

GEORGIA

#27*

In **Georgia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,010**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,366** monthly or **\$40,398** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$19.42
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT GEORGIA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$18.00
2-Bedroom Housing Wage	\$19.42
Number of Renter Households	1,381,025
Percent Renters	37%

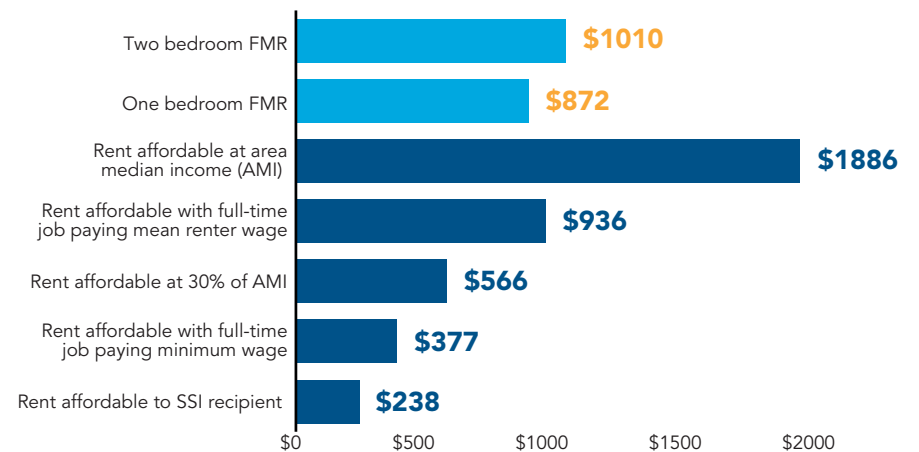
107
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

92
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.7
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	\$22.79
Savannah MSA	\$20.19
Hall County	\$18.29
Hinesville HMFA	\$18.21
Warner Robins HMFA	\$17.23



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Georgia	\$19.42	\$1,010	\$40,398	2.7	\$75,452	\$1,886	\$22,636	\$566	1,381,025	37%	\$18.00	\$936	1.1
Combined Nonmetro Areas	\$13.25	\$689	\$27,570	1.8	\$54,114	\$1,353	\$16,234	\$406	217,686	33%	\$11.94	\$621	1.1
Metropolitan Areas													
Albany MSA	\$14.63	\$761	\$30,440	2.0	\$55,700	\$1,393	\$16,710	\$418	25,984	45%	\$13.67	\$711	1.1
Athens-Clarke County MSA	\$15.67	\$815	\$32,600	2.2	\$73,100	\$1,828	\$21,930	\$548	36,079	46%	\$14.01	\$728	1.1
Atlanta-Sandy Springs-Roswell HMFA	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	760,660	37%	\$20.54	\$1,068	1.1
Augusta-Richmond County HMFA	\$15.67	\$815	\$32,600	2.2	\$69,900	\$1,748	\$20,970	\$524	49,038	36%	\$15.35	\$798	1.0
Brunswick MSA	\$15.96	\$830	\$33,200	2.2	\$68,400	\$1,710	\$20,520	\$513	15,343	33%	\$12.67	\$659	1.3
Butts County HMFA	\$16.65	\$866	\$34,640	2.3	\$51,900	\$1,298	\$15,570	\$389	2,497	30%	\$13.45	\$700	1.2
Chattanooga MSA	\$16.12	\$838	\$33,520	2.2	\$71,300	\$1,783	\$21,390	\$535	15,520	27%	\$11.41	\$594	1.4
Columbus MSA	\$16.00	\$832	\$33,280	2.2	\$65,200	\$1,630	\$19,560	\$489	41,999	46%	\$16.14	\$839	1.0
Dalton HMFA	\$14.48	\$753	\$30,120	2.0	\$59,700	\$1,493	\$17,910	\$448	12,623	35%	\$16.51	\$858	0.9
Gainesville MSA	\$18.29	\$951	\$38,040	2.5	\$77,100	\$1,928	\$23,130	\$578	19,655	31%	\$15.85	\$824	1.2
Haralson County HMFA	\$15.17	\$789	\$31,560	2.1	\$58,300	\$1,458	\$17,490	\$437	3,560	32%	\$13.36	\$695	1.1
Hinesville HMFA	\$18.21	\$947	\$37,880	2.5	\$50,200	\$1,255	\$15,060	\$377	12,746	54%	\$16.48	\$857	1.1
Lamar County HMFA	\$14.29	\$743	\$29,720	2.0	\$61,100	\$1,528	\$18,330	\$458	1,997	31%	\$10.48	\$545	1.4
Lincoln County HMFA	\$12.96	\$674	\$26,960	1.8	\$61,600	\$1,540	\$18,480	\$462	869	25%	\$7.61	\$396	1.7
Long County HMFA	\$13.58	\$706	\$28,240	1.9	\$61,400	\$1,535	\$18,420	\$461	1,760	31%	\$8.50	\$442	1.6
Macon HMFA	\$15.13	\$787	\$31,480	2.1	\$56,700	\$1,418	\$17,010	\$425	31,398	41%	\$13.78	\$716	1.1
Meriwether County HMFA	\$15.44	\$803	\$32,120	2.1	\$49,200	\$1,230	\$14,760	\$369	2,537	32%	\$12.05	\$626	1.3
Monroe County HMFA	\$13.65	\$710	\$28,400	1.9	\$75,000	\$1,875	\$22,500	\$563	2,035	21%	\$10.76	\$560	1.3

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

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

4: AMI = Fiscal Year 2021 Area Median Income

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

FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Morgan County HMFA	\$16.77	\$872	\$34,880	2.3	\$75,500	\$1,888	\$22,650	\$566	1,858	27%	\$15.91	\$827	1.1
Murray County HMFA	\$14.08	\$732	\$29,280	1.9	\$53,900	\$1,348	\$16,170	\$404	4,370	30%	\$12.67	\$659	1.1
Peach County HMFA	\$14.10	\$733	\$29,320	1.9	\$55,600	\$1,390	\$16,680	\$417	3,508	35%	\$9.72	\$506	1.4
Pulaski County HMFA	\$12.46	\$648	\$25,920	1.7	\$50,700	\$1,268	\$15,210	\$380	1,317	36%	\$13.31	\$692	0.9
Rome MSA	\$15.23	\$792	\$31,680	2.1	\$53,500	\$1,338	\$16,050	\$401	13,899	39%	\$13.69	\$712	1.1
Savannah MSA	\$20.19	\$1,050	\$42,000	2.8	\$79,400	\$1,985	\$23,820	\$596	58,160	41%	\$15.68	\$815	1.3
Valdosta MSA	\$14.81	\$770	\$30,800	2.0	\$58,100	\$1,453	\$17,430	\$436	23,160	44%	\$11.74	\$611	1.3
Warner Robins HMFA	\$17.23	\$896	\$35,840	2.4	\$82,000	\$2,050	\$24,600	\$615	20,767	36%	\$11.63	\$605	1.5
Counties													
Appling County	\$12.46	\$648	\$25,920	1.7	\$50,400	\$1,260	\$15,120	\$378	1,570	24%	\$17.14	\$891	0.7
Atkinson County	\$12.46	\$648	\$25,920	1.7	\$43,200	\$1,080	\$12,960	\$324	768	27%	\$13.34	\$694	0.9
Bacon County	\$12.46	\$648	\$25,920	1.7	\$47,800	\$1,195	\$14,340	\$359	1,069	28%	\$11.60	\$603	1.1
Baker County	\$14.63	\$761	\$30,440	2.0	\$55,700	\$1,393	\$16,710	\$418	495	35%	\$12.83	\$667	1.1
Baldwin County	\$13.63	\$709	\$28,360	1.9	\$56,600	\$1,415	\$16,980	\$425	6,723	42%	\$8.24	\$429	1.7
Banks County	\$13.15	\$684	\$27,360	1.8	\$56,600	\$1,415	\$16,980	\$425	1,658	25%	\$9.62	\$500	1.4
Barrow County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	6,410	24%	\$12.90	\$671	1.8
Bartow County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	12,681	34%	\$14.99	\$779	1.5
Ben Hill County	\$12.46	\$648	\$25,920	1.7	\$40,500	\$1,013	\$12,150	\$304	2,652	41%	\$11.27	\$586	1.1
Berrien County	\$12.46	\$648	\$25,920	1.7	\$46,700	\$1,168	\$14,010	\$350	2,636	36%	\$11.79	\$613	1.1
Bibb County	\$15.13	\$787	\$31,480	2.1	\$56,700	\$1,418	\$17,010	\$425	27,707	48%	\$14.07	\$732	1.1
Bleckley County	\$12.46	\$648	\$25,920	1.7	\$55,800	\$1,395	\$16,740	\$419	1,072	26%	\$7.70	\$400	1.6
Brantley County	\$15.96	\$830	\$33,200	2.2	\$68,400	\$1,710	\$20,520	\$513	1,341	20%	\$10.02	\$521	1.6
Brooks County	\$14.81	\$770	\$30,800	2.0	\$58,100	\$1,453	\$17,430	\$436	1,650	26%	\$14.06	\$731	1.1
Bryan County	\$20.19	\$1,050	\$42,000	2.8	\$79,400	\$1,985	\$23,820	\$596	3,897	30%	\$10.24	\$532	2.0

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

4: AMI = Fiscal Year 2021 Area Median Income

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

FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Bulloch County	\$13.77	\$716	\$28,640	1.9	\$55,600	\$1,390	\$16,680	\$417	12,617	46%	\$10.31	\$536	1.3
Burke County	\$15.67	\$815	\$32,600	2.2	\$69,900	\$1,748	\$20,970	\$524	2,393	29%	\$30.17	\$1,569	0.5
Butts County	\$16.65	\$866	\$34,640	2.3	\$51,900	\$1,298	\$15,570	\$389	2,497	30%	\$13.45	\$700	1.2
Calhoun County	\$12.46	\$648	\$25,920	1.7	\$39,600	\$990	\$11,880	\$297	597	34%	\$11.80	\$613	1.1
Camden County	\$16.65	\$866	\$34,640	2.3	\$66,500	\$1,663	\$19,950	\$499	7,243	37%	\$13.04	\$678	1.3
Candler County	\$12.46	\$648	\$25,920	1.7	\$38,500	\$963	\$11,550	\$289	1,701	42%	\$7.37	\$383	1.7
Carroll County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	13,871	33%	\$14.29	\$743	1.6
Catoosa County	\$16.12	\$838	\$33,520	2.2	\$71,300	\$1,783	\$21,390	\$535	6,439	26%	\$9.96	\$518	1.6
Charlton County	\$12.46	\$648	\$25,920	1.7	\$53,700	\$1,343	\$16,110	\$403	1,053	29%	\$10.18	\$529	1.2
Chatham County	\$20.19	\$1,050	\$42,000	2.8	\$79,400	\$1,985	\$23,820	\$596	49,167	45%	\$16.07	\$836	1.3
Chattahoochee County	\$16.00	\$832	\$33,280	2.2	\$65,200	\$1,630	\$19,560	\$489	1,938	75%	\$24.18	\$1,257	0.7
Chattooga County	\$12.46	\$648	\$25,920	1.7	\$48,200	\$1,205	\$14,460	\$362	2,945	32%	\$12.86	\$669	1.0
Cherokee County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	20,488	23%	\$13.08	\$680	1.7
Clarke County	\$15.67	\$815	\$32,600	2.2	\$73,100	\$1,828	\$21,930	\$548	29,782	61%	\$15.20	\$791	1.0
Clay County	\$12.46	\$648	\$25,920	1.7	\$35,100	\$878	\$10,530	\$263	336	27%	\$11.93	\$620	1.0
Clayton County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	47,601	50%	\$24.02	\$1,249	0.9
Clinch County	\$12.46	\$648	\$25,920	1.7	\$40,700	\$1,018	\$12,210	\$305	622	25%	\$12.64	\$657	1.0
Cobb County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	99,455	35%	\$20.37	\$1,059	1.1
Coffee County	\$12.46	\$648	\$25,920	1.7	\$47,600	\$1,190	\$14,280	\$357	5,326	37%	\$12.72	\$661	1.0
Colquitt County	\$12.46	\$648	\$25,920	1.7	\$44,800	\$1,120	\$13,440	\$336	5,742	37%	\$11.62	\$604	1.1
Columbia County	\$15.67	\$815	\$32,600	2.2	\$69,900	\$1,748	\$20,970	\$524	9,674	20%	\$12.70	\$660	1.2
Cook County	\$12.46	\$648	\$25,920	1.7	\$48,300	\$1,208	\$14,490	\$362	2,090	34%	\$11.06	\$575	1.1
Coweta County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	14,139	27%	\$11.59	\$603	2.0
Crawford County	\$15.13	\$787	\$31,480	2.1	\$56,700	\$1,418	\$17,010	\$425	995	22%	\$12.50	\$650	1.2
Crisp County	\$12.46	\$648	\$25,920	1.7	\$43,200	\$1,080	\$12,960	\$324	3,907	46%	\$8.69	\$452	1.4
Dade County	\$16.12	\$838	\$33,520	2.2	\$71,300	\$1,783	\$21,390	\$535	1,766	29%	\$16.40	\$853	1.0

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FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Dawson County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	1,670	18%	\$9.24	\$481	2.5
Decatur County	\$12.46	\$648	\$25,920	1.7	\$50,800	\$1,270	\$15,240	\$381	4,287	43%	\$13.93	\$724	0.9
DeKalb County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	128,114	45%	\$20.27	\$1,054	1.1
Dodge County	\$12.46	\$648	\$25,920	1.7	\$47,000	\$1,175	\$14,100	\$353	2,454	32%	\$10.12	\$526	1.2
Dooly County	\$12.46	\$648	\$25,920	1.7	\$50,900	\$1,273	\$15,270	\$382	1,527	30%	\$11.81	\$614	1.1
Dougherty County	\$14.63	\$761	\$30,440	2.0	\$55,700	\$1,393	\$16,710	\$418	18,408	54%	\$13.97	\$727	1.0
Douglas County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	17,549	36%	\$13.74	\$714	1.7
Early County	\$12.46	\$648	\$25,920	1.7	\$42,700	\$1,068	\$12,810	\$320	1,468	36%	\$17.79	\$925	0.7
Echols County	\$14.81	\$770	\$30,800	2.0	\$58,100	\$1,453	\$17,430	\$436	503	32%	\$11.24	\$584	1.3
Effingham County	\$20.19	\$1,050	\$42,000	2.8	\$79,400	\$1,985	\$23,820	\$596	5,096	24%	\$13.30	\$692	1.5
Elbert County	\$12.46	\$648	\$25,920	1.7	\$47,800	\$1,195	\$14,340	\$359	2,099	28%	\$9.89	\$514	1.3
Emanuel County	\$12.46	\$648	\$25,920	1.7	\$44,800	\$1,120	\$13,440	\$336	3,033	36%	\$11.31	\$588	1.1
Evans County	\$12.46	\$648	\$25,920	1.7	\$52,500	\$1,313	\$15,750	\$394	1,286	32%	\$10.78	\$561	1.2
Fannin County	\$13.12	\$682	\$27,280	1.8	\$62,800	\$1,570	\$18,840	\$471	2,182	21%	\$11.63	\$605	1.1
Fayette County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	7,270	18%	\$13.98	\$727	1.6
Floyd County	\$15.23	\$792	\$31,680	2.1	\$53,500	\$1,338	\$16,050	\$401	13,899	39%	\$13.69	\$712	1.1
Forsyth County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	12,249	16%	\$13.48	\$701	1.7
Franklin County	\$12.46	\$648	\$25,920	1.7	\$53,600	\$1,340	\$16,080	\$402	2,840	34%	\$10.62	\$552	1.2
Fulton County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	198,708	48%	\$25.52	\$1,327	0.9
Gilmer County	\$14.31	\$744	\$29,760	2.0	\$60,900	\$1,523	\$18,270	\$457	3,071	26%	\$9.19	\$478	1.6
Glascocock County	\$12.46	\$648	\$25,920	1.7	\$54,400	\$1,360	\$16,320	\$408	280	25%	\$8.88	\$462	1.4
Glynn County	\$15.96	\$830	\$33,200	2.2	\$68,400	\$1,710	\$20,520	\$513	12,779	37%	\$12.95	\$673	1.2
Gordon County	\$12.63	\$657	\$26,280	1.7	\$51,700	\$1,293	\$15,510	\$388	7,167	35%	\$14.56	\$757	0.9
Grady County	\$12.90	\$671	\$26,840	1.8	\$53,400	\$1,335	\$16,020	\$401	3,264	36%	\$11.34	\$589	1.1
Greene County	\$13.25	\$689	\$27,560	1.8	\$67,900	\$1,698	\$20,370	\$509	1,808	25%	\$12.31	\$640	1.1
Gwinnett County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	98,952	34%	\$18.70	\$972	1.2

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FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Habersham County	\$13.17	\$685	\$27,400	1.8	\$61,400	\$1,535	\$18,420	\$461	3,291	22%	\$13.14	\$683	1.0
Hall County	\$18.29	\$951	\$38,040	2.5	\$77,100	\$1,928	\$23,130	\$578	19,655	31%	\$15.85	\$824	1.2
Hancock County	\$12.46	\$648	\$25,920	1.7	\$47,400	\$1,185	\$14,220	\$356	875	29%	\$11.61	\$604	1.1
Haralson County	\$15.17	\$789	\$31,560	2.1	\$58,300	\$1,458	\$17,490	\$437	3,560	32%	\$13.36	\$695	1.1
Harris County	\$16.00	\$832	\$33,280	2.2	\$65,200	\$1,630	\$19,560	\$489	1,502	12%	\$7.85	\$408	2.0
Hart County	\$13.42	\$698	\$27,920	1.9	\$56,800	\$1,420	\$17,040	\$426	2,483	25%	\$10.74	\$559	1.2
Heard County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	1,301	29%	\$15.37	\$799	1.5
Henry County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	22,523	30%	\$12.97	\$674	1.8
Houston County	\$17.23	\$896	\$35,840	2.4	\$82,000	\$2,050	\$24,600	\$615	20,767	36%	\$11.63	\$605	1.5
Irwin County	\$12.46	\$648	\$25,920	1.7	\$50,800	\$1,270	\$15,240	\$381	879	26%	\$9.97	\$519	1.2
Jackson County	\$14.67	\$763	\$30,520	2.0	\$86,100	\$2,153	\$25,830	\$646	5,125	22%	\$10.96	\$570	1.3
Jasper County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	1,198	23%	\$9.01	\$469	2.5
Jeff Davis County	\$12.46	\$648	\$25,920	1.7	\$46,900	\$1,173	\$14,070	\$352	1,842	35%	\$13.95	\$726	0.9
Jefferson County	\$12.46	\$648	\$25,920	1.7	\$47,400	\$1,185	\$14,220	\$356	2,085	37%	\$12.29	\$639	1.0
Jenkins County	\$12.46	\$648	\$25,920	1.7	\$42,700	\$1,068	\$12,810	\$320	984	29%	\$11.83	\$615	1.1
Johnson County	\$12.46	\$648	\$25,920	1.7	\$51,100	\$1,278	\$15,330	\$383	1,111	33%	\$7.71	\$401	1.6
Jones County	\$15.13	\$787	\$31,480	2.1	\$56,700	\$1,418	\$17,010	\$425	2,114	20%	\$8.10	\$421	1.9
Lamar County	\$14.29	\$743	\$29,720	2.0	\$61,100	\$1,528	\$18,330	\$458	1,997	31%	\$10.48	\$545	1.4
Lanier County	\$14.81	\$770	\$30,800	2.0	\$58,100	\$1,453	\$17,430	\$436	1,322	36%	\$9.42	\$490	1.6
Laurens County	\$12.46	\$648	\$25,920	1.7	\$46,800	\$1,170	\$14,040	\$351	6,137	36%	\$11.59	\$603	1.1
Lee County	\$14.63	\$761	\$30,440	2.0	\$55,700	\$1,393	\$16,710	\$418	2,786	27%	\$12.76	\$664	1.1
Liberty County	\$18.21	\$947	\$37,880	2.5	\$50,200	\$1,255	\$15,060	\$377	12,746	54%	\$16.48	\$857	1.1
Lincoln County	\$12.96	\$674	\$26,960	1.8	\$61,600	\$1,540	\$18,480	\$462	869	25%	\$7.61	\$396	1.7
Long County	\$13.58	\$706	\$28,240	1.9	\$61,400	\$1,535	\$18,420	\$461	1,760	31%	\$8.50	\$442	1.6
Lowndes County	\$14.81	\$770	\$30,800	2.0	\$58,100	\$1,453	\$17,430	\$436	19,685	48%	\$11.63	\$605	1.3
Lumpkin County	\$16.23	\$844	\$33,760	2.2	\$62,700	\$1,568	\$18,810	\$470	3,394	29%	\$8.90	\$463	1.8

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

4: AMI = Fiscal Year 2021 Area Median Income

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

FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
McDuffie County	\$15.67	\$815	\$32,600	2.2	\$69,900	\$1,748	\$20,970	\$524	3,158	39%	\$9.62	\$500	1.6
McIntosh County	\$15.96	\$830	\$33,200	2.2	\$68,400	\$1,710	\$20,520	\$513	1,223	20%	\$9.07	\$472	1.8
Macon County	\$12.46	\$648	\$25,920	1.7	\$43,100	\$1,078	\$12,930	\$323	1,691	36%	\$17.15	\$892	0.7
Madison County	\$15.67	\$815	\$32,600	2.2	\$73,100	\$1,828	\$21,930	\$548	2,717	25%	\$12.79	\$665	1.2
Marion County	\$16.00	\$832	\$33,280	2.2	\$65,200	\$1,630	\$19,560	\$489	736	22%	\$6.99	\$364	2.3
Meriwether County	\$15.44	\$803	\$32,120	2.1	\$49,200	\$1,230	\$14,760	\$369	2,537	32%	\$12.05	\$626	1.3
Miller County	\$13.44	\$699	\$27,960	1.9	\$54,300	\$1,358	\$16,290	\$407	805	35%	\$10.29	\$535	1.3
Mitchell County	\$12.46	\$648	\$25,920	1.7	\$43,600	\$1,090	\$13,080	\$327	3,018	38%	\$12.89	\$670	1.0
Monroe County	\$13.65	\$710	\$28,400	1.9	\$75,000	\$1,875	\$22,500	\$563	2,035	21%	\$10.76	\$560	1.3
Montgomery County	\$12.46	\$648	\$25,920	1.7	\$52,000	\$1,300	\$15,600	\$390	955	31%	\$9.40	\$489	1.3
Morgan County	\$16.77	\$872	\$34,880	2.3	\$75,500	\$1,888	\$22,650	\$566	1,858	27%	\$15.91	\$827	1.1
Murray County	\$14.08	\$732	\$29,280	1.9	\$53,900	\$1,348	\$16,170	\$404	4,370	30%	\$12.67	\$659	1.1
Muscogee County	\$16.00	\$832	\$33,280	2.2	\$65,200	\$1,630	\$19,560	\$489	37,823	52%	\$16.49	\$857	1.0
Newton County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	11,984	32%	\$12.36	\$643	1.8
Oconee County	\$15.67	\$815	\$32,600	2.2	\$73,100	\$1,828	\$21,930	\$548	2,291	17%	\$9.56	\$497	1.6
Oglethorpe County	\$15.67	\$815	\$32,600	2.2	\$73,100	\$1,828	\$21,930	\$548	1,289	23%	\$9.92	\$516	1.6
Paulding County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	12,913	24%	\$12.76	\$663	1.8
Peach County	\$14.10	\$733	\$29,320	1.9	\$55,600	\$1,390	\$16,680	\$417	3,508	35%	\$9.72	\$506	1.4
Pickens County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	2,860	24%	\$12.89	\$671	1.8
Pierce County	\$12.46	\$648	\$25,920	1.7	\$53,200	\$1,330	\$15,960	\$399	1,587	23%	\$10.36	\$539	1.2
Pike County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	985	16%	\$12.01	\$624	1.9
Polk County	\$13.83	\$719	\$28,760	1.9	\$56,200	\$1,405	\$16,860	\$422	5,326	35%	\$12.48	\$649	1.1
Pulaski County	\$12.46	\$648	\$25,920	1.7	\$50,700	\$1,268	\$15,210	\$380	1,317	36%	\$13.31	\$692	0.9
Putnam County	\$14.79	\$769	\$30,760	2.0	\$63,800	\$1,595	\$19,140	\$479	2,054	23%	\$9.71	\$505	1.5
Quitman County	\$12.46	\$648	\$25,920	1.7	\$38,700	\$968	\$11,610	\$290	251	30%	\$12.51	\$651	1.0
Rabun County	\$13.27	\$690	\$27,600	1.8	\$54,500	\$1,363	\$16,350	\$409	1,715	26%	\$9.67	\$503	1.4

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4: AMI = Fiscal Year 2021 Area Median Income

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

FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Randolph County	\$12.46	\$648	\$25,920	1.7	\$36,900	\$923	\$11,070	\$277	1,093	43%	\$16.23	\$844	0.8
Richmond County	\$15.67	\$815	\$32,600	2.2	\$69,900	\$1,748	\$20,970	\$524	33,813	47%	\$14.50	\$754	1.1
Rockdale County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	10,454	34%	\$17.59	\$915	1.3
Schley County	\$12.46	\$648	\$25,920	1.7	\$48,200	\$1,205	\$14,460	\$362	531	28%	\$10.22	\$532	1.2
Screven County	\$12.46	\$648	\$25,920	1.7	\$53,200	\$1,330	\$15,960	\$399	1,352	27%	\$10.29	\$535	1.2
Seminole County	\$13.71	\$713	\$28,520	1.9	\$47,000	\$1,175	\$14,100	\$353	1,168	35%	\$13.59	\$707	1.0
Spalding County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	9,132	38%	\$12.77	\$664	1.8
Stephens County	\$12.46	\$648	\$25,920	1.7	\$55,600	\$1,390	\$16,680	\$417	2,882	30%	\$11.84	\$615	1.1
Stewart County	\$12.46	\$648	\$25,920	1.7	\$37,500	\$938	\$11,250	\$281	481	26%	\$15.05	\$783	0.8
Sumter County	\$13.48	\$701	\$28,040	1.9	\$50,800	\$1,270	\$15,240	\$381	5,121	44%	\$14.17	\$737	1.0
Talbot County	\$12.60	\$655	\$26,200	1.7	\$47,200	\$1,180	\$14,160	\$354	590	21%	\$11.96	\$622	1.1
Taliaferro County †	\$12.46	\$648	\$25,920	1.7	\$44,200	\$1,105	\$13,260	\$332	184	31%			
Tattnall County	\$12.46	\$648	\$25,920	1.7	\$52,600	\$1,315	\$15,780	\$395	2,707	33%	\$15.15	\$788	0.8
Taylor County	\$12.46	\$648	\$25,920	1.7	\$45,900	\$1,148	\$13,770	\$344	1,024	29%	\$10.06	\$523	1.2
Telfair County	\$12.46	\$648	\$25,920	1.7	\$33,900	\$848	\$10,170	\$254	1,541	33%	\$11.39	\$592	1.1
Terrell County	\$14.63	\$761	\$30,440	2.0	\$55,700	\$1,393	\$16,710	\$418	1,529	45%	\$12.86	\$669	1.1
Thomas County	\$15.13	\$787	\$31,480	2.1	\$54,600	\$1,365	\$16,380	\$410	6,821	39%	\$14.25	\$741	1.1
Tift County	\$12.46	\$648	\$25,920	1.7	\$56,100	\$1,403	\$16,830	\$421	6,057	40%	\$12.13	\$631	1.0
Toombs County	\$12.46	\$648	\$25,920	1.7	\$51,500	\$1,288	\$15,450	\$386	3,958	39%	\$10.97	\$570	1.1
Towns County	\$13.75	\$715	\$28,600	1.9	\$54,900	\$1,373	\$16,470	\$412	1,065	22%	\$11.37	\$591	1.2
Treutlen County	\$12.46	\$648	\$25,920	1.7	\$56,500	\$1,413	\$16,950	\$424	824	33%	\$14.91	\$776	0.8
Troup County	\$15.27	\$794	\$31,760	2.1	\$58,900	\$1,473	\$17,670	\$442	10,624	43%	\$13.16	\$684	1.2
Turner County	\$12.46	\$648	\$25,920	1.7	\$48,600	\$1,215	\$14,580	\$365	978	31%	\$8.54	\$444	1.5
Twiggs County	\$15.13	\$787	\$31,480	2.1	\$56,700	\$1,418	\$17,010	\$425	582	19%	\$12.71	\$661	1.2
Union County	\$12.46	\$648	\$25,920	1.7	\$61,800	\$1,545	\$18,540	\$464	2,219	23%	\$9.63	\$501	1.3
Upson County	\$12.90	\$671	\$26,840	1.8	\$53,100	\$1,328	\$15,930	\$398	3,293	32%	\$11.31	\$588	1.1

† Wage data not available (See Appendix B).

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FY21 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Walker County	\$16.12	\$838	\$33,520	2.2	\$71,300	\$1,783	\$21,390	\$535	7,315	28%	\$11.65	\$606	1.4
Walton County	\$22.79	\$1,185	\$47,400	3.1	\$86,200	\$2,155	\$25,860	\$647	8,153	26%	\$11.46	\$596	2.0
Ware County	\$12.56	\$653	\$26,120	1.7	\$52,600	\$1,315	\$15,780	\$395	5,032	36%	\$11.06	\$575	1.1
Warren County	\$12.46	\$648	\$25,920	1.7	\$43,100	\$1,078	\$12,930	\$323	750	33%	\$10.71	\$557	1.2
Washington County	\$12.46	\$648	\$25,920	1.7	\$51,100	\$1,278	\$15,330	\$383	2,506	33%	\$13.02	\$677	1.0
Wayne County	\$12.46	\$648	\$25,920	1.7	\$54,500	\$1,363	\$16,350	\$409	3,795	36%	\$15.58	\$810	0.8
Webster County	\$12.46	\$648	\$25,920	1.7	\$50,300	\$1,258	\$15,090	\$377	183	16%	\$13.23	\$688	0.9
Wheeler County	\$12.46	\$648	\$25,920	1.7	\$41,400	\$1,035	\$12,420	\$311	684	37%	\$9.06	\$471	1.4
White County	\$13.77	\$716	\$28,640	1.9	\$61,300	\$1,533	\$18,390	\$460	2,823	24%	\$10.68	\$555	1.3
Whitfield County	\$14.48	\$753	\$30,120	2.0	\$59,700	\$1,493	\$17,910	\$448	12,623	35%	\$16.51	\$858	0.9
Wilcox County	\$12.46	\$648	\$25,920	1.7	\$50,700	\$1,268	\$15,210	\$380	615	24%	\$8.97	\$467	1.4
Wilkes County	\$12.96	\$674	\$26,960	1.8	\$54,100	\$1,353	\$16,230	\$406	1,295	33%	\$11.53	\$599	1.1
Wilkinson County	\$12.50	\$650	\$26,000	1.7	\$51,900	\$1,298	\$15,570	\$389	789	25%	\$10.85	\$564	1.2
Worth County	\$14.63	\$761	\$30,440	2.0	\$55,700	\$1,393	\$16,710	\$418	2,766	35%	\$11.22	\$584	1.3

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