

2016 Income & Rent Limits
Effective 03/28/2016

County List

Note: Lines shaded in purple indicate reductions from 2015 levels.

Section 3009 (a)(E)(ii) of the Housing and Economic Recovery Act of 2008 defines projects in service in either 2007 or 2008 within certain counties as "HUD Hold Harmless Impacted project(s)." These projects are given special income limits as defined in part (a)(E)(ii)(II) of Section 3009. These income limits and their associated rents are identified as "50% HERA Special" and "60% HERA Special" in the tables below. For counties where the "HERA Special" income limits are represented below as "N/A," these special income limits do not apply.

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Abbeville									Income Limits for Family Size					Rent Limits				
									Median Income: 48,500									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	17,000	19,400	21,850	24,250	26,200	28,150	30,100	32,050	425	455	546	630	703					
50% HERA Special	17,450	19,950	22,450	24,900	26,900	28,900	30,900	32,900	436	467	561	647	722					
60% Standard	20,400	23,280	26,220	29,100	31,440	33,780	36,120	38,460	510	546	655	756	844					
60% HERA Special	20,940	23,940	26,940	29,880	32,280	34,680	37,080	39,480	523	561	673	777	867					

Aiken									Income Limits for Family Size					Rent Limits				
									Median Income: 59,000									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	20,650	23,600	26,550	29,500	31,900	34,250	36,600	38,950	516	553	663	767	856					
50% HERA Special	20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	517	554	665	768	857					
60% Standard	24,780	28,320	31,860	35,400	38,280	41,100	43,920	46,740	619	663	796	921	1,027					
60% HERA Special	24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	621	665	798	922	1,029					

Allendale									Income Limits for Family Size					Rent Limits				
									Median Income: 31,100									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651					
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	430	460	552	638	712					
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781					
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	516	552	663	766	855					

Anderson									Income Limits for Family Size					Rent Limits				
									Median Income: 51,300									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	18,000	20,550	23,100	25,650	27,750	29,800	31,850	33,900	450	481	577	667	745					
50% HERA Special	20,600	23,550	26,500	29,400	31,800	34,150	36,500	38,850	515	551	662	765	853					
60% Standard	21,600	24,660	27,720	30,780	33,300	35,760	38,220	40,680	540	578	693	801	894					
60% HERA Special	24,720	28,260	31,800	35,280	38,160	40,980	43,800	46,620	618	662	795	918	1,024					

Bamberg									Income Limits for Family Size					Rent Limits				
									Median Income: 44,500									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651					
50% HERA Special	21,950	25,050	28,200	31,300	33,850	36,350	38,850	41,350	548	587	705	814	908					
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781					
60% HERA Special	26,340	30,060	33,840	37,560	40,620	43,620	46,620	49,620	658	705	846	977	1,090					

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Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service date and rent floor election date.

Income Limits for Family Size									Rent Limits				
Median Income: <input type="text" value="45,000"/>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350	416	445	535	617	688
50% HERA Special	25,650	29,300	32,950	36,600	39,550	42,500	45,400	48,350	641	686	823	951	1,062
60% Standard	19,980	22,800	25,680	28,500	30,780	33,060	35,340	37,620	499	534	642	741	826
60% HERA Special	30,780	35,160	39,540	43,920	47,460	51,000	54,480	58,020	769	824	988	1,142	1,275

Income Limits for Family Size									Rent Limits				
Median Income: <input type="text" value="67,100"/>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	23,500	26,850	30,200	33,550	36,250	38,950	41,650	44,300	587	629	755	872	973
50% HERA Special	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	626	670	805	930	1,037
60% Standard	28,200	32,220	36,240	40,260	43,500	46,740	49,980	53,160	705	755	906	1,047	1,168
60% HERA Special	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	751	804	966	1,116	1,245

Income Limits for Family Size									Rent Limits				
Median Income: <input type="text" value="68,200"/>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	23,100	26,400	29,700	33,000	35,650	38,300	40,950	43,600	577	618	742	858	957
50% HERA Special	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050	597	640	767	886	990
60% Standard	27,720	31,680	35,640	39,600	42,780	45,960	49,140	52,320	693	742	891	1,029	1,149
60% HERA Special	28,680	32,760	36,840	40,920	44,220	47,520	50,760	54,060	717	768	921	1,064	1,188

Income Limits for Family Size									Rent Limits				
Median Income: <input type="text" value="64,100"/>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	561	601	721	833	930
50% HERA Special	23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	580	621	745	860	960
60% Standard	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	673	721	865	1,000	1,116
60% HERA Special	27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	696	745	894	1,032	1,152

Income Limits for Family Size									Rent Limits				
Median Income: <input type="text" value="68,200"/>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	23,100	26,400	29,700	33,000	35,650	38,300	40,950	43,600	577	618	742	858	957
50% HERA Special	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050	597	640	767	886	990
60% Standard	27,720	31,680	35,640	39,600	42,780	45,960	49,140	52,320	693	742	891	1,029	1,149
60% HERA Special	28,680	32,760	36,840	40,920	44,220	47,520	50,760	54,060	717	768	921	1,064	1,188

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Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service date and rent floor election date.

Cherokee									Income Limits for Family Size					Rent Limits				
									Median Income: 44,600									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651					
50% HERA Special	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	511	547	656	758	846					
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781					
60% HERA Special	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	613	657	787	909	1,015					

Chester									Income Limits for Family Size					Rent Limits				
									Median Income: 43,200									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	16,700	19,050	21,450	23,800	25,750	27,650	29,550	31,450	417	446	536	619	691					
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	430	460	552	638	712					
60% Standard	20,040	22,860	25,740	28,560	30,900	33,180	35,460	37,740	501	536	643	743	829					
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	516	552	663	766	855					

Chesterfield									Income Limits for Family Size					Rent Limits				
									Median Income: 42,100									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651					
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	430	460	552	638	712					
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781					
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	516	552	663	766	855					

Clarendon									Income Limits for Family Size					Rent Limits				
									Median Income: 41,200									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651					
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	430	460	552	638	712					
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781					
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	516	552	663	766	855					

Colleton									Income Limits for Family Size					Rent Limits				
									Median Income: 42,800									
														Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR					
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651					
50% HERA Special	17,400	19,900	22,400	24,850	26,850	28,850	30,850	32,850	435	466	560	646	721					
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781					
60% HERA Special	20,880	23,880	26,880	29,820	32,220	34,620	37,020	39,420	522	559	672	775	865					

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Darlington									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 40,800													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	15,800	18,050	20,300	22,550	24,400	26,200	28,000	29,800	395	423	507	586	655
50% HERA Special	18,050	20,600	23,200	25,750	27,850	29,900	31,950	34,000	451	483	580	670	747
60% Standard	18,960	21,660	24,360	27,060	29,280	31,440	33,600	35,760	474	507	609	704	786
60% HERA Special	21,660	24,720	27,840	30,900	33,420	35,880	38,340	40,800	541	579	696	804	897

Dillon									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 34,800													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	430	460	552	638	712
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	516	552	663	766	855

Dorchester									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 68,200													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	23,100	26,400	29,700	33,000	35,650	38,300	40,950	43,600	577	618	742	858	957
50% HERA Special	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050	597	640	767	886	990
60% Standard	27,720	31,680	35,640	39,600	42,780	45,960	49,140	52,320	693	742	891	1,029	1,149
60% HERA Special	28,680	32,760	36,840	40,920	44,220	47,520	50,760	54,060	717	768	921	1,064	1,188

Edgefield									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 59,000													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	20,650	23,600	26,550	29,500	31,900	34,250	36,600	38,950	516	553	663	767	856
50% HERA Special	20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	517	554	665	768	857
60% Standard	24,780	28,320	31,860	35,400	38,280	41,100	43,920	46,740	619	663	796	921	1,027
60% HERA Special	24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	621	665	798	922	1,029

Fairfield									Rent Limits				
Income Limits for Family Size									Maximum Monthly Gross Rents				
Median Income: 64,100													
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	561	601	721	833	930
50% HERA Special	23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	580	621	745	860	960
60% Standard	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	673	721	865	1,000	1,116
60% HERA Special	27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	696	745	894	1,032	1,152

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Florence	Income Limits for Family Size								Rent Limits				
	Median Income: 53,500								Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	18,300	20,900	23,500	26,100	28,200	30,300	32,400	34,500	457	490	587	678	757
50% HERA Special	19,250	22,000	24,750	27,500	29,700	31,900	34,100	36,300	481	515	618	715	797
60% Standard	21,960	25,080	28,200	31,320	33,840	36,360	38,880	41,400	549	588	705	814	909
60% HERA Special	23,100	26,400	29,700	33,000	35,640	38,280	40,920	43,560	577	618	742	858	957

Georgetown	Income Limits for Family Size								Rent Limits				
	Median Income: 53,200								Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	19,300	22,050	24,800	27,550	29,800	32,000	34,200	36,400	482	516	620	716	800
50% HERA Special	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	507	543	652	753	840
60% Standard	23,160	26,460	29,760	33,060	35,760	38,400	41,040	43,680	579	620	744	860	960
60% HERA Special	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	609	652	783	903	1,008

Greenville	Income Limits for Family Size								Rent Limits				
	Median Income: 63,500								Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	21,350	24,400	27,450	30,450	32,900	35,350	37,800	40,200	533	571	686	791	883
50% HERA Special	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	570	610	732	846	945
60% Standard	25,620	29,280	32,940	36,540	39,480	42,420	45,360	48,240	640	686	823	950	1,060
60% HERA Special	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600	684	732	879	1,016	1,134

Greenwood	Income Limits for Family Size								Rent Limits				
	Median Income: 45,500								Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,550	18,900	21,250	23,600	25,500	27,400	29,300	31,200	413	443	531	613	685
50% HERA Special	19,100	21,800	24,550	27,250	29,450	31,650	33,800	36,000	477	511	613	708	791
60% Standard	19,860	22,680	25,500	28,320	30,600	32,880	35,160	37,440	496	531	637	736	822
60% HERA Special	22,920	26,160	29,460	32,700	35,340	37,980	40,560	43,200	573	613	736	850	949

Hampton	Income Limits for Family Size								Rent Limits				
	Median Income: 43,700								Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651
50% HERA Special	18,000	20,600	23,150	25,700	27,800	29,850	31,900	33,950	450	482	578	668	746
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781
60% HERA Special	21,600	24,720	27,780	30,840	33,360	35,820	38,280	40,740	540	579	694	802	895

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Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service date and rent floor election date.

Income Limits for Family Size									Rent Limits				
Median Income: <u>50,900</u>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	17,850	20,400	22,950	25,450	27,500	29,550	31,600	33,600	446	478	573	661	738
50% HERA Special	19,700	22,500	25,300	28,100	30,350	32,600	34,850	37,100	492	527	632	730	815
60% Standard	21,420	24,480	27,540	30,540	33,000	35,460	37,920	40,320	535	573	688	794	886
60% HERA Special	23,640	27,000	30,360	33,720	36,420	39,120	41,820	44,520	591	633	759	876	978

Income Limits for Family Size									Rent Limits				
Median Income: <u>43,200</u>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651
50% HERA Special	17,300	19,800	22,250	24,700	26,700	28,700	30,650	32,650	432	463	556	642	717
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781
60% HERA Special	20,760	23,760	26,700	29,640	32,040	34,440	36,780	39,180	519	556	667	771	861

Income Limits for Family Size									Rent Limits				
Median Income: <u>54,000</u>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	18,900	21,600	24,300	27,000	29,200	31,350	33,500	35,650	472	506	607	702	783
50% HERA Special	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	502	538	645	745	831
60% Standard	22,680	25,920	29,160	32,400	35,040	37,620	40,200	42,780	567	607	729	843	940
60% HERA Special	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	603	645	774	894	997

Income Limits for Family Size									Rent Limits				
Median Income: <u>50,000</u>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	17,950	20,500	23,050	25,600	27,650	29,700	31,750	33,800	448	480	576	665	742
50% HERA Special	19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	498	534	641	741	827
60% Standard	21,540	24,600	27,660	30,720	33,180	35,640	38,100	40,560	538	576	691	798	891
60% HERA Special	23,940	27,360	30,780	34,200	36,960	39,720	42,420	45,180	598	641	769	889	993

Income Limits for Family Size									Rent Limits				
Median Income: <u>44,500</u>									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	423	454	545	629	702
50% HERA Special	17,850	20,400	22,950	25,450	27,500	29,550	31,600	33,600	446	478	573	661	738
60% Standard	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	508	545	654	755	843
60% HERA Special	21,420	24,480	27,540	30,540	33,000	35,460	37,920	40,320	535	573	688	794	886

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Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service date and rent floor election date.

Income Limits for Family Size									Rent Limits				
Lee													
Median Income: 37,900									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	430	460	552	638	712
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	516	552	663	766	855

Income Limits for Family Size									Rent Limits				
Lexington													
Median Income: 64,100									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	561	601	721	833	930
50% HERA Special	23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	580	621	745	860	960
60% Standard	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	673	721	865	1,000	1,116
60% HERA Special	27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	696	745	894	1,032	1,152

Income Limits for Family Size									Rent Limits				
Marion													
Median Income: 40,000									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651
50% HERA Special	17,500	20,000	22,500	25,000	27,000	29,000	31,000	33,000	437	468	562	650	725
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781
60% HERA Special	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	525	562	675	780	870

Income Limits for Family Size									Rent Limits				
Marlboro													
Median Income: 32,300									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	430	460	552	638	712
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	516	552	663	766	855

Income Limits for Family Size									Rent Limits				
McCormick													
Median Income: 49,600									Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	17,400	19,850	22,350	24,800	26,800	28,800	30,800	32,750	435	465	558	645	720
50% HERA Special	18,300	20,900	23,500	26,100	28,200	30,300	32,400	34,500	457	490	587	678	757
60% Standard	20,880	23,820	26,820	29,760	32,160	34,560	36,960	39,300	522	558	670	774	864
60% HERA Special	21,960	25,080	28,200	31,320	33,840	36,360	38,880	41,400	549	588	705	814	909

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Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service date and rent floor election date.

Newberry									Income Limits for Family Size					Rent Limits				
									Median Income: 55,400									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	485	520	623	720	803					
50% HERA Special	19,600	22,400	25,200	27,950	30,200	32,450	34,700	36,900	490	525	630	726	811					
60% Standard	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	582	624	748	864	964					
60% HERA Special	23,520	26,880	30,240	33,540	36,240	38,940	41,640	44,280	588	630	756	872	973					

Oconee									Income Limits for Family Size					Rent Limits				
									Median Income: 50,800									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	17,800	20,350	22,900	25,400	27,450	29,500	31,500	33,550	445	476	572	660	737					
50% HERA Special	19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650	498	534	641	741	827					
60% Standard	21,360	24,420	27,480	30,480	32,940	35,400	37,800	40,260	534	572	687	792	885					
60% HERA Special	23,940	27,360	30,780	34,200	36,960	39,720	42,420	45,180	598	641	769	889	993					

Orangeburg									Income Limits for Family Size					Rent Limits				
									Median Income: 41,400									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651					
50% HERA Special	18,550	21,200	23,850	26,500	28,650	30,750	32,900	35,000	463	496	596	689	768					
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781					
60% HERA Special	22,260	25,440	28,620	31,800	34,380	36,900	39,480	42,000	556	596	715	827	922					

Pickens									Income Limits for Family Size					Rent Limits				
									Median Income: 63,500									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	21,350	24,400	27,450	30,450	32,900	35,350	37,800	40,200	533	571	686	791	883					
50% HERA Special	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	570	610	732	846	945					
60% Standard	25,620	29,280	32,940	36,540	39,480	42,420	45,360	48,240	640	686	823	950	1,060					
60% HERA Special	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600	684	732	879	1,016	1,134					

Richland									Income Limits for Family Size					Rent Limits				
									Median Income: 64,100									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	561	601	721	833	930					
50% HERA Special	23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	580	621	745	860	960					
60% Standard	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	673	721	865	1,000	1,116					
60% HERA Special	27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	696	745	894	1,032	1,152					

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Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service date and rent floor election date.

Saluda									Income Limits for Family Size					Rent Limits				
									Median Income: 64,100									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	561	601	721	833	930					
50% HERA Special	23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	580	621	745	860	960					
60% Standard	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	673	721	865	1,000	1,116					
60% HERA Special	27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	696	745	894	1,032	1,152					

Spartanburg									Income Limits for Family Size					Rent Limits				
									Median Income: 52,900									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	18,550	21,200	23,850	26,450	28,600	30,700	32,800	34,950	463	496	596	688	767					
50% HERA Special	20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150	506	542	651	751	838					
60% Standard	22,260	25,440	28,620	31,740	34,320	36,840	39,360	41,940	556	596	715	825	921					
60% HERA Special	24,300	27,780	31,260	34,680	37,500	40,260	43,020	45,780	607	651	781	902	1,006					

Sumter									Income Limits for Family Size					Rent Limits				
									Median Income: 51,300									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	17,800	20,350	22,900	25,400	27,450	29,500	31,500	33,550	445	476	572	660	737					
50% HERA Special	18,500	21,150	23,800	26,400	28,550	30,650	32,750	34,850	462	495	595	686	766					
60% Standard	21,360	24,420	27,480	30,480	32,940	35,400	37,800	40,260	534	572	687	792	885					
60% HERA Special	22,200	25,380	28,560	31,680	34,260	36,780	39,300	41,820	555	594	714	824	919					

Union									Income Limits for Family Size					Rent Limits				
									Median Income: 42,500									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651					
50% HERA Special	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	430	460	552	638	712					
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781					
60% HERA Special	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	516	552	663	766	855					

Williamsburg									Income Limits for Family Size					Rent Limits				
									Median Income: 40,400									
														Maximum Monthly Gross Rents				
	1	2	3	4	5	6	7	8	0	1	2	3	4					
% of Median Income	Person	Person	Person	Person	Person	Person	Person	Person	BR	BR	BR	BR	BR					
50% Standard	15,750	18,000	20,250	22,450	24,250	26,050	27,850	29,650	393	421	506	583	651					
50% HERA Special	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	452	485	582	672	750					
60% Standard	18,900	21,600	24,300	26,940	29,100	31,260	33,420	35,580	472	506	607	700	781					
60% HERA Special	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	543	582	699	807	900					

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Projects to which the "HERA Special" limits do not apply will use the "Standard" income and rent limits. Income and rent levels should be determined on a project specific basis and should take into consideration factors such as placed-in-service date and rent floor election date.

York	Income Limits for Family Size								Rent Limits				
	Median Income: 67,000								Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% Standard	23,450	26,800	30,150	33,500	36,200	38,900	41,550	44,250	586	628	753	871	972
50% HERA Special	24,050	27,450	30,900	34,300	37,050	39,800	42,550	45,300	601	643	772	891	995
60% Standard	28,140	32,160	36,180	40,200	43,440	46,680	49,860	53,100	703	753	904	1,045	1,167
60% HERA Special	28,860	32,940	37,080	41,160	44,460	47,760	51,060	54,360	721	772	927	1,070	1,194