

GEORGIA

#23*

In **Georgia**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,287**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,290** monthly or **\$51,479** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.75
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT GEORGIA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$21.94
2-Bedroom Housing Wage	\$24.75
Number of Renter Households	1,378,498
Percent Renters	35%

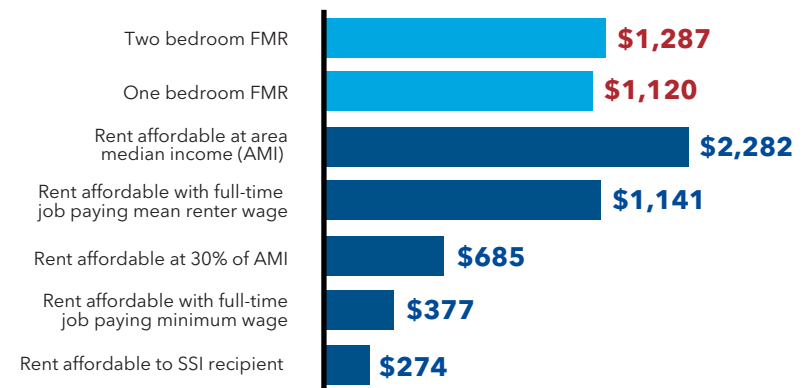
137
Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

119
Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

3.4
Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

3.0
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	\$29.87
Savannah MSA	\$24.15
Gainesville MSA	\$23.08
Butts County	\$21.04
Morgan County	\$20.73



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

	FY23 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Georgia	\$24.75	\$1,287	\$51,479	3.4	\$91,285	\$2,282	\$27,386	\$685	1,378,498	35%	\$21.94	\$1,141	1.1
Combined Nonmetro Areas	\$15.77	\$820	\$32,798	2.2	\$67,537	\$1,688	\$20,261	\$507	210,893	32%	\$14.41	\$749	1.1
<u>Metropolitan Areas</u>													
Albany MSA	\$16.92	\$880	\$35,200	2.3	\$72,000	\$1,800	\$21,600	\$540	25,013	44%	\$17.69	\$920	1.0
Athens-Clarke County MSA	\$19.13	\$995	\$39,800	2.6	\$100,100	\$2,503	\$30,030	\$751	37,056	45%	\$17.56	\$913	1.1
Atlanta-Sandy Springs-Roswell HMFA	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	766,707	35%	\$25.13	\$1,307	1.2
Augusta-Richmond County HMFA	\$19.56	\$1,017	\$40,680	2.7	\$78,000	\$1,950	\$23,400	\$585	50,203	36%	\$19.18	\$997	1.0
Brunswick MSA	\$19.19	\$998	\$39,920	2.6	\$70,400	\$1,760	\$21,120	\$528	13,440	30%	\$14.68	\$763	1.3
Butts County HMFA	\$21.04	\$1,094	\$43,760	2.9	\$73,400	\$1,835	\$22,020	\$551	2,370	28%	\$15.94	\$829	1.3
Chattanooga MSA	\$20.52	\$1,067	\$42,680	2.8	\$90,700	\$2,268	\$27,210	\$680	14,988	26%	\$14.28	\$742	1.4
Columbus HMFA	\$18.17	\$945	\$37,800	2.5	\$71,500	\$1,788	\$21,450	\$536	44,350	46%	\$20.05	\$1,043	0.9
Dalton HMFA	\$16.58	\$862	\$34,480	2.3	\$76,100	\$1,903	\$22,830	\$571	11,848	34%	\$18.87	\$981	0.9
Gainesville MSA	\$23.08	\$1,200	\$48,000	3.2	\$87,400	\$2,185	\$26,220	\$656	20,293	30%	\$20.10	\$1,045	1.1
Haralson County HMFA	\$17.56	\$913	\$36,520	2.4	\$78,700	\$1,968	\$23,610	\$590	3,426	30%	\$18.79	\$977	0.9
Hinesville HMFA	\$20.62	\$1,072	\$42,880	2.8	\$57,900	\$1,448	\$17,370	\$434	11,815	52%	\$18.61	\$968	1.1
Lamar County HMFA	\$18.27	\$950	\$38,000	2.5	\$83,400	\$2,085	\$25,020	\$626	1,792	26%	\$12.46	\$648	1.5
Lincoln County HMFA	\$15.19	\$790	\$31,600	2.1	\$60,100	\$1,503	\$18,030	\$451	792	27%	\$9.91	\$515	1.5
Long County HMFA	\$15.65	\$814	\$32,560	2.2	\$69,600	\$1,740	\$20,880	\$522	2,014	38%	\$9.68	\$504	1.6
Macon-Bibb County HMFA	\$18.63	\$969	\$38,760	2.6	\$75,400	\$1,885	\$22,620	\$566	30,908	40%	\$16.99	\$884	1.1
Meriwether County HMFA	\$17.88	\$930	\$37,200	2.5	\$64,500	\$1,613	\$19,350	\$484	2,465	31%	\$12.43	\$646	1.4
Monroe County HMFA	\$16.52	\$859	\$34,360	2.3	\$94,000	\$2,350	\$28,200	\$705	1,768	17%	\$12.35	\$642	1.3

† Wage data not available (See Appendix B).

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

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	FY23 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Morgan County HMFA	\$20.73	\$1,078	\$43,120	2.9	\$95,900	\$2,398	\$28,770	\$719	1,783	25%	\$19.98	\$1,039	1.0
Murray County HMFA	\$15.54	\$808	\$32,320	2.1	\$70,000	\$1,750	\$21,000	\$525	3,837	27%	\$14.61	\$760	1.1
Peach County HMFA	\$16.96	\$882	\$35,280	2.3	\$73,400	\$1,835	\$22,020	\$551	3,535	35%	\$11.94	\$621	1.4
Rome MSA	\$18.50	\$962	\$38,480	2.6	\$80,700	\$2,018	\$24,210	\$605	13,370	37%	\$15.83	\$823	1.2
Savannah MSA	\$24.15	\$1,256	\$50,240	3.3	\$91,500	\$2,288	\$27,450	\$686	59,548	39%	\$18.80	\$978	1.3
Stewart County HMFA	\$14.85	\$772	\$30,880	2.0	\$49,700	\$1,243	\$14,910	\$373	529	32%	\$15.29	\$795	1.0
Talbot County HMFA	\$14.85	\$772	\$30,880	2.0	\$58,200	\$1,455	\$17,460	\$437	503	20%	\$15.22	\$792	1.0
Valdosta MSA	\$17.21	\$895	\$35,800	2.4	\$65,900	\$1,648	\$19,770	\$494	23,065	43%	\$12.35	\$642	1.4
Warner Robins HMFA	\$20.29	\$1,055	\$42,200	2.8	\$88,900	\$2,223	\$26,670	\$667	20,187	34%	\$14.02	\$729	1.4
<u>Counties</u>													
Appling County	\$14.85	\$772	\$30,880	2.0	\$57,600	\$1,440	\$17,280	\$432	1,792	27%	\$18.53	\$964	0.8
Atkinson County	\$14.85	\$772	\$30,880	2.0	\$52,200	\$1,305	\$15,660	\$392	906	31%	\$17.51	\$911	0.8
Bacon County	\$14.85	\$772	\$30,880	2.0	\$56,600	\$1,415	\$16,980	\$425	1,048	27%	\$12.45	\$648	1.2
Baker County	\$14.85	\$772	\$30,880	2.0	\$56,300	\$1,408	\$16,890	\$422	405	34%	\$11.14	\$579	1.3
Baldwin County	\$15.62	\$812	\$32,480	2.2	\$76,600	\$1,915	\$22,980	\$575	5,979	37%	\$10.82	\$562	1.4
Banks County	\$15.60	\$811	\$32,440	2.2	\$78,000	\$1,950	\$23,400	\$585	1,593	25%	\$11.06	\$575	1.4
Barrow County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	6,044	22%	\$16.27	\$846	1.8
Bartow County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	11,104	29%	\$16.90	\$879	1.8
Ben Hill County	\$14.85	\$772	\$30,880	2.0	\$45,500	\$1,138	\$13,650	\$341	2,810	41%	\$16.48	\$857	0.9
Berrien County	\$14.85	\$772	\$30,880	2.0	\$63,100	\$1,578	\$18,930	\$473	2,074	31%	\$13.38	\$696	1.1
Bibb County	\$18.63	\$969	\$38,760	2.6	\$75,400	\$1,885	\$22,620	\$566	27,673	47%	\$17.35	\$902	1.1
Bleckley County	\$14.85	\$772	\$30,880	2.0	\$58,900	\$1,473	\$17,670	\$442	1,162	27%	\$9.54	\$496	1.6
Brantley County	\$19.19	\$998	\$39,920	2.6	\$70,400	\$1,760	\$21,120	\$528	1,441	22%	\$18.07	\$940	1.1

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	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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Brooks County	\$17.21	\$895	\$35,800	2.4	\$65,900	\$1,648	\$19,770	\$494	1,840	31%	\$12.91	\$671	1.3
Bryan County	\$24.15	\$1,256	\$50,240	3.3	\$91,500	\$2,288	\$27,450	\$686	4,029	27%	\$14.33	\$745	1.7
Bulloch County	\$17.06	\$887	\$35,480	2.4	\$75,000	\$1,875	\$22,500	\$563	13,555	47%	\$13.83	\$719	1.2
Burke County	\$19.56	\$1,017	\$40,680	2.7	\$78,000	\$1,950	\$23,400	\$585	2,339	27%	\$47.03	\$2,445	0.4
Butts County	\$21.04	\$1,094	\$43,760	2.9	\$73,400	\$1,835	\$22,020	\$551	2,370	28%	\$15.94	\$829	1.3
Calhoun County	\$14.85	\$772	\$30,880	2.0	\$54,100	\$1,353	\$16,230	\$406	464	32%	\$13.71	\$713	1.1
Camden County	\$18.69	\$972	\$38,880	2.6	\$79,200	\$1,980	\$23,760	\$594	7,362	37%	\$15.00	\$780	1.2
Candler County	\$14.85	\$772	\$30,880	2.0	\$53,000	\$1,325	\$15,900	\$398	1,672	41%	\$8.41	\$437	1.8
Carroll County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	13,362	31%	\$15.83	\$823	1.9
Catoosa County	\$20.52	\$1,067	\$42,680	2.8	\$90,700	\$2,268	\$27,210	\$680	6,712	26%	\$13.35	\$694	1.5
Charlton County	\$14.85	\$772	\$30,880	2.0	\$61,100	\$1,528	\$18,330	\$458	1,049	26%	\$9.12	\$474	1.6
Chatham County	\$24.15	\$1,256	\$50,240	3.3	\$91,500	\$2,288	\$27,450	\$686	50,229	44%	\$19.22	\$999	1.3
Chattahoochee County	\$18.17	\$945	\$37,800	2.5	\$71,500	\$1,788	\$21,450	\$536	1,825	76%	\$26.38	\$1,372	0.7
Chattooga County	\$14.85	\$772	\$30,880	2.0	\$52,200	\$1,305	\$15,660	\$392	2,960	32%	\$13.17	\$685	1.1
Cherokee County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	22,057	23%	\$14.91	\$775	2.0
Clarke County	\$19.13	\$995	\$39,800	2.6	\$100,100	\$2,503	\$30,030	\$751	30,697	59%	\$19.31	\$1,004	1.0
Clay County	\$14.85	\$772	\$30,880	2.0	\$40,800	\$1,020	\$12,240	\$306	347	27%	\$10.38	\$540	1.4
Clayton County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	49,596	48%	\$27.48	\$1,429	1.1
Clinch County	\$14.85	\$772	\$30,880	2.0	\$61,100	\$1,528	\$18,330	\$458	669	28%	\$9.90	\$515	1.5
Cobb County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	97,035	34%	\$25.29	\$1,315	1.2
Coffee County	\$14.85	\$772	\$30,880	2.0	\$60,200	\$1,505	\$18,060	\$452	5,276	35%	\$13.17	\$685	1.1
Colquitt County	\$14.85	\$772	\$30,880	2.0	\$59,000	\$1,475	\$17,700	\$443	5,740	35%	\$13.84	\$720	1.1
Columbia County	\$19.56	\$1,017	\$40,680	2.7	\$78,000	\$1,950	\$23,400	\$585	9,591	20%	\$15.71	\$817	1.2
Cook County	\$14.85	\$772	\$30,880	2.0	\$57,400	\$1,435	\$17,220	\$431	2,155	36%	\$13.21	\$687	1.1
Coweta County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	12,955	24%	\$14.35	\$746	2.1
Crawford County	\$18.63	\$969	\$38,760	2.6	\$75,400	\$1,885	\$22,620	\$566	961	22%	\$16.95	\$881	1.1

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	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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Crisp County	\$15.17	\$789	\$31,560	2.1	\$60,600	\$1,515	\$18,180	\$455	3,432	45%	\$12.61	\$656	1.2
Dade County	\$20.52	\$1,067	\$42,680	2.8	\$90,700	\$2,268	\$27,210	\$680	1,708	28%	\$17.63	\$917	1.2
Dawson County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	2,018	21%	\$12.12	\$630	2.5
Decatur County	\$14.85	\$772	\$30,880	2.0	\$58,700	\$1,468	\$17,610	\$440	3,910	38%	\$18.12	\$942	0.8
DeKalb County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	123,583	43%	\$24.51	\$1,275	1.2
Dodge County	\$14.85	\$772	\$30,880	2.0	\$58,500	\$1,463	\$17,550	\$439	2,094	32%	\$12.11	\$630	1.2
Dooly County	\$14.85	\$772	\$30,880	2.0	\$69,000	\$1,725	\$20,700	\$518	1,066	27%	\$15.82	\$823	0.9
Dougherty County	\$16.92	\$880	\$35,200	2.3	\$72,000	\$1,800	\$21,600	\$540	18,604	54%	\$17.89	\$930	0.9
Douglas County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	17,180	34%	\$16.80	\$873	1.8
Early County	\$14.85	\$772	\$30,880	2.0	\$56,400	\$1,410	\$16,920	\$423	1,259	31%	\$18.41	\$957	0.8
Echols County	\$17.21	\$895	\$35,800	2.4	\$65,900	\$1,648	\$19,770	\$494	381	29%	\$9.16	\$476	1.9
Effingham County	\$24.15	\$1,256	\$50,240	3.3	\$91,500	\$2,288	\$27,450	\$686	5,290	24%	\$15.43	\$802	1.6
Elbert County	\$15.13	\$787	\$31,480	2.1	\$55,400	\$1,385	\$16,620	\$416	2,291	29%	\$15.46	\$804	1.0
Emanuel County	\$14.85	\$772	\$30,880	2.0	\$56,900	\$1,423	\$17,070	\$427	3,284	40%	\$16.02	\$833	0.9
Evans County	\$14.85	\$772	\$30,880	2.0	\$61,100	\$1,528	\$18,330	\$458	1,458	38%	\$13.98	\$727	1.1
Fannin County	\$15.15	\$788	\$31,520	2.1	\$65,700	\$1,643	\$19,710	\$493	2,479	22%	\$13.68	\$711	1.1
Fayette County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	8,044	19%	\$17.36	\$903	1.7
Floyd County	\$18.50	\$962	\$38,480	2.6	\$80,700	\$2,018	\$24,210	\$605	13,370	37%	\$15.83	\$823	1.2
Forsyth County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	12,864	16%	\$16.14	\$839	1.9
Franklin County	\$14.85	\$772	\$30,880	2.0	\$66,300	\$1,658	\$19,890	\$497	2,404	29%	\$15.58	\$810	1.0
Fulton County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	207,382	47%	\$32.21	\$1,675	0.9
Gilmer County	\$16.54	\$860	\$34,400	2.3	\$79,500	\$1,988	\$23,850	\$596	3,184	25%	\$10.17	\$529	1.6
Glacock County	\$14.85	\$772	\$30,880	2.0	\$80,000	\$2,000	\$24,000	\$600	295	28%	\$12.24	\$636	1.2
Glynn County	\$19.19	\$998	\$39,920	2.6	\$70,400	\$1,760	\$21,120	\$528	11,122	33%	\$14.60	\$759	1.3
Gordon County	\$15.19	\$790	\$31,600	2.1	\$66,100	\$1,653	\$19,830	\$496	6,380	32%	\$17.55	\$913	0.9
Grady County	\$15.44	\$803	\$32,120	2.1	\$67,900	\$1,698	\$20,370	\$509	3,384	35%	\$13.93	\$724	1.1

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	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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Greene County	\$15.75	\$819	\$32,760	2.2	\$90,100	\$2,253	\$27,030	\$676	1,603	22%	\$16.01	\$833	1.0
Gwinnett County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	103,712	33%	\$21.98	\$1,143	1.4
Habersham County	\$14.85	\$772	\$30,880	2.0	\$77,900	\$1,948	\$23,370	\$584	3,355	22%	\$14.91	\$775	1.0
Hall County	\$23.08	\$1,200	\$48,000	3.2	\$87,400	\$2,185	\$26,220	\$656	20,293	30%	\$20.10	\$1,045	1.1
Hancock County	\$14.85	\$772	\$30,880	2.0	\$60,400	\$1,510	\$18,120	\$453	735	26%	\$11.20	\$583	1.3
Haralson County	\$17.56	\$913	\$36,520	2.4	\$78,700	\$1,968	\$23,610	\$590	3,426	30%	\$18.79	\$977	0.9
Harris County	\$18.17	\$945	\$37,800	2.5	\$71,500	\$1,788	\$21,450	\$536	1,399	11%	\$13.97	\$726	1.3
Hart County	\$16.85	\$876	\$35,040	2.3	\$75,700	\$1,893	\$22,710	\$568	2,671	26%	\$12.21	\$635	1.4
Heard County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	1,281	30%	\$18.15	\$944	1.6
Henry County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	22,894	28%	\$16.44	\$855	1.8
Houston County	\$20.29	\$1,055	\$42,200	2.8	\$88,900	\$2,223	\$26,670	\$667	20,187	34%	\$14.02	\$729	1.4
Irwin County	\$14.85	\$772	\$30,880	2.0	\$70,900	\$1,773	\$21,270	\$532	984	27%	\$13.33	\$693	1.1
Jackson County	\$17.48	\$909	\$36,360	2.4	\$89,500	\$2,238	\$26,850	\$671	5,196	21%	\$12.95	\$673	1.3
Jasper County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	1,060	20%	\$17.75	\$923	1.7
Jeff Davis County	\$14.85	\$772	\$30,880	2.0	\$56,200	\$1,405	\$16,860	\$422	1,613	31%	\$14.33	\$745	1.0
Jefferson County	\$14.85	\$772	\$30,880	2.0	\$62,100	\$1,553	\$18,630	\$466	1,975	35%	\$17.69	\$920	0.8
Jenkins County	\$14.85	\$772	\$30,880	2.0	\$48,700	\$1,218	\$14,610	\$365	672	20%	\$14.68	\$763	1.0
Johnson County	\$14.85	\$772	\$30,880	2.0	\$61,300	\$1,533	\$18,390	\$460	852	27%	\$9.52	\$495	1.6
Jones County	\$18.63	\$969	\$38,760	2.6	\$75,400	\$1,885	\$22,620	\$566	1,930	18%	\$9.95	\$518	1.9
Lamar County	\$18.27	\$950	\$38,000	2.5	\$83,400	\$2,085	\$25,020	\$626	1,792	26%	\$12.46	\$648	1.5
Lanier County	\$17.21	\$895	\$35,800	2.4	\$65,900	\$1,648	\$19,770	\$494	1,240	35%	\$14.52	\$755	1.2
Laurens County	\$14.85	\$772	\$30,880	2.0	\$58,300	\$1,458	\$17,490	\$437	6,136	35%	\$15.73	\$818	0.9
Lee County	\$16.92	\$880	\$35,200	2.3	\$72,000	\$1,800	\$21,600	\$540	2,797	24%	\$18.24	\$948	0.9
Liberty County	\$20.62	\$1,072	\$42,880	2.8	\$57,900	\$1,448	\$17,370	\$434	11,815	52%	\$18.61	\$968	1.1
Lincoln County	\$15.19	\$790	\$31,600	2.1	\$60,100	\$1,503	\$18,030	\$451	792	27%	\$9.91	\$515	1.5
Long County	\$15.65	\$814	\$32,560	2.2	\$69,600	\$1,740	\$20,880	\$522	2,014	38%	\$9.68	\$504	1.6

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	FY23 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lowndes County	\$17.21	\$895	\$35,800	2.4	\$65,900	\$1,648	\$19,770	\$494	19,604	46%	\$12.31	\$640	1.4
Lumpkin County	\$18.94	\$985	\$39,400	2.6	\$84,300	\$2,108	\$25,290	\$632	2,635	24%	\$13.13	\$683	1.4
McDuffie County	\$19.56	\$1,017	\$40,680	2.7	\$78,000	\$1,950	\$23,400	\$585	2,469	30%	\$13.03	\$678	1.5
McIntosh County	\$19.19	\$998	\$39,920	2.6	\$70,400	\$1,760	\$21,120	\$528	877	19%	\$11.34	\$590	1.7
Macon County	\$14.85	\$772	\$30,880	2.0	\$54,100	\$1,353	\$16,230	\$406	1,586	41%	\$18.43	\$958	0.8
Madison County	\$19.13	\$995	\$39,800	2.6	\$100,100	\$2,503	\$30,030	\$751	2,935	28%	\$12.71	\$661	1.5
Marion County	\$18.17	\$945	\$37,800	2.5	\$71,500	\$1,788	\$21,450	\$536	715	24%	\$8.93	\$464	2.0
Meriwether County	\$17.88	\$930	\$37,200	2.5	\$64,500	\$1,613	\$19,350	\$484	2,465	31%	\$12.43	\$646	1.4
Miller County	\$14.85	\$772	\$30,880	2.0	\$70,100	\$1,753	\$21,030	\$526	856	34%	\$12.67	\$659	1.2
Mitchell County	\$14.85	\$772	\$30,880	2.0	\$52,100	\$1,303	\$15,630	\$391	2,996	38%	\$16.19	\$842	0.9
Monroe County	\$16.52	\$859	\$34,360	2.3	\$94,000	\$2,350	\$28,200	\$705	1,768	17%	\$12.35	\$642	1.3
Montgomery County	\$14.85	\$772	\$30,880	2.0	\$68,700	\$1,718	\$20,610	\$515	713	25%	\$7.95	\$413	1.9
Morgan County	\$20.73	\$1,078	\$43,120	2.9	\$95,900	\$2,398	\$28,770	\$719	1,783	25%	\$19.98	\$1,039	1.0
Murray County	\$15.54	\$808	\$32,320	2.1	\$70,000	\$1,750	\$21,000	\$525	3,837	27%	\$14.61	\$760	1.1
Muscogee County	\$18.17	\$945	\$37,800	2.5	\$71,500	\$1,788	\$21,450	\$536	40,411	51%	\$20.31	\$1,056	0.9
Newton County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	10,753	27%	\$14.41	\$749	2.1
Oconee County	\$19.13	\$995	\$39,800	2.6	\$100,100	\$2,503	\$30,030	\$751	2,289	16%	\$12.42	\$646	1.5
Oglethorpe County	\$19.13	\$995	\$39,800	2.6	\$100,100	\$2,503	\$30,030	\$751	1,135	22%	\$10.45	\$543	1.8
Paulding County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	11,679	21%	\$16.89	\$878	1.8
Peach County	\$16.96	\$882	\$35,280	2.3	\$73,400	\$1,835	\$22,020	\$551	3,535	35%	\$11.94	\$621	1.4
Pickens County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	2,502	20%	\$16.02	\$833	1.9
Pierce County	\$15.75	\$819	\$32,760	2.2	\$67,200	\$1,680	\$20,160	\$504	1,751	24%	\$15.22	\$791	1.0
Pike County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	956	15%	\$10.85	\$564	2.8
Polk County	\$15.88	\$826	\$33,040	2.2	\$68,600	\$1,715	\$20,580	\$515	5,606	36%	\$14.43	\$750	1.1
Pulaski County	\$14.85	\$772	\$30,880	2.0	\$73,600	\$1,840	\$22,080	\$552	975	32%	\$16.26	\$846	0.9
Putnam County	\$17.62	\$916	\$36,640	2.4	\$80,800	\$2,020	\$24,240	\$606	2,062	22%	\$13.47	\$700	1.3

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	FY23 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Quitman County	\$14.85	\$772	\$30,880	2.0	\$56,800	\$1,420	\$17,040	\$426	216	23%	\$20.25	\$1,053	0.7
Rabun County	\$16.35	\$850	\$34,000	2.3	\$68,100	\$1,703	\$20,430	\$511	1,517	23%	\$10.55	\$549	1.5
Randolph County	\$14.85	\$772	\$30,880	2.0	\$41,600	\$1,040	\$12,480	\$312	1,157	48%	\$14.66	\$763	1.0
Richmond County	\$19.56	\$1,017	\$40,680	2.7	\$78,000	\$1,950	\$23,400	\$585	35,804	49%	\$17.07	\$888	1.1
Rockdale County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	11,242	34%	\$21.81	\$1,134	1.4
Schley County	\$14.85	\$772	\$30,880	2.0	\$70,300	\$1,758	\$21,090	\$527	459	29%	\$14.86	\$773	1.0
Screven County	\$14.85	\$772	\$30,880	2.0	\$72,900	\$1,823	\$21,870	\$547	1,192	25%	\$13.90	\$723	1.1
Seminole County	\$15.83	\$823	\$32,920	2.2	\$62,000	\$1,550	\$18,600	\$465	974	28%	\$17.70	\$920	0.9
Spalding County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	9,322	36%	\$13.96	\$726	2.1
Stephens County	\$15.81	\$822	\$32,880	2.2	\$73,800	\$1,845	\$22,140	\$554	2,677	27%	\$13.73	\$714	1.2
Stewart County	\$14.85	\$772	\$30,880	2.0	\$49,700	\$1,243	\$14,910	\$373	529	32%	\$15.29	\$795	1.0
Sumter County	\$15.67	\$815	\$32,600	2.2	\$57,300	\$1,433	\$17,190	\$430	4,409	41%	\$17.15	\$892	0.9
Talbot County	\$14.85	\$772	\$30,880	2.0	\$58,200	\$1,455	\$17,460	\$437	503	20%	\$15.22	\$792	1.0
Taliaferro County †	\$14.85	\$772	\$30,880	2.0	\$47,600	\$1,190	\$14,280	\$357	151	25%			
Tattnall County	\$14.85	\$772	\$30,880	2.0	\$68,200	\$1,705	\$20,460	\$512	2,365	31%	\$16.35	\$850	0.9
Taylor County	\$14.85	\$772	\$30,880	2.0	\$51,900	\$1,298	\$15,570	\$389	1,245	40%	\$11.85	\$616	1.3
Telfair County	\$14.85	\$772	\$30,880	2.0	\$59,900	\$1,498	\$17,970	\$449	915	30%	\$9.39	\$488	1.6
Terrell County	\$16.92	\$880	\$35,200	2.3	\$72,000	\$1,800	\$21,600	\$540	1,354	40%	\$14.84	\$772	1.1
Thomas County	\$18.13	\$943	\$37,720	2.5	\$78,800	\$1,970	\$23,640	\$591	6,543	37%	\$17.93	\$932	1.0
Tift County	\$14.85	\$772	\$30,880	2.0	\$65,200	\$1,630	\$19,560	\$489	5,893	39%	\$12.83	\$667	1.2
Toombs County	\$14.85	\$772	\$30,880	2.0	\$63,900	\$1,598	\$19,170	\$479	3,632	37%	\$14.49	\$753	1.0
Towns County	\$15.40	\$801	\$32,040	2.1	\$71,100	\$1,778	\$21,330	\$533	1,136	21%	\$12.67	\$659	1.2
Treutlen County	\$14.85	\$772	\$30,880	2.0	\$64,300	\$1,608	\$19,290	\$482	796	36%	\$14.17	\$737	1.0
Troup County	\$17.92	\$932	\$37,280	2.5	\$69,800	\$1,745	\$20,940	\$524	10,447	41%	\$15.73	\$818	1.1
Turner County	\$14.85	\$772	\$30,880	2.0	\$54,600	\$1,365	\$16,380	\$410	1,085	33%	\$16.71	\$869	0.9
Twiggs County	\$18.63	\$969	\$38,760	2.6	\$75,400	\$1,885	\$22,620	\$566	344	12%	\$12.77	\$664	1.5

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	FY23 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 (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Union County	\$14.85	\$772	\$30,880	2.0	\$75,100	\$1,878	\$22,530	\$563	1,963	19%	\$12.15	\$632	1.2
Upson County	\$14.85	\$772	\$30,880	2.0	\$64,300	\$1,608	\$19,290	\$482	3,624	35%	\$11.77	\$612	1.3
Walker County	\$20.52	\$1,067	\$42,680	2.8	\$90,700	\$2,268	\$27,210	\$680	6,568	26%	\$14.35	\$746	1.4
Walton County	\$29.87	\$1,553	\$62,120	4.1	\$103,500	\$2,588	\$31,050	\$776	8,082	24%	\$14.98	\$779	2.0
Ware County	\$15.67	\$815	\$32,600	2.2	\$56,500	\$1,413	\$16,950	\$424	4,694	37%	\$13.70	\$713	1.1
Warren County	\$14.85	\$772	\$30,880	2.0	\$50,600	\$1,265	\$15,180	\$380	643	34%	\$11.58	\$602	1.3
Washington County	\$14.85	\$772	\$30,880	2.0	\$57,300	\$1,433	\$17,190	\$430	2,415	34%	\$16.85	\$876	0.9
Wayne County	\$14.85	\$772	\$30,880	2.0	\$66,500	\$1,663	\$19,950	\$499	4,214	39%	\$17.22	\$895	0.9
Webster County	\$14.85	\$772	\$30,880	2.0	\$69,100	\$1,728	\$20,730	\$518	150	16%	\$21.89	\$1,138	0.7
Wheeler County	\$16.77	\$872	\$34,880	2.3	\$60,300	\$1,508	\$18,090	\$452	454	30%	\$13.98	\$727	1.2
White County	\$16.88	\$878	\$35,120	2.3	\$86,100	\$2,153	\$25,830	\$646	2,305	22%	\$10.43	\$543	1.6
Whitfield County	\$16.58	\$862	\$34,480	2.3	\$76,100	\$1,903	\$22,830	\$571	11,848	34%	\$18.87	\$981	0.9
Wilcox County	\$14.85	\$772	\$30,880	2.0	\$62,000	\$1,550	\$18,600	\$465	632	26%	\$9.93	\$516	1.5
Wilkes County	\$15.33	\$797	\$31,880	2.1	\$63,700	\$1,593	\$19,110	\$478	1,371	34%	\$14.05	\$731	1.1
Wilkinson County	\$14.85	\$772	\$30,880	2.0	\$58,000	\$1,450	\$17,400	\$435	709	22%	\$17.28	\$899	0.9
Worth County	\$16.92	\$880	\$35,200	2.3	\$72,000	\$1,800	\$21,600	\$540	2,258	29%	\$14.65	\$762	1.2

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