

GEORGIA

#20*

In **Georgia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,507**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,023** monthly or **\$60,271** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$28.98
PER HOUR
**STATE HOUSING
WAGE**

FACTS ABOUT GEORGIA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$21.79
2-Bedroom Housing Wage	\$28.98
Number of Renter Households	1,380,613
Percent Renters	35%

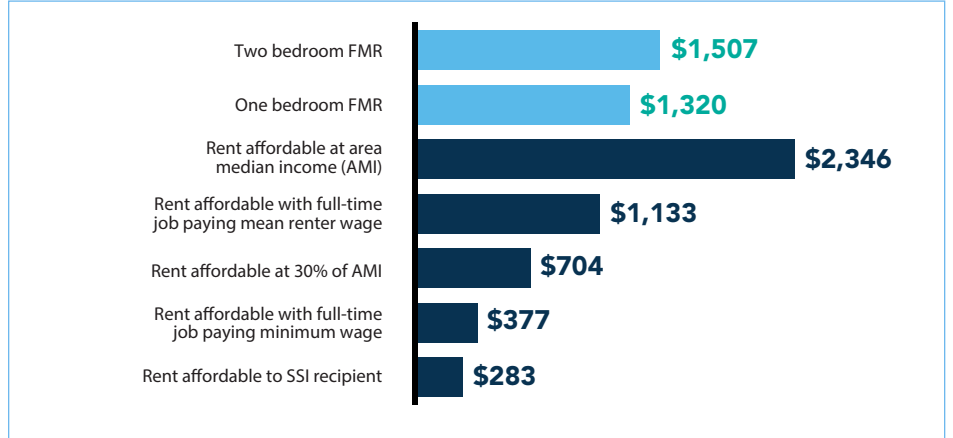
160
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

140
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

3.5
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	\$35.46
Savannah MSA	\$27.79
Gainesville MSA	\$26.65
Morgan County HMFA	\$25.42
Butts County HMFA	\$24.12



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

	FY24 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 BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Georgia	\$28.98	\$1,507	\$60,271	4.0	\$93,850	\$2,346	\$28,155	\$704	1,380,613	35%	\$21.79	\$1,133	1.3
Combined Nonmetro Areas	\$18.00	\$936	\$37,446	2.5	\$70,690	\$1,767	\$21,207	\$530	212,063	32%	\$14.45	\$751	1.2
<u>Metropolitan Areas</u>													
Albany MSA	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	24,683	43%	\$18.09	\$940	1.1
Athens-Clarke County MSA	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	37,880	45%	\$17.35	\$902	1.3
Atlanta-Sandy Springs-Roswell HMFA	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	766,196	35%	\$24.92	\$1,296	1.4
Augusta-Richmond County HMFA	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	51,813	37%	\$17.69	\$920	1.2
Brunswick MSA	\$21.87	\$1,137	\$45,480	3.0	\$77,000	\$1,925	\$23,100	\$578	13,747	30%	\$14.48	\$753	1.5
Butts County HMFA	\$24.12	\$1,254	\$50,160	3.3	\$75,000	\$1,875	\$22,500	\$563	2,193	26%	\$14.77	\$768	1.6
Chattanooga MSA	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	14,610	25%	\$13.90	\$723	1.7
Columbus HMFA	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	43,695	45%	\$19.44	\$1,011	1.0
Dalton HMFA	\$18.62	\$968	\$38,720	2.6	\$73,200	\$1,830	\$21,960	\$549	11,490	32%	\$17.52	\$911	1.1
Gainesville MSA	\$26.65	\$1,386	\$55,440	3.7	\$92,700	\$2,318	\$27,810	\$695	20,817	30%	\$20.54	\$1,068	1.3
Haralson County HMFA	\$20.46	\$1,064	\$42,560	2.8	\$82,900	\$2,073	\$24,870	\$622	3,118	27%	\$18.62	\$968	1.1
Hinesville HMFA	\$23.08	\$1,200	\$48,000	3.2	\$79,900	\$1,998	\$23,970	\$599	11,918	52%	\$18.93	\$984	1.2
Lamar County HMFA	\$20.81	\$1,082	\$43,280	2.9	\$88,400	\$2,210	\$26,520	\$663	1,655	24%	\$13.52	\$703	1.5
Lincoln County HMFA	\$17.02	\$885	\$35,400	2.3	\$67,900	\$1,698	\$20,370	\$509	726	24%	\$9.65	\$502	1.8
Long County HMFA	\$17.48	\$909	\$36,360	2.4	\$71,200	\$1,780	\$21,360	\$534	2,173	39%	\$9.71	\$505	1.8
Macon-Bibb County HMFA	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	31,139	40%	\$16.68	\$867	1.3
Meriwether County HMFA	\$20.40	\$1,061	\$42,440	2.8	\$66,100	\$1,653	\$19,830	\$496	2,680	33%	\$13.61	\$707	1.5
Monroe County HMFA	\$19.40	\$1,009	\$40,360	2.7	\$98,400	\$2,460	\$29,520	\$738	1,722	17%	\$13.41	\$697	1.4

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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

4: AMI = Fiscal Year 2024 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

	FY24 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 BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Morgan County HMFA	\$25.42	\$1,322	\$52,880	3.5	\$99,400	\$2,485	\$29,820	\$746	1,947	26%	\$19.53	\$1,015	1.3
Murray County HMFA	\$17.02	\$885	\$35,400	2.3	\$73,900	\$1,848	\$22,170	\$554	3,915	26%	\$13.98	\$727	1.2
Peach County HMFA	\$19.25	\$1,001	\$40,040	2.7	\$85,000	\$2,125	\$25,500	\$638	3,152	31%	\$10.56	\$549	1.8
Rome MSA	\$21.08	\$1,096	\$43,840	2.9	\$73,500	\$1,838	\$22,050	\$551	13,279	37%	\$15.75	\$819	1.3
Savannah MSA	\$27.79	\$1,445	\$57,800	3.8	\$92,400	\$2,310	\$27,720	\$693	59,549	38%	\$19.21	\$999	1.4
Stewart County HMFA	\$17.02	\$885	\$35,400	2.3	\$53,500	\$1,338	\$16,050	\$401	688	40%	\$13.40	\$697	1.3
Talbot County HMFA	\$17.02	\$885	\$35,400	2.3	\$61,700	\$1,543	\$18,510	\$463	455	18%	\$15.55	\$808	1.1
Valdosta MSA	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	23,266	43%	\$13.70	\$712	1.5
Warner Robins HMFA	\$23.33	\$1,213	\$48,520	3.2	\$91,900	\$2,298	\$27,570	\$689	20,044	33%	\$14.05	\$730	1.7
Counties													
Appling County	\$17.02	\$885	\$35,400	2.3	\$57,400	\$1,435	\$17,220	\$431	1,900	28%	\$21.93	\$1,141	0.8
Atkinson County	\$17.02	\$885	\$35,400	2.3	\$54,200	\$1,355	\$16,260	\$407	1,014	33%	\$17.30	\$900	1.0
Bacon County	\$17.02	\$885	\$35,400	2.3	\$59,600	\$1,490	\$17,880	\$447	1,095	28%	\$12.65	\$658	1.3
Baker County	\$17.02	\$885	\$35,400	2.3	\$52,000	\$1,300	\$15,600	\$390	276	25%	\$9.63	\$501	1.8
Baldwin County	\$18.10	\$941	\$37,640	2.5	\$79,300	\$1,983	\$23,790	\$595	5,879	37%	\$11.29	\$587	1.6
Banks County	\$17.02	\$885	\$35,400	2.3	\$84,900	\$2,123	\$25,470	\$637	1,683	25%	\$11.67	\$607	1.5
Barrow County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	6,114	21%	\$15.60	\$811	2.3
Bartow County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	10,455	27%	\$16.96	\$882	2.1
Ben Hill County	\$17.02	\$885	\$35,400	2.3	\$45,500	\$1,138	\$13,650	\$341	3,003	42%	\$15.88	\$826	1.1
Berrien County	\$17.02	\$885	\$35,400	2.3	\$65,200	\$1,630	\$19,560	\$489	2,096	31%	\$15.54	\$808	1.1
Bibb County	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	28,165	47%	\$16.89	\$878	1.3
Bleckley County	\$17.02	\$885	\$35,400	2.3	\$66,600	\$1,665	\$19,980	\$500	1,060	25%	\$8.88	\$462	1.9
Brantley County	\$21.87	\$1,137	\$45,480	3.0	\$77,000	\$1,925	\$23,100	\$578	1,620	24%	\$16.48	\$857	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2024 Fair Market Rent.

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

4: AMI = Fiscal Year 2024 Area Median Income

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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	FY24 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 BR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Montly rent affordable at 30% of AMI	Renter households (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Brooks County	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	1,889	32%	\$16.52	\$859	1.2
Bryan County	\$27.79	\$1,445	\$57,800	3.8	\$92,400	\$2,310	\$27,720	\$693	3,657	24%	\$14.86	\$773	1.9
Bulloch County	\$20.79	\$1,081	\$43,240	2.9	\$71,200	\$1,780	\$21,360	\$534	14,297	48%	\$14.20	\$738	1.5
Burke County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	2,444	27%	\$37.89	\$1,970	0.6
Butts County	\$24.12	\$1,254	\$50,160	3.3	\$75,000	\$1,875	\$22,500	\$563	2,193	26%	\$14.77	\$768	1.6
Calhoun County	\$17.02	\$885	\$35,400	2.3	\$59,500	\$1,488	\$17,850	\$446	517	35%	\$9.68	\$504	1.8
Camden County	\$20.25	\$1,053	\$42,120	2.8	\$81,400	\$2,035	\$24,420	\$611	7,123	35%	\$13.77	\$716	1.5
Candler County	\$17.02	\$885	\$35,400	2.3	\$67,500	\$1,688	\$20,250	\$506	1,604	39%	\$9.84	\$511	1.7
Carroll County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	13,657	32%	\$15.04	\$782	2.4
Catoosa County	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	6,467	25%	\$13.56	\$705	1.7
Charlton County	\$17.02	\$885	\$35,400	2.3	\$58,600	\$1,465	\$17,580	\$440	1,054	26%	\$13.59	\$707	1.3
Chatham County	\$27.79	\$1,445	\$57,800	3.8	\$92,400	\$2,310	\$27,720	\$693	50,650	43%	\$19.57	\$1,018	1.4
Chattahoochee County	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	1,397	69%	\$27.06	\$1,407	0.7
Chattooga County	\$17.02	\$885	\$35,400	2.3	\$53,800	\$1,345	\$16,140	\$404	3,006	32%	\$12.95	\$673	1.3
Cherokee County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	21,875	23%	\$14.99	\$780	2.4
Clarke County	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	31,356	59%	\$18.29	\$951	1.2
Clay County	\$17.02	\$885	\$35,400	2.3	\$54,100	\$1,353	\$16,230	\$406	362	32%	\$11.03	\$573	1.5
Clayton County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	49,354	47%	\$26.59	\$1,382	1.3
Clinch County	\$17.02	\$885	\$35,400	2.3	\$71,900	\$1,798	\$21,570	\$539	650	27%	\$11.77	\$612	1.4
Cobb County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	97,554	34%	\$24.52	\$1,275	1.4
Coffee County	\$17.02	\$885	\$35,400	2.3	\$61,800	\$1,545	\$18,540	\$464	5,048	34%	\$13.92	\$724	1.2
Colquitt County	\$17.02	\$885	\$35,400	2.3	\$61,400	\$1,535	\$18,420	\$461	5,825	35%	\$13.18	\$685	1.3
Columbia County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	10,555	21%	\$14.94	\$777	1.4
Cook County	\$17.02	\$885	\$35,400	2.3	\$57,500	\$1,438	\$17,250	\$431	2,235	37%	\$14.56	\$757	1.2
Coweta County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	12,904	24%	\$14.40	\$749	2.5
Crawford County	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	831	19%	\$17.95	\$934	1.2

† Wage data not available (See Appendix B).

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	FY24 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 BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Crisp County	\$17.69	\$920	\$36,800	2.4	\$64,700	\$1,618	\$19,410	\$485	3,659	46%	\$14.77	\$768	1.2
Dade County	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	1,435	24%	\$15.51	\$806	1.5
Dawson County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	2,048	20%	\$12.19	\$634	2.9
Decatur County	\$17.02	\$885	\$35,400	2.3	\$59,400	\$1,485	\$17,820	\$446	4,052	39%	\$17.49	\$909	1.0
DeKalb County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	120,005	42%	\$23.73	\$1,234	1.5
Dodge County	\$17.02	\$885	\$35,400	2.3	\$59,500	\$1,488	\$17,850	\$446	2,029	31%	\$11.58	\$602	1.5
Dooly County	\$17.02	\$885	\$35,400	2.3	\$76,100	\$1,903	\$22,830	\$571	1,126	30%	\$13.92	\$724	1.2
Dougherty County	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	18,189	53%	\$18.48	\$961	1.0
Douglas County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	17,250	34%	\$18.08	\$940	2.0
Early County	\$17.02	\$885	\$35,400	2.3	\$60,600	\$1,515	\$18,180	\$455	1,302	32%	\$16.58	\$862	1.0
Echols County †	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	291	24%			
Effingham County	\$27.79	\$1,445	\$57,800	3.8	\$92,400	\$2,310	\$27,720	\$693	5,242	23%	\$16.82	\$875	1.7
Elbert County	\$17.40	\$905	\$36,200	2.4	\$65,900	\$1,648	\$19,770	\$494	2,336	30%	\$16.98	\$883	1.0
Emanuel County	\$17.02	\$885	\$35,400	2.3	\$57,300	\$1,433	\$17,190	\$430	3,616	43%	\$19.83	\$1,031	0.9
Evans County	\$17.02	\$885	\$35,400	2.3	\$67,000	\$1,675	\$20,100	\$503	1,480	38%	\$14.19	\$738	1.2
Fannin County	\$17.02	\$885	\$35,400	2.3	\$65,200	\$1,630	\$19,560	\$489	2,518	22%	\$14.45	\$751	1.2
Fayette County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	7,863	18%	\$17.29	\$899	2.1
Floyd County	\$21.08	\$1,096	\$43,840	2.9	\$73,500	\$1,838	\$22,050	\$551	13,279	37%	\$15.75	\$819	1.3
Forsyth County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	12,838	15%	\$17.13	\$891	2.1
Franklin County	\$17.02	\$885	\$35,400	2.3	\$67,700	\$1,693	\$20,310	\$508	2,226	26%	\$15.99	\$832	1.1
Fulton County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	208,807	46%	\$31.94	\$1,661	1.1
Gilmer County	\$18.00	\$936	\$37,440	2.5	\$83,400	\$2,085	\$25,020	\$626	3,077	24%	\$10.01	\$521	1.8
Glascocock County	\$17.02	\$885	\$35,400	2.3	\$80,400	\$2,010	\$24,120	\$603	306	29%	\$10.00	\$520	1.7
Glynn County	\$21.87	\$1,137	\$45,480	3.0	\$77,000	\$1,925	\$23,100	\$578	11,266	33%	\$14.43	\$751	1.5
Gordon County	\$17.54	\$912	\$36,480	2.4	\$71,700	\$1,793	\$21,510	\$538	5,853	28%	\$17.56	\$913	1.0
Grady County	\$17.33	\$901	\$36,040	2.4	\$67,100	\$1,678	\$20,130	\$503	3,380	35%	\$14.05	\$731	1.2

† Wage data not available (See Appendix B).

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FY24 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 BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Greene County	\$17.52	\$911	\$36,440	2.4	\$95,400	\$2,385	\$28,620	\$716	1,581	21%	\$11.25	\$585	1.6
Gwinnett County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	106,108	33%	\$22.21	\$1,155	1.6
Habersham County	\$18.00	\$936	\$37,440	2.5	\$78,800	\$1,970	\$23,640	\$591	3,852	25%	\$14.82	\$771	1.2
Hall County	\$26.65	\$1,386	\$55,440	3.7	\$92,700	\$2,318	\$27,810	\$695	20,817	30%	\$20.54	\$1,068	1.3
Hancock County	\$17.02	\$885	\$35,400	2.3	\$60,600	\$1,515	\$18,180	\$455	692	25%	\$12.05	\$627	1.4
Haralson County	\$20.46	\$1,064	\$42,560	2.8	\$82,900	\$2,073	\$24,870	\$622	3,118	27%	\$18.62	\$968	1.1
Harris County	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	1,314	11%	\$13.01	\$676	1.5
Hart County	\$19.10	\$993	\$39,720	2.6	\$82,000	\$2,050	\$24,600	\$615	2,546	25%	\$14.75	\$767	1.3
Heard County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	1,262	29%	\$18.30	\$952	1.9
Henry County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	22,835	28%	\$16.70	\$869	2.1
Houston County	\$23.33	\$1,213	\$48,520	3.2	\$91,900	\$2,298	\$27,570	\$689	20,044	33%	\$14.05	\$730	1.7
Irwin County	\$17.02	\$885	\$35,400	2.3	\$72,300	\$1,808	\$21,690	\$542	995	28%	\$16.71	\$869	1.0
Jackson County	\$19.35	\$1,006	\$40,240	2.7	\$98,100	\$2,453	\$29,430	\$736	5,178	20%	\$12.59	\$655	1.5
Jasper County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	968	18%	\$14.20	\$739	2.5
Jeff Davis County	\$17.02	\$885	\$35,400	2.3	\$55,500	\$1,388	\$16,650	\$416	1,742	32%	\$15.89	\$826	1.1
Jefferson County	\$17.02	\$885	\$35,400	2.3	\$59,400	\$1,485	\$17,820	\$446	1,922	33%	\$15.04	\$782	1.1
Jenkins County	\$17.02	\$885	\$35,400	2.3	\$50,600	\$1,265	\$15,180	\$380	568	17%	\$18.62	\$968	0.9
Johnson County	\$17.02	\$885	\$35,400	2.3	\$60,300	\$1,508	\$18,090	\$452	889	27%	\$10.73	\$558	1.6
Jones County	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	1,825	17%	\$11.36	\$591	1.9
Lamar County	\$20.81	\$1,082	\$43,280	2.9	\$88,400	\$2,210	\$26,520	\$663	1,655	24%	\$13.52	\$703	1.5
Lanier County	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	1,158	33%	\$13.82	\$718	1.4
Laurens County	\$17.02	\$885	\$35,400	2.3	\$62,800	\$1,570	\$18,840	\$471	6,487	36%	\$15.19	\$790	1.1
Lee County	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	2,973	25%	\$18.65	\$970	1.0
Liberty County	\$23.08	\$1,200	\$48,000	3.2	\$79,900	\$1,998	\$23,970	\$599	11,918	52%	\$18.93	\$984	1.2
Lincoln County	\$17.02	\$885	\$35,400	2.3	\$67,900	\$1,698	\$20,370	\$509	726	24%	\$9.65	\$502	1.8
Long County	\$17.48	\$909	\$36,360	2.4	\$71,200	\$1,780	\$21,360	\$534	2,173	39%	\$9.71	\$505	1.8

† 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.

GEORGIA

	FY24 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 BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lowndes County	\$19.98	\$1,039	\$41,560	2.8	\$70,000	\$1,750	\$21,000	\$525	19,928	46%	\$13.49	\$701	1.5
Lumpkin County	\$20.75	\$1,079	\$43,160	2.9	\$86,200	\$2,155	\$25,860	\$647	2,652	23%	\$10.28	\$534	2.0
McDuffie County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	2,804	34%	\$11.99	\$623	1.8
McIntosh County	\$21.87	\$1,137	\$45,480	3.0	\$77,000	\$1,925	\$23,100	\$578	861	18%	\$12.60	\$655	1.7
Macon County	\$17.02	\$885	\$35,400	2.3	\$55,500	\$1,388	\$16,650	\$416	1,503	38%	\$18.87	\$981	0.9
Madison County	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	3,027	28%	\$13.82	\$719	1.6
Marion County	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	663	23%	\$8.18	\$425	2.4
Meriwether County	\$20.40	\$1,061	\$42,440	2.8	\$66,100	\$1,653	\$19,830	\$496	2,680	33%	\$13.61	\$707	1.5
Miller County	\$17.02	\$885	\$35,400	2.3	\$73,100	\$1,828	\$21,930	\$548	842	33%	\$10.19	\$530	1.7
Mitchell County	\$17.02	\$885	\$35,400	2.3	\$59,500	\$1,488	\$17,850	\$446	2,884	36%	\$14.73	\$766	1.2
Monroe County	\$19.40	\$1,009	\$40,360	2.7	\$98,400	\$2,460	\$29,520	\$738	1,722	17%	\$13.41	\$697	1.4
Montgomery County	\$17.02	\$885	\$35,400	2.3	\$70,500	\$1,763	\$21,150	\$529	698	24%	\$8.61	\$448	2.0
Morgan County	\$25.42	\$1,322	\$52,880	3.5	\$99,400	\$2,485	\$29,820	\$746	1,947	26%	\$19.53	\$1,015	1.3
Murray County	\$17.02	\$885	\$35,400	2.3	\$73,900	\$1,848	\$22,170	\$554	3,915	26%	\$13.98	\$727	1.2
Muscogee County	\$19.83	\$1,031	\$41,240	2.7	\$68,200	\$1,705	\$20,460	\$512	40,321	50%	\$19.72	\$1,025	1.0
Newton County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	10,948	27%	\$16.00	\$832	2.2
Oconee County	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	2,353	16%	\$14.74	\$766	1.5
Oglethorpe County	\$22.48	\$1,169	\$46,760	3.1	\$90,900	\$2,273	\$27,270	\$682	1,144	22%	\$15.20	\$791	1.5
Paulding County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	11,171	20%	\$16.08	\$836	2.2
Peach County	\$19.25	\$1,001	\$40,040	2.7	\$85,000	\$2,125	\$25,500	\$638	3,152	31%	\$10.56	\$549	1.8
Pickens County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	2,750	21%	\$16.89	\$878	2.1
Pierce County	\$17.62	\$916	\$36,640	2.4	\$69,700	\$1,743	\$20,910	\$523	1,726	23%	\$13.67	\$711	1.3
Pike County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	1,054	16%	\$12.56	\$653	2.8
Polk County	\$17.77	\$924	\$36,960	2.5	\$72,700	\$1,818	\$21,810	\$545	5,419	35%	\$14.36	\$747	1.2
Pulaski County	\$17.67	\$919	\$36,760	2.4	\$58,300	\$1,458	\$17,490	\$437	1,106	35%	\$17.77	\$924	1.0
Putnam County	\$19.65	\$1,022	\$40,880	2.7	\$85,000	\$2,125	\$25,500	\$638	2,005	20%	\$12.00	\$624	1.6

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GEORGIA

FY24 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 BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Quitman County	\$17.02	\$885	\$35,400	2.3	\$62,600	\$1,565	\$18,780	\$470	185	19%	\$16.40	\$853	1.0
Rabun County	\$18.81	\$978	\$39,120	2.6	\$76,400	\$1,910	\$22,920	\$573	1,635	23%	\$9.84	\$512	1.9
Randolph County	\$17.02	\$885	\$35,400	2.3	\$37,000	\$925	\$11,100	\$278	1,325	52%	\$18.25	\$949	0.9
Richmond County	\$21.15	\$1,100	\$44,000	2.9	\$86,800	\$2,170	\$26,040	\$651	36,010	49%	\$16.84	\$876	1.3
Rockdale County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	11,427	34%	\$21.19	\$1,102	1.7
Schley County	\$17.02	\$885	\$35,400	2.3	\$72,700	\$1,818	\$21,810	\$545	392	25%	\$11.73	\$610	1.5
Screven County	\$17.02	\$885	\$35,400	2.3	\$74,600	\$1,865	\$22,380	\$560	1,221	26%	\$14.15	\$736	1.2
Seminole County	\$17.02	\$885	\$35,400	2.3	\$64,100	\$1,603	\$19,230	\$481	954	26%	\$14.75	\$767	1.2
Spalding County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	9,292	35%	\$13.82	\$719	2.6
Stephens County	\$17.87	\$929	\$37,160	2.5	\$69,000	\$1,725	\$20,700	\$518	2,720	27%	\$15.97	\$831	1.1
Stewart County	\$17.02	\$885	\$35,400	2.3	\$53,500	\$1,338	\$16,050	\$401	688	40%	\$13.40	\$697	1.3
Sumter County	\$17.38	\$904	\$36,160	2.4	\$58,800	\$1,470	\$17,640	\$441	4,612	43%	\$17.60	\$915	1.0
Talbot County	\$17.02	\$885	\$35,400	2.3	\$61,700	\$1,543	\$18,510	\$463	455	18%	\$15.55	\$808	1.1
Taliaferro County †	\$17.08	\$888	\$35,520	2.4	\$46,200	\$1,155	\$13,860	\$347	160	25%			
Tattnall County	\$17.02	\$885	\$35,400	2.3	\$69,200	\$1,730	\$20,760	\$519	2,256	30%	\$16.47	\$856	1.0
Taylor County	\$17.02	\$885	\$35,400	2.3	\$52,900	\$1,323	\$15,870	\$397	1,147	38%	\$12.67	\$659	1.3
Telfair County	\$17.02	\$885	\$35,400	2.3	\$55,200	\$1,380	\$16,560	\$414	774	26%	\$8.27	\$430	2.1
Terrell County	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	1,359	41%	\$13.88	\$722	1.4
Thomas County	\$20.54	\$1,068	\$42,720	2.8	\$78,200	\$1,955	\$23,460	\$587	6,853	38%	\$16.81	\$874	1.2
Tift County	\$17.02	\$885	\$35,400	2.3	\$68,800	\$1,720	\$20,640	\$516	5,876	38%	\$13.12	\$682	1.3
Toombs County	\$17.02	\$885	\$35,400	2.3	\$65,700	\$1,643	\$19,710	\$493	3,508	36%	\$13.17	\$685	1.3
Towns County	\$17.02	\$885	\$35,400	2.3	\$73,300	\$1,833	\$21,990	\$550	1,144	21%	\$11.78	\$613	1.4
Treutlen County	\$17.02	\$885	\$35,400	2.3	\$67,900	\$1,698	\$20,370	\$509	877	38%	\$17.46	\$908	1.0
Troup County	\$19.92	\$1,036	\$41,440	2.7	\$87,600	\$2,190	\$26,280	\$657	10,369	41%	\$16.32	\$849	1.2
Turner County	\$17.02	\$885	\$35,400	2.3	\$59,100	\$1,478	\$17,730	\$443	987	32%	\$16.96	\$882	1.0
Twiggs County	\$22.04	\$1,146	\$45,840	3.0	\$70,700	\$1,768	\$21,210	\$530	318	11%	\$16.27	\$846	1.4

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GEORGIA

	FY24 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 BR 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 (2018-2021)	% of total households (2018-2021)	Estimated hourly mean renter wage (2024)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Union County	\$17.02	\$885	\$35,400	2.3	\$84,300	\$2,108	\$25,290	\$632	2,004	19%	\$14.52	\$755	1.2
Upson County	\$17.02	\$885	\$35,400	2.3	\$65,300	\$1,633	\$19,590	\$490	3,683	35%	\$10.91	\$567	1.6
Walker County	\$23.69	\$1,232	\$49,280	3.3	\$92,100	\$2,303	\$27,630	\$691	6,708	26%	\$13.84	\$720	1.7
Walton County	\$35.46	\$1,844	\$73,760	4.9	\$106,600	\$2,665	\$31,980	\$800	7,657	22%	\$15.83	\$823	2.2
Ware County	\$17.83	\$927	\$37,080	2.5	\$58,600	\$1,465	\$17,580	\$440	4,804	38%	\$13.81	\$718	1.3
Warren County	\$17.02	\$885	\$35,400	2.3	\$53,800	\$1,345	\$16,140	\$404	552	28%	\$10.95	\$569	1.6
Washington County	\$17.02	\$885	\$35,400	2.3	\$62,800	\$1,570	\$18,840	\$471	2,335	32%	\$16.44	\$855	1.0
Wayne County	\$17.02	\$885	\$35,400	2.3	\$68,200	\$1,705	\$20,460	\$512	3,831	36%	\$17.00	\$884	1.0
Webster County †	\$17.02	\$885	\$35,400	2.3	\$70,500	\$1,763	\$21,150	\$529	162	18%			
Wheeler County	\$18.71	\$973	\$38,920	2.6	\$59,400	\$1,485	\$17,820	\$446	505	32%	\$13.01	\$676	1.4
White County	\$19.46	\$1,012	\$40,480	2.7	\$87,600	\$2,190	\$26,280	\$657	2,525	24%	\$11.79	\$613	1.7
Whitfield County	\$18.62	\$968	\$38,720	2.6	\$73,200	\$1,830	\$21,960	\$549	11,490	32%	\$17.52	\$911	1.1
Wilcox County	\$17.02	\$885	\$35,400	2.3	\$64,200	\$1,605	\$19,260	\$482	659	26%	\$10.89	\$566	1.6
Wilkes County	\$17.02	\$885	\$35,400	2.3	\$69,800	\$1,745	\$20,940	\$524	1,382	34%	\$19.22	\$999	0.9
Wilkinson County	\$17.02	\$885	\$35,400	2.3	\$60,100	\$1,503	\$18,030	\$451	652	20%	\$16.80	\$874	1.0
Worth County	\$19.17	\$997	\$39,880	2.6	\$64,500	\$1,613	\$19,350	\$484	2,162	27%	\$12.40	\$645	1.5

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