

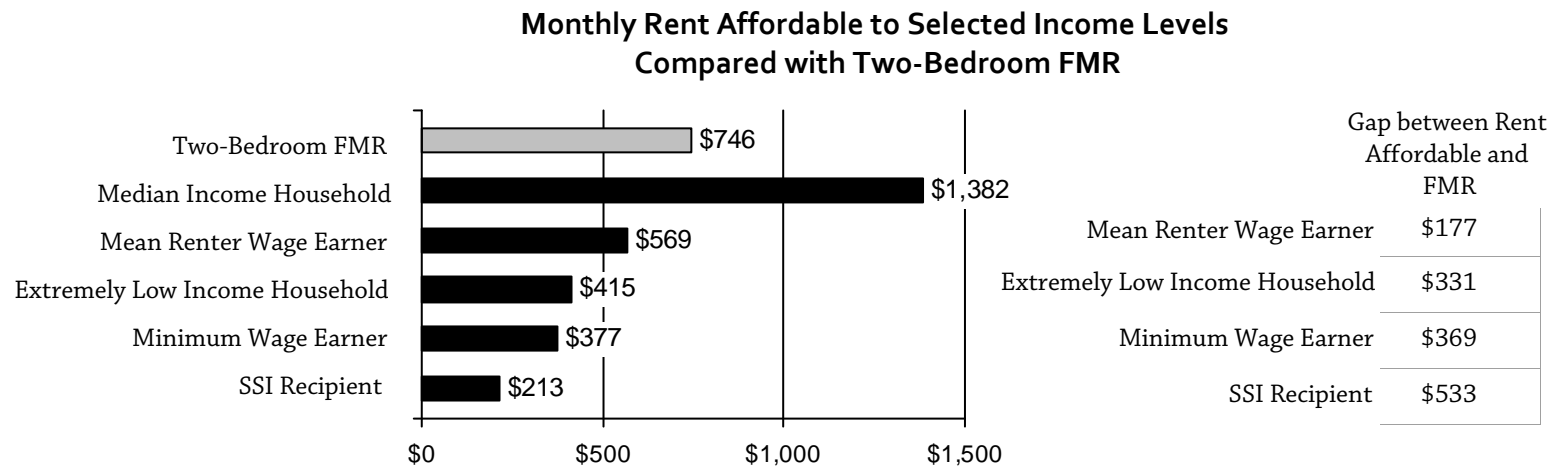
South Carolina

In South Carolina, the Fair Market Rent (FMR) for a two-bedroom apartment is \$746. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,486 monthly or \$29,837 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$14.34

In South Carolina, 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 79 hours per week, 52 weeks per year. Or a household must include 2.0 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 \$10.94. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 52 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.3 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.



South Carolina	FY13 HOUSING WAGE				HOUSING COSTS			AREA MEDIAN INCOME (AMI)			RENTER HOUSEHOLDS			
	Hourly wage necessary 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 (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
South Carolina	\$14.34	\$746	\$29,837	2.0	\$55,290	\$1,382	\$16,587	\$415	531,859	30%	\$10.94	\$569	1.3	
Combined Nonmetro Areas	\$13.32	\$693	\$27,711	1.8	\$48,920	\$1,223	\$14,676	\$367	115,489	28%	\$9.81	\$510	1.4	
Metropolitan Areas														
Anderson MSA	\$12.40	\$645	\$25,800	1.7	\$55,200	\$1,380	\$16,560	\$414	19,237	27%	\$8.95	\$465	1.4	
Augusta-Richmond County MSA	\$14.19	\$738	\$29,520	2.0	\$56,800	\$1,420	\$17,040	\$426	19,331	27%	\$12.67	\$659	1.1	
Charleston-North Charleston-Summerville MSA	\$16.90	\$879	\$35,160	2.3	\$61,300	\$1,533	\$18,390	\$460	84,535	34%	\$12.27	\$638	1.4	
Charlotte-Gastonia-Concord HMFA	\$15.25	\$793	\$31,720	2.1	\$64,100	\$1,603	\$19,230	\$481	23,401	28%	\$10.86	\$565	1.4	
Columbia HMFA	\$14.71	\$765	\$30,600	2.0	\$60,400	\$1,510	\$18,120	\$453	87,425	33%	\$11.86	\$617	1.2	
Darlington County HMFA	\$12.02	\$625	\$25,000	1.7	\$48,900	\$1,223	\$14,670	\$367	7,178	27%	\$11.09	\$577	1.1	
Florence HMFA	\$13.21	\$687	\$27,480	1.8	\$47,000	\$1,175	\$14,100	\$353	17,452	34%	\$10.08	\$524	1.3	
Greenville-Mauldin-Easley MSA	\$13.75	\$715	\$28,600	1.9	\$58,000	\$1,450	\$17,400	\$435	68,661	32%	\$11.06	\$575	1.2	
Kershaw County HMFA	\$12.02	\$625	\$25,000	1.7	\$56,400	\$1,410	\$16,920	\$423	5,123	21%	\$9.45	\$492	1.3	
Laurens County HMFA	\$16.69	\$868	\$34,720	2.3	\$46,300	\$1,158	\$13,890	\$347	7,037	28%	\$9.97	\$518	1.7	
Myrtle Beach-North Myrtle Beach-Conway MSA	\$15.83	\$823	\$32,920	2.2	\$51,400	\$1,285	\$15,420	\$386	32,656	29%	\$8.99	\$467	1.8	
Spartanburg MSA	\$12.54	\$652	\$26,080	1.7	\$54,700	\$1,368	\$16,410	\$410	31,165	29%	\$10.92	\$568	1.1	
Sumter MSA	\$12.02	\$625	\$25,000	1.7	\$44,900	\$1,123	\$13,470	\$337	13,169	34%	\$10.60	\$551	1.1	
Counties														
Abbeville County	\$12.02	\$625	\$25,000	1.7	\$48,000	\$1,200	\$14,400	\$360	2,173	22%	\$5.54	\$288	2.2	
Aiken County	\$14.19	\$738	\$29,520	2.0	\$56,800	\$1,420	\$17,040	\$426	17,223	27%	\$13.23	\$688	1.1	
Allendale County	\$12.02	\$625	\$25,000	1.7	\$26,700	\$668	\$8,010	\$200	1,296	39%	\$15.69	\$816	0.8	
Anderson County	\$12.40	\$645	\$25,800	1.7	\$55,200	\$1,380	\$16,560	\$414	19,237	27%	\$8.95	\$465	1.4	
Bamberg County	\$12.96	\$674	\$26,960	1.8	\$44,200	\$1,105	\$13,260	\$332	1,500	26%	\$7.08	\$368	1.8	
Barnwell County	\$12.02	\$625	\$25,000	1.7	\$44,400	\$1,110	\$13,320	\$333	2,282	27%	\$8.10	\$421	1.5	
Beaufort County	\$17.29	\$899	\$35,960	2.4	\$67,000	\$1,675	\$20,100	\$503	18,233	28%	\$10.31	\$536	1.7	
Berkeley County	\$16.90	\$879	\$35,160	2.3	\$61,300	\$1,533	\$18,390	\$460	18,602	30%	\$14.43	\$751	1.2	
Calhoun County	\$14.71	\$765	\$30,600	2.0	\$60,400	\$1,510	\$18,120	\$453	1,144	19%	\$9.75	\$507	1.5	
Charleston County	\$16.90	\$879	\$35,160	2.3	\$61,300	\$1,533	\$18,390	\$460	53,151	38%	\$12.18	\$634	1.4	
Cherokee County	\$12.02	\$625	\$25,000	1.7	\$49,100	\$1,228	\$14,730	\$368	6,741	32%	\$10.92	\$568	1.1	
Chester County	\$12.02	\$625	\$25,000	1.7	\$44,700	\$1,118	\$13,410	\$335	3,045	24%	\$10.56	\$549	1.1	

† Wage data not available (See Appendix A).

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

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.

South Carolina	FY13 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS			
	Hourly wage necessary 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 (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Chesterfield County	\$12.02	\$625	\$25,000	1.7	\$43,800	\$1,095	\$13,140	\$329	4,940	28%	\$9.79	\$509	1.2			
Clarendon County	\$12.02	\$625	\$25,000	1.7	\$43,000	\$1,075	\$12,900	\$323	3,443	28%	\$7.14	\$371	1.7			
Colleton County	\$13.88	\$722	\$28,880	1.9	\$43,500	\$1,088	\$13,050	\$326	4,145	27%	\$9.56	\$497	1.5			
Darlington County	\$12.02	\$625	\$25,000	1.7	\$48,900	\$1,223	\$14,670	\$367	7,178	27%	\$11.09	\$577	1.1			
Dillon County	\$12.02	\$625	\$25,000	1.7	\$36,900	\$923	\$11,070	\$277	4,402	37%	\$9.66	\$502	1.2			
Dorchester County	\$16.90	\$879	\$35,160	2.3	\$61,300	\$1,533	\$18,390	\$460	12,782	26%	\$10.19	\$530	1.7			
Edgefield County	\$14.19	\$738	\$29,520	2.0	\$56,800	\$1,420	\$17,040	\$426	2,108	23%	\$6.12	\$318	2.3			
Fairfield County	\$14.71	\$765	\$30,600	2.0	\$60,400	\$1,510	\$18,120	\$453	2,444	26%	\$14.71	\$765	1.0			
Florence County	\$13.21	\$687	\$27,480	1.8	\$47,000	\$1,175	\$14,100	\$353	17,452	34%	\$10.08	\$524	1.3			
Georgetown County	\$14.63	\$761	\$30,440	2.0	\$57,500	\$1,438	\$17,250	\$431	5,204	23%	\$8.94	\$465	1.6			
Greenville County	\$13.75	\$715	\$28,600	1.9	\$58,000	\$1,450	\$17,400	\$435	55,503	32%	\$11.44	\$595	1.2			
Greenwood County	\$13.50	\$702	\$28,080	1.9	\$44,000	\$1,100	\$13,200	\$330	7,813	29%	\$9.91	\$515	1.4			
Hampton County	\$12.46	\$648	\$25,920	1.7	\$45,900	\$1,148	\$13,770	\$344	1,789	25%	\$10.99	\$572	1.1			
Horry County	\$15.83	\$823	\$32,920	2.2	\$51,400	\$1,285	\$15,420	\$386	32,656	29%	\$8.99	\$467	1.8			
Jasper County	\$15.17	\$789	\$31,560	2.1	\$48,700	\$1,218	\$14,610	\$365	2,084	27%	\$11.85	\$616	1.3			
Kershaw County	\$12.02	\$625	\$25,000	1.7	\$56,400	\$1,410	\$16,920	\$423	5,123	21%	\$9.45	\$492	1.3			
Lancaster County	\$12.02	\$625	\$25,000	1.7	\$44,400	\$1,110	\$13,320	\$333	7,542	26%	\$9.89	\$514	1.2			
Laurens County	\$16.69	\$868	\$34,720	2.3	\$46,300	\$1,158	\$13,890	\$347	7,037	28%	\$9.97	\$518	1.7			
Lee County	\$12.02	\$625	\$25,000	1.7	\$37,500	\$938	\$11,250	\$281	1,797	27%	\$10.61	\$552	1.1			
Lexington County	\$14.71	\$765	\$30,600	2.0	\$60,400	\$1,510	\$18,120	\$453	26,135	25%	\$10.53	\$547	1.4			
Marion County	\$12.02	\$625	\$25,000	1.7	\$40,400	\$1,010	\$12,120	\$303	3,982	33%	\$7.16	\$373	1.7			
Marlboro County	\$12.02	\$625	\$25,000	1.7	\$34,500	\$863	\$10,350	\$259	3,487	35%	\$12.88	\$670	0.9			
McCormick County †	\$12.02	\$625	\$25,000	1.7	\$45,700	\$1,143	\$13,710	\$343	904	21%						
Newberry County	\$13.27	\$690	\$27,600	1.8	\$52,700	\$1,318	\$15,810	\$395	3,844	27%	\$8.67	\$451	1.5			
Oconee County	\$12.94	\$673	\$26,920	1.8	\$56,700	\$1,418	\$17,010	\$425	7,183	24%	\$12.29	\$639	1.1			
Orangeburg County	\$12.02	\$625	\$25,000	1.7	\$41,800	\$1,045	\$12,540	\$314	10,929	32%	\$7.67	\$399	1.6			
Pickens County	\$13.75	\$715	\$28,600	1.9	\$58,000	\$1,450	\$17,400	\$435	13,158	30%	\$8.09	\$420	1.7			
Richland County	\$14.71	\$765	\$30,600	2.0	\$60,400	\$1,510	\$18,120	\$453	55,931	39%	\$12.59	\$655	1.2			
Saluda County	\$14.71	\$765	\$30,600	2.0	\$60,400	\$1,510	\$18,120	\$453	1,771	26%	\$7.20	\$374	2.0			
Spartanburg County	\$12.54	\$652	\$26,080	1.7	\$54,700	\$1,368	\$16,410	\$410	31,165	29%	\$10.92	\$568	1.1			
Sumter County	\$12.02	\$625	\$25,000	1.7	\$44,900	\$1,123	\$13,470	\$337	13,169	34%	\$10.60	\$551	1.1			

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Union County	\$12.44	\$647	\$25,880	1.7	\$45,200	\$1,130	\$13,560	\$339	3,165	26%	\$10.11	\$526	1.2
Williamsburg County	\$12.02	\$625	\$25,000	1.7	\$35,800	\$895	\$10,740	\$269	3,566	32%	\$10.55	\$549	1.1
York County	\$15.25	\$793	\$31,720	2.1	\$64,100	\$1,603	\$19,230	\$481	23,401	28%	\$10.86	\$565	1.4

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