

SOUTH CAROLINA

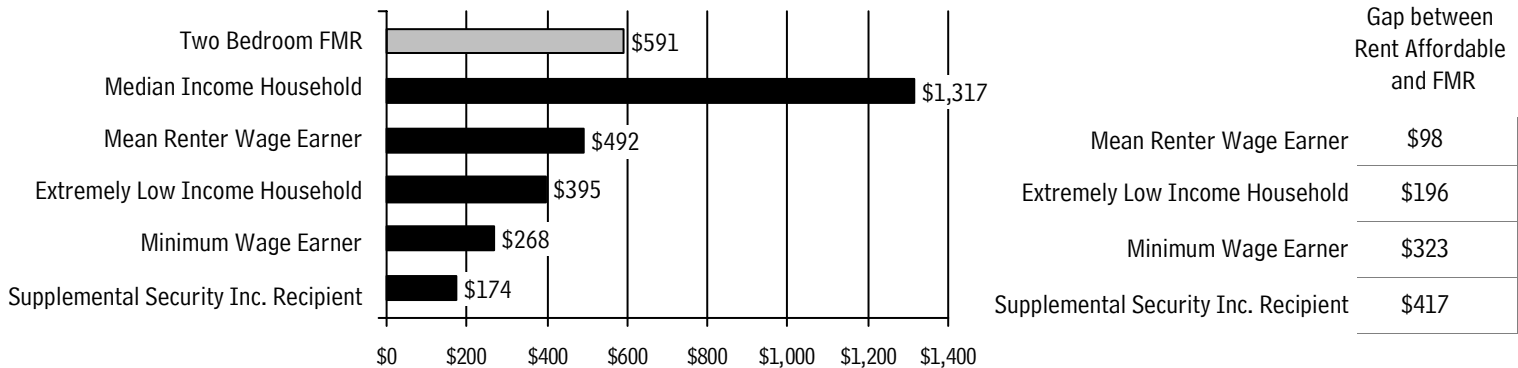
In South Carolina, the Fair Market Rent (FMR) for a two-bedroom apartment is \$591. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$1,969 monthly or \$23,633 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$11.36

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 88 hours per week, 52 weeks per year. Or a household must include 2.2 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 \$9.47. 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

	HOUSING WAGE Hourly wage necessary to afford 2 BR FMR	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
		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 (2004) ⁵	Rent affordable at mean wage	
SOUTH CAROLINA	\$11.36	\$591	\$23,633	2.2	\$52,685	\$1,317	\$15,805	\$395	426,235	28%	\$9.47	\$492	1.2

METROPOLITAN AREAS

ANDERSON, SC MSA	\$10.21	\$531	\$21,240	2.0	\$52,000	\$1,300	\$15,600	\$390	15,582	24%	\$7.83	\$407	1.3
AUGUSTA-RICHMOND COUNTY, GA-SC MSA	\$10.81	\$562	\$22,480	2.1	\$52,700	\$1,318	\$15,810	\$395	15,153	24%	\$10.33	\$537	1.0
CHARLESTON-NORTH CHARLESTON, SC MSA	\$12.75	\$663	\$26,520	2.5	\$55,550	\$1,389	\$16,665	\$417	69,597	33%	\$9.99	\$520	1.3
CHARLOTTE-GASTONIA-CONCORD, NC-SC HMFA	\$13.08	\$680	\$27,200	2.5	\$62,500	\$1,563	\$18,750	\$469	16,406	27%	\$9.85	\$512	1.3
COLUMBIA, SC HMFA	\$12.15	\$632	\$25,280	2.4	\$58,100	\$1,453	\$17,430	\$436	69,595	31%	\$9.83	\$511	1.2
DARLINGTON COUNTY, SC HMFA	\$9.25	\$481	\$19,240	1.8	\$47,450	\$1,186	\$14,235	\$356	5,944	23%	\$9.49	\$494	1.0
FLORENCE, SC HMFA	\$9.31	\$484	\$19,360	1.8	\$47,450	\$1,186	\$14,235	\$356	12,744	27%	\$8.84	\$459	1.1
GREENVILLE, SC HMFA	\$11.52	\$599	\$23,960	2.2	\$55,900	\$1,398	\$16,770	\$419	58,566	31%	\$10.28	\$534	1.1
KERSHAW COUNTY, SC HMFA	\$9.62	\$500	\$20,000	1.9	\$58,100	\$1,453	\$17,430	\$436	3,634	18%	\$8.46	\$440	1.1
LAURENS COUNTY, SC HMFA	\$9.83	\$511	\$20,440	1.9	\$55,900	\$1,398	\$16,770	\$419	5,935	23%	\$8.19	\$426	1.2
MYRTLE BEACH-CONWAY-NORTH MYRTLE BEACH, SC MSA	\$13.15	\$684	\$27,360	2.6	\$50,650	\$1,266	\$15,195	\$380	22,101	27%	\$8.74	\$454	1.5
SPARTANBURG, SC MSA	\$10.73	\$558	\$22,320	2.1	\$53,650	\$1,341	\$16,095	\$402	27,381	28%	\$10.69	\$556	1.0
SUMTER, SC MSA	\$9.58	\$498	\$19,920	1.9	\$45,950	\$1,149	\$13,785	\$345	11,521	31%	\$8.48	\$441	1.1

COMBINED NONMETRO AREAS

SOUTH CAROLINA	\$10.16	\$529	\$21,141	2.0	\$46,230	\$1,156	\$13,869	\$347	92,076	24%	\$8.32	\$432	1.2
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COUNTIES

ABBEVILLE COUNTY	\$9.25	\$481	\$19,240	1.8	\$45,700	\$1,143	\$13,710	\$343	1,985	20%	\$7.64	\$397	1.2
AIKEN COUNTY	\$10.81	\$562	\$22,480	2.1	\$52,700	\$1,318	\$15,810	\$395	13,530	24%	\$10.83	\$563	1.0
ALLENDALE COUNTY	\$9.25	\$481	\$19,240	1.8	\$32,450	\$811	\$9,735	\$243	1,076	27%	\$8.17	\$425	1.1
ANDERSON COUNTY	\$10.21	\$531	\$21,240	2.0	\$52,000	\$1,300	\$15,600	\$390	15,582	24%	\$7.83	\$407	1.3
BAMBERG COUNTY	\$9.25	\$481	\$19,240	1.8	\$34,500	\$863	\$10,350	\$259	1,543	25%	\$6.16	\$320	1.5
BARNWELL COUNTY	\$9.25	\$481	\$19,240	1.8	\$41,900	\$1,048	\$12,570	\$314	2,210	24%	\$7.27	\$378	1.3
BEAUFORT COUNTY	\$14.85	\$772	\$30,880	2.9	\$59,450	\$1,486	\$17,835	\$446	12,169	27%	\$9.47	\$492	1.6
BERKELEY COUNTY	\$12.75	\$663	\$26,520	2.5	\$55,550	\$1,389	\$16,665	\$417	12,880	26%	\$11.68	\$607	1.1
CALHOUN COUNTY	\$12.15	\$632	\$25,280	2.4	\$58,100	\$1,453	\$17,430	\$436	930	16%	\$10.06	\$523	1.2
CHARLESTON COUNTY	\$12.75	\$663	\$26,520	2.5	\$55,550	\$1,389	\$16,665	\$417	48,035	39%	\$9.79	\$509	1.3
CHEROKEE COUNTY	\$9.25	\$481	\$19,240	1.8	\$46,300	\$1,158	\$13,890	\$347	5,354	26%	\$9.14	\$475	1.0
CHESTER COUNTY	\$9.54	\$496	\$19,840	1.9	\$45,150	\$1,129	\$13,545	\$339	2,790	22%	\$9.18	\$477	1.0
CHESTERFIELD COUNTY	\$9.25	\$481	\$19,240	1.8	\$42,600	\$1,065	\$12,780	\$320	3,939	24%	\$7.93	\$413	1.2
CLARENDON COUNTY	\$9.69	\$504	\$20,160	1.9	\$40,350	\$1,009	\$12,105	\$303	2,473	21%	\$5.92	\$308	1.6
COLLETON COUNTY	\$9.25	\$481	\$19,240	1.8	\$40,150	\$1,004	\$12,045	\$301	2,858	20%	\$7.58	\$394	1.2
DARLINGTON COUNTY	\$9.25	\$481	\$19,240	1.8	\$47,450	\$1,186	\$14,235	\$356	5,944	23%	\$9.49	\$494	1.0
DILLON COUNTY	\$9.25	\$481	\$19,240	1.8	\$38,650	\$966	\$11,595	\$290	3,137	28%	\$5.42	\$282	1.7
DORCHESTER COUNTY	\$12.75	\$663	\$26,520	2.5	\$55,550	\$1,389	\$16,665	\$417	8,682	25%	\$9.39	\$488	1.4

1: FMR = Fair Market Rent (HUD, 2005; final as of October 1).

2: AMI = Area Median Income (HUD, 2005).

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.

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	HOUSING WAGE Hourly wage necessary to afford 2 BR FMR	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				Full-time jobs at mean renter wage needed to afford 2 BR FMR
		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 ³ at AMI	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2000)	% of total households (2000)	Estimated mean renter hourly wage (2004) ⁵	Rent affordable at mean wage	
EDGEFIELD COUNTY	\$10.81	\$562	\$22,480	2.1	\$52,700	\$1,318	\$15,810	\$395	1,623	20%	\$5.47	\$284	2.0
FAIRFIELD COUNTY	\$12.15	\$632	\$25,280	2.4	\$58,100	\$1,453	\$17,430	\$436	1,975	23%	\$9.99	\$519	1.2
FLORENCE COUNTY	\$9.31	\$484	\$19,360	1.8	\$47,450	\$1,186	\$14,235	\$356	12,744	27%	\$8.84	\$459	1.1
GEORGETOWN COUNTY	\$10.94	\$569	\$22,760	2.1	\$49,100	\$1,228	\$14,730	\$368	4,053	19%	\$7.79	\$405	1.4
GREENVILLE COUNTY	\$11.52	\$599	\$23,960	2.2	\$55,900	\$1,398	\$16,770	\$419	47,585	32%	\$10.76	\$559	1.1
GREENWOOD COUNTY	\$9.77	\$508	\$20,320	1.9	\$49,550	\$1,239	\$14,865	\$372	7,904	31%	\$9.22	\$479	1.1
HAMPTON COUNTY	\$9.25	\$481	\$19,240	1.8	\$41,100	\$1,028	\$12,330	\$308	1,627	22%	\$9.19	\$478	1.0
HORRY COUNTY	\$13.15	\$684	\$27,360	2.6	\$50,650	\$1,266	\$15,195	\$380	22,101	27%	\$8.74	\$454	1.5
JASPER COUNTY	\$10.27	\$534	\$21,360	2.0	\$59,450	\$1,486	\$17,835	\$446	1,566	22%	\$9.04	\$470	1.1
KERSHAW COUNTY	\$9.62	\$500	\$20,000	1.9	\$58,100	\$1,453	\$17,430	\$436	3,634	18%	\$8.46	\$440	1.1
LANCASTER COUNTY	\$9.25	\$481	\$19,240	1.8	\$48,150	\$1,204	\$14,445	\$361	5,743	25%	\$9.80	\$510	0.9
LAURENS COUNTY	\$9.83	\$511	\$20,440	1.9	\$55,900	\$1,398	\$16,770	\$419	5,935	23%	\$8.19	\$426	1.2
LEE COUNTY	\$9.25	\$481	\$19,240	1.8	\$40,500	\$1,013	\$12,150	\$304	1,424	21%	\$5.68	\$295	1.6
LEXINGTON COUNTY	\$12.15	\$632	\$25,280	2.4	\$58,100	\$1,453	\$17,430	\$436	18,966	23%	\$8.94	\$465	1.4
MARION COUNTY	\$9.25	\$481	\$19,240	1.8	\$39,050	\$976	\$11,715	\$293	3,539	27%	\$6.88	\$358	1.3
MARLBORO COUNTY	\$9.25	\$481	\$19,240	1.8	\$37,900	\$948	\$11,370	\$284	3,055	29%	\$7.96	\$414	1.2
MCCORMICK COUNTY	\$9.35	\$486	\$19,440	1.8	\$45,650	\$1,141	\$13,695	\$342	674	19%	\$5.41	\$281	1.7
NEWBERRY COUNTY	\$9.25	\$481	\$19,240	1.8	\$48,050	\$1,201	\$14,415	\$360	3,267	23%	\$7.09	\$368	1.3
OCONEE COUNTY	\$9.31	\$484	\$19,360	1.8	\$50,650	\$1,266	\$15,195	\$380	5,903	22%	\$9.17	\$477	1.0
ORANGEBURG COUNTY	\$9.25	\$481	\$19,240	1.8	\$42,650	\$1,066	\$12,795	\$320	8,312	24%	\$7.97	\$415	1.2
PICKENS COUNTY	\$11.52	\$599	\$23,960	2.2	\$55,900	\$1,398	\$16,770	\$419	10,981	27%	\$6.71	\$349	1.7
RICHLAND COUNTY	\$12.15	\$632	\$25,280	2.4	\$58,100	\$1,453	\$17,430	\$436	46,342	39%	\$10.31	\$536	1.2
SALUDA COUNTY	\$12.15	\$632	\$25,280	2.4	\$58,100	\$1,453	\$17,430	\$436	1,382	19%	\$6.66	\$346	1.8
SPARTANBURG COUNTY	\$10.73	\$558	\$22,320	2.1	\$53,650	\$1,341	\$16,095	\$402	27,381	28%	\$10.69	\$556	1.0
SUMTER COUNTY	\$9.58	\$498	\$19,920	1.9	\$45,950	\$1,149	\$13,785	\$345	11,521	31%	\$8.48	\$441	1.1
UNION COUNTY	\$9.25	\$481	\$19,240	1.8	\$44,250	\$1,106	\$13,275	\$332	2,822	23%	\$6.67	\$347	1.4
WILLIAMSBURG COUNTY	\$9.69	\$504	\$20,160	1.9	\$36,050	\$901	\$10,815	\$270	2,653	19%	\$5.97	\$311	1.6
YORK COUNTY	\$13.08	\$680	\$27,200	2.5	\$62,500	\$1,563	\$18,750	\$469	16,406	27%	\$9.85	\$512	1.3

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