

# GEORGIA

STATE RANKING #27\*

In **Georgia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$911**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,038** monthly or **\$36,459** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$17.53**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT GEORGIA:

STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$16.28</b>
2-Bedroom Housing Wage	<b>\$17.53</b>
Number of Renter Households	<b>1,345,295</b>
Percent Renters	<b>37%</b>

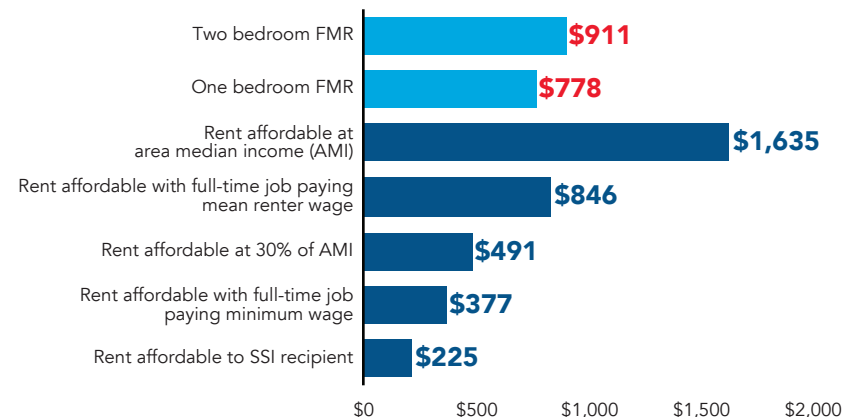
**97**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**83**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.4**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**2.1**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Savannah MSA	<b>\$20.44</b>
Atlanta-Sandy Springs-Roswell HMFA	<b>\$19.83</b>
Butts County HMFA	<b>\$16.92</b>
Camden County	<b>\$16.54</b>
Gainesville MSA	<b>\$16.29</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.

	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Georgia	\$17.53	\$911	\$36,459	2.4	\$65,403	\$1,635	\$19,621	\$491	1,345,295	37%	\$16.28	\$846	1.1
Combined Nonmetro Areas	\$13.33	\$693	\$27,730	1.8	\$48,024	\$1,201	\$14,407	\$360	219,376	34%	\$10.58	\$550	1.3
<b><u>Metropolitan Areas</u></b>													
Albany MSA	\$13.77	\$716	\$28,640	1.9	\$53,400	\$1,335	\$16,020	\$401	25,711	44%	\$13.15	\$684	1.0
Athens-Clarke County MSA	\$15.06	\$783	\$31,320	2.1	\$58,900	\$1,473	\$17,670	\$442	34,145	47%	\$12.63	\$657	1.2
Atlanta-Sandy Springs-Roswell HMFA	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	726,333	37%	\$18.62	\$968	1.1
Augusta-Richmond County HMFA	\$14.83	\$771	\$30,840	2.0	\$62,300	\$1,558	\$18,690	\$467	49,905	37%	\$13.87	\$721	1.1
Brunswick MSA	\$14.46	\$752	\$30,080	2.0	\$53,000	\$1,325	\$15,900	\$398	15,279	35%	\$11.98	\$623	1.2
Butts County HMFA	\$16.92	\$880	\$35,200	2.3	\$56,600	\$1,415	\$16,980	\$425	2,202	28%	\$11.65	\$606	1.5
Chattanooga MSA	\$15.50	\$806	\$32,240	2.1	\$61,700	\$1,543	\$18,510	\$463	15,041	27%	\$9.94	\$517	1.6
Columbus MSA	\$15.83	\$823	\$32,920	2.2	\$56,000	\$1,400	\$16,800	\$420	42,346	47%	\$15.69	\$816	1.0
Dalton HMFA	\$13.38	\$696	\$27,840	1.8	\$55,000	\$1,375	\$16,500	\$413	12,774	37%	\$14.58	\$758	0.9
Gainesville MSA	\$16.29	\$847	\$33,880	2.2	\$64,200	\$1,605	\$19,260	\$482	21,315	34%	\$14.91	\$775	1.1
Haralson County HMFA	\$15.44	\$803	\$32,120	2.1	\$56,500	\$1,413	\$16,950	\$424	3,301	30%	\$12.11	\$630	1.3
Hinesville HMFA	\$16.15	\$840	\$33,600	2.2	\$40,500	\$1,013	\$12,150	\$304	12,412	54%	\$15.39	\$800	1.0
Lamar County HMFA	\$13.37	\$695	\$27,800	1.8	\$52,100	\$1,303	\$15,630	\$391	1,823	29%	\$9.04	\$470	1.5
Lincoln County HMFA	\$12.67	\$659	\$26,360	1.7	\$45,700	\$1,143	\$13,710	\$343	909	26%	\$9.86	\$513	1.3
Long County HMFA	\$12.81	\$666	\$26,640	1.8	\$56,600	\$1,415	\$16,980	\$425	1,752	34%	\$8.36	\$435	1.5
Macon HMFA	\$14.96	\$778	\$31,120	2.1	\$53,600	\$1,340	\$16,080	\$402	30,736	41%	\$11.40	\$593	1.3
Meriwether County HMFA	\$13.88	\$722	\$28,880	1.9	\$47,600	\$1,190	\$14,280	\$357	2,657	33%	\$11.76	\$611	1.2
Monroe County HMFA	\$14.38	\$748	\$29,920	2.0	\$60,900	\$1,523	\$18,270	\$457	2,365	25%	\$10.69	\$556	1.3
Morgan County HMFA	\$15.40	\$801	\$32,040	2.1	\$59,200	\$1,480	\$17,760	\$444	1,672	25%	\$13.90	\$723	1.1

† Wage data not available (See Appendix B).

1: BR = Bedroom  
 2: FMR = Fiscal Year 2018 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 2018 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

	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Murray County HMFA	\$12.67	\$659	\$26,360	1.7	\$48,100	\$1,203	\$14,430	\$361	4,887	34%	\$11.37	\$591	1.1
Peach County HMFA	\$13.35	\$694	\$27,760	1.8	\$56,400	\$1,410	\$16,920	\$423	3,370	34%	\$9.63	\$501	1.4
Pulaski County HMFA	\$12.67	\$659	\$26,360	1.7	\$48,500	\$1,213	\$14,550	\$364	1,605	42%	\$9.04	\$470	1.4
Rome MSA	\$13.29	\$691	\$27,640	1.8	\$54,400	\$1,360	\$16,320	\$408	14,079	40%	\$13.74	\$715	1.0
Savannah MSA	\$20.44	\$1,063	\$42,520	2.8	\$65,200	\$1,630	\$19,560	\$489	57,262	42%	\$14.73	\$766	1.4
Valdosta MSA	\$13.63	\$709	\$28,360	1.9	\$49,500	\$1,238	\$14,850	\$371	23,145	45%	\$10.40	\$541	1.3
Warner Robins HMFA	\$15.92	\$828	\$33,120	2.2	\$67,000	\$1,675	\$20,100	\$503	18,893	35%	\$10.40	\$541	1.5
<b>Counties</b>													
Appling County	\$12.67	\$659	\$26,360	1.7	\$48,500	\$1,213	\$14,550	\$364	1,940	29%	\$15.66	\$814	0.8
Atkinson County	\$12.67	\$659	\$26,360	1.7	\$40,100	\$1,003	\$12,030	\$301	762	28%	\$10.75	\$559	1.2
Bacon County	\$12.67	\$659	\$26,360	1.7	\$51,200	\$1,280	\$15,360	\$384	1,214	31%	\$10.14	\$527	1.3
Baker County	\$13.77	\$716	\$28,640	1.9	\$53,400	\$1,335	\$16,020	\$401	350	26%	\$12.48	\$649	1.1
Baldwin County	\$13.62	\$708	\$28,320	1.9	\$51,500	\$1,288	\$15,450	\$386	7,329	46%	\$7.49	\$389	1.8
Banks County	\$13.08	\$680	\$27,200	1.8	\$53,300	\$1,333	\$15,990	\$400	1,587	24%	\$10.30	\$536	1.3
Barrow County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	6,539	27%	\$14.14	\$735	1.4
Bartow County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	13,018	36%	\$14.82	\$771	1.3
Ben Hill County	\$12.67	\$659	\$26,360	1.7	\$38,200	\$955	\$11,460	\$287	2,517	39%	\$8.70	\$452	1.5
Berrien County	\$12.67	\$659	\$26,360	1.7	\$44,300	\$1,108	\$13,290	\$332	2,050	29%	\$9.30	\$484	1.4
Bibb County	\$14.96	\$778	\$31,120	2.1	\$53,600	\$1,340	\$16,080	\$402	27,241	48%	\$11.72	\$609	1.3
Bleckley County	\$12.67	\$659	\$26,360	1.7	\$53,100	\$1,328	\$15,930	\$398	1,111	27%	\$8.00	\$416	1.6
Brantley County	\$14.46	\$752	\$30,080	2.0	\$53,000	\$1,325	\$15,900	\$398	1,325	21%	\$10.03	\$522	1.4
Brooks County	\$13.63	\$709	\$28,360	1.9	\$49,500	\$1,238	\$14,850	\$371	1,784	28%	\$11.23	\$584	1.2
Bryan County	\$20.44	\$1,063	\$42,520	2.8	\$65,200	\$1,630	\$19,560	\$489	3,607	31%	\$9.17	\$477	2.2
Bulloch County	\$13.81	\$718	\$28,720	1.9	\$46,900	\$1,173	\$14,070	\$352	13,006	50%	\$9.90	\$515	1.4

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	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Burke County	\$14.83	\$771	\$30,840	2.0	\$62,300	\$1,558	\$18,690	\$467	2,366	29%	\$21.12	\$1,098	0.7
Butts County	\$16.92	\$880	\$35,200	2.3	\$56,600	\$1,415	\$16,980	\$425	2,202	28%	\$11.65	\$606	1.5
Calhoun County	\$12.67	\$659	\$26,360	1.7	\$35,000	\$875	\$10,500	\$263	638	34%	\$8.90	\$463	1.4
Camden County	\$16.54	\$860	\$34,400	2.3	\$63,800	\$1,595	\$19,140	\$479	7,812	42%	\$12.98	\$675	1.3
Candler County	\$12.67	\$659	\$26,360	1.7	\$37,200	\$930	\$11,160	\$279	1,537	38%	\$8.40	\$437	1.5
Carroll County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	14,571	36%	\$13.11	\$682	1.5
Catoosa County	\$15.50	\$806	\$32,240	2.1	\$61,700	\$1,543	\$18,510	\$463	6,293	26%	\$10.22	\$532	1.5
Charlton County	\$12.67	\$659	\$26,360	1.7	\$55,400	\$1,385	\$16,620	\$416	886	26%	\$8.43	\$438	1.5
Chatham County	\$20.44	\$1,063	\$42,520	2.8	\$65,200	\$1,630	\$19,560	\$489	49,364	46%	\$15.03	\$781	1.4
Chattahoochee County	\$15.83	\$823	\$32,920	2.2	\$56,000	\$1,400	\$16,800	\$420	1,798	70%	\$24.69	\$1,284	0.6
Chattooga County	\$12.67	\$659	\$26,360	1.7	\$42,900	\$1,073	\$12,870	\$322	3,121	33%	\$12.52	\$651	1.0
Cherokee County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	18,283	23%	\$11.90	\$619	1.7
Clarke County	\$15.06	\$783	\$31,320	2.1	\$58,900	\$1,473	\$17,670	\$442	27,600	61%	\$13.42	\$698	1.1
Clay County	\$12.67	\$659	\$26,360	1.7	\$30,600	\$765	\$9,180	\$230	417	36%	\$8.01	\$417	1.6
Clayton County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	44,189	49%	\$19.87	\$1,033	1.0
Clinch County	\$12.67	\$659	\$26,360	1.7	\$43,100	\$1,078	\$12,930	\$323	727	29%	\$8.30	\$431	1.5
Cobb County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	98,257	36%	\$17.82	\$927	1.1
Coffee County	\$12.67	\$659	\$26,360	1.7	\$44,200	\$1,105	\$13,260	\$332	4,802	34%	\$10.01	\$520	1.3
Colquitt County	\$12.67	\$659	\$26,360	1.7	\$40,600	\$1,015	\$12,180	\$305	5,867	38%	\$9.77	\$508	1.3
Columbia County	\$14.83	\$771	\$30,840	2.0	\$62,300	\$1,558	\$18,690	\$467	10,064	22%	\$12.67	\$659	1.2
Cook County	\$12.67	\$659	\$26,360	1.7	\$43,800	\$1,095	\$13,140	\$329	1,865	31%	\$10.88	\$566	1.2
Coweta County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	13,543	27%	\$11.38	\$592	1.7
Crawford County	\$14.96	\$778	\$31,120	2.1	\$53,600	\$1,340	\$16,080	\$402	1,023	22%	\$9.19	\$478	1.6
Crisp County	\$12.67	\$659	\$26,360	1.7	\$43,200	\$1,080	\$12,960	\$324	3,633	43%	\$9.60	\$499	1.3
Dade County	\$15.50	\$806	\$32,240	2.1	\$61,700	\$1,543	\$18,510	\$463	1,445	24%	\$10.01	\$521	1.5
Dawson County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	1,920	23%	\$7.85	\$408	2.5

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	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Decatur County	\$13.17	\$685	\$27,400	1.8	\$44,000	\$1,100	\$13,200	\$330	4,181	40%	\$8.80	\$458	1.5
DeKalb County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	124,749	46%	\$19.20	\$998	1.0
Dodge County	\$12.83	\$667	\$26,680	1.8	\$46,300	\$1,158	\$13,890	\$347	2,869	36%	\$8.13	\$423	1.6
Dooly County	\$12.67	\$659	\$26,360	1.7	\$38,800	\$970	\$11,640	\$291	1,844	36%	\$8.52	\$443	1.5
Dougherty County	\$13.77	\$716	\$28,640	1.9	\$53,400	\$1,335	\$16,020	\$401	19,066	54%	\$13.78	\$717	1.0
Douglas County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	16,306	34%	\$11.89	\$618	1.7
Early County	\$12.67	\$659	\$26,360	1.7	\$42,400	\$1,060	\$12,720	\$318	1,427	35%	\$15.19	\$790	0.8
Echols County	\$13.63	\$709	\$28,360	1.9	\$49,500	\$1,238	\$14,850	\$371	559	39%	\$12.48	\$649	1.1
Effingham County	\$20.44	\$1,063	\$42,520	2.8	\$65,200	\$1,630	\$19,560	\$489	4,291	23%	\$13.69	\$712	1.5
Elbert County	\$12.67	\$659	\$26,360	1.7	\$43,800	\$1,095	\$13,140	\$329	2,282	30%	\$8.03	\$418	1.6
Emanuel County	\$12.67	\$659	\$26,360	1.7	\$41,900	\$1,048	\$12,570	\$314	2,765	34%	\$10.35	\$538	1.2
Evans County	\$12.67	\$659	\$26,360	1.7	\$44,700	\$1,118	\$13,410	\$335	1,401	35%	\$9.85	\$512	1.3
Fannin County	\$13.52	\$703	\$28,120	1.9	\$48,400	\$1,210	\$14,520	\$363	2,252	23%	\$9.63	\$501	1.4
Fayette County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	7,517	19%	\$11.45	\$595	1.7
Floyd County	\$13.29	\$691	\$27,640	1.8	\$54,400	\$1,360	\$16,320	\$408	14,079	40%	\$13.74	\$715	1.0
Forsyth County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	10,497	16%	\$13.01	\$676	1.5
Franklin County	\$12.67	\$659	\$26,360	1.7	\$44,700	\$1,118	\$13,410	\$335	2,672	32%	\$9.46	\$492	1.3
Fulton County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	187,822	49%	\$23.28	\$1,211	0.9
Gilmer County	\$14.17	\$737	\$29,480	2.0	\$51,500	\$1,288	\$15,450	\$386	2,765	25%	\$8.20	\$426	1.7
Glascocock County	\$12.67	\$659	\$26,360	1.7	\$52,100	\$1,303	\$15,630	\$391	261	24%	\$8.02	\$417	1.6
Glynn County	\$14.46	\$752	\$30,080	2.0	\$53,000	\$1,325	\$15,900	\$398	12,863	39%	\$12.19	\$634	1.2
Gordon County	\$12.67	\$659	\$26,360	1.7	\$48,600	\$1,215	\$14,580	\$365	7,197	36%	\$13.02	\$677	1.0
Grady County	\$12.73	\$662	\$26,480	1.8	\$41,100	\$1,028	\$12,330	\$308	3,731	41%	\$10.66	\$554	1.2
Greene County	\$12.77	\$664	\$26,560	1.8	\$55,300	\$1,383	\$16,590	\$415	1,824	27%	\$9.01	\$469	1.4
Gwinnett County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	94,633	34%	\$16.87	\$877	1.2
Habersham County	\$13.13	\$683	\$27,320	1.8	\$52,100	\$1,303	\$15,630	\$391	3,820	26%	\$11.37	\$591	1.2

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Hall County	\$16.29	\$847	\$33,880	2.2	\$64,200	\$1,605	\$19,260	\$482	21,315	34%	\$14.91	\$775	1.1
Hancock County	\$12.67	\$659	\$26,360	1.7	\$33,600	\$840	\$10,080	\$252	649	23%	\$13.50	\$702	0.9
Haralson County	\$15.44	\$803	\$32,120	2.1	\$56,500	\$1,413	\$16,950	\$424	3,301	30%	\$12.11	\$630	1.3
Harris County	\$15.83	\$823	\$32,920	2.2	\$56,000	\$1,400	\$16,800	\$420	1,923	16%	\$8.11	\$421	2.0
Hart County	\$12.67	\$659	\$26,360	1.7	\$49,200	\$1,230	\$14,760	\$369	2,754	27%	\$9.82	\$510	1.3
Heard County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	1,271	29%	\$14.72	\$765	1.3
Henry County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	19,478	27%	\$12.01	\$624	1.7
Houston County	\$15.92	\$828	\$33,120	2.2	\$67,000	\$1,675	\$20,100	\$503	18,893	35%	\$10.40	\$541	1.5
Irwin County	\$12.67	\$659	\$26,360	1.7	\$48,500	\$1,213	\$14,550	\$364	896	27%	\$8.86	\$461	1.4
Jackson County	\$14.81	\$770	\$30,800	2.0	\$65,600	\$1,640	\$19,680	\$492	5,105	24%	\$10.07	\$524	1.5
Jasper County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	1,390	27%	\$10.62	\$552	1.9
Jeff Davis County	\$12.67	\$659	\$26,360	1.7	\$43,100	\$1,078	\$12,930	\$323	1,368	26%	\$9.50	\$494	1.3
Jefferson County	\$12.67	\$659	\$26,360	1.7	\$38,600	\$965	\$11,580	\$290	2,064	35%	\$10.82	\$563	1.2
Jenkins County	\$12.67	\$659	\$26,360	1.7	\$32,700	\$818	\$9,810	\$245	1,128	32%	\$9.06	\$471	1.4
Johnson County	\$12.67	\$659	\$26,360	1.7	\$46,900	\$1,173	\$14,070	\$352	925	29%	\$8.10	\$421	1.6
Jones County	\$14.96	\$778	\$31,120	2.1	\$53,600	\$1,340	\$16,080	\$402	1,891	18%	\$8.70	\$452	1.7
Lamar County	\$13.37	\$695	\$27,800	1.8	\$52,100	\$1,303	\$15,630	\$391	1,823	29%	\$9.04	\$470	1.5
Lanier County	\$13.63	\$709	\$28,360	1.9	\$49,500	\$1,238	\$14,850	\$371	1,361	36%	\$7.67	\$399	1.8
Laurens County	\$12.67	\$659	\$26,360	1.7	\$44,200	\$1,105	\$13,260	\$332	6,637	38%	\$9.42	\$490	1.3
Lee County	\$13.77	\$716	\$28,640	1.9	\$53,400	\$1,335	\$16,020	\$401	2,600	26%	\$10.53	\$548	1.3
Liberty County	\$16.15	\$840	\$33,600	2.2	\$40,500	\$1,013	\$12,150	\$304	12,412	54%	\$15.39	\$800	1.0
Lincoln County	\$12.67	\$659	\$26,360	1.7	\$45,700	\$1,143	\$13,710	\$343	909	26%	\$9.86	\$513	1.3
Long County	\$12.81	\$666	\$26,640	1.8	\$56,600	\$1,415	\$16,980	\$425	1,752	34%	\$8.36	\$435	1.5
Lowndes County	\$13.63	\$709	\$28,360	1.9	\$49,500	\$1,238	\$14,850	\$371	19,441	49%	\$10.38	\$540	1.3
Lumpkin County	\$15.25	\$793	\$31,720	2.1	\$60,100	\$1,503	\$18,030	\$451	4,028	36%	\$7.97	\$414	1.9
McDuffie County	\$14.83	\$771	\$30,840	2.0	\$62,300	\$1,558	\$18,690	\$467	3,097	38%	\$8.80	\$458	1.7

† Wage data not available (See Appendix B).

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 4: AMI = Fiscal Year 2018 Area Median Income  
 5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
McIntosh County	\$14.46	\$752	\$30,080	2.0	\$53,000	\$1,325	\$15,900	\$398	1,091	21%	\$8.46	\$440	1.7
Macon County	\$12.67	\$659	\$26,360	1.7	\$40,400	\$1,010	\$12,120	\$303	1,724	38%	\$11.27	\$586	1.1
Madison County	\$15.06	\$783	\$31,320	2.1	\$58,900	\$1,473	\$17,670	\$442	2,781	27%	\$8.34	\$434	1.8
Marion County	\$15.83	\$823	\$32,920	2.2	\$56,000	\$1,400	\$16,800	\$420	815	27%	\$9.95	\$517	1.6
Meriwether County	\$13.88	\$722	\$28,880	1.9	\$47,600	\$1,190	\$14,280	\$357	2,657	33%	\$11.76	\$611	1.2
Miller County	\$12.67	\$659	\$26,360	1.7	\$47,400	\$1,185	\$14,220	\$356	713	32%	\$6.70	\$349	1.9
Mitchell County	\$12.67	\$659	\$26,360	1.7	\$44,600	\$1,115	\$13,380	\$335	2,720	34%	\$10.06	\$523	1.3
Monroe County	\$14.38	\$748	\$29,920	2.0	\$60,900	\$1,523	\$18,270	\$457	2,365	25%	\$10.69	\$556	1.3
Montgomery County	\$12.67	\$659	\$26,360	1.7	\$44,600	\$1,115	\$13,380	\$335	885	28%	\$11.37	\$591	1.1
Morgan County	\$15.40	\$801	\$32,040	2.1	\$59,200	\$1,480	\$17,760	\$444	1,672	25%	\$13.90	\$723	1.1
Murray County	\$12.67	\$659	\$26,360	1.7	\$48,100	\$1,203	\$14,430	\$361	4,887	34%	\$11.37	\$591	1.1
Muscogee County	\$15.83	\$823	\$32,920	2.2	\$56,000	\$1,400	\$16,800	\$420	37,810	51%	\$15.86	\$825	1.0
Newton County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	11,160	32%	\$12.60	\$655	1.6
Oconee County	\$15.06	\$783	\$31,320	2.1	\$58,900	\$1,473	\$17,670	\$442	2,304	19%	\$9.70	\$505	1.6
Oglethorpe County	\$15.06	\$783	\$31,320	2.1	\$58,900	\$1,473	\$17,670	\$442	1,460	26%	\$9.65	\$502	1.6
Paulding County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	10,748	21%	\$11.09	\$576	1.8
Peach County	\$13.35	\$694	\$27,760	1.8	\$56,400	\$1,410	\$16,920	\$423	3,370	34%	\$9.63	\$501	1.4
Pickens County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	2,662	23%	\$14.18	\$737	1.4
Pierce County	\$12.67	\$659	\$26,360	1.7	\$50,800	\$1,270	\$15,240	\$381	1,653	24%	\$7.49	\$390	1.7
Pike County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	968	16%	\$12.28	\$638	1.6
Polk County	\$13.94	\$725	\$29,000	1.9	\$51,300	\$1,283	\$15,390	\$385	4,883	33%	\$10.11	\$526	1.4
Pulaski County	\$12.67	\$659	\$26,360	1.7	\$48,500	\$1,213	\$14,550	\$364	1,605	42%	\$9.04	\$470	1.4
Putnam County	\$14.58	\$758	\$30,320	2.0	\$58,600	\$1,465	\$17,580	\$440	2,157	26%	\$8.52	\$443	1.7
Quitman County	\$12.67	\$659	\$26,360	1.7	\$37,400	\$935	\$11,220	\$281	238	26%	\$7.23	\$376	1.8
Rabun County	\$14.23	\$740	\$29,600	2.0	\$49,900	\$1,248	\$14,970	\$374	1,807	27%	\$7.63	\$397	1.9
Randolph County	\$13.71	\$713	\$28,520	1.9	\$37,100	\$928	\$11,130	\$278	1,195	42%	\$10.68	\$555	1.3

† Wage data not available (See Appendix B).

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	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Richmond County	\$14.83	\$771	\$30,840	2.0	\$62,300	\$1,558	\$18,690	\$467	34,378	47%	\$13.83	\$719	1.1
Rockdale County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	9,631	32%	\$14.29	\$743	1.4
Schley County	\$12.67	\$659	\$26,360	1.7	\$51,700	\$1,293	\$15,510	\$388	635	34%	\$9.80	\$510	1.3
Screven County	\$12.67	\$659	\$26,360	1.7	\$46,800	\$1,170	\$14,040	\$351	1,601	31%	\$9.19	\$478	1.4
Seminole County	\$12.67	\$659	\$26,360	1.7	\$45,600	\$1,140	\$13,680	\$342	849	26%	\$11.61	\$604	1.1
Spalding County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	8,928	39%	\$9.84	\$512	2.0
Stephens County	\$12.67	\$659	\$26,360	1.7	\$53,200	\$1,330	\$15,960	\$399	2,625	29%	\$11.35	\$590	1.1
Stewart County	\$12.67	\$659	\$26,360	1.7	\$29,000	\$725	\$8,700	\$218	666	38%	\$10.10	\$525	1.3
Sumter County	\$13.62	\$708	\$28,320	1.9	\$41,200	\$1,030	\$12,360	\$309	5,170	44%	\$10.13	\$527	1.3
Talbot County	\$13.90	\$723	\$28,920	1.9	\$45,700	\$1,143	\$13,710	\$343	500	18%	\$6.63	\$345	2.1
Taliaferro County †	\$14.92	\$776	\$31,040	2.1	\$39,200	\$980	\$11,760	\$294	232	31%			
Tattnall County	\$12.67	\$659	\$26,360	1.7	\$46,300	\$1,158	\$13,890	\$347	2,614	33%	\$11.81	\$614	1.1
Taylor County	\$12.67	\$659	\$26,360	1.7	\$37,300	\$933	\$11,190	\$280	1,052	31%	\$14.83	\$771	0.9
Telfair County	\$12.67	\$659	\$26,360	1.7	\$32,200	\$805	\$9,660	\$242	1,969	39%	\$11.54	\$600	1.1
Terrell County	\$13.77	\$716	\$28,640	1.9	\$53,400	\$1,335	\$16,020	\$401	1,355	41%	\$10.76	\$559	1.3
Thomas County	\$14.48	\$753	\$30,120	2.0	\$47,300	\$1,183	\$14,190	\$355	6,809	39%	\$13.62	\$708	1.1
Tift County	\$13.02	\$677	\$27,080	1.8	\$49,900	\$1,248	\$14,970	\$374	6,123	42%	\$10.12	\$526	1.3
Toombs County	\$12.67	\$659	\$26,360	1.7	\$48,700	\$1,218	\$14,610	\$365	4,036	39%	\$9.80	\$509	1.3
Towns County	\$13.67	\$711	\$28,440	1.9	\$50,200	\$1,255	\$15,060	\$377	947	21%	\$9.64	\$501	1.4
Treutlen County	\$12.67	\$659	\$26,360	1.7	\$55,400	\$1,385	\$16,620	\$416	783	30%	\$10.25	\$533	1.2
Troup County	\$14.40	\$749	\$29,960	2.0	\$50,500	\$1,263	\$15,150	\$379	10,415	42%	\$13.37	\$695	1.1
Turner County	\$12.67	\$659	\$26,360	1.7	\$40,200	\$1,005	\$12,060	\$302	930	30%	\$6.39	\$332	2.0
Twiggs County	\$14.96	\$778	\$31,120	2.1	\$53,600	\$1,340	\$16,080	\$402	581	20%	\$4.81	\$250	3.1
Union County	\$12.85	\$668	\$26,720	1.8	\$53,000	\$1,325	\$15,900	\$398	1,932	22%	\$8.66	\$450	1.5
Upson County	\$12.94	\$673	\$26,920	1.8	\$48,700	\$1,218	\$14,610	\$365	3,334	33%	\$10.44	\$543	1.2
Walker County	\$15.50	\$806	\$32,240	2.1	\$61,700	\$1,543	\$18,510	\$463	7,303	29%	\$9.58	\$498	1.6

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	FY18 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 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR 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 (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Walton County	\$19.83	\$1,031	\$41,240	2.7	\$74,800	\$1,870	\$22,440	\$561	8,253	27%	\$11.79	\$613	1.7
Ware County	\$12.67	\$659	\$26,360	1.7	\$45,300	\$1,133	\$13,590	\$340	5,341	39%	\$11.62	\$604	1.1
Warren County	\$12.67	\$659	\$26,360	1.7	\$39,700	\$993	\$11,910	\$298	735	33%	\$9.34	\$486	1.4
Washington County	\$12.67	\$659	\$26,360	1.7	\$49,600	\$1,240	\$14,880	\$372	2,228	30%	\$9.89	\$514	1.3
Wayne County	\$12.67	\$659	\$26,360	1.7	\$51,300	\$1,283	\$15,390	\$385	3,461	35%	\$11.07	\$576	1.1
Webster County †	\$12.94	\$673	\$26,920	1.8	\$51,500	\$1,288	\$15,450	\$386	194	19%			
Wheeler County	\$12.67	\$659	\$26,360	1.7	\$34,600	\$865	\$10,380	\$260	703	34%	\$8.70	\$452	1.5
White County	\$14.29	\$743	\$29,720	2.0	\$50,500	\$1,263	\$15,150	\$379	3,045	28%	\$10.60	\$551	1.3
Whitfield County	\$13.38	\$696	\$27,840	1.8	\$55,000	\$1,375	\$16,500	\$413	12,774	37%	\$14.58	\$758	0.9
Wilcox County	\$12.67	\$659	\$26,360	1.7	\$43,700	\$1,093	\$13,110	\$328	743	28%	\$7.70	\$400	1.6
Wilkes County	\$12.67	\$659	\$26,360	1.7	\$46,700	\$1,168	\$14,010	\$350	1,278	32%	\$9.61	\$500	1.3
Wilkinson County	\$12.67	\$659	\$26,360	1.7	\$48,000	\$1,200	\$14,400	\$360	785	24%	\$12.47	\$648	1.0
Worth County	\$13.77	\$716	\$28,640	1.9	\$53,400	\$1,335	\$16,020	\$401	2,340	30%	\$10.07	\$524	1.4

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