

**2017 AREA MEDIAN INCOMES (AMI) BY HOUSEHOLD SIZE**

**STATE OF SOUTH CAROLINA**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	48,960	55,920	63,000	69,960	75,600	81,120	86,760	92,400
<b>100% of AMI</b>	<b>40,800</b>	<b>46,600</b>	<b>52,500</b>	<b>58,300</b>	<b>63,000</b>	<b>67,600</b>	<b>72,300</b>	<b>77,000</b>
80% of AMI	32,650	37,300	42,000	46,650	50,350	54,100	57,850	61,550
50% of AMI	20,400	23,300	26,250	29,150	31,500	33,800	36,150	38,500
30% of AMI	12,250	14,000	15,750	17,500	18,900	20,300	21,700	23,100

"Area Median Income" (AMI) shall mean the income point at which one half of the incomes in a designated area fall below and one half falls above. The U. S. Department of Housing and Urban Development (HUD) uses the area median income to calculate household eligibility for a variety of housing programs. HUD estimates the median family income for metropolitan and non-metropolitan areas and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. HUD periodically updates the area median income estimates.

**2017 MAXIMUM AFFORDABLE MORTGAGES BY HOUSEHOLD SIZE**

**STATE OF SOUTH CAROLINA**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	146,880	167,760	189,000	209,880	226,800	243,360	260,280	277,200
100% of AMI	122,400	139,800	157,500	174,900	189,000	202,800	216,900	231,000
80% of AMI	97,950	111,900	126,000	139,950	151,050	162,300	173,550	184,650
50% of AMI	61,200	69,900	78,750	87,450	94,500	101,400	108,450	115,500
30% of AMI	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300

\*\* MAXIMUM AFFORDABLE MORTGAGE = income limit \* 3. In the United States, a commonly accepted rule of thumb for housing affordability is that the maximum mortgage should not exceed three times a household's gross annual income.

**2017 MAXIMUM AFFORDABLE RENTS BY HOUSEHOLD SIZE**

**STATE OF SOUTH CAROLINA**

# Occupants	1	2	3	4	5	6	7	8
120% of AMI	1,224	1,398	1,575	1,749	1,890	2,028	2,169	2,310
100% of AMI	1,020	1,165	1,313	1,458	1,575	1,690	1,808	1,925
80% of AMI	816	933	1,050	1,166	1,259	1,353	1,446	1,539
50% of AMI	510	583	656	729	788	845	904	963
30% of AMI	306	350	394	438	473	508	543	578

\*\* MAXIMUM AFFORDABLE MONTHLY HOUSING COSTS = income limit / 12 \* .30. In the United States, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income. Housing costs considered in this guideline generally include taxes and insurance for homeowners and utility costs for renters.