

GEORGIA

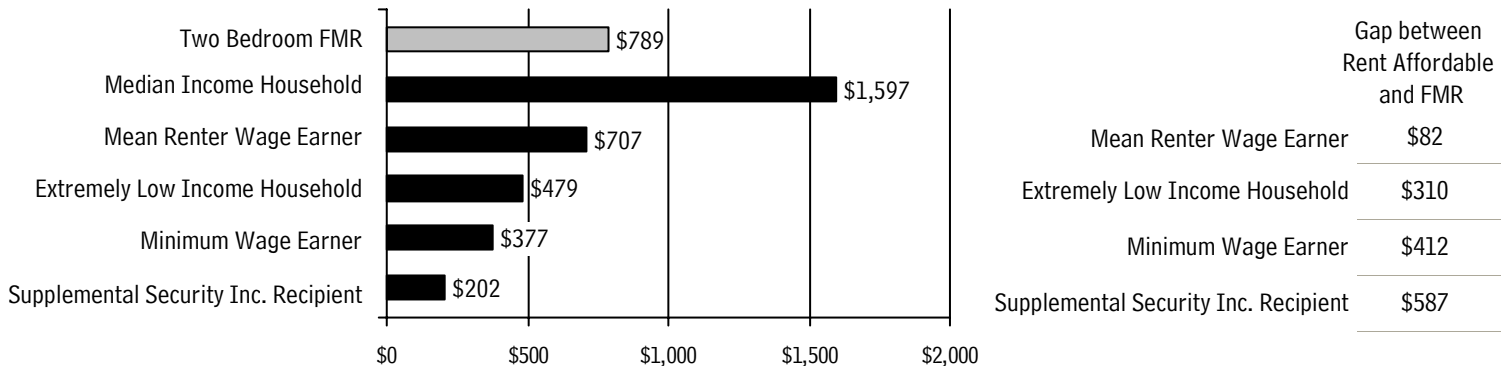
In Georgia, the Fair Market Rent (FMR) for a two-bedroom apartment is \$789. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,631 monthly or \$31,567 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$15.18

In Georgia, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 84 hours per week, 52 weeks per year. Or a household must include 2.1 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Georgia, the estimated mean (average) wage for a renter is \$13.60. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 45 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.1 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

MONTHLY RENT AFFORDABLE TO SELECTED INCOME LEVELS COMPARED WITH TWO-BEDROOM FMR



GEORGIA	FY10 HOUSING WAGE		HOUSING COSTS			ESTIMATED AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2010) ⁵	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
GEORGIA	\$15.18	29%	\$789	\$31,567	2.1	\$63,885	\$1,597	\$19,165	\$479	977,076	33%	\$13.60	\$707	1.1
COMBINED NONMETRO AREAS	\$11.33	43%	\$589	\$23,571	1.6	\$48,072	\$1,202	\$14,422	\$361	168,450	27%	\$8.94	\$465	1.3
<u>METROPOLITAN AREAS</u>														
ALBANY MSA	\$12.42	39%	\$646	\$25,840	1.7	\$51,600	\$1,290	\$15,480	\$387	21,944	38%	\$10.17	\$529	1.2
ATHENS-CLARKE COUNTY MSA	\$14.81	38%	\$770	\$30,800	2.0	\$59,000	\$1,475	\$17,700	\$443	27,573	43%	\$10.46	\$544	1.4
ATLANTA-SANDY SPRINGS-MARIETTA HMFA	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	\$22,290	\$557	509,021	33%	\$15.79	\$821	1.1
AUGUSTA-RICHMOND COUNTY MSA	\$12.48	33%	\$649	\$25,960	1.7	\$56,700	\$1,418	\$17,010	\$425	40,863	34%	\$11.12	\$578	1.1
BRUNSWICK MSA	\$12.00	38%	\$624	\$24,960	1.7	\$54,700	\$1,368	\$16,410	\$410	10,795	29%	\$9.64	\$501	1.2
BUTTS COUNTY HMFA	\$12.58	35%	\$654	\$26,160	1.7	\$58,300	\$1,458	\$17,490	\$437	1,510	23%	\$8.89	\$462	1.4
CHATTANOOGA MSA	\$12.87	31%	\$669	\$26,760	1.8	\$58,900	\$1,473	\$17,670	\$442	11,227	23%	\$8.95	\$465	1.4
COLUMBUS MSA	\$12.75	39%	\$663	\$26,520	1.8	\$52,100	\$1,303	\$15,630	\$391	34,370	41%	\$12.03	\$626	1.1
DALTON HMFA	\$12.19	38%	\$634	\$25,360	1.7	\$52,500	\$1,313	\$15,750	\$394	9,523	32%	\$12.03	\$626	1.0
GAINESVILLE MSA	\$16.75	38%	\$871	\$34,840	2.3	\$62,200	\$1,555	\$18,660	\$467	13,700	29%	\$12.86	\$669	1.3
HARALSON COUNTY HMFA	\$10.54	45%	\$548	\$21,920	1.5	\$50,800	\$1,270	\$15,240	\$381	2,440	25%	\$9.64	\$502	1.1
HINESVILLE-FORT STEWART HMFA	\$12.13	39%	\$631	\$25,240	1.7	\$46,200	\$1,155	\$13,860	\$347	9,559	49%	\$12.30	\$640	1.0
LAMAR COUNTY HMFA	\$11.46	35%	\$596	\$23,840	1.6	\$55,300	\$1,383	\$16,590	\$415	1,576	28%	\$8.38	\$436	1.4
LONG COUNTY HMFA	\$10.81	38%	\$562	\$22,480	1.5	\$40,900	\$1,023	\$12,270	\$307	1,208	34%	\$9.86	\$512	1.1
MACON MSA	\$12.58	39%	\$654	\$26,160	1.7	\$57,600	\$1,440	\$17,280	\$432	27,154	35%	\$10.06	\$523	1.3
MERIWETHER COUNTY HMFA	\$11.25	35%	\$585	\$23,400	1.6	\$49,100	\$1,228	\$14,730	\$368	2,139	26%	\$7.31	\$380	1.5
MONROE COUNTY HMFA	\$12.12	33%	\$630	\$25,200	1.7	\$66,600	\$1,665	\$19,980	\$500	1,590	21%	\$9.04	\$470	1.3
MURRAY COUNTY HMFA	\$11.42	38%	\$594	\$23,760	1.6	\$52,100	\$1,303	\$15,630	\$391	3,493	26%	\$10.84	\$564	1.1
ROME MSA	\$12.60	38%	\$655	\$26,200	1.7	\$54,500	\$1,363	\$16,350	\$409	11,288	33%	\$11.65	\$606	1.1
SAVANNAH MSA	\$15.67	38%	\$815	\$32,600	2.2	\$62,000	\$1,550	\$18,600	\$465	39,634	36%	\$11.52	\$599	1.4
VALDOSTA MSA	\$12.35	38%	\$642	\$25,680	1.7	\$51,300	\$1,283	\$15,390	\$385	15,134	35%	\$9.16	\$476	1.3
WARNER ROBINS MSA	\$13.71	38%	\$713	\$28,520	1.9	\$67,600	\$1,690	\$20,280	\$507	12,885	31%	\$10.36	\$538	1.3
<u>COUNTIES</u>														
APPLING COUNTY	\$10.54	42%	\$548	\$21,920	1.5	\$45,500	\$1,138	\$13,650	\$341	1,384	21%	\$9.37	\$487	1.1
ATKINSON COUNTY	\$10.54	53%	\$548	\$21,920	1.5	\$41,800	\$1,045	\$12,540	\$314	702	26%	\$9.41	\$489	1.1
BACON COUNTY	\$10.54	53%	\$548	\$21,920	1.5	\$42,400	\$1,060	\$12,720	\$318	963	25%	\$6.31	\$328	1.7
BAKER COUNTY	\$12.42	39%	\$646	\$25,840	1.7	\$51,600	\$1,290	\$15,480	\$387	339	22%	\$10.37	\$539	1.2
BALDWIN COUNTY	\$12.29	39%	\$639	\$25,560	1.7	\$55,400	\$1,385	\$16,620	\$416	4,953	34%	\$8.95	\$466	1.4
BANKS COUNTY	\$10.94	38%	\$569	\$22,760	1.5	\$55,400	\$1,385	\$16,620	\$416	1,017	19%	\$8.29	\$431	1.3
BARROW COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	\$22,290	\$557	4,001	24%	\$9.95	\$517	1.8
BARTOW COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	\$22,290	\$557	6,732	25%	\$11.93	\$621	1.5
BEN HILL COUNTY	\$10.65	39%	\$554	\$22,160	1.5	\$42,900	\$1,073	\$12,870	\$322	2,225	33%	\$7.52	\$391	1.4
BERRIEN COUNTY	\$10.54	45%	\$548	\$21,920	1.5	\$45,100	\$1,128	\$13,530	\$338	1,528	24%	\$8.40	\$437	1.3
BIBB COUNTY	\$12.58	39%	\$654	\$26,160	1.7	\$57,600	\$1,440	\$17,280	\$432	24,581	41%	\$10.11	\$526	1.2

† Wage data not available (See Appendix A).

1: FMR = Fiscal Year 2010 Fair Market Rent (HUD, 2010; revised as of March 11). 2: AMI = NLIHC Estimated 2010 AMI (See Appendix A).

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

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments. 5: Based on 2008 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000 and projected to April 1, 2010.

GEORGIA

	FY10 HOUSING WAGE		HOUSING COSTS			ESTIMATED AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2010) ⁵	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
BLECKLEY COUNTY	\$10.54	47%	\$548	\$21,920	1.5	\$52,100	\$1,303	15,630	\$391	1,044	24%	\$9.08	\$472	1.2
BRANTLEY COUNTY	\$12.00	38%	\$624	\$24,960	1.7	\$54,700	\$1,368	16,410	\$410	713	13%	\$8.50	\$442	1.4
BROOKS COUNTY	\$12.35	38%	\$642	\$25,680	1.7	\$51,300	\$1,283	15,390	\$385	1,424	23%	\$7.75	\$403	1.6
BRYAN COUNTY	\$15.67	38%	\$815	\$32,600	2.2	\$62,000	\$1,550	18,600	\$465	1,777	22%	\$8.33	\$433	1.9
BULLOCH COUNTY	\$11.90	38%	\$619	\$24,760	1.6	\$56,200	\$1,405	16,860	\$422	8,690	42%	\$6.97	\$362	1.7
BURKE COUNTY	\$12.48	33%	\$649	\$25,960	1.7	\$56,700	\$1,418	17,010	\$425	1,904	24%	\$10.31	\$536	1.2
BUTTS COUNTY	\$12.58	35%	\$654	\$26,160	1.7	\$58,300	\$1,458	17,490	\$437	1,510	23%	\$8.89	\$462	1.4
CALHOUN COUNTY	\$10.54	57%	\$548	\$21,920	1.5	\$40,400	\$1,010	12,120	\$303	558	28%	\$7.35	\$382	1.4
CAMDEN COUNTY	\$13.10	38%	\$681	\$27,240	1.8	\$58,500	\$1,463	17,550	\$439	5,406	37%	\$10.81	\$562	1.2
CANDLER COUNTY	\$10.54	42%	\$548	\$21,920	1.5	\$39,000	\$975	11,700	\$293	905	27%	\$6.71	\$349	1.6
CARROLL COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	9,309	29%	\$10.06	\$523	1.7
CATOOSA COUNTY	\$12.87	31%	\$669	\$26,760	1.8	\$58,900	\$1,473	17,670	\$442	4,688	23%	\$8.16	\$424	1.6
CHARLTON COUNTY	\$10.54	53%	\$548	\$21,920	1.5	\$42,600	\$1,065	12,780	\$320	645	19%	\$7.11	\$370	1.5
CHATHAM COUNTY	\$15.67	38%	\$815	\$32,600	2.2	\$62,000	\$1,550	18,600	\$465	35,577	40%	\$11.77	\$612	1.3
CHATTAHOOCHEE COUNTY	\$12.75	39%	\$663	\$26,520	1.8	\$52,100	\$1,303	15,630	\$391	2,113	72%	\$17.49	\$910	0.7
CHATTOGA COUNTY	\$10.54	43%	\$548	\$21,920	1.5	\$47,100	\$1,178	14,130	\$353	2,357	25%	\$9.81	\$510	1.1
CHEROKEE COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	7,992	16%	\$9.80	\$510	1.8
CLARKE COUNTY	\$14.81	38%	\$770	\$30,800	2.0	\$59,000	\$1,475	17,700	\$443	22,990	58%	\$10.80	\$562	1.4
CLAY COUNTY	\$10.54	57%	\$548	\$21,920	1.5	\$34,900	\$873	10,470	\$262	347	26%	\$8.40	\$437	1.3
CLAYTON COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	32,398	39%	\$15.83	\$823	1.1
CLINCH COUNTY	\$10.54	53%	\$548	\$21,920	1.5	\$41,400	\$1,035	12,420	\$311	694	28%	\$7.47	\$388	1.4
COBB COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	72,412	32%	\$16.24	\$844	1.1
COFFEE COUNTY	\$10.54	49%	\$548	\$21,920	1.5	\$46,100	\$1,153	13,830	\$346	3,419	26%	\$9.61	\$500	1.1
COLQUITT COUNTY	\$10.54	45%	\$548	\$21,920	1.5	\$45,200	\$1,130	13,560	\$339	5,162	33%	\$7.14	\$372	1.5
COLUMBIA COUNTY	\$12.48	33%	\$649	\$25,960	1.7	\$56,700	\$1,418	17,010	\$425	5,576	18%	\$9.52	\$495	1.3
COOK COUNTY	\$10.54	54%	\$548	\$21,920	1.5	\$41,100	\$1,028	12,330	\$308	1,474	25%	\$8.59	\$446	1.2
COWETA COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	6,909	22%	\$8.50	\$442	2.1
CRAWFORD COUNTY	\$12.58	39%	\$654	\$26,160	1.7	\$57,600	\$1,440	17,280	\$432	680	15%	\$7.69	\$400	1.6
CRISP COUNTY	\$10.54	49%	\$548	\$21,920	1.5	\$42,200	\$1,055	12,660	\$317	3,295	40%	\$6.88	\$358	1.5
DADE COUNTY	\$12.87	31%	\$669	\$26,760	1.8	\$58,900	\$1,473	17,670	\$442	1,115	20%	\$9.69	\$504	1.3
DAWSON COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	1,128	19%	\$9.52	\$495	1.8
DECATUR COUNTY	\$11.98	38%	\$623	\$24,920	1.7	\$42,500	\$1,063	12,750	\$319	2,855	28%	\$8.07	\$420	1.5
DEKALB COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	103,518	42%	\$16.61	\$864	1.1
DODGE COUNTY	\$10.54	66%	\$548	\$21,920	1.5	\$44,900	\$1,123	13,470	\$337	1,847	26%	\$7.04	\$366	1.5
DOOLY COUNTY	\$10.54	43%	\$548	\$21,920	1.5	\$45,200	\$1,130	13,560	\$339	1,119	29%	\$7.19	\$374	1.5
DOUGHERTY COUNTY	\$12.42	39%	\$646	\$25,840	1.7	\$51,600	\$1,290	15,480	\$387	16,540	47%	\$10.62	\$552	1.2
DOUGLAS COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	8,267	25%	\$10.09	\$524	1.7
EARLY COUNTY	\$10.54	57%	\$548	\$21,920	1.5	\$39,800	\$995	11,940	\$299	1,294	28%	\$10.15	\$528	1.0
ECHOLS COUNTY	\$12.35	38%	\$642	\$25,680	1.7	\$51,300	\$1,283	15,390	\$385	307	24%	\$7.44	\$387	1.7
EFFINGHAM COUNTY	\$15.67	38%	\$815	\$32,600	2.2	\$62,000	\$1,550	18,600	\$465	2,280	17%	\$9.46	\$492	1.7
ELBERT COUNTY	\$10.54	41%	\$548	\$21,920	1.5	\$44,200	\$1,105	13,260	\$332	1,928	24%	\$7.98	\$415	1.3

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4: The federal standard for extremely low income households. Does not include HUD-specific adjustments. 5: Based on 2008 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000 and projected to April 1, 2010.

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	FY10 HOUSING WAGE		HOUSING COSTS			ESTIMATED AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2010) ⁵	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
EMANUEL COUNTY	\$10.54	57%	\$548	\$21,920	1.5	\$39,600	\$990	11,880	\$297	2,318	29%	\$6.09	\$317	1.7
EVANS COUNTY	\$10.54	42%	\$548	\$21,920	1.5	\$39,600	\$990	11,880	\$297	1,079	29%	\$8.12	\$422	1.3
FANNIN COUNTY	\$11.00	38%	\$572	\$22,880	1.5	\$44,900	\$1,123	13,470	\$337	1,456	17%	\$8.06	\$419	1.4
FAYETTE COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	4,239	13%	\$10.36	\$539	1.7
FLOYD COUNTY	\$12.60	38%	\$655	\$26,200	1.7	\$54,500	\$1,363	16,350	\$409	11,288	33%	\$11.65	\$606	1.1
FORSYTH COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	4,129	12%	\$11.01	\$572	1.6
FRANKLIN COUNTY	\$10.94	38%	\$569	\$22,760	1.5	\$47,000	\$1,175	14,100	\$353	1,631	21%	\$8.85	\$460	1.2
FULTON COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	154,131	48%	\$19.29	\$1,003	0.9
GILMER COUNTY	\$12.46	38%	\$648	\$25,920	1.7	\$49,600	\$1,240	14,880	\$372	1,991	22%	\$9.58	\$498	1.3
GLASCOCK COUNTY	\$10.54	51%	\$548	\$21,920	1.5	\$46,800	\$1,170	14,040	\$351	199	20%	\$7.15	\$372	1.5
GLYNN COUNTY	\$12.00	38%	\$624	\$24,960	1.7	\$54,700	\$1,368	16,410	\$410	9,390	35%	\$9.79	\$509	1.2
GORDON COUNTY	\$13.37	39%	\$695	\$27,800	1.8	\$54,500	\$1,363	16,350	\$409	4,572	28%	\$11.20	\$583	1.2
GRADY COUNTY	\$10.54	60%	\$548	\$21,920	1.5	\$44,300	\$1,108	13,290	\$332	2,348	27%	\$7.65	\$398	1.4
GREENE COUNTY	\$10.54	41%	\$548	\$21,920	1.5	\$51,100	\$1,278	15,330	\$383	1,301	24%	\$8.85	\$460	1.2
GWINNETT COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	55,752	28%	\$14.70	\$764	1.2
HABERSHAM COUNTY	\$12.52	38%	\$651	\$26,040	1.7	\$52,800	\$1,320	15,840	\$396	3,152	24%	\$9.93	\$516	1.3
HALL COUNTY	\$16.75	38%	\$871	\$34,840	2.3	\$62,200	\$1,555	18,660	\$467	13,700	29%	\$12.86	\$669	1.3
HANCOCK COUNTY	\$10.54	41%	\$548	\$21,920	1.5	\$35,000	\$875	10,500	\$263	762	24%	\$5.69	\$296	1.9
HARALSON COUNTY	\$10.54	45%	\$548	\$21,920	1.5	\$50,800	\$1,270	15,240	\$381	2,440	25%	\$9.64	\$502	1.1
HARRIS COUNTY	\$12.75	39%	\$663	\$26,520	1.8	\$52,100	\$1,303	15,630	\$391	1,226	14%	\$6.63	\$345	1.9
HART COUNTY	\$10.54	40%	\$548	\$21,920	1.5	\$51,600	\$1,290	15,480	\$387	1,745	19%	\$8.63	\$449	1.2
HEARD COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	919	23%	\$16.97	\$883	1.0
HENRY COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	6,101	15%	\$9.76	\$507	1.8
HOUSTON COUNTY	\$13.71	38%	\$713	\$28,520	1.9	\$67,600	\$1,690	20,280	\$507	12,885	31%	\$10.36	\$538	1.3
IRWIN COUNTY	\$10.54	43%	\$548	\$21,920	1.5	\$45,400	\$1,135	13,620	\$341	846	23%	\$7.69	\$400	1.4
JACKSON COUNTY	\$13.12	38%	\$682	\$27,280	1.8	\$58,300	\$1,458	17,490	\$437	3,774	25%	\$10.18	\$529	1.3
JASPER COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	872	21%	\$8.96	\$466	2.0
JEFF DAVIS COUNTY	\$10.54	42%	\$548	\$21,920	1.5	\$40,200	\$1,005	12,060	\$302	1,093	23%	\$9.71	\$505	1.1
JEFFERSON COUNTY	\$10.54	51%	\$548	\$21,920	1.5	\$40,500	\$1,013	12,150	\$304	1,765	28%	\$8.93	\$464	1.2
JENKINS COUNTY	\$10.54	51%	\$548	\$21,920	1.5	\$38,200	\$955	11,460	\$287	855	27%	\$7.49	\$389	1.4
JOHNSON COUNTY	\$10.85	38%	\$564	\$22,560	1.5	\$37,700	\$943	11,310	\$283	632	20%	\$5.89	\$307	1.8
JONES COUNTY	\$12.58	39%	\$654	\$26,160	1.7	\$57,600	\$1,440	17,280	\$432	1,229	14%	\$8.37	\$435	1.5
LAMAR COUNTY	\$11.46	35%	\$596	\$23,840	1.6	\$55,300	\$1,383	16,590	\$415	1,576	28%	\$8.38	\$436	1.4
LANIER COUNTY	\$12.35	38%	\$642	\$25,680	1.7	\$51,300	\$1,283	15,390	\$385	614	24%	\$8.78	\$457	1.4
LAURENS COUNTY	\$10.54	42%	\$548	\$21,920	1.5	\$49,400	\$1,235	14,820	\$371	4,908	29%	\$8.40	\$437	1.3
LEE COUNTY	\$12.42	39%	\$646	\$25,840	1.7	\$51,600	\$1,290	15,480	\$387	1,786	22%	\$8.98	\$467	1.4
LIBERTY COUNTY	\$12.13	39%	\$631	\$25,240	1.7	\$46,200	\$1,155	13,860	\$347	9,559	49%	\$12.30	\$640	1.0
LINCOLN COUNTY	\$10.54	41%	\$548	\$21,920	1.5	\$46,900	\$1,173	14,070	\$352	593	18%	\$10.07	\$524	1.0
LONG COUNTY	\$10.81	38%	\$562	\$22,480	1.5	\$40,900	\$1,023	12,270	\$307	1,208	34%	\$9.86	\$512	1.1
LOWNDES COUNTY	\$12.35	38%	\$642	\$25,680	1.7	\$51,300	\$1,283	15,390	\$385	12,789	39%	\$9.26	\$481	1.3
LUMPKIN COUNTY	\$14.27	38%	\$742	\$29,680	2.0	\$60,100	\$1,503	18,030	\$451	2,084	28%	\$9.39	\$488	1.5

† Wage data not available (See Appendix A).

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

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments. 5: Based on 2008 BLS data, adjusted using the ratio of renter to overall household income reported in Census 2000 and projected to April 1, 2010.

GEORGIA

	FY10 HOUSING WAGE		HOUSING COSTS			ESTIMATED AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2010) ⁵	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
MACON COUNTY	\$10.54	43%	\$548	\$21,920	1.5	\$38,300	\$958	11,490	\$287	1,295	27%	\$10.29	\$535	1.0
MADISON COUNTY	\$14.81	38%	\$770	\$30,800	2.0	\$59,000	\$1,475	17,700	\$443	1,943	20%	\$8.66	\$450	1.7
MARION COUNTY	\$12.75	39%	\$663	\$26,520	1.8	\$52,100	\$1,303	15,630	\$391	584	22%	\$4.77	\$248	2.7
McDUFFIE COUNTY	\$12.48	33%	\$649	\$25,960	1.7	\$56,700	\$1,418	17,010	\$425	2,282	29%	\$8.25	\$429	1.5
McINTOSH COUNTY	\$12.00	38%	\$624	\$24,960	1.7	\$54,700	\$1,368	16,410	\$410	692	16%	\$7.48	\$389	1.6
MERIWETHER COUNTY	\$11.25	35%	\$585	\$23,400	1.6	\$49,100	\$1,228	14,730	\$368	2,139	26%	\$7.31	\$380	1.5
MILLER COUNTY	\$10.54	38%	\$548	\$21,920	1.5	\$41,200	\$1,030	12,360	\$309	574	23%	\$6.72	\$349	1.6
MITCHELL COUNTY	\$10.54	43%	\$548	\$21,920	1.5	\$40,400	\$1,010	12,120	\$303	2,260	28%	\$6.96	\$362	1.5
MONROE COUNTY	\$12.12	33%	\$630	\$25,200	1.7	\$66,600	\$1,665	19,980	\$500	1,590	21%	\$9.04	\$470	1.3
MONTGOMERY COUNTY	\$10.54	59%	\$548	\$21,920	1.5	\$50,100	\$1,253	15,030	\$376	637	22%	\$8.55	\$444	1.2
MORGAN COUNTY	\$11.71	38%	\$609	\$24,360	1.6	\$59,800	\$1,495	17,940	\$449	1,243	22%	\$9.07	\$472	1.3
MURRAY COUNTY	\$11.42	38%	\$594	\$23,760	1.6	\$52,100	\$1,303	15,630	\$391	3,493	26%	\$10.84	\$564	1.1
MUSCOGEE COUNTY	\$12.75	39%	\$663	\$26,520	1.8	\$52,100	\$1,303	15,630	\$391	30,447	44%	\$12.23	\$636	1.0
NEWTON COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	4,898	22%	\$10.69	\$556	1.6
OCONEE COUNTY	\$14.81	38%	\$770	\$30,800	2.0	\$59,000	\$1,475	17,700	\$443	1,791	20%	\$9.33	\$485	1.6
OGLETHORPE COUNTY	\$14.81	38%	\$770	\$30,800	2.0	\$59,000	\$1,475	17,700	\$443	849	18%	\$7.35	\$382	2.0
PAULDING COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	3,706	13%	\$8.61	\$448	2.0
PEACH COUNTY	\$11.56	38%	\$601	\$24,040	1.6	\$54,200	\$1,355	16,260	\$407	2,667	32%	\$8.53	\$444	1.4
PICKENS COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	1,606	18%	\$8.89	\$462	2.0
PIERCE COUNTY	\$10.54	53%	\$548	\$21,920	1.5	\$46,000	\$1,150	13,800	\$345	1,150	19%	\$7.38	\$384	1.4
PIKE COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	878	18%	\$9.24	\$480	1.9
POLK COUNTY	\$11.75	38%	\$611	\$24,440	1.6	\$48,400	\$1,210	14,520	\$363	4,020	29%	\$9.68	\$503	1.2
PULASKI COUNTY	\$10.54	59%	\$548	\$21,920	1.5	\$50,300	\$1,258	15,090	\$377	897	26%	\$8.66	\$451	1.2
PUTNAM COUNTY	\$10.54	59%	\$548	\$21,920	1.5	\$56,400	\$1,410	16,920	\$423	1,519	21%	\$7.78	\$405	1.4
QUITMAN COUNTY	\$10.54	57%	\$548	\$21,920	1.5	\$39,600	\$990	11,880	\$297	205	20%	\$10.20	\$530	1.0
RABUN COUNTY	\$12.48	38%	\$649	\$25,960	1.7	\$51,400	\$1,285	15,420	\$386	1,292	21%	\$9.49	\$493	1.3
RANDOLPH COUNTY	\$10.54	57%	\$548	\$21,920	1.5	\$39,200	\$980	11,760	\$294	908	31%	\$8.10	\$421	1.3
RICHMOND COUNTY	\$12.48	33%	\$649	\$25,960	1.7	\$56,700	\$1,418	17,010	\$425	31,101	42%	\$11.92	\$620	1.0
ROCKDALE COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	6,129	25%	\$12.62	\$656	1.4
SCHLEY COUNTY	\$10.54	43%	\$548	\$21,920	1.5	\$45,700	\$1,143	13,710	\$343	340	24%	\$8.40	\$437	1.3
SCREVEN COUNTY	\$10.54	51%	\$548	\$21,920	1.5	\$45,300	\$1,133	13,590	\$340	1,290	22%	\$6.64	\$345	1.6
SEMINOLE COUNTY	\$10.54	38%	\$548	\$21,920	1.5	\$42,500	\$1,063	12,750	\$319	686	19%	\$8.74	\$455	1.2
SPALDING COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	7,996	37%	\$10.13	\$527	1.7
STEPHENS COUNTY	\$10.85	38%	\$564	\$22,560	1.5	\$46,000	\$1,150	13,800	\$345	2,714	27%	\$10.84	\$564	1.0
STEWART COUNTY	\$10.54	57%	\$548	\$21,920	1.5	\$38,000	\$950	11,400	\$285	551	27%	\$8.13	\$423	1.3
SUMTER COUNTY	\$11.38	39%	\$592	\$23,680	1.6	\$44,600	\$1,115	13,380	\$335	4,338	36%	\$7.89	\$410	1.4
TALBOT COUNTY	\$12.21	38%	\$635	\$25,400	1.7	\$45,000	\$1,125	13,500	\$338	438	17%	\$7.76	\$404	1.6
TALIAFERRO COUNTY †	\$10.54	41%	\$548	\$21,920	1.5	\$34,900	\$873	10,470	\$262	199	23%			
TATTNALL COUNTY	\$10.54	76%	\$548	\$21,920	1.5	\$46,200	\$1,155	13,860	\$347	2,084	30%	\$8.55	\$445	1.2
TAYLOR COUNTY	\$10.54	43%	\$548	\$21,920	1.5	\$38,200	\$955	11,460	\$287	761	23%	\$6.78	\$352	1.6
TELFAIR COUNTY	\$10.54	59%	\$548	\$21,920	1.5	\$42,400	\$1,060	12,720	\$318	899	22%	\$5.48	\$285	1.9

† Wage data not available (See Appendix A).

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	FY10 HOUSING WAGE		HOUSING COSTS			ESTIMATED AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage ⁵ (2010)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
TERRELL COUNTY	\$12.42	39%	\$646	\$25,840	1.7	\$51,600	\$1,290	15,480	\$387	1,349	34%	\$7.62	\$396	1.6
THOMAS COUNTY	\$11.65	39%	\$606	\$24,240	1.6	\$53,900	\$1,348	16,170	\$404	4,900	30%	\$10.83	\$563	1.1
TIFT COUNTY	\$11.04	39%	\$574	\$22,960	1.5	\$50,700	\$1,268	15,210	\$380	4,559	33%	\$9.18	\$477	1.2
TOOMBS COUNTY	\$10.54	57%	\$548	\$21,920	1.5	\$43,500	\$1,088	13,050	\$326	3,407	34%	\$9.84	\$512	1.1
TOWNS COUNTY	\$12.48	38%	\$649	\$25,960	1.7	\$48,600	\$1,215	14,580	\$365	591	15%	\$9.07	\$472	1.4
TREUTLEN COUNTY	\$10.54	59%	\$548	\$21,920	1.5	\$42,200	\$1,055	12,660	\$317	635	25%	\$4.69	\$244	2.2
TROUP COUNTY	\$12.81	38%	\$666	\$26,640	1.8	\$50,400	\$1,260	15,120	\$378	7,788	36%	\$11.38	\$592	1.1
TURNER COUNTY	\$10.54	43%	\$548	\$21,920	1.5	\$41,000	\$1,025	12,300	\$308	982	29%	\$6.32	\$329	1.7
TWIGGS COUNTY	\$12.58	39%	\$654	\$26,160	1.7	\$57,600	\$1,440	17,280	\$432	664	17%	\$13.75	\$715	0.9
UNION COUNTY	\$12.48	38%	\$649	\$25,960	1.7	\$52,100	\$1,303	15,630	\$391	1,268	18%	\$8.06	\$419	1.5
UPSON COUNTY	\$11.44	38%	\$595	\$23,800	1.6	\$48,200	\$1,205	14,460	\$362	3,226	30%	\$8.69	\$452	1.3
WALKER COUNTY	\$12.87	31%	\$669	\$26,760	1.8	\$58,900	\$1,473	17,670	\$442	5,424	23%	\$9.68	\$503	1.3
WALTON COUNTY	\$17.54	23%	\$912	\$36,480	2.4	\$74,300	\$1,858	22,290	\$557	4,999	23%	\$8.98	\$467	2.0
WARE COUNTY	\$10.54	38%	\$548	\$21,920	1.5	\$44,600	\$1,115	13,380	\$335	4,003	30%	\$9.13	\$475	1.2
WARREN COUNTY	\$10.54	41%	\$548	\$21,920	1.5	\$42,800	\$1,070	12,840	\$321	564	23%	\$5.80	\$301	1.8
WASHINGTON COUNTY	\$10.54	51%	\$548	\$21,920	1.5	\$47,400	\$1,185	14,220	\$356	1,929	26%	\$8.10	\$421	1.3
WAYNE COUNTY	\$10.54	47%	\$548	\$21,920	1.5	\$50,400	\$1,260	15,120	\$378	2,195	24%	\$9.80	\$510	1.1
WEBSTER COUNTY	\$10.54	43%	\$548	\$21,920	1.5	\$41,200	\$1,030	12,360	\$309	169	19%	\$10.25	\$533	1.0
WHEELER COUNTY	\$10.54	59%	\$548	\$21,920	1.5	\$38,300	\$958	11,490	\$287	455	23%	\$7.85	\$408	1.3
WHITE COUNTY	\$12.79	38%	\$665	\$26,600	1.8	\$52,600	\$1,315	15,780	\$395	1,601	21%	\$8.04	\$418	1.6
WHITFIELD COUNTY	\$12.19	38%	\$634	\$25,360	1.7	\$52,500	\$1,313	15,750	\$394	9,523	32%	\$12.03	\$626	1.0
WILCOX COUNTY	\$10.54	59%	\$548	\$21,920	1.5	\$45,600	\$1,140	13,680	\$342	561	20%	\$7.44	\$387	1.4
WILKES COUNTY	\$10.54	41%	\$548	\$21,920	1.5	\$46,900	\$1,173	14,070	\$352	1,056	24%	\$6.85	\$356	1.5
WILKINSON COUNTY	\$10.85	38%	\$564	\$22,560	1.5	\$51,200	\$1,280	15,360	\$384	679	18%	\$10.87	\$565	1.0
WORTH COUNTY	\$12.42	39%	\$646	\$25,840	1.7	\$51,600	\$1,290	15,480	\$387	1,930	24%	\$6.66	\$346	1.9

† Wage data not available (See Appendix A).

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