

# SOUTH CAROLINA

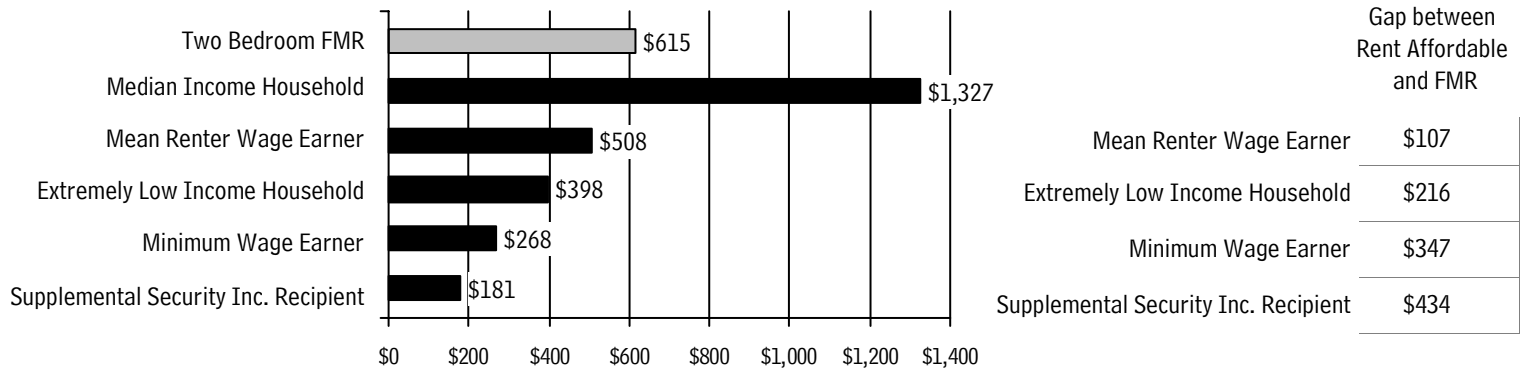
In South Carolina, the Fair Market Rent (FMR) for a two-bedroom apartment is \$615. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,048 monthly or \$24,580 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$11.82**

In South Carolina, a minimum wage worker earns an hourly wage of \$5.15. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 92 hours per week, 52 weeks per year. Or a household must include 2.3 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In South Carolina, the estimated mean (average) wage for a renter is \$9.77. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 48 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 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**



## SOUTH CAROLINA

	<b>HOUSING WAGE</b> Hourly wage necessary to afford 2 BR FMR	<b>HOUSING COSTS</b>			<b>AREA MEDIAN INCOME (AMI)</b>				<b>RENTER HOUSEHOLDS</b>				Full-time jobs at mean renter wage needed to afford 2 BR FMR
		Two bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2005) <sup>5</sup>	Rent affordable at mean wage	
<b>SOUTH CAROLINA</b>	<b>\$11.82</b>	\$615	\$24,580	2.3	\$53,083	\$1,327	\$15,925	\$398	426,235	28%	\$9.77	\$508	1.2

## METROPOLITAN AREAS

<b>ANDERSON, SC MSA</b>	<b>\$10.62</b>	\$552	\$22,080	2.1	\$52,700	\$1,318	\$15,810	\$395	15,582	24%	\$7.95	\$413	1.3
<b>AUGUSTA-RICHMOND COUNTY, GA-SC MSA</b>	<b>\$11.25</b>	\$585	\$23,400	2.2	\$52,200	\$1,305	\$15,660	\$392	15,153	24%	\$10.90	\$567	1.0
<b>CHARLESTON-NORTH CHARLESTON, SC MSA</b>	<b>\$13.27</b>	\$690	\$27,600	2.6	\$56,400	\$1,410	\$16,920	\$423	69,597	33%	\$10.57	\$549	1.3
<b>CHARLOTTE-GASTONIA-CONCORD, NC-SC HMFA</b>	<b>\$13.60</b>	\$707	\$28,280	2.6	\$64,400	\$1,610	\$19,320	\$483	16,406	27%	\$10.25	\$533	1.3
<b>COLUMBIA, SC HMFA</b>	<b>\$12.63</b>	\$657	\$26,280	2.5	\$58,900	\$1,473	\$17,670	\$442	69,595	31%	\$10.01	\$521	1.3
<b>DARLINGTON COUNTY, SC HMFA</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$45,100	\$1,128	\$13,530	\$338	5,944	23%	\$9.89	\$514	1.0
<b>FLORENCE, SC HMFA</b>	<b>\$9.69</b>	\$504	\$20,160	1.9	\$48,000	\$1,200	\$14,400	\$360	12,744	27%	\$8.82	\$459	1.1
<b>GREENVILLE, SC HMFA</b>	<b>\$11.98</b>	\$623	\$24,920	2.3	\$56,500	\$1,413	\$16,950	\$424	58,566	31%	\$10.59	\$551	1.1
<b>KERSHAW COUNTY, SC HMFA</b>	<b>\$10.00</b>	\$520	\$20,800	1.9	\$53,700	\$1,343	\$16,110	\$403	3,634	18%	\$8.57	\$446	1.2
<b>LAURENS COUNTY, SC HMFA</b>	<b>\$10.23</b>	\$532	\$21,280	2.0	\$47,300	\$1,183	\$14,190	\$355	5,935	23%	\$8.39	\$436	1.2
<b>MYRTLE BEACH-CONWAY-NORTH MYRTLE BEACH, SC MSA</b>	<b>\$13.69</b>	\$712	\$28,480	2.7	\$51,300	\$1,283	\$15,390	\$385	22,101	27%	\$8.94	\$465	1.5
<b>SPARTANBURG, SC MSA</b>	<b>\$11.15</b>	\$580	\$23,200	2.2	\$54,200	\$1,355	\$16,260	\$407	27,381	28%	\$10.85	\$564	1.0
<b>SUMTER, SC MSA</b>	<b>\$9.96</b>	\$518	\$20,720	1.9	\$46,600	\$1,165	\$13,980	\$350	11,521	31%	\$8.70	\$452	1.1

## COMBINED NONMETRO AREAS

<b>SOUTH CAROLINA</b>	<b>\$10.57</b>	\$550	\$21,983	2.1	\$46,826	\$1,171	\$14,048	\$351	92,076	24%	\$8.58	\$446	1.2
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## COUNTIES

<b>ABBEVILLE COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$46,400	\$1,160	\$13,920	\$348	1,985	20%	\$7.64	\$397	1.3
<b>AIKEN COUNTY</b>	<b>\$11.25</b>	\$585	\$23,400	2.2	\$52,200	\$1,305	\$15,660	\$392	13,530	24%	\$11.41	\$593	1.0
<b>ALLENDALE COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$32,800	\$820	\$9,840	\$246	1,076	27%	\$8.78	\$456	1.1
<b>ANDERSON COUNTY</b>	<b>\$10.62</b>	\$552	\$22,080	2.1	\$52,700	\$1,318	\$15,810	\$395	15,582	24%	\$7.95	\$413	1.3
<b>BAMBERG COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$34,500	\$863	\$10,350	\$259	1,543	25%	\$6.31	\$328	1.5
<b>BARNWELL COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$40,100	\$1,003	\$12,030	\$301	2,210	24%	\$7.55	\$392	1.3
<b>BEAUFORT COUNTY</b>	<b>\$15.44</b>	\$803	\$32,120	3.0	\$63,000	\$1,575	\$18,900	\$473	12,169	27%	\$9.92	\$516	1.6
<b>BERKELEY COUNTY</b>	<b>\$13.27</b>	\$690	\$27,600	2.6	\$56,400	\$1,410	\$16,920	\$423	12,880	26%	\$12.18	\$634	1.1
<b>CALHOUN COUNTY</b>	<b>\$12.63</b>	\$657	\$26,280	2.5	\$58,900	\$1,473	\$17,670	\$442	930	16%	\$9.89	\$515	1.3
<b>CHARLESTON COUNTY</b>	<b>\$13.27</b>	\$690	\$27,600	2.6	\$56,400	\$1,410	\$16,920	\$423	48,035	39%	\$10.43	\$543	1.3
<b>CHEROKEE COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$46,900	\$1,173	\$14,070	\$352	5,354	26%	\$9.16	\$476	1.1
<b>CHESTER COUNTY</b>	<b>\$9.92</b>	\$516	\$20,640	1.9	\$45,600	\$1,140	\$13,680	\$342	2,790	22%	\$9.54	\$496	1.0
<b>CHESTERFIELD COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$43,200	\$1,080	\$12,960	\$324	3,939	24%	\$7.95	\$413	1.2
<b>CLARENDON COUNTY</b>	<b>\$10.08</b>	\$524	\$20,960	2.0	\$41,000	\$1,025	\$12,300	\$308	2,473	21%	\$6.10	\$317	1.7
<b>COLLETON COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$40,600	\$1,015	\$12,180	\$305	2,858	20%	\$7.89	\$410	1.2
<b>DARLINGTON COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$45,100	\$1,128	\$13,530	\$338	5,944	23%	\$9.89	\$514	1.0
<b>DILLON COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$39,400	\$985	\$11,820	\$296	3,137	28%	\$5.63	\$293	1.7
<b>DORCHESTER COUNTY</b>	<b>\$13.27</b>	\$690	\$27,600	2.6	\$56,400	\$1,410	\$16,920	\$423	8,682	25%	\$9.56	\$497	1.4

1: FMR = Fair Market Rent (HUD, 2006; final as of October 1).

2: AMI = Area Median Income (HUD, 2006).

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

4: Annual income of 30% of AMI or less is the federal standard for extremely low income households. Does not include HUD-specific adjustments.

5: Estimated mean renter wage is based on BLS data and adjusted using the ratio of renter to overall household income reported in Census 2000.

**SOUTH CAROLINA**

	<b>HOUSING WAGE</b> Hourly wage necessary to afford 2 BR FMR	<b>HOUSING COSTS</b>			<b>AREA MEDIAN INCOME (AMI)</b>				<b>RENTER HOUSEHOLDS</b>				Full-time jobs at mean renter wage needed to afford 2 BR FMR
		Two bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable <sup>3</sup> at AMI	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2005) <sup>5</sup>	Rent affordable at mean wage	
<b>EDGEFIELD COUNTY</b>	<b>\$11.25</b>	\$585	\$23,400	2.2	\$52,200	\$1,305	\$15,660	\$392	1,623	20%	\$5.66	\$294	2.0
<b>FAIRFIELD COUNTY</b>	<b>\$12.63</b>	\$657	\$26,280	2.5	\$58,900	\$1,473	\$17,670	\$442	1,975	23%	\$10.15	\$528	1.2
<b>FLORENCE COUNTY</b>	<b>\$9.69</b>	\$504	\$20,160	1.9	\$48,000	\$1,200	\$14,400	\$360	12,744	27%	\$8.82	\$459	1.1
<b>GEORGETOWN COUNTY</b>	<b>\$11.38</b>	\$592	\$23,680	2.2	\$49,700	\$1,243	\$14,910	\$373	4,053	19%	\$8.44	\$439	1.3
<b>GREENVILLE COUNTY</b>	<b>\$11.98</b>	\$623	\$24,920	2.3	\$56,500	\$1,413	\$16,950	\$424	47,585	32%	\$11.06	\$575	1.1
<b>GREENWOOD COUNTY</b>	<b>\$10.15</b>	\$528	\$21,120	2.0	\$50,200	\$1,255	\$15,060	\$377	7,904	31%	\$9.20	\$478	1.1
<b>HAMPTON COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$41,600	\$1,040	\$12,480	\$312	1,627	22%	\$9.42	\$490	1.0
<b>HORRY COUNTY</b>	<b>\$13.69</b>	\$712	\$28,480	2.7	\$51,300	\$1,283	\$15,390	\$385	22,101	27%	\$8.94	\$465	1.5
<b>JASPER COUNTY</b>	<b>\$10.69</b>	\$556	\$22,240	2.1	\$44,800	\$1,120	\$13,440	\$336	1,566	22%	\$9.67	\$503	1.1
<b>KERSHAW COUNTY</b>	<b>\$10.00</b>	\$520	\$20,800	1.9	\$53,700	\$1,343	\$16,110	\$403	3,634	18%	\$8.57	\$446	1.2
<b>LANCASTER COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$48,900	\$1,223	\$14,670	\$367	5,743	25%	\$10.49	\$545	0.9
<b>LAURENS COUNTY</b>	<b>\$10.23</b>	\$532	\$21,280	2.0	\$47,300	\$1,183	\$14,190	\$355	5,935	23%	\$8.39	\$436	1.2
<b>LEE COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$40,900	\$1,023	\$12,270	\$307	1,424	21%	\$6.15	\$320	1.6
<b>LEXINGTON COUNTY</b>	<b>\$12.63</b>	\$657	\$26,280	2.5	\$58,900	\$1,473	\$17,670	\$442	18,966	23%	\$9.08	\$472	1.4
<b>MARION COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$39,500	\$988	\$11,850	\$296	3,539	27%	\$7.12	\$370	1.4
<b>MARLBORO COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$38,300	\$958	\$11,490	\$287	3,055	29%	\$8.18	\$425	1.2
<b>MCCORMICK COUNTY</b>	<b>\$9.73</b>	\$506	\$20,240	1.9	\$46,400	\$1,160	\$13,920	\$348	674	19%	\$5.30	\$276	1.8
<b>NEWBERRY COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$48,600	\$1,215	\$14,580	\$365	3,267	23%	\$7.15	\$372	1.3
<b>OCONEE COUNTY</b>	<b>\$9.69</b>	\$504	\$20,160	1.9	\$51,300	\$1,283	\$15,390	\$385	5,903	22%	\$9.30	\$484	1.0
<b>ORANGEBURG COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$43,300	\$1,083	\$12,990	\$325	8,312	24%	\$8.00	\$416	1.2
<b>PICKENS COUNTY</b>	<b>\$11.98</b>	\$623	\$24,920	2.3	\$56,500	\$1,413	\$16,950	\$424	10,981	27%	\$7.03	\$365	1.7
<b>RICHLAND COUNTY</b>	<b>\$12.63</b>	\$657	\$26,280	2.5	\$58,900	\$1,473	\$17,670	\$442	46,342	39%	\$10.53	\$548	1.2
<b>SALUDA COUNTY</b>	<b>\$12.63</b>	\$657	\$26,280	2.5	\$58,900	\$1,473	\$17,670	\$442	1,382	19%	\$6.93	\$360	1.8
<b>SPARTANBURG COUNTY</b>	<b>\$11.15</b>	\$580	\$23,200	2.2	\$54,200	\$1,355	\$16,260	\$407	27,381	28%	\$10.85	\$564	1.0
<b>SUMTER COUNTY</b>	<b>\$9.96</b>	\$518	\$20,720	1.9	\$46,600	\$1,165	\$13,980	\$350	11,521	31%	\$8.70	\$452	1.1
<b>UNION COUNTY</b>	<b>\$9.62</b>	\$500	\$20,000	1.9	\$44,800	\$1,120	\$13,440	\$336	2,822	23%	\$6.86	\$356	1.4
<b>WILLIAMSBURG COUNTY</b>	<b>\$10.08</b>	\$524	\$20,960	2.0	\$36,500	\$913	\$10,950	\$274	2,653	19%	\$6.04	\$314	1.7
<b>YORK COUNTY</b>	<b>\$13.60</b>	\$707	\$28,280	2.6	\$64,400	\$1,610	\$19,320	\$483	16,406	27%	\$10.25	\$533	1.3

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