.7
Paulding County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	12,376	24%	\$11.87	\$617	1.9
Peach County	\$13.96	\$726	\$29,040	1.9	\$59,500	\$1,488	\$17,850	\$446	3,716	37%	\$10.73	\$558	1.3
Pickens County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	2,854	24%	\$13.33	\$693	1.7
Pierce County	\$12.52	\$651	\$26,040	1.7	\$53,500	\$1,338	\$16,050	\$401	1,684	24%	\$9.49	\$493	1.3
Pike County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	1,049	17%	\$11.64	\$605	1.9
Polk County	\$14.04	\$730	\$29,200	1.9	\$53,000	\$1,325	\$15,900	\$398	5,251	35%	\$11.43	\$594	1.2
Pulaski County	\$12.52	\$651	\$26,040	1.7	\$52,500	\$1,313	\$15,750	\$394	1,416	37%	\$11.08	\$576	1.1
Putnam County	\$14.75	\$767	\$30,680	2.0	\$60,900	\$1,523	\$18,270	\$457	1,913	22%	\$9.30	\$483	1.6
Quitman County	\$12.52	\$651	\$26,040	1.7	\$39,700	\$993	\$11,910	\$298	292	31%	\$9.10	\$473	1.4
Rabun County	\$13.35	\$694	\$27,760	1.8	\$54,400	\$1,360	\$16,320	\$408	1,653	25%	\$9.14	\$475	1.5

† Wage data not available (See Appendix B).

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	FY20 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Randolph County	\$13.08	\$680	\$27,200	1.8	\$37,900	\$948	\$11,370	\$284	1,114	43%	\$12.12	\$630	1.1
Richmond County	\$16.31	\$848	\$33,920	2.2	\$65,900	\$1,648	\$19,770	\$494	33,723	47%	\$14.29	\$743	1.1
Rockdale County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	9,736	32%	\$16.42	\$854	1.4
Schley County	\$12.52	\$651	\$26,040	1.7	\$48,200	\$1,205	\$14,460	\$362	568	30%	\$11.17	\$581	1.1
Screven County	\$12.52	\$651	\$26,040	1.7	\$48,100	\$1,203	\$14,430	\$361	1,479	28%	\$9.64	\$501	1.3
Seminole County	\$13.33	\$693	\$27,720	1.8	\$45,400	\$1,135	\$13,620	\$341	1,049	32%	\$14.11	\$734	0.9
Spalding County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	9,614	40%	\$12.16	\$632	1.8
Stephens County	\$12.52	\$651	\$26,040	1.7	\$57,900	\$1,448	\$17,370	\$434	2,861	30%	\$11.49	\$597	1.1
Stewart County	\$12.52	\$651	\$26,040	1.7	\$30,100	\$753	\$9,030	\$226	535	29%	\$12.74	\$662	1.0
Sumter County	\$13.65	\$710	\$28,400	1.9	\$44,200	\$1,105	\$13,260	\$332	5,197	44%	\$12.27	\$638	1.1
Talbot County	\$12.65	\$658	\$26,320	1.7	\$49,000	\$1,225	\$14,700	\$368	591	21%	\$11.84	\$615	1.1
Taliaferro County †	\$12.94	\$673	\$26,920	1.8	\$44,000	\$1,100	\$13,200	\$330	189	31%			
Tattnell County	\$12.52	\$651	\$26,040	1.7	\$50,100	\$1,253	\$15,030	\$376	2,809	34%	\$14.14	\$735	0.9
Taylor County	\$12.52	\$651	\$26,040	1.7	\$37,900	\$948	\$11,370	\$284	987	29%	\$10.40	\$541	1.2
Telfair County	\$12.52	\$651	\$26,040	1.7	\$38,400	\$960	\$11,520	\$288	1,892	38%	\$12.45	\$648	1.0
Terrell County	\$14.23	\$740	\$29,600	2.0	\$52,300	\$1,308	\$15,690	\$392	1,406	43%	\$10.66	\$554	1.3
Thomas County	\$14.98	\$779	\$31,160	2.1	\$53,900	\$1,348	\$16,170	\$404	6,389	37%	\$14.29	\$743	1.0
Tift County	\$12.52	\$651	\$26,040	1.7	\$50,000	\$1,250	\$15,000	\$375	6,175	41%	\$11.48	\$597	1.1
Toombs County	\$12.52	\$651	\$26,040	1.7	\$50,300	\$1,258	\$15,090	\$377	4,288	41%	\$10.99	\$572	1.1
Towns County	\$13.62	\$708	\$28,320	1.9	\$54,900	\$1,373	\$16,470	\$412	917	19%	\$10.39	\$540	1.3
Treutlen County	\$12.52	\$651	\$26,040	1.7	\$55,400	\$1,385	\$16,620	\$416	768	29%	\$11.99	\$623	1.0
Troup County	\$15.12	\$786	\$31,440	2.1	\$60,600	\$1,515	\$18,180	\$455	10,611	43%	\$14.21	\$739	1.1
Turner County	\$12.52	\$651	\$26,040	1.7	\$49,600	\$1,240	\$14,880	\$372	982	32%	\$6.33	\$329	2.0
Twiggs County	\$14.83	\$771	\$30,840	2.0	\$59,000	\$1,475	\$17,700	\$443	626	21%	\$10.84	\$564	1.4
Union County	\$12.87	\$669	\$26,760	1.8	\$59,200	\$1,480	\$17,760	\$444	2,001	22%	\$10.31	\$536	1.2
Upson County	\$13.23	\$688	\$27,520	1.8	\$50,600	\$1,265	\$15,180	\$380	3,489	34%	\$11.70	\$608	1.1

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	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)			RENTERS		
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Walker County	\$16.00	\$832	\$33,280	2.2	\$72,600	\$1,815	\$21,780	\$545	7,216	28%	\$11.61	\$604	1.4	
Walton County	\$22.44	\$1,167	\$46,680	3.1	\$82,700	\$2,068	\$24,810	\$620	8,311	27%	\$11.45	\$595	2.0	
Ware County	\$12.52	\$651	\$26,040	1.7	\$47,700	\$1,193	\$14,310	\$358	4,864	35%	\$10.94	\$569	1.1	
Warren County	\$12.52	\$651	\$26,040	1.7	\$48,800	\$1,220	\$14,640	\$366	754	32%	\$11.14	\$580	1.1	
Washington County	\$12.52	\$651	\$26,040	1.7	\$49,200	\$1,230	\$14,760	\$369	2,452	33%	\$11.60	\$603	1.1	
Wayne County	\$12.52	\$651	\$26,040	1.7	\$54,300	\$1,358	\$16,290	\$407	3,739	36%	\$11.96	\$622	1.0	
Webster County	\$12.52	\$651	\$26,040	1.7	\$53,800	\$1,345	\$16,140	\$404	230	21%	\$13.18	\$685	0.9	
Wheeler County	\$12.52	\$651	\$26,040	1.7	\$40,700	\$1,018	\$12,210	\$305	747	39%	\$9.68	\$503	1.3	
White County	\$13.81	\$718	\$28,720	1.9	\$55,300	\$1,383	\$16,590	\$415	2,875	25%	\$11.42	\$594	1.2	
Whitfield County	\$13.92	\$724	\$28,960	1.9	\$53,100	\$1,328	\$15,930	\$398	13,302	37%	\$15.74	\$819	0.9	
Wilcox County	\$12.52	\$651	\$26,040	1.7	\$49,500	\$1,238	\$14,850	\$371	626	24%	\$7.95	\$413	1.6	
Wilkes County	\$13.04	\$678	\$27,120	1.8	\$52,200	\$1,305	\$15,660	\$392	1,331	34%	\$11.94	\$621	1.1	
Wilkinson County	\$12.54	\$652	\$26,080	1.7	\$53,500	\$1,338	\$16,050	\$401	799	25%	\$11.17	\$581	1.1	
Worth County	\$14.23	\$740	\$29,600	2.0	\$52,300	\$1,308	\$15,690	\$392	2,699	34%	\$10.43	\$542	1.4	

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