



# CENTER ON BUDGET AND POLICY PRIORITIES

## CHANGES IN HUD FAIR MARKET RENTS FROM FISCAL YEAR 2004 TO FISCAL YEAR 2005 South Carolina

County	Two-Bedroom Fair Market Rent			Three-Bedroom Fair Market Rent			Four-Bedroom Fair Market Rent		
	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005	2004	2005	Change from 2004 to 2005
Abbeville County	\$434	\$440	1.4%	\$558	\$534	-4.3%	\$637	\$550	-13.7%
Aiken County	\$580	\$548	-5.5%	\$788	\$740	-6.1%	\$931	\$777	-16.5%
Allendale County	\$434	\$428	-1.4%	\$558	\$531	-4.8%	\$637	\$687	7.8%
Anderson County	\$571	\$562	-1.6%	\$718	\$727	1.3%	\$846	\$748	-11.6%
Bamberg County	\$434	\$389	-10.4%	\$558	\$519	-7.0%	\$637	\$534	-16.2%
Barnwell County	\$436	\$442	1.4%	\$558	\$532	-4.7%	\$637	\$688	8.0%
Beaufort County	\$618	\$750	21.4%	\$771	\$914	18.5%	\$864	\$971	12.4%
Berkeley County	\$578	\$644	11.4%	\$768	\$839	9.2%	\$895	\$977	9.2%
Calhoun County	\$434	\$428	-1.4%	\$558	\$531	-4.8%	\$637	\$687	7.8%
Charleston County	\$578	\$644	11.4%	\$768	\$839	9.2%	\$895	\$977	9.2%
Cherokee County	\$571	\$562	-1.6%	\$718	\$727	1.3%	\$846	\$748	-11.6%
Chester County	\$434	\$482	11.1%	\$558	\$576	3.2%	\$637	\$612	-3.9%
Chesterfield County	\$434	\$437	0.7%	\$558	\$522	-6.5%	\$637	\$767	20.4%
Clarendon County	\$434	\$490	12.9%	\$558	\$587	5.2%	\$637	\$669	5.0%
Colleton County	\$434	\$425	-2.1%	\$558	\$601	7.7%	\$637	\$617	-3.1%
Darlington County	\$434	\$422	-2.8%	\$558	\$507	-9.1%	\$637	\$546	-14.3%
Dillon County	\$434	\$400	-7.8%	\$558	\$500	-10.4%	\$637	\$549	-13.8%
Dorchester County	\$578	\$644	11.4%	\$768	\$839	9.2%	\$895	\$977	9.2%
Edgefield County	\$580	\$548	-5.5%	\$788	\$740	-6.1%	\$931	\$777	-16.5%
Fairfield County	\$467	\$468	0.2%	\$582	\$603	3.6%	\$654	\$702	7.3%
Florence County	\$509	\$489	-3.9%	\$635	\$589	-7.2%	\$712	\$813	14.2%
Georgetown County	\$437	\$553	26.5%	\$558	\$716	28.3%	\$664	\$865	30.3%
Greenville County	\$571	\$562	-1.6%	\$718	\$727	1.3%	\$846	\$748	-11.6%
Greenwood County	\$434	\$494	13.8%	\$558	\$717	28.5%	\$637	\$739	16.0%

Hampton County	\$434	\$421	-3.0%	\$558	\$519	-7.0%	\$637	\$589	-7.5%
Horry County	\$594	\$665	12.0%	\$743	\$795	7.0%	\$832	\$963	15.7%
Jasper County	\$434	\$519	19.6%	\$558	\$619	10.9%	\$637	\$702	10.2%
Kershaw County	\$434	\$486	12.0%	\$558	\$611	9.5%	\$637	\$709	11.3%
Lancaster County	\$434	\$467	7.6%	\$558	\$642	15.1%	\$637	\$707	11.0%
Laurens County	\$434	\$497	14.5%	\$558	\$628	12.5%	\$637	\$733	15.1%
Lee County	\$434	\$461	6.2%	\$558	\$567	1.6%	\$637	\$710	11.5%
Lexington County	\$588	\$625	6.3%	\$779	\$797	2.3%	\$895	\$822	-8.2%
Marion County	\$434	\$425	-2.1%	\$558	\$516	-7.5%	\$637	\$530	-16.8%
Marlboro County	\$434	\$394	-9.2%	\$558	\$497	-10.9%	\$637	\$589	-7.5%
McCormick County	\$434	\$472	8.8%	\$558	\$653	17.0%	\$679	\$674	-0.7%
Newberry County	\$434	\$451	3.9%	\$558	\$573	2.7%	\$637	\$706	10.8%
Oconee County	\$434	\$470	8.3%	\$558	\$583	4.5%	\$637	\$827	29.8%
Orangeburg County	\$434	\$438	0.9%	\$558	\$544	-2.5%	\$637	\$674	5.8%
Pickens County	\$571	\$562	-1.6%	\$718	\$727	1.3%	\$846	\$748	-11.6%
Richland County	\$588	\$625	6.3%	\$779	\$797	2.3%	\$895	\$822	-8.2%
Saluda County	\$434	\$472	8.8%	\$558	\$653	17.0%	\$637	\$674	5.8%
Spartanburg County	\$571	\$562	-1.6%	\$718	\$727	1.3%	\$846	\$748	-11.6%
Sumter County	\$468	\$484	3.4%	\$640	\$622	-2.8%	\$761	\$658	-13.5%
Union County	\$434	\$425	-2.1%	\$558	\$587	5.2%	\$637	\$659	3.5%
Williamsburg County	\$434	\$490	12.9%	\$558	\$587	5.2%	\$637	\$669	5.0%
York County	\$697	\$719	3.2%	\$920	\$913	-0.8%	\$1,101	\$1,000	-9.2%

\*HUD recently conducted a Random Digit Dialing survey of rents in this area. However, the results of this survey were not available at the time that final 2005 FMRs were published. Housing agencies in this area have the option of using either 2004 or final 2005 FMRs until HUD publishes revised final FMRs based on the RDD survey.

Counties in yellow have a decrease of at least 9.1% in the FMR for at least one bedroom size shown. Decreases of this size are particularly significant because housing agencies are allowed to set payment standards (the maximum amount of rent a voucher can cover) between 90% and 110% of FMR. In areas where the FMR decrease is 9.1% or more (that is, where 110% of the 2005 FMR is less than 100% of the 2004 FMR), housing agencies will have to reduce the amount of rent vouchers can cover unless the agency gets special approval from HUD or happens to have a current payment standard below 100% of the FMR.

Note: For background information on Fair Market Rents and discussion of the implications of Fair Market Rent changes for participants in the Housing Voucher Program and other federal housing programs, see [www.cbpp.org/10-12-04hous.htm](http://www.cbpp.org/10-12-04hous.htm). For data on Fair Market Rents for other bedroom sizes see [www.nlihc.org/2005fmrs/index.htm](http://www.nlihc.org/2005fmrs/index.htm).