

GEORGIA

STATE RANKING **#26***

In **Georgia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$958**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,193** monthly or **\$38,319** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$18.42
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT GEORGIA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$17.05
2-Bedroom Housing Wage	\$18.42
Number of Renter Households	1356332
Percent Renters	37%

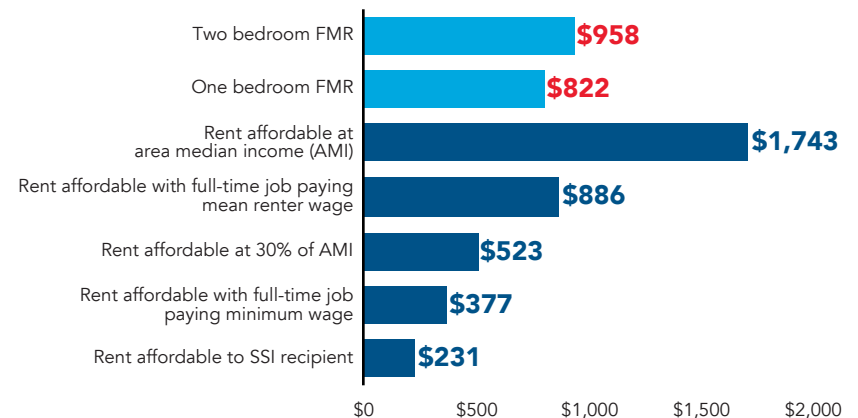
102
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

87
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

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

2.2
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, GA HUD Metro FMR Area	\$21.27
Savannah, GA MSA	\$19.15
Butts County	\$17.33
Warner Robins, GA HUD Metro FMR Area	\$17.19
Gainesville, GA MSA	\$17.15



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

FY19 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Georgia	\$18.42	\$958	\$38,319	2.5	\$69,717	\$1,743	\$20,915	\$523	1,356,332	37%	\$17.05	\$886	1.1
Combined Nonmetro Areas	\$13.42	\$698	\$27,913	1.9	\$49,859	\$1,246	\$14,958	\$374	219,242	34%	\$11.15	\$580	1.2
<u>Metropolitan Areas</u>													
Albany MSA	\$13.12	\$682	\$27,280	1.8	\$53,400	\$1,335	\$16,020	\$401	26,186	45%	\$13.16	\$685	1.0
Athens-Clarke County MSA	\$15.10	\$785	\$31,400	2.1	\$66,700	\$1,668	\$20,010	\$500	34,713	46%	\$13.14	\$683	1.1
Atlanta-Sandy Springs-Roswell HMFA	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	734,846	37%	\$19.51	\$1,015	1.1
Augusta-Richmond County HMFA	\$16.08	\$836	\$33,440	2.2	\$62,800	\$1,570	\$18,840	\$471	49,387	37%	\$14.22	\$739	1.1
Brunswick MSA	\$15.25	\$793	\$31,720	2.1	\$58,000	\$1,450	\$17,400	\$435	15,512	34%	\$12.35	\$642	1.2
Butts County HMFA	\$17.33	\$901	\$36,040	2.4	\$56,500	\$1,413	\$16,950	\$424	2,425	30%	\$12.61	\$656	1.4
Chattanooga MSA	\$16.29	\$847	\$33,880	2.2	\$70,100	\$1,753	\$21,030	\$526	15,173	27%	\$10.84	\$563	1.5
Columbus MSA	\$16.58	\$862	\$34,480	2.3	\$59,600	\$1,490	\$17,880	\$447	42,299	46%	\$15.75	\$819	1.1
Dalton HMFA	\$14.04	\$730	\$29,200	1.9	\$54,400	\$1,360	\$16,320	\$408	13,549	38%	\$15.85	\$824	0.9
Gainesville MSA	\$17.15	\$892	\$35,680	2.4	\$66,800	\$1,670	\$20,040	\$501	20,523	33%	\$15.40	\$801	1.1
Haralson County HMFA	\$15.87	\$825	\$33,000	2.2	\$54,600	\$1,365	\$16,380	\$410	3,498	32%	\$12.50	\$650	1.3
Hinesville HMFA	\$17.06	\$887	\$35,480	2.4	\$52,400	\$1,310	\$15,720	\$393	12,752	55%	\$15.34	\$798	1.1
Lamar County HMFA	\$14.08	\$732	\$29,280	1.9	\$54,500	\$1,363	\$16,350	\$409	1,924	31%	\$8.79	\$457	1.6
Lincoln County HMFA	\$12.69	\$660	\$26,400	1.8	\$50,800	\$1,270	\$15,240	\$381	942	27%	\$11.21	\$583	1.1
Long County HMFA	\$13.21	\$687	\$27,480	1.8	\$58,200	\$1,455	\$17,460	\$437	1,691	31%	\$7.50	\$390	1.8
Macon HMFA	\$15.13	\$787	\$31,480	2.1	\$53,900	\$1,348	\$16,170	\$404	30,844	41%	\$12.47	\$648	1.2
Meriwether County HMFA	\$14.54	\$756	\$30,240	2.0	\$49,500	\$1,238	\$14,850	\$371	2,575	32%	\$10.71	\$557	1.4
Monroe County HMFA	\$13.83	\$719	\$28,760	1.9	\$63,800	\$1,595	\$19,140	\$479	2,192	23%	\$11.31	\$588	1.2

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2019 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

FY19 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Morgan County HMFA	\$16.69	\$868	\$34,720	2.3	\$62,400	\$1,560	\$18,720	\$468	1,695	25%	\$14.13	\$735	1.2
Murray County HMFA	\$13.27	\$690	\$27,600	1.8	\$49,500	\$1,238	\$14,850	\$371	4,556	32%	\$11.21	\$583	1.2
Peach County HMFA	\$14.27	\$742	\$29,680	2.0	\$56,600	\$1,415	\$16,980	\$425	3,474	34%	\$10.28	\$535	1.4
Fulaski County HMFA	\$12.69	\$660	\$26,400	1.8	\$49,800	\$1,245	\$14,940	\$374	1,509	39%	\$10.45	\$543	1.2
Rome MSA	\$14.19	\$738	\$29,520	2.0	\$65,100	\$1,628	\$19,530	\$488	14,135	40%	\$13.60	\$707	1.0
Savannah MSA	\$19.15	\$996	\$39,840	2.6	\$75,400	\$1,885	\$22,620	\$566	57,919	42%	\$15.30	\$796	1.3
Valdosta MSA	\$13.40	\$697	\$27,880	1.8	\$54,200	\$1,355	\$16,260	\$407	22,967	44%	\$10.77	\$560	1.2
Warner Robins HMFA	\$17.19	\$894	\$35,760	2.4	\$75,300	\$1,883	\$22,590	\$565	19,804	36%	\$10.73	\$558	1.6
<u>Counties</u>													
Appling County	\$12.69	\$660	\$26,400	1.8	\$49,300	\$1,233	\$14,790	\$370	1,886	28%	\$15.33	\$797	0.8
Atkinson County	\$12.69	\$660	\$26,400	1.8	\$37,200	\$930	\$11,160	\$279	735	26%	\$11.28	\$586	1.1
Bacon County	\$12.69	\$660	\$26,400	1.8	\$49,000	\$1,225	\$14,700	\$368	1,168	29%	\$10.06	\$523	1.3
Baker County	\$13.12	\$682	\$27,280	1.8	\$53,400	\$1,335	\$16,020	\$401	405	31%	\$13.72	\$713	1.0
Baldwin County	\$14.04	\$730	\$29,200	1.9	\$53,400	\$1,335	\$16,020	\$401	7,326	45%	\$7.74	\$403	1.8
Banks County	\$13.00	\$676	\$27,040	1.8	\$53,200	\$1,330	\$15,960	\$399	1,673	26%	\$11.06	\$575	1.2
Barrow County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	6,658	27%	\$14.30	\$744	1.5
Bartow County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	12,827	35%	\$14.64	\$761	1.5
Ben Hill County	\$12.69	\$660	\$26,400	1.8	\$40,400	\$1,010	\$12,120	\$303	2,500	39%	\$12.31	\$640	1.0
Berrien County	\$12.69	\$660	\$26,400	1.8	\$45,800	\$1,145	\$13,740	\$344	2,223	31%	\$10.98	\$571	1.2
Bibb County	\$15.13	\$787	\$31,480	2.1	\$53,900	\$1,348	\$16,170	\$404	27,084	47%	\$12.86	\$669	1.2
Bleckley County	\$12.69	\$660	\$26,400	1.8	\$52,600	\$1,315	\$15,780	\$395	1,177	28%	\$7.46	\$388	1.7
Brantley County	\$15.25	\$793	\$31,720	2.1	\$58,000	\$1,450	\$17,400	\$435	1,446	22%	\$10.72	\$557	1.4
Brooks County	\$13.40	\$697	\$27,880	1.8	\$54,200	\$1,355	\$16,260	\$407	1,676	26%	\$12.75	\$663	1.1
Bryan County	\$19.15	\$996	\$39,840	2.6	\$75,400	\$1,885	\$22,620	\$566	3,851	31%	\$9.52	\$495	2.0

* 50th percentile FMR (See Appendix B). † 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.

FY19
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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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Bulloch County	\$13.69	\$712	\$28,480	1.9	\$55,000	\$1,375	\$16,500	\$413	12,475	47%	\$9.85	\$512	1.4
Burke County	\$16.08	\$836	\$33,440	2.2	\$62,800	\$1,570	\$18,840	\$471	2,481	31%	\$21.83	\$1,135	0.7
Butts County	\$17.33	\$901	\$36,040	2.4	\$56,500	\$1,413	\$16,950	\$424	2,425	30%	\$12.61	\$656	1.4
Calhoun County	\$12.69	\$660	\$26,400	1.8	\$35,400	\$885	\$10,620	\$266	608	33%	\$8.90	\$463	1.4
Camden County	\$16.63	\$865	\$34,600	2.3	\$64,400	\$1,610	\$19,320	\$483	7,555	40%	\$13.46	\$700	1.2
Candler County	\$12.69	\$660	\$26,400	1.8	\$39,500	\$988	\$11,850	\$296	1,688	42%	\$8.04	\$418	1.6
Carroll County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	14,768	36%	\$13.88	\$722	1.5
Catoosa County	\$16.29	\$847	\$33,880	2.2	\$70,100	\$1,753	\$21,030	\$526	6,579	27%	\$10.70	\$556	1.5
Charlton County	\$12.69	\$660	\$26,400	1.8	\$57,400	\$1,435	\$17,220	\$431	971	27%	\$9.40	\$489	1.4
Chatham County	\$19.15	\$996	\$39,840	2.6	\$75,400	\$1,885	\$22,620	\$566	49,512	46%	\$15.66	\$814	1.2
Chattahoochee County	\$16.58	\$862	\$34,480	2.3	\$59,600	\$1,490	\$17,880	\$447	1,830	73%	\$24.43	\$1,271	0.7
Chattooga County	\$12.69	\$660	\$26,400	1.8	\$44,500	\$1,113	\$13,350	\$334	3,176	34%	\$13.14	\$683	1.0
Cherokee County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	19,601	24%	\$12.38	\$644	1.7
Clarke County	\$15.10	\$785	\$31,400	2.1	\$66,700	\$1,668	\$20,010	\$500	28,459	61%	\$13.92	\$724	1.1
Clay County	\$12.69	\$660	\$26,400	1.8	\$37,700	\$943	\$11,310	\$283	407	35%	\$6.85	\$356	1.9
Clayton County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	45,384	50%	\$20.95	\$1,089	1.0
Clinch County	\$12.69	\$660	\$26,400	1.8	\$39,400	\$985	\$11,820	\$296	736	29%	\$12.22	\$635	1.0
Cobb County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	97,845	36%	\$18.68	\$971	1.1
Coffee County	\$12.69	\$660	\$26,400	1.8	\$46,200	\$1,155	\$13,860	\$347	4,861	34%	\$10.09	\$525	1.3
Colquitt County	\$12.69	\$660	\$26,400	1.8	\$42,000	\$1,050	\$12,600	\$315	6,322	41%	\$11.09	\$577	1.1
Columbia County	\$16.08	\$836	\$33,440	2.2	\$62,800	\$1,570	\$18,840	\$471	9,831	21%	\$12.54	\$652	1.3
Cook County	\$12.69	\$660	\$26,400	1.8	\$42,000	\$1,050	\$12,600	\$315	1,880	31%	\$10.03	\$521	1.3
Coweta County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	13,859	27%	\$11.32	\$589	1.9
Crawford County	\$15.13	\$787	\$31,480	2.1	\$53,900	\$1,348	\$16,170	\$404	1,093	23%	\$10.21	\$531	1.5
Crisp County	\$12.69	\$660	\$26,400	1.8	\$40,100	\$1,003	\$12,030	\$301	3,403	41%	\$9.59	\$499	1.3
Dade County	\$16.29	\$847	\$33,880	2.2	\$70,100	\$1,753	\$21,030	\$526	1,505	25%	\$11.03	\$574	1.5

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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FY19
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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Dawson County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	1,730	20%	\$7.25	\$377	2.9
Decatur County	\$12.96	\$674	\$26,960	1.8	\$48,400	\$1,210	\$14,520	\$363	4,154	40%	\$9.16	\$476	1.4
DeKalb County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	125,704	46%	\$19.73	\$1,026	1.1
Dodge County	\$12.79	\$665	\$26,600	1.8	\$49,600	\$1,240	\$14,880	\$372	2,658	34%	\$8.01	\$417	1.6
Dooly County	\$12.69	\$660	\$26,400	1.8	\$48,100	\$1,203	\$14,430	\$361	1,846	36%	\$9.60	\$499	1.3
Dougherty County	\$13.12	\$682	\$27,280	1.8	\$53,400	\$1,335	\$16,020	\$401	19,114	55%	\$13.65	\$710	1.0
Douglas County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	16,542	34%	\$13.09	\$681	1.6
Early County	\$12.69	\$660	\$26,400	1.8	\$38,300	\$958	\$11,490	\$287	1,285	32%	\$16.61	\$864	0.8
Echols County	\$13.40	\$697	\$27,880	1.8	\$54,200	\$1,355	\$16,260	\$407	570	38%	\$12.76	\$664	1.1
Effingham County	\$19.15	\$996	\$39,840	2.6	\$75,400	\$1,885	\$22,620	\$566	4,556	23%	\$13.81	\$718	1.4
Elbert County	\$12.69	\$660	\$26,400	1.8	\$46,200	\$1,155	\$13,860	\$347	2,150	28%	\$7.94	\$413	1.6
Emanuel County	\$12.69	\$660	\$26,400	1.8	\$40,200	\$1,005	\$12,060	\$302	2,668	32%	\$11.48	\$597	1.1
Evans County	\$12.69	\$660	\$26,400	1.8	\$51,600	\$1,290	\$15,480	\$387	1,425	35%	\$10.54	\$548	1.2
Fannin County	\$13.85	\$720	\$28,800	1.9	\$53,900	\$1,348	\$16,170	\$404	2,358	23%	\$9.94	\$517	1.4
Fayette County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	7,527	19%	\$12.01	\$625	1.8
Floyd County	\$14.19	\$738	\$29,520	2.0	\$65,100	\$1,628	\$19,530	\$488	14,135	40%	\$13.60	\$707	1.0
Forsyth County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	11,089	16%	\$13.59	\$707	1.6
Franklin County	\$12.69	\$660	\$26,400	1.8	\$49,700	\$1,243	\$14,910	\$373	2,699	32%	\$9.01	\$468	1.4
Fulton County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	190,705	49%	\$24.66	\$1,282	0.9
Gilmer County	\$14.42	\$750	\$30,000	2.0	\$54,900	\$1,373	\$16,470	\$412	2,931	26%	\$8.80	\$458	1.6
Gascock County	\$12.69	\$660	\$26,400	1.8	\$55,300	\$1,383	\$16,590	\$415	228	21%	\$7.18	\$373	1.8
Glynn County	\$15.25	\$793	\$31,720	2.1	\$58,000	\$1,450	\$17,400	\$435	12,849	39%	\$12.60	\$655	1.2
Gordon County	\$12.71	\$661	\$26,440	1.8	\$48,800	\$1,220	\$14,640	\$366	7,141	36%	\$15.12	\$786	0.8
Grady County	\$12.85	\$668	\$26,720	1.8	\$43,400	\$1,085	\$13,020	\$326	3,544	39%	\$11.40	\$593	1.1
Greene County	\$13.00	\$676	\$27,040	1.8	\$57,900	\$1,448	\$17,370	\$434	1,892	28%	\$10.67	\$555	1.2
Gwinnett County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	94,727	33%	\$17.33	\$901	1.2

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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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Habersham County	\$13.23	\$688	\$27,520	1.8	\$54,000	\$1,350	\$16,200	\$405	3,745	25%	\$11.17	\$581	1.2
Hall County	\$17.15	\$892	\$35,680	2.4	\$66,800	\$1,670	\$20,040	\$501	20,523	33%	\$15.40	\$801	1.1
Hancock County	\$12.69	\$660	\$26,400	1.8	\$32,900	\$823	\$9,870	\$247	639	22%	\$12.92	\$672	1.0
Haralson County	\$15.87	\$825	\$33,000	2.2	\$54,600	\$1,365	\$16,380	\$410	3,498	32%	\$12.50	\$650	1.3
Harris County	\$16.58	\$862	\$34,480	2.3	\$59,600	\$1,490	\$17,880	\$447	1,848	15%	\$7.97	\$415	2.1
Hart County	\$12.69	\$660	\$26,400	1.8	\$50,900	\$1,273	\$15,270	\$382	2,491	25%	\$10.58	\$550	1.2
Heard County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	1,333	30%	\$15.82	\$823	1.3
Henry County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	20,360	28%	\$12.25	\$637	1.7
Houston County	\$17.19	\$894	\$35,760	2.4	\$75,300	\$1,883	\$22,590	\$565	19,804	36%	\$10.73	\$558	1.6
Irwin County	\$12.69	\$660	\$26,400	1.8	\$47,000	\$1,175	\$14,100	\$353	816	25%	\$9.06	\$471	1.4
Jackson County	\$14.62	\$760	\$30,400	2.0	\$66,900	\$1,673	\$20,070	\$502	5,005	23%	\$10.39	\$540	1.4
Jasper County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	1,353	27%	\$10.82	\$563	2.0
Jeff Davis County	\$12.69	\$660	\$26,400	1.8	\$44,100	\$1,103	\$13,230	\$331	1,390	27%	\$10.21	\$531	1.2
Jefferson County	\$12.69	\$660	\$26,400	1.8	\$43,700	\$1,093	\$13,110	\$328	2,071	36%	\$11.69	\$608	1.1
Jenkins County	\$12.69	\$660	\$26,400	1.8	\$44,500	\$1,113	\$13,350	\$334	1,058	31%	\$10.76	\$559	1.2
Johnson County	\$12.69	\$660	\$26,400	1.8	\$46,500	\$1,163	\$13,950	\$349	967	30%	\$7.37	\$383	1.7
Jones County	\$15.13	\$787	\$31,480	2.1	\$53,900	\$1,348	\$16,170	\$404	2,035	19%	\$8.06	\$419	1.9
Lamar County	\$14.08	\$732	\$29,280	1.9	\$54,500	\$1,363	\$16,350	\$409	1,924	31%	\$8.79	\$457	1.6
Lanier County	\$13.40	\$697	\$27,880	1.8	\$54,200	\$1,355	\$16,260	\$407	1,438	38%	\$9.44	\$491	1.4
Laurens County	\$12.69	\$660	\$26,400	1.8	\$45,600	\$1,140	\$13,680	\$342	6,481	37%	\$10.62	\$552	1.2
Lee County	\$13.12	\$682	\$27,280	1.8	\$53,400	\$1,335	\$16,020	\$401	2,746	27%	\$12.23	\$636	1.1
Liberty County	\$17.06	\$887	\$35,480	2.4	\$52,400	\$1,310	\$15,720	\$393	12,752	55%	\$15.34	\$798	1.1
Lincoln County	\$12.69	\$660	\$26,400	1.8	\$50,800	\$1,270	\$15,240	\$381	942	27%	\$11.21	\$583	1.1
Long County	\$13.21	\$687	\$27,480	1.8	\$58,200	\$1,455	\$17,460	\$437	1,691	31%	\$7.50	\$390	1.8
Lowndes County	\$13.40	\$697	\$27,880	1.8	\$54,200	\$1,355	\$16,260	\$407	19,283	48%	\$10.64	\$554	1.3
Lumpkin County	\$16.08	\$836	\$33,440	2.2	\$54,900	\$1,373	\$16,470	\$412	4,091	36%	\$8.16	\$424	2.0

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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FY19
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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
McDuffie County	\$16.08	\$836	\$33,440	2.2	\$62,800	\$1,570	\$18,840	\$471	3,148	39%	\$9.04	\$470	1.8
McIntosh County	\$15.25	\$793	\$31,720	2.1	\$58,000	\$1,450	\$17,400	\$435	1,217	21%	\$7.43	\$386	2.1
Macon County	\$12.69	\$660	\$26,400	1.8	\$40,500	\$1,013	\$12,150	\$304	1,683	36%	\$10.87	\$565	1.2
Madison County	\$15.10	\$785	\$31,400	2.1	\$66,700	\$1,668	\$20,010	\$500	2,738	26%	\$8.96	\$466	1.7
Marion County	\$16.58	\$862	\$34,480	2.3	\$59,600	\$1,490	\$17,880	\$447	897	27%	\$10.70	\$557	1.5
Meriwether County	\$14.54	\$756	\$30,240	2.0	\$49,500	\$1,238	\$14,850	\$371	2,575	32%	\$10.71	\$557	1.4
Miller County	\$12.69	\$660	\$26,400	1.8	\$50,500	\$1,263	\$15,150	\$379	791	34%	\$6.59	\$342	1.9
Mitchell County	\$12.69	\$660	\$26,400	1.8	\$40,200	\$1,005	\$12,060	\$302	2,724	34%	\$11.14	\$579	1.1
Monroe County	\$13.83	\$719	\$28,760	1.9	\$63,800	\$1,595	\$19,140	\$479	2,192	23%	\$11.31	\$588	1.2
Montgomery County	\$12.69	\$660	\$26,400	1.8	\$50,500	\$1,263	\$15,150	\$379	816	27%	\$9.60	\$499	1.3
Morgan County	\$16.69	\$868	\$34,720	2.3	\$62,400	\$1,560	\$18,720	\$468	1,695	25%	\$14.13	\$735	1.2
Murray County	\$13.27	\$690	\$27,600	1.8	\$49,500	\$1,238	\$14,850	\$371	4,556	32%	\$11.21	\$583	1.2
Muscogee County	\$16.58	\$862	\$34,480	2.3	\$59,600	\$1,490	\$17,880	\$447	37,724	52%	\$15.94	\$829	1.0
Newton County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	11,094	31%	\$13.13	\$683	1.6
Oconee County	\$15.10	\$785	\$31,400	2.1	\$66,700	\$1,668	\$20,010	\$500	2,261	18%	\$10.31	\$536	1.5
Oglethorpe County	\$15.10	\$785	\$31,400	2.1	\$66,700	\$1,668	\$20,010	\$500	1,255	22%	\$9.21	\$479	1.6
Paulding County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	11,458	22%	\$12.28	\$639	1.7
Peach County	\$14.27	\$742	\$29,680	2.0	\$56,600	\$1,415	\$16,980	\$425	3,474	34%	\$10.28	\$535	1.4
Pickens County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	2,554	22%	\$13.42	\$698	1.6
Pierce County	\$12.69	\$660	\$26,400	1.8	\$53,900	\$1,348	\$16,170	\$404	1,852	27%	\$8.73	\$454	1.5
Pike County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	995	17%	\$11.95	\$621	1.8
Polk County	\$14.25	\$741	\$29,640	2.0	\$51,100	\$1,278	\$15,330	\$383	5,303	35%	\$11.49	\$597	1.2
Pulaski County	\$12.69	\$660	\$26,400	1.8	\$49,800	\$1,245	\$14,940	\$374	1,509	39%	\$10.45	\$543	1.2
Putnam County	\$14.88	\$774	\$30,960	2.1	\$60,100	\$1,503	\$18,030	\$451	2,172	25%	\$8.48	\$441	1.8
Quitman County	\$12.69	\$660	\$26,400	1.8	\$38,300	\$958	\$11,490	\$287	253	26%	\$8.87	\$461	1.4
Rabun County	\$13.85	\$720	\$28,800	1.9	\$56,800	\$1,420	\$17,040	\$426	1,682	26%	\$9.75	\$507	1.4

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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FY19
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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Randolph County	\$13.81	\$718	\$28,720	1.9	\$37,800	\$945	\$11,340	\$284	1,132	40%	\$10.09	\$525	1.4
Richmond County	\$16.08	\$836	\$33,440	2.2	\$62,800	\$1,570	\$18,840	\$471	33,927	47%	\$14.13	\$735	1.1
Rockdale County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	9,417	31%	\$15.99	\$831	1.3
Schley County	\$12.69	\$660	\$26,400	1.8	\$50,800	\$1,270	\$15,240	\$381	657	34%	\$11.00	\$572	1.2
Screven County	\$12.69	\$660	\$26,400	1.8	\$45,100	\$1,128	\$13,530	\$338	1,625	31%	\$9.67	\$503	1.3
Seminole County	\$12.69	\$660	\$26,400	1.8	\$46,300	\$1,158	\$13,890	\$347	973	29%	\$10.60	\$551	1.2
Spalding County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	9,071	39%	\$10.86	\$565	2.0
Stephens County	\$12.69	\$660	\$26,400	1.8	\$54,100	\$1,353	\$16,230	\$406	2,807	30%	\$10.49	\$546	1.2
Stewart County	\$12.69	\$660	\$26,400	1.8	\$23,900	\$598	\$7,170	\$179	569	32%	\$11.85	\$616	1.1
Sumter County	\$13.75	\$715	\$28,600	1.9	\$44,700	\$1,118	\$13,410	\$335	5,245	44%	\$11.38	\$592	1.2
Talbot County	\$12.73	\$662	\$26,480	1.8	\$47,500	\$1,188	\$14,250	\$356	539	19%	\$9.10	\$473	1.4
Taliaferro County †	\$14.37	\$747	\$29,880	2.0	\$44,200	\$1,105	\$13,260	\$332	215	30%			
Tattnall County	\$12.69	\$660	\$26,400	1.8	\$49,500	\$1,238	\$14,850	\$371	2,557	32%	\$13.25	\$689	1.0
Taylor County	\$12.69	\$660	\$26,400	1.8	\$33,900	\$848	\$10,170	\$254	1,083	30%	\$13.26	\$690	1.0
Telfair County	\$12.69	\$660	\$26,400	1.8	\$32,400	\$810	\$9,720	\$243	1,976	38%	\$12.20	\$635	1.0
Terrell County	\$13.12	\$682	\$27,280	1.8	\$53,400	\$1,335	\$16,020	\$401	1,365	41%	\$10.19	\$530	1.3
Thomas County	\$14.65	\$762	\$30,480	2.0	\$49,200	\$1,230	\$14,760	\$369	6,138	36%	\$14.27	\$742	1.0
Tift County	\$12.69	\$660	\$26,400	1.8	\$48,500	\$1,213	\$14,550	\$364	6,454	43%	\$11.25	\$585	1.1
Toombs County	\$12.69	\$660	\$26,400	1.8	\$47,500	\$1,188	\$14,250	\$356	4,150	39%	\$10.43	\$542	1.2
Towns County	\$13.90	\$723	\$28,920	1.9	\$51,800	\$1,295	\$15,540	\$389	880	19%	\$11.30	\$587	1.2
Treutlen County	\$12.69	\$660	\$26,400	1.8	\$58,900	\$1,473	\$17,670	\$442	763	29%	\$10.77	\$560	1.2
Troup County	\$15.31	\$796	\$31,840	2.1	\$54,800	\$1,370	\$16,440	\$411	10,605	43%	\$13.60	\$707	1.1
Turner County †	\$12.69	\$660	\$26,400	1.8	\$45,300	\$1,133	\$13,590	\$340	934	30%			
Twiggs County	\$15.13	\$787	\$31,480	2.1	\$53,900	\$1,348	\$16,170	\$404	632	21%	\$6.47	\$336	2.3
Union County	\$12.94	\$673	\$26,920	1.8	\$57,100	\$1,428	\$17,130	\$428	1,747	20%	\$9.37	\$487	1.4
Upson County	\$13.46	\$700	\$28,000	1.9	\$50,500	\$1,263	\$15,150	\$379	3,663	36%	\$11.60	\$603	1.2

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FY19
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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Walker County	\$16.29	\$847	\$33,880	2.2	\$70,100	\$1,753	\$21,030	\$526	7,089	28%	\$10.95	\$570	1.5
Walton County	\$21.27	\$1,106	\$44,240	2.9	\$79,700	\$1,993	\$23,910	\$598	8,245	27%	\$11.95	\$621	1.8
Ware County	\$12.69	\$660	\$26,400	1.8	\$44,800	\$1,120	\$13,440	\$336	5,126	37%	\$10.29	\$535	1.2
Warren County	\$12.69	\$660	\$26,400	1.8	\$42,400	\$1,060	\$12,720	\$318	748	33%	\$8.38	\$436	1.5
Washington County	\$12.69	\$660	\$26,400	1.8	\$49,600	\$1,240	\$14,880	\$372	2,304	31%	\$10.19	\$530	1.2
Wayne County	\$12.69	\$660	\$26,400	1.8	\$53,900	\$1,348	\$16,170	\$404	3,825	37%	\$11.68	\$607	1.1
Webster County	\$12.79	\$665	\$26,600	1.8	\$52,800	\$1,320	\$15,840	\$396	240	22%	\$12.88	\$670	1.0
Wheeler County	\$12.69	\$660	\$26,400	1.8	\$38,500	\$963	\$11,550	\$289	713	36%	\$8.44	\$439	1.5
White County	\$14.02	\$729	\$29,160	1.9	\$53,300	\$1,333	\$15,990	\$400	3,023	27%	\$11.58	\$602	1.2
Whitfield County	\$14.04	\$730	\$29,200	1.9	\$54,400	\$1,360	\$16,320	\$408	13,549	38%	\$15.85	\$824	0.9
Wilcox County	\$12.69	\$660	\$26,400	1.8	\$48,200	\$1,205	\$14,460	\$362	720	27%	\$6.87	\$357	1.8
Wilkes County	\$13.15	\$684	\$27,360	1.8	\$50,500	\$1,263	\$15,150	\$379	1,282	32%	\$10.96	\$570	1.2
Wilkinson County	\$12.69	\$660	\$26,400	1.8	\$53,300	\$1,333	\$15,990	\$400	770	23%	\$11.00	\$572	1.2
Worth County	\$13.12	\$682	\$27,280	1.8	\$53,400	\$1,335	\$16,020	\$401	2,556	32%	\$9.26	\$482	1.4

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