
2019-58 (2ND READING): TO AMEND APPENDIX A ZONING OF THE CODE OF ORDINANCES TO ALLOW UPPER-STORY RESIDENTIAL USES IN THE HC-1 (HIGHWAY COMMERCIAL) DISTRICT.

Applicant/Purpose: City of Myrtle Beach / to expand workforce housing opportunities.

Brief:

- There are currently no residential uses allowed in the HC1 (Highway Commercial) zone.
- The HC1 zones are located predominately along Highway 501 and Highway 17 Bypass.
- The effect of this ordinance is to add residential as a conditional use in HC-1 areas.
- The condition that must be satisfied is that the residential units must be located in the upper floors of commercial structures.
- Planning Commission recommended approval on 11/05/2019 (8-0).
- No changes since 1st reading.

Issues:

- The City has limited housing opportunities for those earning an average working wage.
- City Council has recognizes this, and has established the goal of increasing workforce housing opportunities.
- The lack of workforce housing opportunities puts pressure on those with limited incomes to live in remote areas where housing prices are less.
- The resulting longer commutes increases demand for wider roadways, which is increasingly more expensive as adjoining properties are developed.
- This workforce housing shortage furthers strains those lower income workers because of additional vehicles maintenance & operating costs associated w/ longer commutes.

Public Notification: Normal meeting notification.

Alternatives:

- Modify the proposed ordinance.
- Deny the proposed ordinance.

Financial Impact:

- No initial impact.
- Over time this should benefit the City's overall economic health & improve the lives of our lower-paid workers.

Manager's Recommendation:

- I recommend 1st reading (11/12/19).
- I recommend 2nd reading & approval (11/26/19).

Attachment(s): Staff report, proposed ordinance, data reports.

CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

TO AMEND APPENDIX A ZONING OF
THE CODE OF ORDINANCES TO
ALLOW UPPER-STORY RESIDENTIAL
USES IN THE HC1 (HIGHWAY
COMMERCIAL) DISTRICT.

WHEREAS, Myrtle Beach is experiencing a shortage of housing affordable to working families; and

WHEREAS, the City seeks to expand opportunities for the development of workforce housing within walking and bicycling distance of local employers;

NOW IT IS HEREBY ORDAINED that Article 14 Zoning Districts, Appendix A, Zoning of the Code of Ordinances is amended as follows:

1407.C. Permitted Uses.

Use Category and Type	HC1	HC2	Additional Regulations
Residential Uses			
Permanent residence, single-family dwellings	<u>C</u>	P	1501.JJ
Permanent residence, two-family dwellings	<u>C</u>	P	1501.JJ
Permanent residence, multi-family dwellings	<u>C</u>	P	<u>1501.JJ</u>

IT IS FURTHER ORDAINED that Article 15 Zoning Districts, Appendix A, Zoning of the Code of Ordinances is amended as follows:

1501.JJ. 1. In the C6 (Urban Village) District One-family and two-family dwellings provided they are attached to nonresidential uses. One-family detached dwellings may be allowed when included in an approved master plan.
2. In the HC1 (Highway Commercial) District, residential dwellings provided they are located above commercial uses.

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This ordinance will take effect upon second reading.

BRENDA BETHUNE, MAYOR

ATTEST:

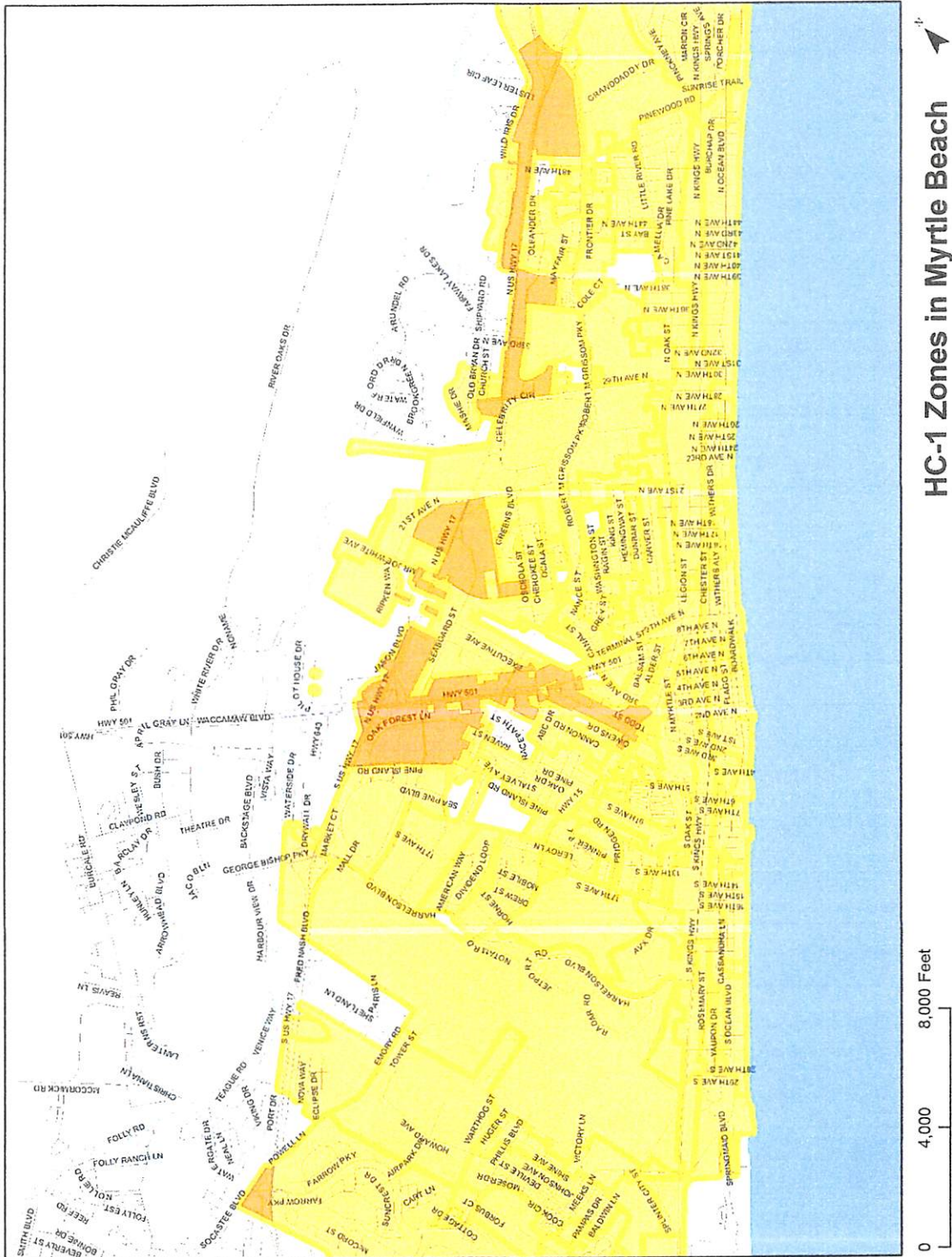
JENNIFER STANFORD, CITY CLERK

1st Reading: 11-12-19
2nd Reading: 11-26-19

FINANCIAL ANALYSIS:

Any impact on property values will effect tax revenues.

HC1 (Highway Commercial) Map:



Area Data: See attached reports

COMPREHENSIVE PLAN:

Housing Element: Housing for the Workforce

Large numbers of workers travel from Horry and neighboring counties to Myrtle Beach to work every day.

Table: Number of Workers Traveling From Horry and Neighboring Counties to Myrtle Beach in 2006

Traveling From	Number of Workers	Percentage of Total
Horry County	29,881	73.5%
Georgetown County	2,132	5.2%
Florence County	1,084	2.7%
Charleston County	969	2.4%
Richland County	807	2.0%
Williamsburg County	676	1.7%
Lexington County	587	1.4%
Berkeley County	453	1.1%
Sumter County	318	0.8%
Marion County	302	0.7%
All other locations	3,455	8.5%

People in the workforce such as police officers, teachers, construction workers, hotel front desk clerks, government employees, nurses, and other service employees are essential to Myrtle Beach's economy. The individuals earning workforce wages fill the majority of jobs in nearly every sector of the economy, especially tourism, services, retail trade, and construction jobs which are the primary employment sectors in Myrtle Beach.

An inadequate supply of affordable workforce housing not only affects the quality of life for those working in Myrtle Beach but labor shortages can eventually decrease the competitiveness of the region's economy. "Concern is apparent within a business community about the lack of affordable housing for employees, with companies reporting the shortage as being problematic in hiring and retaining entry- and mid-level workers, according to a survey, *Lack of Affordable Housing Near Jobs: A Problem for Employers and Employees (June 2007)*, released by the Urban Land Institute (ULI). Survey results indicate that sixty-seven (67%) percent of the larger companies that acknowledged a lack of affordable housing believe that it is having a negative impact on retaining qualified entry-level and mid-level employees."

Workforce housing is intended to appeal to key members of the workforce whom we think of as the backbone of any successful community. Most appropriately, workforce housing is located in or near employment centers (as opposed to distant suburbs).

Increasingly those who need more affordable housing are gainfully employed, thanks in part to the nationwide employment shift toward a service industry economy. Unfortunately, wages have not kept up with escalating housing costs including those of sales clerks, child care workers, food service employees, entry level police officers, teachers, construction workers, hotel front desk clerks, government employees, nurses, and other service industry employees. There continues to be a significant group of wage-earners who earn too little to afford the median priced home in the Myrtle Beach area and earn too much to qualify for many programs that could help them become homeowners.

Housing Objectives and Strategies:

7. Increase the availability of rental and owner housing for low and moderate income individuals and families.
8. Study the possibility of new forms of affordable housing.

STAFF COMMENTS:

Fire, Public Works: No concerns.

Section 403. Findings of Fact Required

In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendations for disposition of the petition, to the City Council. Factors shall include, but shall not be limited to, the following:

- 403.A. Whether or not the requested zoning change is consistent with the Comprehensive Plan or is justified by an error in the original ordinance.
- 403.B. The precedents and the possible effects of such precedents, which might result from approval or denial of the petition.
- 403.C. The capability of the City or other government agencies to provide any services, facilities, or programs that might be required if the petition were approved.
- 403.D. Effect of approval of the petition on the condition or value of property in the City.
- 403.E. Effect of approval of the petition on adopted development plans and policies of the City.



SC Median Wages for Largest Occupations

OCCUPATION	Total Employment	Median Hourly Wage
FOOD PREP WORKERS, FAST FOOD	71,480	\$8.93
WAITERS AND WAITRESSES	37,810	\$9.01
CASHIERS	66,960	\$9.43
MAIDS AND HOUSEKEEPING CLEANERS	16,600	\$9.59
PERSONAL CARE AIDES	18,040	\$10.05
TEACHER ASSISTANTS	15,470	\$10.59
JANITORS AND CLEANERS	31,980	\$10.63
COOKS, RESTAURANT	24,430	\$11.13
RETAIL SALESPERSONS	70,740	\$11.23
NURSING ASSISTANTS	20,950	\$11.79
STOCK CLERKS AND ORDER FILLERS	29,310	\$11.91
SECURITY GUARDS	15,810	\$12.83
OFFICE CLERKS	33,310	\$13.08
LABORERS AND MATERIAL MOVERS	56,600	\$13.16
CONSTRUCTION LABORERS	17,810	\$14.30
FOOD PREP AND SERVING SUPERVISORS	17,580	\$14.43
CUSTOMER SERVICE REPRESENTATIVES	54,050	\$14.64
ONE-BEDROOM HOUSING WAGE		\$14.67
MEDIAN WAGE		\$16.46
GENERAL MAINTENANCE AND REPAIR WORKERS	27,750	\$16.88
ASSEMBLERS AND FABRICATORS	46,990	\$16.95
SECRETARIES AND ADMINISTRATIVE ASSISTANTS	34,550	\$16.95
TWO-BEDROOM HOUSING WAGE		\$17.27
BOOKKEEPING, ACCOUNTING, AND AUDITING CLERKS	19,400	\$17.37



**National Low Income
Housing Coalition**

Out of Reach 2019: South Carolina

RETAIL SALES SUPERVISORS	22,750	\$17.93
HEAVY AND TRACTOR-TRAILER TRUCK DRIVERS	29,620	\$20.33
OFFICE AND ADMIN SUPPORT SUPERVISORS	25,410	\$23.85
ELEMENTARY SCHOOL TEACHERS	22,530	\$24.19
SECONDARY SCHOOL TEACHERS	15,310	\$25.99
SALES REPS, WHSL AND MANUFACTURING	20,840	\$26.52
ACCOUNTANTS AND AUDITORS	14,890	\$28.58
REGISTERED NURSES	44,350	\$30.67
GENERAL AND OPERATIONS MANAGERS	32,520	\$40.04



Myrtle Beach, SC

Place in: [Horry County, SC](#), [Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metro Area](#), [South Carolina](#), [United States](#)

30,760

Population

23.6 square miles

1,302.7 people per square mile

Census data: ACS 2017 5-year unless noted

Income

\$28,280

Per capita income

a little higher than the amount in the Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metro Area: \$26,909

a little higher than the amount in South Carolina: \$26,645

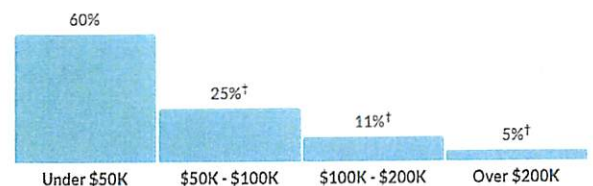
\$39,006

Median household income

about 80 percent of the amount in the Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metro Area: \$47,732

about 80 percent of the amount in South Carolina: \$48,781

Household income



[Show data](#) / [Embed](#)

Poverty

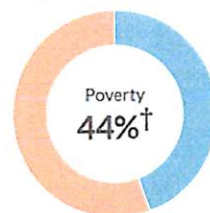
23.8%

Persons below poverty line

about 1.5 times the rate in the Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metro Area: 16.2%

about 1.4 times the rate in South Carolina: 16.6%

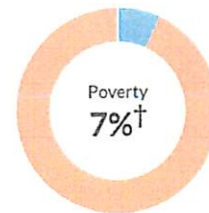
Children (Under 18)



■ Poverty
■ Non-poverty

[Show data](#) / [Embed](#)

Seniors (65 and over)



■ Poverty
■ Non-poverty

[Show data](#) / [Embed](#)

Transportation to work

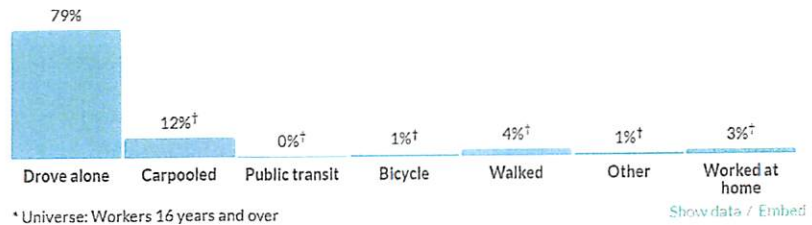
16.5 minutes

Mean travel time to work

about three-quarters of the figure in the Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metro Area: 22.5

about two-thirds of the figure in South Carolina: 24.3

Means of transportation to work



Units & Occupancy

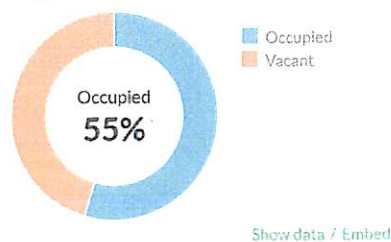
24,368

Number of housing units

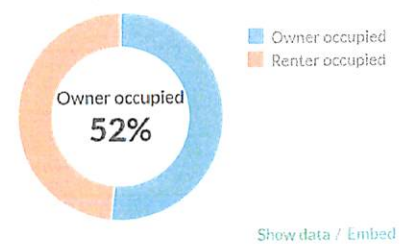
the Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metro Area: 282,931

South Carolina: 2,229,324

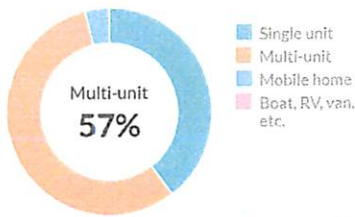
Occupied vs. Vacant



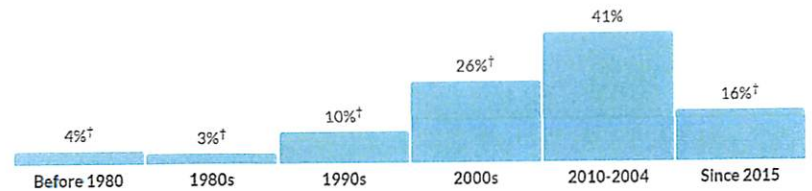
Ownership of occupied units



Types of structure



Year moved in, by percentage of population



Value

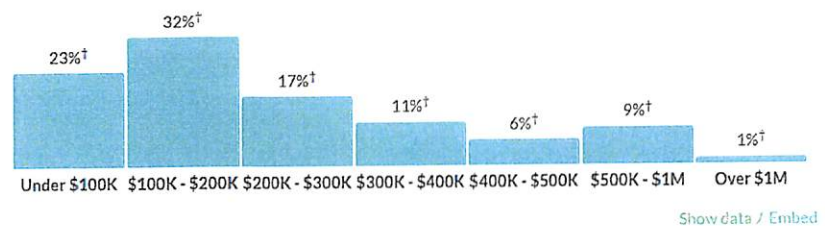
\$178,300

Median value of owner-occupied housing units

a little higher than the amount in the Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metro Area: \$172,200

about 20 percent higher than the amount in South Carolina: \$148,600

Value of owner-occupied housing units



Myrtle Beach, SC

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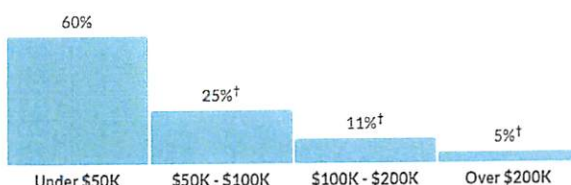
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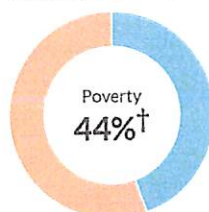
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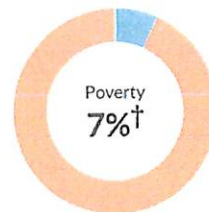
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[Show data](#) / [Embed](#)

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[Show data](#) / [Embed](#)



Transportation to work

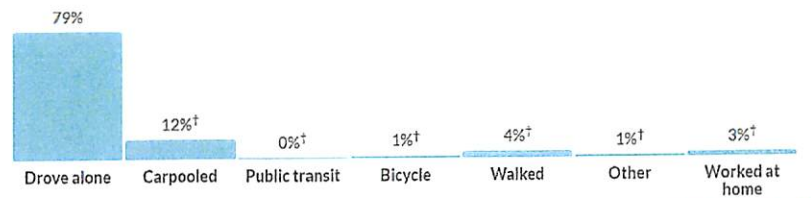
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Means of transportation to work



* Universe: Workers 16 years and over

[Show data](#) / [Embed](#)

Units & Occupancy

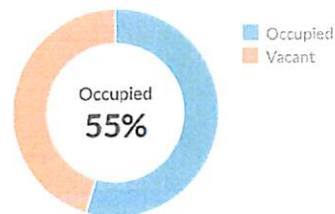
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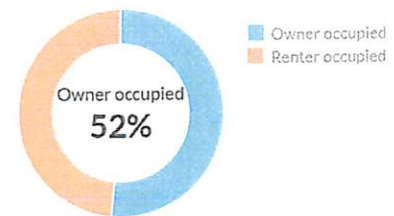
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Occupied vs. Vacant



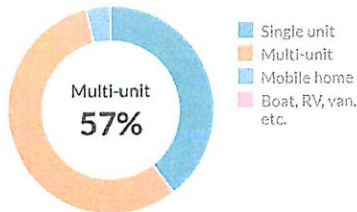
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Ownership of occupied units

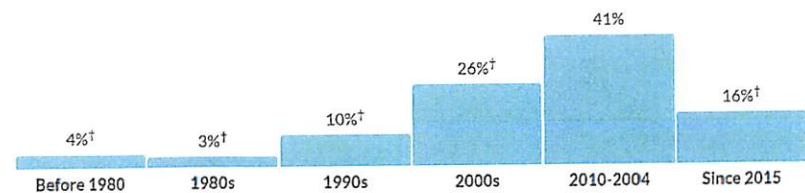


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Types of structure



Year moved in, by percentage of population



Value

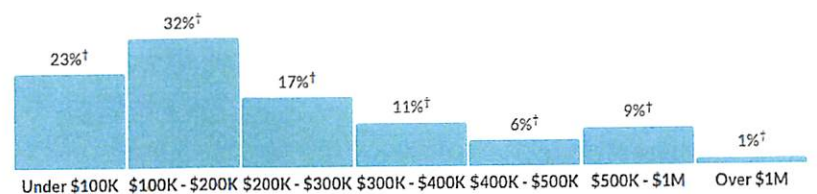
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Value of owner-occupied housing units



[Show data](#) / [Embed](#)



National Low Income
Housing Coalition

Out of Reach 2019: South Carolina

Number of Households

	<i>South Carolina</i>	<i>Myrtle Beach-North Myrtle Beach-Conway HMFA</i>
TOTAL	1,871,307	125,168
RENTER	586,775	37,682
PERCENT RENTERS	31%	30%

Housing Wage

	<i>South Carolina</i>	<i>Myrtle Beach-North Myrtle Beach-Conway HMFA</i>
ZERO-BEDROOM	\$12.96	\$15.25
ONE-BEDROOM	\$14.67	\$15.33
TWO-BEDROOM	\$17.27	\$17.92
THREE-BEDROOM	\$22.90	\$23.35
FOUR-BEDROOM	\$27.90	\$26.94

Fair Market Rent

	<i>South Carolina</i>	<i>Myrtle Beach-North Myrtle Beach-Conway HMFA</i>
ZERO-BEDROOM	\$674	\$793
ONE-BEDROOM	\$763	\$797
TWO-BEDROOM	\$898	\$932
THREE-BEDROOM	\$1,191	\$1,214
FOUR-BEDROOM	\$1,451	\$1,401



National Low Income
Housing Coalition

Out of Reach 2019: South Carolina

Annual Income Needed to Afford

	South Carolina	Myrtle Beach-North Myrtle Beach-Conway HMFA
ZERO-BEDROOM	\$26,956	\$31,720
ONE-BEDROOM	\$30,518	\$31,880
TWO-BEDROOM	\$35,919	\$37,280
THREE-BEDROOM	\$47,637	\$48,560
FOUR-BEDROOM	\$58,035	\$56,040

Minimum Wage

	South Carolina	Myrtle Beach-North Myrtle Beach-Conway HMFA
MINIMUM WAGE	\$7.25	\$7.25
RENT AFFORDABLE AT MINIMUM WAGE	\$377	\$377

Work Hours/Week at Minimum Wage

	South Carolina	Myrtle Beach-North Myrtle Beach-Conway HMFA
ZERO-BEDROOM	72	84
ONE-BEDROOM	81	85
TWO-BEDROOM	95	99
THREE-BEDROOM	126	129
FOUR-BEDROOM	154	149



National Low Income
Housing Coalition

Out of Reach 2019: South Carolina

Renter Wage

	<i>South Carolina</i>	<i>Myrtle Beach-North Myrtle Beach-Conway HMFA</i>
ESTIMATED MEAN RENTER WAGE	\$13.25	\$11.03
RENT AFFORDABLE AT MEAN RENTER WAGE	\$689	\$574

Work Hours/Week at Mean Renter Wage

	<i>South Carolina</i>	<i>Myrtle Beach-North Myrtle Beach-Conway HMFA</i>
ZERO-BEDROOM	39	55
ONE-BEDROOM	44	56
TWO-BEDROOM	52	65
THREE-BEDROOM	69	85
FOUR-BEDROOM	84	98

Supplemental Security Income (SSI) Payment

	<i>South Carolina</i>	<i>Myrtle Beach-North Myrtle Beach-Conway HMFA</i>
SSI MONTHLY PAYMENT	\$771	\$771
RENT AFFORDABLE TO SSI RECIPIENT	\$231	\$231

Income Levels

	<i>South Carolina</i>	<i>Myrtle Beach-North Myrtle Beach-Conway HMFA</i>
30% OF AREA MEDIAN INCOME (AMI)	\$19,691	\$18,360
ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME	\$32,155	\$33,898



National Low Income
Housing Coalition

Out of Reach 2019: South Carolina

Rent Affordable at Different Income Levels

30% OF AREA MEDIAN INCOME (AMI)

*South
Carolina*

\$492

*Myrtle Beach-North Myrtle Beach-Conway
HMFA*

\$459

ESTIMATED RENTER MEDIAN HOUSEHOLD INCOME

\$804

\$847

SOUTH CAROLINA

STATE RANKING **#28***

In **South Carolina**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$898**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,993** monthly or **\$35,919** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.27
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT SOUTH CAROLINA:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$13.25
2-Bedroom Housing Wage	\$17.27
Number of Renter Households	586775
Percent Renters	31%

95
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

81
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

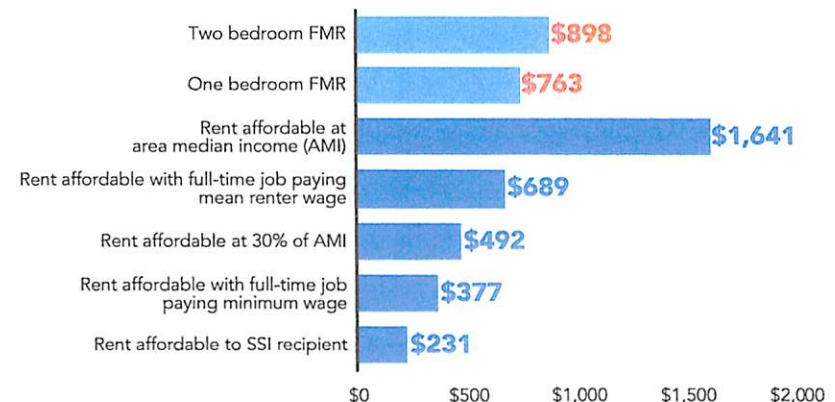
2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

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

MOST EXPENSIVE AREAS	HOUSING WAGE
Beaufort County	\$21.96
Charleston-North Charleston, SC MSA	\$21.50
York County	\$19.77
Columbia, SC HUD Metro FMR Area	\$18.44
Myrtle Beach-North Myrtle Beach-Conway, SC HUD Metro FMR Area	\$17.92

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.



South Carolina

FY19 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
South Carolina	\$17.27	\$898	\$35,919	2.4	\$65,635	\$1,641	\$19,691	\$492	586,775	31%	\$13.25	\$689	1.3
Combined Nonmetro Areas	\$13.58	\$706	\$28,243	1.9	\$48,884	\$1,222	\$14,665	\$367	82,606	29%	\$11.28	\$586	1.2
<u>Metropolitan Areas</u>													
Anderson HMFA	\$14.71	\$765	\$30,600	2.0	\$60,300	\$1,508	\$18,090	\$452	22,387	29%	\$11.21	\$583	1.3
Augusta-Richmond County HMFA	\$16.08	\$836	\$33,440	2.2	\$62,800	\$1,570	\$18,840	\$471	20,503	27%	\$14.05	\$731	1.1
Beaufort County HMFA	\$21.96	\$1,142	\$45,680	3.0	\$83,000	\$2,075	\$24,900	\$623	20,297	30%	\$12.75	\$663	1.7
Charleston-North Charleston MSA	\$21.50	\$1,118	\$44,720	3.0	\$77,900	\$1,948	\$23,370	\$584	98,333	35%	\$15.27	\$794	1.4
Charlotte-Concord-Gastonia HMFA	\$19.77	\$1,028	\$41,120	2.7	\$79,000	\$1,975	\$23,700	\$593	27,676	29%	\$12.54	\$652	1.6
Chester County HMFA	\$13.46	\$700	\$28,000	1.9	\$50,800	\$1,270	\$15,240	\$381	3,093	25%	\$9.95	\$517	1.4
Columbia HMFA	\$18.44	\$959	\$38,360	2.5	\$68,900	\$1,723	\$20,670	\$517	95,484	34%	\$13.66	\$710	1.4
Darlington County HMFA	\$13.23	\$688	\$27,520	1.8	\$54,600	\$1,365	\$16,380	\$410	8,430	31%	\$14.84	\$772	0.9
Florence HMFA	\$14.98	\$779	\$31,160	2.1	\$62,000	\$1,550	\$18,600	\$465	17,808	34%	\$12.30	\$639	1.2
Greenville-Mauldin-Easley HMFA	\$16.63	\$865	\$34,600	2.3	\$71,700	\$1,793	\$21,510	\$538	77,880	34%	\$13.80	\$717	1.2
Jasper County HMFA	\$17.63	\$917	\$36,680	2.4	\$44,400	\$1,110	\$13,320	\$333	2,978	31%	\$15.41	\$801	1.1
Kershaw County HMFA	\$14.31	\$744	\$29,760	2.0	\$59,400	\$1,485	\$17,820	\$446	4,602	19%	\$12.17	\$633	1.2
Lancaster County HMFA	\$15.31	\$796	\$31,840	2.1	\$74,700	\$1,868	\$22,410	\$560	6,631	21%	\$12.97	\$675	1.2
Laurens County HMFA	\$14.23	\$740	\$29,600	2.0	\$55,500	\$1,388	\$16,650	\$416	7,299	29%	\$13.87	\$721	1.0
Myrtle Beach-North Myrtle Beach-Conway HMFA	\$17.92	\$932	\$37,280	2.5	\$61,200	\$1,530	\$18,360	\$459	37,682	30%	\$11.03	\$574	1.6
Spartanburg HMFA	\$14.58	\$758	\$30,320	2.0	\$62,100	\$1,553	\$18,630	\$466	35,088	31%	\$13.50	\$702	1.1
Sumter MSA	\$14.62	\$760	\$30,400	2.0	\$50,300	\$1,258	\$15,090	\$377	14,557	35%	\$11.99	\$623	1.2
Union County HMFA	\$13.23	\$688	\$27,520	1.8	\$47,500	\$1,188	\$14,250	\$356	3,441	30%	\$11.47	\$597	1.2

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

1: BR= Bedroom

2: FMR= Fiscal Year 2019 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2019 Area Median Income

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

South Carolina

FY19 HOUSING WAGE

HOUSING COSTS

AREA MEDIAN INCOME (AMI)

RENTERS

Counties

	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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Abbeville County	\$13.23	\$688	\$27,520	1.8	\$49,500	\$1,238	\$14,850	\$371	2,156	23%	\$10.67	\$555	1.2
Aiken County	\$16.08	\$836	\$33,440	2.2	\$62,800	\$1,570	\$18,840	\$471	18,219	28%	\$14.55	\$757	1.1
Allendale County	\$13.25	\$689	\$27,560	1.8	\$36,900	\$923	\$11,070	\$277	1,112	34%	\$11.48	\$597	1.2
Anderson County	\$14.71	\$765	\$30,600	2.0	\$60,300	\$1,508	\$18,090	\$452	22,387	29%	\$11.21	\$583	1.3
Bamberg County	\$14.25	\$741	\$29,640	2.0	\$44,900	\$1,123	\$13,470	\$337	1,343	24%	\$10.69	\$556	1.3
Barnwell County	\$13.23	\$688	\$27,520	1.8	\$48,900	\$1,223	\$14,670	\$367	2,600	31%	\$8.98	\$467	1.5
Beaufort County	\$21.96	\$1,142	\$45,680	3.0	\$83,000	\$2,075	\$24,900	\$623	20,297	30%	\$12.75	\$663	1.7
Berkeley County	\$21.50	\$1,118	\$44,720	3.0	\$77,900	\$1,948	\$23,370	\$584	21,953	30%	\$18.50	\$962	1.2
Calhoun County	\$18.44	\$959	\$38,360	2.5	\$68,900	\$1,723	\$20,670	\$517	1,272	21%	\$11.49	\$597	1.6
Charleston County	\$21.50	\$1,118	\$44,720	3.0	\$77,900	\$1,948	\$23,370	\$584	60,741	39%	\$15.12	\$786	1.4
Cherokee County	\$13.50	\$702	\$28,080	1.9	\$48,600	\$1,215	\$14,580	\$365	6,034	29%	\$10.88	\$566	1.2
Chester County	\$13.46	\$700	\$28,000	1.9	\$50,800	\$1,270	\$15,240	\$381	3,093	25%	\$9.95	\$517	1.4
Chesterfield County	\$13.23	\$688	\$27,520	1.8	\$46,700	\$1,168	\$14,010	\$350	5,160	28%	\$10.74	\$558	1.2
Clarendon County	\$13.23	\$688	\$27,520	1.8	\$45,400	\$1,135	\$13,620	\$341	3,413	25%	\$6.69	\$348	2.0
Colleton County	\$14.31	\$744	\$29,760	2.0	\$44,300	\$1,108	\$13,290	\$332	4,118	27%	\$11.51	\$598	1.2
Darlington County	\$13.23	\$688	\$27,520	1.8	\$54,600	\$1,365	\$16,380	\$410	8,430	31%	\$14.84	\$772	0.9
Dillon County	\$13.23	\$688	\$27,520	1.8	\$41,500	\$1,038	\$12,450	\$311	3,719	34%	\$9.43	\$490	1.4
Dorchester County	\$21.50	\$1,118	\$44,720	3.0	\$77,900	\$1,948	\$23,370	\$584	15,639	29%	\$11.67	\$607	1.8
Edgefield County	\$16.08	\$836	\$33,440	2.2	\$62,800	\$1,570	\$18,840	\$471	2,284	25%	\$7.07	\$368	2.3
Fairfield County	\$18.44	\$959	\$38,360	2.5	\$68,900	\$1,723	\$20,670	\$517	2,271	26%	\$20.73	\$1,078	0.9
Florence County	\$14.98	\$779	\$31,160	2.1	\$62,000	\$1,550	\$18,600	\$465	17,808	34%	\$12.30	\$639	1.2
Georgetown County	\$15.42	\$802	\$32,080	2.1	\$59,400	\$1,485	\$17,820	\$446	5,848	24%	\$10.60	\$551	1.5
Greenville County	\$16.63	\$865	\$34,600	2.3	\$71,700	\$1,793	\$21,510	\$538	63,028	34%	\$14.22	\$740	1.2
Greenwood County	\$13.52	\$703	\$28,120	1.9	\$50,000	\$1,250	\$15,000	\$375	9,657	36%	\$12.17	\$633	1.1
Hampton County	\$13.23	\$688	\$27,520	1.8	\$46,800	\$1,170	\$14,040	\$351	1,730	24%	\$14.73	\$766	0.9

* 50th percentile FMR (See Appendix B). † Wage data not available (See Appendix B).

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South Carolina

FY19 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 (2013-2017)	% of total households (2013-2017)	Estimated hourly mean renter wage (2019)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Horry County	\$17.92	\$932	\$37,280	2.5	\$61,200	\$1,530	\$18,360	\$459	37,682	30%	\$11.03	\$574	1.6
Jasper County	\$17.63	\$917	\$36,680	2.4	\$44,400	\$1,110	\$13,320	\$333	2,978	31%	\$15.41	\$801	1.1
Kershaw County	\$14.31	\$744	\$29,760	2.0	\$59,400	\$1,485	\$17,820	\$446	4,602	19%	\$12.17	\$633	1.2
Lancaster County	\$15.31	\$796	\$31,840	2.1	\$74,700	\$1,868	\$22,410	\$560	6,631	21%	\$12.97	\$675	1.2
Laurens County	\$14.23	\$740	\$29,600	2.0	\$55,500	\$1,388	\$16,650	\$416	7,299	29%	\$13.87	\$721	1.0
Lee County	\$13.23	\$688	\$27,520	1.8	\$41,200	\$1,030	\$12,360	\$309	1,637	25%	\$8.76	\$455	1.5
Lexington County	\$18.44	\$959	\$38,360	2.5	\$68,900	\$1,723	\$20,670	\$517	28,779	26%	\$12.20	\$634	1.5
McCormick County†	\$13.23	\$688	\$27,520	1.8	\$53,200	\$1,330	\$15,960	\$399	974	24%			
Marion County	\$13.23	\$688	\$27,520	1.8	\$41,600	\$1,040	\$12,480	\$312	3,703	31%	\$9.39	\$488	1.4
Marlboro County	\$13.23	\$688	\$27,520	1.8	\$41,600	\$1,040	\$12,480	\$312	3,274	34%	\$13.82	\$719	1.0
Newberry County	\$14.38	\$748	\$29,920	2.0	\$52,500	\$1,313	\$15,750	\$394	4,049	27%	\$12.10	\$629	1.2
Oconee County	\$13.35	\$694	\$27,760	1.8	\$58,300	\$1,458	\$17,490	\$437	8,482	27%	\$14.20	\$739	0.9
Orangeburg County	\$13.23	\$688	\$27,520	1.8	\$46,900	\$1,173	\$14,070	\$352	10,356	31%	\$10.29	\$535	1.3
Pickens County	\$16.63	\$865	\$34,600	2.3	\$71,700	\$1,793	\$21,510	\$538	14,852	32%	\$9.94	\$517	1.7
Richland County	\$18.44	\$959	\$38,360	2.5	\$68,900	\$1,723	\$20,670	\$517	61,180	41%	\$14.31	\$744	1.3
Saluda County	\$18.44	\$959	\$38,360	2.5	\$68,900	\$1,723	\$20,670	\$517	1,982	28%	\$10.10	\$525	1.8
Spartanburg County	\$14.58	\$758	\$30,320	2.0	\$62,100	\$1,553	\$18,630	\$466	35,088	31%	\$13.50	\$702	1.1
Sumter County	\$14.62	\$760	\$30,400	2.0	\$50,300	\$1,258	\$15,090	\$377	14,557	35%	\$11.99	\$623	1.2
Union County	\$13.23	\$688	\$27,520	1.8	\$47,500	\$1,188	\$14,250	\$356	3,441	30%	\$11.47	\$597	1.2
Williamsburg County	\$13.23	\$688	\$27,520	1.8	\$43,100	\$1,078	\$12,930	\$323	3,241	26%	\$11.12	\$578	1.2
York County	\$19.77	\$1,028	\$41,120	2.7	\$79,000	\$1,975	\$23,700	\$593	27,676	29%	\$12.54	\$652	1.6

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