

GEORGIA

#27*

In **Georgia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$873**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,910** monthly or **\$34,921** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.79
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT GEORGIA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$15.61
2-Bedroom Housing Wage	\$16.79
Number of Renter Households	1,310,665
Percent Renters	37%

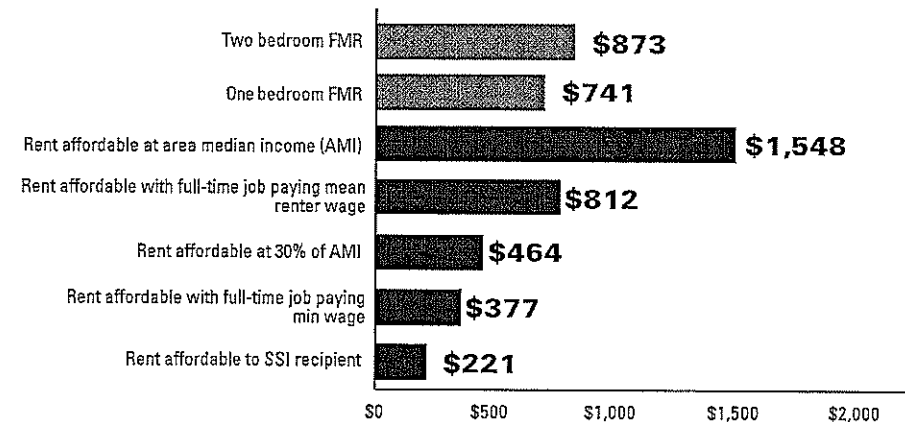
93
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

79
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

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

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 HMFA	\$19.04
Savannah MSA	\$17.77
Hinesville HMFA	\$17.35
Chattanooga MSA	\$15.81
Gainesville MSA	\$15.73



* Ranked from Highest to Lowest 2-Bedroom Housing Wage

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

Hourly wage necessary to afford 2 BR ¹ FMR ²	Annual income needed to afford 2 BR FMR ³	Annual AMI ⁴ affordable at AMI ⁵	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2017)	Estimated monthly rent affordable at mean renter wage needed to afford 2 BR FMR
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\$14.33	\$745	\$29,800	\$1,550	\$18,600	\$465	2.378	29%	\$18.17	\$945	0.8
\$15.46	\$804	\$32,160	\$1,553	\$18,630	\$466	2.197	28%	\$9.42	\$490	1.6
\$11.87	\$617	\$24,680	\$860	\$10,320	\$258	633	34%	\$9.67	\$503	1.2
\$14.92	\$776	\$31,040	\$1,553	\$18,630	\$466	7,250	39%	\$16.53	\$859	0.9
\$11.46	\$596	\$23,840	\$995	\$11,940	\$299	1,539	39%	\$8.70	\$453	1.3
\$19.04	\$990	\$39,600	\$1,743	\$20,910	\$523	14,927	37%	\$11.72	\$609	1.6
\$15.81	\$822	\$32,880	\$1,488	\$17,850	\$446	5,981	25%	\$10.09	\$525	1.6
\$11.46	\$596	\$23,840	\$1,370	\$16,440	\$411	748	21%	\$8.42	\$438	1.4
\$17.77	\$924	\$36,960	\$1,623	\$19,470	\$487	47,597	45%	\$15.00	\$780	1.2
\$14.94	\$777	\$31,080	\$1,335	\$16,020	\$401	1,886	73%	\$26.04	\$1,354	0.6
\$11.46	\$596	\$23,840	\$1,038	\$12,450	\$311	3,155	34%	\$10.93	\$568	1.0
\$19.04	\$990	\$39,600	\$1,743	\$20,910	\$523	17,922	23%	\$11.29	\$587	1.7
\$15.67	\$815	\$32,600	\$1,538	\$18,450	\$461	25,807	60%	\$12.38	\$644	1.3
\$11.46	\$596	\$23,840	\$760	\$9,120	\$228	483	41%	\$7.83	\$407	1.5
\$19.04	\$990	\$39,600	\$1,743	\$20,910	\$523	41,991	47%	\$17.56	\$913	1.1
\$11.46	\$596	\$23,840	\$1,095	\$13,140	\$329	800	31%	\$11.20	\$582	1.0
\$19.04	\$990	\$39,600	\$1,743	\$20,910	\$523	96,282	36%	\$17.27	\$898	1.1
\$11.46	\$596	\$23,840	\$1,085	\$13,020	\$326	4,768	33%	\$10.20	\$530	1.1
\$11.46	\$596	\$23,840	\$985	\$11,820	\$296	5,541	35%	\$9.59	\$499	1.2
\$14.33	\$745	\$29,800	\$1,550	\$18,600	\$465	9,875	22%	\$12.26	\$638	1.2
\$11.46	\$596	\$23,840	\$1,095	\$13,140	\$329	1,967	32%	\$9.89	\$514	1.2
\$19.04	\$990	\$39,600	\$1,743	\$20,910	\$523	13,283	27%	\$10.59	\$550	1.8
\$15.67	\$815	\$32,600	\$1,240	\$14,880	\$372	929	20%	\$9.25	\$481	1.7
\$11.46	\$596	\$23,840	\$1,118	\$13,410	\$335	3,551	41%	\$8.39	\$436	1.4
\$15.81	\$822	\$32,880	\$1,488	\$17,850	\$446	1,361	22%	\$11.00	\$572	1.4
\$19.04	\$990	\$39,600	\$1,743	\$20,910	\$523	2,022	25%	\$9.13	\$475	2.1

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 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 2017 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	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
Decatur County	\$12.08	\$628	\$25,120	1.7	\$44,300	\$1,108	\$13,290	\$332	4,311	41%	\$9.47	\$492	1.3
DeKalb County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	119,657	45%	\$18.16	\$944	1.0
Dodge County	\$11.81	\$614	\$24,560	1.6	\$49,300	\$1,233	\$14,790	\$370	2,776	34%	\$7.71	\$401	1.5
Dooly County	\$11.46	\$596	\$23,840	1.6	\$38,100	\$953	\$11,430	\$286	1,788	36%	\$8.78	\$457	1.3
Dougherty County	\$14.46	\$752	\$30,080	2.0	\$47,300	\$1,183	\$14,190	\$355	19,253	54%	\$13.13	\$683	1.1
Douglas County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	15,392	33%	\$11.99	\$623	1.6
Early County	\$11.46	\$596	\$23,840	1.6	\$43,700	\$1,093	\$13,110	\$328	1,341	34%	\$13.19	\$686	0.9
Echols County	\$13.35	\$694	\$27,760	1.8	\$45,900	\$1,148	\$13,770	\$344	484	34%	\$11.30	\$588	1.2
Effingham County	\$17.77	\$924	\$36,960	2.5	\$64,900	\$1,623	\$19,470	\$487	4,325	23%	\$12.77	\$664	1.4
Elbert County	\$11.46	\$596	\$23,840	1.6	\$43,600	\$1,090	\$13,080	\$327	2,466	32%	\$8.82	\$459	1.3
Emanuel County	\$11.46	\$596	\$23,840	1.6	\$39,000	\$975	\$11,700	\$293	2,713	33%	\$10.06	\$523	1.1
Evans County	\$11.46	\$596	\$23,840	1.6	\$48,400	\$1,210	\$14,520	\$363	1,450	36%	\$10.05	\$523	1.1
Fannin County	\$12.04	\$626	\$25,040	1.7	\$42,700	\$1,068	\$12,810	\$320	2,092	22%	\$8.67	\$451	1.4
Fayette County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	7,219	19%	\$10.94	\$569	1.7
Floyd County	\$12.81	\$666	\$26,640	1.8	\$51,900	\$1,298	\$15,570	\$389	13,692	39%	\$12.44	\$647	1.0
Forsyth County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	9,875	16%	\$13.03	\$677	1.5
Franklin County	\$11.46	\$596	\$23,840	1.6	\$47,200	\$1,180	\$14,160	\$354	2,566	30%	\$10.08	\$524	1.1
Fulton County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	183,340	48%	\$22.38	\$1,164	0.9
Gilmer County	\$13.10	\$681	\$27,240	1.8	\$48,800	\$1,220	\$14,640	\$366	2,597	24%	\$7.59	\$395	1.7
Glascock County	\$11.46	\$596	\$23,840	1.6	\$51,300	\$1,283	\$15,390	\$385	292	26%	\$9.96	\$518	1.2
Glynn County	\$15.48	\$805	\$32,200	2.1	\$54,900	\$1,373	\$16,470	\$412	12,602	39%	\$11.22	\$584	1.4
Gordon County	\$12.17	\$633	\$25,320	1.7	\$49,400	\$1,235	\$14,820	\$371	6,753	35%	\$12.32	\$640	1.0
Grady County	\$11.50	\$598	\$23,920	1.6	\$39,600	\$990	\$11,880	\$297	3,910	42%	\$10.01	\$520	1.1
Greene County	\$11.56	\$601	\$24,040	1.6	\$50,900	\$1,273	\$15,270	\$382	1,887	28%	\$7.83	\$407	1.5
Gwinnett County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	92,188	34%	\$16.20	\$843	1.2
Habersham County	\$12.06	\$627	\$25,080	1.7	\$51,800	\$1,295	\$15,540	\$389	3,736	25%	\$10.46	\$544	1.2

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 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 2017 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	FY17 HOUSING WAGE		HOUSING COSTS		AREA MEDIAN INCOME (AMI)		RENTER HOUSEHOLDS	
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR ² needed to afford 2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴ affordable	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)

Hall County	\$15.73	\$818	\$32,720	2.2	\$61,700	\$1,543	\$18,510	\$463	20,558	33%	\$14.26	\$741	1.1
Hancock County	\$11.46	\$596	\$23,840	1.6	\$32,300	\$808	\$9,690	\$242	612	22%	\$11.36	\$591	1.0
Harrison County	\$14.12	\$734	\$29,360	1.9	\$52,700	\$1,318	\$15,810	\$395	3,174	30%	\$10.32	\$537	1.4
Harris County	\$14.94	\$777	\$31,080	2.1	\$53,400	\$1,335	\$16,020	\$401	1,881	16%	\$7.31	\$380	2.0
Hart County	\$11.46	\$596	\$23,840	1.6	\$48,700	\$1,218	\$14,610	\$365	2,555	27%	\$9.91	\$515	1.2
Heard County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	1,183	27%	\$13.70	\$712	1.4
Henry County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	19,047	27%	\$11.49	\$598	1.7
Houston County	\$15.54	\$808	\$32,320	2.1	\$57,900	\$1,448	\$17,370	\$434	18,666	35%	\$10.47	\$544	1.5
Irwin County	\$11.46	\$596	\$23,840	1.6	\$48,900	\$1,223	\$14,670	\$367	812	25%	\$9.62	\$500	1.2
Jackson County	\$14.19	\$738	\$29,520	2.0	\$63,600	\$1,590	\$19,080	\$477	4,846	23%	\$10.75	\$559	1.3
Jasper County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	1,396	27%	\$10.31	\$536	1.8
Jeff Davis County	\$11.46	\$596	\$23,840	1.6	\$44,900	\$1,123	\$13,470	\$337	1,310	24%	\$8.67	\$451	1.3
Jefferson County	\$11.46	\$596	\$23,840	1.6	\$33,500	\$838	\$10,050	\$251	2,134	35%	\$9.63	\$501	1.2
Jenkins County	\$11.46	\$596	\$23,840	1.6	\$37,300	\$933	\$11,190	\$280	1,192	34%	\$8.99	\$468	1.3
Johnson County	\$11.46	\$596	\$23,840	1.6	\$46,300	\$1,158	\$13,890	\$347	956	29%	\$7.02	\$365	1.6
Jones County	\$15.67	\$815	\$32,600	2.2	\$49,600	\$1,240	\$14,880	\$372	1,978	19%	\$8.02	\$417	2.0
Lamar County	\$12.06	\$627	\$25,080	1.7	\$51,600	\$1,290	\$15,480	\$387	1,933	30%	\$8.05	\$419	1.5
Lanier County	\$13.35	\$694	\$27,760	1.8	\$45,900	\$1,148	\$13,770	\$344	1,348	36%	\$6.35	\$330	2.1
Laurens County	\$11.46	\$596	\$23,840	1.6	\$44,200	\$1,105	\$13,260	\$332	6,413	36%	\$8.93	\$464	1.3
Lee County	\$14.46	\$752	\$30,080	2.0	\$47,300	\$1,183	\$14,190	\$355	2,844	28%	\$11.27	\$586	1.3
Liberty County	\$17.35	\$902	\$36,080	2.4	\$46,600	\$1,165	\$13,980	\$350	12,056	53%	\$14.81	\$770	1.2
Lincoln County	\$11.46	\$596	\$23,840	1.6	\$47,200	\$1,180	\$14,160	\$354	843	25%	\$10.67	\$555	1.1
Long County	\$14.23	\$740	\$29,600	2.0	\$57,500	\$1,438	\$17,250	\$431	1,806	36%	\$8.77	\$456	1.6
Lowndes County	\$13.35	\$694	\$27,760	1.8	\$45,900	\$1,148	\$13,770	\$344	19,138	49%	\$10.06	\$523	1.3
Lumpkin County	\$14.12	\$734	\$29,360	1.9	\$58,300	\$1,458	\$17,490	\$437	3,888	35%	\$8.07	\$419	1.8
McDuffie County	\$14.33	\$745	\$29,800	2.0	\$62,000	\$1,550	\$18,600	\$465	2,975	37%	\$8.56	\$445	1.7

¹ Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 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 2017 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	FY17 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		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 needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage
McIntosh County	\$15.48	\$805	\$32,200	2.1	\$54,900	\$1,373	\$16,470	\$412	1,184	22%	\$6.06	\$315	2.6
Macon County	\$11.46	\$596	\$23,840	1.6	\$39,700	\$993	\$11,910	\$298	1,810	39%	\$10.10	\$525	1.1
Madison County	\$15.67	\$815	\$32,600	2.2	\$61,500	\$1,538	\$18,450	\$461	2,831	28%	\$8.76	\$456	1.8
Marion County	\$14.94	\$777	\$31,080	2.1	\$53,400	\$1,335	\$16,020	\$401	850	28%	\$10.69	\$556	1.4
Meriwether County	\$12.73	\$662	\$26,480	1.8	\$44,800	\$1,120	\$13,440	\$336	2,654	33%	\$10.57	\$550	1.2
Miller County	\$11.46	\$596	\$23,840	1.6	\$41,800	\$1,045	\$12,540	\$314	814	34%	\$8.16	\$424	1.4
Mitchell County	\$11.46	\$596	\$23,840	1.6	\$39,700	\$993	\$11,910	\$298	2,768	34%	\$8.54	\$444	1.3
Monroe County	\$15.06	\$783	\$31,320	2.1	\$59,300	\$1,483	\$17,790	\$445	2,324	24%	\$9.92	\$516	1.5
Montgomery County	\$11.46	\$596	\$23,840	1.6	\$46,100	\$1,153	\$13,830	\$346	928	30%	\$12.75	\$663	0.9
Morgan County	\$13.67	\$711	\$28,440	1.9	\$58,400	\$1,460	\$17,520	\$438	1,433	22%	\$11.52	\$599	1.2
Murray County	\$11.75	\$611	\$24,440	1.6	\$43,500	\$1,088	\$13,050	\$326	4,612	32%	\$10.36	\$539	1.1
Muscogee County	\$14.94	\$777	\$31,080	2.1	\$53,400	\$1,335	\$16,020	\$401	36,494	50%	\$15.27	\$794	1.0
Newton County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	10,340	30%	\$12.18	\$633	1.6
Oconee County	\$15.67	\$815	\$32,600	2.2	\$61,500	\$1,538	\$18,450	\$461	2,427	20%	\$10.53	\$547	1.5
Oglethorpe County	\$15.67	\$815	\$32,600	2.2	\$61,500	\$1,538	\$18,450	\$461	1,374	25%	\$8.39	\$436	1.9
Paulding County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	10,299	21%	\$10.54	\$548	1.8
Peach County	\$13.04	\$678	\$27,120	1.8	\$51,700	\$1,293	\$15,510	\$388	3,429	34%	\$8.45	\$439	1.5
Pickens County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	2,599	23%	\$12.69	\$660	1.5
Pierce County	\$11.46	\$596	\$23,840	1.6	\$51,200	\$1,280	\$15,360	\$384	1,741	25%	\$8.37	\$435	1.4
Pike County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	982	16%	\$10.71	\$557	1.8
Polk County	\$13.00	\$676	\$27,040	1.8	\$49,100	\$1,228	\$14,730	\$368	4,813	33%	\$11.28	\$587	1.2
Pulaski County	\$11.46	\$596	\$23,840	1.6	\$47,200	\$1,180	\$14,160	\$354	1,551	39%	\$9.18	\$477	1.2
Putnam County	\$13.50	\$702	\$28,080	1.9	\$53,900	\$1,348	\$16,170	\$404	2,257	27%	\$8.69	\$452	1.6
Quitman County	\$11.46	\$596	\$23,840	1.6	\$35,000	\$875	\$10,500	\$263	258	25%	\$7.06	\$367	1.6
Rabun County	\$12.73	\$662	\$26,480	1.8	\$49,000	\$1,225	\$14,700	\$368	1,800	27%	\$7.14	\$371	1.8
Randolph County	\$12.65	\$658	\$26,320	1.7	\$34,600	\$865	\$10,380	\$260	1,091	39%	\$9.92	\$516	1.3

† Wage data not available (See Appendix B).

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4: AMI = Fiscal Year 2017 Area Median Income

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

Hourly wage necessary to afford 2 BR¹ FMR² Annual income needed to afford 2 BR FMR³ Full-time jobs at minimum wage needed to afford 2 BR FMR³ Annual AMI⁴ Monthly rent affordable at AMI⁵ 30% of AMI Monthly rent affordable at 30% of AMI Renter households (2011-2015) Renter households (2011-2015) % of total renter wage affordable hourly mean renter wage needed to afford 2 BR FMR³ Monthly rent affordable at mean renter wage needed to afford 2 BR FMR³ Full-time jobs at monthly rent affordable at mean renter wage needed to afford 2 BR FMR³

Richmond County	\$14.33	\$745	\$29,800	2.0	\$62,000	\$1,550	\$18,600	\$465	33,650	47%	\$13.34	\$694	1.1
Rockdale County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	9,218	31%	\$14.70	\$764	1.3
Schley County	\$11.46	\$596	\$23,840	1.6	\$51,000	\$1,275	\$15,300	\$383	667	35%	\$10.48	\$545	1.1
Screven County	\$11.46	\$596	\$23,840	1.6	\$46,500	\$1,163	\$13,950	\$349	1,574	30%	\$7.79	\$405	1.5
Seminole County	\$11.46	\$596	\$23,840	1.6	\$43,600	\$1,090	\$13,080	\$327	831	25%	\$14.45	\$751	0.8
Spalding County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	8,774	39%	\$9.78	\$509	1.9
Stephens County	\$11.46	\$596	\$23,840	1.6	\$52,600	\$1,315	\$15,780	\$395	2,580	28%	\$11.04	\$574	1.0
Stewart County	\$11.46	\$596	\$23,840	1.6	\$29,500	\$738	\$8,850	\$221	654	38%	\$11.35	\$590	1.0
Sumter County	\$12.50	\$650	\$26,000	1.7	\$43,200	\$1,080	\$12,960	\$324	4,752	42%	\$10.55	\$549	1.2
Talbot County	\$15.44	\$803	\$32,120	2.1	\$42,800	\$1,070	\$12,840	\$321	523	20%	\$7.40	\$385	2.1
Taliaferro County †	\$14.67	\$763	\$30,520	2.0	\$35,400	\$885	\$10,620	\$266	186	26%			
Tatnall County	\$11.46	\$596	\$23,840	1.6	\$46,700	\$1,168	\$14,010	\$350	2,429	31%	\$10.86	\$565	1.1
Taylor County	\$11.46	\$596	\$23,840	1.6	\$37,400	\$935	\$11,220	\$281	1,013	30%	\$14.86	\$772	0.8
Teffair County	\$11.46	\$596	\$23,840	1.6	\$35,400	\$885	\$10,620	\$266	2,135	40%	\$11.13	\$579	1.0
Terrell County	\$14.46	\$752	\$30,080	2.0	\$47,300	\$1,183	\$14,190	\$355	1,370	41%	\$9.22	\$479	1.6
Thomas County	\$12.98	\$675	\$27,000	1.8	\$45,200	\$1,130	\$13,560	\$339	6,965	40%	\$13.94	\$725	0.9
Tift County	\$11.96	\$622	\$24,880	1.6	\$48,200	\$1,205	\$14,460	\$362	5,925	42%	\$9.51	\$495	1.3
Toombs County	\$11.46	\$596	\$23,840	1.6	\$45,600	\$1,140	\$13,680	\$342	4,062	38%	\$9.36	\$487	1.2
Towns County	\$12.94	\$673	\$26,920	1.8	\$49,000	\$1,225	\$14,700	\$368	857	20%	\$9.34	\$486	1.4
Treuden County	\$11.46	\$596	\$23,840	1.6	\$54,000	\$1,350	\$16,200	\$405	797	30%	\$8.22	\$428	1.4
Troup County	\$13.25	\$689	\$27,560	1.8	\$49,300	\$1,233	\$14,790	\$370	10,380	42%	\$13.54	\$704	1.0
Turner County	\$11.46	\$596	\$23,840	1.6	\$36,500	\$913	\$10,950	\$274	896	30%	\$7.91	\$411	1.4
Twiggs County	\$15.67	\$815	\$32,600	2.2	\$49,600	\$1,240	\$14,880	\$372	683	23%	\$6.83	\$355	2.3
Union County	\$11.46	\$596	\$23,840	1.6	\$51,200	\$1,280	\$15,360	\$384	1,768	21%	\$9.79	\$509	1.2
Upson County	\$11.98	\$623	\$24,920	1.7	\$44,200	\$1,105	\$13,260	\$332	3,689	36%	\$10.40	\$541	1.2
Walker County	\$15.81	\$822	\$32,880	2.2	\$59,500	\$1,488	\$17,850	\$446	7,259	28%	\$9.53	\$496	1.7

† Wage data not available (See Appendix B).

1: BR = Bedroom

2: FMR = Fiscal Year 2017 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 2017 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

FY17 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTER HOUSEHOLDS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2011-2015)	% of total households (2011-2015)	Estimated hourly mean renter wage (2017)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Walton County	\$19.04	\$990	\$39,600	2.6	\$69,700	\$1,743	\$20,910	\$523	7,962	27%	\$10.01	\$521	1.9
Ware County	\$11.46	\$596	\$23,840	1.6	\$45,000	\$1,125	\$13,500	\$338	4,965	36%	\$10.45	\$544	1.1
Warren County	\$11.46	\$596	\$23,840	1.6	\$40,200	\$1,005	\$12,060	\$302	663	31%	\$9.84	\$512	1.2
Washington County	\$11.46	\$596	\$23,840	1.6	\$46,900	\$1,173	\$14,070	\$352	2,181	30%	\$8.44	\$439	1.4
Wayne County	\$11.46	\$596	\$23,840	1.6	\$48,800	\$1,220	\$14,640	\$366	3,182	32%	\$10.71	\$557	1.1
Webster County †	\$11.81	\$614	\$24,560	1.6	\$45,000	\$1,125	\$13,500	\$338	169	16%			
Wheeler County	\$11.46	\$596	\$23,840	1.6	\$36,400	\$910	\$10,920	\$273	743	37%	\$9.29	\$483	1.2
White County	\$13.19	\$686	\$27,440	1.8	\$53,200	\$1,330	\$15,960	\$399	2,963	26%	\$8.61	\$448	1.5
Whitfield County	\$12.54	\$652	\$26,080	1.7	\$52,700	\$1,318	\$15,810	\$395	12,333	36%	\$14.12	\$734	0.9
Wilcox County	\$11.46	\$596	\$23,840	1.6	\$41,400	\$1,035	\$12,420	\$311	770	28%	\$6.73	\$350	1.7
Wilkes County	\$11.87	\$617	\$24,680	1.6	\$41,000	\$1,025	\$12,300	\$308	1,171	29%	\$9.29	\$483	1.3
Wilkinson County	\$11.46	\$596	\$23,840	1.6	\$44,800	\$1,120	\$13,440	\$336	741	22%	\$15.97	\$831	0.7
Worth County	\$14.46	\$752	\$30,080	2.0	\$47,300	\$1,183	\$14,190	\$355	2,080	26%	\$9.88	\$514	1.5

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